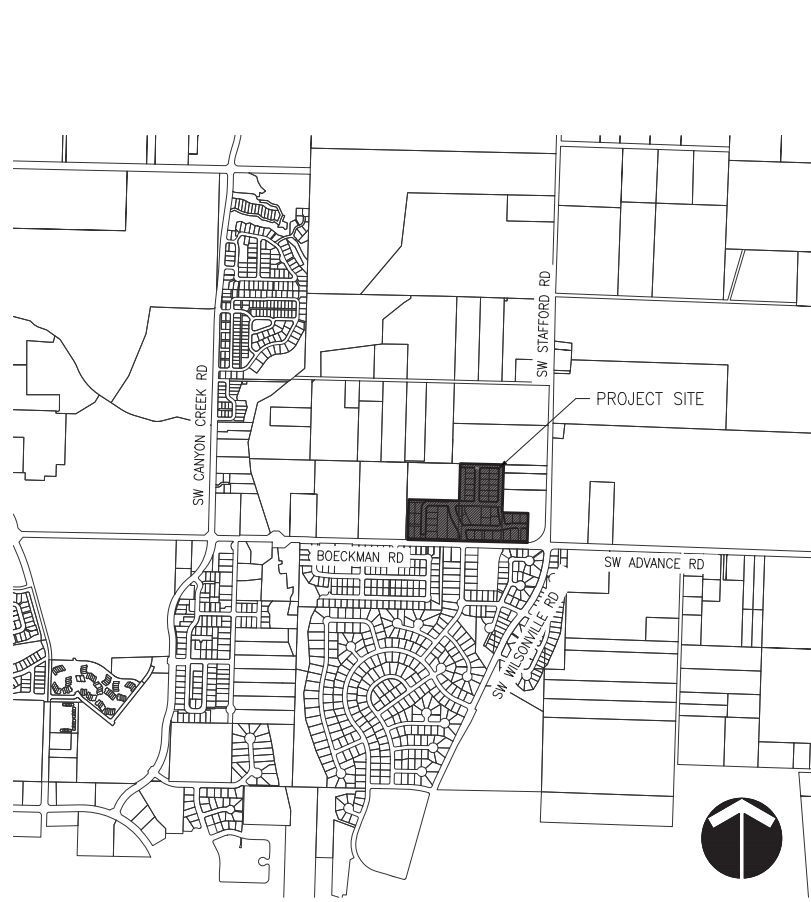


STAFFORD MEADOWS

PLANNED UNIT DEVELOPMENT

46 DETACHED SINGLE FAMILY LOTS

CITY OF WILSONVILLE, OREGON



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.

APPLICANT/ DEVELOPER

NAME: WEST HILLS LAND DEVELOPMENT
 CONTACT: DAN GRIMBERG
 ADDRESS: 3330 NW YEON AVENUE, SUITE 200
 PORTLAND, OR 97210
 PHONE: (503) 641-7342
 FAX: (503) 641-7661

CIVIL ENGINEER/ SURVEYOR/ PLANNER

NAME: OTAK INCORPORATED
 PLANNER: LI ALLIGOOD, AICP
 ENGINEER: MIKE PEEBLES, P.E.
 SURVEYOR: JON YAMASHITA, PLS
 ADDRESS: 808 SW THIRD AVENUE, SUITE 300
 PORTLAND, OR 97204
 PHONE: (503) 287-6825
 FAX: (503) 415-2304

ENVIRONMENTAL CONSULTANT

NAME: ANCHOR OEA
 CONTACT: MATT KUZIENSKY
 ADDRESS: 421 SW SIXTH AVE, #750
 PORTLAND, OR 97204
 PHONE: (503) 688-5057

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

SITE INFORMATION

CITY OF WILSONVILLE, OREGON
 16.15 ACRES
 31W12D TAXLOTS 2001, 2100, 2201, AND 2202

SHEET INDEX

P0.00	COVER SHEET
P1.00	EXISTING CONDITIONS - AERIAL
P1.10	EXISTING CONDITIONS - SURVEY MAPPING
P2.00	PRELIMINARY SITE PLAN
P2.10	PRELIMINARY STREET CROSS SECTIONS
P3.00	PRELIMINARY PLAT
P4.00	PRELIMINARY UTILITY PLAN
P4.10	UTILITY DETAILS
P4.20	UTILITY DETAILS
P5.00	PRELIMINARY GRADING PLAN
P5.10	RETAINING WALL PROFILES
P6.00	ANNEXATION PLAN
P7.00	ZONING MAP
L1.0	TREE REMOVAL AND PROTECTION PLAN
L1.1	TREE TABLE 1
L1.2	TREE TABLE 2
L1.3	TREE TABLE 3
L2.0	LANDSCAPE SITE PLAN
L2.1	LANDSCAPE DETAIL PLAN
L2.2	SROZ AND POND PLANTING PLAN
L2.3	SROZ RIPARIAN MITIGATION PLANTING PLAN
L2.4	LIDA FACILITY PLANTING PLAN
L3.0	LANDSCAPE DETAILS AND NOTES
L3.1	LANDSCAPE DETAILS AND NOTES



LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS

LAND USE
WILSONVILLE, OREGON

COVER SHEET

#	DATE	DESCRIPTION

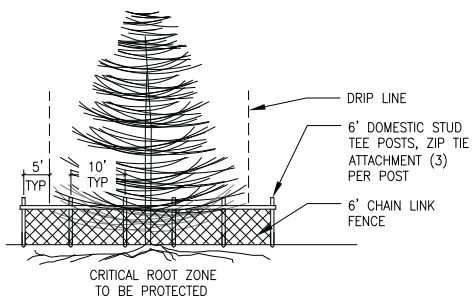
REVISIONS

OB _____ MRK _____
 DRAWN BY _____ CHECKED BY _____
 LAND USE SUBMITTAL _____
 STATUS _____
 MARCH 26, 2018 _____
 DATE _____
 P17868 _____
 PROJECT NUMBER _____

P0.00

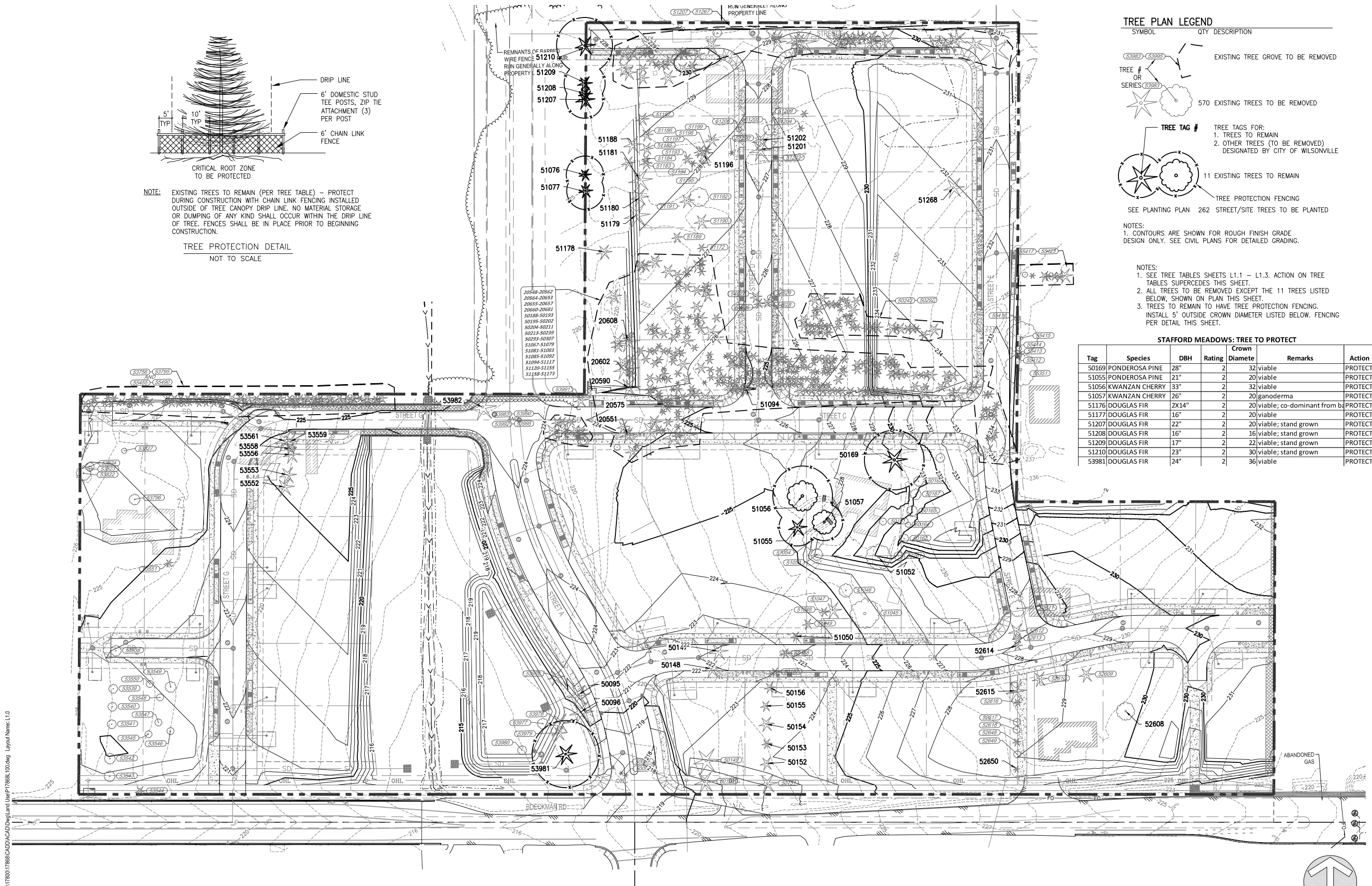
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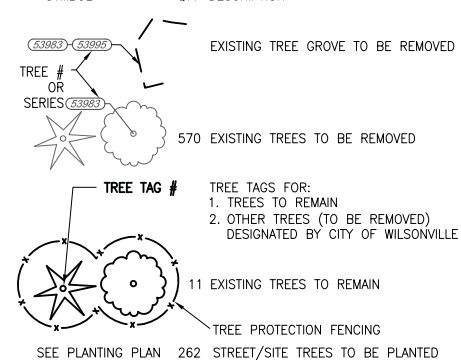


NOTE: EXISTING TREES TO REMAIN (PER TREE TABLE) - PROTECT DURING CONSTRUCTION WITH CHAIN LINK FENCING INSTALLED OUTSIDE OF TREE CANOPY DRIP LINE. NO MATERIAL STORAGE OR DUMPING OF ANY KIND SHALL OCCUR WITHIN THE DRIP LINE OF TREE. FENCES SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE



TREE PLAN LEGEND



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

NOTES:
1. SEE TREE TABLES SHEETS L1.1 - L1.3. ACTION ON TREE TABLES SUPERCEDES THIS SHEET.
2. ALL TREES TO BE REMOVED EXCEPT THE 11 TREES LISTED BELOW, SHOWN ON PLAN THIS SHEET.
3. TREES TO REMAIN TO HAVE TREE PROTECTION FENCING. INSTALL 5' OUTSIDE CROWN DIAMETER LISTED BELOW. FENCING PER DETAIL THIS SHEET.

STAFFORD MEADOWS: TREE TO PROTECT							
Tag	Species	DBH	Rating	Crown Diamete	Remarks	Action	
50169	PONDEROSA PINE	28"	2	32	viable	PROTECT	
51055	PONDEROSA PINE	21"	2	20	viable	PROTECT	
51056	KWANZAN CHERRY	33"	2	32	viable	PROTECT	
51057	KWANZAN CHERRY	26"	2	20	ganoderma	PROTECT	
51176	DOUGLAS FIR	2X14"	2	20	viable; co-dominant from b	PROTECT	
51177	DOUGLAS FIR	16"	2	20	viable	PROTECT	
51207	DOUGLAS FIR	22"	2	20	viable; stand grown	PROTECT	
51208	DOUGLAS FIR	16"	2	16	viable; stand grown	PROTECT	
51209	DOUGLAS FIR	17"	2	22	viable; stand grown	PROTECT	
51210	DOUGLAS FIR	23"	2	30	viable; stand grown	PROTECT	
53981	DOUGLAS FIR	24"	2	36	viable	PROTECT	

LAND USE SUBMITTAL - APRIL 18, 2018 NOT FOR CONSTRUCTION

Otak, Inc.
808 SW Third Avenue, Ste. 300
Portland, OR 97204
503.287.6625
www.otak.com

WEST HILLS
LAND DEVELOPMENT
CONSULTANT

STAFFORD MEADOWS
LANDSCAPE
WILSONVILLE, OREGON

TREE REMOVAL AND PROTECTION PLAN

TITLE

#	DATE	DESCRIPTION

REVISIONS

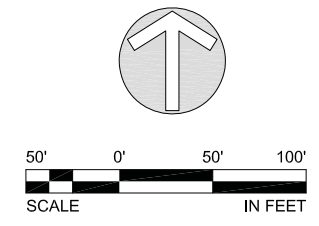
DH	MRK
DRAWN BY	CHECKED BY
LAND USE SUBMITTAL	STATUS
APRIL 18, 2018	DATE
P17868	PROJECT NUMBER

L1.0

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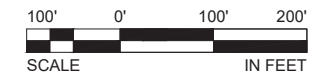
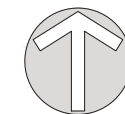
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LEGEND

- 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



LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS

LAND USE
WILSONVILLE, OREGON

EXISTING CONDITIONS - AERIAL



TITLE

#	DATE	DESCRIPTION

REVISIONS

OB	MRK

DRAWN BY _____ CHECKED BY _____

LAND USE SUBMITTAL _____

STATUS _____

MARCH 26, 2018 _____

DATE _____

P17868 _____

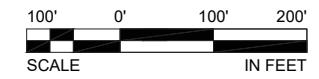
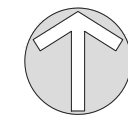
PROJECT NUMBER _____

P1.00



LEGEND

SITE	
PROPERTY LINE	— — — — —
PROJECT BOUNDARY	— — — — —
EXISTING 5' CONTOUR	- - - - - 230
EXISTING 1' CONTOUR	- - - - - 232
OVERHEAD LINE	— OHL —
COM. CABLE LINE	— C —
GAS LINE	— G —
WATER LINE	— W — W — W — W —
ELECTRIC LINE	— P —
SANITARY SEWER LINE	— SS —
WETLAND AREAS	— · · · · ·
CULVERT PIPE	— = = = = =



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STAFFORD MEADOWS

LAND USE
WILSONVILLE, OREGON

EXISTING CONDITIONS - SURVEY MAPPING



TITLE	
#	DATE DESCRIPTION

REVISIONS	

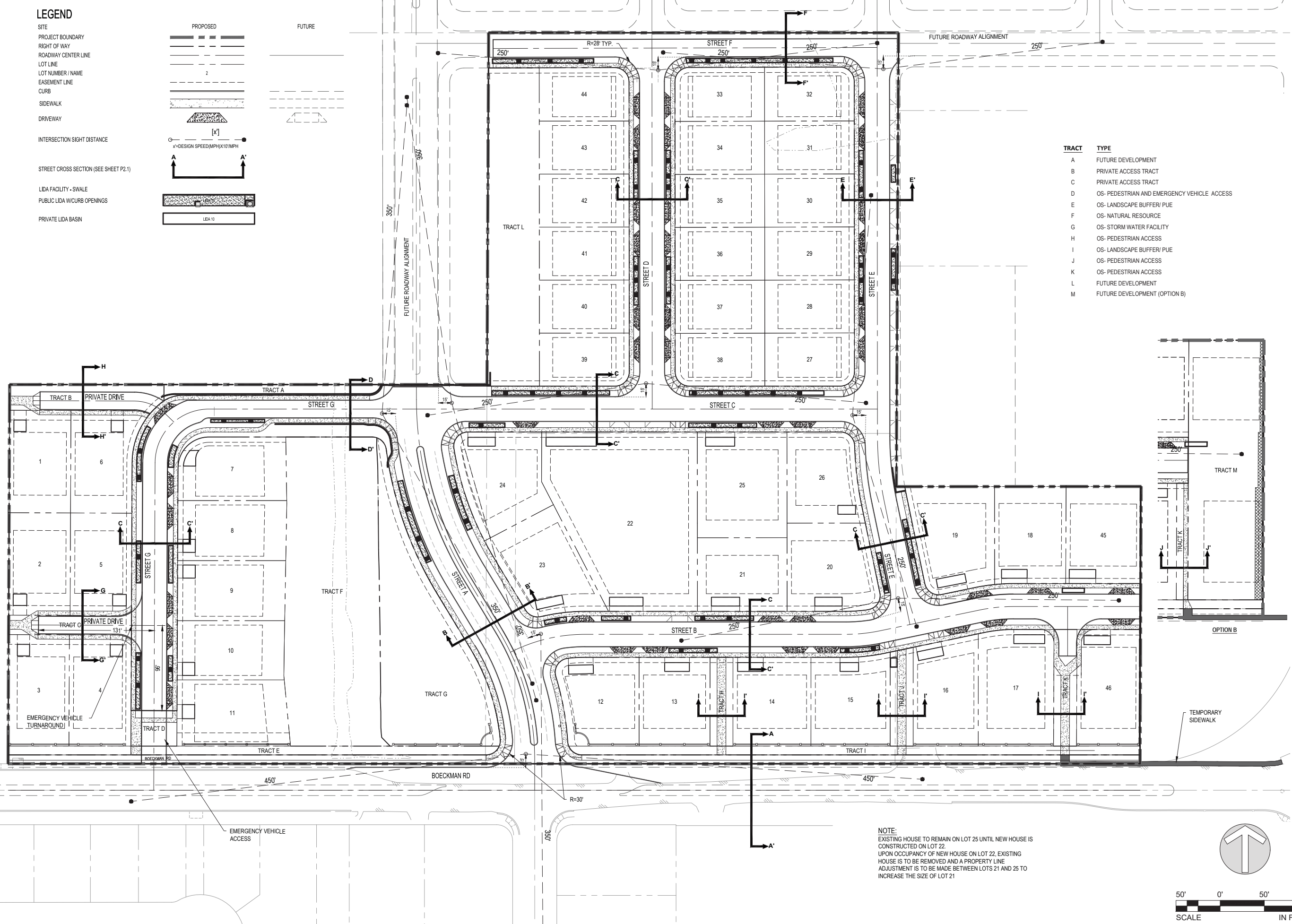
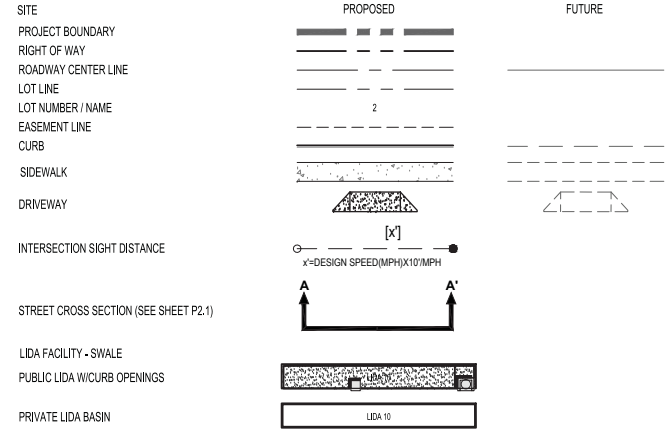
OB MRK
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LAND USE SUBMITTAL
STATUS
MARCH 26, 2018
DATE
P17868
PROJECT NUMBER

