



February 26, 2019

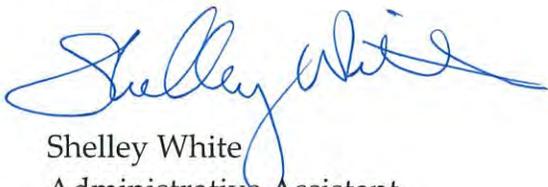
Angela Grajewski
Polygon WLH LLC
703 Broadway Street, Suite 510
Vancouver WA 98660

Re: Case File AR19-0004

Dear Angela:

Enclosed you will find the Administrative Review and Decision on your request for minor revisions to the approvals for the Clermont subdivision in Villebois. Please be advised that the decision is not final and effective until the appeal period, as spelled out on the attached Notice of Decision page, has passed. Enclosed is a sign-off sheet accepting Conditions of Approval for you to sign and return. Please call us if you have any questions.

Sincerely,



Shelley White
Administrative Assistant

cc

via email: Pacific Community Design, Inc.



February 26, 2019

Notice of Administrative Decision

Project Name: Class II Review of Reduced Number of Lots, Increased Park Area, Updated Trail Alignment, and Related Modifications

Case File No.: AR19-0004

Owners: Allen Chang, Polygon at Villebois III LLC

Applicant: Polygon WLH, LLC

Applicant's Rep.: Pacific Community Design, Inc.

Location: North side of Berlin Avenue east of Orleans Avenue. The property described as Tax Lots 543, 7400, and 7500, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

Request: Minor reduction in the number of lots (2), increasing the park area (by 0.3 acres), and the realignment of a planned mid-block pedestrian crossing. The action also modifies other related plans, such as landscaping.

On February 26, 2019 an administrative decision was rendered, granting approval with conditions on the above-referenced applications:

The written decision is on file in the planning division. A copy of the applications, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at \$.25 per page at the Wilsonville Planning Division, 29799 SW Town Center Loop E., Wilsonville OR, 97070.

Section 4.022(.01) of the Wilsonville Code provides that this decision may be appealed by any person who is entitled to written notice or who is adversely aggrieved. Appeal is processed under Wilsonville Code 4.022.

Note: Any appeal must be filed with the City Recorder within fourteen (14) calendar days of the notice of the decision. The notice of appeal shall be in writing and indicate the specific issue(s) being appealed and the reason(s) therefore. Should you require further information, please contact Daniel Pauly AICP, Senior Planner, with the City Planning Division at 503-682-4960. Last day to appeal: 4:00 P.M. on March 12, 2019

For more information, contact the Wilsonville Planning Division at 503-682-4960



Planning Division Staff Report
Administrative Decision

Villebois Phase 5 North: Removal of 2 Lots, increased Park Area, and Updated Trail Alignment

Date of Report/Decision: February 26, 2019

Application No.: AR19-0004 Class II Review of Reduced Number of Lots, Increased Park Area, Updated Trail Alignment, and Related Modifications

Request Summary: The City of Wilsonville’s Planning Director, Pursuant to Section 4.030 and 4.035 Wilsonville Code, is approving a minor reduction in the number of lots (2), increasing the park area, and the realignment of a planned mid-block pedestrian crossing. The action also modifies other related plans, such as landscaping.

Location: North side of Berlin Avenue east of Orleans Avenue. The property described as Tax Lots 543, 7400, and 7500, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

Owners: Allen Chang, Polygon at Villebois III LLC

Applicant: Polygon WLH, LLC

Applicant’s Rep.: Pacific Community Design, Inc.

Zone Map Classification: V (Village)

Staff Reviewers: Daniel Pauly AICP, Senior Planner

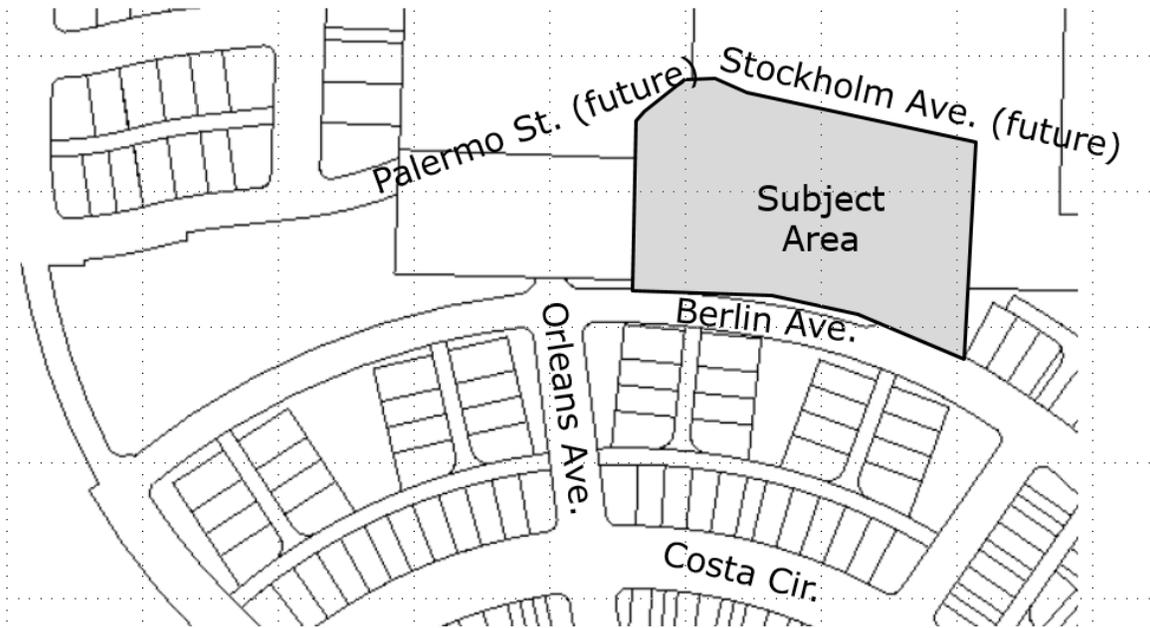
Action Taken: Approve with conditions the requested minor modification to the PDP, FDP, and Tentative Plat and related applications.

