



**Wilsonville City Hall
Development Review Board Panel A**

Monday, July 10, 2017 - 6:30 P.M.

I. **Call To Order:**

II. **Chairman's Remarks:**

III. **Roll Call:**

Fred Ruby Joann Linville
James Frinell Jennifer Willard
Ronald Heberlein

IV. **Citizen's Input:**

V. **Consent Agenda:**

A. Approval of minutes of November 14, 2016 DRB Panel A meeting

Documents:

[Nov 14 2016 minutes.pdf](#)

B. Approval of minutes of the March 13, 2017 DRB Panel A meeting

Documents:

[Mar 13 2017 Minutes.pdf](#)

VI. **Public Hearing:**

A. Resolution No. 337

Villebois Regional Parks 7 & 8: Polygon Northwest - Applicant. The applicant is requesting approval of a Final Development Plan with Preliminary Development Plan Refinements and a Type C Tree Plan for Regional Parks No. 7 and 8. The properties are located on the eastern edge of Villebois on Tax Lots 102, 192 and 200 of Section 15 and Tax Lots 13300, 13390, 13400, 15100, 29200 and 29290 of Section 15A, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case File: DB17-0011 Final Development Plan and Preliminary
Development Plan Refinements
DB17-0020 Type C Tree Plan

Documents:

[DB17-0011 Staff Report and Exhibits.pdf](#)
[Exhibit B1 part 1.pdf](#)
[Exhibit B1 part 2.pdf](#)
[Exhibit B2 Plan Set.pdf](#)

VII. Board Member Communications:

A. Results of the May 22, 2017 DRB Panel B meeting

Documents:

[DRB-B May 22 2017 Results.pdf](#)

B. Results of the June 26, 2017 DRB Panel B meeting

Documents:

[DRB-B June 26 2017 Results.pdf](#)

C. Recent City Council Action Minutes

Documents:

[Recent City Council Action Minutes.pdf](#)

VIII. Staff Communications

IX. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 10, 2017

6:30 PM

- V. Consent Agenda:
 - A. Approval of minutes from November 14, 2016
DRB Panel A meeting

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel A
Minutes–November 14, 2016 6:30 PM**

I. Call to Order

Chair Fierros Bower called the meeting to order at 6:31 p.m.

II.

III. Chair’s Remarks

The Conduct of Hearing and Statement of Public Notice were read into the record.

IV. Roll Call

Present for roll call were: Mary Fierros Bower, Kristin Akervall, James Frinell, Ronald Heberlein, and Fred Ruby. City Council Liaison Julie Fitzgerald was absent.

Staff present: Daniel Pauly, Barbara Jacobson, Steve Adams, Jennifer Scola, and Kim Rybold

V. Introduction of New Associate Planners Jennifer Scola and Kim Rybold

Daniel Pauly, Senior Planner, introduced Jennifer Scola and Kim Rybold, briefly noting their educational backgrounds and work history with the City.

Jennifer Scola, Associate Planner, said she had been with the City for about two and a half years, having presented to the Board a couple of times, and she looked forward to presenting more frequently. She was born and raised in California and loved living in Oregon, particularly Wilsonville. She began working for the City almost immediately after moving to Wilsonville and it felt like a second home. She graduated from UC Santa Barbara, studying environmental studies as well as urban, regional, and environmental planning. Previously, she had worked for the City of Martinez in the San Francisco Bay area.

Kim Rybold, Associate Planner, said she had received her master’s degree in city and regional planning from Ohio State. Her first planning job was in Dublin, Ohio, which was similar in many ways to Wilsonville, being along the highway with a good balance of employment and residential uses. She also worked in the Washington DC area for about eight years for a much bigger jurisdiction, exposing her to many different types of projects, including smaller, more suburban neighborhood projects, as well as larger mixed-use projects. She and her husband decided it was time for a change and moved to Wilsonville, which had many interesting developments and she looked forward to working with the Board in the future.

VI. Citizens’ Input This is an opportunity for visitors to address the Development Review Board (DRB) on items not on the agenda. There were no comments.

VII. City Council Liaison Report

No Council Liaison report was given due to Councilor Fitzgerald’s absence.

Barbara Jacobson, City Attorney, noted Councilor Fitzgerald’s term would end at the end of the year, as would her role as DRB liaison. She announced Kristin Akervall had been elected as a new City Councilor, and commended Councilor Fitzgerald for service on the City Council.

Kristin Akervall said she had enjoyed working with everyone and had enjoyed her experience as a DRB member.

VIII. Consent Agenda:

A. Approval of minutes of September 12, 2016 DRB Panel A meeting

Ron Heberlein moved to approve the September 12, 2016 DRB Panel A meeting minutes as presented. James Frinell seconded the motion, which passed 4 to 0 to 1 with Fred Ruby abstaining.

IX. Public Hearing:

A. Resolution No. 334. Charbonneau Range Subdivision: Pahlisch Homes Inc. – Applicant: Charbonneau Golf Club – Owner. The applicant is requesting approval of Stage I Master Plan Revisions, Stage II Final Plan, Site Design Review and Tentative Subdivision Plat for a 40-lot single family subdivision on the property historically used as the Charbonneau driving range. The subject property is located on Tax Lot 325 of Section 25, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB16-0039 Stage I Master Plan Revisions
DB16-0040 Stage II Final Plan
DB16-0041 Site Design Review
DB16-0042 Tentative Subdivision Plat

Chair Fierros Bower called the public hearing to order at 6:41 pm and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Daniel Pauly, Senior Planner, announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Pauly presented the Staff report via PowerPoint, noting the project's location and surrounding features, and reviewing the requested applications with these key comments:

- The three lots on the northeast corner of the driving range were not a part of the subject application. The lots had already been subdivided and were currently under construction for new homes.
- Stage I Preliminary Plan Revision. Part of the review involved looked at the relationship between the proposed application and Charbonneau Master Plan documents developed in the 1970s. The original Charbonneau documents envisioned the subject property for housing, but at some point, it was set aside for a driving range (Slide 5). In the original Master Plan documents, the subject site had a similar appearance to the developments to the north, south, and immediately west, so it was intended to be similar. The proposal would further implement the Master Plan by developing compatible housing on land planned for residential development. A combination of attached and detached single-family homes surrounded by the golf course was proposed.
- In the Comprehensive Plan and Zoning Map, Charbonneau was zoned Plan Development Residential (PDR) #3 at 4 to 5 units per acre. The Master Plan called for 2,018 units at 4.79 units per acre. Charbonneau currently had 1,668 units, which was slightly under the density shown in the Comprehensive Plan. Adding the proposed 40 units would result in 1,708 total units and slightly exceed the range of density. In terms of compliance with regional standards, which stated developments should meet 80 percent of the maximum density, a maximum density of five units per acre should be at least four units per acre so the proposal would actually bring Charbonneau as a whole more into conformance with those density standards and with the residential density the City designated for that land.

- Stage II Final Plan. One of the 40 lots would take access directly from Arbor Lake Dr, while the rest would be served from a new looped street off Arbor Lake Dr, called Honor Lp. Most of the 29 lots on the exterior of the loop would back up to the golf course and were planned to be detached, single-family units. Ten of the 11 interior loop units were planned as attached, single-family units grouped in twos. The one odd unit at the end would not be attached.
- Traffic. When considering traffic in a proposed development, the City looked at level of service (LOS), which had a scale of Grades A through F with A being the best and F failing. The City standard was that a development should not push the capacity or performance of intersections during the PM Peak Hours of 4:00 to 6:00 PM during weekdays past LOS D. Generally speaking, all the local streets within Charbonneau, including French Prairie Dr, had capacity to accommodate the proposed development.
 - The three main intersections studied for this application were the two French Prairie Dr/Miley Rd intersections and the Miley Rd/Airport Rd intersection, which was fully controlled by Clackamas County because Airport Rd and Miley Rd were actually outside the city limits.
 - Slide 10 showed the LOS and Volume to Capacity (v/c) for the existing performance of the intersections and the anticipated performance with the addition of the subdivision. The LOS at both French Prairie Dr/Miley Rd intersections would essentially remain the same.
 - Currently, the County's Miley Rd/Airport Rd intersection was failing during the AM Peak Hour. The County had a lower LOS standard, LOS E, and the intersection would get worse during AM Peak Hours with the proposed development. In the AM Peak Hour, traffic gets backed up northbound on Airport Rd waiting for cross traffic to clear in order to turn left on Miley Rd toward I-5.
 - The County's Transportation System Plan (TSP) included plans to signalize the intersection. A condition of approval had been forwarded to the City from the County, requesting that the developer pay a prorated share towards the signalization of the Miley Rd/Airport Rd intersection.
 - The issue regarded the AM Peak Hour and was outside City jurisdiction, so the proposed development did not meet the LOS D at all PM Peak intersections, which was the standard in the City's Development Code.

Ron Heberlein said it appeared the delay would go from 55 seconds to 73 seconds (Slide 10) as a result of adding 40 homes. It seemed like a large increase, given the overall current delay for a small amount of homes in comparison to what was already in Charbonneau.

Steve Adams, Development Engineering Manager, agreed, adding the proposed 40 homes would most likely use only east French Prairie Dr as the distance to Miley Rd was probably a quarter of the distance. The modeling by DKS showed that that additional traffic, timed with the current cross traffic, would create that kind of delay. He did not have the modeling in front of him, but trusted DKS, and Clackamas County did not question it, either.

Mr. Heberlein asked if the timing for the Clackamas County improvements had been defined.

Mr. Adams answered no. Clackamas County participated in developing and reviewing the traffic scope of services. While the rest of the city could be accessed via City streets, Charbonneau was unique in that it was the only subdivision in the city that fronted a County-owned road, which brought Clackamas County into the equation. The AM Peak Hours was added to the study because the County required both an AM Peak and PM Peak, and a passing LOS E on both.

- Prior to the release of the traffic report, he did not believe Clackamas County had realized the intersection had reached a failing point. The County knew that traffic was getting worse due to the commute and possibly citizen complaints, but the study confirmed it was failing. In their Master Plan, the County had the improvement at a high level estimate of \$500,000, but no one had done a detailed

estimate. Per the County, the signalization was not currently scheduled, but he did not know how many years out the County looked.

- To meet the City's Code's concurrency requirement when an intersection is shown to fail and for the City to approve it, the City would need to have the improvement budgeted and built within four years. He did not know what the County's standard was.

Chair Fierros Bower understood that although signalization of the intersection was a condition of approval for the project, it might not happen in time.

Mr. Adams confirmed it would not. The project would contribute an estimated 3.6 percent additional traffic on the intersection, so Clackamas County just multiplied 3.6 percent times \$500,000. Although the County knew the intersection was failing, no indication had been given as to when it would be upgraded.

Kristin Akervall asked where the \$500,000 figure had originated, noting the emails in the packet were not clear. She also asked if there was confidence in the figure being high level and if the City had put away an appropriate amount.

Mr. Adams stated the Applicant also had questions about the email exchange and where the \$500,000 figure originated, so he had referred it back to Clackamas County for their input. Even with all the different projects in the City's TSP, the City would have its consultant estimate the cost, but there were a lot of unknowns, since it did not get into details like grading or any potential existing problems. Therefore, such projects were designed with a pretty high contingency cost, usually 30 percent, so the estimate was only good within plus or minus 30 percent of what the actual cost might be. For example, if the hard construction cost was estimated at \$250,000, 30 percent would be added to that, plus another 15 percent for design and overhead. As a project moved forward in each design phase, the actual cost could be estimated to a closer and closer degree.

- Clackamas County had said \$500,000 was as close as they knew, and he believed it was a fairly accurate figure. For example, the signalization slated to occur at Wilsonville Rd/Stafford Rd intersection included four signals and was estimated to cost about \$750,000, as opposed to the three signals for the current proposal. So, \$500,000 for three-quarters of the work was close enough.
- He confirmed Clackamas County was the entity financially responsible for signalizing the intersection. Wilsonville had zero responsibility for it.

Ms. Akervall asked why Clackamas County was responsible for addressing intersections that fell below the LOS standard.

Mr. Adams responded that an agency was designated as the road authority on all the roads. The City was the road authority for almost all roads within the city, excluding the two interchanges with I-5. Typically, at the city limits, the applicable county would take over. Washington County controlled Grahams Ferry Rd north of the women's prison, and Clackamas County controlled every other road that led outside of the city. As the city grew, a resolution would be presented to Council proposing to take over X amount of feet of a specific County road to accommodate development around it. The County was generally more than eager to give up the roads due to the cost of maintenance and improvement. He did not know why the City had never pursued Miley Rd as that was before his time. Today, the City would typically pursue ownership as the city grew, but he did not know what the circumstances were back then.

Ms. Akervall asked if Mr. Adams foresaw a scenario in which the City would take that section of Miley Rd.

Mr. Adams responded acquiring jurisdiction over that road section it would not be beneficial to the City since a \$500,000 signal was required. The City's direction worked fine; the failed arm of the intersection

came from the rural county area. Although he felt bad for those having to commute in from that direction, he did not envision the City taking over the road unless the County paid for the signal along with jurisdiction of the road.

Ms. Akervall asked why there was a different LOS for AM Peak and PM Peak Hours.

Mr. Adams clarified the City's LOS standard was LOS D for the PM Peak and that was it. The County's standard was LOS E for both the AM and PM Peak Hour. The City's LOS D was actually one of the more lenient in the Portland metro area. Most jurisdictions went by LOS E. The City had no AM Peak requirement because the City Code was not set up with one. Sometime back in the 1980s or 1990s, the City had decided the PM Peak was the slot of time the City's standards would be held to. On some projects, the City occasionally asked for an AM Peak or a Weekend Peak. For example, when a school was built, the City would ask that both an AM and PM Peak be studied, or when a big shopping center came in, the City would ask for a Saturday Peak to ensure there were no problems. However, as written, the Code just required the developer to not degrade the PM Peak Hour.

Mr. Pauly continued his PowerPoint presentation of the Staff report reviewing the streets and sidewalks of the Stage II Final Plan (Slide 12). The proposed plan showed sidewalks extending along the new public street on the exterior of the loop and connecting with Arbor Lake Dr. The city engineer approved a design exception from the typical residential street cross section, so no sidewalk was required around the interior side of the loop, half of which had a stormwater swale as well as a few driveways. He noted a 6-ft wide sidewalk was proposed on the exterior, exceeding the typical 5-ft width.

Mr. Heberlein noted on his drive through Charbonneau that Arbor Lake Dr had no sidewalks, so the proposed sidewalk was essentially a sidewalk to nowhere. He asked the purpose for the very limited sidewalk requirement when the rest of Arbor Lake Dr had no sidewalks.

Mr. Adams replied the only purpose was to meet federal ADA standards. When Charbonneau was originally built, there were no ADA standards. Today, with any new development, sidewalks must be built so disabled people could have access and get around. The City could not require the rest of Charbonneau to have sidewalks, but must require the new subdivision have a sidewalk to meet federal law.

Mr. Pauly added it would also allow pedestrians to walk around the 40-lot subdivision.

Mr. Heberlein asked if parking would be allowed on one or both sides of Honor Lp, noting the street width looked very narrow.

Mr. Adams recalled the Applicant had only requested parking on one side, which was how the street was designed.

Mr. Pauly added the street was 28-ft wide.

Mr. Heberlein said that he did not see anything in the report or a condition of approval that identified what side the parking would be on, and he was not sure how that was normally defined on a noncompliant street.

Mr. Adams responded the City did not tell the developer which side to put parking on. He would highly recommend it be on the inside of the loop where there were a lot more parking spots to accommodate guests. There was much less parking along the outside the loop due to the driveways. However, it was the developer's decision and was a good question to ask the Applicant.

Mr. Pauly added that from a trash collection standpoint, it would make much more sense to have no parking on the side with the majority of the homes.

Mr. Adams noted the developer had requested a waiver for the sidewalk quite a while ago, but the City did not require a waiver for parking on one side of the street. The developer chose to design the street as a 28-ft wide street.

Mr. Akervall noted a letter in Exhibit B from residents on Arbor Lake Dr about concerns with the dips in the sidewalks for the driveways and how that walking surface would significantly jolt the hips, knees, and lower back.

Mr. Adams replied that the offset sidewalk, which had a landscape strip between the curb and sidewalk, would not have dips, but would be flat and level.

Mr. Heberlein noticed Lot 1 had access from Arbor Lake Dr, and not from Honor Lp. From a safety perspective, what criteria were used to have a driveway that close to the intersection of Honor Lp when it could be on the Honor Lp side instead?

Mr. Adams agreed it would probably be safer to access off Honor Lp because the driveway was close to the intersection. The traffic study mentioned it was best to have a driveway more than 50 ft away from the intersection. It could be amended but he had not spoken to the Applicant about switching that, if their housing plan for that site worked with the driveway on the west side of the lot. He agreed changing the access would be a safer configuration from a traffic safety perspective.

Mr. Pauly continued his presentation of the Staff report via PowerPoint as follows:

- Stage II Final Plan. Parking would be met onsite with garages and driveways, and some parking available on the street. The Board was not reviewing the exact site plan or the architecture or garages for the homes tonight, but the developer had said each lot would have at least one, 20-ft by 12-ft exterior spot, which met the specific condition requiring the Development Code minimum of a 9-ft by 18-ft parking area on the lot. He did not anticipate any parking issues as he believed the market would drive there being big enough garages and driveways to accommodate parking for the residents and a number of visitors.
 - Utilities. The majority of utility services would come off Arbor Lake Dr at the intersection with Honor Lp. Otherwise, the subdivision would connect to an existing storm line through the golf course and the water line up would loop through the golf course to Arbor Glen Ct to the north, which would involve installing the water line under a fairway.
 - Setbacks, Lot Coverage, Lot size and Shape. Charbonneau was unique in many ways. As a planned development established in the 1970s, many of the typical setbacks and lot coverage requirements were waived. Per a 1980 clarifying memo included in the packet, the required setbacks for detached dwellings was 3 ft, which was noticeable as many existing units were set pretty close to the golf course. There were no lot coverage maximums or specific lot size requirements established. Compared to a typical development, there were fewer standards but the Applicant had really worked with the neighborhood to build a product consistent with the existing design and under the same type of requirements used when the rest of Charbonneau was built.
 - Parks and Open Space. No additional open space or recreational area was actually required because that requirement was met as part of the Master Plan through the golf course and other amenities. However, some green spaces were provided, such as the storm water facility and approximately a 1,400 sq ft landscaped area between Lots 1 and 2, as well as a landscaped trail connection between Lots 11 and 12 to the northwest corner of the development.

- Site Design Review of Landscaping. The landscaping was all professionally designed and met applicable City standards for spacing and the amount and types of materials.
- The Tentative Subdivision Plat was relatively straightforward, reflecting what was in the Stage II Final Plan. It included all of the easements and ensured all the land was accounted for in the proposal.

Fred Ruby noted this was the first application he had seen where construction was already well underway at the time of the hearing. He asked if that was because the Master Plan already called for that area to be approved for residential construction, and therefore, the sequence might be different than other applications.

Mr. Pauly clarified the three lots northeast of site under construction were part of the driving range and sold to Pahlisch Homes and were not a part of the subject review. The three legal lots were previously subdivided, so the developer could just pull the building permits.

- He explained that his memorandum, which was distributed to the Board and entered into the record as Exhibit A3, included changes to certain conditions of approval, a finding, and a summary statement related to vehicular access for Lot 29. He noted Exhibit A3 might change depending on the discussion with the developer about access for Lot 1. The original Staff report included a requirement that Lot 29 also take access from Arbor Lake Dr, but the attached email exchange (Exhibit A3) between the Applicant and Mr. Adams indicated Staff's support for allowing access for Lot 29 off Honor Lp, rather than Arbor Lake Dr. This change resulted in amendments to a couple conditions of approval, as well as a finding and explanation in the Summary section of the Staff report.

James Frinell confirmed that for safety reasons, the City Engineer required Lots 1 and 29 [added for clarity] to have access to Arbor Lake Dr according to Condition PFB 4 in the original Staff report, but the City Engineer had changed his mind regarding Lot 29 due to the close proximity to a cart path. Now, those from Lot 29 would back out onto that narrow part of Honor Lp.

Mr. Pauly confirmed that was correct. He indicated Lot 29 was on the south side of Honor Lp at Arbor Lake Dr. (Slide 8)

- He clarified that if the Board was to change the access for Lot 1, he imagined the Applicant would flip the home so the front was across from Lot 30, but he deferred to the developer. On Slide 8, Lot 29 was shown with access off Honor Lp. Getting that lot access off Arbor Lake Dr was an additional requirement.
- He confirmed the Board was not reviewing house plans as a part of the proposal. As a rule, the Board did not review architecture for single-family homes except in Villebois and Old Town. In Frog Pond, he anticipated there being some rudimentary rules of adjacency type items that would be incorporated into that Code, but outside of that no other subdivisions had a review of the architecture. Even with items coming over the Planning counter, Staff looked at setbacks and street trees, essentially, but not the architecture.

Chair Fierros Bower asked if the architecture would be reviewed under the Charbonneau CC&Rs and guidelines.

Mr. Pauly answered yes, adding the developer and their team had met a lot with the neighborhood, which he deferred to the Applicant to discuss and answer any questions. The desire from the City's standpoint was that it fit into the Master Plan context.

Chair Fierros Bower called for the Applicant's presentation.

Joey Shearer, Planner, AKS Engineering, 12965 SW Herman Rd, Suite 100, Tualatin, OR, 97062 introduced himself as the consulting planner for the Applicant, Pahlisch Homes. He stated the plan before

the Board was the culmination of hundreds of hours of work on planning, engineering, and design, and he thanked Dan Pauly and Steve Adams for their responsive communication on the project. He presented the Applicant's proposal via PowerPoint, noting Staff had provided a lot of detail, with these comments:

- The proposed 40-lot subdivision included both attached and detached single-family homes. The approximate 7.5-acre site was currently the Charbonneau Golf Club driving range, and as such, it was very well suited for new homes. The site was undeveloped, relatively flat, and did not contain any sensitive areas. As Staff summarized, the project met the density standards for the Charbonneau Master Plan, PDR3 Zoning District, and other applicable decision criteria.
 - Ten lots approximately 4,000 sq ft were for attached homes located on the interior island, with the exception of Lot 30, which a detached single-family home on an approximately 6,600 sq ft lot. Thirty detached single-family homes abutted the golf course along the exterior of the site. Those lots ranged from approximately 5,400 sq ft to more than 11,000 sq ft.
 - Tract B was approximately 7,000 sq ft and included the integrated onsite storm water management. Between Tract B and the street-side swales was approximately 17,000 sq ft of storm water management, which was in place to collect storm water for infiltration treatment and detention.
- The looped public street connected to SW Arbor Lake Dr and provided pedestrian connectivity as mentioned. He described the general street cross section for Honor Lp, noting the short north-south segment on the far east side of the island and short east-west segment connecting Honor Lp to Arbor Lake Dr were slightly different configurations due to the storm water swales and requirements for sidewalks to connect into SW Arbor Lake Dr.
 - Generally, there was a 55-ft right-of-way, 6-ft sidewalks on the outside perimeter of the street, and 8-ft swales on both sides, leaving 28 ft of paved surface for two travel lanes with parking on one side of the street.
 - The only difference for the north-south segment was that there would be a 6-ft landscaping strips instead of the 8-ft swale. The east-west segment connecting the ring to Arbor Lake Dr would have sidewalks on both sides, which would increase the right-of-way to 57 ft.
 - The required street trees would be located within the swales, so the Applicant tried to pick a tree species that did well with wet feet, so to speak, so the trees would thrive in that particular location.
- The Applicant preferred that the house on Lot 1 face out onto SW Arbor Lake Dr for many reasons, but primarily, aesthetic reasons. Not much could be done to disguise the back of a house when it faced a road. Aesthetically, having the front of the house on the frontage would align better with the existing homes that were currently under construction to the north. Because the homes to the north also had access onto SW Arbor Lake Dr, there was a certain level of continuity in continuing that orientation for that stretch of homes.
- Regarding Lot 29, the cart path ran on the very south side of the project area, so an access on Arbor Lake Dr would create potential conflicts with pedestrians and golf carts on what was a highly-trafficked cart path. He did not believe the cart path was taken into consideration and addressed in the traffic study. For that reason, primarily, the Applicant preferred having the access facing northward on Lot 29 as shown.
- He concluded that the Applicant was supportive of the findings in the Staff report. He had not seen the additional memo (Exhibit A3) that was prepared this afternoon with the caveat that Lot 29 would have access onto SW Honor Lp, but that would be the only adjustment to the existing findings and conditions that the Applicant would request. The packet before the Board and Staff, which included the narrative, preliminary plans, and supporting materials, clearly showed that the application complied with all of the applicable approval criteria. On behalf of the Applicant, he asked that the DRB approve the Charbonneau Range Subdivision.

Cory Bitner, Pahlisch Homes, 210 SW Wilson Ave, Bend, OR, 97702 stated he was responsible for the design and the operations for the company so he wanted to address that a bit. The concern with flipping

the driveway of Lot 1 the other way was one of safety, more so than the concern about having the driveway close to that entrance. Having the fence on Arbor Lake Dr was not only also very inconsistent aesthetically with neighbors; it was much more difficult to see past a fence than a front yard. Any fencing would prevent a clear field of vision for those pulling out from Honor Lp onto Arbor Lake Dr.

- Aesthetics was the other issue. In working with the neighbors and the Charbonneau Country Club Board, the Applicant worked very hard with the aesthetics and design of the neighborhood to make it blend. With the three existing lots, the Applicant did want that consistency.
- He added the plan was to have all single-family homes, including the detached. Architecturally, the homes would have a traditional style that blended very well with existing homes' color palettes, stones, and materials. The Applicant very much wanted them to blend in and had worked with the neighbors through the process to achieve that.

Mr. Heberlein asked about the possibility of a rear-facing garage with access on Honor Lp and the main entrance still being on Arbor Lake Dr. There would not be a driveway, but ~~it~~ having the front of the house face Arbor Lake Dr would still maintain some of the continuity. It would also resolve the fence issues and safety concerns as the backyard would still be on the Honor Lp side.

Mr. Bitner replied that could be an option, adding he believed it would be unique to the neighborhood. Although there was nothing wrong with unique, the Applicant had attempted to keep the proposed development consistent with everything that was already there. From their experience with rear- and front-loaded homes, they believed the potential consumer of this product would prefer the garage in the front.

Chair Fierros Bower asked Mr. Adams to comment on whether he believed there was a safety issue with the driveway.

Ms. Akervall noted the testimony regarding the fence and sight line made her question what the sight line would be on Lot 29, and how far the fence would extend to the front, or north end, of the lot.

Mr. Bitner replied the fence would not be put very close to the entrance on Lot 29, in fact, the only fencing would be on the interior side. Lot 29 would not have fencing on Arbor Lake Dr. There would be fencing in between the homes, not protruding past the rear or front on a majority of the lots, and just enough to contain garbage cans and other items not pleasant to look at when stored outside. There were a few exceptions, such as Lot 1 that would sit all by itself and not back up to a golf course or some type of landscaping, so fencing would be required for privacy.

Mr. Shearer stated the fence was shown as a line with little dots on Sheet P1-08 in the set of plans, which also showed that the eastern side of Lot 29 would be open.

Ms. Akervall confirmed the proposed subdivision would be similar to the three lots being built and asked for a verbal picture of what the three lots under construction would look like.

Mr. Bitner replied the three lots currently under construction were all single-level and ranged from 1,700 to 2,300 sq ft. The roof lines were fairly minimal with the peak being about 25 ft to the top. The square footages planned for the rest of the community was about 1,500 to 2,500 sq ft. The Applicant anticipated creating a variety of price points and product finishes to provide different homes for different walks of life. Architecturally, they would be very traditional and blend with what already existed, but with a nice, new, fresh look.

Chair Fierros Bower called for public testimony in favor of, opposed and neutral to the application.

Leroy Ostrem stated he had no comments at this time.

Tony Holt, President, Charbonneau Country Club, 7670 SW Village Green Circle, Wilsonville, OR, explained the Country Club was really the parent homeowners' association for Charbonneau with several local homeowners' associations within Charbonneau itself. The Charbonneau Country Club fully supported the application. Along the way, they had worked very closely with the golf club and to some extent, the developer. As an example, early on in the process Country Club agreed with the golf club and offered to have two of their Board members, who were members of the Architectural Control Committee, work with the golf club and the developer in setting the standards and advising on the standards they had for the rest of the community. To that committee, they added a third person from the Arbor Lake Townhome Association which gave the local homeowners' association an opportunity to comment on the designs and standards, such as paint color, siding, roofing, landscaping, etc. Two different parts were involved because the three lots currently being developed had already been annexed into the Charbonneau Country Club. In that case, the Country Club had jurisdiction to say that those three houses must conform to their standards. The proposed 40-lot development had obviously not been annexed into the Charbonneau Country Club, but at some point the residents would vote on that and he anticipated that would not be a problem. In that case, the Country Club could not say they approved the standards but, rather, recommended them and left it at that. In the end, the three person committee, and therefore, the Board of the Country Club, was happy that the developer, in conjunction with the golf club, had done a good job in terms of the standards and, to the extent possible, that a new development in would fit in an older community.

There was no further public testimony.

Mr. Heberlein asked for Mr. Adams' opinion regarding the correct place to put the driveway for Lot 1, based on the testimony presented.

Mr. Adams responded the DKS Traffic Study recommended that driveways not be within 50 ft of an intersection, so if the Applicant had a rear-loaded home product so the driveway would be on the north-south stretch of Honor Lp, it would be an improvement from a safety perspective compared to what was currently proposed.

- With regard to sight distance and fencing, questions, he explained that Arbor Dr had a wide right-of-way, resulting in a 15-ft difference from the existing paved street to the edge of right-of-way, so a fence would not impede the sight safety distance, which was always measured 15 ft back from the edge of the traveled way. He indicated how motorists would still be able to look south or northeast and have good sight distance either way, even with a fence there, and it would meet City sight safety standards. If there was still a concern about the fence, perhaps a setback from the right-of-way could be added. He saw no problem with it; however, placing the driveway on the other side of the lot would make it a safer intersection and be more compliant with the recommendations of DKS.
- Although he was not familiar with Pahlisch Homes and did not know what kind of products they had or what their buyers were looking for, in Villebois, West Hills, Legend, Lennar, and Polygon had all been very successful selling rear-loaded homes.

Chair Fierros Bower called for the Applicant's rebuttal.

Mr. Shearer stated Pahlisch Homes had a very good understanding of the market and had done a lot of research on what people were interested in purchasing in the area. Everything Pahlisch had looked at informed them that the orientation of Lot 1 as proposed was what people wanted. The Applicant's understanding of the Traffic Study recommendations was quite a bit more ambiguous. The provision that was cited to them was a general statement that driveways be located away from the intersection of Honor Lp and Arbor Lake Dr. Both were local streets without a high volume of traffic. There was pretty good

sight distance, as was pointed out, from both sides, and for those reasons the Applicant would request that the orientation for Lot 1 and Lot 29 be approved as proposed.

Ms. Akervall said that looking at Sheet P1-08, Lot 29 appeared to have a very small fenced in area. If the house on Lot 1 was flipped so the driveway was off Honor Lp, she asked if it would be necessary to fence in the entire back area, because it did not look like any other houses had the entire backyard fenced in. She understood the aesthetic concerns of having the three houses, and then a fence and the entrance, but she wondered if other solutions could be considered.

Mr. Bitner stated the Applicant had spent a lot of time working with the neighbors, the Association, the City, and Staff in planning all of this out. Such subdivisions were not designed lot by lot, the entire neighborhood was considered. A lot of thought was given to how the development would look, including doing layouts and sketch ups, as well as pre-application and neighborhood meetings, all of which send the Applicant down a path and things are finalized. It might sound odd to not be able to flip just one, but it would send things in motion and change things such as how the home would appear to the lot next to it, and the value of the lot next to it, as well as that of the entire community.

- The lots around the perimeter, Lots 2 through 29, all backed the golf course and it was the desire of the community and the developer to make the lots feel very open to the golf course and not have closed-in backyards. Lot 1 was very different. Whether facing Honor Lp or Arbor Lake Dr, it would be a very public, exposed backyard, and the owner would prefer not to be open right up to a street and everybody driving to their own homes would not want to look right into their great room or kitchen. He asked that the DRB please take that into consideration. The Applicant had been led down a path that the proposal was okay as presented by City Staff, the neighborhood, and the Association. The Applicant had planned the entire development out that way and felt really strongly that the current residents and those who would want to purchase a home here would prefer that it be left as is.

Leroy Ostrem, 31443 Old Farm Rd, Wilsonville, OR, Charbonneau resident, stated that Pahlisch had done a great job of putting the plan together. He did not believe there should be nitpicking on a point that really was not very important. The Applicant had taken into consideration all of the neighbors, of which he was one, and he believed the plan should be left as is.

Chair Fierros Bower stated that having lived in Charbonneau and walked the roads, she knew people drove pretty slow. She hoped her experience would help alleviate the safety concerns about traffic speeds on Arbor Lake Dr and resident vehicles backing into the roadway. She also understood the sensitivity to the design and all that had gone into it by working with the neighbors.

Mr. Bitner appreciated and respected Mr. Heberlein's concerns and understood he was getting information from someone who had said that could potentially be a hazard. He ~~respected that and~~ did not have a problem with it, but asked that the DRB take into consideration all of the time and hours spent with the residents of Charbonneau, Staff, and the City during the process up to this point.

Lee Zinsli, 7490 SW Downs Post Rd, Wilsonville OR, Charbonneau resident, stated he was also Treasurer of the Charbonneau Golf Club. He lived a block and a half from the proposed development and would be able to see some of the construction once it was underway. It was stated earlier that the property would be surrounded on three sides by the golf course, but it would really be surrounded on four sides because on the other side of Arbor Lake Dr was the Number 8 Fairway on the Green Course. The people who buy the three lots currently under construction would actually have a wonderful golf course view and so would the residents of Lot 1. He believed the consistency of the three homes being built now with Lot 1 would have a better look and feel, but also the front of the house would then face the golf course. He could understand it from the developer's perspective as well as being a neighbor who would want to buy a home with a golf course view.

Mr. Heberlein asked if Staff found the proposed plan acceptable from a traffic safety standpoint based on the information heard.

Mr. Pauly stated that from a planning perspective and trying to balance everything going on, there was an ideal, but both streets were slow, low volume, local streets. He did not see a high safety hazard issue keeping the plan as the developer had suggested when balanced with the rest of the considerations that the Applicant had articulated.

Mr. Adams confirmed he had nothing to add.

Chair Fierros Bower closed the public hearing at 8:00 pm.

James Frinell moved to approve Resolution No. 334 with the addition of Exhibit A3. Fred Ruby seconded the motion.

Ms. Akervall thanked everyone for coming and their great interaction and input. She also thanked the City for reviewing the application carefully and considering the safety of the neighborhood.

The motion passed unanimously.

Chair Fierros Bower read the rules of appeal into the record.

X. Board Member Communications

A. Results of the September 26, 2016 DRB Panel B meeting

Daniel Pauly, Senior Planner stated DRB B had reviewed the sister application to the one Panel A had reviewed in early September, the 16 lots just across Barber St. There were no issues. He had met with the local representatives designing the houses who were moving forward. He noted Panel B had adopted specific conditions to make sure the adjacency was correct with the application Panel A had reviewed to avoid having the same design right across Barber St. Typically, such rules of adjacency applied in Villebois.

XI. Staff Communications

Daniel Pauly, Senior Planner, said Staff had not realized until it was too late that this was probably the last meeting of the year, unless something unexpected came up. He apologized for not realizing that early enough to have things in order to recognize the great service of Mary Fierros Bower and Kristin Akervall who would be leaving the Board. He appreciated their service and the thorough thoughtfulness of this Panel, adding Ms. Fierros Bower and Ms. Akervall would be missed. He hoped the Board had found this year's projects interesting and engaging. He looked forward to continuing to work with Ms. Akervall on the City Council. He believed the City had received applications for new Board members.

Chair Fierros Bower stated she had enjoyed her time on the Board, adding it had been very rewarding and educational, and she had enjoyed working with everyone.

Fred Ruby said it was terrific that Chair Bower had continued to come back and contribute even after moving to Portland.

Kristin Akervall believed like she had learned a lot from her participation on the Board. Everyone had a unique perspective which was fun to see as they had looked at things and had different questions. It was exciting to be involved in volunteering with people who were dedicated and put thought into what they were doing.

Mr. Pauly appreciated the Board's support through Staff transitions this past year, adding they were building a great team for the future, and he was excited about it. Planning now had Ms. Scola and Ms. Rybold, but were also finishing recruitment for a new assistant planner and he was very excited about how that recruitment had gone thus far.

XII. Adjournment

The meeting adjourned at 8:08 pm.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for
Shelley White, Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 10, 2017

6:30 PM

- V. Consent Agenda:
 - B. Approval of minutes from March 13, 2017 DRB
Panel A meeting

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel A
Minutes–March 13, 2017 6:30 PM**

I. Call to Order

Acting Chair Ronald Heberlein called the meeting to order at 6:30 pm.

II. Chair’s Remarks

III. Roll Call

Present for roll call were: Ronald Heberlein, Fred Ruby, Joann Linville and Jennifer Willard. James Frinell was absent.

Staff present: Daniel Pauly and Barbara Jacobson

IV. Citizens’ Input This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

V. Election of 2017 Chair and Vice-Chair

A. Chair

Ronald Heberlein was nominated for 2017 Chair.

There were no further nominations.

Ronald Heberlien was elected as the 2017 DRB Panel A Chair by a 3 to 0 to 1 vote with Ronald Heberlien abstaining.

B. Vice-Chair

Fred Ruby was nominated for 2017 DRB Panel A Vice-Chair.

There were no further nominations.

Fred Ruby was elected as the 2017 DRB Panel A Vice-Chair by a 3 to 0 to 1 vote with Fred Ruby abstaining.

VI. Consent Agenda:

A. Approval of minutes of the November 14, 2016 meeting

Approval of the November 14, 2016 DRB Panel A meeting minutes was postponed due to lack of a quorum.

VII. Public Hearing: There were no public hearing items.

VIII. Board Member Communications:

A. Results of the February 27, 2017 DRB Panel B meeting

B. Action Minutes from the February 23, 2017 City Council Meeting

Daniel Pauly, Senior Planner, explained to the Board a change recently made by the City Council concerning the Council Liaison position. Council had discussed at length and had decided not to have a liaison attend board meetings, in part because of the time involved and partly due to a concern about Councilors having access to quasi-judicial hearings prior to an appeal to Council and having to declare such at a Council meeting. In lieu, each meeting packet would include action items from the previous council meetings since the last board meeting. Councilors were open to attend meetings upon DRB request. In addition, the Council planned to have a once-yearly summit with boards and commissions to discuss different issues.

Barbara Jacobson, City Attorney, gave a brief description of what a summit meeting had been like in the past and said it had been very successful. Councilors thought that it had been a more effective way to communicate board and commission activity and recommended it.

Mr. Pauly discussed a few of the items covered by Council at the February 23 City Council meeting. One of the items was a work session discussion of implementation of a Red Light Camera at the intersections of Wilsonville Road and Boones Ferry Road and Wilsonville Road and Town Center Loop West.

Ms. Jacobson said that the Red Light Camera was still being discussed by City Council and that citizen input, including input from DRB members, would be welcomed.

Joann Linville asked if data concerning accidents that had occurred had been presented during the discussion of the Red Light Camera.

Ms. Jacobson answered that there had been data showing the number of tickets that had been issued at the affected intersections. The issue appeared to be people pulling out into the intersections during a yellow light and getting stuck in the intersection, blocking the right of way. A Red Light Camera in the intersections might deter people from turning when the light was about to turn red.

IX. Staff Communications

A. Development Code Update Discussion

Mr. Pauly congratulated Ronald Heberlein and James Frinell on their reappointments to the Board and welcomed new board members Joann Linville and Jennifer Willard. He asked board members to introduce themselves and share a bit about their background.

There was a brief round of introductions.

Mr. Pauly shared that at the March 8, 2017 Planning Commission meeting, the Planning Commission had adopted and recommended approval to the City Council the standards for the Frog Pond Master Plan.

He shared a bit of background regarding the two current approaches to development. Development in Villebois was prescriptive and consisted of many details, many of which were specific to Villebois development. In the remaining residential areas, in the Planned Development Residential (PDR) zones, the formula was less specific, which occasionally led to some controversy.

Consultants and staff had determined that their approach to the Frog Pond area would consist of a combination of the approach in Villebois and in the PDR zones. Frog Pond was divided into numbered subdistricts, with the minimum and maximum dwelling units allowed in each specified. It should be fairly straightforward for the developer. It could be difficult when defining a subdivision to determine how many lots to put in, but this approach provided more certainty up front for all parties involved.

The pattern was deliberate and was driven partly by property owner request and partly by location. For example property located in the southwest corner, closer to Town Center, was planned to be to be composed of smaller units whereas the property located to the northwest was composed of larger lots. There was an area set aside for a future school as well as for a church. Small lot sizes were a minimum of 4,000 square feet, medium lots were minimum 6,000 square feet and large lots were minimum 8,000 square feet.

He asked if there were any questions so far.

Ms. Linville noted that it appeared there were several R-5's with a minimum lot size of 4,000 square feet. Why were there multiple R-5's with different densities, in Subdistrict 10 and Subdistrict 6, for example?

Mr. Pauly answered that it varied due to the size of the subdistrict area.

Ms. Linville was concerned that there were duplicates of R-5 but the lot sizes would be the same even though the density would be different?

Mr. Pauly answered that the density would be the same. For example, Subdistrict 1 was quite a bit larger than Subdistrict 10, which was about one half the size of Subdistrict 1. The gross acreage was the driver in determining the minimum and maximum number of dwelling units allowed.

Ms. Linville asked if one could make the assumption that Subdistrict 6 and Subdistrict 1 were roughly proportionate in size.

Mr. Pauly confirmed that they were roughly the same size.

Chair Heberlein asked how much of the SROZ was included in the calculation for Subdistrict 1.

Mr. Pauly said that it was assumed in Subdistrict 1 that the area was not buildable. Calculations for transferring density out of the SROZ and trying to meet the minimum lot size were convoluted. This method provided clarity and certainty.

Chair Heberlein asked when Subdistrict 13 changed to a school site. It was not listed as a school site during the Frog Pond planning process.

Mr. Pauly answered that it recently changed when the school district notified staff that they would build a school site there.

Ms. Linville inquired about the notation for Civic and asked why the maximum number of dwelling units was listed at 7?

Mr. Pauly explained that there was an area that was roughly the size that a central park would be. The school had land-banked that area, but could potentially offer first dibs to the City to buy for a park.

Ms. Jacobson said that with the school and associated recreational facilities, there may not be a need for a park so it was possible that the land could be developed into housing.

Mr. Pauly continued that, similar to Villebois, the purpose was to move from a legislative master plan to using a code that implements [the master plan].

There were a few differences from the Planned Development Residential zones, such as allowed uses. For instance, the PDR zone was a mixed-residential zone, so it did not specify multi-family vs. single family. It simply relied on a density calculation, and any mix of single family vs. multi-family was allowed. In the Frog Pond area, multi-family was allowed but the specifics of where it was and was not allowed was spelled out. Other possible uses were single-family housing, duplexes, accessory dwelling units, co-housing and cluster housing, parks and manufactured homes.

Another difference was evident in regards to the open space requirement. Current Planned Development Residential code standards required 25% open space. That requirement had changed in the Frog Pond planning process. Small lot areas would require 10% open space. Medium and large lot areas now had no requirement for open space. The Development Review Board would have the ability to require open space for parks if they determined that there was not enough or that access was limited.

There was a significant amount of discussion in developing the code as to how detailed it should be. In reviewing Villebois Village Center projects, there was a lot of detail. Every aspect of the design and architecture was paid attention to. In contrast, the Frog Pond code was pulled back a bit in the level of detail that would be required. There were some general standards for lot development and architecture, but it was more of a menu approach. The concept of adjacency was kept, meaning that the same model of house could not be built side-by-side or across the street, but there were no requirements for a specific type or style of architecture.

There were specific standards for many different things, but the menu approach allowed developers to choose five design elements from a list that ranged from A through P. Decorative base materials, porches, dormers, bay windows, decorative chimneys, and decorative molding all made the list.

Applications could possibly be in for review by the Development Review Board sometime later in the year.

Mr. Heberlein asked about the possibility of the City building a wall or sound barrier by the houses adjacent to Boeckman Road.

Mr. Pauly said the best precedence for that would be similar to how Villebois interacted with Grahams Ferry Road – a partially transparent brick base with wrought iron.

Ms. Jacobson said she did not believe that the City would build a wall. That would be the developer's responsibility.

Fred Ruby said that it looked as if an important defining characteristic of Frog Pond was that it was limited to single-family homes. Villebois had all different types of homes. What was the background for deciding that Frog Pond would be limited in that way? Was it general give and take with the community or was it intended to contrast with Villebois?

Mr. Pauly answered that it was a combination of all of those things. There was some concern about neighboring communities and some backlash from those who did or did not love Villebois. Overall, there was a balance of multi-family and single-family and a variety of housing.

Chair Heberlein mentioned that Frog Pond East was planned for multi-family housing, including apartments.

Mr. Pauly said that were strong opinions both ways. The Planning Commission well represented the divergent opinions within the community and yet were able to come to an agreement through healthy discussions.

Mr. Ruby asked if the allowance of small lots was designed to promote the possible construction of town houses?

Mr. Pauly said that 4,000 square feet was a good size lot and would be comparable to a medium to large size lot in Villebois.

Mr. Ruby asked if Frog Pond West was designed to promote more traditional single-family homes, with the exception of some duplexes.

Mr. Pauly answered that there were some allowances for cluster housing or co-housing where units had shared kitchen facilities.

Board members were encouraged to share comments and concerns, if any, before City Council.

Mr. Ruby asked about Frog Pond East and where it lay in terms of the Urban Growth Boundary.

Mr. Pauly answered that it lay within the Urban Reserves. Frog Pond East and Frog Pond South around the school were within Urban Reserves and were not yet within the Urban Growth Boundary.

Mr. Ruby asked for clarification of the difference between the Urban Growth Boundary and Urban Reserves.

Mr. Pauly explained that the Urban Growth Boundary had been adopted by the regional government as areas to be urbanized immediately. The Urban Reserve and Rural Reserve areas were identified through a process implemented by METRO for designating areas to be urbanized or rural in the next 50 years.

Chair Heberlein, returning to the discussion about the residential design menu, asked what drove the minimum of 5 items out of 15 or 16 on the list?

Mr. Pauly explained that the consultants chose that model from their review of model and example ordinances. He didn't recall the exact reasoning, but said that there was precedence for the decision.

Ms. Jacobson said that the provision was still being discussed by City Council. She said that there was a feeling that some of the things on the list of options should be required, such as the percentage of the front of the home that was comprised of windows.

Mr. Pauly reiterated that though the process had been recommended by the Planning Commission to the City Council, it was not done yet. Comments and concerns were still welcome.

Ms. Linville referred to the drawings and the list of A through P menu items and noted that it appeared that there was an assumption that the garage would always face the street, without the option for the front elevation of the home to show the side of the garage instead of the garage door.

Mr. Pauly said it had been discussed and that side-loaded and alley-loaded garages were allowed.

He encouraged board members to review the documents and ask questions.

Chair Heberlein asked about the Open Space requirement.

Mr. Pauly answered that it was in the Master Plan document, which described potential locations for amenities and parks.

Chair Heberlein asked what drove the exemption of R10 and R7 from the Open Space requirement.

Mr. Pauly answered that it was because, with the larger lots, there were private yards and access to a central park. There also was the BPA Power Line park and the Boeckman Creek Corridor park. Language had been added to enable the DRB to make findings that there wasn't sufficient access to a park and therefore require a park. A specific definition that of what was usable land that could be programmed with a purpose rather than just leftover land had been added as well.

Ms. Linville asked if there would be no three car garages?

Mr. Pauly answered that there was potential for three car garages. They could either be alley-loaded or on a really wide house on a bit lot. A smaller lot would not allow for the larger garages.

He concluded with an update to other upcoming projects:

- There was a request for proposal to update the Old Town Standards specifically for single-family homes. The residents of Old Town had worked on a pattern book, so reviews going forward should be clear and objective. The goal was to be able to review the single-family homes administratively. Other minor fixes to the standards were also being considered as they pertained to single-family homes.
- Another project that had been discussed for some time was fixing inconsistencies with density and lot areas in the PDR zone. The goal was to get that accomplished within the year.

X. Adjournment

The meeting adjourned at 7:33 PM.

Respectfully submitted,

Shelley White, Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 10, 2017

6:30 PM

VI. Public Hearing:

A. Resolution No. 337. Villebois Regional Parks 7 & 8: Polygon Northwest – Applicant. The applicant is requesting approval of a Final Development Plan with Preliminary Development Plan Refinements and Type C Tree Plan for Regional Parks No. 7 and 8. The properties are located on the eastern edge of Villebois on Tax Lots 102, 192 and 200 of Section 15 and Tax Lots 13300, 13390, 13400, 15100, 29200 and 29290 of Section 15A, T3S, R1W, Clackamas County, Oregon.
Staff: Daniel Pauly

Case Files:

DB17-0011	Final Development Plan and Preliminary Development Plan Refinements
DB17-0020	Type C Tree Plan

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 337**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A FINAL DEVELOPMENT PLAN WITH PRELIMINARY DEVELOPMENT PLAN REFINEMENTS AND A TYPE C TREE PLAN FOR REGIONAL PARKS NO. 7 AND 8. THE PROPERTIES ARE LOCATED ON THE EASTERN EDGE OF VILLEBOIS ON TAX LOTS 102, 192 AND 200 OF SECTION 15 AND TAX LOTS 13300, 13390, 13400, 15100, 29200 AND 29290 OF SECTION 15A, T3S-R1W, CLACKAMAS COUNTY, OREGON. POLYGON NORTHWEST, APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated July 3, 2017, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on July 10, 2017, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated July 3, 2017, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, for:

DB17-0011, DB17-0020 Final Development Plan with Preliminary Development Plan Refinements, Type C Tree Plan for the development of public parks.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 10th day of July, 2017 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Ron Heberlein, Panel A Chair
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report
Wilsonville Planning Division
Villebois Regional Park 7 and 8

Development Review Board Panel 'A'
Quasi-Judicial Public Hearing

Hearing Date:	July 10, 2017
Date of Report:	July 3, 2017

Application Nos.:	DB17-0011 Final Development Plan DB17-0020 Type C Tree Plan
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Request/Summary: The Development Review Board is being asked to review a Class 3 Final Development Plan with Refinements to Preliminary Development Plans and Type C Tree Plan for development of a previously planned and approved park.

Location: Eastern edge of Villebois extending from just west of Villebois Drive North at Tooze Road to Barber Street. The property is specifically described as Tax Lots 102, 192, and 200 Section 15 and Tax Lots 13300, 13390, 13400, 15100, 29200 and 29290, Section 15AA, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

Owners: Sparrow Creek LLC, City of Wilsonville, Metro

Applicant: Fred Gast, Polygon Northwest

Applicant's Representatives: Stacy Connery, Pacific Community Design (Planner)
Kerry Lankford, Pacific Community Design (Landscape Architect)

Comprehensive Plan Designation: Residential-Village

Zone Map Classification: V (Village)

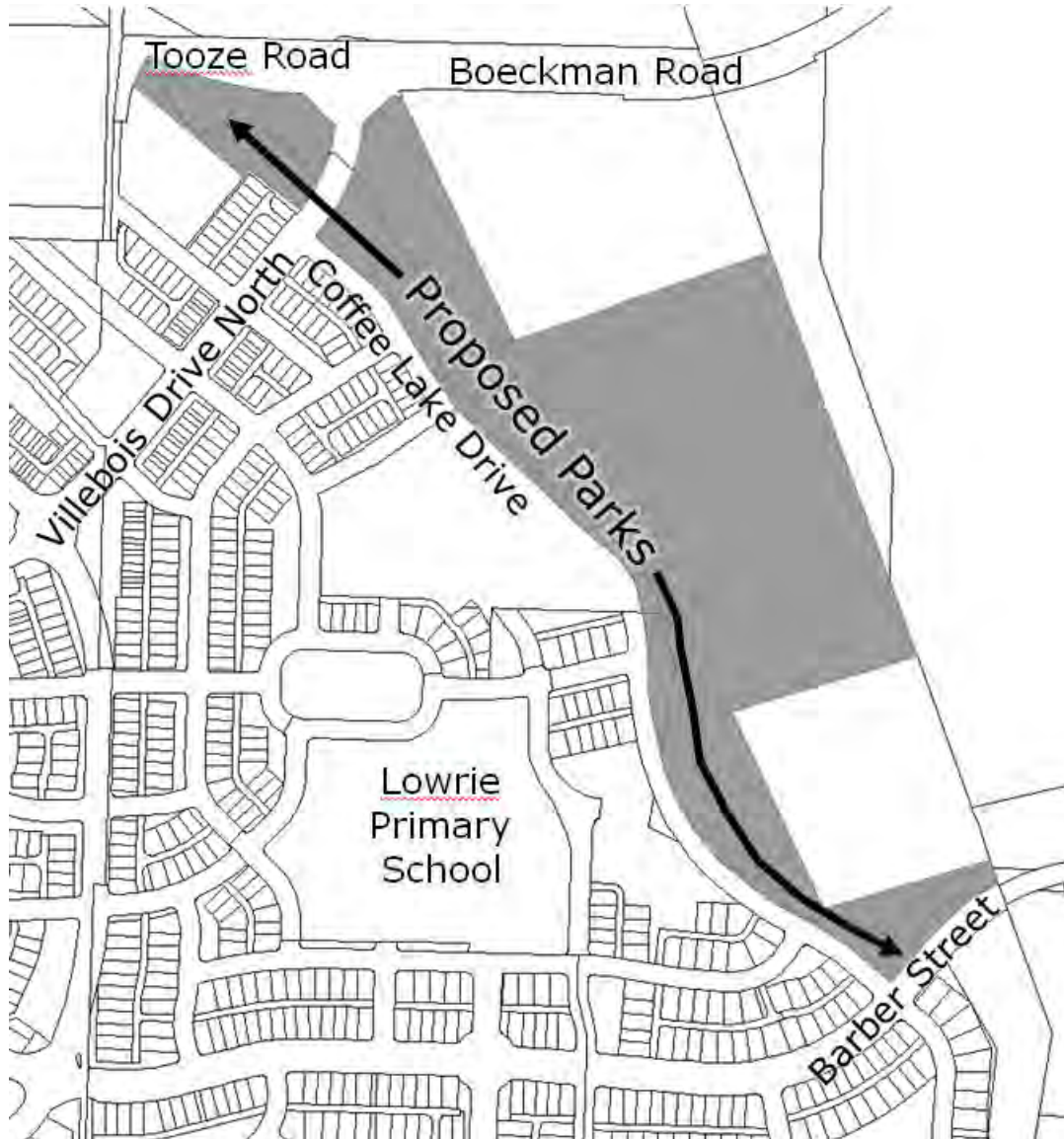
Staff Reviewers: Daniel Pauly AICP, Senior Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resources Program Manager
Mike McCarty, Parks and Recreation Director
Tod Blankenship, Parks Maintenance Supervisor

Staff Recommendation: Approve with conditions the requested Final Development Plan with Preliminary Development Plan Refinements and Type C Tree Removal Plan.

Applicable Review Criteria:

<u>Development Code:</u>	
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
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.125	Village Zone
Sections 4.139 through 4.139.11	Significant Resource Overlay Zone (SROZ)
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.172	Flood Plain Regulations
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600-4.640.20	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Villebois Village Master Plan	
SAP East Approval Documents	
PDP 2 East and PDP 3 East Approval Documents	

Vicinity Map



Background/Summary:

Polygon, the City of Wilsonville, and Metro wish to build the next parks in the series of public Regional Parks planned in Villebois. The parks are shown in the Villebois Village Master Plan (Master Plan) with a number of amenities including public restrooms, shelters, general lawn plan, overlooks, basketball court, benches and tables, drinking fountains, and play structures.

Consistent with the Master Plan, the approved Specific Area Plan (SAP) East and Preliminary Development Plans (PDP) 2 East and 3 East set aside the subject area for public park use with the amenities listed in the Master Plan. The current request is for a Final Development Plan defined as “a detailed review of proposed design features.” As part of a Final Development

Plan, minor changes, or refinements, to the PDP, and consequently the SAP and Master Plan, are allowed within specific guidelines. In addition, the applicant requests approval of a tree removal plan.

Traffic and Parking

Traffic generation is not part of the scope of the current review as traffic generation for the PDPs, including the parks and surrounding residential development, occurred previously. The Village Zone and other development standards do not require any parking for the parks. As all parks in Villebois any parking planned was across the street and nearby on-street parking. As part of the proposed changes (refinements) from previous approved higher level plans, a 14-space off-street parking lot is proposed along Villebois Drive, which would be the only park specific off-street parking provided in Villebois. However, no development standards would support additional area of the parks be dedicated to increase off-street parking. The largest potential parking generator is the sports field in the northern portion of Regional Park 8 near where the off-street parking is planned. A condition of approval restricts the rental or scheduling of the sports field, which intends to reduce use to first-come first-serve use and eliminate traffic and parking generation from more formal games, tournaments, etc.

Discussion Points:

Villebois Village Master Plan Description of Regional Park 7 and Refinements

The Villebois Village Master Plan describes Regional Park 7 as follows:

RP-7 (3.01 acres)

Regional Park component 7 provides a connection to the Coffee Lake Natural Area. This area includes benches, a shelter, lawn area (100'x60'), picnic tables, and may include stormwater/ rainwater features.

RP-7 Amenities in Master Plan	Proposed	Explanations
General Lawn Play (100 by 60)	Yes	150' by 95'
Benches	Yes	
Tables	Yes	
Parking on-street	Yes	Not immediately adjacent or across street due to location, ped connections to nearby on-street parking.
Shelter	Yes	
Storm/Rain Elements	No	Moved to RP-8, built, does have wetland element
Additional Amenities Not Listed in Master Plan		
Creative Play		

Entry Plaza		
Habitat Amenity (Birds)		

Villebois Village Master Plan Description of Regional Park 8 and Refinements

The Villebois Village Master Plan describes Regional Park 8 as follows:

RP-8 North/Middle/South (9.20 acres)

Regional Park component 8 provides a continuation of the Villebois Greenway and a transition area between the residential areas of Villebois, the Coffee Lake Natural Area, and the Tonquin Geologic Area to the north. The eastern side of the Villebois Loop Trail will run through the park and connect to the Tonquin Trail in the north end of the park. This park will provide opportunities for both passive and active recreation. A basketball court, play structures and creative play, an adult recreation soccer field (100yds. x 50yds.) and lawn play areas (130'x430') will be available for active play. An interpretive area will be located within this park with numerous overlooks (several of which are shelters), benches, tables, and drinking fountains providing opportunities for seating and informal gatherings. There will also be restrooms associated with the interpretive area and porta-potties associated with the soccer field for convenience. The design of this park will incorporate 2 wetlands with boardwalks as well as a series of stormwater/ rainwater features.

RP-8 Amenities in Master Plan	Proposed	Explanations
Child Play Structure	Yes	
Creative Child Play	Yes	
Drinking Fountain (3)	Yes	Reduced to 2, spaced ¼ mile apart. Now combination fountain/bottle filler. Originally planned (Figure 5A of Master Plan) adjacent to sports field, restroom and main shelter, and basketball court. Sports field and basketball court are now next to each other so they can be served by a single fountain/bottle filler.
General Lawn Play (130 by 430)	Yes	Only 80' by 50' and 170' by 50', nearby school fields not contemplated when area set in Master Plan.
Lawn Play, Soccer (100 by 50)	Yes	155' by 288'
Overlooks (numerous)-4	Yes	5, 2 with shelters
Benches	Yes	
Tables	Yes	
On-street parking	Yes	
Restroom (interpretative area)	Yes	

Porta potties (by soccer field)	No	Replaced with permanent restroom stall in maintenance building in same area as porta potties planned
Shelter (several of overlooks)	Yes	2 Shelters
Meeting Room	No	Both nearby school facilities and the recreation building along Villebois Drive at Stockholm Ave were not contemplated when a meeting room was planned for RP 8 in master plan, those facilities provide indoor community space nearby and a meeting room is not necessary in RP 8.
½ court basketball	Yes	
Storm/Rain Elements	Yes	
Trail connecting to greenway	Yes	
Boardwalks over wetlands	Yes	
Additional Amenities Not Listed in Master Plan		
Off-street parking (14 spaces)		
Parks Maintenance Building		

Parks and Recreation Advisory Board Recommendation

During their June 15th meeting the Parks and Recreation Advisory Board reviewed the park designs and unanimously forwarded a recommendation to approve the park designs to the Development Review Board with the following specific design recommendations:

- Make sure grading and landscaping stop balls from field from going into wetland
- List appropriate bird species for RP-7 and use appropriate bird boxes
- Remove planned new trees that would shade sundial feature
- Ensure there are safety guideline signs
- Consider vehicle charging stations in parking area
- Take measures to ensure sports field doesn't generate too much traffic/parking

Responses to Specific Public Comments

Parking

As stated in "Traffic and Parking" above, as with all parks in Villebois any parking planned was across the street and nearby on-street parking. As part of the proposed refinements, a 14-space off-street parking lot is proposed along Villebois Drive, which would be the only park specific off-street parking provided in Villebois. However, no development standards would support additional area of the parks be dedicated to increase off-street parking. The largest potential

parking generator is the sports field in the northern portion of Regional Park 8 near where the off-street parking is planned. A condition of approval restricts the rental or scheduling of the sports field, which intends to reduce use to first-come first-serve use and eliminate traffic and parking generation from more formal games, tournaments, etc.

Impact on Wildlife

The City's Significant Resource Overlay Zone (SROZ) regulations are in place to ensure the long-term preservation of important wildlife areas including wetlands, riparian areas, and upland forest habitat. The proposed development is outside the SROZ and adds a significant amount of native vegetation to provide wildlife habitat. As stated in the Villebois Village Master Plan description of Regional Park 8 the park is intended as a transition area between the residential portion of Villebois and the preserved Coffee Lake Natural Area and Tonquin Geological Area. There is a balance to be struck between wildlife habitat and allowing development. While there may always be disagreement on where this balance is and some wildlife may be disturbed by the proposed park amenities and programming, the current proposal is consistent with SROZ regulations and other regulations related to wildlife habitat in place related to this balance as well as the Master Plan.

Lack of Use of Basketball Court and Lack of Need/Desire for Sports Field

As reflected in the Villebois Village Master Plan, including Parks Policy 3, the Villebois park system aims at providing amenities for a variety of ages and interests, including active uses, while maintaining adequate areas of calm. The proposed park includes a number of calm and natural areas while accommodating the more active uses. The proposed basketball court and sports fields are allowed uses under the Village Zone, are amenities shown in Regional Park 8 in the Villebois Village Master Plan, and are supported by the design team, Parks staff, Planning staff, and the recommendation of the Parks and Recreation Advisory Board.

Already Sufficient Parks in Villebois/City, Concerns with Overdevelopment

While a sufficiency of parks, concern about over investment in parks, and over development in general are reasonable opinions to hold, they are not reflected in the adopted policies and plans related to development of the subject parks. The development of Regional Parks on the subject property was approved in the Villebois Village Master Plan, and subsequently Specific Area Plan East (SAP East) and its modifications as well as the Preliminary Development Plans (PDPs), or Phases, of SAP East. The current proposal is to review the layout and design and refine the amenities in preparation of constructing the approved parks.

Removal of Trees

Tree removal is limited to 8 trees, and a possible 9th, due to health and condition of the trees.

Interruption of View

As with most development, some views will change with addition of the park amenities and plantings, but the review process has not identified any compelling design changes supported by code to enhance a specific view corridor.

Increased Traffic and Congestion, Particularly from People Outside of Villebois

As Regional Parks, the parks are expected to draw people from outside Villebois. Traffic impacts for the park were approved in conjunction with adjacent subdivisions. As part of the refinement of the park design, 14 off-street parking spaces are proposed, which would decrease parking impacts on adjacent neighborhoods, and would be the only off-street parking provided for parks in Villebois. A concern about parking and congestion is the sports field. To reduce the amount of traffic and parking related to events at the field a condition of approval limits activities to first-come first-serve use, and no reservations, formal scheduling of games/practices will be done, or promotion of the field for events by the homeowners association or City.

Noise from Public Park Use, Particularly Sports Field

No design elements would create noise violating the City's noise ordinance and no design alternatives have been identified to reduce potential noise.

Litter

Trash cans are provided and regular maintenance is planned for the parks. The City has not received complaints about litter in other Regional Parks and this is not anticipated to be an issue with the planned parks.

Lighting impacting view

All lighting is dark sky friendly and will not glare into neighboring homes or neighboring wildlife habitat.

Dislike of Interactive Stream

The interactive stream feature proposed by the design team has been reviewed by Parks staff, including maintenance staff, as well as the Parks and Recreation Advisory Committee and no concerns have been raised. It is understood a variety of amenities are planned for a variety of park users and not all users will like or use every feature.

Conclusion and Conditions of Approval:

Staff has reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings except as noted in the Findings in this Staff Report. Based on the Findings and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed applications (DB17-0011 and DB17-0020) with the following conditions:

Planning Division Conditions:

Request A: DB17-0011 Final Development Plan

PDA 1.	All construction, site development, and landscaping of the parks shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor alterations may be approved by the Planning Division through the Class I Administrative Review process.
PDA 2.	The applicant shall annex the proposed park into a homeowners association, which annexation document shall be reviewed by the City to ensure proper maintenance of the park during any period of homeowners association maintenance. In addition, the applicant shall enter into an Ownership and Maintenance Agreement with the City to cover the parks. See Finding A3.
PDA 3.	The homeowners association or City shall not rent or schedule events (games, tournaments, practices, etc.) on the sports field in Regional Park 8 or otherwise promote the field for formal games, tournaments, or practices in order to prevent traffic and parking formal scheduled events may generate. See Finding A7.
PDA 4.	The applicant shall submit final parks, landscaping and irrigation plans to the City prior to construction of the parks. The irrigation plan must be consistent with the requirements of Section 4.176(.07) C. Plans for development within the 100 year flood plain shall be reviewed by the Community Development Director for compliance with flood plain regulations.

Request B: DB17-0020 Type C Tree Plan

PDB 1.	This approval for removal applies only to the 8 trees identified in the Applicant's submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
PDB 2.	The Applicant shall submit an application for a Type 'C' Tree Removal Permit on the Planning Division's Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the Applicant shall provide the City's Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDB 3.	Prior to site grading or other site work that could damage trees, the applicant shall

install six-foot-tall chain-link fencing around the drip line of preserved trees. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. See Finding B14.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PF 1. Public Works Plans and Public Improvements shall conform to the "Public Works Plan Submittal Requirements and Other Engineering Requirements" in Exhibit C1.

Natural Resources Division Conditions:

NR 1. Natural Resource Division Requirements and Advisories listed in Exhibit C2 apply to the proposed development.

Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB17-0011 and DB17-0020.

Planning Staff Materials

- A1.** Staff report and findings (this document)
- A2.** Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- B1.** Applicant's Notebook
 - Section I General Information
 - IA) Introductory Narrative
 - IB) Form/Ownership Information
 - IC) Fee Calculation/Copy of Check
 - ID) Mailing List (Note: separate list generated by City for mailing)
 - Section II Final Development Plan
 - IIA) Supporting Compliance Report
 - IIB) Reduced FDP Plan Set (same as Exhibit B2)
 - IIC) Flood Plain Memo
 - IID) Tree Report
 - IIE) Republic Services Approval Letter
 - Section III Tree Removal Plan
 - IIIA) Supporting Compliance Report
 - IIIB) Tree Report
 - IIIC) Tree Preservation Plan
- B2.** Drawings and Plans

Development Review Team Correspondence

- C1.** Engineering Division Conditions, Comments, Requirements
- C2.** Natural Resources Findings, Conditions, and Requirements

Public Correspondence

- D1.** Email Comments from James Brown III
- D2.** Email Comments from Corbin Bowen
- D3.** Email Comments from Lisa Chang

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on March 8, 2017. On April 7, 2017 staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On May 18, 2017, the Applicant submitted new materials. On June 16, 2017 the application was deemed complete. The City must render a final decision for the request, including any appeals, by October 14, 2017.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	V/RA-H	Vacant wetlands
East:	V/RA-H	Vacant wetlands
South:	V	Residential
West:	V	Residential

3. Previous Planning Approvals:

Legislative:

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)

Quasi Judicial:

- 04 DB 22 et seq – SAP-East
- DB05-0011 et seq – PDP-1E, Legend at Villebois
- DB11-0047 et seq – PDP-2E, Retherford Meadows
- DB12-0042 et seq – PDP 3E, Tonquin Meadows at Villebois
- AR13-0046 – SAP East Phasing Amendment

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.

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 application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The application has been submitted on behalf of the property owners, Sparrow Creek LLC, City of Wilsonville, and Metro. The applicant obtained signatures from each owner. Copies of the application forms are in the applicant's notebook, Exhibit B1.

Pre-Application Conference Subsection 4.010 (.02)

The City held pre-application conferences for the related PDPs, no additional pre-application meeting was necessary for the Final Development Plan.

Lien Payment before Approval Subsection 4.011 (.02) B.

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

General 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 have been applied in accordance with this Section.

Request A: DB17-0011 Final Development Plan with PDP Refinements

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Village Zone Standards

Permitted Uses in the Village Zone

Subsection 4.125 (.01)

- A1.** The applicant proposes a variety of park uses in an area shown for such uses in the Villebois Village Master Plan, SAP East, and PDP 3 East and PDP 2 East and meeting the permitted use description in the Village Zone of “non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar uses.”

Amount of Parks and Open Space in the Village Zone

Subsection 4.125 (.08)

- A2.** The Development Review Board and City Council previously found the 25% minimum area in open space for SAP East was met. The proposed development of a park in an area designated in the SAP and subsequent PDP’s for park land is consistent with the previous findings regarding the amount of parks and open space in the Village Zone.

Protection and Maintenance of Parks and Open Space

Subsection 4.125 (.08) C.

- A3.** Condition of Approval PDA 2 requires the applicant/owner to submit a Declaration of Annexation to an HOA as well as an Ownership and Maintenance Agreement ensuring appropriate maintenance of the park and laying out the turnover of the park to the City for ownership and maintenance.

Master Signage and Wayfinding

Subsection 4.125 (.12)

- A4.** All signs will be in compliance with the adopted Signage and Wayfinding Plan for SAP East, including the entry signs at Villebois Drive and Boeckman/Tooze Roads.

Lighting and Site Furnishings

Subsection 4.125 (.13)

- A5.** Lighting fixtures, benches, picnic tables, trash cans, and other site furnishings are consistent with the SAP East Community Elements Book.

Permitted Building Materials and Configurations for Commercial Buildings Outside Village Center

Table V-3

- A6.** The materials used for the restroom building, the maintenance/restroom building, and the shelters and gazebos are among the listed permitted materials and in permitted configurations.

Village Zone Standards-Parking

Minimum and Maximum Off Street Parking Requirements

Subsection 4.125 (.07) B.

- A7.** Table V-2 in the Village Zone does not require any off-street parking for the park uses planned. However, 14 off-street parking spaces are provided to serve the sports field and other amenities in the northern portion of Regional Park 8. Condition of Approval PDA 3 requires the sports field not be promoted, advertised, or rented by the HOA or City for tournaments, formal games, formal practices, etc. to reduce parking demand from these activities that typically attract more people.

Bicycle Parking

Subsection 4.125 (.07) D.

- A8.** Table V-2 in the Village Zone does not require any bicycle parking for the park uses planned. However, racks are provide throughout the park as follows:
- Rack (4 spaces) in Regional Park 7 entry plaza at Villebois Drive and Tooze Road.
 - Rack (4 spaces) adjacent to basketball court in northern portion of Regional Park 8
 - Rack (4 spaces) in Regional Park 8 entry plaza at Villebois Drive and Coffee Lake Drive
 - Rack 4 spaces near main playground in Regional Park 8

Village Zone – Final Development Plan Standards and Approval Criteria

Final Development Plan Standards-Site Design Review

Subsection 4.125 (.18) N. and P. 1.

- A9.** The Site Design Review standards of Section 4.421 are being applied as required by this subsection. See Findings A33 through A41.

Conformance with the Community Elements Book

Subsection 4.125 (.18) N. and P. 1.

- A10.** All elements are consistent with the SAP East Community Elements Book.

Village Zone – Refinements

Refinements Generally
Subsection 4.125 (.18) O.

A11. Proposed refinements from previously approved Master Plan and Specific Area Plan as approved in the Preliminary Development Plan include changes to the nature of the park and the amenities thereof which do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP. Regional Park 8 spans a number of PDP's, particularly PDP 2 East (Retherford Meadows) and PDP 3 East (portion of Tonquin Meadows subdivisions), and is near the school only PDP 2a East, and the remainder of Tonquin Meadows, PDP 4 East. PDP's were originally envisioned as neighborhoods, but in practice ended up being divided by ownership and construction phasing. For the purpose of these FDP refinements staff understands the PDP to mean the nearby area, or neighborhood, as intended in the Master Plan. A neighborhood is typically defined, including in the Villebois Village Concept Plan, by a ¼ mile or 5 minute walk. Therefore, the PDP for the purpose of refinements is defined by a ¼ mile buffer from the proposed parks. See also Finding 12 below. Also, an existing stormwater facility in RP 7 is being relocated, but it does not significantly reduce the service or function of the facility.

Refinements to Parks, Trails, and Open Space
Subsection 4.125 (.18) O. a. ii.

A12. The requested refinements includes the removal and addition of a number of amenities as listed and described on pages 6-9 of the applicant's supporting compliance report, Section IIA of their notebook, Exhibit B1. Amenities proposed for expansion or addition in Regional Park 7 include: expansion of lawn play from 0.14 acres to 0.32 acres, addition of creative play features, addition of an entry plaza, and addition of habitat amenities for birds. The park amenities proposed for reduction or exclusion for Regional Park 8 are: reduction of drinking fountains from 3 to 2, reduction of amount of general lawn play from 1.28 acres to 0.29 acres, removal of a meeting room, and removal of porta potties (replaced by restroom stall). Amenities or features proposed for addition in Regional Park 8 include: addition of maintenance building, replacement of porta potties with additional restroom stall in the maintenance building, and addition of 14 off-street parking spaces.

The location of the proposed parks remains the same, and thus the overall distribution and availability of park uses in the adjoining PDP's remains constant, so the evaluation of changes focus on the nature of the parks and whether the nature of the parks in regards to function, usability, connectivity is "significantly" impacted by the changes in amenities. No changes affecting connectivity are proposed, thus each change will be discussed in relation to function and usability.

Significance, in a both quantifiable and qualitative sense, is specifically addressed in subsections and findings below. This finding will be limited to a general discussion of the

impact of the amenity changes in relation to function, and usability. As stated on page 19 of Villebois Village Master Plan park features listed in the Master Plan are subject to refinement.

RP 8: Reduction in General Lawn Play Area

Function: With the primary school and its substantial amount of open lawn plan relocated to a location near the park, from their original master planned location, much more lawn play function is available than originally contemplated for this area of Villebois. Thus, the reduction of the lawn play area will not reduce the availability of general lawn play area below what was originally envisioned for this area of Villebois.

Usability: The lawn play areas at Lowrie Primary School are much more usable than the lawn areas originally contemplated in Regional Park 8.

RP 8: Reduction in the Number of Drinking Fountains

Function: As shown in Figure 5A of the Villebois Village Master Plan drinking fountains were planned adjacent to the sports field, adjacent to the restrooms and main shelter, and adjacent to the basketball court. The basketball court is now designed to be next to the sports field, thus a single fountain/water bottle filler can be placed to serve both amenities, thus not reducing function to these major amenities. The combined water fountain/bottle fillers will be more functional than the originally contemplated drinking fountains.

Usability: From a location standpoint, the drinking fountains planned will be equally usable to users of the sports field, basketball court, and main shelter/restroom area. Also the ability to more easily fill a water bottle will make the planned fountains more usable.

RP 8: Removal of Meeting Room

Function: The function of a meeting room is met in the nearby neighborhoods by Lowrie Primary School and the recreation building along Villebois Drive at Stockholm Avenue. Neither of these spaces were planned when the meeting room was originally planned for Regional Park 8.

Usability: Indoor space is available through the school district at the primary school. Also, the recreation building includes a club room to serve as meeting space for the neighborhood.

RP 8: Replacement of Portapotties with Restroom Stall in Maintenance Building

Function: Restroom facilities continue to be available near the sports field and other amenities in the northern portion of Regional Park 8. The permanent stall will

substantially fulfill the same function as the porta potties.

Usability: Having a year-round, more easily maintained restroom facility, will provide the same or improved usability with increased comfort for users.

RP 7: Increase in lawn play area, addition of creative play, entry plaza, and habitat amenities for birds

Function: These amenities add additional function for park users while still allowing for activity areas listed in the Master Plan.

Usability: The added amenities will still allow the usability of the park for the master planned activities; including quiet and natural areas, while allowing for additional activities.

RP 8: Increase in the number of creative play features, addition of maintenance building, addition of off-street parking.

Function: These amenities and features add additional function for park users while still allowing for activity areas listed in the Master Plan.

Usability: The added amenities will still allow the usability of the park for the master planned activities, including quiet and natural areas, while allowing for additional activities and services.

Refinements to Utilities or Stormwater Facilities

Subsection 4.125 (.18) O. a. iii.

- A13.** An existing stormwater facility in RP-8 is being relocated, but it does not significantly reduce the service or function of the facility and its relocation allows for the park to also offer a creative stream bed and interactive activity space.

Defining "Significant" for Refinements: Quantifiable.

Subsection 4.125 (.18) O. 1. b. i.

- A14.** The matters, requirements, or performance measures in (.18) O. 1. a. related to parks include: nature of park type, location of park types, reduction of function of park type, trails, or open space, reduction of usability of park type, trails, or open space, reduction of connectivity of park type, trails, or open space, overall distribution and availability of uses. The reduction of function by 10% or more would be considered "significant" and not reviewable as a refinement. An analysis of each is provided below together with a discussion to the extent to which it is quantifiable and whether it changes by 10% or more.

Nature of Park Type: This is quantifiable as the number of each park type (i.e. neighborhood park, regional park, pocket park). No change to the number of different park types is proposed. Arguably the number of different amenities could be included

under the nature of the park, however, this is covered under function and usability of parks below.

Location of Park Type, Overall Distribution and Availability of Park Uses: This is quantifiable as the planned location of each type of park. No changes to park numbers or locations are proposed.

Reduction of Function of Park Type: This is quantifiable as the overall number of major amenities. For both the reduced lawn play area in Regional Park 8 and removal of the meeting room the function is maintained elsewhere nearby, thus no reduction of function. For the drinking fountains, they are supporting amenities to be a secondary component of an area or activity area. As shown in Figure 5A of the Villebois Village Master Plan drinking fountains were planned adjacent to the sports field, adjacent to the restrooms and main shelter, and adjacent to the basketball court. The basketball court is now designed to be next to the sports field, thus a single fountain/water bottle filler can be placed to serve both amenities, thus not reducing function to these major amenities.

Reduction of Usability of Park Type: The usability of the park is closely tied to the number of function. As there is, quantifiably speaking, no significant reduction in the number of functions in the park, the park maintains a significantly similar level of usability.

Defining "Significant" for Refinements: Qualitative

Subsection 4.125 (.18) O. 1. b. ii.

A15. This subsection does not provide clear definition of what an important qualitative feature might be for use in determining whether a proposed change to parks, trails, or open space is significant. Absent details in this subsection, staff interprets the primary qualitative factors to consider as the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding A16 below, the proposed refinements do not significantly affect parks in a qualitative sense.

Refinements Meet PDP Conditions

Subsection 4.125 (.18) O. 2. a.

A16. PDP reference to the parks directly reflects the Villebois Village Master Plan, so remaining consistent with the Master Plan includes remaining consistent with the PDP and its conditions by equally or better meeting the affected goals, policies, and implementation measures of the Master Plan as described below:

Goal: The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the

larger regional park/open space system.

Response: The goal is better met by increasing the overall number of park experiences thus increasing the range of experiences available in the park and park system. At the same time the park amenities focus on the parks' natural locations on the wetland edge and their planned transitional function from homes to natural area.

Policy 3: Parks shall encourage the juxtaposition of various age-oriented facilities and activities while maintaining adequate areas of calm.

Response: Amenities for a variety of ages are provided including many overlooks, trail areas, etc. for calm.

Policy 9: Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.

Response: The policy is better met by first allowing adaptation of the now decade plus old preliminary design and amenity list to current understanding of the site and desired amenities. It is equally met by being designed where different amenities can be changed and adapted over time similar to the typical park design in Villebois.

Implementation Measure 1: Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).

Response: This implementation measure is equally met as the park is complying with the referenced figures and table except for the allowed refinements.

Refinements No Negative Impacts to Natural or Scenic Resources
Subsection 4.125 (.18) O. 2. b.

A17. The proposed refinements does not negatively impact any identified environmental or scenic resources and keeps the park development for active uses outside the Significant Resource Overlay Zone (SROZ).

Refinements Effect on Subsequent PDP's and SAP's
Subsection 4.125 (.18) O. 2. c.

A18. All adjoining PDP's and SAP's have been granted land use entitlements and are substantially built or will be built prior to the park. The refinements have no effect on the ability for adjacent development to be built as planned and approved.

Significant Resource Overlay Zone (SROZ)

SROZ Development Regulations
Sections 4.139.03

A19. While a significant wetland within the City's SROZ exists adjacent to the park development, the planned improvements remain outside the SROZ.

General Development Standards

On-Site Pedestrian Access and Circulation
Section 4.154

A20. Pathways are continuous connecting throughout the proposed parks providing safe, direct, and convenient connections to streets and park features. Pathways are separate from vehicle travel lanes by either vertical curbs or by separation by landscaping. Crosswalks on streets currently exist, where the sidewalk crosses the proposed parking area it will be clearly marked with contrasting paint. Primary and secondary trails will be surfaced with concrete except for boardwalk crossings on secondary trails, which will be 2 by 6 recycled lumber. Pathways will be clearly marked with approved signs.

Flood Plain Regulations

General Provisions Affecting Flood Plains
Subsection 4.172 (.02)

A21. The proposed grading and parking improvements for RP 8 are partially located within a flood plain. All proposed materials and equipment will be designed to be anchored, and will be resistant to flood damage. Construction methods and practices will minimize flood damage. A memo written by the engineer is included in section IIC (of applicant's notebook) detailing proposed cut/fill within the flood plain.

Permitted Uses and Flood Plain Permits
Subsections 4.172 (.03) and (.04)

A22. Most of the recreational uses for RP-8 fall under the outright permitted uses in the 100-year Flood Plain. Some of the proposed structures and the proposed grading necessitate a Flood Plain Permit.

Flood Plain Permits Reviewed Associated with DRB Application Reviewed by DRB and Community Development Director
Subsection 4.172 (.06) E.

A23. The subject Flood Plain Development Review is submitted in conjunction with the FDP, and will therefore be reviewed by the DRB in conjunction with the FDP review. Final construction drawings will be reviewed by the Community Development Director.

Flood Plain Standards: Anchoring Required
Subsection 4.172 (.07) A.

A24. Structures and features within the flood plain will be anchored to prevent flotation, collapse, or lateral movement in a flood.

Flood Plain Standards: Construction Standards
Subsection 4.172 (.07) B. and F.

A25. All features within the flood plain are constructed of materials and in a manner to resist flood damage. Particularly the planned shelter within the flood plain will be flood proof construction. Flood proofing will be certified by the Community Development Director.

Flood Plain Standards: Elevation Data for Review with Building Permit
Subsection 4.172 (.07) K.

A26. Elevation data for the 100-Year Flood Plain will be shown on site plans submitted with Building Permits for structures within the Flood Plain.

Landscape Standards

Landscape Standards and Compliance with Code
Subsection 4.176 (.02) B.

A27. No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Landscape Area Required and Locations
Subsection 4.176 (.03)

A28. The majority of the park is covered with vegetative plant materials exceeding the required 15% with plantings in a variety of areas, as required.

Plant Materials
Subsection 4.176 (.06)

A29. Applicant's sheets L2.1 through L2.7 in their plan set, Exhibit B2, indicate the size and material required for shrubs, trees, and other plant material are met. All plants are among those allowed by the SAP East Community Elements Book. The plans include an abundant amount of native shrubs and trees. No tree credits are being requested for preserved trees. The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance
Subsections 4.176 (.07) and 4.450 (.03)

A30. The installation and maintenance standards will be ensured by City construction plan review and construction and the maintenance requirements of the O&M agreement.

Landscape Plans
Subsection 4.176 (.09)

A31. The applicant submitted landscape plans, drawn to scale, showing all existing and proposed landscape area and required information about materials and installation. See applicant's sheets L2.1 through L2.7 in their plan set, Exhibit B2.

Completion of Landscaping
Subsections 4.176 (.10) and 4.450 (.01)

A32. The City's inspection process prior to accepting the park will ensure the required landscaping is installed.

Site Design Review

Excessive Uniformity, Inappropriateness of Design, Etc. Not Allowed
Subsection 4.400 (.01)

A33. *Excessive Uniformity:* The proposed design is specific to this particular park and does not create excessive uniformity.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The professionally designed park is tailored for this application and provides an appropriate design.

Inappropriate or Poor Design of Signs: Professionally designed signs will be installed consistent with the Villebois Master Sign and Wayfinding Plan.

Lack of Proper Attention to Site Development: Use of the appropriate professional services demonstrates appropriate attention to site development.

Lack of Proper Attention to Landscaping: Professionally designed landscaping includes a variety of plant materials and demonstrates appropriate attention to landscaping.

Purpose and Objectives of Site Design Review
Subsection 4.400 (.02)

A34. Information provided by the applicant sufficiently demonstrates compliance with the purposes and objectives of site design review. The professional design and thorough city and public review assures proper site function, allows for innovation in site planning demonstrated by the variety of unique features, avoids monotonous and drab development, enhances and reflects the natural beauty of the area, and enhances appeal and adds value to Villebois. Further, park users will benefit from a pleasant environment, which will support the civic pride in a great park system, and help sustain the pleasing environment established in Villebois and Wilsonville.

Development Required to be Consistent with DRB Approval
Section 4.420, Subsections 4.450 (.02) and (.04)

A35. Condition of Approval PDA 1 ensures, pursuant to these sections, construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents.

No grading or other permits will be granted prior to Development Review Board approval.

Design Standards: Preservation of Landscaping and Grading
Subsection 4.421 (.01) A.

A36. The landscaping is enhanced by adding a large amount of native vegetation in areas previously disturbed or dominated by invasive plant species. Grading allows for development of the planned features while keeping the natural descent into the Coffee Lake Wetland.

Design Standards: Relation of Proposed Buildings to Environment
Subsection 4.421 (.01) B.

A37. Chapter 3 of the Villebois Village Master Plan takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The FDP area includes areas of steep slopes, sensitive wildlife habitat areas, wetlands, nearby SROZ areas, flood plain areas, and existing trees. These areas are all shown on the attached plans. The FDP includes elements specified for RP-7 & 8 within the Master Plan. The FDP includes connections to surrounding streets, sidewalks, and pathways.

Design Standards: Drives, Parking, and Circulation
Subsection 4.421 (.01) C.

A38. The professional design, and subsequent careful City staff, Parks Board, and Development Review Board review, of the drives, parking, and vehicle and pedestrian circulation areas demonstrates special attention given to location and number of access points. The parking area meets all applicable standards in Sections 4.125, 4.154, and 4.155 and provides convenient access near major amenities in the park.

Design Standards: Surface Water Drainage
Subsection 4.421 (.01) D.

A39. The professional designed drainage is consistent with the drainage systems approved in the applicable Preliminary Development Plans.

Design Standards: Utility Service
Subsection 4.421 (.01) D.

A40. The utilities are consistent with the previously reviewed and approved Preliminary Development Plans.

Applicability of Design Standards
Subsection 4.421 (.02)

A41. All buildings, structures, and other park features are being reviewed under the design standards.

Request D: DB15-0044 Type C Tree Removal Plan

Review Authority

Subsection 4.610.00 (.03) B.

B1. The requested removal is connected to site plan review by the Development Review Board for new development. The tree removal is thus being reviewed by the DRB.

Conditions of Approval Tree Ordinance Met

Subsection 4.610.00 (.06) A.

B2. No additional conditions are recommended pursuant to this subsection to ensure the intent of the tree ordinance is met.

Completion of Operation Timely

Subsection 4.610.00 (.06) B.

B3. It is understood the tree removal will be completed at the time of park construction, which is a reasonable time frame.

Security for Permit Compliance

Subsection 4.610.00 (.06) C.

B4. No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards: SROZ

Subsection 4.610.10 (.01) A.

B5. The tree proposed for removal is within the Significant Resource Overlay Zone. The subject tree, 6847B, is an English Hawthorne in poor construction. Its removal is consistent with the allowances for removal.

Tree Removal Standards: Preservation and Conservation

Subsection 4.610.10 (.01) B.

B6. The vast majority of trees existing within the park are preserved demonstrating tree preservation was an important consideration in the design of the park.

Tree Removal Standards: Development Alternatives to Preserve Trees

Subsection 4.610.10 (.01) C.

B7. No significant wooded areas or trees would be preserved by design alternatives. The trees being removed are due to tree health and condition rather than park design.

Tree Removal Standards: Land Clearing Limited to What is Necessary
Subsection 4.610.10 (.01) D.

- B8.** Land clearing is limited to area necessary for improvements and no land clearing is negatively affecting preserved trees.

Tree Removal Standards: Relocation/Replacement of Removed Trees
Subsection 4.610.10 (.01) G.

- B9.** The applicant proposes remove 8 trees due to health and condition, and will plant many additional trees, including natives, far exceeding the required replacement.

Tree Removal Standards: Limitations on Tree Removal
Subsection 4.610.10 (.01) H.

- B10.** Tree removal is limited to health and condition reasons, which fall within the limitations set in this subsection.

Tree Removal Standards: Additional Standards for Type C Tree Removal
Subsection 4.610.10 (.01) I.

- B11.** The applicant submitted the required tree maintenance and protection plan, and no utility placement is impacting trees.

Tree Maintenance and Protection Plan
Section 4.610.40 (.02)

- B12.** The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan. See the applicant's notebook, Exhibit B1. The Arborist Report and tree locations are in Section IIIB and IIIC.

Replacement and Mitigation

Tree Replacement Requirements
Section 4.620.00

- B13.** The applicant proposes removing 8 trees, and a potential 9th, due to health and condition, and will plant many additional trees, including many natives, far exceeding the required replacement. New trees are shown the required size and include many native trees. Non-native trees are limited to more formal landscape areas where tree characteristics are appropriate for the locations.

Protection of Preserved Trees

Tree Protection During Construction
Section 4.620.10

- B14.** Condition of Approval PDB 3 requires six-foot-tall chain link fencing around the drip line of preserved trees complying with Wilsonville Public Works Standards Detail RD-1230.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2015.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
Commercial General Liability:	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
Business Automobile Liability Insurance:	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
Workers Compensation Insurance	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
 - l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
 - m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and

- piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - o. Composite franchise utility plan.
 - p. City of Wilsonville detail drawings.
 - q. Illumination plan.
 - r. Striping and signage plan.
 - s. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
 14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be

maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.

15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
17. No surcharging of sanitary or storm water manholes is allowed.
18. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
19. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
20. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
21. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
22. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
23. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
24. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and

commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).

25. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
26. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
27. The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
28. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
29. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
30. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
31. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

Exhibit C2
Natural Resources Findings & Requirements

Significant Resource Overlay Zone

1. All landscaping, including herbicides used to eradicate invasive plant species and existing vegetation, in the SROZ shall be reviewed and approved by the Natural Resources Program Manager. Native plants are required for landscaping in the SROZ.
2. Prior to any site grading or ground disturbance, the applicant is required to delineate the boundary of the SROZ. Six-foot (6') tall cyclone fences with metal posts pounded into the ground at 6'-8' centers shall be used to protect the significant natural resource area where development encroaches into the 25-foot Impact Area.
3. The applicant is required to use habitat-friendly development practices to the extent practicable for any encroachment into the SROZ and the Impact Area.
4. The applicant shall minimize the impact to the SROZ and the Impact Area during construction activities.

Rainwater Management Requirements

5. All rainwater management components and associated infrastructure located in public areas shall be designed to the 2015 Public Works Standards.
6. All rainwater management components in private areas shall comply with the plumbing code.
7. Pursuant to the 2015 Public Works Standards, access shall be provided to all areas of the proposed rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
8. Plantings in rainwater management components located in public areas shall comply with the 2015 Public Works Standards.
9. Plantings in rainwater management components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.
10. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

Other Requirements

11. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities (e.g., DEQ NPDES #1200-C permit).

From: James C Brown III
Sent: Thursday, June 22, 2017 2:14 PM
To: Pauly, Daniel
Cc: James C Brown III
Subject: DB17-001- Final Development Plan

Hi Daniel,

I do have a concern after viewing the map, and that is I don't see any consideration has been made for parking. Especially around the playing field.

Coffee Creek has no parking signs all along the side where the park will be and the homeowners generally park outside the fronts of their homes on the other side.

Villaboies Dr also has no parking all along the sides of the parks and also has bike lines so no cars will be able to park there.

I am concerned about the parking but also the trash that might be left behind on our streets after people have enjoyed their time at the park and playing field.

Has either been brought up? Would there be room for an addition of a parking area?

Thank you for your time.

Regards,
James C Brown III

City of Wilsonville
Exhibit D1 DB17-0011

From: Corbin Bowen
Sent: Thursday, June 29, 2017 1:15 PM
To: Pauly, Daniel
Subject: Villebois development

Hi Daniel,

This email is for the development notice for DB17-011. I am writing to say that I don't approve of this building for numerous reasons. I bought my house at this location to be more in the nature part of villebois. If the development of the basketball court, soccer field, parking lot, bathroom, and viewing area go thru, then this area will be no different than the rest of villebois. There are already a lot of outdoor facilities throughout villebois and this seems like there is too much being crammed in this area. Also there will be people who don't even live in villebois that will come to this area if the basketball court and such are built there as it is right off of Tooze rd and easily accessible by others. I also worry about the increased traffic it will cause to get home due to people coming to this park. I am strongly against the idea of adding anything in that area as it will destroy the wildlife and view that I've purchased my home for. I hope that the city does not go through with this plan. Thanks

Corbin Bowen.

City of Wilsonville
Exhibit D2 DB17-0011

From: Lisa Chang
Sent: Thursday, June 29, 2017 1:47 PM
To: Pauly, Daniel
Subject: Wilsonville Oregon Villebois DB17-0011

Hello Daniel,

I live in the Sparrow Creek are of Villebois and received this notice about a new development and would like to try and appeal this decision. After looking over the proposal, I feel like this plan will hinder the wildlife that is currently residing in the area and cause more harm than good for the wildlife.

Starting with the North sides proposed plan. Villebois already has a basketball court just a little up the road from that location that isn't really even used that often. I don't think it is necessary to try and cram another one in that area. Same with the sports field. There is a nice view of the trees and the mountain but if there is a development, those trees will be removed and take away from the view that I've purchased my home for. With the addition of these facilities, there will be increased congestion in these areas from people who don't even live in Villebois. Especially if you add a parking lot for people to drive to and use. I don't think its fair to the residents who live nearby to have their neighborhood treated as a public park and have to be exposed to the noise that they will bring while using these facilities. Also if you think of the possibility of litter to the area, it's very upsetting. Especially since there is a river nearby, the future littering that would be caused by having these facilities used is inevitable. This will cause even further harm to the wildlife that is currently residing there. Same thing for the parking lot area. I'm guessing there will be some sort of lighting fixtures in the area for the facilities and that is going to take away from the view as well. And I worry that with the sports field, the elementary school or other scholastic facilities will use this field for games or field days and cause a great commotion and a lot of noise. I don't believe that this is fair for the people who live here. I don't want to hear people yelling or kids screaming during a game.

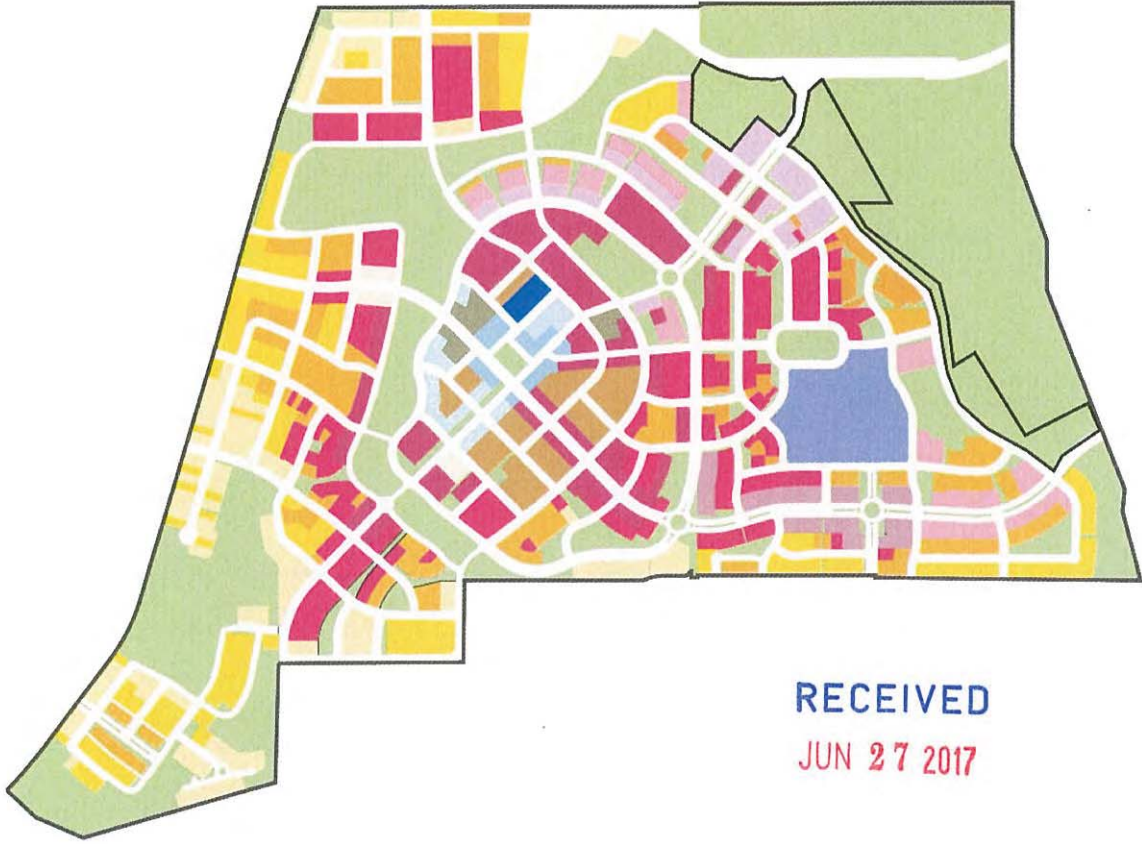
Also if you take away all those trees, the wildlife residing in the area will relocate or disappear from the area completely. I saw the proposed plans and don't think that it's a good idea to make a lawn play area for children to disturb all the wild life that live in the area. I'm curious to know if you've consulted with a wildlife professional to discuss the harm that this would cause for the animals and their habitats. There will be no doubt that this will increase the pollution of the wilderness and stream that runs through these areas. The interactive stream is honestly a big joke in my opinion. I don't think that people should building these type of things just to benefit themselves. If the wellbeing of the wildlife and natural areas were even considered beforehand, this proposal would've never been brought up in the first place. Things like that Bird Search area and the nesting pole will be useless if the birds that live there end up leaving. If people want to learn about birds, there is the that Wildlife refuge in Sherwood just 10 minutes away. There's no need to disrupt this area and make a small interactive area for people to disturb the wildlife. Not only will you be taking these birds homes, but the sound of people and screaming children will cause and adverse effect and drive them away deeming those facilities useless.

When I bought my house, I was told that there would be absolutely no development in these areas because it was a protected wildlife. I purposely bought my home here because it was not so developed like the rest of Villebois. There is no reason to continue to develop this area any more than what's been done. It's very upsetting to have to see all this nature dissipate and urbanize it when there is already so much in the rest of Villebois. I would not have bought my home here if I knew it was going to be developed like this. It is such an inconvenience and nuisance that this is even being considered at all. I would really like to stress how unfair and really unnecessary this development is and do hope that it will stop. Wilsonville already has a lot of

accommodations and parks nearby not only in Villebois, but in the city of Wilsonville as well. Instead of using the cities money for unnessary things like this, use it to fix the backroads or add new structures to existing parks so people can make better use of them. Don't make new things and take homes from the wildlife that are having less and less to live in. As people keep overdeveloping these areas, there will be no homes or food for the wildlife to survive off of. Even that development on the backroad towards Newberg should not have happened. The city or whoever are destroying the homes of the wildlife that live there in order to make a profit and it is unfair that they are allowed to do that. The plans try to include nature and wildlife but it won't benefit them at all.

I hope my input is put into serious consideration for the remainder of this proposal. As a homeowner in this area, I have a lot more say than the people who are pushing through with these developments and should be taken into account when the final verdict is made. I plan to attend that meeting on the 10th to voice my concerns again to hopefully put an end to this development. Thank you for your time.

Best Regards,
Lisa Chang



Regional Parks 7 and 8 (RP-7 & 8)

Final Development Plan

Submitted to City of Wilsonville, Oregon March 8, 2017
(REV. June 22, 2017)

POLYGON NORTHWEST COMPANY



Section I) General Information

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REGIONAL PARKS 7 & 8 (RP-7 & 8)**

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INTRODUCTORY NARRATIVE
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FINAL DEVELOPMENT PLAN

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I. GENERAL INFORMATION

Applicant/Property Owner:

Polygon WLH LLC
109 E. 13th Street
Vancouver, WA 98660
Tel: (360) 695-7700
Fax: (360) 693-4442
Contact: Fred Gast

Property Owners:

Tax Lots 31W14CB 15100 & 15190,
31W15 102, & 192
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

Tax Lots 31W15AA 13390, 13300,
29290, 29200
Polygon WLH LLC
109 E. 13th St.
Vancouver, WA 98660

Design Team:

Primary Contact:

Stacy Connery
Pacific Community Design, Inc.
Tel: (503) 941-9484
Fax: (503) 941-9485
Email: stacy@pacific-community.com

Process Planner/Civil
Engineer/Surveyor:

Pacific Community Design, Inc.
12564 SW Main Street
Tigard, OR 97223
Tel: (503) 941-9484
Fax: (503) 941-9485
Contact: Stacy Connery, AICP
Patrick Espinosa, PE
Travis Jansen, PLS/PE

Landscape Architect:

Pacific Community Design
12564 Main Street
Tigard, OR 97223
Tel: (503) 941-9484
Fax: (503) 941-9485
Contact: Kerry Lankford, RLA

Arborist: Morgan Holen & Associates, LLC
3 Monroe Parkway, Suite P 220
Lake Oswego, OR 97035
Tel: (971) 409-9354
Contact: Morgan Holen

Site and Proposal Information:

Site: 31W15, Tax Lots 102 & 192
31W14CB, Tax Lots 15100 & 15190
31W15AA, Tax Lots 13300, 13390, 29290, 29200

Size: 12.1 acres

Comprehensive Plan Designation: City - Residential - Village (R-V)

Zone: Village

Specific Area Plan: SAP - East

Phase/PDP: PDP 3 East / PDP 4 East

Proposal: Final Development Plan (FDP) for RP-7 & 8
Flood Plain Alteration

II. REQUEST

This application requests approval of the Final Development Plan for Regional Parks 7 & 8. The subject site is identified as Tax Lots 102, 103, 192, & 13390 on Assessor's Map 31W15 and Tax Lots 13300, 29290, and 29200 on Assessor's Map 31W15AA and Tax Lots 15100 & 15190 on Assessor's Map 31W14CB, located in the *Villebois Village Master Plan* (VVMP). It should be noted that the project involves native planting and restoration on Metro property (Tax Lots 31W15 200, 400), no grading, pathways, or park improvements of any kind will occur on Metro property (the Metro property is not inside the project boundary). The project site totals approximately 12.1 acres. The property is located south of Boeckman Road, west of Coffee Lake Creek, and North and East of SW Coffee Lake Drive. The proposed area is owned by two separate owners: The City of Wilsonville and Polygon Northwest. The subject area is planned as Regional Park 7 & 8 in the VVMP.

III. PLANNING CONTEXT

RP-7 & 8 are located within Phase 3 & 4 of SAP East. PDP 3 received Preliminary Development Plan, Tentative Plan, and Zone Map Amendment approval (Casefile No.'s DB12-0042, DB12-0046 and DB12-0045, respectively) on November 15, 2012. Phase 3 East is currently in the process of construction. PDP 4 received Preliminary Development Plan, Refinements, Zone Map Amendment, Tentative Subdivision Plat, and FDP for Parks and Open Space approval (Casefile No.'s DB12-0053, DB12-0052, DB12-0050, DB12-0055, DB12-0054, respectively) on November 15, 2012. PDP 3 & 4 of SAP east created tracts for portions of RP-7 & 8, which were excluded from the concurrent FDP to allow for a coordinated planning effort with the City for the final design of the parks. The southern portion of RP-8 is within the PDP 2 East area (Casefile No.'s DB11-0047, 0048, 0049, 0050, 0051, 0052 - approved on November 17, 2011). As with the case above, this portion of RP-8 was excluded from the concurrent FDP to allow for a coordinated planning effort with the City for the final design of the parks.

VILLEBOIS VILLAGE MASTER PLAN

Regional Parks 7 & 8 are described as follows in the Villebois Village Master Plan:

RP-7 (3.01 acres)

Regional Park component 7 provides a connection to the Coffee Lake Natural Area. This area includes benches, a shelter, lawn area (100'x 60'), picnic tables, and may include stormwater/rainwater features.

RP-8 North/Middle/South (9.20 acres)

Regional Park component 8 provides a continuation of Villebois Greenway and a transition area between the residential areas of Villebois, the Coffee Lake Natural Area, and the Tonquin Geologic Area to the north. The eastern side of the Villebois Loop Trail will run through the park and connect to the Tonquin Trail in the north end of the park. This park will provide opportunities for both passive and active recreation. A basketball court, play structures and creative play, an adult recreation soccer field (100yds. x 50yds.) and lawn play areas (130' x 430') will be available for active play. An interpretative area will be located within this park with numerous overlooks (several of which are shelters), benches, tables, and drinking fountains providing opportunities for seating and informal gatherings. There will also be restrooms associated with the interpretative area and porta-potties associated with the soccer field for convenience. The design of this park will incorporate 2 wetlands with boardwalks as well as a series of stormwater/rainwater features.

IV. PROPOSAL DESCRIPTION

This Application is a request for approval of a Final Development Plan (FDP) for the park design of RP-7 & 8, which are shown within the attached plans (see Exhibit IIB). The following tables compare the Villebois Village Master Plan/Technical Appendix to the proposed changes/additions (Note: Comparisons are made to the Villebois Village Master Plan because the SAP and PDPs did not alter the parks planning,

deferring to this FDP design process with the City). Changes are highlighted in bold font.

MASTER PLAN

PROPOSED PLAN

RP-7	RP-7
Stormwater/Rainwater Features: Cells	Moved to RP-8 & Built
Benches	Benches
Picnic Tables	Picnic Tables
Shelter: 1	Shelter: 1
Lawn Play: 0.14 acres (100' X 60')	Lawn Play: 0.32 acres (150' X 95')
	Creative Play
	Entry Plaza
	Habitat Amenity (Birds)

RP-8

Master Plan	Proposed Plan
Stormwater/Rainwater Features: Cells/Swales	Built with 1 st Phase of Tonquin Meadows (3 existing, 1 being relocated)
Benches	Benches
Picnic Tables	Picnic Tables
Drinking Fountain: 4	Drinking Fountain: 2
Overlooks: 8	4 Overlook with shelter, Entry Plaza with space for future artwork
Shelters: 5	3 Shelters, (one with Overlook)
Restroom: 1	Restroom: 1 building and single stall at maintenance building
Sports Field: Adult Recreation Soccer Field (100 yards X 50 yards) - with portapotties	Sports Field: Adult Recreation Soccer Field (100 yards X 50 yards) - with portapotties Basketball ½ Court
Lawn Play: 1.28 acres (130' X 430')	Lawn Play: 2 areas <ul style="list-style-type: none"> • 0.09 acres (80' X 50') • 0.20 acres (170' X 50')
Creative Play: 1	Creative Play: 5
Child Play Structure: 2	Child Play Structure: 1
Parking (On-Street)	Parking (14 space lot)

Notes:

- Approximate spacing of drinking fountains in RP-8 is ¼ mile.
- Approximate spacing between restrooms is ¼ mile.

V. PROPOSAL SUMMARY & CONCLUSION

This 'Introductory Narrative,' in conjunction with the referenced sections, describes the proposed Final Development Plan for Regional Parks 7 & 8. The Supporting Compliance Report located in Section II supports this request for approval of the subject application and demonstrates compliance with the applicable standards of the *Villebois Village Master Plan* as well as the Wilsonville Planning and Land Development Ordinance.

IB) Form/Ownership Documentation



29799 SW Town Center Loop East
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: Fred Gast
Company: Polygon
Mailing Address: 109 E. 13th Street
City, State, Zip: Vancouver, WA 98660
Phone: 360-695-7700 Fax: 360-695-4442
E-mail: fred.gast@polygonhomes.com

Authorized Representative:

Name: Stacy Connery
Company: Pacific Community Design
Mailing Address: 12564 Main Street
City, State, Zip: Tigard, OR 97223
Phone: 503-941-9485 Fax: 503-941-9485
E-mail: stacy@pacific-community.com

Property Owner:

Name: See attached sheet for owners by tax lot
Company: _____
Mailing Address: _____
City, State, Zip: _____
Phone: _____ Fax: _____
E-mail: _____

Property Owner's Signature:

Nancy Kraushaar
Printed Name: Nancy Kraushaar Date: 05/16/16

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

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: East of Coffee Lake Dr. Suite/Unit _____
Project Location: Regional Park 7 & 8 in SAP East, Villebois
Tax Map #(s): see attached sheet Tax Lot #(s): see attached sheet County: Washington Clackamas

Request:

Final Development Plan (FDP) for RP 7 & 8

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 type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input checked="" type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |

CITY OF WILSONVILLE

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

Pre-Application meeting date:

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TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

Polygon WLH, LLC (Fred Gast)

Address: 109 E. 13th Street, Vancouver, WA 98660

Phone: (360) 695-7700

Fax: (360) 695-4442

E-mail: fred.gast@polygonhomes.com

Authorized Representative:

Pacific Community Design (Stacy Connery)

Address: 12564 Main Street, Tigard, OR 97223

Phone: (503) 941-9485

Fax: (503) 941-9485

E-mail: stacy@pacific-community.com

Property Owner:

See attached sheet for owners by tax lot

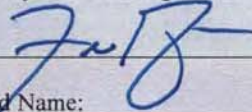
Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Owner's Signature:



Printed Name: _____ Date: _____

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

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: East of Coffee Lake Dr. Suite/Unit _____

Project Location: Regional Park 7 & 8 in SAP East, Villebois

Tax Map #(s): see attached sheet Tax Lot #(s): see attached sheet County: Washington Clackamas

Request: Final Development Plan (FDP) for RP 7 & 8

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

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



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Wilsonville OR 97070
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Planning Division
Development Permit Application

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Pre-Application Meeting Date: _____

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Applicant:

Name: Fred Gast
Company: Polygon
Mailing Address: 109 E. 13th Street
City, State, Zip: Vancouver, WA 98660
Phone: 360-695-7700 Fax: 360-695-4442
E-mail: fred.gast@polygonhomes.com

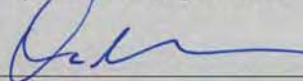
Authorized Representative:

Name: Stacy Connery
Company: Pacific Community Design
Mailing Address: 12564 Main Street
City, State, Zip: Tigard, OR 97223
Phone: 503-941-9485 Fax: 503-941-9485
E-mail: stacy@pacific-community.com

Property Owner:

Name: _____
Company: Metro
Mailing Address: 600 NE Grand Avenue
City, State, Zip: Portland, OR 97232
Phone: _____ Fax: _____
E-mail: _____

Property Owner's Signature:


Printed Name: Dan Robertson Date: 6/6/17

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

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: East of Coffee Lake Dr. Suite/Unit _____
Project Location: Regional Park 7 & 8 in SAP East, Villebois
Tax Map #(s): 31W15 Tax Lot #(s): 200 & 400 County: Washington Clackamas

Request:

Final Development Plan (FDP) for RP 7 & 8

Project Type: Class I Class II Class III

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|---|---|
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| <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 |
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| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input checked="" type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |

After recording, return to:
City of Wilsonville
Attn: City Recorder
29799 SW Town Center Loop East
Wilsonville, Oregon 97070

Clackamas County Official Records	2014-031130
Sherry Hall, County Clerk	06/27/2014 10:33:58 AM
D-D	Cnt=1 Stn=3 BARBARA
\$25.00 \$16.00 \$10.00 \$22.00	\$73.00

Return tax statements to:
No change

SPECIAL WARRANTY DEED – STATUTORY FORM

KNOW ALL BY THESE PRESENTS, that **Lennar Northwest, Inc.**, a Delaware corporation (hereinafter referred to as “Grantor”), as legal owner of that certain real property legally described below, for the consideration hereinafter stated, conveys and specially warrants to the **City of Wilsonville**, a municipal corporation of the State of Oregon (hereinafter referred to as “Grantee”), the following-described real property, free of encumbrances created or suffered by Grantor, except as specifically set forth herein (“Permitted Encumbrances”):

Tract “G”, RETHERFORD MEADOWS, in the City of Wilsonville, County of Clackamas, and State of Oregon, as set forth in Plat No. 4381 recorded April 21, 2014 in the Deed Records of Clackamas County as Document No. 2014-018240.

The Permitted Encumbrances are only as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

Grantor is seized in, and has good right to convey, said real property and warrants and will defend the title to the property against all adverse claims thereto.

The true and actual consideration paid for this conveyance, stated in terms of dollars, is No Dollars but other good and valuable consideration, as set forth in the Development Agreement entitled “Addendum No. 6 to the Development Agreement of June 14, 2004 by and between the City of Wilsonville (City) and the Urban Renewal Agency of the City of Wilsonville (URA) and Matrix Development Corporation (Developer) and Property Owners Donald E. Bischof/Sharon L. Lund, Arthur C./Dee W. Piculell, the DeArmond Family LLC/Louis J./Margaret P. Fasano (Owners) and Valerie and Matthew Kirkendall (Kirkendall),” dated August 7, 2013.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING

Chicago Title Insurance Co.
47251451712STO

GRANTEE:

ACCEPTED on behalf of the City of Wilsonville, Oregon this 26th day of June, 2014.

By: [Signature]
Bryan Cosgrove, City Manager

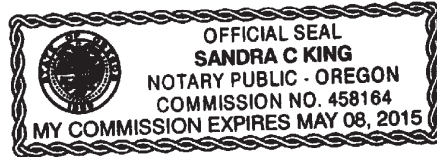
STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on June 26, 2014,
by Bryan Cosgrove, as the City Manager of the City of Wilsonville.

[Signature]
Notary Public – State of Oregon

APPROVED AS TO FORM:

[Signature]
Barbara A. Jacobson, Assistant City Attorney



APPROVED AS TO LEGAL DESCRIPTION:

[Signature]
Nancy J.T. Kraushaar, P.E., City Engineer

E:\villebois\retherford meadows\doc\deed rm-jennar-tractg-rp8

EXHIBIT A

Permitted Encumbrances

1. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 2011-005;
Recording Date: February 1, 2011
Recording No: 2011-007578
2. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded plat of RETHERFORD MEADOWS;
Recorded Date: April 21, 2014
Recording No: 2014-018240
3. Easements for the purposes shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat of RETHERFORD MEADOWS:
 - a) Purpose: Stormwater pipeline and stormwater quality
Affects: Various portions of said Tract "G"
 - b) Purpose: Public utility and slope
Affects: An 8-foot strip adjacent to SW Barber Street
 - c) Purpose: Entry monument
Affects: A southerly portion adjacent to SW Barber Street
4. Covenants, Conditions, Restrictions, Easements, and Bylaws, but not omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document;
Recording Date: April 21, 2014
Recording No: 2014-018241

5. Retherford Meadows Ownership and Maintenance Agreement, including the terms and provisions thereof;
Executed by: The City of Wilsonville and Lennar Northwest, Inc.
Recording Date: April 21, 2014
Recording No: 2014-018243

I:\villebois\retherford meadows\doc\d exh a to deed rm-lennar-permitted encumbr

Property Profile Report

Address Not Available

Ownership Information

Owner Name: Please see attached vesting deed for current ownership.
Mailing Address: 11807 NE 99TH ST # 1170 VANCOUVER, WA 98682

Property Description

County:	Clackamas	Map / Tax Lot:	31W14CB/15100
Account Num:	05025927	Owner Occ.:	No
Land Use:	400-	Census:	
Map Grid:	715-D6		
Subdivision:			
Legal Description:	Subdivision RETHERFORD MEADOWS 4381 PT TRACT G		

Property Characteristics

Property Type:	VACANT LAND	Building SF:		Pool:	No
House Style:		Living Area SF:		Deck SF:	
Year Built:		Square Feet:		Deck Desc:	
Bedrooms:		1st Floor SF:		Patio SF:	
Bathrooms:		2nd Floor SF:		Patio Desc:	
Heat:		3rd Floor SF:		Foundation:	
Cooling:		Attic SF:		Exterior:	
Lot Size:		Bsmnt SF:		Ext. Finish:	
Acres:		Fin Bsmt SF:		Interior:	
Garage Type:		Garage SF:		Roof Style:	
Fireplaces:		Bsmnt Type:		Roof Cover:	

Assessment Information

Real Market Value:	\$ 80,168	Land Value:	\$ 80,168	Imp. Value:	\$ 0
Total Assessed Value:	\$ 68,223	Levy Code:	003023	M-5 Rate:	18.6971
Taxes:		Tax Year:	14-15		

Previous Sale Information

Sale Amount:	Sale Date:	Document Num:
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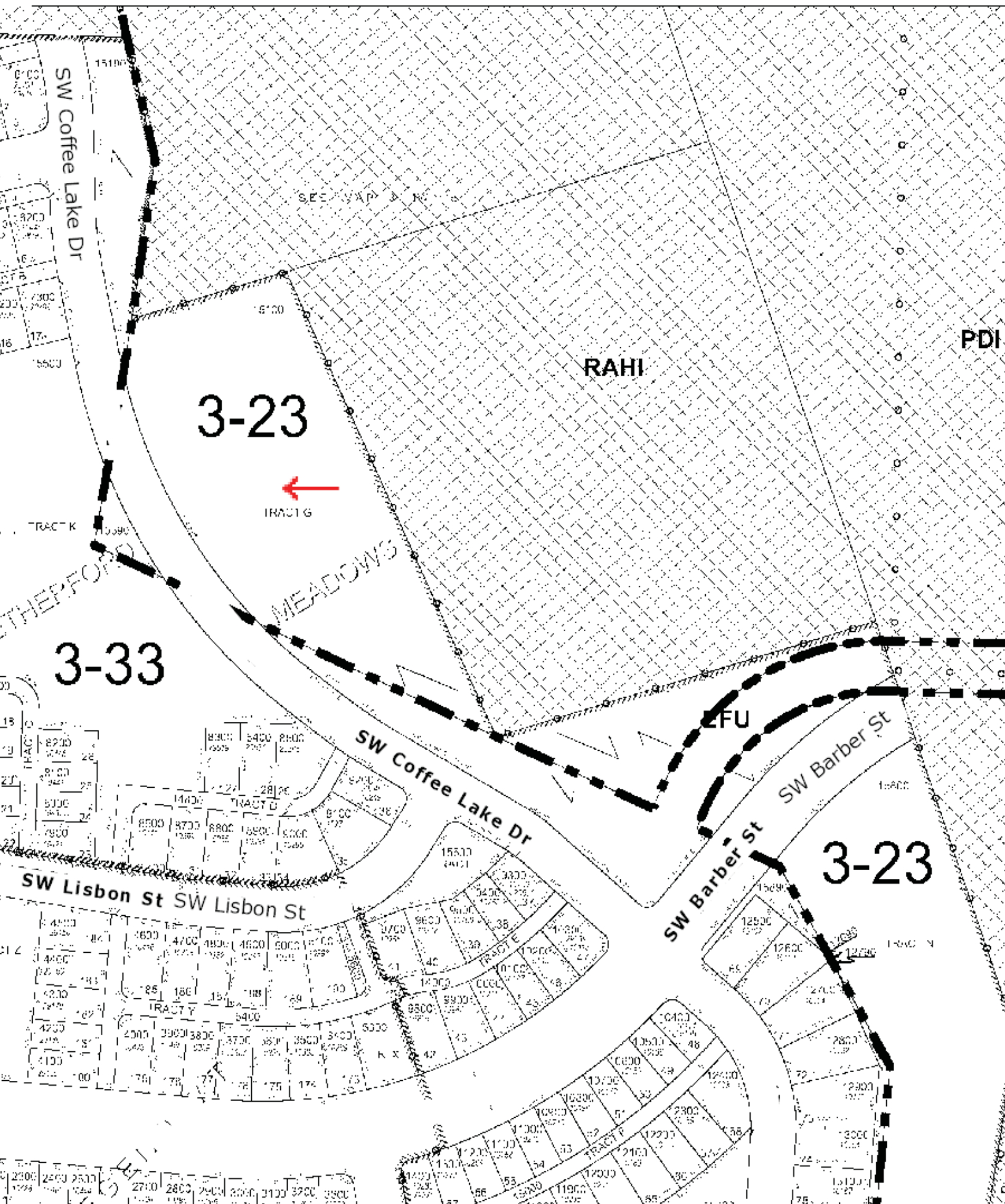
Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
6/26/2014	\$ 0		M	2014-031130	/

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
Accuracy of the information may vary by county.*



These images are provided by Microsoft Virtual Earth. ValueCheck is supplying the data to assist the user in understanding the subject property and its surroundings, any assumptions made from the images are the sole responsibility of the user and ValueCheck assumes no liability.



SW Coffee Lake Dr

3-23



TRACT G

RAHI

PDI

MEADOWS

3-33

SW Coffee Lake Dr

LFU

SW Barber St

3-23

SW Lisbon St

TRACT K
TRACT Y
TRACT E
TRACT F

15100
15000
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14800
14700
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2400
2300
2200
2100
2000
1900
1800
1700
1600
1500
1400
1300
1200
1100
1000
900
800
700
600
500
400
300
200
100
0

After recording, return to:
City of Wilsonville
Attn: City Recorder
29799 SW Town Center Loop East
Wilsonville, Oregon 97070

Clackamas County Official Records
Sherry Hall, County Clerk

2014-031130

06/27/2014 10:33:58 AM

D-D Cnt=1 Stn=3 BARBARA
\$25.00 \$16.00 \$10.00 \$22.00

\$73.00

Return tax statements to:
No change

SPECIAL WARRANTY DEED – STATUTORY FORM

KNOW ALL BY THESE PRESENTS, that **Lennar Northwest, Inc.**, a Delaware corporation (hereinafter referred to as “Grantor”), as legal owner of that certain real property legally described below, for the consideration hereinafter stated, conveys and specially warrants to the **City of Wilsonville**, a municipal corporation of the State of Oregon (hereinafter referred to as “Grantee”), the following-described real property, free of encumbrances created or suffered by Grantor, except as specifically set forth herein (“Permitted Encumbrances”):

Tract “G”, RETHERFORD MEADOWS, in the City of Wilsonville, County of Clackamas, and State of Oregon, as set forth in Plat No. 4381 recorded April 21, 2014 in the Deed Records of Clackamas County as Document No. 2014-018240.

The Permitted Encumbrances are only as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

Grantor is seized in, and has good right to convey, said real property and warrants and will defend the title to the property against all adverse claims thereto.

The true and actual consideration paid for this conveyance, stated in terms of dollars, is No Dollars but other good and valuable consideration, as set forth in the Development Agreement entitled “Addendum No. 6 to the Development Agreement of June 14, 2004 by and between the City of Wilsonville (City) and the Urban Renewal Agency of the City of Wilsonville (URA) and Matrix Development Corporation (Developer) and Property Owners Donald E. Bischof/Sharon L. Lund, Arthur C./Dee W. Piculell, the DeArmond Family LLC/Louis J./Margaret P. Fasano (Owners) and Valerie and Matthew Kirkendall (Kirkendall),” dated August 7, 2013.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING

Chicago Title Insurance Co.
472 S 14 ST 125 TO

GRANTEE:

ACCEPTED on behalf of the City of Wilsonville, Oregon this 26th day of June, 2014.

By: [Signature]
Bryan Cosgrove, City Manager

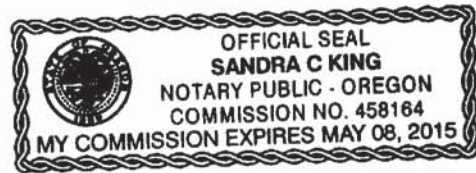
STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on June 26, 2014,
by Bryan Cosgrove, as the City Manager of the City of Wilsonville.

[Signature]
Notary Public – State of Oregon

APPROVED AS TO FORM:

[Signature]
Barbara A. Jacobson, Assistant City Attorney



APPROVED AS TO LEGAL DESCRIPTION:

[Signature]
Nancy J.T. Kraushaar, P.E., City Engineer

EXHIBIT A

Permitted Encumbrances

1. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 2011-005;
Recording Date: February 1, 2011
Recording No: 2011-007578
2. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded plat of RETHERFORD MEADOWS;
Recorded Date: April 21, 2014
Recording No: 2014-018240
3. Easements for the purposes shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat of RETHERFORD MEADOWS:
 - a) Purpose: Stormwater pipeline and stormwater quality
Affects: Various portions of said Tract "G"
 - b) Purpose: Public utility and slope
Affects: An 8-foot strip adjacent to SW Barber Street
 - c) Purpose: Entry monument
Affects: A southerly portion adjacent to SW Barber Street
4. Covenants, Conditions, Restrictions, Easements, and Bylaws, but not omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document;
Recording Date: April 21, 2014
Recording No: 2014-018241

5. Retherford Meadows Ownership and Maintenance Agreement, including the terms and provisions thereof;
Executed by: The City of Wilsonville and Lennar Northwest, Inc.
Recording Date: April 21, 2014
Recording No: 2014-018243

I:\villebois\retherford meadows\doc\d exh a to deed rm-lennar-permitted encumbr



These images are provided by Microsoft Virtual Earth. ValueCheck is supplying the data to assist the user in understanding the subject property and its surroundings, any assumptions made from the images are the sole responsibility of the user and ValueCheck assumes no liability.

BARGAIN & SALE DEED -
STATUTORY FORM

After recording, return to;
CITY RECORDER
CITY OF WILSONVILLE
30000 SW TOWN CENTER LOOP, E.
WILSONVILLE OR 97070

Until a change is requested,
All tax statements shall be sent
to: CITY OF WILSONVILLE
30000 SW Town Center Loop
East Wilsonville, OR 97070

Clackamas County Official Records
Sherry Hall, County Clerk

2006-073991



\$46.00

01007473200600739910050055

08/11/2006 02:28:27 PM

D-D Cnt=1 Stn=5 BEV L.
\$25.00 \$11.00 \$10.00

429047



CHICAGO

KNOW ALL MEN BY THESE PRESENTS, that **Donald E. Bischof and Sharon L. Lund, tenants in common**, collectively hereinafter referred to as "Grantor", for the consideration hereinafter stated, convey and donate for public use to THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE, a municipal corporation, hereinafter referred to as "Grantee", the following described real property:

1. The legal description is set forth in Exhibit A, attached hereto, and incorporated by reference herein.
2. A map of the above legal description is set forth and attached to Exhibit A, and incorporated by reference herein.

CONSIDERATION: The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, including but limited to donating the above described property to the Urban Renewal Agency, which property has been appraised at a value of \$700,000. The term public use is intended to include, but not be limited to, transfer to the City of Wilsonville by The Urban Renewal Agency, for any public use including, but not limited to, any permit approval by the City of development by Matrix Development Corporation in connection with The Villebois Village Master Plan for open space, park, trail and recreation uses and facilities, interpretative center, and associated parking.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

41-429047 3

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

IN WITNESS WHEREOF, the undersigned Grantor has executed this Bargain and Sale Deed this 2nd day of August, 2006.

GRANTOR: Donald E. Bischof
Donald E. Bischof

Sharon L. Lund 7-31-06
Sharon L. Lund

ACCEPTED BY: GRANTEE:
CITY OF WILSONVILLE,

THE URBAN RENEWAL AGENCY OF THE

By: Arlene Loble
Arlene Loble, Executive Director

Date: August 3, 2006

ATTESTED TO:

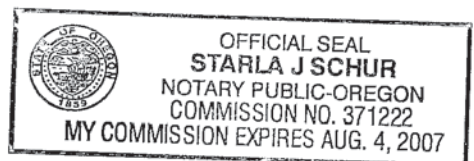
Sandra C. King
Sandra C. King, MMC, City Recorder

Date: August 3, 2006

STATE OF OREGON)
County of Clackamas) ss.

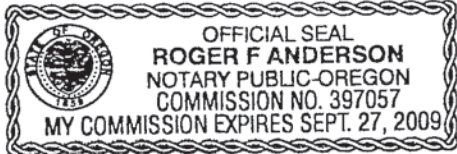
On this 3rd day of August, 2006, before me, a notary public in and for said County and State, personally appeared **Arlene Loble**, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Starla J. Schur
NOTARY PUBLIC FOR OREGON
My Commission Expires: Aug 4 2007



STATE OF OREGON)
County of Washington) ss.

On this 2nd day of August, 2006, before me, a notary public in and for said County and State, personally appeared **Donald E. Bischof**, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



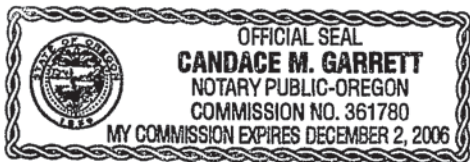
Roger F. Anderson

NOTARY PUBLIC FOR OREGON

My Commission Expires: 9/27/2009

STATE OF OREGON)
County of Clackamas) ss.

On this 31 day of July, 2006, before me, a notary public in and for said County and State, personally appeared **Sharon L. Lund**, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.



Candace M. Garrett
NOTARY PUBLIC FOR OREGON

My Commission Expires: 12-2-06

APPROVED AS TO FORM
this 3rd day of August, 2006.

Michael E. Kohlhoff
Michael E. Kohlhoff, City Attorney
City of Wilsonville, Oregon

APPROVED AS TO LEGAL DESCRIPTION
this 3rd day of August, 2006.