P1.10

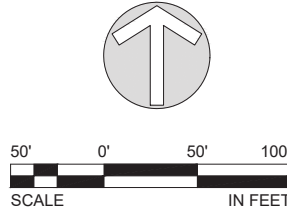
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LEGEND



TRACT	TYPE
A	FUTURE DEVELOPMENT
B	PRIVATE ACCESS TRACT
C	PRIVATE ACCESS TRACT
D	OS- PEDESTRIAN AND EMERGENCY VEHICLE ACCESS
E	OS- LANDSCAPE BUFFER/ PUE
F	OS- NATURAL RESOURCE
G	OS- STORM WATER FACILITY
H	OS- PEDESTRIAN ACCESS
I	OS- LANDSCAPE BUFFER/ PUE
J	OS- PEDESTRIAN ACCESS
K	OS- PEDESTRIAN ACCESS
L	FUTURE DEVELOPMENT
M	FUTURE DEVELOPMENT (OPTION B)

NOTE:
 EXISTING HOUSE TO REMAIN ON LOT 25 UNTIL NEW HOUSE IS CONSTRUCTED ON LOT 22.
 UPON OCCUPANCY OF NEW HOUSE ON LOT 22, EXISTING HOUSE IS TO BE REMOVED AND A PROPERTY LINE ADJUSTMENT IS TO BE MADE BETWEEN LOTS 21 AND 25 TO INCREASE THE SIZE OF LOT 21



LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS

LAND USE
 WILSONVILLE, OREGON

PRELIMINARY SITE PLAN

#	DATE	DESCRIPTION

REVISIONS

JOB DRAWN BY	MRK CHECKED BY
LAND USE SUBMITTAL STATUS	
DATE	MARCH 26, 2018
PROJECT NUMBER	P17868

P2.00

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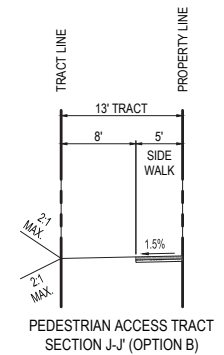
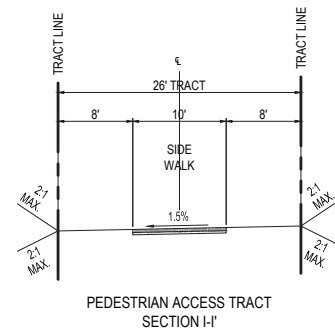
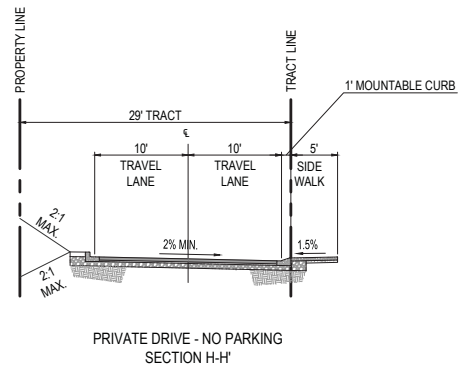
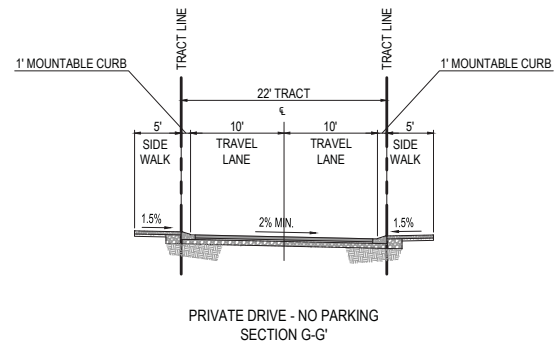
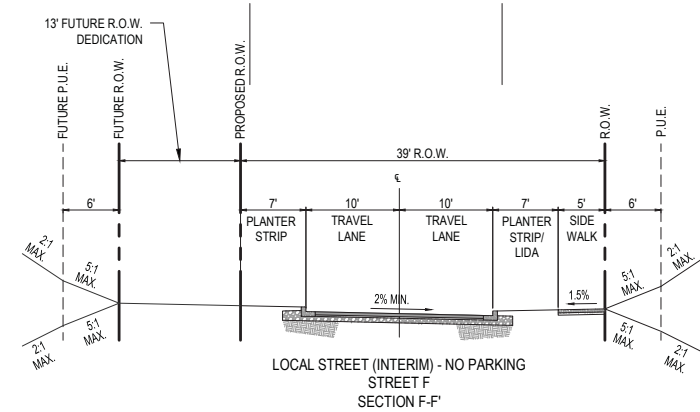
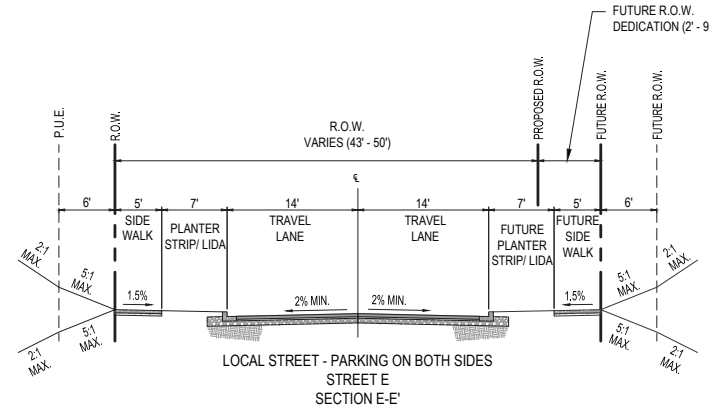
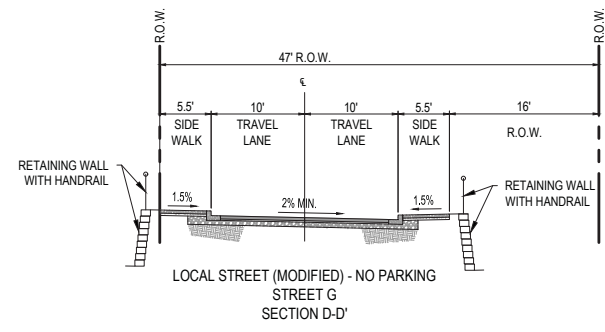
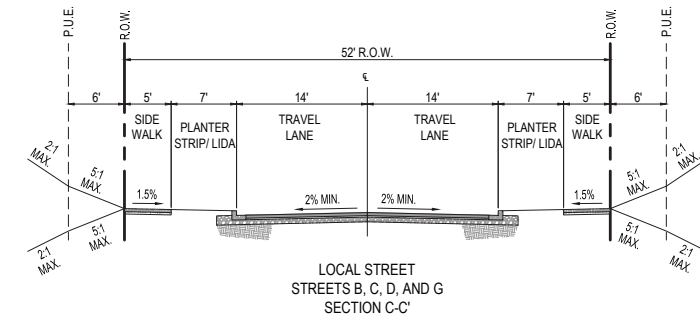
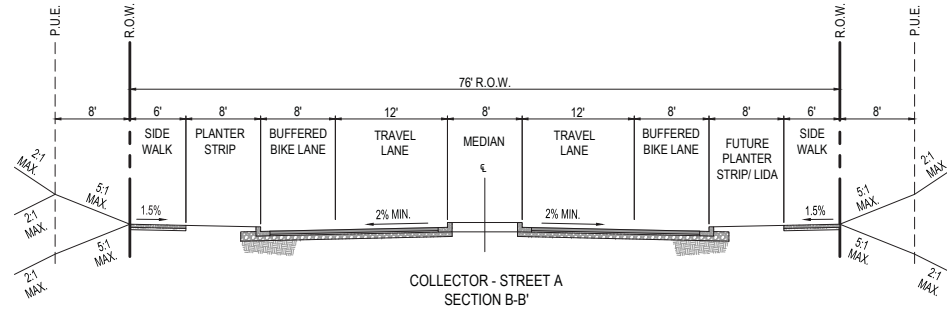
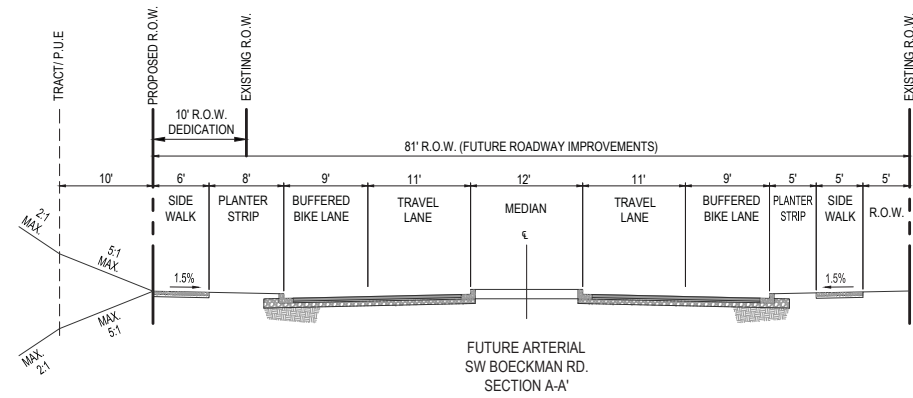


LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS

LAND USE
 WILSONVILLE, OREGON

PRELIMINARY STREET CROSS SECTIONS



STREET CROSS SECTIONS
 SEE SHEET P2.0 FOR SECTION LOCATIONS

Plotted: Mar 26, 2018 - 12:04pm L:\Project\17800\17868\CADD\CAD\Drawings\Land Use\17868P210.dwg Layout Name: P2.10

#	DATE	DESCRIPTION
01	10/01/17	AS-BUILTS

OB	MRK
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STATUS	
MARCH 26, 2018	
DATE	
P17868	
PROJECT NUMBER	

P2.10

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STAFFORD MEADOWS

LAND USE
 WILSONVILLE, OREGON

PRELIMINARY PLAT

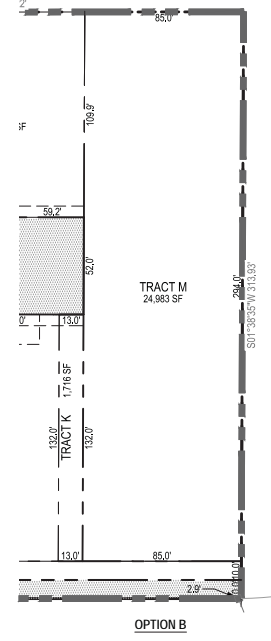
LEGEND

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

NOTE:

1. TRACTS B, C, D, E, H, I, J, K & L TO HAVE PUBLIC ACCESS EASEMENTS OVER ENTIRETY OF TRACT.

TRACT	TYPE
A	FUTURE DEVELOPMENT
B	PRIVATE ACCESS TRACT
C	PRIVATE ACCESS TRACT
D	OS- PEDESTRIAN AND EMERGENCY VEHICLE ACCESS
E	OS- LANDSCAPE BUFFER/ PUE
F	OS- NATURAL RESOURCE
G	OS- STORM WATER FACILITY
H	OS- PEDESTRIAN ACCESS
I	OS- LANDSCAPE BUFFER/ PUE
J	OS- PEDESTRIAN ACCESS
K	OS- PEDESTRIAN ACCESS
L	FUTURE DEVELOPMENT
M	FUTURE DEVELOPMENT (OPTION B)



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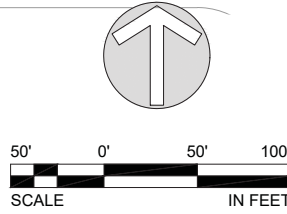
TITLE	#	DATE	DESCRIPTION

REVISIONS

OB	MRK
DRAWN BY	CHECKED BY
LAND USE SUBMITTAL	STATUS
MARCH 26, 2018	DATE
P17868	PROJECT NUMBER

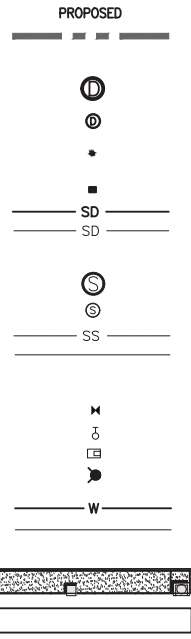
P3.00

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LEGEND

- SITE**
PROJECT BOUNDARY
- STORM DRAINAGE**
STORM DRAIN MANHOLE
STORM DRAIN CLEAN OUT
LIDA FLOW CONTROL STRUCTURE (BEEHIVE)
CATCH BASIN
STORM DRAIN MAIN
STORM DRAIN LATERAL
- SANITARY SEWER**
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
SANITARY SEWER MAIN
SANITARY SEWER LATERAL
- WATER**
WATER VALVE
WATER BLOW-OFF
WATER METER
WATER FIRE HYDRANT
WATER MAIN
WATER LATERAL
- LIDA FACILITY - SWALE**
PUBLIC LIDA W/CURB OPENINGS
PRIVATE LIDA SWALE
- STREET LIGHTING**
STREET LIGHT



LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS

LAND USE
WILSONVILLE, OREGON

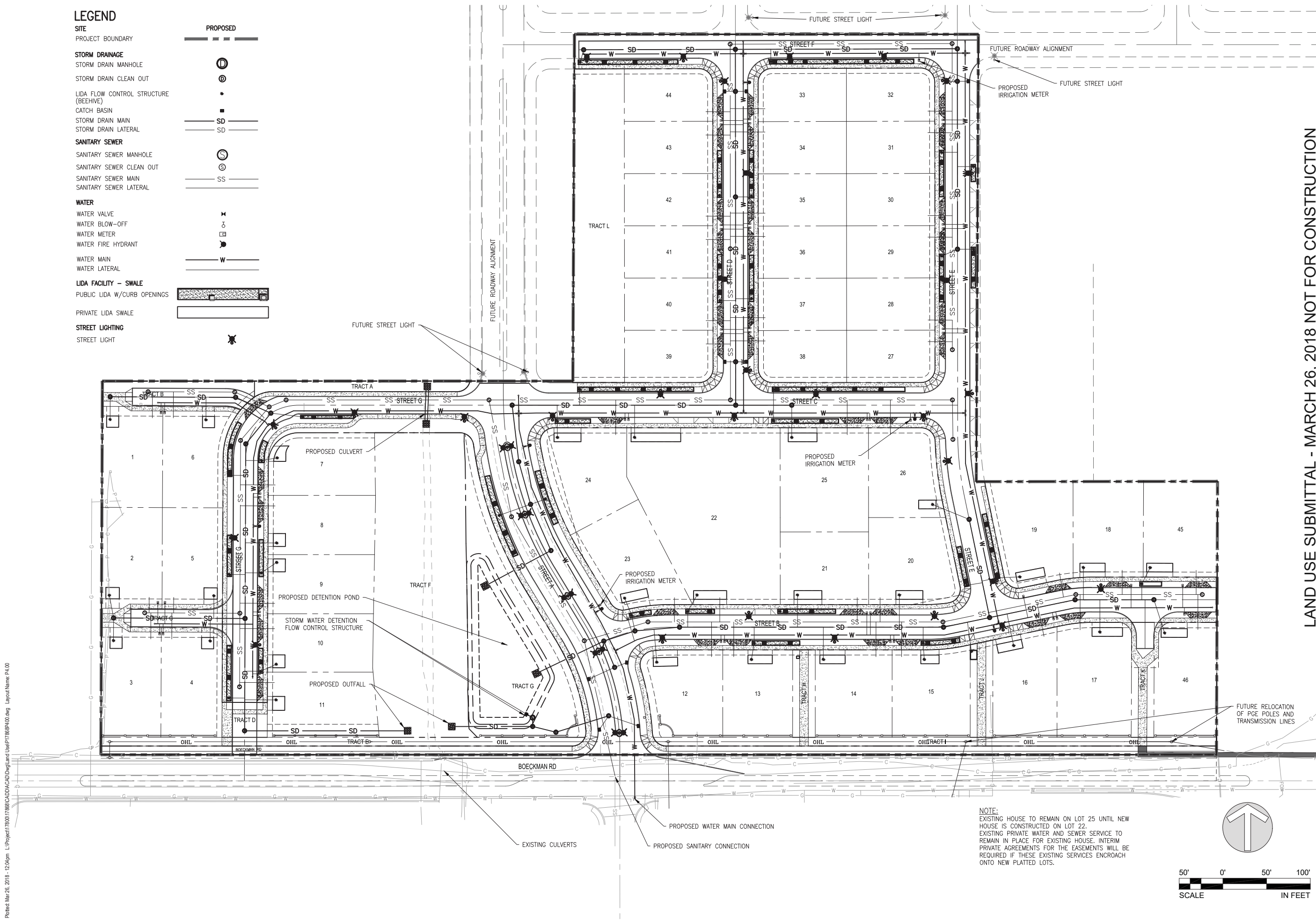
PRELIMINARY UTILITY PLAN

#	DATE	DESCRIPTION

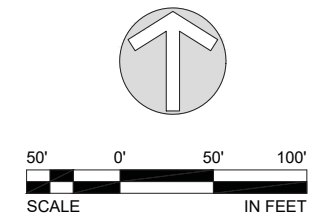
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LAND USE SUBMITTAL	STATUS
MARCH 26, 2018	DATE
P17868	PROJECT NUMBER

P4.00

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NOTE:
EXISTING HOUSE TO REMAIN ON LOT 25 UNTIL NEW HOUSE IS CONSTRUCTED ON LOT 22.
EXISTING PRIVATE WATER AND SEWER SERVICE TO REMAIN IN PLACE FOR EXISTING HOUSE. INTERIM PRIVATE AGREEMENTS FOR THE EASEMENTS WILL BE REQUIRED IF THESE EXISTING SERVICES ENCR OACH ONTO NEW PLATTED LOTS.



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STAFFORD MEADOWS

LAND USE
WILSONVILLE, OREGON

UTILITY DETAILS

TITLE	DATE	DESCRIPTION

REVISIONS

	MRK
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LAND USE SUBMITTAL	STATUS
MARCH 26, 2018	DATE
P17868	PROJECT NUMBER

P4.10

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SWALE INLET
NTS

SECTION A-A
NTS

ISOMETRIC
NTS

Notes:
 1. Concrete shall be commercial mix, minimum compressive strength of 3300 PSI at 28 days and incorporate micro-reinforcement "Fibermesh 300" or approved equal.
 2. Base rock to be 3/4" @ compacted to 95% of AASHTO T-180 and shall be to sub grade, street structure, or 4" in depth, whichever is greater.
 3. Base course shall be thoroughly watered immediately prior to placement of concrete when the measured or forecasted ascending air temperature is 80 degrees or greater.

