

XREF LIST
 Utscale: 1
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 P1896X001
 O-TAXLOTS

FROG POND MEADOWS

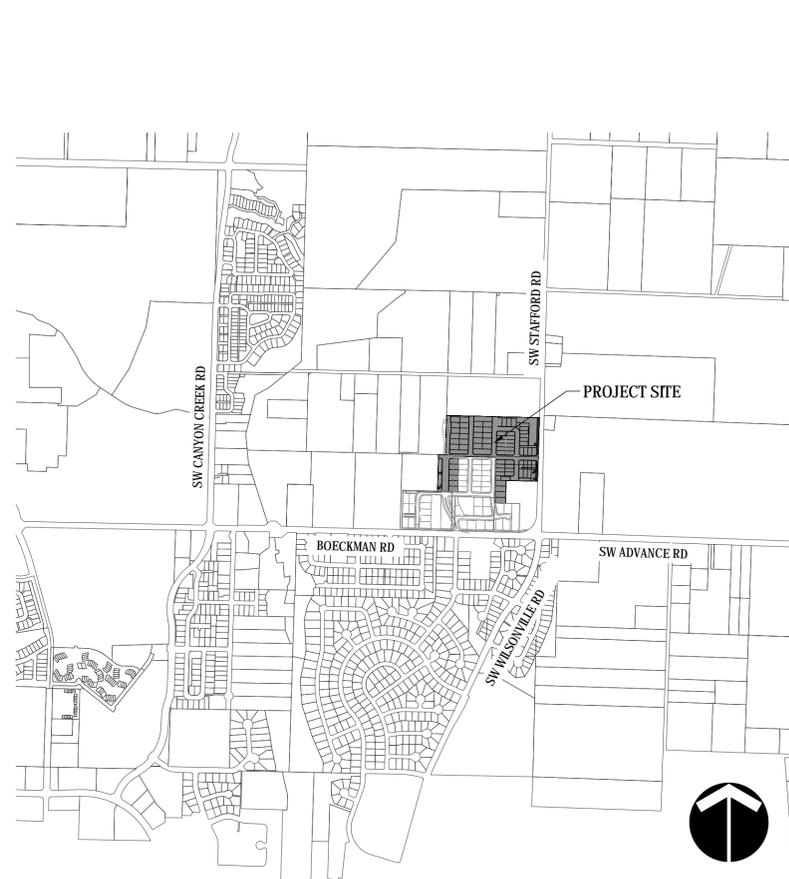
PLANNED DEVELOPMENT

70 DETACHED SINGLE FAMILY LOTS AND 4 DUPLEX LOTS

CITY OF WILSONVILLE, OREGON



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 Portland, OR 97204
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VICINITY MAP
 N.T.S.



PROJECT MAP
 N.T.S.

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P1.00	EXISTING CONDITIONS - AERIAL PHOTO
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P2.00	PRELIMINARY SITE PLAN
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L1.02	EXISTING TREE DATA
L1.03	EXISTING TREE DATA
L2.00	PLANTING PLAN
L2.01	BUFFER PLANTING AND NOTES
L2.02	OPEN SPACE TRACT PLANS
L2.03	LIDA AND RAIN GARDEN PLANS
L2.04	SROZ AREA PLANTING PLAN
L3.00	PLANTING DETAILS
L3.01	LANDSCAPE WALL DETAIL

COMPLETENESS SUBMITTAL - JANUARY 28, 2019 (NOT FOR CONSTRUCTION)

FROG POND MEADOWS

LAND USE APPLICATION
WILSONVILLE, OREGON

COVER SHEET

APPLICANT/ DEVELOPER

NAME: WEST HILLS LAND DEVELOPMENT
 CONTACT: DAN GRIMBERG
 ADDRESS: 3330 NW YEON AVENUE, SUITE 200
 PORTLAND, OR 97219
 PHONE: (503) 726-7033

PLANNER/ CIVIL ENGINEER/ LANDSCAPE/ SURVEYOR

NAME: OTAK INCORPORATED
 LAND USE PLANNER: LI ALLIGOOD, AICP
 CIVIL ENGINEER: MATT KYLM, P.E.
 LANDSCAPE ARCHITECT: DAVID HAYNES, PLA
 SURVEYOR: MIKE SPELTS, PLS
 ADDRESS: 808 SW THIRD AVENUE, SUITE 300
 PORTLAND, OR 97204
 PHONE: (503) 287-6825

ENVIRONMENTAL CONSULTANT

NAME: ANCHOR QEA
 CONTACT: GREG SUMMERS, JULIE FOX
 ADDRESS: 6720 SW MACADAM AVE, SUITE 125
 PORTLAND, OR 97219
 PHONE: (503) 924-6196

GEOTECHNICAL ENGINEER

NAME: HARDMAN GEOTECHNICAL SERVICES, INC.
 CONTACT: SCOTT HARDMAN, P.E.
 ADDRESS: 10110 SW NIMBUS AVENUE, SUITE B-5
 PORTLAND, OR 97223
 PHONE: (503) 530-8076

ARBORIST

NAME: PORTLAND TREE CONSULTING
 CONTACT: PETER TORRES, MF
 ADDRESS: PO BOX 19042
 PORTLAND, OR 97280
 PHONE: (503) 503-452-8160

SITE INFORMATION

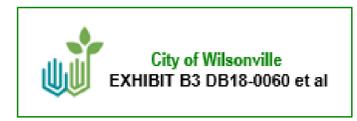
31W12D	CLACKAMAS COUNTY
CITY OF WILSONVILLE, OREGON	
TAX LOT	ACREAGE
1800	10.01
1902	0.94
1903	1.88
2000	0.69
2201	5.12
2200	1.50
TOTAL	20.14

#	DATE	DESCRIPTION

REVISIONS	
MH	MRK
DRAWN BY	CHECKED BY
COMPLETENESS SUBMITTAL	STATUS
JANUARY 28, 2019	
DATE	
18965	
PROJECT NUMBER	

P0.00

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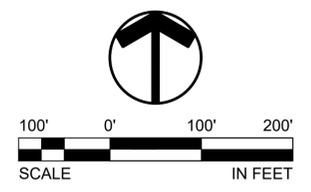


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 -Images-
 -FROGP- AERIAL



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LEGEND

SITE	
PROPERTY LINE	
PROJECT BOUNDARY	
EXISTING 5' CONTOUR	
OVERHEAD LINE	
COM. CABLE LINE	
GAS LINE	
WATER LINE	
ELECTRIC LINE	
SANITARY SEWER LINE	
WETLAND AREAS	
CULVERT PIPE	
TREES	



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FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

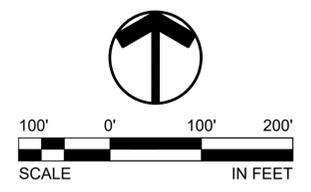
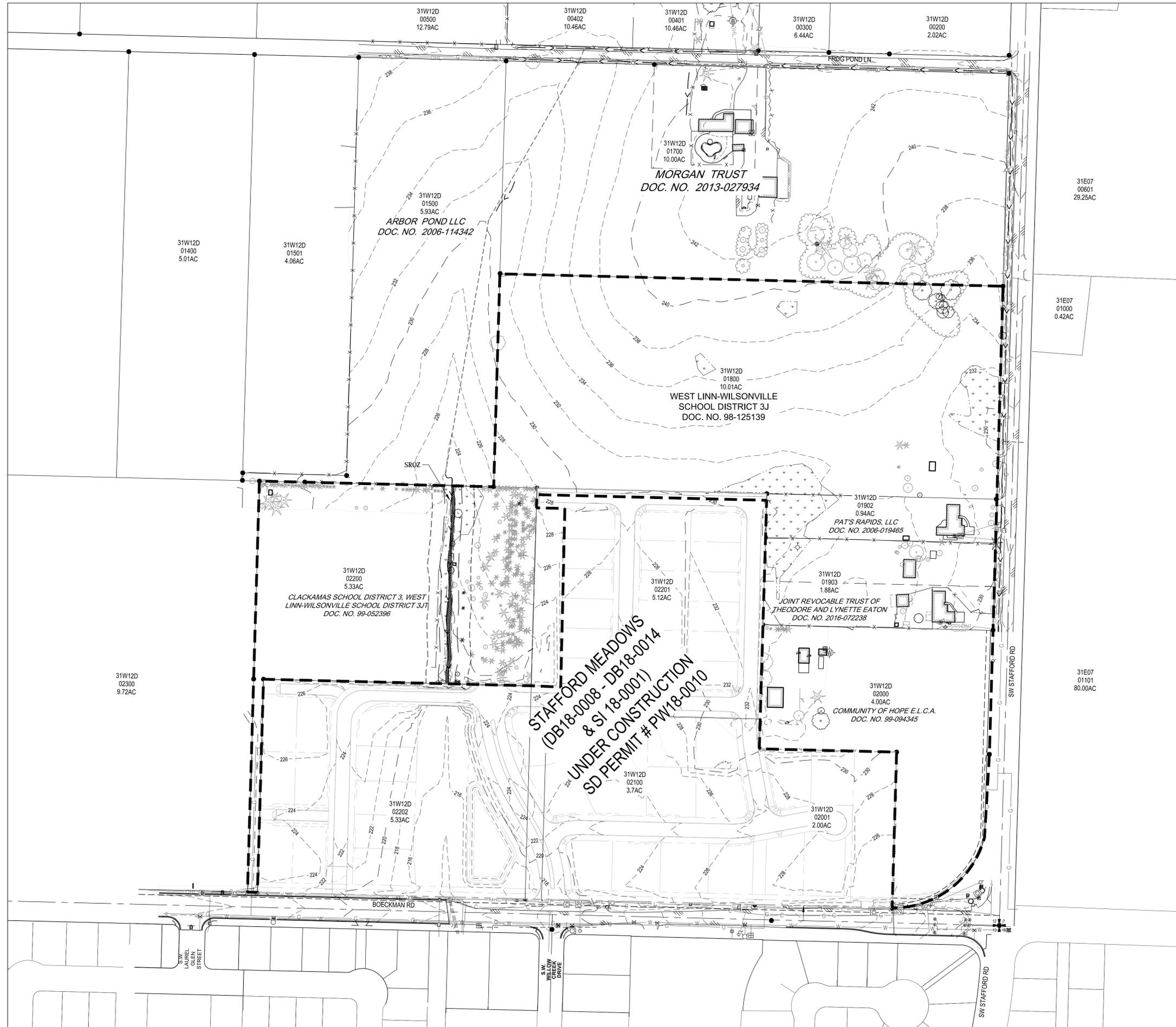
EXISTING CONDITIONS - AERIAL PHOTO

TITLE	#	DATE	DESCRIPTION

REVISIONS	MH	MRK

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 Resolved
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 S1788X190
 -Images-
 FROGP...AERIAL



LEGEND

SITE	
PROPERTY LINE	---
PROJECT BOUNDARY	---
EXISTING 5' CONTOUR	--- 230 ---
OVERHEAD LINE	--- OHL ---
COM. CABLE LINE	--- C ---
GAS LINE	--- G ---
WATER LINE	--- W ---
ELECTRIC LINE	--- P ---
SANITARY SEWER LINE	--- SS ---
CULVERT PIPE	---

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FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

EXISTING CONDITIONS - SURVEY MAPPING

TITLE	#	DATE	DESCRIPTION

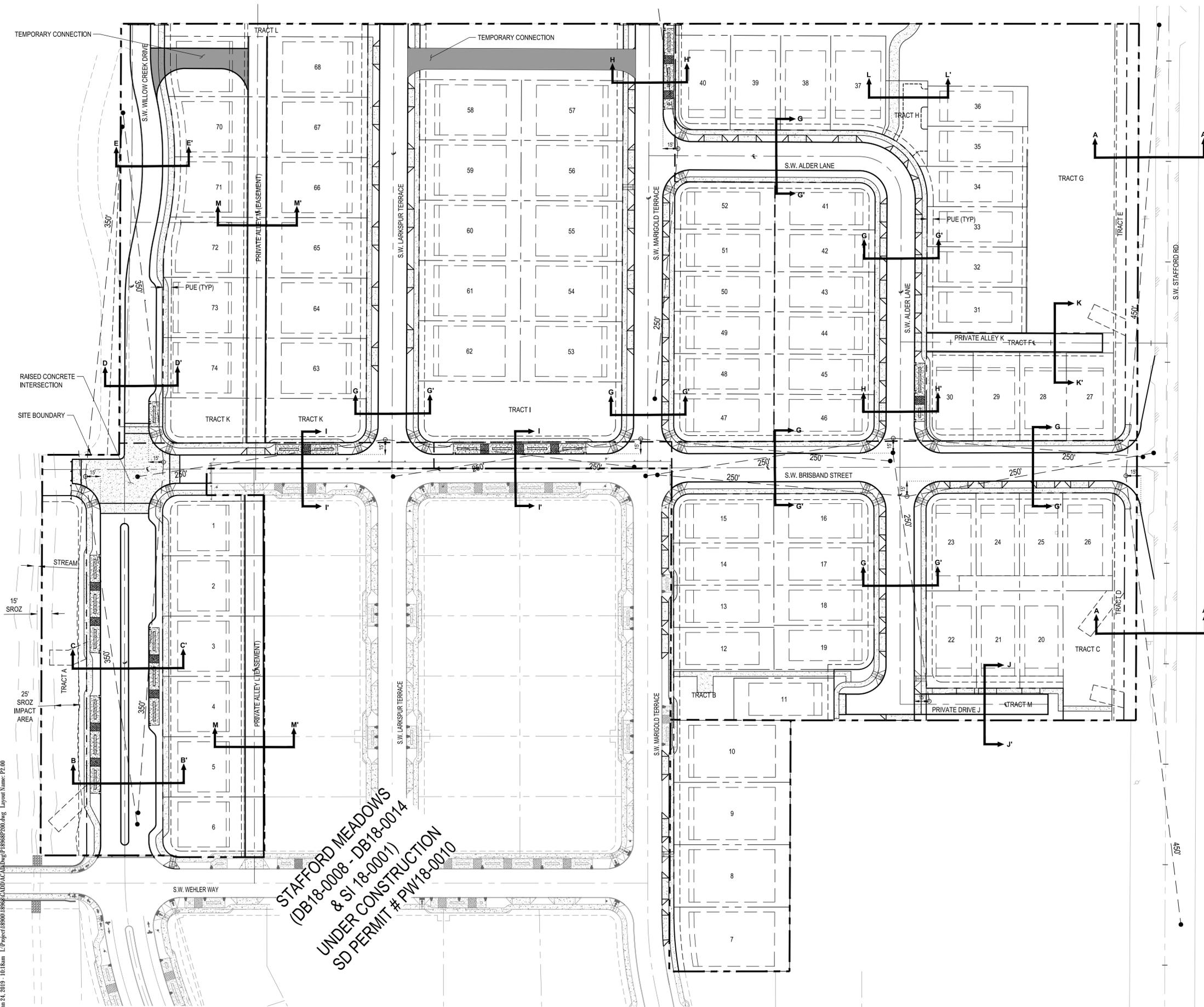
REVISIONS	OB	MRK

JANUARY 28, 2019
 DATE
 1896S
 PROJECT NUMBER
P1.10
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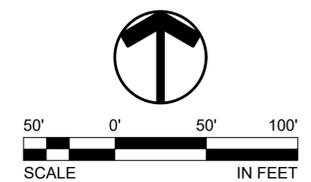
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TRACT	TYPE
A	OS - NATURAL RESOURCE
B	OS - LANDSCAPE BUFFER
C	OS - STORMWATER FACILITY
D	OS - LANDSCAPE BUFFER
E	OS - LANDSCAPE BUFFER
F	PRIVATE ACCESS
G	OS - LANDSCAPE BUFFER
H	PEDESTRIAN AND PRIVATE ACCESS
I	OS - STORMWATER FACILITY
J	FUTURE DEVELOPMENT
K	OS - STORMWATER FACILITY
L	FUTURE DEVELOPMENT
M	PRIVATE ACCESS

LEGEND

SITE	PROPOSED
PROJECT LIMITS	---
PHASE LINE	---
RIGHT OF WAY	---
ROADWAY CENTER LINE	---
LOT LINE	---
LOT NUMBER / NAME	2
EASEMENT LINE	---
CURB	---
SIDEWALK	---
DRIVEWAY	---
INTERSECTION SIGHT DISTANCE	[x]
STREET CROSS SECTION (SEE SHEET P2.10)	A A'
PUBLIC VEGETATED SWALE - FILTRATION WITH CURB OPENINGS	---
RAISED CONCRETE INTERSECTION	---
TEMPORARY VEHICLE CONNECTION	---



**STAFFORD MEADOWS
 (DB18-0008 - SJ 18-0001)
 UNDER CONSTRUCTION
 SD PERMIT # PW18-0010**

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FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