Michael A. Stone
Michael A. Stone, P.E., City Engineer
City of Wilsonville, Oregon



alpha

COMMUNITY DEVELOPMENT

LEGAL DESCRIPTION

Exhibit A (Legal
description)

JOB NO. 108-048

GAP PARCEL

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 15 OF TOWNSHIP 3 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY; THENCE ALONG THE EAST LINE OF SAID SECTION SOUTH 01°59'10" WEST, 466.49 FEET; THENCE LEAVING SAID LINE NORTH 88°43' 24" WEST, 509.56 FEET; THENCE SOUTH 89°03'43" WEST, 114.69 FEET; THENCE SOUTH 24°34'41" EAST, 19.55 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 24°34'41" EAST, 733.55 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 97-101953 CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID LINE SOUTH 71°57'14" WEST, 136.42 FEET; THENCE LEAVING SAID LINE AND RUNNING ALONG THE FLOOD PLAIN BUFFER LINE NORTH 33°44'07" WEST, 131.81 FEET; THENCE NORTH 31°13'59" WEST, 216.49 FEET; THENCE NORTH 41°42'22" WEST, 60.97 FEET; THENCE NORTH 12°20'28" EAST, 10.30 FEET; THENCE NORTH 11°35' 19" WEST, 93.79 FEET; NORTH 48°42'51" WEST, 163.96 FEET; THENCE SOUTH 63°29'23" WEST, 80.96 FEET; THENCE NORTH 50°31'19" WEST, 189.46 FEET; THENCE SOUTH 81°29'12" WEST, 159.20 FEET; THENCE NORTH 59°26'19" WEST, 51.08 FEET; THENCE NORTH 27°51'34" WEST, 205.04 FEET; THENCE NORTH 72°21'42" EAST, 4.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BOECKMAN ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 28°27'24" EAST, 0.44 FEET; THENCE ALONG THE ARC OF A 953.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY 419.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°12'53", THE RADIUS POINT OF WHICH BEARS NORTH 26°30'48" EAST AND A LONG CHORD BEARING SOUTH 76°05'38" EAST, 416.02 FEET; THENCE SOUTH 88°42'05" EAST, 24.00 FEET; THENCE SOUTH 42°46'58" EAST, 111.11 FEET; THENCE SOUTH 88°42'13" EAST, 14.83 FEET; THENCE SOUTH 42°29'59" EAST, 8.31 FEET; THENCE SOUTH 88°42'13" EAST, 71.49 FEET; THENCE NORTH 46°32'23" EAST, 8.52 FEET; THENCE NORTH 88°42'13" WEST, 8.31 FEET; THENCE NORTH 46°32'23" EAST, 108.17 FEET; THENCE SOUTH 89°25'29" EAST, 30.29 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 194,032 SQUARE FEET OR 4.454 ACRES.

THE BASIS OF BEARINGS IS THE EAST LINE OF SECTION 15 TAKEN AS SOUTH 01°59' 10" WEST.

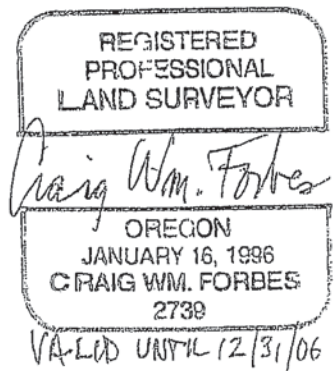


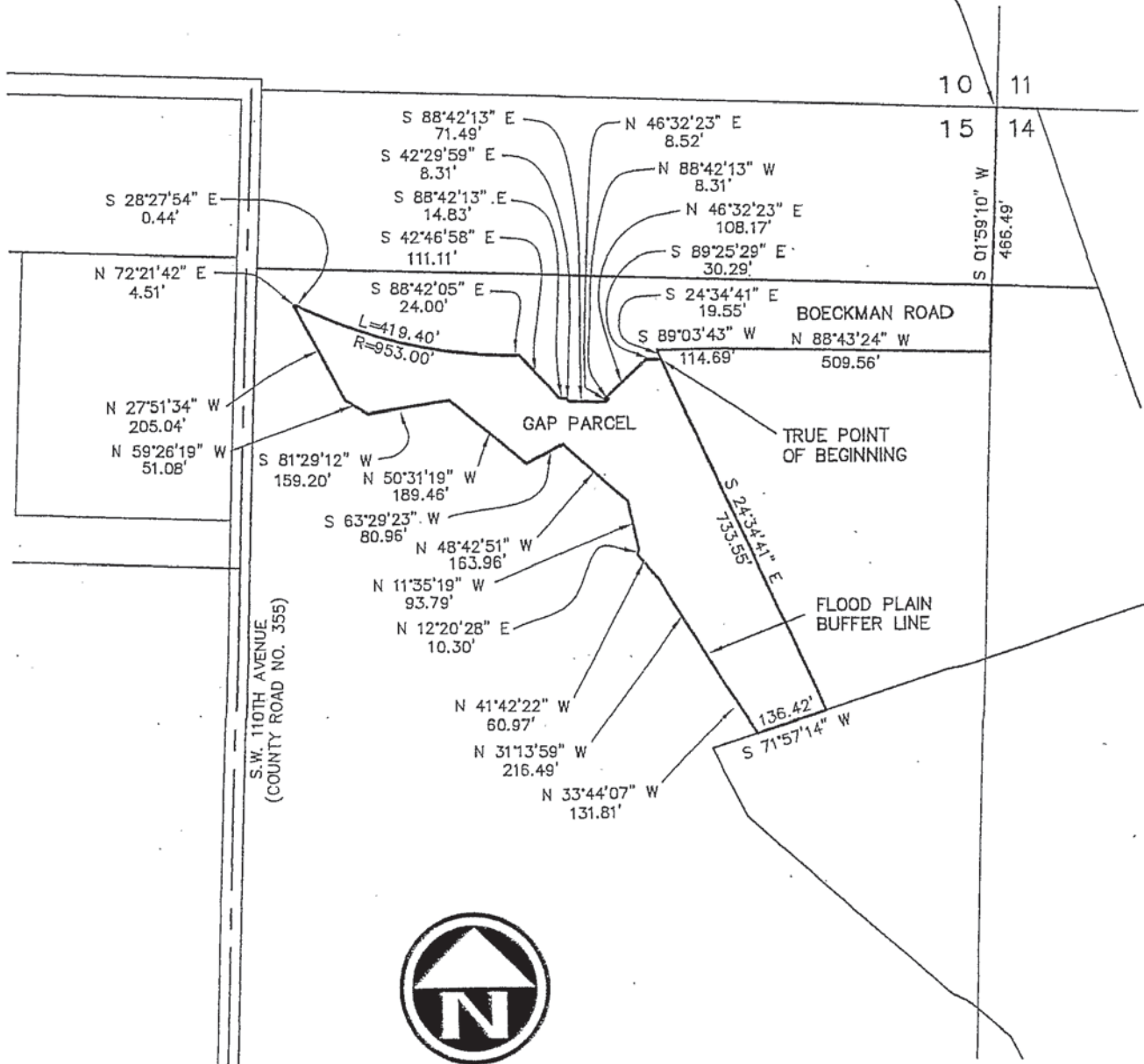
Exhibit A (Map)

FOR: THE CITY OF WILSONVILLE

LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
W.M., CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

AREA = 194,032 OR 4.454 ACRES

POINT OF COMMENCEMENT
N.E. CORNER SECTION 15



N:\proj\108-048\dwg\Survey\108048EXH1.dwg - SHEET: 8x11 Jun 29, 2006 - 3:50pm cwf

DRAWN BY: CWF DATE: 06/29/06
 REVIEWED BY: LMC DATE: 06/29/06
 PROJECT NO.: 0108-0048
 SCALE: 1" = 300'
EXHIBIT MAP

alpha
COMMUNITY DEVELOPMENT

6



These images are provided by Microsoft Virtual Earth. ValueCheck is supplying the data to assist the user in understanding the subject property and its surroundings, any assumptions made from the images are the sole responsibility of the user and ValueCheck assumes no liability.

Clackamas County
 Department of Assessment and Taxation
 150 Beaver Creek Rd
 Oregon City, Oregon 97045
 503-655-8671

Property Account Summary

Parcel Number	00812339	Situs Address	NO SITUS , ADDRESS, OR
---------------	----------	---------------	------------------------

General Information

Alternate Property #	31W15 00200
Property Description	Township 3S Range 1W Section 15 TAX LOT 00200
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-023
Remarks	

Tax Rate

Description	Rate
No Values Found	

Property Characteristics

Farm or Forest Tax Liability	\$30,975.81
Neighborhood	15754: City of Wilsonville all other
Land Class Category	400: Tract Land, Vacant
Acreage	19.36
Change property ratio	9XX

Related Properties

No Values Found

Parties

Role	Percent	Name	Address
Taxpayer	100	METROPOLITAN SERV DISTRICT	APRIL OLBRICH 600 NE GRAND AVE, PORTLAND, OR 97232
Owner	100	METROPOLITAN SERV DISTRICT	APRIL OLBRICH 600 NE GRAND AVE, PORTLAND, OR 97232

Property Values

Description	2014	2013	2012	2011	2010
AVR Total	550,026	534,006	518,452	503,351	488,690
Exempt	550,026	534,006	518,452	503,351	488,690
TVR Total	0	0	0	0	0
Real Mkt Land	2,217,916	2,055,630	2,055,630	2,028,582	2,177,344
Real Mkt Bldg	0	0	0	0	0
Real Mkt Total	2,217,916	2,055,630	2,055,630	2,028,582	2,177,344

M5 Mkt Land	2,217,916	2,055,630	2,055,630	2,028,582	2,177,344
M5 Mkt Bldg	0	0	0	0	0
M5 SAV	0	0	0	0	0
SAVL (MAV Use Portion)					
MAV (Market Portion)	550,026	534,006	518,452	503,351	488,690
Mkt Exception	0	0	0	0	0
AV Exception	0	0	0	0	0

Active Exemptions

Metro

Events

Effective Date	Entry Date-Time	Type	Remarks
08/18/2008	2008-08-18 13:58:00.000	Property Characteristic Changed	2007 Farm or Forest Tax Liability changed from \$24,132.82 to \$30,975.81 by MAURAJEN
08/18/2008	2008-08-18 13:58:00.000	Property Characteristic Changed	2008 Farm or Forest Tax Liability changed from \$24,132.92 to \$30,975.81 by MAURAJEN
05/19/2008	2008-05-19 08:50:00.000	Property Characteristic Changed	2007 Farm or Forest Tax Liability changed from \$17,289.93 to \$24,132.82 by MAURAJEN
05/19/2008	2008-05-19 08:50:00.000	Property Characteristic Changed	2008 Farm or Forest Tax Liability changed from \$17,289.93 to \$24,132.92 by MAURAJEN
04/22/2008	2008-04-22 16:28:00.000	Seg/Merge Completed	Parent in Seg/Merge SM080539, Effective: 01/02/2007 by LAURIEB
04/22/2008	2008-04-22 16:27:00.000	Seg/Merge Initiated	SM080539 EFFECTIVE 2008-09: MERGE 31W15 00290 INTO 31W15 00200 (NO LONGER SPLIT CODE); BEFORE 01/01/2008 by LAURIEB
03/12/2007	2007-03-12 15:12:00.000	Annexation Completed For Property	Terminate Bond Pocket from 2006-07 School Transfer-withdraw from SCH 305 SHERWOOD BI for 2007-Withdrawal by JENMAYO
05/31/2006	2006-05-31 11:27:00.000	Annexation Completed For Property	Transfer from sch 305 to sch 3, Ord 2005-311 Pt 3-annexed by 003-036 for 2006-Revise TCA Membership by JENMAYO
04/07/2005	2005-04-07 09:44:00.000	Seg/Merge Initiated	SM050453 EFFECTIVE 2005-06: MERGE 31W15 00280 INTO 31W15 00200 (NO LONGER SPLIT CODE); BEFORE 01/01/2005 by LAURIEB
04/07/2005	2005-04-07 09:44:00.000	Seg/Merge Completed	Parent in Seg/Merge SM050453, Effective: 01/02/2004 by LAURIEB
02/14/2005	2005-02-14 17:20:00.000	Annexation Completed For Property	Annex City Wilsonville, Ord 568 pt 3-annexed by 305-006 for 2005-Revise TCA Membership by JENMAYO
09/09/2000	2000-09-09 12:35:00.000	Annexation Completed For Property	ORDER 99-829 METRO SVC-annexed by SRV 2 METROPOLITAN for 2000-Revise District Membership
02/09/2000	2000-02-09 09:55:00.000	Annexation Completed For Property	This property annexed by SRV 2 METROPOLITAN

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: The Wetlands Conservancy

GRANTEE: Metro

Until a change is requested, all tax statements shall be sent to the following address:

Metro
Attn: April Olbrich
600 NE Grand Ave.
Portland, OR 97232

Escrow No. 688427 Title No. C688427

After recording return to:

Metro
Attn: April Olbrich
600 NE Grand Ave.
Portland, OR 97232

SPECIAL WARRANTY DEED - STATUTORY FORM

The WETLANDS CONSERVANCY, INC., an Oregon non-profit corporation Grantor, conveys and specially warrants to METRO, a municipal corporation Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Clackamas County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. The said property is free from encumbrances except: see attached exhibit 'B'

The true consideration for this conveyance is \$0.00 plus other good and valuable consideration (Here comply with the requirements of ORS 93.030)

Dated this 28th day of June 19 98

The Wetlands Conservancy

[Signature]
Philip E. Lamb, Executive Director



State of Oregon, County of Multnomah

The foregoing instrument was acknowledged before me this 28th day of June, 1999 by Philip E. Lamb, Executive Director of The Wetlands Conservancy an Oregon non-profit corporation, on behalf of the corporation.

[Signature]
Notary Public for Oregon
My commission expires: 3-30-2002

99-066644

29015

Recorded By TICOR TITLE

C688427

EXHIBIT 'A'

LEGAL DESCRIPTION

PARCEL 1: A tract of land located in Sections 14 and 15, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point South 24-1/2° East 14.96 chains from the Northeast corner said Section 15 (for a witness corner of a quart bottle is deposited 14 inches under the surface 8 links South 70° West from true corner which is in center of main ditch); thence South 70° West 14.64 chains to the West boundary of land formerly owned by L. A. Seely, to a stake from which an ash tree 2 feet in diameter (with top broken off) bears North 11° West 35 links distant; thence South 35° East 2.19 chains; thence South 52° East 9.75 chains; thence South 28° East 1.77 chains; thence South 14° East 3.00 chains; thence South 10° 30' West to the North boundary line of a tract of land conveyed to John Boston, et ux, by Deed recorded January 22, 1944 in Book 319 page 427, Deed Records; thence North 72° 16' East a distance of 195.5 feet to the most Westerly corner of a tract of land conveyed to Otto Jaeger, et ux, by Deed recorded January 22, 1944 in Book 319 page 425, Deed Records; thence continuing North 72° 16' East a distance of 538.11 feet to the Easterly boundary line of a tract of land conveyed to J.W. Kelly, et ux, by Deed recorded June 19, 1944 in Book 327 page 28, Deed Records, known as Parcel III; thence Northwesterly along said Easterly boundary thereof, to the true point of beginning.

PARCEL 2: A tract of land located in the Northwest one-quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, being further described as follows:

Beginning at the Northwest corner of that tract of land conveyed in a correction deed recorded March 12, 1996, Document Fee No. 96-017347, said Northwest corner is in the center of a ditch and on the North line of said Section 14 and is located North 89° 50' 40" East a distance of 79 feet from the Northwest corner of said Section 14; thence continuing North 89° 50' 40" East, along said North section line, a distance of 480.00 feet to a point from which a 5/8" diameter iron rod with a yellow plastic cap incrimed "Pacific Surveys/PLS 2319" bears South 0° 09' 20" East a distance of 10.00 feet; thence South 0° 09' 20" East a distance of 919.83 feet to a 5/8" diameter iron rod with a yellow plastic cap incrimed "Pacific Surveys/PLS 2319"; thence South 20° 47' 35" East a distance of 612.63 feet to a 5/8" diameter iron rod with a yellow plastic cap incrimed "Pacific Surveys/PLS 2319"; thence South 0° 09' 20" East a distance of 284.46 feet to a 5/8" diameter iron rod with a yellow plastic cap incrimed "Pacific Surveys/PLS 2319"; thence continuing South 0° 09' 20" East a distance of 55.11 feet to a point on the Westerly line of said Fee No. 96-017347 and being in the center of said ditch; thence North 21° 26' 00" West along the Westerly line of said Fee No. 96-017347 and being the center of said ditch, a distance of 475.81 feet to a point; thence North 20° 47' 35" West, along the center of said ditch, a distance of 1484.62 feet to the point of beginning.

TOGETHER WITH a 40 foot wide roadway easement lying 20.00 feet on each side of the following described center line:

Beginning at the Northwest corner of that tract of land described in Deed recorded August 27, 1971 Document Fee No. 71-21224, Clackamas County Deed Records, said Northwest corner, being on the East line of that tract recorded in Document Fee No. 96-017347, is located South 0° 13' 00" East a distance of 2630.50 feet, more or less, from the Northeast corner of the Northwest one-quarter of the Northwest one-quarter of said Section 14; thence South 89° 50' 05" West, on the Westerly extension of the North line of said Fee No. 71-21224, a distance of 224.96 feet to a point that is 20.00 feet Northeasterly, when measured at right angles, from the Westerly line of said Document Fee No. 96-017347; thence North 21° 26' 00" West, parallel to and 20.00 feet Northeasterly of last said Westerly line, a distance of 915.32 feet to a point on the most Easterly line of the next above described tract. The Southwesterly line of this easement is to be shortened to terminate at the most Southerly point of the next above described tract. The Northeasterly line of this easement is to be lengthened to terminate on the most Easterly line of the next above described tract.

Exhibit 'B' - Deed Exceptions

1. **Terms and provisions of Conservation Easement**
Between: The Wetlands Conservancy, an Oregon non-profit corporation
And: Metro, a municipal corporation
Dated: _____, 1999
Recorded: _____, 1999
Fee No.: _____
Records of Clackamas County, Oregon.

STATE OF OREGON 99-065544
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 86388 \$45.00
DATE AND TIME: 06/30/99 10:39 AM
JOHN KAUFFMAN, COUNTY CLERK

3

Property Profile Report

Address Not Available

Ownership Information

Owner Name: Please see attached vesting deed for current ownership.
Mailing Address: 600 NE GRAND AVE PORTLAND, OR 97232

Property Description

County:	Clackamas	Map / Tax Lot:	31W15/00400
Account Num:	00812393	Owner Occ.:	No
Land Use:	400-	Census:	
Map Grid:	715-D6		
Subdivision:			
Legal Description:	Section 15 Township 3S Range 1W TAX LOT 00400		

Property Characteristics

Property Type:	VACANT LAND	Building SF:		Pool:	No
House Style:		Living Area SF:		Deck SF:	
Year Built:		Square Feet:	0	Deck Desc:	
Bedrooms:		1st Floor SF:		Patio SF:	
Bathrooms:		2nd Floor SF:		Patio Desc:	
Heat:		3rd Floor SF:		Foundation:	
Cooling:		Attic SF:		Exterior:	
Lot Size:	305,331	Bsmnt SF:		Ext. Finish:	
Acres:	6.91	Fin Bsmnt SF:		Interior:	
Garage Type:		Garage SF:		Roof Style:	
Fireplaces:		Bsmnt Type:		Roof Cover:	

Assessment Information

Real Market Value:	\$ 687,396	Land Value:	\$ 687,396	Imp. Value:	\$ 0
Total Assessed Value:	\$ 250,785	Levy Code:	003023	M-5 Rate:	18.6971
Taxes:	\$ 4,665.63	Tax Year:	14-15		

Previous Sale Information

Sale Amount: \$ 50,000 **Sale Date:** 03/12/2015 **Document Num:** 2015-014139

Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
3/12/2015	\$ 50,000		S	2015-014139	/
12/2/2004	\$ 0		S	2004-115294	/
9/1/1993	\$ 235,000			1993-069118	/

Accuracy of the information may vary by county.

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These images are provided by Microsoft Virtual Earth. ValueCheck is supplying the data to assist the user in understanding the subject property and its surroundings, any assumptions made from the images are the sole responsibility of the user and ValueCheck assumes no liability.

N. Line
D.V. 319-427

538.11'

N73° 22' 39"E

400
6.91 Ac.

3-23

598.86'

N73° 18' 16"E

500.6'

N73° 27' 26"E

481.28'

DR

SW Coffee Lake Dr

SW Coffee Lake Dr

SW Barber St

SW Lisbon St

SW Lisbon St

N

Clackamas County
 Department of Assessment and Taxation
 150 Beaver Creek Rd
 Oregon City, Oregon 97045
 503-655-8671

Property Account Summary

Parcel Number	00812393	Situs Address	NO SITUS , ADDRESS, OR
---------------	----------	---------------	------------------------

General Information

Alternate Property #	31W15 00400
Property Description	Section 15 Township 3S Range 1W TAX LOT 00400
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-023
Remarks	

Tax Rate

Description	Rate
Taxable Fire District Value	1.8911
Taxable Value	16.7130

Property Characteristics

Farm or Forest Tax Liability	\$8,636.84
Neighborhood	15754: City of Wilsonville all other
Land Class Category	400: Tract Land, Vacant
Acreage	6.91
Change property ratio	4XX

Related Properties

No Values Found

Parties

Role	Percent	Name	Address
Taxpayer	100	METRO	PARKS & ENVIRONMENTAL SVCS 600 NE GRAND AVE, PORTLAND, OR 97232
Owner	100	METRO	PARKS & ENVIRONMENTAL SVCS 600 NE GRAND AVE, PORTLAND, OR 97232

Property Values

Description	2014	2013	2012	2011	2010
AVR Total	250,785	243,481	236,389	229,504	222,819
Exempt					
TVR Total	250,785	243,481	236,389	229,504	222,819
Real Mkt Land	687,396	637,099	637,099	628,716	674,821
Real Mkt Bldg	0	0	0	0	0
Real Mkt Total	687,396	637,099	637,099	628,716	674,821
M5 Mkt Land	687,396	637,099	637,099	628,716	674,821

M5 Mkt Bldg	0	0	0	0	0
M5 SAV	0	0	0	0	0
SAVL (MAV Use Portion)					
MAV (Market Portion)	250,785	243,481	236,389	229,504	222,819
Mkt Exception	0	0	0	0	0
AV Exception	0	0	0	0	0

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
03/16/2015	2015-03-25 17:11:00.000	Taxpayer Changed	Property Transfer Filing No.: 275559 03/16/2015 by AMANDAOLS
03/16/2015	2015-03-25 17:11:00.000	Recording Processed	Property Transfer Filing No.: 275559, Warranty Deed, Recording No.: 2015-014139 03/16/2015 by AMANDAOLS
12/17/2004	2004-12-29 09:34:00.000	Taxpayer Changed	Property Transfer Filing No.: 110097 12/17/2004 by AMANDAOLS
12/17/2004	2004-12-29 09:34:00.000	Recording Processed	Property Transfer Filing No.: 110097, Warranty Deed, Recording No.: 2004-115294 12/17/2004 by AMANDAOLS
07/01/1999	1999-07-01 12:00:00.000	Ownership at Conversion	Warranty Deed: 93-69118, 9/1/93, \$ 235000

As Of Date:

7/21/2015

Taxes

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Interest	003-023	14.67	0.00	0.00	11/15/1993
1993	Property Tax Principal	003-023	50.04	0.00	0.00	11/15/1993
1994	Property Tax Interest	003-023	236.92	0.00	0.00	11/15/1994
1994	Property Tax Principal	003-023	1,776.94	0.00	0.00	11/15/1994
1995	Property Tax Interest	003-023	10.80	0.00	0.00	11/15/1995
1995	Property Tax Principal	003-023	2,429.70	0.00	0.00	11/15/1995
1996	Property Tax Interest	003-023	96.00	0.00	0.00	11/15/1996
1996	Property Tax Principal	003-023	2,399.89	0.00	0.00	11/15/1996
1997	Property Tax Principal	003-023	2,393.16	0.00	0.00	11/15/1997
1998	Property Tax Principal	003-023	2,692.96	0.00	0.00	11/15/1998
1999	Property Tax Principal	003-023	2,552.14	0.00	0.00	11/15/1999
2000	Property Tax Principal	003-023	2,736.83	0.00	0.00	11/15/2000
2001	Property Tax Principal	003-023	2,925.94	0.00	0.00	11/15/2001
2002	Property Tax Principal	003-023	3,271.12	0.00	0.00	11/15/2002
2003	Property Tax Principal	003-023	3,243.25	0.00	0.00	11/15/2003
2004	Property Tax Interest	003-023	221.68	0.00	0.00	11/15/2005
2004	Property Tax Principal	003-023	3,328.77	0.00	0.00	11/15/2004
2005	Property Tax Principal	003-023	3,435.95	0.00	0.00	11/15/2005
2006	Property Tax Principal	003-023	3,534.04	0.00	0.00	11/15/2006

2007	Property Tax Interest	003-023	198.38	0.00	0.00	06/15/2008
2007	Property Tax Principal	003-023	3,719.58	0.00	0.00	11/15/2007
2008	Property Tax Interest	003-023	84.03	0.00	0.00	03/02/2009
2008	Property Tax Principal	003-023	3,781.33	0.00	0.00	11/15/2008
2009	Property Tax Principal	003-023	4,041.81	0.00	0.00	11/15/2009
2010	Property Tax Interest	003-023	18.51	0.00	0.00	12/08/2010
2010	Property Tax Principal	003-023	4,182.87	0.00	0.00	11/15/2010
2011	Property Tax Interest	003-023	858.94	0.00	0.00	05/15/2013
2011	Property Tax Principal	003-023	4,294.69	0.00	0.00	11/15/2011
2012	Property Tax Interest	003-023	178.07	0.00	0.00	05/15/2013
2012	Property Tax Principal	003-023	4,451.63	0.00	0.00	11/15/2012
2013	Property Tax Principal	003-023	4,552.39	0.00	0.00	11/15/2013
2014	Property Tax Principal	003-023	4,665.63	0.00	0.00	11/15/2014
TOTAL Due as of 2015/07/21					0.00	

Receipts

Date	Receipt	Amount Applied	Amount Due	Tendered	Change
2014/11/06	3713645	4,665.63	4,665.63	4,525.66	0.00
2013/11/06	3513630	4,552.39	4,552.39	4,415.82	0.00
2013/05/20	3463507	9,783.33	9,783.33	9,783.33	0.00
2011/05/19	3067337	18.51	18.51	18.51	0.00
2010/12/08	3025212	4,182.87	4,201.46	4,182.87	0.00
2009/11/10	2725154	4,041.81	4,041.81	3,920.56	0.00
2009/03/02	2645944	3,865.36	3,865.36	3,865.36	0.00
2008/06/16	2471802	3,917.96	3,917.96	3,917.96	0.00
2006/11/15	2188387	3,534.04	3,534.04	3,428.02	0.00
2005/11/14	1953269	5,874.82	5,874.82	5,771.74	0.00
2004/11/19	1839562	1,111.58	3,331.90	1,112.63	0.00
2003/11/18	1649716	3,243.25	3,243.25	3,145.95	0.00
2002/11/18	1458655	3,271.12	3,271.12	3,172.99	0.00
2001/11/16	1262127	2,925.94	2,925.94	2,838.16	0.00
2000/11/20	1109985	2,736.83	2,736.83	2,654.73	0.00
1999/11/18	911543	2,552.14	2,552.14	2,475.58	0.00
1998/11/15	521080	2,692.96	2,692.96	2,612.17	0.00
1997/11/15	521079	2,393.16	2,393.16	2,321.37	0.00
1996/11/15	521078	2,495.89	2,495.89	2,495.89	0.00
1995/11/15	521077	2,440.50	2,440.50	2,440.50	0.00
1994/11/15	521076	2,013.86	2,013.86	2,013.86	0.00
1993/11/15	521075	64.71	64.71	64.71	0.00

Sales History

Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor
03/12/2015	2015-014139	50,000	S	METRO	TRUST FOR PUBLIC LAND
12/02/2004	2004-115294	0	S	PUBLIC LAND	PICULELL ARTHUR C JR & DEE W
09/01/1993	1993-069118	235,000			

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Clackamas County Official Records
Sherry Hall, County Clerk

2015-014139

03/16/2015 01:36:19 PM

D-D Cnt=1 Stn=2 LESLIE
\$20.00 \$16.00 \$10.00 \$22.00

\$68.00

AFTER RECORDING RETURN TO:
Metro
Office of the Metro Attorney
600 NE Grand Avenue
Portland, OR 97232

SEND TAX STATEMENTS TO:
Metro
Parks & Environmental Services
600 NE Grand Avenue
Portland, OR 97232

Escrow No: 472515521488TO-CT50

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

The Trust for Public Land, a California nonprofit public benefit corporation, which acquired title as The Trust for Public Land, a California nonprofit public benefit corporation, Grantor, conveys and warrants to

Metro, an Oregon municipal corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$50,000.00. (See ORS 93.030)

Subject to and excepting:

Lack of right of access to and from said land. The within described property does not appear of record to have access to a public street or way

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,

472515521488TO-CT50
Deed (Warranty-Statutory)

472515521488TO - 50 COMM
CHICAGO TITLE

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: MARCH 12, 2015

The Trust for Public Land, a California non-profit public benefit corporation

Thomas E. Tyner

By: Thomas E. Tyner
Title: Division Legal Director

STATE OF OREGON
County of Clackamas

*before me on March 12, 2015 by

*

This instrument was acknowledged Thomas E. Tyner as Division Legal Director for The Trust for Public Land, a California non-profit public benefit corporation.

Daniel K Wilson

Notary Public for Washington
My Commission Expires: 02-04-18

(SEAL)



DANIEL K. WILSON
STATE OF WASHINGTON
NOTARY PUBLIC
COMMISSION EXPIRES 02-04-18

This conveyance is approved as to form and content and accepted by Metro, an Oregon municipal corporation, as of the date set forth above.

Metro,
an Oregon municipal corporation

By: 
Martha J. Bennett
Chief Operating Officer

State of Oregon
County of Multnomah

This instrument was acknowledged before me on March 12, 2015 by
Martha J. Bennett as Chief Operating Officer of Metro, an Oregon municipal corporation.


Notary Public - State of Oregon



LEGAL DESCRIPTION

A tract of land being a part of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, bounded and described as follows:

Beginning at a point in the center of the main drainage ditch, which point is the most Northerly corner of that certain tract of land conveyed to Otto Jaeger by Deed recorded in Book 216, Page 48, Records of Deeds of Clackamas County, Oregon, said point being West 1.25 chains and North 7° East 6.47 chains and North 5° East 2.85 chains and North 20°20' West 7.66 chains from the Northeast corner of the R.V. Short Donation Land Claim No. 46 in Township 3 South, Range 1 East of the Willamette Meridian, from which point of beginning an iron pipe bears South 72°16' West 27.00 feet distant; running thence from aforesaid point of beginning South 72°16' West 481.80 feet to an iron pipe; thence North 26°20' West 604.68 feet to an iron pipe; thence North 72°16' East 538.11 feet to the center of the main drainage ditch, from which an iron pipe bears South 72°16' West 27.00 feet distant; thence tracing the center of said ditch down stream South 21° East 598.86 feet to the place of beginning.

5M
80
2015

RESTRICTIVE COVENANT
WARRANTY DEED TRANSFER

After recording, return to:
CITY RECORDER
CITY OF WILSONVILLE
29799 SW Town Center Loop East
Wilsonville, Oregon 97070

Clackamas County Official Records
Sherry Hall, County Clerk

2011-010123



\$107.00

02/14/2011 09:46:28 AM

Until a change is requested,
All tax statements shall be sent to:
CITY RECORDER
CITY OF WILSONVILLE
29799 SW Town Center Loop East
Wilsonville, Oregon 97070

D-D Cnt=2 Stn=6 KARLYNWUN
\$40.00 \$5.00 \$10.00 \$16.00 \$16.00 \$20.00

KNOW ALL MEN BY THESE PRESENTS that the URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE, a duly formed and authorized Urban Renewal Agency, hereinafter called "Grantor", does hereby convey to THE CITY OF WILSONVILLE, hereinafter called "Grantee", the following described real properties, hereinafter called "Properties", situated in Clackamas County, State of Oregon, described as follows, to-wit:

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 2006-073989, and situated in the NE ¼ of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as set forth in EXHIBIT "A" and incorporated by reference herein.

A map of the above legal description is set forth in EXHIBIT "A-1" and incorporated by reference herein.

Together with:

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 2006-073989, and situated in the NW ¼ of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as set forth in EXHIBIT "B" and incorporated by reference herein.

A map of the above legal description is set forth in EXHIBIT "B-1" and incorporated by reference herein.

The true consideration for this conveyance consists of other property and value.

Grantor desires to subject the Properties to the Covenant established by the U.S. Army Corps of Engineers (Permit Number NWP-2005-368) and by the Oregon Department of State Lands (Permit Number 35694-RF) including but not limited to the following:

1. There shall be no removal, destruction, cutting, trimming, mowing, alteration or spraying with biocides of any vegetation in the Property, nor any disturbance or change in the natural habitat of the Property unless it is consistent with the approved mitigation plan and promotes the mitigation goals and objectives established for the site.
2. There shall be no agricultural, commercial, or industrial activity undertaken or allowed in the Property; nor shall any right of passage across or upon the Property be allowed or granted if that right of passage is used in conjunction with agricultural, commercial or industrial activity.
3. No domestic animals shall be allowed to graze or dwell on the Protected Property.
4. There shall be no filling, excavating, dredging, mining or drilling; no removal of topsoil, sand, gravel, rock minerals or other materials, or any other land disturbing activities, nor any dumping or storing of trash, garbage, or of any other material, and no changing of the topography of the land of the Property in any manner once the wetlands are constructed unless approved in writing by DSL and the Corps.
5. There shall be no construction or placing of building, mobile homes, advertising signs, billboards, or other advertising materials, utility poles or towers, roads, trails, walkways, or other structures on the Property.

The Covenant shall run with the land and shall be binding upon any subsequent buyer, devisee, transferee, grantee, owner or holder of title of the Properties, or any portion thereof, and for purposes of this Covenant, the word "Owner" shall mean and include any entity or person who acquires an ownership interest in the Properties, or any portion thereof, after the recording of this Covenant in Clackamas County, state of Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Executed under authority of the Urban Renewal Agency, City of Wilsonville, this 7TH day of February, 2011.

GRANTOR:
Wilsonville Urban Renewal Agency

Accepted by:
GRANTEE:
City of Wilsonville, a municipal Corporation of the state of Oregon

By: Jeanna Troha
Jeanna Troha
the Agency's duly authorized Representative

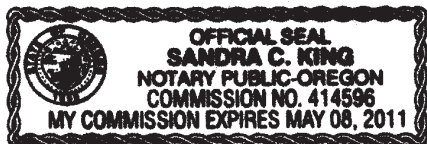
By: Jeanna Troha
Jeanna Troha
City Manager Pro Tem

STATE OF OREGON)
) ss
County of)

On this 7TH day of February, 2011, before me, a notary public in and for said County and State, personally appeared Jeanna Troha, Authorized Representative of the Wilsonville Urban Renewal Agency, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

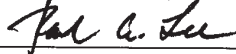
IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

Sandra C. King
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5/8/11



APPROVED AS TO FORM

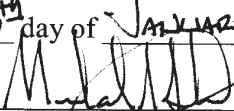
this 14 day of January, 2011.



Paul A. Lee, Assistant City Attorney
City of Wilsonville, Oregon


APPROVED AS TO LEGAL DESCRIPTION

this 13th day of January, 2011.



Michael A. Stone, P.E., City Engineer
City of Wilsonville, Oregon

ATTESTED TO:



Sandra C. King, MMC, City Recorder

Date: January 19, 2011

EXHIBIT "A"

WETLAND

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 01°59'10" West from said one-half inch iron pipe, coincident with the East line of said Section 15, a distance of 466.49 feet to the TRUE POINT OF BEGINNING; thence continuing South 01°59'10" West on said section line, 581.38 feet, more or less, to a point on the most easterly southerly boundary line of said described tract, thence South 71°52'10" West, coincident with last said boundary line, 305.56 feet; thence leaving said line, North 24°34'41" West 753.90 feet; thence North 89°03'43" East 114.69 feet; thence South 88°43'24" East 509.56 feet to the TRUE POINT OF BEGINNING and containing 296,990 square feet (6.82 acres) of land.

Expires 12/31/07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daven E. Coate

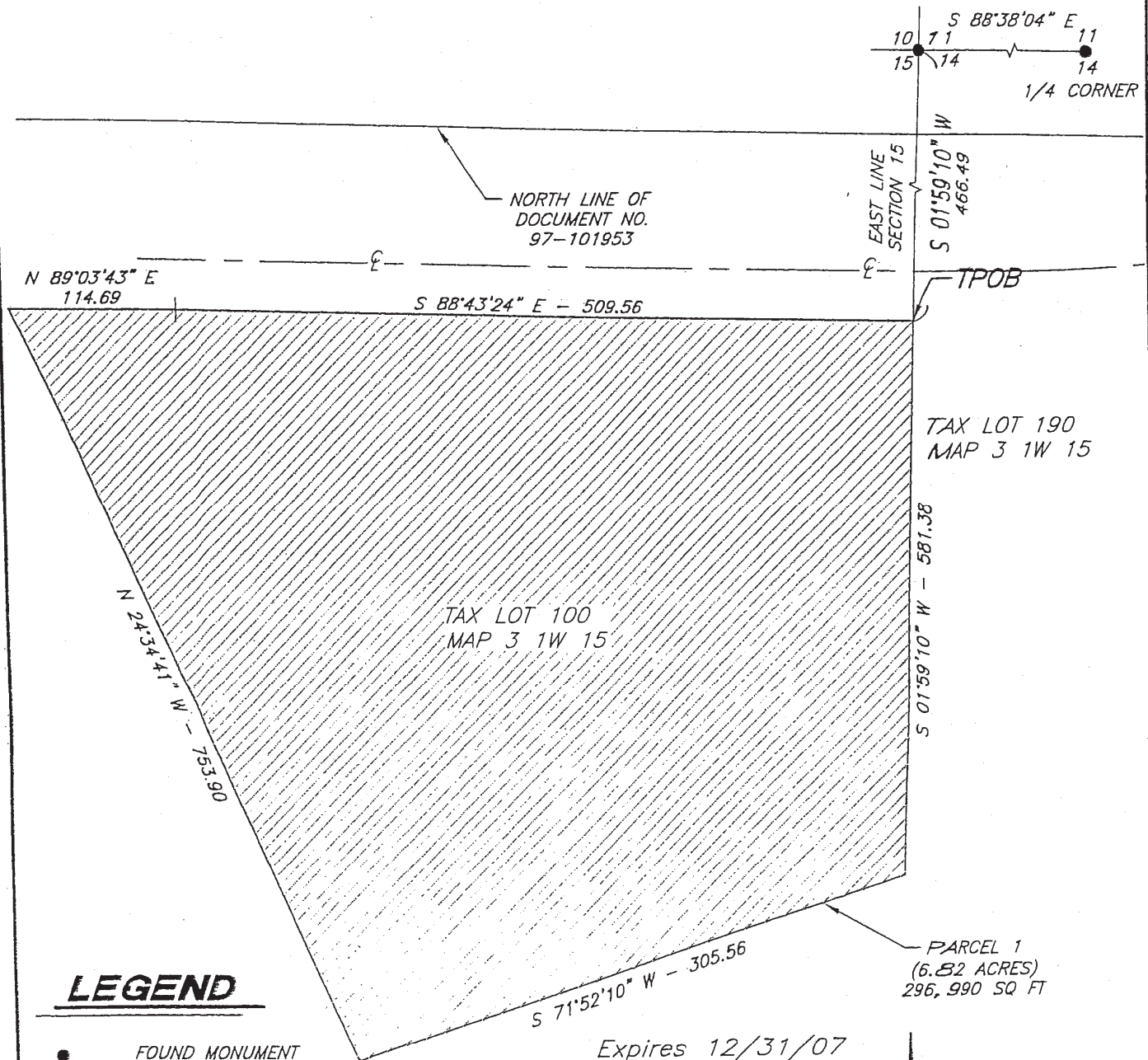
OREGON
JULY 12, 2000
DAVEN E. COATE
52735LS

625 3 1W 15 TL-100 Wetland
06-05-06


EXHIBIT "A-1"

WETLAND

Located within the NE 1/4 of Section 15, Township 3 South,
Range 1 West, Willamette Meridian,
City of Wilsonville, Clackamas County, Oregon



LEGEND

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 1 - WETLAND

Prepared by:
DEHAAS & ASSOCIATES, INC.
SUITE 300 - A.G.C. CENTER
9450 S.W. COMMERCE CIRCLE
WILSONVILLE, OREGON 97070
PHONE: (503) 682-2450

Expires 12/31/07

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Daven E. Coate
OREGON
JULY 12, 2000
DAVEN E. COATE
52735LS

Prepared for:
The CITY of WILSONVILLE

PLAN

Scale: 1"=100'

06/05/06

02-625.1119

6 1/2

EXHIBIT "B"

WETLAND

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14, a distance of 69.33 feet, more or less, to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389; thence South 19°07'50" East a distance of 363.00 feet, more or less, to the Northeast corner of said tract described in Deed Document 97-101953; thence continuing South 19°07'50" East coincident with the easterly line of said tract described in Document 97-101953, a distance of 131.38 feet to the TRUE POINT OF BEGINNING on the arc of a 1050.00 foot radius curve concave to the northwest from which the radius point bears North 09°38'39" West; thence southwesterly 200.54 feet along the arc of said curve, through a central angle of 10°56'34" (the chord bears South 85°49'38" West 200.23 feet); thence North 88°42'05" West 48.36 feet more or less to the West line of said Section 14; thence South 01°59'10" West, coincident with said section line, 565.37 feet, more or less, to a point on the most easterly southerly boundary line of said described tract, thence North 71°52'10" East, coincident with last said line, 442.52 feet, more or less, to an angle point in the most easterly boundary line of said tract; thence North 19°07'50" West, coincident with said most easterly boundary line, 466.57 feet to the TRUE POINT OF BEGINNING and containing 172,061 square feet (3.95 acres) of land.

Expires 12/31/07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daven E. Coate

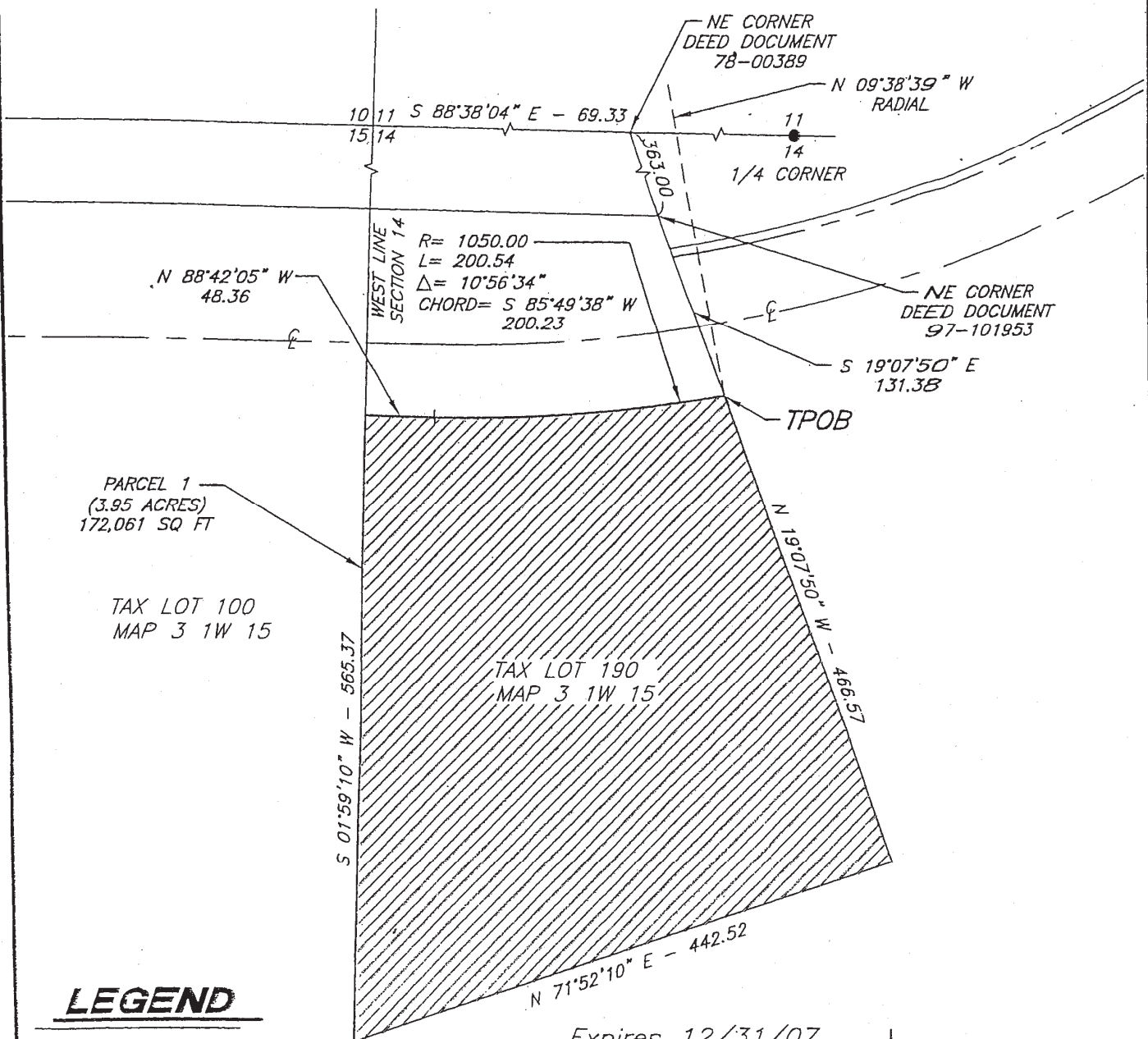
OREGON
JULY 12, 2000
DAVEN E. COATE
52735LS

625 3 IW 15 TL-190 wetland 10-27-05

EXHIBIT "B-1"

WETLAND

Located within the NW 1/4 of Section 14, Township 3 South,
Range 1 West, Willamette Meridian,
Clackamas County, Oregon



PARCEL 1
(3.95 ACRES)
172,061 SQ FT

TAX LOT 100
MAP 3 1W 15

TAX LOT 190
MAP 3 1W 15

LEGEND

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - FEE TAKE

Prepared by:
**DEHAAS &
ASSOCIATES, INC.**
SUITE 300 - A.G.C. CENTER
9450 S.W. COMMERCE CIRCLE
WILSONVILLE, OREGON 97070
PHONE: (503) 682-2450

Prepared for:
The CITY of WILSONVILLE

Expires 12/31/07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daven E. Coate

OREGON
JULY 12, 2000
DAVEN E. COATE
52735LS

PLAN

Scale: 1"=100'

10/27/05

02.625.1119

8

RETHERFORD MEADOWS

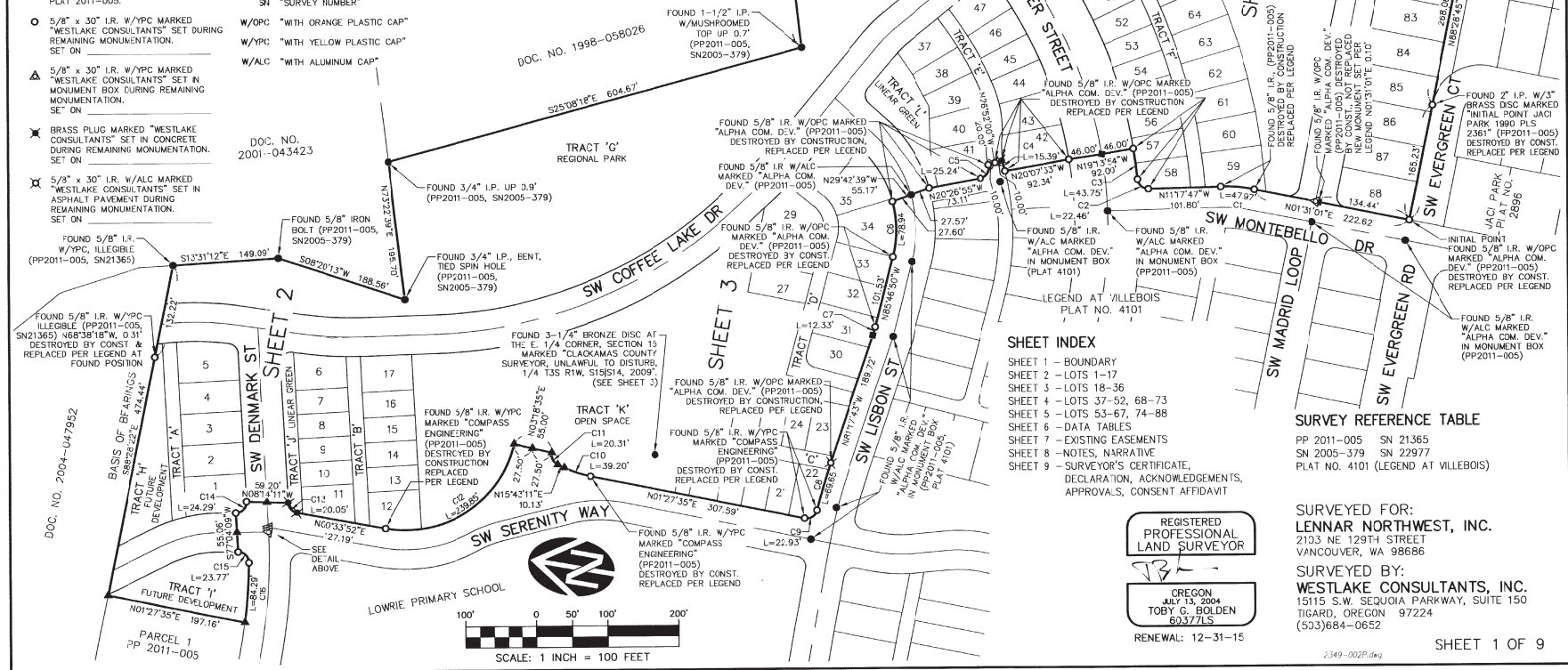
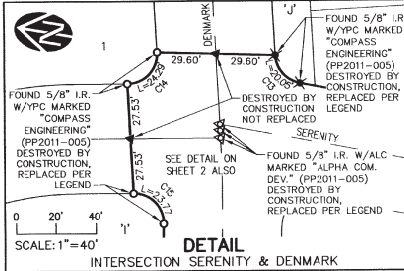
BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 2011-005
 IN THE NW 1/4 AND SW 1/4 OF SECTION 14, AND
 THE NE 1/4 AND SE 1/4 OF SECTION 15, T. 3 S., R. 1 W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
 DATE: MARCH 17, 2014

PLAT BOOK 144 PAGE 003
 RECORDED AS DOCUMENT NO. 4381
 P18T

CURVE DATA TABLE						
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.	RADIAL BRNG.
C1	47.97'	214.50'	12'48'48"	N04°53'23"W	47.87'	TANGENT
C2	22.46'	15.00'	85°46'21"	S31°35'23"E	20.42'	TANGENT
C3	43.75'	676.00'	3'42'28"	N72°37'20"E	43.74'	TANGENT
C4	15.39'	350.00'	2'31'07"	N64°23'32"E	15.38'	S24°20'54"E
C5	25.24'	15.00'	96°25'05"	N68°39'29"W	22.37'	S26°52'01"E
C6	78.94'	157.50'	28°43'00"	S79°51'40"W	78.12'	S24°29'50"E
C7	12.33'	157.50'	4°29'07"	N83°32'17"W	12.33'	TANGENT
C8	69.65'	827.50'	4°49'20"	N83°42'23"W	69.62'	TANGENT
C9	22.93'	15.00'	87°34'37"	N42°19'45"W	20.76'	TANGENT
C10	39.20'	157.50'	14°15'36"	N08°35'23"E	39.10'	TANGENT
C11	20.31'	15.00'	77°35'24"	N54°30'53"E	18.80'	TANGENT
C12	239.85'	157.50'	8°71'51"	N43°03'47"W	217.34'	S03°18'34"W
C13	20.05'	15.00'	76°35'26"	N38°51'35"E	18.59'	TANGENT
C14	24.29'	15.00'	92°46'47"	N56°27'19"W	21.72'	S12°50'42"E
C15	23.77'	15.00'	90°47'41"	S35°19'53"W	21.36'	N79°56'03"E
C16	84.29'	720.50'	6°42'11"	S84°04'50"W	84.24'	TANGENT

LEGEND

- FOUND MONUMENT AS NOTED, ALSO FOUND OR SET PER PARTITION PLAT 2011-005.
 - ▲ FOUND 5/8" I.R. W/YPC MARKED "COMPASS ENGINEERING" SET BY PARTITION PLAT 2011-005.
 - FOUND 5/8" I.R. W/OPC MARKED "ALPHA COM. DEV." PER PARTITION PLAT 2011-005.
 - 5/8" x 30" I.R. W/YPC MARKED "WESTLAKE CONSULTANTS" SET DURING REMAINING MONUMENTATION. SET ON _____
 - △ 5/8" x 30" I.R. W/YPC MARKED "WESTLAKE CONSULTANTS" SET IN MONUMENT BOX DURING REMAINING MONUMENTATION. SET ON _____
 - ✱ BRASS PLUG MARKED "WESTLAKE CONSULTANTS" SET IN CONCRETE DURING REMAINING MONUMENTATION. SET ON _____
 - ⊗ 5/8" x 30" I.R. W/ALC MARKED "WESTLAKE CONSULTANTS" SET IN ASPHALT PAVEMENT DURING REMAINING MONUMENTATION. SET ON _____
- | | |
|--------|---------------------------|
| CX | CURVE DATA TAG |
| CONST. | "CONSTRUCTION" |
| I.R. | "IRON ROD" |
| I.P. | "IRON PIPE" |
| PP | "PARTITION PLAT" |
| SN | "SURVEY NUMBER" |
| W/OPC | "WITH ORANGE PLASTIC CAP" |
| W/YPC | "WITH YELLOW PLASTIC CAP" |
| W/ALC | "WITH ALUMINUM CAP" |



SHEET INDEX

- SHEET 1 - BOUNDARY
- SHEET 2 - LOTS 1-17
- SHEET 3 - LOTS 18-36
- SHEET 4 - LOTS 37-52, 68-73
- SHEET 5 - LOTS 53-67, 74-88
- SHEET 6 - DATA TABLES
- SHEET 7 - EXISTING EASEMENTS
- SHEET 8 - NOTES, NARRATIVE
- SHEET 9 - SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENTS, APPROVALS, CONSENT AFFIDAVIT

SURVEY REFERENCE TABLE

PP 2011-005 SN 21365
 SN 2005-379 SN 22977
 PLAT NO. 4101 (LEGEND AT VILLEBOIS)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS
 RENEWAL: 12-31-15

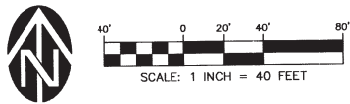
SURVEYED FOR:
LENNAR NORTHWEST, INC.
 2133 NE 129TH STREET
 VANCOUVER, WA 98686

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
 15115 S.W. SEQUOIA PARKWAY, SUITE 150
 TIGARD, OREGON 97224
 (503)684-0652

RETFERD MEADOWS

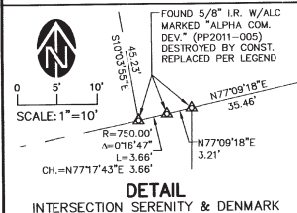
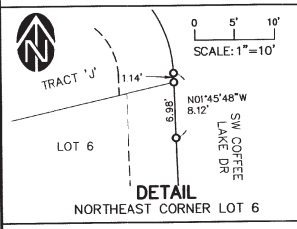
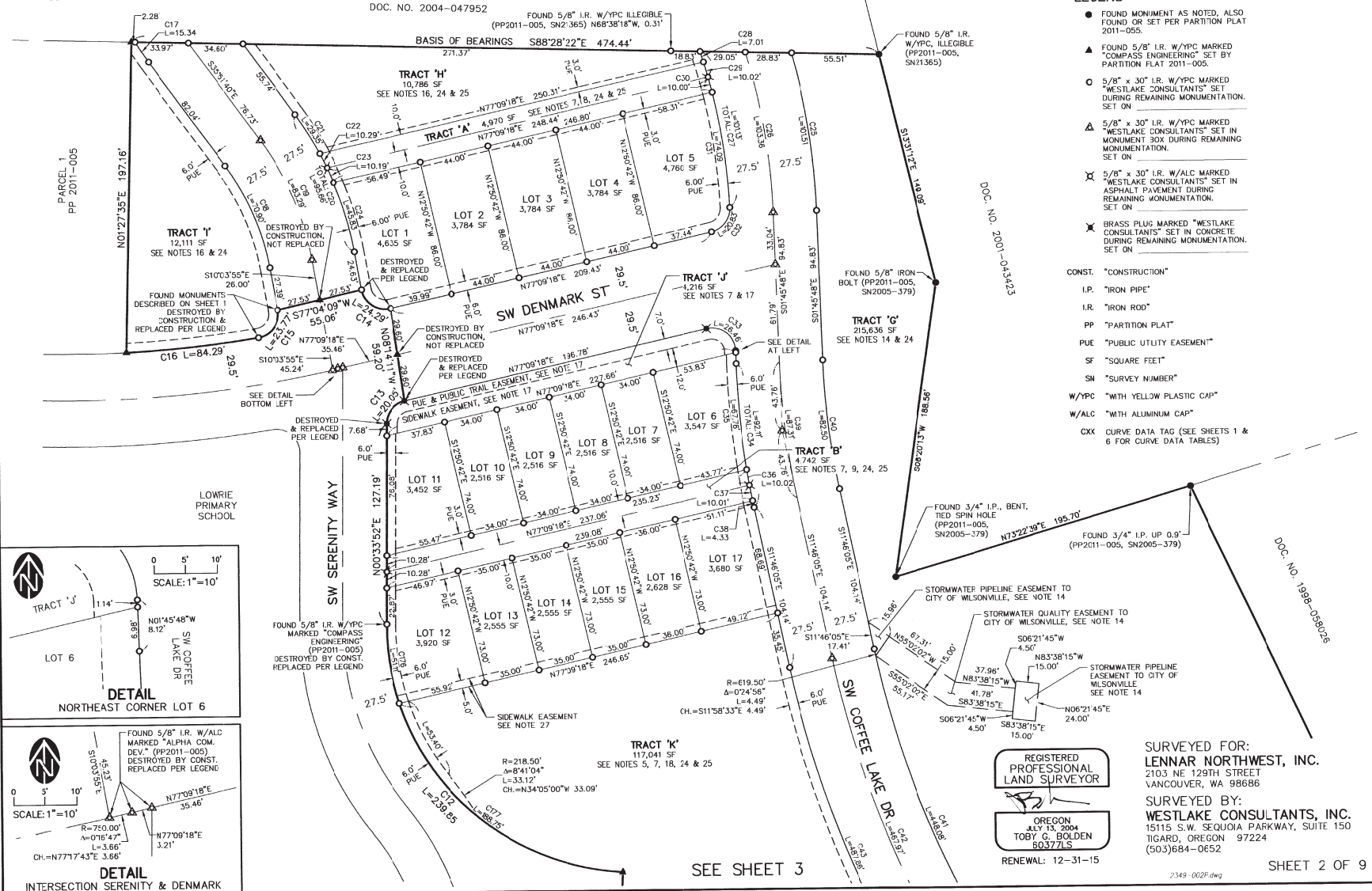
BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 2011-005
 IN THE NW 1/4 AND SW 1/4 OF SECTION 14, AND
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 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
 DATE: MARCH 17, 2014

PLAT BOOK 144 PAGE 003
 RECORDED AS DOCUMENT NO. 1381
 P1A7



LEGEND

- FOUND MONUMENT AS NOTED, ALSO FOUND OR SET PER PARTITION PLAT 2011-005.
- ▲ FOUND 5/8" I.R. W/YPC MARKED "COMPASS ENGINEERING" SET BY PARTITION PLAT 2011-005.
- 5/8" x 30" I.R. W/YPC MARKED "WESTLAKE CONSULTANTS" SET DURING REMAINING MONUMENTATION. SET ON
- △ 5/8" x 30" I.R. W/YPC MARKED "WESTLAKE CONSULTANTS" SET IN MONUMENT BOX DURING REMAINING MONUMENTATION. SET ON
- ✕ 5/8" x 30" I.R. W/ALC MARKED "WESTLAKE CONSULTANTS" SET IN ASPHALT PAVEMENT DURING REMAINING MONUMENTATION. SET ON
- ✕ BRASS PLUG MARKED "WESTLAKE CONSULTANTS" SET IN CONCRETE DURING REMAINING MONUMENTATION. SET ON
- CONST. "CONSTRUCTION"
- I.P. "IRON PIPE"
- I.R. "IRON ROD"
- PP "PARTITION PLAT"
- PUE "PUBLIC UTILITY EASEMENT"
- SF "SQUARE FEET"
- SN "SURVEY NUMBER"
- W/YPC "WITH YELLOW PLASTIC CAP"
- W/ALC "WITH ALUMINUM CAP"
- CXX CURVE DATA TAG (SEE SHEETS 1 & 6 FOR CURVE DATA TABLES)



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 TOBY G. GOLDEN
 80377LS

RENEWAL: 12-31-15

SURVEYED FOR:
LENNAR NORTHWEST, INC.
 2103 NE 129TH STREET
 VANCOUVER, WA 98686

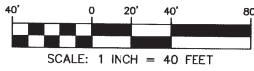
SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
 15115 S.W. SEQUOIA PARKWAY, SUITE 150
 TIGARD, OREGON 97224
 (503)684-0652

SEE SHEET 3

2349-002P.dwg

SHEET 2 OF 9

Public Record



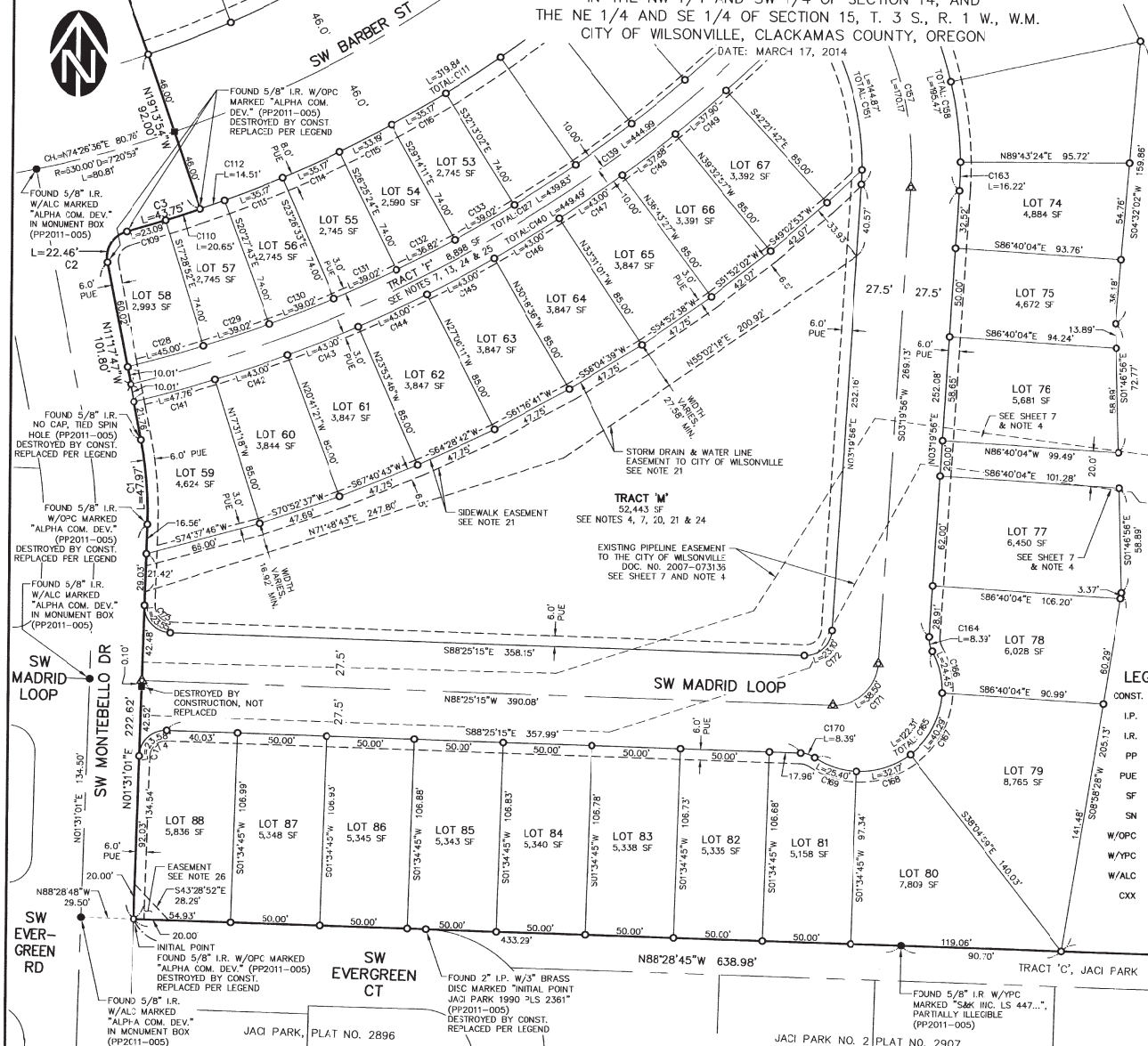
SEE SHEET 4

RETFERFORD MEADOWS

BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 2011-005
 IN THE NW 1/4 AND SW 1/4 OF SECTION 14, AND
 THE NE 1/4 AND SE 1/4 OF SECTION 15, T. 3 S., R. 1 W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: MARCH 17, 2014

PLAT BOOK 144 PAGE 003
 RECORDED AS DOCUMENT NO. 4381
 PIAT



- LEGEND**
- FOUND MONUMENT AS NOTED, ALSO FOUND OR SET PER PARTITION PLAT 2011-005.
 - ▲ FOUND 5/8" I.R. W/YPC MARKED "COMPASS ENGINEERING" SET BY PARTITION PLAT 2011-005.
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 - ⊗ 5/8" x 30" I.R. W/ALC MARKED "WESTLAKE CONSULTANTS" SET IN ASPHALT PAVEMENT DURING REMAINING MONUMENTATION. SET ON

EXISTING PIPELINE EASEMENT TO THE CITY OF WILSONVILLE DOC. NO. 2007-073136 SEE SHEET 7 AND NOTE 4

LEGEND (CONT.)

- CONST. "CONSTRUCTION"
- I.P. "IRON ROD"
- I.R. "PARTITION PLAT"
- PP "PUBLIC UTILITY EASEMENT"
- PUE "SQUARE FEET"
- SF "SURVEY NUMBER"
- SN "WITH ORANGE PLASTIC CAP"
- W/OPC "WITH YELLOW PLASTIC CAP"
- W/YPC "WITH ALUMINUM CAP"
- W/ALC CURVE DATA TAG (SEE SHEETS 1 & 6 FOR CURVE DATA TABLES)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 13, 2004
 TOBY C. GOLDEN
 60377LS
 RENEWAL: 12-31-15

SURVEYED FOR:
LENNAR NORTHWEST, INC.
 2103 NE 129TH STREET
 VANCOUVER, WA 98686

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
 15115 S.W. SEQUOIA PARKWAY, SUITE 150
 TIGARD, OREGON 97224
 (503)684-0652

Public Record

DOC. NO. 96-17347

DOC. NO. 92-11012

2349-002P.dwg

RETFERD MEADOWS

BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 2011-005
IN THE NW 1/4 AND SW 1/4 OF SECTION 14, AND
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CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
DATE: MARCH 17, 2014

PLAT BOOK 144 PAGE 003
RECORDED AS DOCUMENT NO. 4381
P1AT

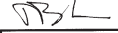
CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C17	15.34'	227.50'	3°51'50"	S33°55'45"E	15.34'
C18	70.90'	157.50'	25°47'37"	S22°57'51"E	70.31'
C19	83.29'	185.00'	25°47'44"	S22°57'48"E	82.59'
C20	95.66'	212.50'	25°47'37"	N22°57'51"W	94.86'
C21	29.35'	212.50'	7°54'50"	N31°54'15"W	29.33'
C22	10.29'	212.50'	2°46'32"	N26°33'34"W	10.29'
C23	10.19'	212.50'	2°44'48"	N23°47'54"W	10.19'
C24	45.83'	212.50'	12°21'27"	N16°14'46"W	45.74'
C25	101.51'	427.50'	13°36'17"	S08°33'56"E	101.27'
C26	103.36'	400.00'	14°48'18"	S09°09'57"E	103.07'
C27	101.13'	372.50'	15°33'16"	S10°10'44"E	100.82'
C28	7.01'	372.50'	1°04'41"	S17°25'01"E	7.01'
C29	10.02'	372.50'	1°32'26"	S16°06'27"E	10.02'
C30	10.00'	372.50'	1°32'20"	N14°34'04"W	10.00'
C31	74.09'	372.50'	11°23'48"	N08°06'00"W	73.97'
C32	20.83'	15.00'	79°33'24"	N37°22'36"E	19.19'
C33	26.46'	15.00'	101°04'54"	N52°18'15"W	23.16'
C34	92.11'	527.50'	10°00'16"	S06°45'56"E	91.99'
C35	67.76'	527.50'	7°21'35"	N05°26'36"W	57.71'
C36	10.02'	527.50'	1°05'16"	S09°40'01"E	10.02'
C37	10.01'	527.50'	1°05'13"	S10°45'16"E	10.01'
C38	4.33'	527.50'	0°28'12"	N11°31'59"W	4.33'
C39	87.31'	500.00'	10°00'16"	S06°45'56"E	87.20'
C40	82.50'	472.50'	10°00'16"	S06°45'56"E	82.40'
C41	443.08'	619.50'	41°26'31"	S32°29'20"E	438.38'
C42	467.97'	647.00'	41°26'31"	S32°29'20"E	457.84'
C43	487.86'	674.50'	41°26'31"	S32°29'20"E	477.30'
C44	54.98'	35.00'	90°00'00"	N43°32'25"W	49.50'
C45	39.27'	25.00'	90°00'00"	N43°32'25"W	35.36'
C46	23.56'	15.00'	90°00'00"	S43°31'57"E	21.21'
C47	9.81'	827.50'	0°40'46"	N81°38'06"W	9.81'
C48	39.27'	25.00'	90°00'00"	S50°02'35"W	35.36'
C49	23.56'	15.00'	90°00'00"	S50°02'35"W	21.21'
C50	45.70'	40.00'	65°27'41"	S62°18'45"W	43.26'
C51	57.13'	50.00'	65°27'41"	S62°18'45"W	54.07'
C52	68.55'	60.00'	65°27'41"	S62°18'45"W	54.88'
C53	33.08'	60.00'	31°35'20"	N79°14'55"E	32.66'
C54	35.47'	80.00'	33°52'21"	N46°31'05"E	34.96'
C55	72.03'	572.50'	7°12'31"	S56°48'50"W	71.98'
C56	75.49'	600.00'	7°12'31"	S56°48'50"W	75.44'
C57	78.95'	627.50'	7°12'31"	S56°48'50"E	78.89'
C58	28.42'	627.50'	2°35'42"	S54°30'26"E	28.42'
C59	10.03'	627.50'	0°54'56"	S56°15'45"E	10.03'
C60	10.02'	627.50'	0°54'52"	S57°10'39"E	10.02'
C61	30.49'	627.50'	2°47'01"	S59°01'35"E	30.48'
C62	24.50'	15.00'	93°35'45"	S13°37'14"E	21.87'
C63	88.86'	157.50'	32°19'31"	N49°20'24"E	87.68'
C64	85.12'	157.50'	30°57'52"	S48°39'35"W	84.09'
C65	3.74'	157.50'	1°21'39"	S64°49'20"W	3.74'
C66	101.87'	185.00'	31°32'55"	N48°57'06"E	100.58'

CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C67	114.88'	212.50'	30°58'25"	S48°39'51"W	113.48'
C68	22.62'	15.00'	86°24'15"	S76°22'46"W	20.54'
C69	27.39'	212.50'	7°23'10"	N36°43'31"W	27.38'
C70	40.97'	212.50'	11°02'45"	S34°53'43"E	40.90'
C71	35.67'	185.00'	11°02'52"	S34°53'40"E	35.62'
C72	30.37'	157.50'	11°02'52"	N34°53'40"W	30.32'
C73	7.94'	157.50'	2°53'15"	N38°58'28"W	7.94'
C74	22.43'	157.50'	8°09'37"	N32°7'02"W	22.41'
C75	28.25'	62.93'	25°43'21"	N75°59'40"E	28.02'
C76	23.76'	52.93'	25°43'21"	N75°59'40"E	23.56'
C77	46.67'	142.74'	18°43'54"	N75°01'04"E	46.46'
C78	77.58'	140.00'	31°45'00"	N72°58'50"E	76.59'
C79	8.43'	140.00'	37°26'55"	N87°07'53"E	8.43'
C80	50.70'	140.00'	20°44'50"	N75°02'00"E	50.42'
C81	18.46'	140.00'	7°33'15"	N60°52'58"E	18.45'
C82	83.12'	150.00'	31°45'00"	N72°58'50"E	82.06'
C83	76.17'	160.00'	27°16'41"	N70°44'40"E	75.46'
C84	3.84'	169.69'	11°7'47"	S83°41'46"W	3.84'
C85	44.13'	160.00'	15°48'11"	N75°06'27"E	43.99'
C86	28.21'	160.00'	10°06'02"	N62°09'21"E	28.17'
C87	119.23'	489.50'	13°57'19"	N50°07'40"E	118.93'
C88	28.77'	489.50'	3°22'04"	N55°25'18"E	28.77'
C89	40.84'	489.50'	4°46'50"	N51°20'51"E	40.83'
C90	49.61'	489.50'	5°48'26"	N46°03'13"E	49.59'
C91	122.10'	499.50'	14°00'21"	N50°06'09"E	121.80'
C92	124.98'	509.50'	14°03'16"	N50°04'42"E	124.66'
C93	6.79'	509.50'	0°45'51"	S56°43'24"E	6.79'
C94	35.00'	509.50'	3°56'09"	N54°22'24"E	34.99'
C95	37.00'	509.50'	4°09'39"	N50°19'30"E	36.99'
C96	45.18'	509.50'	5°11'37"	N45°38'52"E	46.17'
C97	269.68'	584.00'	26°27'29"	N57°32'21"E	267.29'
C98	50.03'	584.00'	4°54'32"	N68°18'50"E	50.02'
C99	52.36'	584.00'	5°08'15"	S63°17'27"W	52.35'
C100	44.65'	584.00'	4°22'51"	S58°31'55"W	44.64'
C101	40.12'	584.00'	3°56'09"	S54°22'24"W	40.11'
C102	42.41'	584.00'	4°09'39"	N50°19'30"E	42.40'
C103	40.10'	584.00'	3°56'04"	N46°16'39"E	40.09'
C104	24.53'	15.00'	93°40'51"	S02°31'48"E	21.88'
C105	23.56'	15.00'	89°59'53"	N85°37'43"E	21.21'
C106	239.14'	648.50'	21°07'44"	N51°11'38"E	237.79'
C107	219.02'	610.00'	20°34'19"	N50°54'56"E	217.84'
C108	331.39'	630.00'	30°08'20"	N55°41'56"E	327.59'
C109	23.09'	676.00'	1°57'26"	N73°29'51"E	23.09'
C110	20.65'	676.00'	1°45'02"	N71°38'37"E	20.65'
C111	319.84'	676.00'	27°06'31"	S57°12'51"W	316.86'
C112	14.51'	676.00'	11°3'49"	N70°09'12"E	14.51'
C113	35.17'	676.00'	2°58'51"	N68°02'52"E	35.16'
C114	35.17'	676.00'	2°58'51"	N65°04'01"E	35.16'
C115	33.19'	676.00'	2°48'47"	N62°10'12"E	33.19'
C116	35.17'	676.00'	2°58'51"	N59°16'23"E	35.16'

CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C117	37.15'	676.00'	3°08'55"	S56°12'30"W	37.14'
C118	35.17'	676.00'	2°58'51"	S53°08'37"W	35.16'
C119	35.17'	676.00'	2°58'51"	N50°09'46"E	35.16'
C120	35.17'	676.00'	2°58'51"	N47°10'56"E	35.16'
C121	23.97'	676.00'	2°01'55"	N44°40'33"E	23.97'
C122	22.77'	15.00'	86°58'11"	N87°08'41"E	20.64'
C123	23.56'	15.00'	90°00'00"	N04°22'14"W	21.21'
C124	15.28'	15.00'	62°10'55"	N09°32'19"E	15.49'
C125	7.28'	15.00'	27°49'05"	N35°27'41"W	7.21'
C126	198.88'	571.50'	19°56'20"	N50°35'56"E	197.88'
C127	439.83'	750.00'	33°36'03"	N59°09'24"E	433.56'
C128	45.00'	750.00'	3°26'17"	S74°14'06"W	45.00'
C129	39.02'	750.00'	2°58'51"	S71°01'43"W	39.01'
C130	39.02'	750.00'	2°58'51"	S68°02'52"W	39.01'
C131	39.02'	750.00'	2°58'51"	S65°04'01"W	39.01'
C132	36.82'	750.00'	2°48'47"	S62°10'12"W	36.82'
C133	39.02'	750.00'	2°58'51"	S59°16'23"W	39.01'
C134	41.21'	750.00'	3°08'55"	N56°12'30"E	41.21'
C135	39.02'	750.00'	2°58'51"	N53°08'38"E	39.01'
C136	39.02'	750.00'	2°58'51"	S50°09'47"W	39.01'
C137	39.02'	750.00'	2°58'51"	S47°10'56"W	39.01'
C138	43.66'	750.00'	3°20'08"	S44°01'36"W	43.66'
C139	444.99'	760.00'	33°32'50"	N59°13'11"E	438.66'
C140	449.49'	770.00'	33°26'47"	N59°18'19"E	443.13'
C141	47.76'	770.00'	3°33'13"	N74°15'06"E	47.75'
C142	43.00'	770.00'	3°11'59"	N70°52'31"E	42.99'
C143	43.00'	770.00'	3°11'59"	N67°40'32"E	42.99'
C144	43.00'	770.00'	3°11'59"	N64°28'33"E	42.99'
C145	43.00'	770.00'	3°11'59"	N61°16'34"E	42.99'
C146	43.00'	770.00'	3°11'59"	N58°04'36"E	42.99'
C147	43.00'	770.00'	3°11'59"	N54°52'37"E	42.99'
C148	37.88'	770.00'	2°49'07"	N51°52'04"E	37.88'
C149	37.90'	770.00'	2°49'13"	N49°02'54"E	37.90'
C150	67.95'	770.00'	5°03'22"	N45°06'37"E	67.93'
C151	144.87'	157.50'	52°42'10"	N23°01'09"W	139.82'
C152	18.38'	157.50'	6°41'05"	S46°01'41"E	18.36'
C153	10.07'	157.50'	3°39'50"	N40°51'14"W	10.07'
C154	10.17'	157.50'	3°41'54"	N37°10'23"W	10.16'
C155	88.09'	157.50'	35°41'03"	N17°28'55"W	96.51'
C156	8.17'	157.50'	2°58'20"	N01°50'46"E	8.17'
C157	170.17'	185.00'	52°42'10"	S23°01'09"E	164.23'
C158	195.47'	212.50'	52°42'10"	N23°01'09"W	188.65'
C159	42.56'	212.50'	11°28'34"	N43°37'57"W	42.49'
C160	45.44'	212.50'	12°15'08"	N31°46'06"W	45.36'
C161	45.56'	212.50'	12°17'01"	N19°30'01"W	45.47'
C162	45.68'	212.50'	12°19'03"	N07°11'59"W	45.60'
C163	16.22'	212.50'	4°22'24"	N01°08'44"E	16.22'
C164	8.39'	15.00'	32°02'50"	N12°41'29"W	8.28'
C165	122.31'	46.00'	152°20'36"	N47°27'24"E	89.33'
C166	24.45'	46.00'	30°27'08"	N13°29'20"W	24.16'

CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C167	40.29'	46.00'	50°10'48"	N26°49'37"E	39.01'
C168	32.17'	46.00'	40°04'16"	N71°57'09"E	31.52'
C169	25.40'	46.00'	31°38'25"	S72°11'30"E	25.08'
C170	8.39'	15.00'	32°02'50"	S72°24'00"E	8.28'
C171	38.50'	25.00'	88°14'49"	S47°27'21"W	34.81'
C172	23.10'	15.00'	88°14'49"	N47°27'20"E	20.89'
C173	23.55'	15.00'	89°56'16"	S43°27'07"E	21.20'
C174	23.58'	15.00'	90°03'44"	N46°32'53"E	21.22'
C175	59.83'	827.50'	4°08'34"	N84°02'46"W	59.82'
C176	51.11'	157.50'	18°35'30"	N08°43'54"W	50.88'
C177	188.75'	157.50'	68°39'47"	N52°21'32"W	177.65'

Public Record

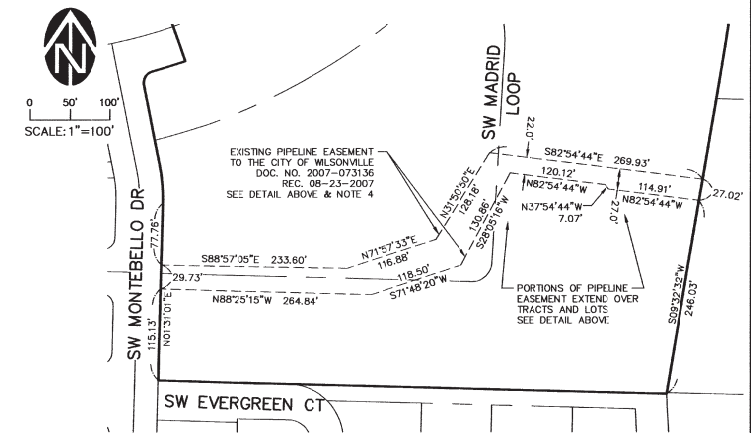
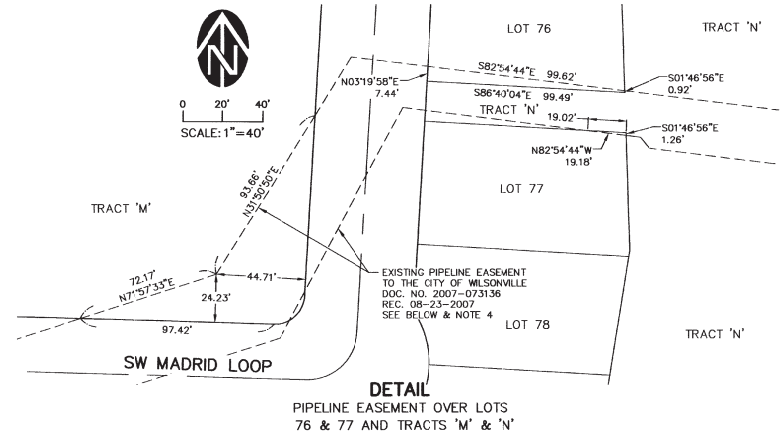
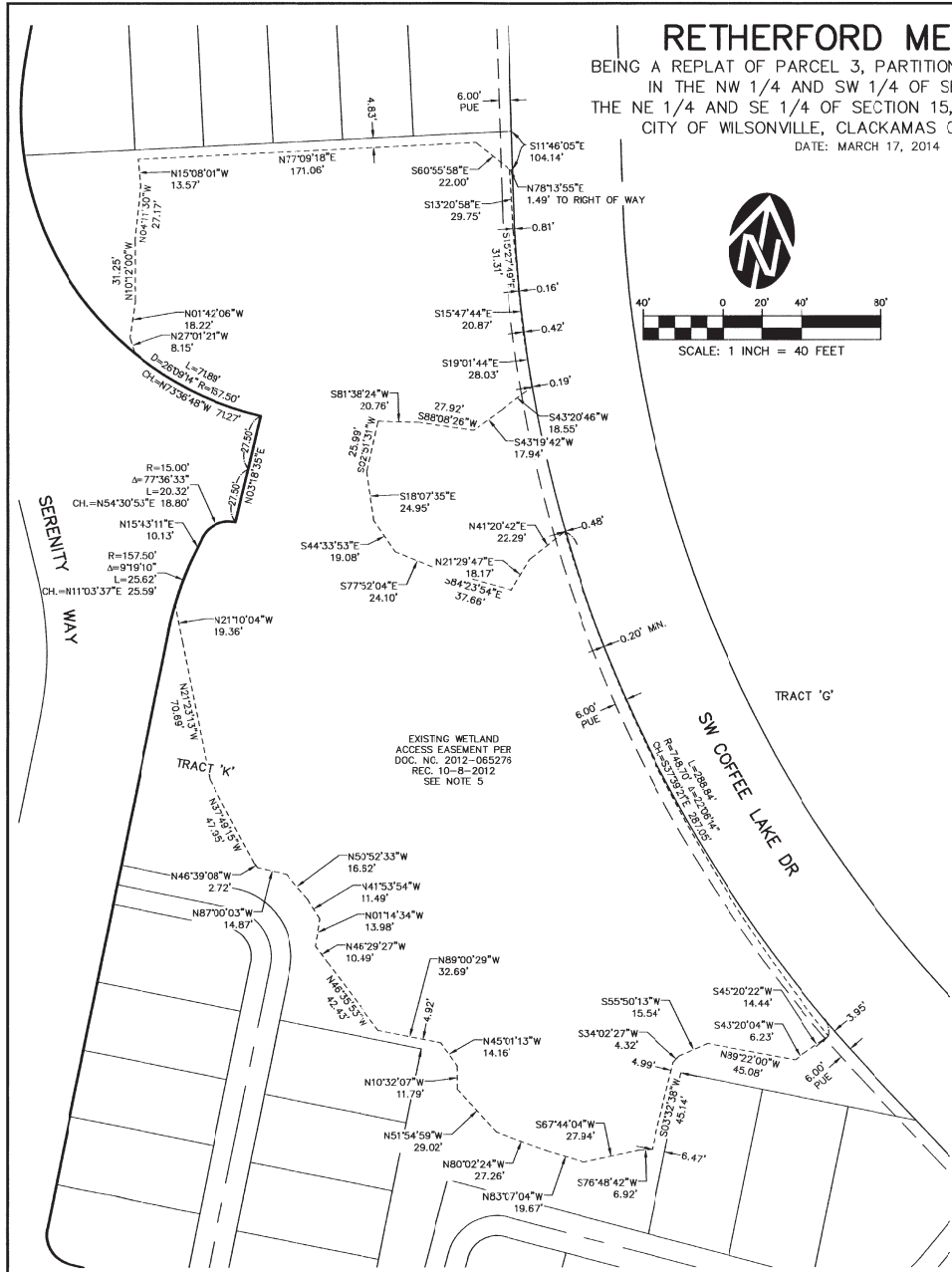
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS
RENEWAL: 12-31-15


SURVEYED FOR:
LENNAR NORTHWEST, INC.
2103 NE 129TH STREET
VANCOUVER, WA 98686
SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15

RETFERD MEADOWS

BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 2011-005
 IN THE NW 1/4 AND SW 1/4 OF SECTION 14, AND
 THE NE 1/4 AND SE 1/4 OF SECTION 15, T. 3 S., R. 1 W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
 DATE: MARCH 17, 2014

PLAT BOOK 144 PAGE 003
 RECORDED AS DOCUMENT NO. 4281



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS
 RENEWAL: 12-31-15

SURVEYED FOR:
LENNAR NORTHWEST, INC.
 2103 NE 129TH STREET
 VANCOUVER, WA 98686
 SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
 1515 S.W. SEQUOIA PARKWAY, SUITE 150
 TIGARD, OREGON 97224
 (503)684-0652

2349-002P.dwg

SHEET 7 OF 9

Public Record

RETFERFORD MEADOWS

BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 2011-005
IN THE NW 1/4 AND SW 1/4 OF SECTION 14, AND
THE NE 1/4 AND SE 1/4 OF SECTION 15, T. 3 S., R. 1 W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
DATE: MARCH 17, 2014

PLAT BOOK 144 PAGE 003
RECORDED AS DOCUMENT NO. 4381

NOTES

- BOUNDARY DETERMINATION AND BASIS OF BEARINGS BASED ON PARTITION PLAT 2011-005, CLACKAMAS COUNTY SURVEY RECORDS.
- THIS REPLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY OF WILSONVILLE IN DEVELOPMENT REVIEW BOARD DECISIONS FOR THE FOLLOWING CASE FILE NUMBERS:
A. DB11-C047: SAP-EAST PDP-2E, PRELIMINARY DEVELOPMENT PLAN (RETFERFORD MEADOWS)
B. DB11-C048: SAP-EAST REFINEMENTS
C. DB11-C049: ZONE MAP AMENDMENT
D. DB11-C050: TENTATIVE SUBDIVISION PLAT
E. DB11-C051: TYPE C TREE PLAN
F. DB11-C052: FINAL DEVELOPMENT PLAN
G. ART1-C064: SAP-EAST PHASE MODIFICATION
- PUBLIC SANITARY SEWER AND PUBLIC STORM SEWER EASEMENTS OF VARYING WIDTHS GRANTED OVER PARCEL 3 OF PARTITION PLAT NO. 2011-005, CLACKAMAS COUNTY PLAT RECORDS, ARE HEREBY ELIMINATED BY THIS REPLAT.
- A PIPELINE EASEMENT OF VARYING WIDTH GRANTED IN DOCUMENT NO. 2007-073136, CLACKAMAS COUNTY RECORDS, FOR THE BENEFIT OF THE CITY OF WILSONVILLE, EXISTS WITHIN PORTIONS OF LOTS 76 & 77, PORTIONS OF TRACTS 'M' & 'N', AND A PORTION OF THE RIGHT OF WAY OF SW MADRID LOOP TO BE DEDICATED IN THIS REPLAT, AS SHOWN ON SHEET 7.
- THIS SUBDIVISION IS SUBJECT TO THE "DECLARATION OF COVENANTS AND RESTRICTIONS AND ACCESS EASEMENT" RECORDED IN DOCUMENT NO. 2012-065276, CLACKAMAS COUNTY RECORDS, FOR THE BENEFIT OF THE OREGON DEPARTMENT OF STATE LANDS, THE WETLAND ACCESS EASEMENT OF WHICH IS LOCATED ENTIRELY WITHIN TRACT 'K', AS SHOWN ON SHEET 7.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2014-013241, CLACKAMAS COUNTY RECORDS. THE FOLLOWING EASEMENTS ARE REFERENCED WITHIN SAID DOCUMENT: SECTION 3.4.2 "EASEMENTS FOR COMMON AREA"; SECTION 3.4.3 "EASEMENTS RESERVED BY DECLARANT"; SECTION 3.4.4 "ADDITIONAL EASEMENTS"; SECTION 3.4.5 "ASSOCIATION'S EASEMENTS"; SECTION 3.4.6 "EASEMENT TO GOVERNMENTAL ENTITIES".
- TRACTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M' AND 'N' ARE TO BE OWNED AND MAINTAINED BY THE RETFERFORD MEADOWS HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS NOTED ABOVE IN NOTE 6, AND HAVE BEEN CONVEYED BY DEED DOCUMENT NO. 2014-013241, CLACKAMAS COUNTY RECORDS. SAID TRACTS ARE COMMON AREAS AND SUBJECT TO AN INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF ALL GOVERNMENTAL ENTITIES, AGENCIES, UTILITIES AND THEIR AGENTS, AND THE OWNERS OF EACH LOT IN THIS SUBDIVISION AS SPECIFIED IN SAID COVENANTS, CONDITIONS AND RESTRICTIONS.
- TRACT 'A' IS SUBJECT TO AN EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF WILSONVILLE OVER ITS ENTIRETY. TRACT 'A' IS ALSO SUBJECT TO A PUBLIC INGRESS AND EGRESS EASEMENT OVER ITS ENTIRETY. VEHICULAR ACCESS TO LOTS 1-3 IS HEREBY EXCLUSIVELY TO AND FROM TRACT 'A' AND SHALL NOT BE FROM SW SERENITY WAY, SW DENMARK STREET OR SW COFFEE LAKE DRIVE.
- TRACT 'B' IS SUBJECT TO A SANITARY SEWER, STORM DRAIN SEWER, WATER PIPELINE, AND EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF WILSONVILLE OVER ITS ENTIRETY. TRACT 'B' IS ALSO SUBJECT TO A PUBLIC INGRESS AND EGRESS EASEMENT OVER ITS ENTIRETY. VEHICULAR ACCESS TO LOTS 6-17 IS HEREBY EXCLUSIVELY TO AND FROM TRACT 'B' AND NOT FROM SW SERENITY WAY OR SW COFFEE LAKE DRIVE.
- TRACT 'C' IS SUBJECT TO A SANITARY SEWER, STORM DRAIN SEWER, AND EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF WILSONVILLE OVER ITS ENTIRETY. TRACT 'C' IS ALSO SUBJECT TO A PUBLIC INGRESS AND EGRESS EASEMENT OVER ITS ENTIRETY. VEHICULAR ACCESS TO LOTS 18-26 IS HEREBY EXCLUSIVELY TO AND FROM TRACT 'C' AND NOT FROM SW SERENITY WAY OR SW LISBON STREET.
- TRACT 'D' IS SUBJECT TO A SANITARY SEWER, STORM DRAIN SEWER, WATER PIPELINE, AND EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF WILSONVILLE OVER ITS ENTIRETY. TRACT 'D' IS ALSO SUBJECT TO A PUBLIC INGRESS AND EGRESS EASEMENT OVER ITS ENTIRETY. VEHICULAR ACCESS TO LOTS 27-36 IS HEREBY EXCLUSIVELY TO AND FROM TRACT 'D' AND NOT FROM SW COFFEE LAKE DRIVE OR SW LISBON STREET.
- TRACT 'E' IS SUBJECT TO A SANITARY SEWER, STORM DRAIN SEWER, WATER PIPELINE, AND EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF WILSONVILLE OVER ITS ENTIRETY. TRACT 'E' IS ALSO SUBJECT TO A PUBLIC INGRESS AND EGRESS EASEMENT OVER ITS ENTIRETY. VEHICULAR ACCESS TO LOTS 37-47 IS HEREBY EXCLUSIVELY TO AND FROM TRACT 'E' AND NOT FROM SW COFFEE LAKE DRIVE, OR SW BARBER STREET.
- TRACT 'F' IS SUBJECT TO A SANITARY SEWER, STORM DRAIN SEWER, AND EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF WILSONVILLE OVER ITS ENTIRETY. TRACT 'F' IS ALSO SUBJECT TO A PUBLIC INGRESS AND EGRESS EASEMENT OVER ITS ENTIRETY. VEHICULAR ACCESS TO LOTS 48-68 IS HEREBY EXCLUSIVELY TO AND FROM TRACT 'F' AND NOT FROM SW MADRID LOOP, SW BARBER STREET, OR SW MONTEBELLO DRIVE.
- TRACT 'G' SHALL BE OWNED BY THE DECLARANT. TRACT 'G' IS SUBJECT TO STORMWATER PIPELINE EASEMENTS OF VARYING WIDTHS AS SHOWN ON SHEETS 2, 3 AND 4. TRACT 'G' IS ALSO SUBJECT TO STORMWATER QUALITY EASEMENTS OF VARYING WIDTHS AS SHOWN ON SHEETS 3, 4 AND 5. TRACT 'G' WILL BE CONVEYED AT A FUTURE DATE TO THE CITY OF WILSONVILLE PURSUANT TO A DEVELOPMENT AGREEMENT BETWEEN LENNAR NORTHWEST, INC. AND THE CITY OF WILSONVILLE.
- THIS SUBDIVISION IS SUBJECT TO AN OWNERSHIP AND MAINTENANCE AGREEMENT, AS RECORDED IN DOCUMENT NO. 2014-013243, CLACKAMAS COUNTY RECORDS.
- TRACTS 'H' AND 'I' ARE TO BE OWNED BY THE DECLARANT AND ARE TO BE MAINTAINED BY THE RETFERFORD MEADOWS HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS NOTED ABOVE IN NOTE 6.
- THE NORTHERLY PORTION OF TRACT 'J' IS SUBJECT TO A 7.00 FOOT WIDE PUBLIC UTILITY EASEMENT, PUBLIC TRAIL EASEMENT, AND AN ACCESS AND MAINTENANCE EASEMENT TO THE CITY OF WILSONVILLE OVER ITS ENTIRETY AS SHOWN ON SHEET 2. THE SOUTHERLY PORTION OF TRACT 'J' IS ALSO SUBJECT TO A SIDEWALK EASEMENT FOR THE BENEFIT OF LOTS 6-11, AND THEIR GUESTS, AS SHOWN ON SHEET 2.
- A PORTION OF TRACT 'K' IS SUBJECT TO SIDEWALK EASEMENTS OF VARYING WIDTH FOR THE BENEFIT OF LOTS 23-29, AND THEIR GUESTS, ABUTTING LOTS 23-26 AND LOTS 27-25, AS SHOWN ON SHEET 3.
- TRACT 'L' IS SUBJECT TO A SIDEWALK EASEMENT FOR THE BENEFIT OF LOTS 37-41, AND THEIR GUESTS, OVER ITS ENTIRETY.
- TRACTS 'M' AND 'N' ARE SUBJECT TO PUBLIC PARK, PEDESTRIAN AND BICYCLE ACCESS EASEMENTS OVER THEIR ENTIRETIES. TRACTS 'M' AND 'N' ARE SUBJECT TO THE OWNERSHIP AND MAINTENANCE AGREEMENT AS STATED IN NOTE 15 OF THIS PLAT.
- TRACT 'M' IS SUBJECT TO A 6.50 FOOT WIDE PUBLIC SIDEWALK EASEMENT, ABUTTING LOTS 59-68, AS SHOWN ON SHEET 5. TRACT 'M' IS ALSO SUBJECT TO A STORM DRAIN AND WATER LINE EASEMENT OF VARYING WIDTH TO THE CITY OF WILSONVILLE, AS SHOWN ON SHEET 5.
- THIS NOTE INTENTIONALLY OMITTED.
- LOTS AND TRACTS ADJACENT TO SW BARBER STREET ARE SUBJECT TO AN 8.00 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
- LOTS AND TRACTS ADJACENT TO SW SERENITY WAY, SW MADRID LOOP, SW LISBON STREET, THE WEST SIDE OF SW COFFEE LAKE DRIVE AND THE NORTH SIDE OF SW DENMARK STREET ARE SUBJECT TO A 6.00 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
- LOTS AND TRACTS ADJACENT TO ALLEYWAY TRACTS 'A', 'B', 'C', 'D', 'E', AND 'F', AND THE WEST SIDE OF LOT 41 AND TRACT 'L' ARE SUBJECT TO A 3.00 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
- A PORTION OF LOT 88 IS SUBJECT TO AN ENTRY MONUMENT EASEMENT FOR THE BENEFIT OF THE RETFERFORD MEADOWS HOMEOWNERS ASSOCIATION, AS SHOWN ON SHEET 5.
- A PORTION OF LOTS 12-17 IS SUBJECT TO A 5.00 FOOT WIDE NON-EXCLUSIVE SIDEWALK EASEMENT FOR THE BENEFIT OF SAID LOTS AND THEIR INVITEES (WHOSE USE SHALL NOT BE UNREASONABLY INTERFERED WITH BY THE OWNERS OF SAID LOTS), AS SHOWN ON SHEET 2.
- A PORTION OF LOT 69 IS SUBJECT TO A PUBLIC SIDEWALK EASEMENT OF VARYING WIDTH AS SHOWN ON SHEET 4.
- A PORTION OF TRACT 'G' IS SUBJECT TO AN ENTRY MONUMENT EASEMENT FOR THE BENEFIT OF THE RETFERFORD MEADOWS HOMEOWNERS ASSOCIATION, AS SHOWN ON SHEET 4.
- TRACT 'G' AND TRACT 'N' ARE SUBJECT TO AN 8.00 FOOT WIDE SLOPE EASEMENT ABUTTING SW BARBER STREET TO THE CITY OF WILSONVILLE, AS SHOWN ON SHEET 4.


NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT PARCEL OF LAND DESCRIBED AS PARCEL 3 OF CLACKAMAS COUNTY PARTITION PLAT 2011-005.

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SUBJECT PARCEL BETWEEN FOUND MONUMENTS SHOWN AND NOTED HEREON AND HELD PER CLACKAMAS COUNTY PARTITION PLAT NO. 2011-005.

THE BOUNDARY WAS HELD AS SHOWN ON PARTITION PLAT 2011-005. MONUMENTATION WAS RECOVERED AND FOUND TO BE AS DESCRIBED AND MEASUREMENTS TAKEN WERE IN AGREEMENT WITH SAID PARTITION PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWAL: 12-31-15

SURVEYED FOR:
LENNAR NORTHWEST, INC.
2103 NE 129TH STREET
VANCOUVER, WA 98686

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503)684-0652

2349-002P.dwg

SHEET 8 OF 9

RETFERFORD MEADOWS

BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 2011-005
IN THE NW 1/4 AND SW 1/4 OF SECTION 14, AND
THE NE 1/4 AND SE 1/4 OF SECTION 15, T. 3 S., R. 1 W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: MARCH 17, 2014

PLAT BOOK 144 PAGE 003
RECORDED AS DOCUMENT NO. 4381
PLAT

APPROVALS

APPROVED THIS 16th DAY OF April, 2014

BY: [Signature]
CITY OF WILSONVILLE
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS 21st DAY OF MARCH, 2014

BY: [Signature]
CITY OF WILSONVILLE
PLANNING DIRECTOR

APPROVED THIS 21ST DAY OF APRIL, 2014

[Signature]
CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS COUNTY BOARD OF COMMISSIONERS
DELEGATE PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2014.

APPROVED THIS 17 DAY OF April, 2014

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: [Signature]
DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THIS

21st DAY OF April, 2014, AT

2:40 O'CLOCK, P.M.

AS PLAT NO. 4381

DOCUMENT NO. 2014-018240

SHERY HALL, CLACKAMAS COUNTY CLERK

BY: [Signature]
DEPUTY

SURVEYOR'S CERTIFICATE

I, TOBY G BOLDEN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "RETFERFORD MEADOWS", BEING A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2011-005, LOCATED IN THE NORTHWEST AND SOUTHWEST ONE-QUARTER OF SECTION 14, AND THE NORTHEAST AND SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, THE BOUNDARIES OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.", MONUMENTING A POINT AT THE MOST SOUTHERLY SOUTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2011-005, CLACKAMAS COUNTY PLAT RECORDS;

THENCE NORTH 01°31'01" EAST A DISTANCE OF 223.62 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV."; THENCE ALONG A 214.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°48'48", (CHORD BEARS NORTH 04°53'23" WEST, 47.87 FEET), AN ARC DISTANCE OF 47.97 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE NORTH 111°74'17" WEST, 101.90 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV."; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°46'21", (CHORD BEARS NORTH 31°35'23" EAST, 20.42 FEET), AN ARC DISTANCE OF 22.46 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE ALONG A 676.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°42'28", (CHORD BEARS NORTH 72°37'20" EAST, 43.74 FEET), AN ARC DISTANCE OF 43.75 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE NORTH 191°35'34" WEST A DISTANCE OF 92.00 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV."; THENCE NORTH 207°07'33" WEST A DISTANCE OF 92.34 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE ALONG A NON-TANGENT 350.00 FOOT RADIUS CURVE TO THE LEFT WITH RADIAL LINE BEARING SOUTH 24°20'54" EAST, THROUGH A CENTRAL ANGLE OF 02°31'07", (CHORD BEARS NORTH 64°23'32" EAST, 15.38 FEET), AN ARC DISTANCE OF 15.39 TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE NORTH 205°20'00" WEST A DISTANCE OF 26.00 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV."; THENCE ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT WITH RADIAL LINE BEARING SOUTH 26°52'01" EAST, THROUGH A CENTRAL ANGLE OF 96°25'05", (CHORD BEARS NORTH 68°39'29" WEST, 22.37 FEET), AN ARC DISTANCE OF 25.24 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE NORTH 202°26'55" WEST A DISTANCE OF 73.11 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV."; THENCE NORTH 29°42'39" WEST A DISTANCE OF 55.17 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE ALONG A NON-TANGENT 157.50 FOOT RADIUS CURVE TO THE RIGHT, WITH RADIAL LINE BEARING SOUTH 24°29'50" EAST, THROUGH A CENTRAL ANGLE OF 28°43'00", (CHORD BEARS SOUTH 79°51'40" WEST, 78.12 FEET), AN ARC DISTANCE OF 78.94 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE ALONG A 157.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°29'07", (CHORD BEARS NORTH 83°32'17" WEST, 12.33 FEET), AN ARC DISTANCE OF 12.33 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV.";

THENCE NORTH 81°17'43" WEST A DISTANCE OF 189.72 FEET TO A 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV."; THENCE ALONG A 827.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°19'20", (CHORD BEARS NORTH 83°42'23" WEST, 69.62 FEET), AN ARC DISTANCE OF 69.65 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°34'37", (CHORD BEARS NORTH 42°19'45" WEST, 20.76 FEET), AN ARC DISTANCE OF 22.93 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°34'37", (CHORD BEARS NORTH 42°19'45" WEST, 20.76 FEET), AN ARC DISTANCE OF 22.93 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°34'37", (CHORD BEARS NORTH 42°19'45" WEST, 20.76 FEET), AN ARC DISTANCE OF 22.93 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

"COMPASS ENGINEERING"; THENCE NORTH 012°7'35" EAST A DISTANCE OF 307.59 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING"; THENCE ALONG A 157.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 141°53'36", (CHORD BEARS NORTH 08°35'23" EAST, 39.10 FEET), AN ARC DISTANCE OF 39.20 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE NORTH 154°31" EAST A DISTANCE OF 10.13 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING"; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 77°35'24", (CHORD BEARS NORTH 54°30'53" EAST, 18.80 FEET), AN ARC DISTANCE OF 20.31 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE NORTH 031°8'35" EAST A DISTANCE OF 55.30 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING"; THENCE ALONG A 157.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH RADIAL LINE BEARING SOUTH 00°18'34" WEST, THROUGH A CENTRAL ANGLE OF 87°15'11", (CHORD BEARS NORTH 43°33'44" WEST, 21.36 FEET), AN ARC DISTANCE OF 23.95 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°15'11", (CHORD BEARS NORTH 43°33'44" WEST, 21.36 FEET), AN ARC DISTANCE OF 23.95 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°15'11", (CHORD BEARS NORTH 43°33'44" WEST, 21.36 FEET), AN ARC DISTANCE OF 23.95 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°15'11", (CHORD BEARS NORTH 43°33'44" WEST, 21.36 FEET), AN ARC DISTANCE OF 23.95 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°15'11", (CHORD BEARS NORTH 43°33'44" WEST, 21.36 FEET), AN ARC DISTANCE OF 23.95 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT WITH RADIAL LINE BEARING SOUTH 12°50'42" EAST, THROUGH A CENTRAL ANGLE OF 92°46'47", (CHORD BEARS NORTH 56°27'16" WEST, 21.72 FEET), AN ARC DISTANCE OF 24.29 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT WITH RADIAL LINE BEARING NORTH 79°56'03" EAST, THROUGH A CENTRAL ANGLE OF 90°47'41", (CHORD BEARS SOUTH 35°19'54" WEST, 21.36 FEET), AN ARC DISTANCE OF 23.77 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT WITH RADIAL LINE BEARING SOUTH 26°52'01" EAST, THROUGH A CENTRAL ANGLE OF 06°42'11", (CHORD BEARS SOUTH 84°04'50" WEST, 84.24 FEET), AN ARC DISTANCE OF 84.29 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING";

THENCE NORTH 012°7'35" EAST A DISTANCE OF 197.16 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING"; THENCE SOUTH 88°28'22" EAST A DISTANCE OF 474.44 FEET TO A 5/8 INCH IRON ROD WITH AN ILLEGIBLE YELLOW PLASTIC CAP;

THENCE SOUTH 133°1'12" EAST A DISTANCE OF 149.09 FEET TO A 5/8 INCH IRON BOLT; THENCE SOUTH 08°20'13" WEST A DISTANCE OF 188.56 FEET TO THE SPIN HOLE OF A BENT 3/4 INCH IRON PIPE;

THENCE NORTH 73°22'39" EAST A DISTANCE OF 195.70 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 25°08'18" EAST A DISTANCE OF 604.67 FEET TO A 1 1/2 INCH IRON PIPE WITH MUSHROOMED TOP;

THENCE NORTH 73°27'26" EAST A DISTANCE OF 464.36 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING NORTH 73°27'26" EAST A DISTANCE OF 16.92 FEET;

THENCE SOUTH 19°28'38" EAST A DISTANCE OF 516.37; THENCE SOUTH 08°57'38" WEST A DISTANCE OF 155.03 FEET; THENCE SOUTH 09°32'32" WEST A DISTANCE OF 405.45; THENCE NORTH 88°28'45" WEST A DISTANCE OF 638.98 FEET; TO THE INITIAL POINT.

CONTAINING 1,161,928 SQUARE FEET, OR 26.67 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I HEREBY CERTIFY THAT THE REMAINING CORNER MONUMENTATION WITHIN THIS SUBDIVISION SHALL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE RECORDING OF THE PLAT, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR NORTHWEST, INC. A DELAWARE CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED INTO LOTS AND TRACTS AS SHOWN HEREON, AND DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE PUBLIC FOR PUBLIC USE, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP, WITH RESTRICTIONS AS NOTED.

LENNAR NORTHWEST, INC., A DELAWARE CORPORATION

[Signature]
RYAN M. SELBY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 11th 2014, BY RYAN M. SELBY AS VICE PRESIDENT OF LENNAR NORTHWEST, INC., A DELAWARE CORPORATION.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY NAME (PRINTED)

COMMISSION NO. 463282

MY COMMISSION EXPIRES: November 02, 2015

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND HAS BEEN RECORDED IN DOCUMENT NO. _____ CLACKAMAS COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 15 2004
TOSY G. BOLDEN
60377LS

RENEWAL: 12-31-15

SURVEYED FOR:
LENNAR NORTHWEST, INC.
2133 NE 129TH STREET
VANCOUVER, WA 98686

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
1515 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503)684-0652

SHEET 9 OF 9

2349-002P.dwg

Public Record

TONQUIN MEADOWS

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: JULY 11, 2014

PLAT
RECORDED AS DOCUMENT NO. 4397
BOOK 144 PAGE 019

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTIES DESCRIBED IN DOCUMENT NUMBER 2014-03032, EXCEPTING THEREFROM THOSE TRACTS DIVIDED BY DEED, WITHOUT BENEFIT OF PARTITION OR SUBDIVISION PLAT, TO THE URBAN REVENUE AGENCY OF THE CITY OF WILSONVILLE BY DOCUMENT NOS. 2006-073989, 2006-073990, AND 2006-073991, AND TO THE CITY OF WILSONVILLE BY DOCUMENT NO. 2011-01023, CLACKAMAS COUNTY DEED RECORDS, TRACTS "NN" AND "OO" OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACTS "DD" AND "EE" OF "LEGEND AT VILLEBOIS", AND PARCEL 1 OF PARTITION PLAT NO. 2011-005, CLACKAMAS COUNTY DEED RECORDS.

THE NORTHERLY BOUNDARY WAS ESTABLISHED HOLDING FOUND MONUMENTS AS SHOWN, AND RECORD BEARING AND DISTANCES PER SURVEY NO. 2013-156.

THE EASTERLY BOUNDARY WAS ESTABLISHED HOLDING FOUND MONUMENTS AS SHOWN, AND RECORD BEARING AND DISTANCES PER PARTITION PLAT NO. 2011-005 AND SURVEY NO. 2013-156.

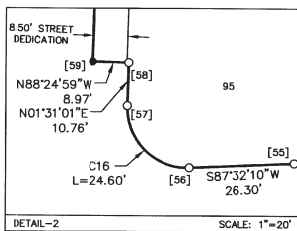
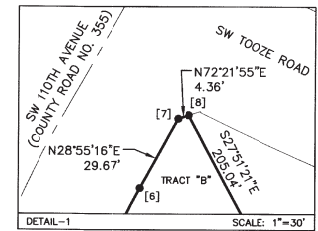
THE SOUTHERLY BOUNDARY WAS ESTABLISHED HOLDING FOUND MONUMENTS AS SHOWN, AND RECORD BEARING AND DISTANCES PER PARTITION PLAT NO. 2011-005, PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", AND SURVEY NO. 2013-156.

THE BASIS OF BEARINGS IS BETWEEN A 3-1/4" BRONZE DISK FOUND AT THE NORTHEAST CORNER OF D/LC 50 AND A 3-1/4" BRONZE DISK FOUND AT THE SOUTHEAST CORNER OF D/LC 50, BEING NORTH 01°35'31" EAST, PER SURVEY NO. 2013-156, CLACKAMAS COUNTY SURVEY RECORDS.

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	266.50'	101.34'	21°47'11"	100.73'	N18°01'41"E
C2	726.50'	52.28'	4°09'27"	52.27'	S89°30'40"W
C3	15.00'	22.10'	84°25'57"	20.16'	N46°11'38"W
C4	65.00'	6.17'	5°26'14"	6.17'	S01°15'33"E
C5	67.00'	105.40'	90°07'49"	94.86'	S46°31'29"W
C6	65.00'	30.61'	26°59'09"	30.33'	N74°55'02"W
C7	15.00'	16.46'	62°53'03"	15.65'	S29°58'56"E
C8	170.50'	131.67'	44°14'44"	128.42'	S23°34'57"W
C9	15.00'	23.55'	89°57'44"	21.21'	N89°18'49"W
C10	155.00'	123.88'	45°47'33"	120.61'	S21°26'11"E
C11	15.00'	21.88'	83°33'27"	19.99'	S43°14'19"W
C12	1477.50'	191.15'	72°44'45"	191.01'	S81°18'40"W
C13	15.00'	27.34'	104°26'18"	23.71'	N50°10'34"W
C14	212.50'	82.92'	22°21'28"	82.40'	N09°08'09"W
C15	460.50'	176.19'	21°55'19"	175.12'	S76°34'30"W
C16	15.00'	24.60'	93°58'51"	21.94'	N45°28'24"W
C17	5000.00'	35.55'	4°04'24"	35.54'	N43°44'19"W
C18	305.00'	147.29'	27°40'11"	145.87'	S15°22'29"W
C19	900.00'	90.06'	5°44'00"	90.02'	S57°55'30"E
C20	900.00'	438.38'	27°54'28"	434.06'	S74°44'45"E



SCALE
1 INCH = 200 FEET



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- TRACT "H"
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- PLAT NOTES
DECLARATION
ACKNOWLEDGEMENT
CONSENT AFFIDAVIT
REMAINING CORNER MONUMENTATION
CITY OF WILSONVILLE APPROVALS
CLACKAMAS COUNTY APPROVALS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

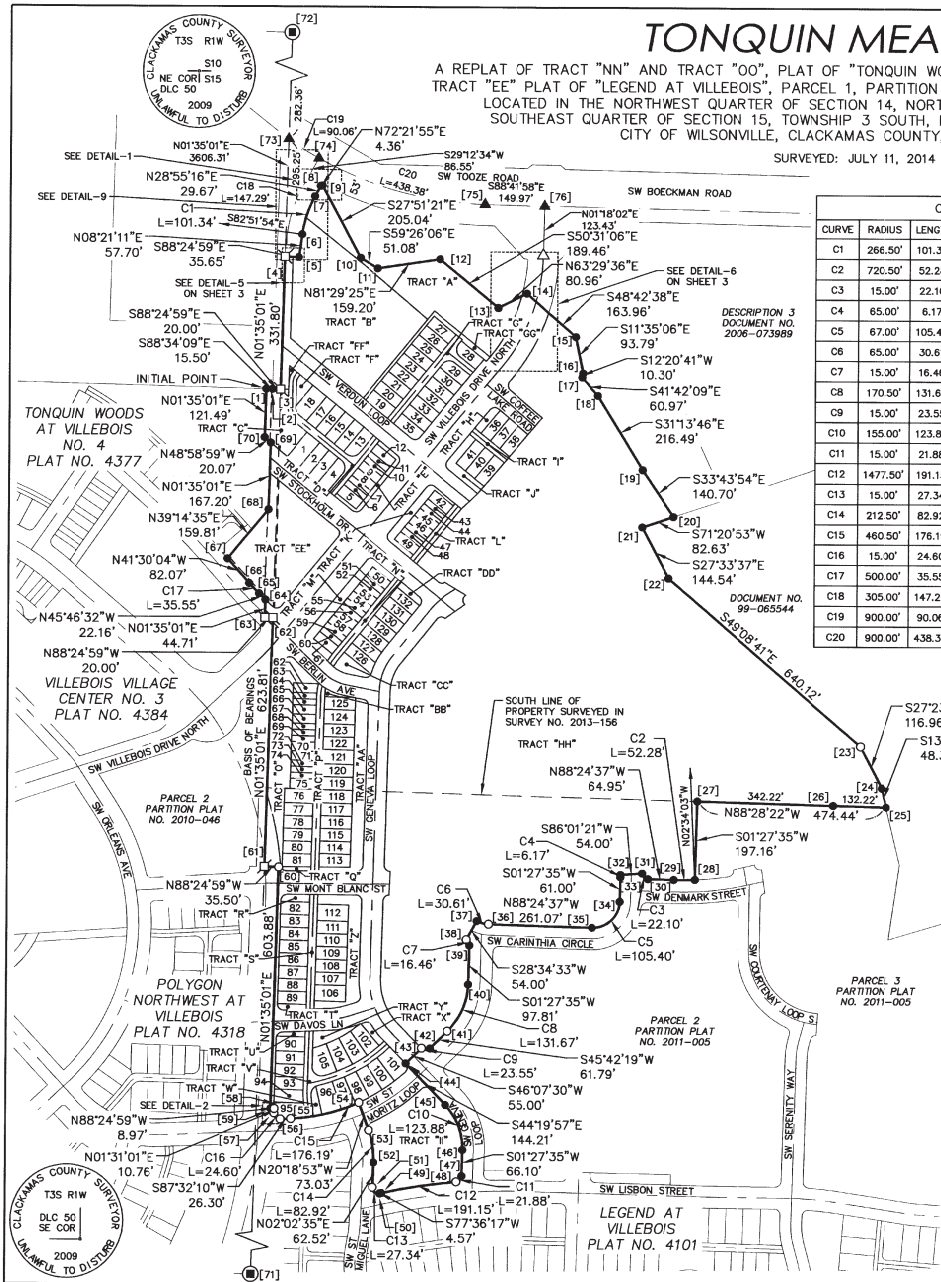
Travis C. Jensen

OREGON
JULY 9, 2002
TRAVIS C. JENSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 395-025
SHEET 1 OF 15



Public Record

TONQUIN MEADOWS

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

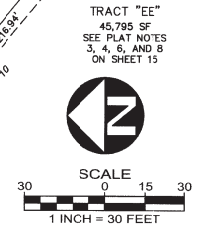
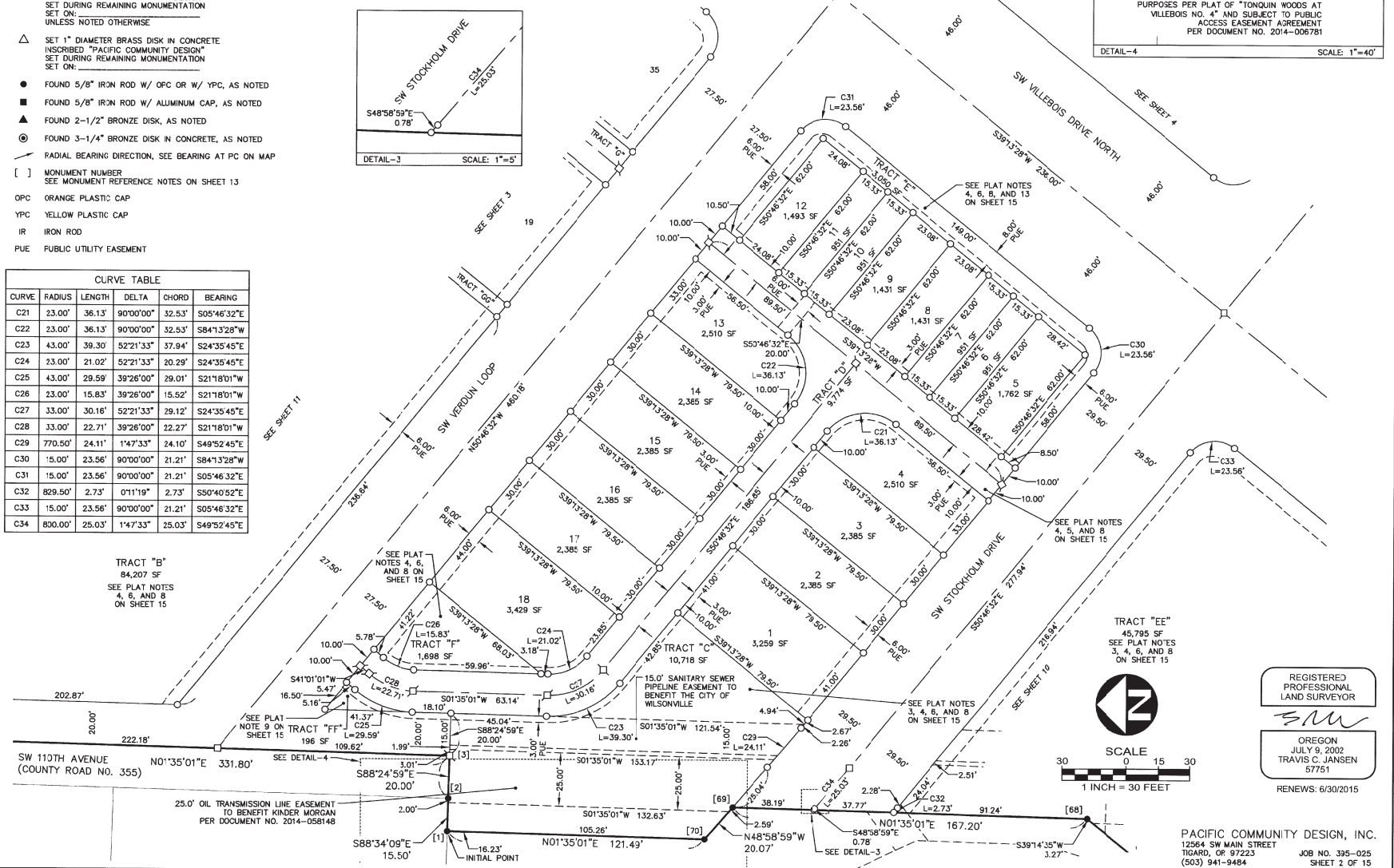
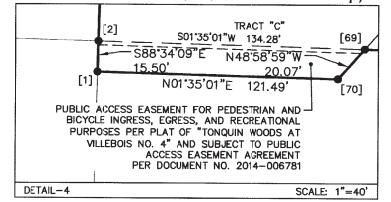
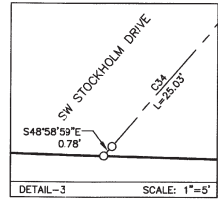
SURVEYED: JULY 11, 2014

PLAT
RECORDED AS DOCUMENT NO. 4399
BOOK 144 PAGE 019

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- ⊠ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/ OPG OR W/ YPC, AS NOTED
- FOUND 5/8" IRON ROD W/ ALUMINUM CAP, AS NOTED
- ▲ FOUND 2-1/2" BRONZE DISK, AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK IN CONCRETE, AS NOTED
- ➔ RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
- [] MONUMENT NUMBER SEE MONUMENT REFERENCE NOTES ON SHEET 13
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C21	23.00'	36.13'	90°00'00"	S05°46'32"E
C22	23.00'	36.13'	90°00'00"	S84°13'28"W
C23	43.00'	39.30'	52°21'33"	S24°35'45"E
C24	23.00'	21.02'	52°21'33"	S24°35'45"E
C25	43.00'	29.59'	39°26'00"	S21°18'01"W
C26	23.00'	15.83'	39°26'00"	S21°18'01"W
C27	33.00'	30.16'	52°21'33"	S24°35'45"E
C28	33.00'	22.71'	39°26'00"	S21°18'01"W
C29	770.50'	24.11'	1°47'33"	S49°52'45"E
C30	15.00'	23.56'	90°00'00"	S84°13'28"W
C31	15.00'	23.56'	90°00'00"	S05°46'32"E
C32	829.50'	2.73'	0°11'19"	S50°40'52"E
C33	15.00'	23.56'	90°00'00"	S05°46'32"E
C34	800.00'	25.03'	1°47'33"	S49°52'45"E



REGISTERED
PROFESSIONAL
LAND SURVEYOR
TCM
OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751
RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
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JOB NO. 395-025
SHEET 2 OF 15

Public Record

TONQUIN MEADOWS

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

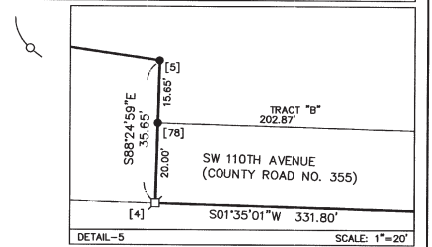
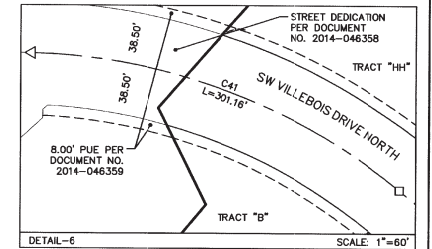
SURVEYED: JULY 11, 2014

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C35	23.00'	36.13'	90°00'00"	32.53'	S05°46'32"E
C36	23.00'	36.13'	89°59'59"	32.53'	S84°13'28"W
C37	15.00'	23.56'	90°00'00"	21.21'	S84°13'28"W
C38	416.50'	171.75'	23°37'38"	170.54'	S27°24'40"W
C39	493.50'	181.61'	21°05'07"	180.59'	S28°40'55"W
C40	15.00'	23.29'	88°57'33"	21.02'	S05°15'18"E
C41	455.00'	301.16'	37°55'27"	295.70'	S20°15'45"W

PLAT
RECORDED AS DOCUMENT NO. 4397
BOOK 144 PAGE 019

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- ◻ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/ OPC OR W/ YPC, AS NOTED
- FOUND 5/8" IRON ROD W/ ALUMINUM CAP, AS NOTED
- ▲ FOUND 2-1/2" BRONZE DISK, AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK IN CONCRETE, AS NOTED
- ⊙ RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
- [] MONUMENT NUMBER SEE MONUMENT REFERENCE NOTES ON SHEET 13
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT



SCALE
0 15 30
1 INCH = 30 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

REVISIONS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 395-025
SHEET 3 OF 15

Public Record

TONQUIN MEADOWS

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

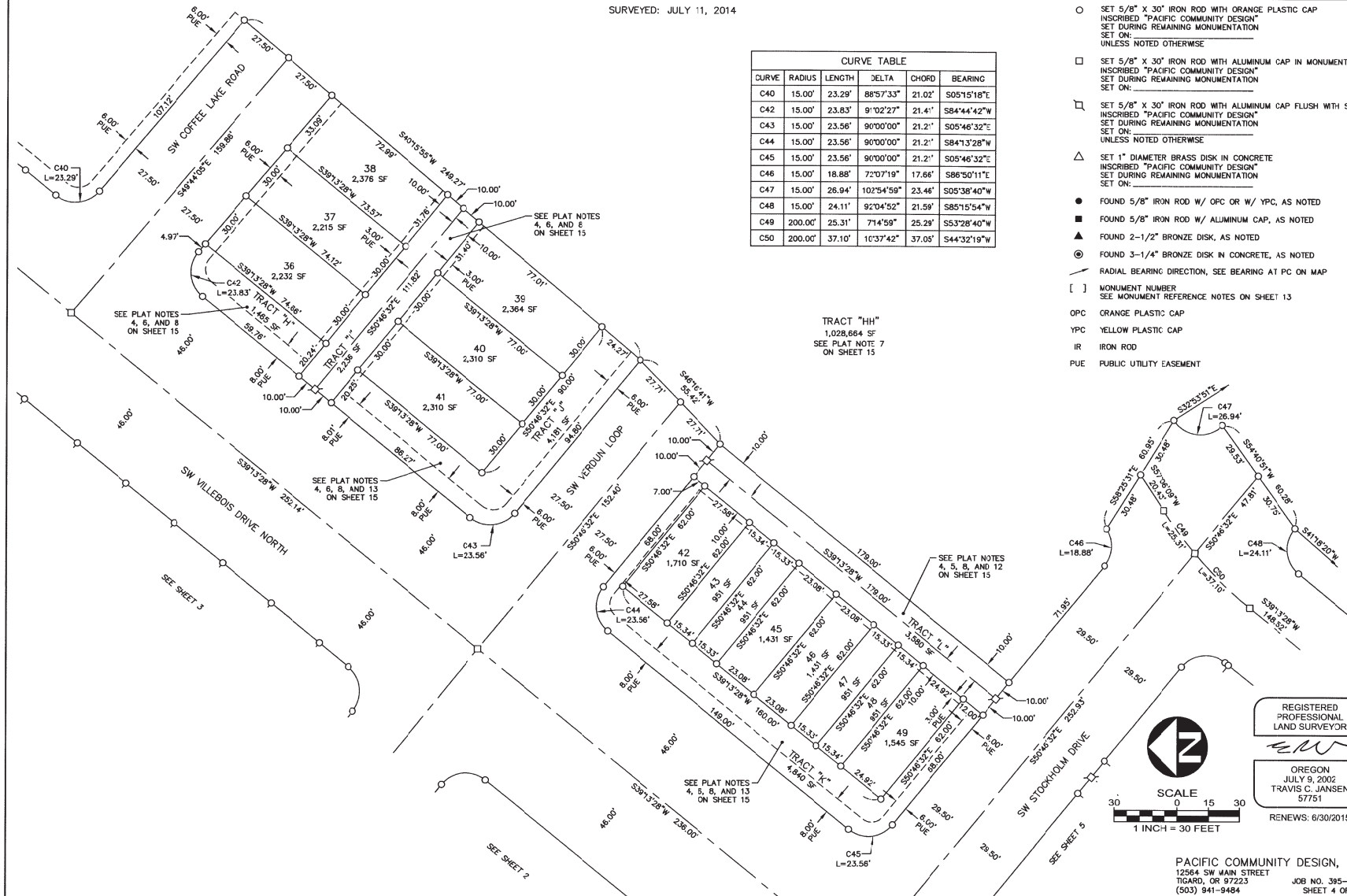
SURVEYED: JULY 11, 2014

PLAT
RECORDED AS DOCUMENT NO. 4397
BOOK 144 PAGE 09

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____ UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- ⊓ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____ UNLESS NOTED OTHERWISE
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- FOUND 5/8" IRON ROD W/ OPC OR W/ YPC, AS NOTED
- FOUND 5/8" IRON ROD W/ ALUMINUM CAP, AS NOTED
- ▲ FOUND 2-1/2" BRONZE DISK, AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK IN CONCRETE, AS NOTED
- ↗ RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
- [] MONUMENT NUMBER SEE MONUMENT REFERENCE NOTES ON SHEET 13
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C40	15.00'	23.29'	88°57'33"	21.02'	S05°15'18"E
C42	15.00'	23.83'	9°02'27"	21.41'	S84°44'42"W
C43	15.00'	23.56'	90°00'00"	21.21'	S05°46'32"E
C44	15.00'	23.56'	90°00'00"	21.21'	S84°13'28"W
C45	15.00'	23.56'	90°00'00"	21.21'	S05°46'32"E
C46	15.00'	18.88'	72°07'19"	17.66'	S86°50'11"E
C47	15.00'	26.94'	102°54'59"	23.46'	S05°38'40"W
C48	15.00'	24.11'	92°04'52"	21.59'	S85°15'54"W
C49	200.00'	25.31'	71°45'59"	25.29'	S53°28'40"W
C50	200.00'	37.10'	103°37'42"	37.05'	S44°32'19"W



SCALE
1 INCH = 30 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 395-025
SHEET 4 OF 15