Applicable Review Criteria

Development Code	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.033	Authority of City Council
Subsection 4.035 (.04)	Site Development Permit Application

Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.113	Residential Development in Any Zone
Section 4.125	V-Village Zone
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Sections 4.200 through 4.220	Land Divisions
Sections 4.236 through 4.270	Land Division Standards
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20 as applicable	Tree Preservation and Protection

Vicinity Map



Background/Summary:

Pursuant to direction from the Wilsonville City Council, and after neighborhood outreach to confirm the preferred alignment of a pathway, the applicant proposes removing two single-family lots from the approved subdivision to better preserve mature Douglas-fir trees and reorient a mid-block crossing to align with the preserved trees and a path connection to the south. The proposal reduces the number of lots in the subdivision from 89 to 87. This will result in 195

Medium/Standard/Large lots in SAP North, which would have resulted in a 9% increase for the Clermont approval. The final SAP North Unit Count is as follows:

	Currently Approved Count in SAP N	Proposed Unit Count in SAP N	% Change
Medium/Standard/Large/Estate	179	195	9%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	246	271	10%
Total	425	466	9%

Master Exhibit List:

The entry of the following exhibits into the public record confirms consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File AR19-0004. The exhibit list below reflects the electronic record posted on the City’s website and retained as part of the City’s permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City’s website and retained as part of the City’s permanent electronic record shall be controlling for all purposes.

- A1. Staff report and findings (this document)
- B1. Application Forms
- B2. Applicant’s Narrative
- B3. Applicant’s Submitted Drawings
- B4. Updated FDP Drawings for entire PDP reflecting changes

Findings of Fact:

1. The statutory 120-day time limit applies to this application. The City received the application on January 30, 2019. The applicant submitted additional information on February 7, 2019 making the application complete. The City must render a final decision for the request, including any appeals, by June 7, 2019.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	V	Vacant
East:	V	Residential
South:	V	Residential
West:	V	Vacant

3. Prior land use actions include:

Legislative:

- 02PC06 - Villebois Village Concept Plan
- 02PC07A - Villebois Comprehensive Plan Text
- 02PC07C - Villebois Comprehensive Plan Map
- 02PC07B - Villebois Village Master Plan
- 02PC08 - Village Zone Text
- 04PC02 – Adopted Villebois Village Master Plan
- LP-2005-02-00006 – Revised Villebois Village Master Plan
- LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
- LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
- LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

- DB07-0054 et seq – SAP-North
- DB07-0087 et seq – PDP-1N, Arbor at Villebois
- DB11-0024 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
- DB12-0066 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
- DB13-0020 et seq – PDP-2N, SAP North Amendment Polygon NW
- DB14-0009 et seq – PDP-3N, SAP North Amendment Polygon NW
- DB15-0084 et seq – PDP 4N, SAP North Amendment Polygon NW
- DB18-0049 et seq – PDP 5N, SAP North Amendment, etc. Polygon NW

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Conclusionary Findings

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General
Section 4.008

The City's processing of the application is in accordance with the applicable general procedures of this Section.

Who May Initiate Application

Section 4.009

The owners of all property included in the application signed the application forms. Polygon Northwest initiated the application with their approval.

Pre-Application Conference

Subsection 4.010 (.02)

Following a request from the applicant, the City held a pre-application conference for the proposal (PA18-0004) in accordance with this subsection.

Lien Payment before Application Approval

Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Site Development Permit Submission Requirements

Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally

Section 4.110

This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199, applied in accordance with this Section.

Request

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Protection of Significant Trees

Subsection 4.125 (.14) A. 2. f.

1. The applicant provides tree protection information. A primary reason for the proposed modification is better tree protection.

Land Area Tabulation

Subsection 4.125 (.18) G. 2. d.

2. Following is a tabulation of land area devoted to the various uses and a calculation of net residential density with the proposed modifications which change 0.3 acres of land from "Lots and Alleys" to "Parks and Open Space" and reduces the number of lots by 2 from 89 to 87:

Approx. Gross Acreage	26.65 Acres
Parks and Open Space	8.93 Acres
Public Streets	7.71 Acres
Lots and Alleys	10.01 Acres
Net Residential Density: 87 lots / 10.01 Acres = 8.69 units per net acre	

SAP Refinements to Villebois Village Master Plan

Refinement 1 Street Network

Refinements to the Master Plan

Subsection 4.125 (.18) F. 1. a.

3. The proposed minor modifications must be consistent with the Master Plan refinements approved by the Development Review Board for Clermont. The reduction of 2 lots results in what would be a 9% change for Clermont in large/medium/standard lots from previous SAP North approvals. The addition of 0.3 acres of parks and open space does not negatively affect any park refinement findings as the refinement language focuses on removal, and the proposal is for addition.

Protection of Natural Features & Other Resources

General Terrain Preparation and Protection of Trees and Wooded Areas

Subsection 4.171 (.02) and (.04)

4. The City worked carefully with the applicant to ensure the proposed developments is designed, constructed and maintained with maximum regard to natural terrain features and topography, including the many mature healthy trees and steep terrain of the subject site. The modification further protects and preserves existing trees.

Lot Size and Shape

Subsection 4.237 (.05)

5. Proposed lot sizes, widths, shapes and orientations, continue to be appropriate for the proposed development and are in conformance with the Village Zone requirements discussed in the previous SAP and PDP approved for the property.

Standards for Tree Removal, Relocation or Replacement, Residential

Limitation on Tree Removal

Subsection 4.610.10 (.01) H.

6. The proposed tree removal is either necessary for construction or is due to the health and condition of the trees. The modified plan removes fewer trees than originally approved for removal by the Development Review Board.

Design Standards Applying to the Village Zone

Protection of Significant Trees
Subsection 4.125 (.14) A. 2. f.

7. The applicant proposes protecting significant trees and the proposed modification protects additional trees.

Action Taken and Conditions of Approval:

THEREFORE, based on Staff analysis and the above findings 1-7 above, the Planning Director hereby **approves** the application as requested, subject to the following Conditions of Approval:

AR19-0004

PD 1. All construction, site development, and landscaping of the parks shall be carried out in substantial accord with the approved plans. This action only modifies area of the block bounded by Berlin Avenue to the south, Orleans Ave to the west, Palermo Street to the northwest, Stockholm Avenue to the northeast, and a pedestrian path aligned with the eastern edge of Cherbourg Lane to the east impacted by the removal of the two lots and realignment of the pathway.

Case File #: AR19-0004

Approved:



Daniel Pauly, Senior Planner for
Miranda Bateschell, Planning Director

2/26/19

Date

Section 4.022(.01) of the Wilsonville Code provides that this decision may be appealed by the Applicant and party entitled to notice or adversely affected or aggrieved or called up for review by the Development Review Board. The notice of appeal shall indicate the nature of the action or interpretation that is being appealed or called up. The appeal shall regard a determination of the appropriateness of the action or interpretation of the Code requirements involved in the decision.