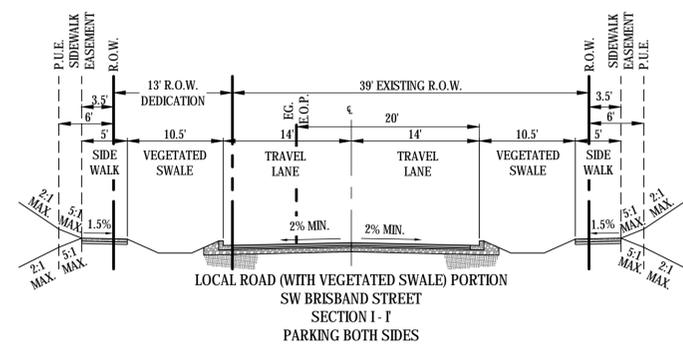
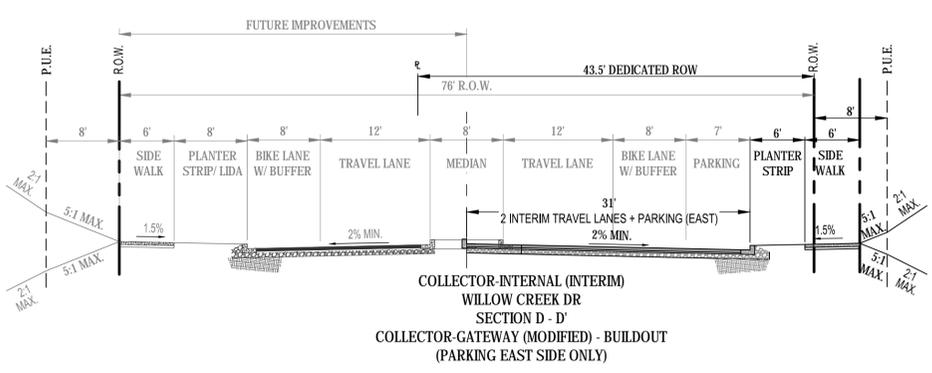
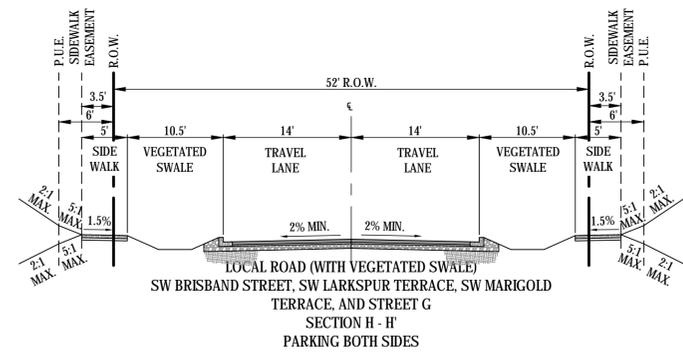
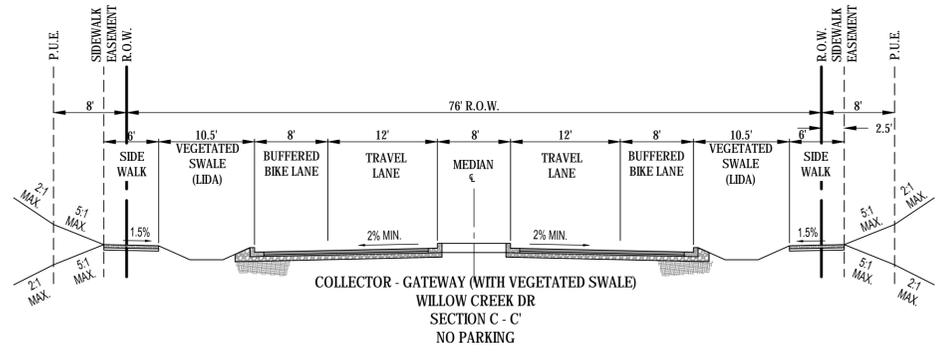
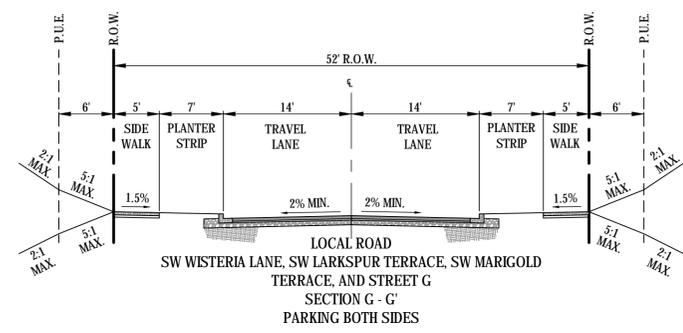
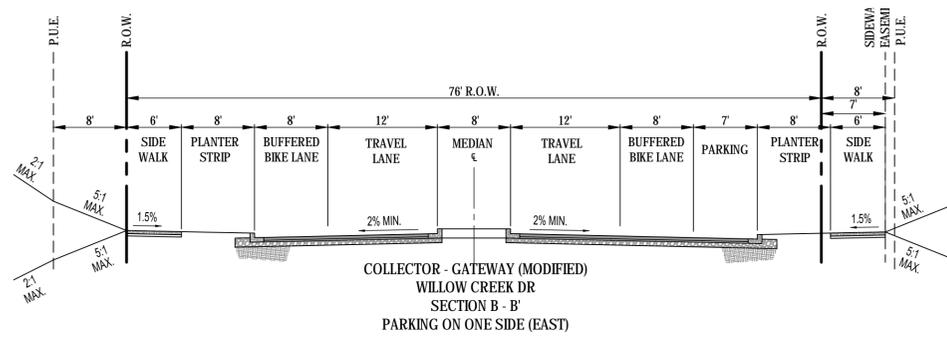
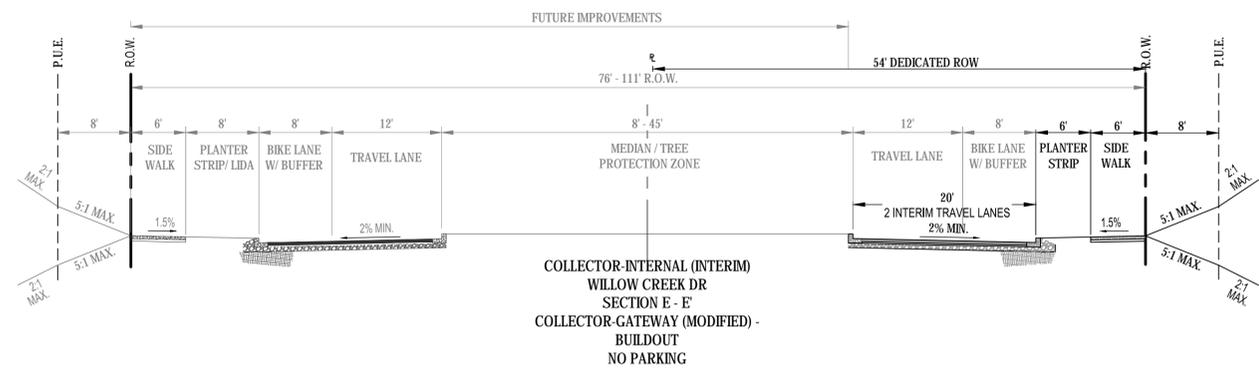
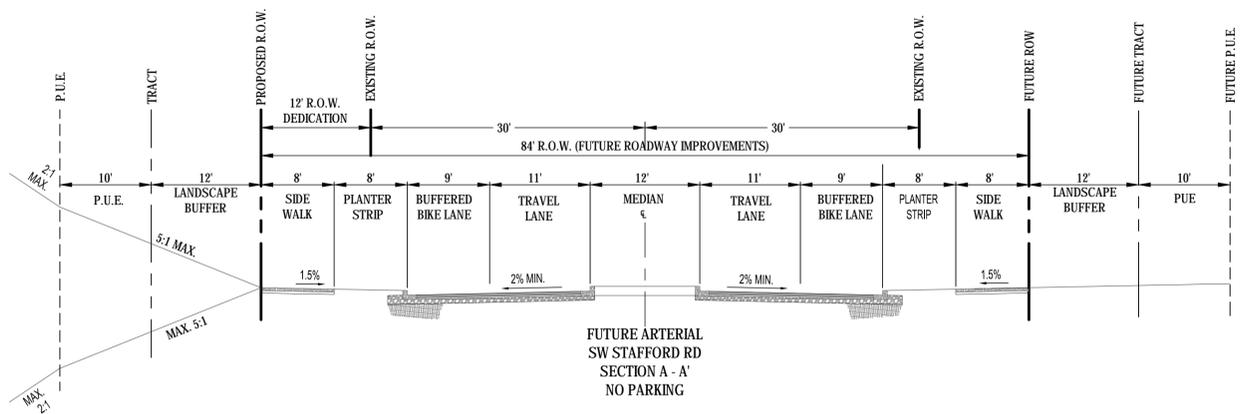
PRELIMINARY SITE PLAN

TITLE	#	DATE	DESCRIPTION
REVISIONS			
OB			MRK
DRAWN BY			CHECKED BY
COMPLETENESS SUBMITTAL			STATUS
JANUARY 28, 2019			DATE
18968			PROJECT NUMBER

P2.00

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FROG POND MEADOWS

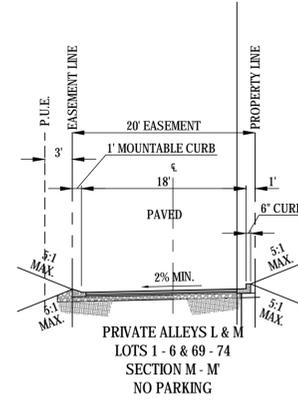
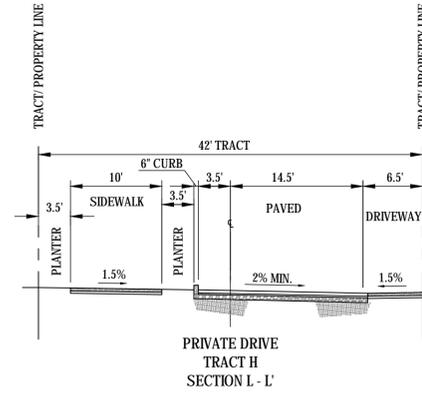
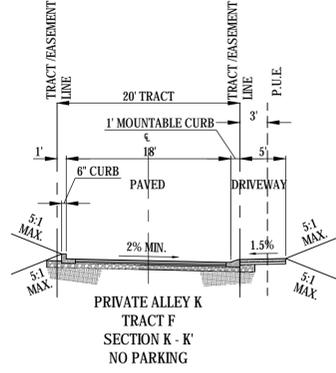
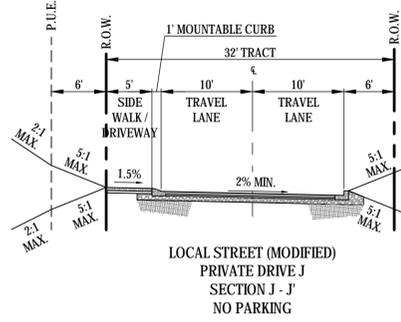
LAND USE APPLICATION
WILSONVILLE, OREGON

PRELIMINARY STREET CROSS SECTIONS

TITLE	#	DATE	DESCRIPTION
REVISIONS			

OB	MRK
DRAWN BY	CHECKED BY
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JANUARY 28, 2019	DATE
18965	PROJECT NUMBER

P2.10



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FROG POND MEADOWS

LAND USE APPLICATION
WILSONVILLE, OREGON

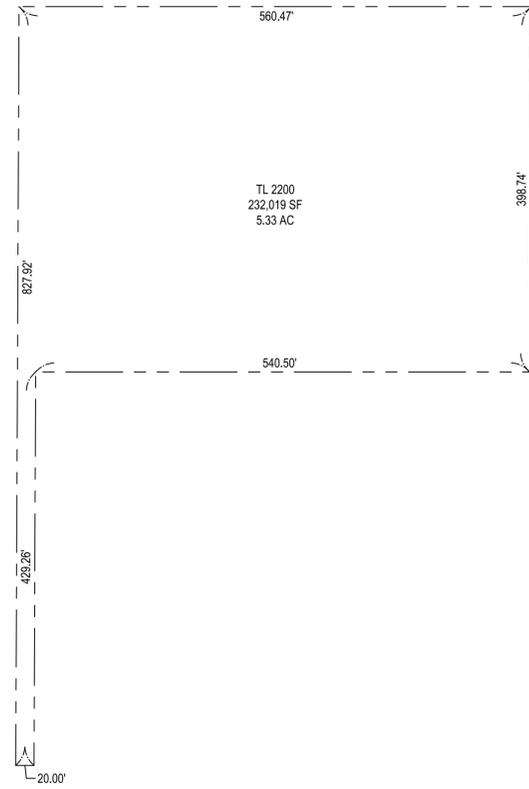
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#	DATE	DESCRIPTION

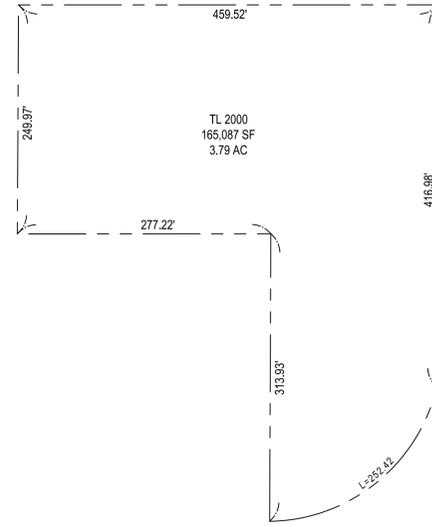
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DRAWN BY	CHECKED BY
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JANUARY 28, 2019	DATE
18955	PROJECT NUMBER

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 P18968X230

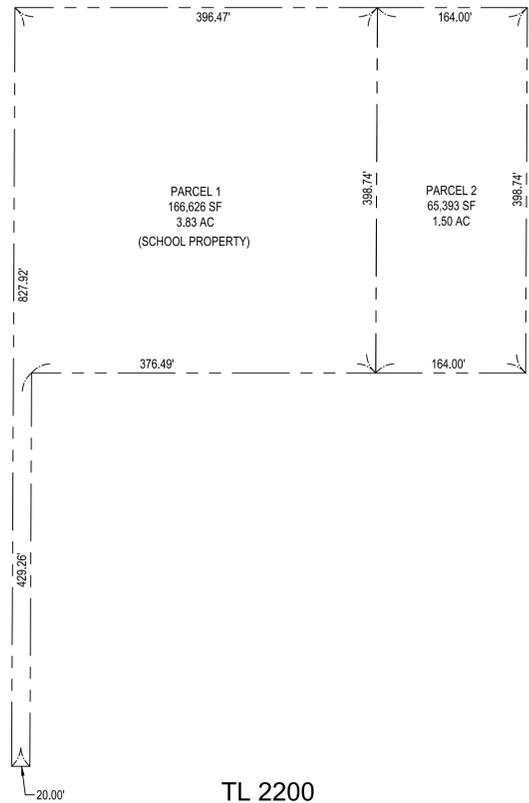


TL 2200

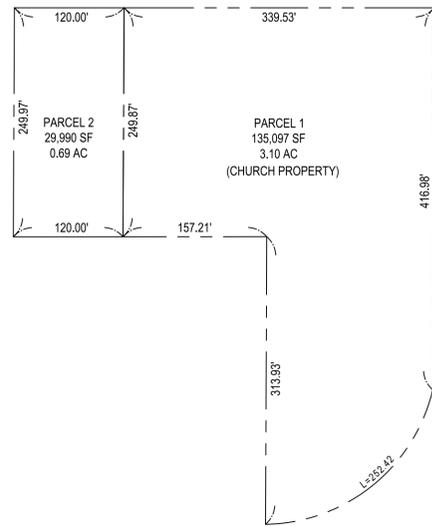


TL 2000

EXISTING LOT CONFIGURATION

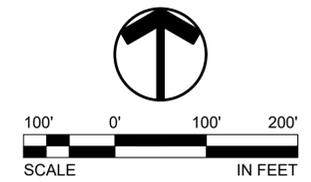


TL 2200



TL 2000

PROPOSED LOT PARTITION



SITE PROPERTY LINE
 PROPOSED

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FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

PRELIMINARY PLAT - PARTITIONS

TITLE	#	DATE	DESCRIPTION

REVISIONS

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18968	PROJECT NUMBER

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 P18968X240
 P18968X600
 P18968X230



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FROG POND MEADOWS

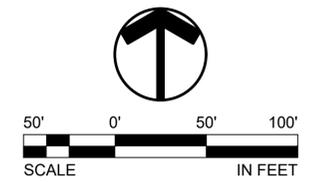
LAND USE APPLICATION
 WILSONVILLE, OREGON

PRELIMINARY PLAT - SUBDIVISION



- NOTES:**
- TRACT A AND G ARE FOR NATURAL RESOURCE PURPOSES AND ARE SUBJECT TO STORMWATER PIPELINE EASEMENTS TO BENEFIT THE CITY OF WILSONVILLE. TRACT G IS ALSO FOR FUTURE STORMWATER TREATMENT PURPOSES.
 - TRACT B IS FOR OPEN SPACE PURPOSES.
 - TRACT C, I AND K ARE FOR STORMWATER TREATMENT PURPOSES AND ARE SUBJECT TO A STORM DRAINAGE AND STORMWATER PIPELINE EASEMENTS TO BENEFIT THE CITY OF WILSONVILLE, OVER THEIR ENTIRETY.
 - TRACT D AND E ARE FOR LANDSCAPE BUFFER PURPOSES AND ARE SUBJECT TO STORMWATER PIPELINE EASEMENTS TO BENEFIT THE CITY OF WILSONVILLE.
 - TRACT F IS FOR SHARED DRIVEWAY PURPOSES AND IS SUBJECT TO A PUBLIC ACCESS EASEMENT. TRACT F IS ALSO SUBJECT TO A STORMWATER PIPELINE EASEMENT TO BENEFIT THE CITY OF WILSONVILLE, OVER ITS ENTIRETY.
 - TRACT H IS FOR SHARED DRIVEWAY PURPOSES AND IS SUBJECT TO A PRIVATE VEHICULAR ACCESS EASEMENT TO BENEFIT LOTS 35 AND 36. TRACT H IS ALSO SUBJECT TO A SANITARY AND STORMWATER PIPELINE EASEMENT TO BENEFIT THE CITY OF WILSONVILLE, OVER ITS ENTIRETY. TRACT H IS ALSO SUBJECT TO A PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT OVER ITS ENTIRETY.
 - TRACTS J AND L ARE FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE DECLARANT.
 - TRACT M IS FOR SHARED DRIVEWAY PURPOSES AND IS SUBJECT TO A PUBLIC ACCESS EASEMENT. TRACT M IS ALSO SUBJECT TO A SANITARY SEWER PIPELINE EASEMENT AND A STORMWATER PIPELINE EASEMENT, BOTH TO BENEFIT THE CITY OF WILSONVILLE, OVER ITS ENTIRETY.

TRACT	TYPE
A	OS - NATURAL RESOURCE
B	OS - LANDSCAPE BUFFER
C	OS - STORMWATER FACILITY
D	OS - LANDSCAPE BUFFER
E	OS - LANDSCAPE BUFFER
F	PRIVATE ACCESS
G	OS - NATURAL RESOURCE
H	PEDESTRIAN AND PRIVATE ACCESS
I	OS - STORMWATER FACILITY
J	FUTURE DEVELOPMENT
K	OS - STORMWATER FACILITY
L	FUTURE DEVELOPMENT



SITE	PROPOSED
PROJECT BOUNDARY	---
RIGHT OF WAY	---
CENTER LINE	---
LOT LINE	---
LOT NUMBER / NAME	2
EASEMENT LINE	---

STAFFORD MEADOWS
 (DB18-0008 - DB18-0014
 & SJ 18-0001)
 UNDER CONSTRUCTION
 SD PERMIT # PW18-0010

TITLE	#	DATE	DESCRIPTION

REVISIONS

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 JANUARY 28, 2019
 DATE
 18968
 PROJECT NUMBER

P3.01

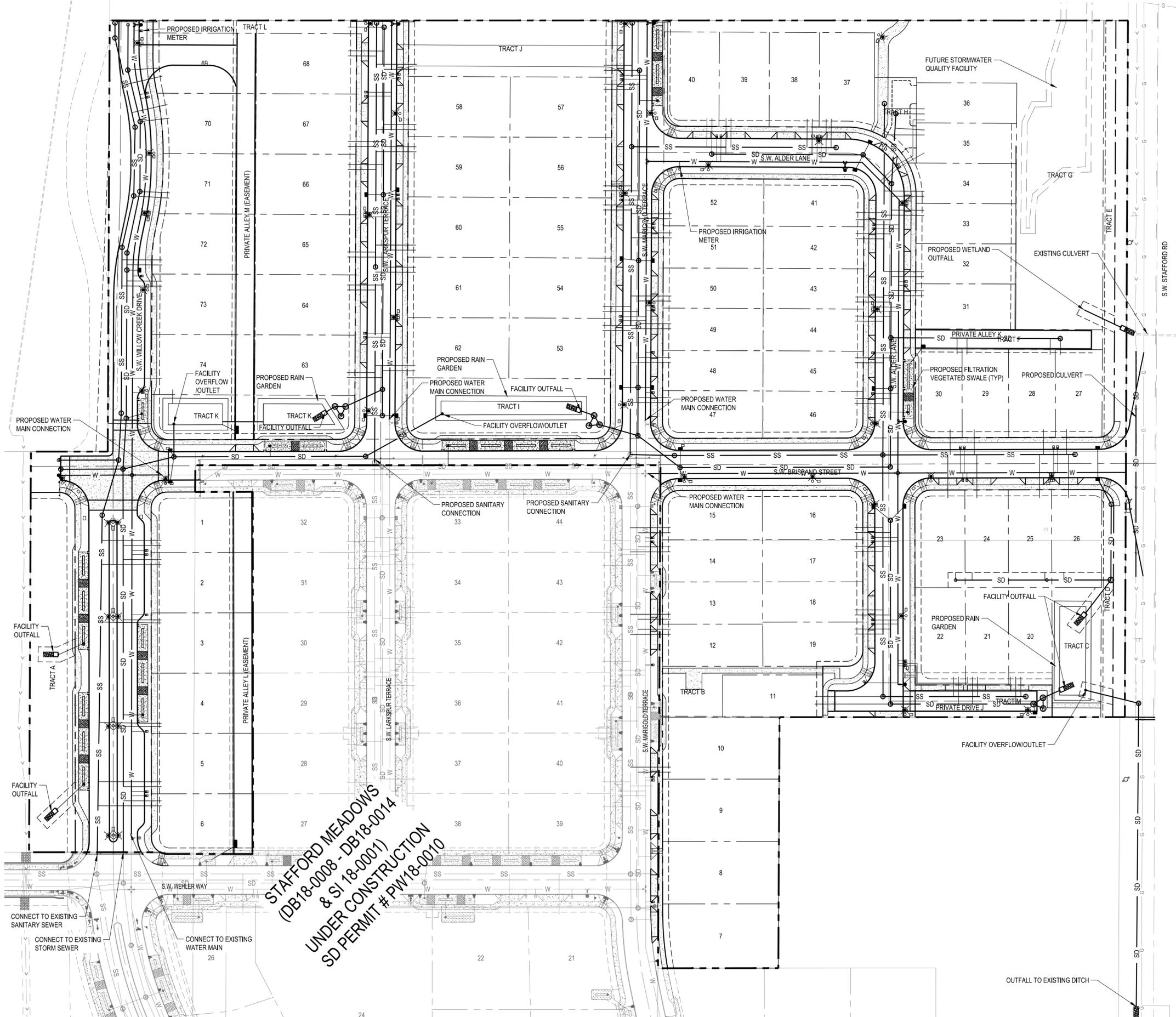
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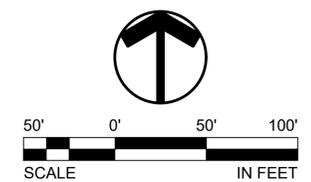
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**STAFFORD MEADOWS
 (DB18-0008 - DB18-0014
 & SJ 18-0001)
 UNDER CONSTRUCTION
 SD PERMIT # PW18-0010**

LEGEND

- SITE
- PROJECT BOUNDARY
- STORM DRAIN MANHOLE
- STORM DRAIN CLEAN OUT
- LIDA FLOW CONTROL STRUCTURE (BEEHIVE)
- CATCH BASIN
- STORM DRAIN MAIN
- STORM DRAIN LATERAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- WATER VALVE
- WATER BLOW-OFF
- WATER METER
- WATER FIRE HYDRANT
- WATER MAIN
- WATER LATERAL
- PUBLIC LIDA WICURB OPENINGS
- STREET LIGHT



COMPLETENESS SUBMITTAL - JANUARY 28, 2019 (NOT FOR CONSTRUCTION)

FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

PRELIMINARY UTILITY PLAN

TITLE		
#	DATE	DESCRIPTION

REVISIONS		
OB	MRK	
DRAWN BY	CHECKED BY	

JANUARY 28, 2019
 DATE
 18965
 PROJECT NUMBER

P4.00

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TITLE	#	DATE	DESCRIPTION

REVISIONS

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JANUARY 28, 2019
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Vegetated Swale - Filtration

DRAWING NUMBER: ST-6045 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: ST-6045.DWG APPROVED BY: NK DATE: 6/3/16

CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS

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Rain Garden - Filtration

DRAWING NUMBER: ST-6020 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: ST-6020.DWG APPROVED BY: NK DATE: 6/3/16

CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS

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Swale Inlet

DRAWING NUMBER: ST-6012 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: ST-6012.DWG APPROVED BY: NK DATE: 09/28/15

CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS

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Bee Hive Inlet and Grate

DRAWING NUMBER: S-2112 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2112.dwg APPROVED BY: NK DATE: 06/08/2017

CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS

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Beehive Overflow Inlet

DRAWING NUMBER: ST-6120 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: ST-6120.dwg APPROVED BY: NK DATE: 2/15/18

CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS

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FROG POND MEADOWS

LAND USE APPLICATION
WILSONVILLE, OREGON

STREET LIGHTING DETAILS

TITLE	#	DATE	DESCRIPTION

REVISIONS	OB	MRK

	DRAWN BY	CHECKED BY
	COMPLETENESS SUBMITTAL	STATUS
	JANUARY 28, 2019	DATE
	18965	PROJECT NUMBER

P4.20

This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.