Public Record

TONQUIN MEADOWS

PLAT
RECORDED AS DOCUMENT NO. 4397
BOOK 144 PAGE 019

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

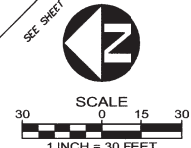
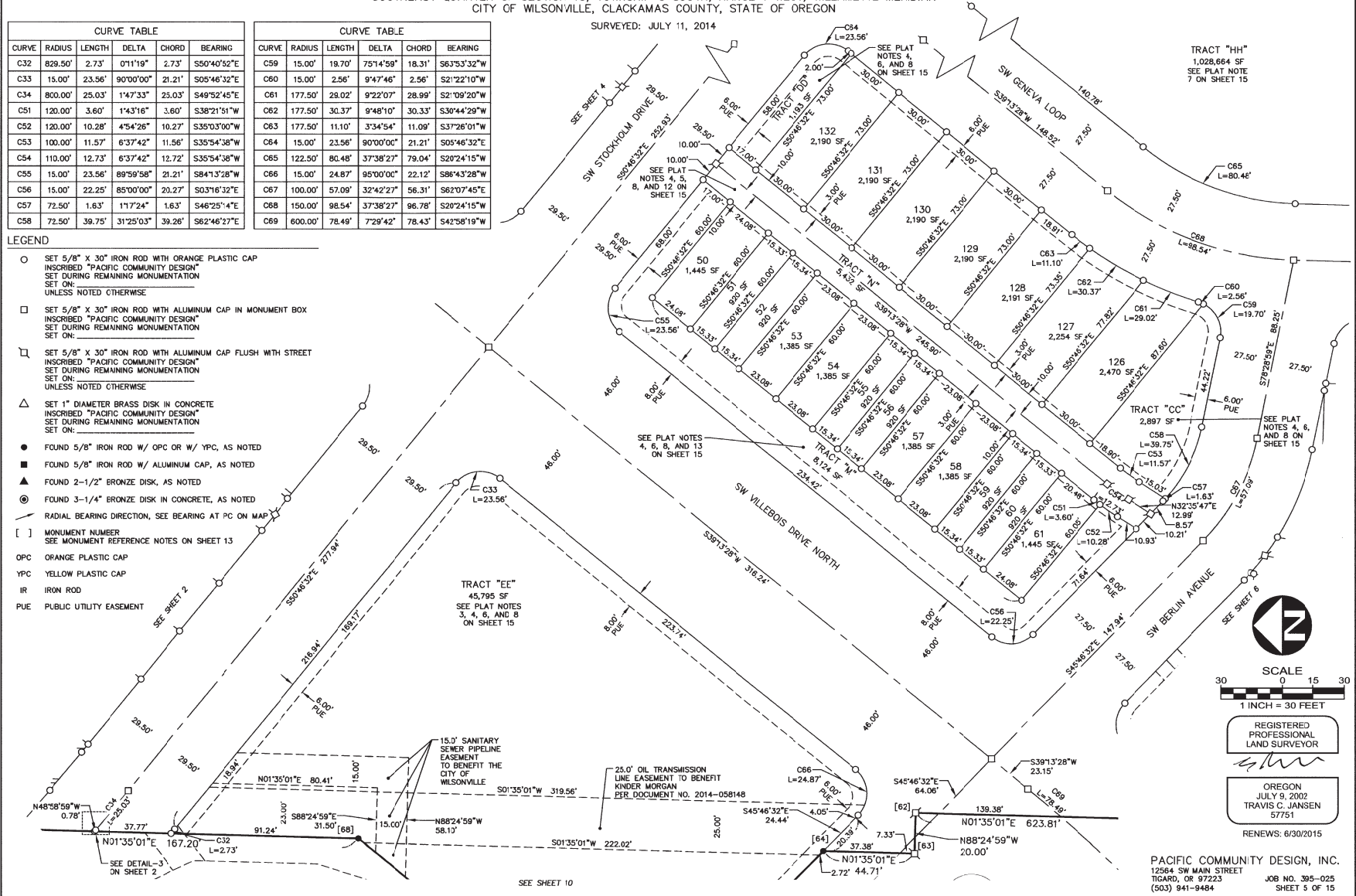
SURVEYED: JULY 11, 2014

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C32	829.50'	2.73'	0°11'19"	2.73'	S50°40'52"E
C33	15.00'	23.56'	90°00'00"	21.21'	S05°46'32"E
C34	800.00'	25.03'	1°47'33"	23.03'	S49°52'45"E
C51	120.00'	3.60'	1°43'16"	3.60'	S38°21'51"W
C52	120.00'	10.28'	4°54'26"	10.27'	S35°03'00"W
C53	100.00'	11.57'	6°37'42"	11.56'	S35°54'38"W
C54	110.00'	12.73'	6°37'42"	12.72'	S35°54'38"W
C55	15.00'	23.56'	89°59'58"	21.21'	S84°13'28"W
C56	15.00'	22.25'	85°00'00"	20.27'	S03°16'32"E
C57	72.50'	1.63'	1°17'24"	1.63'	S46°25'14"E
C58	72.50'	39.75'	31°25'03"	39.26'	S62°46'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C59	15.00'	18.70'	75°14'59"	18.31'	S63°53'32"W
C60	15.00'	2.56'	9°47'46"	2.56'	S2°22'10"W
C61	177.50'	28.02'	9°22'07"	28.99'	S2°09'20"W
C62	177.50'	30.37'	9°48'10"	30.33'	S3°04'42"W
C63	177.50'	11.10'	3°34'54"	11.09'	S37°26'01"W
C64	15.00'	23.56'	90°00'00"	21.21'	S05°46'32"E
C65	122.50'	80.48'	37°38'27"	79.04'	S20°24'15"W
C66	15.00'	24.87'	85°00'00"	22.12'	S86°43'28"W
C67	100.00'	57.09'	32°42'27"	56.31'	S62°07'45"E
C68	150.00'	98.54'	37°38'27"	96.78'	S20°24'15"W
C69	600.00'	78.49'	7°29'42"	78.43'	S42°58'19"W

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
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- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Travis C. Jansen

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12504 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 395-025
SHEET 5 OF 15

Public Record

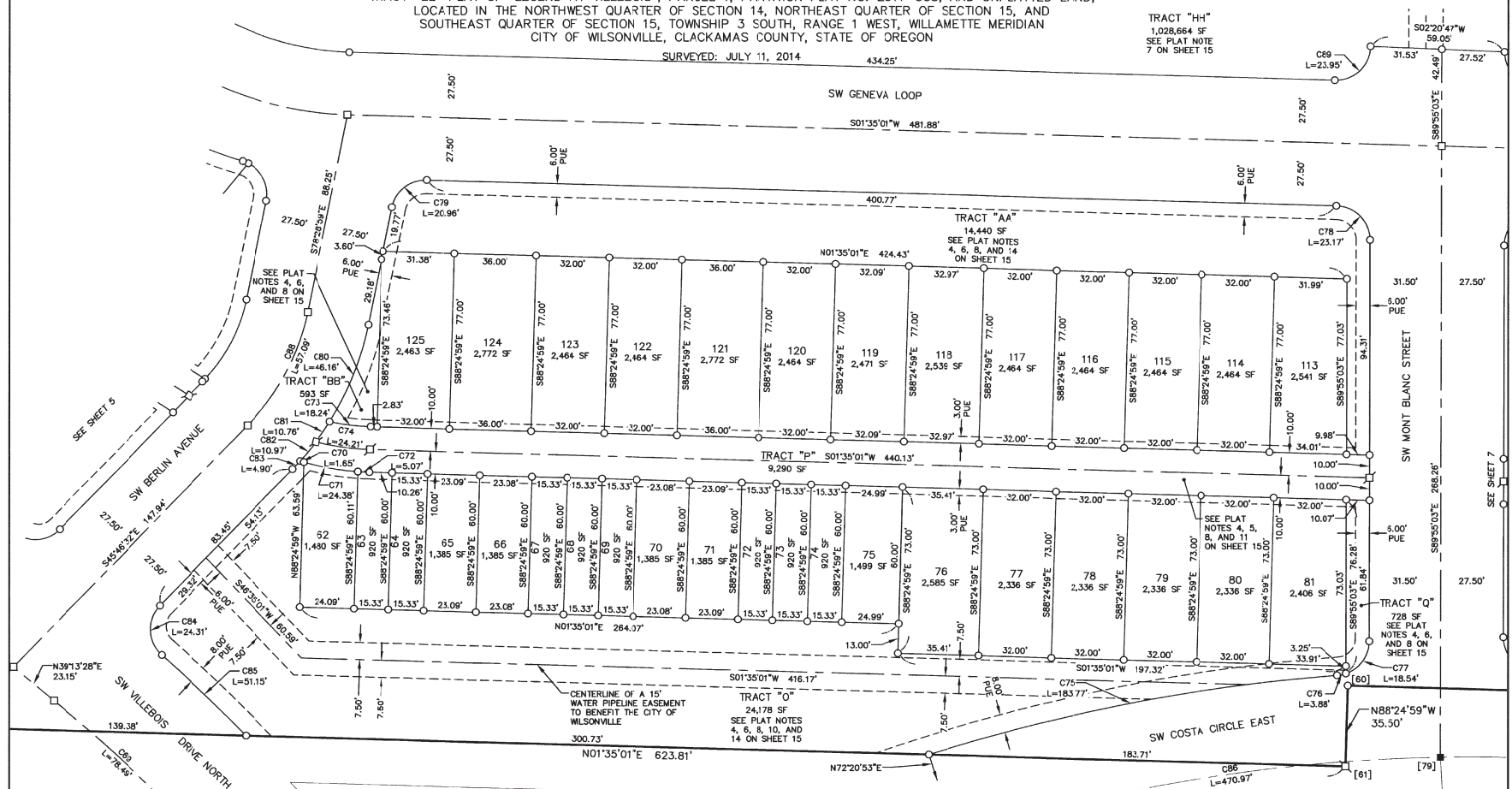
TONQUIN MEADOWS

RECORDED AS ^{PLAT} DOCUMENT NO. 4297
BOOK 144 PAGE 010

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTH-EAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: JULY 11, 2014

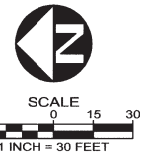
TRACT "HH"
 1,028,664 SF
 SEE PLAT NOTE
 7 ON SHEET 15



LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
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- PUE PUBLIC UTILITY EASEMENT

CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C69	600.00'	78.49'	72°39'42"	78.43'	N42°58'19"E	C70	15.00'	20.96'	80°04'00"	19.30'	S38°26'59"E
C70	120.00'	1.65'	0°47'18"	1.65'	S16°02'16"W	C71	127.50'	46.16'	20°44'35"	45.91'	S68°06'41"E
C71	120.00'	24.38'	11°38'20"	24.33'	S09°49'26"W	C81	127.50'	10.76'	4°50'03"	10.75'	S55°19'23"E
C72	120.00'	5.07'	2°25'15"	5.07'	S02°47'39"W	C82	127.50'	10.97'	4°55'40"	10.96'	S50°26'31"E
C73	100.00'	18.24'	10°26'53"	18.21'	S06°48'27"W	C83	127.50'	4.90'	21°21'00"	4.90'	S46°52'37"E
C74	110.00'	24.21'	12°36'31"	24.16'	S07°53'17"W	C84	15.00'	24.31'	92°50'58"	21.73'	S87°48'00"W
C75	788.00'	183.77'	132°11'42"	183.35'	S10°58'16"E	C85	646.00'	51.15'	4°32'11"	51.13'	S43°38'36"W
C76	15.00'	3.88'	14°49'18"	3.87'	S11°42'04"E	C86	750.00'	470.97'	35°58'47"	463.27'	S19°01'58"E
C77	15.00'	18.54'	70°48'20"	17.38'	S54°30'53"E	C87	100.00'	57.09'	32°42'27"	56.31'	S62°07'45"E
C78	15.00'	23.17'	88°29'56"	20.93'	S45°49'59"W	C88	15.00'	23.95'	91°30'04"	21.49'	S44°10'01"E



REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 9, 2002
 TRAVIS C. JANSEN
 57751
 RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
 12564 SW MAIN STREET
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 (503) 941-9484
 JOB NO. 395-025
 SHEET 6 OF 15

Public Record

TONQUIN MEADOWS

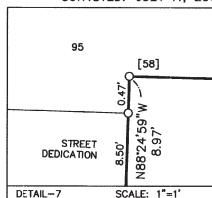
PLAT
RECORDED AS DOCUMENT NO. 4397
BOOK 144 PAGE 019

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" LOCATED AT "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: JULY 11, 2014

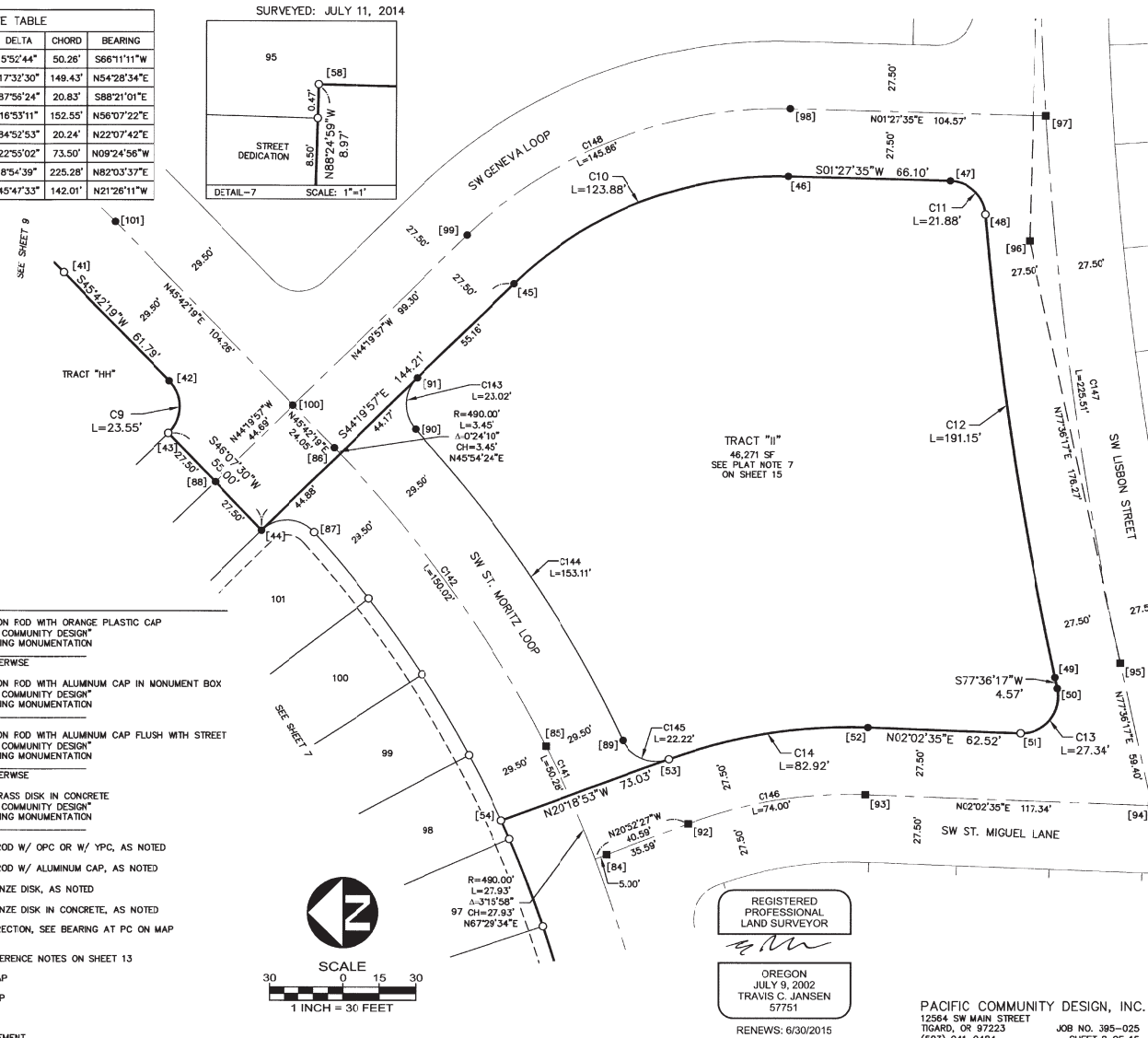
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C9	15.00'	23.55'	89°57'44"	21.21'	N89°18'49"W
C10	155.00'	123.88'	45°47'33"	120.61'	S21°26'11"E
C11	15.00'	21.88'	83°33'27"	19.99'	S43°14'19"W
C12	1477.50'	191.15'	7°24'45"	191.01'	S81°18'40"W
C13	15.00'	27.34'	104°26'18"	23.71'	N50°10'34"W
C14	212.50'	82.92'	22°21'28"	82.40'	N09°08'09"W
C15	460.50'	176.19'	21°55'19"	175.12'	S76°34'30"W
C16	15.00'	24.60'	93°58'51"	21.94'	N45°28'24"W
C90	15.00'	23.17'	88°29'56"	20.93'	S45°49'59"W
C91	15.00'	24.62'	94°02'52"	21.95'	S45°26'25"E
C92	157.50'	42.50'	15°27'34"	42.37'	S79°48'22"W
C93	15.00'	21.86'	82°44'56"	19.83'	S30°42'07"W
C94	212.50'	45.46'	12°15'22"	45.37'	S04°32'40"E
C95	15.00'	23.95'	91°30'04"	21.49'	S44°10'01"E
C96	170.00'	26.15'	8°48'43"	26.12'	S02°49'21"E
C97	150.00'	17.13'	6°32'34"	17.12'	S03°58'04"E
C98	23.00'	24.60'	61°16'42"	23.44'	S29°56'36"W
C99	23.00'	6.45'	16°03'40"	6.43'	S68°36'48"W
C100	387.50'	35.66'	5°16'23"	35.65'	S74°00'27"W
C101	387.50'	32.01'	4°43'58"	32.00'	S69°00'16"W
C102	387.50'	32.01'	4°43'58"	32.00'	S64°16'18"W
C103	387.50'	32.01'	4°43'58"	32.00'	S59°32'19"W
C104	387.50'	32.01'	4°43'58"	32.00'	S54°48'21"W
C105	387.50'	42.02'	6°12'47"	42.00'	S49°19'58"W
C106	367.50'	16.75'	2°36'41"	16.75'	S47°33'44"W
C107	367.50'	39.93'	8°13'31"	39.91'	S51°58'50"W
C108	367.50'	42.60'	6°38'28"	42.57'	S58°24'50"W
C109	367.50'	42.60'	6°38'28"	42.57'	S65°03'18"W
C110	367.50'	34.22'	5°20'08"	34.21'	S71°02'36"W
C111	23.00'	43.30'	107°52'21"	37.18'	S52°21'10"E
C112	293.50'	35.02'	6°50'12"	35.00'	S71°47'38"W
C113	293.50'	34.02'	6°38'28"	34.00'	S65°03'18"W
C114	293.50'	34.02'	6°38'28"	34.00'	S58°24'50"W
C115	293.50'	27.97'	5°27'36"	27.96'	S52°21'48"W
C116	160.00'	24.64'	8°49'21"	24.61'	S02°49'40"E
C117	377.50'	225.56'	34°14'05"	222.22'	S63°21'30"W
C118	15.00'	17.57'	67°05'57"	16.58'	S53°59'10"W
C119	15.00'	4.94'	18°51'10"	4.91'	S11°00'36"W
C120	460.50'	38.30'	4°45'56"	38.29'	S85°09'11"W
C121	460.50'	10.00'	1°14'39"	10.00'	S82°08'53"W
C122	460.50'	10.01'	1°14'42"	10.01'	S80°54'13"W
C123	460.50'	21.70'	2°42'00"	21.70'	S78°55'52"W
C124	460.50'	49.93'	6°12'42"	49.90'	S74°28'31"W
C125	460.50'	38.04'	4°43'59"	38.03'	S69°00'11"W
C126	460.50'	8.22'	1°01'21"	8.22'	S66°07'31"W
C127	460.50'	29.82'	3°42'37"	29.82'	S63°45'32"W
C128	460.50'	38.04'	4°43'58"	38.03'	S59°32'14"W
C129	460.50'	38.04'	4°43'58"	38.03'	S54°48'16"W
C130	460.50'	35.01'	4°21'22"	35.00'	S50°15'36"W
C134	212.50'	24.19'	92°24'57"	21.65'	S01°53'12"W
C132	212.50'	44.82'	12°05'05"	44.74'	S38°17'25"E
C133	15.00'	19.81'	75°40'33"	18.40'	S70°05'09"E
C134	212.50'	57.34'	15°27'34"	57.16'	N79°48'22"E
C135	15.00'	23.17'	88°29'56"	20.93'	S45°49'59"W
C136	157.50'	126.22'	45°54'58"	122.87'	S21°22'28"E
C137	185.00'	49.92'	15°27'34"	49.77'	N79°48'22"E
C138	185.00'	76.78'	23°46'50"	76.23'	S01°18'24"E
C139	185.00'	71.47'	22°08'08"	71.03'	S33°15'53"E
C140	490.00'	157.45'	18°24'37"	156.77'	N78°19'51"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C'41	490.00'	50.28'	5°52'44"	50.26'	S66°11'11"W
C142	490.00'	150.02'	17°32'30"	149.43'	N54°28'34"E
C143	15.00'	23.02'	87°56'24"	20.83'	S88°21'01"E
C144	519.50'	153.11'	16°53'11"	152.55'	N56°07'22"E
C145	15.00'	22.22'	84°52'53"	20.24'	N22°07'42"E
C146	185.00'	74.00'	22°55'02"	73.50'	N09°24'56"W
C147	1450.00'	225.51'	8°54'39"	225.28'	N82°03'37"E
C148	182.50'	145.86'	45°47'33"	142.01'	N21°26'11"W



LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON; UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON; UNLESS NOTED OTHERWISE
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- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT



REGISTERED PROFESSIONAL LAND SURVEYOR
Travis G. Jansen
OREGON
JULY 9, 2002
TRAVIS G. JANSEN
57751
RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
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JOB NO. 395-025
SHEET 8 OF 15

Public Record

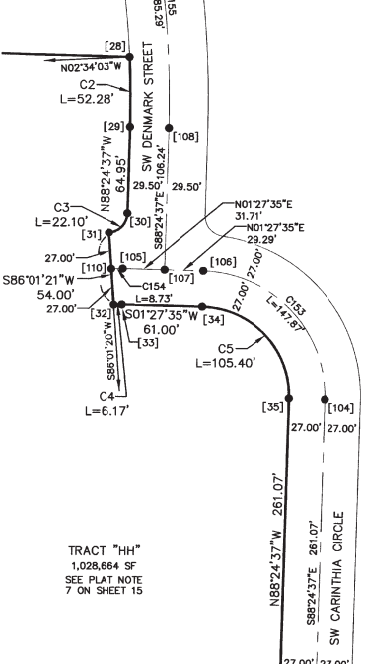
TONQUIN MEADOWS

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: JULY 11, 2014

RECORDED AS ^{PLAT} DOCUMENT NO. 4397
BOOK 144 PAGE 09

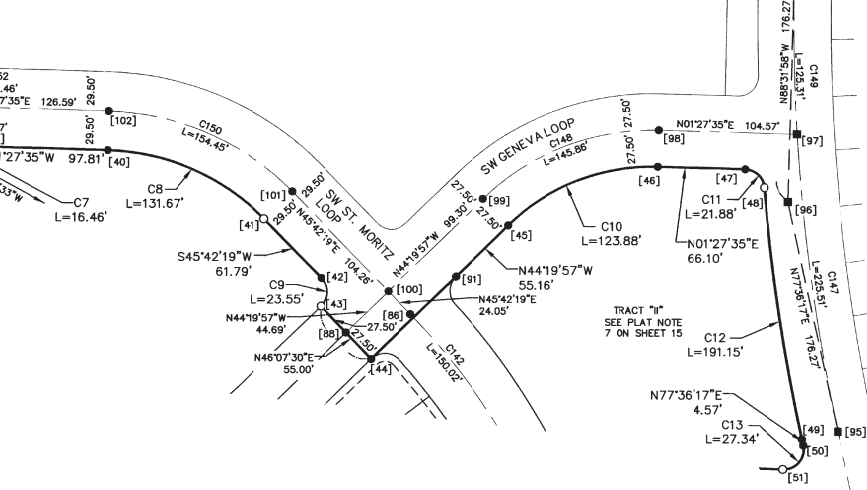
PARCEL 3
PARTITION
PLAT NO.
2011-005



TRACT "HH"
1,028,664 SF
SEE PLAT NOTE
7 ON SHEET 15

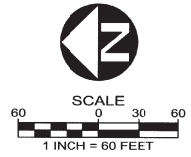
PARCEL 2
PARTITION
PLAT NO.
2011-005

CURVE	RADIUS	LENGTH	DELTA	C-CHORD	BEARING
C2	72c.50'	52.28'	4'09'27"	52.27'	N89°30'40"E
C3	15.00'	22.10'	84°25'57"	20.16'	S46°11'38"E
C4	65.00'	6.17'	5°26'14"	6.17'	N01°15'33"W
C5	67.00'	105.40'	90°07'49"	94.86'	N46°31'29"E
C6	65.00'	30.61'	26°59'09"	30.33'	S74°55'02"E
C7	15.30'	16.46'	62°53'03"	15.65'	N29°58'56"W
C8	170.50'	131.67'	44°14'44"	128.42'	N23°34'57"E
C9	15.30'	23.55'	89°57'44"	21.21'	S89°18'49"E
C10	155.00'	123.88'	45°47'33"	120.61'	N21°26'11"W
C11	15.30'	21.88'	83°33'27"	19.99'	N43°14'19"E
C12	1477.50'	191.15'	7°24'45"	191.01'	N81°18'40"E
C13	15.30'	27.34'	104°26'18"	23.71'	S50°10'34"E
C14	1450.00'	225.51'	8°54'39"	225.28'	N82°03'37"E
C148	182.50'	145.86'	45°47'33"	142.01'	N21°26'11"W
C149	1450.00'	125.31'	4°57'08"	125.27'	N88°59'29"E
C150	200.00'	154.45'	44°14'44"	150.84'	N23°34'57"E
C151	92.30'	26.87'	16°44'09"	23.78'	S89°47'32"E
C152	92.30'	16.46'	10°15'00"	16.44'	S83°17'07"E
C153	94.30'	147.87'	90°07'49"	133.09'	N46°31'29"E
C154	92.30'	8.73'	5°26'11"	8.73'	N01°15'31"W



TRACT "II"
SEE PLAT NOTE
7 ON SHEET 15

- LEGEND
- SET 5/8" X 33" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
 - SET 5/8" X 33" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
 - ⊔ SET 5/8" X 33" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
 - △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/ OPC OR W/ YPC, AS NOTED
 - FOUND 5/8" IRON ROD W/ ALUMINUM CAP, AS NOTED
 - ▲ FOUND 2-1/2" BRONZE DISK, AS NOTED
 - ◎ FOUND 3-1/4" BRONZE DISK IN CONCRETE, AS NOTED
 - RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
 - [] MONUMENT NUMBER SEE MONUMENT REFERENCE NOTES ON SHEET 13
 - OPC ORANGE PLASTIC CAP
 - YPC YELLOW PLASTIC CAP
 - IR IRON ROD
 - PUE PUBLIC UTILITY EASEMENT



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Travis C. Jensen
OREGON
JULY 9, 2002
TRAVIS C. JENSEN
57751
RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9464
JOB NO. 395-025
SHEET 9 OF 15

Public Record

TONQUIN MEADOWS

RECORDED AS ^{PLAT} DOCUMENT NO. 4397
 BOOK 144 PAGE 09

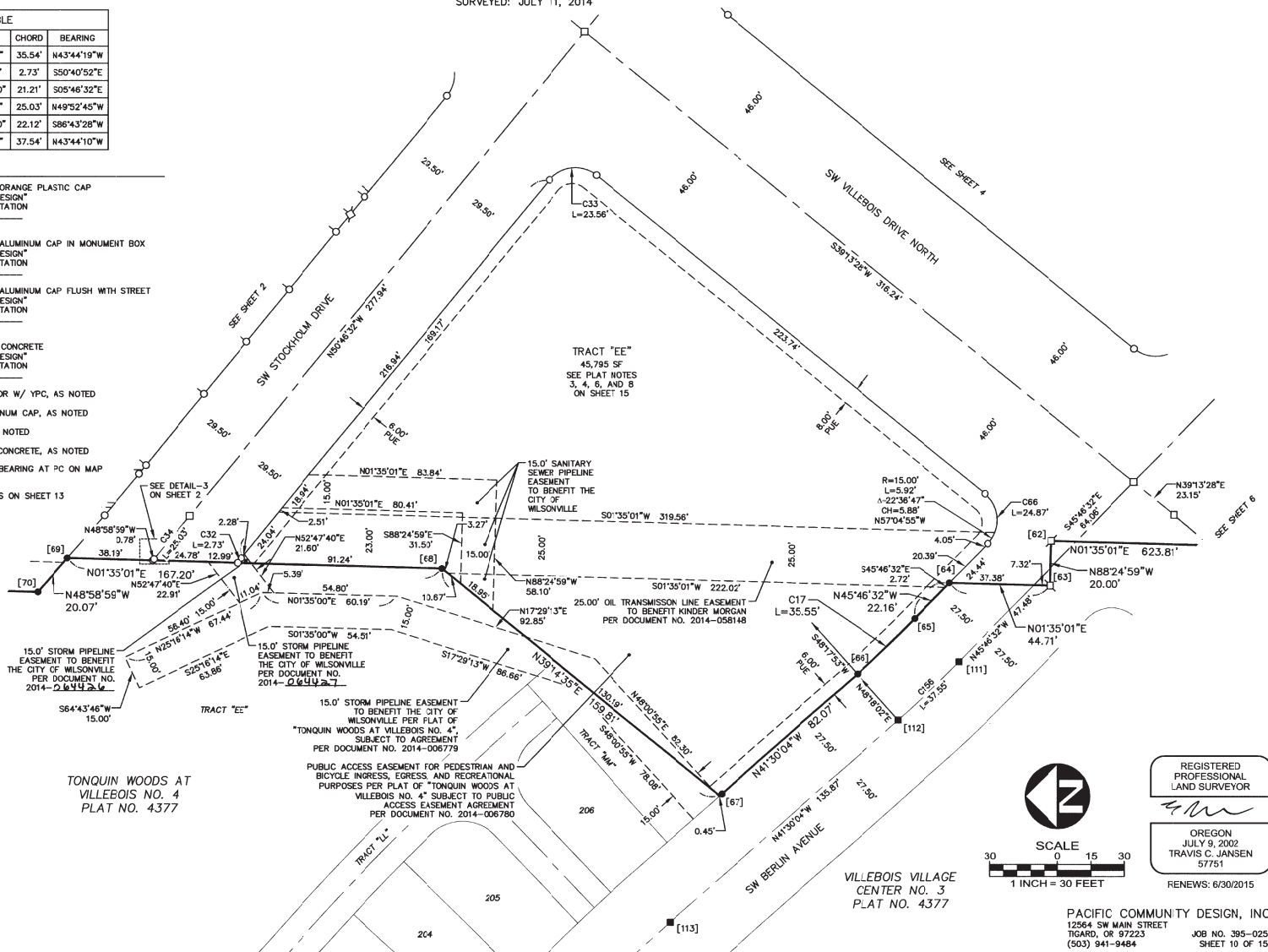
A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: JULY 11, 2014

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C17	900.00'	35.55'	4°04'24"	35.54' N43°44'19"W
C32	829.50'	2.73'	0°11'19"	2.73' S50°40'52"E
C33	15.00'	23.56'	90°00'00"	21.21' S05°46'32"E
C34	800.00'	25.03'	1°47'33"	25.03' N49°52'45"W
C66	15.00'	24.87'	95°00'00"	22.12' S86°43'28"W
C156	527.50'	37.55'	4°04'44"	37.54' N43°44'10"W

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- SET 5/8" x 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- ⊔ SET 5/8" x 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/ OPC OR W/ YPC, AS NOTED
- FOUND 5/8" IRON ROD W/ ALUMINUM CAP, AS NOTED
- ▲ FOUND 2-1/2" BRONZE DISK, AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK IN CONCRETE, AS NOTED
- ↗ RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
- [] MONUMENT NUMBER SEE MONUMENT REFERENCE NOTES ON SHEET 13
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT



TONQUIN WOODS AT VILLEBOIS NO. 4
 PLAT NO. 4377

VILLEBOIS VILLAGE CENTER NO. 3
 PLAT NO. 4377



SCALE
 1 INCH = 30 FEET

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 9, 2002
 TRAVIS C. JANSEN
 57551
 RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
 12564 SW MAIN STREET
 TIGARD, OR 97223
 (503) 941-9484

JOB NO. 395-025
 SHEET 10 OF 15

Public Record

TONQUIN MEADOWS

PLAT
RECORDED AS DOCUMENT NO. 4397
BOOK 144 PAGE 019

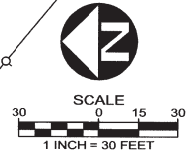
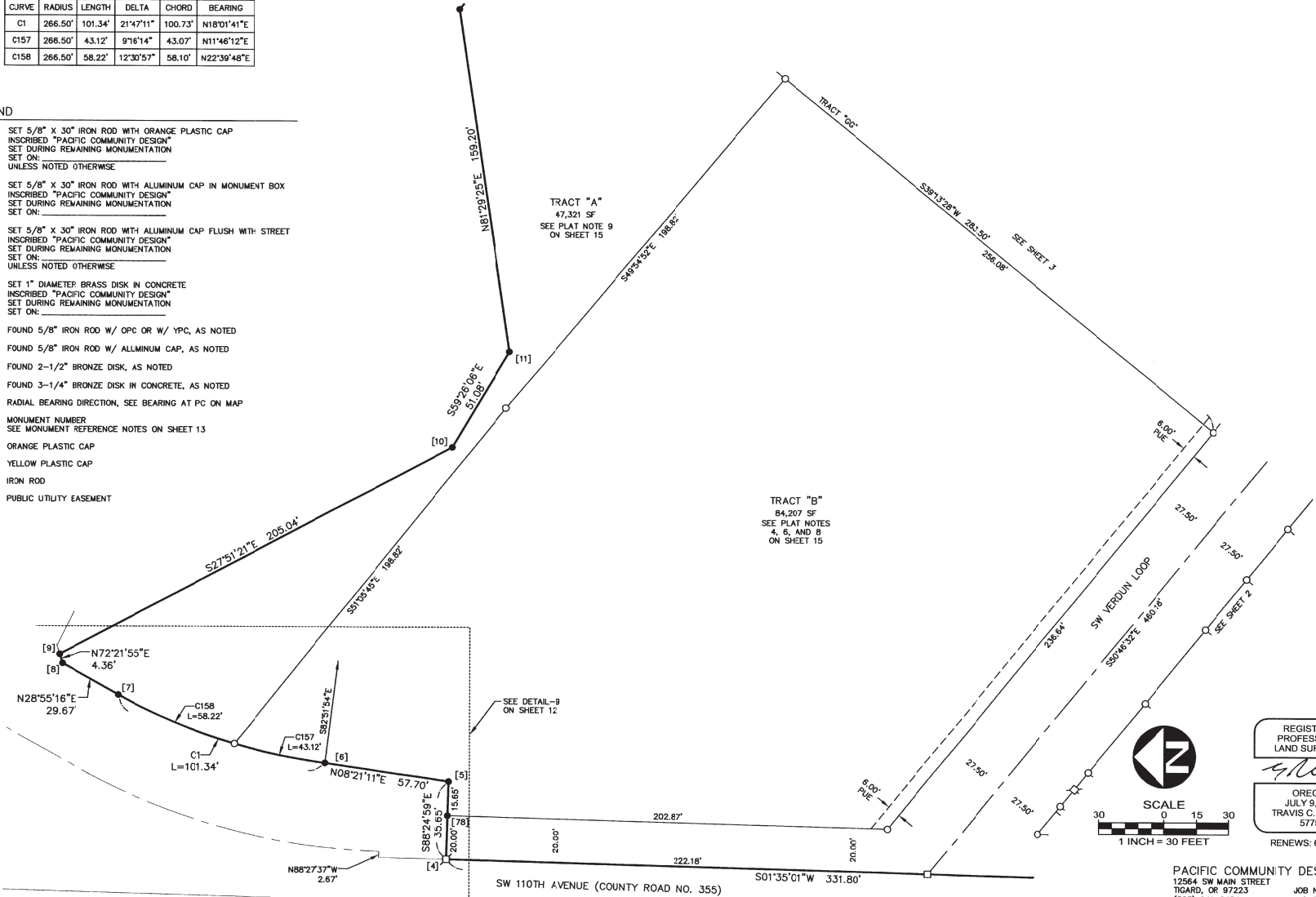
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SURVEYED: JULY 11, 2014

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	266.50'	101.34'	21°47'11"	100.73'	N18°01'41"E
C157	266.50'	43.12'	9°16'14"	43.07'	N11°46'12"E
C158	266.50'	58.22'	12°30'57"	58.10'	N22°39'48"E

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____ UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- ⊔ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____ UNLESS NOTED OTHERWISE
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- FOUND 5/8" IRON ROD W/ OPC OR W/ YPC, AS NOTED
- FOUND 5/8" IRON ROD W/ ALLUMINUM CAP, AS NOTED
- ▲ FOUND 2-1/2" BRONZE DISK, AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK IN CONCRETE, AS NOTED
- ↗ RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
- [] MONUMENT NUMBER SEE MONUMENT REFERENCE NOTES ON SHEET 13
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Travis C. Jansen

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 395-025
SHEET 11 OF 15

Public Record

TONQUIN MEADOWS

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

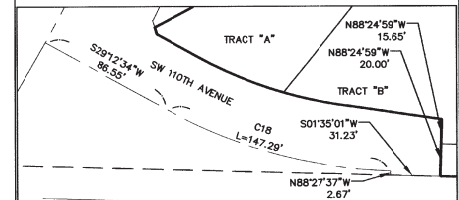
SURVEYED: JULY 11, 2014

PLAT
RECORDED AS DOCUMENT NO. 4397
BOOK 144 PAGE 019

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP
INScribed "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON: _____
UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INScribed "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON: _____
UNLESS NOTED OTHERWISE
- ⊠ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET
INScribed "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON: _____
UNLESS NOTED OTHERWISE
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE
INScribed "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON: _____
- FOUND 5/8" IRON ROD W/ OPC OR W/ YPC, AS NOTED
- ▲ FOUND 5/8" IRON ROD W/ ALUMINUM CAP, AS NOTED
- FOUND 2-1/2" BRONZE DISK, AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK IN CONCRETE, AS NOTED
- ↗ RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
- [] MONUMENT NUMBER
SEE MONUMENT REFERENCE NOTES ON SHEET 13
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C18	305.00'	147.29'	27°40'11"	145.87'	S15°22'29"W
C159	397.50'	235.40'	33°55'52"	231.98'	N33°37'53"W
C160	1312.50'	436.23'	19°02'35"	434.22'	N41°04'32"W
C161	27.50'	43.84'	91°20'36"	39.34'	N77°13'32"W
C162	47.50'	59.79'	72°07'19"	55.92'	N86°50'11"W
C163	45.00'	25.08'	31°55'51"	24.76'	S73°04'05"W



DETAIL-9 SCALE: 1"=50'

SCALE
100 0 50 100
1 INCH = 100 FEET

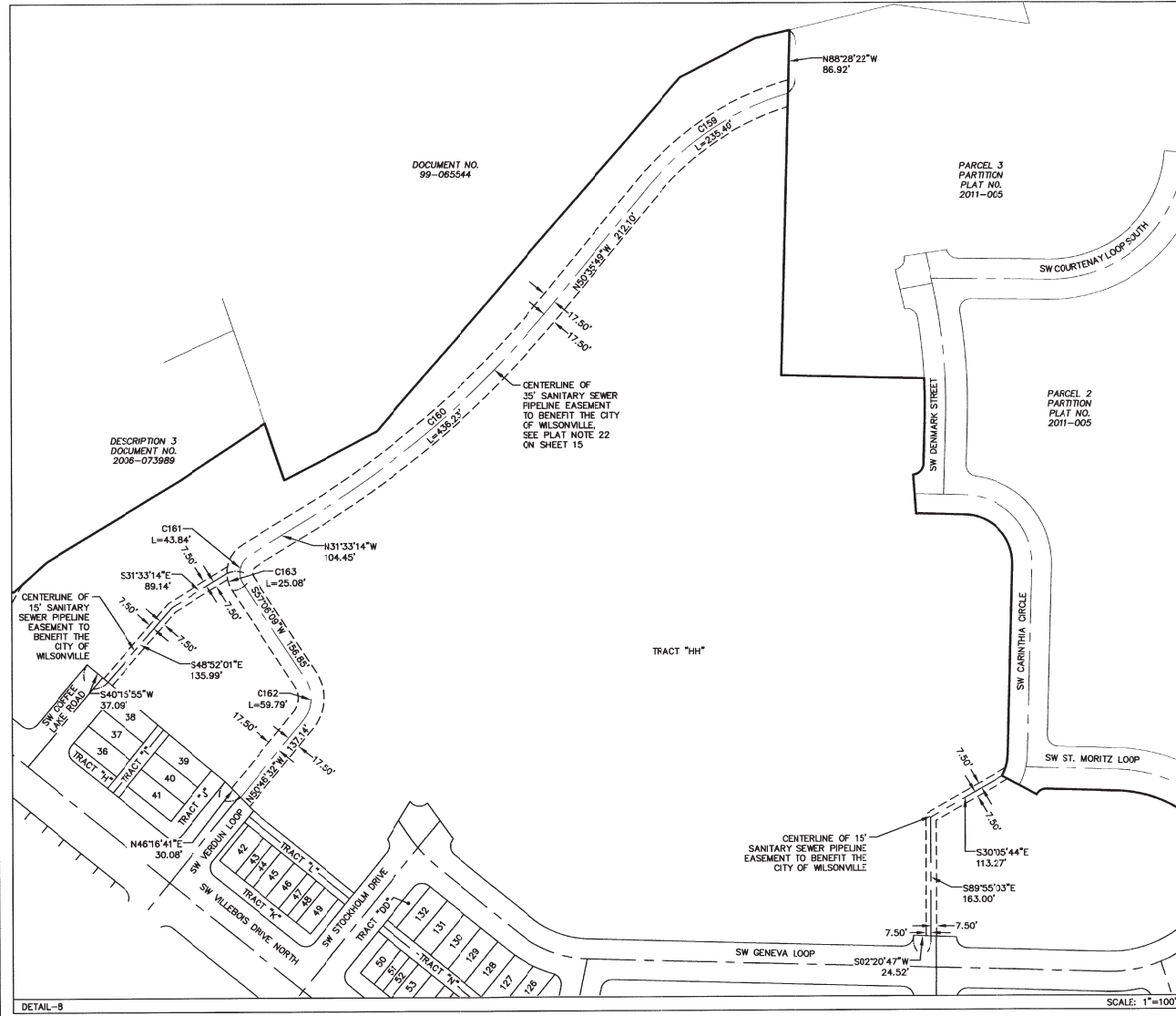
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 395-025
SHEET 12 OF 15



DETAIL-B SCALE: 1"=100'

Public Record

MONUMENT REFERENCE NOTES

- [1] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [2] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." N61°49'35"W, 0.20' FROM TRUE CORNER AS ESTABLISHED IN PLAT OF "VILLEBOIS"
- [3] MONUMENT SET AS SHOWN ON: NOVEMBER 12, 2014
- [4] MONUMENT SET AS SHOWN ON: JULY 11, 2014
- [5] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [6] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [7] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [8] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [9] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [10] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [11] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [12] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [13] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [14] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156 DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: NOVEMBER 12, 2014
- [15] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [16] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [17] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [18] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [19] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [20] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [21] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [22] FOUND 5/8" IR, W/ YPC, INSCRIBED "ALPHA ENG. INC." N64°19'11"E, 0.47' FROM TRUE CORNER AS ESTABLISHED IN SURVEY NO. 2004-318
- [23] FOUND 5/8" IR, NO CAP HELD PER SURVEY NO. 2004-318 DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [24] FOUND 5/8" IR, NO CAP HELD PER SURVEY NO. 2004-318
- [25] FOUND 5/8" IR, W/ YPC, ILLEGIBLE HELD PER PARTITION PLAT NO. 2011-005
- [26] FOUND 5/8" IR, W/ YPC, INSCRIBED "WESTLAKE CONSULTANTS" FOUND AT TRUE CORNER, PLAT OF "RETHORFORD MEADOWS" STATES MONUMENT WAS SET N68°38'18"W, 0.31' FROM TRUE CORNER HELD AS TRUE CORNER
- [27] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [28] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [29] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [30] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [31] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [32] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [33] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [34] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [35] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005

TONQUIN MEADOWS

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: JULY 11, 2014

- [36] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [37] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [38] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [39] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [40] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [41] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [42] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [43] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [44] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [45] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [46] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [47] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [48] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS" DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [49] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [50] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [51] FOUND 5/8" IR, W/ NO CAP, TIED SPIN HOLE HELD PER PLAT OF "LEGEND AT VILLEBOIS" DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [52] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [53] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS" DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [54] MONUMENT SET AS SHOWN ON: JULY 11, 2014
- [55] MONUMENT NOT FOUND SET AS SHOWN ON: JULY 11, 2014
- [56] MONUMENT NOT FOUND SET AS SHOWN ON: JULY 11, 2014
- [57] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS" DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [58] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [59] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [60] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: OCTOBER 15, 2014
- [61] MONUMENT SET AS SHOWN ON: NOVEMBER 12, 2014
- [62] MONUMENT SET AS SHOWN ON: NOVEMBER 12, 2014
- [63] FOUND 5/8" IR, W/ OPC INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS" DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: NOVEMBER 12, 2014
- [64] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [65] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4" DESTROYED DURING CONSTRUCTION RESET AS SHOWN ON: NOVEMBER 12, 2014
- [66] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [67] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [68] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [69] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [70] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [71] FOUND 3-1/4" BRONZE DISK IN CONCRETE, IN MONUMENT BOX SE CORNER OF DLC NO. 50 HELD PER USBT 2009-142 AND PARTITION PLAT NO. 2003-090
- [72] FOUND 3-1/4" BRONZE DISK IN CONCRETE, IN MONUMENT BOX NE CORNER OF DLC NO. 50 HELD PER USBT 2009-142 AND PARTITION PLAT NO. 2003-090
- [73] FOUND 2-1/2" BRONZE DISK INSCRIBED "CITY OF WILSONVILLE BOECKMAN RD C/L PLS 53760 2008" HELD PER SURVEY NO. 2008-329
- [74] FOUND 2-1/2" BRONZE DISK, IN MONUMENT BOX INSCRIBED "CITY OF WILSONVILLE BOECKMAN RD C/L PLS 53760 2008" HELD PER SURVEY NO. 2008-329
- [75] FOUND 2-1/2" BRONZE DISK INSCRIBED "CITY OF WILSONVILLE BOECKMAN RD C/L PLS 53760 2008" HELD PER SURVEY NO. 2008-329
- [76] FOUND 2-1/2" BRONZE DISK INSCRIBED "CITY OF WILSONVILLE BOECKMAN RD C/L PLS 53760 2008" HELD PER SURVEY NO. 2008-329
- [77] [NOT USED]
- [78] FOUND 5/8" IR, W/ OPC, INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 2013-156
- [79] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "POLYGON NORTHWEST AT VILLEBOIS"
- [80] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "POLYGON NORTHWEST AT VILLEBOIS"
- [81] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "POLYGON NORTHWEST AT VILLEBOIS"
- [82] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [83] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [84] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [85] FOUND 5/8" IR, W/ ALC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [86] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [87] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION RESET DURING REMAINING CORNER MONUMENTATION
- [88] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION, NOT RESET
- [89] FOUND 5/8" IR, W/ OPC, INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [90] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005

RECORDED AS ^{PLAT} DOCUMENT NO. 4347
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- [91] FOUND 5/8" IR, W/ YPC, INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [92] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [93] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [94] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [95] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [96] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [97] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"
- [98] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [99] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [100] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [101] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [102] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [103] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [104] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [105] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [106] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [107] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [108] FOUND 5/8" IR, W/ YPC IN MONUMENT BOX INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [109] FOUND 5/8" IR, W/ YPC INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005 DESTROYED DURING CONSTRUCTION RESET DURING REMAINING CORNER MONUMENTATION
- [110] FOUND 5/8" IR, W/ YPC INSCRIBED "COMPASS ENGINEERING" HELD PER PARTITION PLAT NO. 2011-005
- [111] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [112] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [113] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- [114] FOUND 5/8" IR, W/ ALC IN MONUMENT BOX INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "LEGEND AT VILLEBOIS"

REGISTERED PROFESSIONAL LAND SURVEYOR
TS
OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751
RENEWS: 8/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484
JOB NO. 395-025
SHEET 13 OF 15

TONQUIN MEADOWS

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: JULY 11, 2014

RECORDED AS ^{PLAT} DOCUMENT NO. 4327
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SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS ANNEXED MAP OF "TONQUIN MEADOWS", BEING A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" FOUND AT THE NORTHWEST CORNER OF TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4";

THENCE ALONG THE NORTHERLY PROPERTY LINE OF SAID TRACT "OO", SOUTH 88°24'09" EAST, A DISTANCE OF 15.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT "OO";

THENCE LEAVING SAID NORTHERLY PROPERTY LINE, SOUTH 88°24'59" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY LINE OF THE SAMUEL B. FRANKLIN DONATION LAND CLAIM NO. 50;

THENCE ALONG SAID D.L.C. NO. 50 LINE, NORTH 01°35'01" EAST, A DISTANCE OF 331.80 FEET;

THENCE LEAVING SAID D.L.C. NO. 50 LINE, SOUTH 88°24'59" EAST, A DISTANCE OF 35.65 FEET TO AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SW 110TH AVENUE (COUNTY ROAD NO. 355);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 08°21'11" EAST, A DISTANCE OF 57.70 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A 288.50 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE EASTERLY, WITH A RADIUS POINT BEARING SOUTH 82°51'54" EAST, ARC LENGTH OF 101.34 FEET, CENTRAL ANGLE OF 21°47'11", CHORD DISTANCE OF 100.73 FEET, AND CHORD BEARING OF NORTH 18°01'41" EAST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 28°55'16" EAST, A DISTANCE OF 29.67 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 72°21'55" EAST, A DISTANCE OF 4.36 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING 16 COURSES:

SOUTH 27°51'21" EAST, A DISTANCE OF 205.04 FEET,
SOUTH 59°26'06" EAST, A DISTANCE OF 51.08 FEET,
NORTH 81°29'25" EAST, A DISTANCE OF 159.20 FEET,
SOUTH 50°51'06" EAST, A DISTANCE OF 189.46 FEET,
NORTH 63°29'36" EAST, A DISTANCE OF 80.96 FEET,
SOUTH 48°42'38" EAST, A DISTANCE OF 163.96 FEET,
SOUTH 11°35'06" EAST, A DISTANCE OF 93.79 FEET,
SOUTH 12°20'41" WEST, A DISTANCE OF 10.30 FEET,
SOUTH 41°42'09" EAST, A DISTANCE OF 60.97 FEET,
SOUTH 31°13'46" EAST, A DISTANCE OF 216.49 FEET,
SOUTH 33°43'54" EAST, A DISTANCE OF 140.70 FEET,
SOUTH 71°20'53" WEST, A DISTANCE OF 82.63 FEET,
SOUTH 27°33'37" EAST, A DISTANCE OF 144.54 FEET,
SOUTH 49°08'41" EAST, A DISTANCE OF 640.12 FEET,
SOUTH 27°32'01" EAST, A DISTANCE OF 116.96 FEET,
SOUTH 13°19'48" EAST, A DISTANCE OF 48.39 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT NO. 2011-005;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3, NORTH 88°28'22" WEST, A DISTANCE OF 474.44 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL 3, SOUTH 01°27'35" WEST, A DISTANCE OF 197.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW DENMARK STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A 720.50 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE NORTHERLY, WITH A RADIUS POINT BEARING NORTH 02°34'03" WEST, ARC LENGTH OF 52.28 FEET, CENTRAL ANGLE OF 04°06'27", CHORD DISTANCE OF 52.27 FEET, AND CHORD BEARING OF SOUTH 89°36'40" WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°24'37" WEST, A DISTANCE OF 64.95 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A 15.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 22.10 FEET, CENTRAL ANGLE OF 84°25'57", CHORD DISTANCE OF 20.16 FEET, AND CHORD BEARING OF NORTH 46°11'38" WEST TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH

86°01'21" WEST, A DISTANCE OF 54.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW CARNITHIA CIRCLE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A 65.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE WESTERLY, WITH A RADIUS POINT BEARING SOUTH 86°01'20" WEST, ARC LENGTH OF 6.17 FEET, CENTRAL ANGLE OF 05°28'14", CHORD DISTANCE OF 6.17 FEET, AND CHORD BEARING OF SOUTH 01°15'33" EAST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 01°27'35" WEST, A DISTANCE OF 61.00 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A 67.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 105.40 FEET, CENTRAL ANGLE OF 90°07'49", CHORD DISTANCE OF 94.86 FEET, AND CHORD BEARING OF SOUTH 46°31'29" WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°24'37" WEST, A DISTANCE OF 281.07 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A 65.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 30.61 FEET, CENTRAL ANGLE OF 28°59'09", CHORD DISTANCE OF 30.33 FEET, AND CHORD BEARING OF NORTH 74°50'02" WEST TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 28°34'33" WEST, A DISTANCE OF 54.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW ST. MORITZ LOOP;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A 15.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIUS POINT BEARING SOUTH 28°34'33" WEST, ARC LENGTH OF 16.46 FEET, CENTRAL ANGLE OF 62°53'05", CHORD DISTANCE OF 15.65 FEET, AND CHORD BEARING OF SOUTH 29°58'66" EAST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°27'35" WEST, A DISTANCE OF 97.81 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A 170.50 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 131.67 FEET, CENTRAL ANGLE OF 44°14'44", CHORD DISTANCE OF 128.42 FEET, AND CHORD BEARING OF SOUTH 23°34'57" WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 45°42'19" WEST, A DISTANCE OF 61.79 FEET TO A POINT OF CURVATURE;

THENCE ALONG A 15.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 23.55 FEET, CENTRAL ANGLE OF 89°57'44", CHORD DISTANCE OF 21.21 FEET, AND CHORD BEARING OF NORTH 89°18'49" WEST TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 46°07'30" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW GENEVA LOOP;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 44°19'57" EAST, A DISTANCE OF 144.21 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A 155.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 123.88 FEET, CENTRAL ANGLE OF 45°47'33", CHORD DISTANCE OF 120.61 FEET, AND CHORD BEARING OF SOUTH 21°26'11" EAST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°27'35" WEST, A DISTANCE OF 66.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG A 15.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 21.88 FEET, CENTRAL ANGLE OF 83°33'27", CHORD DISTANCE OF 19.99 FEET, AND CHORD BEARING OF SOUTH 43°14'19" WEST TO A POINT OF REVERSE CURVATURE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW LISBON STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A 1477.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, ARC LENGTH OF 191.15 FEET, CENTRAL ANGLE OF 07°24'45", CHORD DISTANCE OF 191.01 FEET, AND CHORD BEARING OF SOUTH 81°18'40" WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 77°36'17" WEST, A DISTANCE OF 4.57 FEET TO A POINT OF CURVATURE;

THENCE ALONG A 15.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 27.34 FEET, CENTRAL ANGLE OF 104°28'18", CHORD DISTANCE OF 23.71 FEET, AND CHORD BEARING OF NORTH 30°03'34" WEST TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF SW ST. MICHEL LANE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 02°02'35" EAST,

A DISTANCE OF 62.52 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A 212.30 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, ARC LENGTH OF 82.92 FEET, CENTRAL ANGLE OF 22°21'28", CHORD DISTANCE OF 82.40 FEET, AND CHORD BEARING OF NORTH 09°08'09" WEST TO A POINT OF TANGENCY;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 20°18'53" WEST, A DISTANCE OF 73.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW ST. MORITZ LOOP;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A 460.50 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE NORTHERLY, WITH A RADIUS POINT BEARING NORTH 24°23'09" WEST, ARC LENGTH OF 176.19 FEET, CENTRAL ANGLE OF 21°55'19", CHORD DISTANCE OF 175.12 FEET, AND CHORD BEARING OF SOUTH 76°34'30" WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 87°32'10" WEST, A DISTANCE OF 26.30 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A 15.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 24.60 FEET, CENTRAL ANGLE OF 93°58'51", CHORD DISTANCE OF 21.94 FEET, AND CHORD BEARING OF NORTH 45°28'24" WEST TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SW 110TH AVENUE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 01°31'01" EAST, A DISTANCE OF 10.76 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°24'59" WEST, A DISTANCE OF 8.97 FEET TO THE SOUTHWEST PROPERTY CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2011-005;

THENCE ALONG THE WESTERLY PROPERTY LINE OF SAID PARCEL, NORTH 01°35'01" EAST, A DISTANCE OF 603.88 FEET;

THENCE CONTINUING ALONG SAID WESTERLY PROPERTY LINE AND ITS WESTERLY EXTENSION, NORTH 88°24'59" WEST, A DISTANCE OF 35.50 FEET TO A POINT ON SAID D.L.C. NO. 50 LINE;

THENCE ALONG SAID D.L.C. NO. 50 LINE, NORTH 01°35'01" EAST, A DISTANCE OF 623.81 FEET;

THENCE LEAVING SAID D.L.C. NO. 50 LINE, NORTH 88°24'59" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST PLAT CORNER OF "TONQUIN WOODS AT VILLEBOIS NO. 4";

THENCE ALONG THE EASTERLY PLAT LINE OF SAID PLAT, NORTH 01°35'01" EAST, A DISTANCE OF 44.71 FEET TO THE MOST SOUTHERLY PROPERTY CORNER OF TRACT "NN", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4";

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SW BERLIN AVENUE, NORTH 45°46'32" WEST, A DISTANCE OF 22.16 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A 500.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 35.55 FEET, CENTRAL ANGLE OF 04°04'24", CHORD DISTANCE OF 35.54 FEET, AND CHORD BEARING OF NORTH 43°44'19" WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 41°33'04" WEST, A DISTANCE OF 82.07 FEET TO THE MOST WESTERLY PROPERTY CORNER OF SAID TRACT "NN";

THENCE ALONG THE NORTHWESTERLY PROPERTY LINE OF SAID TRACT "NN", NORTH 39°14'35" EAST, A DISTANCE OF 159.81 FEET TO THE MOST NORTHERLY PROPERTY CORNER OF SAID TRACT "NN";

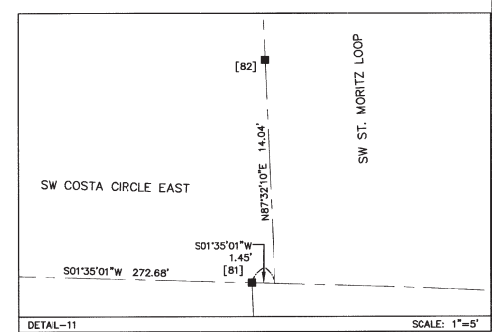
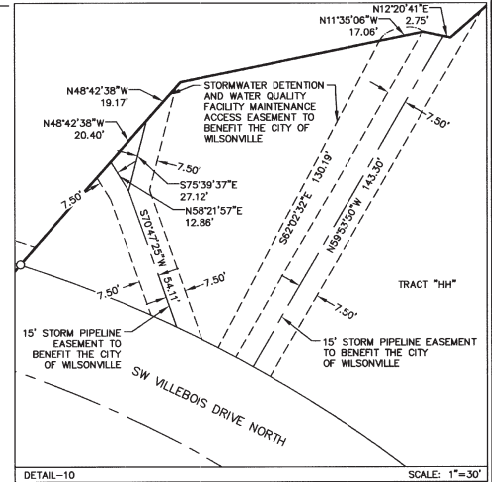
THENCE ALONG THE EASTERLY PROPERTY LINE OF TRACT "EE" OF SAID PLAT, NORTH 01°35'01" EAST, A DISTANCE OF 167.20 FEET TO THE SOUTHEAST PROPERTY CORNER OF TRACT "OO" OF SAID PLAT;

THENCE ALONG THE SOUTHERLY PROPERTY LINE OF SAID TRACT "OO", NORTH 48°58'59" WEST, A DISTANCE OF 20.07 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID TRACT "OO";

THENCE ALONG THE WESTERLY PROPERTY LINE OF SAID TRACT "OO", NORTH 01°35'01" EAST, A DISTANCE OF 121.49 FEET TO THE POINT OF BEGINNING,

CONTAINING 45.27 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I, TRAVIS C. JANSEN, ALSO SAY THAT THE POST MONUMENTATION OF THE REMAINING CORNERS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING AND IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.



REGISTERED PROFESSIONAL LAND SURVEYOR

TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12514 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 395-025
SHEET 14 OF 15

Public Record

TONQUIN MEADOWS

RECORDED AS PLAT DOCUMENT NO. 4397
Book 144 PAGE 119

A REPLAT OF TRACT "NN" AND TRACT "OO", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", TRACT "DD" AND TRACT "EE" PLAT OF "LEGEND AT VILLEBOIS", PARCEL 1, PARTITION PLAT NO. 2011-005, AND UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15, AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: JULY 11, 2014

PLAT NOTES

- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF WILSONVILLE CASE FILE NOS. DB12-0042, DB14-0044, DB14-0046, DB12-0053, DB14-0055, AND ART3-0046.
- THIS SUBDIVISION IS SUBJECT TO RESTRICTIONS AS SHOWN ON THE PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", THE PLAT OF "LEGEND AT VILLEBOIS", PARTITION PLAT NO. 2011-005, PARTITION PLAT NO. 2005-063, AND PARTITION PLAT NO. 2003-090.
- PORTIONS OF TRACTS "C" AND "EE" ARE SUBJECT TO PUBLIC ACCESS EASEMENT AGREEMENTS FOR TRACTS "NN" AND "OO" OF THE PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4" AS RECORDED IN DOCUMENTS NOS. 2014-006780, AND 2014-006781, CLACKAMAS COUNTY RECORDS.
- TRACTS "B" THROUGH "G" AND TRACT "GG" SHALL BE OWNED BY THE TONQUIN MEADOWS HOMEOWNERS ASSOCIATION (SEE NOTE 8), AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS (SEE NOTE 15).
- TRACTS "D", "G", "I", "L", "N", "P", "S", AND "V" ARE ALLEYS AND ARE SUBJECT TO PERMANENT PUBLIC ACCESS EASEMENTS FOR VEHICULAR, PEDESTRIAN, AND BICYCLE INGRESS AND EGRESS OVER, ACROSS, AND ALONG THEIR ENTIRETIES.
- TRACTS "B", "C", "E", "F", "H", "J", "K", "M", "O", "Q", "R", "T", "U", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE" AND "GG" ARE PARK AND OPEN SPACE TRACTS AND ARE SUBJECT TO PERMANENT PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENTS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER THEIR ENTIRETIES.
- TRACTS "HH" AND "I" SHALL BE OWNED BY DECLARANT, SUCCESSORS, ASSIGNS AND ARE RESERVED FOR FUTURE DEVELOPMENT.
- TRACTS "B" THROUGH "G" ARE HEREBY CONVEYED TO THE TONQUIN MEADOWS HOMEOWNERS ASSOCIATION BY DOCUMENT NO. 2014-064421, CLACKAMAS COUNTY RECORDS.
- TRACTS "A" AND "FF" SHALL BE OWNED BY DECLARANT, SUCCESSORS, ASSIGNS AND ARE RESERVED FOR FUTURE PARK DEVELOPMENT. SAID TRACTS ARE SUBJECT TO A PERMANENT PUBLIC ACCESS EASEMENT FOR PEDESTRIAN AND BICYCLE INGRESS, EGRESS, AND RECREATIONAL PURPOSES ON, OVER, AND ACROSS THEIR ENTIRETIES.
- TRACT "O" IS SUBJECT TO A WATER PIPELINE EASEMENT TO BENEFIT THE CITY OF WILSONVILLE AS SHOWN ON SHEET 6.
- TRACTS "G", "P", "S", AND "V" ARE SUBJECT TO SANITARY SEWER PIPELINE AND STORM PIPELINE EASEMENTS TO BENEFIT THE CITY OF WILSONVILLE OVER THEIR ENTIRETIES.
- TRACTS "I", "L", AND "N" ARE SUBJECT TO PUBLIC UTILITY EASEMENTS OVER THEIR ENTIRETIES.
- TRACTS "E", "J", "K", AND "M" ARE SUBJECT TO PRIVATE UTILITY EASEMENTS OVER THEIR ENTIRETIES BENEFITING ADJOINING LOTS FOR WATER, SANITARY SEWER, STORM SEWER, AND UTILITY SERVICE LINES.
- TRACTS "O", "Y", "Z", AND "AA" ARE SUBJECT TO PRIVATE UTILITY EASEMENTS OVER THEIR ENTIRETIES BENEFITING ADJOINING LOTS FOR WATER AND UTILITY SERVICE LINES. WITHIN THE WATER PIPELINE EASEMENT ON TRACT "O" PRIVATE UTILITIES ARE ALLOWED TO CROSS BUT NOT RUN PARALLEL WITH THE WATER PIPELINE.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TONQUIN MEADOWS AS RECORDED IN DOCUMENT NO. 2014-064429, CLACKAMAS COUNTY RECORDS.
SECTION 7.2 OWNERS' EASEMENTS OF ENJOYMENT IN AND TO COMMON AREAS
SECTION 7.4.1 ASSOCIATION RIGHT OF ENTRY
SECTION 7.4.2 EASEMENTS FOR ENCROACHMENTS
SECTION 7.4.3 EASEMENTS AND RIGHTS RESERVED FOR DECLARANT
SECTION 7.4.4 VILLEBOIS EASEMENTS
SECTION 11.6 EASEMENTS
- THIS SUBDIVISION IS SUBJECT TO VILLEBOIS OWNERSHIP AND MAINTENANCE AGREEMENT RECORDED IN DOCUMENT NO. 2014-064429, CLACKAMAS COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO CITY ORDINANCE NO. 738, "AN ORDINANCE OF THE CITY OF WILSONVILLE DECLARING AND AUTHORIZING THE VACATION OF THREE (3) PORTIONS OF SW 110TH AVENUE PUBLIC STREET RIGHT-OF-WAY BETWEEN SW MONT BLANC STREET AND SW TOOZE ROAD/SW BOECKMAN ROAD IN VILLEBOIS LEGALLY DESCRIBED IN ATTACHMENT "C" AS RECORDED IN DOCUMENT NO. 2014-015468, CLACKAMAS COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO VILLEBOIS OWNERSHIP AND MAINTENANCE AGREEMENTS AS RECORDED IN DOCUMENT NOS. 2014-006784 AND 2007-059028, CLACKAMAS COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO A PUBLIC UTILITY EASEMENT AS RECORDED IN DOCUMENT NO. 2008-071047, CLACKAMAS COUNTY RECORDS. SAID EASEMENT FALLS ENTIRELY WITHIN PUBLIC UTILITY EASEMENT AND PUBLIC STREET DEDICATION WITH THIS PLAT AND IS THEREFORE NOT SHOWN.
- THIS SUBDIVISION IS SUBJECT TO PROVISIONS OF A BOUNDARY LINE AGREEMENT PER DOCUMENT NO. 2006-069031, CLACKAMAS COUNTY RECORDS.
- TEMPORARY SEWER EASEMENT AGREEMENT PER DOCUMENT NO. 2013-035244 HAS EXPIRED, AND IS REPLACED WITH A 35' SANITARY SEWER PIPELINE EASEMENT TO BENEFIT THE CITY OF WILSONVILLE, AS SHOWN ON SHEET 12.

22. THIS PLAT IS SUBJECT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT RECORDED IN DOC. NO. 2005-102816 CLACKAMAS COUNTY RECORDS

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT POLYGON AT VILLEBOIS III, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, POLYGON AT VILLEBOIS V, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND SPARROW CREEK, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "TONQUIN MEADOWS" TO BE A TRUE AND CORRECT PLAT THEREOF. ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN, ALL STREETS AND EASEMENTS OF THE WIDTHS THEREIN SET FORTH AND DECS HEREBY DEDICATE TO THE PUBLIC AS PUBLICWAYS FOREVER ALL ADDITIONAL RIGHT-OF-WAY AS SHOWN AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON, WITH RESTRICTIONS AS NOTED IN ALL ACCORDANCE WITH ORS CHAPTER 92.

POLYGON AT VILLEBOIS III, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WJH LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: Fred Gast
FRED GAST, SENIOR VICE PRESIDENT-DIVISION PRESIDENT

POLYGON AT VILLEBOIS V, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WJH LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: Fred Gast
FRED GAST, SENIOR VICE PRESIDENT-DIVISION PRESIDENT

SPARROW CREEK, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WJH LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: Fred Gast
FRED GAST, SENIOR VICE PRESIDENT-DIVISION PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS

THE FORGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 2 2014, BY FRED GAST, WHO IS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT OF POLYGON WJH LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF POLYGON AT VILLEBOIS III, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND THE SOLE MEMBER OF POLYGON AT VILLEBOIS V, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND THE SOLE MEMBER OF SPARROW CREEK, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

Toni M. Stanhope COMMISSION NO. 920658
NOTARY SIGNATURE

Toni M. Stanhope MY COMMISSION EXPIRES: OCTOBER 06, 2017
NOTARY PUBLIC - OREGON

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND WAS RECORDED IN FEE NO. _____ CLACKAMAS COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY SURVEYOR

CITY OF WILSONVILLE APPROVALS

APPROVED THIS 9TH DAY OF DECEMBER, 2014

BY: C. Neath
CITY OF WILSONVILLE PLANNING DIRECTOR

APPROVED THIS 9th DAY OF December, 2014

BY: Myst Kaurhan
CITY OF WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR

CLACKAMAS COUNTY APPROVALS

APPROVED THIS 15TH DAY OF DECEMBER, 2014

BY: Carl R. Plinter
CLACKAMAS COUNTY SURVEYOR, AND CLACKAMAS COUNTY BOARD OF COMMISSIONERS DELEGATE PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THRU JUNE 30, 2015.

APPROVED THIS 15 DAY OF December, 2014
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Nancy Nigel
DEPUTY

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD

ON THE 16th DAY OF DECEMBER, 2014

AT 9:00 O'CLOCK A.M.

AS PLAT NO. 4397

DOCUMENT NO. 2014-064425

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Christine J. Brown
DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWALS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484
JOB NO. 385-025
SHEET 15 OF 15

Public Record

These items omitted for security purposes

IC) Fee Calculation
ID) Copy of Check

Section II) Final Development Plan

IIA) Supporting Compliance Report

SUPPORTING COMPLIANCE REPORT

FINAL DEVELOPMENT PLAN FOR REGIONAL PARKS 7 & 8 (RP-7 & 8)

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I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125. VILLAGE (V) ZONE

(.02) Permitted Uses

Examples of principle uses that typically permitted:

- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

Response: RP-7 & 8 are non-commercial parks and are permitted uses. These parks will ultimately be owned and operated by the City; however, the Polygon WLH LLC ownership portions will be owned and operated by a homeowners association for 5 years and then turned over to the City.

(.05) Development Standards Applying to All Developments in the Village Zone.

In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is a conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

- A. Block, Alley, Pedestrian and Bicycle Standards:

Response: There are no proposed configurations or street alterations to block, alley, pedestrian, and/or bicycle standards. The streets will remain in compliance with SAP East and the Master Plan.

(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

Response: Table V-2 Off-Street Parking Requirements does not list required off-street parking for the proposed uses. However, Villebois Parks Master Plan - Feasibility Plan for RP-8 (Coffee Lake North) conceptually identifies approximately 15 on-street diagonal parking spaces provided adjacent to the soccer field with approximately 11 on-street spaces across SW Coffee Lake Avenue. RP 7 & 8 will include approximately 14 off-street parking. The park is proposed to serve the surrounding neighborhood and will include pathways for pedestrians and bicycle travel. Bicycle racks for short-term bike parking will be provided within the parks. On-street parking is also available across SW Coffee Lake Drive, Section 4.155 is addressed in subsequent sections of this report.

(.08) Open Space.

Response: The *Parks Master Plan* for Villebois states that there are 57.87 acres of parks and 101.46 acres of open space for a total of 159.33 acres within Villebois, which is approximately 33%. SAP East includes parks and open space areas consistent with the *Master Plan*. PDP 3E & PDP 4E included the parks shown in the *Villebois Village Master Plan (VVMP)*, and increased the size of some of these parks as well as added pocket parks and linear greens to the phase 3 area. RP-7 & 8 are consistent with the sizes shown in the Master Plan, Specific Area Plan and

Preliminary Development Plan and provide the planned park elements. RP-7 & 8 contribute 12.21 acres towards open space numbers.

(.09) Street and Access Improvement Standards.

Response: The surrounding streets are included in the PDP application for 3 East and 4 East, and are not affected by this FDP for RP 7 & 8.

(.10) Sidewalk and Pathway Improvement Standards

A. The provisions of Section 4.178 shall apply within the Village Zone.

Response: Sidewalks will be provided on the public street frontage of all development and will be located outside of the right-of-way within a public easement with the approval of the City Engineer. This will be in compliance with Section 4.177(.03).

(.11) Landscaping, Screening and Buffering

A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

Response: Section 4.178 is addressed in subsequent sections of this report.

(.12) Master Signage and Wayfinding

Response: The SAP East Signage and Wayfinding Master Plan identifies Monumentation A - Primary Gateway at Coffee Lake Drive and Villebois Drive, as well as Monumentation C - Internal Site Identifier at Boeckman Road and Villebois Drive. After discussions with staff it was determined that it would be best to provide Monumentation A - Primary Gateway at Boeckman Road and Villebois Drive in order to have the appropriate hierarchy in entry monumentation and to avoid redundancy in the close proximity of these two intersections. The SAP East Signage and Wayfinding Master Plan also identifies Monumentation A - Primary Gateway at Barber Street and Coffee Lake Drive. The attached plans for RP 7 & 8 show Monumentation A - Primary Gateway at Barber Street and Villebois Drive, and at Coffee Lake Drive and Barber Street.

(.13) Design Principles Applying to the Village Zone

A. The following design principles reflect the fundamental concepts, and support the objectives of the *Villebois Village Master Plan*, and guide the fundamental qualities of the built environment within the Village zone.

1. The design of landscape, streets, public places and buildings shall create a place of distinct character.
2. The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the *Villebois Village Master Plan*.

3. The design of buildings shall functionally relate to adjacent open space, gateways, street orientation, and other features as shown in the *Villebois Village Master Plan*.
4. The design of buildings and landscape shall functionally relate to sunlight, climate, and topography in a way that acknowledges these conditions as particular to the Willamette Valley.
5. The design of buildings shall incorporate regional architectural character and regional building practices.
6. The design of buildings shall include architectural diversity and variety in its built form.
7. The design of buildings shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk.
8. The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
9. The design of buildings and landscape shall minimize the visual impact of, and screen views of off-street parking from streets.
10. The design of exterior lighting shall minimize off-site impacts, yet enable functionality.

Response: The design of the landscape and public places will help create a place of distinct character; will be related and connected to the *Villebois Village Master Plan*; will functionally relate to open space, gateways, street orientation, and other features shown in the *Villebois Village Master Plan*; will promote pedestrian safety, connectivity and activity; will minimize the visual impact of off-street parking; and, through exterior lighting, will minimize off-site impacts, yet enable functionality.

(.14) Design Standards Applying to the Village Zone

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

2. Building and site design shall include:
 - a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
 - b. Materials, colors and architectural details executed in a manner consistent with the methods included in an

approved Architectural Pattern Book, Community Elements Book or approved Village Center Design.

Response: The materials, colors, and architectural details for proposed structures within RP-7 & 8 are consistent with the approved *Community Elements Book* as shown in the FDP Approval Criteria section of this report. The *Pattern Book* is not applicable to the proposed park uses.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.

Response: Existing significant trees will be protected as identified in the approved *Community Elements Book* and shown in the attached Tree Preservation Plan.

- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

Response: A detailed landscape plan is provided with this application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans).

3. Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

Response: Lighting and site furnishings as identified in the approved *Community Elements Book* for SAP - East are addressed in the FDP Approval Criteria section of this report.

(.18) Village Zone Development Permit Process

- L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):

1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, within two (2) years after the approval of a PDP, an application for approval of a FDP shall:
 - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the development Review Board, for a phase in the approved sequence.
 - b. Be made by the owner of all affected property or the owner's authorized agent.
 - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.
 - d. Set forth the professional coordinator and professional design team for the project.

Response: This application has been made by the owners and the applicant of the affected property and has been filed on the prescribed form and accompanied by the prescribed fee (copies of the application form and fee payment are included in Exhibit IB and IC). The professional coordinator and professional design team for the project are listed in the Introductory Narrative.

M. FDP Application Submittal Requirements:

1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.

Response: Section 4.034(.08), states that “Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125.” The proposed FDP is reviewed in accordance with the standards and procedures set forth in Section 4.125, as demonstrated by this report.

N. FDP Approval Procedures

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

Response: The provisions of Section 4.421 are addressed in the following sections of this report.

O. FDP Refinements to an Approved Preliminary Development Plan

1. In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan, the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant’s detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.
 - a. Refinements to the PDP are defined as:
 - i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles, or pedestrians.

Response: There are no proposed refinements to the street network or functional classification of streets.

- ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.

Response: The proposed refinements to RP-7 & 8 do not significantly reduce function, usability, connectivity, or overall distribution or availability of these park uses in the PDP. The tables below offer a side-by-side look at the Parks Master Plan and the proposed FDP (Note: Comparisons are made to the Villebois Village Master Plan because the SAP and PDPs did not alter the parks planning, deferring to this FDP design process with the City). Changes are highlighted in bold font. A brief

description of the refinements follows each individual table, explaining how the proposed design meets the goal for the Villebois Vilage Parks Master Plan. Relevant policies and implementation measures from the Villebois Village Master Plan are noted in parentheses in the following descriptions.

RP-7

Master Plan	Proposed Plan
Stormwater/Rainwater Features: Cells	Moved to RP-8 & Built
Benches	Benches
Picnic Tables	Picnic Tables
Shelter: 1	Shelter: 1
Lawn Play: 0.14 acres (100' X 60')	Lawn Play: 0.32 acres (150' X 95')
	Creative Play
	Entry Plaza
	Habitat Amenity (Birds)

Visitors enter RP-7 from a wooded Entry Plaza and into a field that contains an asphalt trail system that connects to the wider Tonquin Trail. These hard trail systems allow for the ability to recreate all season (*Implementation Measure 7*), and interconnectedness linking to other parks and open space areas throughout Villebois. The trail also provides loops of varying lengths for running, walking, and roller blading (*Policy 2*). The site has been known for various rare bird sightings such as Eagles, and Great Horned Owls.

Additionally, the nearby Inza R. Wood Middle School has frequented the location for fieldtrip Bluebird sightings. With respect to these uses, the applicant has designed a series of elements intended to foster the bird heritage of this area. These elements include habitat amenities for birds and bird interpretation placards dotted throughout the trail system to engage and inform park-goers about wildlife (*Policy 4*). RP-7 also includes a larger area for lawn play and creative play, adding layers of social interaction to the park (*Policy 5*) and encouraging a juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm (*Policy 3, Implementation Measure 15*).

RP-8

Master Plan	Proposed Plan
Stormwater/Rainwater Features: Cells/Swales	Built with 1 st Phase of Tonquin Meadows (3 existing, 1 being relocated)
Benches	Benches
Picnic Tables	Picnic Tables
Drinking Fountain: 4	Drinking Fountain: 2
Overlooks: 8	5 Overlooks with shelter, Entry Plaza with space for future artwork
Shelters: 5	3 Shelters, (one with Overlook)

Restroom: 1	Restroom: 1 building and single stall at maintenance building
Sports Field: Adult Recreation Soccer Field (100 yards X 50 yards) - with portapotties	Sports Field: Adult Recreation Soccer Field (100 yards X 50 yards) - with portapotties Basketball ½ Court
Lawn Play: 1.28 acres (130' X 430')	Lawn Play: 2 areas <ul style="list-style-type: none"> • 0.09 acres (80' X 50') • 0.20 acres (170' X 50')
Creative Play: 1	Creative Play: 5 <ul style="list-style-type: none"> • Creative Entry Plaza with overlook and space for future artwork • Sundial • Education Deck/Performance Stage • Stream bed Nature Play
Child Play Structure: 2	Child Play Structure: 1
Parking (On-Street)	Parking (14 space lot)

Notes:

- Approximate spacing of drinking fountains in RP-8 is ¼ mile.
- Approximate spacing between restrooms is ¼ mile.

RP-8 is on the east side of SW Villebois Drive North and east of Coffee Lake Drive. While RP-8 will provide fewer shelters and overlooks than listed in the Villebois Parks Master Plan - Feasibility Plan for RP-8 North, it includes multiple Entry Plazas that combine multiple uses within a space creating layers of activity. It also includes space to incorporate future artwork (*Implementation Measure 5*). The Entry Plaza in the middle of RP-8 has space for multiple overlooks (*Implementation Measure 6*) that offer views of the Willow trees in the Coffee Creek Wetlands. The middle plaza also ramps down to a creative human-scale sundial, which further generates social interaction as another layer of activity (*Policy 5*). Visitors who enter in the north of this park area will find several sports recreation offerings including a segment of the Tonquin Trail, ½ basketball court, and soccer field. These offerings allow for a year-round interconnected and looping trail system (*Policy 2, Implementation Measure 7*) and a range of recreation age-oriented facilities and activities (*Policy 3 and 5*). This large soccer/recreation field is expected to draw visitors from outside Villebois, so this section also includes a 14-space parking lot in addition to on-street parking on the surrounding streets. The proposal also includes a covered shelter that provides cover from sun and rain (*Implementation Measure 7*). The same shelter includes space for picnic tables and overlook opportunities (*Implementation Measure 6*). While the proposed lawn play area is less than the 1.28 acres recommended in the master plan, the site is limited by wetland areas and makes up for this by offering additional creative play opportunities throughout the park.

RP-8 provides a large open lawn play area and a large child play structure, which is designed to resemble giant trees, mimicking the surrounding tree grove. The creative play, lawn play, and child play areas are suitable for a range of age groups (*Implementation Measure 15*). An existing stormwater facility is to be relocated and a stream bed nature play area established. The stream bed leads to a creative play, education deck that is shaped as an amphitheater that can be used as a performance

stage. A large wetland overlook with benches is offered adjacent to the performance/education deck (*Implementation Measure 6*). A second dry stream bed, nature play area is included south of the main play area. These interactive features ensure layers of activity (*Policy 5*) and unique opportunities for wildlife habitat (*Policy 4*). Shelters are provided in an area tucked-in by an existing tree grove. The provision of shelters protects park-goers from sun and rain, which, along with hard surfaces that function during the wet season, ensures year-round recreation at the park (*Implementation Measure 7*). One of these shelters includes a restroom (Note: single-stall restroom at maintenance building) that is easily accessible from the trail and play areas.

- iii. Changes to the nature or location of utilities or stormwater facilities that do not significantly reduce the service or function of the utility or facility.

Response: An existing stormwater facility in RP-8 is being relocated, but it does not significantly reduce the service or function of the facility and its relocation allows for the park to also offer a creative stream bed and interactive activity space.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected PDP. For purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses, and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another. [Section 4.125(.18)(O)(1)(a)(iv) amended by Ord. 587, 5/16/05.]

Response: This FDP does not include refinements to the location or mix of land uses.

- v. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial streets. [Amended by Ord. 682, 9/9/10.]
- b. As used herein, "significant" means:
 - i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(O)(I)(a), above, or,
 - ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.

Response: There are no changes in this FDP that are defined as significant as the refinements do not exceed 10% of any quantifiable matter or negatively affect an important qualitative feature.

2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:
 - a) The refinements will equally or better meet the approved conditions of approval of the PDP;

Response: None of the conditions of approval for PDP 3E or PDP 4E are specific to the proposed park designs. As the proposed refinements, will not compromise the project's ability to comply with PDP conditions of approval, they will equally meet the PDP conditions of approval. The proposed refinements will equally, or better, meet the Goals, Policies, and Implementation Measures of the *Villebois Village Master Plan* as detailed in the Introductory Narrative and under item 4.125(.18)(O)(ii) in this FDP narrative.

- b) The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP, the associated SAP, and

Response: As described throughout this report, the proposed refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area.

- c) The refinement will not preclude adjoining or subsequent PDPs, associated or adjoining SAPs from development consistent with an approved SAP or the *Villebois Village Master Plan*.

Response: The proposed refinements will have no affect on the ability of an adjoining or subsequent PDP or SAP to develop in a manner consistent with the approved SAP or the Master Plan.

P. FDP Approval Criteria

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

Response: The provisions of Section 4.421 are addressed in the following sections of this report.

2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.

Response: This FDP addresses RP-7 & 8. The *Architectural Pattern Book* is not applicable to this FDP as no residential architecture is proposed. The Village Center Design is not applicable as the FDP is outside the Village Center. The FDP is consistent with the recommended PDP conditions as applicable to this request. Conformance of the proposed FDP with the *Community Elements Book* for SAP - East is demonstrated as follows.

LIGHTING MASTER PLAN

Response: The lighting shown on the attached plans (see Exhibit IIB) is consistent with the Lighting Master Plan Diagram shown on page 5 of the *Community Elements Book* for SAP East.

CURB EXTENSIONS

Response: The design of RP-7 & 8 does not include any curb extensions. The adjacent streets were addressed with the PDP.

STREET TREE MASTER PLAN

Response: The location and species of street trees shown on the attached plans (see Exhibit IIB) is consistent with the *Street Tree Master Plan* Diagram and List shown on pages 8-11 of the *Community Elements Book*. These tree species will be planted along the perimeter of the parks consistent with the *Street Tree Master Plan*.

SITE FURNISHINGS

Response: The furnishings shown on the attached plans (see Exhibit IIB) were selected to maintain the identity and continuity of Villebois. The site furnishings shown are consistent with those described in the Site Furnishings Concept shown on pages 12-14 of the *Community Elements Book*.

PLAY STRUCTURES

Response: Play structures shown on the attached plans are consistent with the technical requirements shown on page 15 of the SAP East *Community Elements Book*.

TREE PROTECTION

Response: Existing trees within RP-7 & 8 will be retained, except as shown in the Tree Protection Plan accompanied with this application.

PLANT LIST

Response: The *Community Elements Book* for SAP - East contains a Plant List (pages 17-19) of non-native and native trees, shrubs, and herbs/grasses for species to be used within Villebois. The attached plans (see Exhibit IIB) list the plants that will be planted in the proposed parks. The proposed plantings are consistent with the Plant List in the SAP - East *Community Elements Book*.

SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE

Response: The SROZ and 25' impact areas were identified with the PDPs. Improvement includes a boardwalk over an existing swale, which is already located within the 25' impact area. In order to mitigate for the boardwalk, the existing swale is proposed to be lengthened, but remains within the 25' impact area, as shown on the attached plans. No other impacts are proposed inside the SROZ boundary.

GENERAL DEVELOPMENT REGULATIONS

SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.01) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.
- B. Standards. Development shall conform to all of the following standards:
 - 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

Response: RP-7 & 8 have multiple pedestrian pathway trails running throughout the park, including the Villebois Loop Trail and the Tonquin Regional trail. These trails will connect to adjacent sidewalks and to all phases of development.

- 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking area, recreational area/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.
 - c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
 - d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

Response: The pathways will provide safe, reasonably direct, and convenient connections between areas of the park and between other streets. The pathways run through the parks and connect to restrooms, water fountains, and shelters. The proposed parking lot is less than three acres in size.

- 3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway

may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

Response: The pathways are separated vertically through a curb raised six inches above the abutting travel lane.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, lightcolor concrete inlay between asphalt, or similar contrast).

Response: A sidewalk crosses the parking lot in RP-8 and will be clearly marked with contrasting paint.

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

Response: Primary pathways, as well as pedestrian trails and secondary pathways, will be constructed of concrete.

6. All pathways shall be clearly marked with appropriate standard signs.

Response: All pathways will be clearly marked with signage previously approved by the *SAP East Signage and Wayfinding Plan*.

SECTION 4.155. GENERAL REGULATIONS - PARKING, LOADING, AND BICYCLE PARKING

Response: As stated earlier, the park design includes a 14 space parking lot. The attached plans show lands around the parking lot and the low screen between the property line and the right-of-way, as required by Section 4.176 (D). The plans include a cross-section demonstrating the curb is at least 6" high within the boundary to prevent any portion of a car extending into, interfering with the adjacent trail. Therefore, the parking lot is not designed to have cars overhang beyond curbs. Landscaping of at least 10% of the parking area is designed to be screened from view from the public right-of-way, and is considered a part of the 15% total required landscaping for the site development. The aggregated ratio of trees to parking spaces will exceed the minimum of 1 tree per 8 spaces. Finally, the parking lot will include one ADA space.

SECTION 4.156. SIGN REGULATIONS

Response: The *SAP East Signage and Wayfinding Master Plan* identifies Monumentation A - Primary Gateway at Coffee Lake Drive and Villebois Drive, as well as Monumentation C - Internal Site Identifier at Boeckman Road and Villebois Drive. After discussions with staff it was determined that it would be best to provide Monumentation A - Primary Gateway at Boeckman Road and Villebois Drive in order to have the appropriate hierarchy in entry monumentation and to avoid redundancy in the close proximity of these two intersections. The *SAP East Signage and*

Wayfinding Master Plan also identifies Monumentation A - Primary Gateway at Barber Street and Coffee Lake Drive. The attached plans for RP 7 & 8 show Monumentation A - Primary Gateway at Barber Street and Villebois Drive, and at Coffee Lake Drive and Barber Street.

SECTION 4.172. FLOOD PLAIN REGULATIONS

(.02) General Provisions Affecting Flood Plains.

- C. The City of Wilsonville Community Development Director shall review all Building and Grading Permit applications for new construction or substantial improvement to determine whether proposed building or grading sites will be located in a flood plain. If a proposed building or grading site is located within a flood plain, any proposed new construction, grading, or substantial improvement (including prefabricated and manufactured housing) must:
1. Be designed (or modified) and anchored to prevent floatation, collapse, or lateral movement of the structure.
 2. Use construction materials and utility equipment that are resistant to flood damage,
 3. Use construction methods and practices that will minimize flood damage, and
 4. Limit the addition of any fill material such that the total volume of fill within the flood plain does not exceed the volume of material removed from the flood plain in the same area.

Response: The proposed grading and parking improvements for RP 7 & 8 are partially located within a flood plain. All proposed materials and equipment will be designed to be anchored, and will be resistant to flood damage. Construction methods and practices will minimize flood damage. A memo written by the engineer is included in Exhibit IIC that details proposed cut/fill within the flood plain.

(.03) Development Permit Required:

- B. Outright Permitted Uses in the 100-year Flood Plain:
2. Recreational uses which would require only minor structures such as picnic tables and barbecues.

(.04) Uses within the 100-year Flood Plain requiring a Flood Plain Permit:

- A. Any development except as specified in subsection (.03), above, that is otherwise permitted within the Zoning District provided such development is consistent with the Flood Plain Standards.

Response: Most of the recreational uses for RP-7 & 8 fall under the outright permitted uses in the 100-year Flood Plain. Some of the proposed structures and the proposed grading necessitate a Development Permit within the Flood Plain.

(.06) Flood Plain Permit Review Process:

- E. Any flood plain development proposed for property regulated under Section 4.140 shall be considered by the Development Review Board and the Community Development Director as part of the Planned Development Permit process.

Response: The subject Flood Plain Development Review is submitted in conjunction with the FDP, and will therefore be reviewed by the DRB in conjunction with the FDP review.

F. Submittal requirements.

1. A field survey in relation to mean sea level by a licensed surveyor or civil engineer of the actual location of the 100-year flood plain, fringe, floodway and the lowest habitable finished floor elevations, including basements, of all existing structures.
2. A Site Plan map showing all existing and proposed contours and development and supplemented by a soils and hydrologic report sufficient to determine the net effect of the proposed development on the flood plain elevations on the subject site and adjacent properties. Proposed areas of cut or fill shall be clearly indicated.
3. A soils stabilization plan for all cuts, fills and graded areas.

Response: As part of the submittal package, this proposal includes a field survey by a licensed surveyor, a soil stabilization plan, and a Site Plan (see Exhibit IIB & IIC).

(.07) General Standards:

A. Anchoring requirements:

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

Response: New construction within the Flood Plain will be anchored down as noted in the above criteria.

2. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top of frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

Response: This development proposal does not include manufactured homes, therefore this item is not applicable.

3. All recreational vehicles must either be elevated two (2) feet or more above the 100-year flood elevation and anchored in accordance with paragraph 2, above, or be on the site for less than 180 consecutive days and be fully licensed and highway ready. A recreational vehicle is ready for highway use if its wheels are in place and it is attached to the site only by quick disconnect type

utilities and security devices and has no permanently attached additions.

Response: This development proposal does not include recreational vehicles, therefore this item is not applicable.

B. Construction materials and methods:

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

Response: Materials and utility equipment used will be resistant to flood damage.

2. All new construction and substantial improvements shall be Constructed using methods and practices that minimize flood damage.

Response: Construction methods and practices that minimize flood damage will be used.

3. Electrical, heating, ventilation, plumbing, and air - conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Response: All electrical, heating, ventilation, plumbing, and other service facilities are located to prevent water from to prevent water from entering or accumulating within the components in the event of flooding.

4. Below-grade crawl spaces:

- a. Below-grade crawlspaces are allowed subject to the following standards as found in FEMA Technical Bulletin 11-01, Crawlspace Construction for Buildings Located in Special Flood Hazard Areas:
 - i. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required openings stated in Section B below. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. Other types of foundations are recommended for these areas.

Response: The development proposal does not include below-grade crawl spaces, therefore this item is not applicable.

- ii. The crawlspace is an enclosed area below the base flood elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be

no more than one (1) foot above the lowest adjacent exterior grade.

Response: The development proposal does not include below-grade crawl spaces, therefore this item is not applicable.

- iii. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE. The recommended construction practice is to elevate the bottom of joists and all insulation above BFE.

Response: Any portions of structures below the FBE will be constructed with materials resistant to flood damage.

- iv. Any building utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.

Response: Any building utility systems will be elevated above the BFE.

- v. The interior grade of a crawlspace below the BFE must not be more than two (2) feet below the lowest adjacent exterior grade.

Response: No below-grade crawl spaces are proposed.

- vi. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four (4) feet at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.

Response: No below-grade crawl spaces are proposed.

- vii. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics; such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles or gravel or crushed stone drainage by gravity or mechanical means.

Response: No below-grade crawl spaces are proposed.

- viii. The velocity of floodwaters at the site should not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundation types should be used.

Response: No below-grade crawl spaces are proposed.

C. Utilities:

1. All new replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

Response: No water supply systems are proposed within the Flood Plain.

2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

Response: No sanitary sewer systems are proposed within the Flood Plain.

3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Response: No on-site waste disposal systems are proposed within the Flood Plain.

D. Alteration of Watercourses:

Response: This proposal does not alter watercourses, therefore this section is not applicable.

E. Residential Construction:

Response: This proposal does not include residential construction, therefore this section is not applicable.

F. Nonresidential Construction:

1. New construction and substantial improvement of any commercial, Industrial or other nonresidential structure shall either have the lowest finished floor, including basement, elevated one and one-half (1-1/2) feet above the 100-year flood elevation; or, together with attendant utility and sanitary facilities, shall:

- a. Be floodproofed so that below the base flood level the structure is water-tight with walls substantially impermeable to the passage of water.

Response: Proposed development includes non-residential construction (i.e. shelters) within the Flood Plain. All structures within the flood plain will be floodproofed as appropriate for the proposed structure.

- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Response: The development complies with the above criteria. All structures within the flood plain utilize structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

- c. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Floodproofing certifications are required to be provided to the Community Development Director.

Response: A registered engineer will certify construction within the Flood Plain. Floodproofing certifications will be provided to the Community Development Director at the appropriate time.

- d. Nonresidential structures that are elevated, not flood-proofed,

must meet the same standards for space below the lowest floor as prescribed for residential construction, above.

Response: The development complies with the above criteria. All structures within the flood plain will be floodproofed.

- e. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood-proofed level (e.g., a building constructed to the base flood level will be rated as one foot below that level).

Response: The applicant is aware that flood insurance premiums will be based on rates that are one foot below the flood-proofed level.

2. Manufactured homes shall meet the requirements of Section 4.172(.07)(E)(3).

Response: Manufacture homes are not included in this development. This item is not applicable.

- G. Before Regulatory Floodway: In areas where a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

Response: This item is not applicable as the Regulatory Floodway has been identified and is shown on the attached plans.

H. Floodways:

Response: Development is not proposed within the Floodway. Therefore this section is not applicable.

I. Parking Lots and Storage Areas:

1. All parking lots and storage areas below the flood plain elevation shall be paved.

Response: The parking lot in RP-8 will be paved in compliance with the above criteria.

2. A minimum of twenty-five (25) percent of the required parking space must be provided above the 100-year flood plain elevation for all nonresidential uses.

Response: More than twenty-five (25) percent of the parking will be constructed above the 100-year flood plain as shown in Exhibit L1.2.

3. Residential uses shall provide at least one parking space per unit above the 100-year flood plain elevation.

Response: This development proposal does not include residential uses, therefore this item is not applicable.

J. Subdivision Proposals:

Response: This item is not applicable as the request is not a subdivision proposal.

- K. Review of Building Permits. Where elevation data is not available either through the Flood Insurance Study or from another authoritative source, applications for Building Permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

[Section 4. 172(. 07) amended by Ord 686, 11/1/10]

Response: Elevation data for the 100-Year Flood Plain will be shown on site plans submitted with Building Permits for structures within the Flood Plain.

SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

(.02) Landscaping and Screening Standards.

D. Low Screen Landscaping Standard.

1. Intent. The Low Screen Landscaping Standard is a landscape treatment that uses a combination of distance and low screening to separate uses or developments. It is intended to be applied in situations where low screening is adequate to soften the impact of one use or development on another, or where visibility between areas is more important than a total visual screen. The Low Screen Landscaping Standard is usually applied along street lot lines or in the area separating parking lots from street rights-of-way.
2. Required materials. The Low Screen Landscaping Standard requires sufficient low shrubs to form a continuous screen three (3) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A three (3) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 22: Low Screen Landscaping).

Response: As shown on the attached plans (see Exhibit IIB), RP-7 & 8 will be landscaped with a mixture of ground cover, lawn areas, shrubs, and trees. This FDP consistently reflects street trees shown in the *Street Tree Master Plan*. The parking lot in RP-8 utilizes the Low Screen Landscaping Standard between the parking lot and the adjacent street right-of-way.

(.03) Landscape Area.

Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in

the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

Response: The proposed parks are predominantly landscaped (more than the 15% required), except for walkways, and hardscaped areas as shown in the attached plans (Exhibit IIB).

(.04) Buffering and Screening.

Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
- B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.
- C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

Response: The parking lot utilizes the Low Screen Landscaping Standard between the parking lot and the adjacent street right-of-way.

(.05) Sight-Obscuring Fence or Planting.

Response: No sight-obscuring fence or planting is required in this FDP area.

(.06) Plant Materials.

- A. Shrubs and Ground Cover. All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural

plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plants areas.

1. Shrubs. All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread.

Response: As shown on the attached plans (see Exhibit IIB) all shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. All shrubs will be well branched and typical of their type as described in current AAN standards.

2. Ground cover. Shall be equal to or better than the following depending on the type of plant materials used: Gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

Response: As shown on the attached plans (see Exhibit IIB) all ground covers will be at least 4" pots and spaced appropriately. These plants will be installed as required.

3. Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

Response: The subject FDP area is within a residential development; therefore this criterion does not apply.

4. Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

Response: As shown on the attached plans (see Exhibit IIB) appropriate plant materials will be installed beneath the canopies of trees and large shrubs. Areas that are not appropriate to plant beneath the canopies of existing trees will be mulched with bark.

- B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN)

Standards and shall be balled and burlapped. The trees shall be grouped as follows:

1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.
4. Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.
5. Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

Response: As shown on the attached plans (see Exhibit IIB), proposed tree species have been selected from the Villebois Plant List in the *Community Elements Book*. All proposed trees meet the minimum 2" caliper code requirement or the minimum height requirement for conifers as appropriate. All proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.

- C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:

Response: This standard does not apply to the subject FDP as no buildings larger than 24' in height or greater than 50,000 square feet in footprint area are proposed.

- D. Street Trees.

Response: Street trees shown in the plans for RP-7 & 8 are consistent with those shown in the Street Tree Master Plan in the SAP East *Community Elements Book*.

- E. Types of Plant Species.

1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

Response: The existing native and non-native vegetation to be incorporated into the landscaping will be identified.

2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics,

maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

Response: All proposed landscaping materials are selected from the Villebois Plant List in the *Community Elements Book*. Specific materials were selected to best meet the site characteristics of the subject property.

3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

Response: No plant materials listed as “Prohibited Plant Species” on the Villebois Plant List are included in the proposed landscaping.

- F. Tree Credit.

Response: Tree credits are not applicable to this FDP application.

- G. Exceeding Standards. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.
- H. Compliance with Standards. The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

Response: The attached plans (see Exhibit IIB) and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the *Community Elements Book*.

(.07) Installation and Maintenance.

- A. Installation. Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.
- B. Maintenance. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.

- C. Irrigation. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:
1. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
 2. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.
 3. Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
 4. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

Response: Plants will be installed and maintained properly. When necessary, permanent-built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping. Additional details about the irrigation system will be provided with construction plans.

- D. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

Response: The attached planting plans demonstrate that all landscape areas will be protected from potential damage by vehicle travel along streets and alleys.

(.08) Landscaping on Corner Lots.

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

Response: All landscaping at corners will meet the vision clearance standards of Section 4.177.

(.09) Landscape Plans.

Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
- B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
- C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded field grass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
- D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.
These categories shall be noted in general on the plan and on the plant material list.

Response: The attached plans (see Exhibit IIB) include the required information listed in Section 4.176(.09).

(.10) Completion of Landscaping.

The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.

Response: The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit.

(.11) Street Trees Not Typically Part of Site Landscaping.

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

Response: Street trees are not counted toward the required standards of this Section.

(.12) Mitigation and Restoration Plantings.

Response: Tree removal is addressed in Section 4.125(.18).P of this application. Mitigation for proposed tree removal is provided for with proposed street trees and park tree plantings.

SECTION 4.177. STREET IMPROVEMENT STANDARDS

(.01) Development and related public facility improvements shall comply with the standards in this section, the Wilsonville Public Works Standards, and the Transportation System Plan, in rough proportion to the potential impacts of the development or as provided by Section 4.140, except as modified or waived by the City Engineer for reasons of safety or traffic operations.

H. Access drives and lanes.

Response: The proposed park is accessible from the adjacent street rights-of way and/or pathways as shown on the attached plans.

(.02) Street Design Standards

E. Corner or clear vision area.

1. A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:

- a. Light and utility poles with a diameter less than 12 inches.
- b. Trees less than 6" d.b.h., approved as a part of the Stage II Site Design, or administrative review.
- c. Except as allowed by b., above, an existing tree, trimmed to the trunk, 10 feet above the curb.
- d. Official warning or street sign.
- e. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in

an unreasonable hardship on the property owner or deteriorate the quality of the site.

Response: Landscaping at the corners of the park will be less than 30 inches in height to assure that visibility is not blocked.

(.03) Sidewalks. Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of a City Engineer.

- A. Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.188, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety.
- B. Within a Planned Development, the Development Review Board may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary.

Response: Sidewalks will be provided on the public street frontage of RP-7 & 8, as shown on the attached plans.

SITE DESIGN REVIEW

SECTION 4.400. PURPOSE.

(.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefore.

Response: The proposed site furnishings and landscaping are designed in compliance with the standards for the rest of Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City.

(.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

Response: RP-7 & 8 are designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed park design will add to the quality of the environment as well as the functioning of the site.

- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

Response: The proposed park design is shown on the attached plans (Exhibit IIB). The proposed site furnishings and landscaping will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and adjacent streets will be provided to enhance the site's connectivity to surrounding uses.

- C. Discourage monotonous, drab, unsightly, dreary, and inharmonious developments;

Response: The FDP area will include landscaping as shown on the attached plans (see Exhibit IIB). Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout the larger Villebois development. The proposed landscaping will contribute to an interesting and aesthetically appealing development.

- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

Response: The parks will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

- E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;

Response: The park and pedestrian connections to adjacent streets will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate.

- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

Response: The proposed parks will create neighborhood amenities that will help to maintain property values in this new community. The Home Owners Association will ensure that these areas are properly maintained over time, until they are turned over to the City.

- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the

orderly, efficient and economic provision of public facilities and services.

Response: The process used to plan for Villebois incorporates a tiered system that originates at the *Villebois Village Master Plan*. The *Master Plan* shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois. *Figure 5 - Parks & Open Space Plan* of the *Master Plan* shows that approximately 33% of Villebois will be in parks and open space. Phases 3 & 4 East contains more areas for parks than originally shown for this area with SAP - East. This FDP is consistent with the PDP, SAP - East, and the *Villebois Village Master Plan*, and therefore, complies with this criterion.

- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;

Response: The *Villebois Village Master Plan* shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). This FDP shows RP-7 & 8, both of which will enhance the surrounding living environment. Residents who will surround the park will provide on-going surveillance and control.

- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;

Response: The design of the Villebois Village has been created to develop a community that is truly unique. The City and Villebois Master Planner, as well as the Applicant, are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and Portland region. This partnership has generated citizen participation in the project and the unique design shall foster civic pride and community spirit amongst the residents of Villebois.

- J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.

Response: The design of the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, and contentment of Villebois residents, while also promoting and protecting the peace, health, and welfare of the City. *Connectivity* refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. *Diversity* includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for

transportation. *Sustainability* involves the protection of natural resources and open space, energy conservation, and storm and rainwater management. RP-7 & 8 will help further the community's long-term guiding principles.

SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: As shown in the attached plans (see Exhibit IIB), proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

- B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response: Chapter 3 of the *Villebois Village Master Plan* takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The FDP area includes areas of steep slopes, sensitive wildlife habitat areas, wetlands, nearby SROZ areas, flood plain areas, and existing trees. These areas are all shown on the attached plans. The FDP includes elements specified for RP-7 & 8 within the *Master Plan*. The FDP includes connections to surrounding streets, sidewalks, and pathways.

- C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are

safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response: One parking area is proposed near the intersection of Boeckman Road and Villebois Drive for convenient access to RP-8. The park is accessible from adjacent streets and pathways, as shown on the FDP (Exhibit IIB).

- D. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response: Surface water drainage was addressed in the PDP application. The FDP is consistent with grading and drainage shown in the PDP. This system has been carefully designed so as not to adversely affect neighboring properties.

- E. **Utility Service.** Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: The PDP application addressed utility installation. The FDP is consistent with the PDP.

- F. **Advertising Features.** In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response: No advertising features are proposed in this FDP.

- G. **Special Features.** Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: This FDP does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this report.

- (.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

Response: The above standards outlined in Sections (a) through (g) have been addressed in consideration of the site furnishings proposed within RP-7 & 8.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

Response: Compliance with the purpose of Section 4.400 has been addressed earlier in this report.

SECTION 4.440. PROCEDURE.

(.01) Submission of Documents.

A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.
- B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass in necessary.
- C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.
- D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.

- E. A sign Plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

Response: The FDP plans (see Exhibit IIB) meet the requirements of Section 4.440 (.01). Images and proposed colors for structures proposed with RP-7 & 8 are included in the FDP plans. The SAP East Signage and Wayfinding Master Plan identifies Monumentation A - Primary Gateway at Coffee Lake Drive and Villebois Drive, as well as Monumentation C - Internal Site Identifier at Boeckman Road and Villebois Drive. After discussions with staff it was determined that it would be best to provide Monumentation A - Primary Gateway at Boeckman Road and Villebois Drive in order to have the appropriate hierarchy in entry monumentation and to avoid redundancy in the close proximity of these two intersections. The SAP East Signage and Wayfinding Master Plan also identifies Monumentation A - Primary Gateway at Barber Street and Coffee Lake Drive. The attached plans for RP 7 & 8 show Monumentation A - Primary Gateway at Barber Street and Villebois Drive, and at Coffee Lake Drive and Barber Street. A copy of the application fee is included in Exhibit IC of this notebook.

SECTION 4.450. INSTALLATION OF LANDSCAPING.

(.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

Response: The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

Response: The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the Development Review Board.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

Response: The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

Response: This FDP does not include any existing development; therefore this criterion does not apply.

III. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Final Development Plan (FDP) for Regional Parks 7 & 8. Therefore, the applicant requests approval of this application.

IIB) Reduced FDP Plan Set

REGIONAL PARK 7 & 8 FINAL DEVELOPMENT PLAN

TAX LOTS 102, 192, 15100, 15190, 13300, 29200, 29290 & 13390
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTIONS 14 & 15
CITY OF WILSONVILLE, OREGON



REVISIONS	
DATE	DESCRIPTION

Final Development
Plan
Regional
Park 7 & 8

COVER
SHEET

PROJECT NUMBER:	395-018
1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	05/17/2017

C0.1

APPLICANT:

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CONTACT: FRED GAST

PROPERTY OWNER:

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CONTACT: FRED GAST

CITY OF WILSONVILLE
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PLANNER:

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CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

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[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

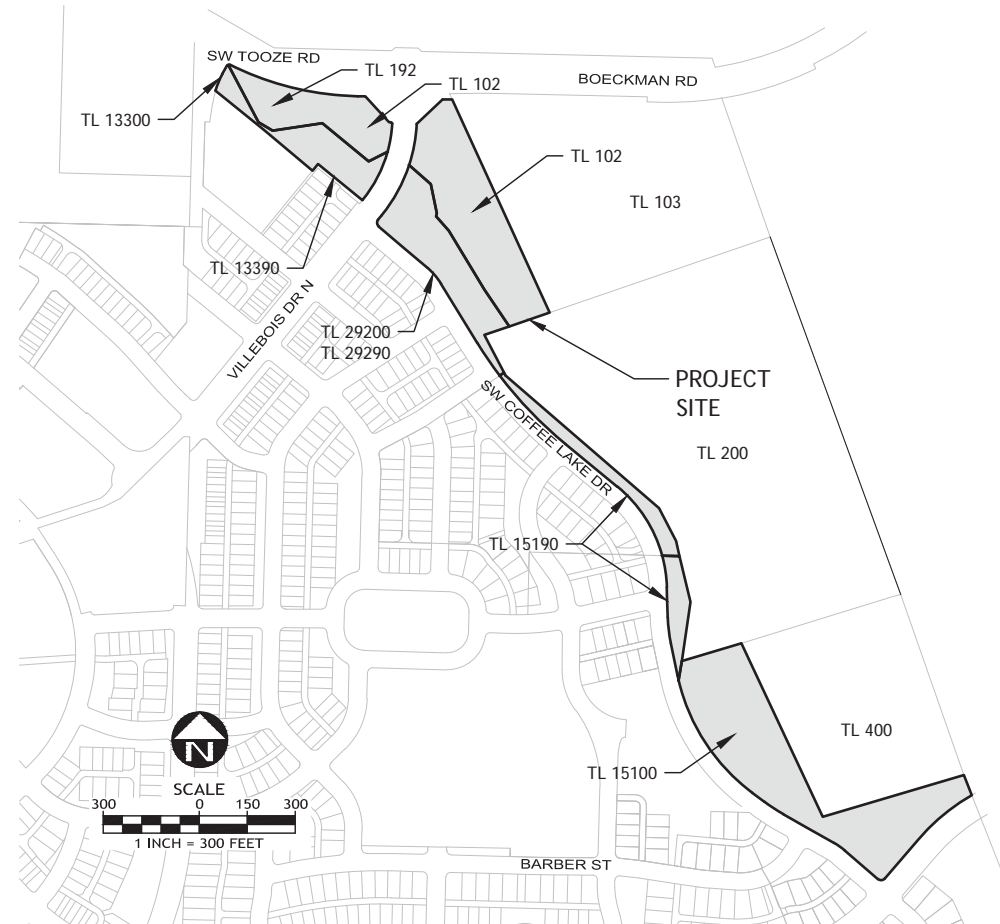
PACIFIC COMMUNITY DESIGN, INC
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LANDSCAPE ARCHITECT:

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[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA

GEOTECHNICAL ENGINEER:

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PORTLAND, OR 97224
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CONTACT: CRAIG WARE, PE



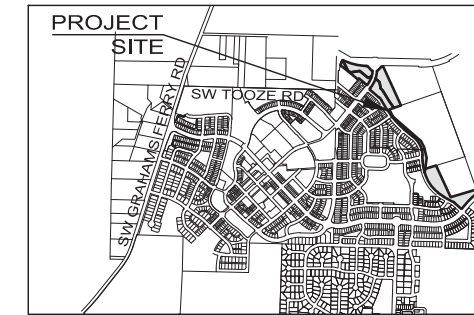
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ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST



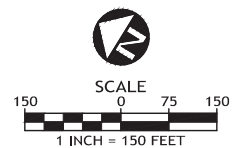
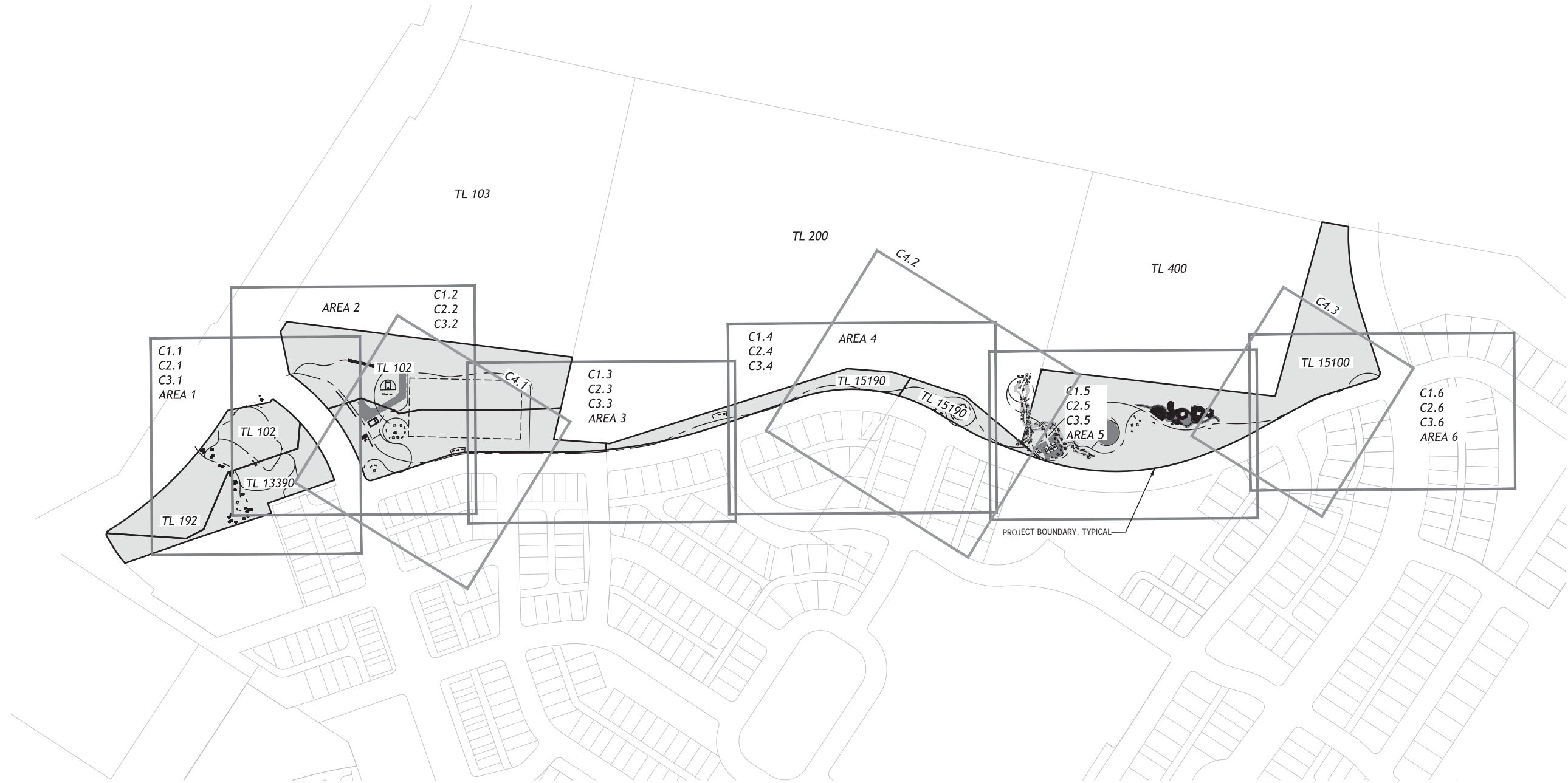
VICINITY MAP
NTS

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 EXISTING CONDITIONS / DEMOLITION
- C1.2 EXISTING CONDITIONS / DEMOLITION
- C1.3 EXISTING CONDITIONS / DEMOLITION
- C1.4 EXISTING CONDITIONS / DEMOLITION
- C1.5 EXISTING CONDITIONS / DEMOLITION
- C1.6 EXISTING CONDITIONS / DEMOLITION
- C2.1 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.2 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.3 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.4 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.5 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.6 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C3.1 PRELIMINARY COMPOSITE UTILITY PLAN
- C3.2 PRELIMINARY COMPOSITE UTILITY PLAN
- C3.3 PRELIMINARY COMPOSITE UTILITY PLAN
- C3.4 PRELIMINARY COMPOSITE UTILITY PLAN
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- L1.3 REGIONAL PARK 8 - AREA 3 - LAYOUT PLAN
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- L1.5 REGIONAL PARK 8 - AREA 5 - LAYOUT PLAN
- L1.6 REGIONAL PARK 8 - AREA 6 - LAYOUT PLAN
- L2.1 REGIONAL PARK 7 - AREA 1 - PLANTING PLAN
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- L2.6 REGIONAL PARK 8 - AREA 6 - PLANTING PLAN
- L2.7 REGIONAL PARK 8 - AREA 6 - PLANTING LEGEND
- L3.1 REGIONAL PARK 7&8 - DETAILS
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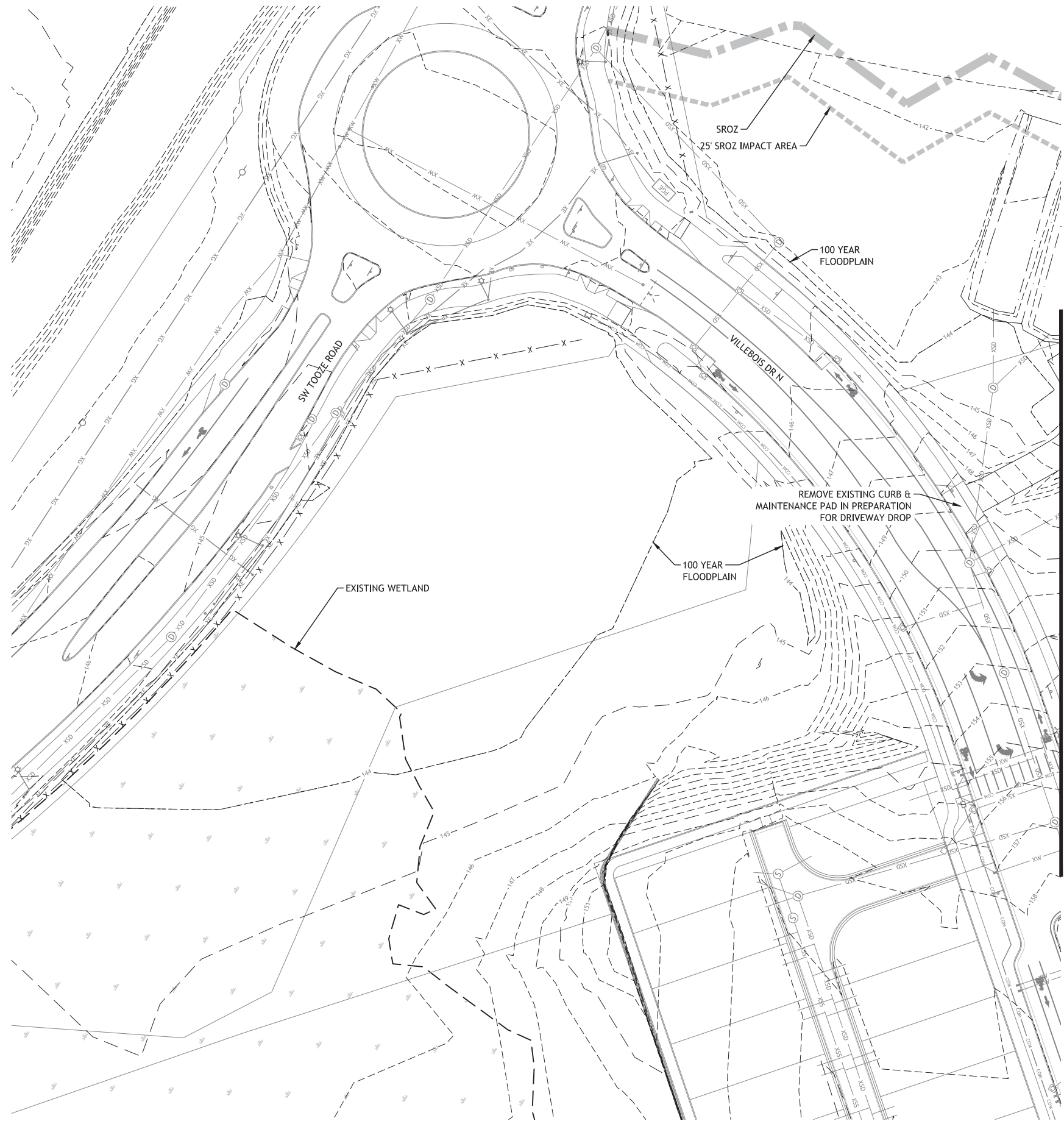
Final Development Plan
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KEY MAP SHEET INDEX

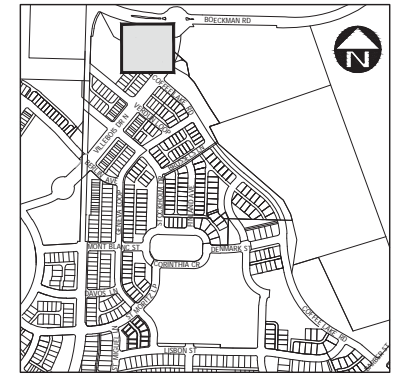
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1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	05/17/2017

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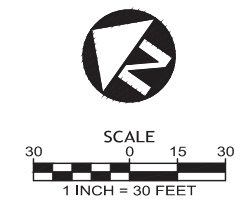
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KEY MAP

LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



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REVISIONS	
DATE	DESCRIPTION

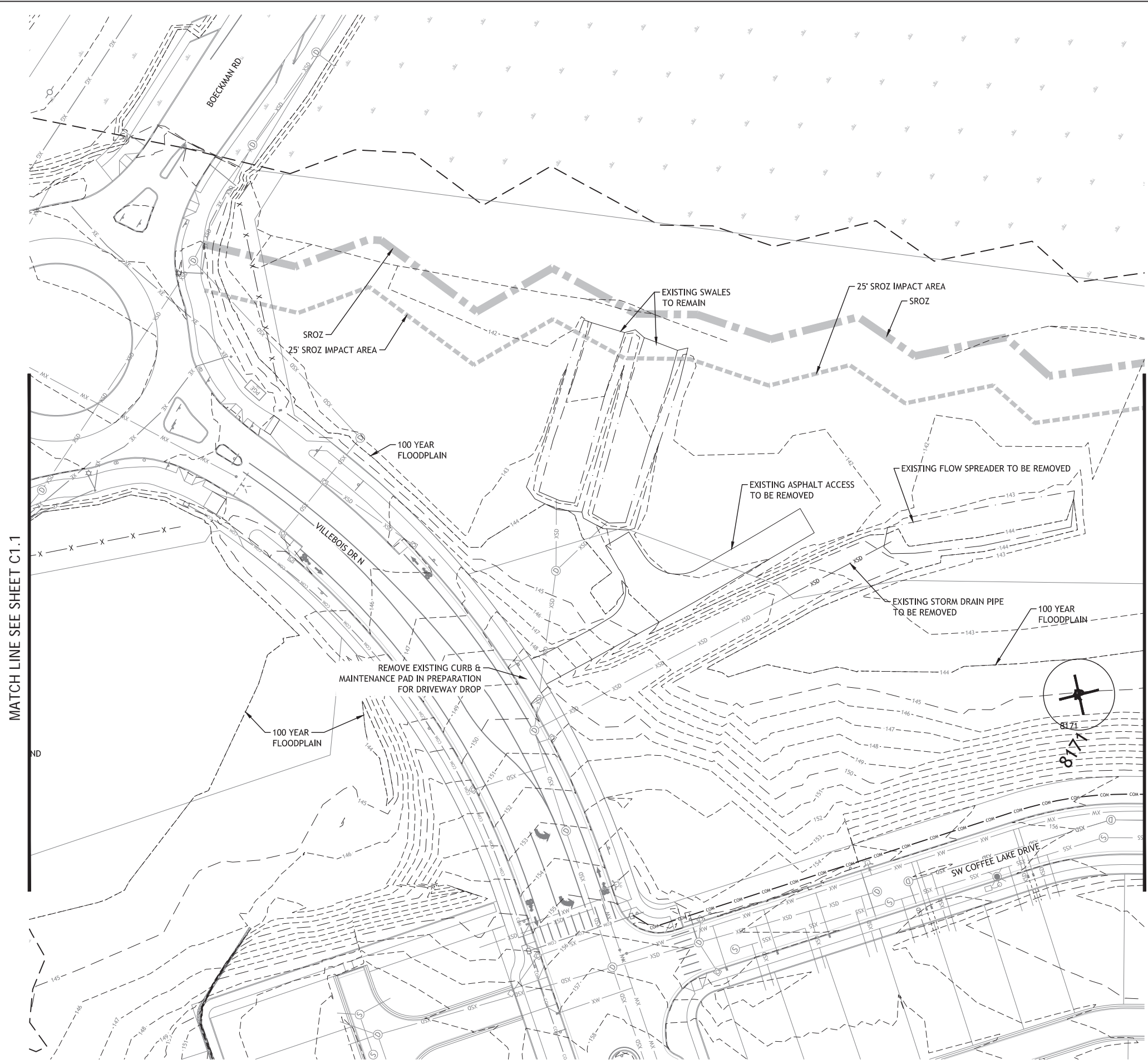
Final Development Plan
Regional Park 7 & 8

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE: 03/06/2017
2ND SUBMITTAL DATE: 05/17/2017

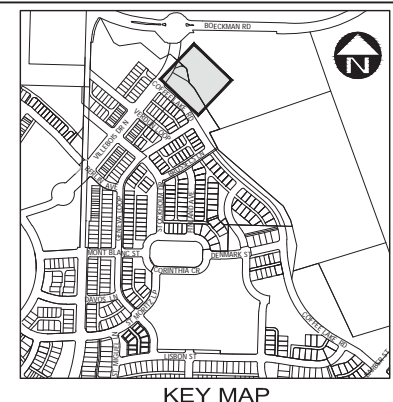
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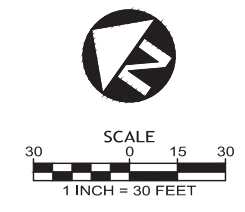
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MATCH LINE SEE SHEET C1.3



LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



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REVISIONS	
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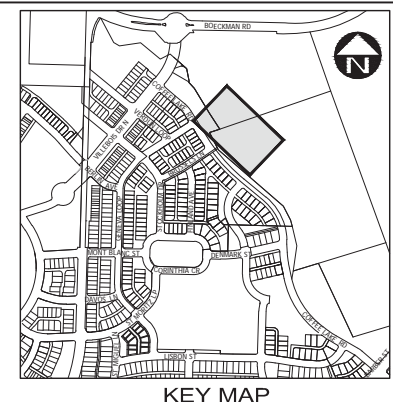
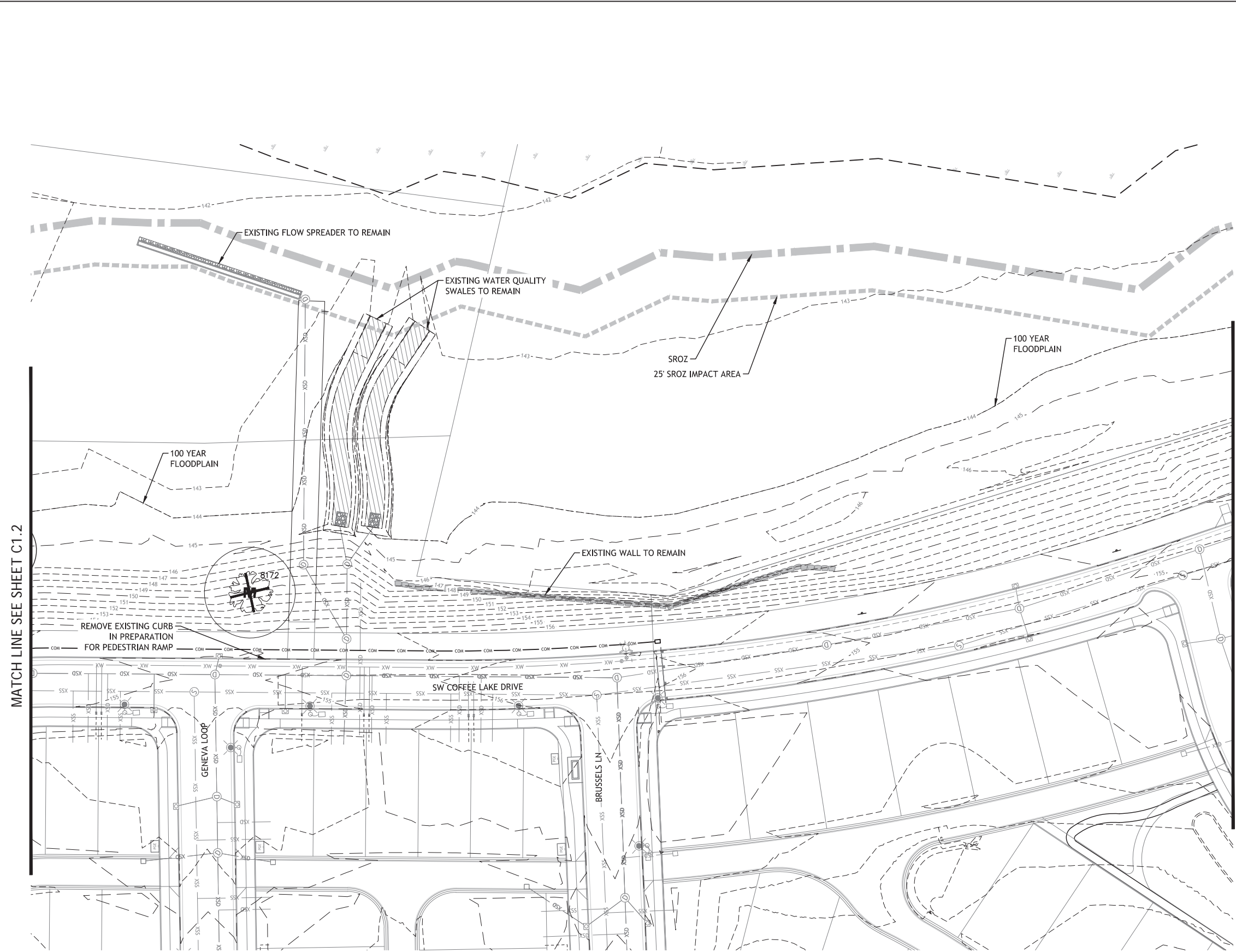
Final Development Plan
Regional Park 7 & 8

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C1.2

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LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
⊙	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



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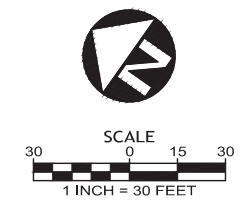


REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

EXISTING CONDITIONS & DEMOLITION PLAN

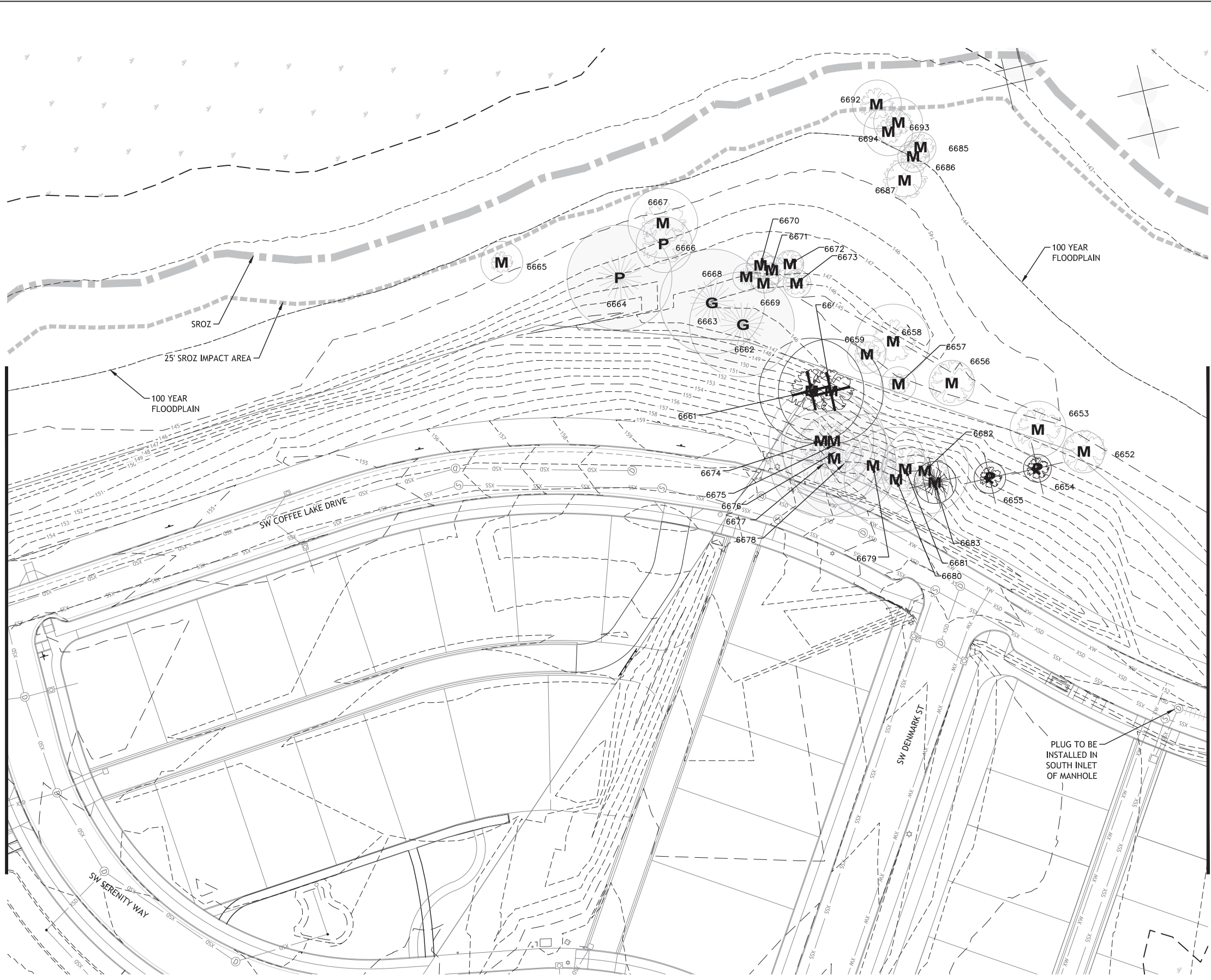
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C1.3

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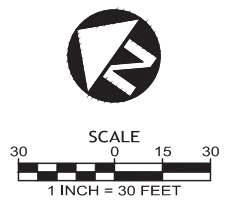


MATCH LINE SEE SHEET C1.5



LEGEND

- SS PROPOSED SANITARY SEWER
- XSS EX SANITARY SEWER
- W PROPOSED WATER LINE
- XW EX WATER LINE
- SD PROPOSED STORM LINE
- XSD EX STORM LINE
- PROPOSED SANITARY MANHOLE
- EX SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- EX SANITARY CLEANOUT
- PROPOSED STORM MANHOLE
- EX STORM MANHOLE
- PROPOSED CATCH BASIN
- EX CATCH BASIN
- PROPOSED FIRE HYDRANT
- EX FIRE HYDRANT
- PROPOSED WATER METER
- EX WATER METER
- PROPOSED WATER VALVE
- EX WATER VALVE
- ▲ PROPOSED THRUST BLOCK
- EX THRUST BLOCK



REVISIONS

DATE	DESCRIPTION

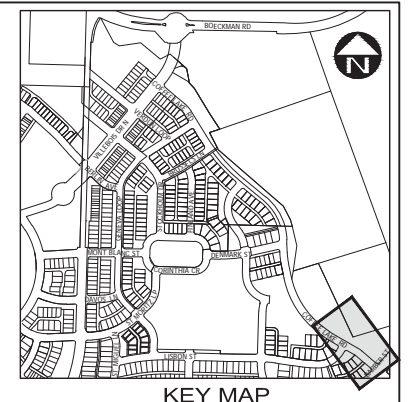
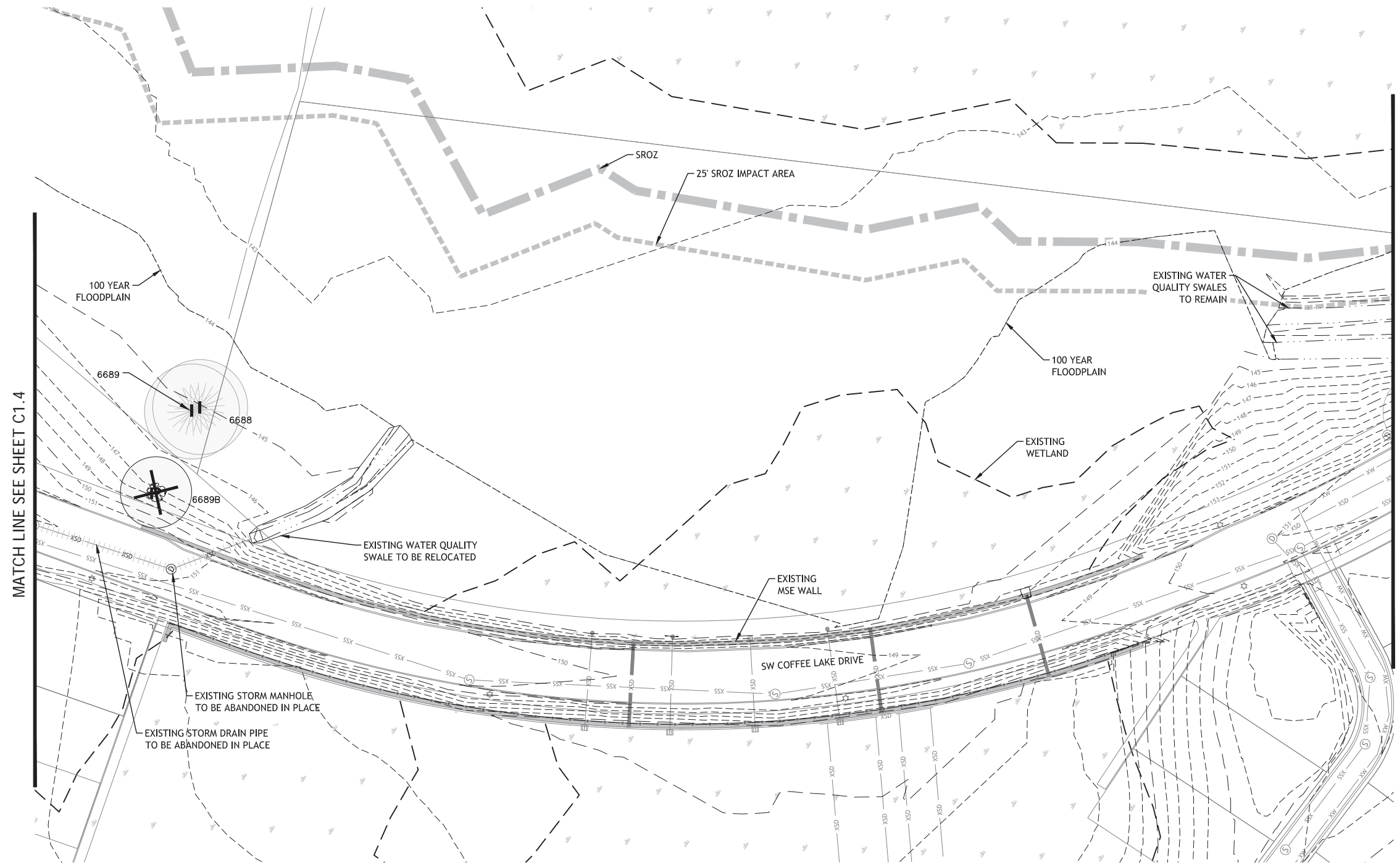
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PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C1.4

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LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK

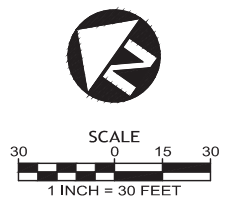


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EXISTING CONDITIONS & DEMOLITION PLAN

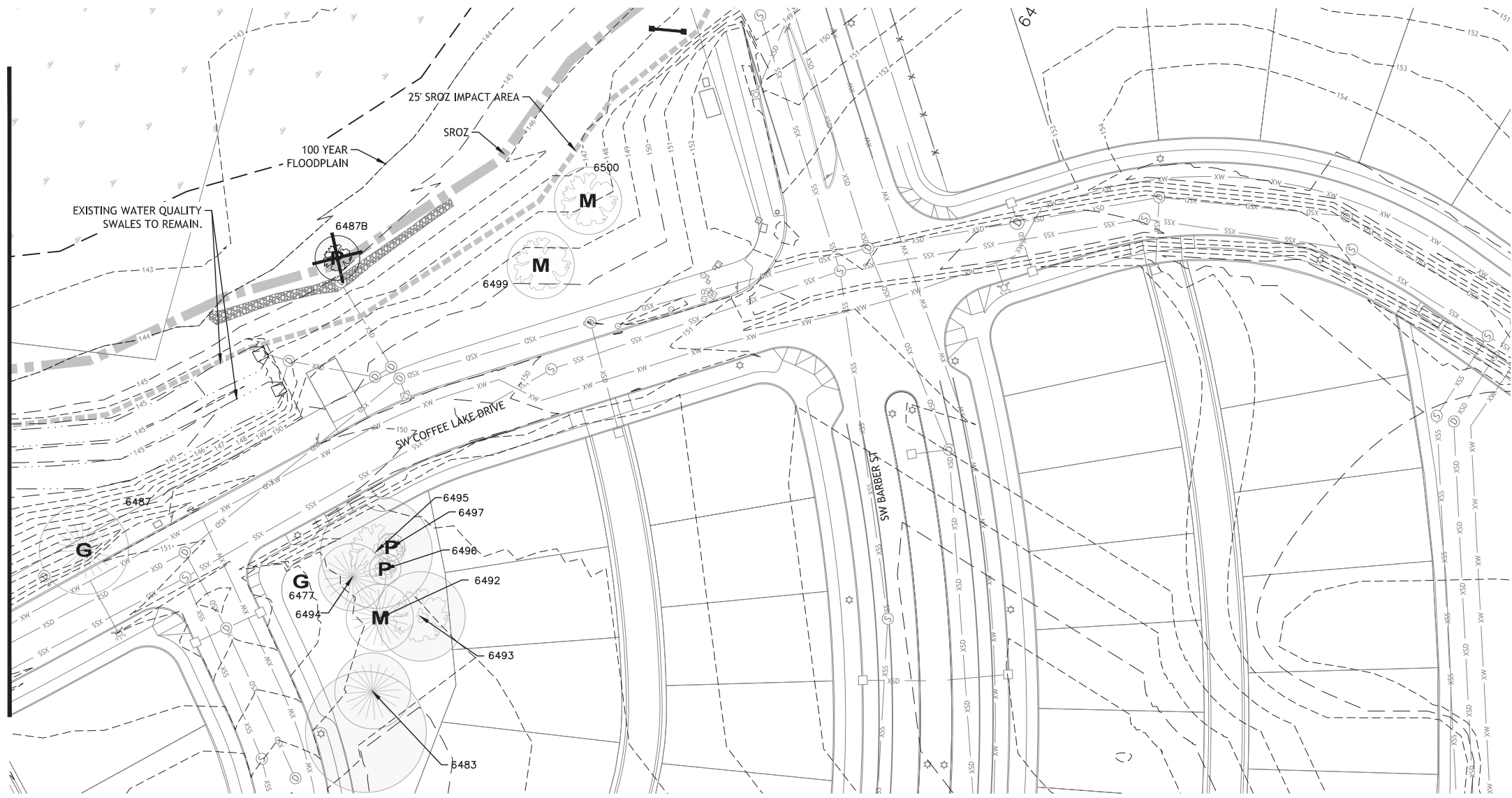
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C1.5

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MATCH LINE SEE SHEET C1.5



KEY MAP

LEGEND

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- SD — PROPOSED STORM LINE
- XSD — EX STORM LINE
- (with S) — PROPOSED SANITARY MANHOLE
- (with M) — EX SANITARY MANHOLE
- (with S) — PROPOSED SANITARY CLEANOUT
- (with M) — EX SANITARY CLEANOUT
- (with S) — PROPOSED STORM MANHOLE
- (with M) — EX STORM MANHOLE
- — PROPOSED CATCH BASIN
- — EX CATCH BASIN
- ⊙ — PROPOSED FIRE HYDRANT
- ⊙ — EX FIRE HYDRANT
- ⊙ — PROPOSED WATER METER
- ⊙ — EX WATER METER
- ⊙ — PROPOSED WATER VALVE
- ⊙ — EX WATER VALVE
- ▲ — PROPOSED THRUST BLOCK
- ▲ — EX THRUST BLOCK



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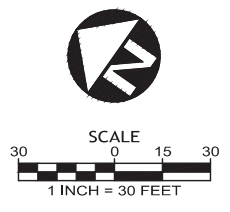


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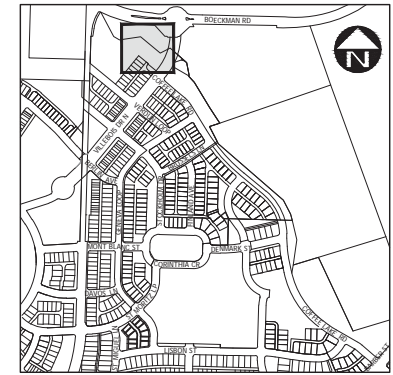
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PROJECT NUMBER: 395-018
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2ND SUBMITTAL DATE 05/17/2017



C1.6

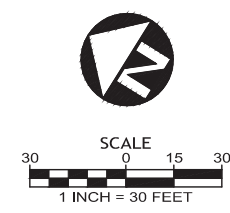
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LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- EX TREES TO REMAIN

MATCH LINE SEE SHEET C2.2



Villebois



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DATE	DESCRIPTION

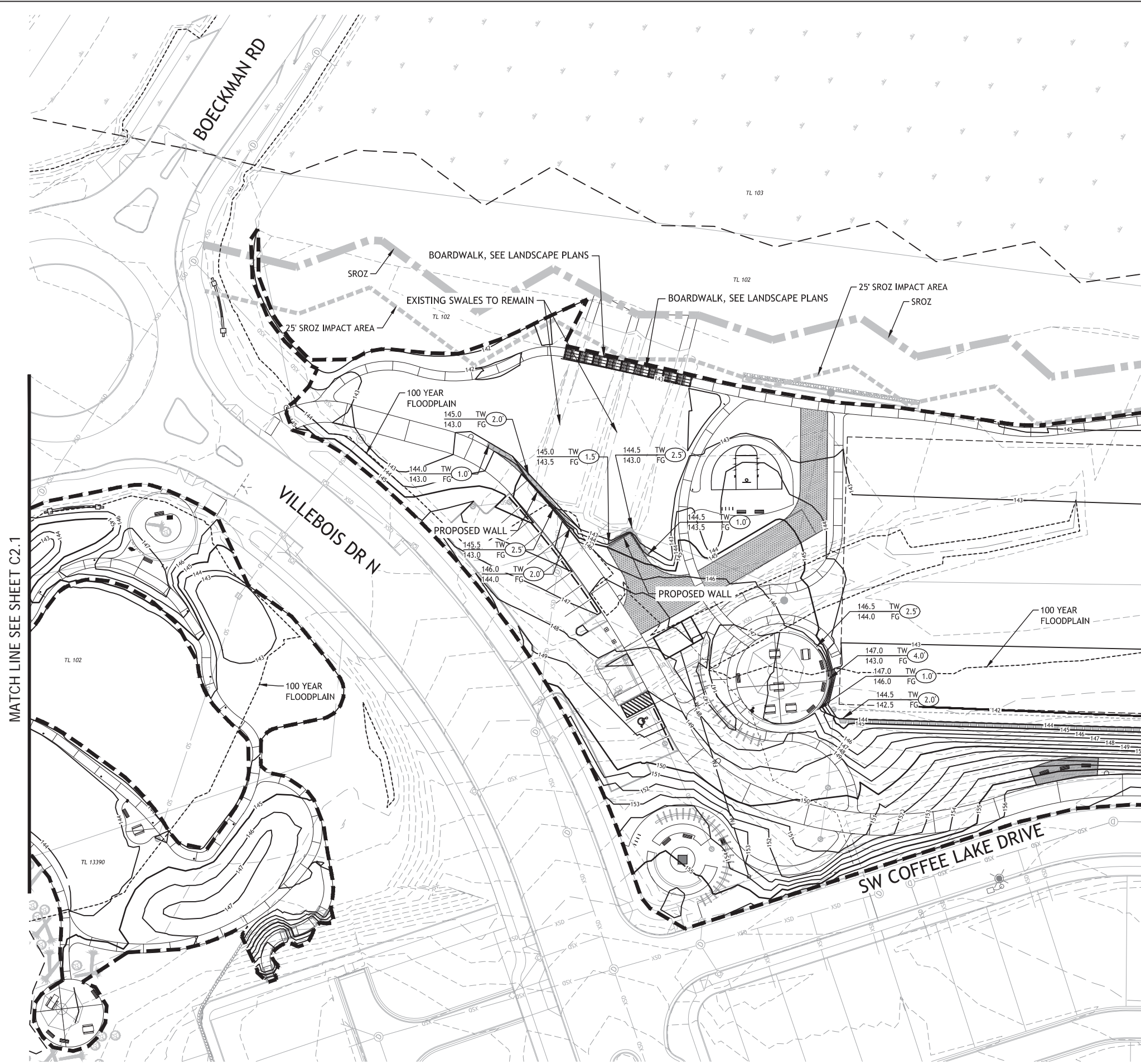
Final Development Plan
Regional Park 7 & 8

PROPOSED GRADING PLAN

PROJECT NUMBER:	395-018
1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	05/17/2017

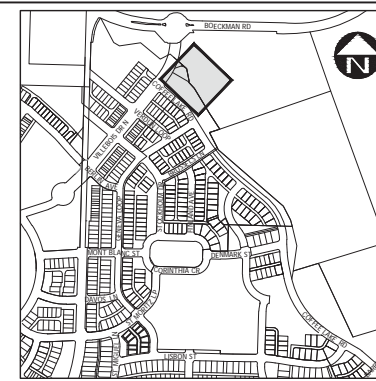
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MATCH LINE SEE SHEET C2.1

MATCH LINE SEE SHEET C2.3

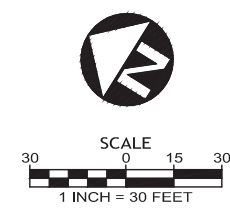


KEY MAP

LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- □ □ □ □ PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- ☀ EX TREES TO REMAIN

NOTE:
FOR TREE INFORMATION, SEE TREE PRESERVATION PLAN



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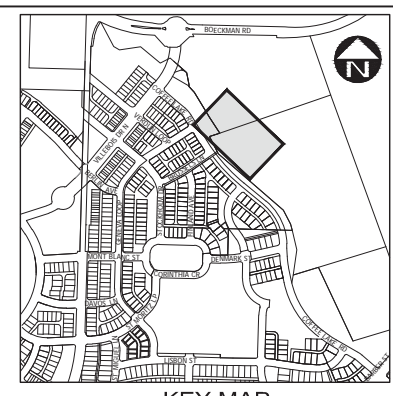
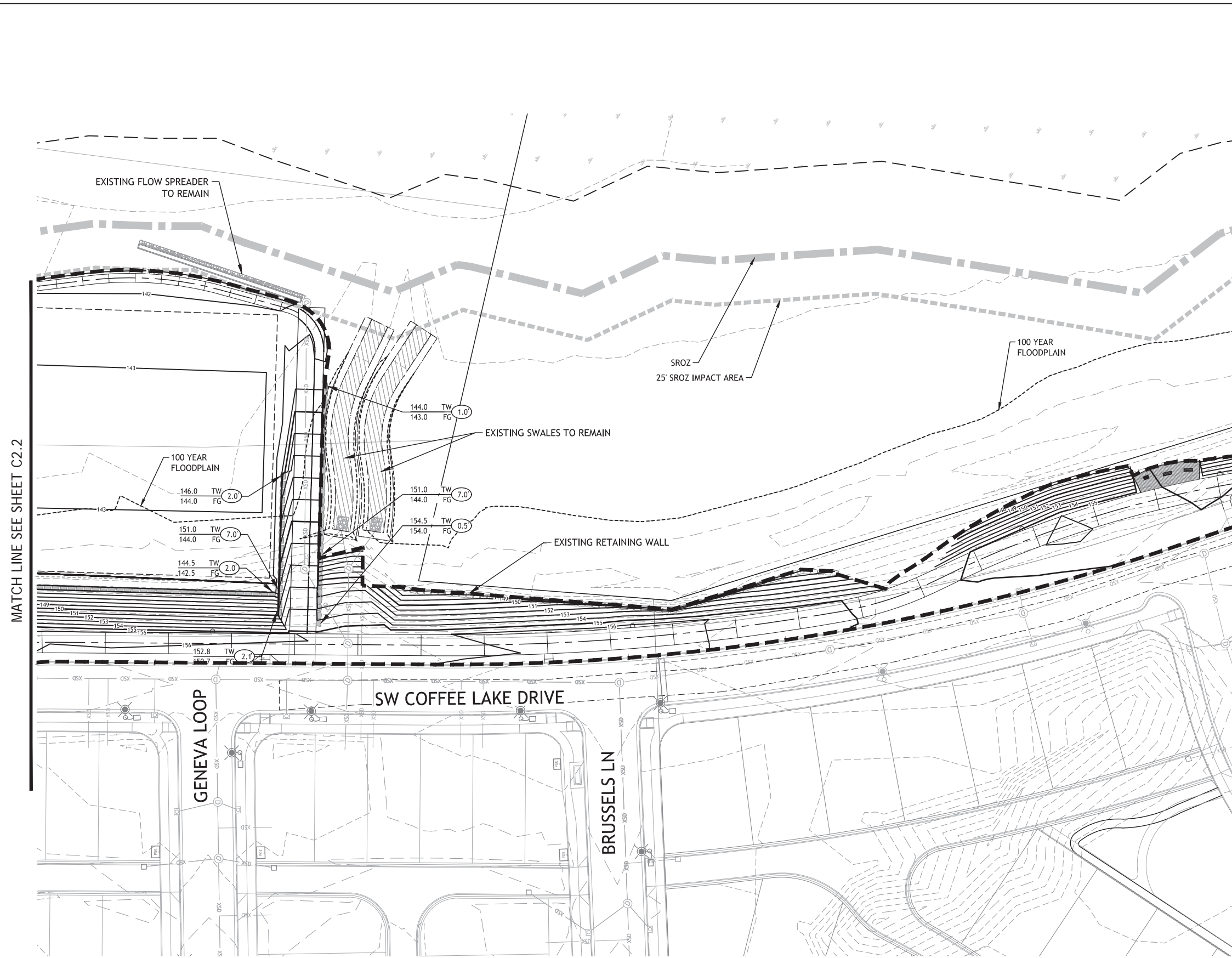
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PROPOSED GRADING PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C2.2

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LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- ☀ EX TREES TO REMAIN

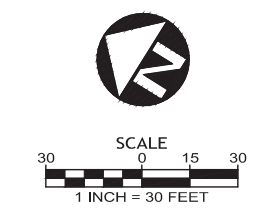


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PROPOSED GRADING PLAN

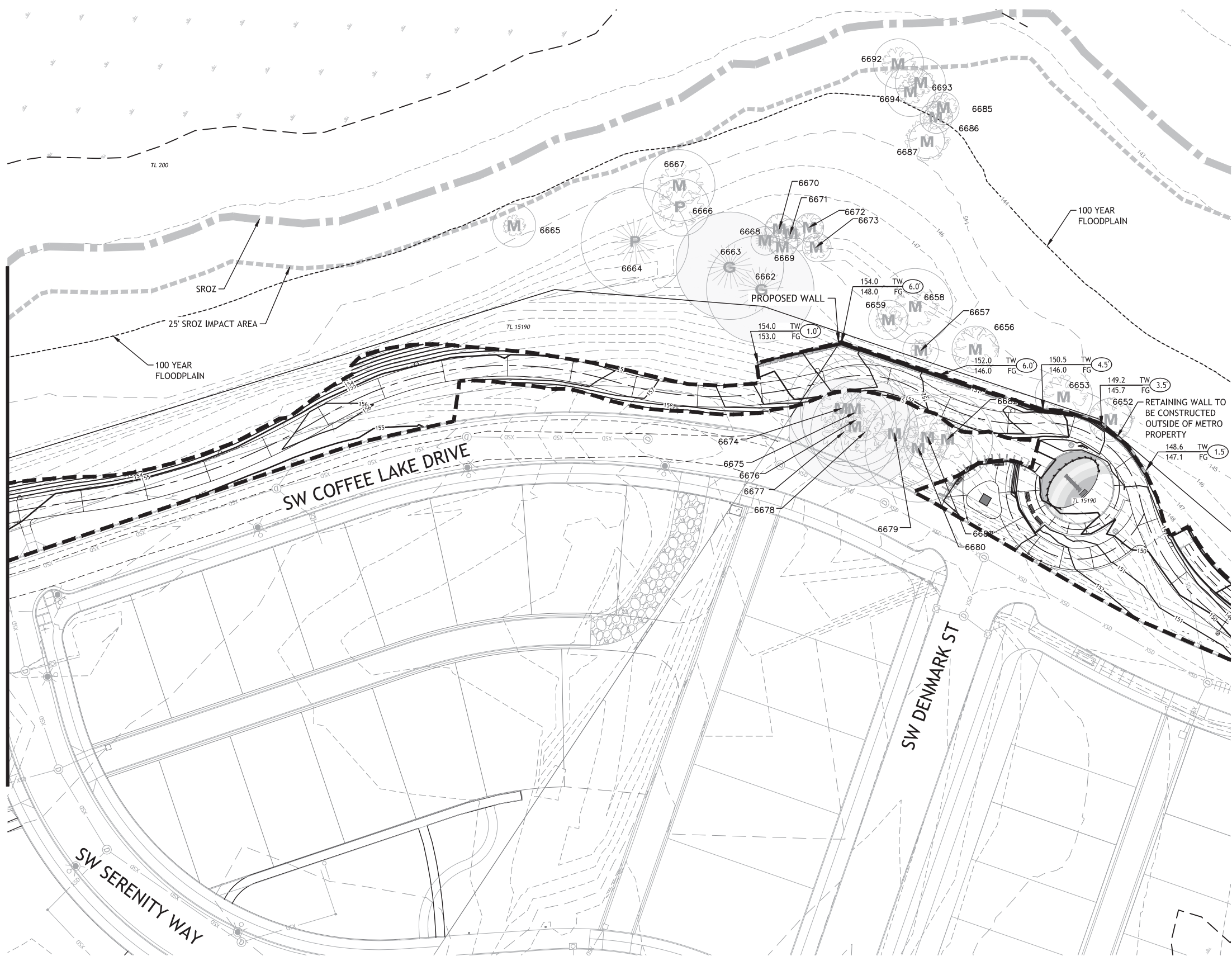
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2ND SUBMITTAL DATE 05/17/2017



C2.3

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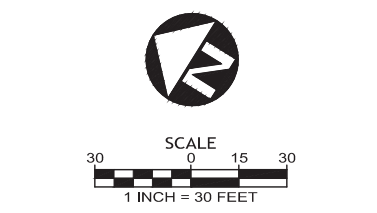
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LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- □ □ □ □ PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- ☀ EX TREES TO REMAIN

NOTE:
FOR TREE INFORMATION, SEE TREE PRESERVATION PLAN



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Final Development Plan
Regional Park 7 & 8

PROPOSED GRADING PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

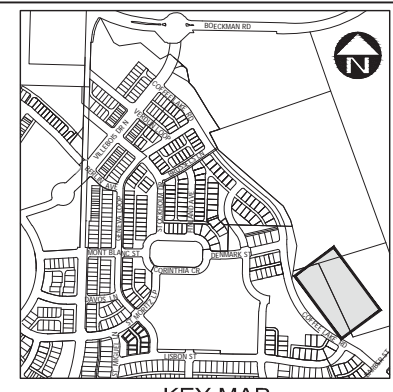
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MATCH LINE SEE SHEET C2.4

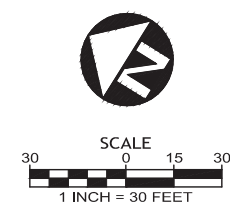
MATCH LINE SEE SHEET C2.6



LEGEND:

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- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- □ □ □ □ PROPOSED RETAINING WALL
- — — GRADING LIMITS
- — — — EXISTING FENCE
- ☀ EX TREES TO REMAIN

NOTE:
FOR TREE INFORMATION, SEE TREE PRESERVATION PLAN



REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

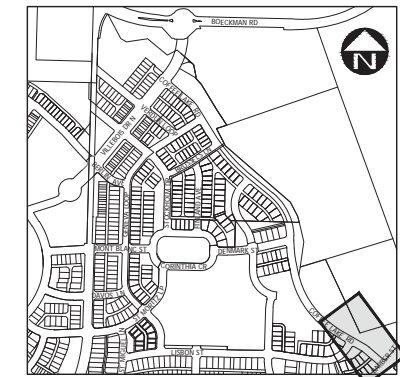
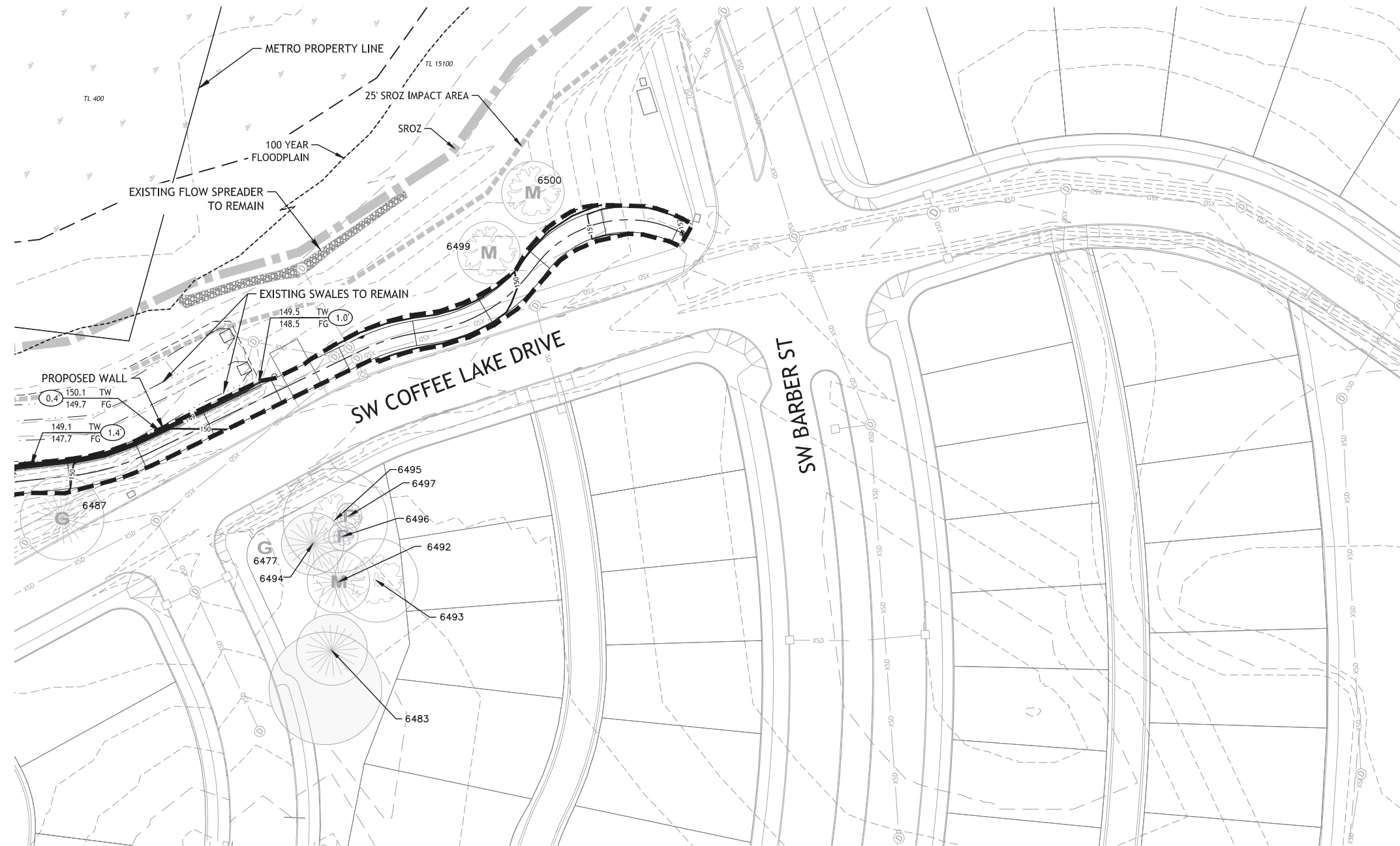
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PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C2.5

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MATCH LINE SEE SHEET C2.5



KEY MAP

LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- □ □ □ □ PROPOSED RETAINING WALL
- — — GRADING LIMITS
- — — — EXISTING FENCE
- ☀ EX TREES TO REMAIN

NOTE:
FOR TREE INFORMATION, SEE TREE PRESERVATION PLAN

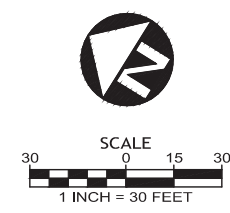


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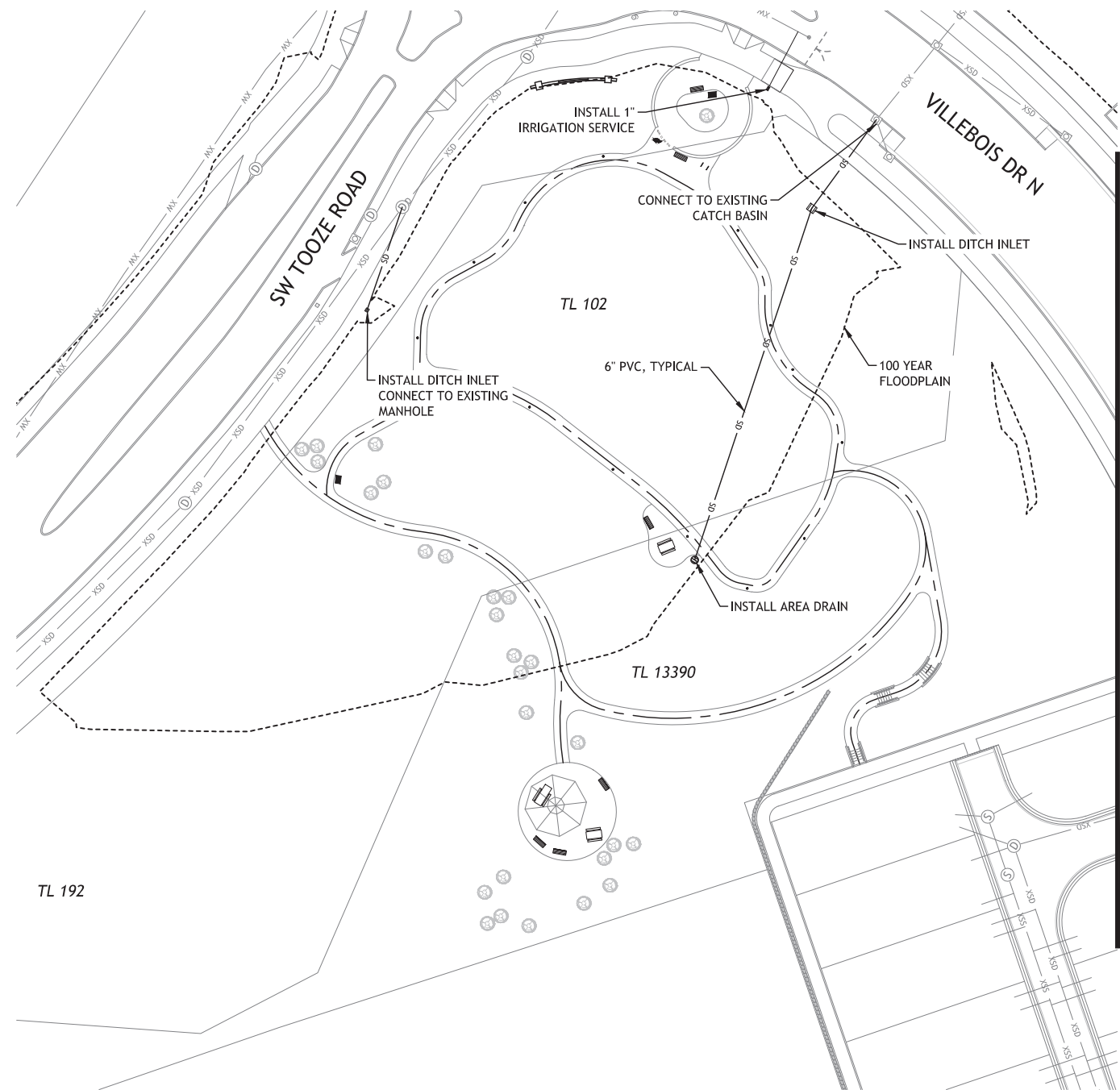
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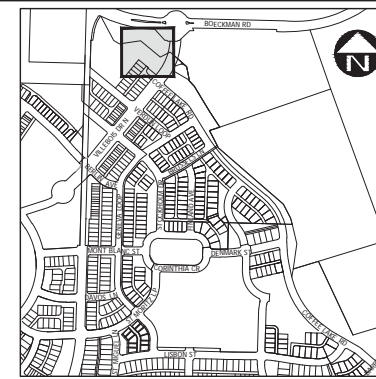


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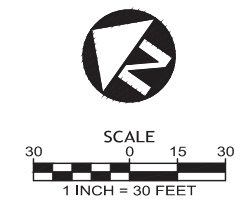


MATCH LINE SEE SHEET C3.2



KEY MAP

LEGEND	
SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



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REVISIONS	
DATE	DESCRIPTION

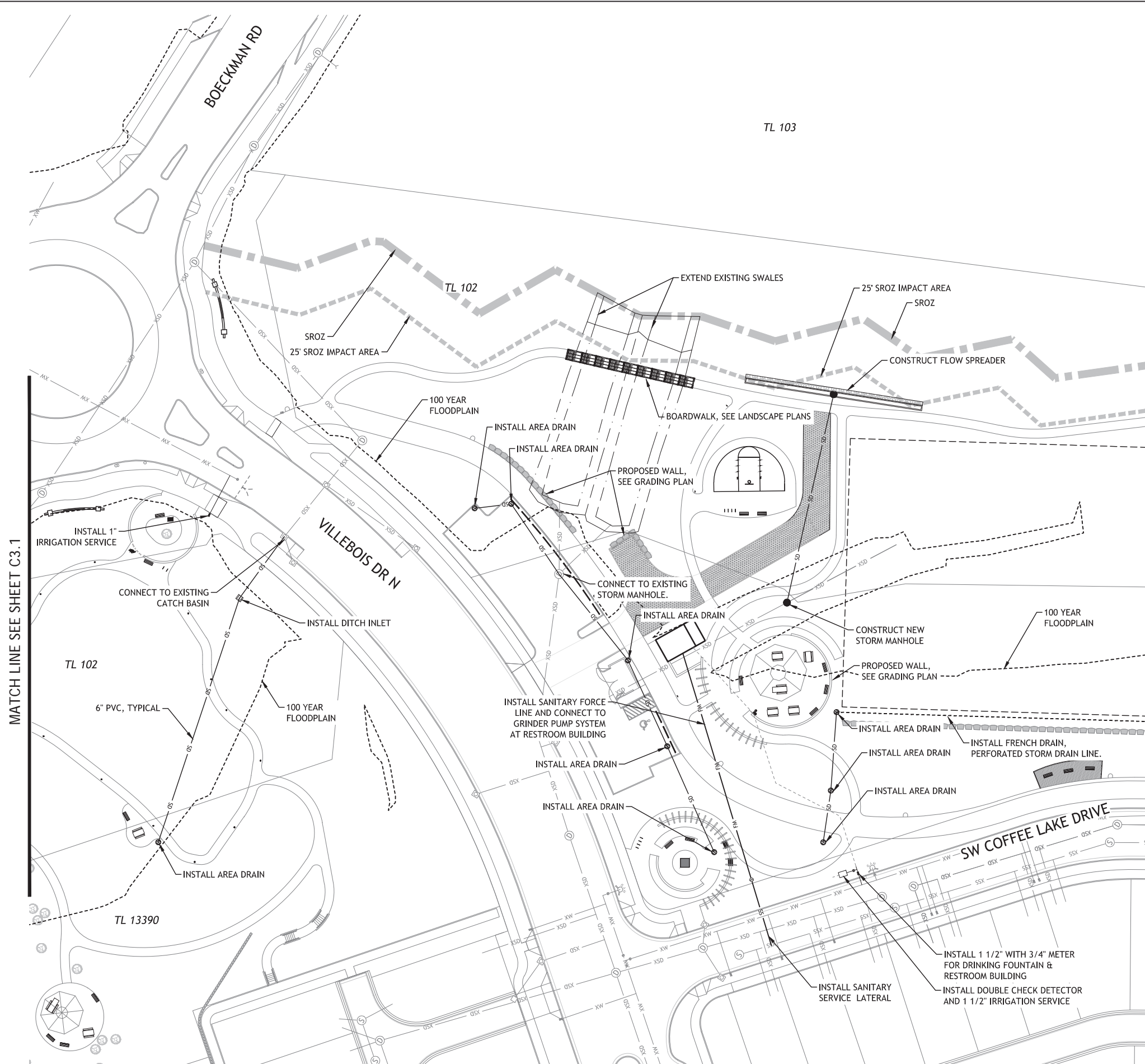
Final Development Plan
Regional Park 7 & 8

COMPOSITE UTILITY PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

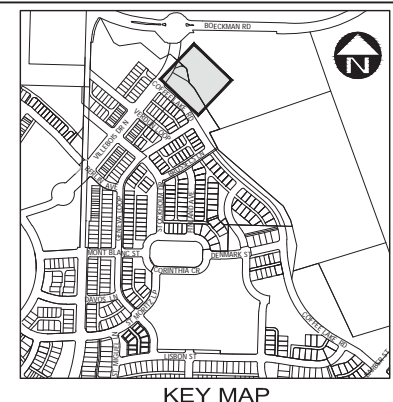
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MATCH LINE SEE SHEET C3.1

MATCH LINE SEE SHEET C3.3



KEY MAP

LEGEND

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- SD — PROPOSED STORM LINE
- XSD — EX STORM LINE
- — PROPOSED SANITARY MANHOLE
- — EX SANITARY MANHOLE
- — PROPOSED SANITARY CLEANOUT
- — EX SANITARY CLEANOUT
- — PROPOSED STORM MANHOLE
- — EX STORM MANHOLE
- — PROPOSED CATCH BASIN
- — EX CATCH BASIN
- ⊙ — PROPOSED FIRE HYDRANT
- — EX FIRE HYDRANT
- ⊙ — PROPOSED WATER METER
- — EX WATER METER
- ⊙ — PROPOSED WATER VALVE
- — EX WATER VALVE
- ▲ — PROPOSED THRUST BLOCK
- — EX THRUST BLOCK

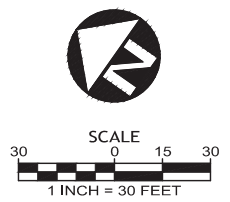


REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

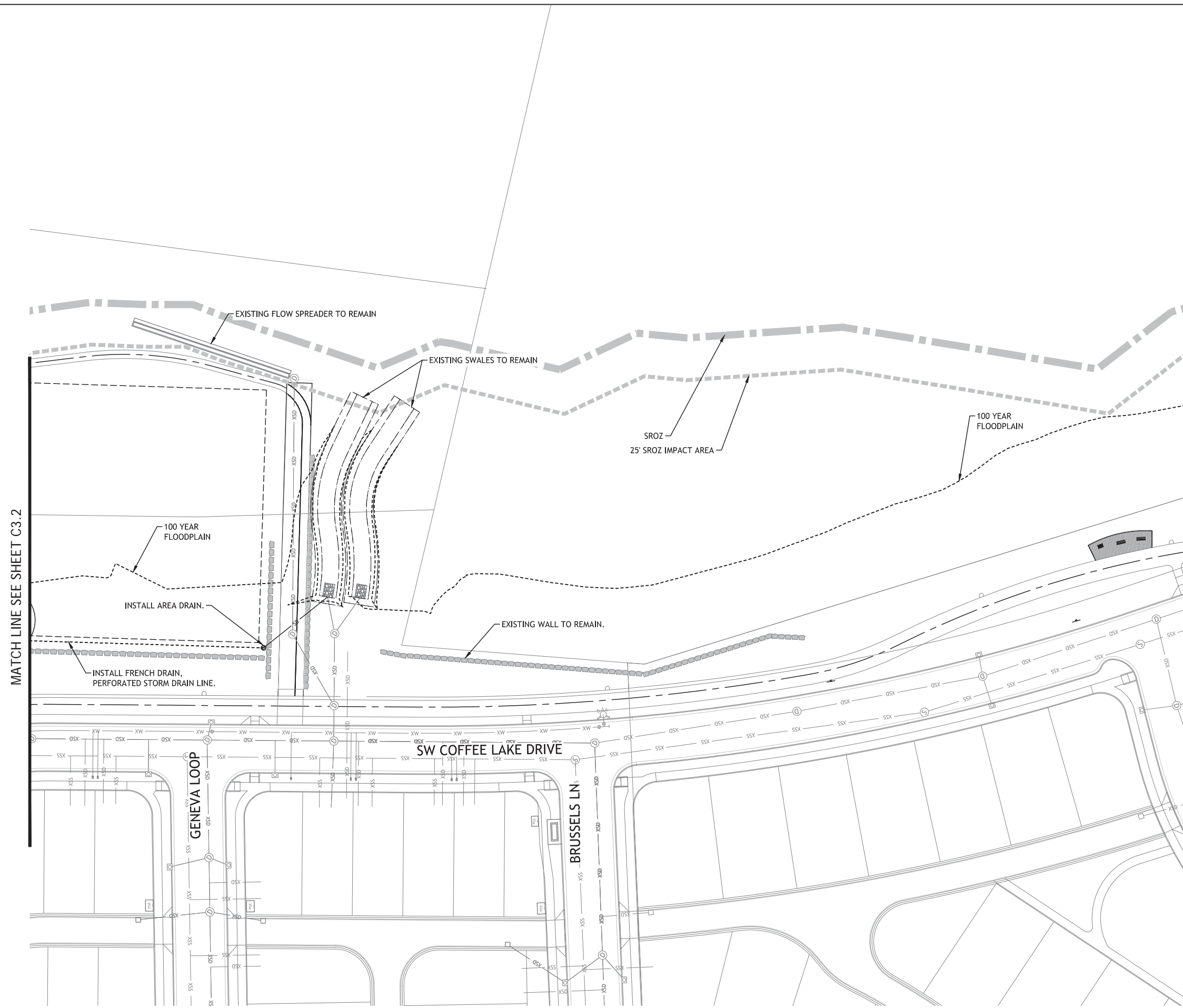
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PROJECT NUMBER: 395-018
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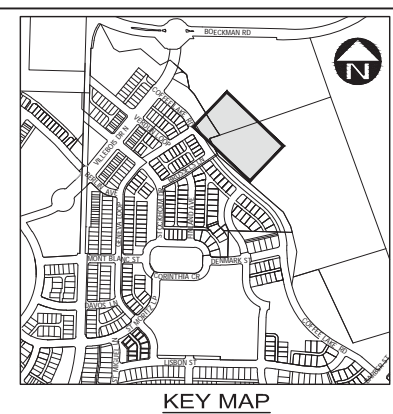
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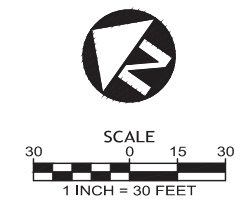
MATCH LINE SEE SHEET C3.2

MATCH LINE SEE SHEET C3.4



LEGEND

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- XW — EX WATER LINE
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- — EX SANITARY MANHOLE
- — PROPOSED SANITARY CLEANOUT
- — EX SANITARY CLEANOUT
- — PROPOSED STORM MANHOLE
- — EX STORM MANHOLE
- — PROPOSED CATCH BASIN
- — EX CATCH BASIN
- ⊙ — PROPOSED FIRE HYDRANT
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- ⊙ — PROPOSED WATER METER
- — EX WATER METER
- ⊙ — PROPOSED WATER VALVE
- — EX WATER VALVE
- ▲ — PROPOSED THRUST BLOCK
- ▲ — EX THRUST BLOCK



REVISIONS

DATE	DESCRIPTION

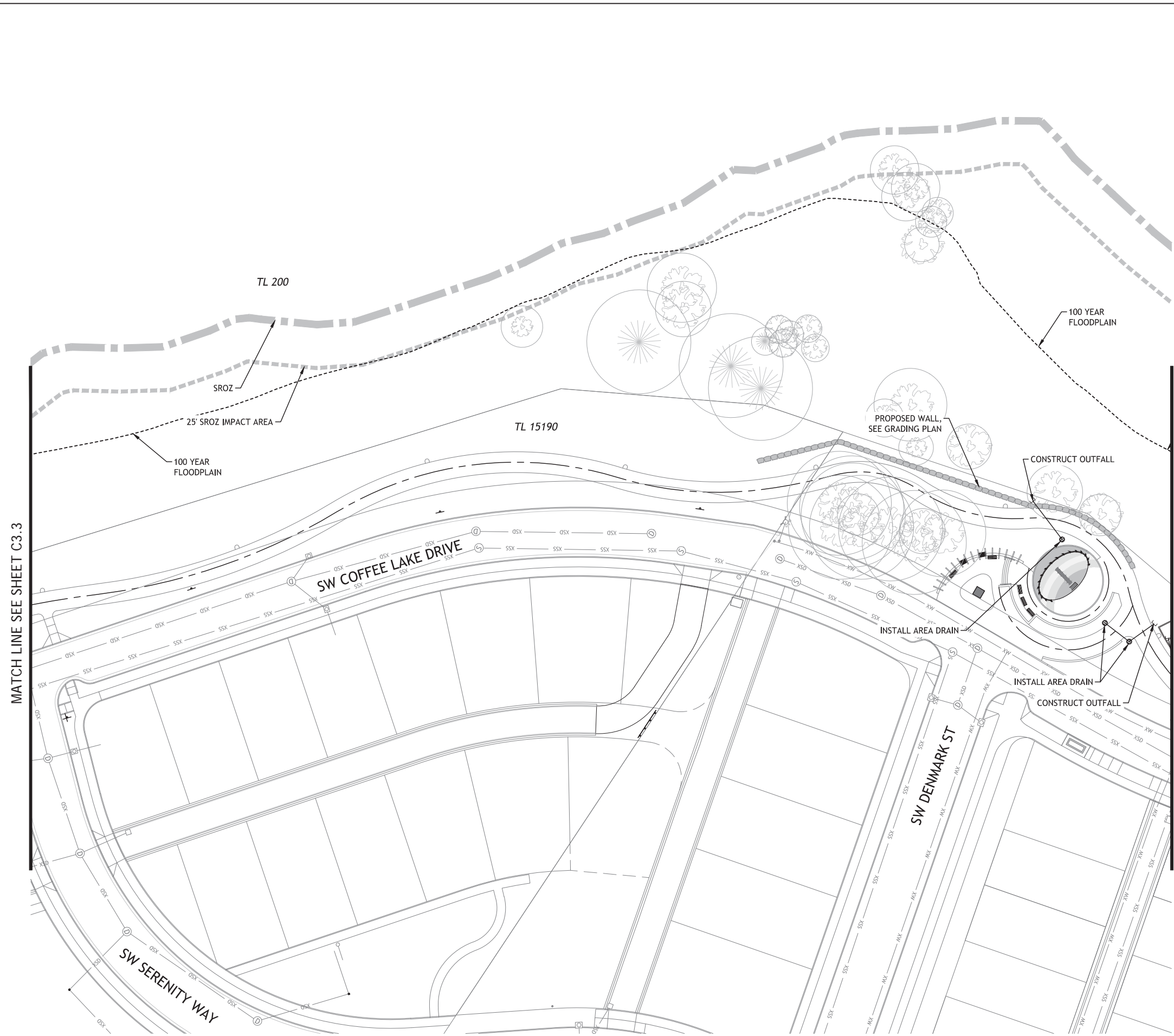
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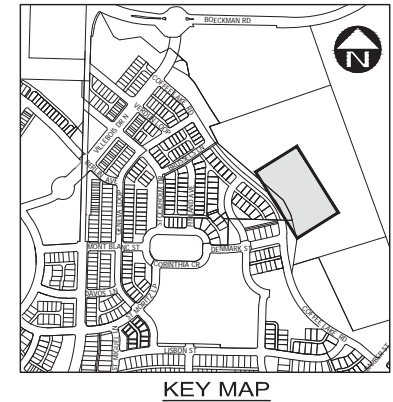
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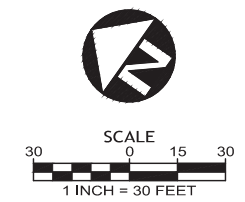
MATCH LINE SEE SHEET C3.3

MATCH LINE SEE SHEET C3.5



LEGEND

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- SD — PROPOSED STORM LINE
- XSD — EX STORM LINE
- — PROPOSED SANITARY MANHOLE
- — EX SANITARY MANHOLE
- — PROPOSED SANITARY CLEANOUT
- — EX SANITARY CLEANOUT
- — PROPOSED STORM MANHOLE
- — EX STORM MANHOLE
- — PROPOSED CATCH BASIN
- — EX CATCH BASIN
- ⊙ — PROPOSED FIRE HYDRANT
- — EX FIRE HYDRANT
- ⊙ — PROPOSED WATER METER
- — EX WATER METER
- ⊙ — PROPOSED WATER VALVE
- — EX WATER VALVE
- ▲ — PROPOSED THRUST BLOCK
- ▲ — EX THRUST BLOCK



REVISIONS

DATE	DESCRIPTION

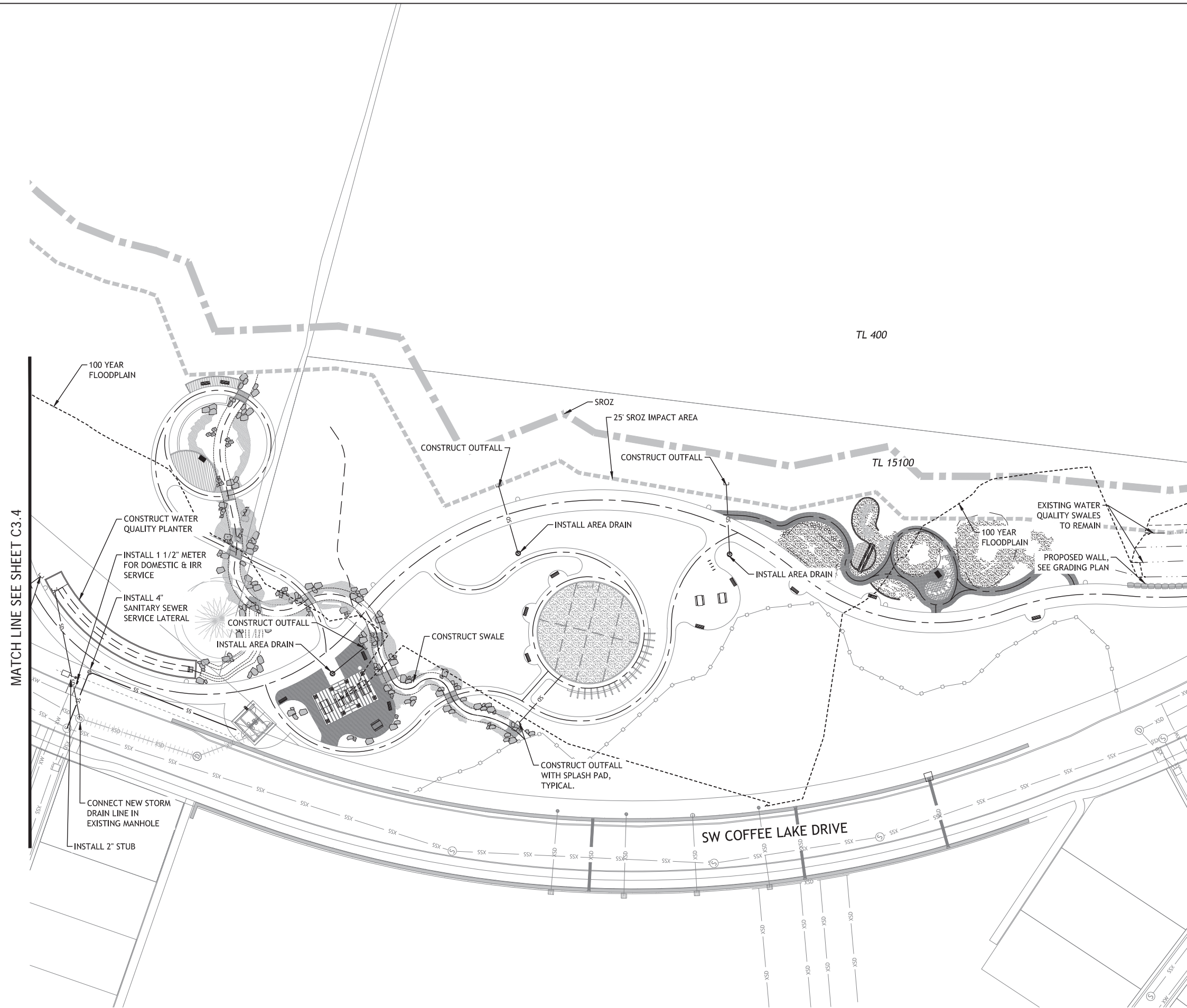
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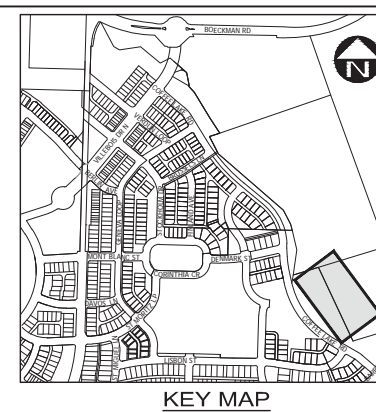
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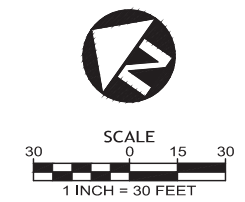
MATCH LINE SEE SHEET C3.4

MATCH LINE SEE SHEET C3.6



LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



REVISIONS

DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

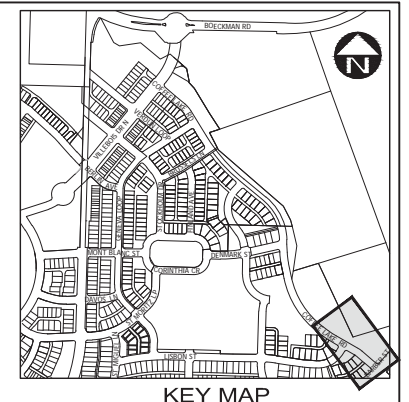
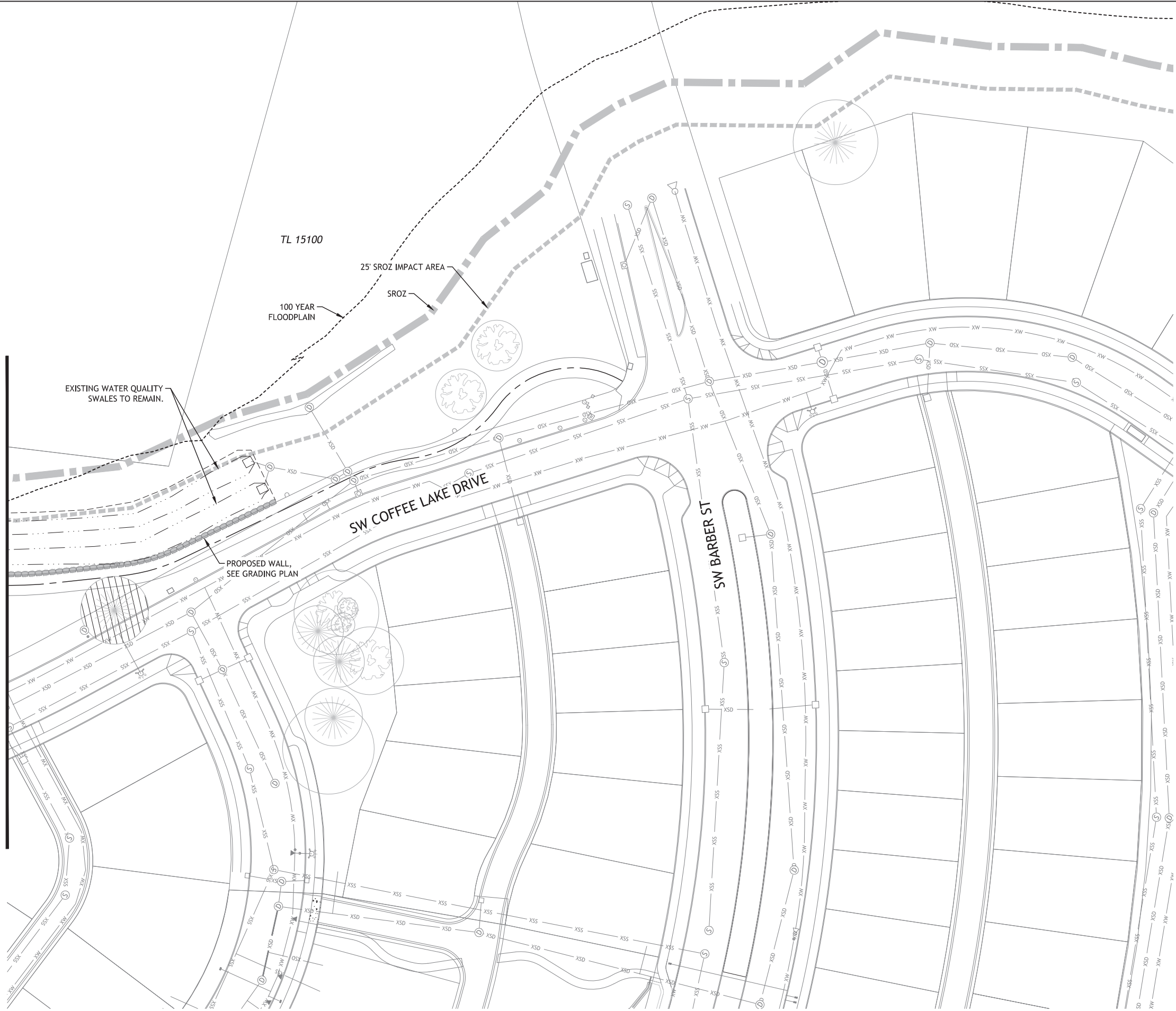
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C3.5

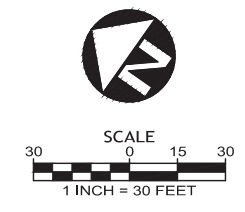
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MATCH LINE SEE SHEET C3.5



LEGEND

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- SD — PROPOSED STORM LINE
- XSD — EX STORM LINE
- (with S) — PROPOSED SANITARY MANHOLE
- (with S) — EX SANITARY MANHOLE
- (with C) — PROPOSED SANITARY CLEANOUT
- (with C) — EX SANITARY CLEANOUT
- (with S) — PROPOSED STORM MANHOLE
- (with S) — EX STORM MANHOLE
- (with C) — PROPOSED CATCH BASIN
- (with C) — EX CATCH BASIN
- ⊙ (with F) — PROPOSED FIRE HYDRANT
- ⊙ (with F) — EX FIRE HYDRANT
- ⊙ (with M) — PROPOSED WATER METER
- ⊙ (with M) — EX WATER METER
- ⊙ (with V) — PROPOSED WATER VALVE
- ⊙ (with V) — EX WATER VALVE
- ▲ (with T) — PROPOSED THRUST BLOCK
- ▲ (with T) — EX THRUST BLOCK



REVISIONS

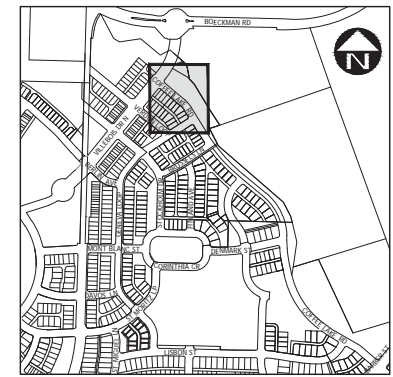
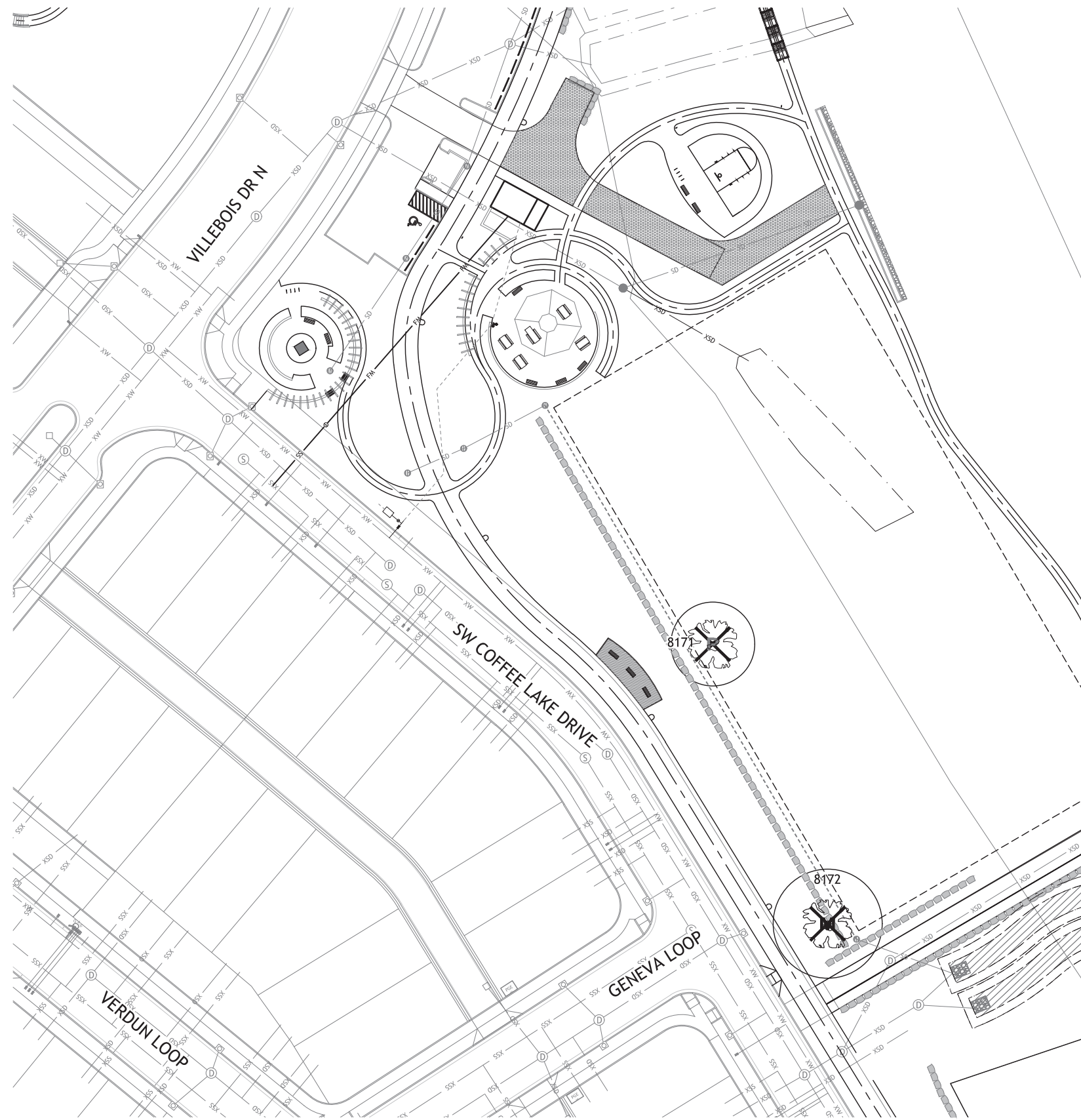
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Regional Park 7 & 8

COMPOSITE UTILITY PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C3.6



KEY MAP

LEGEND:

○	TREE PROTECTION FENCING
---	EXISTING 1-FT CONTOUR
---	EXISTING 5-FT CONTOUR
---	PROPOSED 1-FT CONTOUR
---	PROPOSED 5-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
○	EXISTING TREES TO REMAIN
⊗	EXISTING TREES LIKELY TO BE REMOVED
⊗	EXISTING TREES TO BE REMOVED

NOTES

PROJECT ARBORIST TO MONITOR ALL WORK BENEATH DRIPLINE.

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN PHONE: 971-409-9354

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:

1. HEALTH
2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
3. COMPATIBILITY WITH DEVELOPMENT
4. FORM / VISUAL INTEREST / MATURE SIZE

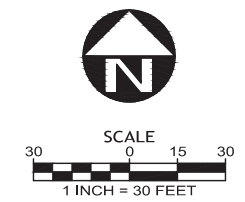
TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

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DATE	DESCRIPTION

Final Development Plan

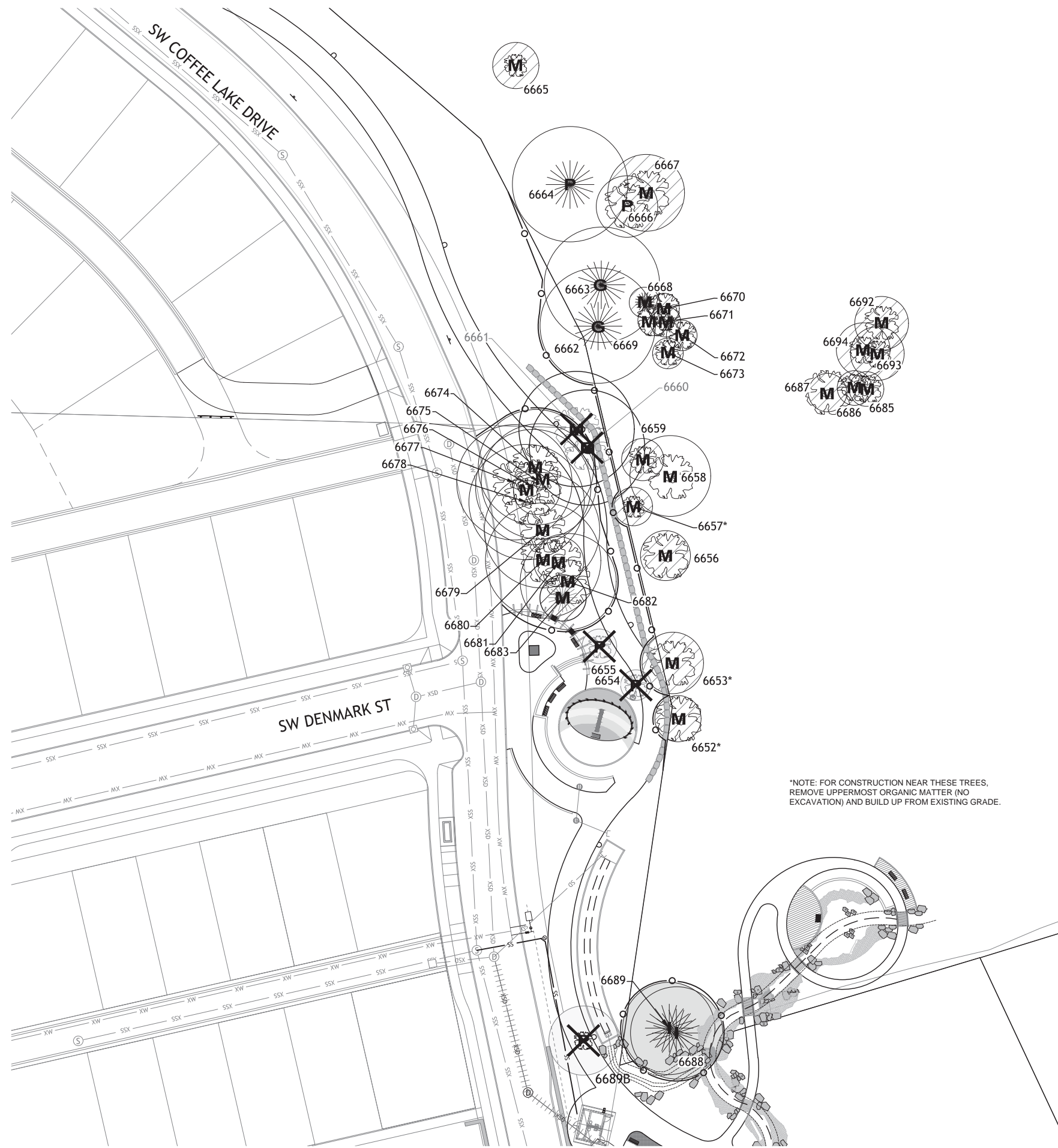
Regional Park 7 & 8

TREE PRESERVATION PLAN

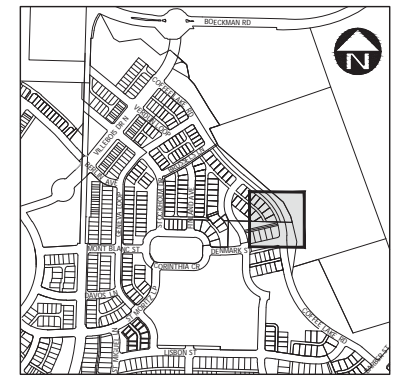
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1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

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*NOTE: FOR CONSTRUCTION NEAR THESE TREES, REMOVE UPPERMOST ORGANIC MATTER (NO EXCAVATION) AND BUILD UP FROM EXISTING GRADE.



KEY MAP

LEGEND:

○	TREE PROTECTION FENCING
- - - 224	EXISTING 1-FT CONTOUR
- - - 230	EXISTING 5-FT CONTOUR
- - - 224	PROPOSED 1-FT CONTOUR
- - - 230	PROPOSED 5-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
○ (with dot)	EXISTING TREES TO REMAIN
○ (with cross-hatch)	EXISTING TREES LIKELY TO BE REMOVED
○ (with X)	EXISTING TREES TO BE REMOVED

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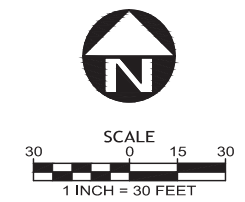
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DATE	DESCRIPTION

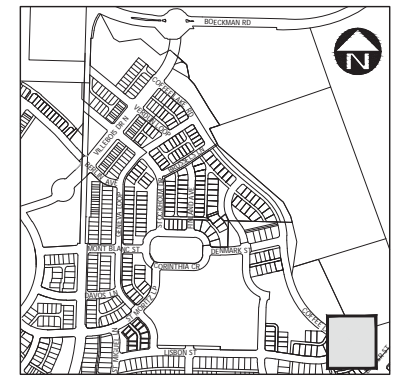
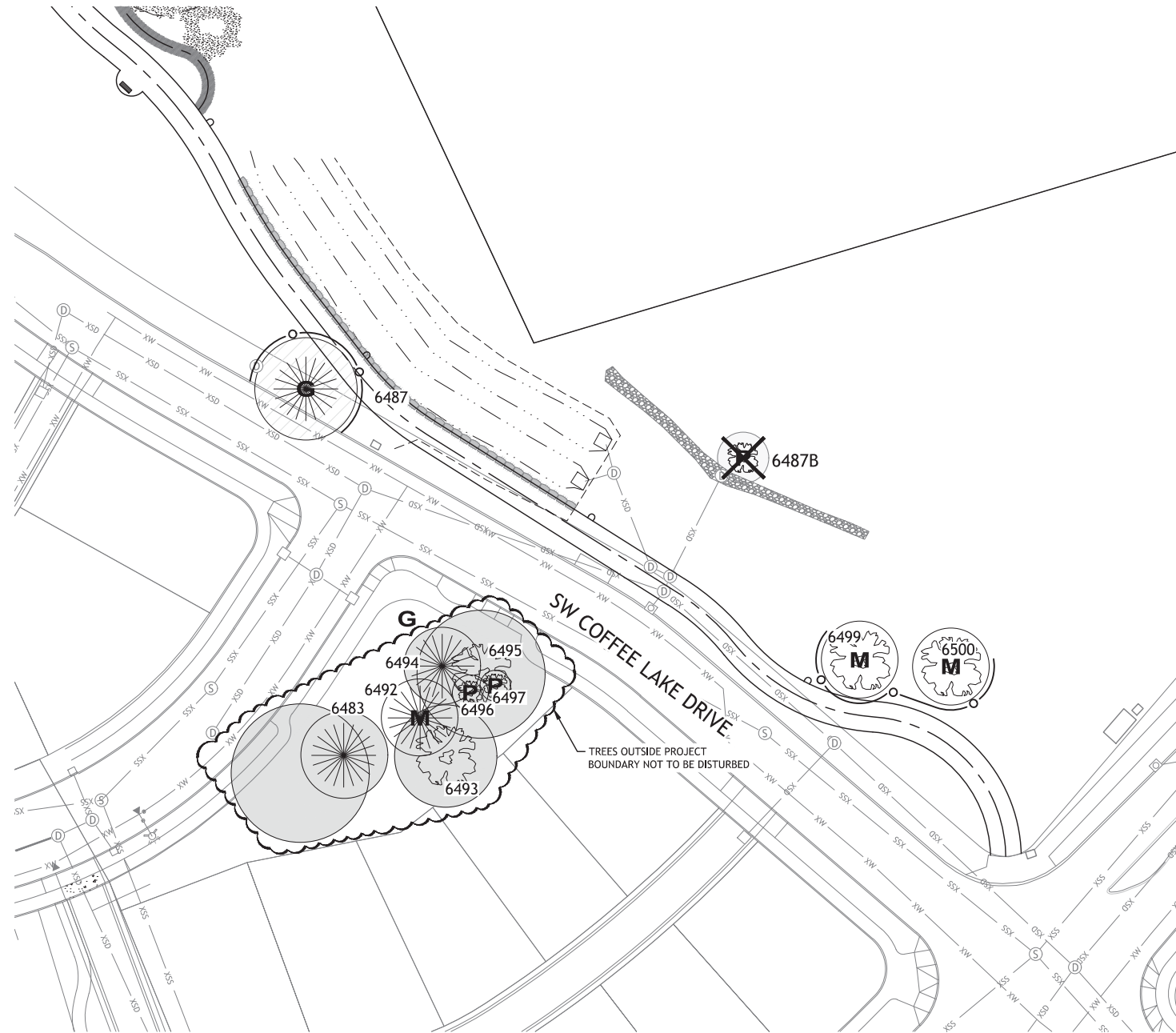
Final Development Plan
Regional Park 7 & 8

TREE PRESERVATION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
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C4.2

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KEY MAP

LEGEND:

○	TREE PROTECTION FENCING
---	EXISTING 1-FT CONTOUR
- - -	EXISTING 5-FT CONTOUR
---	PROPOSED 1-FT CONTOUR
- - -	PROPOSED 5-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
○ (with dot)	EXISTING TREES TO REMAIN
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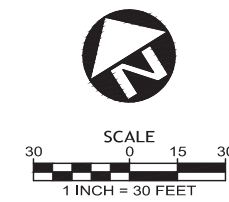
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Regional Park 7 & 8

TREE PRESERVATION PLAN

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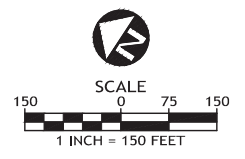
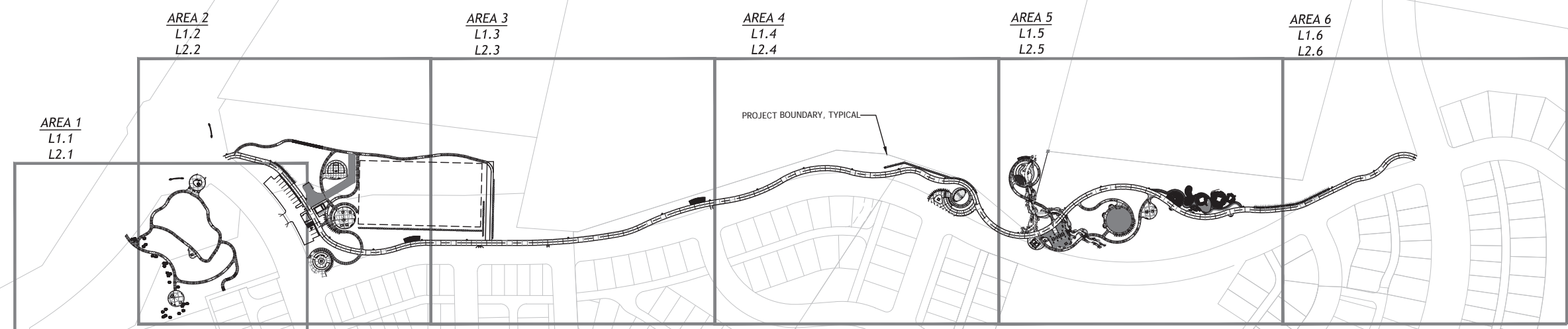
Villebois



POLYGON WLH LLC



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DATE	DESCRIPTION



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ELEVATION DATUM: NAVD 88

Final Development
Plan
Regional
Park 7 & 8

KEY MAP
LANDSCAPE SHEET
INDEX

PROJECT NUMBER: 395-018

1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017

L0.1

SCHEDULE OF DETAILS

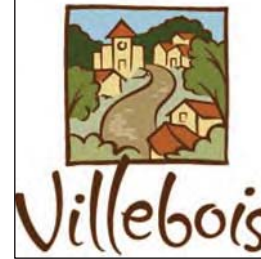
DETAIL	SYMBOL	DESCRIPTION	PLAN SHEET
1 L3.1		BENCH - TYP.	L1.1-L1.5
2 L3.1		BACKLESS BENCH	L1.1,L1.2,L1.5
3 L3.1		BIKE RACK	L1.2, L1.5
4 L3.1		PICNIC TABLE	L1.1, L1.2, L1.5
5 L3.1		TRASH RECEPTACLE	L1.1, L1.2, L1.5
6 L3.1		PET WASTE STATION	L1.2, L1.7
7 L3.1		URBAN BOLLARD	L1.2,L1.3,L1.6
9 L3.1		DARK SKY FRIENDLY PEDESTRIAN POLE LIGHT	L1.1 - L1.7
10 L3.1		JUG FILLER	L1.2, L1.5
1 L3.8		BAT HOUSE- QTY. (4) ATTACH TO NEST PLATFORM POLE AND RAPTOR PERCH POLES. PLACE 15 FEET ABOVE THE GROUND. PLACE PREDATOR GUARD BELOW HOUSES.	L1.1
1 L3.2		LOG PLACEMENT ON GROUND- DOWN WOODY DEBRIS (LOG) 14" TO 18" DIAMETER BY 20 TO 30 FEET LENGTH. REMOVE HAZARDOUS BRANCHES ANCHOR WITH EARTH ANCHORS	L1.1, L1.5
2 L3.2		BOARDWALK- WITH 2 X 6 AMERICAN PLASTIC LUMBER (APL) DECKING	L1.2
3,5 L3.5		BIRD NEST BOXES PLACE 8' ABOVE GROUND	L1.1
5,3 L3.8		RAPTOR PERCH POLE-CONIFER TREE TRUNK WITH A MIN. OF 3 NATURALLY OCCURRING SIDE BRANCHES. ENSURE THAT AT LEAST 30 FEET OF THE STEM IS ABOVE THE GROUND, AT LEAST 75 PERCENT OF THE BARK IS INTACT, AND PREDATOR GUARD ENCIRCLES THE STEM.	L1.1
4,2,3 L3.8		NEST PLATFORM- FLAT, 4' SQUARE CONSTRUCTED OF UNTREATED CEDAR BOARDS WITH A 3" TALL RIM WITH GAPS, NEAR TOP OF 30' HIGH POLE WHICH IS CAPABLE OF SUPPORTING 200 POUNDS OF ACCUMULATED NEST MATERIAL. PREP THE PLATFORM WITH ATTRACTANT STICKS TO SIMULATE OLD NEST MATERIAL.	L1.1
3 L3.2		SNAGS- WOODY DEBRIS, HEIGHT VARIES WITH A MIN. HEIGHT OF 6' ABOVE GROUND WITH A 4" MIN. DIAMETER, BRANCHES ARE DESIRED, KEEP TOP AND ANY SIDE BRANCH ENDS JAGGED	L1.1
4 L3.2		13 BIRD TYPES CAST AND INSERTED INTO THE CONCRETE ALONG THE PATH INTERPRETIVE SIGN TO IDENTIFY BIRD TYPES	L1.1
1 L3.3		WOOD SPLIT RAIL FENCE RUNNING ALONG EXISTING WETLAND EDGE WITH WETLAND KEEP OUT SIGNAGE	L1.5
2 L3.3		TOT AND YOUTH PLAYGROUND EQUIPMENT WITHIN 60' DIA. CIRCLE	L1.5
3 L3.3		TYPICAL INTERPRETATIVE SIGN	L1.1 - L1.5
4 L3.3		NATURE PLAY AREA- SAMPLE IMAGES	L1.5

SCHEDULE OF DETAILS

DETAIL	SYMBOL	DESCRIPTION	PLAN SHEET
5 L3.3		CREATIVE PLAY- SUN DIAL	L1.4
1,2 L3.4		CULTURED STONE VENEER AND TYPICAL SEAT WALL IMAGES	L1.1, L1.2, L1.4, L1.5
3 L3.4		VILLEBOIS INTERNAL SITE IDENTIFIER ENTRY MONUMENT C	L1.1, L1.2,
4 L3.4		ENGINEERED SOILS OPEN FIELD PLAY	L1.2, L1.3
6 L3.5		REGIONAL PARK 7 SHELTER BIRD GAZEBO SUPPLIED BY POLIGON	L1.1
6 L3.5		REGIONAL PARK 8 SHELTER SPORTS GAZEBO SUPPLIED BY POLIGON	L1.2
4 L3.5		REGIONAL PARK 8 COFFEE LAKE SHELTER SUPPLIED BY POLYIGON	L1.5
4 L3.5		REGIONAL PARK 8 COFFEE LAKE GAZEBO SUPPLIED BY POLIGON	L1.5
2 L3.5		RESTROOM DESIGN AND SUPPLY BY ROMTEC	L1.5
1,3 L3.6		DECKED OVERLOOK - WITH 2 X 6 AMERICAN PLASTIC LUMBER (APL) DECKING	L1.2, L1.3, L1.5
2 L3.6		INTERACTIVE DRY WET STREAM WITH BEACH LIKE EDGE, BOULDERS AND DOWN WOODY DEBRIS	L1.5
2 L3.7		FOOT BRIDGE - WITH 2 X 6 AMERICAN PLASTIC LUMBER (APL) DECKING	L1.5
1 L3.7		TRELLIS	L1.2, L1.4, L1.5
3 L3.7		EDUCATION DECK PERFORMANCE STAGE	L1.5
1 L3.5		14' X 24' MAINTENANCE BUILDING WITH 6' X 12' BLOCK TRASH ENCLOSURE & RESTROOM - DESIGN AND SUPPLY BY ROMTEC	L1.2
8 L3.1		GRASSCRETE	L1.2
5 L3.4		ROCKERY WALL	L1.2, L1.5, L1.6
6 L3.4		BLOCK RETAINING WALL	L1.3, L1.4
1 L3.9		NATURE PLAY CANYON ENTRY EXIT	L1.5

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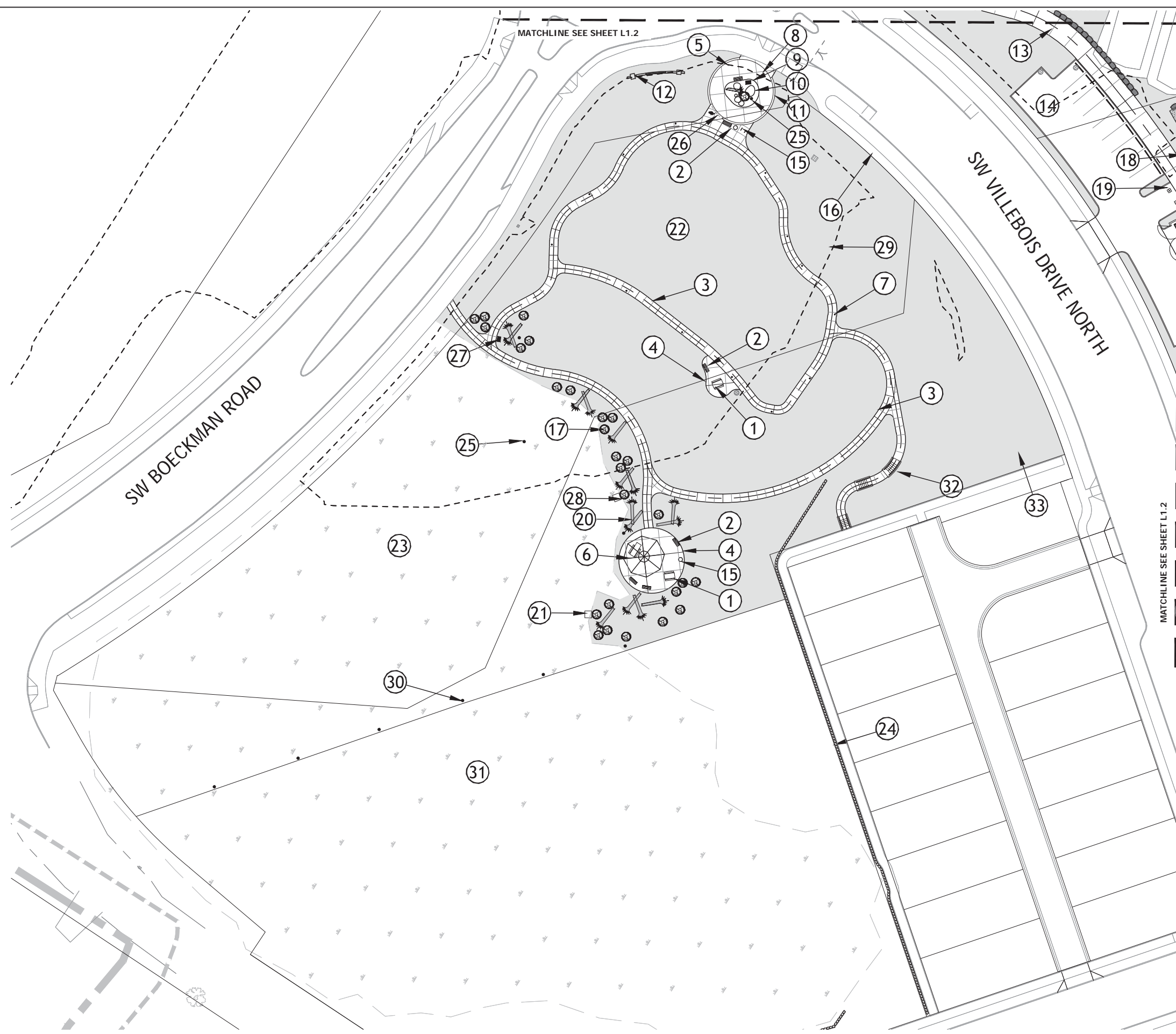
Final Development
Plan
Regional
Park 7 & 8

REGIONAL PARK
7&8
DETAIL SCHEDULE

PROJECT NUMBER: 395-018
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2ND SUBMITTAL DATE xx/xx/2017

L0.2

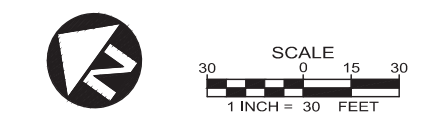
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- LEGEND**
REGIONAL PARK 7 **AREA 1**
- ① PICNIC TABLE
 - ② BENCH
 - ③ 5' WIDE CONCRETE PATH
 - ④ CONCRETE PAD
 - ⑤ BIKE RACK WITH 4 SPACES
 - ⑥ RP-7 SHELTER | BIRD
 - ⑦ CONCRETE INLAY - 13 BIRDS
 - ⑧ ENTRY PLAZA
 - ⑨ INTERPRETATIVE SIGN- ABOUT 13 BIRDS
 - ⑩ LANDSCAPE ISLAND INTERPRETATIVE | NATIVE
 - ⑪ CULTURED STONE SEATWALL
 - ⑫ VILLEBOIS PRIMARY GATEWAY MONUMENTATION "A"
 - ⑬ TONQUIN REGIONAL TRAIL - 12' CONCRETE
 - ⑭ PARKING
 - ⑮ TRASH RECEPTACLE
 - ⑯ SIDEWALK | CONCRETE WIDTH VARIES
 - ⑰ SNAG | MIN. HEIGHT 6' WITH EARTH ANCHORS
 - ⑱ PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY
 - ⑲ URBAN BOLLARD
 - ⑳ DOWN WOODY DEBRIS | 20-30' LONG WITH EARTH ANCHORS
 - ㉑ NEST PLATFORM | 30' HEIGHT 4' SQ. PLATFORM WITH BAT HOUSES AND PREDATOR GUARD OPEN LAWN PLAY
 - ㉒ EXISTING WETLAND TO REMAIN
 - ㉓ EXISTING WALL TO REMAIN
 - ㉔ BIRD HOUSE
 - ㉕ ENTRY | START INLAY METAL LETTERING "FIND THE 13 BIRDS"
 - ㉖ INTERPRETATIVE SIGN- ABOUT CREATED BIRD HABITAT
 - ㉗ RAPTOR PERCH POLE | 30' HEIGHT WITH BAT HOUSES AND PREDATOR GUARD
 - ㉘ FLOOD PLAIN LINE
 - ㉙ HOA TRACT LINE MARKED WITH SIGN POSTS. SWALLOW BOXES ATTACHED TO POTS
 - ㉚ HOMEOWNERS ASSOCIATION TRACT B
 - ㉛ 5' WIDE CONCRETE PATH WITH STAIRS
 - ㉜ LANDSCAPE SCREENING

1 REGIONAL PARK 7 LAYOUT PLAN (AREA 1)

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Villebois



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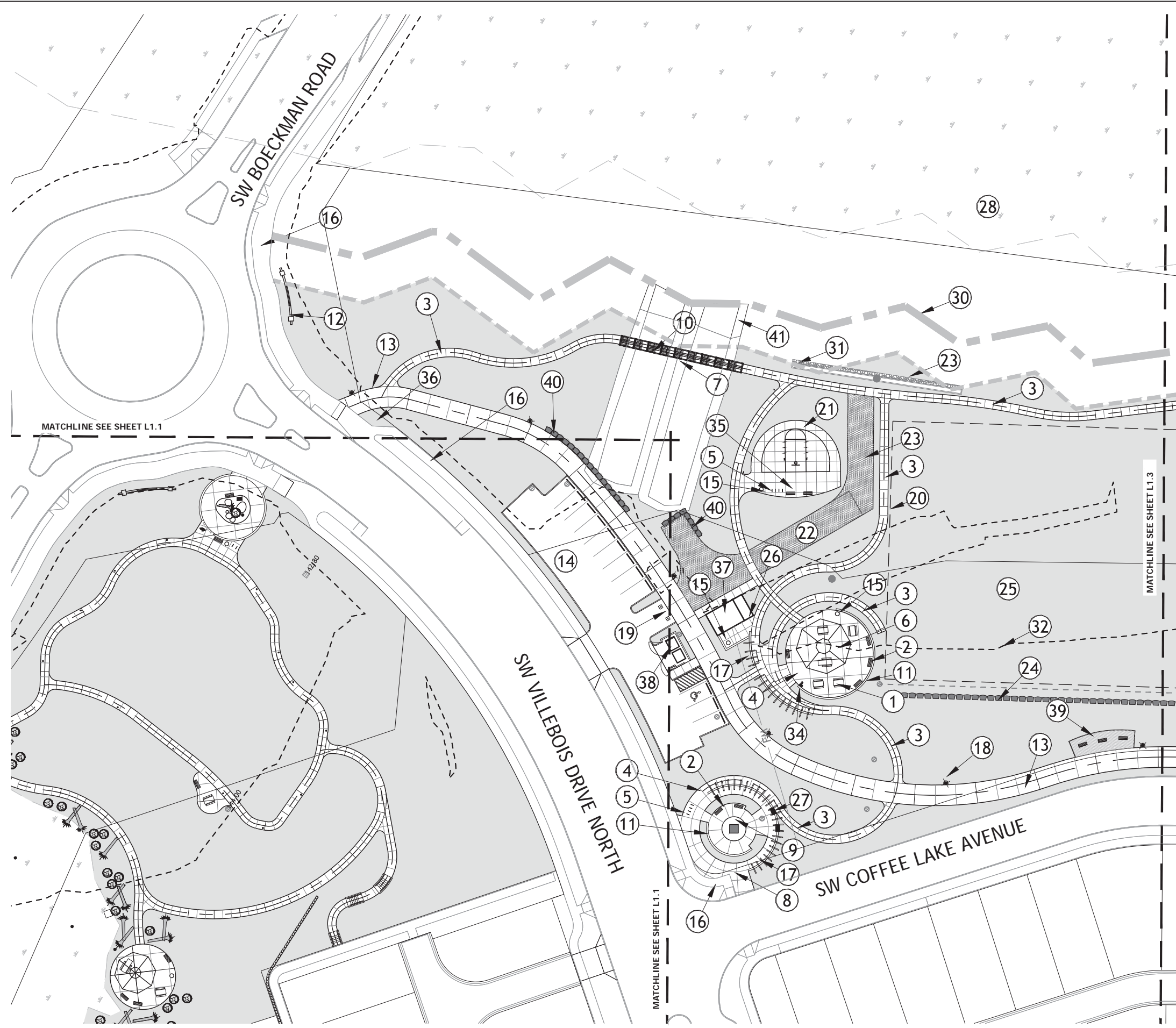
Regional Park 7 & 8

REGIONAL PARK 7 AREA 1 LAYOUT PLAN

PROJECT NUMBER: 395-018
 1ST SUBMITTAL DATE 03/06/2017
 2ND SUBMITTAL DATE xx/xx/2017

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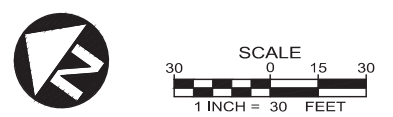
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- LEGEND**
REGIONAL PARK 8 **AREA 2**
- ① PICNIC TABLE
 - ② BENCH
 - ③ 5' WIDE CONCRETE PATH
 - ④ CONCRETE PAD
 - ⑤ BIKE RACK WITH 8 SPACES
 - ⑥ RP-8 SHELTER | SPORTS
 - ⑦ BOARDWALK
 - ⑧ ENTRY PLAZA
 - ⑨ FUTURE PLAZA ART- BY OTHERS WITH 5 X 5 STEEL PLATE
 - ⑩ EXISTING STORM WATER FACILITY TO REMAIN
 - ⑪ CULTURED STONE SEATWALL
 - ⑫ VILLEBOIS PRIMARY GATEWAY MONUMENTATION "A"
 - ⑬ TONQUIN REGIONAL TRAIL - 12' CONCRETE
 - ⑭ PARKING
 - ⑮ TRASH RECEPTACLE
 - ⑯ SIDEWALK | CONCRETE WIDTH VARIES
 - ⑰ TRELLIS WITH METAL POSTS
 - ⑱ PEDESTRIAN POLE LIGHT - DARK SKY FRIENDLY
 - ⑲ URBAN BOLLARD
 - ⑳ ENGINEERED SOIL FIELD LIMITS
 - ㉑ HALF BASKETBALL COURT
 - ㉒ ACCESS TO STORMWATER FACILITY TO REMAIN. ACCESS TO REPLACED WITH GRASSCRETE
 - ㉓ EXTENSION OF ACCESS TO RELOCATE STORMWATER FACILITY- GRASSCRETE
 - ㉔ CULTURED STONE SEATWALL
 - ㉕ OPEN FIELD PLAY - 150' x 288'
 - ㉖ SINGLE RESTROOM WITHIN MAINTENANCE BUILDING
 - ㉗ INTERPRETATIVE SIGN- ABOUT TEAM SPORTS
 - ㉘ EXISTING WETLAND TO REMAIN
 - ㉙ WETLAND BOUNDARY LIMITS
 - ㉚ SROZ
 - ㉛ 25' IMPACT AREA
 - ㉜ FLOOD PLAIN LINE
 - ㉝ RELOCATED STORM FACILITY
 - ㉞ DRINKING FOUNTAIN | JUG FILLER
 - ㉟ BACKLESS BENCH
 - ㊱ PET WASTE STATION
 - ㊲ 14' X 24' MAINTENANCE BUILDING WITH SINGLE RESTROOM
 - ㊳ 10' x 22' BLOCK DUMPSTER ENCLOSURE
 - ㊴ OVERLOOK WITH BENCHES
 - ㊵ ROCKERY WALL
 - ㊶ BOARDWALK MITIGATION

② REGIONAL PARK 8 LAYOUT PLAN (AREA 2)

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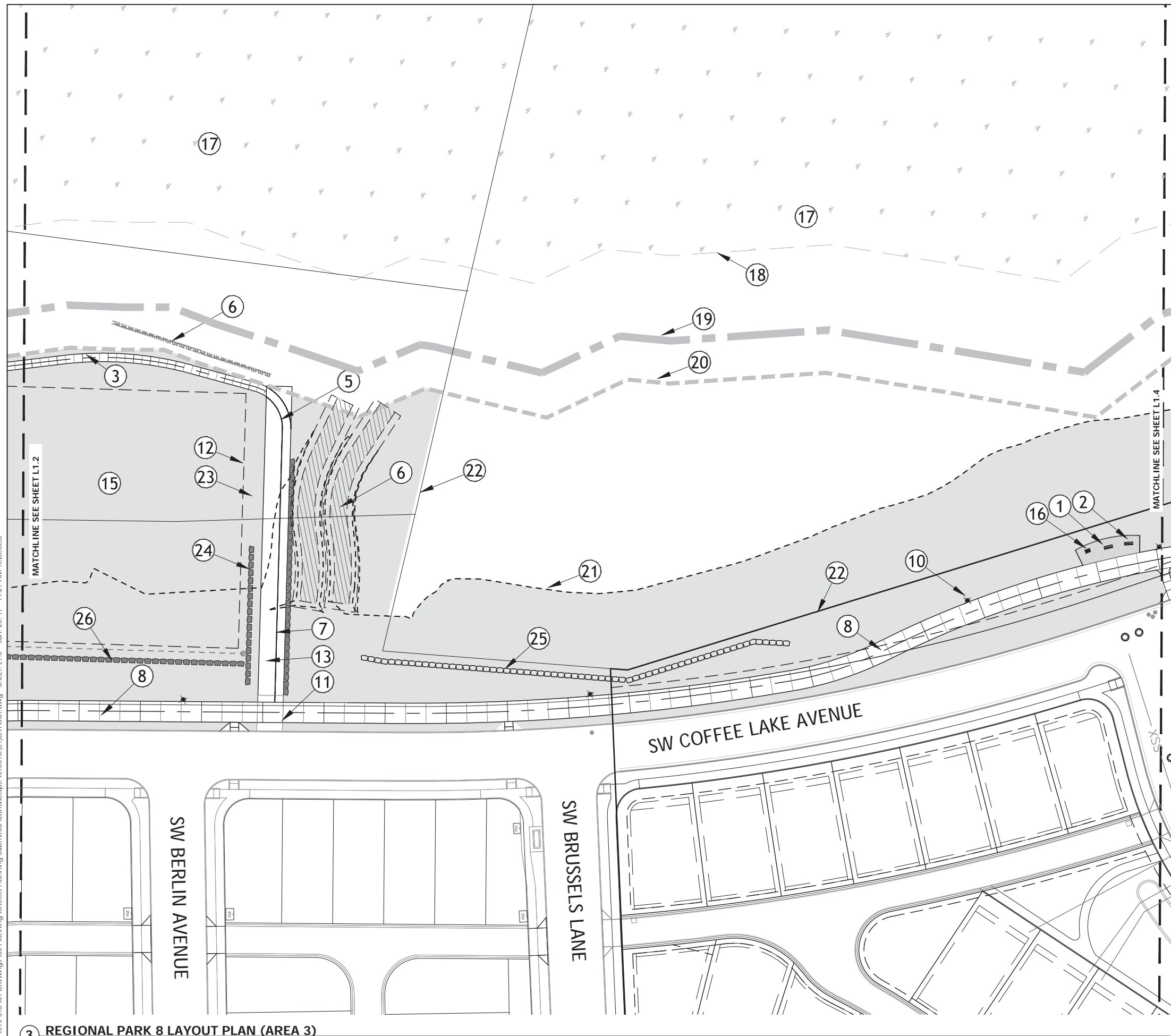
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REGIONAL PARK 8
 AREA 2
 LAYOUT PLAN

PROJECT NUMBER: 395-018
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L1.2

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LEGEND
REGIONAL PARK 8 AREA 3

- ① OVERLOOK
- ② BENCH
- ③ 5' WIDE CONCRETE PATH
- ④ STAIR
- ⑤ PEDESTRIAN PATH IN COMBINATION WITH STORMWATER ACCESS ROAD
- ⑥ EXISTING STORM WATER FACILITY TO REMAIN
- ⑦ PEDESTRIAN PATH STRIPPING- FOG LINE
- ⑧ TONQUIN REGIONAL TRAIL - 12' CONCRETE
- ⑨ SIDEWALK | CONCRETE WIDTH VARIES
- ⑩ PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY
- ⑪ MAINTENANCE ACCESS WITH FULL CURB AND THICKENED SIDEWALK
- ⑫ ENGINEERED SOIL FIELD LIMITS
- ⑬ ACCESS TO STORMWATER FACILITY TO REMAIN- ASPHALT
- ⑭ SEE TREE REMOVAL PLAN
- ⑮ OPEN FIELD PLAY
- ⑯ INTERPRETATIVE SIGN- ABOUT METRO PROPERTY
- ⑰ EXISTING WETLAND TO REMAIN
- ⑱ WETLAND BOUNDARY LIMITS
- ⑲ SROZ
- ⑳ 25' IMPACT AREA
- ㉑ FLOOD PLAIN LINE
- ㉒ METRO PROPERTY LINE
- ㉓ HEDGE ROW
- ㉔ BLOCK RETAINING WALL
- ㉕ EXISTING BLOCK RETAINING WALL TO REMAIN
- ㉖ CULTURED STONE SEATWALL



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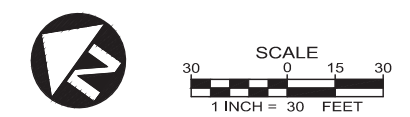
REGIONAL PARK 8 AREA 3 LAYOUT PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017

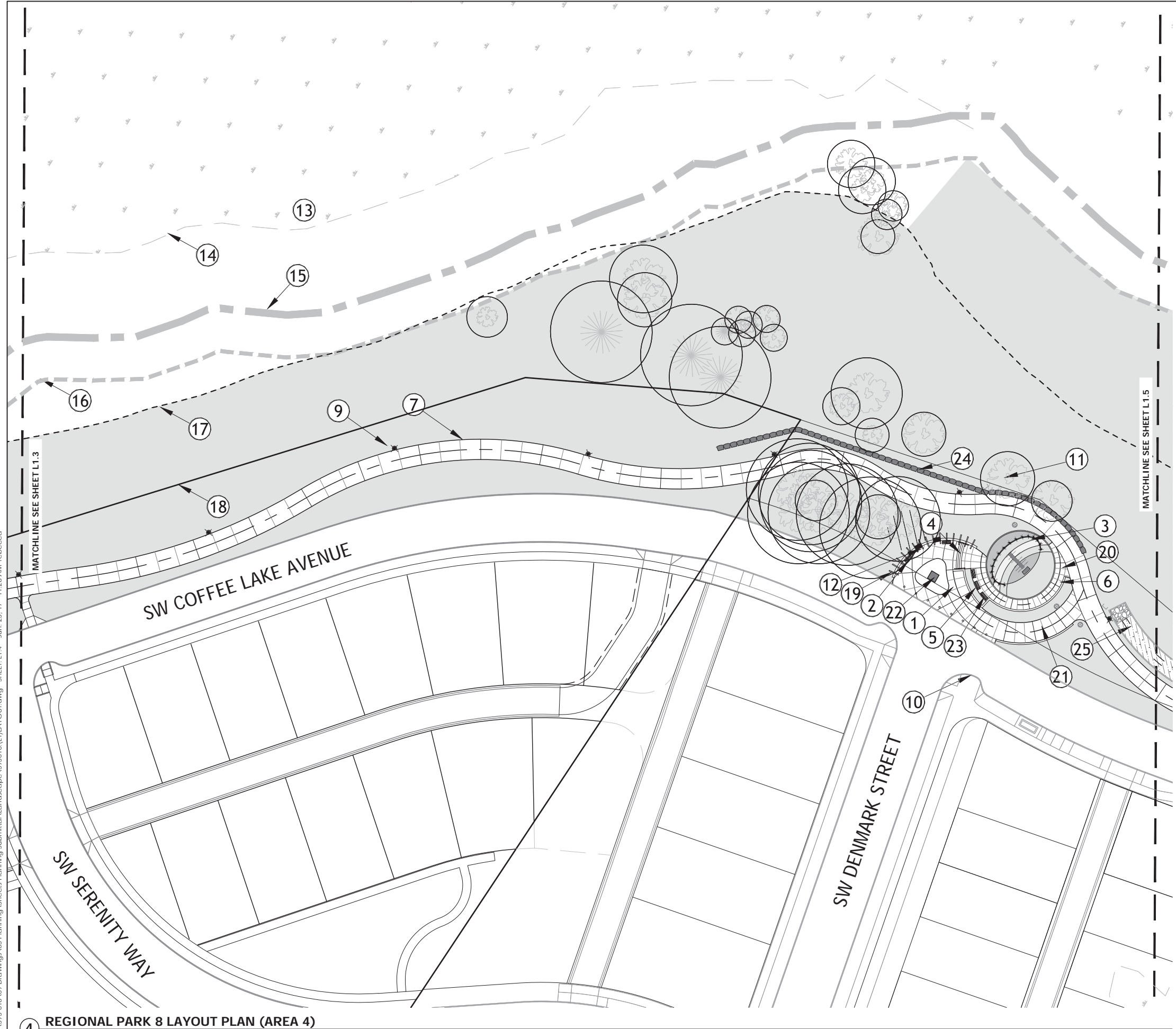
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③ REGIONAL PARK 8 LAYOUT PLAN (AREA 3)

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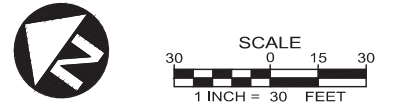
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- LEGEND**
REGIONAL PARK 8 **AREA 4**
- ① ENTRY PLAZA
 - ② BENCH
 - ③ SUN DIAL - CREATIVE PLAY
 - ④ STAIR
 - ⑤ PLANTED AREA-TREES
 - ⑥ CULTURED WALL SEATWALL | RETAINING WALL
 - ⑦ TONQUIN REGIONAL TRAIL - 12' CONCRETE
 - ⑧ SIDEWALK | CONCRETE WIDTH VARIES
 - ⑨ PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY
 - ⑩ CROSSWALK
 - ⑪ EXISTING TREE TO REMAIN
 - ⑫ INTERPRETATIVE SIGN- ABOUT HABITAT - TREES
 - ⑬ EXISTING WETLAND TO REMAIN
 - ⑭ WETLAND BOUNDARY LIMITS
 - ⑮ SROZ
 - ⑯ 25' IMPACT AREA
 - ⑰ FLOOD PLAIN LINE
 - ⑱ METRO PROPERTY LINE
 - ⑲ TRELLIS
 - ⑳ PLAZA SIDEWALK
 - ㉑ RAMP DOWN TO TRAIL
 - ㉒ FUTURE PLAZA ART- BY OTHERS WITH 5 X 5 STEEL PLATE
 - ㉓ BACKLESS BENCH
 - ㉔ BLOCK RETAINING WALL
 - ㉕ WATER QUALITY SWALE

④ REGIONAL PARK 8 LAYOUT PLAN (AREA 4)

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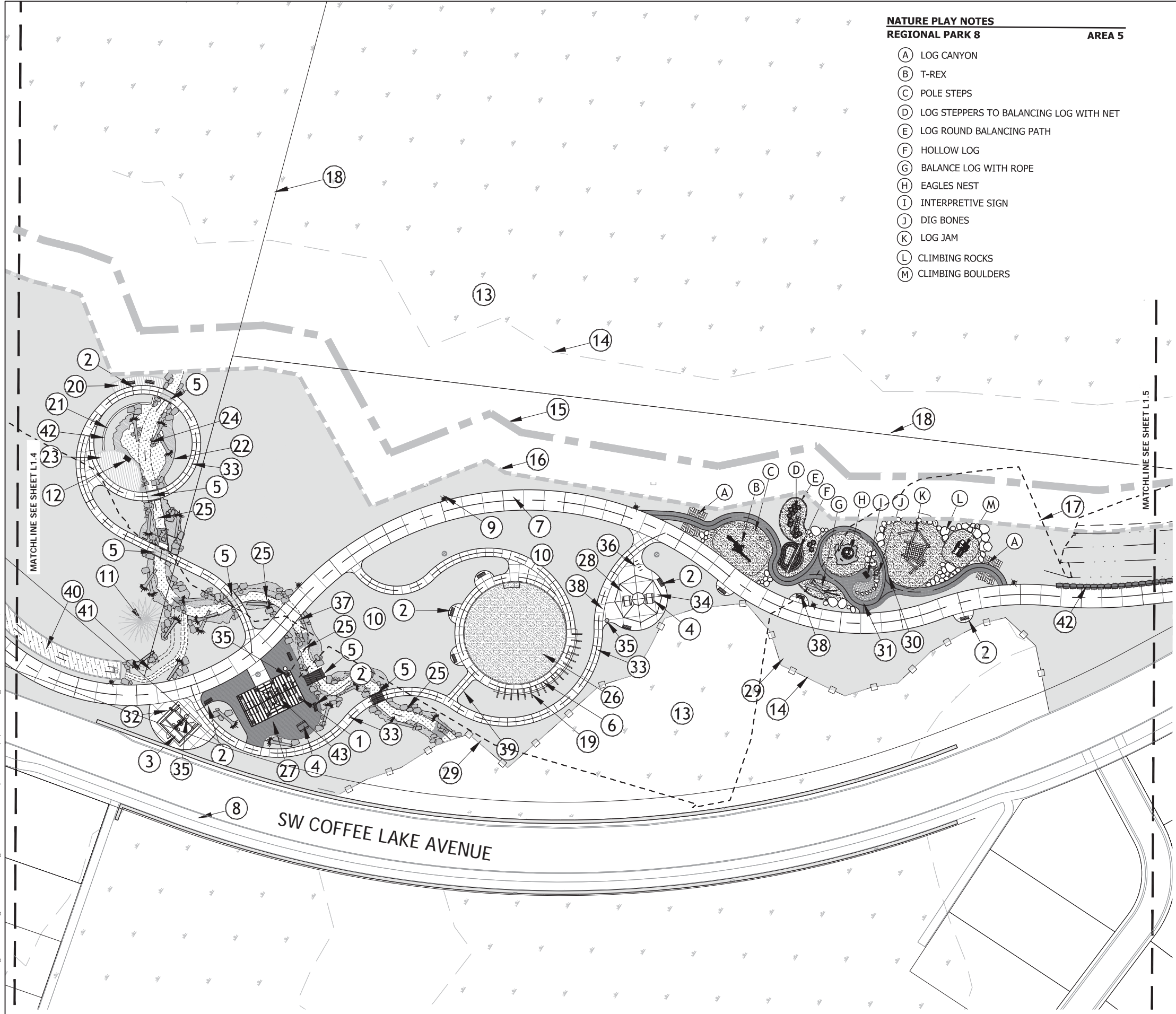
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REGIONAL PARK 8
 AREA 4
 LAYOUT PLAN

PROJECT NUMBER: 395-018
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L1.4



- NATURE PLAY NOTES**
- | REGIONAL PARK 8 | AREA 5 |
|-----------------|--|
| (A) | LOG CANYON |
| (B) | T-REX |
| (C) | POLE STEPS |
| (D) | LOG STEPPERS TO BALANCING LOG WITH NET |
| (E) | LOG ROUND BALANCING PATH |
| (F) | HOLLOW LOG |
| (G) | BALANCE LOG WITH ROPE |
| (H) | EAGLES NEST |
| (I) | INTERPRETIVE SIGN |
| (J) | DIG BONES |
| (K) | LOG JAM |
| (L) | CLIMBING ROCKS |
| (M) | CLIMBING BOULDERS |

- LEGEND**
- | REGIONAL PARK 8 | AREA 5 |
|-----------------|--|
| (1) | COFFEE CREEK SHELTER WITH PICNIC TABLES |
| (2) | BENCH |
| (3) | RESTROOM |
| (4) | PICNIC TABLE |
| (5) | BRIDGE |
| (6) | CULTURED WALL SEATWALL RETAINING WALL |
| (7) | TONQUIN REGIONAL TRAIL - 12' CONCRETE |
| (8) | SIDEWALK CONCRETE WIDTH VARIES |
| (9) | PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY |
| (10) | OPEN LAWN PLAY |
| (11) | EXISTING TREE TO REMAIN |
| (12) | INTERPRETATIVE SIGN- ABOUT HABITAT - WETLAND- EDUCATION |
| (13) | EXISTING WETLAND TO REMAIN |
| (14) | WETLAND BOUNDARY LIMITS |
| (15) | SROZ |
| (16) | 25' IMPACT AREA |
| (17) | FLOOD PLAIN LINE |
| (18) | METRO PROPERTY LINE |
| (19) | TRELLIS |
| (20) | WETLAND OVERLOOK |
| (21) | SEATWALL |
| (22) | SLOPED LAWN FOR SEATING |
| (23) | EDUCATION DECK / PEDESTRIAN STAGE |
| (24) | LANDSCAPE ISLAND STREAM INTERPRETATIVE EDUCATION |
| (25) | INTERACTIVE DRY WET STREAM BED WITH BEACH LIKE EDGE. STREAM WITH BOULDERS AND WOODY DEBRIS CONNECTING WETLANDS |
| (26) | TOT AND YOUTH PLAY AREA WOODCHIP SURFACE AND PLAY EQUIPMENT |
| (27) | SHELTER PAD- CONCRETE PLAZA - DECOMPOSED GRANITE |
| (28) | GAZEBO |
| (29) | SPLIT RAIL FENCE AT WETLAND EDGE |
| (30) | STREAM BED NATURE PLAY SEE NATURE PLAY NOTES |
| (31) | GRAVEL NATURE PLAY PATHS WITH BARK MULCH PLAY SURFACE |
| (32) | DRINKING FOUNTAIN WITH JUG FILLER |
| (33) | 5' WIDE CONCRETE PATH |
| (34) | CONCRETE PLAZA UNDER GAZEBO |
| (35) | TRASH RECEPTACLE |
| (36) | BIKE RACK |
| (37) | CULVERT- RATED FOR VECHICLE LOAD |
| (38) | BACKLESS BENCH |
| (39) | STAIR |
| (40) | WATER QUALITY SWALE |
| (41) | PLANTED SWALE |
| (42) | ROCKERY WALL |
| (43) | PICNIC TABLES 3 WITH 1 ADA TABLE |

5 REGIONAL PARK 8 LAYOUT PLAN (AREA 5)

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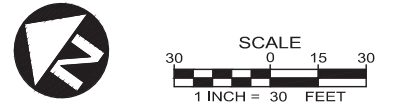
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REGIONAL PARK 8 AREA 5 LAYOUT PLAN

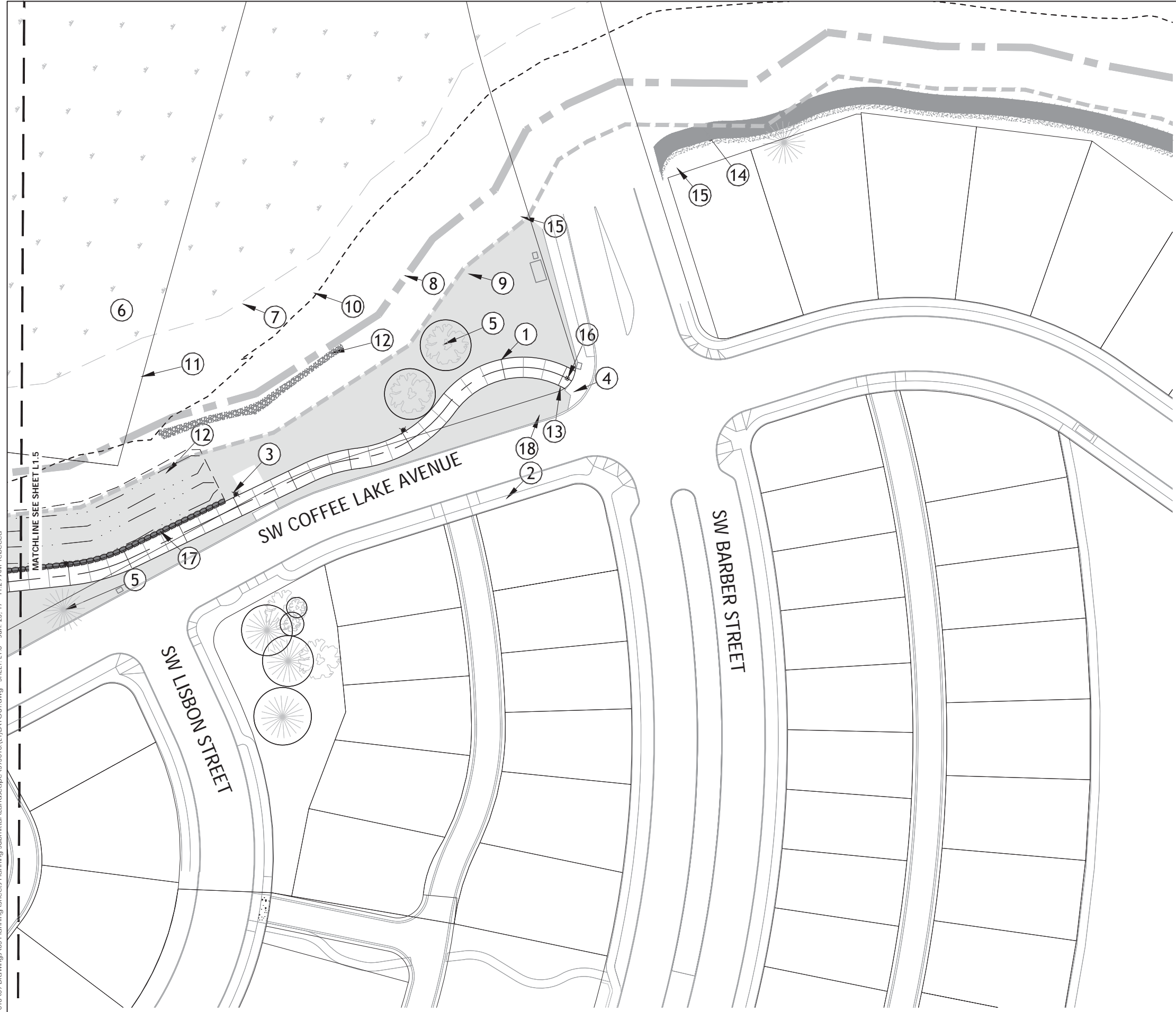
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LEGEND
REGIONAL PARK 8 AREA 6

- ① TONQUIN REGIONAL TRAIL - 12' CONCRETE
- ② SIDEWALK | CONCRETE WIDTH VARIES
- ③ PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY
- ④ TIE INTO EXISTING CURB RAMP
- ⑤ EXISTING TREE TO REMAIN
- ⑥ EXISTING WETLAND TO REMAIN
- ⑦ WETLAND BOUNDARY LIMITS
- ⑧ SROZ
- ⑨ 25' IMPACT AREA
- ⑩ FLOOD PLAIN LINE
- ⑪ METRO PROPERTY LINE
- ⑫ EXISTING STORMWATER FACILITY TO REMAIN
- ⑬ PET WASTE STATION
- ⑭ EXISTING TRAIL TO REMAIN
- ⑮ EXISTING VILLEBOIS PRIMARY GATEWAY MONUMENTATION "A" TO REMAIN
- ⑯ URBAN BOLLARD
- ⑰ ROCKERY WALL
- ⑱ EXISTING IRRIGATION CONTROLLER TO BE REMOVED. EXISTING WATER METER TO REMAIN



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Regional Park 7 & 8

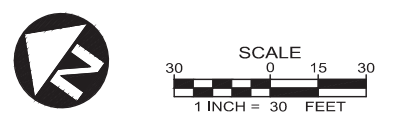
REGIONAL PARK 8 AREA 6 LAYOUT PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017

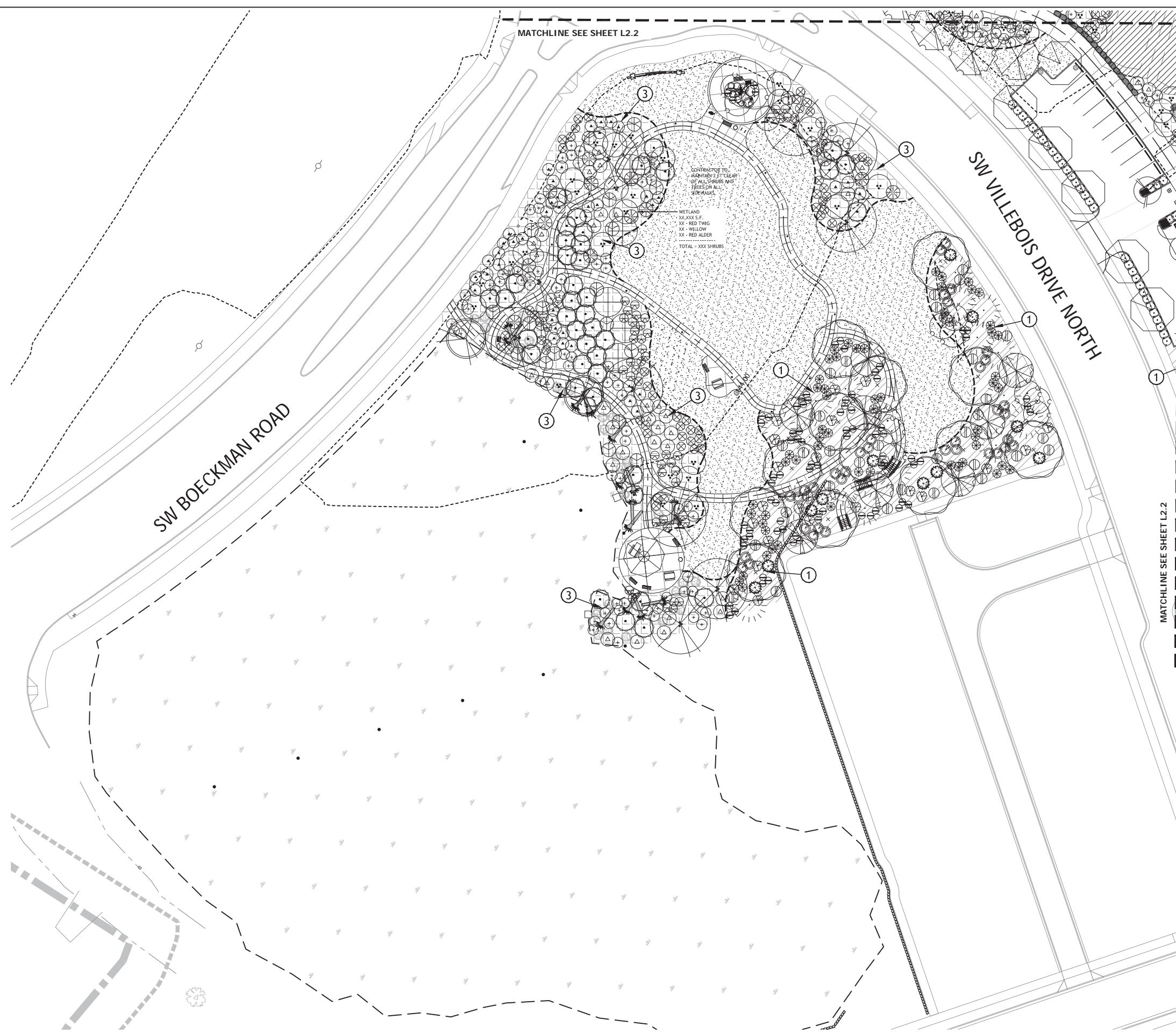
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5 REGIONAL PARK 8 LAYOUT PLAN (AREA 6)

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MATCHLINE SEE SHEET L2.2

MATCHLINE SEE SHEET L2.2

CONTRACTOR TO:
MAINTAIN EXISTING
BE ALL SHRUBS AND
TREES ON ALL
SURFACE
WETLAND
XX,XXX S.F.
XX - RED TWIG
XX - WILLOW
XX - RED ALDER
TOTAL - XXX SHRUBS

- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



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REGIONAL PARK 7
AREA 1
PLANTING PLAN

PROJECT NUMBER: 395-018

1ST SUBMITTAL DATE 03/06/2017

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SCALE
0 15 30
1 INCH = 30 FEET

1 REGIONAL PARK 7 PLANTING PLAN (AREA 1)

ELEVATION DATUM: NAVD 88

L2.1

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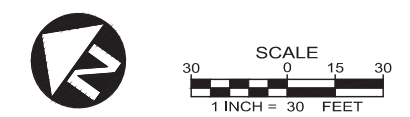


2 REGIONAL PARK 8 LAYOUT PLAN (AREA 2)

ELEVATION DATUM: NAVD 88

- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



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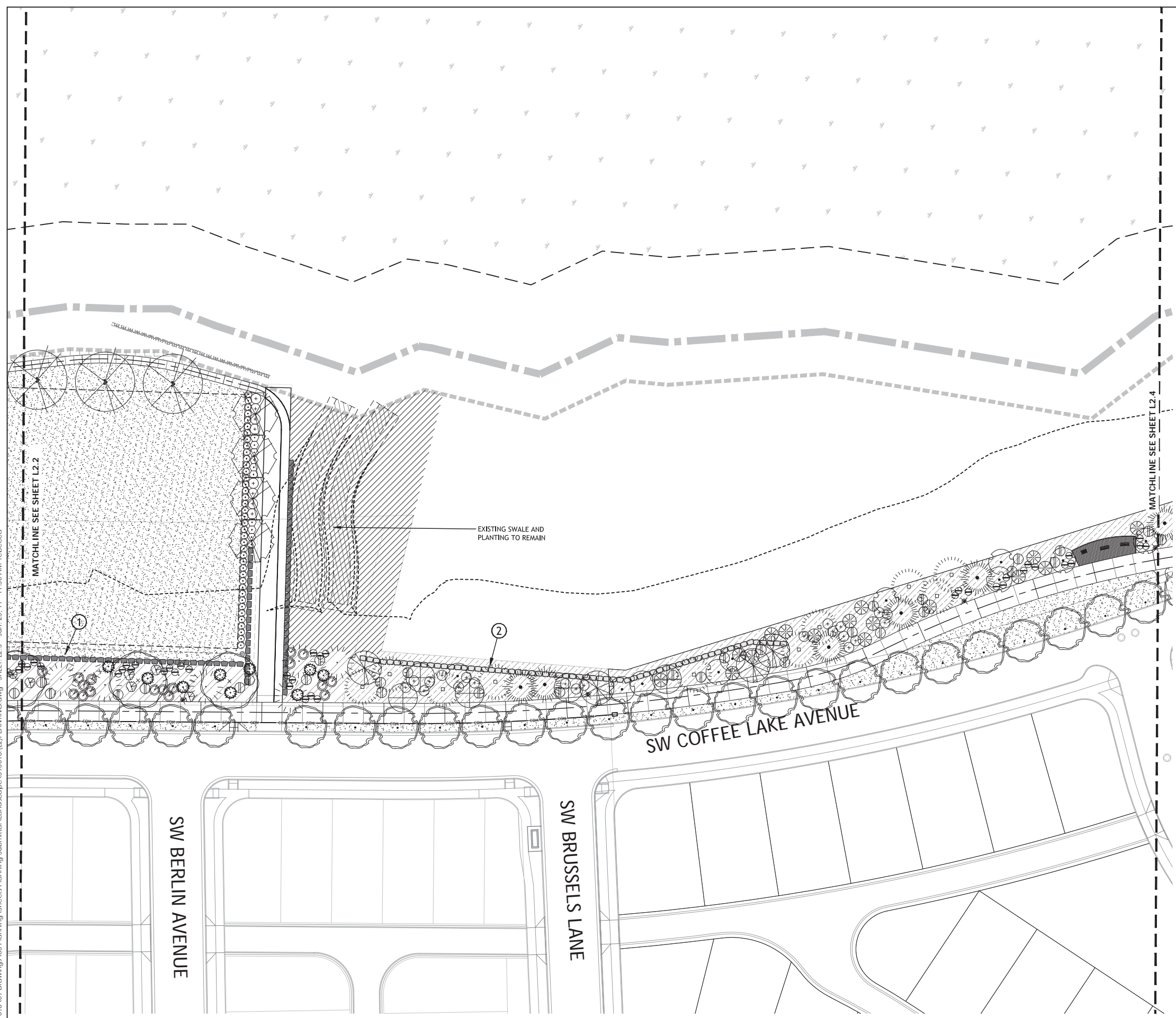
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REGIONAL PARK 8 AREA 2 PLANTING PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017

L2.2

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- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



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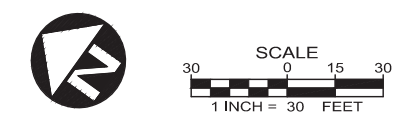
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**REGIONAL PARK 8
AREA 3
PLANTING PLAN**

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE: 03/06/2017
2ND SUBMITTAL DATE: xx/xx/2017

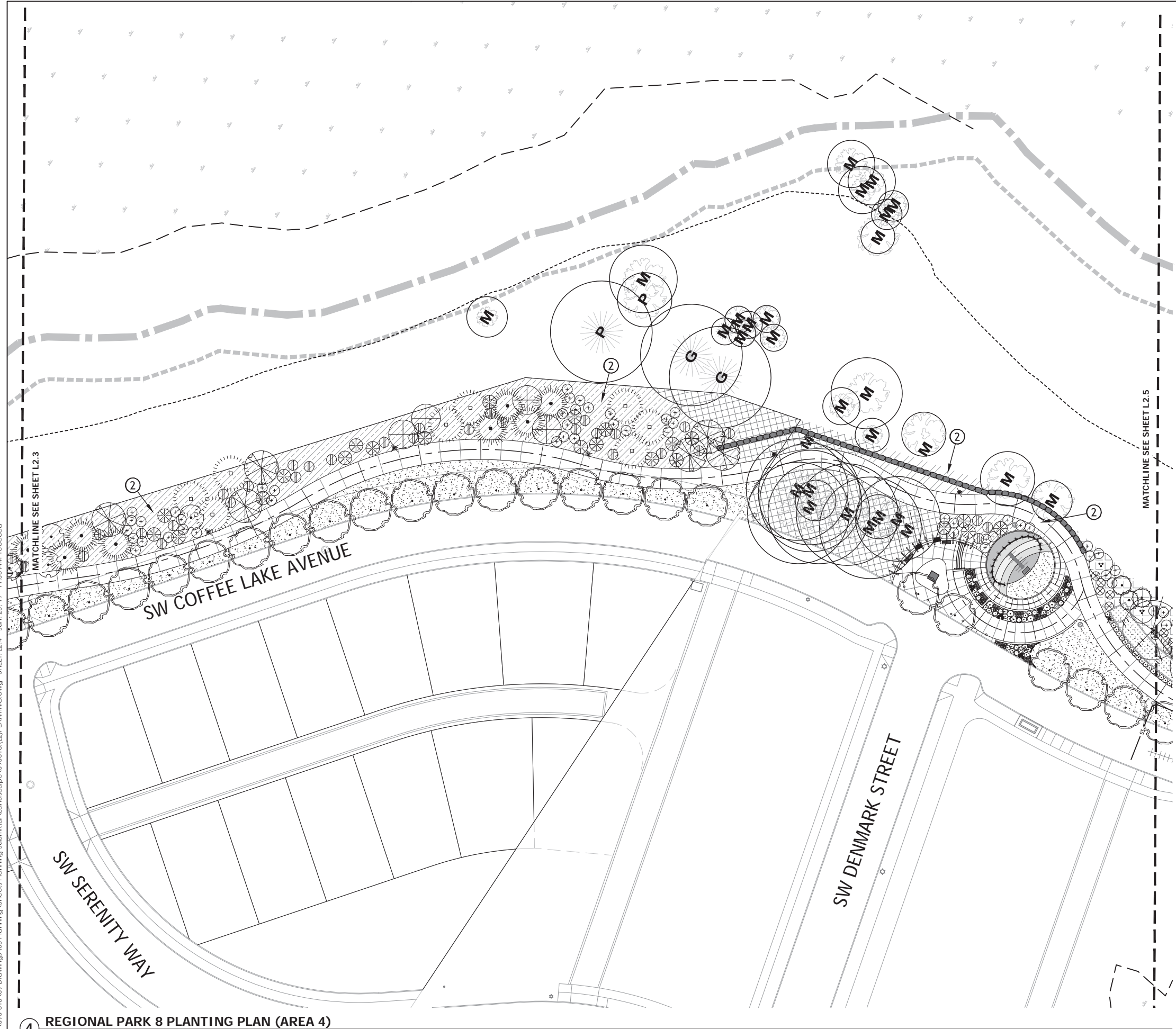


3 REGIONAL PARK 8 PLANTING PLAN (AREA 3)

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L2.3

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- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



POLYGON WLH LLC



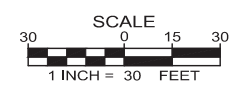
REVISIONS	
DATE	DESCRIPTION



Final Development Plan
Regional Park 7 & 8

REGIONAL PARK 8
AREA 4
PLANTING PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE: 03/06/2017
2ND SUBMITTAL DATE: xx/xx/2017

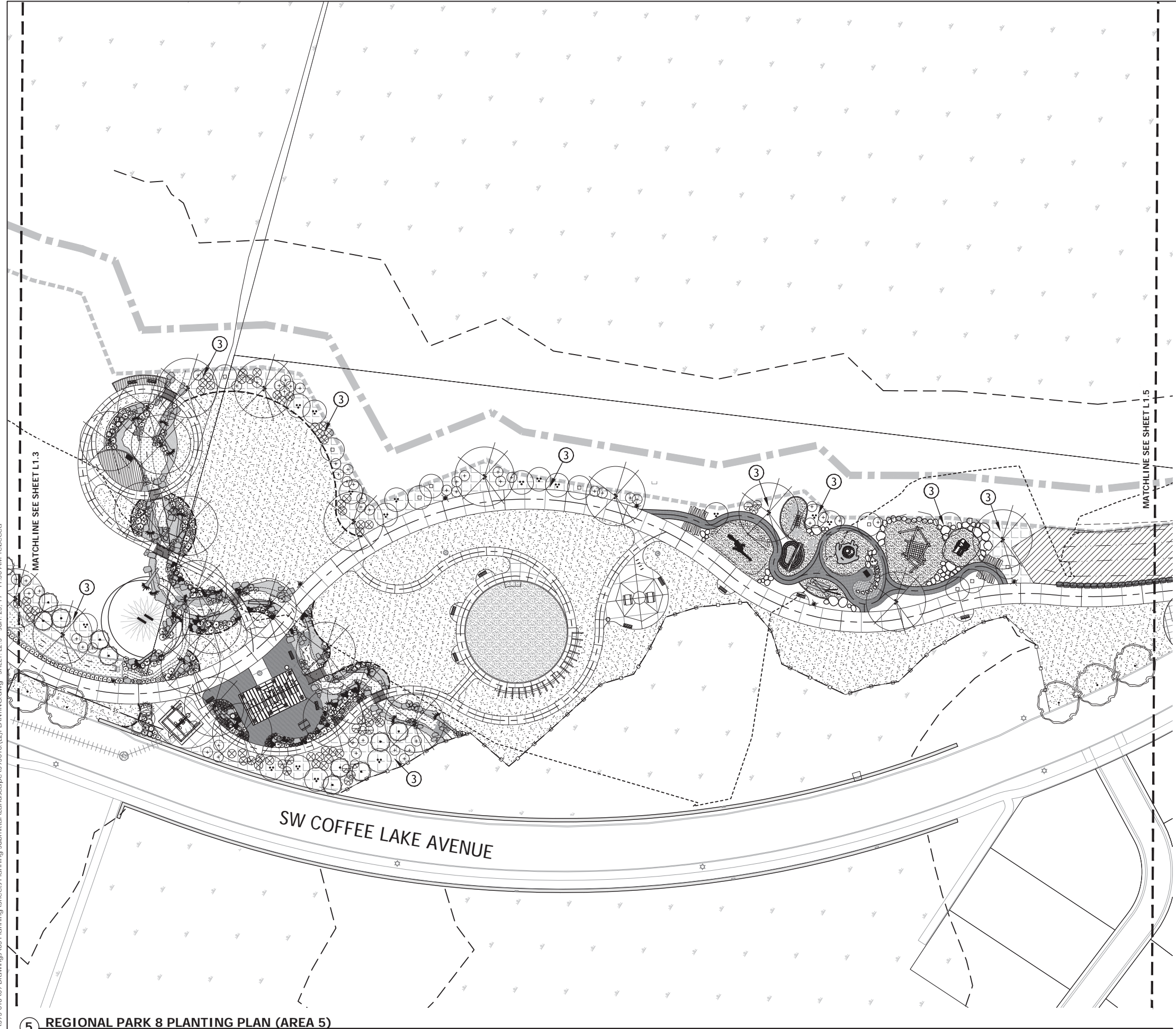


4 REGIONAL PARK 8 PLANTING PLAN (AREA 4)

ELEVATION DATUM: NAVD 88

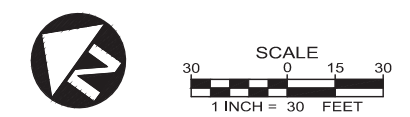
L2.4

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- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



5 REGIONAL PARK 8 PLANTING PLAN (AREA 5)

ELEVATION DATUM: NAVD 88



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION



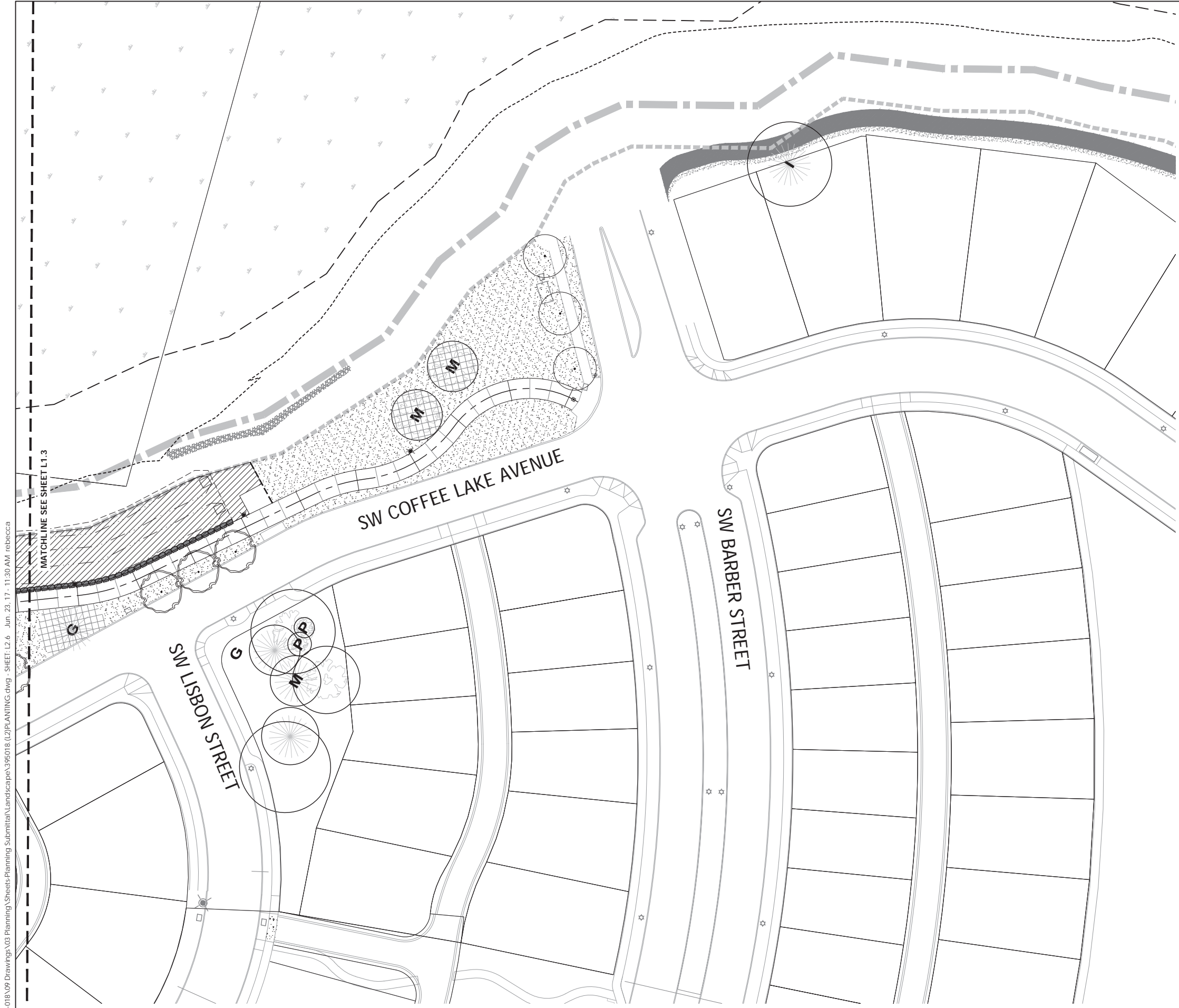
Final Development Plan

Regional Park 7 & 8

**REGIONAL PARK 8
AREA 5
PLANTING PLAN**

PROJECT NUMBER:	395-018
1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	xx/xx/2017

L2.5



- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION



Final Development Plan
Regional Park 7 & 8

REGIONAL PARK 8 AREA 6 PLANTING PLAN

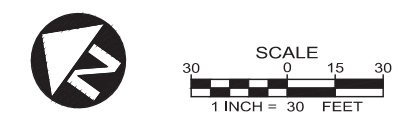
PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE: 03/06/2017
2ND SUBMITTAL DATE: xx/xx/2017

L2.6

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5 REGIONAL PARK 8 PLANTING PLAN (AREA 5)

ELEVATION DATUM: NAVD 88



PLANTING LEGEND

DECIDUOUS TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	RIVER BIRCH / BETULA NIGRA: 2" CAL., B&B
	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B

EVERGREEN TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	INCENSE CEDAR / CALOEDRUS DECURRENS: 8'-10' HT., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER': 2 GAL.
	STELLA DE ORO DWARF DAYLILY / HEMEROCALLIS X 'STELLA DE ORO': 2 GAL.
	KELSEY'S DWARF RED-OSIER / DOGWOOD CORNUS SERICEA 'KELSEY': 2 GAL.
	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN': 2 GAL.
	RHODODENDRON 'JEAN MARIE DE MONTEGUE': 2 GAL.
	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.
	DWARF VARIEGATED MAIDEN GRASS MISCANTHUS SINENSIS 'DIXIELAND': 2 GAL.