DRAWING NUMBER: ST-6012	DRAWN BY: SR	SCALE: N.T.S.	CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
FILE NAME: ST-6012.dwg	APPROVED BY: NK	DATE: 09/28/15	

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Stormwater Planter - Filtration

GENERAL NOTES:
 1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. WRAP UNDER-DRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES.
 2. DIMENSIONS:
 -DEPTH OF PLANTER (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): 12"
 -SLOPE OF PLANTER: 0.5% OR LESS
 3. HEIGHT/SETBACK:
 -PLANTER SHALL BE LESS THAN 30" IN HEIGHT ABOVE SUBGRADING AREA.
 -PLANTERS SHALL BE MINIMUM OF 5 FEET FROM PROPERTY LINE.
 4. OVERFLOW:
 -INLET ELEVATION SHALL ALLOW FOR 4" OF FREEBOARD, MINIMUM.
 -PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE.
 5. PIPING:
 -PERFORATED UNDER-DRAIN PIPING SHALL RUN LONGITUDINALLY THROUGH LENGTH OF FACILITY. SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH 40, 6" MINIMUM DIAMETER. PIPING SHALL HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND. WRAP UNDER-DRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES.
 -OVERFLOW PIPING SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING SHALL HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
 6. DRAIN ROCK:
 -SIZE: 1 1/2" - 3/4" WASHED
 -DEPTH: 12" MINIMUM
 7. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
 8. GROWING MEDIUM:
 -DEPTH: 18" MINIMUM
 -SEE APPENDIX A FOR SPECIFICATION OR USE SAND/DIOM/COMPOST 3-WAY MIX.
 -FACILITY SURFACE AREA MAY BE REDUCED BY 20% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
 9. VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
 10. PLANTER FOUNDATION AND WALLS:
 -MATERIAL SHALL BE 8" REINFORCED CONCRETE, STONE, BRICK, OR OTHER DURABLE MATERIAL.
 -CONCRETE, BRICK, OR STONE WALLS SHALL BE INCLUDED ON FOUNDATION PLANS.
 -INSTALL INVERT TO CURB AS NEEDED BETWEEN PLANTER AND ROAD SURFACE.
 -SUBMIT RETAINING WALL DESIGN IN ACCORDANCE WITH APPLICABLE STRUCTURAL CODES FOR REVIEW AND APPROVAL.
 11. WATERPROOF LINER (IF REQUIRED):
 -SHEET SHALL BE 30 MIL PVC OR EQUIVALENT, FOR FLOW THROUGH FACILITIES.
 -A WATERPROOF LINER IS NOT REQUIRED IF THE FOUNDATION OR WALL MATERIAL IS WATERPROOF REINFORCED CONCRETE OR APPROVED EQUAL.
 12. FLOW CONTROL STRUCTURE: SEE DETAIL ST-6025.
 13. INSTALL RIVER ROCK SPLASH PAD OVER A NON WOVEN GEO TEXTILE FABRIC TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" - 3", 4 SQUARE FEET, 6" DEEP.
 14. SEASONAL HIGH GROUNDWATER SEPARATION:
 -SEPARATION DISTANCE AS REQUIRED BY THE CITY.

DRAWING NUMBER: ST-6005	DRAWN BY: SR	SCALE: N.T.S.	CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
FILE NAME: ST-6005.DWG	APPROVED BY: NK	DATE: 6/3/16	

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Beehive Overflow Inlet

END VIEW (PVC GATE VALVE)

SECTION

Notes:
 1. CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.
 2. 10 GA. STEEL PLATE, BITUMINOUS COATED BASIN AS MANUFACTURED BY GIBSON STEEL, GRATEMASTER OR APPROVED EQUAL.
 3. BEDDING SHALL BE 6" OF COMPACTED 3/4"-0 CRUSHED ROCK BASE MATERIAL.

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

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.

DETENTION POND FLOW CONTROL STRUCTURE

Notes:
 1. ORIFICE AND WEIR DIMENSIONS AND ELEVATION DETERMINED THROUGH FACILITY SIZING MODEL.
 2. PIPE SIZING DETERMINED BY ENGINEER.
 3. SECONDARY OUTLET SIZED FOR PEAK DESIGN STORM.
 4. TOTAL POND DEPTH, PER FACILITY SIZING MODEL, INCLUDES GROWING MEDIA, SEPARATION LAYER, AND DRAIN ROCK AS SHOWN ON ST-6060.
 5. SEE DETAIL S-2049 FOR SUMP DEPTH

DRAWING NUMBER: ST-6110	DRAWN BY: SR	SCALE: N.T.S.	CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
FILE NAME: ST-6110.dwg	APPROVED BY: NK	DATE: 6/29/16	

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.

24" X 4" Reversible Manhole Frame

Beehive Grate

Notes:
 1. Secure Grate in Place with 5/4" of Wire Rope. Loop Ends of Wire Rope around U-Bolt and Grate. Crimp Each End of Wire Rope With 3" Overlap.
 2. Drill 2" Deep Holes Into Pipe and Epoxy #4 Rebar U-Bolt (2" X 4") in Holes.
 3. Grate to be Cast Iron, ASTM A48 CL30.
 4. Set Grate a Minimum of 3" Below Lowest Curb or Inlet Elevation.

DRAWING NUMBER: S-2112	DRAWN BY: SR	SCALE: N.T.S.	CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
FILE NAME: S-2112.dwg	APPROVED BY: NK	DATE: 06/08/2017	

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.

Rain Garden - Filtration

GENERAL NOTES:
 1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. UNLESS REQUIRED BY SITE CONDITIONS, UNLINED RAIN GARDENS ARE PREFERRED TO MAXIMIZE ON-SITE INFILTRATION.
 2. DIMENSIONS:
 -DEPTH OF BASIN (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): 12"
 -FLAT BOTTOM WIDTH: 2' MINIMUM
 -SIDE SLOPES OF RAIN GARDEN: 3:1 MAXIMUM
 -CENTERLINE SLOPE OF RAIN GARDEN: 0.5% OR LESS
 3. SETBACKS:
 -FILTRATION RAIN GARDEN SHALL BE 10' FROM FOUNDATIONS AND 5' FROM PROPERTY LINES UNLESS APPROVED BY BUILDING OFFICIAL
 4. OVERFLOW:
 -OVERFLOW REQUIRED. INLET ELEVATION SHALL ALLOW FOR 4" OF FREEBOARD, MINIMUM.
 -PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE.
 5. PIPING:
 -PERFORATED UNDER-DRAIN PIPING SHALL RUN LONGITUDINALLY THROUGH LENGTH OF FACILITY. SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH 40, 6" MINIMUM DIAMETER. PIPING SHALL HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND. WRAP UNDER-DRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES.
 -OVERFLOW PIPING SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING SHALL HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
 6. DRAIN ROCK:
 -SIZE: 1 1/2" - 3/4" WASHED
 -DEPTH: 18" MINIMUM
 7. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
 8. GROWING MEDIUM:
 -DEPTH: 18" MINIMUM
 -SEE APPENDIX A FOR SPECIFICATION OR USE SAND/DIOM/COMPOST 3-WAY MIX.
 -FACILITY SURFACE AREA MAY BE REDUCED BY 25% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
 9. VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
 10. WATERPROOF LINER (IF REQUIRED): SHALL BE 30 MIL PVC OR EQUIVALENT.
 11. INSTALL RIVER ROCK SPLASH PAD OVER A NON WOVEN GEO TEXTILE FABRIC TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" - 3", 4 SQUARE FEET, 6" DEEP.
 12. SEASONAL HIGH GROUNDWATER SEPARATION:
 -SEPARATION DISTANCE AS REQUIRED BY CITY.

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

LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS
 LAND USE
 WILSONVILLE, OREGON
 UTILITY DETAILS

#	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

OB _____ MRK _____
 DRAWN BY _____ CHECKED BY _____
 LAND USE SUBMITTAL
 STATUS _____
 MARCH 26, 2018
 DATE _____
 P17868
 PROJECT NUMBER _____

P4.20
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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 Westbrook (Type 6)
 Pole: Rectangular - Minimum Thirty (30) foot bronze composite (25 foot mounting height) OR Westbrook - 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

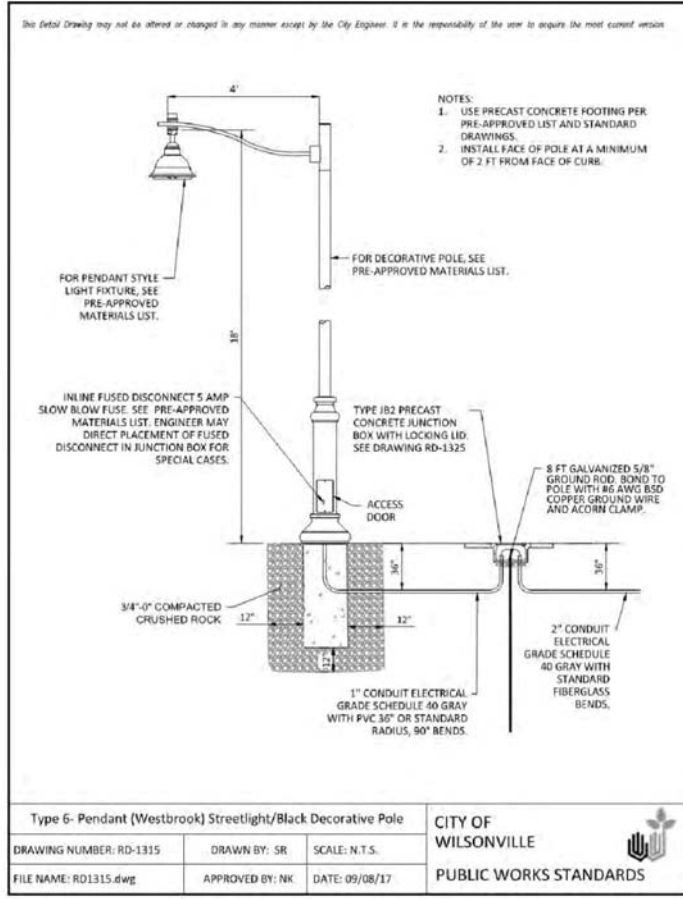
E. Gramms Ferry and Tooze Road adjacent to the Villebois Village development
 Type 1
 Style: Cobrahead
 Pole: 35 foot black fiberglass direct bury pole (30 foot mounting height) with 6 foot arm

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 PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1300	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD-1300.dwg	APPROVED BY: NK	DATE: 08/28/17	

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NOTES:

- USE PRECAST CONCRETE FOOTING PER PRE-APPROVED LIST AND STANDARD DRAWINGS.
- 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 I/3 PRECAST CONCRETE JUNCTION BOX WITH LOCKING LID. SEE DRAWING RD-1325

ACCESS DOOR

8 FT GALVANIZED 5/8" GROUND RIGID BOND TO POLE WITH #6 AWG B50 COPPER GROUND WIRE AND ACORN CLAMP.

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

1" CONDUIT ELECTRICAL GRADE SCHEDULE 40 GRAY WITH PVC 3/8" OR STANDARD RADIUS, 90° BENDS.

3/4"-0" COMPACTED CRUSHED ROCK

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

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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 PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1345	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD-1345.dwg	APPROVED BY: NK	DATE: 08/28/17	

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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	RTABL30AAD1632D	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	RTABM35AAD1832D	920-B179-Y2

POLE: DECORATIVE BLACK ALUMINUM (Use with Hadco Westbrook 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 Westbrook Pole (CU 1437)	CA7897-HFP710-PSA (90002579)
4 Foot Pole Extension w/Double Mast Arm, Pole Cap, and 18 Foot Smooth Westbrook Pole (CU 1438)	CA2871L-HFP720-PSA (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	BHT30995BL9901 (89958) (CU 1111)	M0530-F-100-S2-HS-PC-NP-18-22 (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)				20" Round by 48" High	20R-LB-4-PGE
For 25 to 35 Foot Aluminum Anchor Base Poles (00147)	11 inch	3-1/2 inch	1" - 8 NC Galv Steel	14" Square by 60" High	5CL-LB-PGE
For 40 Foot Aluminum Anchor Base Poles (00094)				18" Top 24" Bottom 84" High	7-LB-PGE

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

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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 high-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)	Description
#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"x12"x12" is 12 inches deep with straight sides. Covers must be marked ELECTRIC or POWER.

Manufacturer	12" x 24" x 18" (90903478)	17" x 38" x 18" (90903480)	12" x 12" x 12" (99831)
Newsos	FCA132418T-00043	FCA173018T-90026	PCA1212-90005 (Box: PM8121212S2N20 Lid: SMC121201A20)
Quatle (Hobas)	A42132418A017	A42173018A017	N/A
Dickcastle/Caron Industries	13241817	17301823	HLW1212-12-PC
CDR (Electrolid)	N/A	N/A	PA-13-1212-12
Higline	GHA132418E1	GHA173018E1	PHA121212E1
Amercast	A6001946TAX18-PGE	A6001640TAX18-PGE	A6001422TA (Box: A6001423) (Cover: A6001422)

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

LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS
 LAND USE
 WILSONVILLE, OREGON
 PRELIMINARY GRADING PLAN

#	DATE	DESCRIPTION

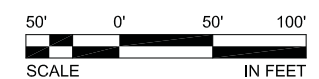
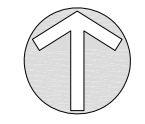
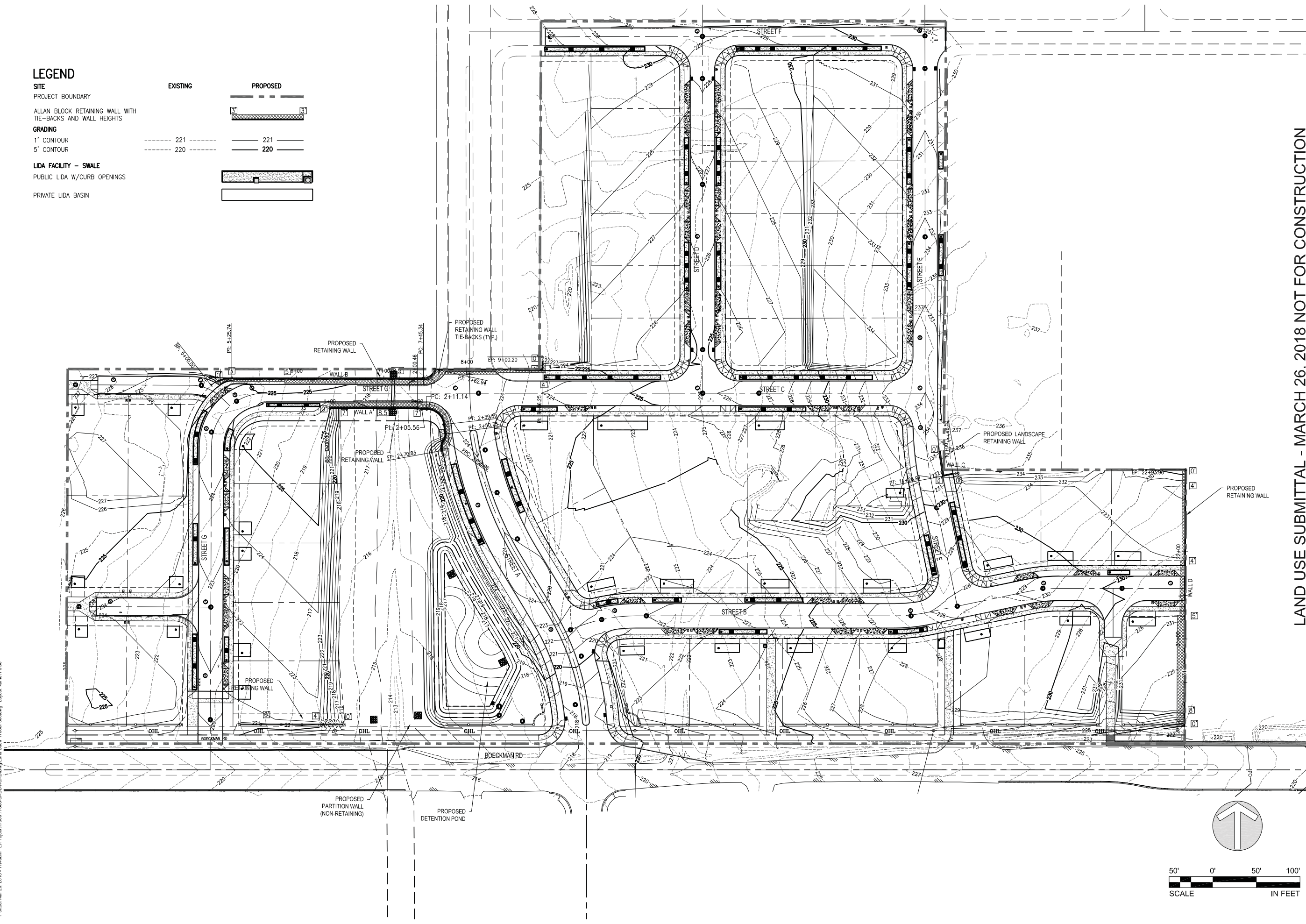
REVISIONS

OB _____ MRK _____
 DRAWN BY _____ CHECKED BY _____
 LAND USE SUBMITTAL
 STATUS _____
 MARCH 26, 2018
 DATE _____
 P17868
 PROJECT NUMBER _____

P5.00
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LEGEND

- SITE**
 PROJECT BOUNDARY
- GRADING**
 1' CONTOUR
 5' CONTOUR
- LIDA FACILITY - SWALE**
 PUBLIC LIDA W/CURB OPENINGS
 PRIVATE LIDA BASIN
- EXISTING**
- PROPOSED**



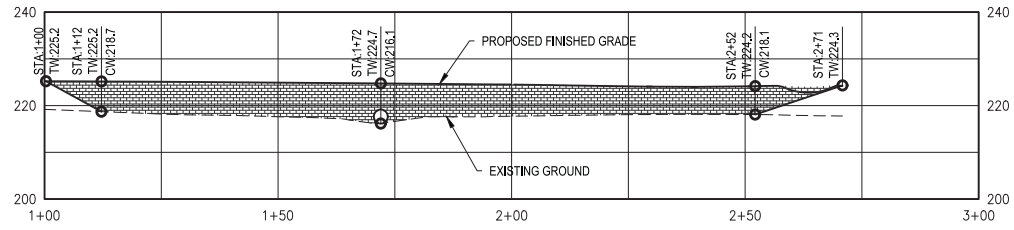
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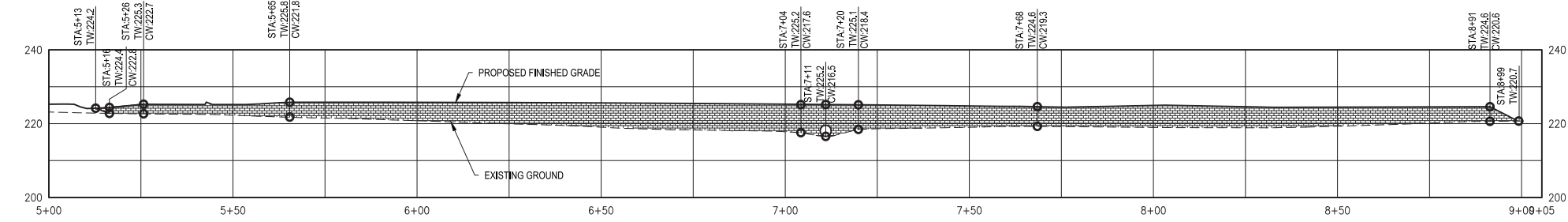
STAFFORD MEADOWS