STREET LIGHT STYLE ON DESIGNATED STREETS

Street light installation is categorized into a specific style for each designated street section in which the street light is installed. Luminaires shall be at a minimum Light Emitting Diode (LED) lights in 3000K color with a 7 pin adapter.

The following street light styles shall be utilized on these designated street sections.

A. Residential Streets - Residential Collectors (49-56 foot right-of-way) LID Local Streets (41-52 foot right-of-way)
Type 5 or Type 6
Style: Rectangular (Type 5) or Westbrooke (Type 6)
Pole: Rectangular - Minimum Thirty (30) foot bronze composite (25 foot mounting height) OR Westbrooke - Eighteen (18) foot black aluminum with four 4 foot mast arm

B. Collector (69-77 foot right-of-way without on-street parking, 79-93 foot right-of-way with on-street parking)
Type 1
Style: Cobrahead
Pole: Thirty (30) foot aluminum with 6 foot davit

C. Commercial/Industrial Street (62 foot right-of-way)
Type 1
Style: Cobrahead
Pole: Thirty five (35) foot aluminum with 8 foot davit

D. Minor Arterial Street (73-81 foot right-of-way,) Major Arterial (95-107 foot right-of-way)
Type 1
Style: Cobrahead
Pole: Thirty (30) foot aluminum with 6 foot davit

E. Grahams Ferry and Tooze Road adjacent to the Villebois Village development
Type 1
Style: Cobrahead
Pole: 35 foot black fiberglass direct bury pole (30 foot mounting height) with 6 foot arm

Any deviation of street light style for a designated street requires approval of the City Engineer.

The City of Wilsonville makes no representations or warranties regarding street lighting equipment, whether included or not included on this list of approved street lighting equipment. Inclusion on this list is not an endorsement of the equipment nor does it mean that the listed equipment is appropriate for requirements applicable to all street lighting applications. If equipment is not included in this list, it does not reflect whether or not such equipment is appropriate for street light use.

Street Light Style, Types and Districts PG 1			CITY OF WILSONVILLE	
DRAWING NUMBER: RD-1300	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS	
FILE NAME: RD-1300.dwg	APPROVED BY: NK	DATE: 08/28/17		

POLES AND MAST ARMS

Length & Type	Valmont	Hadco	P&K Poles (Flagpole Inc)	Union Metal
30 foot, Davit 6' Mast Arm (1952) (CU 279)	3000-85106D4	41-176PGE	RTA8130AAD1632D	920-B179-Y1
30 foot, Double Davit 2-6' Mast	3000-856206D4Z	42-158XPGE	NONE	920-B180-Y1
35 foot, Davit 8' Mast	3500-8108D4	41-231PGE	RTA8M35AAD1832D	920-B179-Y2

POLE: DECORATIVE BLACK ALUMINUM (Use with Hadco Westbrooke Fixture)

Length	Hadco
18 Foot, Black, Smooth Anchor Base (11" B.C.)	CP2871C (40034)
4 Foot Pole Extension w/Arm Bracket, Pole Cap, and 18 Foot Smooth Westbrooke Pole (CU 1437)	CA7897-HFP710-P5A (90002579)
4 Foot Pole Extension w/Double Mast Arm, Pole Cap, and 18 Foot Smooth Westbrooke Pole (CU 1438)	CA2871L-HFP720-P5A (90003564)

POLES: COMPOSITE, 2-PIECE, SMOOTH FINISH, DIRECT-BURIED, TOP PIECE ONLY

Length & Type	Mounting Height & Color	Shakespeare	CMT
30 Foot, Direct Buried	25 Feet, Bronze	BHT309955BL9901 (39358) (CU 1111)	MDS30-F-100-S2-HS-PC-NP-1B-22 (39372) (CU 1112)

POLE FOOTINGS: CONCRETE

Precast Concrete Base	Bolt Circle	Bolt Projection	Bolt Type	Base Dimensions	Utility Vault Company
For all decorative and post-top anchor base poles 14 to 25 feet. (39083)	11 inch	3-1/2 inch	1"-8 NC Galv Steel	20" Round by 48" High	20R-LB-4-PGE
For 25 to 35 Foot Aluminum Anchor Base Poles (00147)				14" Square by 60" High	5CL-LB-PGE
For 40 Foot Aluminum Anchor Base Poles (39094)				18" Top 24" Bottom 84" High	7-LB-PGE

Approved Street Lighting Equipment for New Installations Pg 4			CITY OF WILSONVILLE	
DRAWING NUMBER: RD-1345	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS	
FILE NAME: RD-1345.dwg	APPROVED BY: NK	DATE: 08/28/17		

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LUMINAIRE: PHILIPS HADCO URBAN WESTBROOK NON-FLARED (CXF14) OR FLARED (CXF15)

Series: CXF14 or CXF15
LEDs*: 32; 48; 64; 80
Generation: G2
Finish: A Black
Optics*: 2 - Type II; 3 - Type 3; 4 - Type 4; 5 - Type 5
CCT: W 3000K
Voltage: A 120-277 VAC
Drive Current*: 3 - 350mA; 5 - 530mA; 7 - 700mA
Optional Dimming*:
DA 4 Hrs 25% reduction; DB 4 Hrs 50% reduction; DC 4 Hrs 75% reduction;
DD 6 Hrs 25% reduction; DE 6 Hrs 50% reduction; DF 6 Hrs 75% reduction;
DG 8 Hrs 25% reduction; DH 8 Hrs 50% reduction; DJ 8 Hrs 75% reduction;
DALI Compatible with DALI; N No Dimming

Optional Programs:
1st Option: N No 1st Option
2nd Option: CLO Constant light output
3rd Option: OTL Over the life
Surge Protection: SP2 20V/20KA

*to be determined by designer - see manufacture specifications

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Approved Street Lighting Equipment for New Installations Pg 2			CITY OF WILSONVILLE	
DRAWING NUMBER: RD-1345	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS	
FILE NAME: RD-1345.dwg	APPROVED BY: NK	DATE: 08/28/17		

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NOTES:
1. USE PRECAST CONCRETE FOOTING PER PRE-APPROVED LIST AND STANDARD DRAWINGS.
2. INSTALL FACE OF POLE AT A MINIMUM OF 2 FT FROM FACE OF CURB.

FOR PENDANT STYLE LIGHT FIXTURE, SEE PRE-APPROVED MATERIALS LIST.
FOR DECORATIVE POLE, SEE PRE-APPROVED MATERIALS LIST.

INLINE FUSED DISCONNECT 5 AMP SLOW BLOW FUSE. SEE PRE-APPROVED MATERIALS LIST. ENGINEER MAY DIRECT PLACEMENT OF FUSED DISCONNECT IN JUNCTION BOX FOR SPECIAL CASES.

TYPE #B2 PRECAST CONCRETE JUNCTION BOX WITH LOCKING LID. SEE DRAWING RD-1325

ACCESS DOOR

8 FT GALVANIZED 5/8" GROUND ROD BOND TO POLE WITH #6 AWG BSD COPPER GROUND WIRE AND ACCORR CLAMP.

3/4"-0" COMPACTED CRUSHED ROCK

2" CONDUIT ELECTRICAL GRADE SCHEDULE 40 GRAY WITH STANDARD FIBERGLASS BENDS.

1" CONDUIT ELECTRICAL GRADE SCHEDULE 40 GRAY WITH PVC 36" OR STANDARD RADIUS, 90° BENDS.

Type 6- Pendant (Westbrooke) Streetlight/Black Decorative Pole			CITY OF WILSONVILLE	
DRAWING NUMBER: RD-1315	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS	
FILE NAME: RD1315.dwg	APPROVED BY: NK	DATE: 09/08/17		

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MISCELLANEOUS

GROUT

Non-Shrink Grout, such as Alcrete Twenty Minute Fast Setting Grout, or approved equal

The air gap between the top of pedestal and bottom of light pole shall be grouted with a light-strength, non-shrinking grout meeting ODOT SSC Section 02440.50(b).

MANHOLE COVER: GRAY, PLASTIC, STEEL CORE, UNIVERSAL
Quantum Engineering TL-S (90004595)

STREETLIGHT WIRE: UNDERGROUND OR IN POLE

Streetlight Wire	Description
#10 CU 3-Conductor (00036) (CU 635)	#10 AWG, 600 Volt, 3-Conductor, Class B Stranding, Type TC, with Sunlight-Resistant 45-mil PVC Jacket. Suitable for direct burial installations. Insulation to be black, red, and green per NEMA WC-7 for NEC applications (TFN, THWN, THHN), with fillers or binding tape added to produce round outer jacket, rated 90°C dry and 75°C wet, 1,000 ft NR reels. Jacket to display sequential footage markings. 2 reel labels, one attached to the outside flange surface, one attached to the drum wrapping; each to detail total footage, inside or starting footage.

JUNCTION BOX: FOR UNDERGROUND CONDUCTORS & CONNECTIONS

Junction Box Description	Junction Box, Concrete Polymer Lid, Fiberglass Reinforced Polymer flared sides, 18" Deep, No Floor, With Skid Resistant Cover Attached by Two Captive stainless steel 3/8-inch Penta-head Bolts, Gray Color, per Material Specification L26107 Note: 12" x 12" x 12" is 12 inches deep with straight sides. Covers must be marked ELECTRIC or POWER.
Manufacturer	12" x 24" x 18" (00003478), 17" x 30" x 18" (00003480), 12" x 12" x 12" (39831)
Newbasis	FCA132418T-00043, FCA173018T-90026, PCA-1212-98005 (Box: PMB121212SN20 Lid: SMC1212B1A20)
Quazite (Hubbell)	A42132418A017, A42173018A017, N/A
Oldcastle /Carson Industries	13241617, 17301620, HLW1212-12-PC
CDR (Electrimold)	N/A, PA-13-1212-12
Highbline	CHA132418HE1, CHA173018HE1, PHA121212SE1
Amorcast	A6001946TAX18-PGE, A6001640TAX18-PGE, A6001423TA (Box: A6001423) (Cover: A6001422)

Approved Street Lighting Equipment for New Installations Pg 5			CITY OF WILSONVILLE	
DRAWING NUMBER: RD-1345	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS	
FILE NAME: RD-1345.dwg	APPROVED BY: NK	DATE: 08/28/17		

LIGHTING NOTES:

- LIGHT POLES ALONG ALL ROADWAYS SHALL BE PGE APPROVED ALUMINUM.

POLE STYLE:	MANUFACTURER:	CATALOG NUMBER:
WESTBROOKE	HADCO	P4030 18 A ; 2 FOOT EXTENSION; HFP 710 P4 AR OR HFP 720 P4 AR
- LIGHT POLES ALONG ALL PATHS SHALL BE PGE APPROVED ALUMINUM.

POLE STYLE:	MANUFACTURER:	CATALOG NUMBER:
WESTBROOKE	HADCO	P4030 12 A; HFP 710 P4 AR
- WESTBROOKE ANCHOR POLE FOOTING SHALL BE:

MANUFACTURER:	CATALOG NUMBER:
UTILITY VAULT COMPANY OLDCASTLE	20R-LB-4-PGE 7-LB-PGE (USED FOR LIGHT POLES IN SWALES)
- JUNCTION BOXES SHALL BE PGE APPROVED SPLICE BOXES. PGE APPROVED BOXES ARE:

MANUFACTURER:	CATALOG NUMBER:
NEWBASIS	FCA132418T-0004
QUAZITE (HUBBELL)	A42132418A017
ARMORCAST	A6001946TAX18-PGE
HIGHLINE	CHA132418HE1
OLDCASTLE/CARSON	13241617

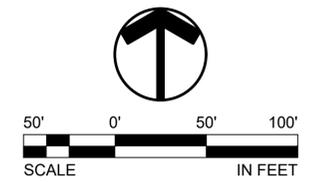
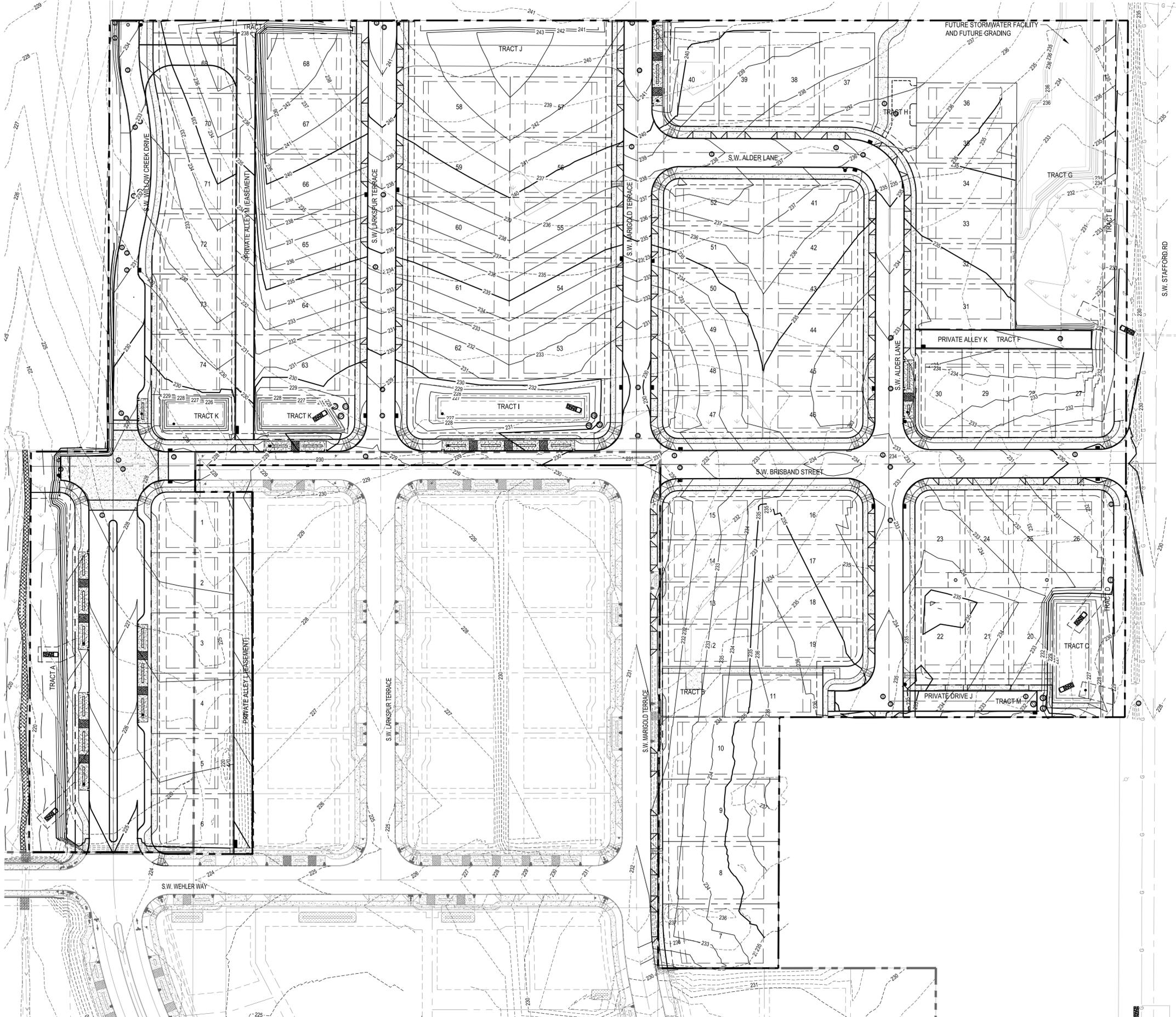
STREET LIGHTS SHALL BE IN THE LLD MARKING AREA.
- WESTBROOKE LUMINALRE FOR THE ROADWAY LIGHTING SHALL BE:

MANUFACTURER:	CATALOG NUMBER:
PHILIPS HADCO	CXF15-32-G2-A-3-W-A-3
- WESTBROOKE LUMINALRE FOR THE PATHWAY LIGHTING SHALL BE:

MANUFACTURER:	CATALOG NUMBER:
PHILIPS HADCO	CXF15-32-G2-A-3-W-A-3
- THE PHOTOELECTRIC CONTROL SHALL BE PGE APPROVED TWISTLOCK, FAIL-ON, ELECTRONIC, 105-300 VAC, 60 HZ, PER ANSI136.10, BRONZE HOUSING, 1.5 LUMEN TURN-ON, RATED 1000 W TUNGSTEN (1800 VA BALLAST), 1.5:1 TURN-OFF /TURN-ON RATION, SOLID BRASS PLUG BLADES, CONFORMALLY COATED CDS CELL, 160 JOULE MOV, 2-4 SEC. TURN-OFF DELAY. PGE APPROVED PHOTOELECTRIC CONTROLS ARE:

MANUFACTURER:	CATALOG NUMBER:
ACUTY BRANDS(DTI)	D124-1-5-1704
- THE STREETLIGHT WIRE SHALL BE: #10 AWG, 600 VOLT, 3-CONDUCTOR, CLASS B STRANDING, TYPE TC, WITH SUNLIGHT-RESISTANT 45-MIL PVC JACKET. SUITABLE FOR DIRECT BURIAL INSTALLATIONS. INSULATION TO BE BLACK, RED, AND GREEN PER NEMA WC-7 FOR NEC APPLICATIONS (TFN, THWN, THHN), WITH FILLERS OR BINDING TAPE ADDED TO PRODUCE ROUND OUTER JACKET, RATED 90 DEGREES C DRY AND 75 DEGREES C WET, 1,000 FT NR REELS. JACKET TO DISPLAY SEQUENTIAL FOOTAGE MARKINGS. 2 REEL LABELS, ONE ATTACHED TO THE OUTSIDE FLANGE SURFACE, ONE ATTACHED TO THE DRUM WRAPPING; EACH TO DETAIL TOTAL FOOTAGE, INSIDE OR STARTING FOOTAGE. 7 PIN ADAPTER FOR CONTROLLER NODE. INSTALL SHORTING CAP IN PLACE OF NODE. 3000K COLOR.