LAWN AND GROUNDCOVER

SYMBOL	CODE	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	KINN	"MASSACHUSETTS KINNIKINICK" / ARCTOSTAPHYLOS UVA-URSI 'MASS.': 1 GAL., 18" O.C.
	AZGR	AZTEC GRASS / LIRIOPE MUSCARI 'AZTEC GRASS': 1 GAL., 18" O.C.
	BOGR	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS: 2 GAL., 2' O.C.
	LAWN	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

NOTE:

1. 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.

STREET TREE - PLANTING LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE: 2.5" CAL., - 25'-0" O.C.
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA: 2.5" CAL., - 35'-0" O.C.

NOTE:
VILLEBOIS DRIVE STREET TREES ARE INSTALLED

PLANTING LEGEND: ORNAMENTAL AREAS

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	GREEN VASE ZELKOVA / ZELKOVA SERRATA 'GREEN VASE': 2" CAL., B&B
	VINE MAPLE / ACER CIRCINATUM: 8' HT., MULTI-TRUNK
	YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B
	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B
	RIVER BIRCH / BETULA NIGRA: 2" CAL., B&B
	INCENSE CEDAR / CALOEDRUS DECURRENS: 8'-10' HT., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER': 2 GAL.
	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL.
	KELSEY'S DWARF RED-OSIER / DOGWOOD CORNUS SERICEA 'KELSEY': 2 GAL.
	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN': 2 GAL.
	RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE': 2 GAL.
	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.
	FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER': 2 GAL.
	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS: 2 GAL., 2' O.C.

LAWN AND GROUNDCOVER

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	MEDIUM FIR BARK
	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

EMERGENTS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SLOUGH SEDGE / CAREX OBNUPTA: 1/2 Gal., 1' O.C.
	SPREADING RUSH / JUNCUS PATENS: 1/2 Gal., 1' O.C.

OAK / PINE FOREST: TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	PONDEROSA PINE / PINUS PONDEROSA: 8'-10' HT., B&B
	OREGON WHITE OAK / QUERCUS GARRYANA: 2" CAL.
	BIGLEAF MAPLE / ACER MACROPHYLLUM: 3' HT., 10 O.C.
	QUAKING ASPEN / POPULUS TREMULOIDES: 8'-10' HT., B&B

OAK / PINE FOREST: LARGE SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	CHOKO CHERRY / PRUNUS VIRGINIANA: 3 GAL. SINGLES - MIN. 12' - O.C.
	WOOD'S ROSE / ROSA WOODSII: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	OREGON GRAPE / MAHONIA REPENS: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	OCEANSPRAY / HOLODISCUS DISCOLOR: 3 GAL. SINGLES, 8' O.C.
	WESTERN SERVICEBERRY / AMELANCHIER ALNIFOLIA: 3 GAL. SINGLES - MIN. 12' - O.C.
	SNOWBERRY / SYMPHORICARPUS ALBUS: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.

OAK / PINE FOREST: SEED MIX

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SUNMARK SEEDS / NATIVE UPLANDS MIX: 1-LB PER 1,000 S.F.
	SUNMARK SEEDS / NATIVE POLLINATOR SEED MIX: 1-LB PER 1,000 S.F.

RIPARIAN TRANSITION: TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	RED ALDER / ALNUS RUBRA
	OREGON ASH / FRAXINUS LATIFOLIA: 3' HT., 10 O.C.
	DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 3' HT., 10 O.C.
	WESTERN RED CEDAR / THUJA PLICATA: 3' HT., 10 O.C.
	BIGLEAF MAPLE / ACER MACROPHYLLUM: 3' HT., 10 O.C.
	PACIFIC DOGWOOD / CORNUS NUTTALLII: 3' HT., 10 O.C.

RIPARIAN TRANSITION: LARGE SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	REDTWIG DOGWOOD / CORNUS SERICEA: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	OCEANSPRAY / HOLODISCUS DISCOLOR: 3 GAL. SINGLES, 8' O.C.
	TALL OREGON GRAPE / MAHONIA AQUIFOLIUM: 3 GAL. SINGLES - MIN. 12' - O.C.
	CLUSTERED ROSE / ROSA PISOCARPA: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	SNOWBERRY / SYMPHORICARPUS ALBUS: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 3 GAL. SINGLES - MIN. 12' - O.C.
	DOUGLAS SPIREA / SPIREA DOUGLASII: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	RED FLOWERING CURRANT / RIBES SANGUINIUM: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.

RIPARIAN TRANSITION: SEED MIX

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SUNMARK SEEDS / NATIVE E/C MIX: 1-LB PER 1,000 S.F.
	SUNMARK SEEDS / NATIVE POLLINATOR SEED MIX: 1-LB PER 1,000 S.F.

RIPARIAN TRANSITION: SMALL CONTAINER PLANTINGS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	REDTWIG DOGWOOD / CORNUS SERICEA: 1 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	OCEANSPRAY / HOLODISCUS DISCOLOR: 1 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	TALL OREGON GRAPE / MAHONIA AQUIFOLIUM: 1 GAL. SINGLES - MIN. 12' - O.C.
	CLUSTERED ROSE / ROSA PISOCARPA: 1 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	SNOWBERRY / SYMPHORICARPUS ALBUS: 1 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 1 GAL. SINGLES - MIN. 12' - O.C.
	DOUGLAS SPIREA / SPIREA DOUGLASII: 1 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	RED FLOWERING CURRANT / RIBES SANGUINIUM: 1 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.

RIPARIAN BUFFER: TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	RED ALDER / ALNUS RUBRA
	BLACK COTTONWOOD / POPULUS TRICHOCARPA
	GEYER WILLOW / SALIX GEYERIANA: SINGLES - MIN. 15' - O.C.
	PACIFIC WILLOW / SALIX LUCIDA: SINGLES - 3' HT. MIN. 12' - O.C.
	SCOULER WILLOW / SALIX SCOULERIANA: SINGLES - 3' HT. MIN. 12' - O.C.
	RIVER BIRCH / BETULA NIGRA: 2" CAL., B&B

RIPARIAN BUFFER: SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	REDTWIG DOGWOOD / CORNUS SERICEA: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	TWINBERRY / LONICERA INVOLUCRATA: 3 GAL. SINGLES, 8' O.C.
	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 3 GAL. SINGLES - MIN. 12' - O.C.
	DOUGLAS SPIREA / SPIREA DOUGLASII: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	NOOTKA ROSE / ROSA NUTKANA: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	YELLOWTWIG DOGWOOD / CORNUS SERICEA 'FLAVIRAMEA': 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.

RIPARIAN BUFFER: SEED MIX / EMERGENT MIX

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SUNMARK SEEDS / NATIVE RIPARIAN MIX: 1-LB PER 1,000 S.F. - OR APPROVED EQUAL
	SUNMARK SEEDS / NATIVE WETLAND MIX: 0.5-LB PER 1,000 S.F. - OR APPROVED EQUAL

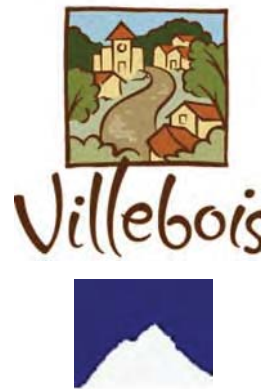
RIPARIAN BUFFER: SMALL CONTAINER PLANTINGS

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	3 GAL.	REDTWIG DOGWOOD / CORNUS SERICEA: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	3 GAL.	TWINBERRY / LONICERA INVOLUCRATA: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	3 GAL.	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 3 GAL. SINGLES - MIN. 12' - O.C.
	3 GAL.	DOUGLAS SPIREA / SPIREA DOUGLASII: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	3 GAL.	NOOTKA ROSE / ROSA NUTKANA: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	3 GAL.	YELLOWTWIG DOGWOOD / CORNUS SERICEA 'FLAVIRAMEA': 3 GAL. CLUSTER GROUPS

2
PLANTING ZONE

1
PLANTING ZONE

3
PLANTING ZONE



REVISIONS	
DATE	DESCRIPTION



Final Development Plan
Regional Park 7 & 8

REGIONAL PARK
7 & 8
PLANTING LEGENDS

PROJECT NUMBER:	395-018
1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	xx/xx/2017

L2.7



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
L3.1

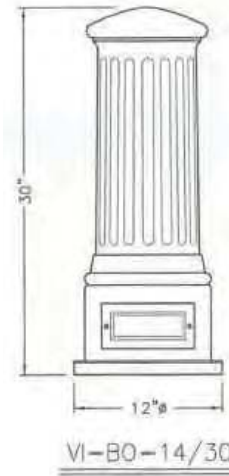


PICNIC TABLE
 MANUFACTURER: OLD GROWTH AGAIN RESTORATION FORESTRY
 MODEL: FOREVER EIGHT FOOT
 FINISH: LINSEED OIL / TURPENTINE FINISH
 SIZE: LENGTH 7'-10" WIDTH 5'-7", HEIGHT 2'-6"

PICNIC TABLE

SCALE: N.T.S

4
L3.1



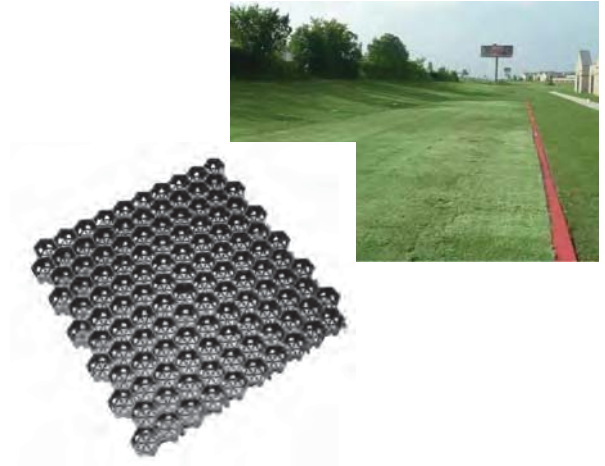
VI-BO-14/30

URBAN BOLLARD
 MANUFACTURER: VISCO
 MODEL: VI-BO-14 / 30
 MATERIALS: STEEL
 FINISH: POWDER COATED, PAINTED BLACK
 SIZE: 30" TALL, BASE 12" DIAMETER

REMOVABLE URBAN BOLLARD

SCALE: N.T.S

7
L3.1



TUFFTRACK GRASS PAVER
 MANUFACTURER: NDS
 MODEL: TUFFTRACK - TT-24
 SIZE: 24"x24"

GRASSCRETE

SCALE: N.T.S

8
L3.1



NEIGHBORHOOD PARKS BENCH
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: GRETCHEN #3 BACKLESS BENCH
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED
 SIZE: 6 FOOT LENGTH

BACKLESS BENCH DETAIL

SCALE: N.T.S

2
L3.1

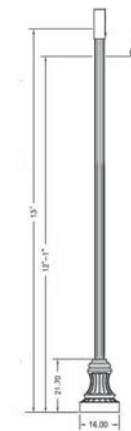


MANUFACTURER: LANDSCAPE FORMS
 MODEL: SCARBOROUGH TRASH RECEPTACLE WITH LID
 MATERIAL: SPUN METAL, SQUARE BAR BASKET INSERT
 FINISH: PANGUARD II, BLACK POWDERCOATED
 SIZE: 25" DIAMETER, 33" HEIGHT, 30 GALLON CAPACITY

TRASH RECEPTACLE

SCALE: N.T.S

5
L3.1



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

9
L3.1



MANUFACTURER: FUNCTION FIRST BIKE SECURITY
 MODEL: THE BIKE RIB
 MATERIAL: STEEL PIPE
 FINISH: BLACK AND POWDERCOATED
 SIZE: 1.25" SCHEDULE 40 STEEL PIPE, 18"W x 32"H

BIKE RACK

SCALE: N.T.S

3
L3.1



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

6
L3.1



OUTDOOR PEDESTAL BOTTLE FILLER WITH BARRIER-FREE DRINKING FOUNTAIN
 MODEL NUMBER: GYM54-PF-JF2-FRU1
 MOUNTING: PEDESTAL
 MATERIAL: STAINLESS STEEL
 PET FRIENDLY
 FREEZE-RESISTANCE PUSH BUTTON, SENSOR (ON BOTTLE FILLER)
 FINISH: SATIN STAINLESS STEEL

MURDOCK
 WWW.MURDOCKMFG.COM
 INFO@MURDOCKMFG.COM
 (800) 453-7465
 FAX (626) 855-4860
 MAILING ADDRESS
 P.O. BOX 3527
 CITY OF INDUSTRY, CA 91744-0527 USA
 STREET ADDRESS
 15125 PROCTOR AVENUE
 CITY OF INDUSTRY, CA 91746 USA

JUG FILLER

SCALE: N.T.S

10
L3.1



REVISIONS	
DATE	DESCRIPTION

Final Development Plan
 Regional Park 7 & 8

DETAILS

PROJECT NUMBER: 395-018
 1ST SUBMITTAL DATE 03/06/2017
 2ND SUBMITTAL DATE xx/xx/2017

L3.1

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ELEVATION DATUM: NAVD 88



NOTE:
DOWN WOODY DEBRIS (LOG)
14" TO 18" DIAMETER BY 20 TO 32 FEET
LONG DECIDUOUS OR CONIFEROUS
TREES WITH ROOTWAD SALVAGED
FROM THE CLEARING AND GRUBBING
OPERATION- REMOVE HAZARDOUS
BRANCHES.



MANUFACTURER:
MACLEAN POWER
SYSTEMS OR
APPROVED EQUAL.
www.earthanchor.com
1.800.325.5360

DUCK BILL EARTH ANCHOR:
MODEL: 99-DB1
3.5' WIRE ROPE LENGTH
1/4" - 7X19 GAC - GALVANIZED WIRE ROPE

HAND DRIVE STEEL:
MODEL: 88
DS-88, 4' LONG
3/4" ROUND
4' LONG HAND DRIVE STEEL WITH LARGE
STRIKING HEAD

POWER DRIVE STEEL:
4' DRIVE TIP TO UNDER COLLAR FOR USE
WITH MECHANIZED JACK HAMMER.

SNAG PLACEMENT

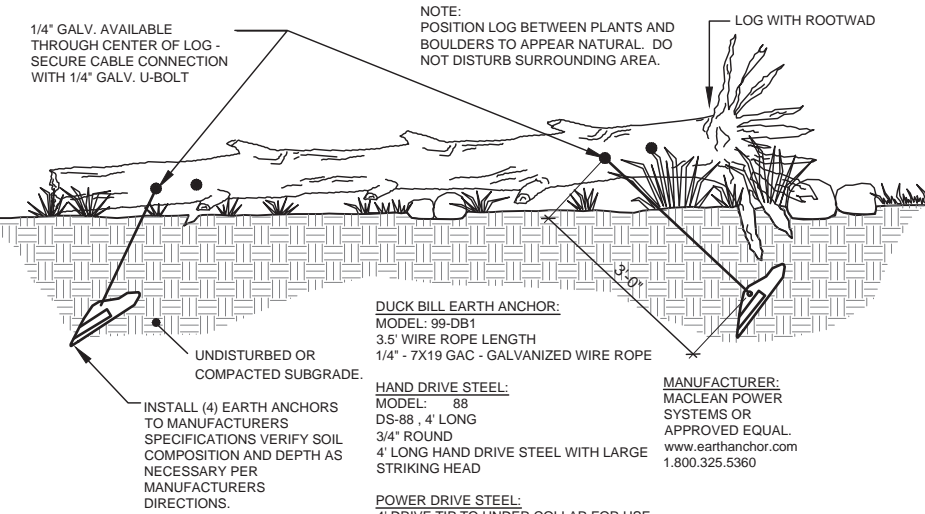
SCALE: N.T.S.

3
L3.2

13 BIRD PATH INLAY BY:
FIREBIRD BRONZE
11251 SE 232ND AVE, BUILDING E
DAMASCUS, OR 97089
WWW.FIREBIRDORONZE.COM
LOCAL CONTACT:
TINA WITH FIREBIRD BRONZE
PHONE: 503.912.0400
INFO@FIREBIRDORONZE.COM

FLAT INLAY WITH ONE LEVEL OF RELIEF AT 1/4"
BRONZE
LEATHER DARK BROWN STAIN BACKGROUND
WITH
SATIN BRONZE FINISH POLISHED LETTERS
(2) 3/8" THREAD ANCHORS
WELDED TO THE DISKS BACK SIDE
PROVIDE PROOF / SHOP DRAWINGS

ATTACH DISK:
SET THREAD ANCHORS WELDED TO DISK IN
WET CONCRETE

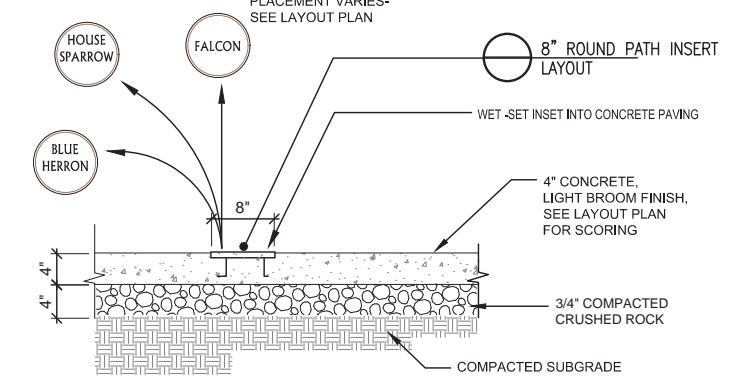
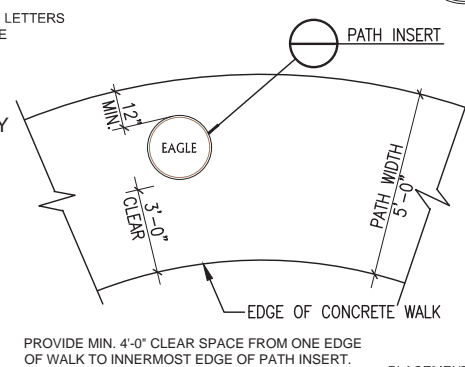


LOG PLACEMENT ON GROUND

SCALE: N.T.S.

1
L3.2

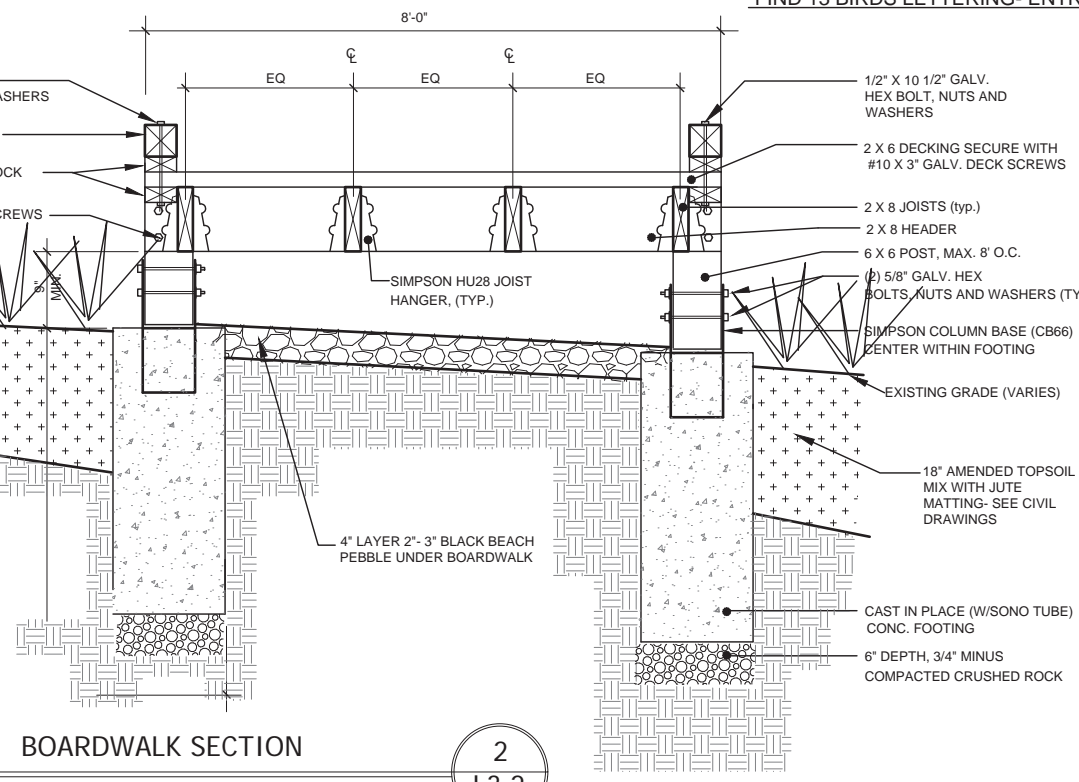
Find The 13 Birds FIND 13 BIRDS LETTERING- ENTRY



PATH INSERT- 13 BIRDS TYPES

SCALE: N.T.S.

4
L3.2



BOARDWALK SECTION

SCALE: N.T.S.

2
L3.2

ELEVATION DATUM: NAVD 88



REVISIONS	
DATE	DESCRIPTION

Final Development Plan Regional Park 7 & 8

DETAILS

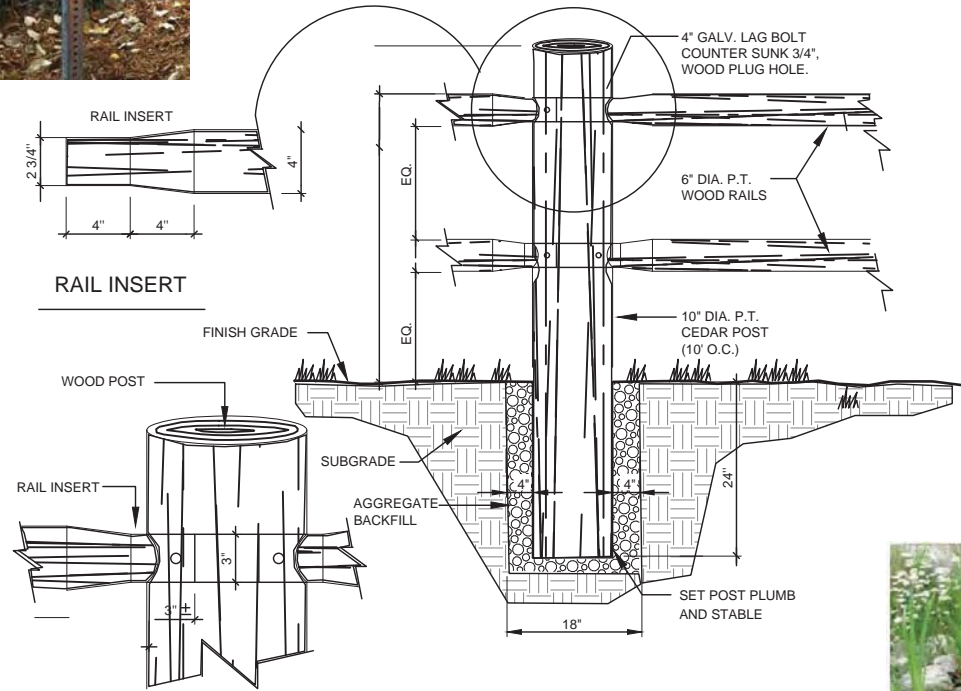
PROJECT NUMBER: 395-018
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L3.2

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WETLAND DO NOT ENTER SIGN MOUNTED TO FENCE

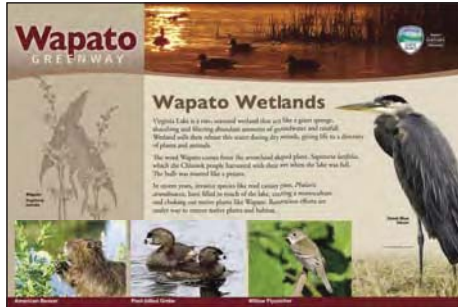


WOOD SPLIT RAIL FENCE

SCALE: N.T.S.

1

L3.3

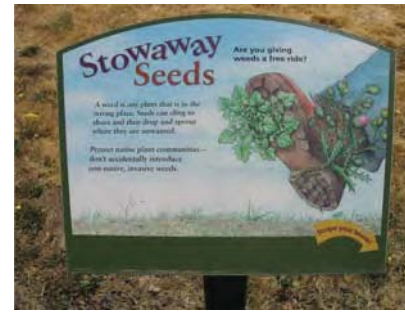


TYPICAL INTERPRETATIVE SIGN

SCALE: N.T.S.

3

L3.3



CREATIVE PLAY- SUN DIAL

SCALE: N.T.S.

5

L3.3



CLIMBING ROCKS



LOG STEPPERS



BALANCE LOGS



POLE STEPS



NORTHWEST PLAYGROUND EQUIPMENT, INC. P.O. BOX 2410 ISSAQUAH, WA 98027 T: 1-800-726.0031 WWW.NWPLAYGROUND.COM

PLAY EQUIPMENT PLAYWORLD WWW.PLAYWORLDSYSTEMS.COM

PLAY EQUIPMENT

SCALE: N.T.S.

2

L3.3

VILLEBOIS NATURE PARK IHD-123-17A



ENTRY / EXIT LOG CANYON



LOG ROUND BALANCE PATH / EDGING



LOG HOLLOW / TUNNEL



VILLEBOIS NATURE PARK IHD-123-17A

STREAM BED NATURE PLAY AREA

SCALE: N.T.S.

4

L3.3



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L3.3



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

CULTURED STONE VENEER

SCALE: N.T.S

1
L3.4



CULTURED STONE FACED WALLS

SCALE: N.T.S

2
L3.4



PRIMARY GATEWAY MONUMENT "A"

SCALE: N.T.S

3
L3.4

PLAYERS CHOICE ES 6.4
SUNMARK SPORTS

Players Choice
Certificate of Compliance

Manufacturer: Sunmark Sports - PO Box 1310 Fairview, OR 97024
Toll Free: 1-888-214-7333 - Fax: 503-491-0279
www.sunmarksports.com - bcso@sunmarksports.com

Sunmark Sports certifies that Players Choice Soils contain the following properties and characteristics:

Description -
Players Choice ES 6.4 Engineered Soil™ is a highly specialized blend of PGA grade sand, red clay, and silt suitable for all sports fields and playing surfaces. Players Choice ES 6.4 Engineered Soil™ provides a high quality playing surface to programs looking to improve their field's firmness, soil strength, drainage, and look. This soil blend has excellent surface draining and the optimum amount of clay for plant nutrient retention. This surface works best in all regions and is the basis of all our ES Mixes. Once compacted, this soil blend will be firm enough to hold its shape, play true, and shed water, yet still has enough sand to drain well and recover fast.

Infield Mix Analysis:

Sample ID	PST 60-40
Applied Color	Dark Brown
Playability	Excellent
Absorbency	Good

Texture Analysis

% Sand	74.2%
% Silt	9.1%
% Clay	15.7%
Silt/Clay Ratio	0.6
% Sand Not Passing #60 Sieve	61%

Soil for Turf Areas -
Players Choice ES 6.4 Engineered Soil™ can be combined with PermaMatrix™ BSP Foundation to improve the soil's physical qualities, especially its ability to provide nutrition for plants. In general usage this combination will reduce water consumption and fertilizer needs. It can be used to improve poor soils, or to rebuild soils which have been damaged by improper management. Players Choice ES 6.4 Engineered Soil™ is an excellent choice for a low maintenance, low input soil blend.

Soil Sample Tested For:
Pacific Sports Turf, Inc.
Attn: Damon Richardson
PO Box 3465
Tualatin, OR 97062

Specifications -
Players Choice ES 6.4 Engineered Soil™ should be put down to a depth of 6" to 18" depending on field design. After applying the materials, we suggest watering your infield with 1/2 inch of water, rolling it with a 1000 pound roller to achieve proper compaction, and then laser grading it out at 1/2".

Players Choice 6.4 Grade

Grade Level	Recreational
Sand Range	72% - 80%

WARRANTY
Sunmark Sports warrants that its products are free from defects and will perform as stated in this document. Sunmark Sports will not warrant that the product will perform under unlimited circumstances that are caused by variables such as the soil surface condition, installation methods, and/or weather conditions.

PermaMatrix™ BSP FOUNDATION
The starting point for restoring carbon, biology and function to the soil for long term performance in your turf zones.
Dry Granular Product Applied with a Broadcast Spreader.
Application Rate: 10 - 12 lbs / Thousand sq ft
Availability: 25 & 50 lb bag.

ENGINEERED SOILS
OPEN FIELD PLAY

SCALE: N.T.S

4
L3.4



ROCKERY WALLS

SCALE: N.T.S

5
L3.4

BEACON ATHLETICS
TRAINING & FIELD EQUIPMENT EXPERTS

Infield Mix Analysis
January 2, 2014

Sample ID: DR64
Date Tested: December 16-20, 2013
Tested For: Sunmark Sports
Attn: Barry Cook
18032 NE Airport Way
Portland, OR 97224

Phone: 503-348-5325
Fax: 503-491-0279

Texture Analysis

% Sand: 74.2%
% Silt: 9.1%
% Clay: 15.7%

Sandy Loam

SCR (Silt/Clay Ratio) 0.6

SAND FRACTION ANALYSIS

Particle Size	Grain Diam. (mm)	Sieve Number	Percent Sand Fraction	Percent Sand NOT Passing #60 Sieve
Gravel	2 - 75	10	0.2%	
Very Coarse Sand	1 - 2	18	4.1%	
Coarse Sand	0.5 - 1	35	15.5%	61%
Medium Sand	0.25 - 0.5	60	41.4%	
Fine Sand	0.15 - 0.25	100	12.2%	
Very Fine Sand	0.05 - 0.15	270	1.8%	

SAND SHAPE ANALYSIS

Sphericity: Medium to High
Angularity: Rounded to Sub-Angular

SUNMARK SEEDS INTERNATIONAL, INC.
PO Box 1210
Fairview OR 97024
503-241-7333
888-214-7333



Sunmark Team Jr. Mixture

Acres: 1
Quantity: 450 lbs.

Botanical Name	Common Name	% by Weight	Seeds per lb. of mix	Actual % by Seed Size	Lbs. Needed	Requested %
<i>Festuca arundinacea</i> var. <i>Shelby</i>	Shelby Turf Type Tall Fescue	34.00%	146200	34.00%	1350	34%
<i>Festuca arundinacea</i> var. <i>Turnberry</i>	Turnberry 3 Turf Type Tall Fescue	33.00%	141900	33.00%	1485	33%
<i>Festuca arundinacea</i> var. <i>Airstotle</i>	Airstotle Turf Type Tall Fescue	33.00%	141900	33.00%	1485	33%
TOTALS:		100.00%	430000	100.00%	4320	100%

Seeding Rate: 10.00 PLS Pounds Per 1000 Square Feet
450.00 PLS Pounds Per Acre



Team Jr. is a high-quality, turf-type tall fescue blend using 3 high-ranking varieties. Slower growth characteristics are designed into Pickco's elite blend of turf-type tall fescues. These varieties are chosen to produce a blend of maximum genetic diversity and adaptability. With some of the highest performing dwarf and semi-dwarf varieties available chosen for this blend, Team Jr. out-performs all other turf-type tall fescue blends.
Recommended application rate is 8-12 lbs per 1,000 sq ft.



BLOCK RETAINING WALL

SCALE: N.T.S

6
L3.4



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REVISIONS	
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L3.4



MAINTENANCE BUILDING WITH SINGLE RESTROOM

DESIGN SUPPLY BY ROMTEC

SCALE: N.T.S

1

L3.5



16' X 16'-8" RESTROOM
DESIGN SUPPLY BY ROMTEC
GABLE ROOF
ROOF COLOR COLONIAL RED
2 UNISEX ROOMS WITH 112 SF MAINTENANCE CLOSEST

RESTROOM STONE VENEER:
MANUFACTURED STONE
MANUFACTURE: CULTURED STONE
SUPPLIER: MUTUAL MATERIALS
MATERIAL: CHARDONNAY DRY STACK LEDGESTONE

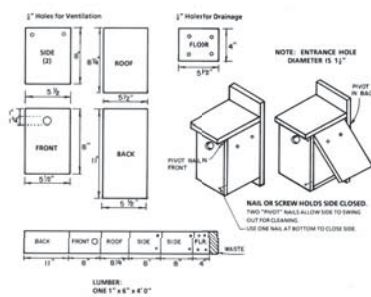
RESTROOM

SCALE: N.T.S

2

L3.5

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



Published with permission from Woodcrafting for Wildlife

BIRD NEST BOX

SCALE: N.T.S

3

L3.5



CUSTOM CRS

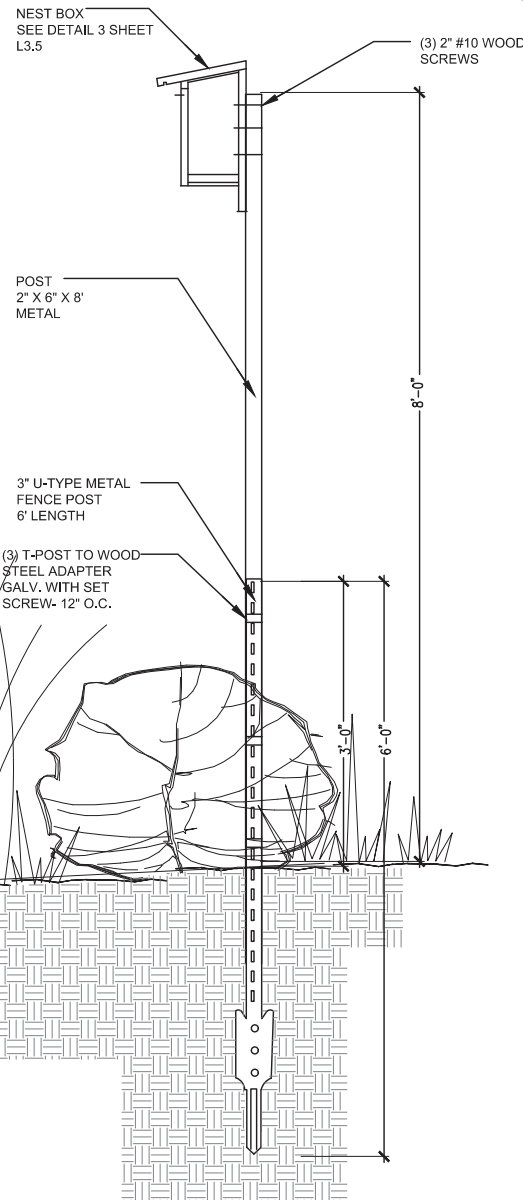
SHELTER: BY POLYGON

20 X 35 SHELTER

SCALE: N.T.S

4

L3.5



SWALLOW BIRD NEST BOX POST

SCALE: N.T.S

5

L4.06



GAZEBO: BY POLYGON

SHELTER AND GAZEBO COLUMNS
STYLE AND MATERIAL TO MATCH:
MANUFACTURE: CULTURED STONE
SUPPLIER: MUTUAL MATERIALS
MATERIAL: CHARDONNAY DRY STACK LEDGESTONE
PROVIDE BLOCK-OUT FOR
(1) ELECTRICAL OUTLET

POLYGON:
MODEL: OCTAGON OTC MR (METAL ROOF) TGMR (TONGUE-AND-GROVE UNDER METAL ROOF)
ROOF COLOR: COLONIAL RED
FRAME COLOR: SURREY BEIGE
1 ELECTRICAL CUTOFF FOR SECURITY LIGHT, ANCHOR BOLTS
WIND SPEED 100, GROUND SNOW LOAD 30, IBC 2012, MIN CLEARANCE HEIGHT 7.5, ROOF SLOPE 5 / 12
SIZE VARIES- SEE GAZEBO SCHEDULE

NORTHWEST PLAYGROUND
EQUIPMENT, INC. P.O. BOX
2410 ISSAQUAH, WA 98027
T: 1-800-726.0031
WWW.NWPLAYGROUND.COM

GAZEBO SCHEDULE

PARK	AREA	BIN	SIZE	HEIGHT
RP-7	AREA 1	BIRD	OTC	24' 12'-5 1/2"
RP-8	AREA 2	SPORT	OTC	32' 13'-11 3/4"
RP-8	AREA 5	COFFEE LAKE	OTC	28' 13'-2 3/8"

GAZEBO

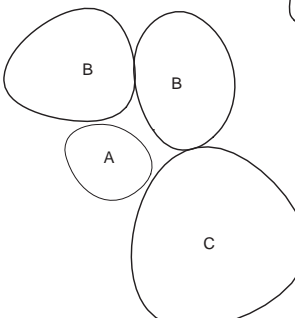
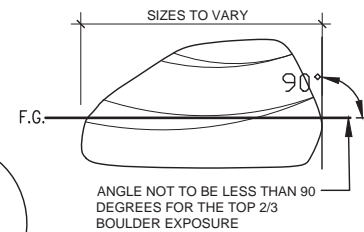
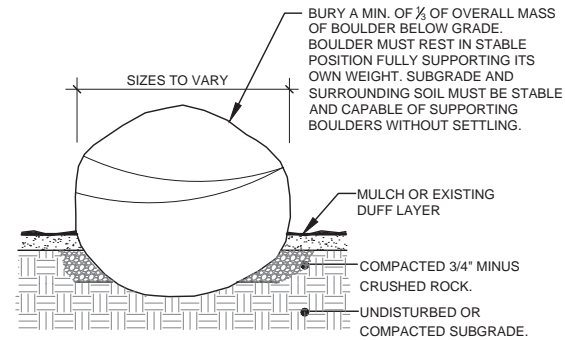
SCALE: N.T.S

6

L3.5

NOTES:

- FIELD COORDINATE SELECTION AND PLACEMENT OF STONES WITH LANDSCAPE ARCHITECT. STONES ARE TO BE SMOOTH WITH NO ANGULAR FACES. REMOVE AND EASE ALL SHARP EDGES AND CORNERS. NATURAL GRAY-BROWN COLOR.
- PLACEMENT IS TO BE NATURAL AND RANDOM IN APPEARANCE. SIZES SHALL BE PER THE BOULDER SCHEDULE.
- PLACED BOULDERS SHALL BE INCAPABLE OF ROLLING, PITCHING OR MOVING AFTER PLACEMENT.



ROCK SCHEDULE

	HEIGHT	DIAMETER	QUANTITY
A	1'-6"	12"-18"	-
B	2'	18"-24"	-
C	2'-6"	24"-30"	-

BOULDER PLACEMENT

SCALE: N.T.S

7

L3.5



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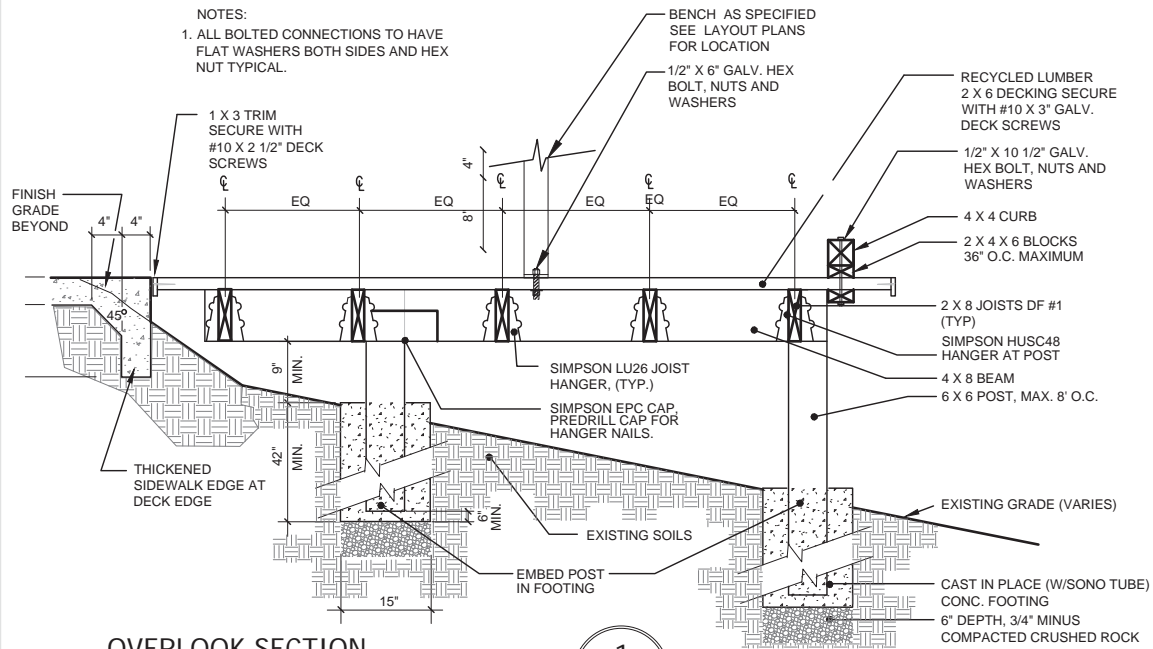
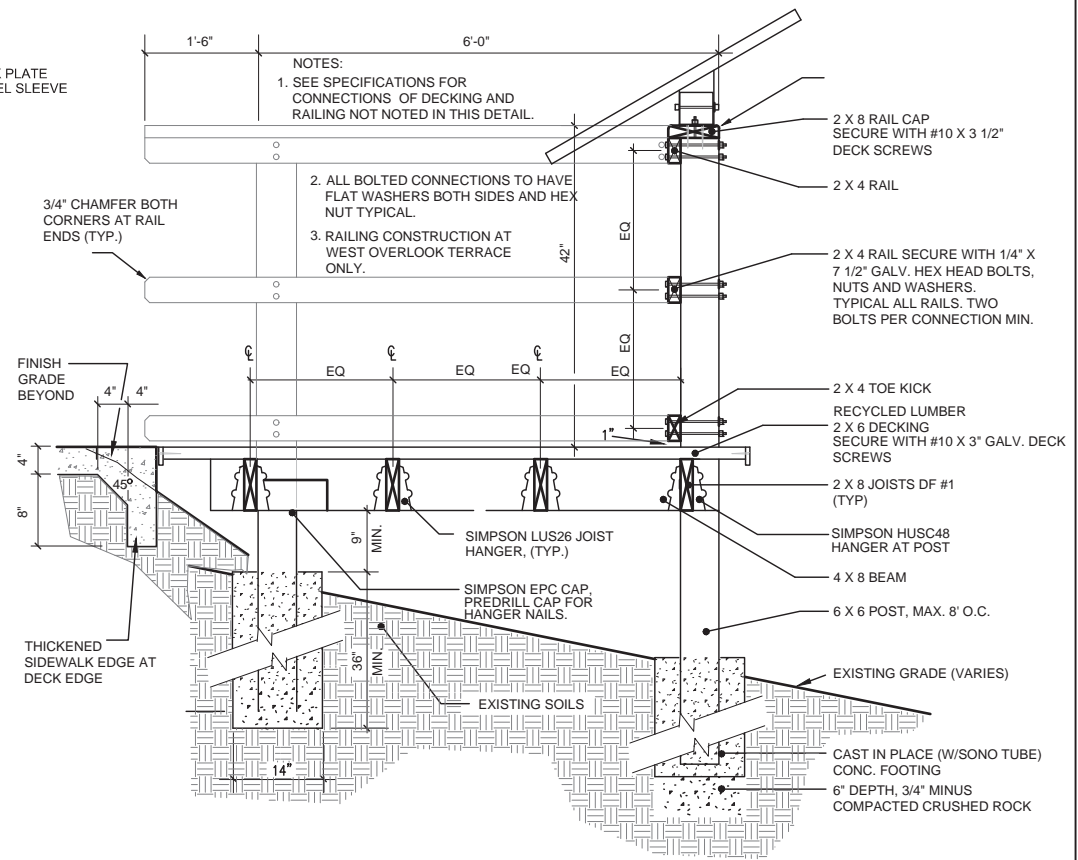
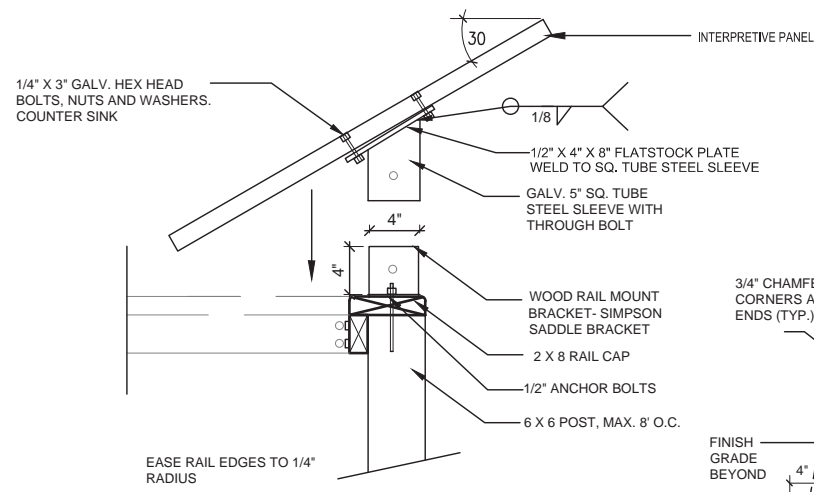
DETAILS

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OVERLOOK SECTION WITH RAIL AND INTERPERTATIVE SIGNAGE

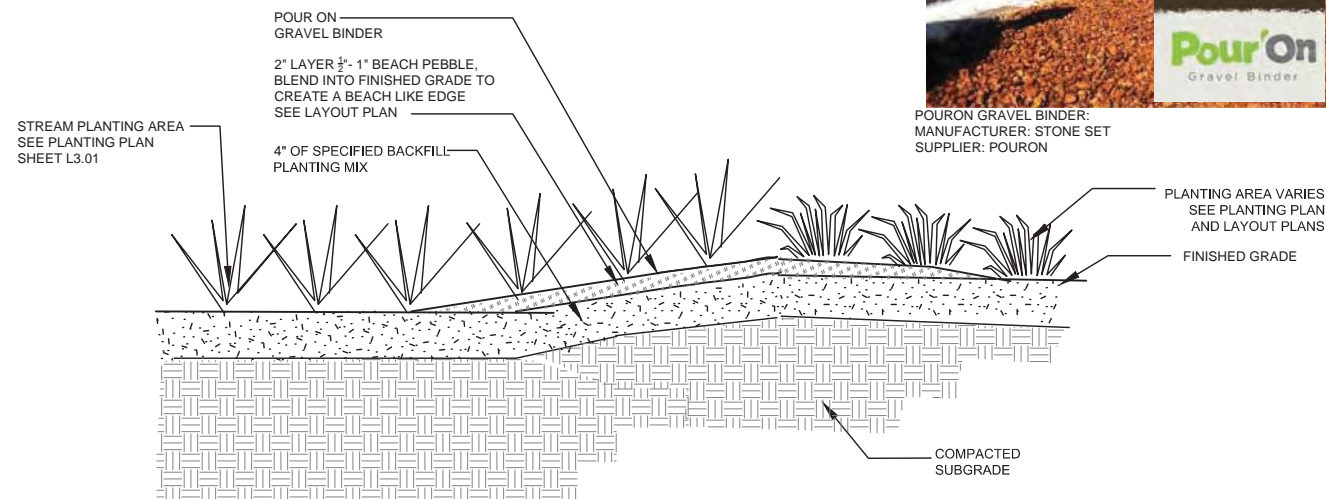
3
L3.6

SCALE: N.T.S

OVERLOOK SECTION

1
L3.6

SCALE: N.T.S



INTERACTIVE DRY | WET STREAM WITH BEACH LIKE EDGE

2
L3.6

SCALE: N.T.S



RIVER ROCK 1/2-1\"/>



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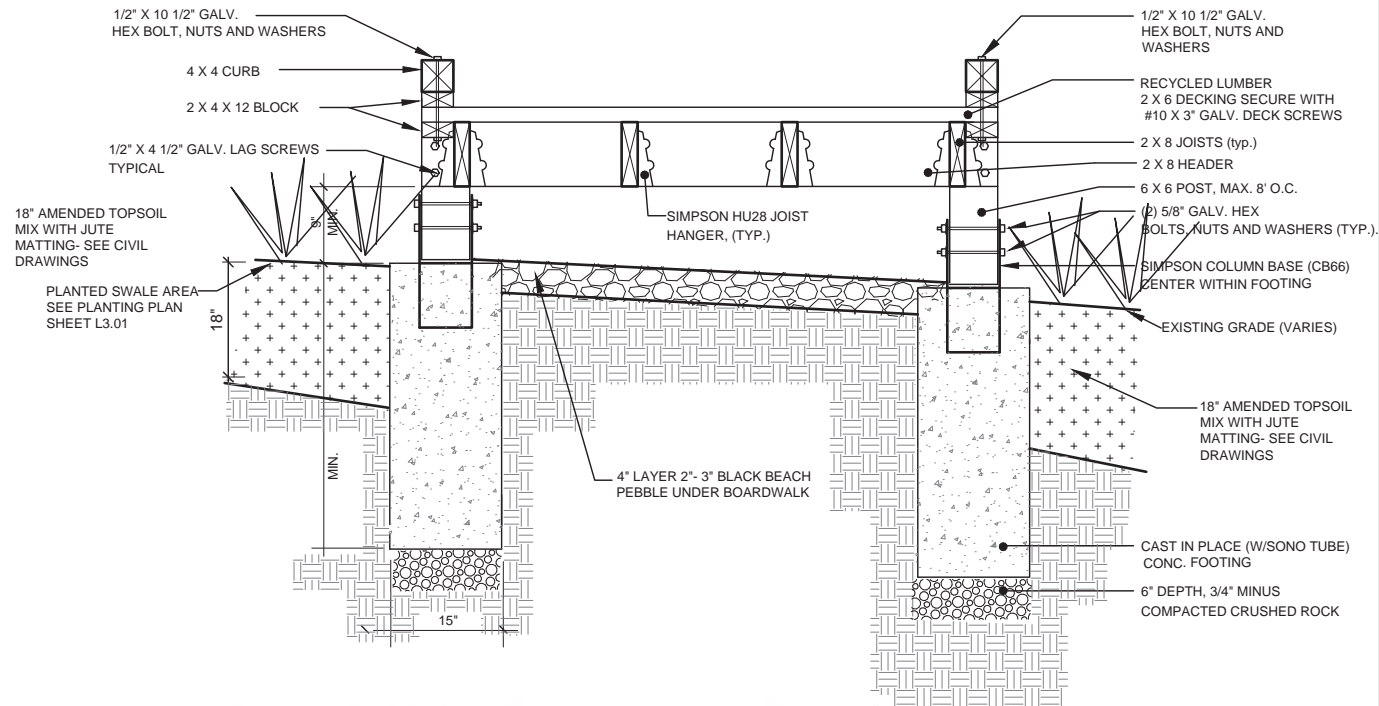
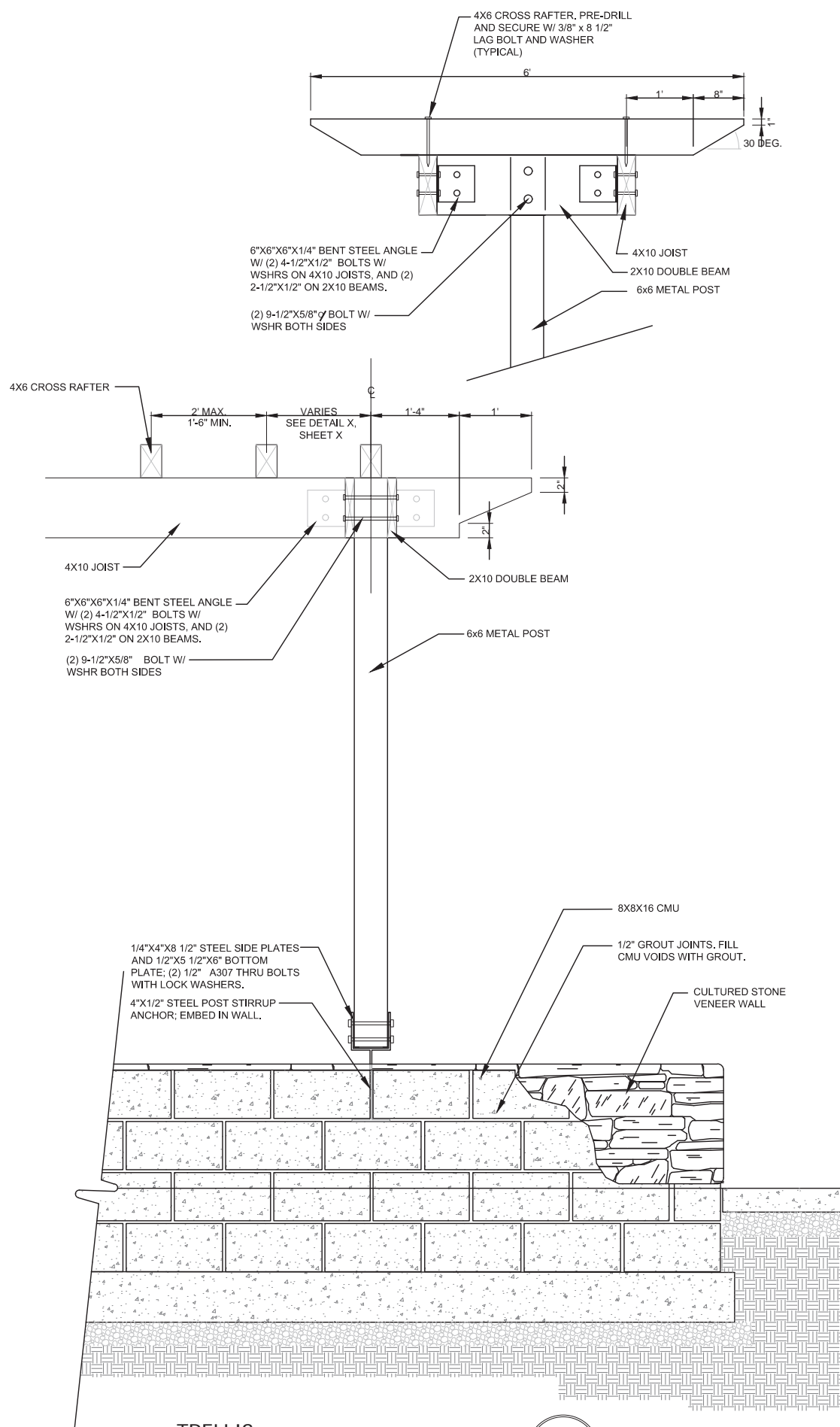
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L3.6

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FOOTBRIDGE SECTION

SCALE: N.T.S.

2 L3.7



EDUCATION DECK | PERFORMANCE STAGE

SCALE: N.T.S.

3 L3.7



Villebois



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L3.7

ELEVATION DATUM: NAVD 88



PLACE (2) FOUR CHAMBER PREMIUM BAT HOUSE 16' ABOVE GROUND ON RAPTOR PERCH POLE AND PLACE (2) FOR CHAMBER PREMIUM BAT HOUSE 16' ABOVE GROUND ON THE NEST PLATFORM POLE. SEE DETAIL 5 SHEET L3.8 FOR RAPTOR POLE INFORMATION. ATTACH WITH SCREW KIT PER MANUFACTURERS DIRECTION AND INCLUDED 16-PAGE MANUAL.

AS SUPPLIED BY:
BAT CONSERVATION AND MANAGEMENT
WWW.BATMANAGEMENT.COM
1263 CLAREMONT DRIVE
CARLISLE, PENNSYLVANIA 17015
PHONE: (717) 214-ABAT
SALES@BATMANAGEMENT.COM

CHAMBER HOUSE
WATER TIGHT, DARK COLORED
PLACE 15' ABOVE GROUND



FOUR CHAMBER PREMIUM BAT HOUSE
MATERIAL: WEATHERPROOF HEAVY DUTY PLASTIC
SHELL OVER WOOD BAFFLE
PRE ASSEMBLED
COLOR: BLACK



STANDARD 18" POLE MOUNT
1. SET THE MOUNT ON THE RAPTOR PERCH POLE, PRE-DRILL HOLES INTO THE POST.
2. (6) LAG SCREW BAT HOUSE TO POST
3. PLACE AT A 16' HEIGHT

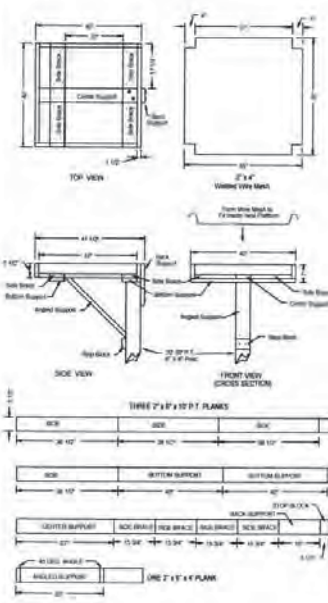
BAT HOUSE

SCALE: N.T.S

1
L3.8

Nesting Platform

SUPPLIES NEEDED:
LUMBER:
1) 2x4 @ 12' Pressure Treated Pine
2) 2x4 @ 12' Pressure Treated Pine
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100) 2x4 @ 12' Pressure Treated Pine



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NEST PLATFORM

SCALE: N.T.S

2
L3.8

PREDATOR GUARD

SCALE: N.T.S

3
L3.8

NEST PLATFORM POLE

SCALE: N.T.S

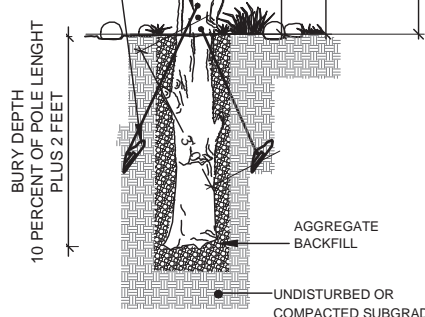
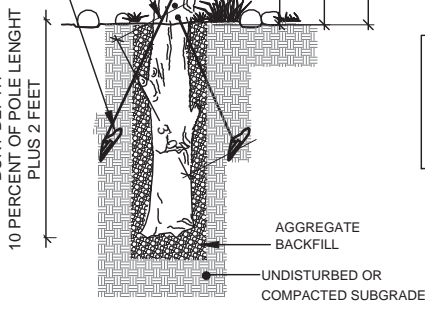
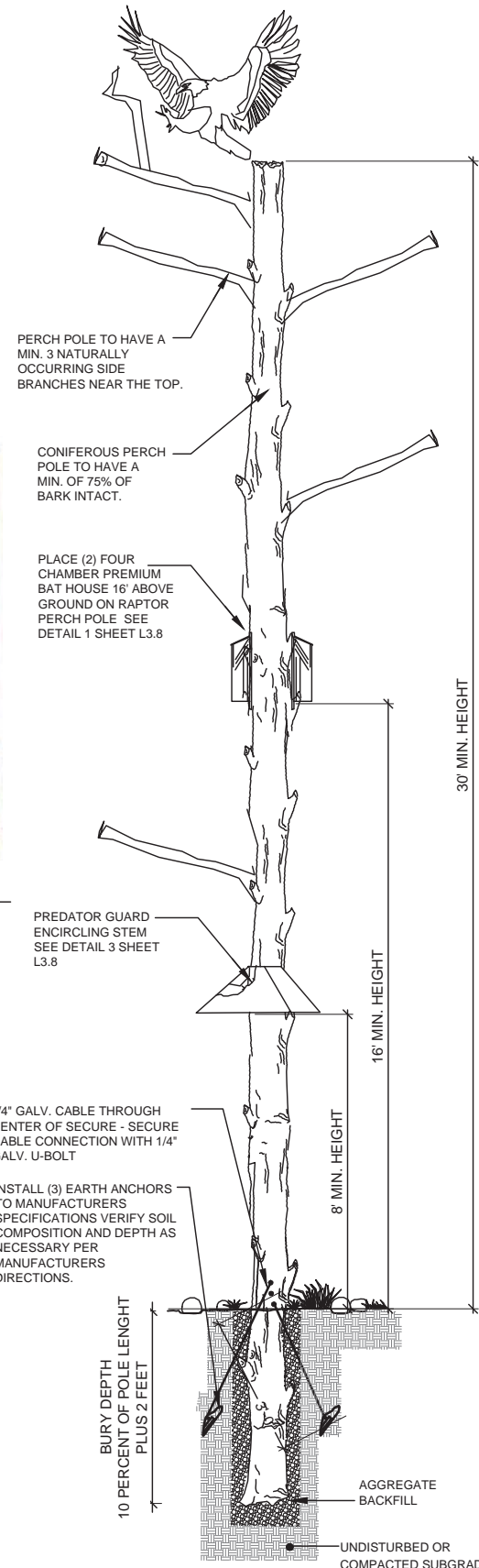
4
L3.8

RAPTOR PERCH POLE

SCALE: N.T.S

5
L3.8

RAPTOR PERCH POLE



NEST PLATFORM

DUCK BILL EARTH ANCHOR:
MODEL: 99-DB1
3.5' WIRE ROPE LENGTH
1/4" - 7X19 GAC - GALVANIZED WIRE ROPE

HAND DRIVE STEEL:
MODEL: 88
DS-88, 4' LONG
3/4" ROUND
4' LONG HAND DRIVE STEEL WITH LARGE STRIKING HEAD

POWER DRIVE STEEL:
4' DRIVE TIP TO UNDER COLLAR FOR USE WITH MECHANIZED JACK HAMMER.

MANUFACTURER:
MACLEAN POWER SYSTEMS OR APPROVED EQUAL.
www.earthanchor.com
1.800.325.5360



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DATE	DESCRIPTION

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Regional Park 7 & 8

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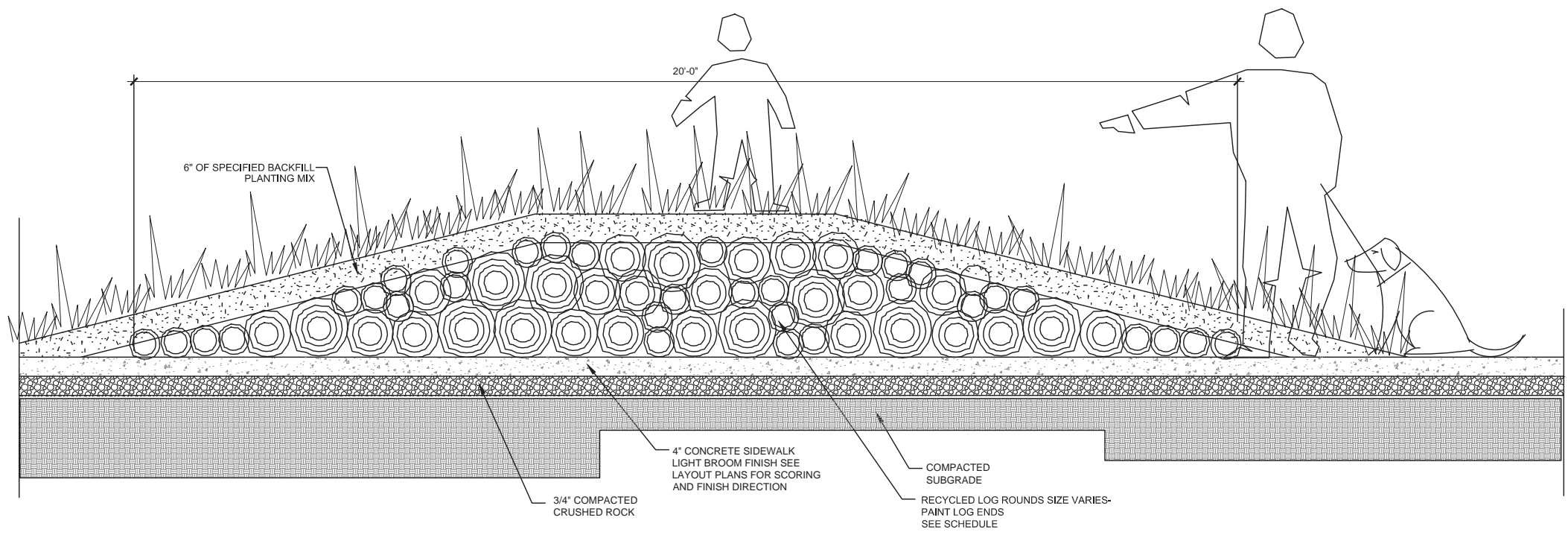
Villebois



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION



LOG CANYON ELEVATION

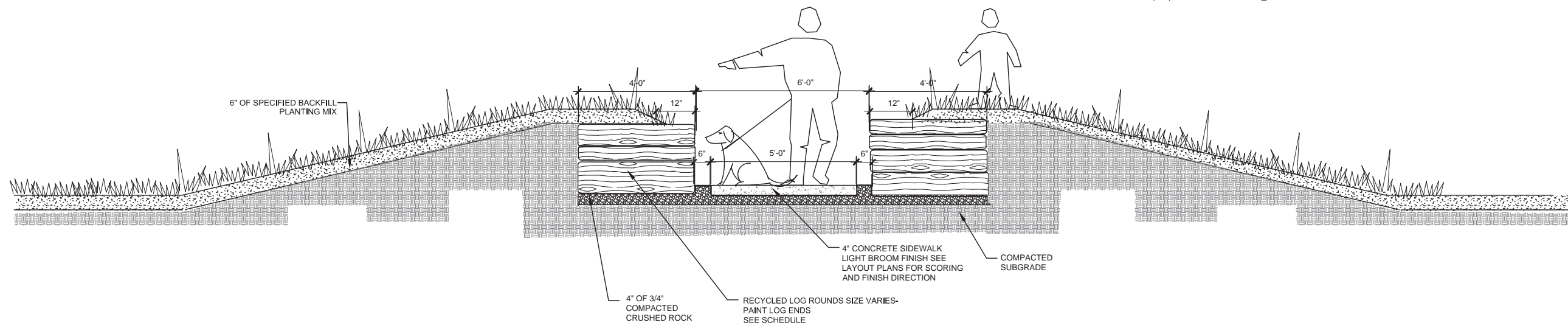
SCALE: N.T.S

1
L3.9

CANYON LOG SCHEDULE

SYMBOL	DIAMETER	LENGHT	SHERWIN WILLIAMS OR APPROVED EQUAL EXPOSED END COLOR	COLOR CHIP
	13"	4'	SW 6982 AFRICA VIOLET LOCATOR NUMBER: 176-C6 EXTERIOR	
	10"	4'	SW 6959 BLUE CHIP LOCATOR NUMBER: 176-C1 EXTERIOR	
	9"	4'	SW 6840 EXUBERANT PINK LOCATOR NUMBER: 101-C1 EXTERIOR	
	6"	4'	SW 6831 CLEMATIS LOCATOR NUMBER: 182-C6 EXTERIOR	

RECYCLED LOG ROUNDS- AS SUPPLIED BY AMERICAN PLASTIC LUMBER, INC
PHONE (877).677.7701 EMAIL: ALES@APLINC.US WWW.AMERICAN-PLASTICLUMBER.COM



LOG CANYON SECTION

SCALE: N.T.S

2
L3.9

Final Development Plan

Regional Park 7 & 8

DETAILS

PROJECT NUMBER: 395-018

1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017

L3.9

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ELEVATION DATUM: NAVD 88

IIC) Flood Plain Memo



MEMORANDUM

DATE: May 12, 2017
TO: Steve Adams, PE
City of Wilsonville
FROM: Patrick Espinosa, PE
RE: 395-018 - Regional Park 7/8

The purpose of this memorandum is to identify the grading activities for Regional Park 7 & 8 (RP 7/8) within the existing floodplain.

In order to determine the earthwork volumes within the floodplain, the finish grade and existing ground surfaces were compared within the existing and proposed 144-foot elevation (100-year floodplain elevation based on FIRM panel 0234D). Once the cut and fill volumes for this scenario were calculated the finish grade surface was compared to the 144-foot elevation to determine the amount of fill above the floodplain elevation. This volume was then deducted from the first surface comparison to determine the actual floodplain cut and fill volume. Below is a table showing the summary of these surface comparisons.

TABLE 1
REGIONAL PARK 7 - FLOODPLAIN CUT & FILL CALCULATIONS

SURFACE COMPARISON	CUT VOLUME (cy)	FILL VOLUME (cy)	CUT & FILL BALANCE
Existing Ground vs. Finish Grade (within existing and/or proposed 144-foot elevation)	116	732	616 (FILL)
Finish Grade above 144-foot elevation	0	-432	432 (FILL-DEDUCTION)
Net Volume within Floodplain	116	300	184 (FILL)

TABLE 2
REGIONAL PARK 8 - FLOODPLAIN CUT & FILL CALCULATIONS

SURFACE COMPARISON	CUT VOLUME (cy)	FILL VOLUME (cy)	CUT & FILL BALANCE
Existing Ground vs. Finish Grade (within existing and/or proposed 144-foot contour)	839	3,473	2,634 (FILL)
Finish Grade above 144-foot elevation	0	-1,278	1,278 (FILL-DEDUCTION)
Net Volume within Floodplain	839	2,195	1,356 (FILL)

TABLE 3
REGIONAL PARK 7 & 8 - FLOODPLAIN CUT & FILL SUMMARY

Study Area	CUT VOLUME (cy)	FILL VOLUME (cy)	CUT & FILL BALANCE
Regional Park 7	116	300	184 (FILL)
Regional Park 8	839	2,195	1,356 (FILL)
Regional Park 7 & 8 Combined	955	2,495	1,540 (FILL)

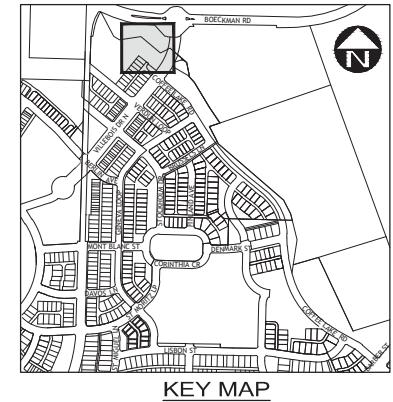
Based on table 3, there is total of 1,540 CY of fill within the floodplain. Based on a total park grading limits area of 287,048 SF, the park will need to be lowered by 0.15 feet in order to achieve a zero impact within the floodplain. If this cannot be achieved, then a HEC-RAS analysis will need to be completed in order to ensure that the additional fill within the floodplain does not create a rise in the 100-year flood elevation.

Thank you.

Patrick Espinosa, PE

Encl.
Floodplain Cut and Fill Exhibits

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Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	-1.000	-0.500	21	Orange
2	-0.500	0.000	95	Light Orange
3	0.000	0.500	290	Light Green
4	0.500	1.000	146	Green
5	1.000	2.000	165	Dark Green
6	2.000	3.927	131	Dark Green

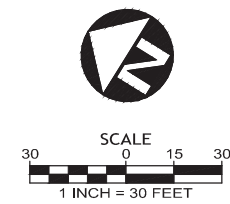
REGIONAL PARK 7 - RAW CUT & FILL
 VOLUMES EG-FG
 (NET VOLUME = 616 CY FILL)

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	0.000	3.439	432	Grey

REGIONAL PARK 7 - RAW CUT & FILL
 VOLUMES 144-FG
 (NET VOLUME = 432 CY FILL)

REGIONAL PARK 7 - RAW CUT & FILL
 VOLUMES
 (NET VOLUME = 183 CY FILL)

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POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

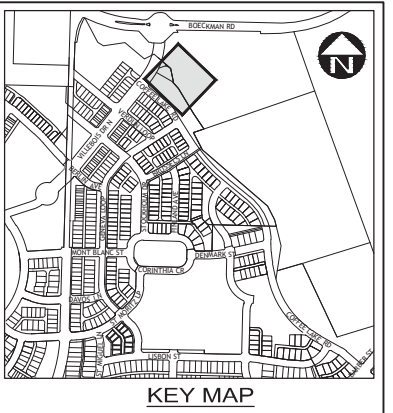
Final Development
 Plan
 Regional
 Park 7 & 8

FLOODPLAIN
 CUT & FILL
 PLAN

PROJECT NUMBER: 395-018
 1ST SUBMITTAL DATE 05/16/2017

F2.1

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Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	-1.700	-0.500	56	Orange
2	-0.500	0.000	196	Light Orange
3	0.000	0.500	838	Light Green
4	0.500	1.000	500	Green
5	1.000	2.000	427	Dark Green
6	2.000	5.739	221	Dark Green

REGIONAL PARK 8 - CUT & FILL VOLUMES EG-FG
(TOTAL VOLUME = 1,734 CY FILL)

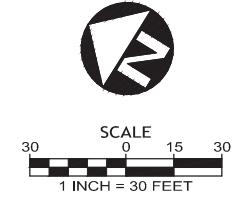
Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	-1.700	-0.500	386	Orange
2	-0.500	0.000	201	Light Orange

REGIONAL PARK 8 - CUT & FILL VOLUMES ADDITIONAL CUT ADDING TO FLOOD PLAIN
(TOTAL VOLUME = 587 CY CUT)

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	0.000	5.739	584	Dark Grey

REGIONAL PARK 8 - CUT & FILL VOLUMES 144-FG
(TOTAL VOLUME = 584 CY FILL)

REGIONAL PARK 8 - CUT & FILL VOLUMES (NET = 563 CY FILL)



REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

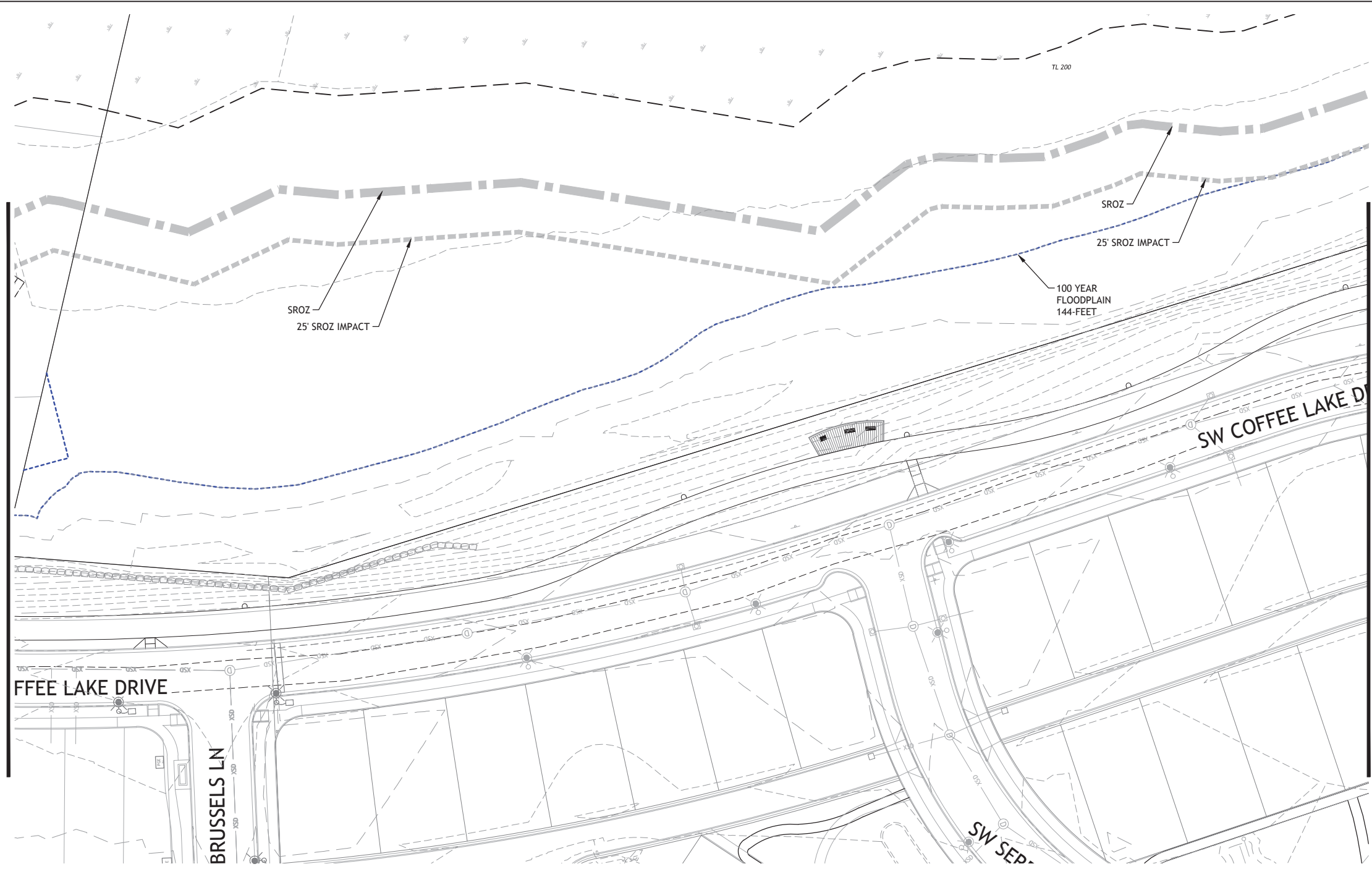
FLOODPLAIN CUT & FILL PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE: 05/16/2017

F2.2

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KEY MAP



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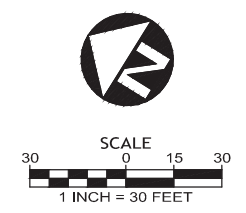


REVISIONS	
DATE	DESCRIPTION

Final Development
Plan
Regional
Park 7 & 8

FLOODPLAIN
CUT & FILL
PLAN

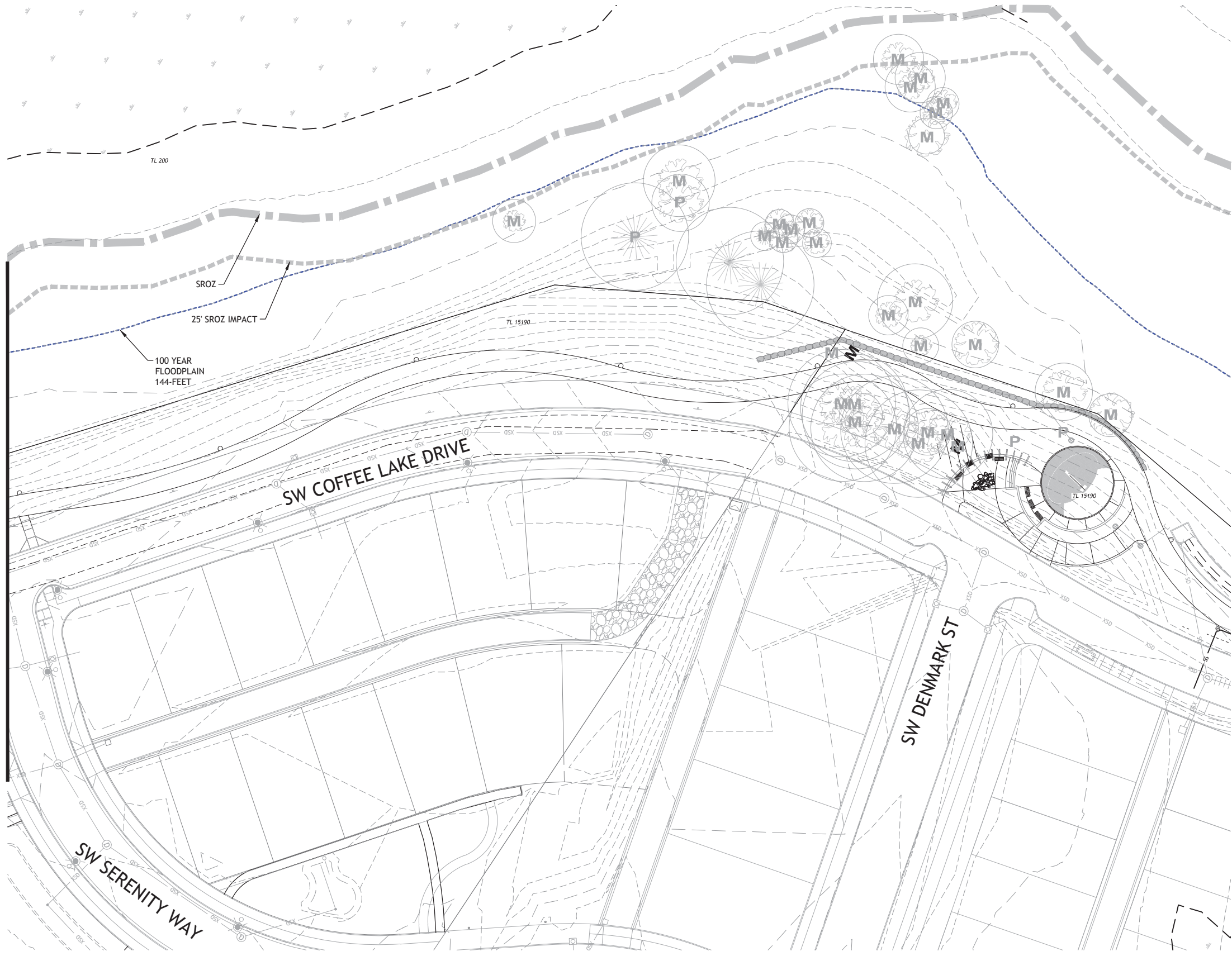
PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 05/16/2017



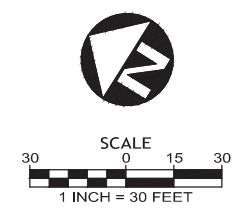
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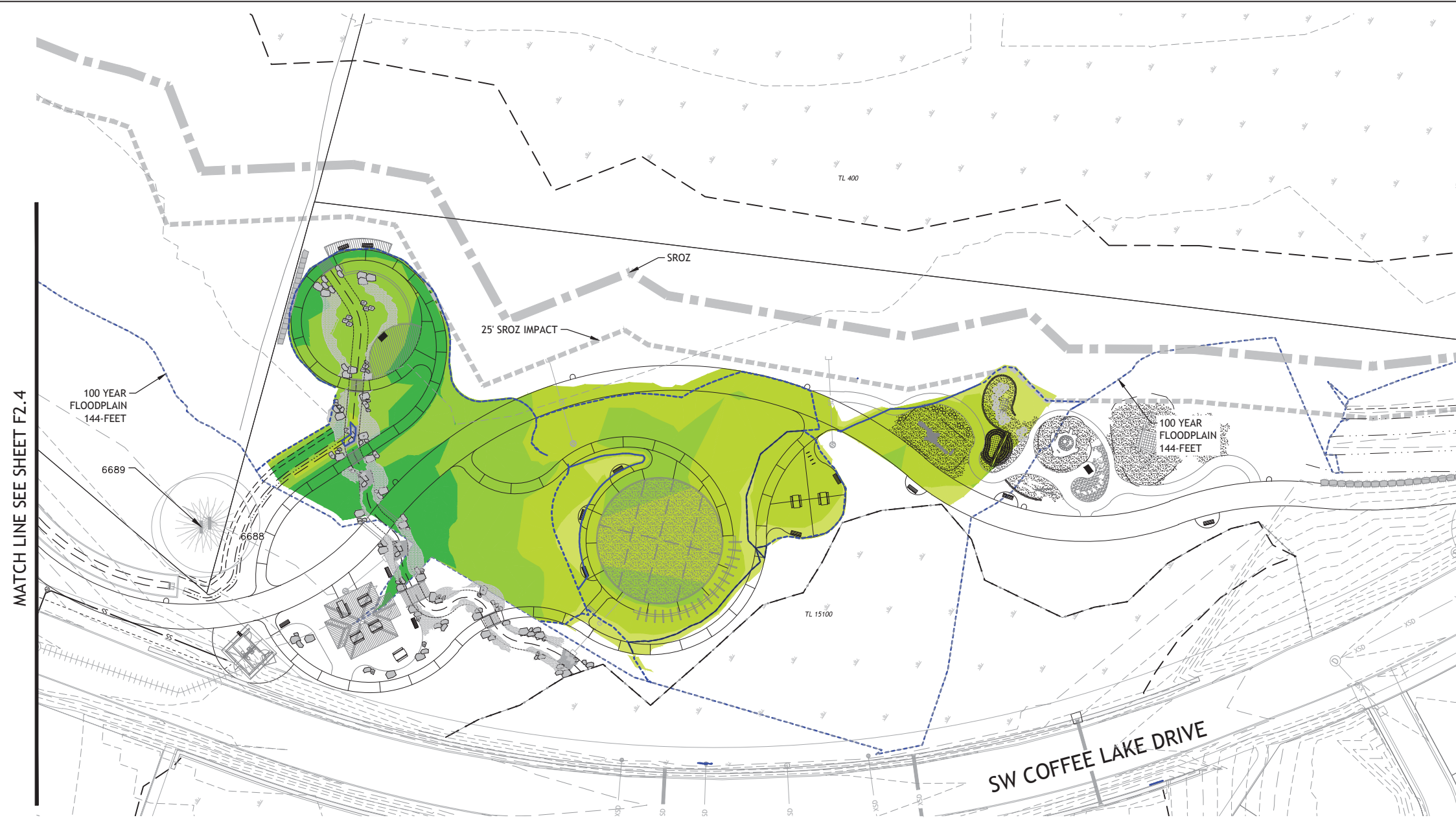
Final Development
Plan
Regional
Park 7 & 8

PROPOSED
CUT & FILL
PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 05/16/2017

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REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

FLOODPLAIN CUT & FILL PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE: 05/16/2017

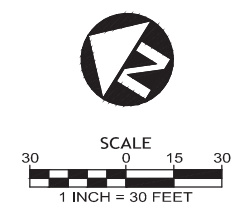
Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	-1.000	-0.500	0	Orange
2	-0.500	0.000	0	Light Orange
3	0.000	0.500	580	Light Green
4	0.500	1.000	434	Medium Green
5	1.000	2.000	356	Dark Green
6	2.000	5.212	117	Dark Green

REGIONAL PARK 8 - CUT & FILL VOLUMES
EG-FG
(TOTAL VOLUME = 1,487 CY FILL)

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	0.000	5.000	694	Dark Grey

REGIONAL PARK 8 - CUT & FILL VOLUMES
144-FG
(TOTAL VOLUME = 694 CY FILL)

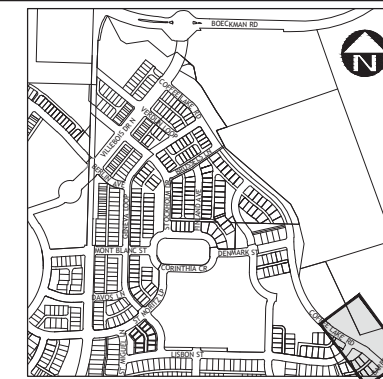
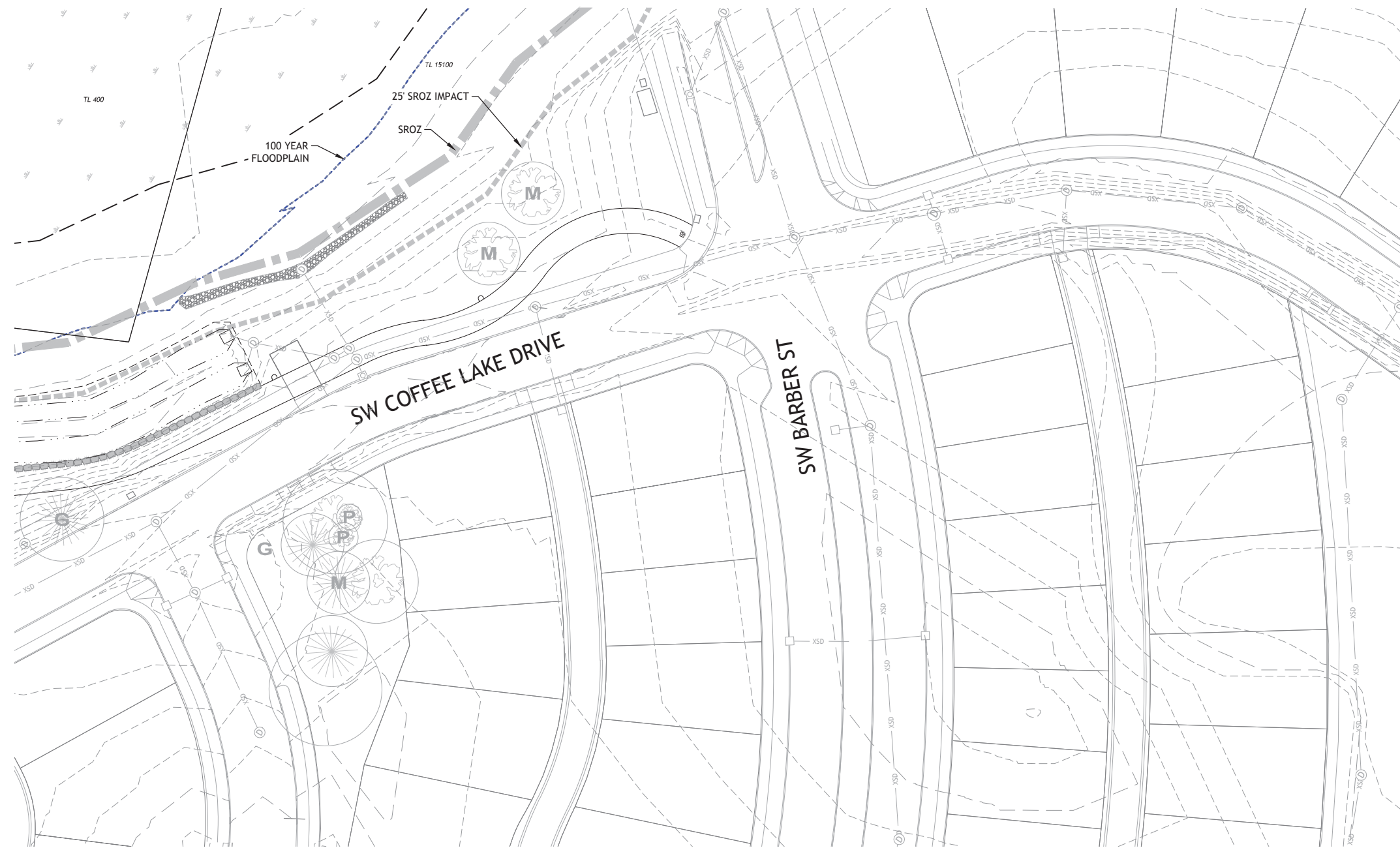
REGIONAL PARK 8 - CUT & FILL VOLUMES
(NET = 793 CY FILL)



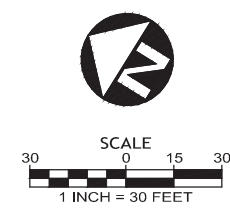
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KEY MAP



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

FLOODPLAIN CUT & FILL PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE: 05/16/2017

F2.6

IID) Tree Report

Regional Parks 7 & 8 – Wilsonville, Oregon Tree Maintenance and Protection Plan April 27, 2017

MHA17019

Purpose

This Tree Maintenance and Protection Plan for the Regional Parks 7 and 8 project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Board Certified Master Arborist (PN-6145B) and Qualified Tree Risk Assessor Morgan Holen during a site visit conducted on March 21, 2017.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Polygon Northwest Company to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to prepare a tree maintenance and protection plan for the project. The project proposes to construct park amenities including trails and play areas, as well as a retaining wall and storm water facility near protected trees. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on individual trees located on and directly adjacent to the project site. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain or remove. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss site plan modifications for tree protection and finalize treatment recommendations and tree protection specifications.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

Regional Parks 7 and 8 are located near the eastern boundary of Villebois, east of SW Coffee Lake Drive. The existing site is undeveloped and relatively natural, with trees scattered along the street and in relatively dense groups near the intersection of SW Coffee Lake Drive and SW Denmark Street.

In all, 47 trees measuring 6-inches and larger in diameter were inventoried including 10 species and 24 trees located off-site to the east on Metro property. Two Oregon white oaks (*Quercus garryana*) are located in the southern portion of the project site, but no native yews (*Taxus* spp.) or any other species listed by either the state or federal government as rare or endangered were found on the site. Table 1 provides a summary of the count of trees by species. A complete description of individual trees is provided in the enclosed tree data.

¹ Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

Table 1. Count of Trees by Species – Regional Parks 7 & 8, Wilsonville, OR.

Common Name	Species Name	Total	Percent*
bigleaf maple	<i>Acer macrophyllum</i>	18	38%
black walnut	<i>Juglans nigra</i>	1	2%
deciduous	unknown	3	6%
Douglas-fir	<i>Pseudotsuga menziesii</i>	6	13%
hawthorn	<i>Crataegus</i> spp.	11	23%
Oregon ash	<i>Fraxinus latifolia</i>	1	2%
Oregon white oak	<i>Quercus garryana</i>	2	4%
red alder	<i>Alnus rubra</i>	1	2%
western redcedar	<i>Thuja plicata</i>	1	2%
willow	<i>Salix</i> spp.	3	6%
Total		47	100%

*Percent total may not sum to 100% due to rounding.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating as defined by the Villebois Specific Area Plan Community Elements Book:

P: Poor Condition

M: Moderate Condition

G: Good Condition

I: Important Condition

Dense blackberries and other invasive vegetation limited complete visual assessment at two on-site Douglas-firs (*Pseudotsuga menziesii*) classified as important in the original 2007 and at some trees located on- and off-site in the relatively dense groups of trees near the intersection of SW Coffee Lake Drive and SW Denmark Street. The blackberries should be removed during site development around on-site trees planned for retention and these trees should be re-assessed at that time to ensure that defects were not hiding beneath the blackberries and that these trees are safe to retain.

All 24 trees located off-site should be protected during site development, regardless of their condition. Of the 23 on-site trees, 14 are planned for retention including eight trees in moderate condition, four trees in good condition, and the two trees classified as important. In addition, one tree in moderate condition, #6683, a 30-inch diameter western redcedar (*Thuja plicata*) with symptoms of progressive decline including top dieback, is classified as “likely to be removed”, but this tree should be protected and monitored during construction; if the condition of the tree becomes worse, the project arborist may submit a brief memorandum to the City documenting the change in condition to seek written authorization to proceed with removal and tree-for-tree mitigation. The other eight on-site trees are planned for removal for the purposes of site development, including five trees in poor condition and three trees in moderate condition.

Table 2 provides a summary of the count of trees by general condition rating and treatment recommendation.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating				Total
	P	M	G	I	
Protect (Off-Site)	8	14	2	-	24 (51%)
Retain	-	8	4	2	14 (30%)
Likely to be Removed	-	1	-	-	1 (2%)
Remove	5	3	-	-	8 (17%)
Total	13 (28%)	26 (55%)	6 (13%)	2 (4%)	47 (100%)

The trees planned for preservation will need special consideration to assure their protection during construction. Chain link tree protection fencing should be established as illustrated on the Tree Plan prepared by Pacific Community Design prior to construction activity adjacent to on-site trees planned for retention and off-site trees to be protected. The proposed trails and retaining wall should be built up from native grade beneath protected tree driplines with removal of only the uppermost organic matter (no excavation), and storm water facility excavation should not encroach beneath protected tree driplines. Arborist supervision is recommended during work that could encroach beneath protected tree driplines and to generally monitor the condition of tree protection measures during construction.

Minor pruning is recommended for trees planned for retention in order to provide construction clearance, improve crown structure, and remove dead and defective branches for safety. Some pruning of off-site trees on Metro’s property may be necessary to reduce risk where new trails are potential targets for dead and defective branches; the developer will need to obtain written authorization from Metro prior to pruning off-site trees.

The tree protection standards included in this report should be copied onto the Tree Plan drawings prepared by Pacific Community Design.

Mitigation Requirements

All 47 inventoried trees are 6-inches or larger in diameter, including 39 trees planned for retention and protection during construction and eight trees planned for removal. Removal of these eight trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, eight trees measuring at least 2-inches in diameter shall be planted as mitigation for tree removal. If the one tree classified as “likely to be removed” is recommended and approved for removal during construction, one additional mitigation tree will be required.

Tree Protection Standards

Tree protection measures include:

1. **Pre-Construction Meeting.** Prior to construction, the contractor shall coordinate with the project arborist to verify the installation of tree protection measures and review the Tree Plan.
2. **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks or orange plastic construction fencing on metal stakes. The project arborist shall determine the

exact location and type of tree protection fencing in coordination with the City. Trees located more than 30-feet from construction activity shall not require fencing.

3. **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
- a) Grade change or cut and fill;
 - b) New impervious surfaces;
 - c) Utility or drainage field placement;
 - d) Staging or storage of materials and equipment; or
 - e) Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

4. **Pruning.** Pruning may be needed to provide for construction clearance, improve crown structure, and remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
5. **Excavation.** Excavation beneath the dripline of protected trees shall be avoided if alternatives are feasible. Otherwise, the project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.
6. **Surfacing and Retaining Wall Construction.** Where surfacing and retaining wall construction is proposed beneath the dripline of protected trees, coordinate with the project arborist to provide recommendations for adjustments to protection fencing and to monitor construction in tree protection zones. Avoid excavation and use a modified profile to build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile fabric on the ground surface and crushed rock to raise the grade as needed. Surfacing for trail construction may include asphalt, concrete, or other materials.

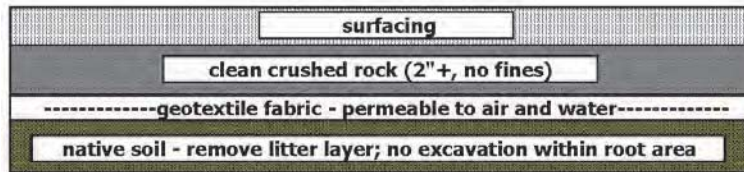
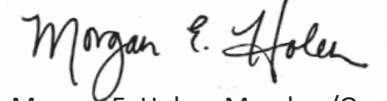


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

7. **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. Shrubs and ground covers may be planted within tree protection areas. If irrigation is used, use drip irrigation only beneath the driplines of protected trees.
8. **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City on a regular basis throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Regional Parks 7 and 8 project. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC



Morgan E. Holen, Member/Owner
ISA Board Certified Master Arborist, PN-6145B
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: MHA17019 Regional Parks 7 and 8 – Tree Data 3-21-17

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
6487	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	20	Good	prior root impacts for street construction to west, impacts to east should be carefully monitored	Retain
6487B	hawthorn	<i>Crataegus</i> spp.	12	10	Poor	very poor structure, severe ivy infestation, advanced trunk decay	Remove
6499	Oregon white oak	<i>Quercus garryana</i>	36	15	Good	codominant stems, mistletoe	Retain
6500	Oregon white oak	<i>Quercus garryana</i>	20	15	Good	leans to southeast	Retain
6652	bignleaf maple	<i>Acer macrophyllum</i>	12	12	Moderate	moderate structure	Protect (off-site)
6653	bignleaf maple	<i>Acer macrophyllum</i>	20	16	Moderate	moderate structure	Protect (off-site)
6654	willow	<i>Salix</i> spp.	8		Poor	very poor structure, stem decay	Remove
6655	willow	<i>Salix</i> spp.	5x6,9		Poor	very poor structure, stem decay	Remove
6656	Oregon ash	<i>Fraxinus latifolia</i>	13		Moderate	poor structure	Protect (off-site)
6657	bignleaf maple	<i>Acer macrophyllum</i>	10		Poor	broken leader, poor structure	Protect (off-site)
6658	red alder	<i>Alnus rubra</i>	21		Moderate	poor structure	Protect (off-site)
6659	bignleaf maple	<i>Acer macrophyllum</i>	11		Moderate	poor structure	Protect (off-site)
6660	bignleaf maple	<i>Acer macrophyllum</i>	30	30	Moderate	dead and broken branches, crown decay	Remove
6661	bignleaf maple	<i>Acer macrophyllum</i>	20x24	30	Moderate	basal decay, dead and broken branches, crown decay	Remove
6662	Douglas-fir	<i>Pseudotsuga menziesii</i>	42	30	Good		Protect (off-site)
6663	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	30	Good		Protect (off-site)
6664	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	30	Moderate	dead and broken branches, old broken top	Protect (off-site)
6665	hawthorn	<i>Crataegus</i> spp.	10	12	Moderate		Protect (off-site)
6666	bignleaf maple	<i>Acer macrophyllum</i>	10,3x16	16	Poor	poor structure	Protect (off-site)
6667	bignleaf maple	<i>Acer macrophyllum</i>	26	20	Moderate		Protect (off-site)
6668	hawthorn	<i>Crataegus</i> spp.	7	8	Poor	poor structure	Protect (off-site)

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
6669	hawthorn	<i>Crataegus</i> spp.	7,9	8	Poor	poor structure	Protect (off-site)
6670	hawthorn	<i>Crataegus</i> spp.	8	8	Poor	poor structure	Protect (off-site)
6671	hawthorn	<i>Crataegus</i> spp.	8	8	Poor	poor structure	Protect (off-site)
6672	hawthorn	<i>Crataegus</i> spp.	7	8	Poor	poor structure	Protect (off-site)
6673	hawthorn	<i>Crataegus</i> spp.	8	8	Poor	poor structure	Protect (off-site)
6674	bigleaf maple	<i>Acer macrophyllum</i>	17	30	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6675	bigleaf maple	<i>Acer macrophyllum</i>	14	30	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6676	bigleaf maple	<i>Acer macrophyllum</i>	12	30	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6677	bigleaf maple	<i>Acer macrophyllum</i>	24	30	Moderate	broken leader, dead and broken branches, crown decay, safety prune if retained	Retain
6678	bigleaf maple	<i>Acer macrophyllum</i>	13	30	Good	dead and broken branches, crown decay, safety prune if retained	Retain
6679	bigleaf maple	<i>Acer macrophyllum</i>	22	30	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6680	bigleaf maple	<i>Acer macrophyllum</i>	19	30	Moderate	dead and broken branches, crown and trunk decay, safety prune if retained	Retain
6681	bigleaf maple	<i>Acer macrophyllum</i>	13		Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6682	bigleaf maple	<i>Acer macrophyllum</i>	10,18	25	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6683	western redcedar	<i>Thuja plicata</i>	30	12	Moderate	some top dieback - monitor	Likely to be removed
6685	hawthorn	<i>Crataegus</i> spp.	8,9		Moderate	poor structure	Protect (off-site)
6686	hawthorn	<i>Crataegus</i> spp.	8,9		Moderate	poor structure	Protect (off-site)

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
6687	hawthorn	<i>Crataegus spp.</i>	10		Moderate	poor structure	Protect (off-site)
6688	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	24	Important	remove blackberry & re-evaluate	Retain
6689	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	24	Important	remove blackberry & re-evaluate	Retain
6689B	willow	<i>Salix spp.</i>	clump	18	Poor	poor structure, decay	Remove
6692	deciduous	unknown	8	14	Moderate		Protect (off-site)
6693	deciduous	unknown	8	14	Moderate		Protect (off-site)
6694	deciduous	unknown	8	14	Moderate		Protect (off-site)
8171	bignleaf maple	<i>Acer macrophyllum</i>	2x16,20	20	Poor	poor structure, trunk decay, one codom stem is a snag	Remove
8172	black walnut	<i>Juglans nigra</i>	20	26	Moderate	moderate structure, dead and broken branches, defective branches	Remove

*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated with an asterisk (quantity)
 ^C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet).

[#]Condition Rating: I-Important; G-Good; M-Moderate; P-Poor.

IIE) Republic Services Approval Letter



May 3, 2017

Eric Hawkinson
Pacific Community Design
12564 SW Main Street
Tigard OR 97223

Re: Regional Park 7 & 8 Wilsonville

Dear Eric;

Thank you for sending me your site plans again for this development in Wilsonville. I appreciate the adjustments to the enclosure.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Wilsonville, and Clackamas County. We will provide complete residential waste removal and recycling services as needed on a weekly basis for these sites.

We can service the enclosure now as designed. Please remember to have the gates when opened and in a locked position over 120 degrees. Also please remember that there should be no curbs along the side where we will have to roll out the glass carts through the side opening.

Thanks Eric for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in black ink that reads "Frank J. Longenecker". The signature is written in a cursive style with a long, sweeping underline.

Frank J. Longenecker
Operations Director
Republic Services

Section III) Tree Removal Plan

IIIA) Supporting Compliance Report

SUPPORTING COMPLIANCE REPORT
TREE PRESERVATION PLAN
REGIONAL PARK 7 & 8

SECTION IIIA

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I. WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

SECTION 4.610.10. STANDARDS FOR TREE REMOVAL, RELOCATION OR REPLACEMENT

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

- A. Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this chapter.

Response: The SROZ and 25' impact areas were identified with the PDPs. Improvement includes a boardwalk over an existing swale, which is already located within the 25' impact area. In order to mitigate for the boardwalk, the existing swale is proposed to be lengthened, but remains within the 25' impact area, as shown on the attached plans. No other impacts are proposed inside the SROZ boundary. Trees are not located with the SROZ.

- B. Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a principle shall be equal in concern and importance as other design principles.

Response: The preservation of on-site trees was an important factor in the design of Regional Park 7 & 8. The attached Tree Report (see Notebook Section IIIB), prepared by Morgan Holen of Morgan Holen & Associates LLC, includes a tree inventory indicating the common and species names, DBH, condition, and recommended treatment of on-site trees. Proposed tree removal is shown on the *Tree Preservation Plan* (see Notebook Section IIIC). The *Tree Preservation Plan* depicts the ranking of existing trees and whether they will be retained, removed, or likely removed.

The intent of the plan is as follows: "Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces" per *Villebois Village Master Plan* Chapter 3, Policy 1. The attached Tree Report (see Section IIIB) demonstrates that most of the inventoried trees are in "Poor" condition (28%) or "Moderate" condition (55%). Of trees inventoried, (13%) are rated in "Good" condition, and (4%) are rated in "Important" condition. No "Good" trees are recommended to be removed. Eight on-site trees are planned for removal for the purposes of site development, including five (5) trees in poor condition and three (3) trees in moderate condition.

- C. Development Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.

Response: As described above, the preservation and conservation of trees was carefully considered during the planning for on-site improvements. The *Tree Preservation Plan* (see Section IIIC) depicts the trees that are to be retained, to be removed, and likely to be removed during construction due to health. Eight on-site

trees are planned for removal for the purposes of site development, including five (5) trees in poor condition and three (3) trees in moderate condition.

Tree 6487B has very poor structure, severe ivy infestation, and advanced tree decay. Trees 6654 and 6655 have very poor structure and stem decay. Tree 6660 has dead and broken branches and crown decay. Tree 6661 has basal decay, dead and broken branches, and crown decay. Tree 6689B has poor structure and decay. Tree 8171 has poor structure, trunk decay, and one codom stem with a snag. Tree 8172 has moderate structure, dead and broken branches, and defective branches.

- D. Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.

Response: The attached plans in Notebook Section IIIC depict the extent of grading activities proposed on the site.

- E. Residential Development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.

Response: No residential units are planned with this development; the proposed use is a park.

- F. Compliance with Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.

Response: The park will comply with all applicable statutes and ordinances.

- G. Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not removed, in accordance with WC 4.620.10.

Response: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions from WC 4.620.00 and WC 4.620.10, as addressed below. As shown in the Tree Report prepared by Morgan Holen of Morgan Holen & Associates LLC (see Section IIIB), as well as the attached plans (see Section IIB), eight (8) trees are to be removed, fourteen (14) trees are to be retained, and one-hundred-thirty-two (132) are to be planted. The tree mitigation proposed with the planting of street trees and trees within park and open space areas exceeds the required amount of mitigation of one (1) tree replanted for each tree removed.

- H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.

1. Necessary for Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement and that there is no feasible

and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to an existing or proposed building or structures, or creates unsafe vision clearance.

2. Disease, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 it seq., or creates unsafe vision clearance as defined in this code.
3. Interference. Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.
4. Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

Response: Morgan Holen of Morgan Holen & Associates LLC has prepared a Tree Report (see Notebook Section IIIB) for Specific Area Plan - Central. The attached Tree Report includes a tree inventory, which indicates the tree common name and species name, DBH, condition, and recommended treatment (i.e. retain or remove). The determination to remove trees was based upon an assessment of what trees were necessary to remove due to the poor health or construction.

The attached plans (see Notebook Section IIB) illustrate trees proposed to be removed, likely to be removed, and to be retained, and their respective rating of important, good, moderate, or poor condition. Where tree removal is “necessary for construction,” tree removal is needed for site grading in areas where park facilities or adjacent street and sidewalk improvements are planned (see the attached plans in Notebook Section IIB). Eight on-site trees are planned for removal for the purposes of site development, including five (5) trees in poor condition and three (3) trees in moderate condition. Tree 6487B has very poor structure, severe ivy infestation, and advanced tree decay. Trees 6654 and 6655 have very poor structure and stem decay. Tree 6660 has dead and broken branches and crown decay. Tree 6661 has basal decay, dead and broken branches, and crown decay. Tree 6689B has poor structure and decay. Tree 8171 has poor structure, trunk decay, and one codom stem with a snag. Tree 8172 has moderate structure, dead and broken branches, and defective branches.

I. Additional Standards for Type C Permits.

1. Tree Survey. For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40 , and provide a Tree Maintenance and Protection Plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.

Response: The *Tree Preservation Plan* (see Notebook Section IIIC) and the Tree Report (see Notebook Section IIIB) provide a tree survey with the location, species and health of each tree in the proposed planned development area.

2. Platted Subdivisions. The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the

effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.

Response: The proposed development does not include any further subdivision of RP-7 & 8 (the subject site).

3. Utilities. The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.

Response: The attached plans (see Notebook Section IIB) for the site have been designed to minimize the impact upon the environment to the extent feasible given existing conditions and proposed uses. Any trees to be removed due to the proposed construction will be replaced and/or mitigated in accordance with the provisions in this subchapter.

- J. Exemption. Type D permit applications shall be exempt from review under standards D, E, H and I of this subsection.

Response: This application requests Type C Plan Approval; therefore this standard is not applicable.

SECTION 4.610.40. TYPE C PERMIT

(.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of the subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

Response: This application includes a request for approval of a Type “C” Tree Removal Plan for approval by the Development Review Board so that a Tree Removal Permit may be issued. Proposed tree removal is identified on the *Tree Preservation Plan* (see Notebook Section IIIC).

- (.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:
- A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:
 - 1. Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.
 - 2. Tree Survey. The survey must include:
 - a) An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch (1") equals one hundred feet (100') and which provides a) the location of all trees having six inches (6") or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.
 - b) A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.
 - c) Where a stand of twenty (20) or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in "b", above.
 - d) All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.
 - 3. Tree Protection. A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers".

4. Easements and Setbacks. Location and dimension of existing and proposed easements, as well as all setback required by existing zoning requirements.
5. Grade Changes. Designation of grade proposed for the property that may impact trees.
6. Cost of Replacement. A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size, and species.
7. Tree Identification. A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection "A," above in addition to clear identification on construction documents.

Response: The *Tree Preservation Plan* (see Notebook Section IIIC) identifies trees proposed for removal. The *Tree Preservation Plan* provides information required by WC 4.610.40(.02). In addition, Morgan Holen of Morgan Holen & Associates LLC has prepared a Tree Report (see Notebook Section IIIB) that provides information required by WC 4.610.40(.02).

SECTION 4.620.00. TREE RELOCATION, MITIGATION, OR REPLACEMENT

(.01) **Requirement Established.** A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.

Response: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions from WC 4.620.00 and WC 4.620.10. The tree mitigation proposed with the planting of street trees and trees within park and open space areas exceeds the required amount of mitigation.

(.02) **Basis For Determining Replacement.** The permit grantee shall replace removed trees on a basis of one (1) tree replaced for each tree removed. All replacement trees must measure two inches (2") or more in diameter. Alternatively, the Planning Director or Development Review board may require the permit grantee to replace removed trees on a per caliper inch basis, based on a finding that the large size of the trees being removed justifies an increase in the replacement trees required. Except, however, that the Planning Director or Development Review Board may allow the use of replacement Oregon white oaks and other uniquely valuable trees with a smaller diameter.

Response: Trees to be removed will be replaced in accordance with this criterion. The attached Tree Report (see Notebook Section IIIB) indicates that approximately 8 trees are proposed to be removed. The attached plans (see Notebook Section IIIC) show 66 street trees to be planted, in addition to 66 trees to be planted within the park. The total number of trees to be planted is at least 132, which exceeds the required amount of tree mitigation.

(.03) **Replacement Tree Requirements.** A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.

- A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture nursery Grade No. 1 or better.
- B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date.
- C. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.
- D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.

Response: The attached Tree Report (see Notebook Section IIIB), prepared by Morgan Holen of Morgan Holen & Associates LLC, includes mitigation analysis for planting replacement trees. All trees to be planted will meet the requirements of this standard.

(.04) All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.

Response: All trees to be planted will meet the requirements of this standard.

(.05) Replacement Tree Location.

- A. City Review Required. The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation, and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed
- B. Relocation or Replacement Off-Site. When it is not feasible or desirable to relocate or replace trees on-site, relocation or replacement may be made at another location - approved by the city.

Response: Trees will be replaced on-site within the same general area as the trees removed. Tree replacement areas are shown on the attached plans (see Notebook Section IIB). 66 street trees are to be planted, in addition to 66 trees to be planted within the park area.

(.06) City Tree Fund. Where it is not feasible to relocate or replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund, which fund is hereby created, an amount of money approximately the value as defined by this subchapter, of the replacement trees that would otherwise be required by this subchapter. The City shall use the City Tree Fund for the purpose of producing, maintaining and preserving wooded areas and heritage trees, and for planting trees within the City.

Response: All trees removed will be replaced on greater than a 1 for 1 basis. Therefore, payment to the City Tree Fund is not necessary.

(.07) Exception. Tree replacement may not be required for applicants in circumstances where the Director determines that there is good cause to not so require. Good cause shall be based on a consideration of preservation of natural resources, including preservation of mature trees and diversity of ages of trees. Other criteria shall include consideration of terrain, difficulty of replacement and impact on adjacent property.

Response: No exception to the tree replacement requirements is requested with this application.

SECTION 4.620.10. TREE PROTECTION DURING CONSTRUCTION

- (.01) Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:
- A. All trees required to be protected must be clearly labeled as such.
 - B. **Placing Construction Materials Near Tree.** No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.
 - C. **Attachments to Trees During Construction.** Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.
 - D. **Protective Barrier.** Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic Tape or similar forms of markers do not constitute "barriers". The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases.
 - 1. Rights-of-ways and Easements.
 - 2. Any property area separate from the construction or land clearing area onto which no equipment may venture.

Response: Trees to be retained will be protected to the greatest extent possible during construction as described in the attached Tree Report (see Notebook Section IIIB). Additional details about tree protection during construction will be provided with the construction drawings.

SECTION 4.620.20. MAINTENANCE AND PROTECTION STANDARDS

(.01) The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this chapter or as required by an approved Tree Maintenance and Protection Plan.

A. Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub and Other Woody Plant Maintenance.

B. Topping is prohibited

1. Exception from this section may be granted under a Tree Removal Permit if necessary for utility work or public safety.

Response: The attached Tree Report (see Notebook Section IIIB) addresses tree protection standards. If pruning or topping is determined to be necessary in the future, it will occur in accordance with WC 4.620.20.

SECTION 4.640.00. APPLICATION REVIEW PROCEDURES

(.03) Reviewing Authority

B. Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council.