LAND USE
 WILSONVILLE, OREGON

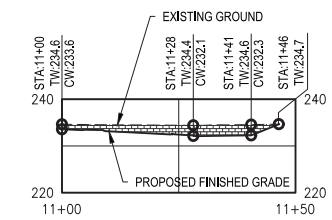
RETAINING WALL PROFILES



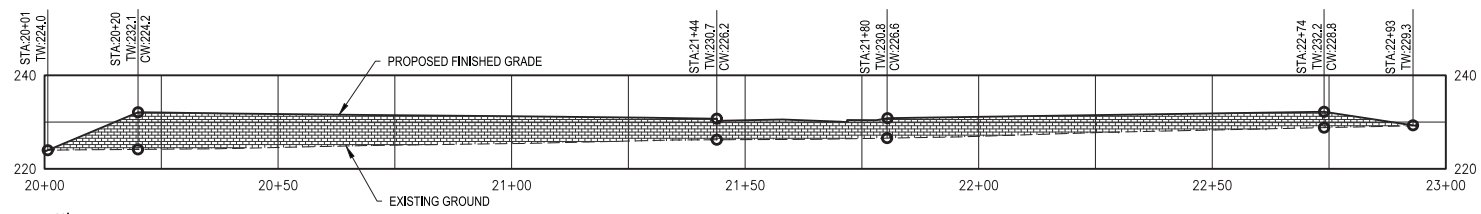
WALL A PROFILE (ALLAN BLOCK WALL)



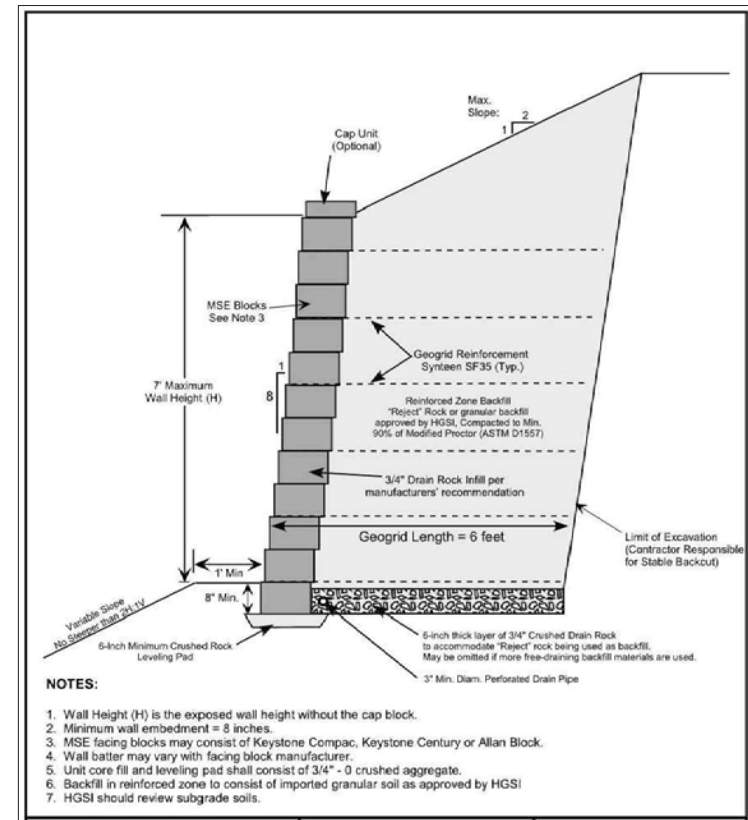
WALL B PROFILE (ALLAN BLOCK WALL)



WALL C PROFILE (ALLAN BLOCK WALL)



WALL D PROFILE (ALLAN BLOCK WALL)



ALLAN BLOCK RETAINING WALL DETAIL

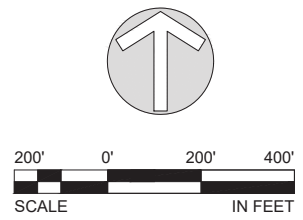
#	DATE	DESCRIPTION

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OB	MRK
DRAWN BY	CHECKED BY
LAND USE SUBMITTAL	STATUS
MARCH 26, 2018	DATE
P17868	PROJECT NUMBER

P5.10

Plotted: Mar 26, 2018 - 12:05pm L:\Project\1780017868\CADD\CAD\Drawings\Land Use\17868P600.dwg Layout Name: P6.00



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STAFFORD MEADOWS

LAND USE
WILSONVILLE, OREGON

ANNEXATION PLAN

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

STAMP

WEST HILLS
 LAND DEVELOPMENT
 CONSULTANT

#	DATE	DESCRIPTION

REVISIONS

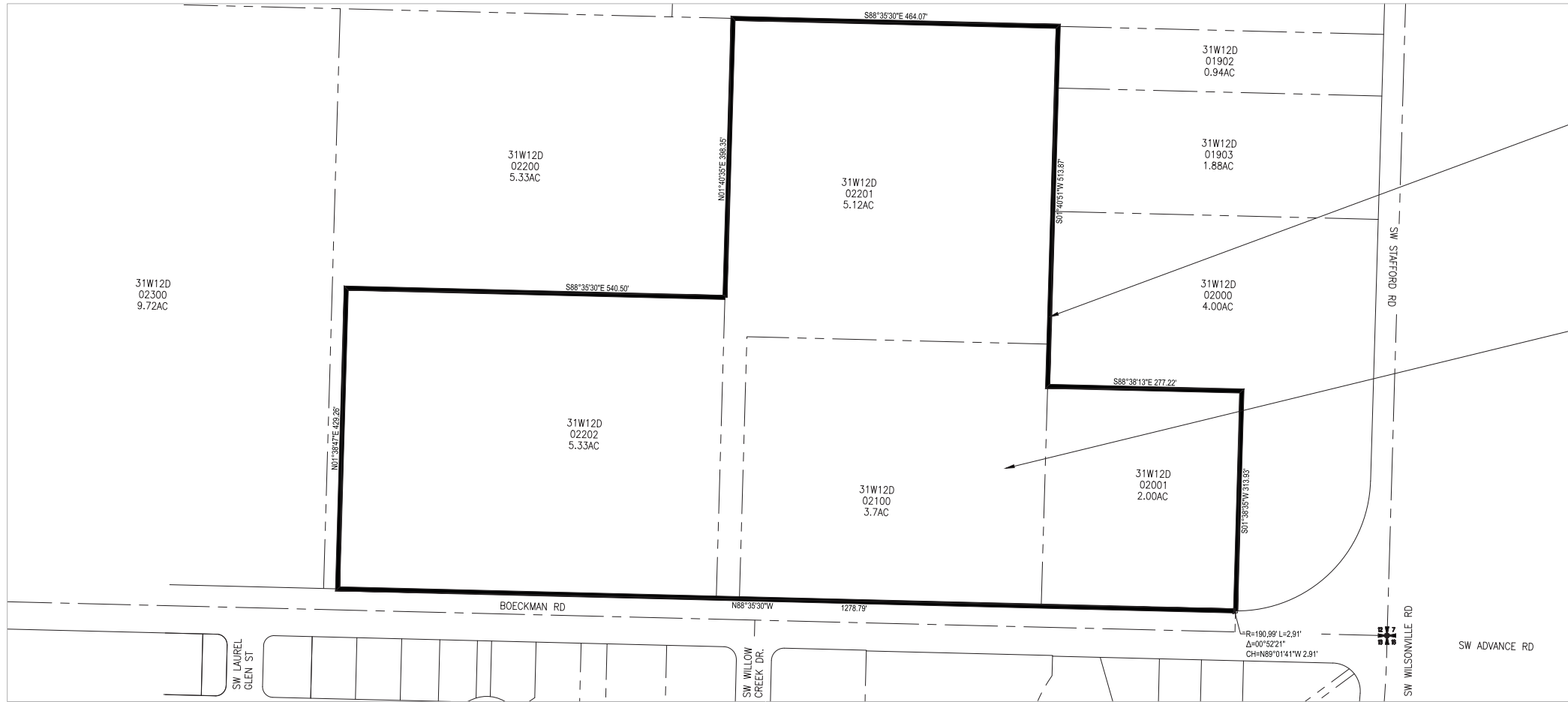
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MARCH 26, 2018	
DATE	
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PROJECT NUMBER	

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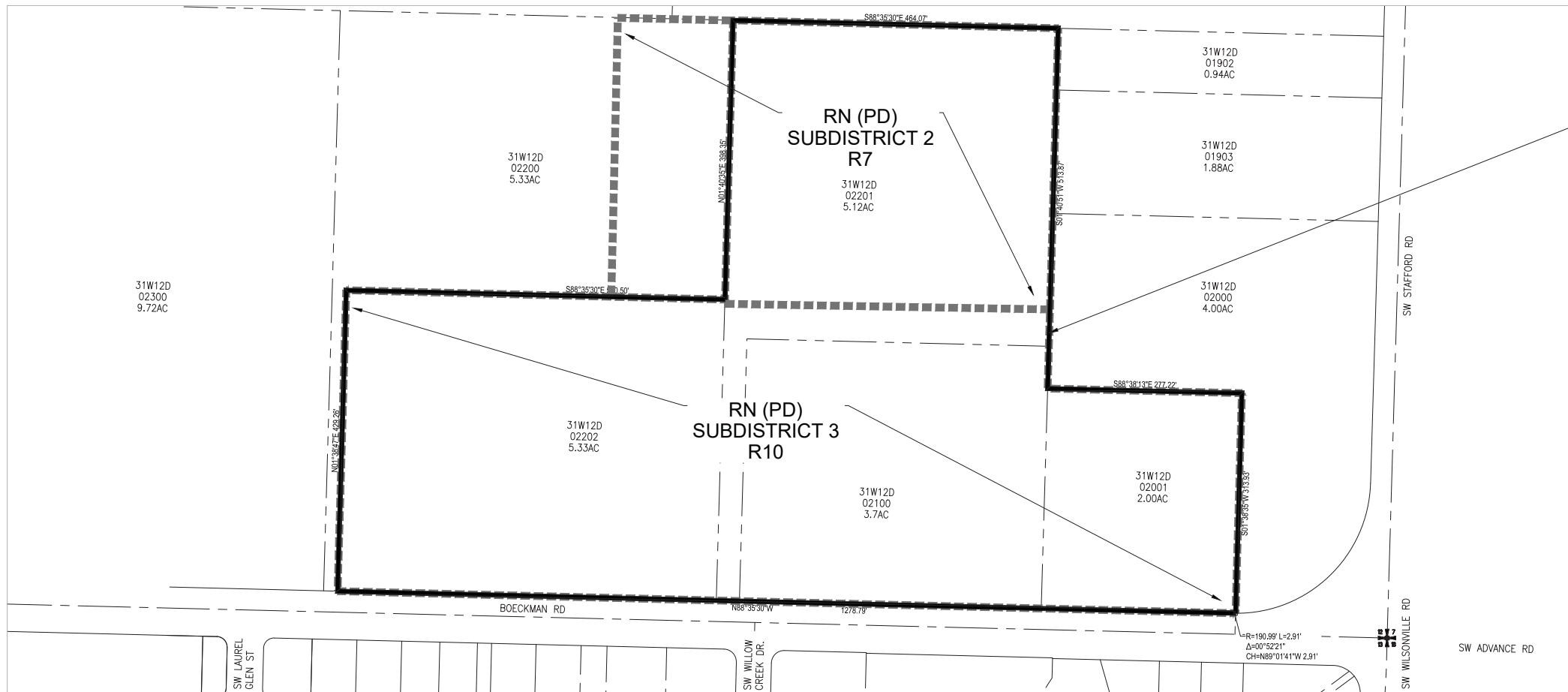
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LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS
 LAND USE
 WILSONVILLE, OREGON
 ZONING MAP



EXISTING ZONING MAP



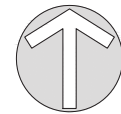
PROPOSED ZONING MAP

SITE BOUNDARY

EXISTING ZONING: CLACKAMAS COUNTY RRRF5

SITE BOUNDARY

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



#	DATE	DESCRIPTION

REVISIONS

MNM	MNP
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STATUS	
MARCH 26, 2018	
DATE	
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LAND USE SUBMITTAL - MARCH 23, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS
 LANDSCAPE
 WILSONVILLE, OREGON

TREE TABLE 1

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
20548	SCOUER WILLOW	7"	2	10	viaible	remove
20549	SHORE PINE	17"	2	18	viaible	remove
20550	SHORE PINE	9"	2	16	viaible	remove
20551	DOUGLAS FIR	19"	2	24	viaible	remove
20552	DOUGLAS FIR	10"	2	14	viaible	remove
20553	DOUGLAS FIR	15"	2	22	viaible	remove
20554	NORWAY SPRUCE	24"	2	22	viaible	remove
20555	NORWAY SPRUCE	12"	2	16	plantation	remove
20556	NORWAY SPRUCE	7"	2	10	plantation	remove
20557	NORWAY SPRUCE	25"	2	26	plantation	remove
20558	NORWAY SPRUCE	11"	2	14	plantation	remove
20559	NORWAY SPRUCE	20"	2	18	plantation	remove
20560	NORWAY SPRUCE	13"	2	16	plantation	remove
20561	NORWAY SPRUCE	8"	2	8	plantation	remove
20562	NORWAY SPRUCE	11"	2	10	plantation	remove
20563	NORWAY SPRUCE	17"	2	20	plantation	remove
20564	NORWAY SPRUCE	8"	2	12	plantation	remove
20565	NORWAY SPRUCE	9"	1	8	plantation	remove
20566	NORWAY SPRUCE	8"	1	8	plantation	remove
20567	DOUGLAS FIR	8"	2	12	plantation	remove
20568	NORWAY SPRUCE	17"	2	18	plantation	remove
20569	NORWAY SPRUCE	19"	2	20	plantation	remove
20570	NORWAY SPRUCE	12"	2	12	plantation	remove
20571	NORWAY SPRUCE	11"	2	8	plantation	remove
20572	PONDEROSA PINE	14"	2	16	plantation	remove
20573	NORWAY SPRUCE	2X7"-10"	2	14	plantation	remove
20574	NORWAY SPRUCE	10"	1	10	plantation	remove
20575	PONDEROSA PINE	22"	2	18	viaible	remove
20576	NORWAY SPRUCE	8"	1	6	plantation	remove
20577	NORWAY SPRUCE	10"	1	6	plantation	remove
20578	NORWAY SPRUCE	7"	1	6	plantation	remove
20579	PONDEROSA PINE	14"	2	8	plantation	remove
20580	NORWAY SPRUCE	7"	1	6	plantation	remove
20581	NORWAY SPRUCE	7"	1	6	plantation	remove
20582	NORWAY SPRUCE	9"	1	8	plantation	remove
20583	NORWAY SPRUCE	10"	2	12	plantation	remove
20584	NORWAY SPRUCE	9"	2	8	plantation	remove
20585	NORWAY SPRUCE	10"	2	26	plantation	remove
20586	NORWAY SPRUCE	10"	1	8	plantation	remove
20587	NORWAY SPRUCE	7"	1	6	plantation	remove
20588	NORWAY SPRUCE	7"	1	4	plantation	remove
20589	NORWAY SPRUCE	12"	2	12	plantation	remove
20590	PONDEROSA PINE	25"	2	26	viaible	remove
20591	DOUGLAS FIR	12"	1	20		remove
20592	NORWAY SPRUCE	12"	2	14	plantation	remove

Rating: 0=dead/hazardous; 1=declining; 2=average; 3=excellent
 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist PN-5539A
 Portland Tree Consulting
 1/19/18; p. 1 of 13

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
20593	NORWAY SPRUCE	10"	1	12	plantation	remove
20594	NORWAY SPRUCE	6"	1	4	plantation	remove
20595	NORWAY SPRUCE	10"	1	6	plantation	remove
20596	NORWAY SPRUCE	6"	1	4	plantation	remove
20597	NORWAY SPRUCE	15"	2	12	plantation	remove
20598	NORWAY SPRUCE	9"	1	8	plantation	remove
20599	NORWAY SPRUCE	11"	1	10	plantation	remove
20600	NORWAY SPRUCE	3X5"-6"	1	6	plantation	remove
20601	DOUGLAS FIR	18"	2	22	viaible	remove
20602	DOUGLAS FIR	23"	2	24	viaible	remove
20603	DOUGLAS FIR	17"	2	12		remove
20604	DOUGLAS FIR	12"	2	12	stand grown	remove
20605	DOUGLAS FIR	12"	2	12	viaible	remove
20606	DOUGLAS FIR	15"	2	18	viaible	remove
20607	DOUGLAS FIR	17"	2	30	viaible	remove
20608	DOUGLAS FIR	25"	2	30	viaible	remove
20609	DOUGLAS FIR	13"	2	30	viaible	remove
20610	NORWAY SPRUCE	11"	2	10	plantation	remove
20611	NORWAY SPRUCE	9"	1	8	plantation	remove
20612	NORWAY SPRUCE	2X8"-9"	1	12	plantation	remove
20613	NORWAY SPRUCE	11"	1	8	plantation	remove
20614	NORWAY SPRUCE	10"	1	6	plantation	remove
20615	NORWAY SPRUCE	8"	1	12	plantation	remove
20616	NORWAY SPRUCE	13"	2	14	plantation	remove
20617	NORWAY SPRUCE	13"	2	16	plantation	remove
20618	NORWAY SPRUCE	14"	2	20	plantation	remove
20619	NORWAY SPRUCE	11"	1	10	plantation	remove
20620	NORWAY SPRUCE	9"	1	6	plantation	remove
20621	NORWAY SPRUCE	9"	1	8	plantation	remove
20622	NORWAY SPRUCE	10"	1	8	plantation	remove
20623	NORWAY SPRUCE	10"	1	6	plantation	remove
20624	NORWAY SPRUCE	15"	2	12	plantation	remove
20625	PONDEROSA PINE	10"	1	6	plantation	remove
20626	NORWAY SPRUCE	12"	2	10	plantation	remove
20627	NORWAY SPRUCE	12"	2	10	plantation	remove
20628	NORWAY SPRUCE	7"	0	0	dead	remove
20629	NORWAY SPRUCE	9"	1	8	plantation	remove
20630	NORWAY SPRUCE	16"	2	20	plantation	remove
20631	NORWAY SPRUCE	17"	2	24	plantation	remove
20632	NORWAY SPRUCE	13"	2	16	plantation	remove
20633	NORWAY SPRUCE	14"	2	18	plantation	remove
20634	NORWAY SPRUCE	12"	2	16	plantation	remove
20635	PONDEROSA PINE	15"	2	18	plantation	remove
20636	NORWAY SPRUCE	14"	1	22	plantation	remove
20637	PONDEROSA PINE	7"	1	8	plantation	remove

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 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist PN-5539A
 Portland Tree Consulting
 1/19/18; p. 2 of 13