XREF LIST
 Lscale: 50
 Resolved
 P1896X001
 S1788X190
 C1880X230
 P1896X240
 P1896X600
 P1896X230
 P1896X430



SITE	EXISTING	PROPOSED
PROJECT BOUNDARY	--- 221 ---	--- 221 ---
1' CONTOUR	--- 220 ---	--- 220 ---
5' CONTOUR		
WALL		
PUBLIC LIDA W/CURB OPENINGS		

COMPLETENESS SUBMITTAL - JANUARY 28, 2019 (NOT FOR CONSTRUCTION)

FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

PRELIMINARY GRADING PLAN

#	DATE	DESCRIPTION

OB	MRK
DRAWN BY	CHECKED BY

18965
 PROJECT NUMBER
P5.00

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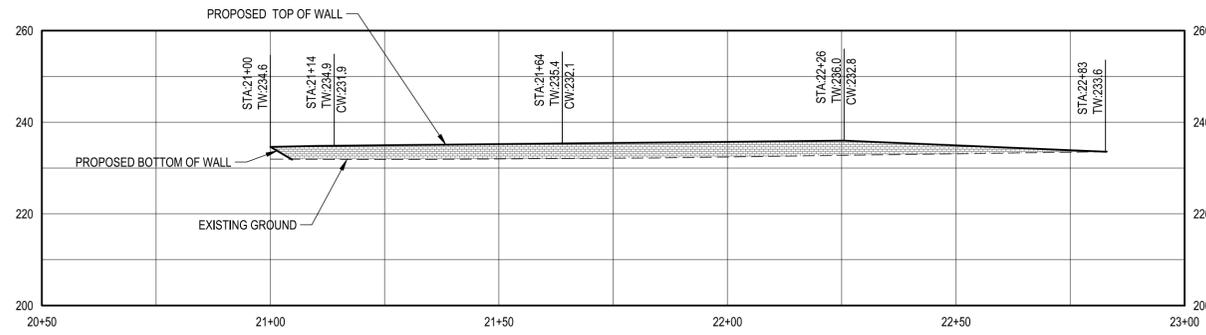


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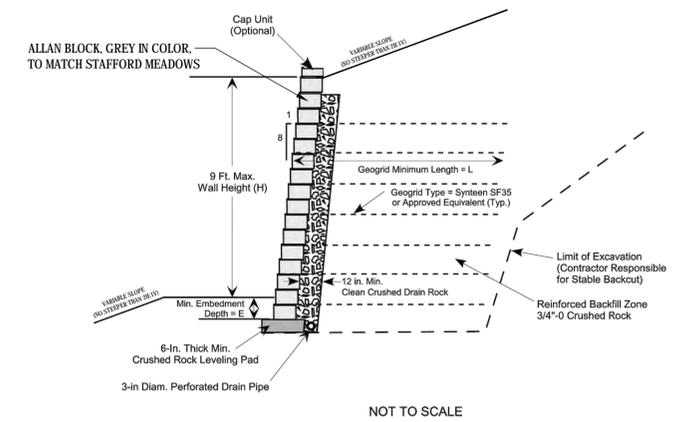
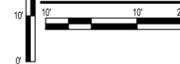
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 P1896X001
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 P1896X240
 P1896X600
 P1896X230
 P1896X430



WALL A PLAN (ALLAN BLOCK WALL)



WALL A PROFILE (ALLAN BLOCK WALL)



Maximum Wall Height (H), feet	Min. Embedment Depth (E), feet	Min. Geogrid Length (L), feet
9 (16 blocks)	1.0	8
7 (12 blocks)	0.67	7
5.2 (9 blocks)	0.5	5
3.3 (6 blocks)	0.5	4

Note: HGSI should review subgrade soils; verify subdrain systems, reinforced zone fill and geogrid placement; and perform density tests of compacted backfill soils.

Note: Allan Block Facing Unit Height = 7.62 inches

ALLAN BLOCK RETAINING WALL DETAIL

Plotted: Jan 24, 2019 - 10:23:31am L:\Project\1896\1896\CADD\CADD\DWG\P1896RFP500.dwg Layout Name: P5.10



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 808 SW Third Avenue, Ste. 300
 Portland, OR 97204
 503.287.6825
 www.otak.com



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FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

RETAINING WALL PROFILES

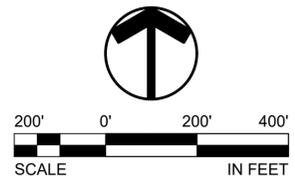
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OB	MRK
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FROG POND MEADOWS

LAND USE APPLICATION
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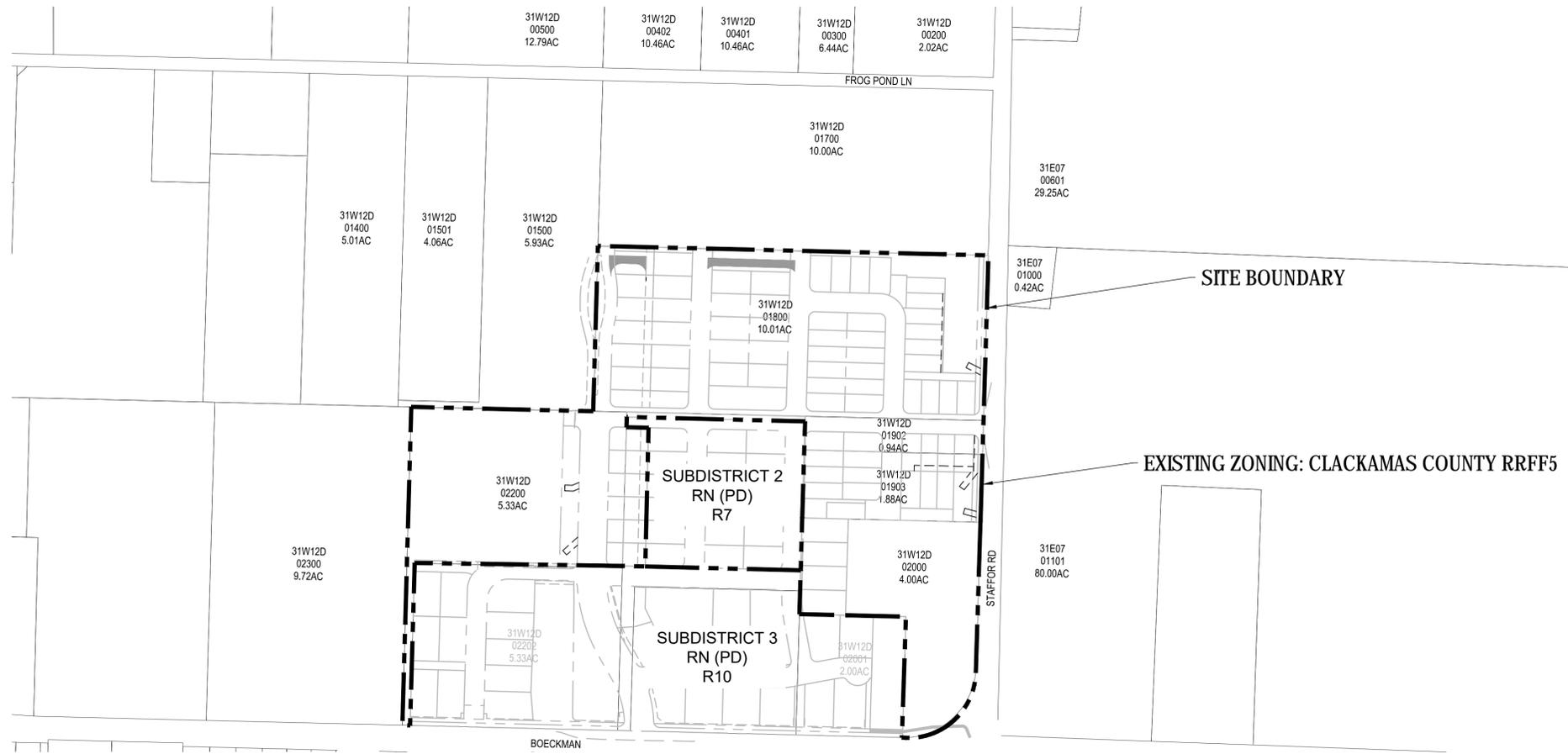
ANNEXATION PLAN

#	DATE	DESCRIPTION

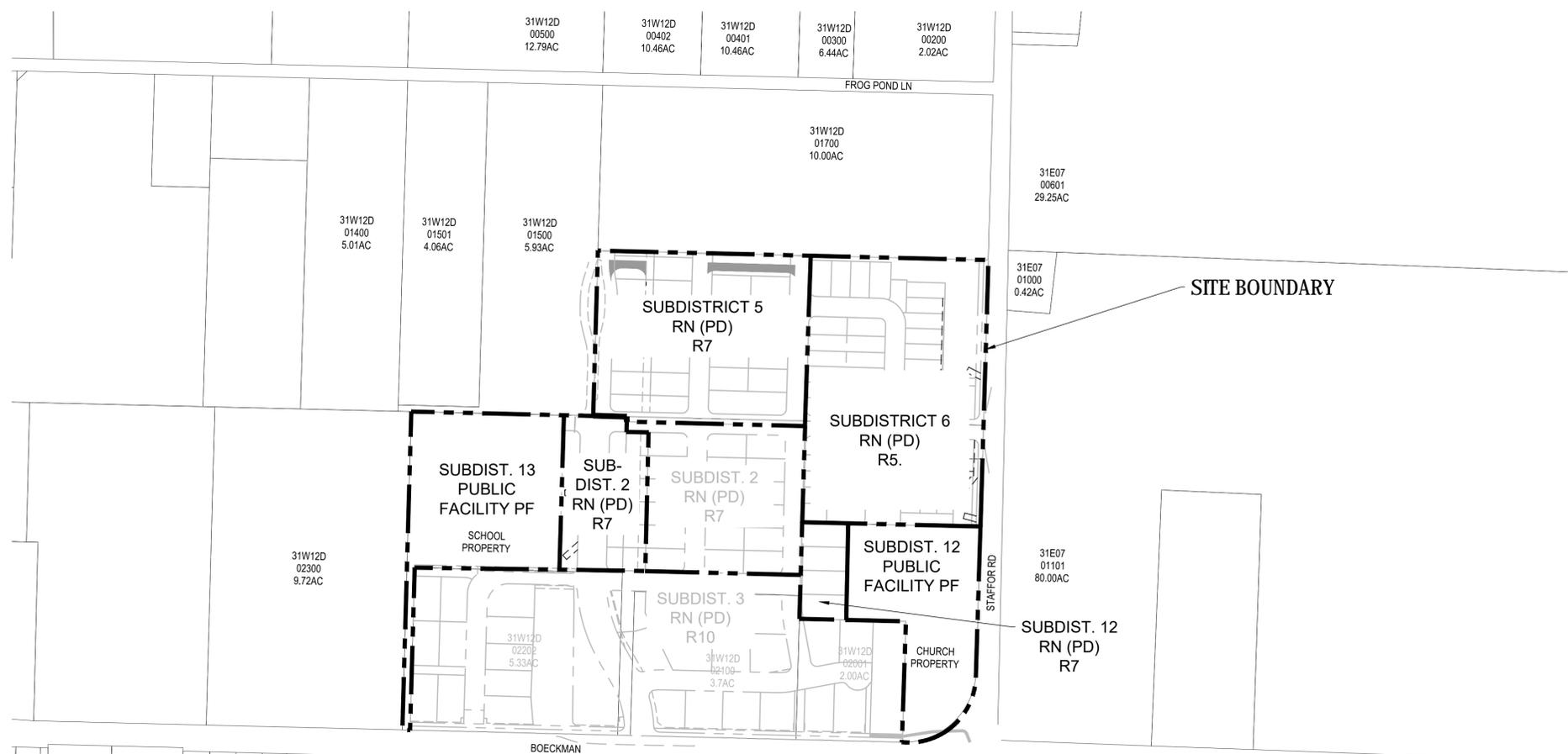
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 DATE

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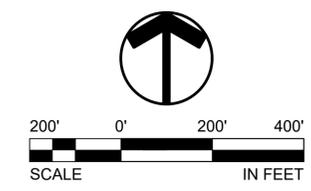


EXISTING ZONING MAP



PROPOSED ZONING MAP

PROPOSED ZONING:
 CITY OF WILSONVILLE RESIDENTIAL
 NEIGHBORHOOD RN WITH PLANNED
 DEVELOPMENT PD OVERLAY



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FROG POND MEADOWS
 LAND USE APPLICATION
 WILSONVILLE, OREGON
 ZONING MAP

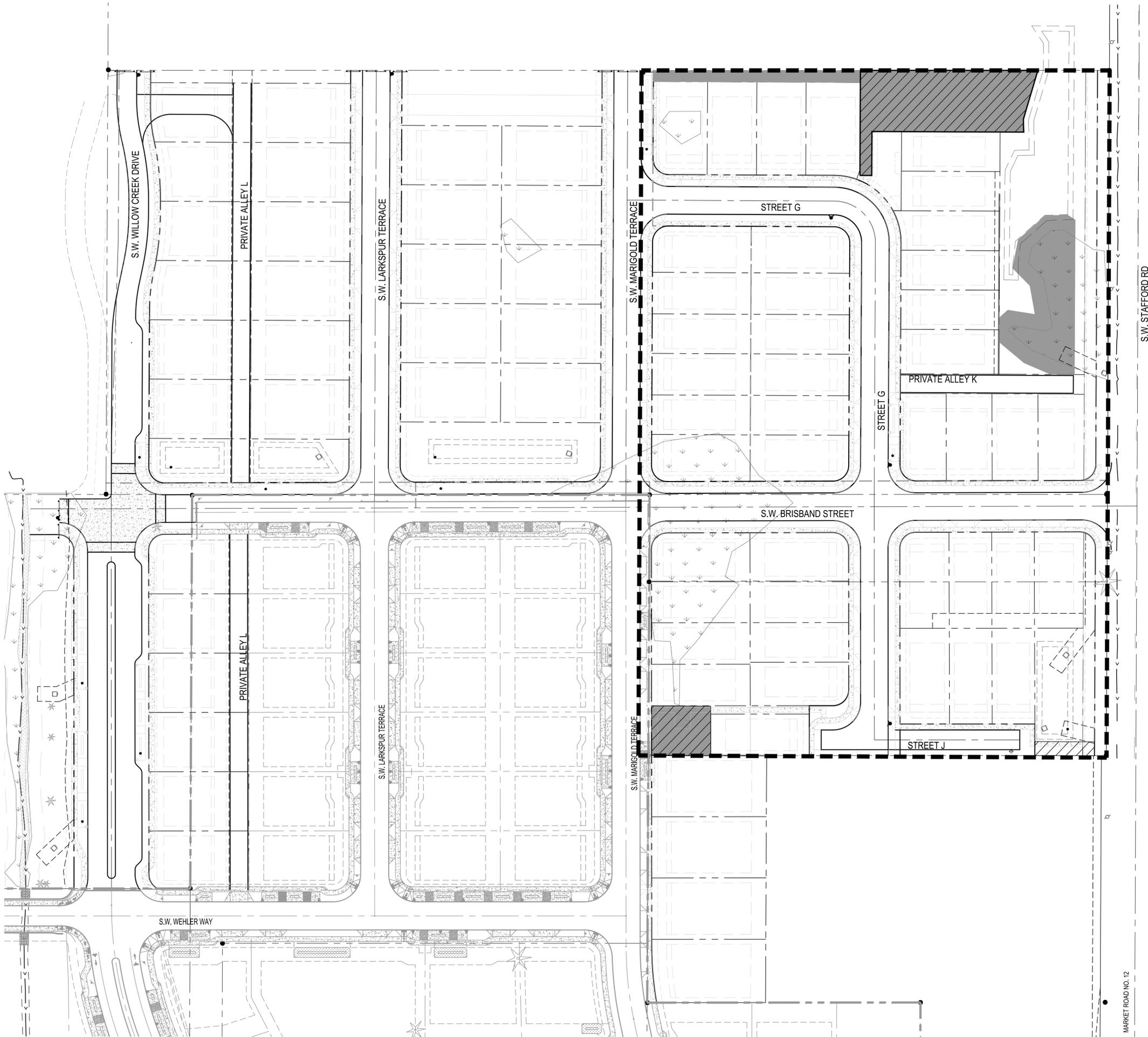
#	DATE	DESCRIPTION

REVISIONS

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COMPLETENESS SUBMITTAL	STATUS
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1896S	PROJECT NUMBER

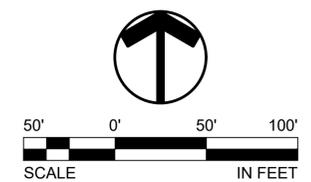
P7.00

XREF LIST
 Utscale: 1
 Resolved
 P1896X001
 P1896X230
 S1786X190
 P1896X360
 P1896X600
 C1880X230



Sub district 6 (R5)

- Net developable area = 219,518 s.f. (5.0 ac.)
- Open space required (10%) = 21,952 s.f. (0.50 ac.)
- Open space provided (11.5%) = 25,239 s.f. (0.58 ac.)
- ▨ Usable open space provided (56%) = 14,172 s.f. (0.33 ac.)