Response: This application includes a *Tree Preservation Plan*, located in Notebook Section IIIC for review by the Development Review Board. The Applicant is requesting that the Development Review Board approve this plan so that a Tree Removal Permit may be issued.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable criteria of the City of Wilsonville Land Development Ordinance for the requested review of the Type “C” Tree Removal Plan. Therefore, the applicant respectfully requests approval of this application.

IIIB) Tree Report

Regional Parks 7 & 8 – Wilsonville, Oregon Tree Maintenance and Protection Plan April 27, 2017

MHA17019

Purpose

This Tree Maintenance and Protection Plan for the Regional Parks 7 and 8 project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Board Certified Master Arborist (PN-6145B) and Qualified Tree Risk Assessor Morgan Holen during a site visit conducted on March 21, 2017.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Polygon Northwest Company to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to prepare a tree maintenance and protection plan for the project. The project proposes to construct park amenities including trails and play areas, as well as a retaining wall and storm water facility near protected trees. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on individual trees located on and directly adjacent to the project site. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain or remove. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss site plan modifications for tree protection and finalize treatment recommendations and tree protection specifications.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

Regional Parks 7 and 8 are located near the eastern boundary of Villebois, east of SW Coffee Lake Drive. The existing site is undeveloped and relatively natural, with trees scattered along the street and in relatively dense groups near the intersection of SW Coffee Lake Drive and SW Denmark Street.

In all, 47 trees measuring 6-inches and larger in diameter were inventoried including 10 species and 24 trees located off-site to the east on Metro property. Two Oregon white oaks (*Quercus garryana*) are located in the southern portion of the project site, but no native yews (*Taxus* spp.) or any other species listed by either the state or federal government as rare or endangered were found on the site. Table 1 provides a summary of the count of trees by species. A complete description of individual trees is provided in the enclosed tree data.

¹ Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

Table 1. Count of Trees by Species – Regional Parks 7 & 8, Wilsonville, OR.

Common Name	Species Name	Total	Percent*
bigleaf maple	<i>Acer macrophyllum</i>	18	38%
black walnut	<i>Juglans nigra</i>	1	2%
deciduous	unknown	3	6%
Douglas-fir	<i>Pseudotsuga menziesii</i>	6	13%
hawthorn	<i>Crataegus spp.</i>	11	23%
Oregon ash	<i>Fraxinus latifolia</i>	1	2%
Oregon white oak	<i>Quercus garryana</i>	2	4%
red alder	<i>Alnus rubra</i>	1	2%
western redcedar	<i>Thuja plicata</i>	1	2%
willow	<i>Salix spp.</i>	3	6%
Total		47	100%

*Percent total may not sum to 100% due to rounding.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating as defined by the Villebois Specific Area Plan Community Elements Book:

P: Poor Condition

M: Moderate Condition

G: Good Condition

I: Important Condition

Dense blackberries and other invasive vegetation limited complete visual assessment at two on-site Douglas-firs (*Pseudotsuga menziesii*) classified as important in the original 2007 and at some trees located on- and off-site in the relatively dense groups of trees near the intersection of SW Coffee Lake Drive and SW Denmark Street. The blackberries should be removed during site development around on-site trees planned for retention and these trees should be re-assessed at that time to ensure that defects were not hiding beneath the blackberries and that these trees are safe to retain.

All 24 trees located off-site should be protected during site development, regardless of their condition. Of the 23 on-site trees, 14 are planned for retention including eight trees in moderate condition, four trees in good condition, and the two trees classified as important. In addition, one tree in moderate condition, #6683, a 30-inch diameter western redcedar (*Thuja plicata*) with symptoms of progressive decline including top dieback, is classified as “likely to be removed”, but this tree should be protected and monitored during construction; if the condition of the tree becomes worse, the project arborist may submit a brief memorandum to the City documenting the change in condition to seek written authorization to proceed with removal and tree-for-tree mitigation. The other eight on-site trees are planned for removal for the purposes of site development, including five trees in poor condition and three trees in moderate condition.

Table 2 provides a summary of the count of trees by general condition rating and treatment recommendation.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating				Total
	P	M	G	I	
Protect (Off-Site)	8	14	2	-	24 (51%)
Retain	-	8	4	2	14 (30%)
Likely to be Removed	-	1	-	-	1 (2%)
Remove	5	3	-	-	8 (17%)
Total	13 (28%)	26 (55%)	6 (13%)	2 (4%)	47 (100%)

The trees planned for preservation will need special consideration to assure their protection during construction. Chain link tree protection fencing should be established as illustrated on the Tree Plan prepared by Pacific Community Design prior to construction activity adjacent to on-site trees planned for retention and off-site trees to be protected. The proposed trails and retaining wall should be built up from native grade beneath protected tree driplines with removal of only the uppermost organic matter (no excavation), and storm water facility excavation should not encroach beneath protected tree driplines. Arborist supervision is recommended during work that could encroach beneath protected tree driplines and to generally monitor the condition of tree protection measures during construction.

Minor pruning is recommended for trees planned for retention in order to provide construction clearance, improve crown structure, and remove dead and defective branches for safety. Some pruning of off-site trees on Metro’s property may be necessary to reduce risk where new trails are potential targets for dead and defective branches; the developer will need to obtain written authorization from Metro prior to pruning off-site trees.

The tree protection standards included in this report should be copied onto the Tree Plan drawings prepared by Pacific Community Design.

Mitigation Requirements

All 47 inventoried trees are 6-inches or larger in diameter, including 39 trees planned for retention and protection during construction and eight trees planned for removal. Removal of these eight trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, eight trees measuring at least 2-inches in diameter shall be planted as mitigation for tree removal. If the one tree classified as “likely to be removed” is recommended and approved for removal during construction, one additional mitigation tree will be required.

Tree Protection Standards

Tree protection measures include:

1. **Pre-Construction Meeting.** Prior to construction, the contractor shall coordinate with the project arborist to verify the installation of tree protection measures and review the Tree Plan.
2. **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks or orange plastic construction fencing on metal stakes. The project arborist shall determine the

exact location and type of tree protection fencing in coordination with the City. Trees located more than 30-feet from construction activity shall not require fencing.

3. **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
- a) Grade change or cut and fill;
 - b) New impervious surfaces;
 - c) Utility or drainage field placement;
 - d) Staging or storage of materials and equipment; or
 - e) Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

4. **Pruning.** Pruning may be needed to provide for construction clearance, improve crown structure, and remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
5. **Excavation.** Excavation beneath the dripline of protected trees shall be avoided if alternatives are feasible. Otherwise, the project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.
6. **Surfacing and Retaining Wall Construction.** Where surfacing and retaining wall construction is proposed beneath the dripline of protected trees, coordinate with the project arborist to provide recommendations for adjustments to protection fencing and to monitor construction in tree protection zones. Avoid excavation and use a modified profile to build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile fabric on the ground surface and crushed rock to raise the grade as needed. Surfacing for trail construction may include asphalt, concrete, or other materials.

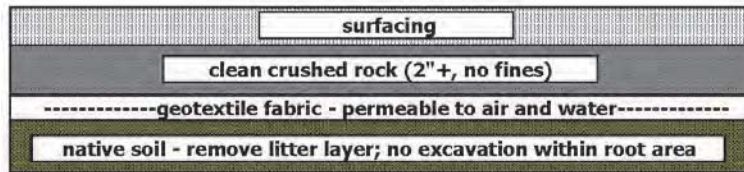
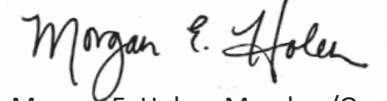


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

7. **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. Shrubs and ground covers may be planted within tree protection areas. If irrigation is used, use drip irrigation only beneath the driplines of protected trees.
8. **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City on a regular basis throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Regional Parks 7 and 8 project. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC



Morgan E. Holen, Member/Owner
ISA Board Certified Master Arborist, PN-6145B
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: MHA17019 Regional Parks 7 and 8 – Tree Data 3-21-17

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
6487	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	20	Good	prior root impacts for street construction to west, impacts to east should be carefully monitored	Retain
6487B	hawthorn	<i>Crataegus spp.</i>	12	10	Poor	very poor structure, severe ivy infestation, advanced trunk decay	Remove
6499	Oregon white oak	<i>Quercus garryana</i>	36	15	Good	codominant stems, mistletoe	Retain
6500	Oregon white oak	<i>Quercus garryana</i>	20	15	Good	leans to southeast	Retain
6652	bignone maple	<i>Acer macrophyllum</i>	12	12	Moderate	moderate structure	Protect (off-site)
6653	bignone maple	<i>Acer macrophyllum</i>	20	16	Moderate	moderate structure	Protect (off-site)
6654	willow	<i>Salix spp.</i>	8		Poor	very poor structure, stem decay	Remove
6655	willow	<i>Salix spp.</i>	5x6,9		Poor	very poor structure, stem decay	Remove
6656	Oregon ash	<i>Fraxinus latifolia</i>	13		Moderate	poor structure	Protect (off-site)
6657	bignone maple	<i>Acer macrophyllum</i>	10		Poor	broken leader, poor structure	Protect (off-site)
6658	red alder	<i>Alnus rubra</i>	21		Moderate	poor structure	Protect (off-site)
6659	bignone maple	<i>Acer macrophyllum</i>	11		Moderate	poor structure	Protect (off-site)
6660	bignone maple	<i>Acer macrophyllum</i>	30	30	Moderate	dead and broken branches, crown decay	Remove
6661	bignone maple	<i>Acer macrophyllum</i>	20x24	30	Moderate	basal decay, dead and broken branches, crown decay	Remove
6662	Douglas-fir	<i>Pseudotsuga menziesii</i>	42	30	Good		Protect (off-site)
6663	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	30	Good		Protect (off-site)
6664	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	30	Moderate	dead and broken branches, old broken top	Protect (off-site)
6665	hawthorn	<i>Crataegus spp.</i>	10	12	Moderate		Protect (off-site)
6666	bignone maple	<i>Acer macrophyllum</i>	10,3x16	16	Poor	poor structure	Protect (off-site)
6667	bignone maple	<i>Acer macrophyllum</i>	26	20	Moderate		Protect (off-site)
6668	hawthorn	<i>Crataegus spp.</i>	7	8	Poor	poor structure	Protect (off-site)

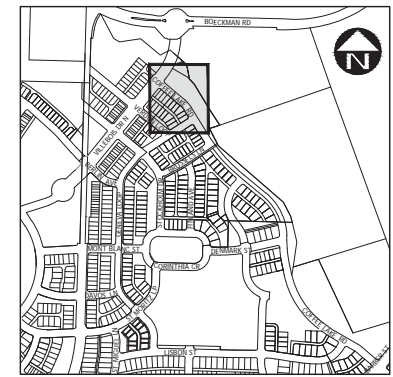
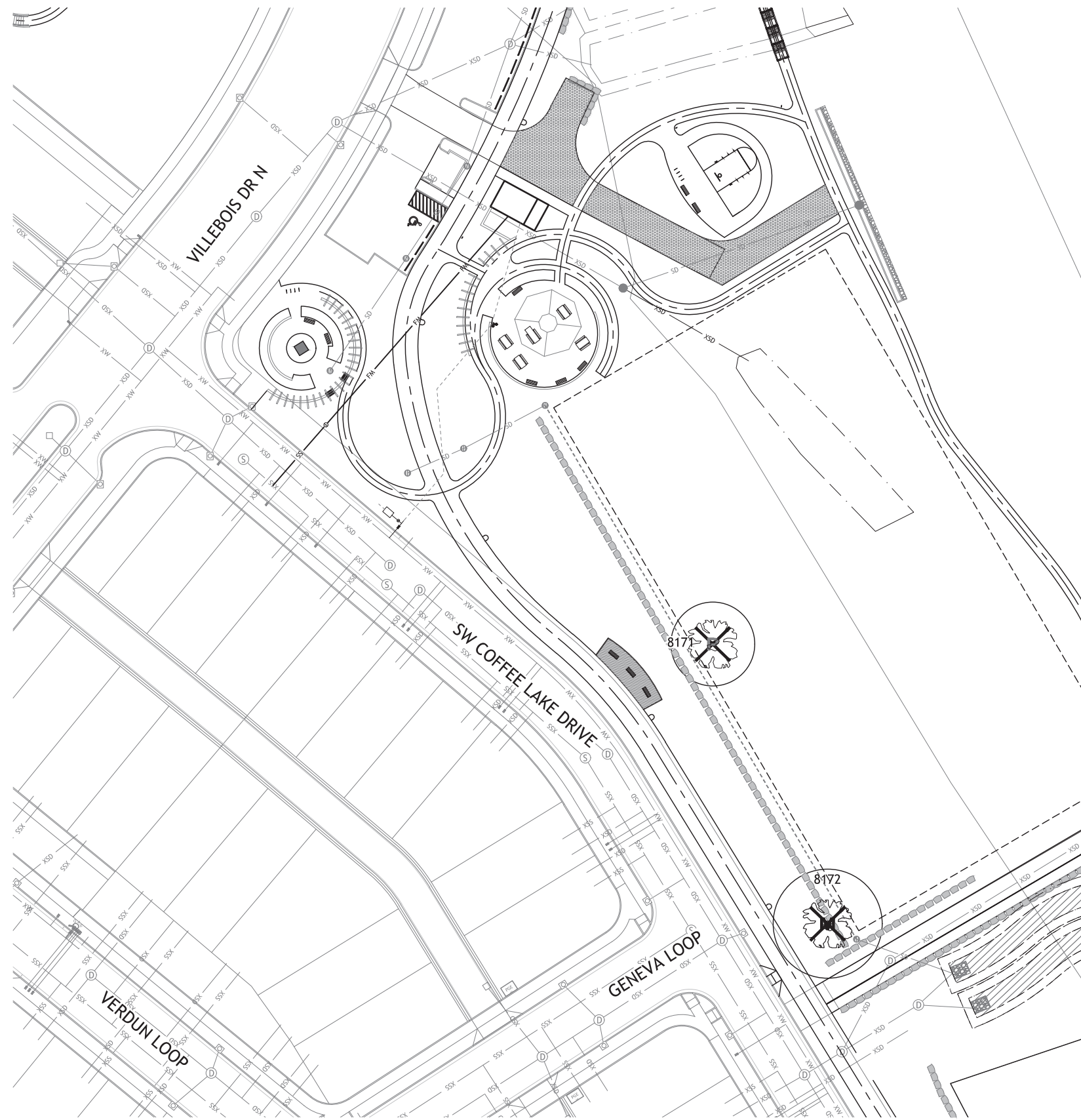
Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
6669	hawthorn	<i>Crataegus</i> spp.	7,9	8	Poor	poor structure	Protect (off-site)
6670	hawthorn	<i>Crataegus</i> spp.	8	8	Poor	poor structure	Protect (off-site)
6671	hawthorn	<i>Crataegus</i> spp.	8	8	Poor	poor structure	Protect (off-site)
6672	hawthorn	<i>Crataegus</i> spp.	7	8	Poor	poor structure	Protect (off-site)
6673	hawthorn	<i>Crataegus</i> spp.	8	8	Poor	poor structure	Protect (off-site)
6674	bigleaf maple	<i>Acer macrophyllum</i>	17	30	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6675	bigleaf maple	<i>Acer macrophyllum</i>	14	30	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6676	bigleaf maple	<i>Acer macrophyllum</i>	12	30	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6677	bigleaf maple	<i>Acer macrophyllum</i>	24	30	Moderate	broken leader, dead and broken branches, crown decay, safety prune if retained	Retain
6678	bigleaf maple	<i>Acer macrophyllum</i>	13	30	Good	dead and broken branches, crown decay, safety prune if retained	Retain
6679	bigleaf maple	<i>Acer macrophyllum</i>	22	30	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6680	bigleaf maple	<i>Acer macrophyllum</i>	19	30	Moderate	dead and broken branches, crown and trunk decay, safety prune if retained	Retain
6681	bigleaf maple	<i>Acer macrophyllum</i>	13		Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6682	bigleaf maple	<i>Acer macrophyllum</i>	10,18	25	Moderate	dead and broken branches, crown decay, safety prune if retained	Retain
6683	western redcedar	<i>Thuja plicata</i>	30	12	Moderate	some top dieback - monitor	Likely to be removed
6685	hawthorn	<i>Crataegus</i> spp.	8,9		Moderate	poor structure	Protect (off-site)
6686	hawthorn	<i>Crataegus</i> spp.	8,9		Moderate	poor structure	Protect (off-site)

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
6687	hawthorn	<i>Crataegus spp.</i>	10		Moderate	poor structure	Protect (off-site)
6688	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	24	Important	remove blackberry & re-evaluate	Retain
6689	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	24	Important	remove blackberry & re-evaluate	Retain
6689B	willow	<i>Salix spp.</i>	clump	18	Poor	poor structure, decay	Remove
6692	deciduous	unknown	8	14	Moderate		Protect (off-site)
6693	deciduous	unknown	8	14	Moderate		Protect (off-site)
6694	deciduous	unknown	8	14	Moderate		Protect (off-site)
8171	bignleaf maple	<i>Acer macrophyllum</i>	2x16,20	20	Poor	poor structure, trunk decay, one codom stem is a snag	Remove
8172	black walnut	<i>Juglans nigra</i>	20	26	Moderate	moderate structure, dead and broken branches, defective branches	Remove

*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated with an asterisk (quantity)
 ^C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet).

[#]Condition Rating: I-Important; G-Good; M-Moderate; P-Poor.

IIIC) Tree Preservation Plan



KEY MAP

LEGEND:

○	TREE PROTECTION FENCING
---	EXISTING 1-FT CONTOUR
---	EXISTING 5-FT CONTOUR
---	PROPOSED 1-FT CONTOUR
---	PROPOSED 5-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
○	EXISTING TREES TO REMAIN
⊗	EXISTING TREES LIKELY TO BE REMOVED
⊗	EXISTING TREES TO BE REMOVED

NOTES

PROJECT ARBORIST TO MONITOR ALL WORK BENEATH DRIPLINE.

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN PHONE: 971-409-9354

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:

1. HEALTH
2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
3. COMPATIBILITY WITH DEVELOPMENT
4. FORM / VISUAL INTEREST / MATURE SIZE

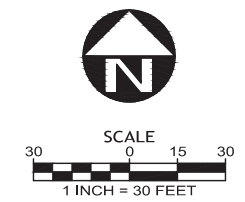
TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

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NOTES:
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POLYGON WLH LLC



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DATE	DESCRIPTION

Final Development Plan

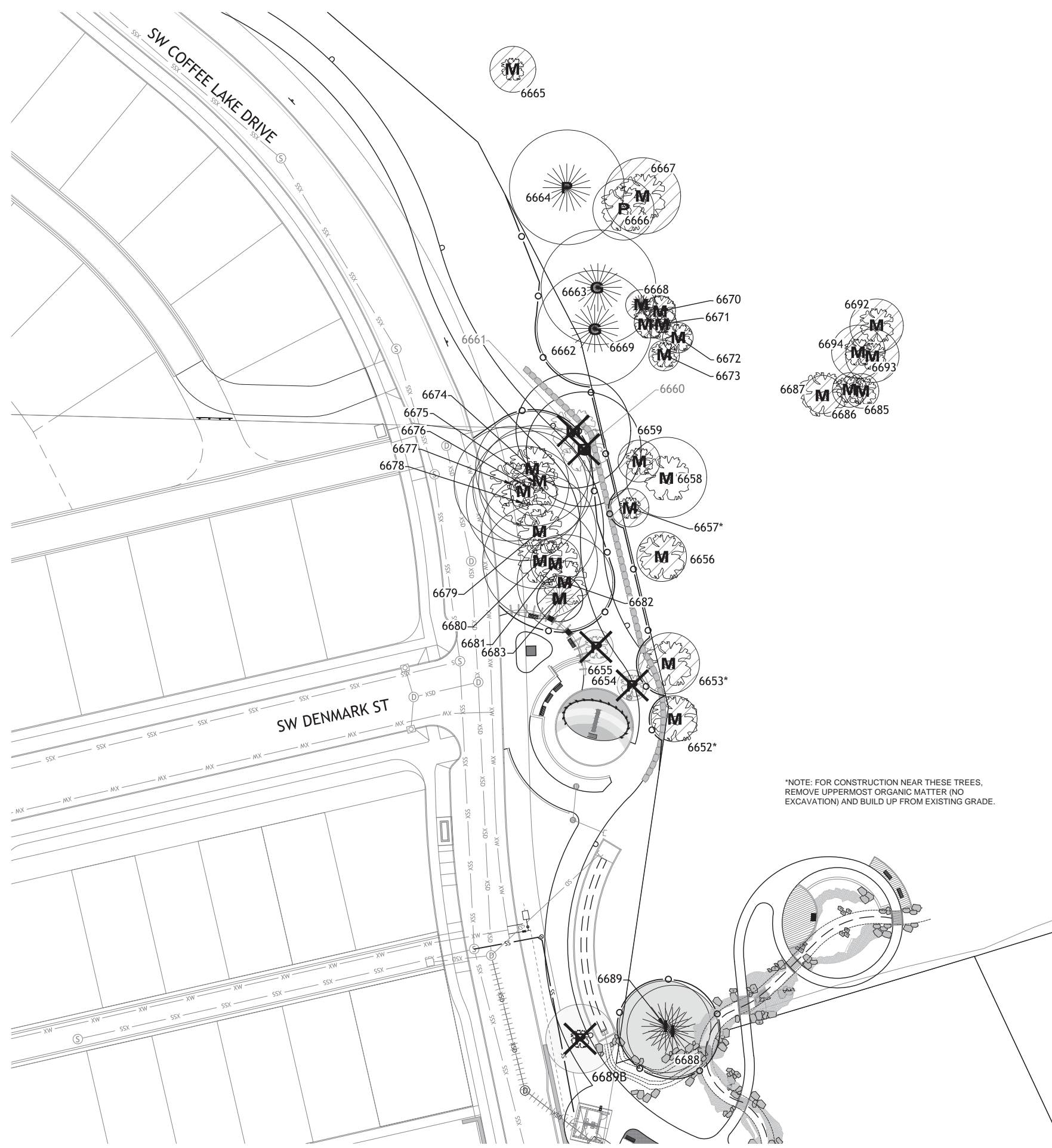
Regional Park 7 & 8

TREE PRESERVATION PLAN

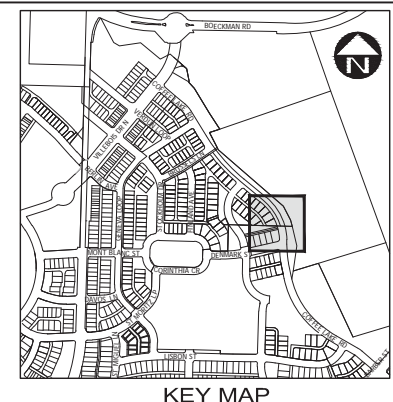
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1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

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*NOTE: FOR CONSTRUCTION NEAR THESE TREES, REMOVE UPPERMOST ORGANIC MATTER (NO EXCAVATION) AND BUILD UP FROM EXISTING GRADE.



LEGEND:

- TREE PROTECTION FENCING
- - - 224 - - - EXISTING 1-FT CONTOUR
- - - 230 - - - EXISTING 5-FT CONTOUR
- - - 224 - - - PROPOSED 1-FT CONTOUR
- - - 230 - - - PROPOSED 5-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
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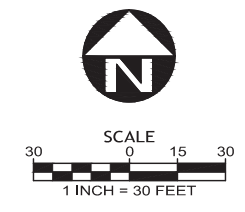
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POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

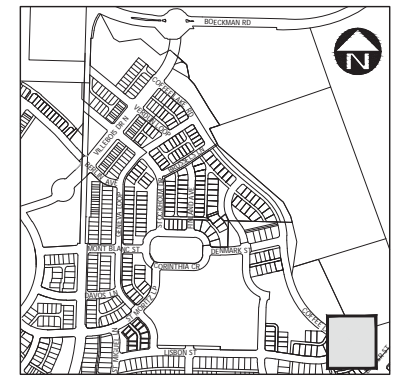
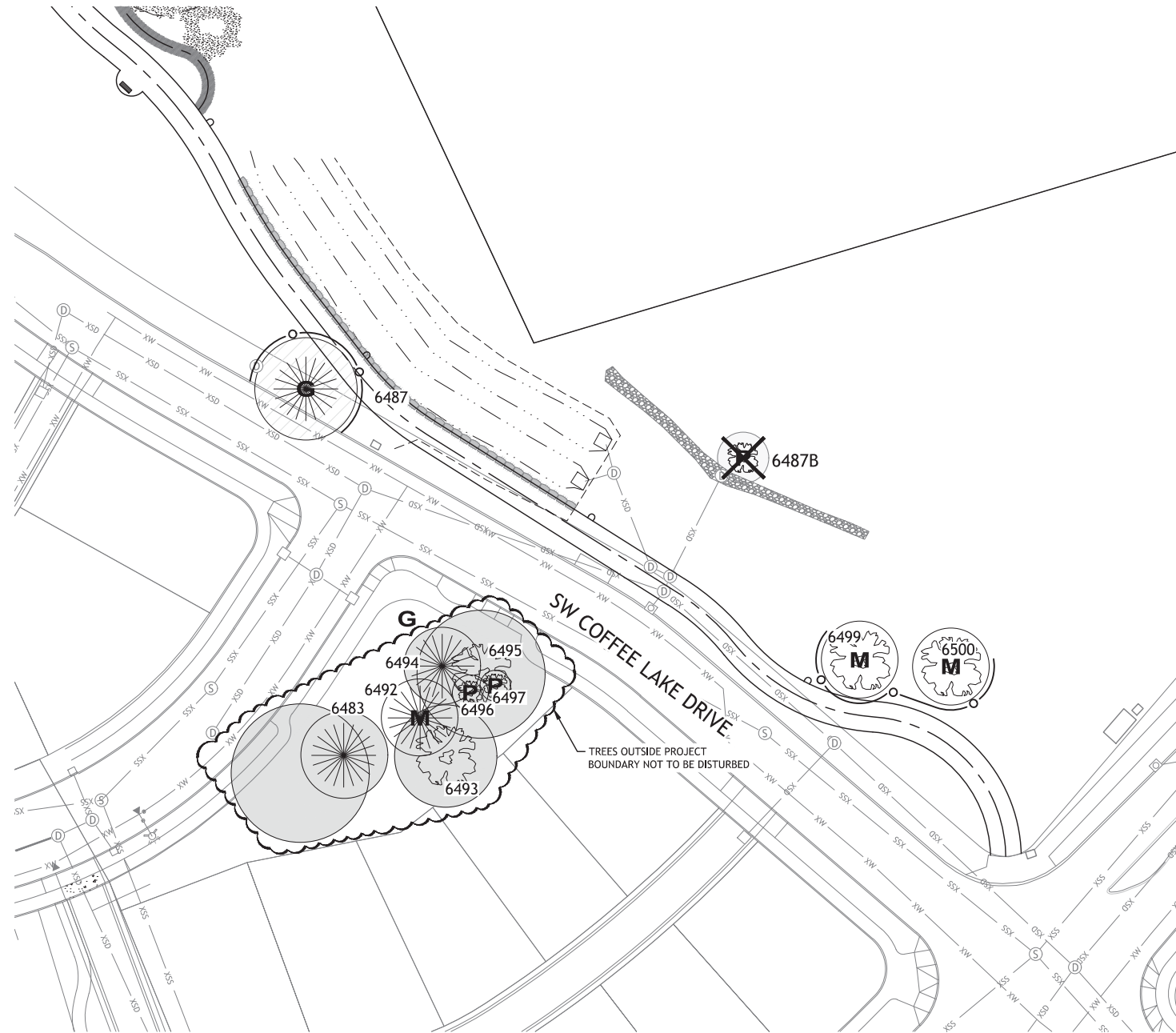
Final Development Plan
Regional Park 7 & 8

TREE PRESERVATION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C4.2

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KEY MAP

LEGEND:

- TREE PROTECTION FENCING
- - - 224 - - - EXISTING 1-FT CONTOUR
- - - 230 - - - EXISTING 5-FT CONTOUR
- - - 224 - - - PROPOSED 1-FT CONTOUR
- - - 230 - - - PROPOSED 5-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- ⊗ EXISTING TREES LIKELY TO BE REMOVED
- ⊗ EXISTING TREES TO BE REMOVED

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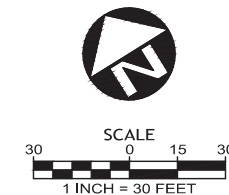
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POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

TREE PRESERVATION PLAN

PROJECT NUMBER: 395-018

1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C4.3

REGIONAL PARK 7 & 8 FINAL DEVELOPMENT PLAN

TAX LOTS 102, 192, 15100, 15190, 13300, 29200, 29290 & 13390
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTIONS 14 & 15
CITY OF WILSONVILLE, OREGON



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

City of Wilsonville
Exhibit B2 DB17-0011

Final Development
Plan
Regional
Park 7 & 8

COVER
SHEET

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C0.1

APPLICANT:

POLYGON WLH, LLC
109 E. 13TH ST.
VANCOUVER, WA 98660
[P] 503-221-1920
CONTACT: FRED GAST

PROPERTY OWNER:

POLYGON WLH, LLC
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VANCOUVER, WA 98660
[P] 503-221-1920
CONTACT: FRED GAST

CITY OF WILSONVILLE
29799 SW TOWN CENTER LOOP EAST
WILSONVILLE, OR 97070
[P] 503-682-4960

PLANNER:

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12564 SW MAIN STREET
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[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

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TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

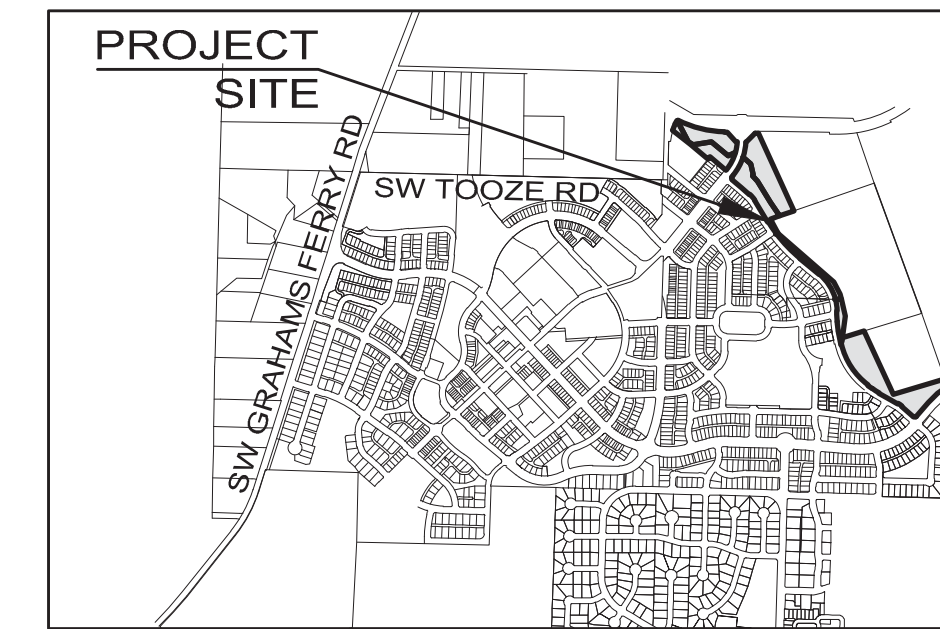
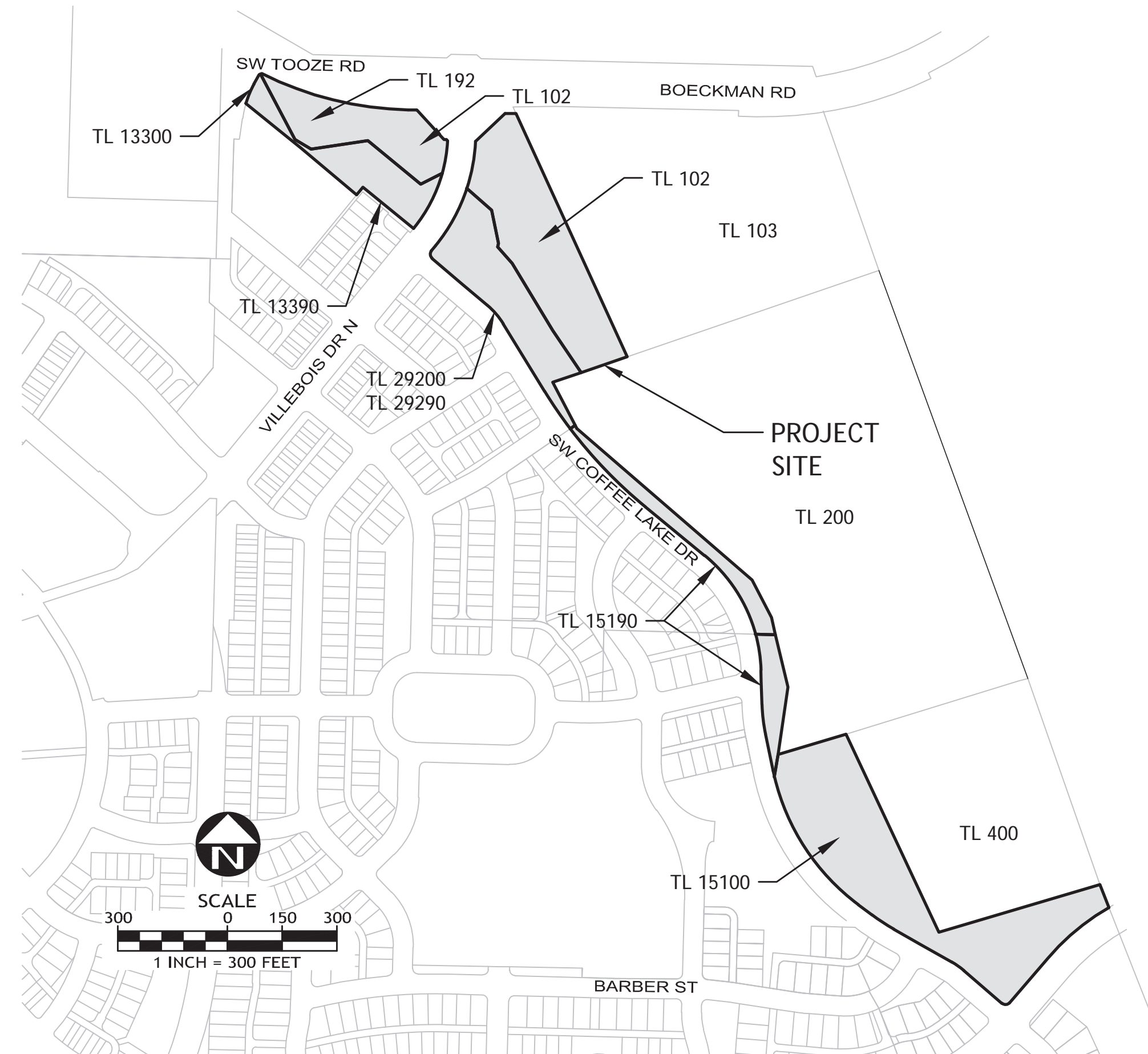
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

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[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: CRAIG WARE, PE



VICINITY MAP
NTS

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- C0.1 COVER SHEET
- C1.1 EXISTING CONDITIONS / DEMOLITION
- C1.2 EXISTING CONDITIONS / DEMOLITION
- C1.3 EXISTING CONDITIONS / DEMOLITION
- C1.4 EXISTING CONDITIONS / DEMOLITION
- C1.5 EXISTING CONDITIONS / DEMOLITION
- C1.6 EXISTING CONDITIONS / DEMOLITION
- C2.1 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.2 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.3 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.4 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.5 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C2.6 PRELIMINARY GRADING / EROSION CONTROL PLAN
- C3.1 PRELIMINARY COMPOSITE UTILITY PLAN
- C3.2 PRELIMINARY COMPOSITE UTILITY PLAN
- C3.3 PRELIMINARY COMPOSITE UTILITY PLAN
- C3.4 PRELIMINARY COMPOSITE UTILITY PLAN
- C3.5 PRELIMINARY COMPOSITE UTILITY PLAN
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- C4.2 TREE PRESERVATION PLAN
- C4.3 TREE PRESERVATION PLAN

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- L2.6 REGIONAL PARK 8 - AREA 6 - PLANTING PLAN
- L2.7 REGIONAL PARK 8 - AREA 6 - PLANTING LEGEND
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- L3.2 REGIONAL PARK 7&8 - DETAILS
- L3.3 REGIONAL PARK 7&8 - DETAILS
- L3.4 REGIONAL PARK 7&8 - DETAILS
- L3.5 REGIONAL PARK 7&8 - DETAILS
- L3.6 REGIONAL PARK 7&8 - DETAILS
- L3.7 REGIONAL PARK 7&8 - DETAILS
- L3.8 REGIONAL PARK 7&8 - DETAILS

BENCHMARK:

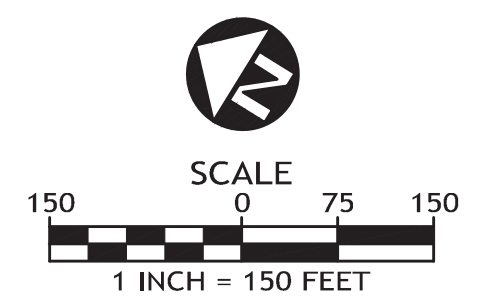
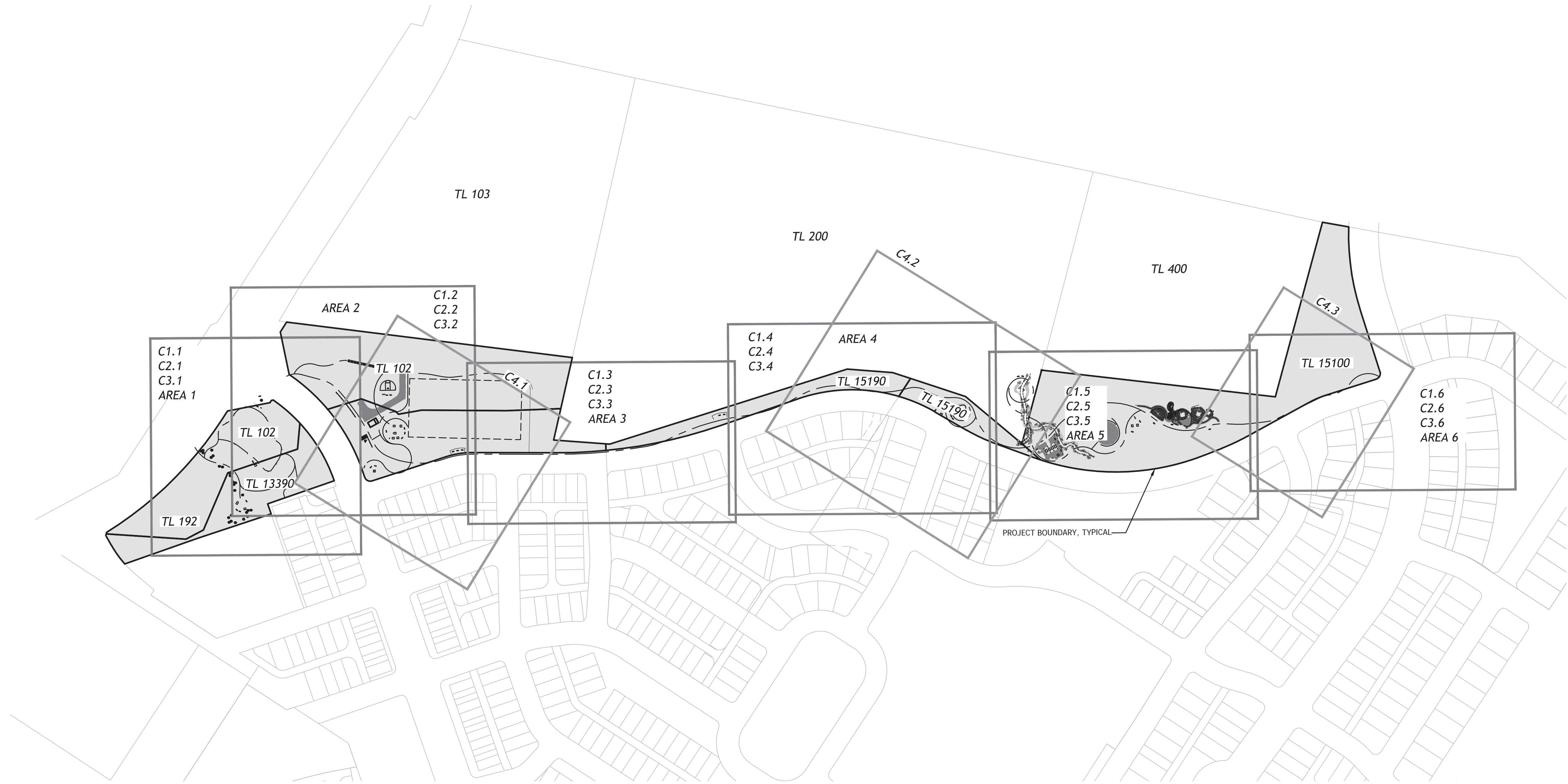
OREGON STATE PLANE COORDINATE 5818 LOCATED
IN MOMUMENT BOX IN CENTERLINE OF TOOZE ROAD
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

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REVISIONS	
DATE	DESCRIPTION

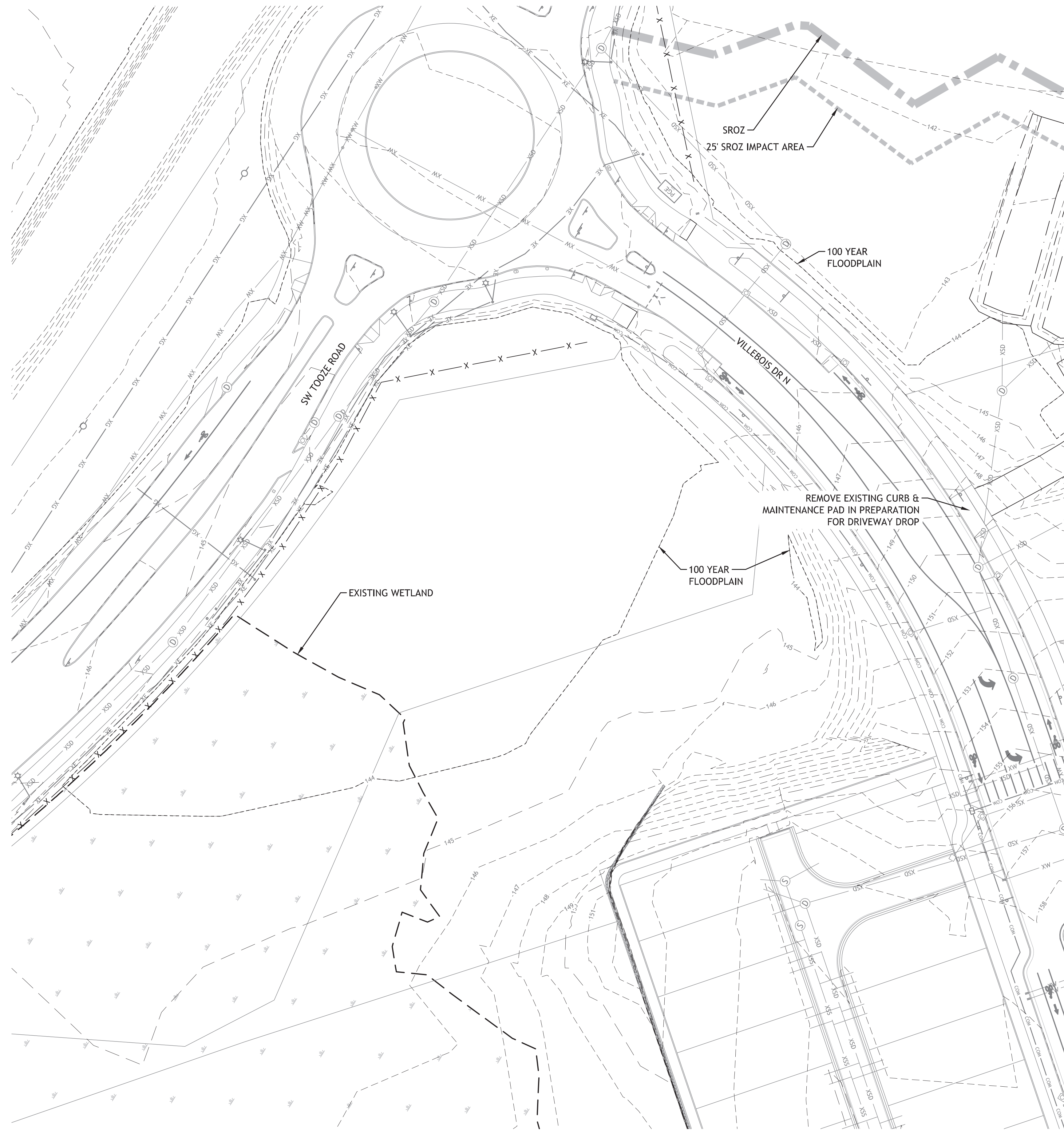
Final Development Plan
Regional Park 7 & 8

KEY MAP
SHEET
INDEX

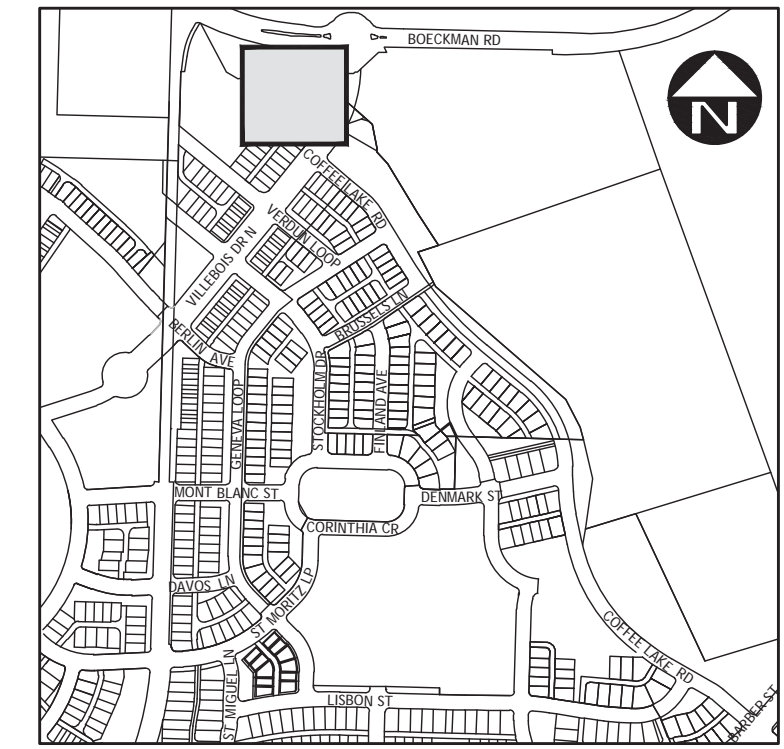
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1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	05/17/2017

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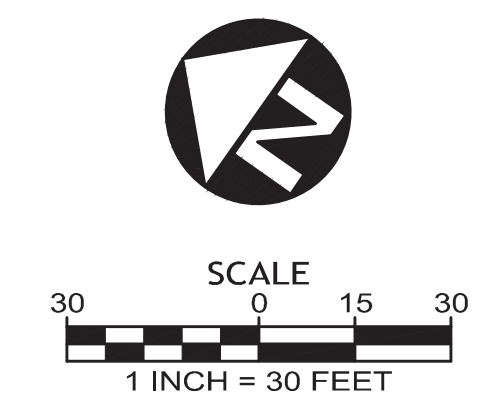


MATCH LINE SEE SHEET C1.2



LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

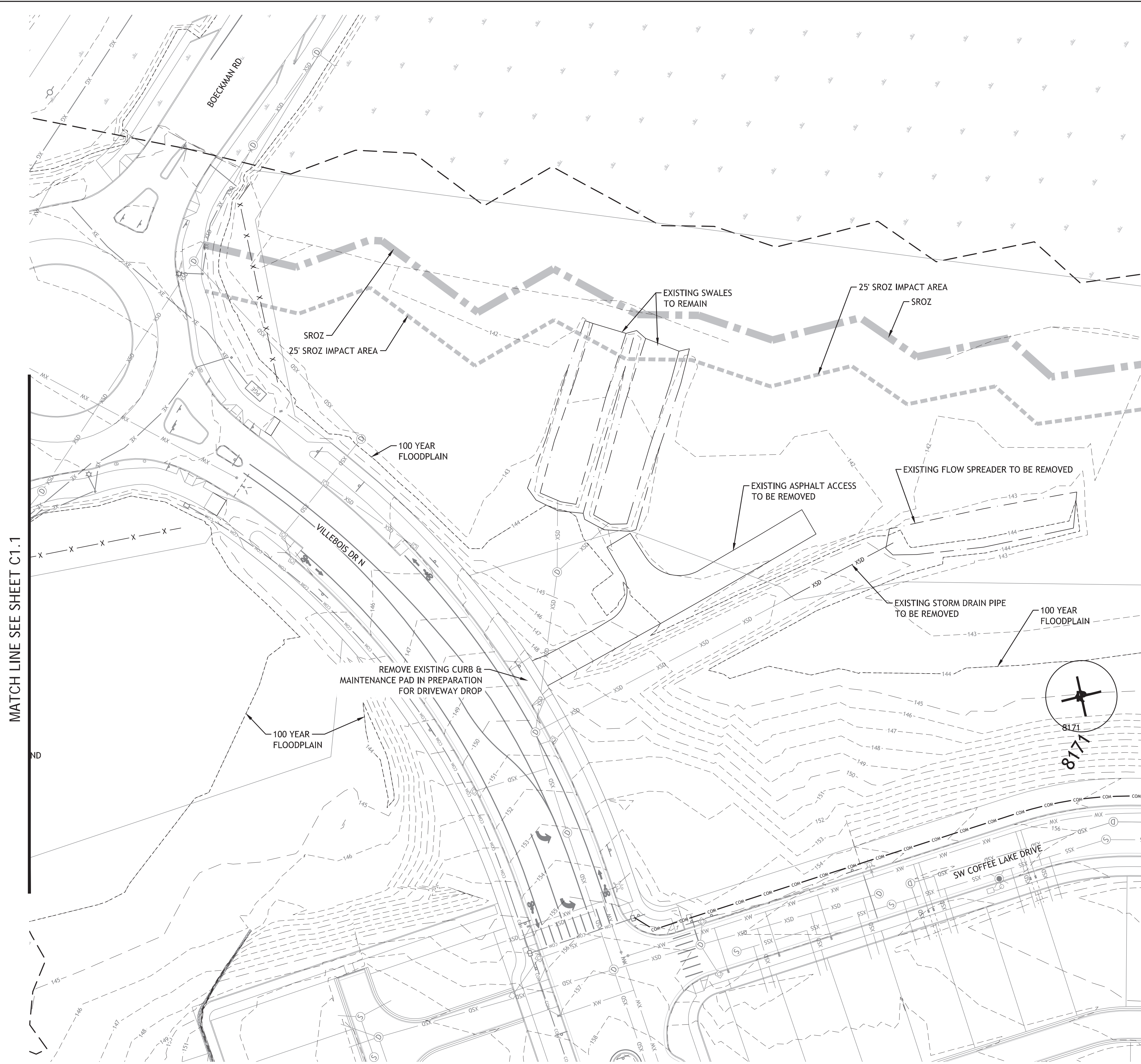
Final Development Plan
Regional Park 7 & 8

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

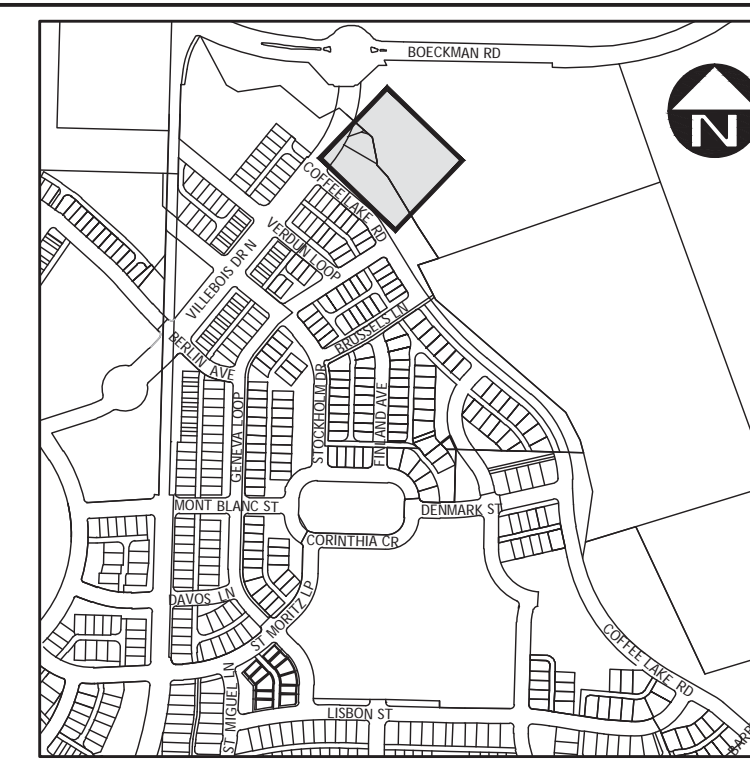
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MATCH LINE SEE SHEET C1.1

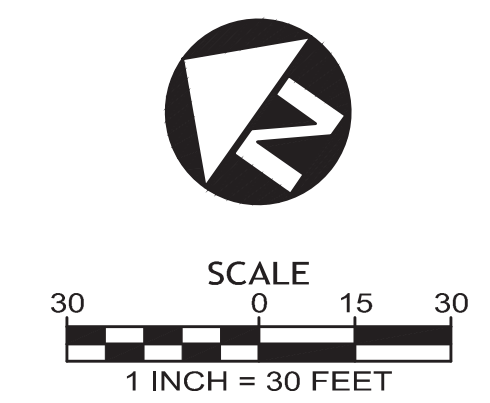
MATCH LINE SEE SHEET C1.3



KEY MAP

LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
●	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

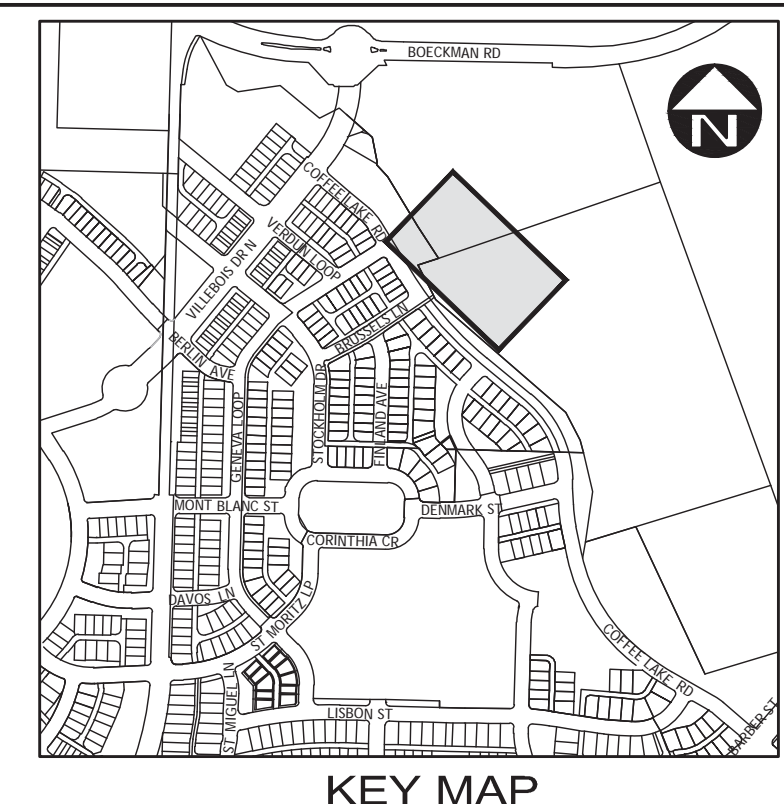
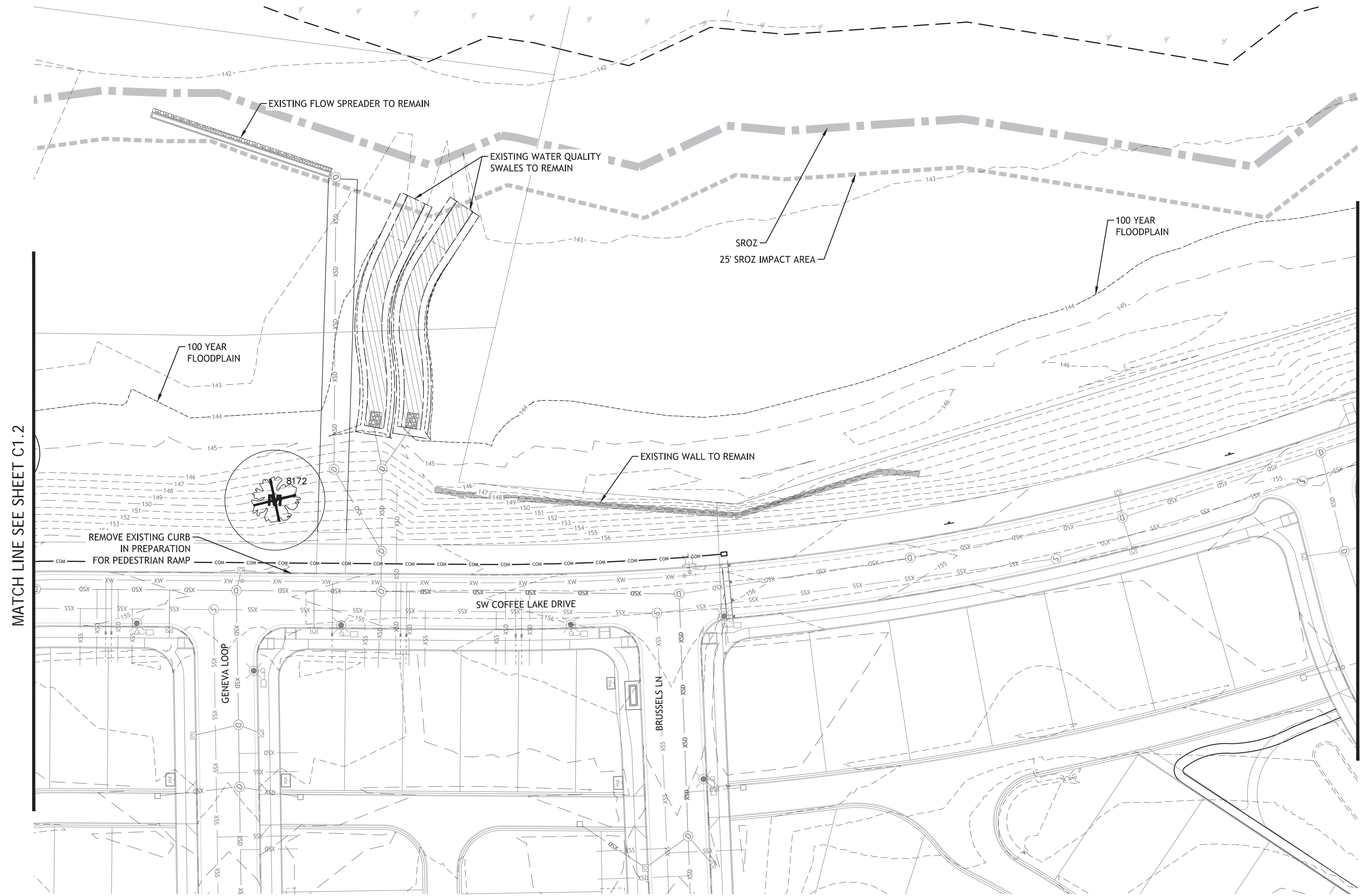
Final Development Plan
Regional Park 7 & 8

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C1.2

N:\proj\395-018\09 Drawings\03 Planning\Sheets\Planning Submittal\395018 (C1.0) EXCON DEMO.dwg - SHEET: C1.3 Jun. 22. 17 - 3:53 PM rebecca



LEGEND

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- SD — PROPOSED STORM LINE
- XSD — EX STORM LINE
- ⊙ — PROPOSED SANITARY MANHOLE
- ⊙ — EX SANITARY MANHOLE
- — PROPOSED SANITARY CLEANOUT
- ⊙ — EX SANITARY CLEANOUT
- ⊙ — PROPOSED STORM MANHOLE
- ⊙ — EX STORM MANHOLE
- — PROPOSED CATCH BASIN
- — EX CATCH BASIN
- ⊙ — PROPOSED FIRE HYDRANT
- ⊙ — EX FIRE HYDRANT
- ⊙ — PROPOSED WATER METER
- ⊙ — EX WATER METER
- ⊙ — PROPOSED WATER VALVE
- ⊙ — EX WATER VALVE
- ▲ — PROPOSED THRUST BLOCK
- ▲ — EX THRUST BLOCK

MATCH LINE SEE SHEET C1.4

MATCH LINE SEE SHEET C1.2



POLYGON WLH LLC

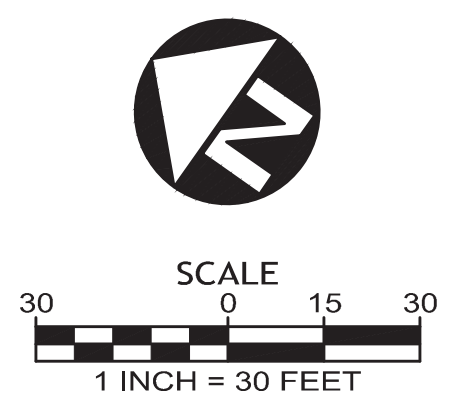


REVISIONS	
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EXISTING CONDITIONS & DEMOLITION PLAN

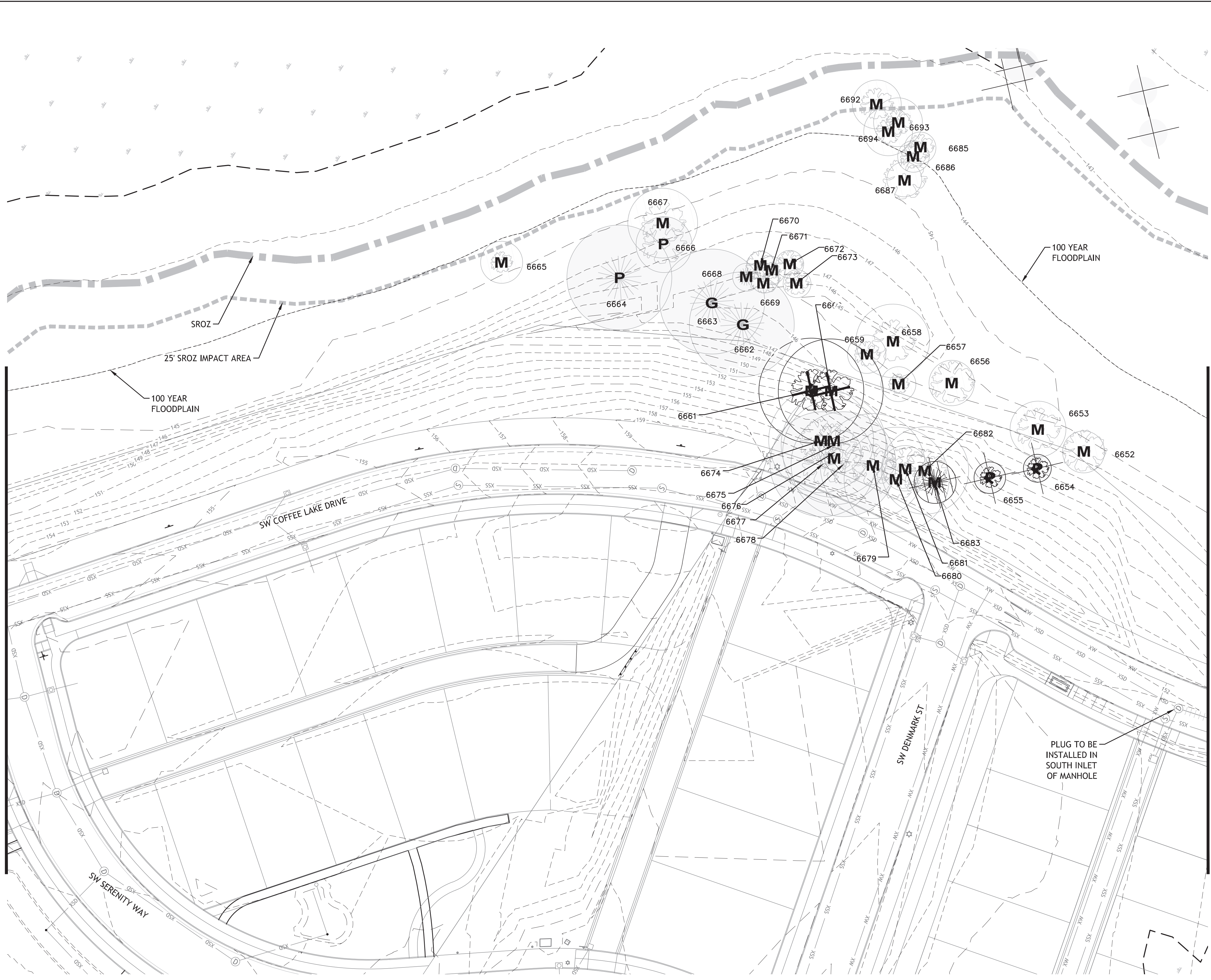
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1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017



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MATCH LINE SEE SHEET C1.3

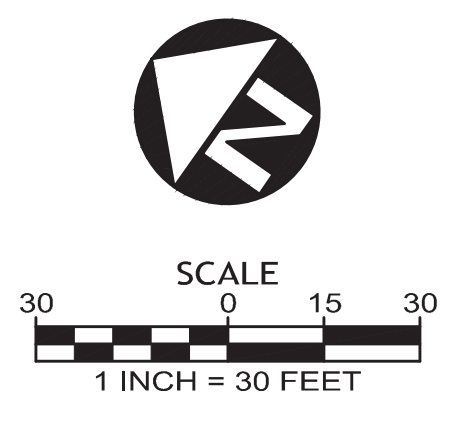


MATCH LINE SEE SHEET C1.5



LEGEND

- SS PROPOSED SANITARY SEWER
- XSS EX SANITARY SEWER
- W PROPOSED WATER LINE
- XW EX WATER LINE
- SD PROPOSED STORM LINE
- XSD EX STORM LINE
- PROPOSED SANITARY MANHOLE
- EX SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- EX SANITARY CLEANOUT
- PROPOSED STORM MANHOLE
- EX STORM MANHOLE
- PROPOSED CATCH BASIN
- EX CATCH BASIN
- PROPOSED FIRE HYDRANT
- EX FIRE HYDRANT
- PROPOSED WATER METER
- EX WATER METER
- PROPOSED WATER VALVE
- EX WATER VALVE
- ▲ PROPOSED THRUST BLOCK
- EX THRUST BLOCK



REVISIONS	
DATE	DESCRIPTION

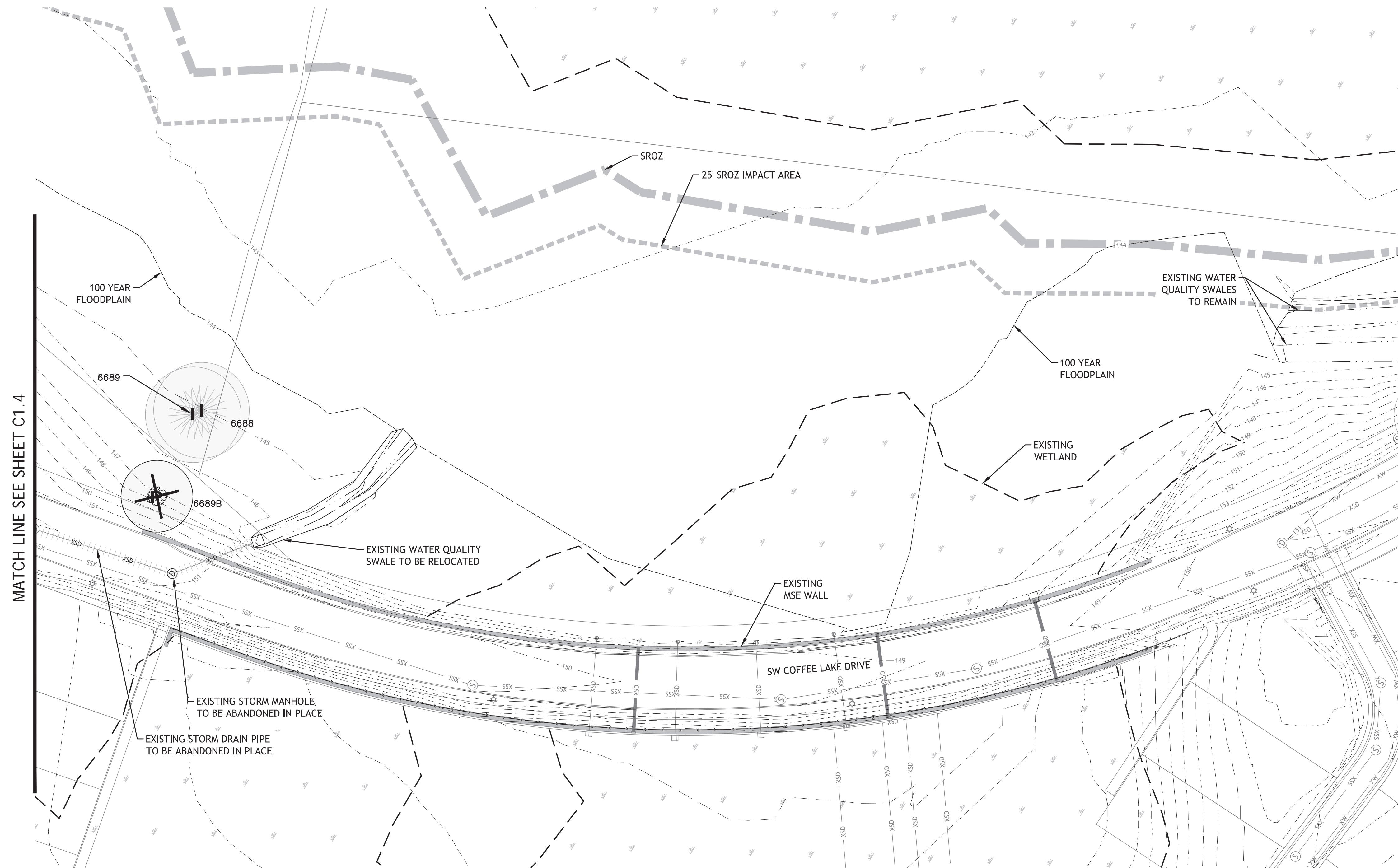
Final Development Plan
Regional Park 7 & 8

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

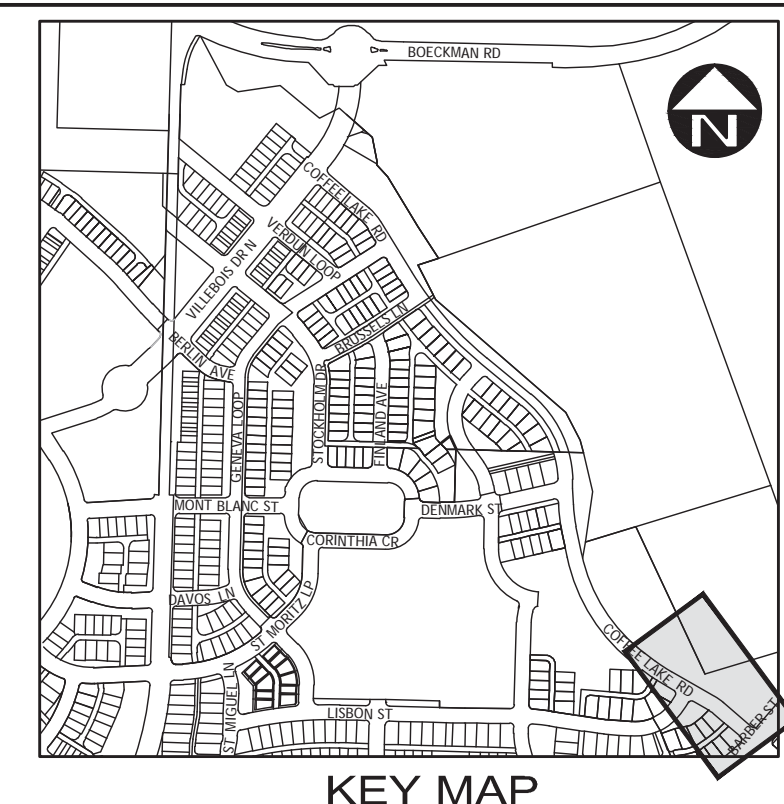
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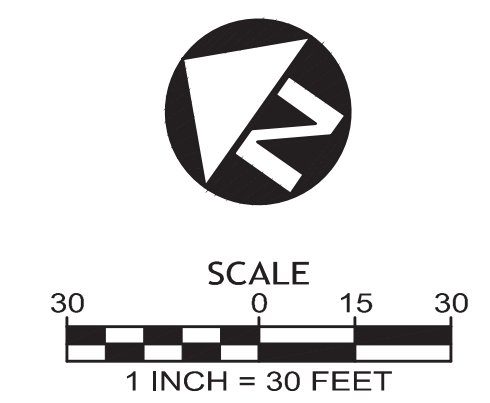
MATCH LINE SEE SHEET C1.4

MATCH LINE SEE SHEET C1.6



LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



REVISIONS

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Regional Park 7 & 8

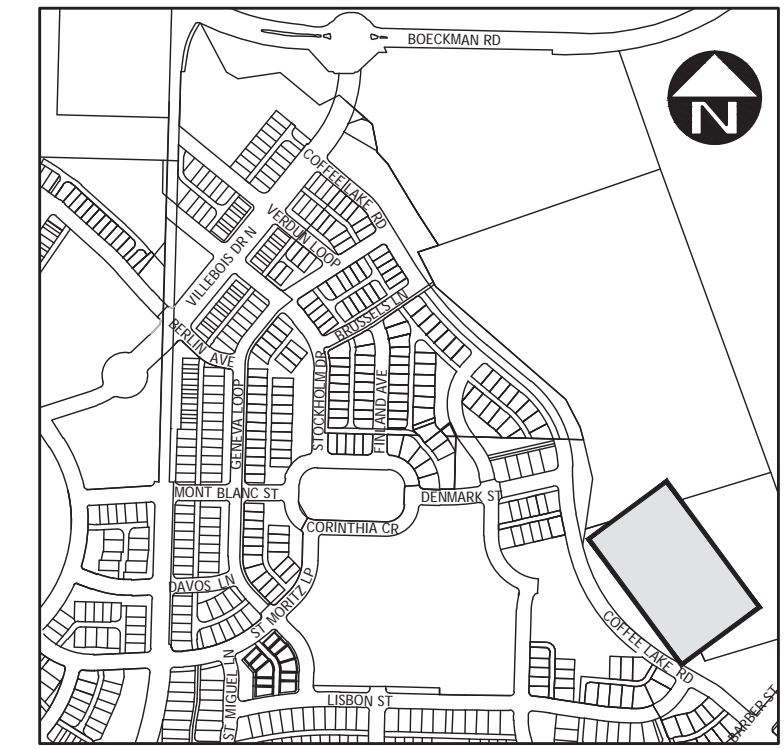
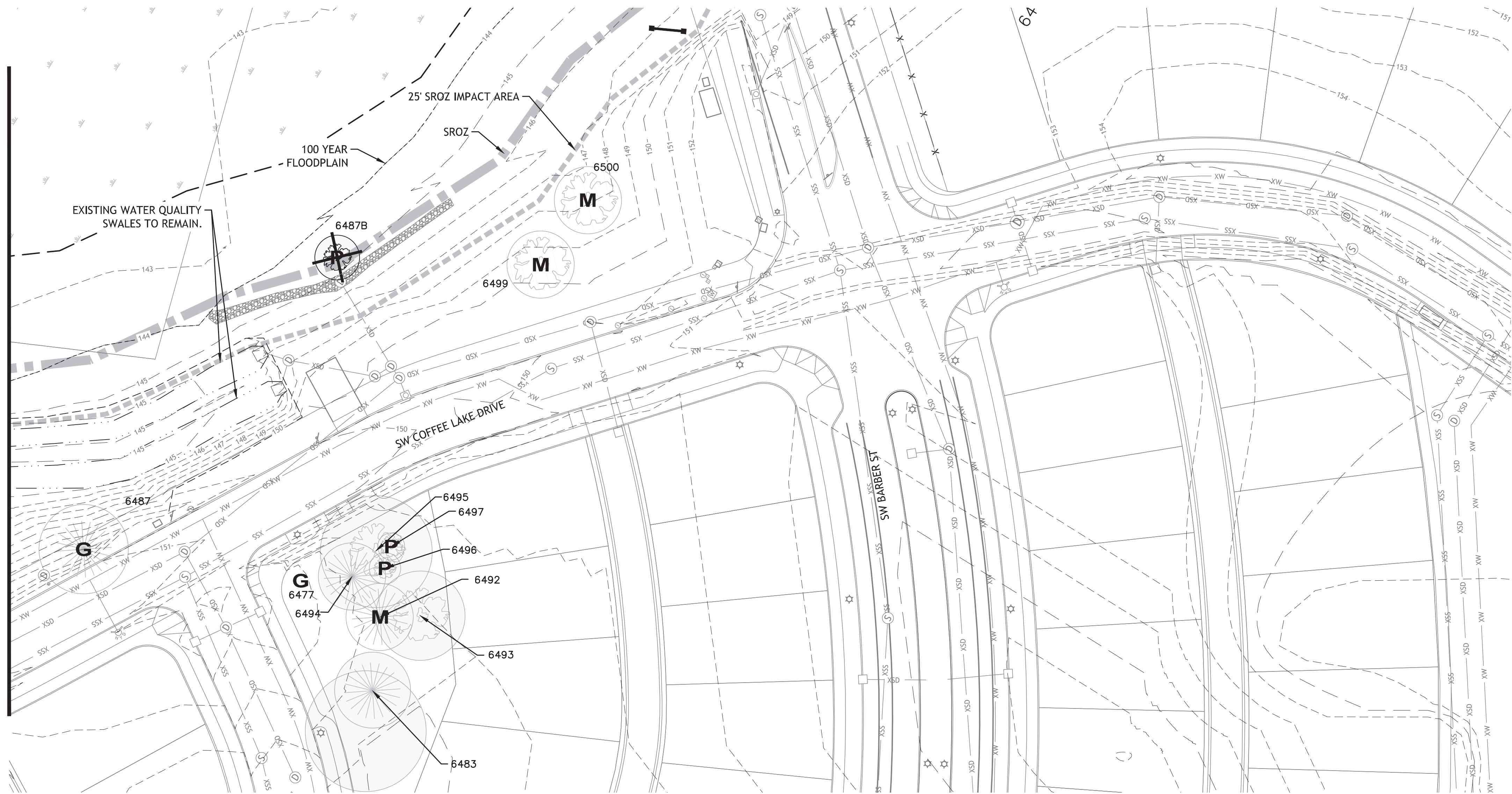
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C1.5

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MATCH LINE SEE SHEET C1.5



KEY MAP

LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



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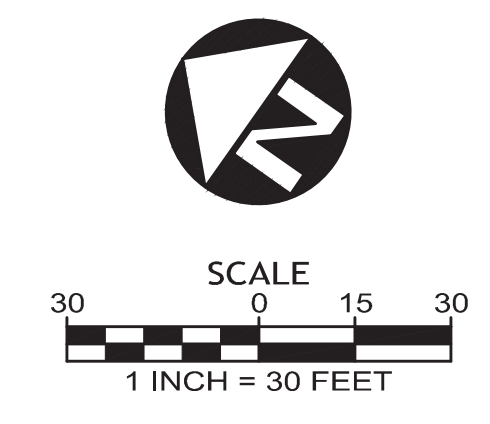


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Regional Park 7 & 8

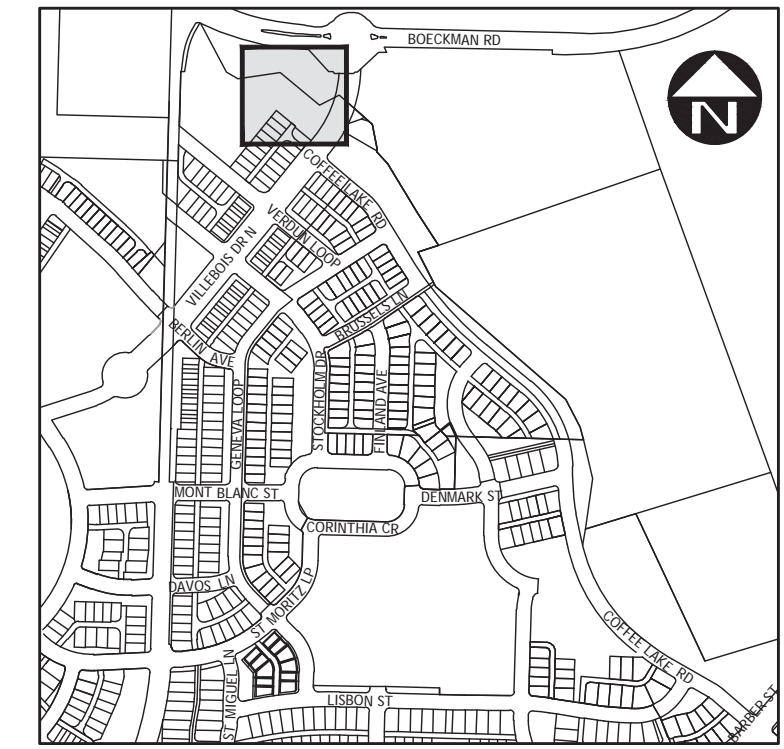
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PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017



C1.6

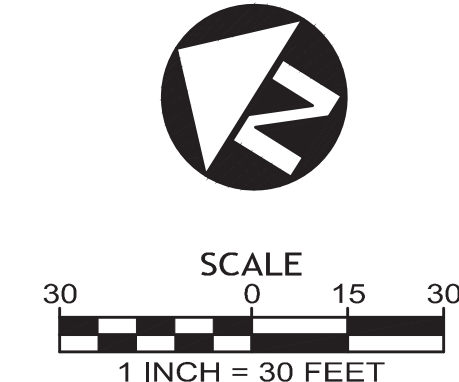
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LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- --- PROPOSED RETAINING WALL
- --- GRADING LIMITS
- --- EXISTING FENCE
- --- EX TREES TO REMAIN

MATCH LINE SEE SHEET C2.2



Villebois



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

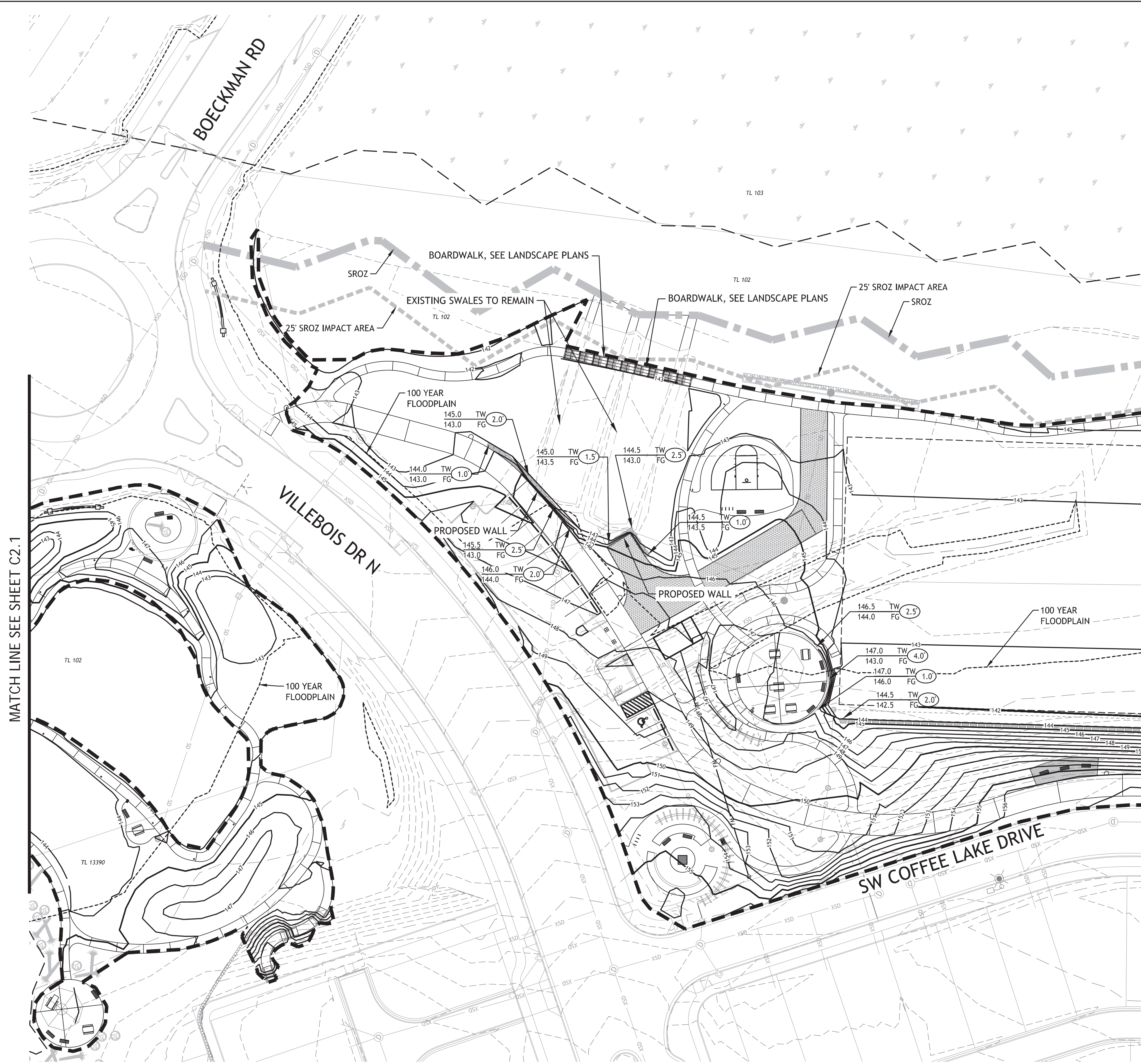
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Regional Park 7 & 8

PROPOSED GRADING PLAN

PROJECT NUMBER:	395-018
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2ND SUBMITTAL DATE	05/17/2017

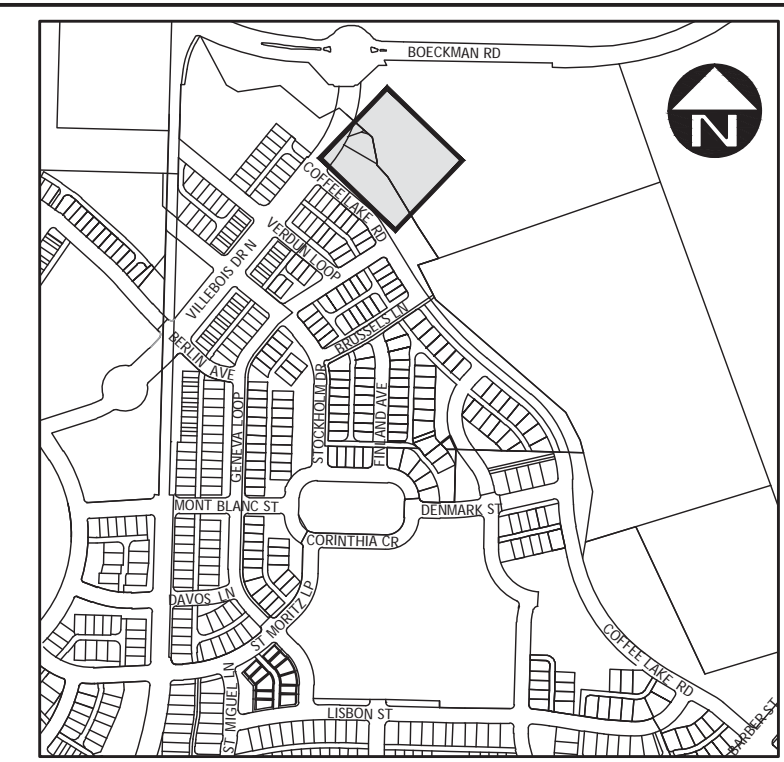
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MATCH LINE SEE SHEET C2.1

MATCH LINE SEE SHEET C2.3



LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- □ □ □ □ PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- ☀ EX TREES TO REMAIN

NOTE:
FOR TREE INFORMATION, SEE TREE PRESERVATION PLAN



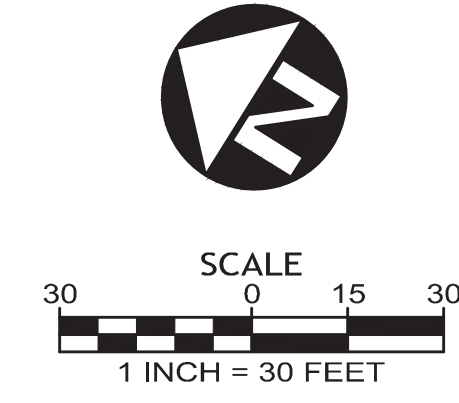
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DATE	DESCRIPTION

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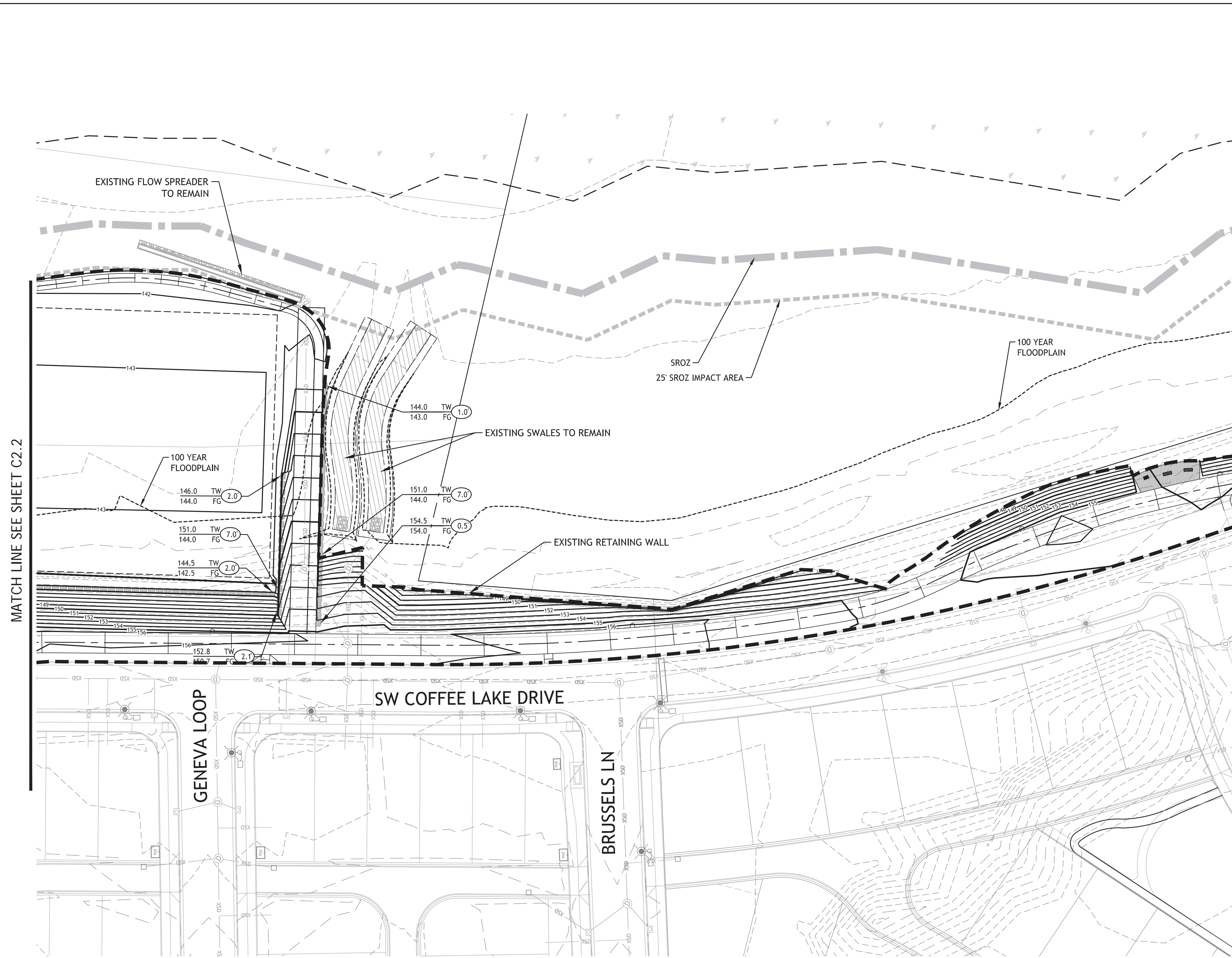
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1ST SUBMITTAL DATE 03/06/2017
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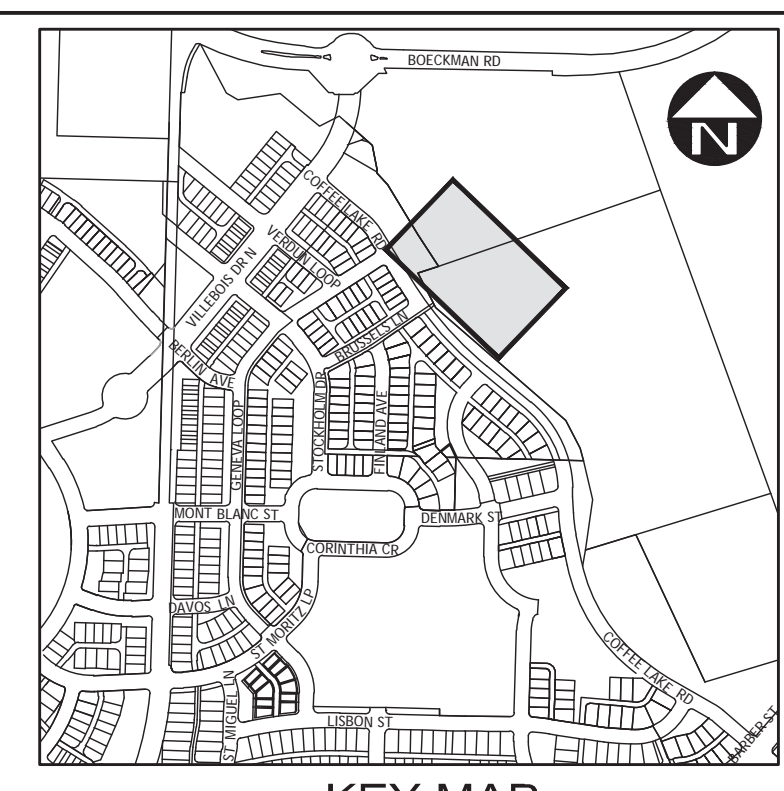
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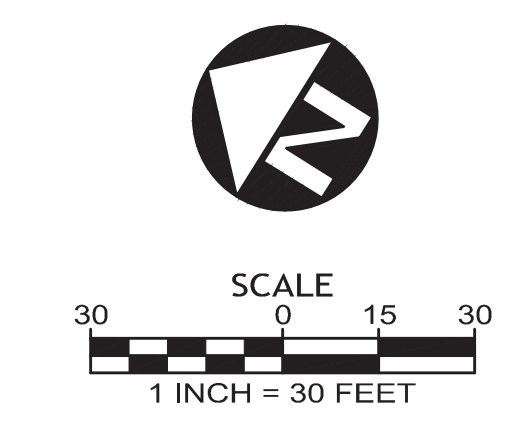
MATCH LINE SEE SHEET C2.2

MATCH LINE SEE SHEET C2.4



LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- ☀ EX TREES TO REMAIN



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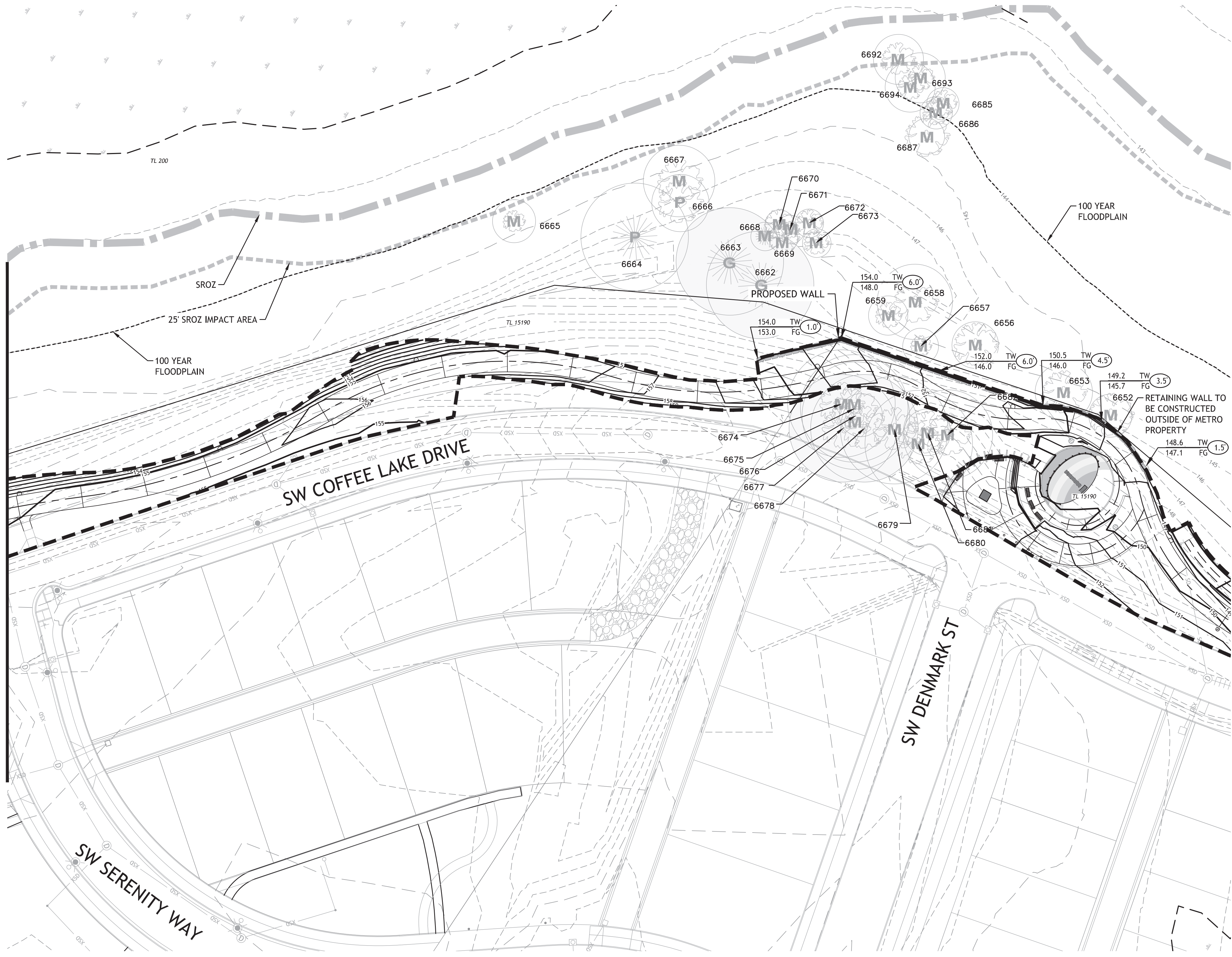
PROPOSED GRADING PLAN

PROJECT NUMBER:	395-018
1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	05/17/2017

C2.3

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MATCH LINE SEE SHEET C2.3



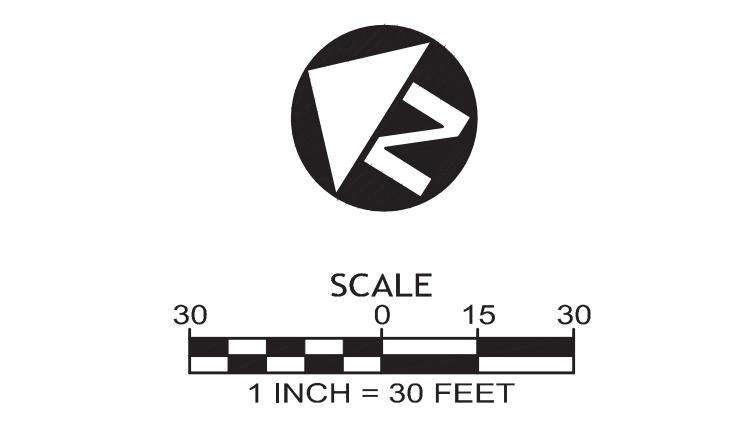
MATCH LINE SEE SHEET C2.5



LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- □ □ □ □ PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- ☀ EX TREES TO REMAIN

NOTE:
FOR TREE INFORMATION, SEE TREE PRESERVATION PLAN



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Regional Park 7 & 8

PROPOSED GRADING PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
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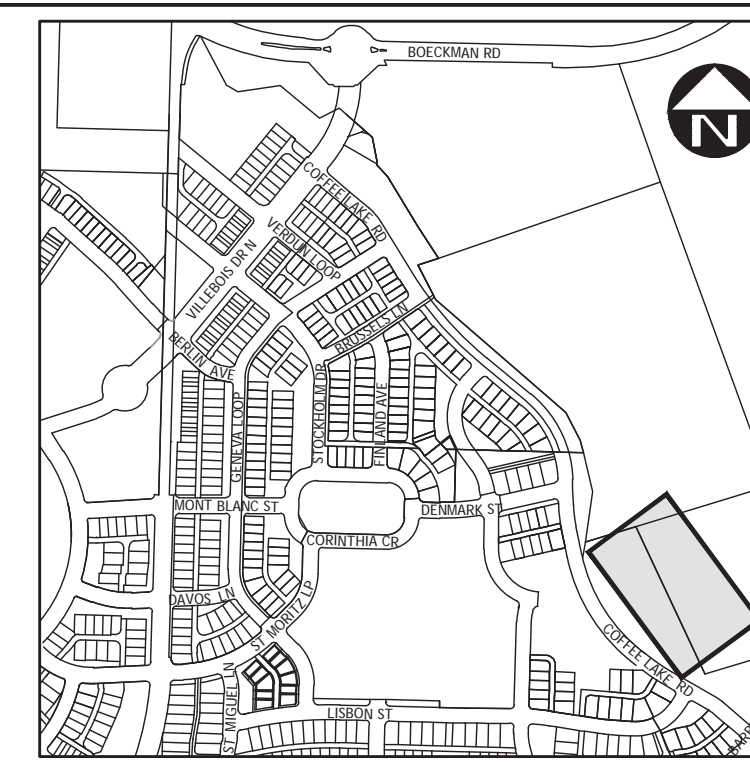
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MATCH LINE SEE SHEET C2.4

MATCH LINE SEE SHEET C2.6



KEY MAP

LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- □ □ □ □ PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- ☀ EX TREES TO REMAIN

NOTE:
FOR TREE INFORMATION, SEE TREE PRESERVATION PLAN

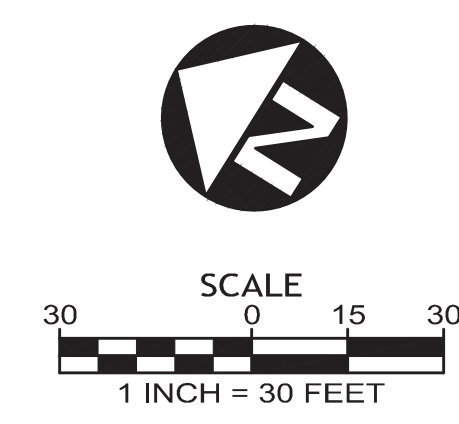


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Final Development Plan
Regional Park 7 & 8

PROPOSED GRADING PLAN

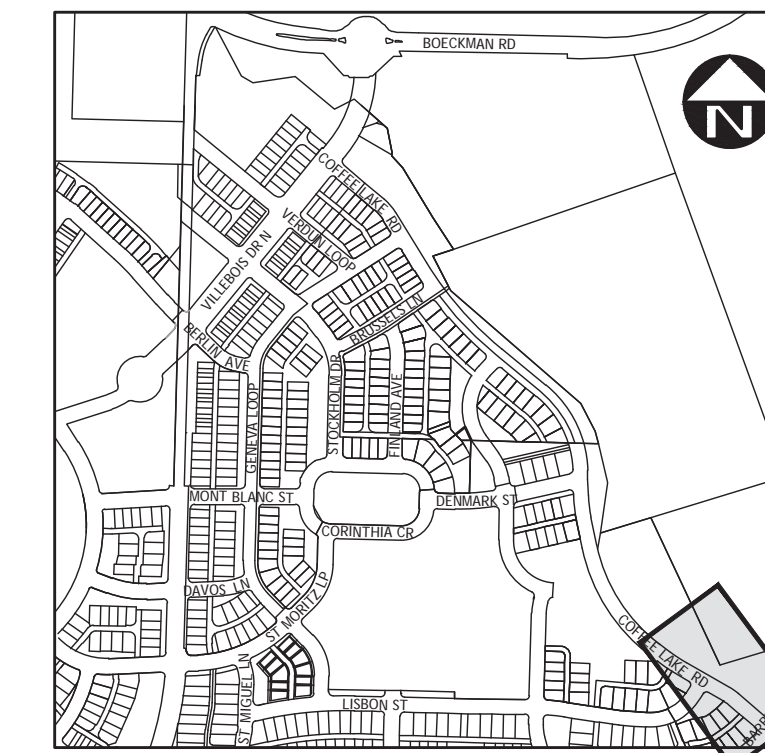
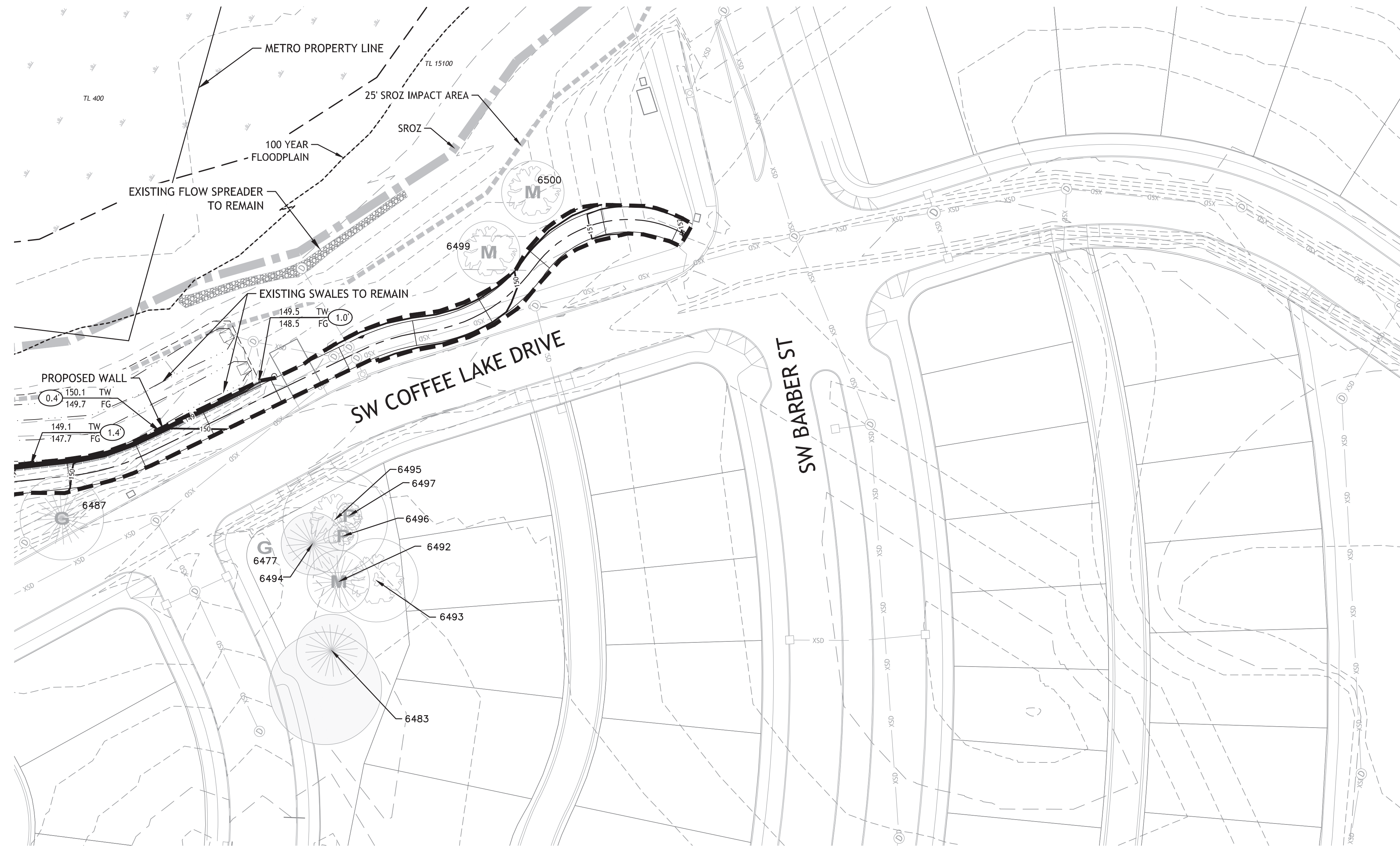
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1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017



C2.5

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MATCH LINE SEE SHEET C2.5



KEY MAP

LEGEND:

- 324 --- EX 2-FT CONTOUR
- 320 --- EX 10-FT CONTOUR
- 324 --- FG 2-FT CONTOUR
- 320 --- FG 10-FT CONTOUR
- ▭ PROPOSED RETAINING WALL
- GRADING LIMITS
- EXISTING FENCE
- ☼ EX TREES TO REMAIN

NOTE:
FOR TREE INFORMATION, SEE TREE PRESERVATION PLAN

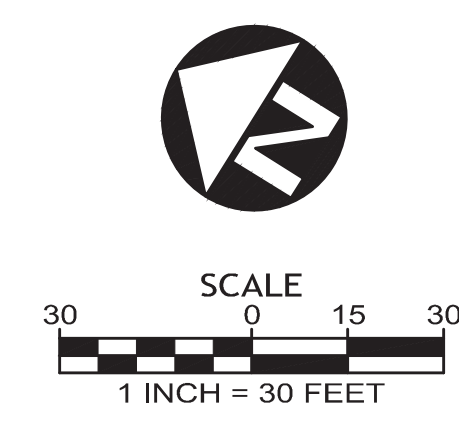


REVISIONS	
DATE	DESCRIPTION

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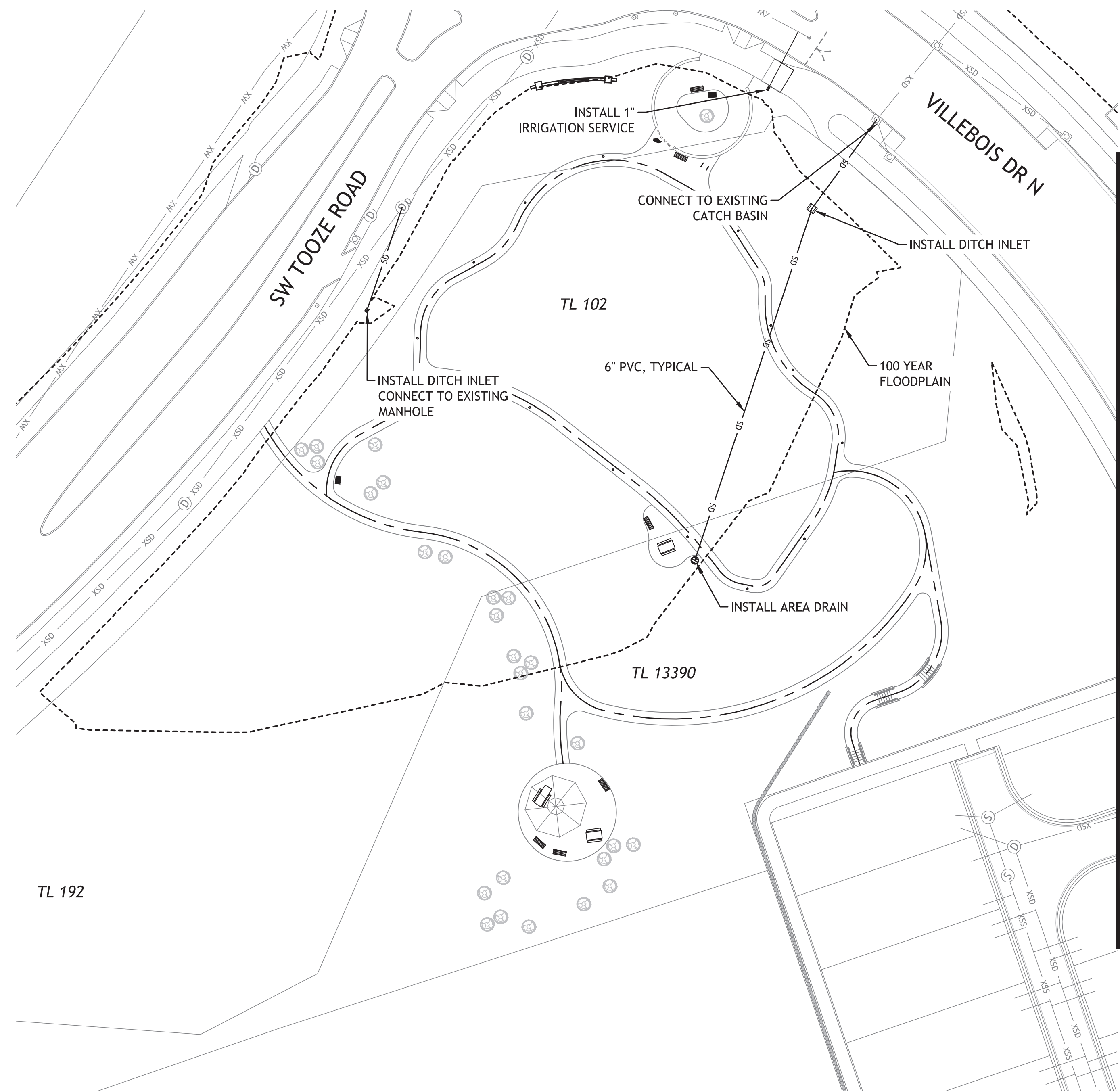
PROPOSED GRADING PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

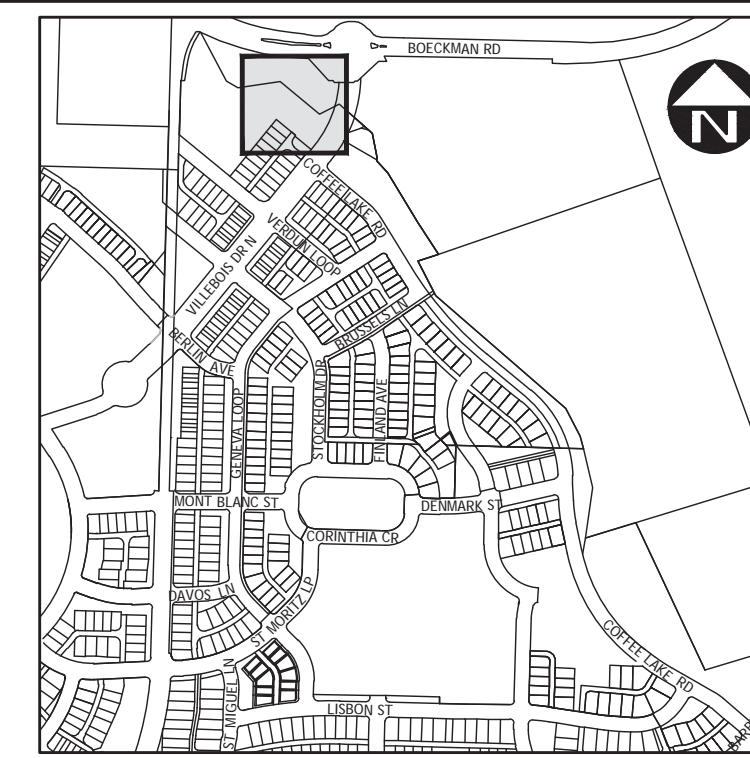


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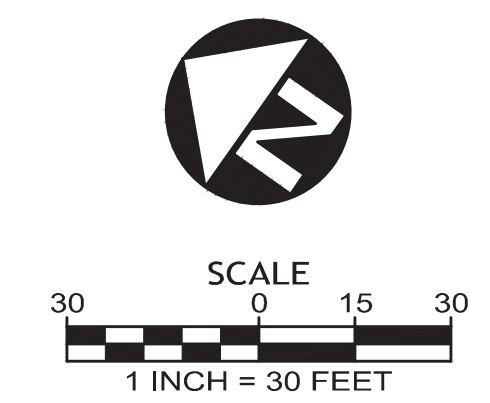
MATCH LINE SEE SHEET C3.2



KEY MAP

LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

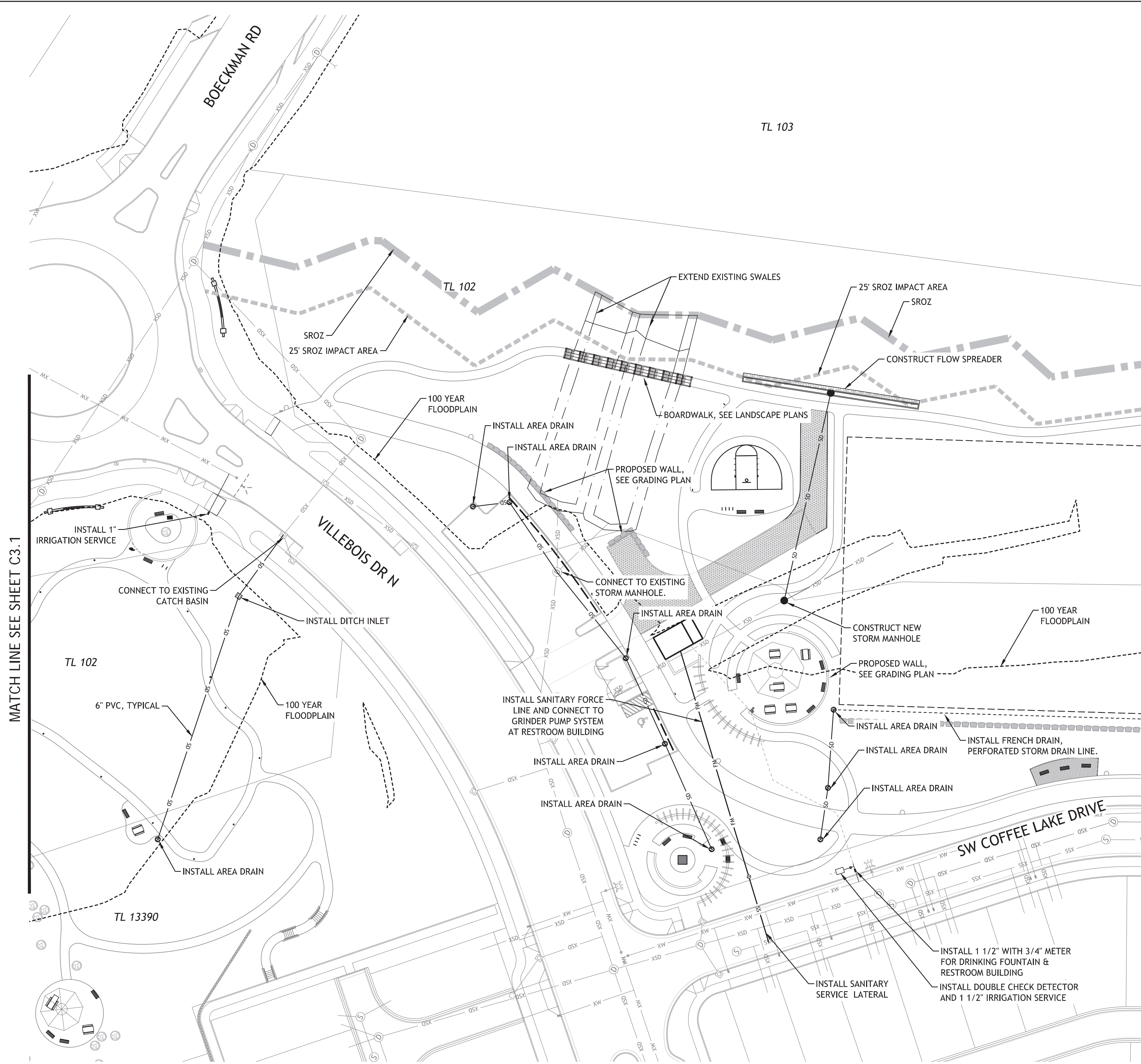
Final Development Plan
Regional Park 7 & 8

COMPOSITE UTILITY PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

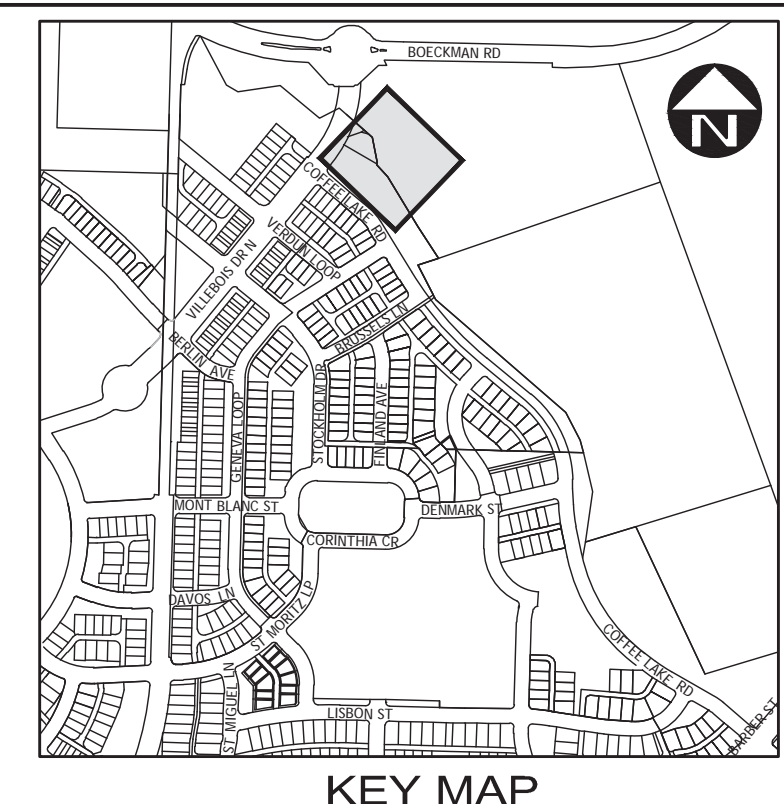
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MATCH LINE SEE SHEET C3.1

MATCH LINE SEE SHEET C3.3



KEY MAP

LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
●	PROPOSED SANITARY MANHOLE
○	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
○	EX SANITARY CLEANOUT
●	PROPOSED STORM MANHOLE
○	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
○	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
○	EX WATER METER
⊙	PROPOSED WATER VALVE
○	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
○	EX THRUST BLOCK



POLYGON WLH LLC

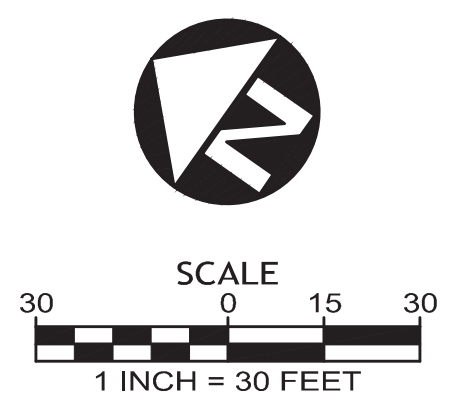


REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

COMPOSITE UTILITY PLAN

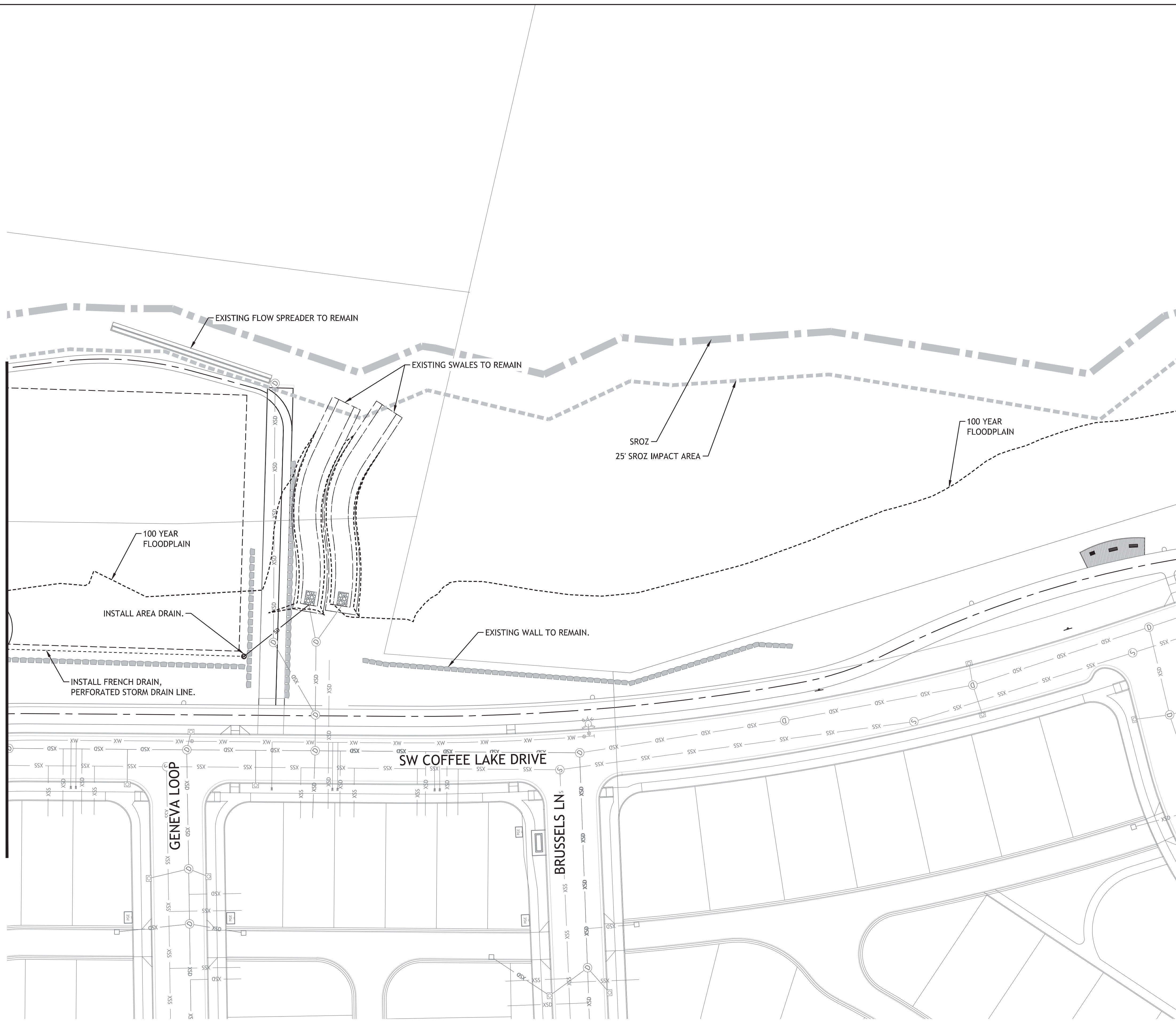
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1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	05/17/2017



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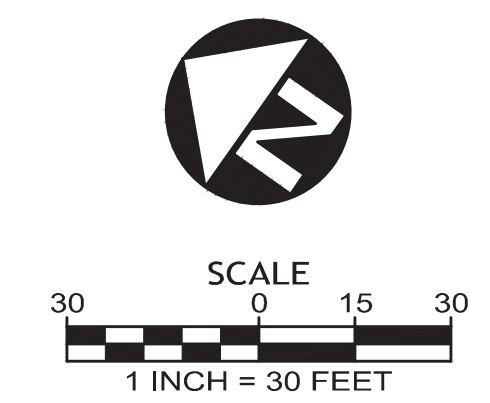
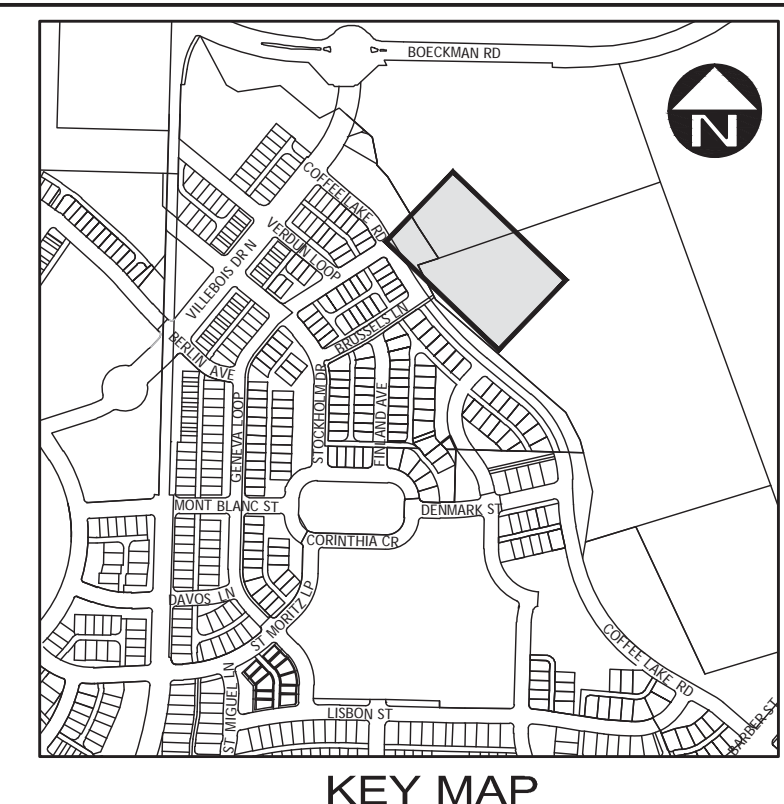
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MATCH LINE SEE SHEET C3.4

LEGEND

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- SD — PROPOSED STORM LINE
- XSD — EX STORM LINE
- ⊙ — PROPOSED SANITARY MANHOLE
- ⊙ — EX SANITARY MANHOLE
- — PROPOSED SANITARY CLEANOUT
- ⊙ — EX SANITARY CLEANOUT
- ⊙ — PROPOSED STORM MANHOLE
- ⊙ — EX STORM MANHOLE
- — PROPOSED CATCH BASIN
- — EX CATCH BASIN
- ⊙ — PROPOSED FIRE HYDRANT
- ⊙ — EX FIRE HYDRANT
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- ⊙ — PROPOSED WATER VALVE
- ⊙ — EX WATER VALVE
- ▲ — PROPOSED THRUST BLOCK
- ▲ — EX THRUST BLOCK