*Note: The decision of the Planning Director may be appealed by an affected party or by three (3) Board members in accordance with Section 4.017 except that the review shall be of the record supplemented by oral commentary relevant to the record presented on behalf of the Applicant and the Planning Director. Any appeal must be filed with the City Recorder within fourteen (14) calendar days of the notice of the decision. The notice of appeal shall be in writing and indicate the specific issue(s) being appealed and the reason(s) therefore. Should you require further information, please contact Daniel Pauly AICP, Senior Planner, with the City Planning Division at 503-682-4960. Last day to appeal: **4:00 P.M. on March 12, 2019.***

For more information, contact the Wilsonville Planning Division at 503-682-4960.

Sign-off accepting Conditions of Approval

Case File # **AR19-0004**

Project Name: Class II Review of Reduced Number of Lots, Increased Park Area,
Updated Trail Alignment, and Related Modifications (Clermont)

The Conditions of Approval have been received and accepted by:

Signature

Title

Date

Signature

Title

Date

This decision is not effective unless this form is signed and returned to the planning office as required by WC Section 4.140(.09)(L).

Adherence to Approved Plan and Modification Thereof: The Applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development.

Please sign and return to:

Shelley White
Planning Administrative Assistant
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville OR 97070



29799 SW Town Center Loop E, Wilsonville, OR 97070
 Phone: 503.682.4960 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

**Planning Division
 Development Permit Application**

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:

Name: Jason Baker / Angela Grajewski
 Company: Polygon WLH, LLC.
 Mailing Address: 703 Broadway Street, Suite 510
 City, State, Zip: Vancouver, WA 98660
 Phone: 360-695-7700 Fax: _____
 E-mail: Jason.Baker@PolygonHomes.com

Authorized Representative:

Name: Stacy Connery, AICP (Applicant's Representative)
 Company: Pacific Community Design, Inc.
 Mailing Address: 12564 SW Main Street
 City, State, Zip: Tigard, Oregon 97223
 Phone: 503-941-9484 Fax: _____
 E-mail: Stacy@pacific-community.com

Property Owner:

Name: See Attached
 Company: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Property Owner's Signature:

Printed Name: _____ Date: _____

Applicant's Signature: (if different from Property Owner)

A. Grajewski
 Printed Name: A. Grajewski Date: 1/30/19

Site Location and Description:

Project Address if Available: 28201 SW 110th Avenue, Wilsonville, OR 97070 Suite/Unit _____
 Project Location: Within Villebois, South of and adjacent to Tooze Road
 Tax Map #(s): 31W15AB Tax Lot #(s): 7200,7300,7400,7500,7600 County: Washington Clackamas

Request:

Class II Administrative Review to modify the tentative plat for Clermont. Lot 65 will be removed and lot 84 will be adjusted to fit a linear park, preserving multiple "important" trees.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Permit (B or C) | <input type="checkbox"/> Temporary Use | <input checked="" type="checkbox"/> Other (describe)
Administrative Review |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |



Chang Property Owners List - Development Application

31W15AB Tax Lot 7200, 7300, 7400, 7500, 7600

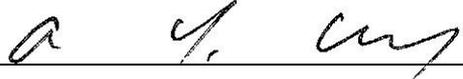
Victor C. Chang

28201 SW 110th Avenue, Wilsonville, OR 97070

x _____

Allen Y. Chang

28201 SW 110th Avenue, Wilsonville, OR 97070

x  _____

31W15AA16400

Sparrow Creek, LLC.

x _____

31W15AB00543, 31W15AB08010

Polygon at Villebois III, LLC.

11624 SE 5th St, Ste #200, Bellevue, WA 98005

x _____

Project Name = Villebois Phase 5 North "Clermont"

Chang Property Owners List - Development Application

31W15AB Tax Lot 7200, 7300, 7400, 7500, 7600

Victor C. Chang

28201 SW 110th Avenue, Wilsonville, OR 97070

x 

Allen Y. Chang

28201 SW 110th Avenue, Wilsonville, OR 97070

x _____

31W15AA16400

Sparrow Creek, LLC.

x _____

31W15AB00543, 31W15AB08010

Polygon at Villebois III, LLC.

11624 SE 5th St, Ste #200, Bellevue, WA 98005

x _____



MEMORANDUM

DATE: January 30, 2019
TO: Dan Pauly, City of Wilsonville
CC: Pam Verdadero, Polygon WLH, LLC
FROM: Stacy Connery
RE: Class II Administrative Review - Clermont Linear Green (Tract 'W')

The applicant is requesting a Class II Administrative Review for the reconfiguration of the Linear Green (Tract 'W') north of SW Berlin Avenue and the removal of two lots (Lots 64 and 65) as discussed on the December 3rd City Council meeting. Attached is the proposed reconfiguration which has been chosen after city coordination with interested neighbors. The Linear Green tract will be approximately 0.56 acres in size and will replace lots 64 and 65.

The following updates the density refinement table for the loss of two (2) lots.

Table with 4 columns: Category, Currently Approved Count in SAP N, Proposed Unit Count in SAP N, % Change. Rows include Medium/Standard/Large/Estate, Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt., and Total.

This reconfiguration results in the addition of approximately 0.29 acres of parks and open space to the plan and an additional tree retention of 5 Important Trees and 5 Good trees within the Linear Green tract. Trees on lots as identified on the attached exhibit will be retained within tree protection easements. The attached exhibit also identifies that lots surrounding this Linear Green tract will be single-level homes. Further elevation of tree conditions on Lot 84 in relation to home construction will be evaluated by an arborist to determine whether a single-level home can be constructed on this lot without negatively impacting the trees.

Attachments

- A. Proposed Lot Configuration Exhibit



✱ SINGLE-LEVEL HOUSING



REVISIONS		
NO.	DATE	DESCRIPTION

PDP 5N
CLERMONT
AT VILLEBOIS

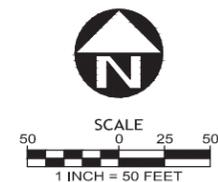
Final
Development
Plan
STREET TREE
PLANTING
PLAN

PROJECT NO.:	395-079
TYPE:	PLANNING
REVIEWED BY:	JJK

L1



NOTE:
SEE SHEET L5 AND L6 FOR TRACT AND POCKET PARK PLANTING PLANS
SEE SHEETS L2 FOR TRACT AND POCKET PARK 9 LEGENDS, NOTES & DETAILS.
SEE SHEET L2 FOR STREET TREE LEGEND, NOTES AND DETAILS.