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FROG POND MEADOWS

LAND USE APPLICATION
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OPEN SPACE IN SUB DISTRICT 6

#	DATE	DESCRIPTION

OB _____ MRK _____
 DRAWN BY _____ CHECKED BY _____
 COMPLETENESS SUBMITTAL
 STATUS
 JANUARY 28, 2019
 DATE
 18965
 PROJECT NUMBER

P8.00

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MARKET ROAD NO. 12

XREF LIST
 L1SCALE: 1
 RESOLVED
 P18968X001
 P18968X230
 S17868X190
 P18968X360
 P18968X600
 C18806X230



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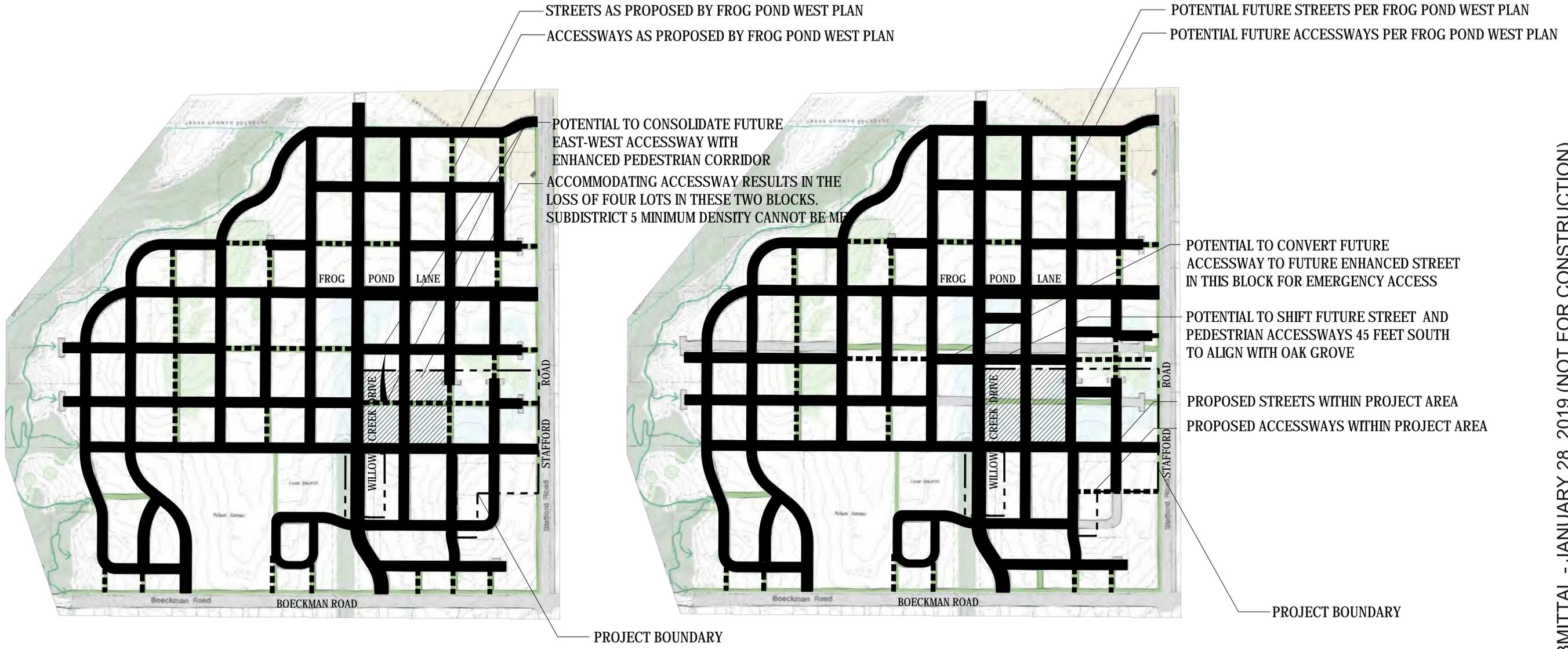


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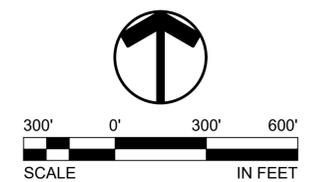
FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

PROPOSED CIRCULATION AND CONNECTIVITY



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#	DATE	DESCRIPTION

REVISIONS

OB MRK
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 JANUARY 28, 2019
 DATE
 18968
 PROJECT NUMBER

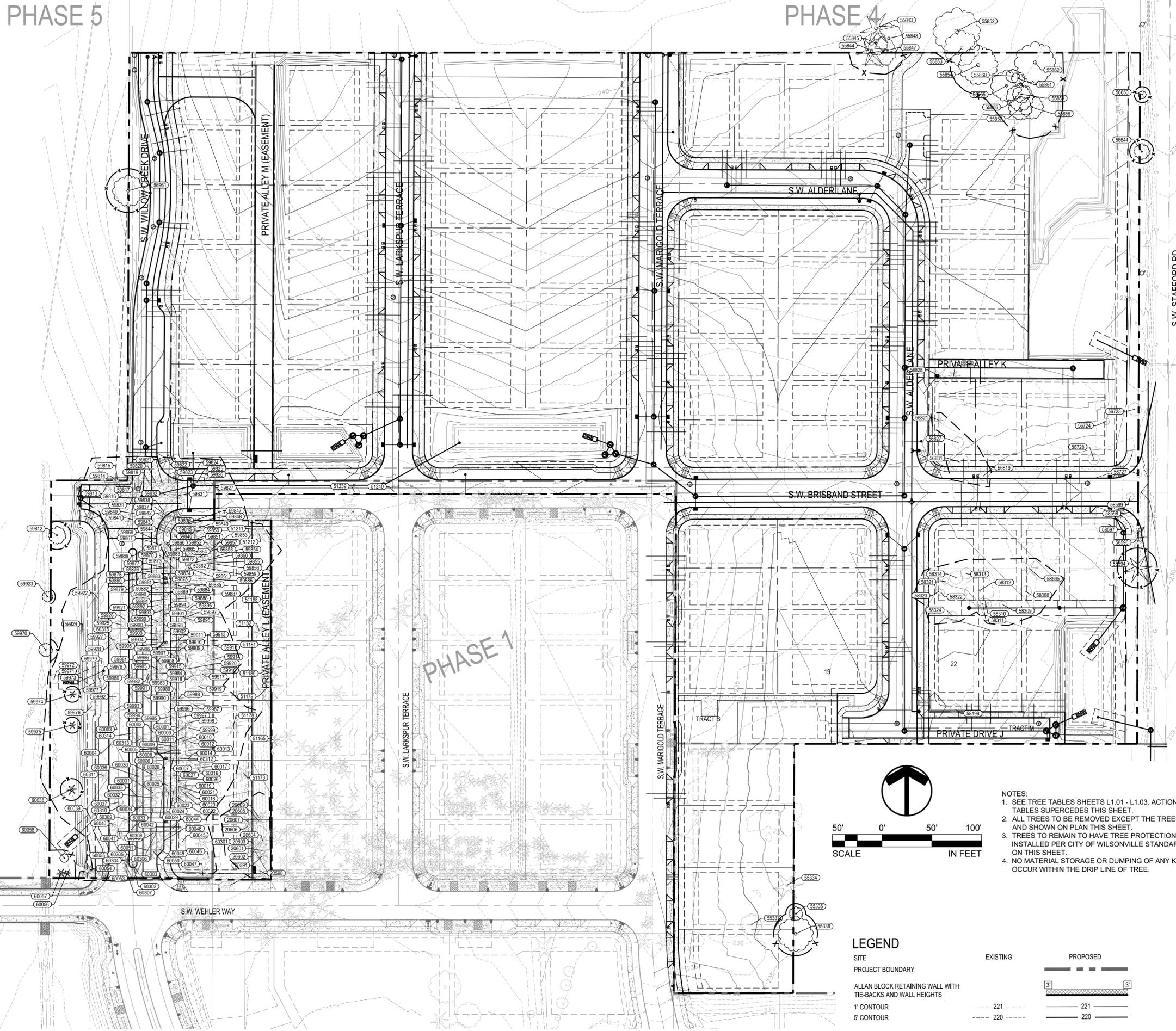
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 P1896X240
 P1896X600
 P1896X230
 P1896X430

PHASE 5

PHASE 4



TREE PLAN LEGEND

SYMBOL	QTY	DESCRIPTION
		EXISTING TREE GROVE TO BE REMOVED
	262	EXISTING TREES TO BE REMOVED
	27	EXISTING TREES TO REMAIN
	1,695 LF	TREE PROTECTION FENCING
		TREE PROTECTION FENCING
		SURVEYED TREES FROM PREVIOUS PROJECT PHASE
	173	STREET/SITE TREES TO BE PLANTED

SEE PLANTING PLAN

NOTES:

1. CONTOURS ARE SHOWN FOR ROUGH FINISH GRADE DESIGN ONLY. SEE CIVIL PLANS FOR DETAILED GRADING.

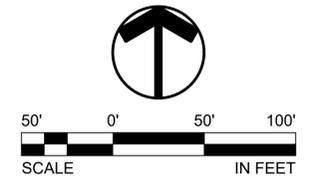
DRIP LINE

6'

NOTES:

1. FENCE SHALL BE 6' IN HEIGHT AND SET AT TREE DRIP LINE.
2. FENCE MATERIAL SHALL CONSIST OF 2" MESH CHAIN LINKS SECURED TO A MINIMUM 1 1/2" DIA. STEEL OR ALUMINUM LINE POSTS.
3. POSTS SHALL BE SET TO A DEPTH OF NO LESS THAN 2 FEET IN NATIVE SOIL.
4. FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

Tree Protection Fencing	CITY OF WILSONVILLE
DRAWING NUMBER: R-1155	DRAWN BY: GCF
FILE NAME: R-1155.dwg	APPROVED BY: MMS
	DATE: 11/01/03
	PUBLIC WORKS STANDARDS



LEGEND

SITE	EXISTING	PROPOSED
PROJECT BOUNDARY	---	---
ALLAN BLOCK RETAINING WALL WITH TIE-BACKS AND WALL HEIGHTS	---	---
1' CONTOUR	---	---
5' CONTOUR	---	---

NOTES:

1. SEE TREE TABLES SHEETS L1.01 - L1.03. ACTION ON TREE TABLES SUPERCEDES THIS SHEET.
2. ALL TREES TO BE REMOVED EXCEPT THE TREES LISTED AND SHOWN ON PLAN THIS SHEET.
3. TREES TO REMAIN TO HAVE TREE PROTECTION FENCING INSTALLED PER CITY OF WILSONVILLE STANDARD DRAWING ON THIS SHEET.
4. NO MATERIAL STORAGE OR DUMPING OF ANY KIND SHALL OCCUR WITHIN THE DRIP LINE OF TREE.

Tag	Species	RPZ	Action
55335	apple	10	PROTECT
55336	silver maple	22	PROTECT
55843	Ponderosa pine	28	PROTECT OFF SITE
55844	Ponderosa pine	22	PROTECT OFF SITE
55845	Oregon white oak	18	PROTECT OFF SITE
55847	Oregon white oak	22	PROTECT OFF SITE
55848	Oregon white oak	18	PROTECT OFF SITE
55852	Oregon white oak	30	PROTECT OFF SITE
55853	Oregon white oak	23	PROTECT OFF SITE
55854	Oregon white oak	28	PROTECT
55855	Oregon white oak	22	PROTECT
55856	Oregon white oak	20	PROTECT
55857	Oregon white oak	20	PROTECT
55858	Oregon white oak	30	PROTECT
55859	Oregon white oak	18	PROTECT
55860	Oregon white oak	12	PROTECT
55861	Oregon white oak	28	PROTECT
55862	Oregon white oak	28	PROTECT
56444	Oregon white oak	12	PROTECT
56650	Oregon white oak	8	PROTECT
56961	Oregon white oak	22	PROTECT
58594	Scots pine	20	PROTECT
59923	Oregon white oak	8	PROTECT
59970	Scouler willow	12	PROTECT
59974	Douglas fir	8	PROTECT
59975	Douglas fir	8	PROTECT
60038	Norway spruce	8	PROTECT
60056	Douglas fir	8	PROTECT
60057	Scots pine	8	PROTECT
60058	river birch	8	PROTECT

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REGISTRATION
 PRELIMINARY
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 LANDSCAPE ARCHITECT
 EXPIRES: 9/30/2019

WEST HILLS
 LAND DEVELOPMENT

FROG POND MEADOWS
 LAND USE APPLICATION
 WILSONVILLE, OREGON
 TREE REMOVAL AND PROTECTION PLAN

TITLE

#	DATE	DESCRIPTION

REVISIONS

DMH GAK
 DRAWN BY CHECKED BY

COMPLETENESS SUBMITTAL STATUS

JANUARY 28, 2019
 DATE

18965
 PROJECT NUMBER

L1.00

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 P1896X600
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FROG POND MEADOWS
 LAND USE APPLICATION
 WILSONVILLE, OREGON
 EXISTING TREE DATA

TITLE	#	DATE	DESCRIPTION

REVISIONS

DMH GAK
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 STATUS
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 DATE
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 PROJECT NUMBER

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12/10/2018 Wilsonville Frog Pond Meadows Page 1 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
1	Douglas fir	18	0	0	dead; added	12	REMOVE
2	grand fir	8	0	0	dead; added	0	REMOVE
3	grand fir	6	0	0	dead; added	0	REMOVE
4	grand fir	13	0	0	dead; added	0	REMOVE
5	grand fir	10	0	0	dead; added	0	REMOVE
6	grand fir	7	0	0	dead; added	0	REMOVE
7	grand fir	6	0	0	dead; added	0	REMOVE
8	grand fir	12	0	0	dead; added	0	REMOVE
9	grand fir	11	0	0	dead; added	0	REMOVE
10	grand fir	11	0	0	dead	0	REMOVE
11	grand fir	21	0	0	dead; added	0	REMOVE
12	Douglas fir	11	2	8	low LCR; windthrow	8	REMOVE
13	grand fir	13	0	0	dead	0	REMOVE
14	grand fir	16	0	0	dead	0	REMOVE
15	Douglas fir	10	0	0	dead; added	0	REMOVE
55334	western white pine	33	2	18	viable; 90% LCR; codominant @ 25'; multiple tops	20	REMOVE
55335	apple	15	2	12	orchard pruned	10	PROTECT
55336	silver maple	34	1	32	codominant @ 6'; flagging in top	22	PROTECT
55337	English walnut	22	2	18	viable	14	REMOVE
55351	silver maple	52	1	40	root crown damage; 5' grading cut @ 12' from base; co-dominant from base	34	REMOVE
55412	Pacific yew	5	0	0	dead	0	REMOVE
55413	Pacific yew	7	0	0	dead	0	REMOVE
55414	Pacific yew	9	0	0	dead	0	REMOVE

Ryan Neumann PN-5539A
 Portland Tree Consulting
 Fieldwork on 9/20/2018 and 9/25/2018 0/dead or hazard 1/decline 2/average 3/excellent

12/10/2018 Wilsonville Frog Pond Meadows Page 2 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
55415	silver maple	36	1	40	root crown damage; 5' grading cut @ 12' from base	24	REMOVE
55416	gone	0	0	0	stump dug out	0	REMOVE
55417	Scouler willow	6	1	16	trunk decay; dead top	8	REMOVE
55418	Douglas fir	7	1	16	low vigor; hedgerow	8	REMOVE
55419	Douglas fir	14	2	16	viable; hedgerow	10	REMOVE
55420	Douglas fir	10	2	12	viable; hedgerow	10	REMOVE
55421	Douglas fir	9	2	10	viable; hedgerow	10	REMOVE
55422	Douglas fir	12	2	16	viable; hedgerow	10	REMOVE
55423	Douglas fir	19	2	20	viable; hedgerow	10	REMOVE
55843	Ponderosa pine	35	2	36	viable; western gall rust	28	PROTECT OFF SITE
55844	Ponderosa pine	33	2	28	viable	22	PROTECT OFF SITE
55845	Oregon white oak	23	2	32	viable	18	PROTECT OFF SITE

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12/10/2018 Wilsonville Frog Pond Meadows Page 3 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
55847	Oregon white oak	32	2	36	viable	22	PROTECT OFF SITE
55848	Oregon white oak	27	2	26	viable	18	PROTECT OFF SITE
55852	Oregon white oak	42	3	52	viable	30	PROTECT OFF SITE
55853	Oregon white oak	34	2	40	viable	23	PROTECT OFF SITE
55854	Oregon white oak	41	2	38	viable; co-dominant from 8'; inclusion	28	PROTECT
55855	Oregon white oak	31	2	36	viable	22	PROTECT
55856	Oregon white oak	27	2	38	viable; edge of stand	20	PROTECT
55857	Oregon white oak	26	2	38	viable; edge of stand	20	PROTECT
55858	Oregon white oak	32	1	40	viable; edge of stand; trunk decay; large cavity; large low limb near ground	30	PROTECT
55859	Oregon white oak	19	2	30	viable; edge of stand	18	PROTECT
55860	Oregon white oak	16	2	16	viable; small wound on trunk @ 3'	12	PROTECT
55861	Oregon white oak	41	2	36	viable; co-dominant from 3'	28	PROTECT
55862	Oregon white oak	40	3	42	viable; edge of stand	28	PROTECT

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12/10/2018 Wilsonville Frog Pond Meadows Page 4 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
56644	Oregon white oak	18	2	16	viable; pruned for high voltage wires	12	PROTECT
56650	Oregon white oak	6	2	10	viable; grows under high voltage wires; size estimated	8	PROTECT
56723	linden	14	2	20	pruned for high voltage	12	REMOVE
56724	linden	10	2	16	blackberry; size estimated	8	REMOVE
56727	English holly	18	2	12	size estimated; invasive species	0	REMOVE
56728	English hawthorn	8	2	14	size estimated; multiple stems; invasive species	0	REMOVE
56818	English hawthorn	21	2	18	invasive species	0	REMOVE
56821	Port-Orford cedar	8	1	8	root disease; blackberry; size estimated	0	REMOVE
56827	apple	12	1	16	blackberry; cavity	0	REMOVE
56828	pine	16	1	20	consumed by blackberry; size estimated	14	REMOVE
56830	blue spruce	12	1	16	consumed by blackberry; size estimated	8	REMOVE
56831	apricot	12	1	16	blackberry; size estimated	0	REMOVE
56961	Oregon white oak	34	3	38	viable; size estimated due to blackberry; nice tree	24	PROTECT
58198	Norway maple	13	2	24	viable; in backyard	12	REMOVE
58308	black cottonwood	13	2	20	viable	12	REMOVE
58309	black cottonwood	8	2	14	viable	8	REMOVE
58310	black cottonwood	15	2	18	lean to south	12	REMOVE
58311	black cottonwood	12	2	24	lean to south	12	REMOVE
58312	black cottonwood	43	2	48	co-dominant at 8'; measured with Biltmore stick	28	REMOVE

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12/10/2018 Wilsonville Frog Pond Meadows Page 5 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
58313	black cottonwood	13	2	20	viable	12	REMOVE
58314	black cottonwood	15	2	24	viable	12	REMOVE
58321	black cottonwood	7	2	12	viable	8	REMOVE
58322	black cottonwood	7	2	8	viable	8	REMOVE
58323	black cottonwood	7	2	12	viable	8	REMOVE
58324	black cottonwood	11	2	14	viable; within 1' of shop	10	REMOVE
58594	Scots pine	33	1	30	topped for high voltage wires	20	PROTECT
58595	black cottonwood	21	2	32	viable	16	REMOVE
58596	pine	22	0	0	dead	0	REMOVE
58597	plum	22	1	18	basal decay; stump suckers	0	REMOVE
58598	black hawthorn	9	1	14	terminal decline	0	REMOVE
58599	plum	8	1	10	decline	0	REMOVE
58859	western redcedar	18	1	20	wood borers; decline; offsite	12	REMOVE
58859	western redcedar	29	1	26	dead top; terminal decline; wood borers	20	REMOVE
58863	shore pine	14	2	16	viable; offsite	12	REMOVE
58864	shore pine	14	1	16	chlorotic; offsite	12	REMOVE
58865	Oregon white oak	7	2	10	viable	8	REMOVE
58866	Oregon white oak	9	2	12	viable	10	REMOVE
59166	Norway maple	15	0	0	dead	0	REMOVE
59167	cherry	10	0	0	dead	0	REMOVE
59169	bigleaf maple	12	0	0	dead	8	REMOVE
59170	bigleaf maple	18	1	20	decline	12	REMOVE
59171	bird cherry	16	1	28	terminal decline; dead tops and scaffolds; size estimated	10	REMOVE

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12/10/2018 Wilsonville Frog Pond Meadows Page 6 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
59812	white willow	20	2	30	viable	14	PROTECT
59813	Douglas fir	14	2	16	viable	8	REMOVE
59814	cascara	6	2	12	viable	8	REMOVE
59815	cascara	6	2	12	viable	8	REMOVE
59816	giant sequoia	15	2	16	viable	10	REMOVE
59817	Douglas fir	17	2	22	viable; hedgerow	16	REMOVE
59818	Douglas fir	10	2	20	viable; hedgerow	8	REMOVE
59819	Douglas fir	12	2	20	viable; hedgerow	8	REMOVE
59820	Douglas fir	15	2	18	viable; hedgerow	10	REMOVE
59821	Douglas fir	7	2	8	viable; hedgerow	8	REMOVE
59822	Douglas fir	14	2	20	viable; hedgerow	8	REMOVE
59823	Douglas fir	7	2	14	viable; hedgerow	8	REMOVE
59824	Douglas fir	14	2	18	viable; hedgerow	8	REMOVE
59825	Douglas fir	10	2	16	viable; hedgerow	8	REMOVE
59826	Douglas fir	10	2	16	viable; hedgerow	8	REMOVE
59827	Douglas fir	19	2	28	viable; hedgerow	12	REMOVE
59831	Douglas fir	19	2	24	viable	12	REMOVE
59832	Douglas fir	20	2	24	viable	14	REMOVE

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12/10/2018 Wilsonville Frog Pond Meadows Page 13 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
60011	Douglas fir	10	2	8	low LCR; windthrow	8	REMOVE
60012	Douglas fir	16	2	18	viable	10	REMOVE
60013	Douglas fir	13	2	12	low LCR; windthrow	8	REMOVE
60014	Douglas fir	14	2	12	low LCR; windthrow	10	REMOVE
60015	Douglas fir	15	2	14	viable	10	REMOVE
60016	Douglas fir	13	2	14	viable	8	REMOVE
60017	Douglas fir	18	2	24	viable; grading in root zone	12	REMOVE
60018	Douglas fir	18	2	20	viable	12	REMOVE
60019	Douglas fir	13	2	16	viable	8	REMOVE
60020	Douglas fir	16	2	18	viable	10	REMOVE
60021	Douglas fir	10	2	10	low LCR; windthrow	8	REMOVE
60022	Ponderosa pine	17	2	13	viable; dead branches	12	REMOVE
60023	Douglas fir	8	2	8	windthrow	8	REMOVE
60024	Douglas fir	10	2	8	low LCR; windthrow	8	REMOVE
60025	Douglas fir	11	2	8	windthrow	8	REMOVE
60026	Douglas fir	6	2	12	suppressed	8	REMOVE
60027	Douglas fir	12	2	13	low LCR; windthrow	8	REMOVE
60028	Douglas fir	8	2	13	low LCR; windthrow	8	REMOVE
60029	Douglas fir	11	2	8	low LCR; windthrow	8	REMOVE
60030	Douglas fir	18	2	24	viable	12	REMOVE
60031	Douglas fir	15	2	18	viable	10	REMOVE
60032	Douglas fir	13	2	14	viable	8	REMOVE
60033	Douglas fir	15	2	20	viable	10	REMOVE