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
20638	NORWAY SPRUCE	11"	2	8	plantation	remove
20639	NORWAY SPRUCE	15"	2	14	plantation	remove
20640	NORWAY SPRUCE	2X4"-10"	2	4	plantation	remove
20641	NORWAY SPRUCE	13"	1	8	plantation	remove
20642	NORWAY SPRUCE	7"	2	6	plantation	remove
20643	NORWAY SPRUCE	10"	1	8	plantation	remove
20644	NORWAY SPRUCE	14"	2	16	plantation	remove
20645	PONDEROSA PINE	9"	0	0	dead	remove
20646	DOUGLAS FIR	11"	2	18	viaible	remove
20647	NORWAY SPRUCE	19"	2	20	plantation	remove
20648	NORWAY SPRUCE	2X9"-17"	1	20	plantation	remove
20649	SCOTS PINE	8"	2	8	plantation	remove
20650	SCOTS PINE	10"	1	8	plantation	remove
20651	SCOTS PINE	6"	1	8	plantation	remove
20652	SCOTS PINE	10"	1	8	plantation	remove
20653	SCOTS PINE	8"	2	6	plantation	remove
20654	SCOTS PINE	7"	2	4	plantation	remove
20655	SCOTS PINE	8"	2	6	plantation	remove
20656	SCOTS PINE	7"	2	4	plantation	remove
20657	SCOTS PINE	8"	2	4	plantation	remove
20658	SCOTS PINE	7"	2	4	plantation	remove
20659	SCOTS PINE	9"	2	8	plantation	remove
20660	SCOTS PINE	8"	1	8	plantation	remove
20661	SCOTS PINE	6"	1	6	plantation	remove
20662	SCOTS PINE	7"	1	8	plantation	remove
20663	SCOTS PINE	8"	1	8	plantation	remove
20664	SCOTS PINE	8"	2	8	plantation	remove
20665	SCOTS PINE	6"	1	6	plantation	remove
20666	SCOTS PINE	7"	1	6	plantation	remove
20667	SCOTS PINE	7"	1	4	plantation	remove
20668	SCOTS PINE	6"	1	6	plantation	remove
20669	SCOTS PINE	13"	2	12	plantation	remove
20670	SCOTS PINE	8"	1	6	plantation	remove
20671	SCOTS PINE	8"	1	6	plantation	remove
20672	SCOTS PINE	6"	1	6	plantation	remove
20673	SCOTS PINE	9"	1	6	plantation	remove
20674	SCOTS PINE	8"	1	6	plantation	remove
20675	SCOTS PINE	7"	1	8	plantation	remove
20676	SCOTS PINE	6"	1	4	plantation	remove
20677	SCOTS PINE	10"	1	8	plantation	remove
20678	SCOTS PINE	9"	2	10	plantation	remove
20679	SCOTS PINE	9"	2	8	plantation	remove
20680	SCOTS PINE	9"	2	8	plantation	remove
20681	SCOTS PINE	9"	2	10	plantation	remove
50095	PONDEROSA PINE	25"	2	28	viaible	remove
50096	PONDEROSA PINE	28"	2	30	viaible	remove
50097	SHORE PINE	5"	2	16	viaible	remove

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 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist PN-5539A
 Portland Tree Consulting
 1/19/18; p. 3 of 13

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
50098	SHORE PINE	6"	2	16	viaible	remove
50147	GIANT SEQUOIA	22"	3	8		remove
50148	GIANT SEQUOIA	21"	3	6		remove
50149	GIANT SEQUOIA	31"	3	16		remove
50150	GONE	25"	0	0	stump ground	remove
50151	GONE	23"	0	0	stump ground	remove
50152	GIANT SEQUOIA	16"	3	10		remove
50153	GIANT SEQUOIA	12"	3	8		remove
50154	GIANT SEQUOIA	18"	3	12		remove
50155	GIANT SEQUOIA	13"	3	8		remove
50156	GIANT SEQUOIA	13"	3	6		remove
50157	GIANT SEQUOIA	2X6"-11"	2	10		remove
50158	GIANT SEQUOIA	12"	2	8		remove
50161	ENGLISH WALNUT	2X6"-10"	2	20	viaible	remove
50162	BIRD CHERRY	2X7"-10"	1	14	orchard pruned	remove
50164	APPLE	2X3"-6"	1	10	orchard pruned	remove
50165	APPLE	12"	1	14	orchard pruned	remove
50167	APPLE	4X7"-12"	1	16	orchard pruned	remove
50168	APPLE	11"	1	16	orchard pruned	remove
50169	PONDEROSA PINE	28"	2	32	viaible	PROTECT
50181	JAPANESE MAPLE	3X5"-8"	2	16	approx. 4' from house	remove
50188	APPLE	2X9"-10"	1	16	orchard pruned	remove
50189	SHORE PINE	20"	2	20	viaible	remove
50190	SHORE PINE	20"	2	22	viaible	remove
50191	DOUGLAS FIR	9"	2	10	stand grown; blackberries	remove
50192	DOUGLAS FIR	8"	2	10	stand grown; blackberries	remove
50193	DOUGLAS FIR	11"	2	10	stand grown; blackberries	remove
50195	DOUGLAS FIR	8"	2	16	stand grown; blackberries	remove
50196	DOUGLAS FIR	9"	2	16	stand grown; blackberries	remove
50197	DOUGLAS FIR	9"	2	16	stand grown; blackberries	remove
50198	DOUGLAS FIR	7"	2	12	stand grown; blackberries	remove
50199	DOUGLAS FIR	10"	2	12	stand grown; blackberries	remove
50200	DOUGLAS FIR	8"	2	10	stand grown; blackberries	remove
50201	DOUGLAS FIR	9"	2	10	stand grown; blackberries	remove
50202	DOUGLAS FIR	10"	2	12	stand grown; blackberries	remove
50204	DOUGLAS FIR	10"	2	12	stand grown; blackberries	remove
50205	SCOTS PINE	16"	2	20	plantation blackberries	remove
50206	SCOTS PINE	17"	2	18	plantation blackberries	remove
50207	SCOTS PINE	15"	2	18	plantation blackberries	remove
50208	SCOTS PINE	18"	2	18	plantation blackberries	remove
50209	SCOTS PINE	14"	2	16	plantation blackberries	remove
50210	SCOTS PINE	12"	2	16	plantation blackberries	remove
50211	SCOTS PINE	12"	2	16	plantation blackberries	remove
50212	SCOTS PINE	11"	2	12	plantation blackberries	remove
50213	SCOTS PINE	12"	2	12	plantation blackberries	remove

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 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist PN-5539A
 Portland Tree Consulting
 1/19/18; p. 4 of 13

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
50214	SCOTS PINE	15"	2	16	plantation; blackberries	remove
50215	SCOTS PINE	9"	2	8	plantation; blackberries	remove
50216	SCOTS PINE	17"	2	18	plantation; blackberries	remove
50217	SCOTS PINE	10"	2	12	plantation; blackberries	remove
50218	SCOTS PINE	8"	2	10	plantation; blackberries	remove
50219	SCOTS PINE	12"	2	16	plantation; blackberries	remove
50220	SCOTS PINE	11"	2	10	plantation; blackberries	remove
50221	SCOTS PINE	8"	2	8	plantation; blackberries	remove
50222	SCOTS PINE	12"	2	12	plantation; blackberries	remove
50223	SCOTS PINE	13"	2	12	plantation; blackberries	



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STAFFORD MEADOWS
 LANDSCAPE
 WILSONVILLE, OREGON
 TREE TABLE 2

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
50307	SCOTS PINE	8"	1	18	plantation	remove
51045	BLACK COTTONWOOD	32"	2	42		remove
51046	FLOWERING PEAR	15"	2	14		remove
51047	SHORE PINE	20"	2	18		remove
51048	GIANT SEQUOIA	11"	2	8		remove
51049	GIANT SEQUOIA	13"	3	12		remove
51050	GIANT SEQUOIA	12"	3	10		remove
51052	PIN OAK	28"	2	56	viable	remove
51053	HONEY LOCUST	2X9"-13"	2	28		remove
51054	KWANZAN CHERRY	23"	2	22		remove
51055	PONDEROSA PINE	21"	2	20	viable	PROTECT
51056	KWANZAN CHERRY	33"	2	32	viable	PROTECT
51057	KWANZAN CHERRY	26"	2	20	ganoderma	PROTECT
51076	SCOTS PINE	15"	2	20	plantation	remove
51077	SCOTS PINE	10"	2	20	plantation	remove
51078	SCOTS PINE	14"	2	20	plantation	remove
51079	SCOTS PINE	10"	2	8	plantation	remove
51080	SCOTS PINE	15"	2	18	plantation	remove
51081	SCOTS PINE	8"	2	6	plantation	remove
51082	SCOTS PINE	13"	2	18	plantation	remove
51083	SCOTS PINE	11"	2	18	plantation	remove
51084	SCOTS PINE	11"	2	16	plantation	remove
51085	SCOTS PINE	9"	2	10	plantation	remove
51086	SCOTS PINE	10"	2	16	plantation	remove
51087	SCOTS PINE	12"	2	18	plantation	remove
51088	SCOTS PINE	12"	2	16	plantation	remove
51089	SCOTS PINE	14"	2	20	plantation	remove
51090	SCOTS PINE	12"	2	22	plantation	remove
51091	SCOTS PINE	10"	2	16	plantation	remove
51092	SCOTS PINE	14"	2	20	plantation	remove
51093	SCOTS PINE	17"	2	20	plantation	remove
51094	PONDEROSA PINE	20"	2	20	viable	remove
51095	SCOTS PINE	14"	2	18	plantation	remove
51096	SCOTS PINE	14"	2	20	plantation	remove
51097	SCOTS PINE	12"	2	18	plantation	remove
51098	SCOTS PINE	12"	2	16	plantation	remove
51099	SCOTS PINE	6"	1	6	plantation	remove
51100	SCOTS PINE	9"	0	0	dead	remove
51101	SCOTS PINE	7"	2	8	plantation	remove
51102	SCOTS PINE	9"	1	12	plantation	remove
51103	SCOTS PINE	10"	2	8	plantation	remove
51104	SCOTS PINE	10"	2	8	plantation	remove
51105	SCOTS PINE	12"	2	16	plantation	remove
51106	SCOTS PINE	8"	2	16	plantation	remove
51107	SCOTS PINE	13"	2	16	plantation	remove

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 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist FN-5539A
 Portland Tree Consulting
 1/19/18; p. 7 of 13

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
51108	SCOTS PINE	9"	2	8	plantation	remove
51109	SCOTS PINE	9"	2	10	plantation	remove
51110	SCOTS PINE	9"	2	12	plantation	remove
51111	SCOTS PINE	8"	1	6	plantation	remove
51112	SCOTS PINE	8"	1	6	plantation	remove
51113	SCOTS PINE	7"	1	4	plantation	remove
51114	SCOTS PINE	8"	1	4	plantation	remove
51115	SCOTS PINE	9"	2	6	plantation	remove
51116	SCOTS PINE	7"	2	6	plantation	remove
51117	SCOTS PINE	8"	2	8	plantation	remove
51120	SCOTS PINE	12"	2	12	plantation	remove
51121	SCOTS PINE	8"	2	6	plantation	remove
51122	SCOTS PINE	8"	1	6	plantation	remove
51123	SCOTS PINE	8"	2	6	plantation	remove
51124	SCOTS PINE	7"	2	8	plantation	remove
51125	SCOTS PINE	9"	2	6	plantation	remove
51126	SCOTS PINE	9"	2	6	plantation	remove
51127	SCOTS PINE	7"	1	6	plantation	remove
51128	SCOTS PINE	7"	1	6	plantation	remove
51129	SCOTS PINE	10"	2	10	plantation	remove
51130	SCOTS PINE	7"	1	8	plantation	remove
51131	SCOTS PINE	8"	2	8	plantation	remove
51132	SCOTS PINE	8"	0	0	dead	remove
51133	SCOTS PINE	7"	0	0	dead	remove
51134	SCOTS PINE	9"	2	8	plantation	remove
51135	SCOTS PINE	6"	1	4	plantation	remove
51136	SCOTS PINE	10"	2	10	plantation	remove
51137	SCOTS PINE	11"	2	16	plantation	remove
51138	SCOTS PINE	9"	2	12	plantation	remove
51139	SCOTS PINE	14"	2	16	plantation	remove
51140	SCOTS PINE	9"	2	10	plantation	remove
51141	SCOTS PINE	9"	2	10	plantation	remove
51142	SCOTS PINE	11"	2	12	plantation	remove
51143	SCOTS PINE	9"	1	10	plantation	remove
51144	SCOTS PINE	9"	2	8	plantation	remove
51145	SCOTS PINE	7"	1	8	plantation	remove
51146	SCOTS PINE	11"	2	12	plantation	remove
51147	SCOTS PINE	8"	2	10	plantation	remove
51148	SCOTS PINE	6"	1	4	plantation	remove
51149	SCOTS PINE	7"	1	8	plantation	remove
51150	SCOTS PINE	7"	1	6	plantation	remove
51151	SCOTS PINE	9"	1	8	plantation	remove
51152	SCOTS PINE	7"	1	6	plantation	remove
51153	SCOTS PINE	8"	2	4	plantation	remove
51154	SCOTS PINE	8"	2	4	plantation	remove

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 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist FN-5539A
 Portland Tree Consulting
 1/19/18; p. 8 of 13

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
51155	SCOTS PINE	12"	2	12	plantation	remove
51156	NORWAY SPRUCE	12"	2	14	plantation	remove
51159	NORWAY SPRUCE	12"	2	16	plantation	remove
51160	NORWAY SPRUCE	10"	1	10	plantation	remove
51161	NORWAY SPRUCE	12"	2	18	plantation	remove
51162	NORWAY SPRUCE	16"	2	26	plantation	remove
51163	NORWAY SPRUCE	16"	2	22	plantation	remove
51164	NORWAY SPRUCE	14"	2	28	plantation	remove
51165	NORWAY SPRUCE	14"	2	24	plantation	remove
51166	NORWAY SPRUCE	12"	2	18	plantation	remove
51167	NORWAY SPRUCE	7"	1	8	plantation	remove
51168	NORWAY SPRUCE	10"	2	12	plantation	remove
51169	NORWAY SPRUCE	9"	2	14	stand grown	remove
51170	PONDEROSA PINE	16"	2	22	stand grown	remove
51171	NORWAY SPRUCE	12"	2	16	stand grown	remove
51172	NORWAY SPRUCE	10"	2	14	viable	remove
51173	DOUGLAS FIR	18"	2	24	viable	remove
51176	DOUGLAS FIR	2X14"	2	20	viable; co-dominant from base	PROTECT
51177	DOUGLAS FIR	16"	2	20	viable	PROTECT
51178	DOUGLAS FIR	18"	2	32	viable	remove
51179	DOUGLAS FIR	30"	2	36	viable	remove
51180	PONDEROSA PINE	21"	2	22	viable	remove
51181	PONDEROSA PINE	28"	2	36	viable	remove
51182	NORWAY SPRUCE	16"	2	18	viable	remove
51183	NORWAY SPRUCE	14"	2	20	viable	remove
51184	NORWAY SPRUCE	11"	2	16	viable	remove
51185	NORWAY SPRUCE	15"	2	22	multiple tops	remove
51186	NORWAY SPRUCE	15"	1	20	excessive lean	remove
51187	DOUGLAS FIR	16"	2	22	viable; stand grown	remove
51188	DOUGLAS FIR	21"	2	28	viable	remove
51189	NORWAY SPRUCE	13"	1	24	excessive lean	remove
51190	NORWAY SPRUCE	18"	2	28	viable	remove
51191	PONDEROSA PINE	17"	2	24	viable	remove
51192	SCOUER WILLOW	2X12"-21"	2	20	viable	remove
51193	NORWAY SPRUCE	12"	2	18	viable	remove
51194	NORWAY SPRUCE	8"	2	12	stand grown	remove
51195	NORWAY SPRUCE	11"	2	16	stand grown	remove
51196	PONDEROSA PINE	21"	2	32	viable	remove
51197	PONDEROSA PINE	15"	2	20	viable	remove
51198	NORWAY SPRUCE	10"	2	10	viable	remove
51199	NORWAY SPRUCE	16"	2	24	viable	remove
51200	SCOTS PINE	6"	2	12	viable	remove
51201	PONDEROSA PINE	26"	2	30	viable	remove
51202	PONDEROSA PINE	22"	2	26	viable	remove
51203	SCOTS PINE	6"	2	12	viable	remove

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 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist FN-5539A
 Portland Tree Consulting
 1/19/18; p. 9 of 13

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
51204	PORT-ORFORD CEDAR	3X6"-8"	2	20	viable	remove
51205	NORWAY MAPLE	12"	2	20	viable	remove
51206	PIN OAK	6"	2	16	viable	remove
51207	DOUGLAS FIR	22"	2	20	viable; stand grown	PROTECT
51208	DOUGLAS FIR	16"	2	16	viable; stand grown	PROTECT
51209	DOUGLAS FIR	17"	2	22	viable; stand grown	PROTECT
51210	DOUGLAS FIR	23"	2	30	viable; stand grown	PROTECT
51211	DOUGLAS FIR	19"	2	26	viable; stand grown	remove
51212	DOUGLAS FIR	18"	2	20	viable; stand grown	remove
51214	NORWAY SPRUCE	15"	2	22	hedgerow	remove
51215	gone	0	0	0	stump	remove
51216	NORWAY SPRUCE	12"	2	14	viable; hedgerow	remove
51217	NORWAY SPRUCE	14"	2	18	viable; hedgerow	remove
51218	NORWAY SPRUCE	13"	2	18	viable; hedgerow	remove
51219	NORWAY SPRUCE	9"	1	8	hedgerow	remove
51220	NORWAY SPRUCE	12"	2	16	hedgerow	remove
51221	NORWAY SPRUCE	13"	2	18	hedgerow windthrow	remove
51223	NORWAY SPRUCE	16"	2	18	hedgerow	remove
51224	NORWAY SPRUCE	23"	2	26	hedgerow	remove
51225	NORWAY SPRUCE	8"	1	8	hedgerow windthrow	remove
51226	NORWAY SPRUCE	11"	2	14	hedgerow windthrow	remove
51227	NORWAY SPRUCE	18"	2	18	viable; hedgerow	remove
51228	NORWAY SPRUCE	20"	2	20	viable; hedgerow	remove
51231	NORWAY SPRUCE	16"	2	26	hedgerow; windthrow	remove
51232	NORWAY SPRUCE	15"	2	22	hedgerow; windthrow	remove
51233	NORWAY SPRUCE	10"	2	12	hedgerow; windthrow	remove
51234	NORWAY SPRUCE	17"	2	22	viable; hedgerow	remove
51235	NORWAY SPRUCE	12"	1	12	viable; hedgerow	remove
51236	NORWAY SPRUCE	16"	2	20	viable; hedgerow	remove
51237	gone	0	0	0	stump	remove
51238	NORWAY SPRUCE	19"	2	24	viable; hedgerow	remove
51239	APPLE	10"	1	16	orchard pruned	remove
51240	APPLE	11"	1	18	orchard pruned	remove
51241	SCOTS PINE	3X14"-16"	2	40	viable; hedgerow	remove
51242	SCOTS PINE	2X10"-15"	2	28	viable; hedgerow	remove
51243	SCOTS PINE	21"	2	28	viable; hedgerow	remove
51244	SCOTS PINE	20"	2	36	viable; hedgerow	remove
51245	SCOTS PINE	19"	2	32	viable; hedgerow	remove
51246	SCOTS PINE	28"	2	36	viable; hedgerow	remove
51247	SCOTS PINE	21"	2	34	viable; hedgerow	remove
51248	SCOTS PINE	16"	2	32	viable; hedgerow	remove
51249	SCOTS PINE	21"	2	30	viable; hedgerow	remove
51250	SCOTS PINE	19"	2	23	viable; hedgerow	remove
51251	SCOTS PINE	17"	2	23	viable; hedgerow	remove
51252	SCOTS PINE	15"	2	28	viable; hedgerow	remove