1 STREET TREE PLANTING PLAN

N:\proj\395-079\09 Drawings\03 Planning Sheets - Planning FDP\submit\LANDSCAPE\395079 (L3) STREETTREE-001.dwg - SHEET: L1 Feb 21, 2019 - 11:20am michelle.hundley

STREET TREE LEGEND:

QTY.	SYMBOL	BOTANICAL NAME /	SIZE	SPACING
12		WHITE OAK Quercus ALBA	2" cal., B&B	30' o.c.
29		AUTUMN APPLAUSE ASH Fraxinus americana 'Autumn Applause'	2" cal., B&B	30' o.c.
52		ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal., B&B	30' o.c.
18		ZELKOVA SERR. 'GREEN VASE' Green Vase Zelkova	2" cal., B&B	30' o.c.
28		RED OAK Quercus rubra	2 1/2" cal., B&B	40' o.c.
8		QUERCUS ROBUR English Oak	2" cal., B&B	30' o.c.
25		FAGUS SYLVATICA European Beech	2 " cal., B&B	30' o.c.
17		YELLOWWOOD CLADRASTIS KENTUKEA	2 " cal., B&B	30' o.c.

GENERAL NOTES: LANDSCAPE PLAN

- THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUD ALL TURF AREAS PRIOR TO SEEDING. TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
- BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURE'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
- GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.

TRACT AND POCKET PARK PLANTING LEGEND
TREES

SYMBOL	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK
	INCENSE CEDAR / CALOCEDRUS DECURRENS:	8' HT., B&B
	CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL':	2" CAL., B&B
	RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED':	2 CAL., B&B
	GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE':	2" CAL., B&B
	CHINESE REDBUD / CERCIS CHINENSIS:	2" CAL., B&B
	SLENDER HINOKI FALSE CYPRESS / CHAMAECYPARIS OBTUSA 'GRACILIS':	6-8' HT., AS SHOWN
	COLUMNAR EASTERN WHITE PINE PINUS STROBUS 'FASTIGIATA':	6-8' HT., AS SHOWN

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	5 GAL.
	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL.
	'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	2 GAL.
	FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME':	2 GAL.
	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN':	2 GAL.
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	3 GAL.
	DOUBFILE VIBURNUM / VIBURNUM P. TOMENTOSUM:	3 GAL.
	MOPS MUGO PINE / PINUS MUGO 'MOPS':	3 GAL.
	WICHITA BLUE JUNIPER / JUNIPERUS SCOPULORUM 'WICHITA':	6' HT.

ORNAMENTAL GRASSES

SYMBOL	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" O.C.
	PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM':	2 GAL., 30" O.C.
	JAPANESE BLOOD GRASS / IMPERATA CYLINDRICA 'RED BARON':	2 GAL.
	VARIEGATED JAPANESE SILVER GRASS MISCANTHUS SINENSIS 'VARIEGATUS':	2 GAL.
	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS:	2 GAL., 2" O.C.

LAWN AND GROUND COVER

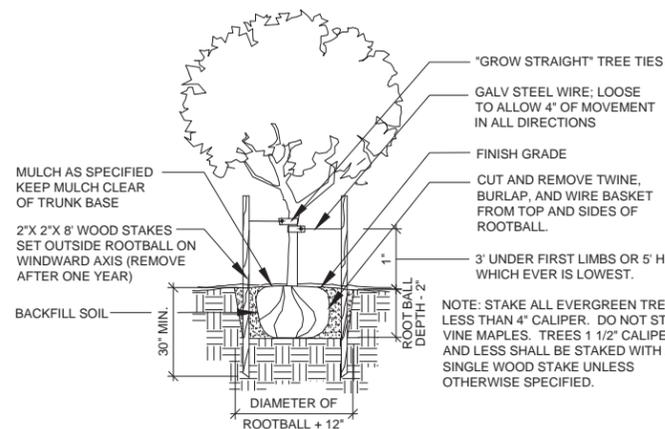
SYMBOL	CODE	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	LAWN	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD.	AT A RATE OF 6LBS/1000 SQUARE FEET.
	MULCH	DOUGLAS FIR BARK MULCH- MEDIUM GRIND 2" LAYER	

NOTE:

- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

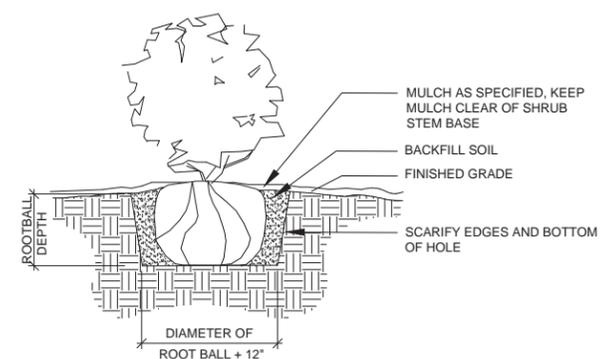
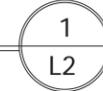
WATER QUALITY FACILITY PLANTING LEGEND

SYMBOL	TREES/SHRUBS	COMMON NAME / Botanical name:	Size and Description
	WEeping ALASKAN CEDAR / Chamaecyparis nootkatensis 'Pendula':	7-8' Ht., B&B	
	PACIFIC DOGWOOD / Cornus nuttallii:	2" Cal., B&B	
	NOOTKA ROSE / Rosa nutkana:	#1 CONTAINER	
	RED TWIG DOGWOOD / Cornus sericea:	#1 CONTAINER	
	KELSEY DOGWOOD / Cornus sericea 'Kelsey':	#1 CONTAINER	
	SNOWBERRY / Symphoricarpos alba:	#1 CONTAINER	
	"WET/MOIST" AREA PLUGS:	(4" PLUGS @ 12" O.C.)	
	SLOUGH SEDGE / Carex obovata	34%	
	SOFT RUSH / Juncus tenuis	33%	
	SMALL FRUITED BULRUSH / Scirpus microcarpus	33%	