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12/10/2018 Wilsonville Frog Pond Meadows Page 14 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
60034	Douglas fir	14	2	16	viable	10	REMOVE
60035	Ponderosa pine	23	2	22	viable; hanger	16	REMOVE
60036	Ponderosa pine	23	2	24	viable	16	REMOVE
60037	bird cherry	8	2	18	viable; invasive species	8	REMOVE
60038	Norway spruce	11	2	16	viable; broken low branches	8	PROTECT
60039	Ponderosa pine	14	2	18	viable	10	REMOVE
60040	Douglas fir	6	2	10	viable	8	REMOVE
60041	grand fir	13	0	0	dead	0	REMOVE
60042	Douglas fir	13	2	16	viable	8	REMOVE
60043	Douglas fir	18	2	22	viable	12	REMOVE
60044	Douglas fir	22	2	24	viable	14	REMOVE
60045	casara	7	2	10	viable; dead branches	8	REMOVE
60047	Douglas fir	21	2	20	grading 4' from base; some root damage	14	REMOVE
60048	Douglas fir	19	2	22	viable	12	REMOVE
60049	Douglas fir	11	2	16	viable	8	REMOVE
60050	Douglas fir	11	2	16	viable	8	REMOVE
60051	Douglas fir	21	2	24	viable	14	REMOVE
60053	Douglas fir	8	2	10	viable; hedgerow	8	REMOVE
60054	Douglas fir	7	2	8	viable; hedgerow	8	REMOVE
60055	Douglas fir	6	2	8	viable; hedgerow	8	REMOVE
60056	Douglas fir	8	2	8	viable; hedgerow	8	PROTECT
60057	Scots pine	11	2	16	viable; hedgerow	8	PROTECT

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 0/dead or hazard 1/decline 2/average 3/excellent

12/10/2018 Wilsonville Frog Pond Meadows Page 15 of 15

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
60058	river birch	8	2	22	viable	8	PROTECT
60064	Douglas fir	24	2	26	grading 4' from base; some root damage	16	REMOVE

RPZ means Root Protection Zone, a circle radius measured in feet
 DBH means Diameter at Breast Height for all trees.
 A brush grinding piece of equipment (i.e. brush hog or flail) has been used to mow the overgrowth in the southwest portion of the site. Some trees have had their low branches damaged during mowing. These branches should be pruned off if the trees are to be preserved. The damaged branches are mainly on trees 60180 through 60257. This is a hedgerow of western redcedars.
 Trees numbered in the 1s and 10s were added to the survey. Locations are estimated on the field map.
 Trees with poison oak or blackberry vines were measured with a Biltmore stick.

Species		
Oregon white oak- Quercus garryana	linden- Tilia cordata	casara- Rhamnus purshiana
apple- Malus sp.	Norway maple- Acer platanoides	cherry- Prunus sp.
apricot- Prunus sp.	Norway spruce- Picea abies	crab apple- Prunus sp.
bigleaf maple- Acer macrophyllum	pear- Pyrus sp.	Douglas fir- Pseudotsuga menziesii
bird cherry- Prunus avium	pine- Pinus sp.	English holly- Ilex aquifolium
black cottonwood- Populus trichocarpa	plum- Prunus sp.	English walnut- Juglans regia
black hawthorn- Crataegus douglasii	Ponderosa pine- Pinus ponderosa	giant sequoia- Sequoiadendron giganteum
black locust- Robinia pseudoacacia	Port-Orford cedar- Chamaecyparis lawsoniana	grand fir- Abies grandis
blue spruce- Picea pungens	river birch- Betula nigra	
Scots Pine- Pinus sylvestris	Sitka spruce- Picea sitchensis	
Scouler willow- Salix scouleriana	Western hemlock- Tsuga heterophylla	
Shore pine- Pinus contorta	Western Redcedar- Thuja plicata	
Silver maple- Acer sacharinum	White Willow- Salix alba	

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 0/dead or hazard 1/decline 2/average 3/excellent

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FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

EXISTING TREE DATA

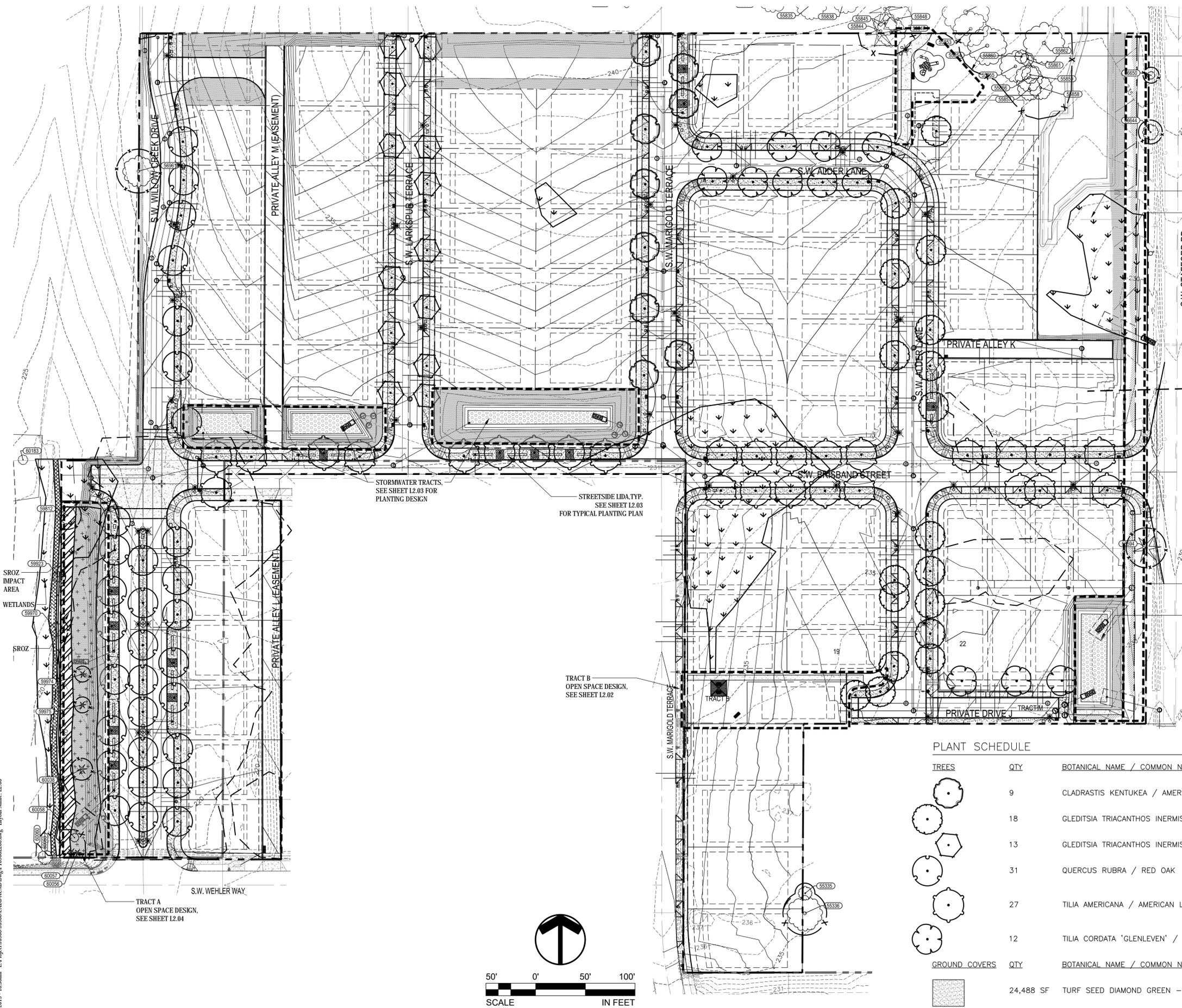
TITLE	#	DATE	DESCRIPTION

REVISIONS
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 STATUS
 JANUARY 28, 2019
 DATE
 18968
 PROJECT NUMBER

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 P18968X240
 P18968X600
 P18968X230
 P18968X430



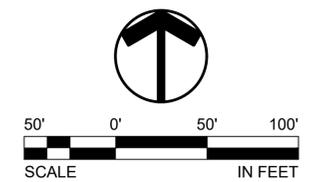
- OPEN SPACE DESIGN, SEE SHEET L2.02
- EXISTING WETLAND
- TRACT E BUFFER DESIGN, SEE SHEET L2.01
- TRACT D BUFFER DESIGN, SEE SHEET L2.01
- STORMWATER TRACT C, SEE SHEET L2.0 FOR PLANTING DESIGN
- TRACT B OPEN SPACE DESIGN, SEE SHEET L2.02
- STREETSIDE LIDA.TYP. SEE SHEET L2.03 FOR TYPICAL PLANTING PLAN
- STORMWATER TRACTS, SEE SHEET L2.03 FOR PLANTING DESIGN

SITE	PROPOSED
PROJECT BOUNDARY	---
STORM DRAIN MANHOLE	⊕
STORM DRAIN CLEAN OUT	⊙
LIDA FLOW CONTROL STRUCTURE (BEEHIVE)	•
CATCH BASIN	■
STORM DRAIN MAIN	—SD—
STORM DRAIN LATERAL	---SD---
SANITARY SEWER MANHOLE	⊕
SANITARY SEWER CLEAN OUT	⊙
SANITARY SEWER MAIN	—SS—
SANITARY SEWER LATERAL	---SS---
WATER VALVE	⊕
WATER BLOW-OFF	⊕
WATER METER	⊕
WATER FIRE HYDRANT	⊕
WATER MAIN	—W—
WATER LATERAL	---W---
PUBLIC LIDA WICURB OPENINGS	▬
STREET LIGHT	⊕
1' CONTOUR	---221---
5' CONTOUR	---220---
EXISTING	PROPOSED
1' CONTOUR	---221---
5' CONTOUR	---220---

NOTES:
 1. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, EXCEPT TRACT PLANTING WHICH SHALL RECEIVE ESTABLISHMENT IRRIGATION.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	9	CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD	B&B	2"
	18	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	B&B	2"
	13	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	B&B	2"
	31	QUERCUS RUBRA / RED OAK	B&B	2"
	27	TILIA AMERICANA / AMERICAN LINDEN	B&B	2"
	12	TILIA CORDATA 'GLENLEVEN' / GLENLEVEN LITTLELEAF LINDEN	B&B	2"
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	24,488 SF	TURF SEED DIAMOND GREEN – SUNMARK SEEDS / EXTREME LOW MAINTENANCE TURF	SEED	
	19,019 SF	DRY AREA SEED WILSONVILLE PUBLIC WORKS STANDARDS, APPEN / TABLE B.5	SEED	



COMPLETENESS SUBMITTAL - JANUARY 28, 2019 (NOT FOR CONSTRUCTION)
FROG POND MEADOWS
 LAND USE APPLICATION
 WILSONVILLE, OREGON
PLANTING PLAN

TITLE	#	DATE	DESCRIPTION

REVISIONS

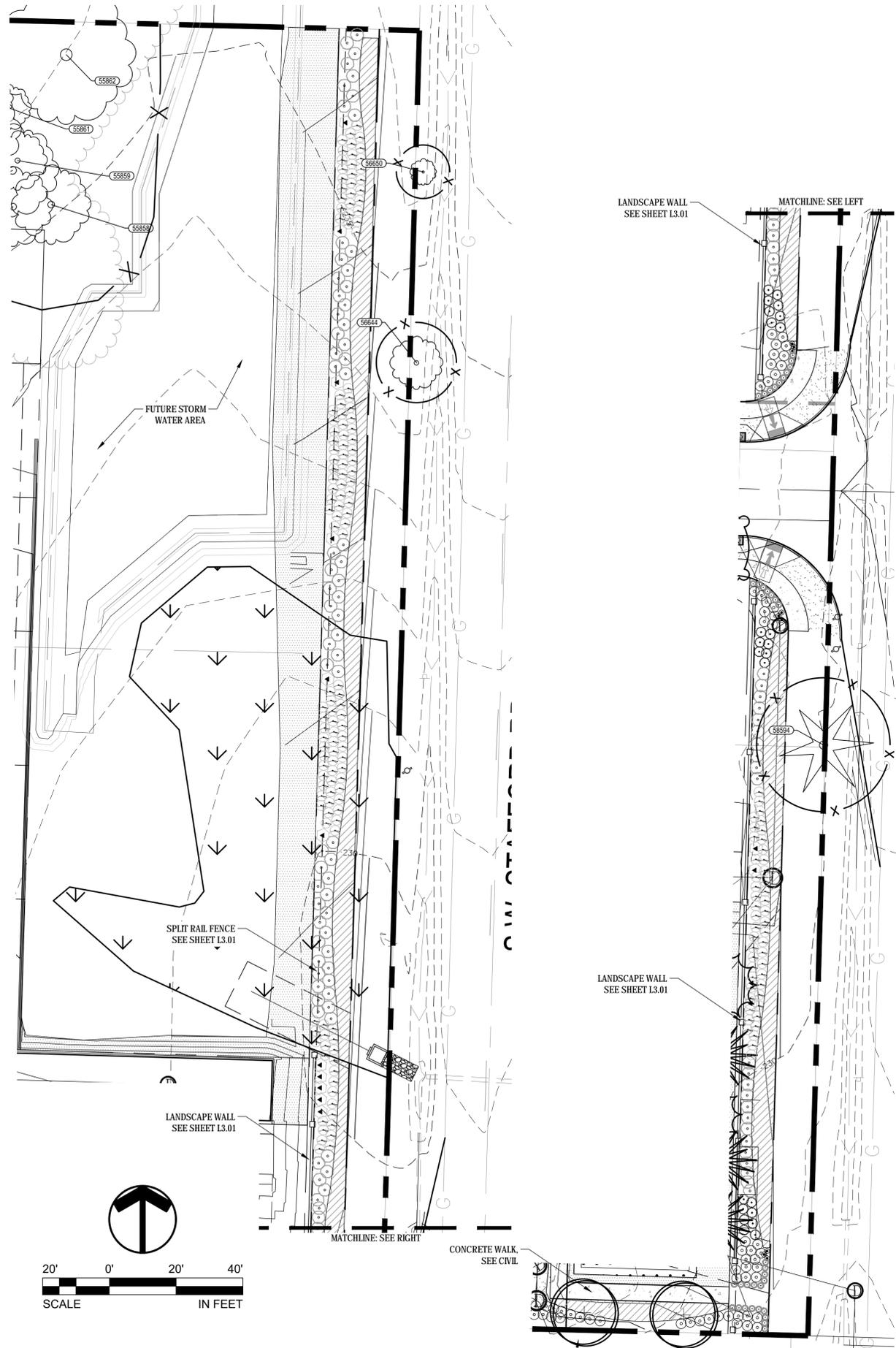
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JANUARY 28, 2019	DATE
18968	PROJECT NUMBER

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 P18968X240
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 P18968X230
 P18968X430



STAFFORD ROAD PLANTING BUFFER

UTILITY NOTE:

CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POT HOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

LANDSCAPE NOTES:

1. GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
2. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
3. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
4. IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
5. PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
6. IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
7. TOPSOIL: APPLY 9-INCH IMPORT TOPSOIL TO NEW PLANTED EXCEPT:
 - 7.1. AT STORM POND AND LIDA FACILITIES INSTALL STORMWATER FACILITY GROWING MEDIUM PER CITY OF WILSONVILLE 2015 STORMWATER & SURFACE WATER DESIGN & CONSTRUCTION STANDARDS SECTION 3.A.4.00.
 - 7.2. DO NOT APPLY TOPSOIL TO RIPARIAN MITIGATION AREA IN SROZ.
8. SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST. AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
9. COMPOST: APPLY 3-INCH DEPTH COMPOST TO TOPSOIL. DO NOT APPLY AT STORM OR LIDA FACILITIES. THOROUGHLY BLEND WITH TOPSOIL TO A DEPTH OF 6 INCHES.
 - 9.1. DO NOT APPLY COMPOST TO RIPARIAN MITIGATION AREA IN SROZ.
10. FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS. DO NOT APPLY FERTILIZER AT STORM FACILITIES.
11. BARK MULCH: SPREAD 3-INCH DEPTH FINE-MEDIUM GRADE FIR/HEMLOCK BARK OVER SHRUB BEDS. DO NOT APPLY MULCH AT STORM POND, LIDA FACILITIES, OR IN RIPARIAN MITIGATION AREA IN SROZ. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE.
12. PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
13. ROOT BARRIER: INSTALL PER CITY OF WILSONVILLE DETAIL RD-1240. SEE SHEET L3.0.
14. PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
15. LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
16. PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT GROUNDCOVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING. WHERE PLANTER IS LESS THAN 6 FEET WIDE, SET PLANTS HALF OF THE NOTED PLANT SPACING FROM ADJACENT PAVING.
17. WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
18. SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
19. SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.

PLANT SCHEDULE BUFFER PLANTING

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
⊙	23	BUXUS MICROPHYLLA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	3 GAL	
▲	15	CROCOSMIA X 'LUCIFER' / LUCIFER MONTBRETIA	GROUP OF 5 BULBS	
⊙	35	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	
●	9	NARCISSUS SP. / DAFFODIL	3 BULBS	
①	180	PENNISSETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	3 GAL	
⊙	38	ROSA X 'FLOWER CARPET RED' / ROSE	3 GAL	
⊙	101	VIBURNUM DAVIDII / DAVID VIBURNUM	3 GAL	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
▨	685	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL	24" o.c.