Rating: 0=dead/hazardous; 1=declining; 2=average; 3=excellent
 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist FN-5539A
 Portland Tree Consulting
 1/19/18; p. 10 of 13

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
51253	SCOTS PINE	14"	2	30	viable; hedgerow	remove
51254	SCOTS PINE	16"	2	36	viable; hedgerow	remove
51255	SCOTS PINE	14"	2	28	viable; hedgerow	remove
51256	SCOTS PINE	27"	2	28	viable; hedgerow	remove
51257	SCOTS PINE	16"	2	24	viable; hedgerow	remove
51258	SCOTS PINE	17"	2	24	viable; hedgerow	remove
51259	SCOTS PINE	18"	2	30	viable; hedgerow	remove
51260	SCOTS PINE	23"	2	40	viable; hedgerow	remove
51261	SCOTS PINE	23"	2	38	viable; hedgerow	remove
51262	SCOTS PINE	19"	2	36	viable; hedgerow	remove
51263	SCOTS PINE					

STAFFORD MEADOWS TREE TABLE

Tag	Species	DBH	Rating	Crown Diameter	Remarks	Action
53795	DOUGLAS FIR	10"	0	0	dead	remove
53796	EUROPEAN BIRCH	12"	2	26		remove
53822	BLACK COTTONWOOD	3X10"-16"	2	34	3 stems from base	remove
53823	BLACK COTTONWOOD	6"	2	14		remove
53824	BLACK COTTONWOOD	10"	2	20		remove
53827	CRABAPPLE	6"	2	16		remove
53976	DOUGLAS FIR	20"	2	34	viable	remove
53977	SCOULER WILLOW	9X6"-12"	2	30	multiple stems	remove
53978	PONDEROSA PNE	24"	2	24	viable	remove
53979	DOUGLAS FIR	18"	2	24	viable	remove
53980	EUROPEAN BIRCH	10"	1	12	dead top; wood borers	remove
53981	DOUGLAS FIR	24"	2	36	viable	PROTECT
53982	PONDEROSA PNE	30"	2	36	viable; co-dominant @ 8'	remove
53983	DOUGLAS FIR	18"	2	18	viable	remove
53984	DOUGLAS FIR	6"	1	10	suppressed	remove
53985	DOUGLAS FIR	20"	2	22	viable	remove
53986	DOUGLAS FIR	9"	1	10	dead top	remove
53987	DOUGLAS FIR	14"	2	12	viable	remove
53988	DOUGLAS FIR	16"	2	22	viable	remove
53989	DOUGLAS FIR	14"	2	20	viable	remove
53990	DOUGLAS FIR	10"	2	16	viable	remove
53991	DOUGLAS FIR	17"	2	16	viable	remove
53992	DOUGLAS FIR	12"	2	18	viable	remove
53993	DOUGLAS FIR	14"	2	16	viable	remove
53994	EUROPEAN BIRCH	12"	2	18		remove
53995	EUROPEAN BIRCH	10"	1	18	wood borers	remove
54626	DOUGLAS FIR	12"	2	16	viable	remove
54627	DOUGLAS FIR	14"	2	24	viable	remove
54628	DOUGLAS FIR	12"	2	22	viable	remove
54629	ENGLISH HAWTHORN	6"	2	20		remove

Rating: 0=dead/hazardous; 1=declining; 2=average; 3=excellent
 Field work done on 1/16-17/2018 by Ryan Neumann ISA Certified Arborist FN-5539A
 Portland Tree Consulting
 1/19/18; p. 13 of 13

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 Portland, OR 97204
 503.287.6825
 www.otak.com



STAFFORD MEADOWS

LANDSCAPE
 WILSONVILLE, OREGON

TREE TABLE 3

#	DATE	DESCRIPTION

REVISIONS

____	____
DH	MRK
DRAWN BY	CHECKED BY
LAND USE SUBMITTAL	
STATUS	
MARCH 23, 2018	
DATE	
P17868	
PROJECT NUMBER	

L1.3

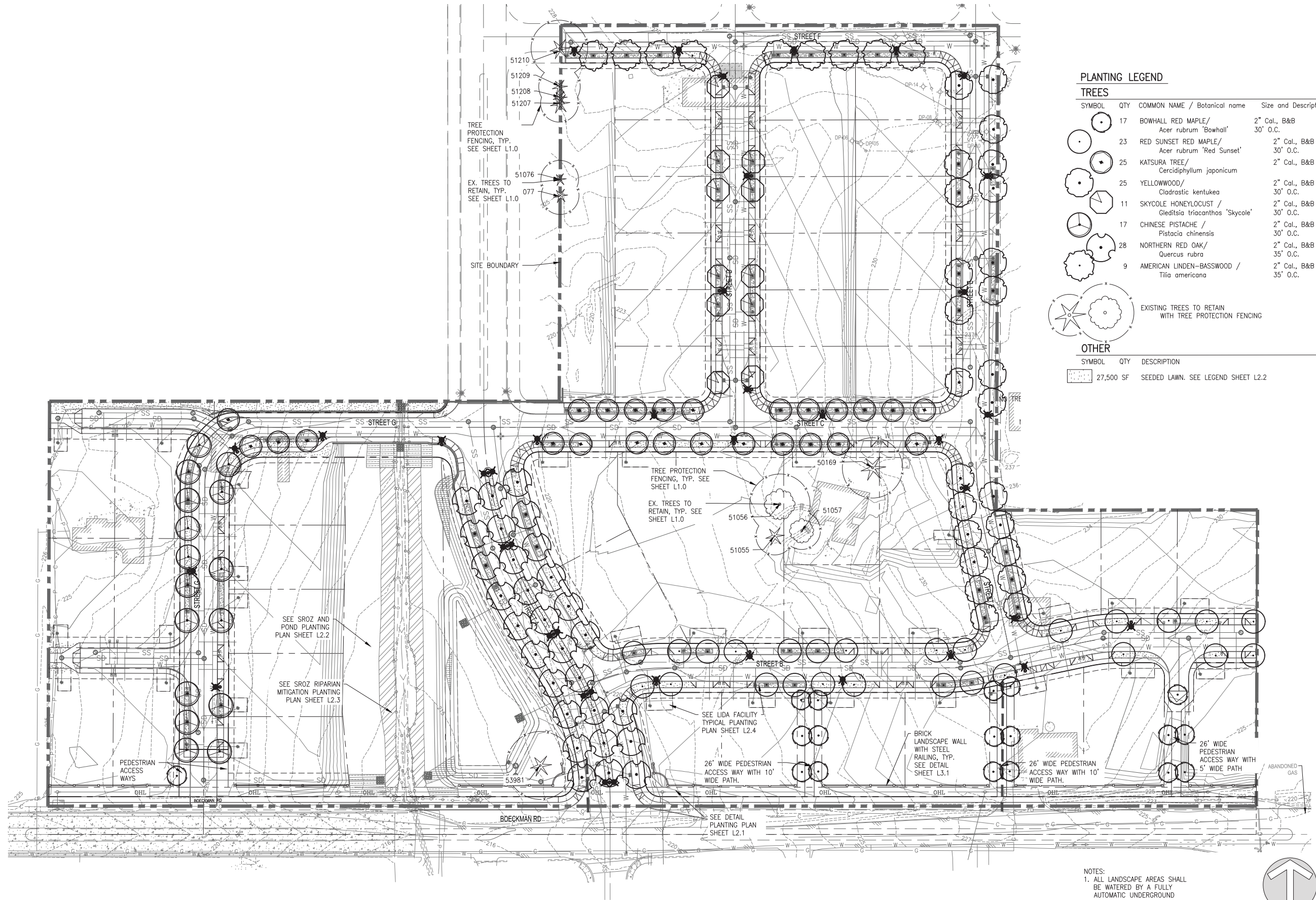


LAND USE SUBMITTAL - APRIL 18, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS

LANDSCAPE
 WILSONVILLE, OREGON

LANDSCAPE SITE PLAN



PLANTING LEGEND

TREES

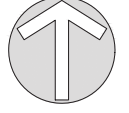
SYMBOL	QTY	COMMON NAME / Botanical name	Size and Description
	17	BOWHALL RED MAPLE / <i>Acer rubrum</i> 'Bowhall'	2" Cal., B&B 30' O.C.
	23	RED SUNSET RED MAPLE / <i>Acer rubrum</i> 'Red Sunset'	2" Cal., B&B 30' O.C.
	25	KATSURA TREE / <i>Cercidiphyllum japonicum</i>	2" Cal., B&B
	25	YELLOWWOOD / <i>Cladrastic kentukea</i>	2" Cal., B&B 30' O.C.
	11	SKYCOLE HONEYLOCUST / <i>Gleditsia triacanthos</i> 'Skycole'	2" Cal., B&B 30' O.C.
	17	CHINESE PISTACHE / <i>Pistacia chinensis</i>	2" Cal., B&B 30' O.C.
	28	NORTHERN RED OAK / <i>Quercus rubra</i>	2" Cal., B&B 35' O.C.
	9	AMERICAN LINDEN-BASSWOOD / <i>Tilia americana</i>	2" Cal., B&B 35' O.C.

EXISTING TREES TO RETAIN WITH TREE PROTECTION FENCING

OTHER

SYMBOL	QTY	DESCRIPTION
	27,500 SF	SEEDED LAWN. SEE LEGEND SHEET L2.2

- NOTES:**
- ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, EXCEPT SROZ WHICH SHALL RECEIVE ESTABLISHMENT IRRIGATION.
 - SEE SHEETS L3.0 AND L3.1 FOR LANDSCAPE DETAILS AND NOTES



TITLE

#	DATE	DESCRIPTION

REVISIONS

DH	MRK

LAND USE SUBMITTAL STATUS

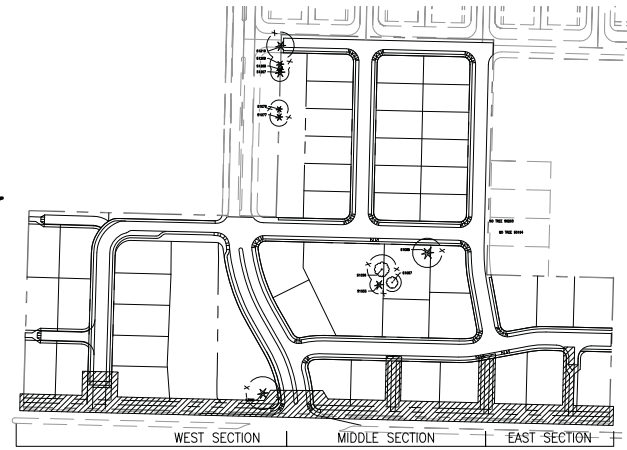
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DATE

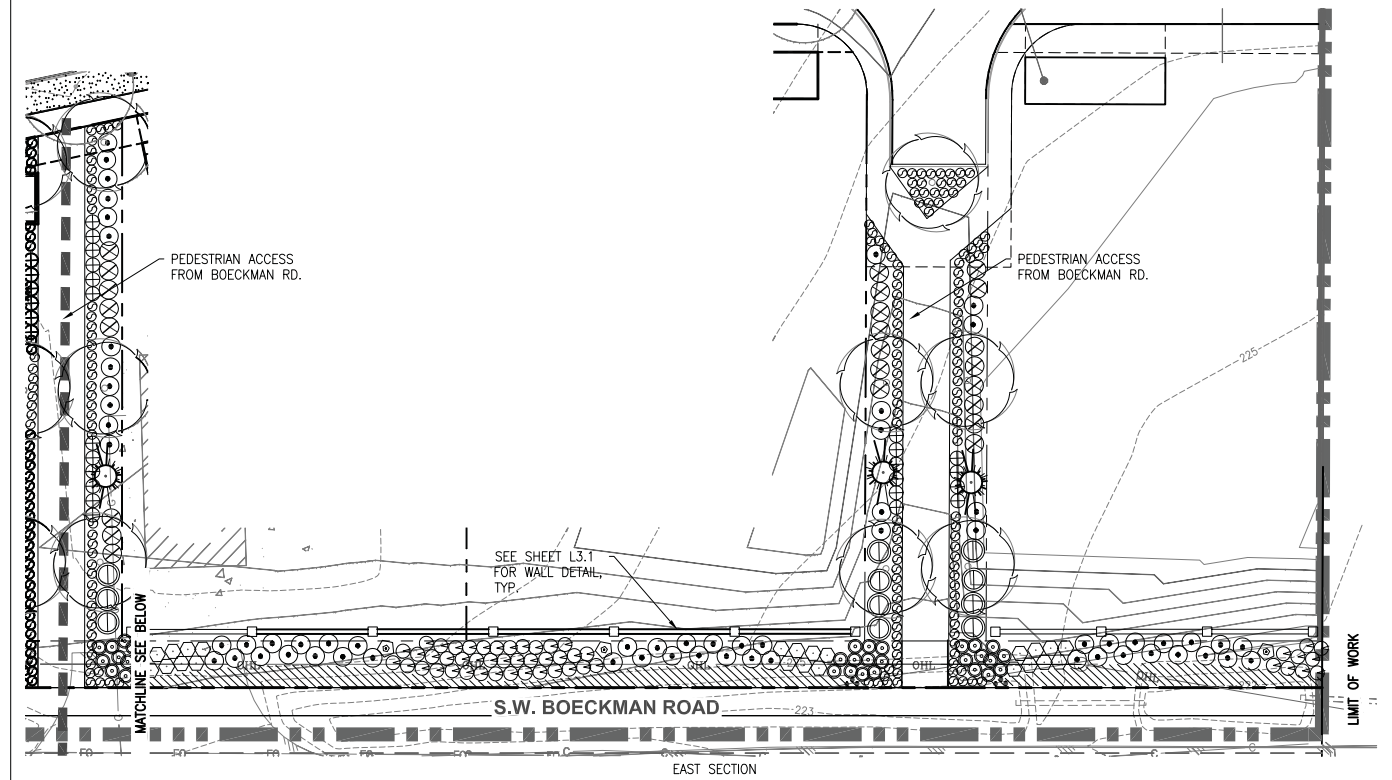
P17868

PROJECT NUMBER

L2.0



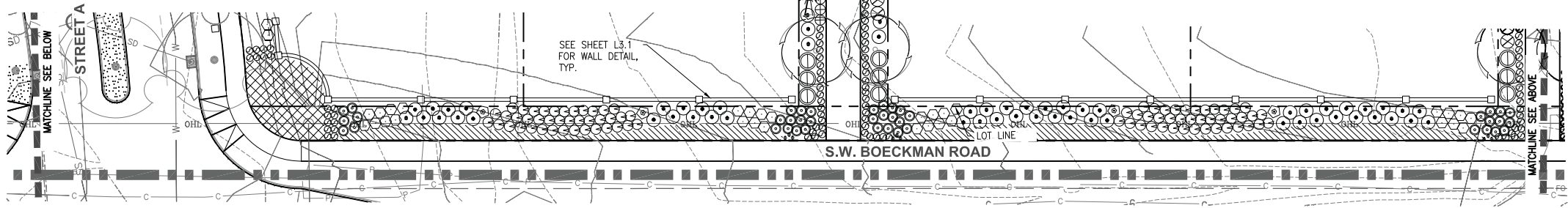
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SEE SHEET L3.1 FOR WALL DETAIL, TYP.

S.W. BOECKMAN ROAD

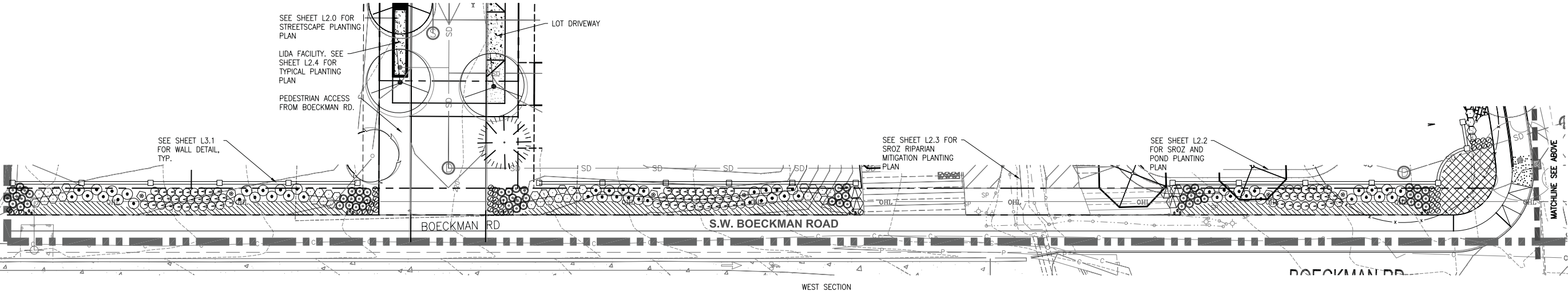
EAST SECTION



SEE SHEET L3.1 FOR WALL DETAIL, TYP.

S.W. BOECKMAN ROAD

MIDDLE SECTION



SEE SHEET L2.0 FOR STREETScape PLANTING PLAN

LIDA FACILITY. SEE SHEET L2.4 FOR TYPICAL PLANTING PLAN

PEDESTRIAN ACCESS FROM BOECKMAN RD.

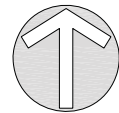
SEE SHEET L3.1 FOR WALL DETAIL, TYP.

BOECKMAN RD

S.W. BOECKMAN ROAD

WEST SECTION

- NOTES:
1. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, EXCEPT SROZ WHICH SHALL RECEIVE ESTABLISHMENT IRRIGATION.
 2. SEE SHEETS L3.0 AND L3.1 FOR LANDSCAPE DETAILS AND NOTES
 3. SEE SHEET L2.2 FOR PLANTING LEGEND.



LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS
 LANDSCAPE
 WILSONVILLE, OREGON
 LANDSCAPE DETAIL PLAN

#	DATE	DESCRIPTION

REVISIONS

L2.1

Plotfile: Mar 26, 2018 - 12:21pm L:\Project\17868\CADD\CADD\DWG\Land User\17868_L201.dwg Layout Name: L2.1

LAND USE SUBMITTAL - MARCH 26, 2018 NOT FOR CONSTRUCTION



STAFFORD MEADOWS
 LANDSCAPE
 WILSONVILLE, OREGON
SROZ AND POND PLANTING PLAN

#	DATE	DESCRIPTION

DH	MRK

PLANTING LEGEND

TREES

SYMBOL	QTY	COMMON NAME / Botanical name	Size and Description
	5	RED ALDER / <i>Ainus rubra</i>	2" Cal., B&B
	8	WEeping BLUE ATLAS CEDAR / <i>Cedrus atlantica glauca pendula</i>	6' HT. MIN., B&B*
	4	OREGON ASH / <i>Fraxinus latifolia</i>	2" Cal., B&B*
	1	DAWN REDWOOD / <i>Metasequoia glyptostroboides</i>	6' HT. MIN., B&B*
	4	BITTER CHERRY / <i>Prunus emarginata</i>	2" Cal., B&B*
	11	DOUGLAS FIR / <i>Pseudotsuga menziesii</i>	8' HT. MIN. B&B*
	20	OREGON WHITE OAK / <i>Quercus garryana</i>	1 3/4" Cal., B&B
	8	CASCARA / <i>Rhamnus purshiana</i>	2" Cal., B&B
	17	EXCELSA WESTERN RED CEDAR / <i>Thuja plicata "Excelsa"</i>	8' HT. MIN., B&B*

*16" MIN. IN-GROUND FABRIC BAG MAY BE USED INSTEAD OF B&B.