REVISIONS	
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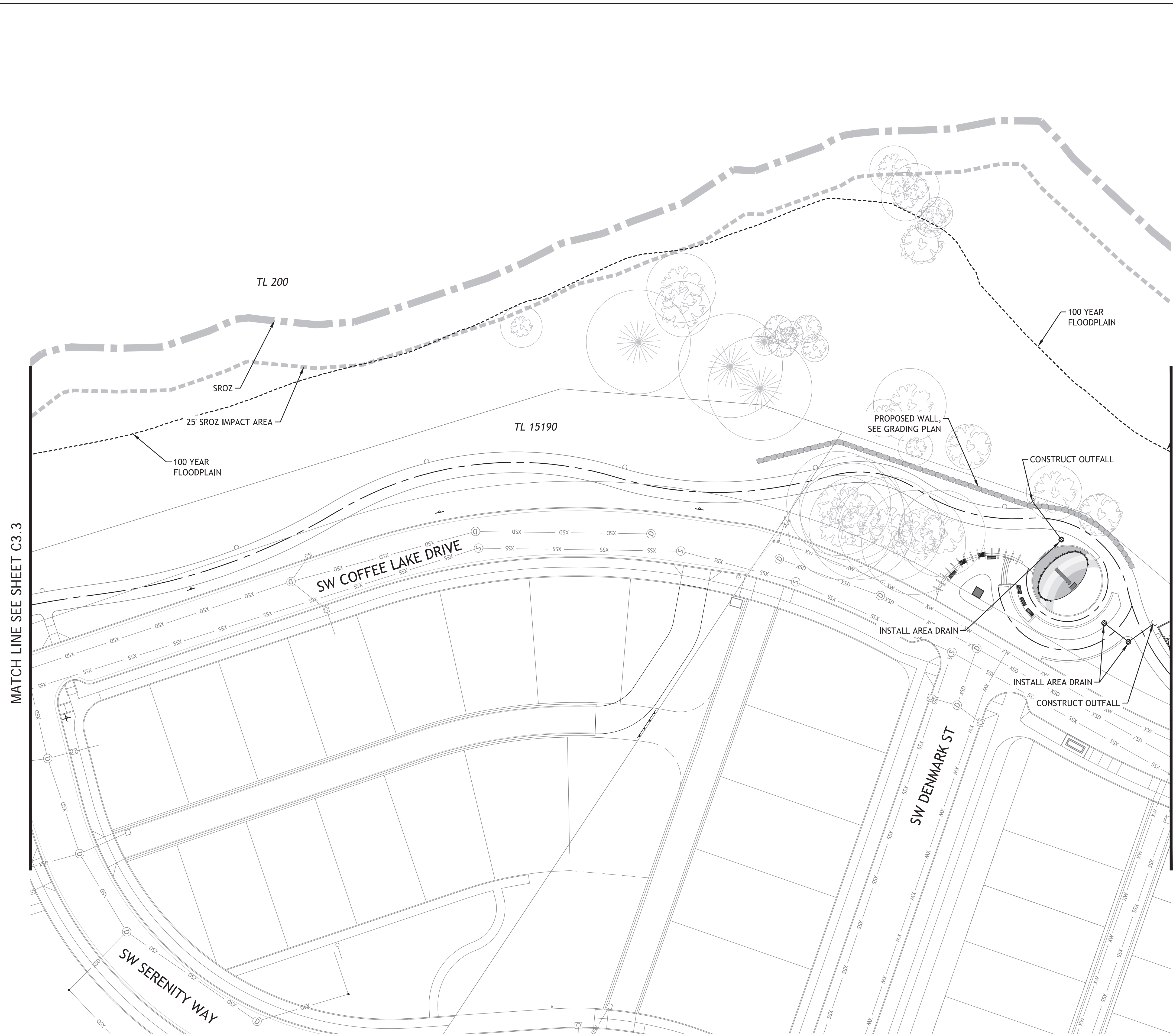
Final Development Plan
Regional Park 7 & 8

COMPOSITE UTILITY PLAN

PROJECT NUMBER: 395-018
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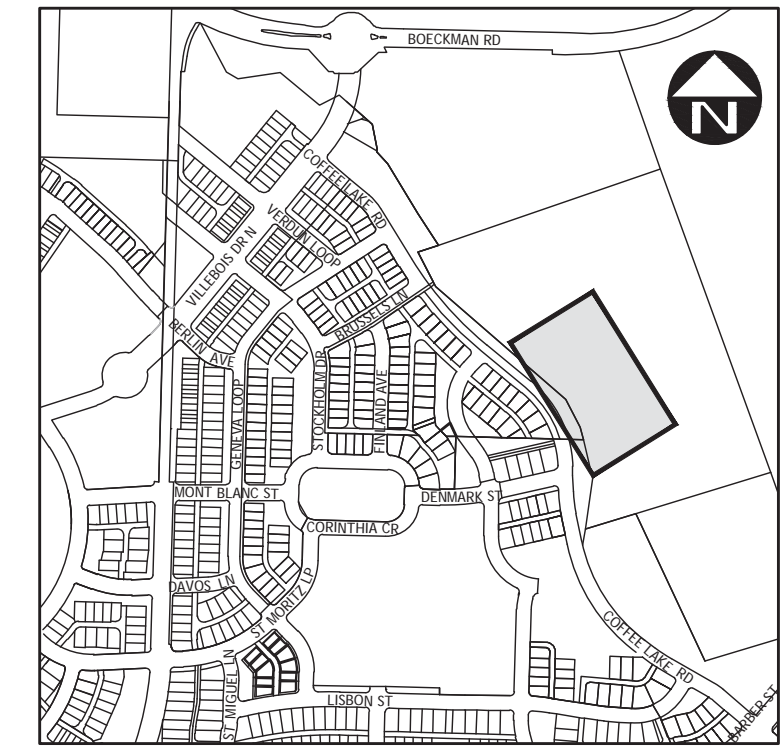
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MATCH LINE SEE SHEET C3.3

MATCH LINE SEE SHEET C3.5



KEY MAP

LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
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⊙	EX STORM MANHOLE
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□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
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⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
▲	PROPOSED THRUST BLOCK
▲	EX THRUST BLOCK



POLYGON WLH LLC

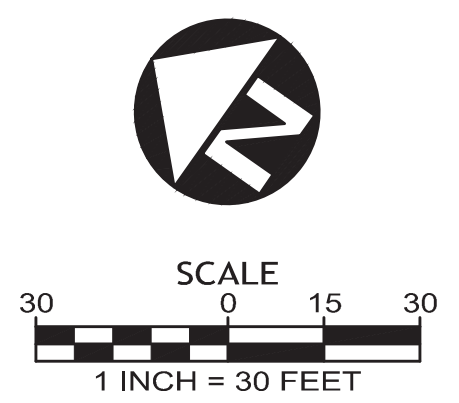


REVISIONS	
DATE	DESCRIPTION

Final Development Plan
Regional Park 7 & 8

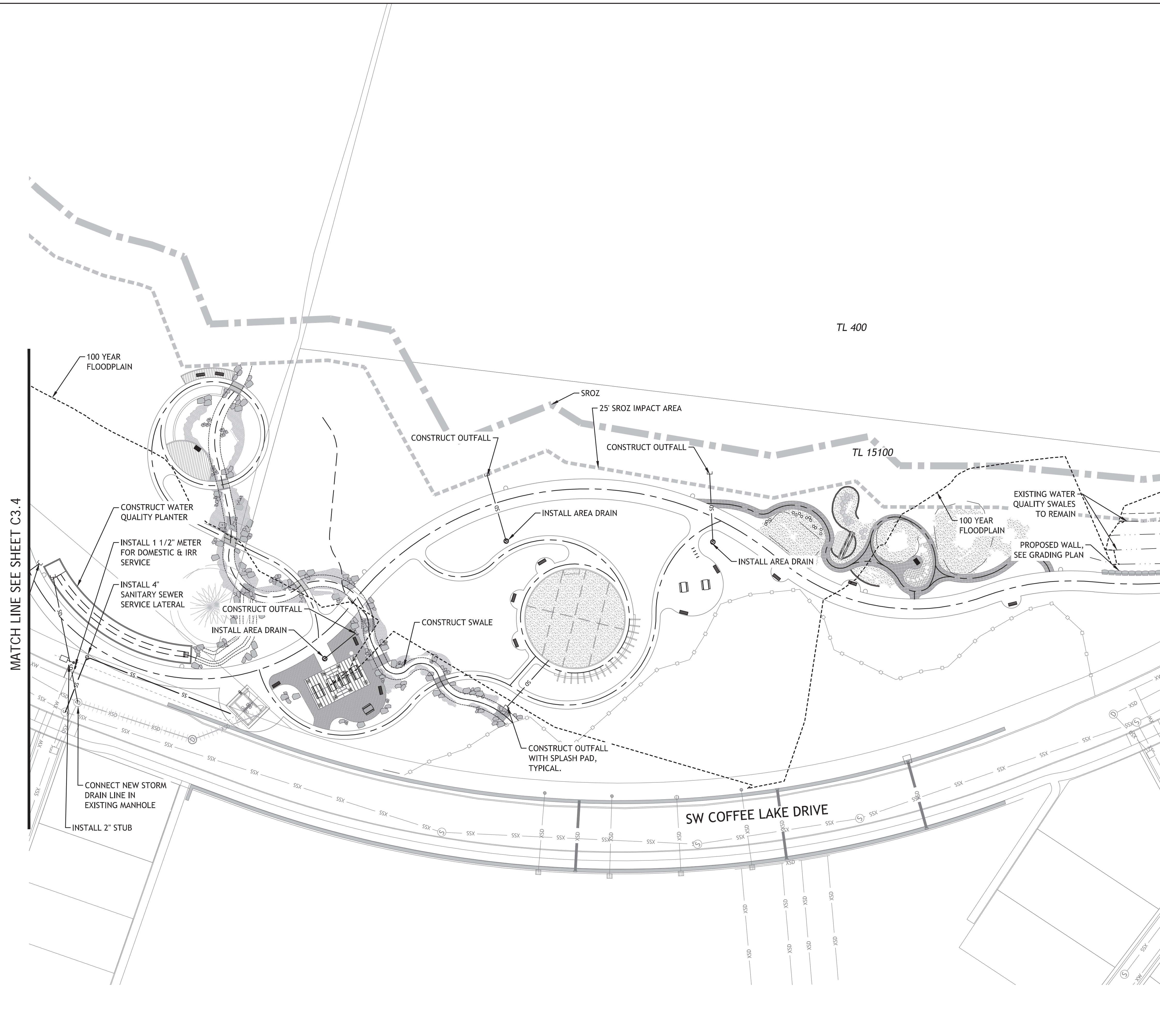
COMPOSITE UTILITY PLAN

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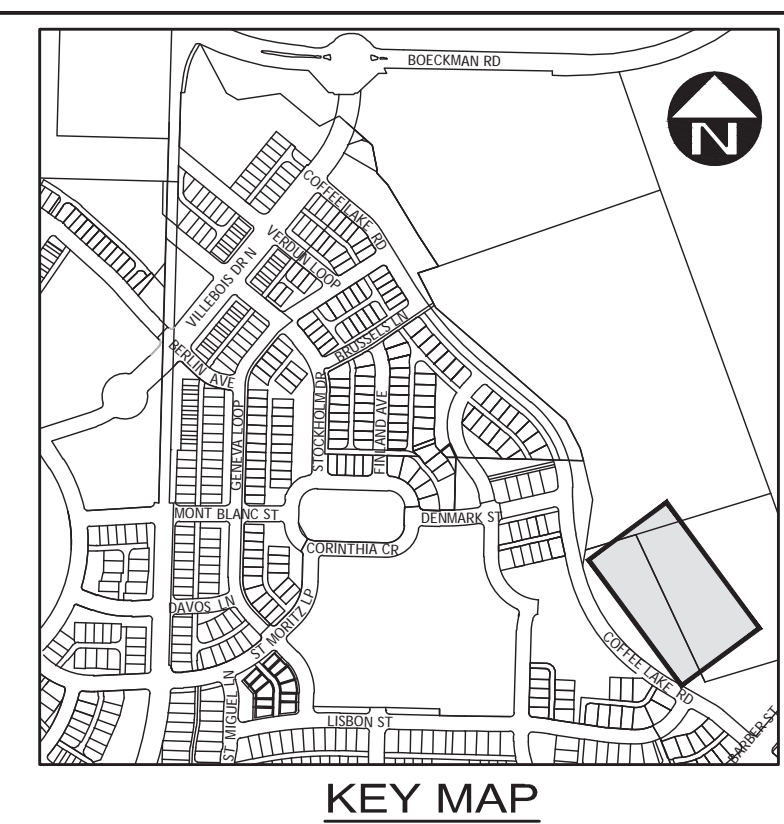
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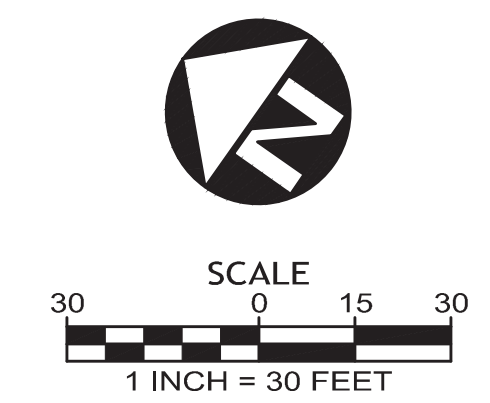
MATCH LINE SEE SHEET C3.4

MATCH LINE SEE SHEET C3.6



LEGEND

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- ⊙ — EX STORM MANHOLE
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- ⊙ — PROPOSED WATER METER
- ⊙ — EX WATER METER
- ⊙ — PROPOSED WATER VALVE
- ⊙ — EX WATER VALVE
- ▲ — PROPOSED THRUST BLOCK
- ▲ — EX THRUST BLOCK



POLYGON WLH LLC



REVISIONS	
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Final Development Plan
Regional Park 7 & 8

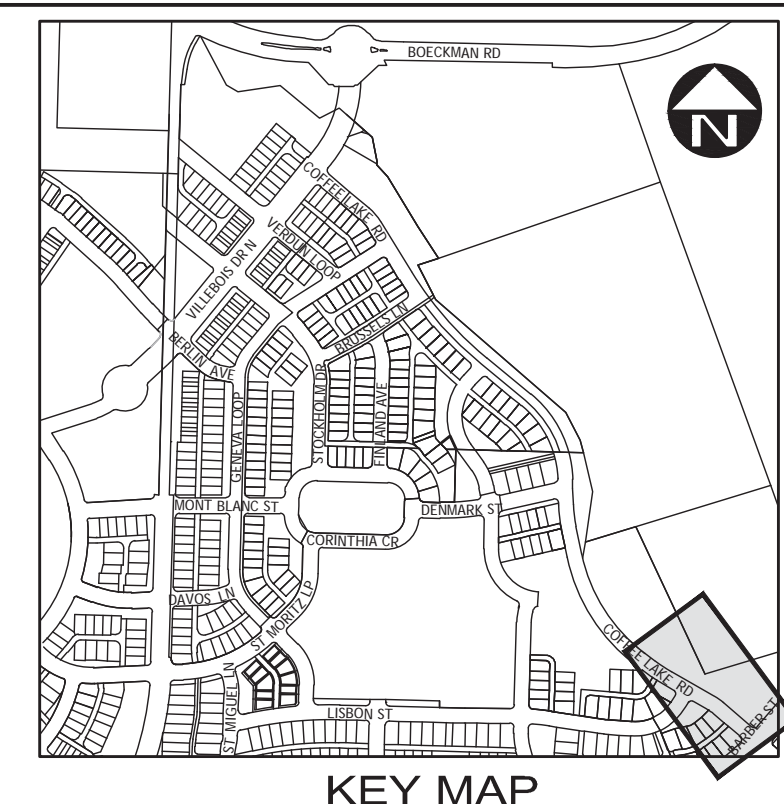
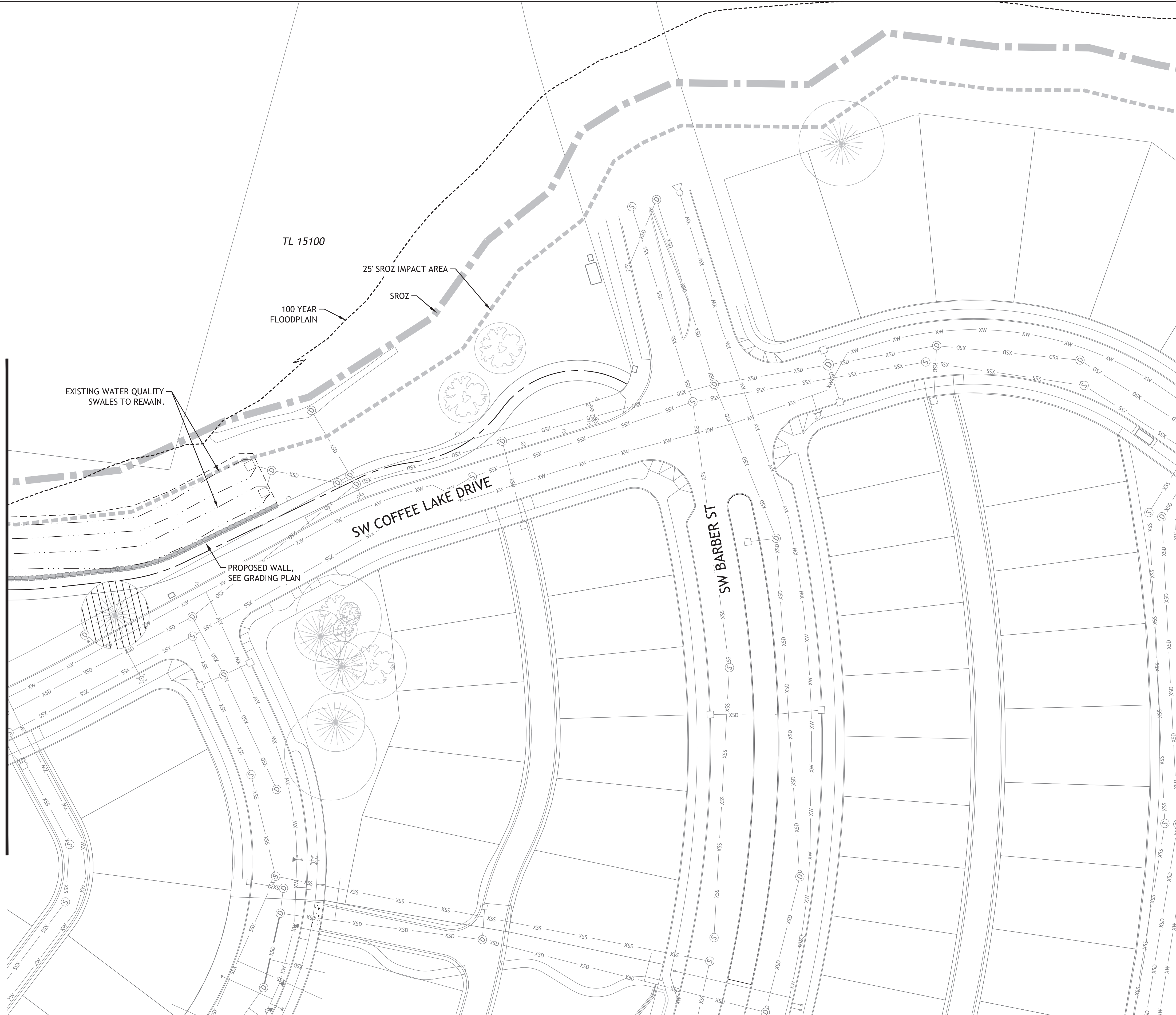
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2ND SUBMITTAL DATE 05/17/2017

C3.5

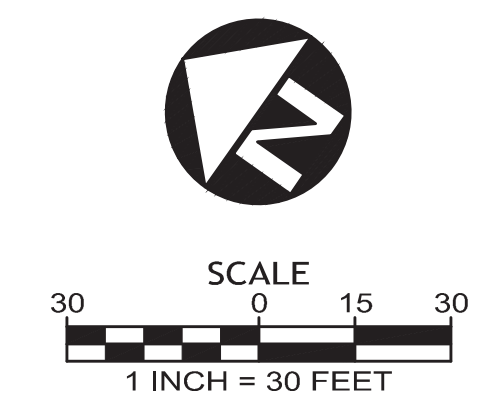
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MATCH LINE SEE SHEET C3.5



LEGEND

- SS — PROPOSED SANITARY SEWER
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- W — PROPOSED WATER LINE
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- ⊙ — PROPOSED WATER VALVE
- ⊙ — EX WATER VALVE
- ▲ — PROPOSED THRUST BLOCK
- ▲ — EX THRUST BLOCK



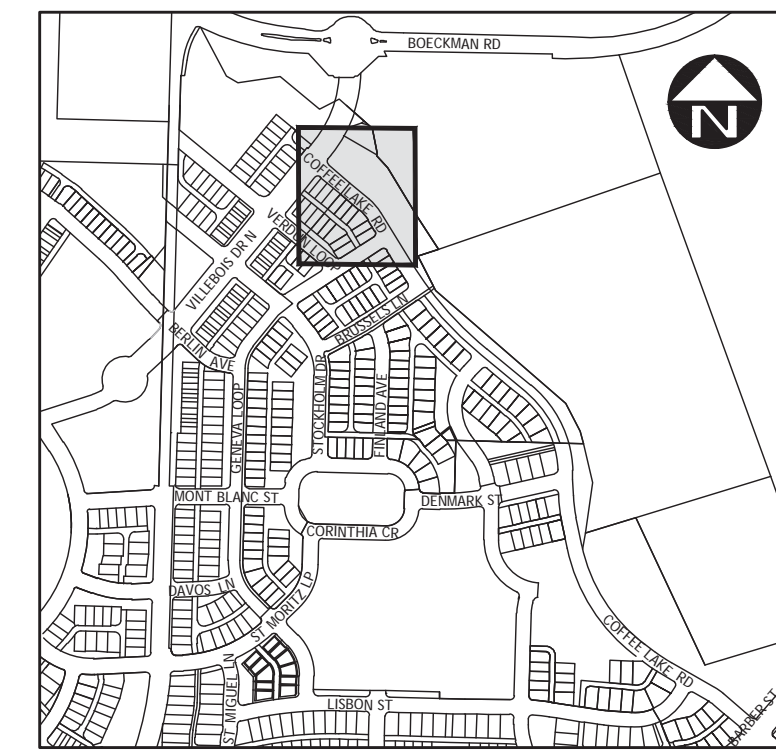
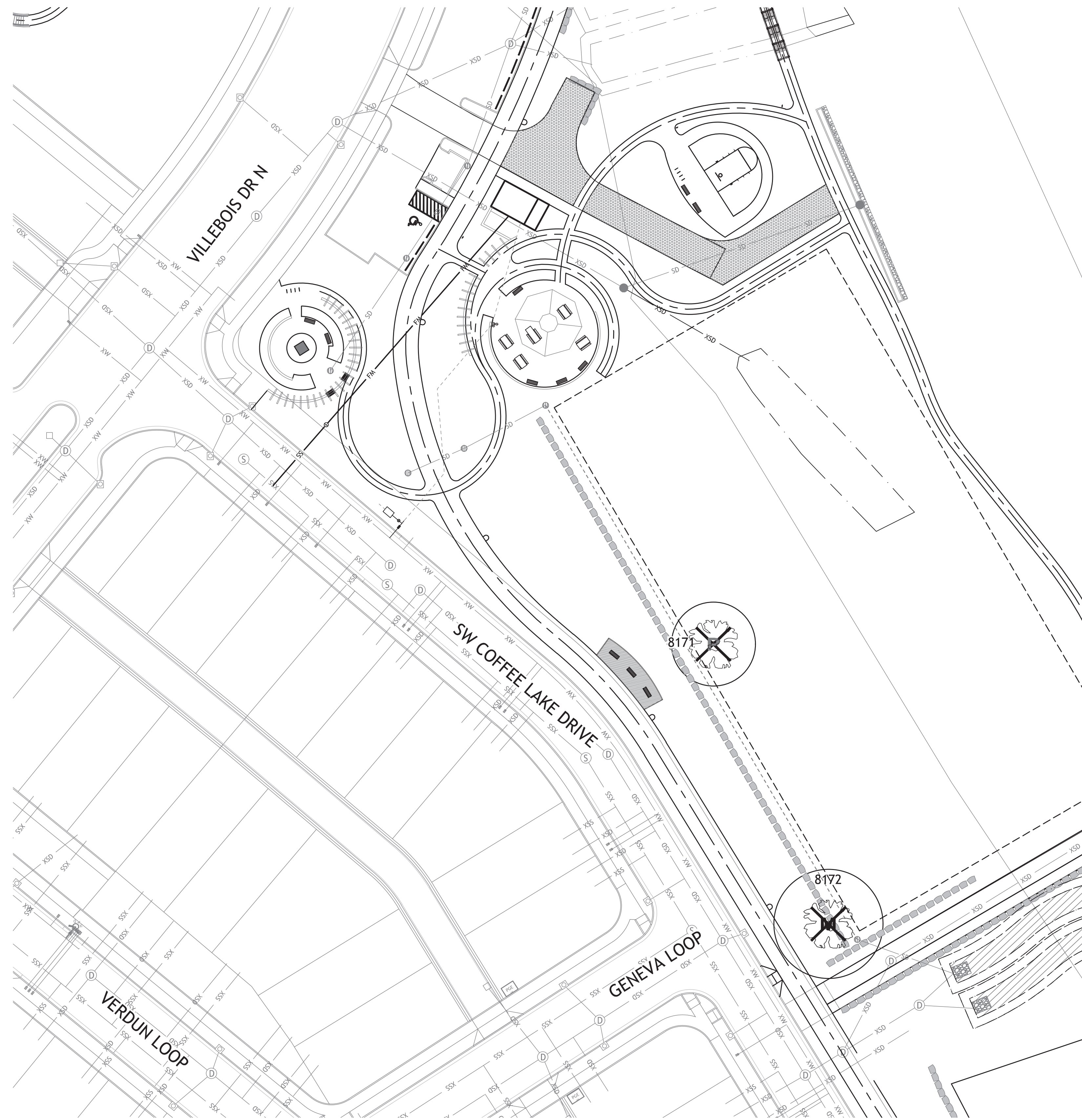
REVISIONS	
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Final Development Plan
Regional Park 7 & 8

COMPOSITE UTILITY PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C3.6



KEY MAP

LEGEND:

○	TREE PROTECTION FENCING
- - - 224	EXISTING 1-FT CONTOUR
- - - 230	EXISTING 5-FT CONTOUR
- - - 224	PROPOSED 1-FT CONTOUR
- - - 230	PROPOSED 5-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
○ (with dot)	EXISTING TREES TO REMAIN
○ (with cross-hatch)	EXISTING TREES LIKELY TO BE REMOVED
○ (with X)	EXISTING TREES TO BE REMOVED

NOTES

PROJECT ARBORIST TO MONITOR ALL WORK BENEATH DRIPLINE.

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN PHONE: 971-409-9354

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

- CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:
1. HEALTH
 2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
 3. COMPATIBILITY WITH DEVELOPMENT
 4. FORM / VISUAL INTEREST / MATURE SIZE

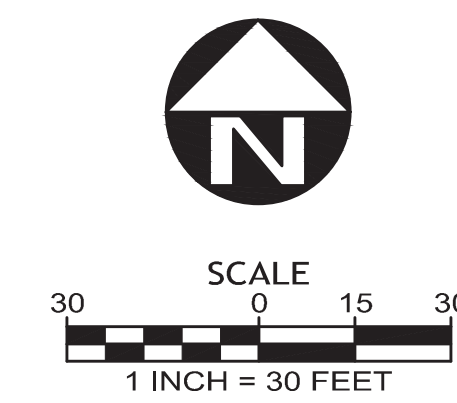
TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

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TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

- NOTES:
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REVISIONS	
DATE	DESCRIPTION

Final Development Plan

Regional Park 7 & 8

TREE PRESERVATION PLAN

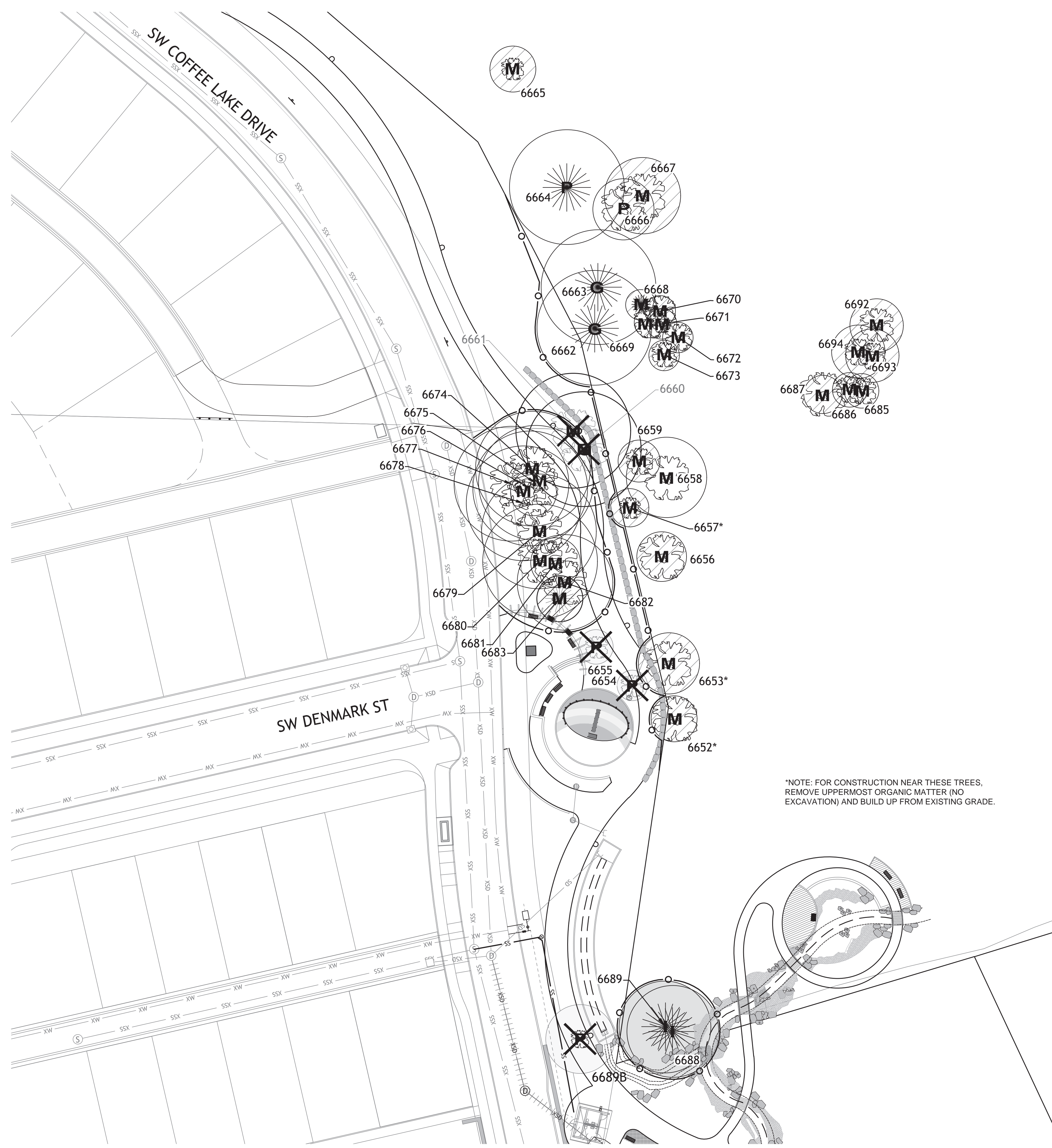
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1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

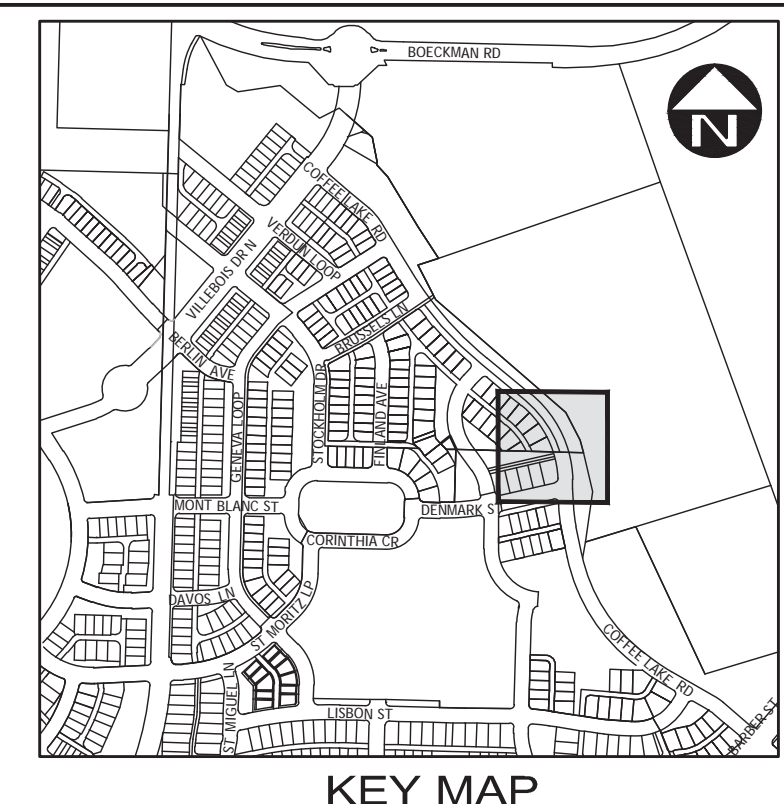
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*NOTE: FOR CONSTRUCTION NEAR THESE TREES, REMOVE UPPERMOST ORGANIC MATTER (NO EXCAVATION) AND BUILD UP FROM EXISTING GRADE.



LEGEND:

- TREE PROTECTION FENCING
- - - 224 EXISTING 1-FT CONTOUR
- - - 230 EXISTING 5-FT CONTOUR
- - - 224 PROPOSED 1-FT CONTOUR
- - - 230 PROPOSED 5-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- ⊗ EXISTING TREES LIKELY TO BE REMOVED
- ⊗ EXISTING TREES TO BE REMOVED

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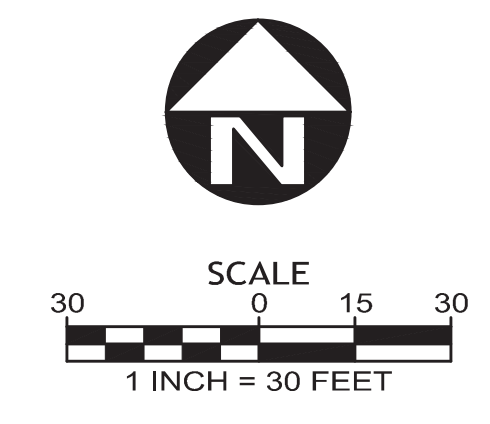
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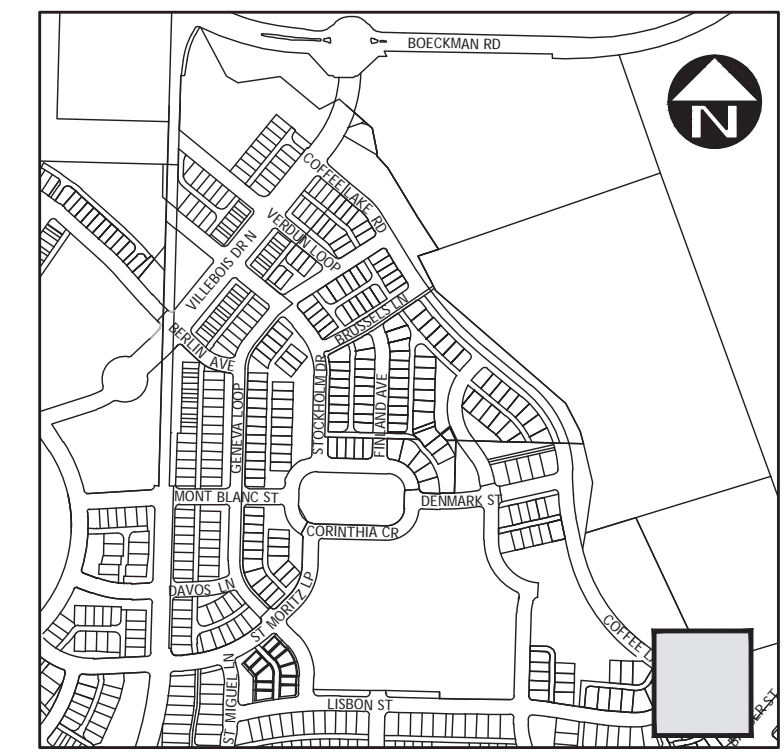
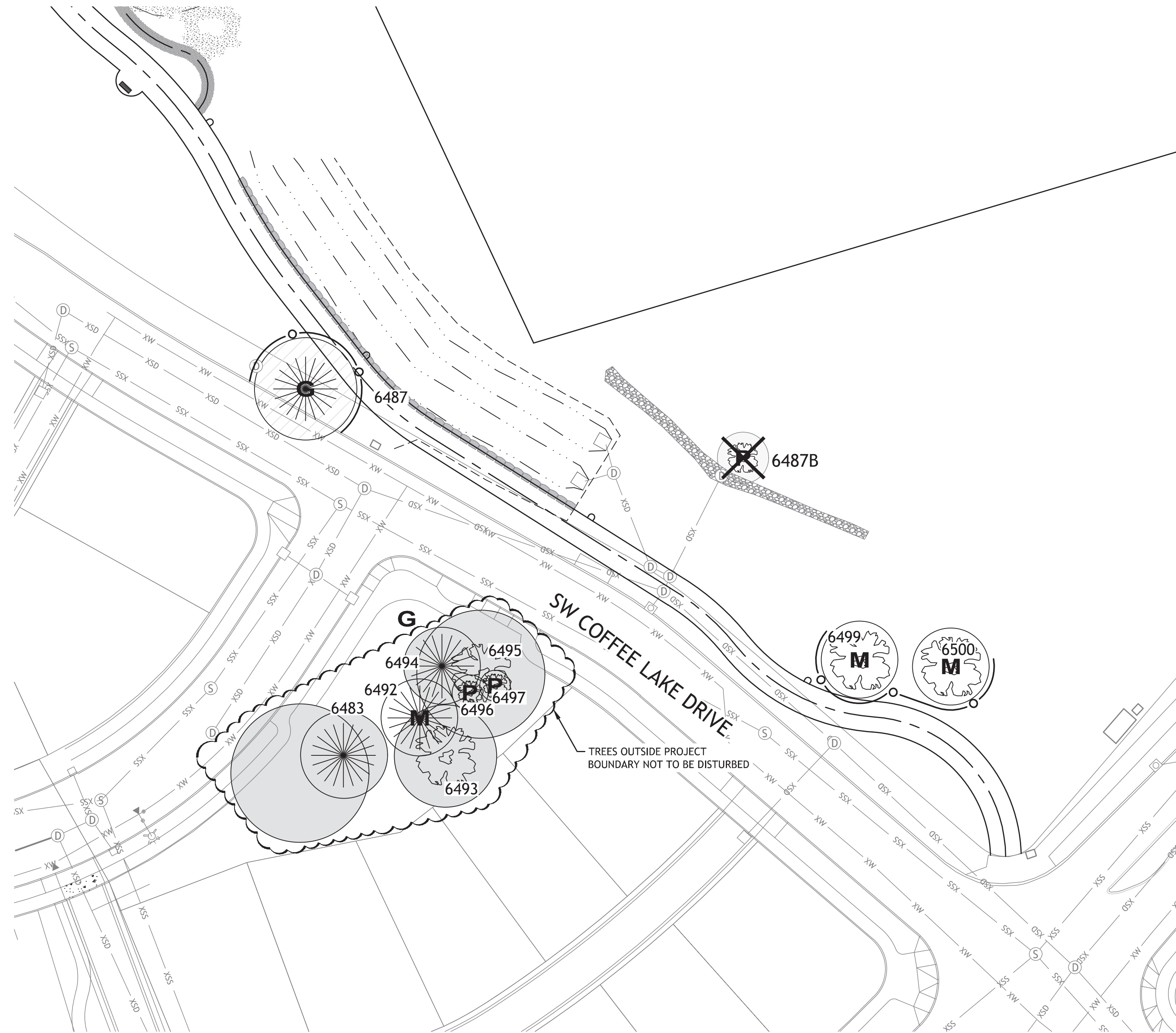
Final Development Plan
Regional Park 7 & 8

TREE PRESERVATION PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE 05/17/2017

C4.2

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KEY MAP

LEGEND:

- TREE PROTECTION FENCING
- - - 224 - - - EXISTING 1-FT CONTOUR
- - - 230 - - - EXISTING 5-FT CONTOUR
- 224 — PROPOSED 1-FT CONTOUR
- 230 — PROPOSED 5-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- ⊗ EXISTING TREES LIKELY TO BE REMOVED
- ⊗ EXISTING TREES TO BE REMOVED

NOTES

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- COMPATIBILITY WITH DEVELOPMENT
- FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

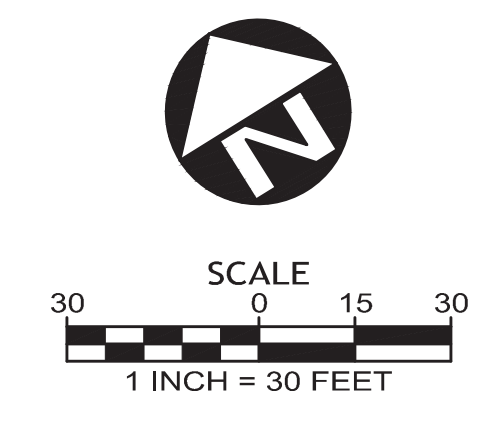
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Final Development Plan

Regional Park 7 & 8

TREE PRESERVATION PLAN

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C4.3



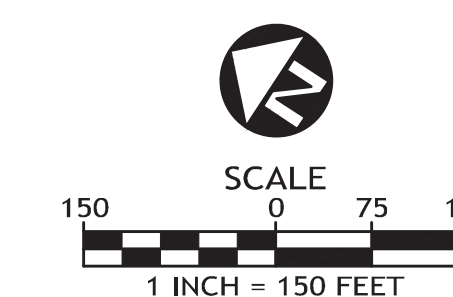
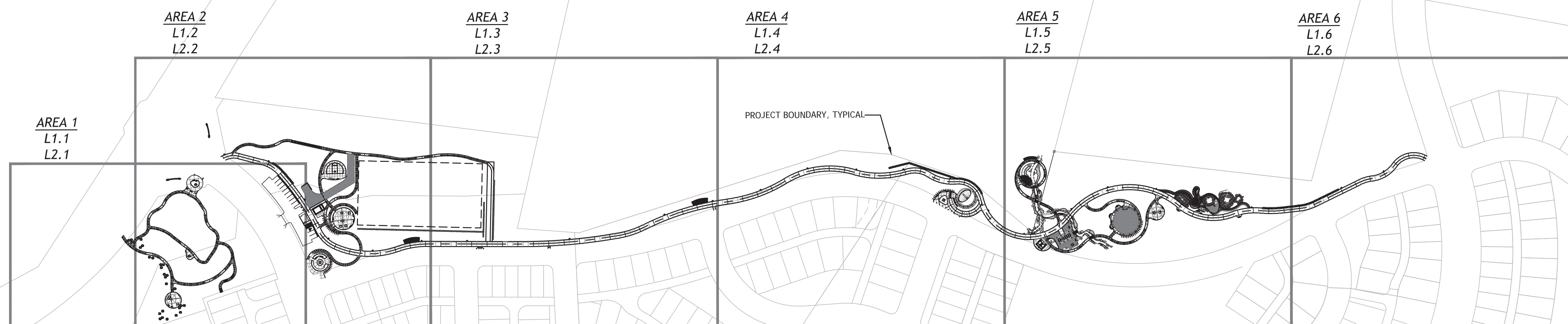
Villebois



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION



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ELEVATION DATUM: NAVD 88

Final Development
Plan
Regional
Park 7 & 8

KEY MAP
LANDSCAPE SHEET
INDEX

PROJECT NUMBER: 395-018

1ST SUBMITTAL DATE 03/06/2017

2ND SUBMITTAL DATE xx/xx/2017

L0.1

SCHEDULE OF DETAILS

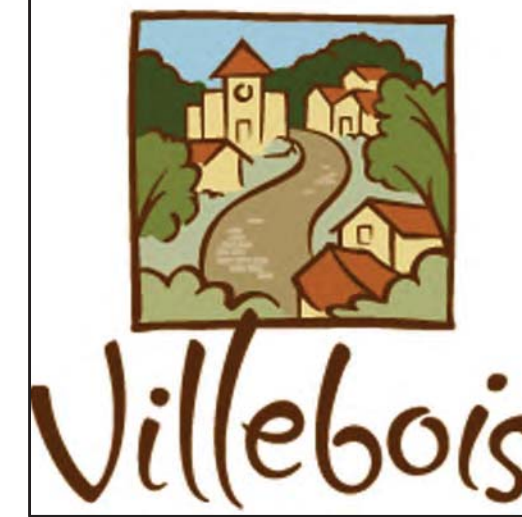
DETAIL	SYMBOL	DESCRIPTION	PLAN SHEET
1 L3.1		BENCH - TYP.	L1.1-L1.5
2 L3.1		BACKLESS BENCH	L1.1,L1.2,L1.5
3 L3.1		BIKE RACK	L1.2, L1.5
4 L3.1		PICNIC TABLE	L1.1, L1.2, L1.5
5 L3.1		TRASH RECEPTACLE	L1.1, L1.2, L1.5
6 L3.1		PET WASTE STATION	L1.2, L1.7
7 L3.1		URBAN BOLLARD	L1.2,L1.3,L1.6
9 L3.1		DARK SKY FRIENDLY PEDESTRIAN POLE LIGHT	L1.1 - L1.7
10 L3.1		JUG FILLER	L1.2, L1.5
1 L3.8		BAT HOUSE- QTY. (4) ATTACH TO NEST PLATFORM POLE AND RAPTOR PERCH POLES. PLACE 15 FEET ABOVE THE GROUND. PLACE PREDATOR GUARD BELOW HOUSES.	L1.1
1 L3.2		LOG PLACEMENT ON GROUND- DOWN WOODY DEBRIS (LOG) 14" TO 18" DIAMETER BY 20 TO 30 FEET LENGTH. REMOVE HAZARDOUS BRANCHES ANCHOR WITH EARTH ANCHORS	L1.1, L1.5
2 L3.2		BOARDWALK- WITH 2 X 6 AMERICAN PLASTIC LUMBER (APL) DECKING	L1.2
3,5 L3.5		BIRD NEST BOXES PLACE 8' ABOVE GROUND	L1.1
5,3 L3.8		RAPTOR PERCH POLE-CONIFER TREE TRUNK WITH A MIN. OF 3 NATURALLY OCCURRING SIDE BRANCHES. ENSURE THAT AT LEAST 30 FEET OF THE STEM IS ABOVE THE GROUND, AT LEAST 75 PERCENT OF THE BARK IS INTACT, AND PREDATOR GUARD ENCIRCLES THE STEM.	L1.1
4,2,3 L3.8		NEST PLATFORM- FLAT, 4' SQUARE CONSTRUCTED OF UNTREATED CEDAR BOARDS WITH A 3" TALL RIM WITH GAPS. NEAR TOP OF 30' HIGH POLE WHICH IS CAPABLE OF SUPPORTING 200 POUNDS OF ACCUMULATED NEST MATERIAL. PREP THE PLATFORM WITH ATTRACTANT STICKS TO SIMULATE OLD NEST MATERIAL.	L1.1
3 L3.2		SNAGS- WOODY DEBRIS, HEIGHT VARIES WITH A MIN. HEIGHT OF 6' ABOVE GROUND WITH A 4" MIN. DIAMETER, BRANCHES ARE DESIRED, KEEP TOP AND ANY SIDE BRANCH ENDS JAGGED	L1.1
4 L3.2		13 BIRD TYPES CAST AND INSERTED INTO THE CONCRETE ALONG THE PATH INTERPRETIVE SIGN TO IDENTIFY BIRD TYPES	L1.1
1 L3.3		WOOD SPLIT RAIL FENCE RUNNING ALONG EXISTING WETLAND EDGE WITH WETLAND KEEP OUT SIGNAGE	L1.5
2 L3.3		TOT AND YOUTH PLAYGROUND EQUIPMENT WITHIN 60' DIA. CIRCLE	L1.5
3 L3.3		TYPICAL INTERPRETATIVE SIGN	L1.1 - L1.5
4 L3.3		NATURE PLAY AREA- SAMPLE IMAGES	L1.5

SCHEDULE OF DETAILS

DETAIL	SYMBOL	DESCRIPTION	PLAN SHEET
5 L3.3		CREATIVE PLAY- SUN DIAL	L1.4
1,2 L3.4		CULTURED STONE VENEER AND TYPICAL SEAT WALL IMAGES	L1.1, L1.2, L1.4, L1.5
3 L3.4		VILLEBOIS INTERNAL SITE IDENTIFIER ENTRY MONUMENT C	L1.1, L1.2,
4 L3.4		ENGINEERED SOILS OPEN FIELD PLAY	L1.2, L1.3
6 L3.5		REGIONAL PARK 7 SHELTER BIRD GAZEBO SUPPLIED BY POLIGON	L1.1
6 L3.5		REGIONAL PARK 8 SHELTER SPORTS GAZEBO SUPPLIED BY POLIGON	L1.2
4 L3.5		REGIONAL PARK 8 COFFEE LAKE SHELTER SUPPLIED BY POLYIGON	L1.5
4 L3.5		REGIONAL PARK 8 COFFEE LAKE GAZEBO SUPPLIED BY POLIGON	L1.5
2 L3.5		RESTROOM DESIGN AND SUPPLY BY ROMTEC	L1.5
1,3 L3.6		DECKED OVERLOOK - WITH 2 X 6 AMERICAN PLASTIC LUMBER (APL) DECKING	L1.2, L1.3, L1.5
2 L3.6		INTERACTIVE DRY WET STREAM WITH BEACH LIKE EDGE, BOULDERS AND DOWN WOODY DEBRIS	L1.5
2 L3.7		FOOT BRIDGE - WITH 2 X 6 AMERICAN PLASTIC LUMBER (APL) DECKING	L1.5
1 L3.7		TRELLIS	L1.2, L1.4, L1.5
3 L3.7		EDUCATION DECK PERFORMANCE STAGE	L1.5
1 L3.5		14' X 24' MAINTENANCE BUILDING WITH 6' X 12' BLOCK TRASH ENCLOSURE & RESTROOM - DESIGN AND SUPPLY BY ROMTEC	L1.2
8 L3.1		GRASSCRETE	L1.2
5 L3.4		ROCKERY WALL	L1.2, L1.5, L1.6
6 L3.4		BLOCK RETAINING WALL	L1.3, L1.4
1 L3.9		NATURE PLAY CANYON ENTRY EXIT	L1.5

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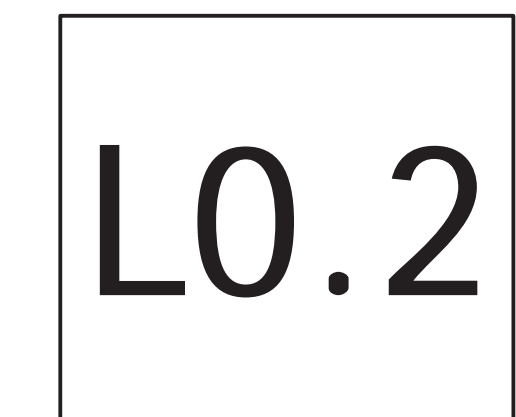


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DATE	DESCRIPTION

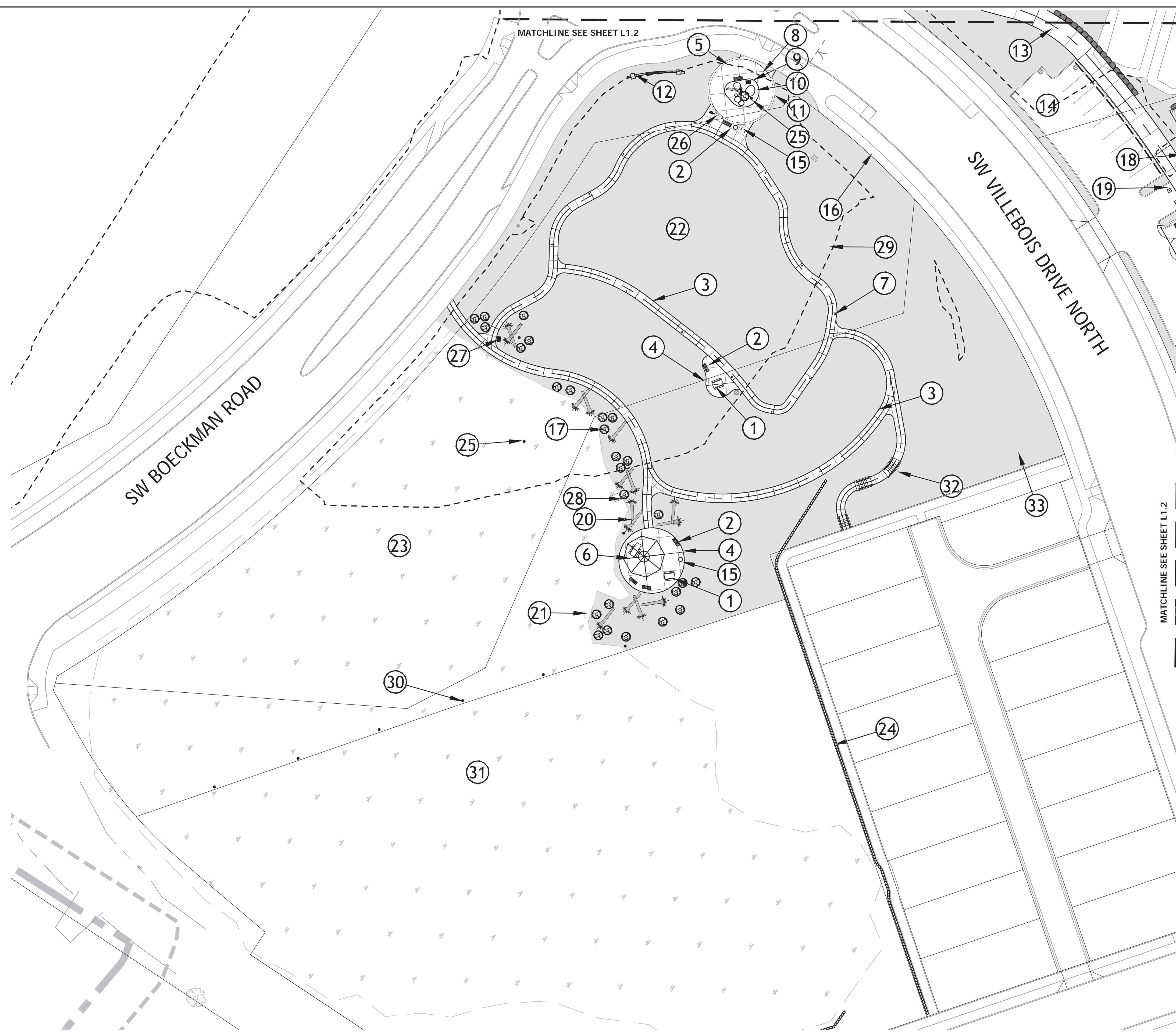
Final Development
Plan
Regional
Park 7 & 8

REGIONAL PARK
7&8
DETAIL SCHEDULE

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017



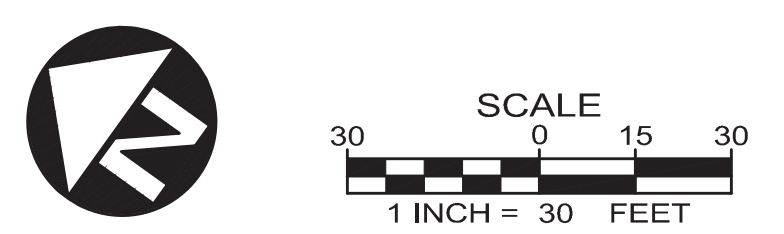
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- LEGEND**
REGIONAL PARK 7 **AREA 1**
- ① PICNIC TABLE
 - ② BENCH
 - ③ 5' WIDE CONCRETE PATH
 - ④ CONCRETE PAD
 - ⑤ BIKE RACK WITH 4 SPACES
 - ⑥ RP-7 SHELTER | BIRD
 - ⑦ CONCRETE INLAY - 13 BIRDS
 - ⑧ ENTRY PLAZA
 - ⑨ INTERPRETATIVE SIGN- ABOUT 13 BIRDS
 - ⑩ LANDSCAPE ISLAND INTERPRETATIVE | NATIVE
 - ⑪ CULTURED STONE SEATWALL
 - ⑫ VILLEBOIS PRIMARY GATEWAY MONUMENTATION "A"
 - ⑬ TONQUIN REGIONAL TRAIL - 12' CONCRETE
 - ⑭ PARKING
 - ⑮ TRASH RECEPTACLE
 - ⑯ SIDEWALK | CONCRETE WIDTH VARIES
 - ⑰ SNAG | MIN. HEIGHT 6' WITH EARTH ANCHORS
 - ⑱ PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY
 - ⑲ URBAN BOLLARD
 - ⑳ DOWN WOODY DEBRIS | 20-30' LONG WITH EARTH ANCHORS
 - ㉑ NEST PLATFORM | 30' HEIGHT 4' SQ. PLATFORM WITH BAT HOUSES AND PREDATOR GUARD OPEN LAWN PLAY
 - ㉒ EXISTING WETLAND TO REMAIN
 - ㉓ EXISTING WALL TO REMAIN
 - ㉔ BIRD HOUSE
 - ㉕ ENTRY | START INLAY METAL LETTERING "FIND THE 13 BIRDS"
 - ㉖ INTERPRETATIVE SIGN- ABOUT CREATED BIRD HABITAT
 - ㉗ RAPTOR PERCH POLE | 30' HEIGHT WITH BAT HOUSES AND PREDATOR GUARD
 - ㉘ FLOOD PLAIN LINE
 - ㉙ HOA TRACT LINE MARKED WITH SIGN POSTS. SWALLOW BOXES ATTACHED TO POTS
 - ㉚ HOMEOWNERS ASSOCIATION TRACT B
 - ㉛ 5' WIDE CONCRETE PATH WITH STAIRS
 - ㉜ LANDSCAPE SCREENING

1 REGIONAL PARK 7 LAYOUT PLAN (AREA 1)

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Regional Park 7 & 8

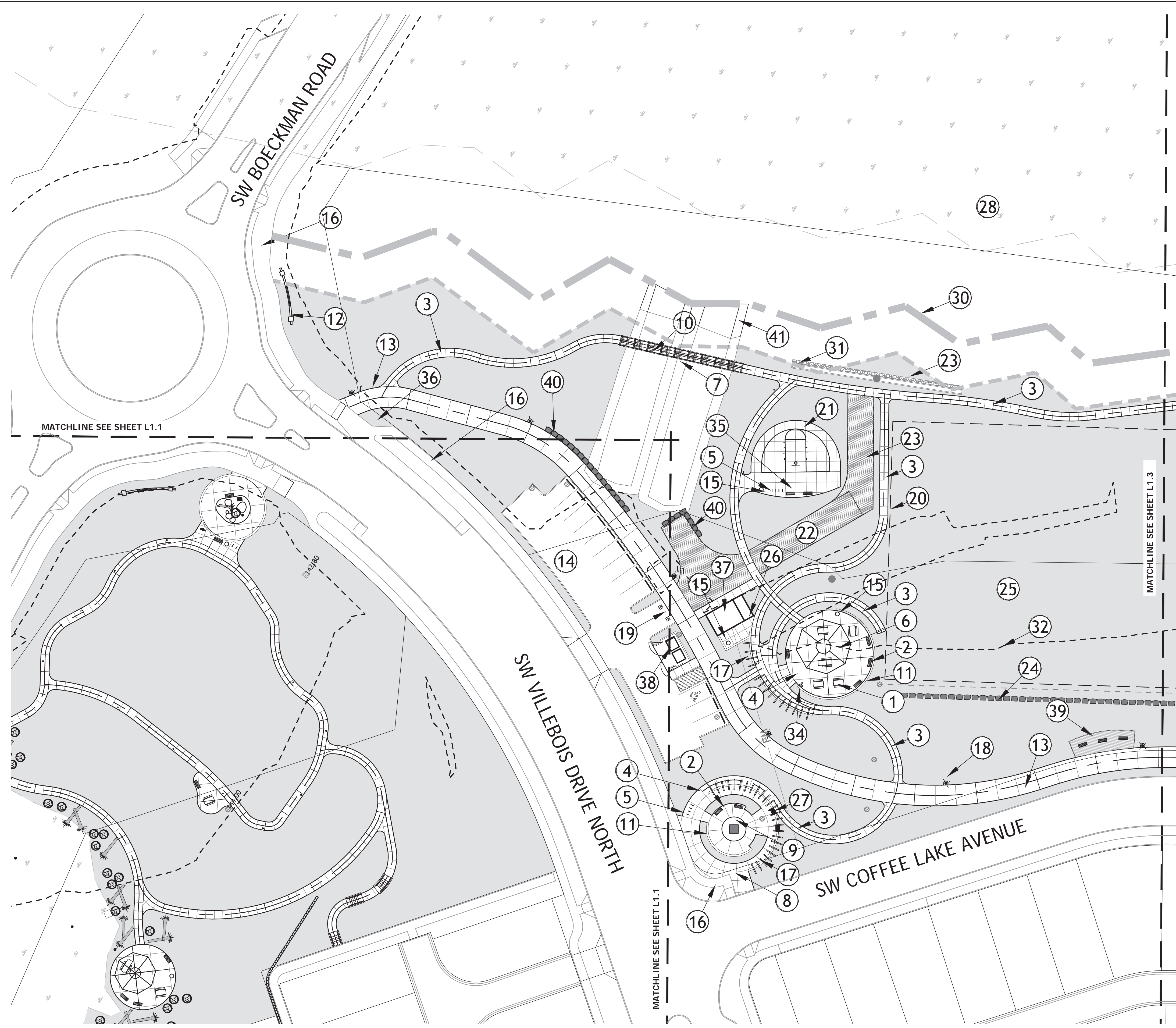
REGIONAL PARK 7 AREA 1 LAYOUT PLAN

PROJECT NUMBER: 395-018

1ST SUBMITTAL DATE 03/06/2017
 2ND SUBMITTAL DATE xx/xx/2017

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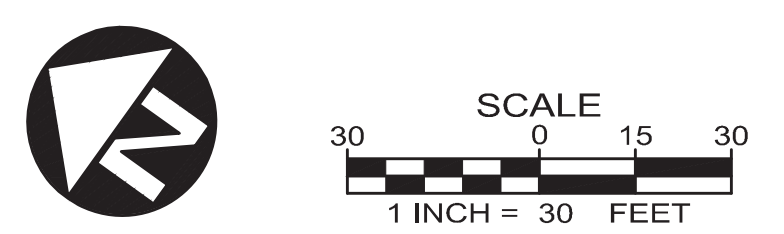
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- LEGEND**
REGIONAL PARK 8 **AREA 2**
- ① PICNIC TABLE
 - ② BENCH
 - ③ 5' WIDE CONCRETE PATH
 - ④ CONCRETE PAD
 - ⑤ BIKE RACK WITH 8 SPACES
 - ⑥ RP-8 SHELTER | SPORTS
 - ⑦ BOARDWALK
 - ⑧ ENTRY PLAZA
 - ⑨ FUTURE PLAZA ART- BY OTHERS WITH 5 X 5 STEEL PLATE
 - ⑩ EXISTING STORM WATER FACILITY TO REMAIN
 - ⑪ CULTURED STONE SEATWALL
 - ⑫ VILLEBOIS PRIMARY GATEWAY MONUMENTATION "A"
 - ⑬ TONQUIN REGIONAL TRAIL - 12' CONCRETE
 - ⑭ PARKING
 - ⑮ TRASH RECEPTACLE
 - ⑯ SIDEWALK | CONCRETE WIDTH VARIES
 - ⑰ TRELLIS WITH METAL POSTS
 - ⑱ PEDESTRIAN POLE LIGHT - DARK SKY FRIENDLY
 - ⑲ URBAN BOLLARD
 - ⑳ ENGINEERED SOIL FIELD LIMITS
 - ㉑ HALF BASKETBALL COURT
 - ㉒ ACCESS TO STORMWATER FACILITY TO REMAIN. ACCESS TO REPLACED WITH GRASSCRETE
 - ㉓ EXTENSION OF ACCESS TO RELOCATE STORMWATER FACILITY- GRASSCRETE
 - ㉔ CULTURED STONE SEATWALL
 - ㉕ OPEN FIELD PLAY - 150' x 288'
 - ㉖ SINGLE RESTROOM WITHIN MAINTENANCE BUILDING
 - ㉗ INTERPRETATIVE SIGN- ABOUT TEAM SPORTS
 - ㉘ EXISTING WETLAND TO REMAIN
 - ㉙ WETLAND BOUNDARY LIMITS
 - ㉚ SROZ
 - ㉛ 25' IMPACT AREA
 - ㉜ FLOOD PLAIN LINE
 - ㉝ RELOCATED STORM FACILITY
 - ㉞ DRINKING FOUNTAIN | JUG FILLER
 - ㉟ BACKLESS BENCH
 - ㊱ PET WASTE STATION
 - ㊲ 14' X 24' MAINTENANCE BUILDING WITH SINGLE RESTROOM
 - ㊳ 10' X 22' BLOCK DUMPSTER ENCLOSURE
 - ㊴ OVERLOOK WITH BENCHES
 - ㊵ ROCKERY WALL
 - ㊶ BOARDWALK MITIGATION

② REGIONAL PARK 8 LAYOUT PLAN (AREA 2)

ELEVATION DATUM: NAVD 88



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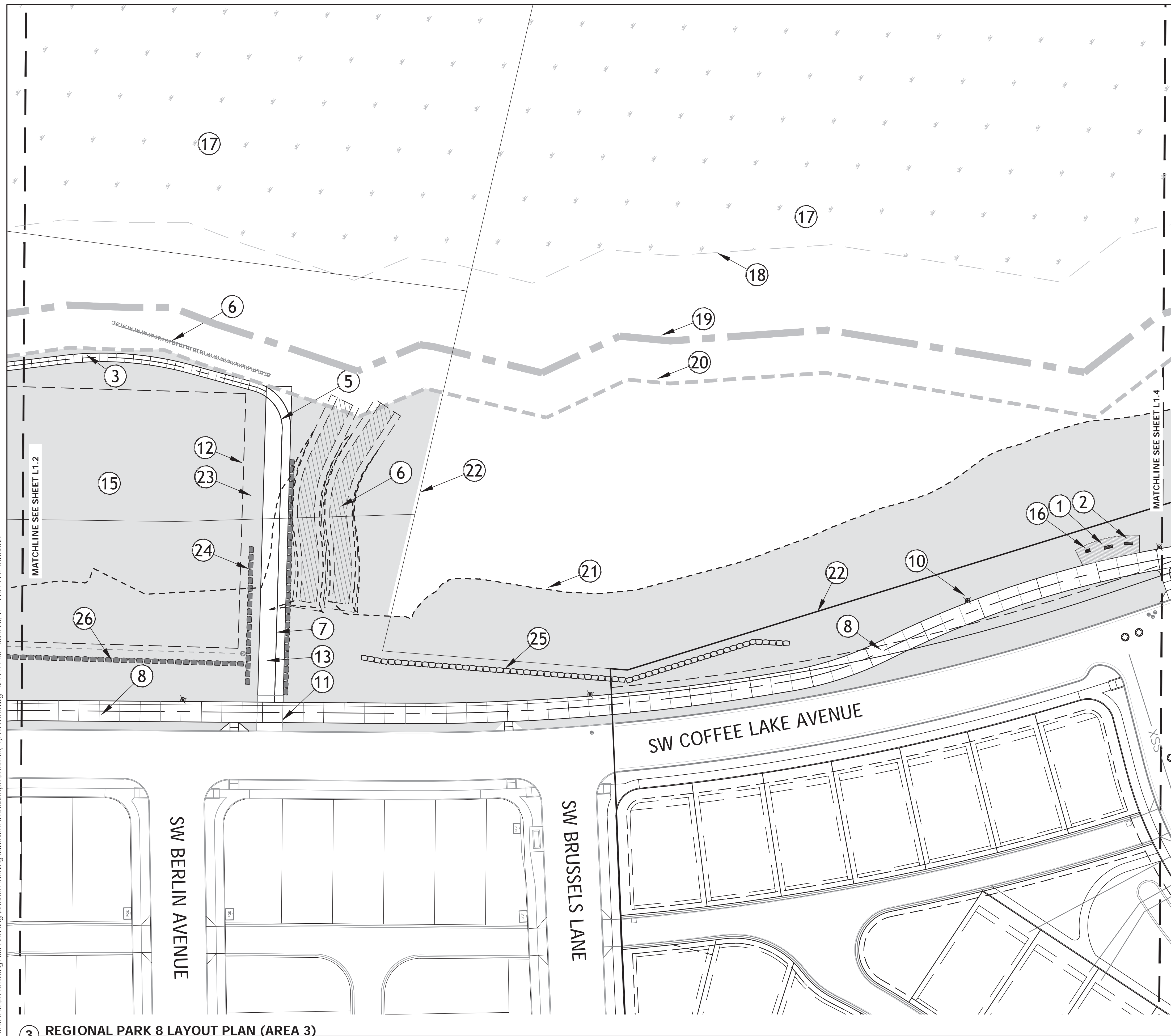
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REGIONAL PARK 8
 AREA 2
 LAYOUT PLAN

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L1.2

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LEGEND
REGIONAL PARK 8 AREA 3

- ① OVERLOOK
- ② BENCH
- ③ 5' WIDE CONCRETE PATH
- ④ STAIR
- ⑤ PEDESTRIAN PATH IN COMBINATION WITH STORMWATER ACCESS ROAD
- ⑥ EXISTING STORM WATER FACILITY TO REMAIN
- ⑦ PEDESTRIAN PATH STRIPPING- FOG LINE
- ⑧ TONQUIN REGIONAL TRAIL - 12' CONCRETE
- ⑨ SIDEWALK | CONCRETE WIDTH VARIES
- ⑩ PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY
- ⑪ MAINTENANCE ACCESS WITH FULL CURB AND THICKENED SIDEWALK
- ⑫ ENGINEERED SOIL FIELD LIMITS
- ⑬ ACCESS TO STORMWATER FACILITY TO REMAIN- ASPHALT
- ⑭ SEE TREE REMOVAL PLAN
- ⑮ OPEN FIELD PLAY
- ⑯ INTERPRETATIVE SIGN- ABOUT METRO PROPERTY
- ⑰ EXISTING WETLAND TO REMAIN
- ⑱ WETLAND BOUNDARY LIMITS
- ⑲ SROZ
- ⑳ 25' IMPACT AREA
- ㉑ FLOOD PLAIN LINE
- ㉒ METRO PROPERTY LINE
- ㉓ HEDGE ROW
- ㉔ BLOCK RETAINING WALL
- ㉕ EXISTING BLOCK RETAINING WALL TO REMAIN
- ㉖ CULTURED STONE SEATWALL



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Regional Park 7 & 8

REGIONAL PARK 8 AREA 3 LAYOUT PLAN

PROJECT NUMBER: 395-018
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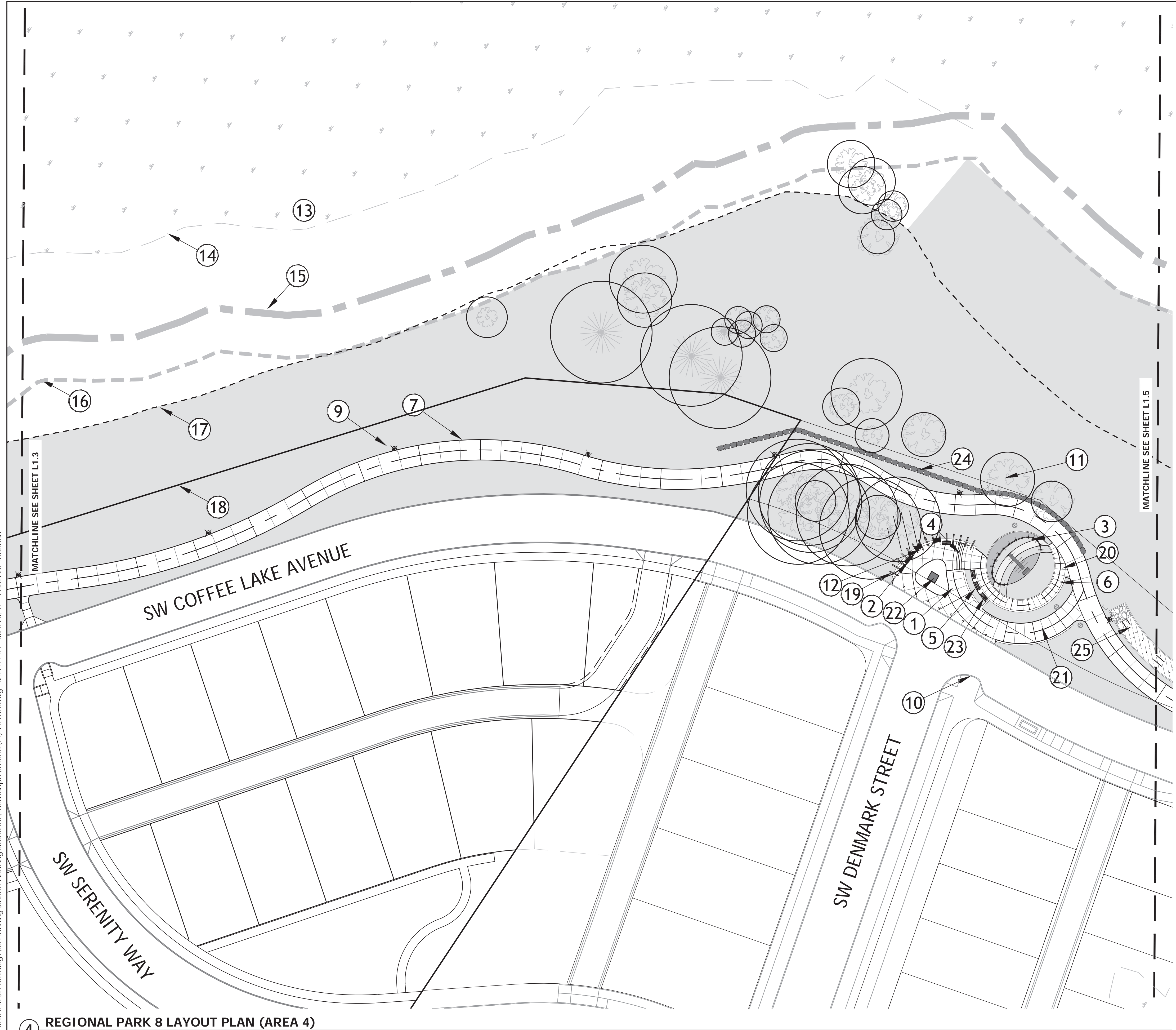
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③ REGIONAL PARK 8 LAYOUT PLAN (AREA 3)

ELEVATION DATUM: NAVD 88



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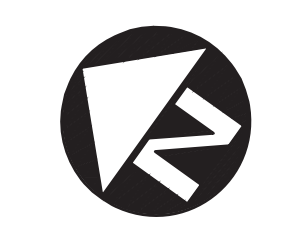
- LEGEND**
REGIONAL PARK 8 **AREA 4**
- ① ENTRY PLAZA
 - ② BENCH
 - ③ SUN DIAL- CREATIVE PLAY
 - ④ STAIR
 - ⑤ PLANTED AREA-TREES
 - ⑥ CULTURED WALL SEATWALL | RETAINING WALL
 - ⑦ TONQUIN REGIONAL TRAIL - 12' CONCRETE
 - ⑧ SIDEWALK | CONCRETE WIDTH VARIES
 - ⑨ PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY
 - ⑩ CROSSWALK
 - ⑪ EXISTING TREE TO REMAIN
 - ⑫ INTERPRETATIVE SIGN- ABOUT HABITAT - TREES
 - ⑬ EXISTING WETLAND TO REMAIN
 - ⑭ WETLAND BOUNDARY LIMITS
 - ⑮ SROZ
 - ⑯ 25' IMPACT AREA
 - ⑰ FLOOD PLAIN LINE
 - ⑱ METRO PROPERTY LINE
 - ⑲ TRELLIS
 - ⑳ PLAZA SIDEWALK
 - ㉑ RAMP DOWN TO TRAIL
 - ㉒ FUTURE PLAZA ART- BY OTHERS WITH 5 X 5 STEEL PLATE
 - ㉓ BACKLESS BENCH
 - ㉔ BLOCK RETAINING WALL
 - ㉕ WATER QUALITY SWALE

MATCHLINE SEE SHEET L1.5

MATCHLINE SEE SHEET L1.3

④ REGIONAL PARK 8 LAYOUT PLAN (AREA 4)

ELEVATION DATUM: NAVD 88



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 1 INCH = 30 FEET



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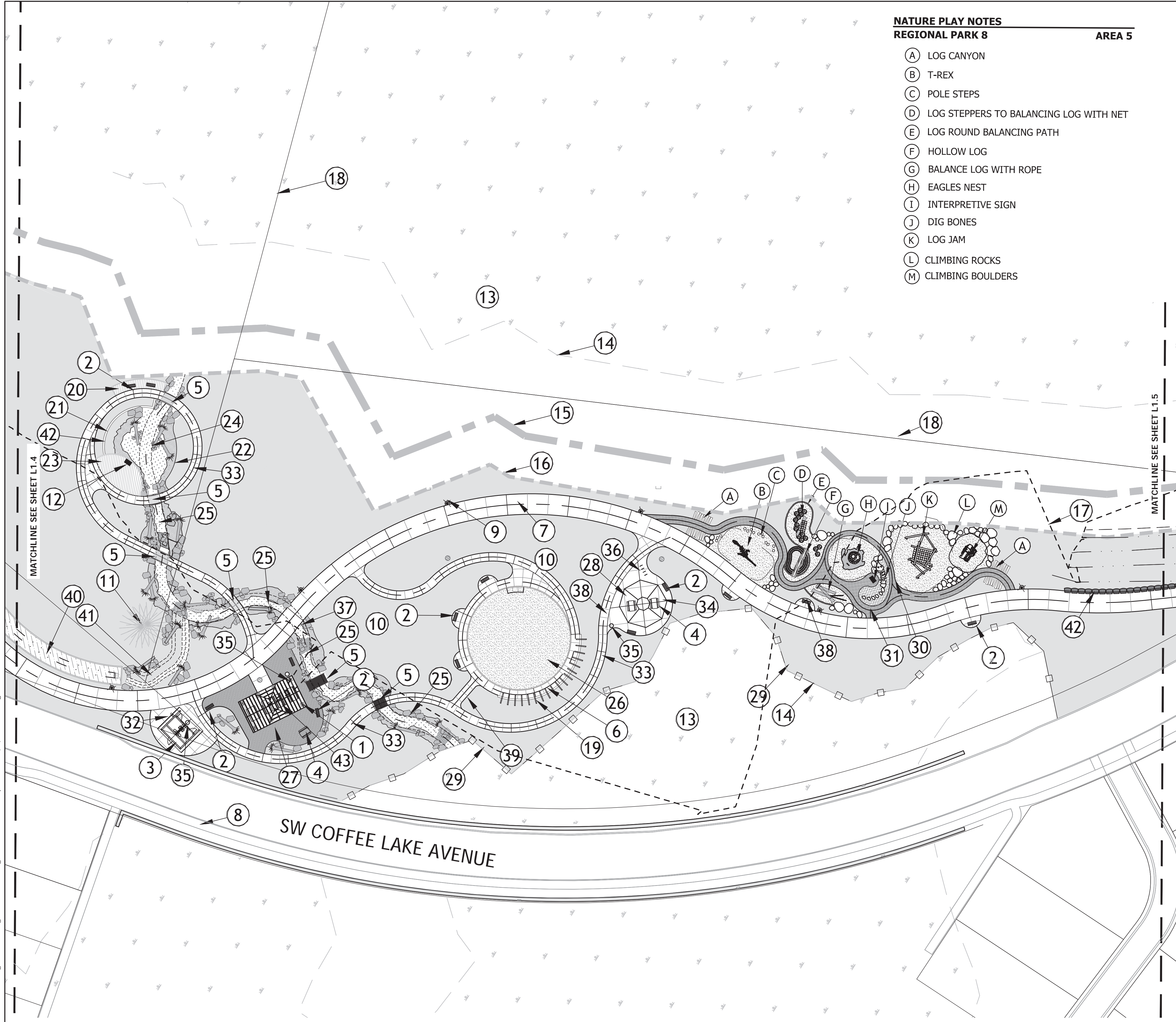
Regional Park 7 & 8

REGIONAL PARK 8
 AREA 4
 LAYOUT PLAN

PROJECT NUMBER: 395-018

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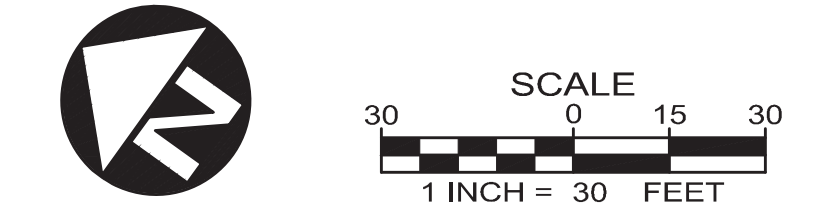
5 REGIONAL PARK 8 LAYOUT PLAN (AREA 5)

ELEVATION DATUM: NAVD 88

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- NATURE PLAY NOTES**
- | REGIONAL PARK 8 | AREA 5 |
|--|--------|
| (A) LOG CANYON | |
| (B) T-REX | |
| (C) POLE STEPS | |
| (D) LOG STEPPERS TO BALANCING LOG WITH NET | |
| (E) LOG ROUND BALANCING PATH | |
| (F) HOLLOW LOG | |
| (G) BALANCE LOG WITH ROPE | |
| (H) EAGLES NEST | |
| (I) INTERPRETIVE SIGN | |
| (J) DIG BONES | |
| (K) LOG JAM | |
| (L) CLIMBING ROCKS | |
| (M) CLIMBING BOULDERS | |

- LEGEND**
- | REGIONAL PARK 8 | AREA 5 |
|---|--------|
| (1) COFFEE CREEK SHELTER WITH PICNIC TABLES | |
| (2) BENCH | |
| (3) RESTROOM | |
| (4) PICNIC TABLE | |
| (5) BRIDGE | |
| (6) CULTURED WALL SEATWALL RETAINING WALL | |
| (7) TONQUIN REGIONAL TRAIL - 12' CONCRETE | |
| (8) SIDEWALK CONCRETE WIDTH VARIES | |
| (9) PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY | |
| (10) OPEN LAWN PLAY | |
| (11) EXISTING TREE TO REMAIN | |
| (12) INTERPRETATIVE SIGN- ABOUT HABITAT - WETLAND- EDUCATION | |
| (13) EXISTING WETLAND TO REMAIN | |
| (14) WETLAND BOUNDARY LIMITS | |
| (15) SROZ | |
| (16) 25' IMPACT AREA | |
| (17) FLOOD PLAIN LINE | |
| (18) METRO PROPERTY LINE | |
| (19) TRELIS | |
| (20) WETLAND OVERLOOK | |
| (21) SEATWALL | |
| (22) SLOPED LAWN FOR SEATING | |
| (23) EDUCATION DECK / PEDESTRIAN STAGE | |
| (24) LANDSCAPE ISLAND STREAM INTERPRETATIVE EDUCATION | |
| (25) INTERACTIVE DRY WET STREAM BED WITH BEACH LIKE EDGE. STREAM WITH BOULDERS AND WOODY DEBRIS CONNECTING WETLANDS | |
| (26) TOT AND YOUTH PLAY AREA WOODCHIP SURFACE AND PLAY EQUIPMENT | |
| (27) SHELTER PAD- CONCRETE PLAZA - DECOMPOSED GRANITE | |
| (28) GAZEBO | |
| (29) SPLIT RAIL FENCE AT WETLAND EDGE | |
| (30) STREAM BED NATURE PLAY SEE NATURE PLAY NOTES | |
| (31) GRAVEL NATURE PLAY PATHS WITH BARK MULCH PLAY SURFACE | |
| (32) DRINKING FOUNTAIN WITH JUG FILLER | |
| (33) 5' WIDE CONCRETE PATH | |
| (34) CONCRETE PLAZA UNDER GAZEBO | |
| (35) TRASH RECEPTACLE | |
| (36) BIKE RACK | |
| (37) CULVERT- RATED FOR VECHICLE LOAD | |
| (38) BACKLESS BENCH | |
| (39) STAIR | |
| (40) WATER QUALITY SWALE | |
| (41) PLANTED SWALE | |
| (42) ROCKERY WALL | |
| (43) PICNIC TABLES 3 WITH 1 ADA TABLE | |



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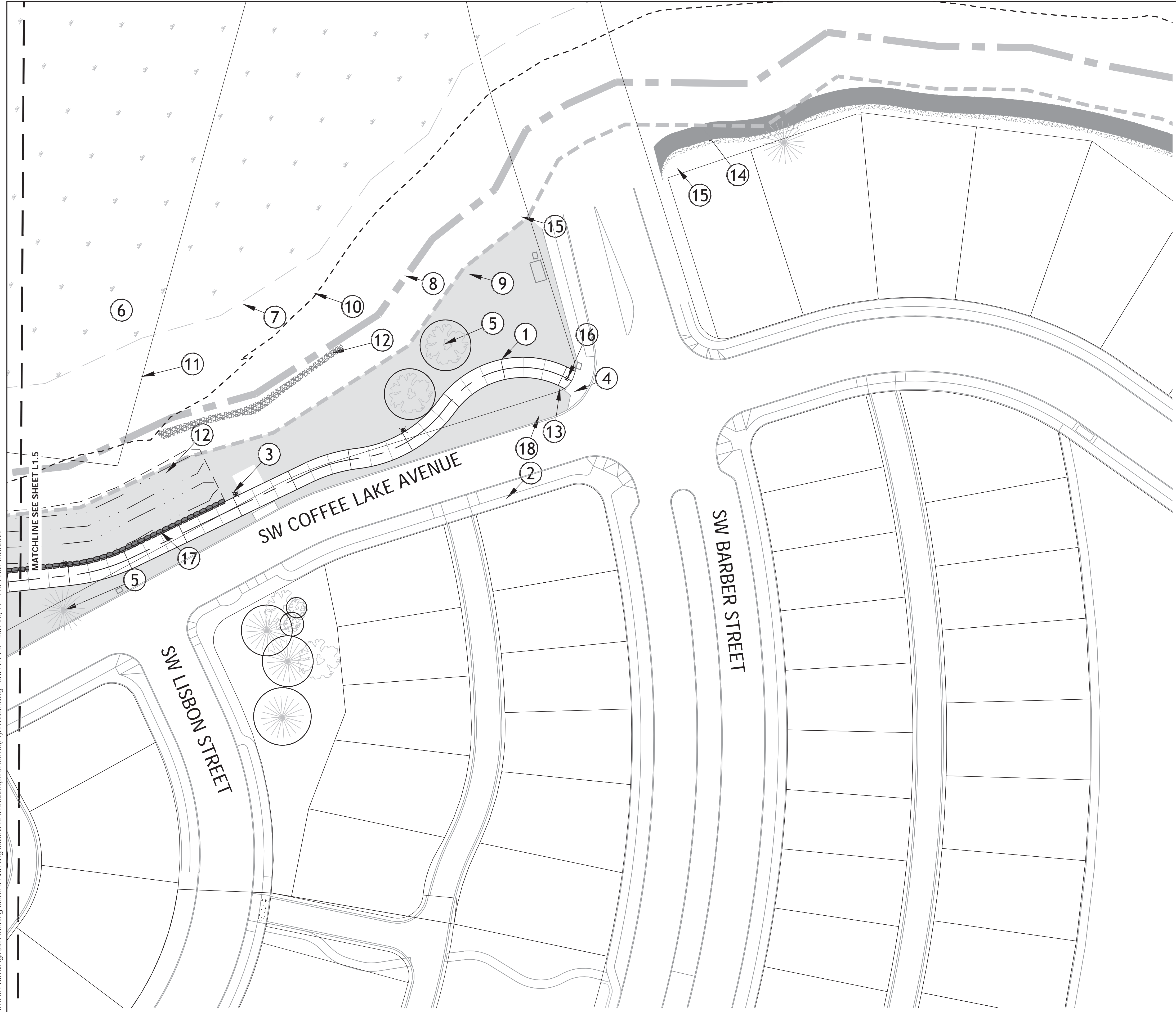
Regional Park 7 & 8

REGIONAL PARK 8 AREA 5 LAYOUT PLAN

PROJECT NUMBER: 395-018
 1ST SUBMITTAL DATE 03/06/2017
 2ND SUBMITTAL DATE xx/xx/2017

L1.5

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LEGEND
REGIONAL PARK 8 AREA 6

- ① TONQUIN REGIONAL TRAIL - 12' CONCRETE
- ② SIDEWALK | CONCRETE WIDTH VARIES
- ③ PEDESTRIAN POLE LIGHT- DARK SKY FRIENDLY
- ④ TIE INTO EXISTING CURB RAMP
- ⑤ EXISTING TREE TO REMAIN
- ⑥ EXISTING WETLAND TO REMAIN
- ⑦ WETLAND BOUNDARY LIMITS
- ⑧ SROZ
- ⑨ 25' IMPACT AREA
- ⑩ FLOOD PLAIN LINE
- ⑪ METRO PROPERTY LINE
- ⑫ EXISTING STORMWATER FACILITY TO REMAIN
- ⑬ PET WASTE STATION
- ⑭ EXISTING TRAIL TO REMAIN
- ⑮ EXISTING VILLEBOIS PRIMARY GATEWAY MONUMENTATION "A" TO REMAIN
- ⑯ URBAN BOLLARD
- ⑰ ROCKERY WALL
- ⑱ EXISTING IRRIGATION CONTROLLER TO BE REMOVED, EXISTING WATER METER TO REMAIN



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Final Development Plan
Regional Park 7 & 8

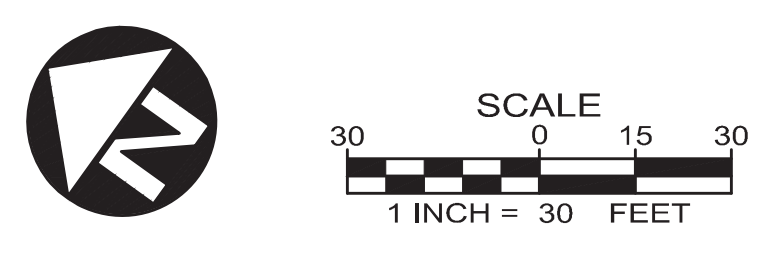
REGIONAL PARK 8
AREA 6
LAYOUT PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017

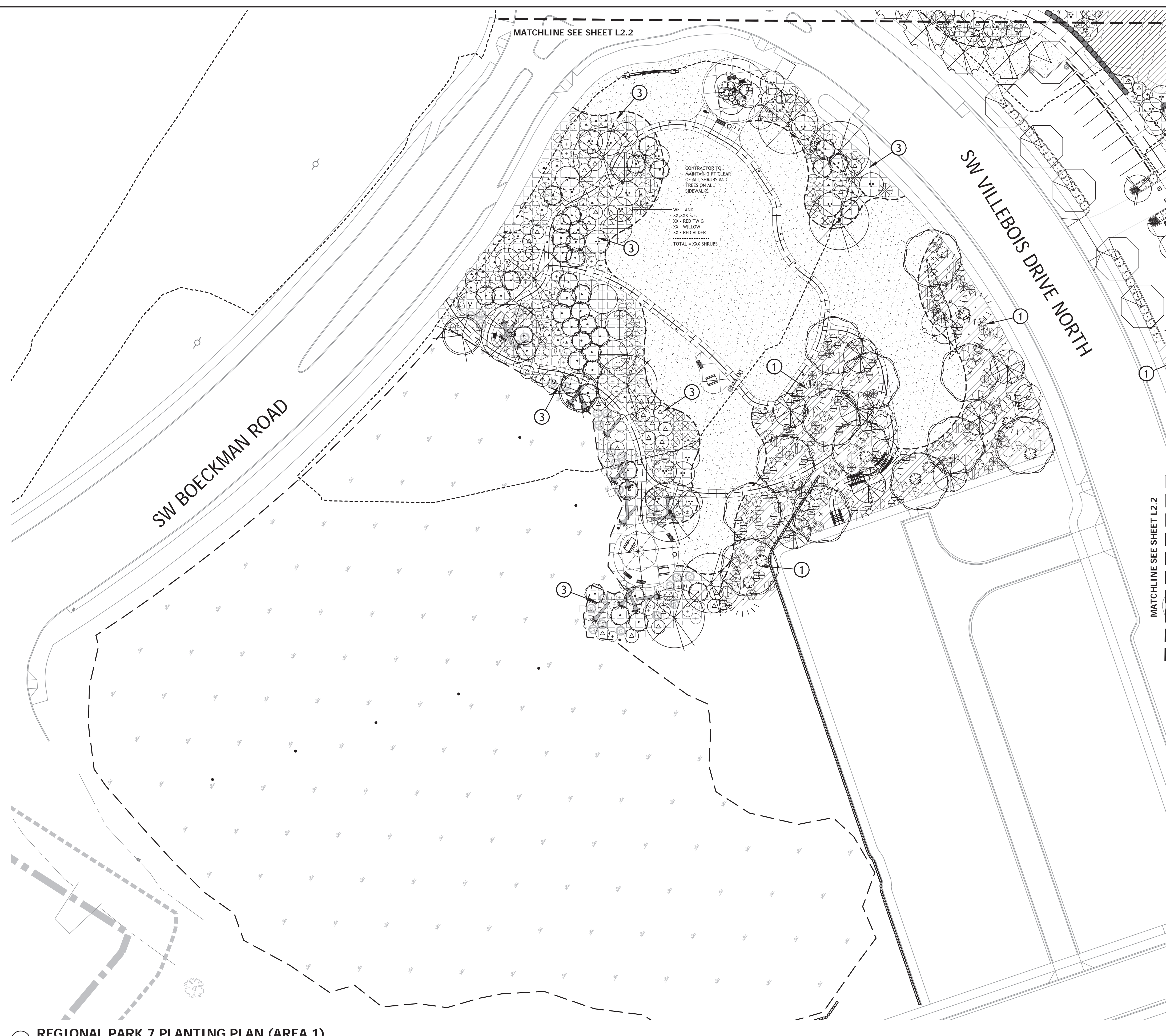
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5 REGIONAL PARK 8 LAYOUT PLAN (AREA 6)

ELEVATION DATUM: NAVD 88



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CONTRACTOR TO MAINTAIN 2 FT CLEAR OF ALL SHRUBS AND TREES ON ALL SIDEWALKS.
WETLAND
XX,XXX S.F.
XX - RED TWIG
XX - WILLOW
XX - RED ALDER
TOTAL - XXX SHRUBS

- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/ PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



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Final Development Plan
Regional Park 7 & 8

REGIONAL PARK 7
AREA 1
PLANTING PLAN

PROJECT NUMBER: 395-018

1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017



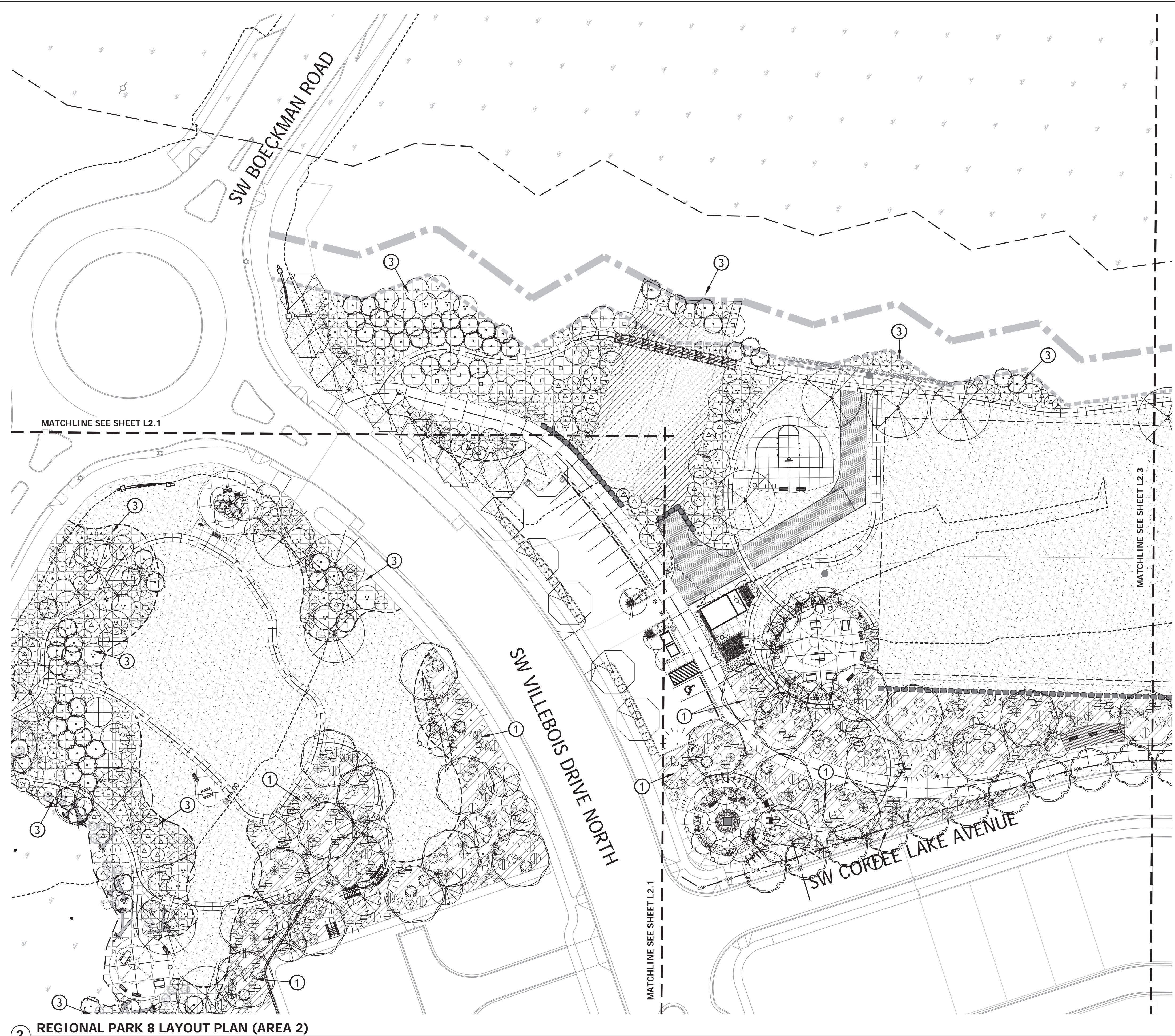
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1 REGIONAL PARK 7 PLANTING PLAN (AREA 1)

ELEVATION DATUM: NAVD 88

L2.1

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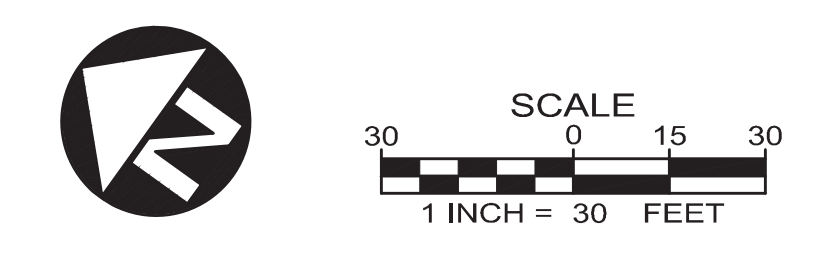


2 REGIONAL PARK 8 LAYOUT PLAN (AREA 2)

ELEVATION DATUM: NAVD 88

- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



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DATE	DESCRIPTION



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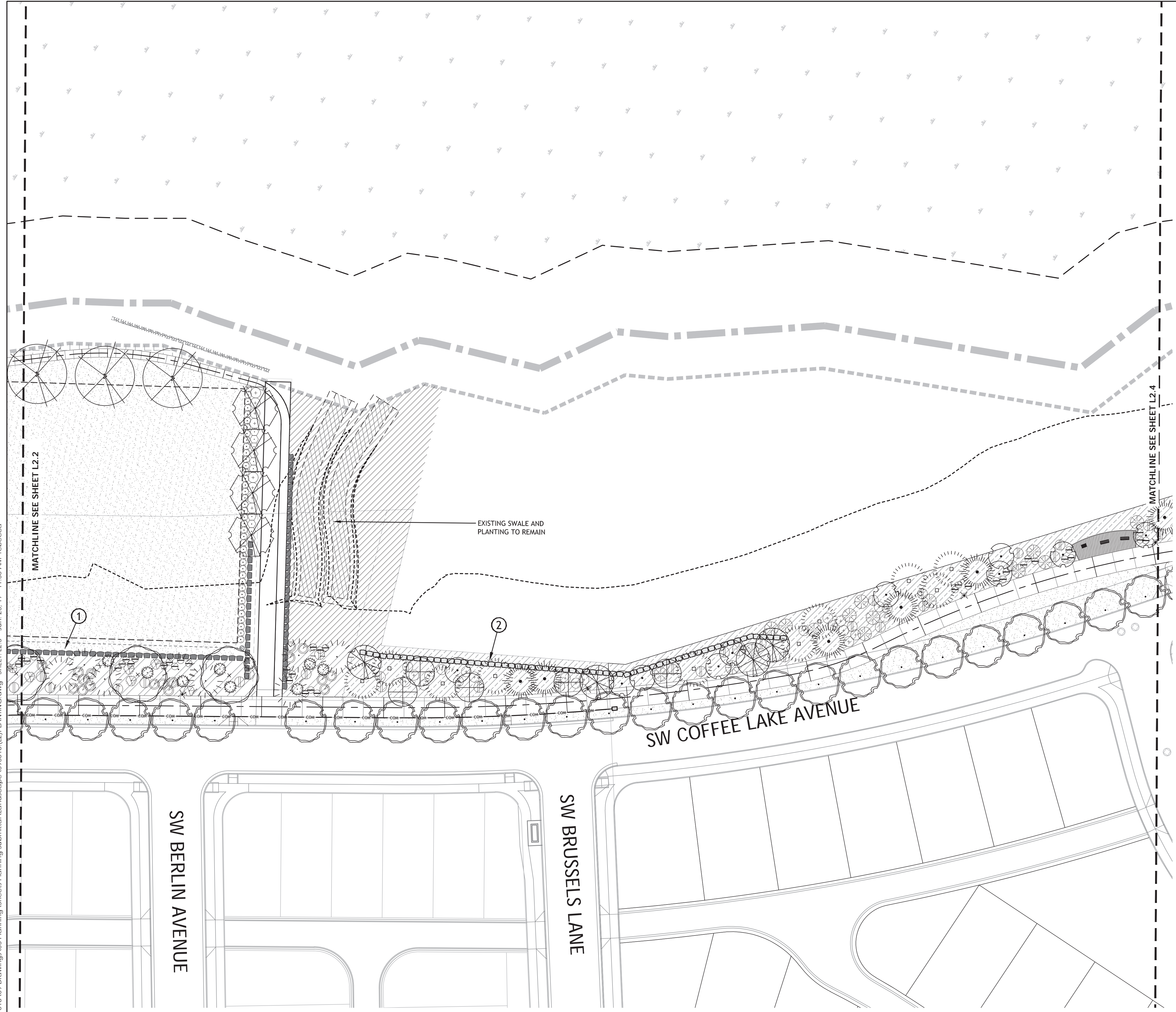
Regional Park 7 & 8

REGIONAL PARK 8 AREA 2 PLANTING PLAN

PROJECT NUMBER:	395-018
1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	xx/xx/2017

L2.2

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- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



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**REGIONAL PARK 8
 AREA 3
 PLANTING PLAN**

PROJECT NUMBER: 395-018
 1ST SUBMITTAL DATE 03/06/2017
 2ND SUBMITTAL DATE xx/xx/2017

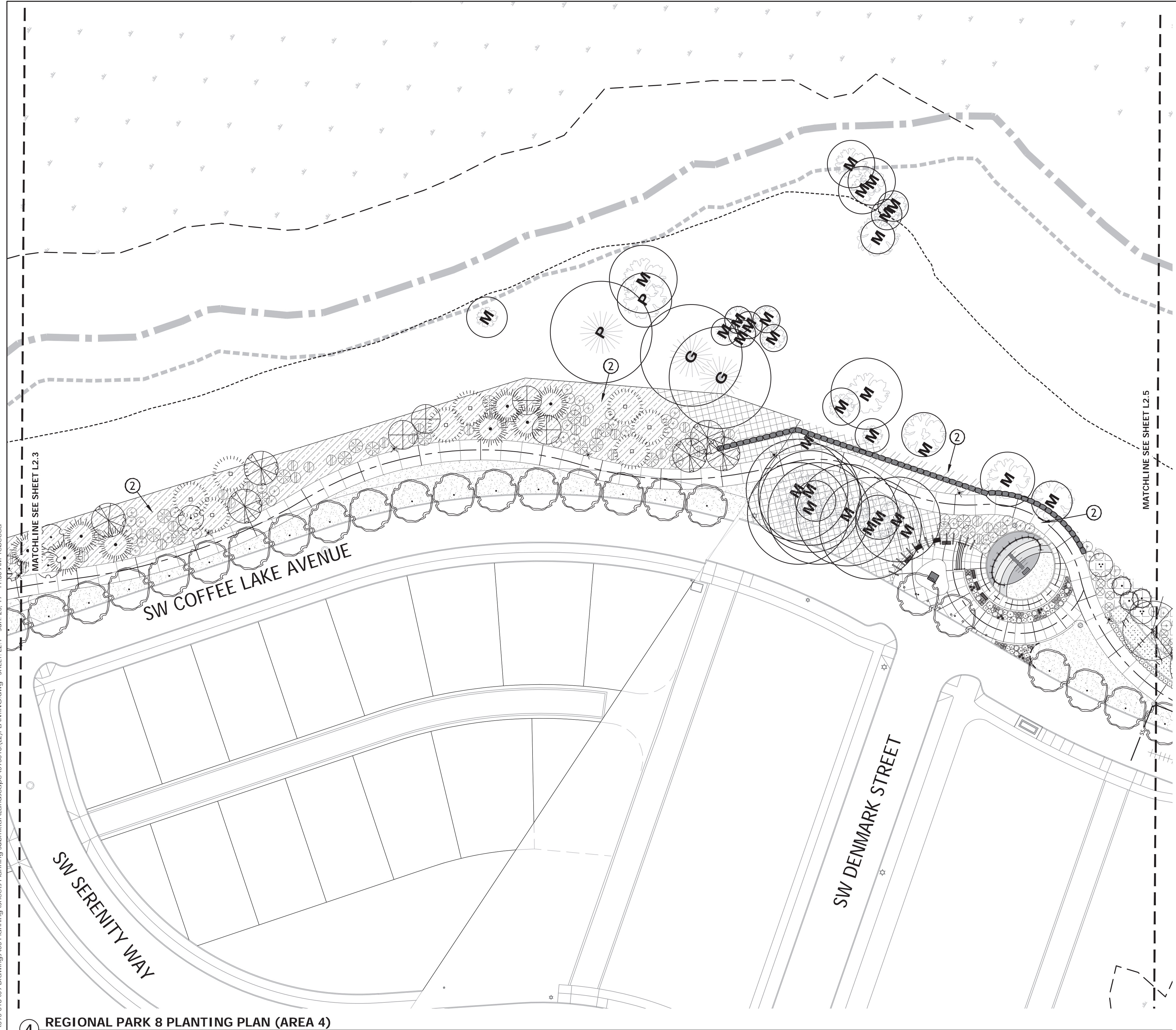
3 REGIONAL PARK 8 PLANTING PLAN (AREA 3)

ELEVATION DATUM: NAVD 88



L2.3

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- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



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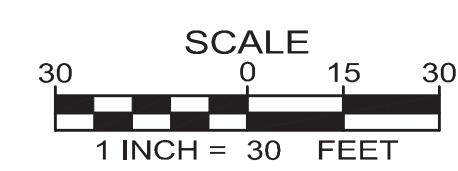
REVISIONS	
DATE	DESCRIPTION



Final Development Plan
Regional Park 7 & 8

REGIONAL PARK 8
AREA 4
PLANTING PLAN

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE 03/06/2017
2ND SUBMITTAL DATE xx/xx/2017

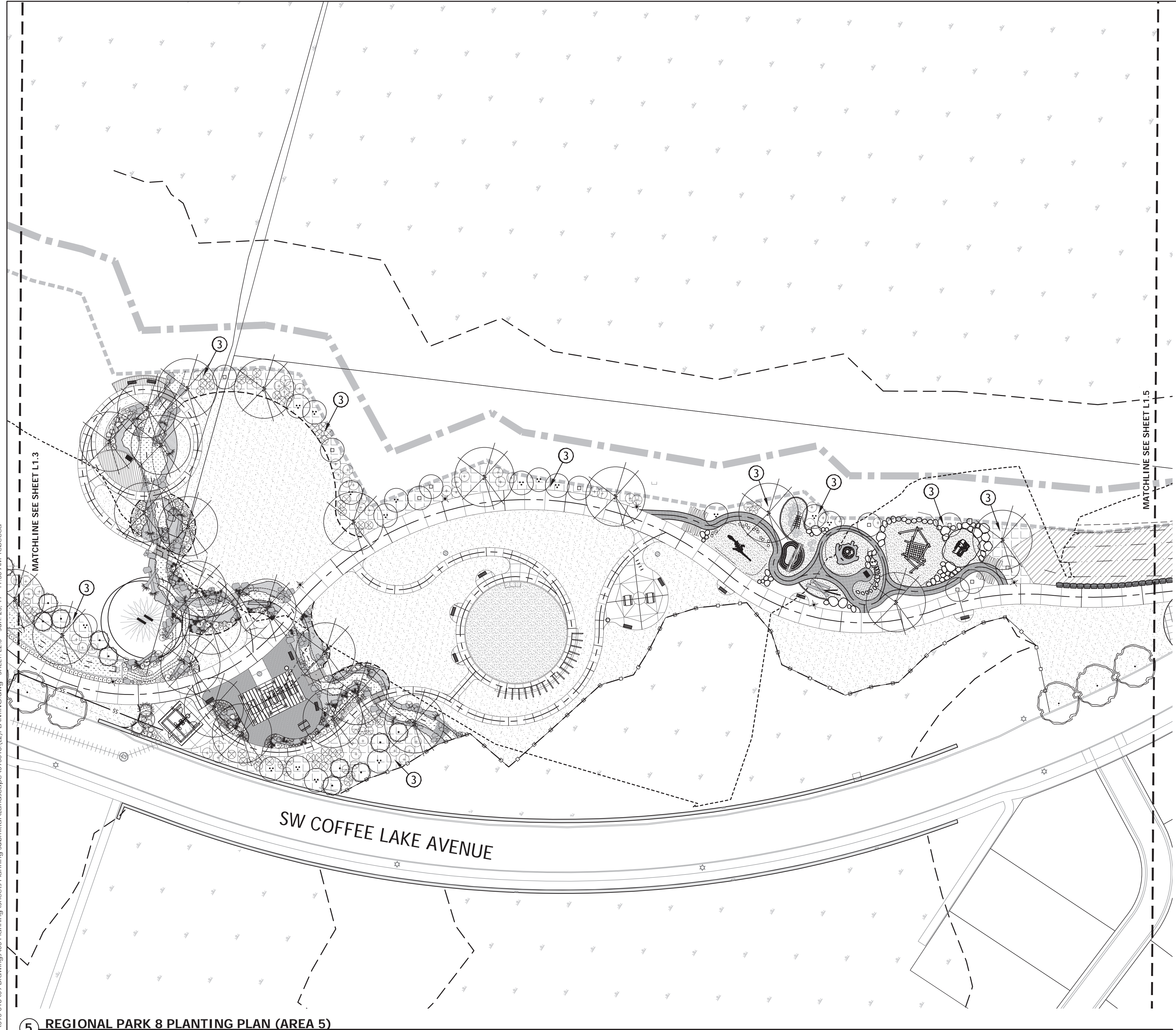


4 REGIONAL PARK 8 PLANTING PLAN (AREA 4)

ELEVATION DATUM: NAVD 88

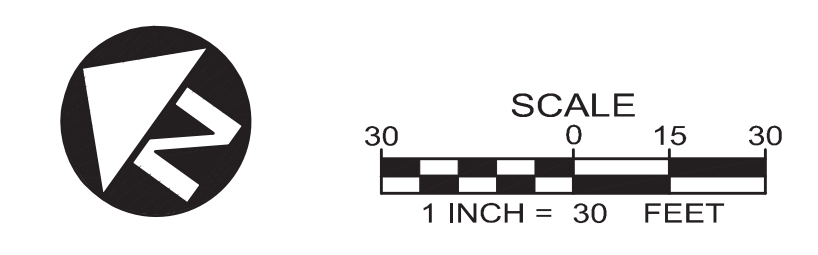
L2.4

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- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7



5 REGIONAL PARK 8 PLANTING PLAN (AREA 5)

ELEVATION DATUM: NAVD 88



Villebois



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DATE	DESCRIPTION



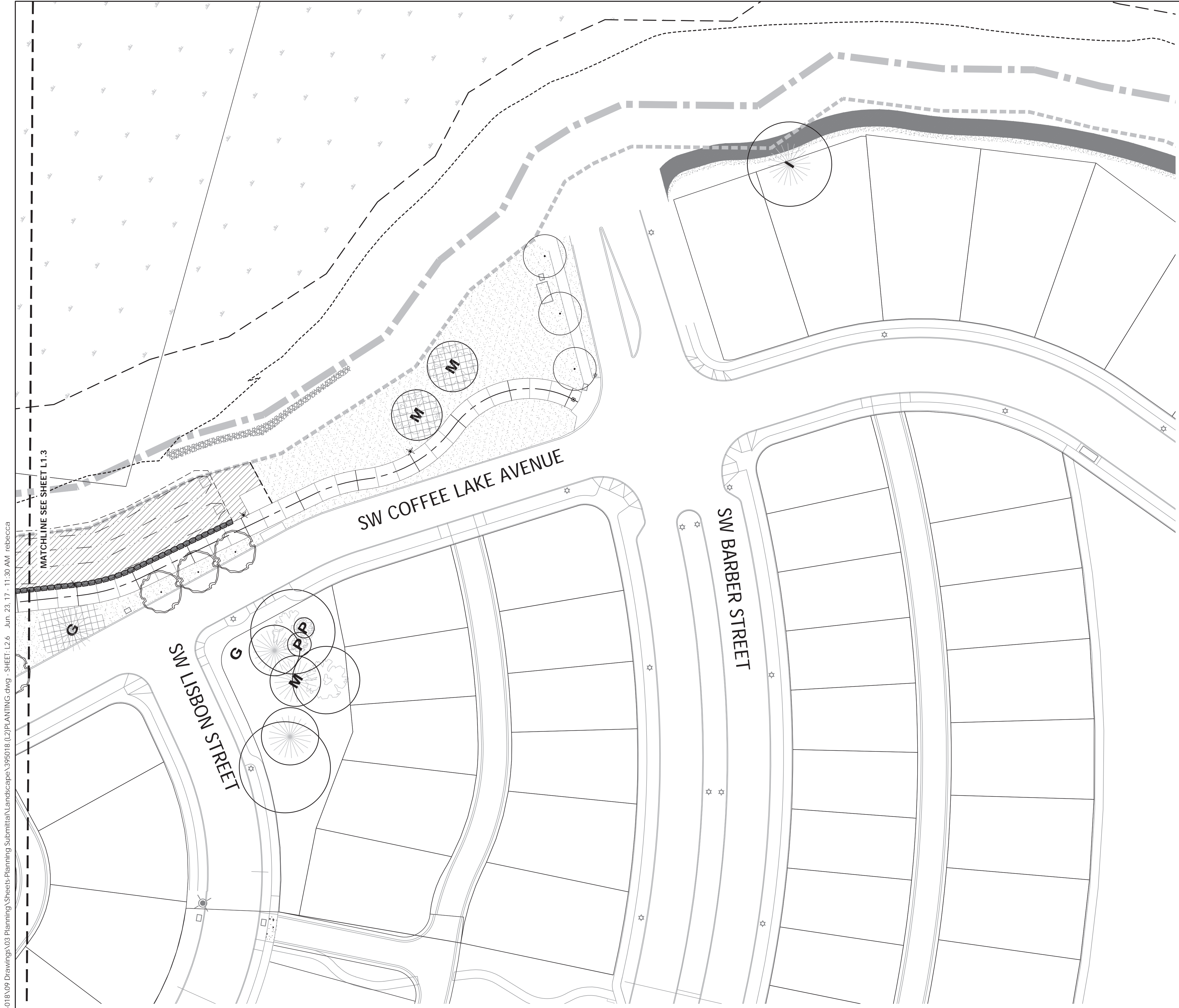
Final Development Plan

Regional Park 7 & 8

**REGIONAL PARK 8
AREA 5
PLANTING PLAN**

PROJECT NUMBER:	395-018
1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	xx/xx/2017

L2.5



- NOTES:**
1. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
 2. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANTED AREAS UNLESS OTHERWISE SPECIFIED.
 3. SEE SHEETS L0.1-L1.6 FOR LAYOUT PLANS.
 4. SEE SHEET L2.7 FOR PLANTING LEGENDS.
 5. SEE SHEETS L3.1-L3.8 FOR CONSTRUCTION DETAILS.

- PLANTING ZONES**
- ① OAK/PINE FOREST
 - ② RIPARIAN TRANSITION
 - ③ RIPARIAN BUFFER
 - ④ METRO
- SEE PLANT LEGEND SHEET L2.7

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5 REGIONAL PARK 8 PLANTING PLAN (AREA 5)

ELEVATION DATUM: NAVD 88



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DATE	DESCRIPTION



Final Development Plan

Regional Park 7 & 8

**REGIONAL PARK 8
AREA 6
PLANTING PLAN**

PROJECT NUMBER:	395-018
1ST SUBMITTAL DATE	03/06/2017
2ND SUBMITTAL DATE	xx/xx/2017

L2.6

**PLANTING LEGEND
DECIDUOUS TREES**

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	RIVER BIRCH / BETULA NIGRA: 2" CAL., B&B
	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B

EVERGREEN TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	INCENSE CEDAR / CALOEDRUS DECURRENS: 8'-10' HT., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER': 2 GAL.
	STELLA DE ORO DWARF DAYLILY / HEMEROCALLIS X 'STELLA DE ORO': 2 GAL.
	KELSEY'S DWARF RED-OSIER / DOGWOOD CORNUS SERICEA 'KELSEY': 2 GAL.
	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN': 2 GAL.
	RHODODENDRON 'JEAN MARIE DE MONTEGUE': 2 GAL.
	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.
	DWARF VARIEGATED MAIDEN GRASS MISCANTHUS SINENSIS 'DIXIELAND': 2 GAL.

LAWN AND GROUNDCOVER

SYMBOL	CODE	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	KINN	'MASSACHUSETTS KINNIKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.': 1 GAL., 18" O.C.
	AZGR	AZTEC GRASS / LIRIOPE MUSCARI 'AZTEC GRASS': 1 GAL., 18" O.C.
	BOGR	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS: 2 GAL., 2' O.C.
	LAWN	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

NOTE:

1. 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.

STREET TREE - PLANTING LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	ACER X FREMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE: 2.5" CAL. - 25'-0" O.C.
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA: 2.5" CAL. - 35'-0" O.C.

NOTE:
VILLEBOIS DRIVE STREET TREES ARE INSTALLED

**PLANTING LEGEND: ORNAMENTAL AREAS
TREES**

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	GREEN VASE ZELKOVA / ZELKOVA SERRATA 'GREEN VASE': 2" CAL., B&B
	VINE MAPLE / ACER CIRCINATUM: 8' HT., MULTI-TRUNK
	YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B
	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B
	RIVER BIRCH / BETULA NIGRA: 2" CAL., B&B
	INCENSE CEDAR / CALOEDRUS DECURRENS: 8'-10' HT., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER': 2 GAL.
	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL.
	KELSEY'S DWARF RED-OSIER / DOGWOOD CORNUS SERICEA 'KELSEY': 2 GAL.
	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN': 2 GAL.
	RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE': 2 GAL.
	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.
	FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER': 2 GAL.
	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS: 2 GAL., 2' O.C.

LAWN AND GROUNDCOVER

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	MEDIUM FIR BARK
	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

EMERGENTS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SLOUGH SEDGE / CAREX OBNUPTA: 1/2 Gal., 1' O.C.
	SPREADING RUSH / JUNCUS PATENS: 1/2 Gal., 1' O.C.

OAK / PINE FOREST: TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	PONDEROSA PINE / PINUS PONDEROSA: 8'-10' HT., B&B
	OREGON WHITE OAK / QUERCUS GARRYANA: 2" CAL.
	BIGLEAF MAPLE / ACER MACROPHYLLUM: 3' HT., 10 O.C.
	QUAKING ASPEN / POPULUS TREMULOIDES: 8'-10' HT., B&B

OAK / PINE FOREST: LARGE SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	CHOKE CHERRY / PRUNUS VIRGINIANA: 3 GAL. SINGLES - MIN. 12' - O.C.
	WOOD'S ROSE / ROSA WOODSII: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	OREGON GRAPE / MAHONIA REPENS: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	OCEANSPRAY / HOLODISCUS DISCOLOR: 3 GAL. SINGLES, 8' O.C.
	WESTERN SERVICEBERRY / AMELANCHIER ALNIFOLIA: 3 GAL. SINGLES - MIN. 12' - O.C.
	SNOWBERRY / SYMPHORICARPUS ALBUS: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.

OAK / PINE FOREST: SEED MIX

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SUNMARK SEEDS / NATIVE UPLANDS MIX: 1-LB PER 1,000 S.F.
	SUNMARK SEEDS / NATIVE POLLINATOR SEED MIX: 1-LB PER 1,000 S.F.

RIPARIAN TRANSITION: TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	RED ALDER / ALNUS RUBRA
	OREGON ASH / FRAXINUS LATIFOLIA: 3' HT., 10 O.C.
	DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 3' HT., 10 O.C.
	WESTERN RED CEDAR / THUJA PLICATA: 3' HT., 10 O.C.
	BIGLEAF MAPLE / ACER MACROPHYLLUM: 3' HT., 10 O.C.
	PACIFIC DOGWOOD / CORNUS NUTTALLII: 3' HT., 10 O.C.

RIPARIAN TRANSITION: LARGE SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	REDTWIG DOGWOOD / CORNUS SERICEA: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	OCEANSPRAY / HOLODISCUS DISCOLOR: 3 GAL. SINGLES, 8' O.C.
	TALL OREGON GRAPE / MAHONIA AQUIFOLIUM: 3 GAL. SINGLES - MIN. 12' - O.C.
	CLUSTERED ROSE / ROSA PISOCARPA: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	SNOWBERRY / SYMPHORICARPUS ALBUS: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 3 GAL. SINGLES - MIN. 12' - O.C.
	DOUGLAS SPIREA / SPIREA DOUGLASII: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	RED FLOWERING CURRANT / RIBES SANGUINUM: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.

RIPARIAN TRANSITION: SEED MIX

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SUNMARK SEEDS / NATIVE E/C MIX: 1-LB PER 1,000 S.F.
	SUNMARK SEEDS / NATIVE POLLINATOR SEED MIX: 1-LB PER 1,000 S.F.

RIPARIAN TRANSITION: SMALL CONTAINER PLANTINGS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	REDTWIG DOGWOOD / CORNUS SERICEA: 1 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	OCEANSPRAY / HOLODISCUS DISCOLOR: 1 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	TALL OREGON GRAPE / MAHONIA AQUIFOLIUM: 1 GAL. SINGLES - MIN. 12' - O.C.
	CLUSTERED ROSE / ROSA PISOCARPA: 1 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	SNOWBERRY / SYMPHORICARPUS ALBUS: 1 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 1 GAL. SINGLES - MIN. 12' - O.C.
	DOUGLAS SPIREA / SPIREA DOUGLASII: 1 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	RED FLOWERING CURRANT / RIBES SANGUINUM: 1 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.

RIPARIAN BUFFER: TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	RED ALDER / ALNUS RUBRA
	BLACK COTTONWOOD / POPULUS TRICHOCARPA
	GEYER WILLOW / SALIX GEYERIANA: SINGLES - MIN. 15' - O.C.
	PACIFIC WILLOW / SALIX LUCIDA: SINGLES - 3' HT. MIN. 12' - O.C.
	SCOULER WILLOW / SALIX SCOULERIANA: SINGLES - 3' HT. MIN. 12' - O.C.
	RIVER BIRCH / BETULA NIGRA: 2" CAL., B&B

RIPARIAN BUFFER: SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	REDTWIG DOGWOOD / CORNUS SERICEA: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	TWINBERRY / LONICERA INVOLUCRATA: 3 GAL. SINGLES, 8' O.C.
	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 3 GAL. SINGLES - MIN. 12' - O.C.
	DOUGLAS SPIREA / SPIREA DOUGLASII: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	NOOTKA ROSE / ROSA NUTKANA: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	YELLOWTWIG DOGWOOD / CORNUS SERICEA 'FLAVIRAMEA': 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.

RIPARIAN BUFFER: SEED MIX / EMERGENT MIX

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SUNMARK SEEDS / NATIVE RIPARIAN MIX: 1-LB PER 1,000 S.F. - OR APPROVED EQUAL
	SUNMARK SEEDS / NATIVE WETLAND MIX: 0.5-LB PER 1,000 S.F. - OR APPROVED EQUAL

RIPARIAN BUFFER: SMALL CONTAINER PLANTINGS

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	3 GAL.	REDTWIG DOGWOOD / CORNUS SERICEA: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	3 GAL.	TWINBERRY / LONICERA INVOLUCRATA: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	3 GAL.	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 3 GAL. SINGLES - MIN. 12' - O.C.
	3 GAL.	DOUGLAS SPIREA / SPIREA DOUGLASII: 3 GAL. CLUSTER GROUPS OF 3-5, 6' O.C.
	3 GAL.	NOOTKA ROSE / ROSA NUTKANA: 3 GAL. CLUSTER GROUPS OF 3-5, 4' O.C.
	3 GAL.	YELLOWTWIG DOGWOOD / CORNUS SERICEA 'FLAVIRAMEA': 3 GAL. CLUSTER GROUPS

2
PLANTING ZONE

1
PLANTING ZONE

3
PLANTING ZONE



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DATE	DESCRIPTION



Final Development Plan
Regional Park 7 & 8

REGIONAL PARK
7 & 8
PLANTING LEGENDS

PROJECT NUMBER: 395-018
1ST SUBMITTAL DATE: 03/06/2017
2ND SUBMITTAL DATE: xx/xx/2017

L2.7

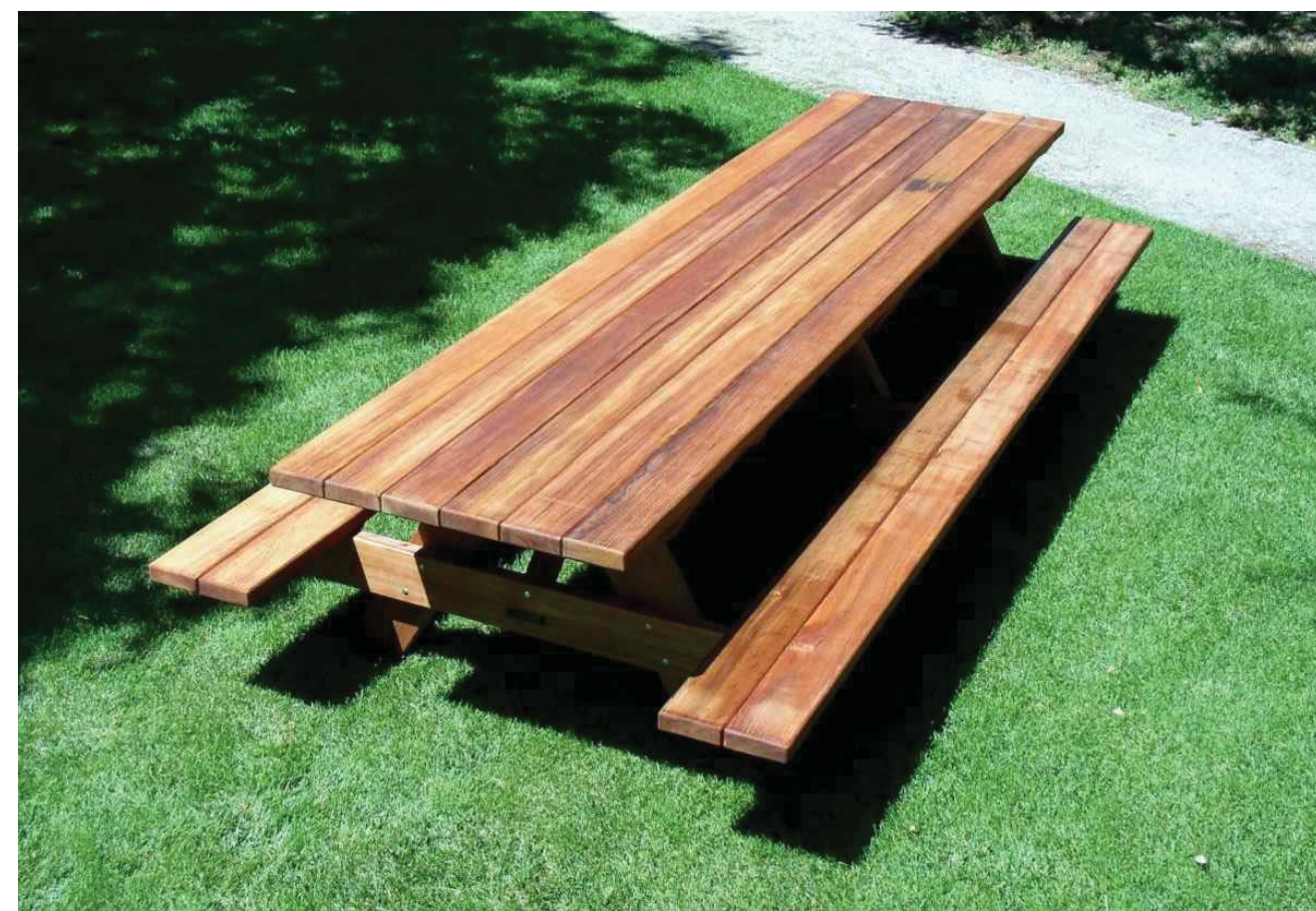


URBAN / GREENWAY BENCH
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: THE PLAINWELL SERIES
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED
 SIZE: 72" LENGTH

BENCH DETAIL

SCALE: N.T.S

1
L3.1

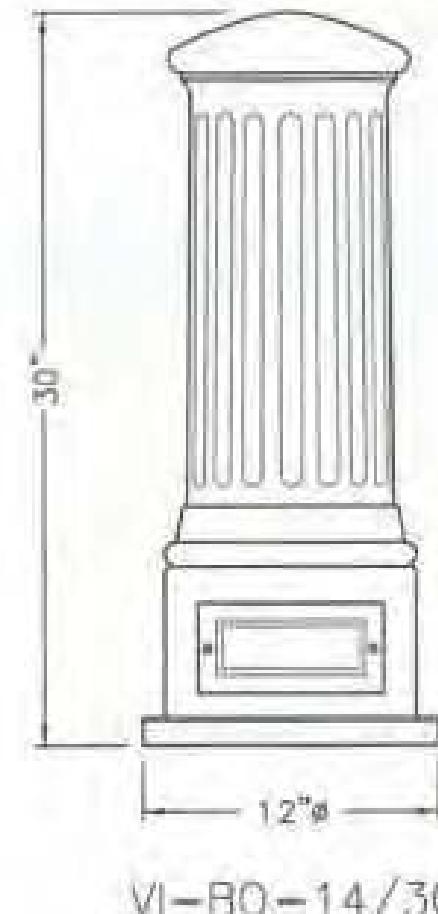


PICNIC TABLE
 MANUFACTURER: OLD GROWTH AGAIN RESTORATION FORESTRY
 MODEL: FOREVER EIGHT FOOT
 FINISH: LINSEED OIL / TURPENTINE FINISH
 SIZE: LENGTH 7'-10" WIDTH 5'-7", HEIGHT 2'-6"

PICNIC TABLE

SCALE: N.T.S

4
L3.1



VI-BO-14/30

URBAN BOLLARD
 MANUFACTURER: VISCO
 MODEL: VI-BO-14 / 30
 MATERIALS: STEEL
 FINISH: POWDER COATED, PAINTED BLACK
 SIZE: 30" TALL, BASE 12" DIAMETER

REMOVABLE URBAN BOLLARD

SCALE: N.T.S

7
L3.1



TUFFTRACK GRASS PAVER
 MANUFACTURER: NDS
 MODEL: TUFFTRACK - TT-24
 SIZE: 24"x24"

GRASSCRETE

SCALE: N.T.S

8
L3.1



NEIGHBORHOOD PARKS BENCH
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: GRETCHEN #3 BACKLESS BENCH
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED
 SIZE: 6 FOOT LENGTH

BACKLESS BENCH DETAIL

SCALE: N.T.S

2
L3.1

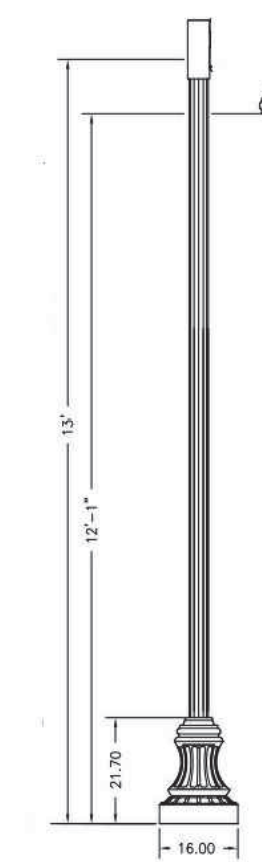


MANUFACTURER: LANDSCAPE FORMS
 MODEL: SCARBOROUGH TRASH RECEPTACLE WITH LID
 MATERIAL: SPUN METAL, SQUARE BAR BASKET INSERT
 FINISH: PANGUARD II, BLACK POWDERCOATED
 SIZE: 25" DIAMETER, 33" HEIGHT, 30 GALLON CAPACITY

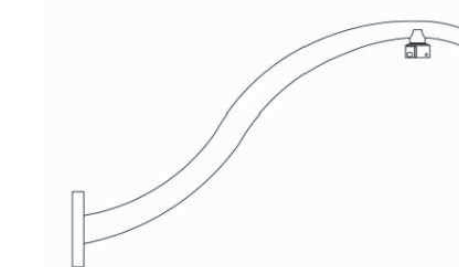
TRASH RECEPTACLE

SCALE: N.T.S

5
L3.1



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

9
L3.1



MANUFACTURER: FUNCTION FIRST BIKE SECURITY
 MODEL: THE BIKE RIB
 MATERIAL: STEEL PIPE
 FINISH: BLACK AND POWDERCOATED
 SIZE: 1.25" SCHEDULE 40 STEEL PIPE, 18"W x 32"H

BIKE RACK

SCALE: N.T.S

3
L3.1



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

6
L3.1



OUTDOOR PEDESTAL BOTTLE FILLER WITH BARRIER-FREE DRINKING FOUNTAIN
 MODEL NUMBER: GYM54-PF-JF2-FRU1
 MOUNTING: PEDESTAL
 MATERIAL: STAINLESS STEEL
 PET FRIENDLY
 FREEZE-RESISTANCE PUSH BUTTON, SENSOR (ON BOTTLE FILLER)
 FINISH: SATIN STAINLESS STEEL

MURDOCK
 WWW.MURDOCKMFG.COM
 INFO@MURDOCKMFG.COM
 (800) 453-7465
 FAX (626) 855-4860
 MAILING ADDRESS
 P.O. BOX 3527
 CITY OF INDUSTRY, CA 91744-0527 USA
 STREET ADDRESS
 15125 PROCTOR AVENUE
 CITY OF INDUSTRY, CA 91746 USA

JUG FILLER

SCALE: N.T.S

10
L3.1



POLYGON WLH LLC



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DATE	DESCRIPTION

Final Development Plan
 Regional Park 7 & 8

DETAILS

PROJECT NUMBER:	395-018
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L3.1

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ELEVATION DATUM: NAVD 88



NOTE:
DOWN WOODY DEBRIS (LOG)
14" TO 18" DIAMETER BY 20 TO 32 FEET
LONG DECIDUOUS OR CONIFEROUS
TREES WITH ROOTWAD SALVAGED
FROM THE CLEARING AND GRUBBING
OPERATION- REMOVE HAZARDOUS
BRANCHES.