COMPLETENESS SUBMITTAL - JANUARY 28, 2019 (NOT FOR CONSTRUCTION)

FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

BUFFER PLANTING AND NOTES

TITLE	#	DATE	DESCRIPTION

REVISIONS

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PLANT SCHEDULE TRACTS H AND G PLAYGROUND AREA

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	2	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	B&B		1 1/2"
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	42	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		
	49	LIRIOPE MUSCARI 'SILVERLY SUNPROOF' / SILVERLY SUNPROOF BLUE LILYTURF	1 GAL		

PLANT SCHEDULE TRACT B

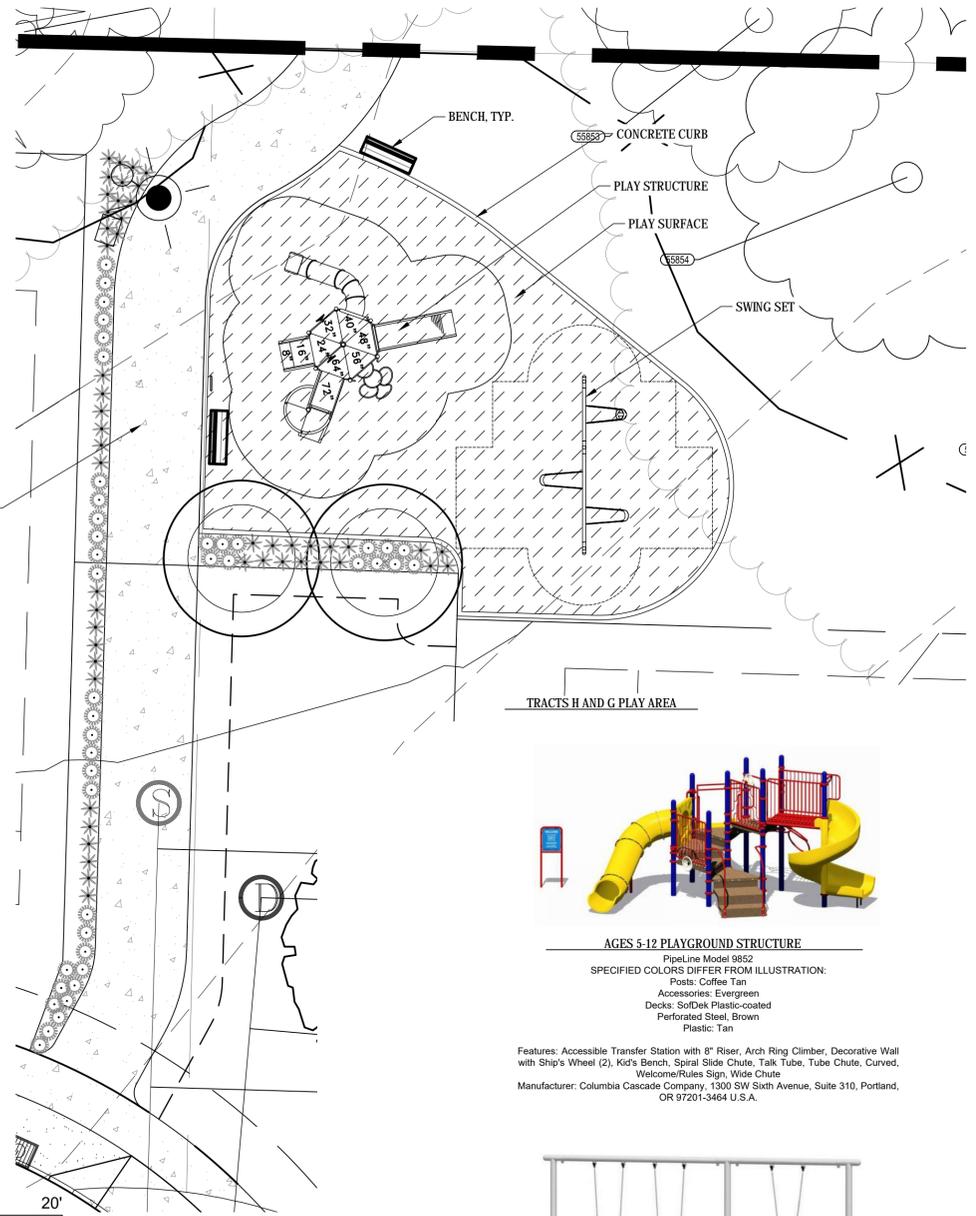
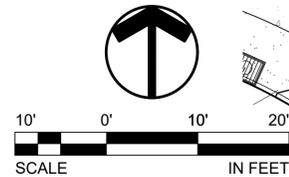
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	2	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	B&B		2"
	1	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	B&B		1 1/2"
	10	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	B&B		6'-8"
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	90	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		
	5	MAHONIA AQUIFOLIUM / OREGON GRAPE	3 GAL		
	12	NANDINA DOMESTICA 'MOYERS RED' / MOYERS RED HEAVENLY BAMBOO	3 GAL		
	6	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	3 GAL		
	8	VIBURNUM DAVIDII / DAVID VIBURNUM	3 GAL		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	1,890 SF	TURF SEED DIAMOND GREEN - SUNMARK SEEDS / EXTREME LOW MAINTENANCE TURF	SEED		



SHADE STRUCTURE
 MODEL SCR-19
 EVERGREEN STEEL ROOF WITH BUMPER BLACK POWDER COAT POSTS
 Polygon
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 Tel: 616.399.1963
 Email: info@polygon.com



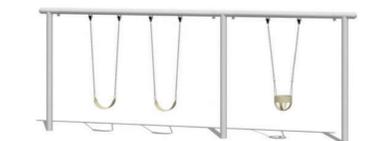
PICNIC TABLE
 Picnic Table and Seats shall be TimberForm® Parkway series model No. 2022, 7'-10" long and 5'-9" wide. Metal posts and frame to be powdercoat - black. Seat and tabletop shall be kiln dried douglas fir wood. Quantities shown shown on the project drawings.
 Manufacturer: Columbia Cascade Company, 1300 SW Sixth Avenue, Suite 310, Portland, OR 97201-3464 U.S.A.



TRACTS H AND G PLAY AREA



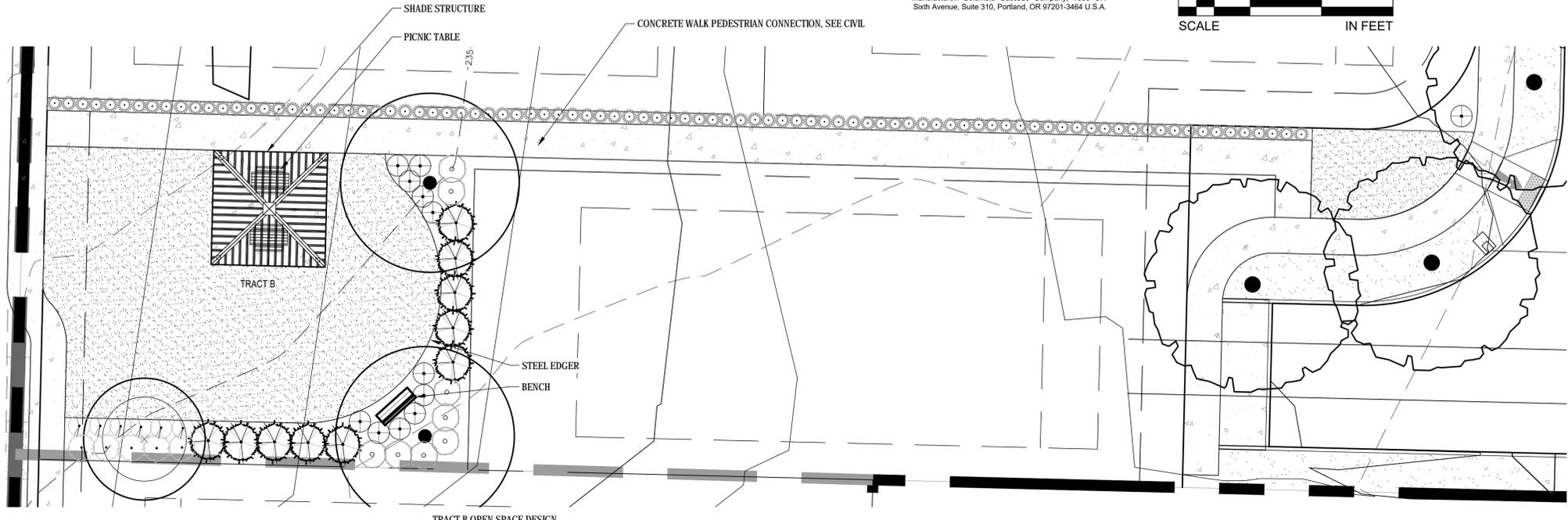
AGES 5-12 PLAYGROUND STRUCTURE
 PipeLine Model 9852
 SPECIFIED COLORS DIFFER FROM ILLUSTRATION:
 Posts: Coffee Tan
 Accessories: Evergreen
 Decks: SoftDek Plastic-coated Perforated Steel, Brown
 Plastic: Tan
 Features: Accessible Transfer Station with 8" Riser, Arch Ring Climber, Decorative Wall with Ship's Wheel (2), Kid's Bench, Spiral Slide Chute, Talk Tube, Tube Chute, Curved, Welcome/Rules Sign, Wide Chute
 Manufacturer: Columbia Cascade Company, 1300 SW Sixth Avenue, Suite 310, Portland, OR 97201-3464 U.S.A.



DOUBLE BELT/SINGLE TOT SWING
 PipeLine® model No. 1583-3 in standard evergreen color finish and quantity shown on the bill of materials or the project drawings. Manufacturer, Columbia Cascade Company, 1300 SW Sixth Avenue, Suite 310, Portland OR 97201-3464 U.S.A. Phone 503/225-1157.



BENCH WITH BACK
 Bench shall be TimberForm® Parkway series model No. 2016, 6 feet long. Metal posts and frame to be powdercoat - black. Seat shall be kiln dried douglas fir wood. Quantities shown shown on the project drawings.
 Manufacturer: Columbia Cascade Company, 1300 SW Sixth Avenue, Suite 310, Portland, OR 97201-3464 U.S.A.



TRACT B OPEN SPACE DESIGN

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FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

OPEN SPACE TRACT PLANS

TITLE	#	DATE	DESCRIPTION

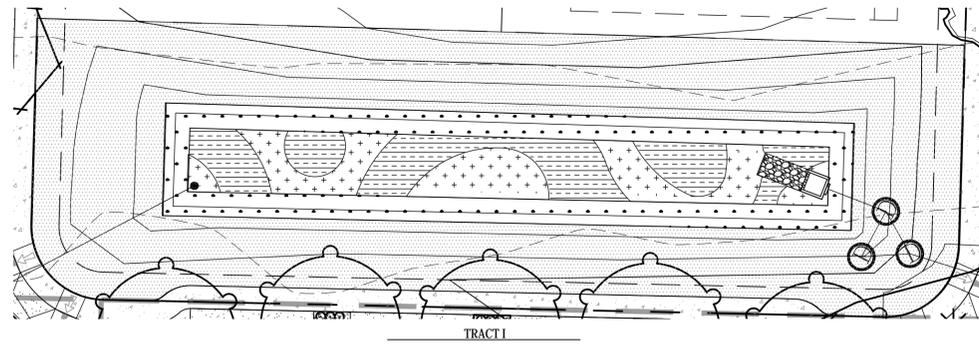
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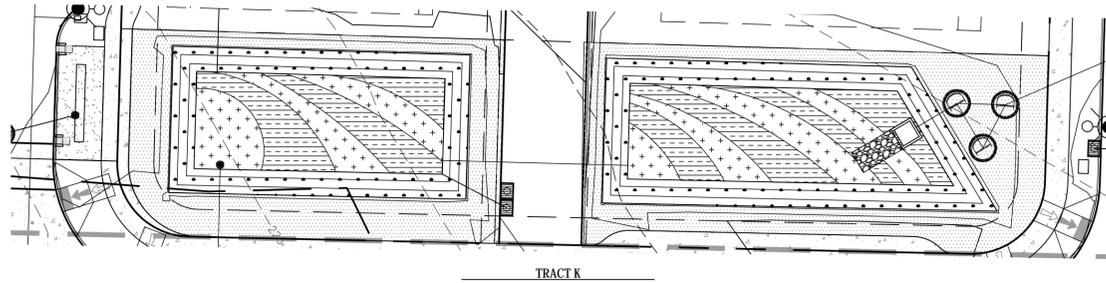
RAIN GARDEN BOTTOM

SYMBOL	QUANTITY	COMMON NAME / Botanical Name, SIZE, SPACING
	TBD	SLOUGH SEDGE / Carex obovata, 1 GAL., 2' O.C.
	TBD	SPREADING RUSH / Juncus patens, 1 GAL., 2' O.C.

RAIN GARDEN SIDE SLOPES

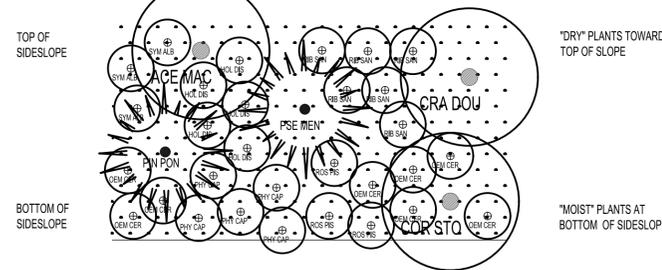
TYPICAL PLANTING PLAN

SYMBOL	QUANTITY	DESCRIPTION
	TBD SF	DRY AREA SEED MIX PER CITY OF WILSONVILLE PUBLIC WORKS STANDARDS, APPENDIX B, TABLE B.5: Botanical Name: COMMON NAME % MIXTURE Elymus glaucus BLUE WILDRYE 60% Hordeum brachyantherum MEADOW BARLEY 30% Bromus carinatus NATIVE CALIFORNIA BROME 10%

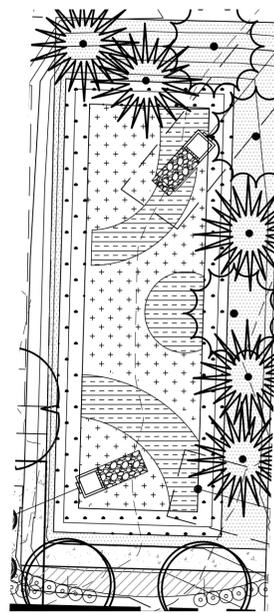


SYMBOL	DESCRIPTION
	DECIDUOUS TREE, 1" CAL. COR STO CORNUS STOLONIFERA (MOIST) CRA DOU CRATAEGUS DOUGLASII (DRY) ACE MAC ACER MACROPHYLLUM (DRY)
	CONIFER TREE, 6' HT. PSE MEN PSEUDOTSUGA MENZIESII (DRY) PIN PON PINUS PONDEROSA (DRY)
	SHRUBS, 1 GAL. HOL DIS HOLODISCUS DISCOLOR (DRY) OEM CER OEMLERIA CERASIFORMIS (MOIST) PHY CAP PHYSCARPUS CAPITATUS (MOIST) RIB SAN RIBES SANGUINEUM (DRY) ROS PIS ROSA PISOCARPA (MOIST) SYM ALB SYMPHORICARPOS ALBUS (DRY)

POND SIDE SLOPES - TYPICAL PLANTING PLAN



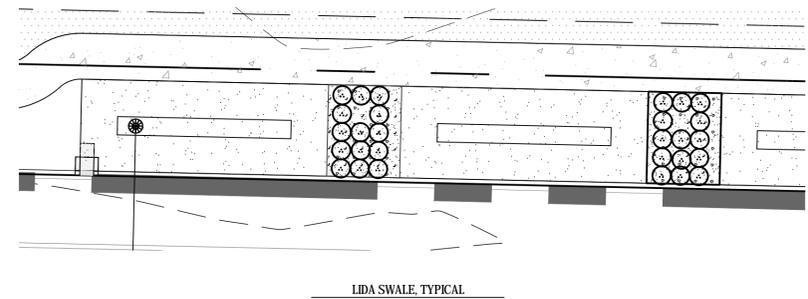
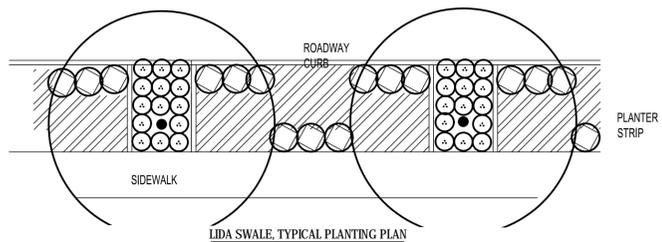
TYPICAL PLANTING FOR RAIN GARDENS



*NOTE: FINAL PLANT QUANTITIES FOR STORM WATER FACILITIES WILL BE DETERMINED DURING FINAL DESIGN.

LIDA FACILITIES PLANT LEGEND

SYMBOL	QTY	COMMON NAME / Botanical name	Size	Spacing
	TBD	DAGGER LEAF RUSH / Juncus ensifolius	1 GAL.	1' o.c.
	TBD	GOLDNUGGET BARBERRY / Berberis thunbergii 'Gold Nugget'	1 GAL.	2' o.c.
	TBD	KELSEY DOGWOOD / Cornus sericea 'Kelsey'	2 GAL.	3' o.c.



TREES

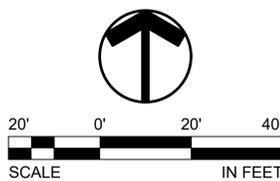
SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	CONT
	2	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	B&B
	5	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B&B
	3	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	B&B

SHRUBS

SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	CONT
	17	ROSA X 'FLOWER CARPET RED' / ROSE	3 GAL

GROUND COVERS

SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	CONT
	62	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL



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FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

LIDA AND RAIN GARDEN PLANS

TITLE	#	DATE	DESCRIPTION

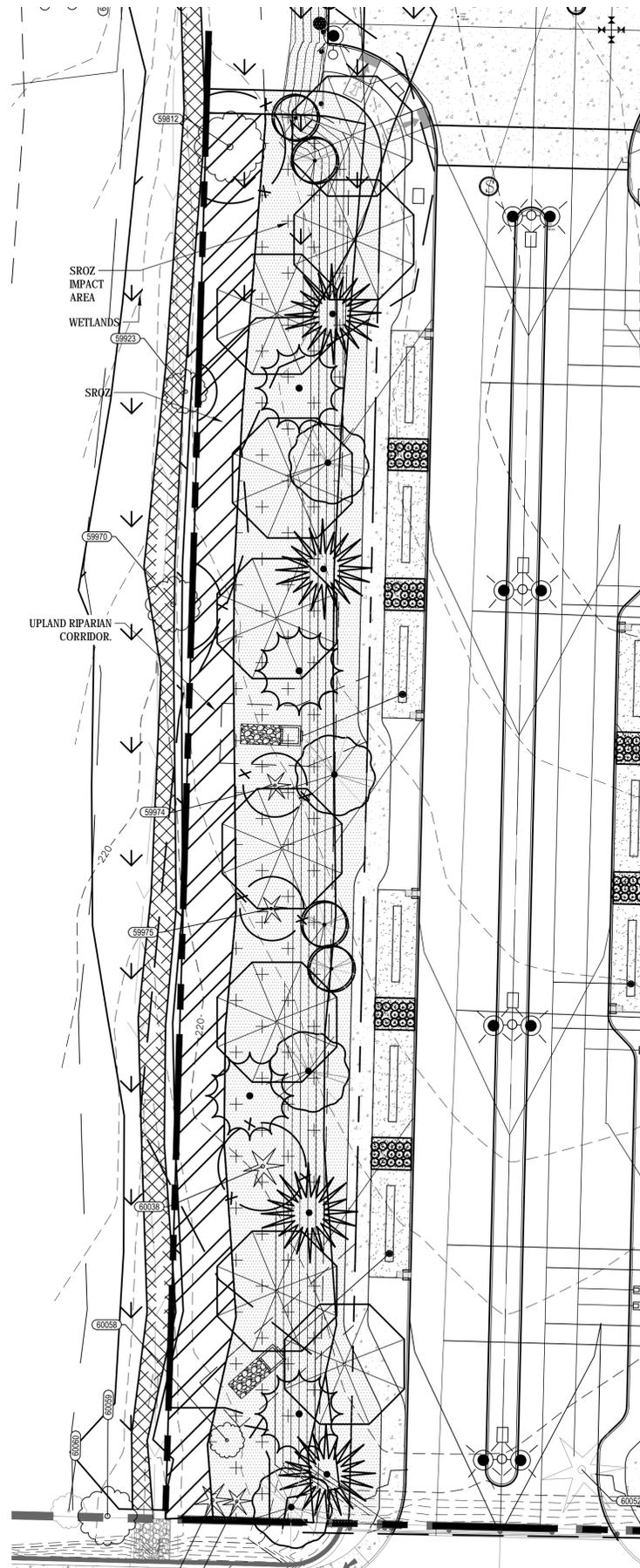
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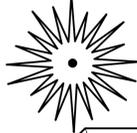
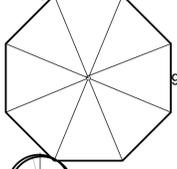
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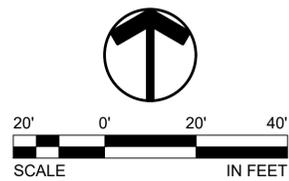
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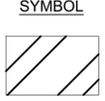
SROZ AREA PLANTING PLAN

PLANT SCHEDULE TRACT A

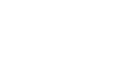
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	4	ALNUS RUBRA / RED ALDER	B&B	2"	
	4	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B&B		6'-8'
	9	QUERCUS GARRYANA / OREGON OAK	B&B	2"	
	4	RHAMNUS PURSHIANA / CASCARA	B&B	2"	
	4	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	B&B		6' HT.
	24,103 SF	DRY AREA SEED WILSONVILLE PUBLIC WORKS STANDARDS, APPEN / TABLE B.5			

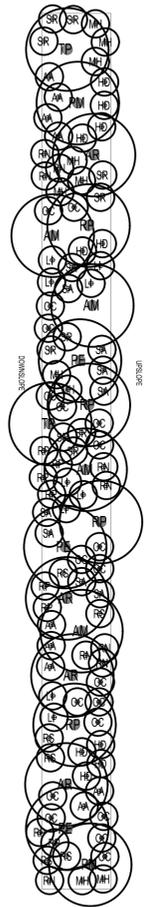


UPLAND RIPARIAN CORRIDOR PLANTING LEGEND

SYMBOL	QTY	COMMON NAME / Botanical name	PLS (#/ACRE)
	4,489 SF	SROZ - PROPOSED ENHANCEMENT AREA. SEE TYPICAL PLANTING PLAN AND PLANT QUANTITIES THIS SHEET.	
	8,812 SF	SROZ IMPACT AREA	