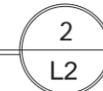
TREE STAKING DETAIL

SCALE: N.T.S



SHRUB PLANTING DETAIL

SCALE: N.T.S



PDP 5N
CLERMONT
AT VILLEBOIS

Final Development Plan
CAVALLO PARK
LAYOUT PLAN

LEGEND

- 1 TENNIS COURT, ASPHALT WITH LIQUID APPLIED ACRYLIC SURFACE, COURT FENCE 10' HEIGHT BLACK CHAINLINK WITH 2 SINGLE LEAF GATES
- 2 BENCH
- 3 TRASH RECEPTACLE
- 4 TONQUIN REGIONAL TRAIL
- 5 ROCKERY WALL
- 6 LAWN PLAY
- 7 PICNIC TABLE
- 8 PEDESTRIAN POLE LIGHT
- 9 PLAY AREA- TOTLOT
- 10 PLAY AREA- YOUTH LOT
- 11 STAIRS
- 12 12' x 12' DOG PARK SHELTER WITH 2 BENCHES
- 13 DOG WASH STATION MINOR WATER FEATURE
- 14 PERIMETER DOG PARK 4' HEIGHT BLACK CHAINLINK FENCE
- 15 LARGE DOG PARK ENTRY/EXIT DOUBLE GATES
- 16 LARGE DOG PARK 5' WIDE WOODCHIP PATH ALONG FENCE LINE
- 17 DOG PARK BENCH IN WOODCHIPS
- 18 SMALL DOG PARK 5' WIDE WOODCHIP PATH ALONG FENCE LINE
- 19 5' WIDE SIDEWALK
- 20 DOG PARK PET WASTE STATION
- 21 LITTLE DOG AREA- SINGLE ENTRY/EXIT GATE
- 22 INTERIOR DOG PARK 4' HEIGHT BLACK CHAINLINK FENCE
- 23 EXISTING WATER QUALITY FACILITY TO REMAIN

NOTE:
SEE DRAWING L7 AND L8 FOR DETAILS



1 CAVALLO PARK LAYOUT PLAN

N:\proj\395-079\09 Drawings\03 Planning Sheets - Planning FDP Submittal\LANDSCAPE\395079 (L1) PARK LAYOUT\001.dwg - SHEET: L3 Feb 21, 2019 - 10:55am michelle.hundley

PDP 5N
CLERMONT
AT VILLEBOIS

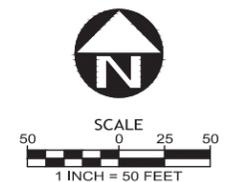
Final Development Plan
CAVALLO PARK
PLANTING PLAN



LEGEND:

STREET TREES: SEE STREET TREE PLANTING PLAN L1 AND L2

- SHADE TREES - 2" CAL. / SPACING VARIES
- RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED'
- EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE'
- ENGLISH OAK / QUERCUS ROBUR
- WHITE OAK / QUERCUS ALBA
- RED OAK / QUERCUS RUBRA
- AMERICAN HOPHORNBEAM / Ostrya virginiana
- BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'
- SMALL ORNAMENTAL TREES - 2" CAL. SPACING VARIES
- CHINESE REDBUD / CERIS CHINENSIS - 2" CAL. B&B
- CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL' - 2" CAL. B&B
- BLUREIANA PLUM / PRUNUS X BLUREIANA - 2" CAL. B&B
- CHINESE KOUSA DOGWOOD / CORNUS KOUSA 'CHINENSIS' - 2" CAL. B&B
- JAPANESE MAPLE / ACER PALMATUM - 8" HT.
- YOSHINO FLOWERING CHERRY / PRUNUS X YEDDENSIS - 2" CAL. B&B
- EVERGREEN TREES - 8" HGT.
- DOUGLAS FIR / PSEUDOTSUGA MENZIESII - 8" HT. B&B
- WESTERN WHITE PINE / PINUS MONTICOLA - 8" HT. B&B
- WESTERN RED CEDAR / THUJA PLICATA - 8" HT. B&B
- LELAND CYPRESS / CUPRESSOCYPARIS LEYLANDII - 8"-10" HT. B&B
- PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA'
- INCENSE CEDAR / CALOCEDRUS DECURRENS
- COLUMNAR EASTERN WHITE PINE / PINUS STROBUS 'FASTIGIATA'
- NATIVE TREES IN NATIVE PLANTING AREAS - 3" HT. / SPACING VARIES
- BIGLEAF MAPLE / ACER MACROPHYLLUM - 3" HT.
- BLACK HAWTHORNE / CRATAEGUS DOUGLASHI - 3" HT.
- PACIFIC DOGWOOD / CORNUS NUTTALLII - 3" HT.
- OREGON ASH / FRAXINUS LATIFOLIA - 3" HT.
- ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL.
- DWARF FOUNTAIN GRASS / PERNISSETUM ALPECEURIDES 'HAMLEN'
- BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
- PURPLE FOUNTAIN GRASS / PERNISSETUM SETACEUM 'RUBRUM'
- 'MASSACHUSETTS KINNIKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.'
- BEARBERRY COTONEASTER / COTONEASTER DAMMERI
- SCARLET MEADOW ROSE / ROSA MEADLAND 'MEIKROTAL'
- SMALL ORNAMENTAL SHRUBS - 3 GAL.
- DAVID VIBURNUM / VIBURNUM DAVIDII
- ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI'
- ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'
- COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA'
- 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'
- AZALEA / VARIES
- MEDIUM TO LARGE ORNAMENTAL SHRUBS - 3 GAL.
- SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SAKAE'
- FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME'
- RHOXODENDRON 'JEAN MARIE DE MONTEGIE'
- 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'
- RENAISSANCE SPIREA / SPIREA VANHOUTEI 'RENAISSANCE'
- DOUBLFLE VIBURNUM / VIBURNUM P. TOMENTOSUM - 24"-30" HT.
- THUNBERG SPIREA / SPIREA THUNBERGII
- OTTO LUYKEN LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN'
- NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL.
- RED FLOWERING CURRENT / RIBES SANGUINEUM
- OREGON GRAPE / MAHONIA NERVOSA
- PACIFIC HINEBERRY / PHYSCOCARPUS CAPITATUS
- SNOWBERRY / SYMPHOROCARPUS ALBA
- RED TWIG DOGWOOD / CORNUS SERICEA
- SHINY LEAF SPIRAEA / SPIRAEA BETULIFOLIA
- SALAL / GAULTHERIA SHALLOW
- LOW GROW MEADOW MIX
- SUNMARK SEEDS / NATIVE RIPARIAN MIX: 1-LB PER 1,000 S.F. - OR APPROVED EQUAL
- SUNMARK SEEDS / NATIVE POLLINATOR SEED MIX: 1-LB PER 1,000 S.F.
- LAWN
- FINE LAWN SEED
- EXISTING TREE GROVE TO REMAIN
- EXISTING UNDERSTORY TO REMAIN
- ERADICATE AND REMOVE ALL NON-NATIVE AND INVASIVE PLANT MATERIAL
- WATER QUALITY FACILITY
- SEE SHEET L2 FOR PLANT LIST
- WETLAND PLANTING TO REMAIN