SHRUBS

SYMBOL	QTY	COMMON NAME / Botanical name:	Size and descr.	Spacing
	44	ROSE GLOW BARBERRY / <i>Berberis thunbergii "Rose Glow"</i>	2 GAL.	3' O.C.
	45	GREEN BEAUTY BOXWOOD / <i>Buxus microphylla "Green Beauty"</i>	2 GAL.	3' O.C.
	25	BUTTERCUP WINTER HAZEL / <i>Corylopsis pauciflora</i>	3 GAL.	4' O.C.
	25	CROCOSMIA / <i>Crocosmia "Lucifer"</i>	3 GAL.	4' O.C.
	83	COMPACT BURNING BUSH / <i>Euonymus alata "Compacta"</i>	2 GAL.	4' O.C.
	377	BIG BLUE LILY TURF / <i>Liriope muscari "Big Blue"</i>	2 GAL.	4' O.C.
	5	DWARF OREGON GRAPE / <i>Mahonia aquifolium "Compacta"</i>	2 GAL.	4' O.C.
	40	FIRE POWER NANDINA / <i>Nandina domestica "Fire Power"</i>	2 GAL.	4' O.C.
	99 grps / 297 bulbs	DAFFODIL (GROUP OF 3 BULBS 6" O.C.) / <i>Narcissus spp.</i>	1/2" BULB	
	20	BURKWOOD OSMANTHUS / <i>Osmanthus x burkwoodii</i>	5 GAL.	6' O.C.
	213	DWARF FOUNTAIN GRASS / <i>Pennisetum alopecuroides "Hamel"</i>	2 GAL.	3' O.C.
	131	RED FLOWER CARPET ROSE / <i>Rosa "Red Flower Carpet"</i>	2 GAL.	3' O.C.
	199	DAVID VIBURNUM / <i>Viburnum davidii</i>	2 GAL.	4' O.C.
	20	LAURUSTINUS VIBURNUM / <i>Viburnum tinus</i>	2 GAL.	4' O.C.

GROUNDCOVERS

SYMBOL	QTY	COMMON NAME / Botanical name:	Size and descr.	Spacing
	27,500 SF	DIAMOND GREEN TURF MIXTURE (EXTREME LOW MAINTENANCE TURF MIX) FROM SUNMARK SEEDS INTERNATIONAL, 8 LBS./1000 SF		
	26,100 SF	DRY AREA SEED MIX PER CITY OF WILSONVILLE PUBLIC WORKS STANDARDS, APPENDIX B, TABLE B.5:		
	505	KINNIKINNICK / <i>Arctostaphylos uva ursi</i>	1 GAL.	2' O.C.
	505	LOW OREGON GRAPE / <i>Mahonia repens</i>	1 GAL.	2' O.C.
	333 SF	ANNUAL COLOR SPOTS		

POND - BOTTOM

SYMBOL	QTY	DESCRIPTION
	1,323	SLOUGH SEDGE / <i>Carex obnupta</i> , 1 GAL., 2' o.c.
	801	SPREADING RUSH / <i>Juncus patens</i> , 1 gal., 2' o.c.

POND - SIDE SLOPES

SYMBOL	QTY	DESCRIPTION
		SEE TYPICAL PLANTING PLAN AND QUANTITIES THIS SHEET

POND SIDE SLOPE PLANT QUANTITIES

TOTAL AREA: 6,024 SF

BOTANICAL NAME	COMMON NAME	CODE	# EA.	TOTAL PLANTS PROVIDED
DECIDUOUS TREES: 12 REQUIRED (2 per 1,000 SF)				
<i>Cornus stolonifera</i>	RED TWIG DOGWOOD	COR STO	4	
<i>Crataegus douglasii</i>	DOUGLAS HAWTHORN	CRA DOU	4	
<i>Acer macrophyllum</i>	BIGLEAF MAPLE	ACE MAC	4	
CONIFER TREES: 18 REQUIRED (3 per 1,000 SF)				
<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	PSE MEN	9	18
<i>Thuja plicata</i>	WESTERN RED CEDAR	THU PLI	9	
SHRUBS: 181 REQUIRED (30 per 1,000 SF)				
<i>Holodiscus discolor</i>	OCEANSPRAY	HOL DIS	45	
<i>Oemleria cerasiformis</i>	INDIAN PLUM	OEM CER	45	
<i>Physocarpus capitatus</i>	PACIFIC NINEBARK	PHY CAP	45	
<i>Ribes sanguineum</i>	RED-FLOWERING CURRANT	RIB SAN	46	

POND SIDE SLOPES TYPICAL PLANTING PLAN

SYMBOL	QTY	DESCRIPTION
		DECIDUOUS TREE GENUS AND SPECIES CODE
		CONIFEROUS TREE GENUS AND SPECIES CODE
		SHRUB GENUS AND SPECIES CODE

DRY AREA SEED MIX PER CITY OF WILSONVILLE PUBLIC WORKS STANDARDS, APPENDIX B, TABLE B.5:

BOTANICAL NAME	COMMON NAME	% MIXTURE
<i>Elymus glaucus</i>	BLUE WILD RYE	60%
<i>Hordeum brachyantherum</i>	MEADOW BARLEY	30%
<i>Bromus carinatus</i>	NATIVE CALIFORNIA BROME	10%

DECIDUOUS TREE, 1 - 1 1/2" CAL AT 2' HT.
 COR STO CORNUS STOLONIFERA (MOIST)
 CRA DOU CRATAEGUS DOUGLASII (DRY)
 ACE MAC ACER MACROPHYLLUM (DRY)

CONIFER TREE, 6' HT.
 PSE MEN PSEUDOTSUGA MENZIESII (DRY)
 THU PLI THUJA PLICATA (MOIST)

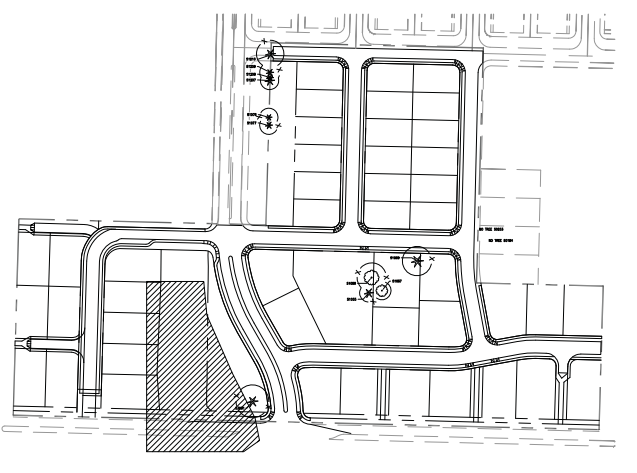
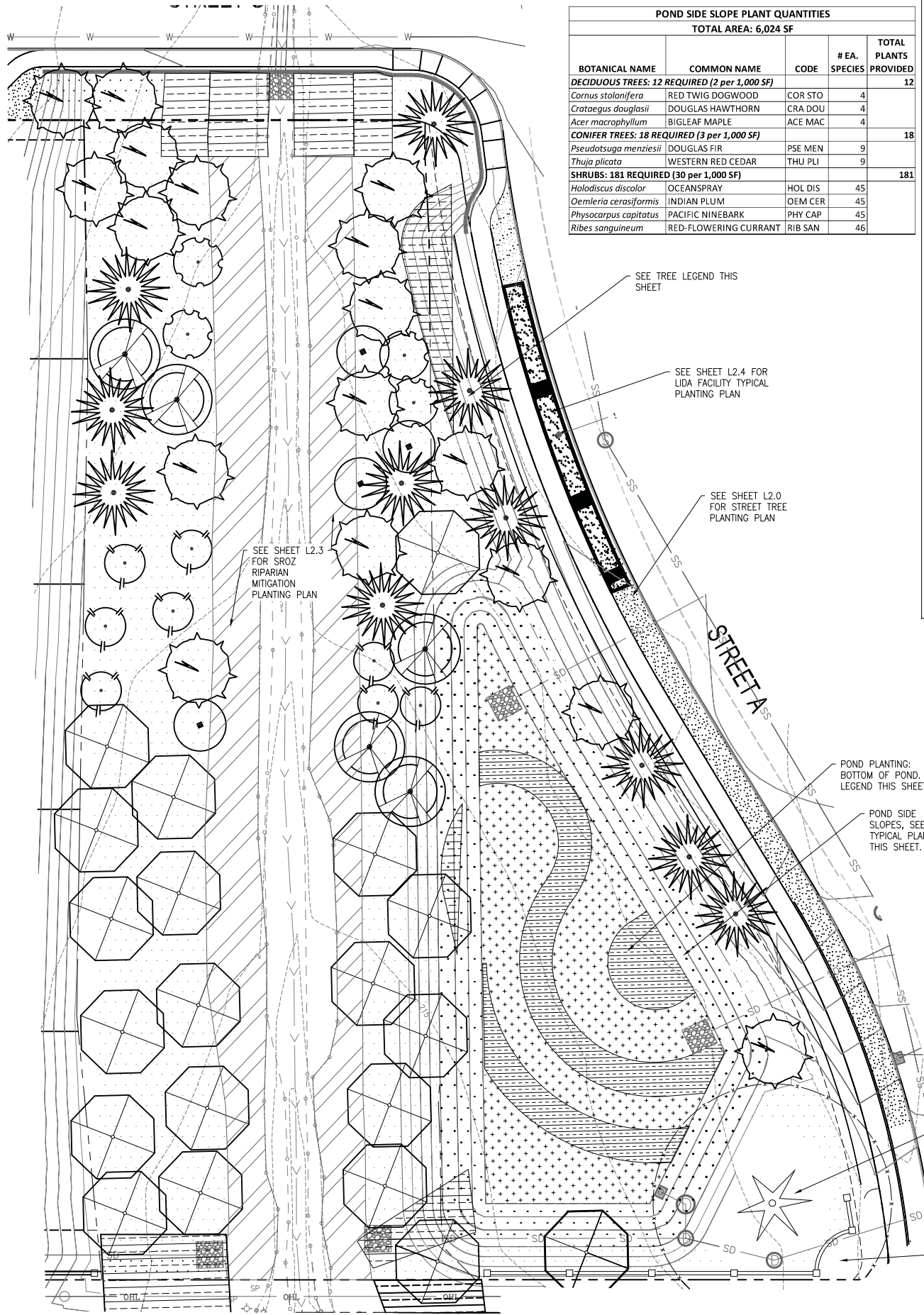
SHRUBS, 1 GAL.
 HOL DIS HOLODISCUS DISCOLOR (DRY)
 OEM CER OEMLERIA CERASIFORMIS (MOIST)
 PHY CAP PHYSOCARPUS CAPITATUS (MOIST)
 RIB SAN RIBES SANGUINEUM (DRY)

POND SIDE SLOPES - TYPICAL PLANTING PLAN

TOP OF SIDESLOPE: "DRY" PLANTS TOWARD TOP OF SLOPE

BOTTOM OF SIDESLOPE: "MOIST" PLANTS AT BOTTOM OF SIDESLOPE

SCALE: 10' 0' 10' 20' IN FEET



NOTES:

- ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, EXCEPT SROZ WHICH SHALL RECEIVE ESTABLISHMENT IRRIGATION.
- SEE SHEETS L3.0 AND L3.1 FOR LANDSCAPE DETAILS AND NOTES

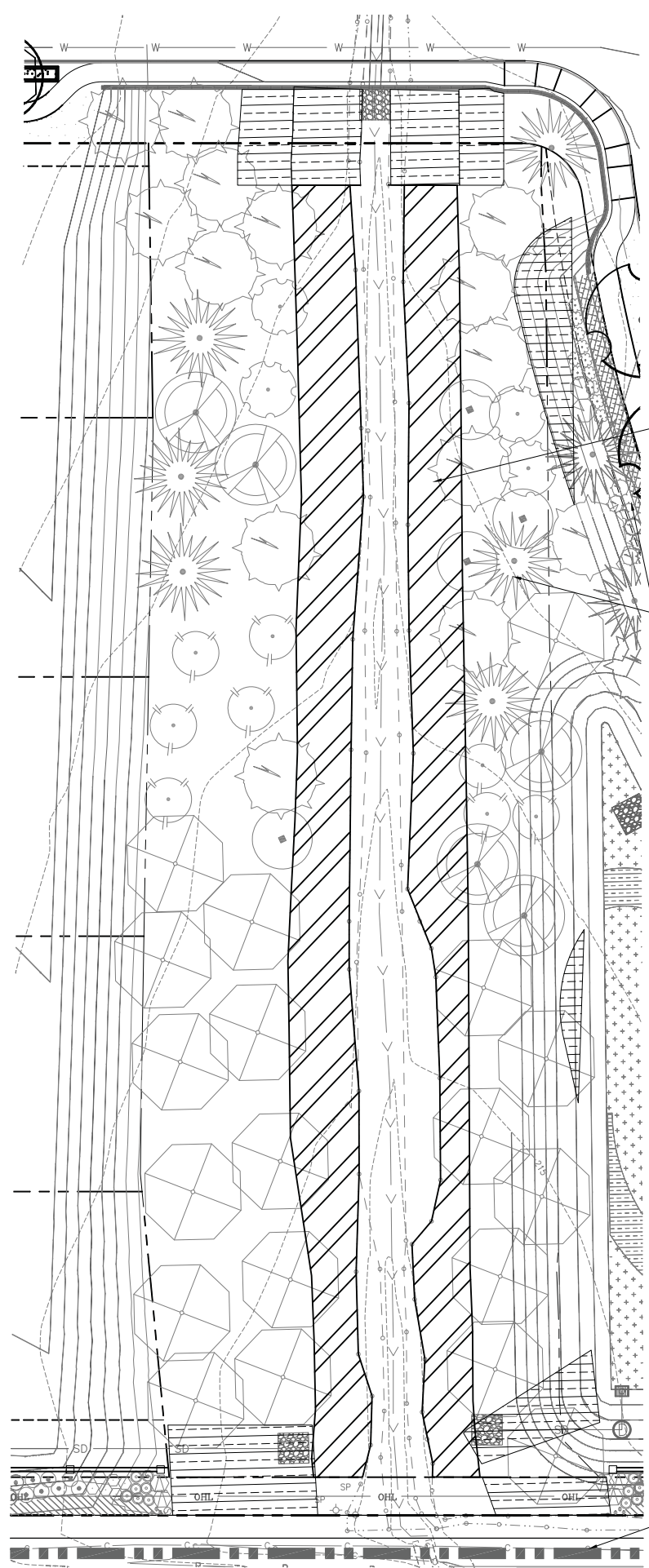
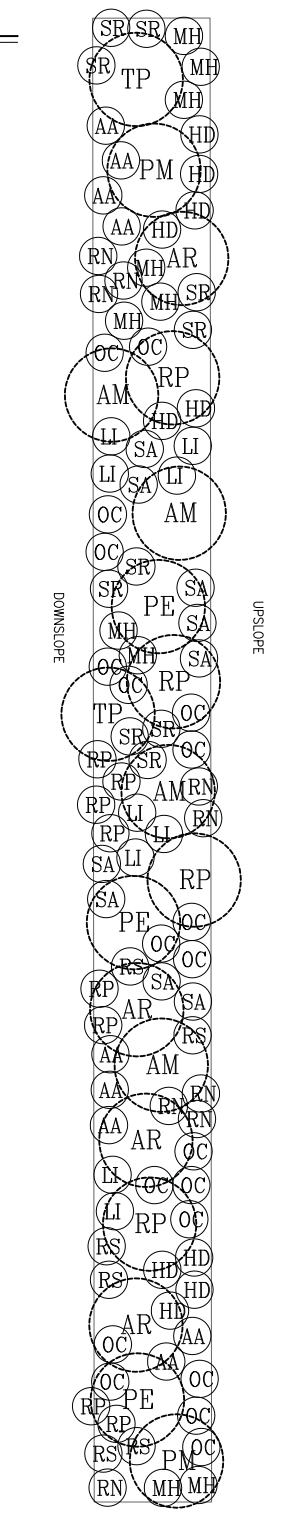
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RIPARIAN CORRIDOR TYPICAL PLANTING PLAN

SYMBOL	COMMON NAME / Botanical Name	SYMBOL	COMMON NAME / Botanical Name
AR	RED ALDER / <i>Ainus rubra</i>	AA	PACIFIC SERVICEBERRY / <i>Ametanchier alnifolia</i>
AM	BIGLEAF MAPLE / <i>Acer macrophyllum</i>	HD	OCEANSPRAY / <i>Holodiscus discolor</i>
PM	DOUGLAS FIR / <i>Pseudotsuga menziesii</i>	MH	CASCADE OREGON GRAPE / <i>Mahonia nervosa</i>
PE	BITTER CHERRY / <i>Prunus emarginata</i>	SR	RED ELDERBERRY / <i>Sambucus racemosa</i>
RP	CASCARA BUCKTHORN / <i>Rhamnus purshiana</i>	LI	TWINBERRY / <i>Lonicera involucrata</i>
TP	WESTERN RED CEDAR / <i>Thuja plicata</i>	OC	OSOBERRY/INDIAN PLUM / <i>Oemleria cerasiformis</i>
		SA	SNOWBERRY / <i>Symphoricarpos albus</i>
		RN	NOOTKA ROSE / <i>Rosa nutkana</i>
		RP	CLUSTERED ROSE / <i>Rosa pisocarpa</i>
		RS	RED FLOWERING CURRANT / <i>Ribes sanguineum</i>

MITIGATION AREA PLANT QUANTITIES					
BOTANICAL NAME	COMMON NAME	CODE	SIZE/DESCR.	O.C. SPACING	QTY
TREES					
<i>Ainus rubra</i>	RED ALDER	AR	1 GAL, 12" MIN. HT.	8'-12'	14
<i>Acer macrophyllum</i>	BIGLEAF MAPLE	AM	1 GAL, 12" MIN. HT.	8'-12'	14
<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	PM	1 GAL, 12" MIN. HT.	8'-12'	14
<i>Prunus emarginata</i>	BITTER CHERRY	PE	1 GAL, 12" MIN. HT.	8'-12'	14
<i>Rhamnus purshiana</i>	CASCARA BUCKTHORN	RP	1 GAL, 12" MIN. HT.	8'-12'	13
<i>Thuja plicata</i>	WESTERN RED CEDAR	TP	1 GAL, 12" MIN. HT.	8'-12'	13
				TOTAL:	82
SHRUBS					
<i>Ametanchier alnifolia</i>	PACIFIC SERVICEBERRY	AA	1 GAL, 12" MIN. HT.	4'-5'	41
<i>Holodiscus discolor</i>	OCEANSPRAY	HD	1 GAL, 12" MIN. HT.	4'-5'	41
<i>Mahonia nervosa</i>	CASCADE OREGON-GRAPE	MN	1 GAL, 12" MIN. HT.	4'-5'	41
<i>Sambucus racemosa</i>	RED ELDERBERRY	SR	1 GAL, 12" MIN. HT.	4'-5'	40
<i>Lonicera involucrata</i>	TWINBERRY HONEYSUCKLE	LI	1 GAL, 12" MIN. HT.	4'-5'	40
<i>Oemleria cerasiformis</i>	INDIAN PLUM	OC	1 GAL, 12" MIN. HT.	4'-5'	40
<i>Symphoricarpos albus</i>	SNOWBERRY	SA	1 GAL, 12" MIN. HT.	4'-5'	41
<i>Ribes sanguineum</i>	RED-FLOWERING CURRANT	RS	1 GAL, 12" MIN. HT.	4'-5'	41
<i>Rosa nutkana</i>	NOOTKA ROSE	RN	1 GAL, 12" MIN. HT.	4'-5'	41
<i>Rosa pisocarpa</i>	CLUSTER ROSE	RP	1 GAL, 12" MIN. HT.	4'-5'	41
				TOTAL:	407
				TOTAL PLANTS:	489



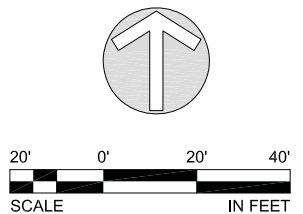
UPLAND RIPARIAN CORRIDOR PLANTING LEGEND

SYMBOL	QTY	COMMON NAME / Botanical name	PLS (#/ACRE)
[Hatched Box]	4,191 SF	SROZ IMPACT AREA. APPLY NATIVE UPLAND SEE MIX: SLENDER HAIRGRASS / <i>Deschampsia elongata</i>	5.40
		BLUE WILDRYE / <i>Elymus glaucus</i>	18.80
		IDAHO FESCUE / <i>Festuca idahoensis</i>	5.61
		MEADOW BARLEY / <i>Hordeum brachyantherum</i>	15.71
		ANNUAL RYEGRASS / <i>Lolium multiflorum</i>	8.73
		WESTERN MANNAGRASS / <i>Glyceria occidentalis</i>	4.3
[Hatched Box]	8,144 SF	PROPOSED ENHANCEMENT AREA. SEE TYPICAL PLANTING PLAN AND PLANT QUANTITIES THIS SHEET.	