RIPARIAN CORRIDOR TYPICAL PLANTING PLAN

SYMBOL	COMMON NAME / Botanical Name	SYMBOL	COMMON NAME / Botanical Name
	RED ALDER / <i>Alnus rubra</i>		PACIFIC SERVICEBERRY / <i>Amelanchier alnifolia</i>
	BIG LEAF MAPLE / <i>Acer macrophyllum</i>		OCEANSPRAY / <i>Holodiscus discolor</i>
	DOUGLAS FIR / <i>Pseudotsuga menziesii</i>		CASCADE OREGON GRAPE / <i>Mahonia nervosa</i>
	BITTER CHERRY / <i>Prunus emarginata</i>		RED ELDERBERRY / <i>Sambucus racemosa</i>
	CASCARA BUCKTHORN / <i>Rhamnus purshiana</i>		TIN BERRY / <i>Lonicera evadocarpa</i>
	WESTERN RED CEDAR / <i>Thuja plicata</i>		OSGEBERRY (INDIAN PLUM) / <i>Ceanothus americanus</i>
			SNOWBERRY / <i>Symphoricarpos albus</i>
			NOOTKA ROSE / <i>Rosa nutkana</i>
			CLUSTERED ROSE / <i>Rosa pisocarpa</i>
			RED FLOWERING CURRANT / <i>Ribes sanguineum</i>



COMPLETENESS SUBMITTAL - JANUARY 28, 2019 (NOT FOR CONSTRUCTION)

FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

SROZ AREA PLANTING PLAN

TITLE	#	DATE	DESCRIPTION

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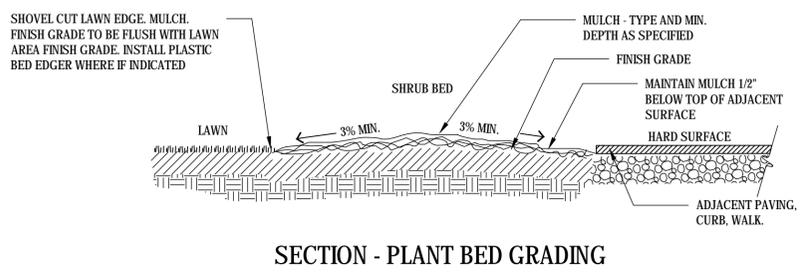
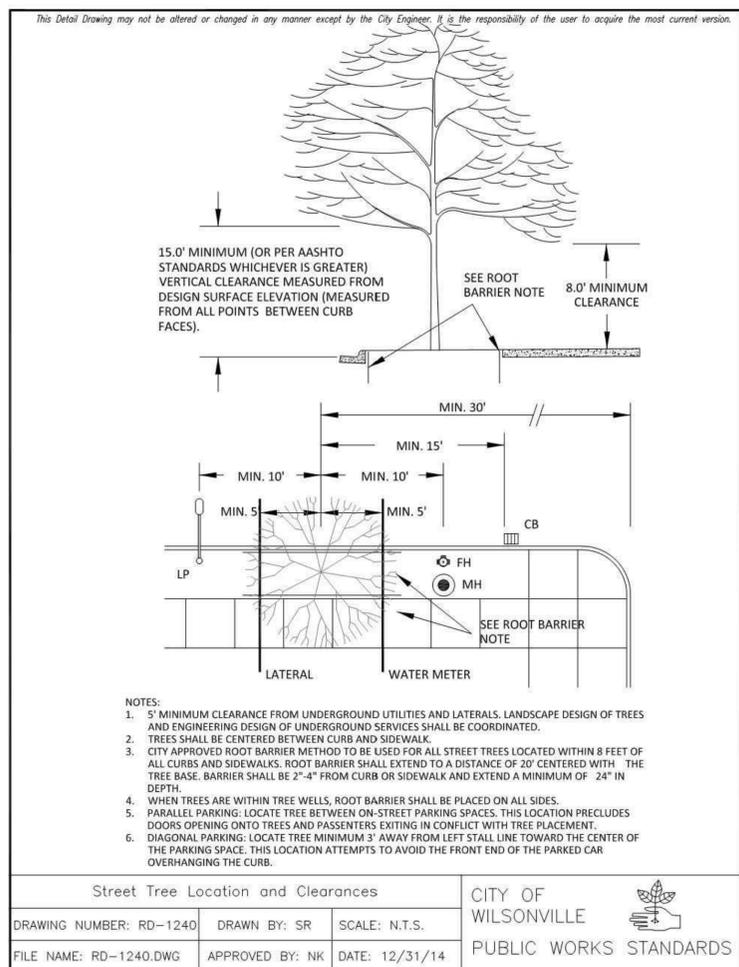
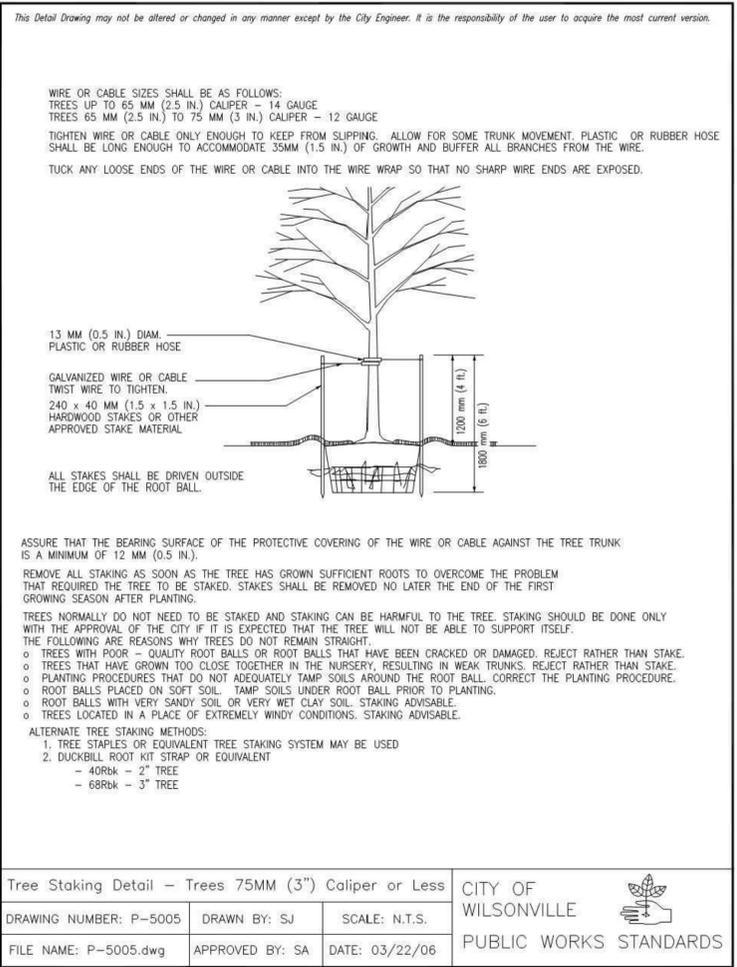
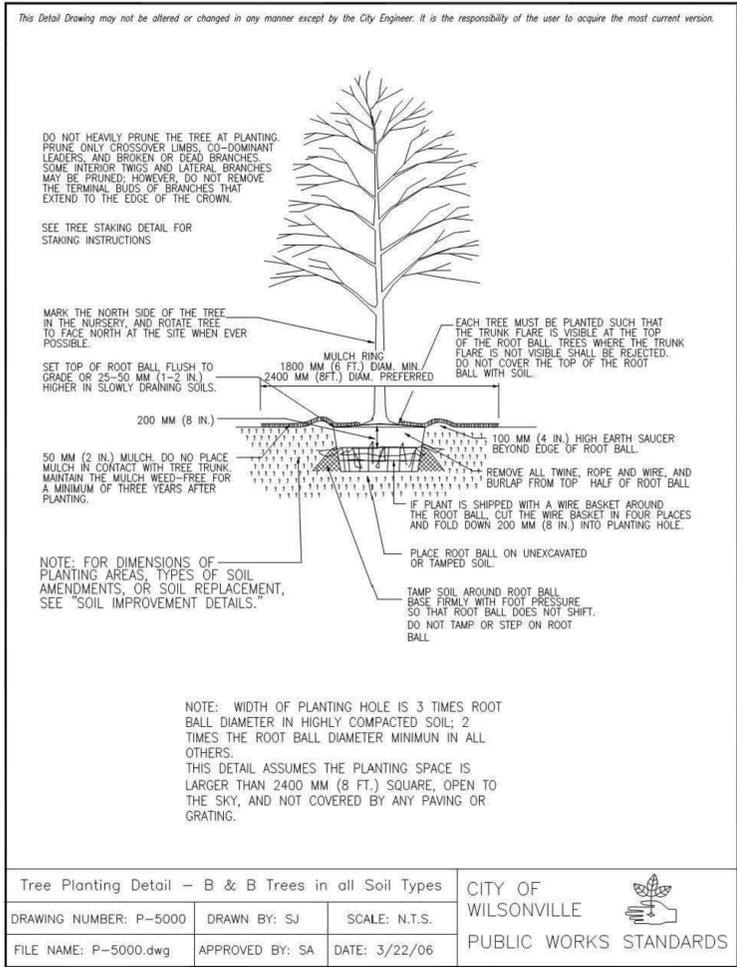
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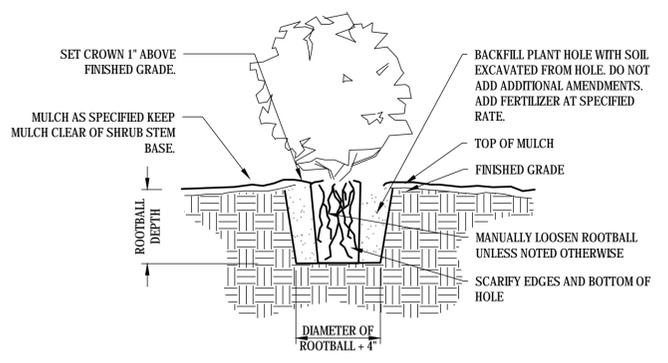


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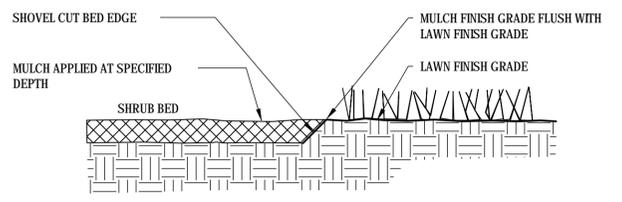
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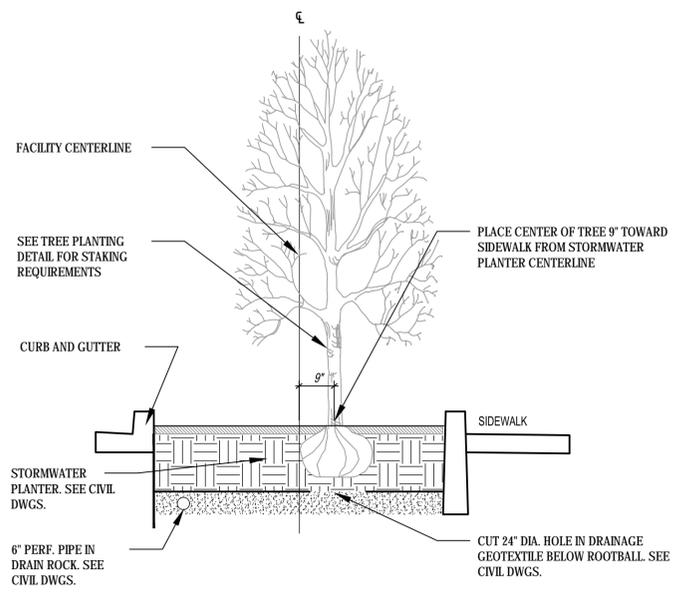
SECTION - PLANT BED GRADING



SHRUB PLANTING DETAIL



SHOVEL CUT BED EDGE



TREE IN STREETSIDE LIDA FACILITY

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COMPLETENESS SUBMITTAL - JANUARY 28, 2019 (NOT FOR CONSTRUCTION)

FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

PLANTING DETAILS

TITLE	#	DATE	DESCRIPTION

REVISIONS

GAK	DMH
DRAWN BY	CHECKED BY
COMPLETENESS SUBMITTAL	STATUS
JANUARY 28, 2019	DATE
1896X	PROJECT NUMBER

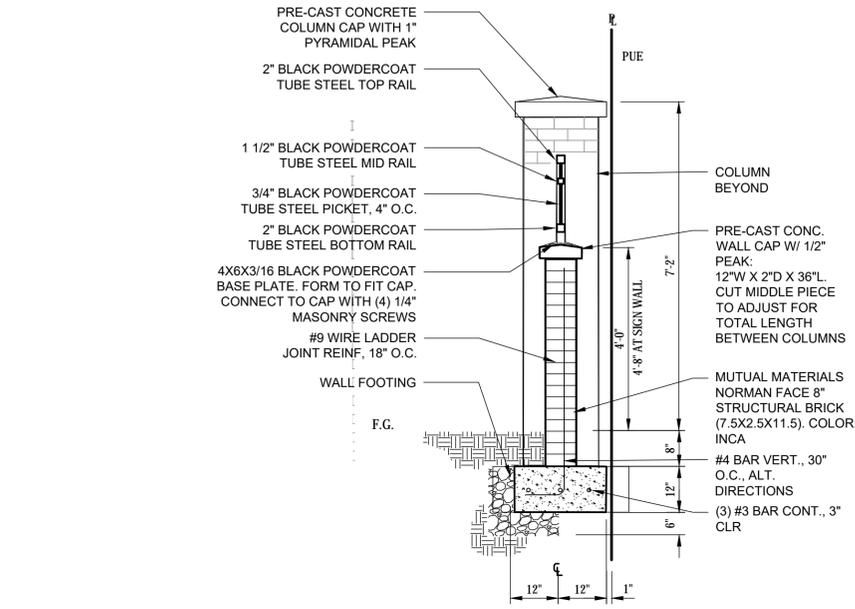
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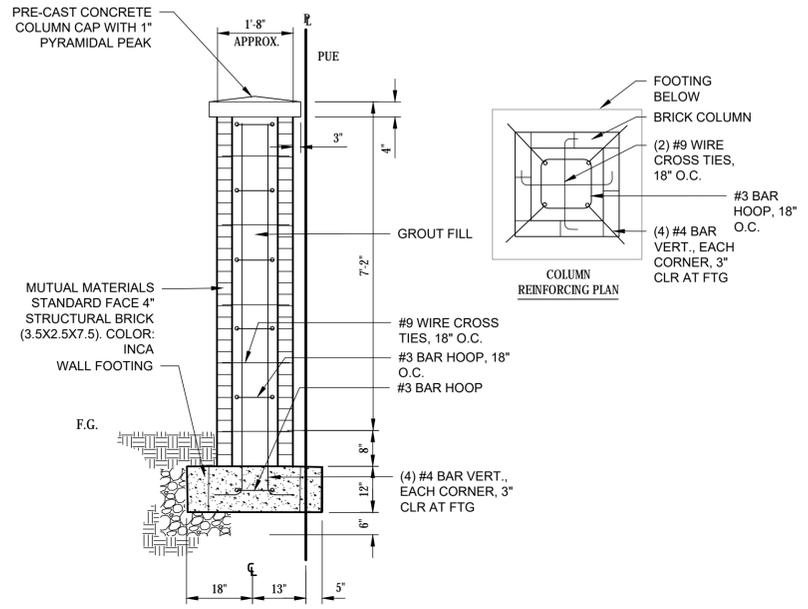
Otak, Inc.
 808 SW Third Avenue, Ste. 300
 Portland, OR 97204
 503.287.6825
 www.otak.com

REGISTRATION
 PRELIMINARY
 NOT FOR CONSTRUCTION
 LANDSCAPE ARCHITECT
 EXPIRES: 9/30/2019

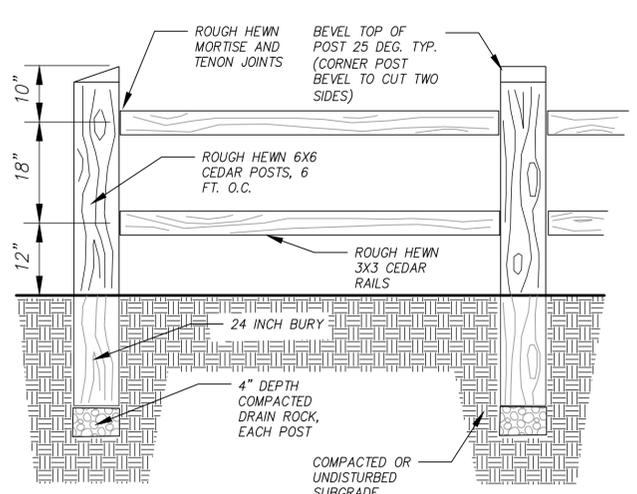
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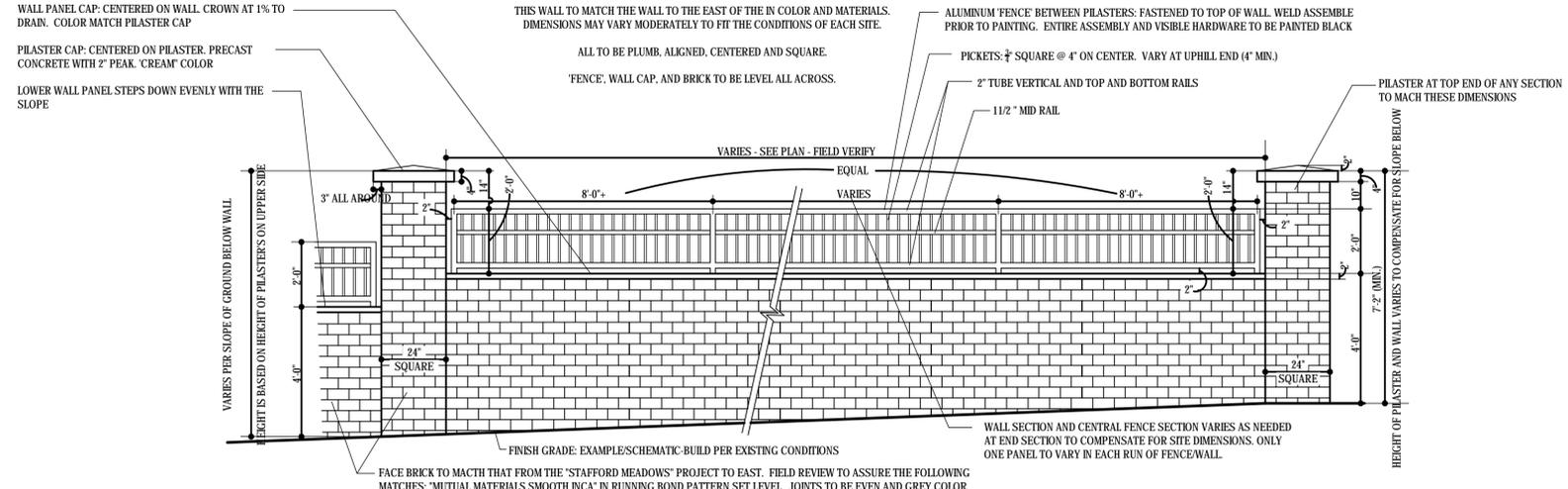
BRICK LANDSCAPE WALL SECTION



BRICK WALL COLUMN SECTION



CEDAR SPLIT RAIL FENCE



BRICK LANDSCAPE WALL ELEVATION

COMPLETENESS SUBMITTAL - JANUARY 28, 2019 (NOT FOR CONSTRUCTION)

FROG POND MEADOWS

LAND USE APPLICATION
 WILSONVILLE, OREGON

LANDSCAPE WALL DETAIL

TITLE	#	DATE	DESCRIPTION

REVISIONS

GAK DMH
 DRAWN BY CHECKED BY
 COMPLETENESS SUBMITTAL
 STATUS
 JANUARY 28, 2019
 DATE
 18965
 PROJECT NUMBER

L3.01
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