MANUFACTURER:
MACLEAN POWER
SYSTEMS OR
APPROVED EQUAL.
www.earthanchor.com
1.800.325.5360

DUCK BILL EARTH ANCHOR:
MODEL: 99-DB1
3.5" WIRE ROPE LENGTH
1/4" - 7X19 GAC - GALVANIZED WIRE ROPE

HAND DRIVE STEEL:
MODEL: 88
DS-88, 4' LONG
3/4" ROUND
4' LONG HAND DRIVE STEEL WITH LARGE
STRIKING HEAD

POWER DRIVE STEEL:
4' DRIVE TIP TO UNDER COLLAR FOR USE
WITH MECHANIZED JACK HAMMER.

SNAG PLACEMENT

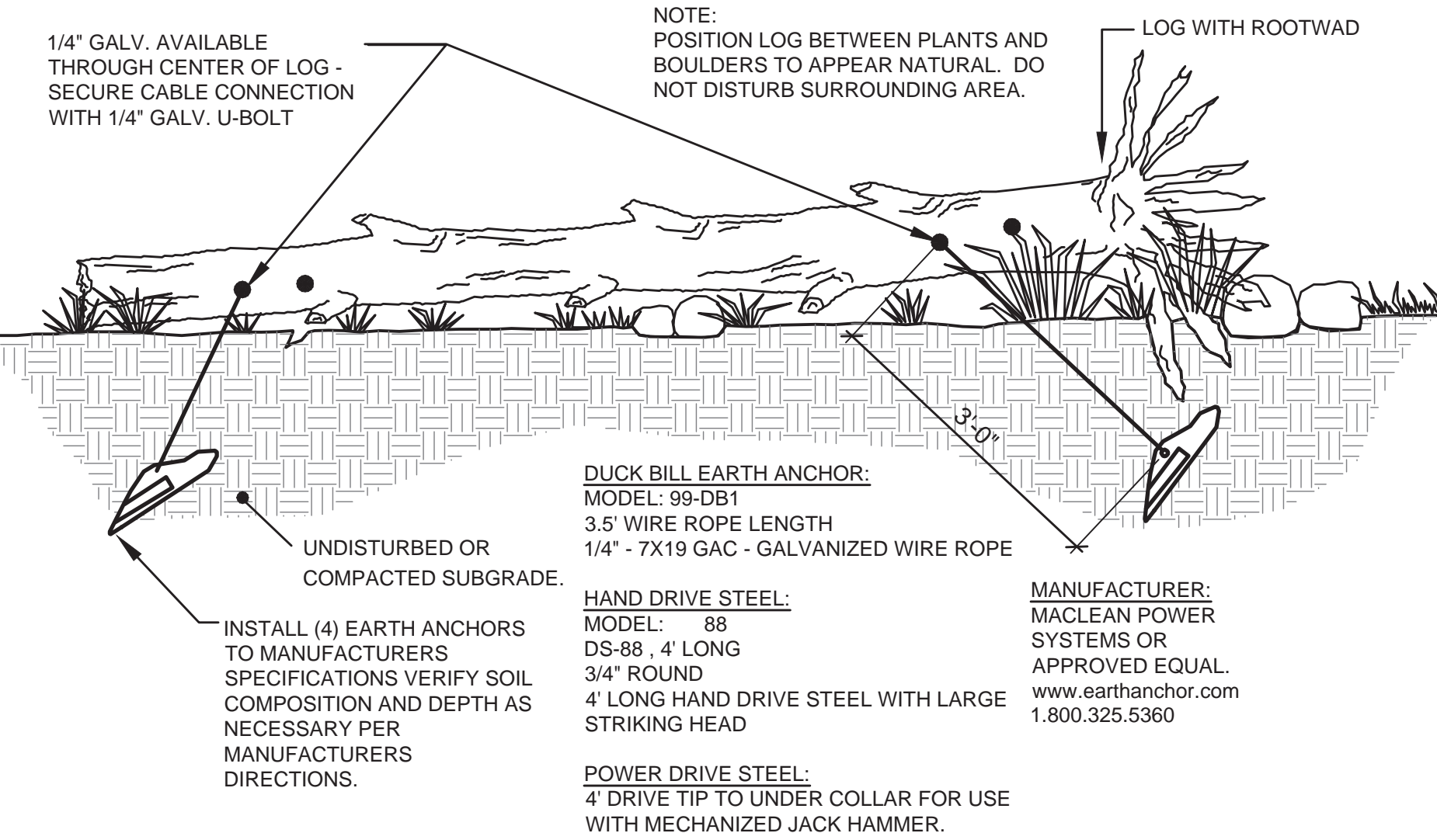
SCALE: N.T.S.

3
L3.2

13 BIRD PATH INLAY BY:
FIREBIRD BRONZE
11251 SE 232ND AVE, BUILDING E
DAMASCUS, OR 97089
WWW.FIREBIRDORONZE.COM
LOCAL CONTACT:
TINA WITH FIREBIRD BRONZE
PHONE: 503.912.0400
INFO@FIREBIRDORONZE.COM

FLAT INLAY WITH ONE LEVEL OF RELIEF AT 1/4"
BRONZE
LEATHER DARK BROWN STAIN BACKGROUND
WITH
SATIN BRONZE FINISH POLISHED LETTERS
(2) 3/8" THREAD ANCHORS
WELDED TO THE DISKS BACK SIDE
PROVIDE PROOF / SHOP DRAWINGS

ATTACH DISK:
SET THREAD ANCHORS WELDED TO DISK IN
WET CONCRETE

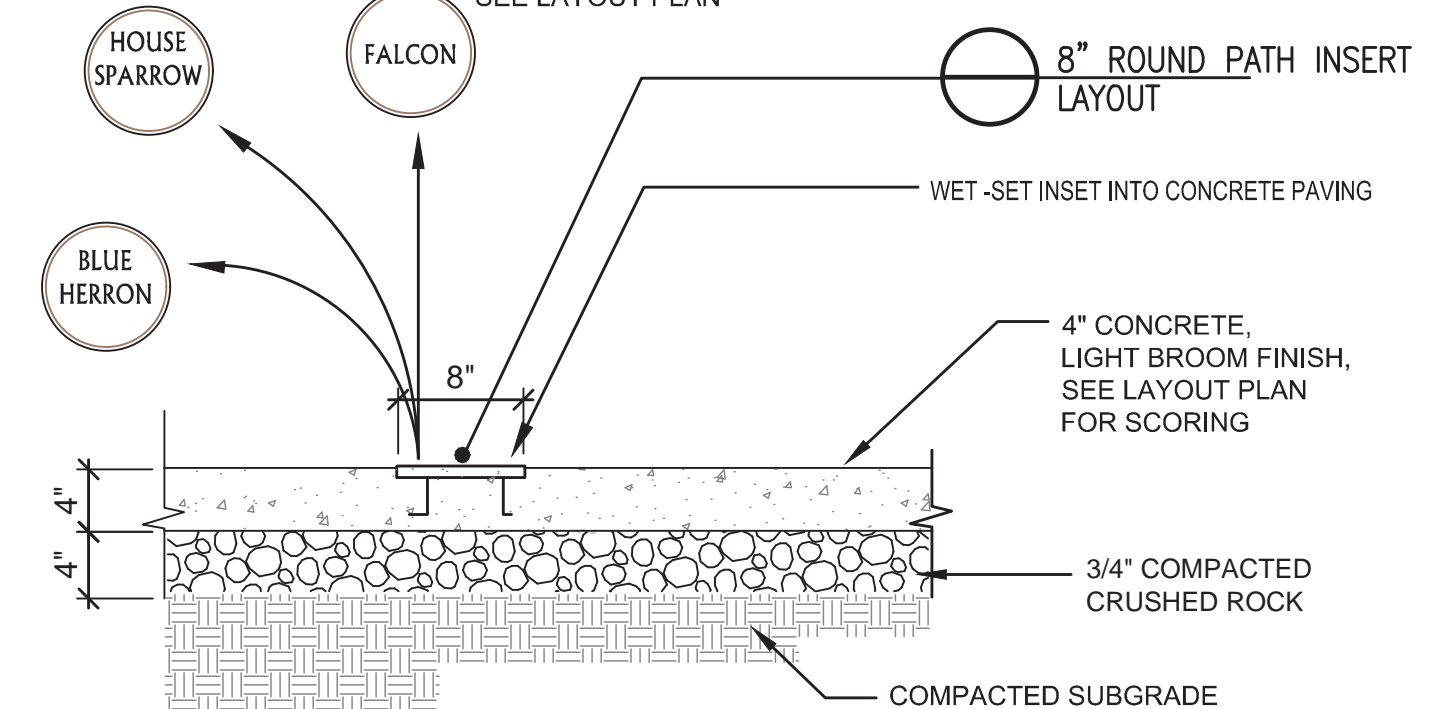
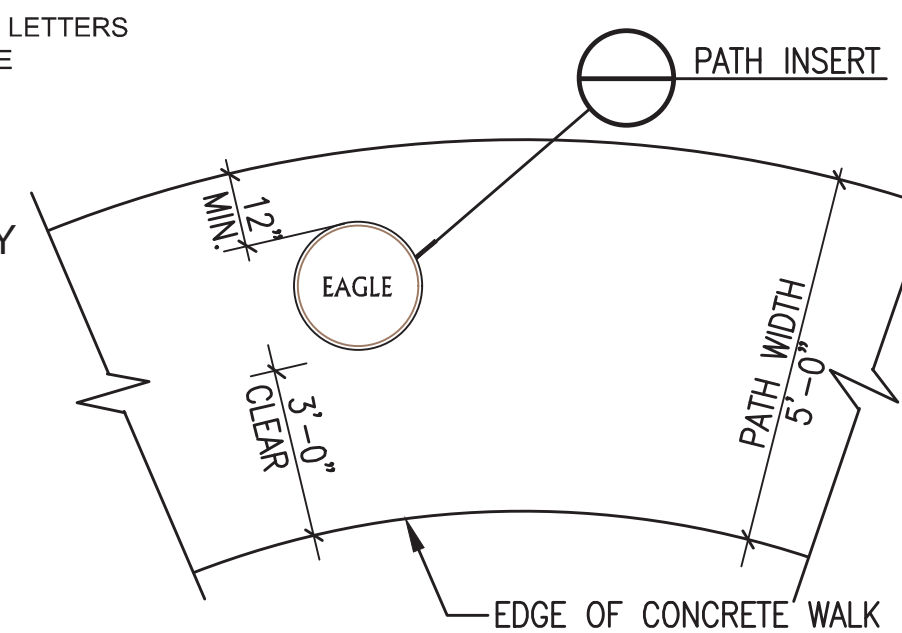


LOG PLACEMENT ON GROUND

SCALE: N.T.S.

1
L3.2

**Find The 13 Birds
FIND 13 BIRDS LETTERING- ENTRY**



PATH INSERT- 13 BIRDS TYPES

SCALE: N.T.S.

4
L3.2



BOARDWALK SECTION

SCALE: N.T.S.

2
L3.2



Villebois



POLYGON WLH LLC



REVISIONS	
DATE	DESCRIPTION

**Final Development Plan
Regional Park 7 & 8**

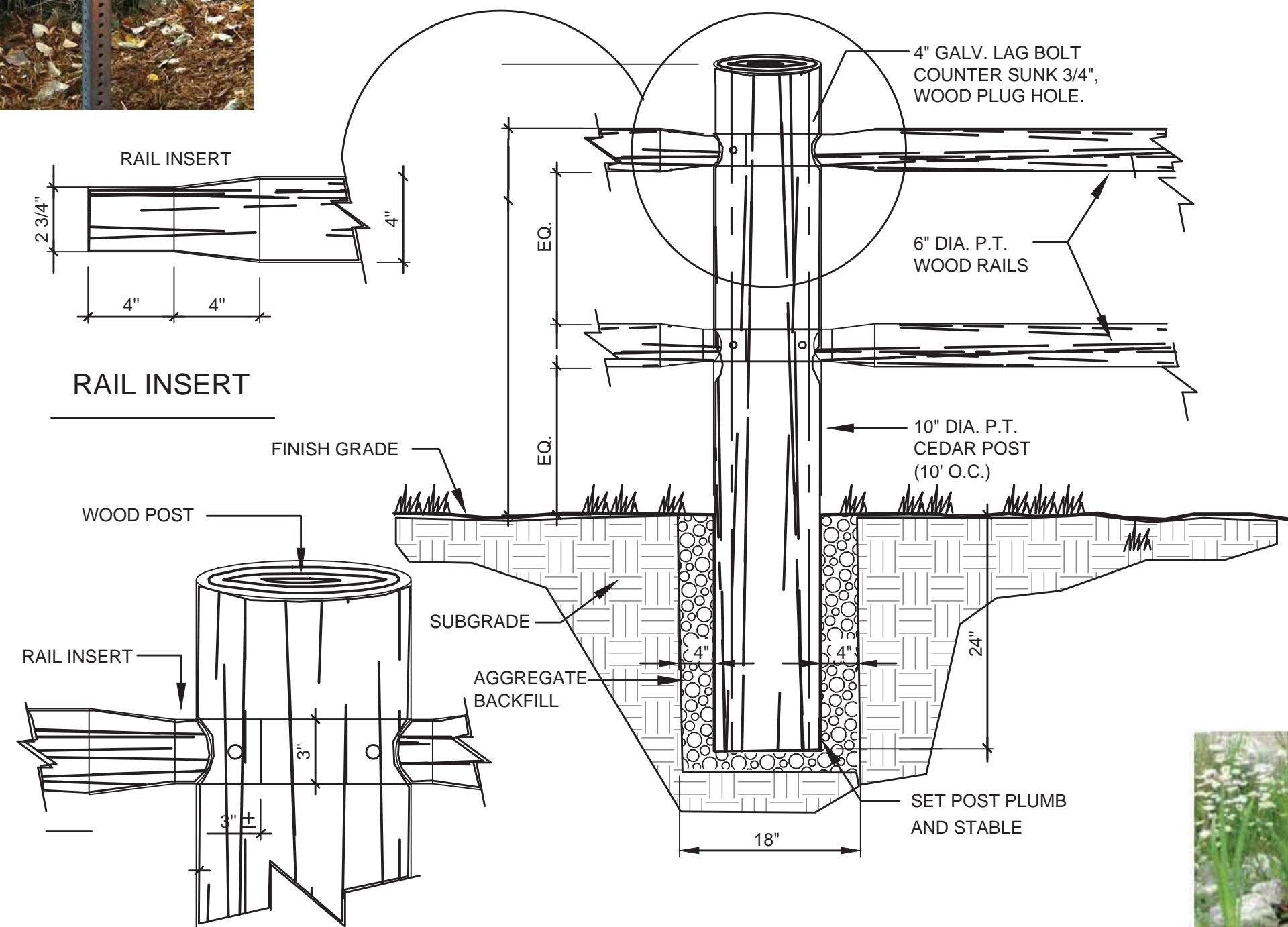
DETAILS

PROJECT NUMBER: 395-018
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L3.2



WETLAND DO NOT ENTER SIGN MOUNTED TO FENCE



WOOD SPLIT RAIL FENCE

SCALE: N.T.S.

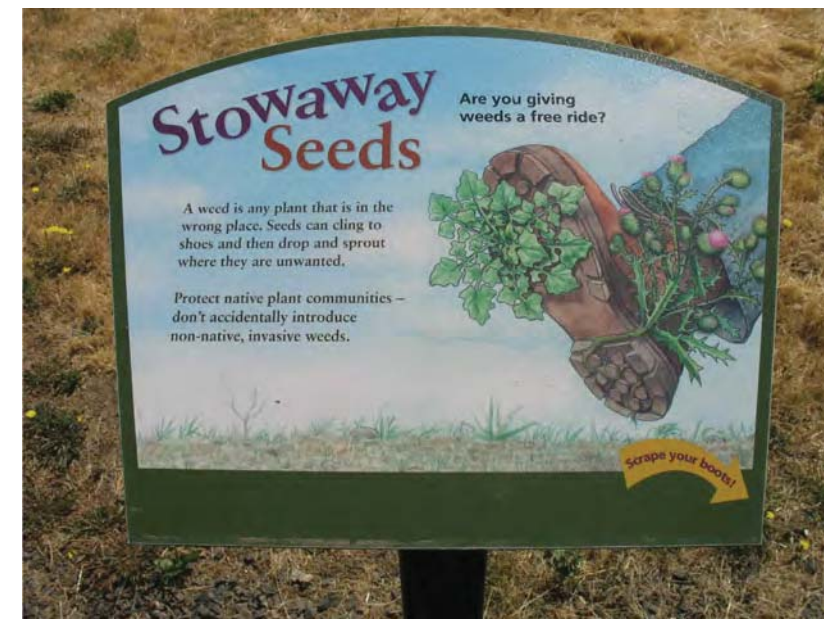
1
L3.3



TYPICAL INTERPRETATIVE SIGN

SCALE: N.T.S.

3
L3.3



CREATIVE PLAY- SUN DIAL

SCALE: N.T.S.

5
L3.3



CLIMBING ROCKS



LOG STEPPERS



BALANCE LOGS



POLE STEPS

VILLEBOIS NATURE PARK
IHD-123-17A



DIG BONES



VILLEBOIS NATURE PARK
IHD-123-17A



LOG JAM



LOG ROUND BALANCE PATH / EDGING



LOG HOLLOW / TUNNEL

STREAM BED NATURE PLAY AREA

SCALE: N.T.S.

4
L3.3



NORTHWEST PLAYGROUND EQUIPMENT, INC. P.O. BOX 2410 ISSAQUAH, WA 98027 T: 1-800-726.0031 WWW.NWPLAYGROUND.COM

PLAY EQUIPMENT PLAYWORLD WWW.PLAYWORLDSYSTEMS.COM

PLAY EQUIPMENT

SCALE: N.T.S.

2
L3.3



ENTRY / EXIT LOG CANYON



Villebois



POLYGON WLH LLC



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L3.3

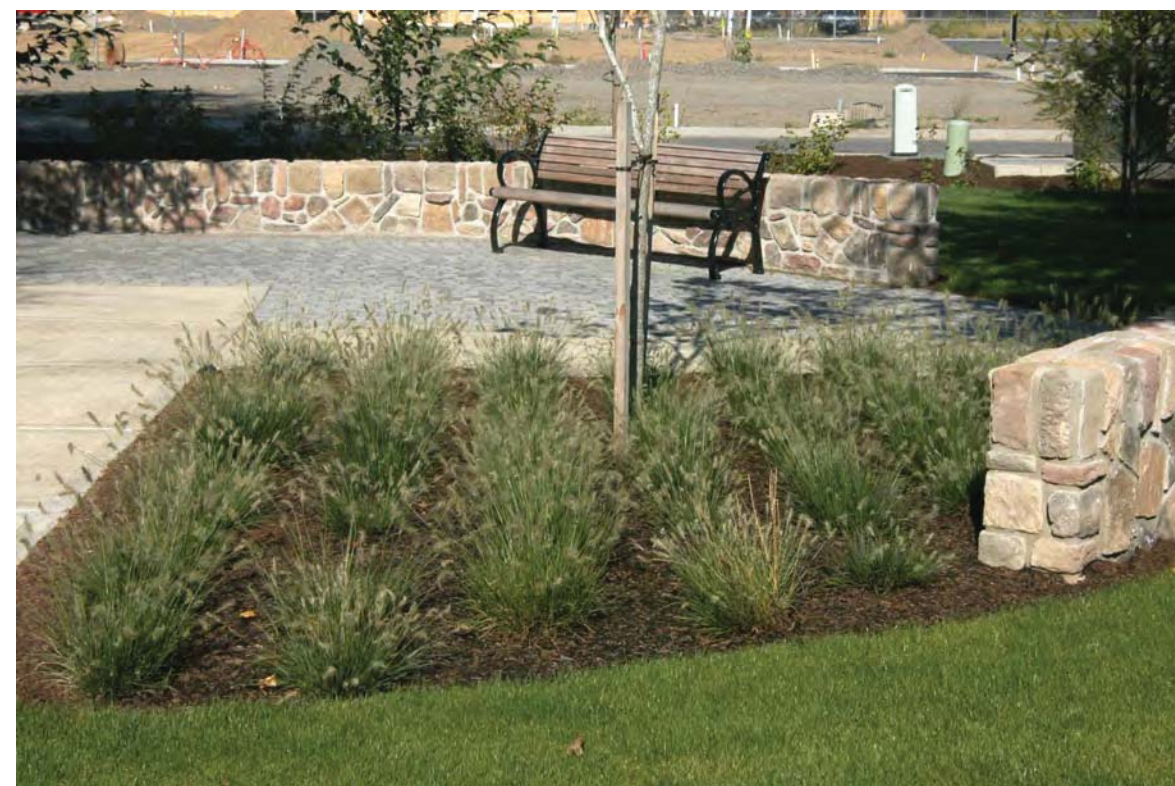


STONE VENEER WALL
 MANUFACTURE: CULTURED STONE
 SUPPLIER: MUTUAL MATERIALS
 MATERIAL: CHARDONNAY OLD
 COUNTRY FIELD STONE

CULTURED STONE VENEER

SCALE: N.T.S

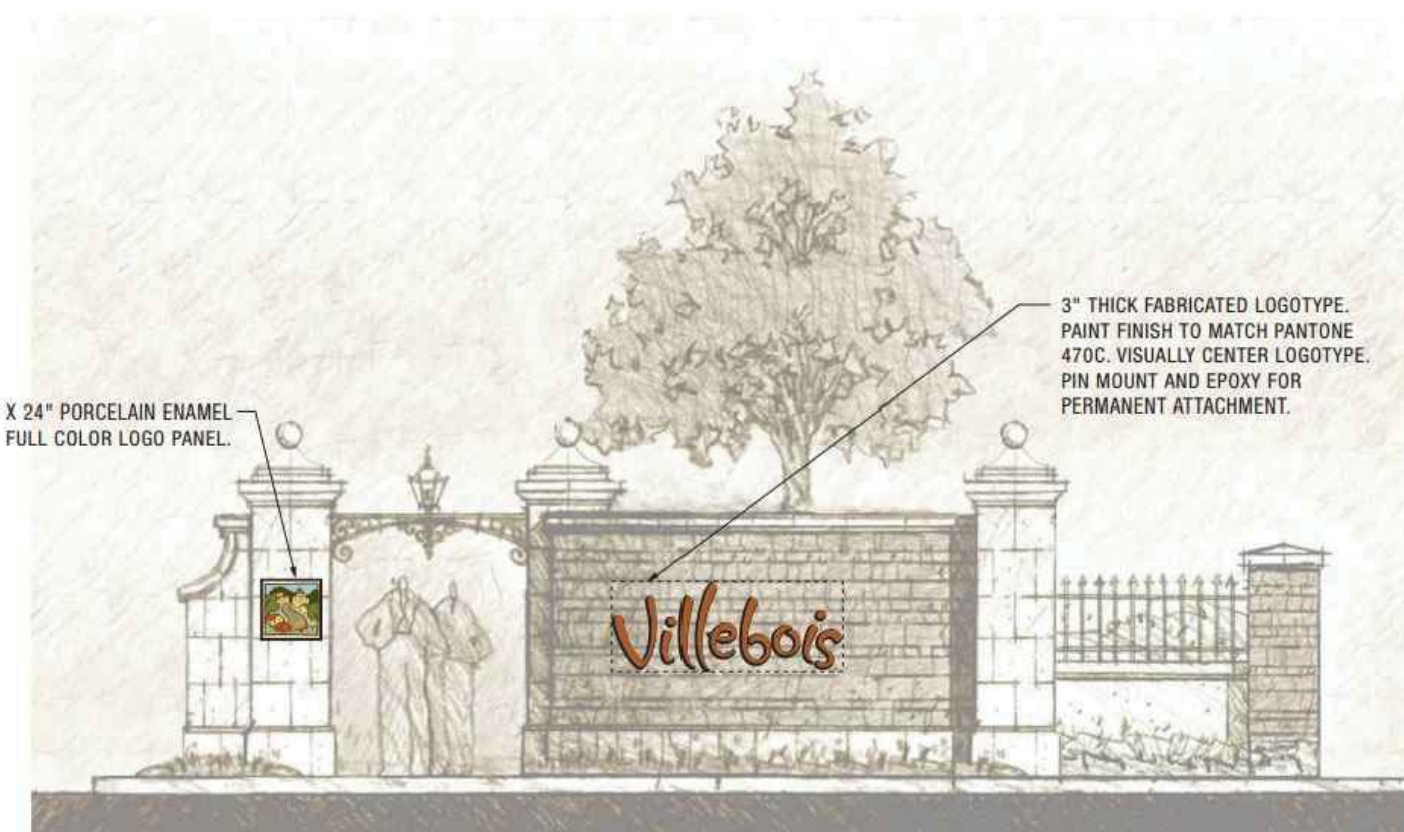
1
L3.4



CULTURED STONE FACED WALLS

SCALE: N.T.S

2
L3.4



24" X 24" PORCELAIN ENAMEL
 FULL COLOR LOGO PANEL.

3" THICK FABRICATED LOGOTYPE.
 PAINT FINISH TO MATCH PANTONE
 470C. VISUALLY CENTER LOGOTYPE.
 PIN MOUNT AND EPOXY FOR
 PERMANENT ATTACHMENT.

PRIMARY GATEWAY MONUMENT "A"

SCALE: N.T.S

3
L3.4

ELEVATION DATUM: NAVD 88

DR PROFESSIONAL GRADE
PLAYERS CHOICE ES 6.4
 ENGINEERED SOILS

Players Choice
 Certificate of Compliance

Manufacture: Sunmark Sports - PO Box 1210 Fairview, OR 97024
 Toll Free: 1.888.214.7333 - Fax: 503.491.0279
 www.sunmarksports.com - bcook@sunmarksports.com

Sunmark Sports certifies that Players Choice Soils contain the following properties and characteristics

Description -
Players Choice ES 6.4 Engineered Soil™ is a highly specialized blend of PGA grade sand, red clay, and silt useable for all sports fields and playing surfaces. **Players Choice ES 6.4 Engineered Soil™** provides a high quality playing surface to programs looking to improve their field's firmness, soil strength, drainage, and look. This soil blend has excellent surface draining and the optimum amount of clay for plant nutrient retention. This surface works best in all regions and is the basis of all our ES Mixes. Once compacted, this soil blend will be firm enough to hold its shape, play true, and shed water, yet still has enough sand to drain well and recover fast.

Infield Mix Analysis	
Sample ID	PST 60-40
Applied Color	Dark Brown
Playability	Excellent
Absorbency	Good

Texture Analysis	
% Sand	74.2%
% Silt	9.1%
% Clay	15.7%
Silt/Clay Ratio	0.6
% Sand Not Passing #60 Sieve	61%

Soil for Turf Areas -
Players Choice ES 6.4 Engineered Soil™ can be combined with PermaMatrix to improve the soil's physical qualities, especially its ability to provide nutrition for plants. In general usage this combination will reduce water consumption and fertilizer needs. It can be used to improve poor soils, or to rebuild soils which have been damaged by improper management. **Players Choice ES 6.4 Engineered Soil™** is an excellent choice for a low maintenance, low input soil blend.

Specifications -
Players Choice ES 6.4 Engineered Soil™ should be put down to a depth of 6" to 18" depending on field design. After applying the materials, we suggest watering your infield with 1/2 inch of water, rolling it with a 1000 pound roller to achieve proper compaction, and then laser grading it out at 1/2%.

WARRANTY
 Sunmark Sports warrants that its products are free from defects and will perform as stated in this document. Sunmark Sports will not warrant that the product will perform under unlimited circumstances that are caused by variables such as the soil surface condition, installation methods, and/or weather conditions.

Players Choice 6.4	Grade
Grade Level	Recreational
Sand Range	72% - 80%

BEACON ATHLETICS
 TRAINING & FIELD EQUIPMENT EXPERTS

January 2, 2014

Sample ID: DR64
 Date Tested: December 16-20, 2013
 Tested For: Sunmark Sports
 Attn: Barry Cook
 18032 NE Airport Way
 Portland, OR 97224

Phone: 503-346-5305
 Fax: 503-491-0279

TEXTURE ANALYSIS
 % Sand: 74.2%
 % Silt: 9.1%
 % Clay: 15.7%

Sandy Loam
 ★ Your Soil Sample

SCR (Silt/Clay Ratio): 0.6

LOW IDEAL ELEVATED HIGH EXCESSIVE

0.0 0.5 1.0 2.0 3.0 4.0+

SAND FRACTION ANALYSIS

Particle Size	Grain Diam. (mm)	Sieve Number	Percent Sand Fraction	Percent Sand NOT Passing #60 Sieve
Gravel	2+	10	0.3%	
Very Coarse Sand	1 - 2	18	4.1%	
Coarse Sand	0.5 - 1	35	15.9%	61%
Medium Sand	0.25 - 0.5	60	41.4%	
Fine Sand	0.10 - 0.25	140	12.2%	
Very Fine Sand	0.05 - 0.10	270	1.0%	

PROFESSIONAL LEVEL
38% - 45% Shall Not Pass #60 Sieve

INTERMEDIATE LEVEL
45% - 50% Shall Not Pass #60 Sieve

RECREATIONAL LEVEL
>50% Shall Not Pass #60 Sieve

SAND SHAPE ANALYSIS

□ = Optimum Sand Shape □ = Your Soil Sample

Sphericity = Medium to High

Angularity = Rounded to Sub-Angular

6233 Paryllis St. #130
 Middleton, WI 53562
 PH (800) 747-5985
 FX (808) 698-0724

PermaMatrix® BSP FOUNDATION
 Rock Your World

PermaMatrix® BSP Foundation.
 The starting point for restoring carbon, biology and function to the soil for long term performance in your turf zones.
 Dry Granular Product Applied with a Broadcast Spreader.
Application Rate: 10 - 12 lbs / Thousand sq ft
Availability: 25 & 50 lb bag

ENGINEERED SOILS OPEN FIELD PLAY

SCALE: N.T.S

4
L3.4



ROCKERY WALLS

SCALE: N.T.S

5
L3.4



BLOCK RETAINING WALL

SCALE: N.T.S

6
L3.4

SUNMARK SEEDS INTERNATIONAL, INC.
 PO Box 1210
 Fairview OR 97024
 503-241-7333
 888-214-7333

Sunmark Team Jr. Mixture Acres: 1
 Quantity: 450 lbs.

Botanical Name	Common Name	% by Weight	Seeds per lb. of Mix	Seeds per lb. of Seed	Actual % by Seed Size	Lbs. Needed	Requested %
<i>Festuca arundinacea</i> var. <i>Shelby</i>	Shelby Turf Type Tall Fescue	34.00%	146200	430000	34.00%	139.50	34%
<i>Festuca arundinacea</i> var. <i>Turnberry</i>	Turnberry 3 Turf Type Tall Fescue	33.00%	141900	430000	33.00%	146.50	33%
<i>Festuca arundinacea</i> var. <i>Airstotle</i>	Airstotle Turf Type Tall Fescue	33.00%	141900	430000	33.00%	146.50	33%
TOTALS:		100.00%	430000		100.00%	450.00	100%

Seeding Rate 10.00 PLS Pounds Per 1000 Square Feet
 450.00 PLS Pounds Per Acre

Team Jr. is a high-quality, turf-type tall fescue blend using 3 high-ranking varieties. Slower growth characteristics are designed into Pickseed's elite blend of turf-type tall fescues. These varieties are chosen to produce a blend of maximum genetic diversity and adaptability. With some of the highest performing dwarf and semi-dwarf varieties available chosen for this blend, Team Jr. out-performs all other turf-type tall fescue blends.

Recommended application rate is 8-12 lbs per 1,000 sq ft.



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L3.4

N:\proj\395-018\09 Drawings\03 Planning\Sheets\Planning\Submittal\Landscapes\395018.L3\DETAILS.dwg - SHEET: L3.4 - Jun. 23, 17 - 11:31 AM rebecca



MAINTENANCE BUILDING WITH SINGLE RESTROOM

DESIGN SUPPLY BY ROMTEC

SCALE: N.T.S

1

L3.5



16' X 16'-8" RESTROOM
DESIGN SUPPLY BY ROMTEC
GABLE ROOF
ROOF COLOR COLONIAL RED
2 UNISEX ROOMS WITH 112 SF
MAINTENANCE CLOSEST

RESTROOM STONE VENEER:
MANUFACTURED STONE
MANUFACTURE: CULTURED STONE
SUPPLIER: MUTUAL MATERIALS
MATERIAL: CHARDONNAY DRY STACK
LEDGESTONE

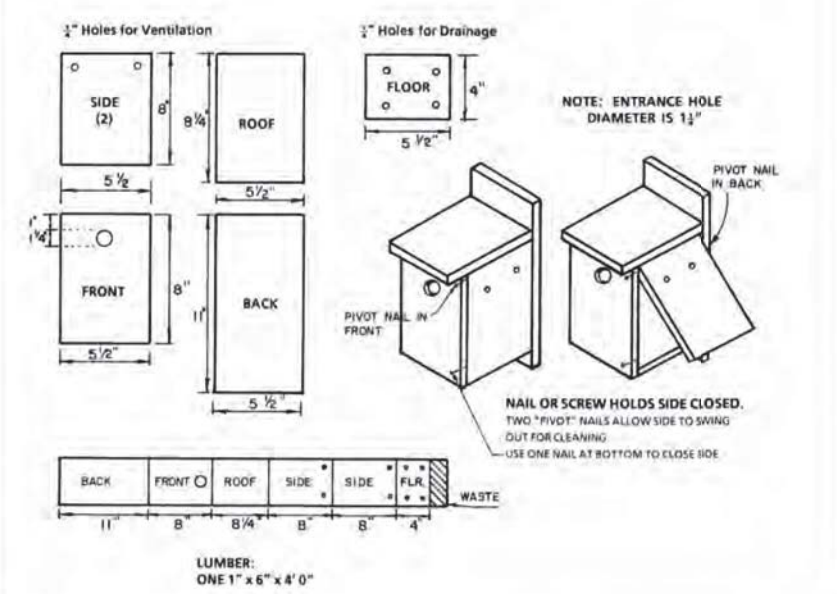
RESTROOM

SCALE: N.T.S

2

L3.5

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

3

L3.5



CUSTOM CRS

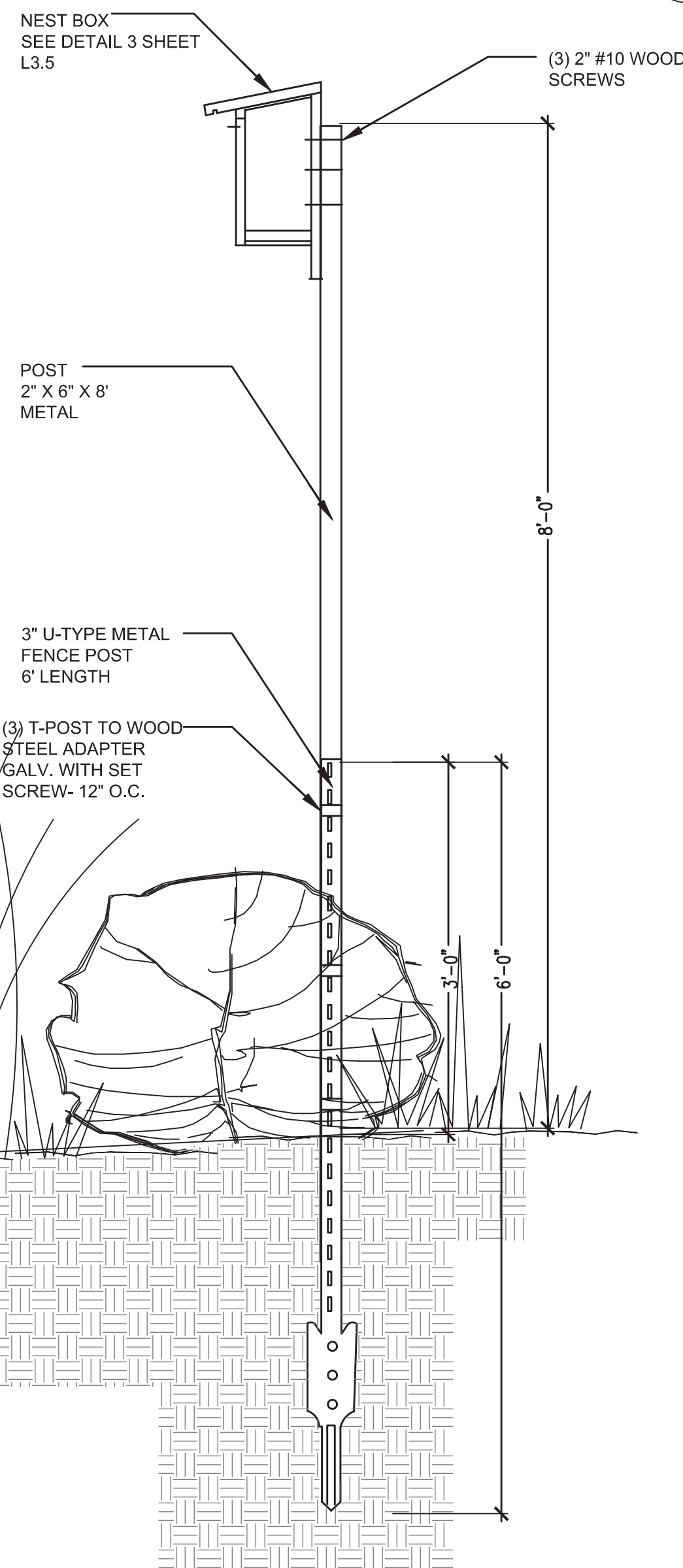
SHELTER: BY POLYGON

20 X 35 SHELTER

SCALE: N.T.S

4

L3.5



SWALLOW BIRD NEST BOX POST

SCALE: N.T.S

5

L4.06



GAZEBO: BY POLYGON

SHELTER AND GAZEBO COLUMNS
STYLE AND MATERIAL TO MATCH:
MANUFACTURED STONE
MANUFACTURE: CULTURED STONE
SUPPLIER: MUTUAL MATERIALS
MATERIAL: CHARDONNAY DRY STACK
LEDGESTONE
PROVIDE BLOCK-OUT FOR
(1) ELECTRICAL OUTLET

POLYGON:
MODEL: OCTAGON OTC MR (METAL ROOF) TGMR (TONGUE-AND-GROVE UNDER METAL ROOF)
ROOF COLOR: COLONIAL RED
FRAME COLOR: SURREY BEIGE
1 ELECTRICAL CUTOUT FOR SECURITY LIGHT, ANCHOR BOLTS
WIND SPEED 100, GROUND SNOW LOAD 30, IBC 2012, MIN CLEARANCE HEIGHT 7.5, ROOF SLOPE 5 / 12
SIZE VARIES- SEE GAZEBO SCHEDULE

NORTHWEST PLAYGROUND
EQUIPMENT, INC. P.O. BOX
2410 ISSAQUAH, WA 98027
T: 1-800-726.0031
WWW.NWPLAYGROUND.COM

GAZEBO SCHEDULE

PARK	AREA	BIN	SIZE	HEIGHT	
RP-7	AREA 1	BIRD	OTC	24'	12'-5 1/2"
RP-8	AREA 2	SPORT	OTC	32'	13' - 11 3/4"
RP-8	AREA 5	COFFEE LAKE	OTC	28'	13' - 2 3/8"

GAZEBO

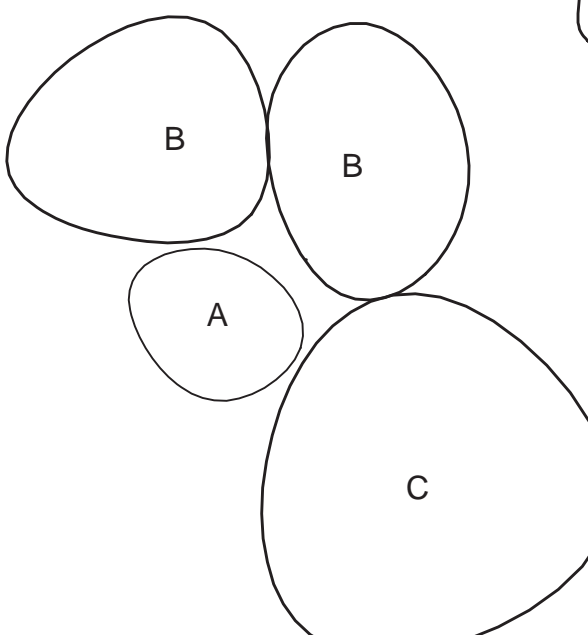
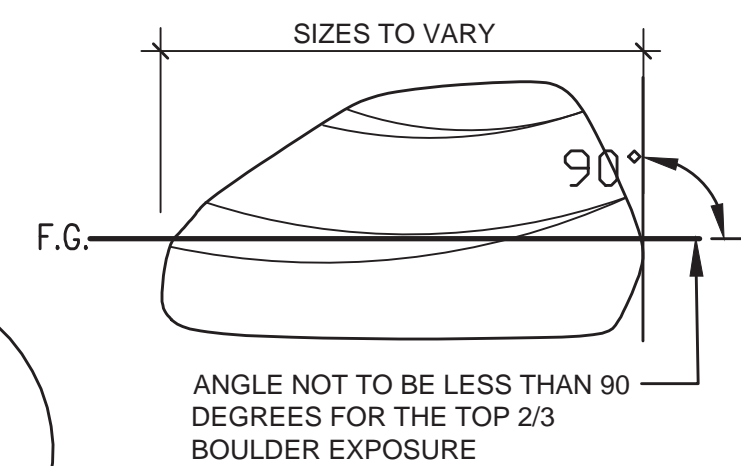
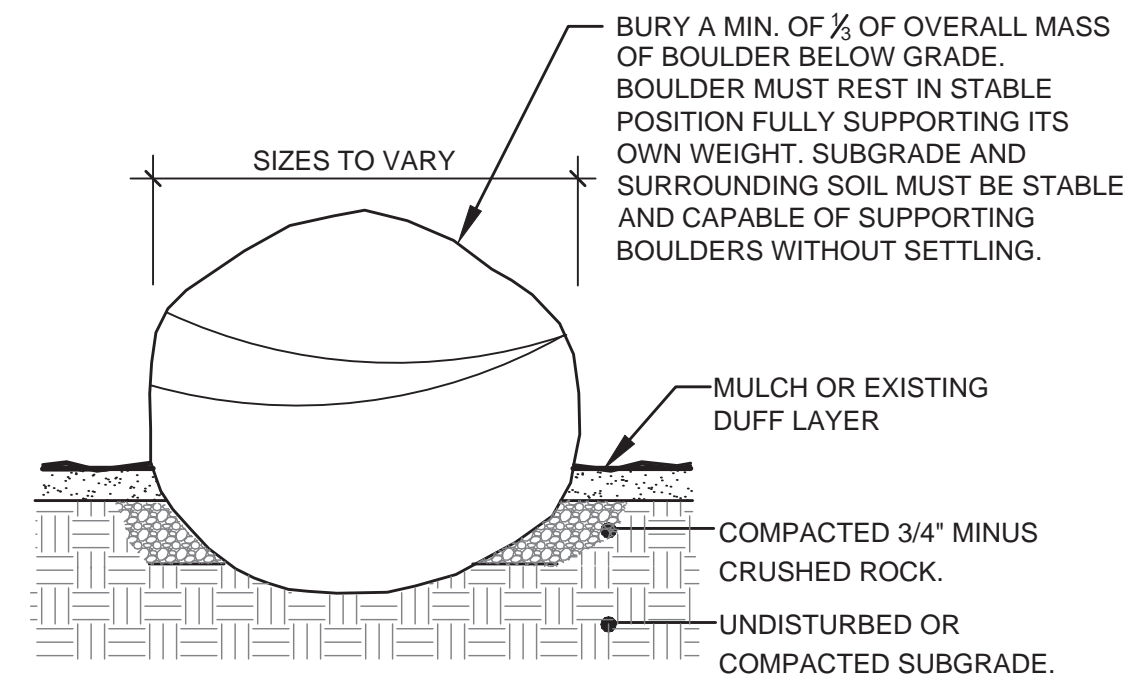
SCALE: N.T.S

6

L3.5

NOTES:

- FIELD COORDINATE SELECTION AND PLACEMENT OF STONES WITH LANDSCAPE ARCHITECT. STONES ARE TO BE SMOOTH WITH NO ANGULAR FACES. REMOVE AND EASE ALL SHARP EDGES AND CORNERS. NATURAL GRAY-BROWN COLOR.
- PLACEMENT IS TO BE NATURAL AND RANDOM IN APPEARANCE. SIZES SHALL BE PER THE BOULDER SCHEDULE.
- PLACED BOULDERS SHALL BE INCAPABLE OF ROLLING, PITCHING OR MOVING AFTER PLACEMENT.



ROCK SCHEDULE

	HEIGHT	DIAMETER	QUANTITY
A	1'-6"	12"-18"	-
B	2'	18"-24"	-
C	2'-6"	24"-30"	-

BOULDER PLACEMENT

SCALE: N.T.S

7

L3.5



POLYGON WLH LLC



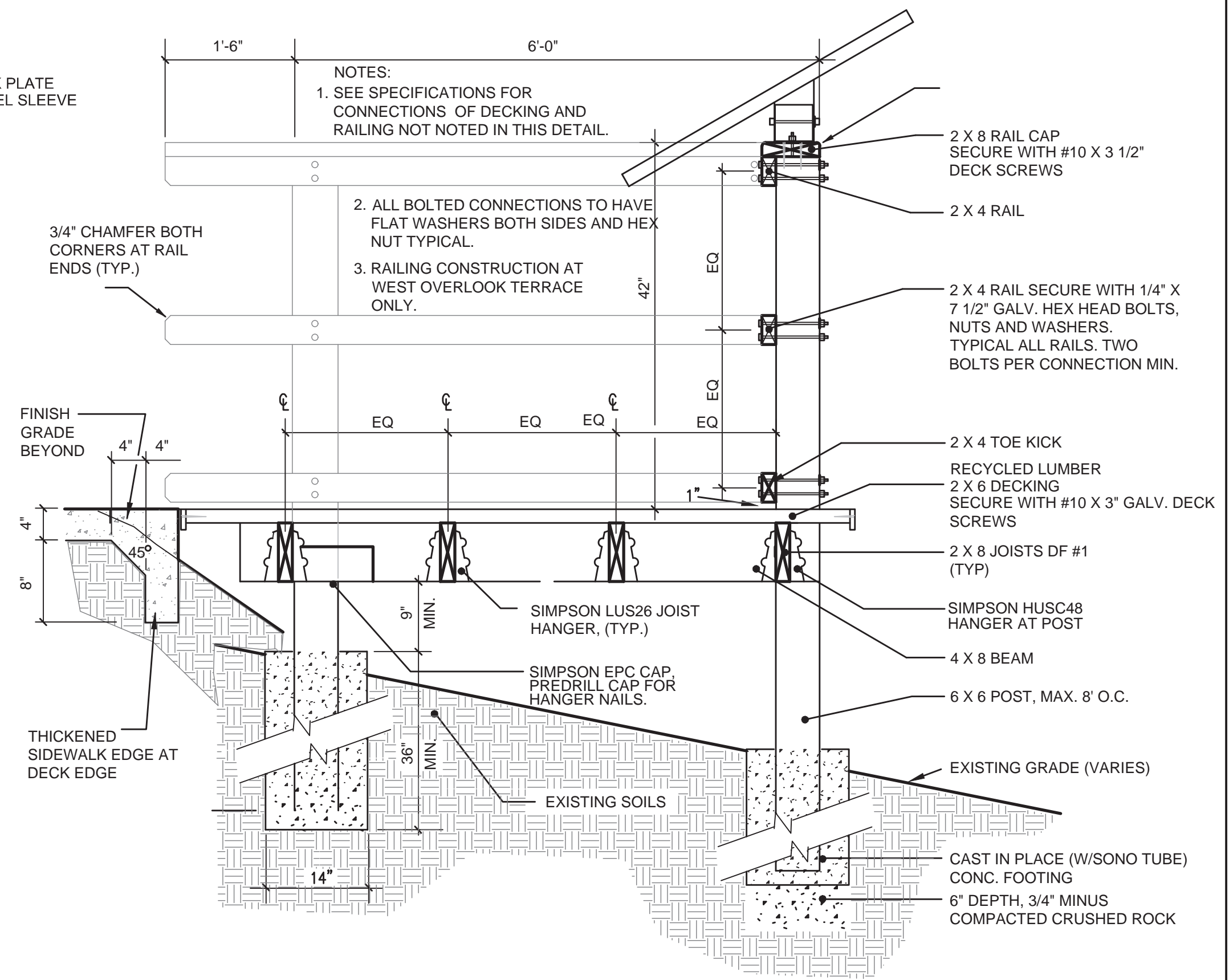
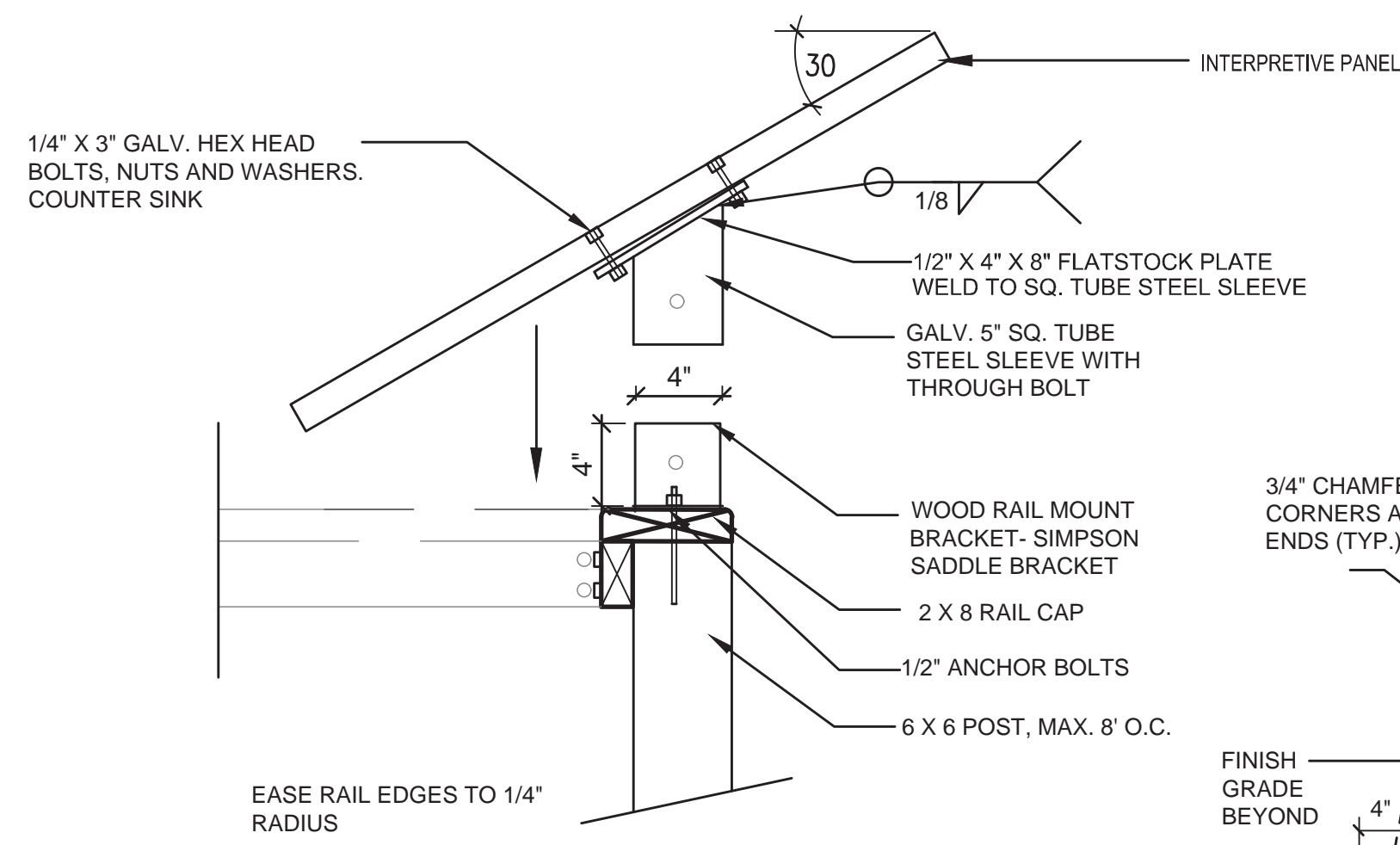
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L3.5

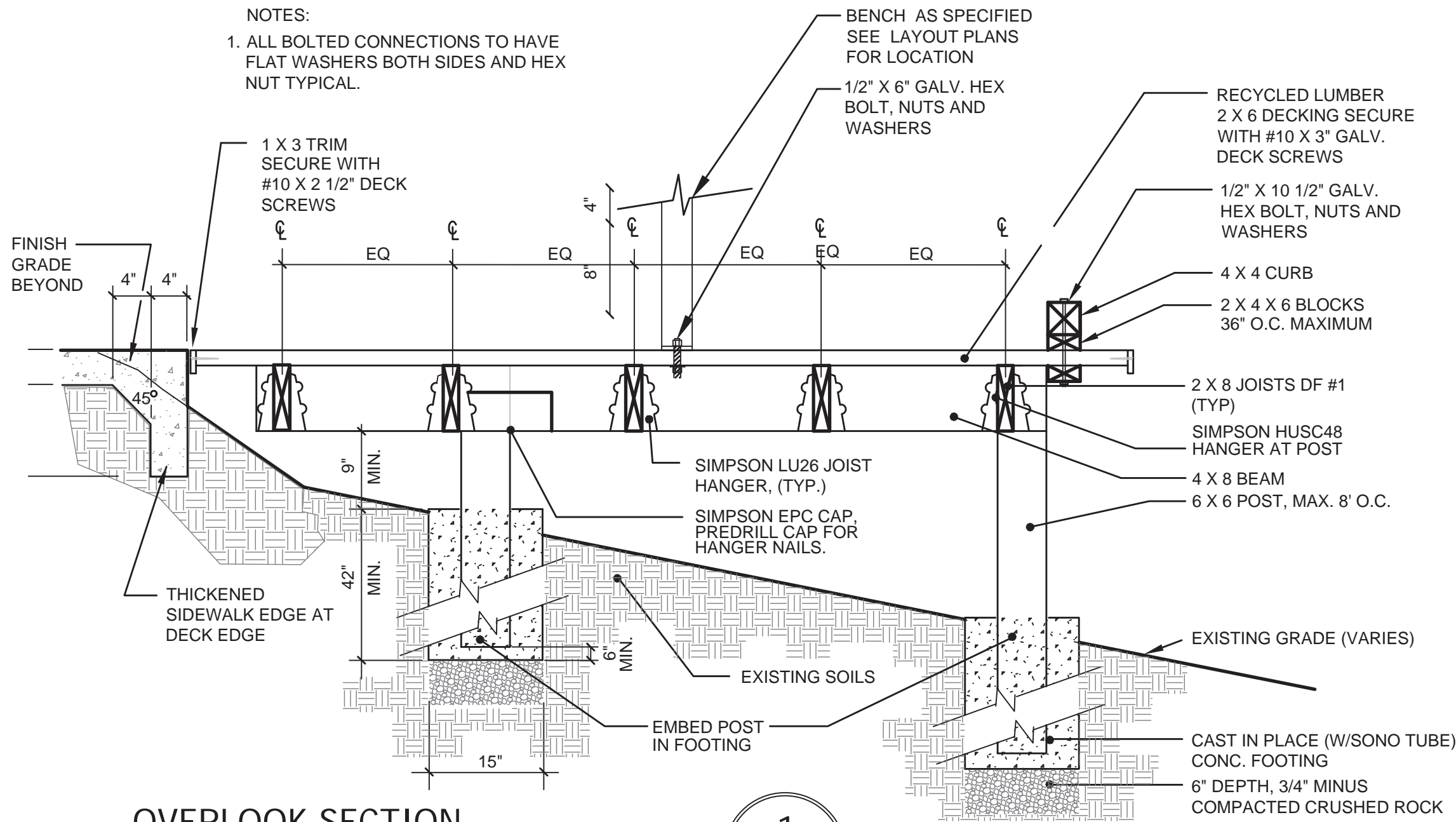


OVERLOOK SECTION WITH RAIL AND INTERPERTATIVE SIGNAGE

SCALE: N.T.S

3
L3.6

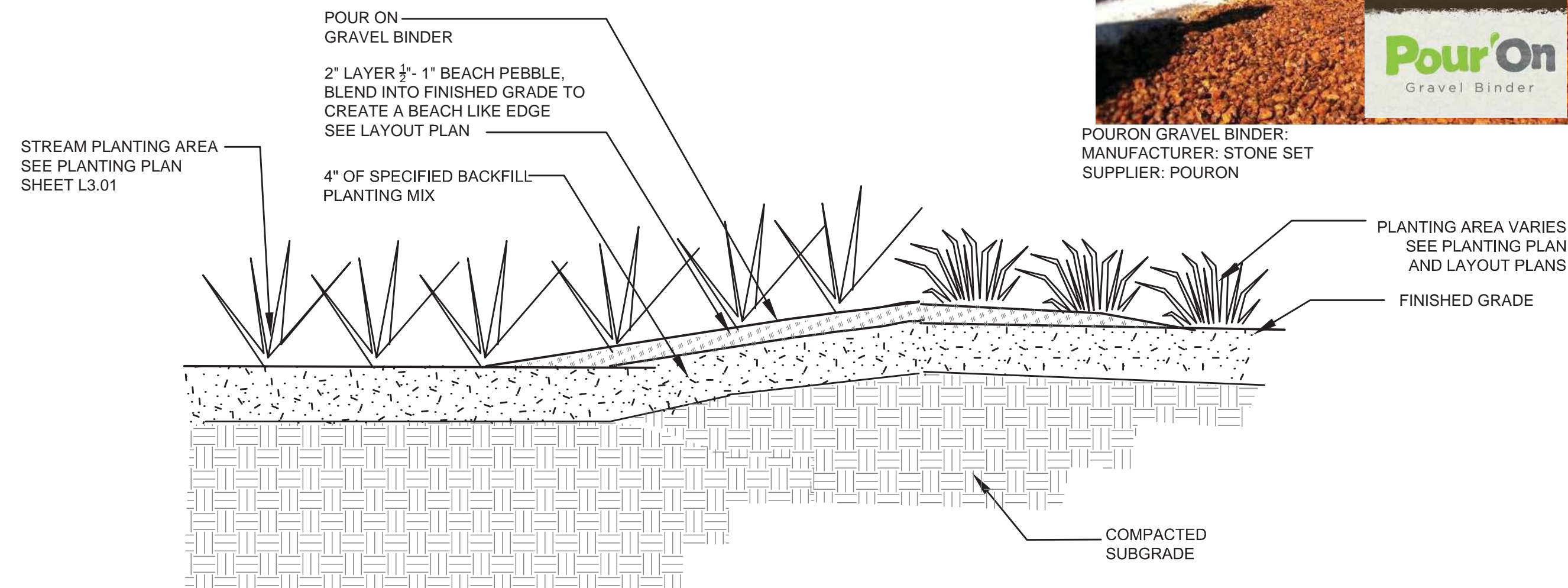
NOTES:
1. ALL BOLTED CONNECTIONS TO HAVE FLAT WASHERS BOTH SIDES AND HEX NUT TYPICAL.



OVERLOOK SECTION

SCALE: N.T.S

1
L3.6



INTERACTIVE DRY | WET STREAM WITH BEACH LIKE EDGE

SCALE: N.T.S

2
L3.6



POURON GRAVEL BINDER: MANUFACTURER: STONE SET SUPPLIER: POURON



RIVER ROCK 1/2\"/>



Villebois



POLYGON WLH LLC



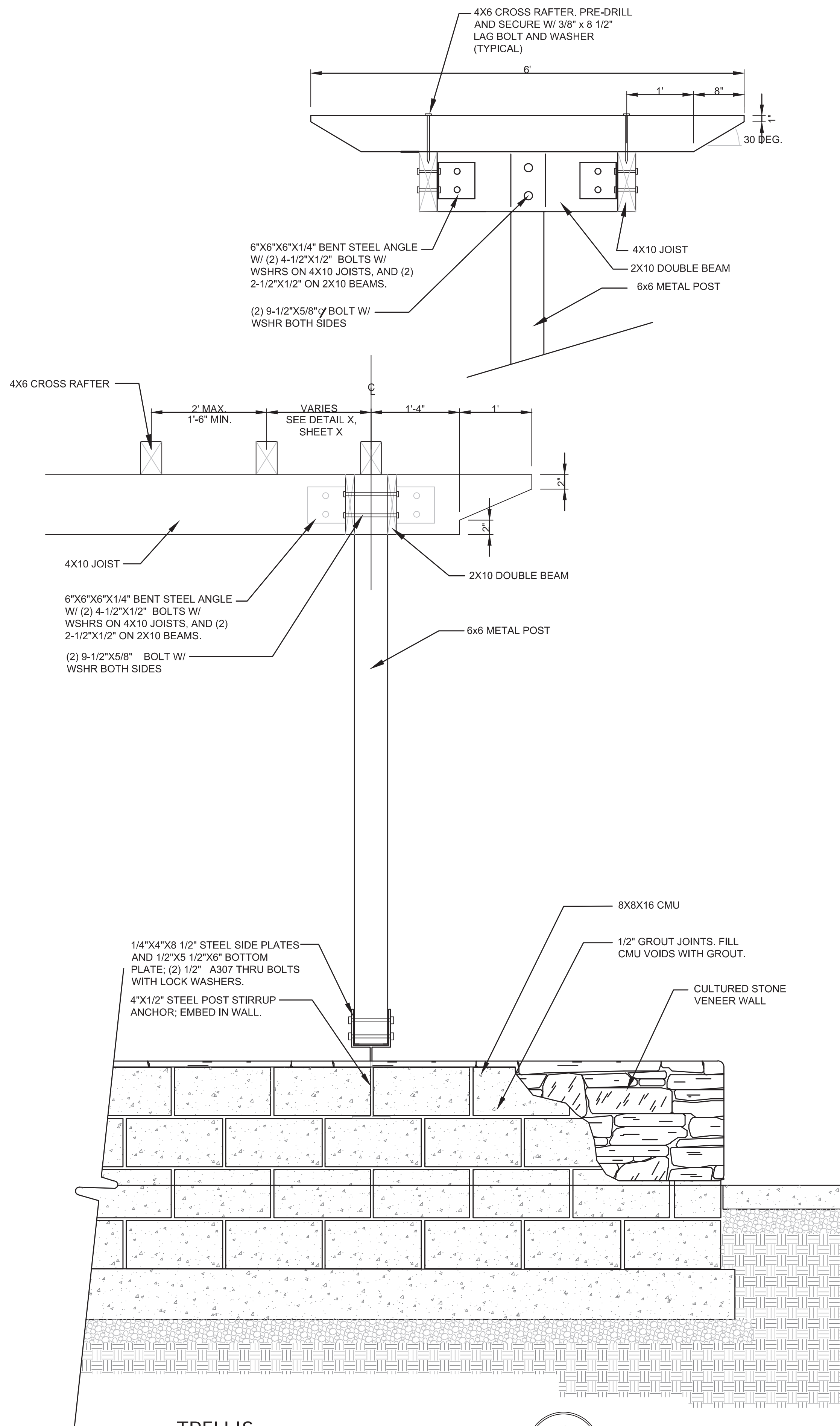
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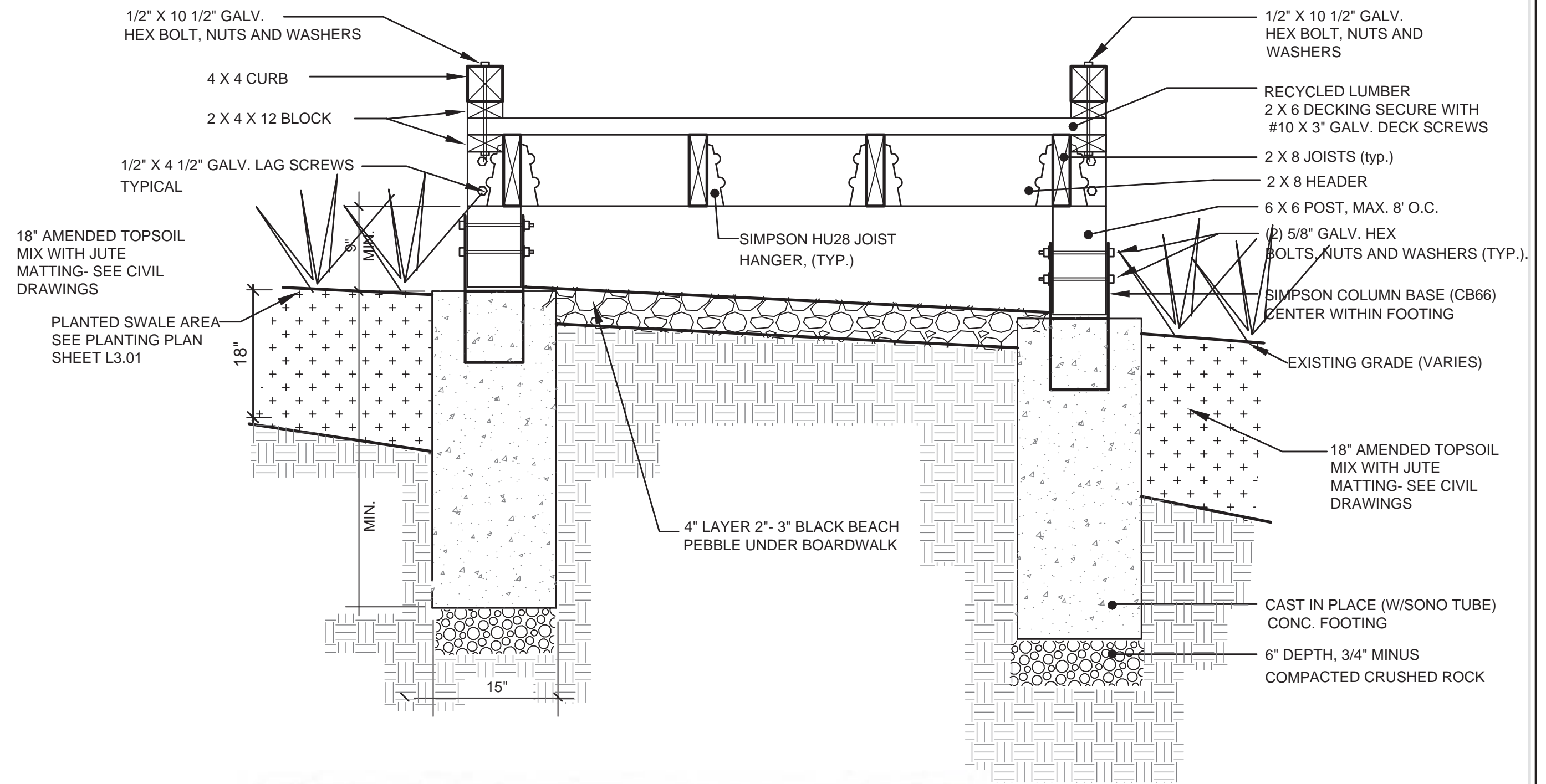
L3.6



TRELLIS

SCALE: N.T.S.

1
L3.7



This vegetated swale in Oakland, California was retrofitted within an existing parking lot.

FOOTBRIDGE SECTION

SCALE: N.T.S.

2
L3.7



EDUCATION DECK | PERFORMANCE STAGE

SCALE: N.T.S.

3
L3.7



Villebois



POLYGON W/LH LLC



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L3.7



PLACE (2) FOUR CHAMBER PREMIUM BAT HOUSE 16' ABOVE GROUND ON RAPTOR PERCH POLE AND PLACE (2) FOR CHAMBER PREMIUM BAT HOUSE 16' ABOVE GROUND ON THE NEST PLATFORM POLE. SEE DETAIL 5 SHEET L3.8 FOR RAPTOR POLE INFORMATION. ATTACH WITH SCREW KIT PER MANUFACTURERS DIRECTION AND INCLUDED 16-PAGE MANUAL.

AS SUPPLIED BY:
BAT CONSERVATION AND MANAGEMENT
WWW.BATMANAGEMENT.COM
1263 CLAREMONT DRIVE
CARLISLE, PENNSYLVANIA 17015
PHONE: (717) 214-ABAT
SALES@BATMANAGEMENT.COM

CHAMBER HOUSE
WATER TIGHT, DARK COLORED
PLACE 15' ABOVE GROUND



FOUR CHAMBER PREMIUM BAT HOUSE
MATERIAL: WEATHERPROOF HEAVY DUTY PLASTIC
SHELL OVER WOOD BAFFLE
PRE ASSEMBLED
COLOR: BLACK



STANDARD 18" POLE MOUNT
1. SET THE MOUNT ON THE RAPTOR PERCH POLE, PRE-DRILL HOLES INTO THE POST.
2. (6) LAG SCREW BAT HOUSE TO POST
3. PLACE AT A 16' HEIGHT

BAT HOUSE

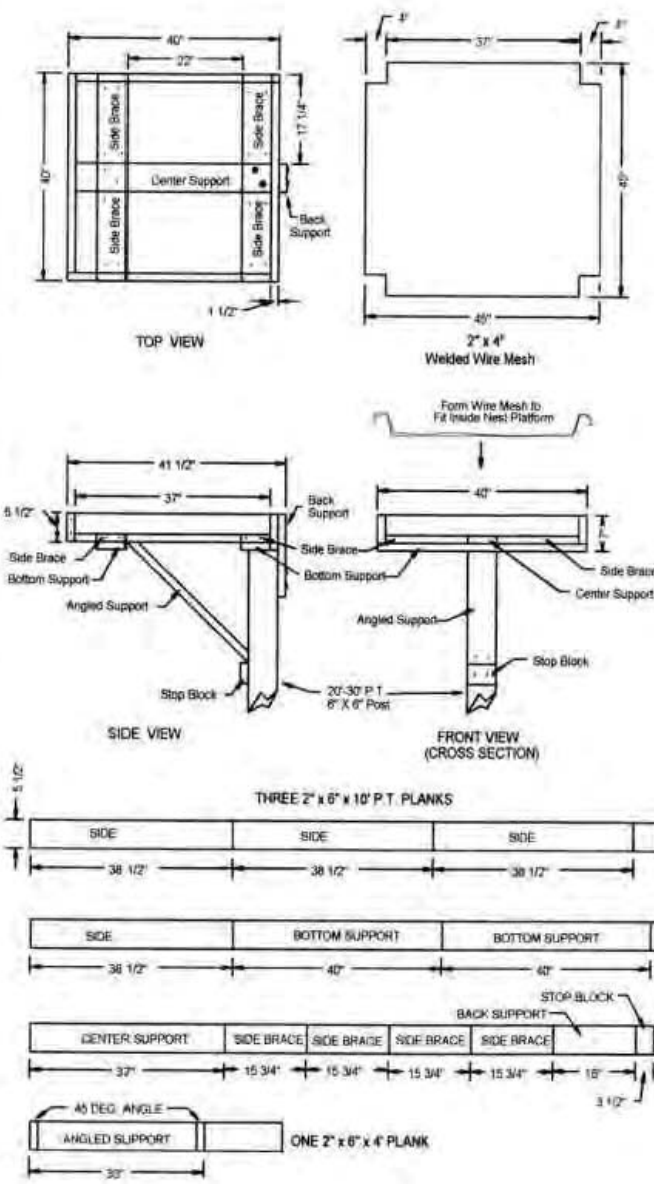
SCALE: N.T.S

1
L3.8

Nesting Platform

SUPPLIES NEEDED:
LUMBER:
THREE - 2" X 8" X 30' Pressure Treated Planks
ONE - 2" X 8" X 4' Pressure Treated Plank
1 - 3/4" GAL. DRYWALL SCREWS
OTHER SUPPLIES:
One - 45° X 45° Piece of 2" X 4" Bleached Drive Metal
2 - 1/2" Galvanized Deck Screws
3" Galvanized Deck Screws
Four - 3/8" X 5" Lag Bolts with Washers
Punching Stakes for Attaching Wire Mesh
Dirt with Screw Driver Bit
Absorbed Drill Bits for Pre-drilling as Necessary
Adjustable Wrench for Attaching to Post with Lag Bolt
Brown Paper

ASSEMBLY INSTRUCTIONS:
1. Assemble sides using 3" screws.
2. Install 2 BOTTOM SUPPORTS with 3" screws.
3. Attach CENTER SUPPORT to BOTTOM SUPPORTS with 2 1/2" screws and to front and back sides with 3" screws.
4. Insert 4 Side Braces. Attach to Bottom Supports with 2 1/2" screws and to Sides with 3" screws.
5. Attach BACK SUPPORT to rear Side with 6 or more 2 1/2" screws. Pre-drill 3/8" holes in back support for lag bolts and attachment to post.
6. Pre-drill 3/8" holes through CENTER SUPPORT and BOTTOM SUPPORT for lag bolts and attachment to post.
7. Attach platform to pole with lag bolts through Center Support and Back Support.
8. Attach angled Support and Stop Block using 3" screws.
9. Start Assembly with 2-3 coats of stain.
10. Attach Wire Mesh with Punching Stakes.
11. Some stacks should be wired into nest to ventilate one by others.
12. Measure side pole or tree top is used for placement of nest, appropriate modifications can be made.
A predator guard on pole is recommended.



Published with permission from Woodcrafting for Wildlife

The Cornell Lab
NestWatch
Report your nesting birds to
NestWatch.org

NEST PLATFORM

SCALE: N.T.S

2
L3.8

ELEVATION DATUM: NAVD 88

PREDATOR GUARD

SCALE: N.T.S

3
L3.8

NEST PLATFORM POLE

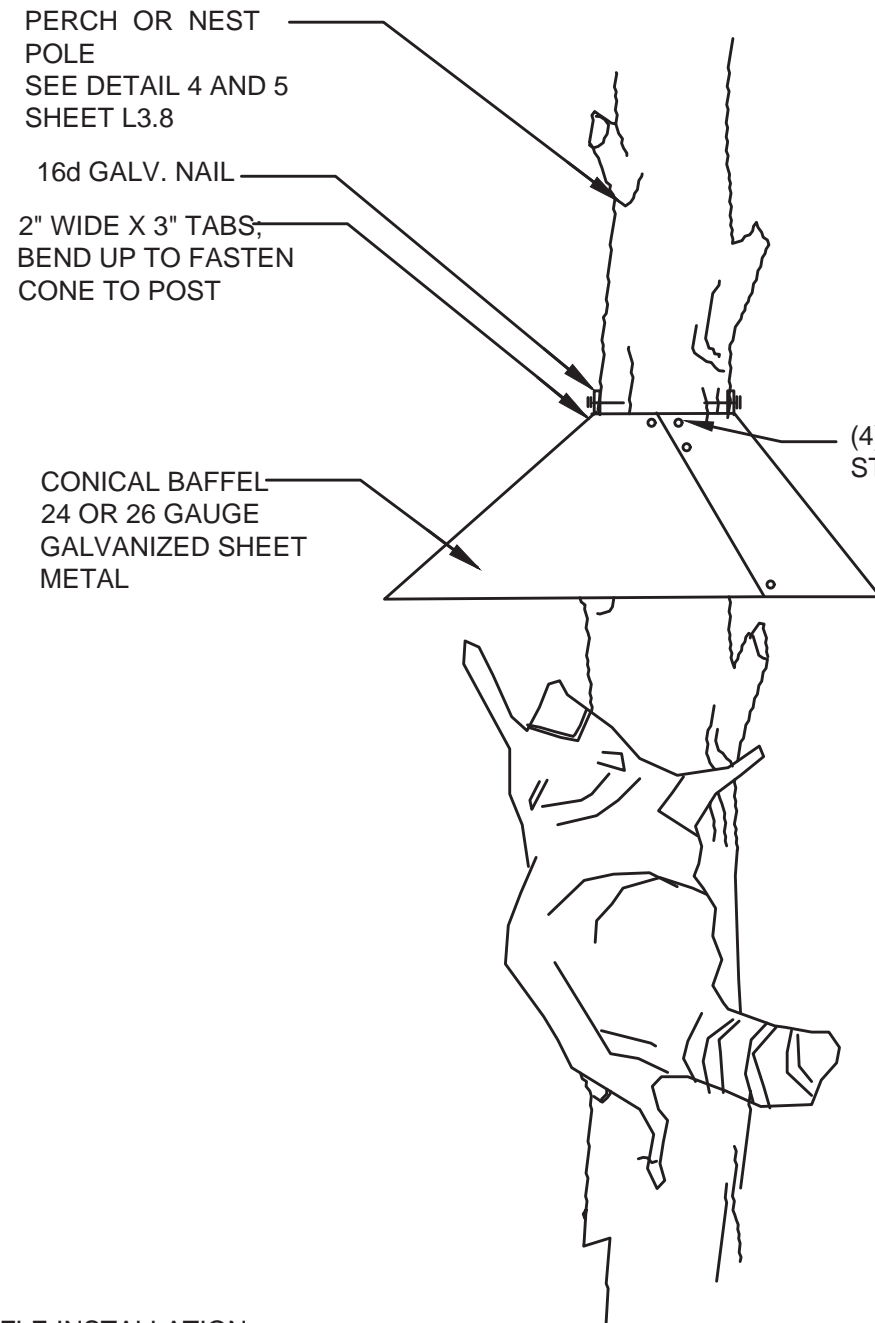
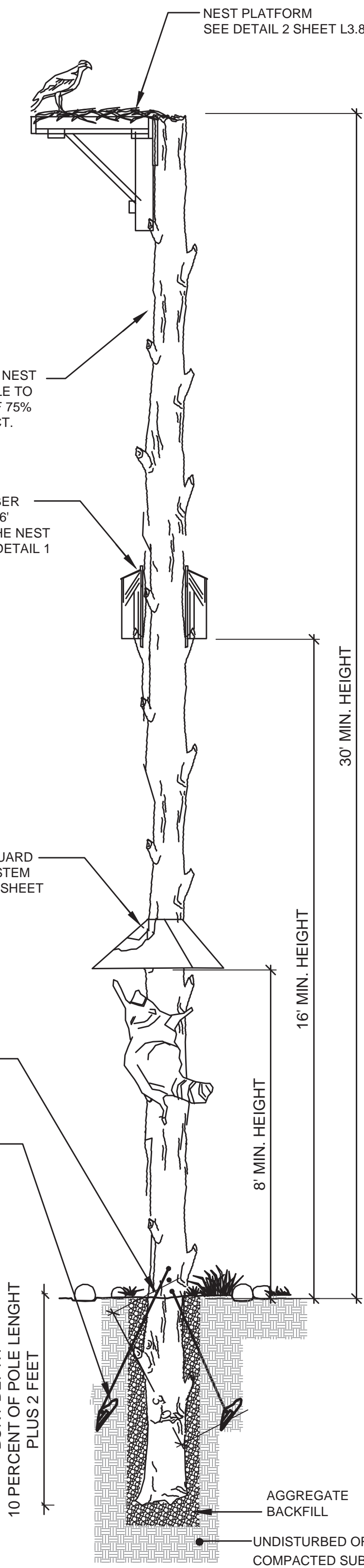
SCALE: N.T.S

4
L3.8

RAPTOR PERCH POLE

SCALE: N.T.S

5
L3.8

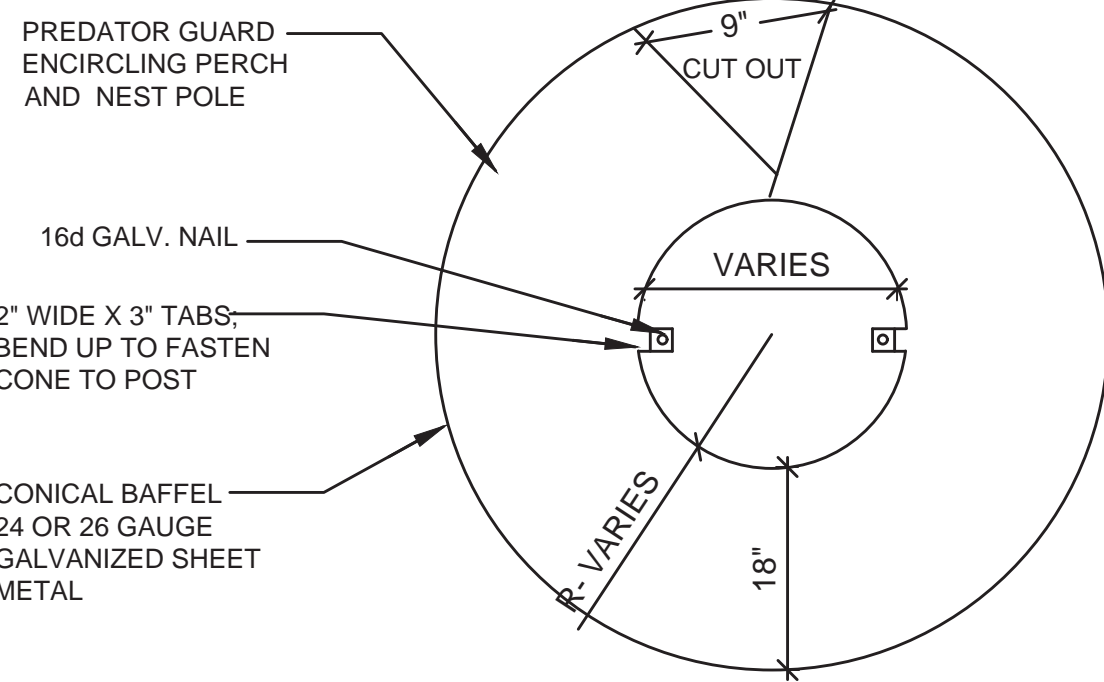


BAFFLE INSTALLATION

- CUT A SQUARE PIECE OF 24 BY 26 GAUGE SHEET METAL SHEET SIZE DETERMINED BY POST RADIUS PLUS 18"
- TO FORM CONE, CUT AN OPEN TRIANGLE THAT MEASURES 9" ON THE BOTTOM.
- WHEN INSTALLING THE GUARD, OVERLAP THE CUT EDGE TO THE DOTTED LINE.
- JOIN THE ENDS WITH FOUR 3/4" ROUND HEAD STOVE BOLTS OR FOUR SMALL, PAN-HEAD SHEET METAL SCREWS
- NAIL PRE-CUT METAL TABS TO POST
- PAINT BLACK BOTH SIDES

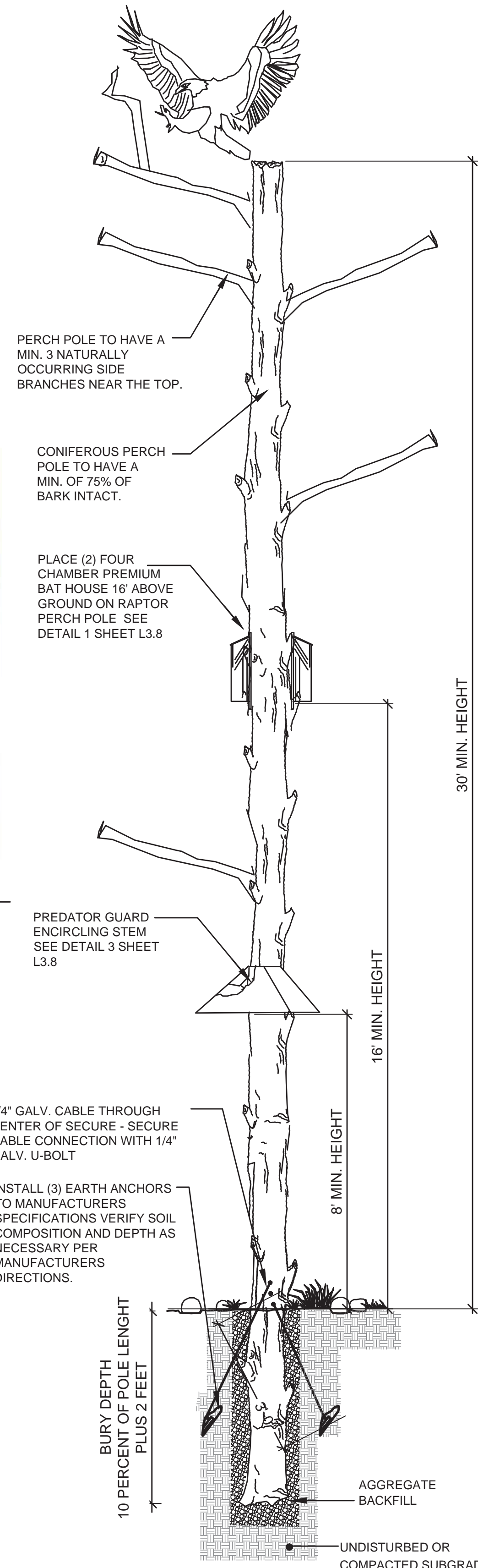
1/4" GALV. CABLE THROUGH CENTER OF SECURE - SECURE CABLE CONNECTION WITH 1/4" GALV. U-BOLT

INSTALL (3) EARTH ANCHORS TO MANUFACTURERS SPECIFICATIONS VERIFY SOIL COMPOSITION AND DEPTH AS NECESSARY PER MANUFACTURERS DIRECTIONS.



PREDATOR GUARD ENCIRCLING PERCH AND NEST POLE
16d GALV. NAIL
2" WIDE X 3" TABS, BEND UP TO FASTEN CONE TO POST
CONICAL BAFFLE 24 OR 26 GAUGE GALVANIZED SHEET METAL

RAPTOR PERCH POLE



PERCH POLE TO HAVE A MIN. 3 NATURALLY OCCURRING SIDE BRANCHES NEAR THE TOP.

CONIFEROUS PERCH POLE TO HAVE A MIN. OF 75% OF BARK INTACT.

PLACE (2) FOUR CHAMBER PREMIUM BAT HOUSE 16' ABOVE GROUND ON RAPTOR PERCH POLE SEE DETAIL 1 SHEET L3.8

PREDATOR GUARD ENCIRCLING STEM SEE DETAIL 3 SHEET L3.8

1/4" GALV. CABLE THROUGH CENTER OF SECURE - SECURE CABLE CONNECTION WITH 1/4" GALV. U-BOLT

INSTALL (3) EARTH ANCHORS TO MANUFACTURERS SPECIFICATIONS VERIFY SOIL COMPOSITION AND DEPTH AS NECESSARY PER MANUFACTURERS DIRECTIONS.

DUCK BILL EARTH ANCHOR:

MODEL: 99-DB1
3.5' WIRE ROPE LENGTH
1/4" - 7X19 GAC - GALVANIZED WIRE ROPE

HAND DRIVE STEEL:

MODEL: 88
DS-88, 4' LONG
3/4" ROUND
4' LONG HAND DRIVE STEEL WITH LARGE STRIKING HEAD

POWER DRIVE STEEL:

4' DRIVE TIP TO UNDER COLLAR FOR USE WITH MECHANIZED JACK HAMMER.

MANUFACTURER:
MACLEAN POWER SYSTEMS OR APPROVED EQUAL.
www.earthanchor.com
1.800.325.5360



Villebois



POLYGON WLH LLC



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L3.8



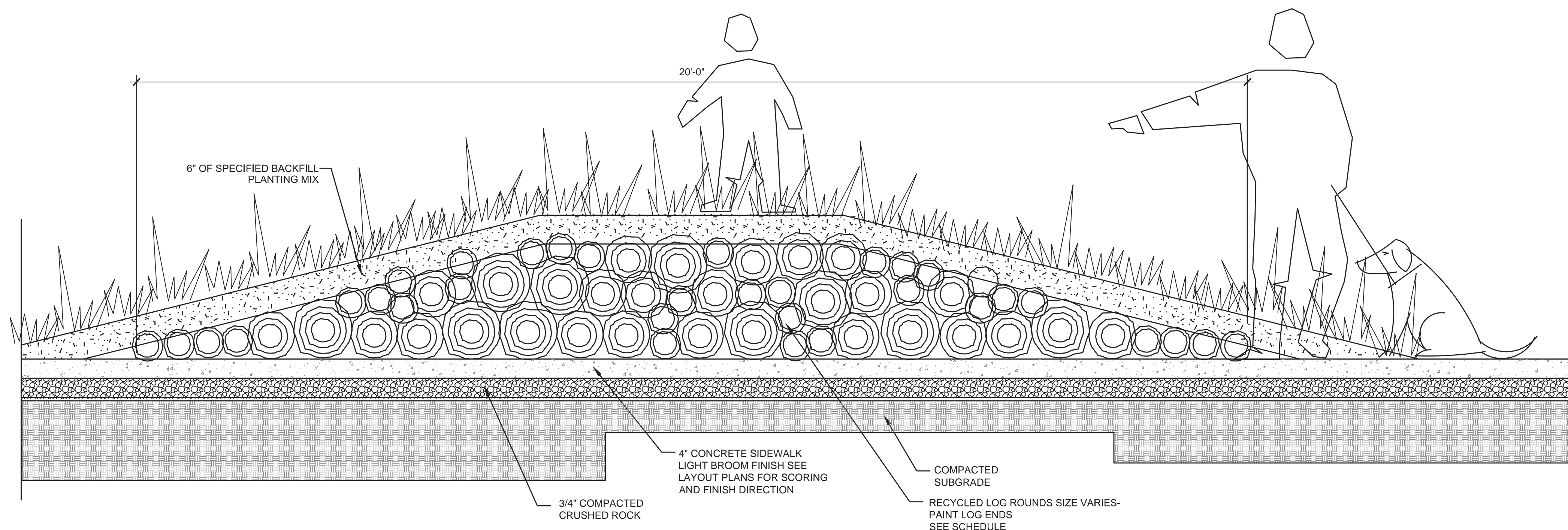
Villebois



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LOG CANYON ELEVATION

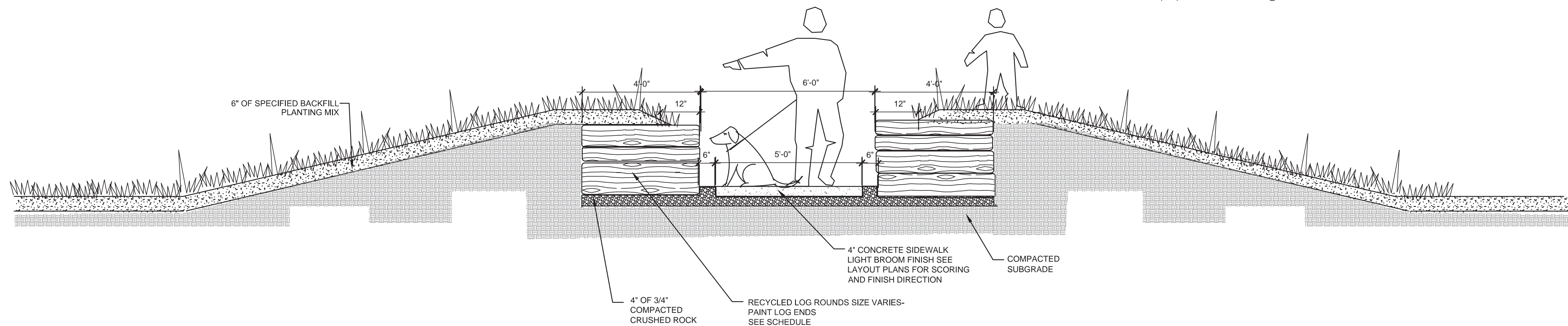
SCALE: N.T.S

1
L3.9

CANYON LOG SCHEDULE

SYMBOL	DIAMETER	LENGHT	SHERWIN WILLIAMS OR APPROVED EQUAL EXPOSED END COLOR	COLOR CHIP
	13"	4'	SW 6982 AFRICA VIOLET LOCATOR NUMBER: 176-C6 EXTERIOR	
	10"	4'	SW 6959 BLUE CHIP LOCATOR NUMBER: 176-C1 EXTERIOR	
	9"	4'	SW 6840 EXUBERANT PINK LOCATOR NUMBER: 101-C1 EXTERIOR	
	6"	4'	SW 6831 CLEMATIS LOCATOR NUMBER: 182-C6 EXTERIOR	

RECYCLED LOG ROUNDS- AS SUPPLIED BY AMERICAN PLASTIC LUMBER, INC
PHONE (877).677.7701 EMAIL: ALES@APLINC.US WWW.AMERICAN-PLASTICLUMBER.COM



LOG CANYON SECTION

SCALE: N.T.S

2
L3.9

ELEVATION DATUM: NAVD 88

Final Development
Plan
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2ND SUBMITTAL DATE xx/xx/2017

L3.9

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DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 10, 2017

6:30 PM

- VII. Board Member Communications:
 - A. Results of the May 22, 2017 DRB Panel B meeting

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	MAY 22, 2017	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 7:28 PM

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Shawn O'Neil	Jennifer Scola
Richard Martens	Daniel Pauly
Aaron Woods	Barbara Jacobson
Samy Nada	
Samuel Scull	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of February 27, 2017 Minutes	A. Unanimously approved as presented
PUBLIC HEARING	
<p>A. Resolution No. 335. Wilsonville High School Electronic Readerboard: West Linn-Wilsonville School District– Applicant/Owner. The applicant is requesting approval of a Class 3 Sign Permit and Waiver for conversion of an existing freestanding sign to a digital sign at Wilsonville High School. The subject property is located at 6700 SW Wilsonville Road and is legally described as Tax Lot 100 of Section 13, Township 3 South, Range 1 West, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Staff: Jennifer Scola</p> <p>Case Files: DB17-0012 Class 3 Sign Permit with Waiver</p>	A. Resolution No. 335 was approved by a 4 to 1 vote with Shawn O'Neil opposed.
BOARD MEMBER COMMUNICATIONS	
A. Results of the March 13, 2017 DRB Panel A meeting B. Recent City Council Action Minutes	None.
STAFF COMMUNICATIONS	
	Dan Pauly updated the board on the status of past projects

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 10, 2017

6:30 PM

VII. Board Member Communications:

B. Results of the June 26, 2017 DRB Panel B meeting

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE: JUNE 26, 2017		TIME END: 7:10 P.M.
LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR		
TIME START: 6:32 P.M.		

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Shawn O'Neil	Daniel Pauly
Richard Martens	Barbara Jacobson
Aaron Woods	
Samy Nada	
Samuel Scull	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of May 22, 2017 Minutes	A. Unanimously approved as corrected
PUBLIC HEARING	
A. Resolution No. 336 Meridian Creek Middle School Electronic Readerboard: West Linn-Wilsonville School District - Applicant/Owner. The applicant is requesting approval of a Class 3 Sign Permit and Waiver to allow the previously approved manual change message center on the monument sign for Meridian Creek Middle School to be converted to a digital sign. The subject property is legally described as Tax Lot 2000 of Section 18, Township 3 South, Range 1 East, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly Case Files: DB17-0018 Class 3 Sign Permit with Waiver	A. Approved with additional exhibits and an additional waiver to exceed the maximum sign area. Vote was 4 to 1 with Shawn O'Neil opposed.
BOARD MEMBER COMUNICATIONS	None.
A. Recent City Council Action Minutes	
STAFF COMMUNICATIONS	None.

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 10, 2017

6:30 PM

- VII. Board Member Communications:
 - C. Recent City Council Action Minutes

**CITY COUNCIL MEETING ACTION MINUTES
MARCH 6, 2017**

COUNCILORS	STAFF	STAFF
Mayor Knapp	Bryan Cosgrove	Nancy Kraushaar
Councilor Starr-excused	Barbara Jacobson	Jon Gail
Councilor Akervall	Jeanna Troha	Chris Neamtzu
Councilor Stevens -excused	Sandra King	Delora Kerber
Councilor Lehan	Mark Ottenad	Eric Mende
	Dwight Brashear	Eric Loomis

AGENDA ITEM	ACTIONS
<p>WORK SESSION</p> <ul style="list-style-type: none"> • Cost of Services Analysis for SMART • Frog Pond West Maser Plan Residential Neighborhood Zone • Water Treatment Plant Master Plan and Willamette Water Supply Program Coordination 	<ul style="list-style-type: none"> • Staff presented the financial issues outlined in the proposed Transit Master Plan and the service priorities with and without new funding. • An overview of the new development zoning code created as part of the Frog Pond West Master Plan was provided. • Staff briefed Council on the recently completed Willamette River Water Treatment Plant 2015 Master Plan Update, and identified the next steps for a more focused look at the existing WRWTP, as well as the efforts between the City and the WWSP for near term projects.
REGULAR MEETING	
<u>Mayor's Business</u>	<ul style="list-style-type: none"> • Mayor Knapp presented his 2017 State of the City Address
<u>Consent Agenda</u>	
<ul style="list-style-type: none"> • Minutes of the 2/23/17 Council Meeting 	Consent Agenda adopted 3-0.
<u>New Business</u>	
<ul style="list-style-type: none"> • 2017-19 Council Goals • Council Protocol Manual Revisions 	Both of these items were continued to March 20 th so all Councilors could attend.
<u>City Manager's Business</u>	<ul style="list-style-type: none"> • Reminder of the March 15th Mid-Year Budget Review Meeting
<u>Legal Business</u>	No report.
Adjourn	8:55 p.m.

Prepared by SCK

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**City Council Meeting Action Minutes
March 20, 2017**

COUNCILORS	STAFF	STAFF	
Mayor Knapp	Bryan Cosgrove	Mark Ottenad	Nancy Kraushaar
Councilor Starr	Barbara Jacobson	Jon Gail	Delora Kerber
Councilor Akervall	Jeanna Troha	Cathy Rodocker	Miranda Bateschell
Councilor Stevens	Sandra King	Zach Weigel	Jordan Vance
Councilor Lehan	Susan Cole	Dwight Brashear	Steve Adams
	Eric Loomis	Dan Pauly	

AGENDA ITEM	ACTIONS
WORK SESSION	
<ul style="list-style-type: none"> • A. Year 2000 Urban Renewal Plan (Kraushaar/Cole) • B. Wastewater Collection System Master Plan Project List Amendment (Adams) • C. Water distribution master plan project list amendment (Adams) • D. Basalt Creek Update (Bateschell) • E. Equitable Housing Strategic Plan Update (Bateschell/Gail) • F. Acceptance of the Audit RFP (staff - Cole) 	<ul style="list-style-type: none"> • After staff presented their report, Council decided to re-convene the Task Force to review the addition of the Boeckman Dip project and bring a recommendation to Council. • Staff described the reasons for items B and C, which will be addressed on the Consent Agenda. • Staff updated Council on the status of the Basalt Creek project in light of the most recent proposal made by the city of Tualatin. Council remained committed to the area developing as employment lands. • An update on the grant status and milestone and deliverables schedule for the release of the funds was presented. It was determined a task force representing public, private partners, residents and representatives in the housing industry would be convened. Councilor Starr volunteered to chair the task force. • Staff outlined the process used to select the new auditor for the City.
REGULAR MEETING	
Mayor's Business	
<ul style="list-style-type: none"> A. 2017-19 City Council Goals B. Adopt 2017 Council Protocol Manual 	<ul style="list-style-type: none"> • Council adopted their 2017-19 Goals and the revised Council Protocol Manual. (The Goals are attached.)

<p>C. Upcoming Meetings</p>	<p>Mayor Knapp reported on the meetings he attended on behalf of the City.</p>
<p>Consent Agenda</p> <p>A. <u>Resolution No. 2615</u> A Resolution Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Autumn Park Apartments, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc. (staff - Rodocker)</p> <p>B. <u>Resolution No. 2616</u> A Resolution Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Charleston Apartments, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc. (staff - Rodocker)</p> <p>C. <u>Resolution No. 2617</u> A Resolution Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Creekside Woods LP, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc. (staff - Rodocker)</p> <p>D. <u>Resolution No. 2618</u> A Resolution Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Rain Garden Limited Partnership, A Low-Income Apartment Development Owned And Operated By Caritas Community Housing Corporation. (staff - Rodocker)</p> <p>E. <u>Resolution No. 2619</u> A Resolution Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Wiedemann Park, A Low-Income Apartment Development Owned And Operated By Accessible Living, Inc. (staff - Rodocker)</p> <p>F. <u>Resolution No. 2621</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager Or His Designee To Appoint Audit Firm. (staff – Katko)</p> <p>G. <u>Resolution No. 2622</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Moore Excavation, Inc. For The Charbonneau High Priority Utility Repair Phase II Project (Capital Improvement Project #2500 & 7500). (staff - Weigel)</p> <p>H. <u>Resolution No. 2623</u></p>	<p>The Consent Agenda was adopted 5-0.</p>

<p>A Resolution Of The City Of Wilsonville To Amend The 2015 Wastewater Collection System Master Plan Project List (Table 7-3 Capital Improvement Program, New Infrastructure For Future Development) By Adding Project CIP-58 – Arrowhead Creek Planning Area – 5th Street / Kinsman Road Extension. (staff - Adams)</p> <p>I. <u>Resolution No. 2624</u> A Resolution Of The City Of Wilsonville To Amend The Adopted 2012 Water System Master Plan Project List (Table 5.2 – Priority Capital Improvements) To Add Project 176 – 12-Inch Loop On 5th/Kinsman/Brown Extensions. (staff – Adams)</p>	
<p>Public Hearing</p> <p>A. <u>Resolution No. 2625</u> A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2016-17. (staff – Rodocker)</p> <p>B. Ordinance No. – An Ordinance Amending the Comprehensive Plan Adopting a 21017 Transit Master Plan for the City of Wilsonville and Repealing Ordinance No. 653. (staff – Loomis)</p>	<ul style="list-style-type: none"> • After conducting the public hearing, Council adopted Res. 2625 by a vote of 5-0. • This item was continued to April 17, 2017.
<p>New Business</p> <p>A. <u>Resolution No.2620</u> A Resolution Of The City Of Wilsonville Adopting A New Fee Schedule For Land Use Development And Planning Review Fees, And Repealing Resolution No. 2529 (staff – Kraushaar/Cole)</p>	<ul style="list-style-type: none"> • Resolution No. 2620 adopted 5-0.
<p>City Manager’s Business</p>	<ul style="list-style-type: none"> • The Residential Parking Permit program is moving forward. • Wilsonville High School’s Basketball Team will be honored April 17th for becoming state champions for a second year in a row. • Due to lack of business, the April 3rd Council meeting has been cancelled
<p>Legal Business</p>	<ul style="list-style-type: none"> • A tour of the Rain Garden Apartments has been scheduled for Tuesday, March 21, 2017.
<p>ADJOURN</p>	<p>9:21 p.m.</p>
<p>URBAN RENEWAL AGENCY MEETING</p>	
<p>PUBLIC HEARING</p> <p>A. <u>URA Resolution No. 271</u> A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2016-17. (staff – Rodocker)</p>	<p>URA Resolution 271 adopted 5-0.</p>
<p>NEW BUSINESS</p>	

<p>A. <u>URA Resolution No. 272</u> A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute A Professional Services Agreement With Otak, Inc. For The 5th Street / Kinsman Road Extension Project (Boones Ferry Road To Brown Road Connector Corridor Plan Phase 1 Construction) – Capital Improvement Project 4196.(staff - Adams)</p>	<p>URA Resolution 272 adopted 5-0.</p>
<p>CONSENT AGENDA</p> <p>A. Minutes of the June 20, 2016 and October 3, 2016 URA Meetings (staff – King)</p>	<p>Consent Agenda adopted 4-0-1 with Councilor Akervall abstaining.</p>
<p>ADJOURN</p>	<p>9:31 p.m.</p>

Council Long Term Objectives and 2017-19 Council Goals

On February 11, 2017, the Wilsonville City Council met at an all-day retreat to generate a set of long-term policy objectives and biennium goals for 2017-2019. The long-term objectives offer broad policy direction for the City for approximately the next 10 years. The 2017-19 Council goals provide more specific short-term policy level actions for the City to take in the upcoming biennium to help achieve the long-term objectives. During the discussions, the City Council also identified some general administrative directives. As a result of their discussion the Council agreed on the following objectives, goals, and administrative directives:

Bold -= Objectives

Goal listed under objective

- 1. Revise the Development Code to streamline and modernize it.**
 - Complete form-based code work currently underway.
- 2. Promote stronger connectivity and access to the Willamette River.**
 - Conduct a study of the Arrowhead Creek Area considering river access options, transportation, and land use issues.
 - Complete design work and seek funding for the East-West Bridge.
- 3. Enhance tourism, recreation, resiliency, redundancy, economic development, and connectivity.**
 - Complete the French Prairie Bridge feasibility study.
 - Complete the preliminary work necessary to begin soliciting bids on Phase I of the Boones Ferry / Brown Road project.
- 4. Promote and make available numerous options for convenient sustainable choices.**
- 5. Create a parks and recreation system, in conjunction with partners, that includes high-capacity use, multi-use facilities, and revenue generating capabilities.**
 - Complete the Parks Master Plan and, subsequently, master planning for Boones Ferry Park.
- 6. Pursue a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels.**
 - Hold educational town hall / summit meeting(s) regarding traffic challenges, affordable housing, building elevation, and density policy trade-offs.

- Evaluate the results of the housing affordability study and begin policy development, including addressing housing mix.
7. **Develop a robust, attractive, and viable commercial center with amenities to serve the community.**
 - Complete the Town Center Master Plan, including an International Square.
 8. **Promote vibrant arts, cultural, and heritage programs and facilities.**
 - Explore the establishment of an Arts and Culture Commission, based on the results of the Arts and Culture Commission Study, and develop a strategy to reinstitute the sculpture program.
 - Organize Library archives; capture history as it happens and before it changes, including coordinating photography.
 - Install interpretive signage for Beauty and the Bridge and on Murase architectural features; inventory all public art with interpretive recognition.
 9. **Build fully interconnected and effective transportation modes enabling all kinds of movement among neighborhoods, commercial/employment areas, schools, parks, library, and government.**
 - Develop a wayfinding program.
 - Complete the preliminary work necessary to begin soliciting bids on Phase I of the Boones Ferry / Brown Road project.
 10. **Promote farm and forest land protection.**
 11. **Promote a healthy urban forest.**
 - Develop and implement a street tree replacement program.
 - Become a bee city.
 12. **Enable and promote healthy living.**
 - Improve Wilsonville's Walk Score.
 13. **Embrace technology proactively in future planning, operations, and customer service.**
 - Complete the fiber business plan.

Administrative Directives 2017-19

1. Advocate for an auxiliary lane on Interstate 5 southbound over the Boone Bridge.
2. Advocate for more funding for all transportation facilities.
3. Continue to monitor volumes on major transportation corridors entering Wilsonville.
4. Complete congestion mitigation projects related to Interstate 5.
5. Explore sustainable funding for SMART.
6. Advocate for increased WES service.
7. Explore the Blue Zone concept.
8. Educate, inform, and monitor the Big Pipe project.
9. Update the City website including a database of City plants with recommendations of hearty plants suited to the area.
10. Create a coordinated calendar for Councilor-attended events.
11. Continue to negotiate with TriMet to adjust its service boundaries.
12. Update the solid waste franchise agreement and consider curbside composting options.

City Council Meeting Action Minutes April 17, 2017

COUNCILORS	STAFF	STAFF
Mayor Knapp	Bryan Cosgrove	Mark Ottenad
Councilor Starr	Barbara Jacobson	Jon Gail
Councilor Akervall	Jeanna Troha	Mike McCarty
Councilor Stevens	Sandra King	Miranda Bateschell
Councilor Lehan	Susan Cole	Jordan Vance
	Nancy Kraushaar	Amanda Guile
	Delora Kerber	Adam Phillips
	Dwight Brashear	Mike McCarty

AGENDA ITEM	ACTIONS
WORK SESSION	
<ul style="list-style-type: none"> • Resolution No. 2626 Inclusion • Parks and Recreation Master Plan • Wilsonville Road Truck Traffic Count Results • Frog Pond Infrastructure Funding • Basalt Creek Concept Plan Update 	<ul style="list-style-type: none"> • Council reviewed a red-line version of the resolution, and made further changes. The Resolution will be on the May 1st Council Agenda for adoption. • The consultants for the Parks and Recreation Comprehensive Master Plan were introduced. • Staff presented the results of the latest traffic count and speed data collections. Council felt the “No Thru Truck” signs should remain in place until next February. • Information about the funding challenges was presented. The scheduled public hearing will be continued to June 5th. • A development feasibility analysis for the central subarea was contracted to determine what employment uses were achievable. The findings will be brought to Council May 1st.
REGULAR MEETING	
<u>Mayor’s Business</u> <ul style="list-style-type: none"> • Wilsonville High School Basket Ball Team • Appointment of Emily Bryant Utz, Group/Tourism Specialist for World of Speed Museum, for the Tourism Promotion Committee for Position No. 1 with a term ending 6/30/2019. She will be eligible to re-apply to serve another full three-year 	<ul style="list-style-type: none"> • The Mayor read a proclamation recognizing members of the Wilsonville H.S. Basket Ball team for their outstanding performance this season. • Ms. Utz was appointed to the Tourism Promotion Committee Position # 1 by a vote of 5-0.

<p>term.</p> <ul style="list-style-type: none"> • Construction Safety Week Proclamation – Bill Kalapsa Safe Building Alliance • Arbor Day Proclamation (staff – Scola) 	<ul style="list-style-type: none"> • The Mayor read both proclamations into the record.
<p><u>Consent Agenda</u></p> <ul style="list-style-type: none"> • Resolution No. 2627 Authorizing A Change Order With Northstar Electrical Contractors Inc. For Additional Street Lighting Improvements. • Minutes of the March 6, 2017 and March 20, 2017 Council Meetings. 	<ul style="list-style-type: none"> • Resolution No. 2627 was removed from the agenda. • Adopted 5-0.
<p><u>Public Hearing</u></p> <ul style="list-style-type: none"> • Transit Master Plan Public Hearing • Frog Pond Master Plan Public Hearing 	<ul style="list-style-type: none"> • Continued to June 5, 2017 by a vote of 5-0. • Continued to June 19, 2017 by a vote of 5-0.
<p><u>City Manager's Business</u></p>	<p>No report.</p>
<p><u>Legal Business</u></p>	<p>No report.</p>
<p>Adjourn</p>	<p>8:55 P.M.</p>

City Council Meeting Action Minutes May 1, 2017

COUNCILORS	STAFF	STAFF
Mayor Knapp	Bryan Cosgrove	Mark Ottenad
Councilor Starr	Barbara Jacobson	Jon Gail
Councilor Akervall	Jeanna Troha	Eric Loomis
Councilor Stevens	Sandra King	Miranda Bateschell
Councilor Lehan	Susan Cole	Zach Weigel
	Nancy Kraushaar	Pam Munsterman
	Delora Kerber	Amanda Guile-Hinman
	Adam Phillips	Keith Katko
	Dwight Brashear	

AGENDA ITEM	ACTIONS
WORK SESSION	
<ul style="list-style-type: none"> Judge Weinhouse – Red-light Camera and Adult Diversion Program (Cole) Basalt Creek Concept Plan (Bateschell) Transit Funding (Brashear/Cole) French Prairie Bridge Evaluation Criteria (Weigel) 	<ul style="list-style-type: none"> Council thought implementing both the red light camera and adult diversion programs were warranted. Staff will bring additional information regarding the adult diversion program to the May 15th meeting and begin preparing implementing legislation for both programs. Staff presented the results of the draft Basalt Creek Feasibility Study. Councilors restated their commitment to developing the area for employment lands. SMART will need to explore additional revenue sources to continue to provide the level of service the community and employers have come to expect. Staff presented revenue options for SMART to explore. Staff distributed Draft Evaluation Criteria for the French Prairie Bridge prepared by the Task Force and asked Council if there were items that should be added. Council suggested adding connection to commercial uses to Criterion F.
REGULAR MEETING	
<u>Mayor's Business</u>	<ul style="list-style-type: none"> The Mayor reported on the meetings he attended on behalf of the City.
<u>Communications</u>	

<ul style="list-style-type: none"> • Republic Services Annual Wilsonville Community Garbage and Recycling Report (Cindy Dolezel, Republic Services) • Community Outreach/Neighborhood BBQ's (staff – Handran) 	<ul style="list-style-type: none"> • Cindy Dolezel of Republic Services provided an update on Republic Services solid waste franchise services in Wilsonville. She also presented a franchise fee check in the amount of \$192,000 to the City. • Staff asked Council to consider revamping the neighborhood BBQ program to one large summer city-wide event to increase attendance and make better use of city resources and staff time. Councilors felt this was an excellent idea.
<p><u>Consent Agenda</u></p> <ul style="list-style-type: none"> • Minutes of the April 17, 2017 Council Meeting 	<p>The consent agenda was adopted 5-0.</p>
<p><u>New Business</u></p> <ul style="list-style-type: none"> • Resolution No. 2626 A Resolution Declaring The City Of Wilsonville A Welcoming And Inclusive City (staff – Jacobson) • Resolution No. 2628 – A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into: (1) The First Amendment To Agreement Regarding Water Treatment Plant Design, Construction, Operation, And Property Ownership; (2) The Willamette Water Supply System Intake Facility Agreement With Tualatin Valley Water District; And (3) The Ground Lease For Raw Water Pipeline With Tualatin Valley Water District And The City Of Hillsboro 	<p>Resolution No. 2626 was adopted 5-0.</p> <p>Resolution No. 2628 was adopted 5-0.</p>
<p><u>City Manager's Business</u></p>	<p>No report.</p>
<p><u>Legal Business</u></p>	<p>No report.</p>
<p>Adjourn</p>	<p>10:00 p.m.</p>

City Council Meeting Action Minutes May 15, 2017

COUNCILORS	STAFF	STAFF
Mayor Knapp	Bryan Cosgrove	Mark Ottenad
Councilor Starr	Barbara Jacobson	Jon Gail
Councilor Akervall	Jeanna Troha	Miranda Bateschell
Councilor Stevens	Sandra King	Zach Weigle
Councilor Lehan	Susan Cole	Adam Phillips
	Nancy Kraushaar	Delora Kerber

AGENDA ITEM	ACTIONS
WORK SESSION	
<ul style="list-style-type: none"> Joint work session with the Planning Commission Planning Commission Members present: Eric Postma – absent Phyllis Millan Albert Levit Gerald Greenfield Simon Springall – excused Kamran Mesbah Peter Hurley	<ul style="list-style-type: none"> Staff presented an update on the status of the Town Center Master Plan, and received comments and suggestions from the Council and Commission about the Goals and Vision Statement.
REGULAR MEETING	
<u>Mayor’s Business</u> <ul style="list-style-type: none"> National Public Works Week Proclamation: <i>Public Works Connects Us</i> 	<ul style="list-style-type: none"> Mayor Knapp read the proclamation into the record.
<u>Communications</u> <ul style="list-style-type: none"> 2016-17 Community Enhancement Program Project Report Wilsonville Police Annual Report 	<ul style="list-style-type: none"> Staff reported on the status of the Community Enhancement projects. Chief Phillips presented the 2016 Annual Report which can be found on the City’s website at this link: http://www.ci.wilsonville.or.us/police
<u>New Business</u> <ul style="list-style-type: none"> Resolution No. 2630 – adopting Wilsonville-Metro Community Enhancement Committee’s 2017-18 Funding Recommendations 	Resolution No. 2630 was adopted 5-0. (The list of award recipients is on the second page.)
<u>City Manager’s Business</u>	The July 3 rd City Council meeting was cancelled due to the July 4 th Holiday falling on Tuesday.
<u>Legal Business</u>	Council was reminded of the Executive Session that would immediately follow adjournment.
Adjourn	8:36 p.m.

The community enhancement projects recommended for funding are, in descending dollar-amounts:

1. Art and Culture Survey and Strategic Plan: \$26,100
2. Beauty and the Bridge Interpretive Signs: \$20,000
3. Graham Oaks Nature Park Pedestrian Safety Crossing: \$20,000
4. Community Reader Board and Wilsonville Public Library Signage: \$15,000
5. Beauty and the Bridge Lighting Feasibility Study: up to \$10,000
6. 2017 Community Health Fair: \$5,000
7. Clackamas Community College–Wilsonville Campus Public Art Project: \$4,000

**City Council Meeting Action Minutes
June 5, 2017**

COUNCILORS	STAFF	STAFF	STAFF
Mayor Knapp	Bryan Cosgrove	Mark Ottenad	Nicole Hendrix
Councilor Starr - Excused	Barbara Jacobson	Jon Gail	Miranda Bateschell
Councilor Akervall	Jeanna Troha	Dwight Brashear	Jordan Vance
Councilor Stevens	Sandra King	Eric Loomis	Chris Neamtzu
Councilor Lehan	Susan Cole	Nancy Kraushaar	Michelle Marston
	Delora Kerber		

AGENDA ITEM	ACTIONS
WORK SESSION	
<ul style="list-style-type: none"> Willamette River Water Treatment Plant Operations and Maintenance Contract Res. 2629 Transit Master Plan Ord. 805 Transportation SDC Methodology Res. 2634 Year 2000 URA Update 	<ul style="list-style-type: none"> Staff recommended the contract agreement with Veolia Water be extended for an additional five years. The item is on the Consent Agenda. A high level overview of the Transit Master Plan was presented. The item is on the agenda for public hearing. Changes to the SDC methodology calculations were explained. The item is on the agenda for public hearing. Staff asked for direction on whether or not to proceed with a major amendment to the Year 2000 Plan to use that funding for the construction of the Boeckman Dip Bridge. The URA Task Force was reconvened to consider that action and recommended adding the major amendment for the bridge construction. Council directed Staff to proceed with the major amendment.
REGULAR MEETING	
<u>Mayor's Business</u> <ul style="list-style-type: none"> Historical Society decision to name the "Three Sister Oaks" as Heritage Trees – Councilor Lehan Recognition of Wilsonville High School's State Champion Girls Golf Team 	<ul style="list-style-type: none"> The Heritage Tree item was moved to the June 19th agenda to allow the 4th grade students to attend the meeting and make a presentation. The Mayor read a proclamation declaring June 5-11 Wilsonville Wildcats Week and presented certificates to the Golf Team members.
<u>Consent Agenda</u> <ul style="list-style-type: none"> Resolution No. 2629 -A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute First Amendment Of Operations And Maintenance Contract Between The City Of Wilsonville, Tualatin Valley Water District, And Veolia Water North America – West, LLC. Resolution No. 2631 A Resolution Of The City Of Wilsonville Amending The 2013 Official Zoning Map To Incorporate 	<p>The Consent Agenda was adopted 4-0.</p>

<p>Previously Approved Quasi-Judicial Zoning Map Amendments And Editorial Corrections And Adopting A New 2017 Official Zoning Map.</p> <ul style="list-style-type: none"> Resolution No.2635 A Resolution Of The City Of Wilsonville To Accept Transfer Of Roadway Authority On Portions Of Stafford Road And Advance Road From Clackamas County To The City Of Wilsonville. Minutes of the May 5, and May 15, 2017, Council Meetings. 	
<p><u>Public Hearing</u></p> <ul style="list-style-type: none"> Ordinance No. 805 – 1st reading An Ordinance Of The City Of Wilsonville Adopting An Updated Transit Master Plan As A Sub-Element Of The Transportation System Plan, Replacing All Prior Transit Master Plans, And Repealing Ordinance No. 653. Resolution No.2634 A Resolution Of The City Of Wilsonville Adopting The Transportation System Development Charge Methodology Report And Establishing The Charge Rate 	<p>Ordinance No. 805 was adopted on first reading by a vote of 4-0.</p> <p>An amended Resolution was adopted by a vote of 4-0.</p>
<p><u>New Business</u></p> <ul style="list-style-type: none"> Resolution No. 2633 A Resolution Adopting Collective Bargaining Agreement Between The City Of Wilsonville And Wilsonville Municipal Employees Association (WILMEA) Resolution No.2632 A Resolution Of The City Of Wilsonville To Establish A Traffic Infraction Diversion Program As An Option Available Through The City's Municipal Court Violations Bureau. Renewal of Art Tech High School Contract 	<p>Resolution 2633 was adopted 4-0.</p> <p>Resolution 2632 was adopted 4-0.</p> <p>This item has been added to the URA agenda for June 19th.</p>
<p><u>City Manager's Business</u></p> <ul style="list-style-type: none"> Republic Services – Recycling Household Waste Library Interactive Wall Need direction from Council re: Council Compensation 	<p>The CM is talking with Republic Services on the proposal to implement curbside household recycling of food waste.</p> <p>The new interactive children's play wall at the Library was complimented.</p> <p>The CM will need formal direction from council regarding the issue of Council Compensation. He will bring information from other cities to the Council at a future meeting.</p>
<p><u>Legal Business</u></p> <ul style="list-style-type: none"> Tualatin Valley Water District Letter "Notice of Intent to Transfer Intake Facility Assets, Notice of Intent to Expand Intake Facility Assets. 	<p>Council moved to authorize the CM to send a letter to TVWD stating the City will waive its first right of refusal for the 59.7 mgd.</p>
<p>Adjourn</p>	<p>10:02 p.m.</p>

City Council Meeting Action Minutes June 19, 2017

COUNCILORS	STAFF	STAFF
Mayor Knapp	Bryan Cosgrove	Mark Ottenad
Councilor Starr - Excused	Barbara Jacobson	Jon Gail
Councilor Akervall	Jeanna Troha	Cathy Rodocker
Councilor Stevens	Sandra King	Dwight Brashear
Councilor Lehan	Susan Cole	Chris Neamtzu
	Nancy Kraushaar	Angela Handran
	Delora Kerber	

AGENDA ITEM	ACTIONS
WORK SESSION	
<ul style="list-style-type: none"> • Snow and Ice Control Plan (Kerber) • LED Street Light conversion Update (Kerber) • Frog Pond Infrastructure Funding Plan (Neamtzu) • Food Scraps Recycling Presentation by Clackamas County and Metro (Ottenad) • Wilsonville Community Sharing Support Grant Agreement. (Cole) 	<ul style="list-style-type: none"> • Staff explained the purpose of the proposed plan is to let the public know the City's policy on the clearing of city streets and sidewalks in the event of a snow/ice storm, and what residents' responsibilities are. Once finalized the policy will be posted on the City's website. • An update on the progress towards converting street lights to LED fixtures was given. • Staff presented the Infrastructure Funding Plan for Frog Pond West which is based on analysis of funding options and discussions with developers and property owners. The funding plan will be adopted as part of the final Frog Pond West Master Plan. • After hearing the report Council supported moving forward on the proposal. • A brief synopsis of the purpose of the resolution was presented. The item will be addressed under New Business.
REGULAR MEETING	
<u>Mayor's Business</u>	
<ul style="list-style-type: none"> • Citizen Academy Graduation (staff – Handran) 	<ul style="list-style-type: none"> • Certificates were awarded to the graduates of the third Citizens Academy, Class of 2017.
<u>Communications</u>	
<ul style="list-style-type: none"> • Three Sisters Heritage Tree Nomination (Councilor Lehan) 	<ul style="list-style-type: none"> • After a presentation by students from Ms. Hanlon's 4th Grade Class, the Council moved to designate The Three Sisters White Oak

	Trees on Kinsman Road as Heritage Trees.
<p><u>Consent Agenda</u></p> <ul style="list-style-type: none"> Resolution No. 2636 - A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Carollo Engineers, Inc. For Master Planning And Design Services. (staff – Mende) Resolution No. 2637 -A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement And Contract Amendment With Woofter Architecture Pc For Design And Construction Phase Support Services For The Library Improvements Project (CIP #8098) (Staff – Mende) Resolution No. 2644-A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With VSS International, Inc. For The 2017 Street Maintenance – Slurry Seal Project (Capital Improvement Project #4014). (staff – Ward) 	The Consent Agenda was adopted 4-0.
<p><u>Public Hearing</u></p> <ul style="list-style-type: none"> A. Resolution No. 2638 -A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2016-17 (staff – Rodocker) Resolution No. 2639 -A Resolution Declaring The City’s Eligibility To Receive State Shared Revenues. (staff – Cole) Resolution No. 2640 -A Resolution Declaring The City’s Election To Receive State Shared Revenues (staff – Cole) Resolution No. 2641-A Resolution Of The City Of Wilsonville Adopting The Budget, Making Appropriations, Declaring The Ad Valorem Tax Levy, And Classifying The Levy As Provided By ORS 310.060(2) For Fiscal Year 2017-18 (staff – Cole) Ordinance No. 806 1st reading-An Ordinance Of The City Of Wilsonville Amending The Text Of The Comprehensive Plan, The Comprehensive Plan Map, The Wilsonville Development Code, And The Significant Resource Overlay Zone Map, And Adopting The Frog Pond West Master Plan As A Sub-Element Of The Comprehensive Plan. (staff – Neamtzu) 	<p>After public hearings were conducted, Resolutions No. 2638, 2639, 2640, and 2641 were adopted 4-0.</p> <p>Council held the public hearing and adopted the ordinance on first reading. The second reading will take place July 17th. Clarifications will be made regarding glazing, the number of lots that would trigger Stafford Rd improvements, fencing behind the brick wall on Boeckman Rd, and use of back alley ways for the lots fronting the school and park property.</p>
<p><u>Continuing Business</u></p> <ul style="list-style-type: none"> Ordinance No. 805 – 2nd reading-An Ordinance Of The City Of Wilsonville Adopting An Updated Transit Master Plan As A Sub-Element Of The Transportation System Plan, Replacing All Prior Transit Master Plans, And Repealing Ordinance No. 653. (staff – Brashear) 	Ordinance No. 805 was adopted on second reading by a vote of 4-0.

<p><u>New Business</u></p> <ul style="list-style-type: none"> • Resolution No. 2642-A Resolution Of The City Of Wilsonville Authorizing Support Grant Agreement With Wilsonville Community Sharing (Staff – Cole) • Resolution No. 2646-A Resolution Of The City Of Wilsonville Amending Resolution No. 2588 , Support Grant Agreement With Wilsonville Community Sharing For FY 2016-17. (staff – Cole) • Adoption Of Annual Update To Five-Year Action Plan And Annual One-Year Implementation Plan For The Wilsonville Tourism Development Strategy (staff – Ottenad) • Resolution No. 2645-A Resolution Adopting Collective Bargaining Agreement Between The City Of Wilsonville And SEIU Local 503. (staff – Troha) 	<p>Adopted 4-0.</p> <p>Adopted 4-0.</p> <p>Adopted 4-0.</p> <p>Adopted 4-0.</p>
<p><u>City Manager’s Business</u></p>	<p>Mr. Cosgrove presented the gift from Mayor Kim of Osan, Korea to the Mayor. He would be out of the office the remainder of the week.</p>
<p><u>Legal Business</u></p>	<p>Ms. Jacobson distributed copies of an appeal filed on behalf of BL & DJ, LLC and Lanphere Construction and Development, LLC. The matter will be brought to Council July 17th.</p>
<p>Adjourn</p>	<p>10:31 PM</p>
<p>URBAN RENEWAL AGENCY MEETING</p>	
<p><u>Public Hearing</u></p> <p>A. URA Resolution No. 275-A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Adopting The Budget, Making Appropriations, And Declaring The Intent To Collect Tax Increment For Fiscal Year 2017-18. (staff – Cole)</p> <p>A. URA Resolution No. 273-A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2016-17. (staff – Rodocker)</p>	<p>The Board conducting public hearings on URA Resolutions 275 and 273 and adopted them 4-0.</p>
<p><u>New Business</u></p> <p>URA Resolution No. 274-A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Execution Of A First Amendment To School Facilities Lease With The West Linn/Wilsonville School District For Property Known As The “Town Center School Site” (staff – Jacobson)</p>	<p>Adopted 4-0.</p>
<p><u>Consent Agenda</u></p> <p>Minutes of the March 20, 2017 URA Meeting. (staff – King)</p>	<p>Adopted 4-0.</p>
<p>Adjourn</p>	<p>10:42 PM</p>