SEE TYPICAL RIPARIAN PLANTING PLAN AND QUANTITIES AT LEFT

SEE SHEETS L2.1 AND L2.2 FOR PLANTING OUTSIDE SROZ MITIGATION AREA

- NOTES:
- ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, EXCEPT SROZ WHICH SHALL RECEIVE ESTABLISHMENT IRRIGATION.
 - SEE SHEETS L3.0 AND L3.1 FOR LANDSCAPE DETAILS AND NOTES



LAND USE SUBMITTAL - MARCH 23, 2018 NOT FOR CONSTRUCTION

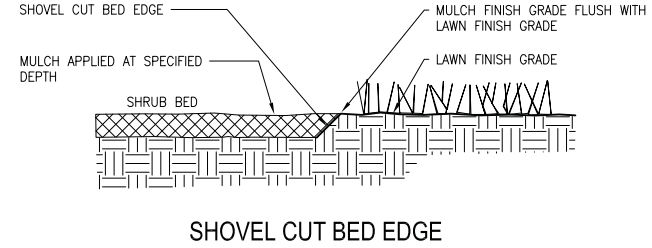
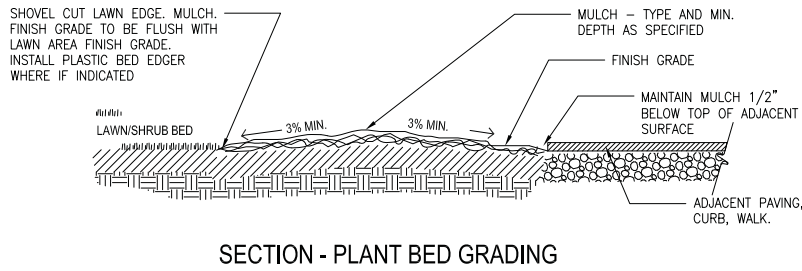
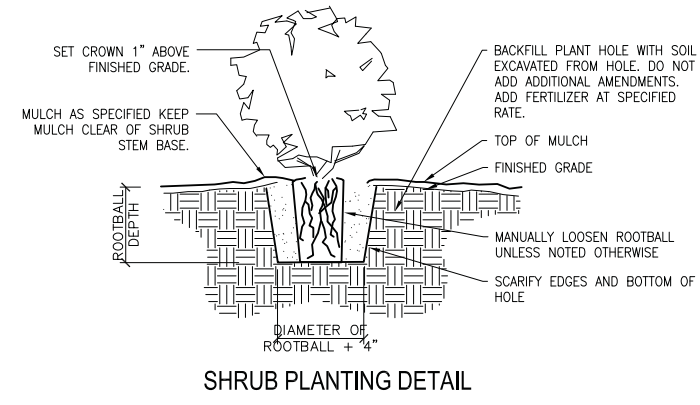
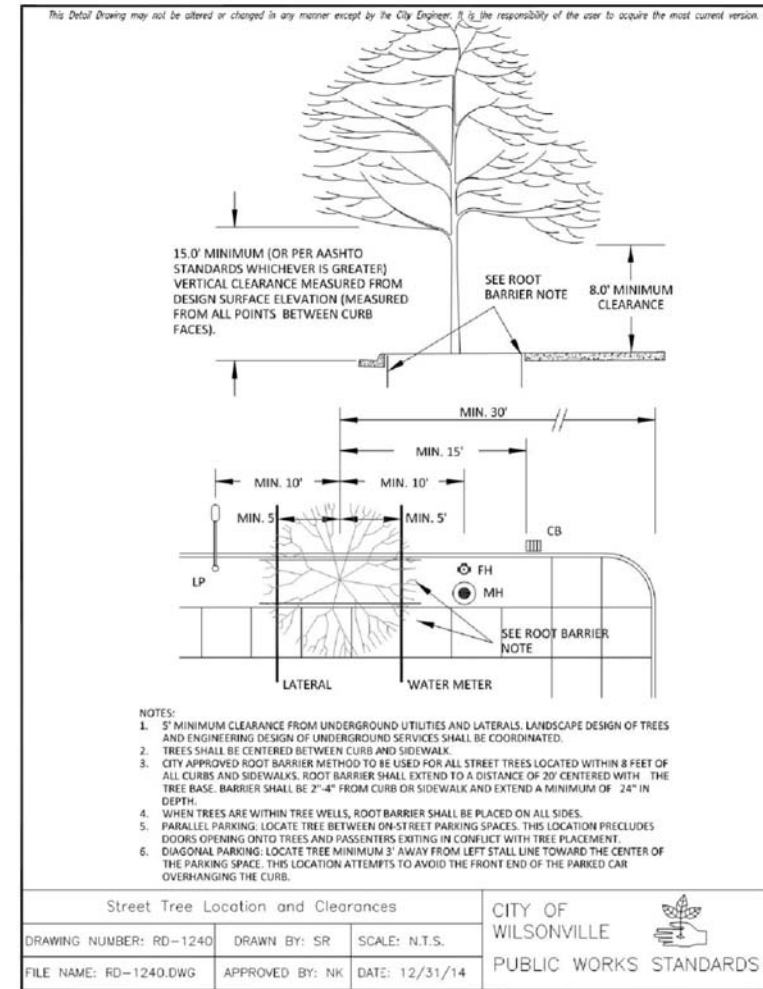
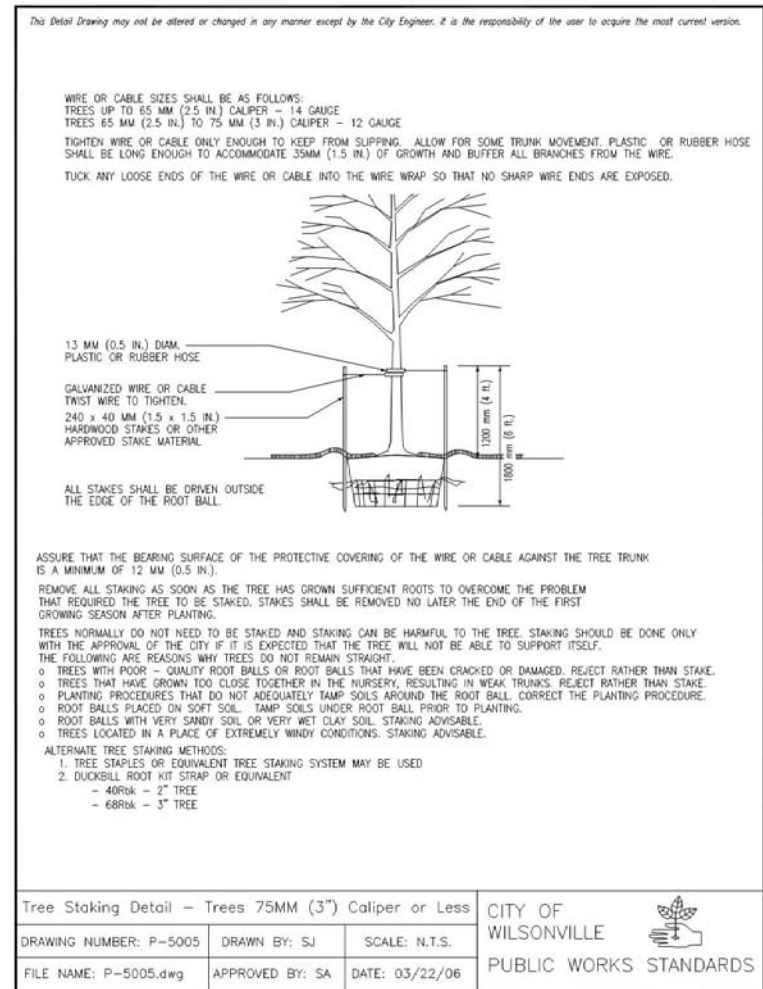
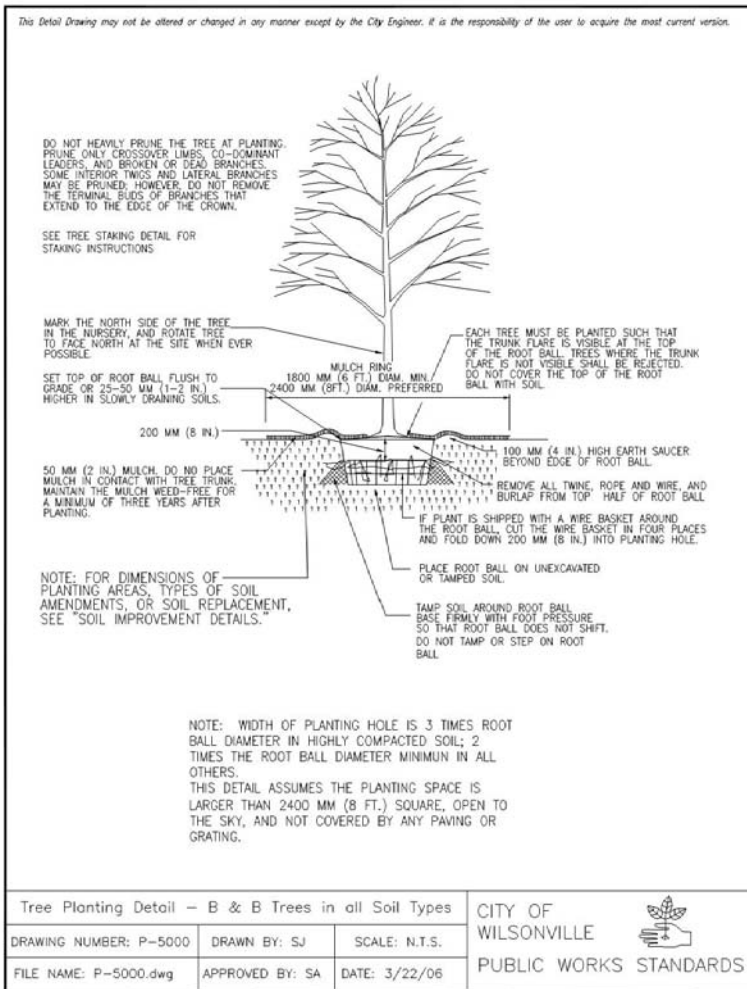
STAFFORD MEADOWS
 LANDSCAPE
 WILSONVILLE, OREGON
 SROZ RIPARIAN MITIGATION PLANTING PLAN

#	DATE	DESCRIPTION

REVISIONS

DATE: MARCH 23, 2018
 PROJECT NUMBER: P17868

Plotter: Mar 22, 2018 4:52pm L:\Project\17868\CADD\CADD\DrawLand User\17868_L200.dwg Layout Name: L2.3



#	DATE	DESCRIPTION

REVISIONS	
DH	MRK
DRAWN BY	CHECKED BY
LAND USE SUBMITTAL STATUS	
MARCH 23, 2018	
DATE	
P17868	
PROJECT NUMBER	
L3.0	
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LAND USE SUBMITTAL - MARCH 23, 2018 NOT FOR CONSTRUCTION

STAFFORD MEADOWS

LANDSCAPE
 WILSONVILLE, OREGON

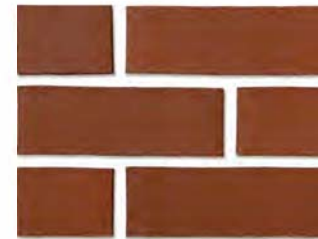
LANDSCAPE DETAILS AND NOTES

UTILITY NOTE:

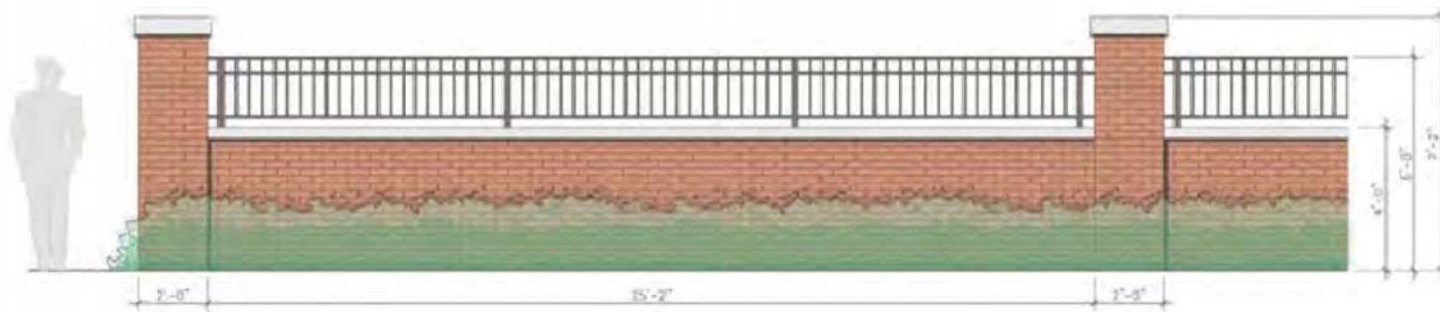
CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POT HOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY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

LANDSCAPE NOTES:

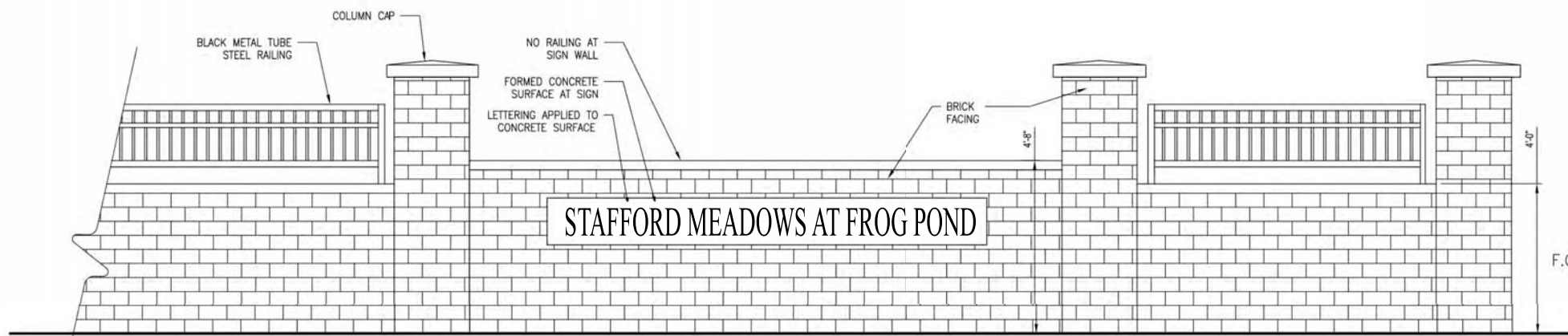
- GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
- THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
- 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.
- 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.
- PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
- 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.
- TOPSOIL: APPLY 9-INCH IMPORT TOPSOIL TO NEW PLANTED EXCEPT:
 - 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.4.08.
 - DO NOT APPLY TOPSOIL TO RIPARIAN MITIGATION AREA IN SROZ.
- SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST. AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
- 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.
 - DO NOT APPLY COMPOST TO RIPARIAN MITIGATION AREA IN SROZ.
- 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.
- 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.
- PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
- ROOT BARRIER: INSTALL PER CITY OF WILSONVILLE DETAIL RD-1240. SEE SHEET L3.0.
- PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
- 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.
- 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.
- WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
- SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
- SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.



WALL MATERIALS:
 MANUF: MUTUAL MATERIALS
 COLOR: INCA
 FINISH: SMOOTH
 MORTAR COLOR: GRAY



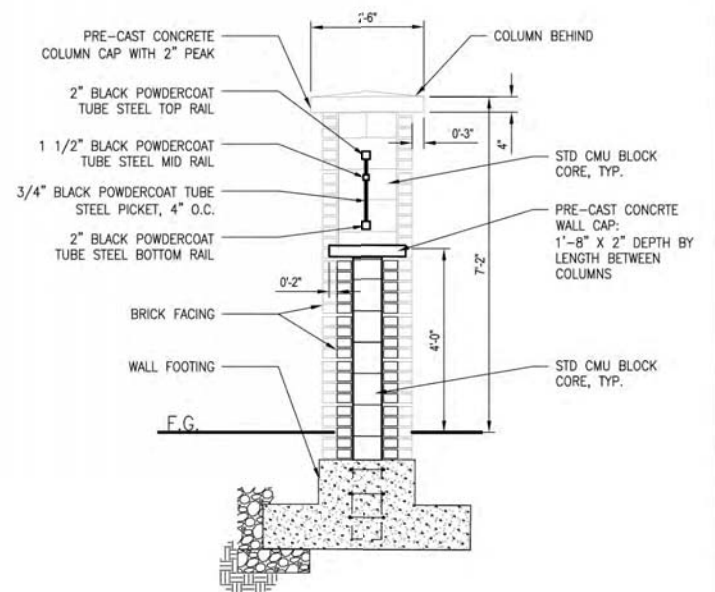
BRICK LANDSCAPE WALL DETAIL



BOECKMAN RD

WILLOW CREEK DRIVE

NEIGHBORHOOD ENTRY SIGN AT WILLOW CREEK DRIVE



BRICK LANDSCAPE WALL AND COLUMN SECTION

#	DATE	DESCRIPTION

REVISIONS	

DH	MRK
DRAWN BY	CHECKED BY
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STATUS	
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