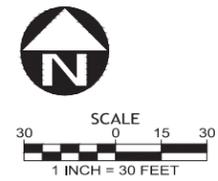
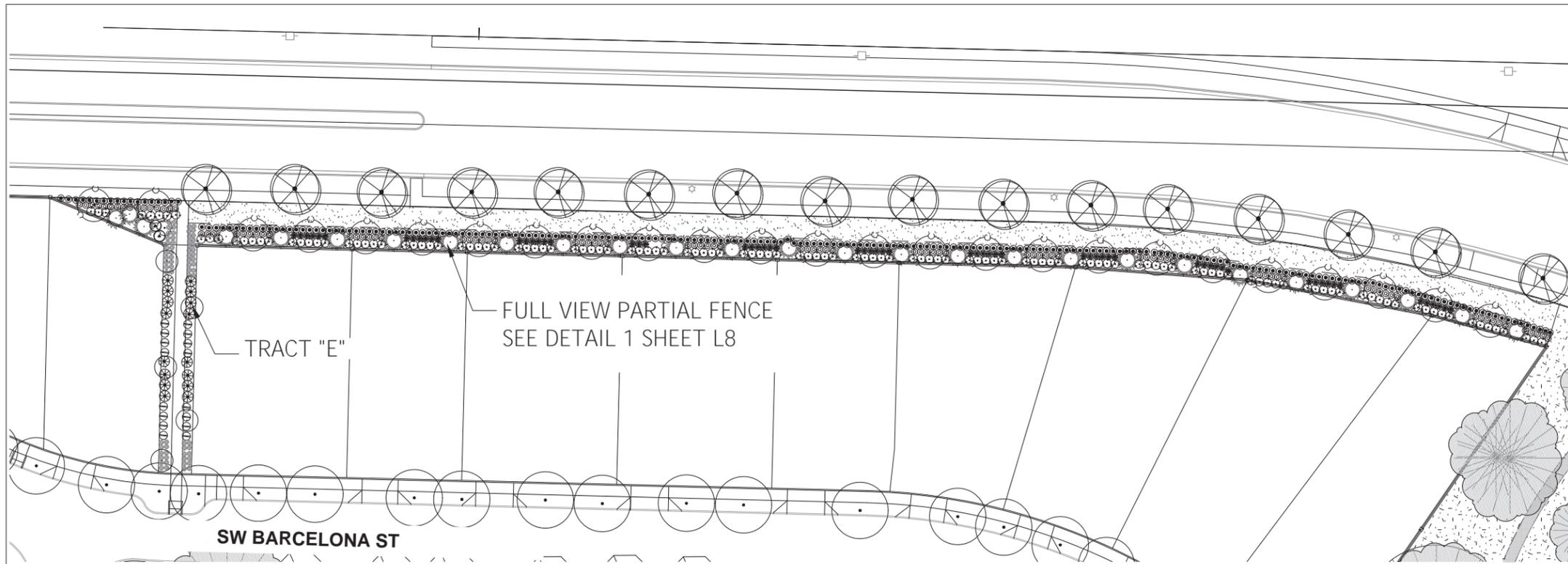
1 CAVALLO PARK PLANTING PLAN

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REVISIONS		
NO.	DATE	DESCRIPTION

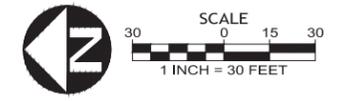
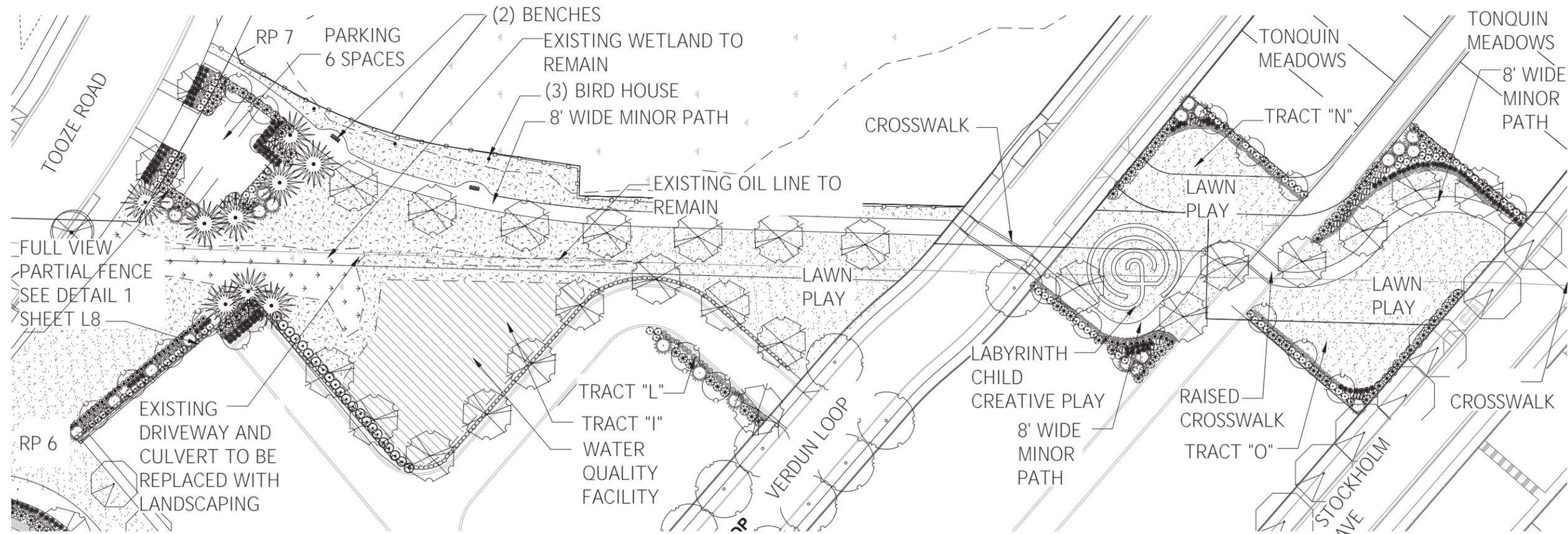
NOTE:

SEE SHEETS L2 FOR TRACT AND POCKET PARK 9 LEGENDS, NOTES & DETAILS.



1 TOOZE ROAD AND TRACT "E" PLANTING PLAN

N:\proj\395-079\09 Drawings\03 Planning Sheets - Planning FDP Submittal\LANDSCAPE\395079 (L2) PARK PLANTING-001.dwg - SHEET: L5 Nov.02.2018 - 2:54pm.kel



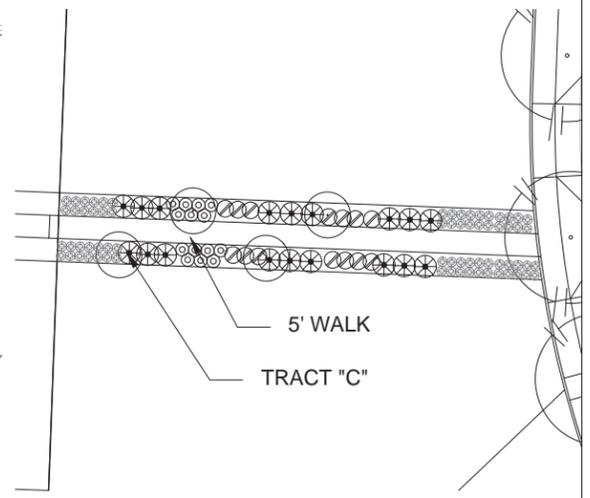
2 TRACT "L", TRACT "I", POCKET PARK 9 AND LINEAR GREENS 15 & 16 PLANTING PLAN

**PDP 5N
CLERMONT
AT VILLEBOIS**

Final Development Plan
OPEN SPACE PLANTING PLAN

PROJECT NO.: 395-079
TYPE: PLANNING
REVIEWED BY: JJK

REVISIONS		
NO.	DATE	DESCRIPTION



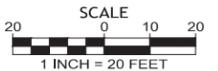
3 TRACT "C" PLANTING PLAN



1 TRACTS "K", "M", "Q", "R" PLANTING PLAN

NOTE:

SEE SHEETS L2 FOR TRACT AND
POCKET PARK 9 LEGENDS, NOTES
& DETAILS.



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PDP 5N
CLERMONT
AT VILLEBOIS

Final
Development
Plan
OPEN SPACE
PLANTING
PLAN

PROJECT NO.: 395-079
TYPE: PLANNING
REVIEWED BY: JJK

L6

REVISIONS		
NO.	DATE	DESCRIPTION

PDP 5N
CLERMONT
AT VILLEBOIS

Final
Development
Plan
OPEN SPACE
PLANTING
PLAN

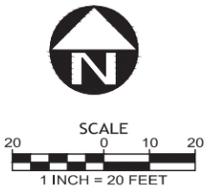
PROJECT NO.: 395-079
TYPE: PLANNING
REVIEWED BY: JJK

L7



1 TRACT "W"& "U" PLANTING PLAN

NOTE:
SEE SHEETS L2 FOR TRACT AND
POCKET PARK 9 LEGENDS, NOTES
& DETAILS.



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URBAN / GREENWAY BENCH
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: THE PLAINWELL SERIES
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED
 SIZE: 72" LENGTH

BENCH DETAIL

SCALE: N.T.S

1
L8



**LABYRINTH
 CHILD CREATIVE PLAY**

SCALE: N.T.S

4
L8



PICNIC TABLE
 MANUFACTURER: TIMBERFORM
 MODEL: ARBOR PICNIC TABLE WITH SEATS, MODEL 2242-6
 FINISH: SEASONED DOUGLAS FIR, CLEAR PRESERVATIVE
 SIZE: LENGTH 5'-10" WIDTH 5'-7", HEIGHT 2'-6"

PICNIC TABLE

SCALE: N.T.S

2
L8



STONE VENEER
 MANUFACTURE: CULTURED STONE
 SUPPLIER: MUTUAL MATERIALS
 MATERIAL: CHARDONNAY OLD COUNTRY FIELD STONE

CULTURED STONE VENEER

SCALE: N.T.S

5
L8



TRASH RECEPTACLE
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: THE PLAINWELL LITTER RECEPTACLE
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED
 SIZE: 30" DIAMETER, 38" HEIGHT, 35 GALLON CAPACITY

TRASH RECEPTACLE

SCALE: N.T.S

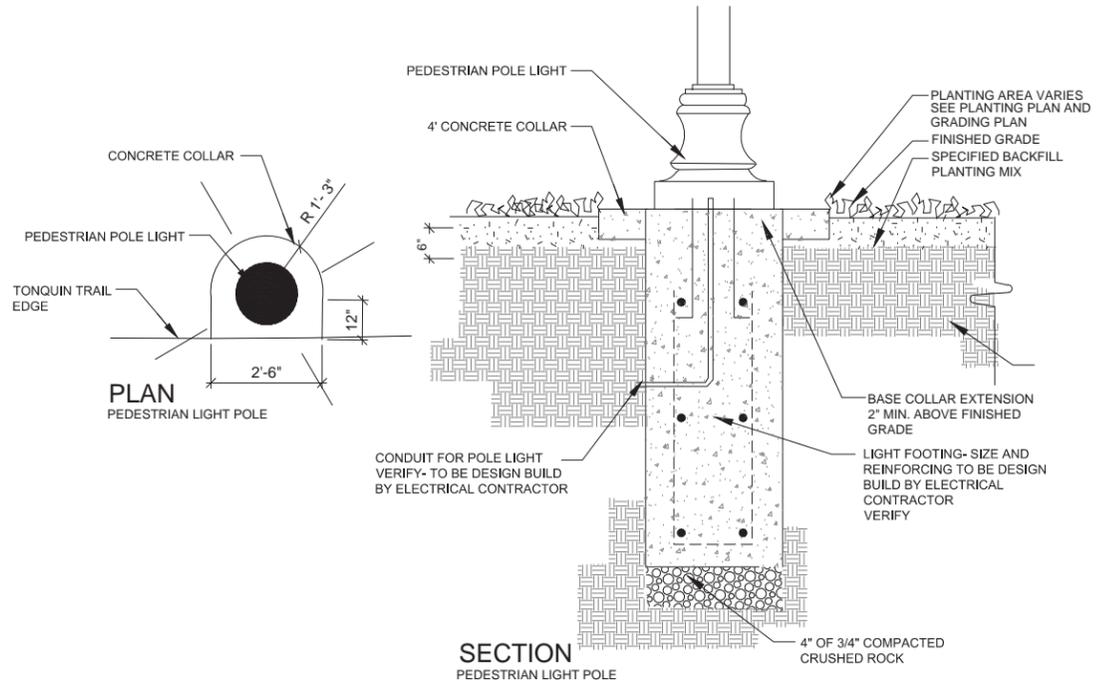
3
L8



**DOG WASH STATION
 MINOR WATER FEATURE-DOG PARK**

SCALE: N.T.S

6
L8



LOCAL CONTACT:
 NORTHERN ILLUMINATION
 17400 SW UPPER BOONES
 FERRY ROAD, PORTLAND
 503-226-3633

MANUFACTURER: PHILIPS HADCO
 URBAN LUMINAIRE: WESTBROOK CXF14
 POLE: 13' DECORATIVE CAST ALUMINUM
 ARM: SINGLE (HFP710)
 FOOTING: AB CHANCE - C11242NG4TK W/ROUND MOUNTING PLATE
 FINISH: BLACK
 DARK SKY FRIENDLY
 HPS
 PROVIDE AUTO PROFILE DIMMING - COORDINATE PROFILE WITH CITY OF WILSONVILLE AND MANUFACTURE

**DARK SKY FRIENDLY
 PEDESTRIAN POLE LIGHT**

SCALE: N.T.S

7
L8



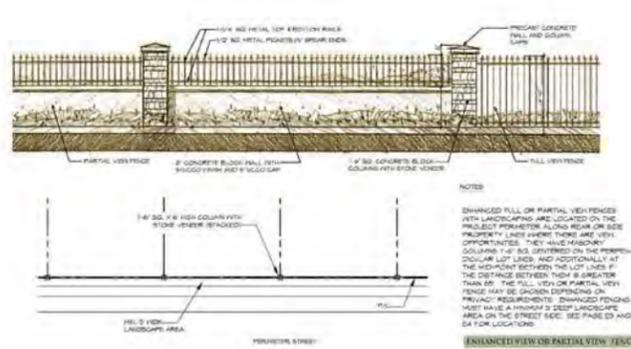
PET WASTE STATION SIGN AND POST
 MANUFACTURER: PET WASTE ELIMINATOR
 POST MODEL: STEEL SIGN POST 8' HT.
 COLOR: GREEN
 SIGN MODEL: PLEASE CLEAN UP AFTER YOUR PET
 MODEL: STARTER, INCLUDES PET WASTE BAGS AND DISPENSER

PET WASTE STATION

SCALE: N.T.S

8
L8

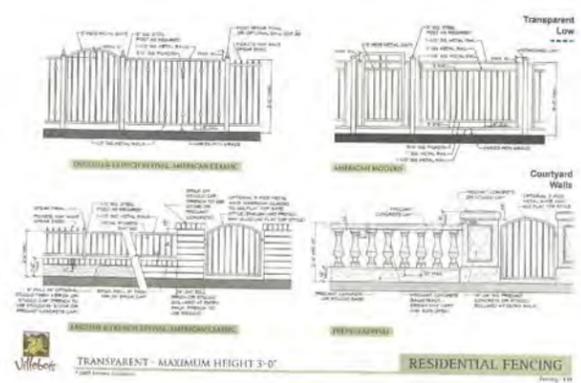




FULL VIEW PARTIAL FENCE

SCALE: N.T.S.

1
L9

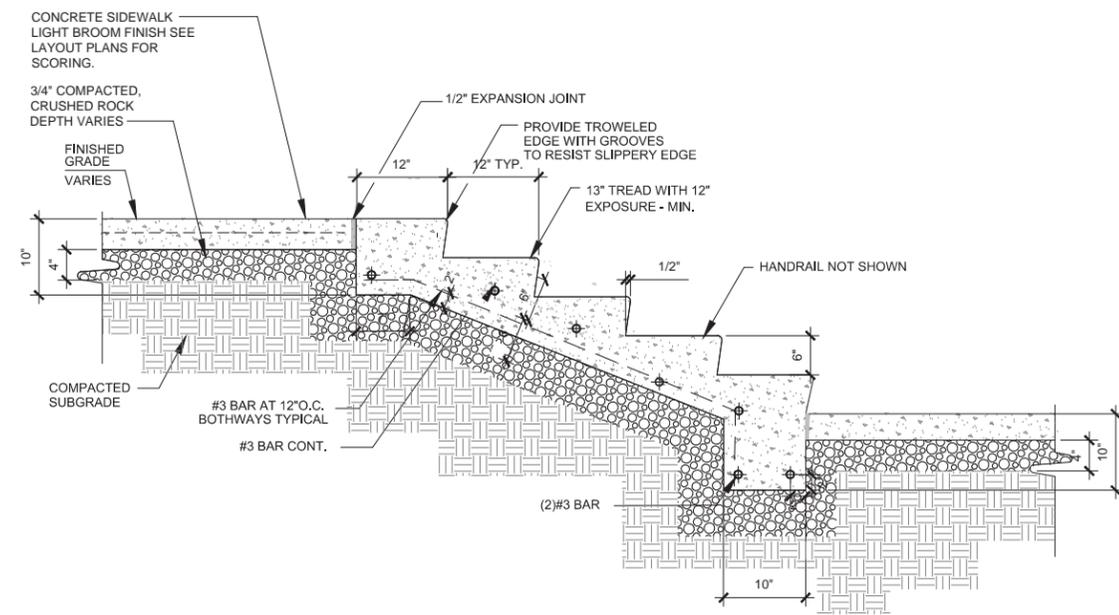


NOTE:
HANDRAIL DESIGN BY OTHERS AND
TO MATCH RESIDENTIAL FENCE
DETAIL 8 SHEET L4.02
PER CONDITION WHEN HANDRAIL IS
DESIGNED IT WILL NEED TO GO
THROUGH A CLASS I ADMINISTRATIVE
REVIEW TO BE SUBMITTED AT A
LATER DATE.

STAIR HANDRAIL DESIGN- SIMILAR

SCALE: N.T.S.

4
L9



CONCRETE STAIR

SCALE: N.T.S.

6
L9



DOG PARK SHELTER

SCALE: N.T.S.

2
L9

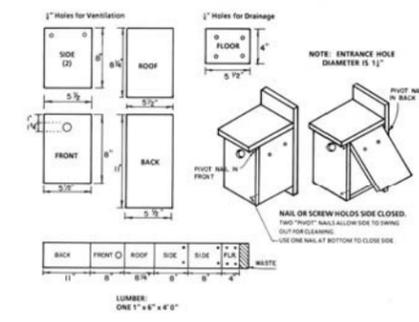


ROCKERY WALLS AT PATH EDGE

SCALE: N.T.S.

5
L9

Nest Box Plans for:
House Wren
Black-capped Chickadee
White-breasted Nuthatch
Eastern Bluebird
Prothonotary Warbler
Tufted Titmouse



BIRD NEST BOX

SCALE: N.T.S.

7
L9



TENNIS COURTS

SCALE: N.T.S.

3
L9



DOG PARK- FENCING

SCALE: N.T.S.

8
L9

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