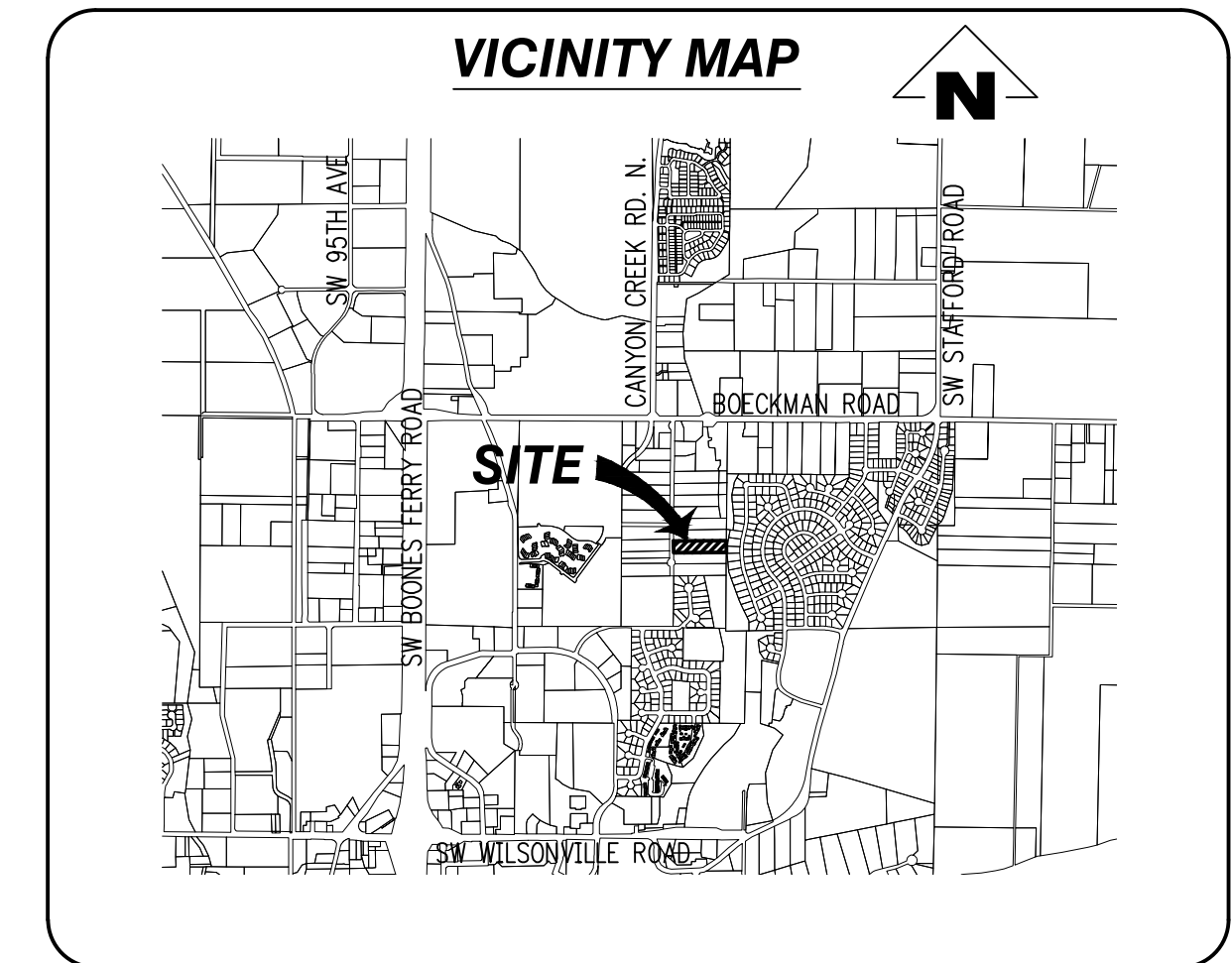
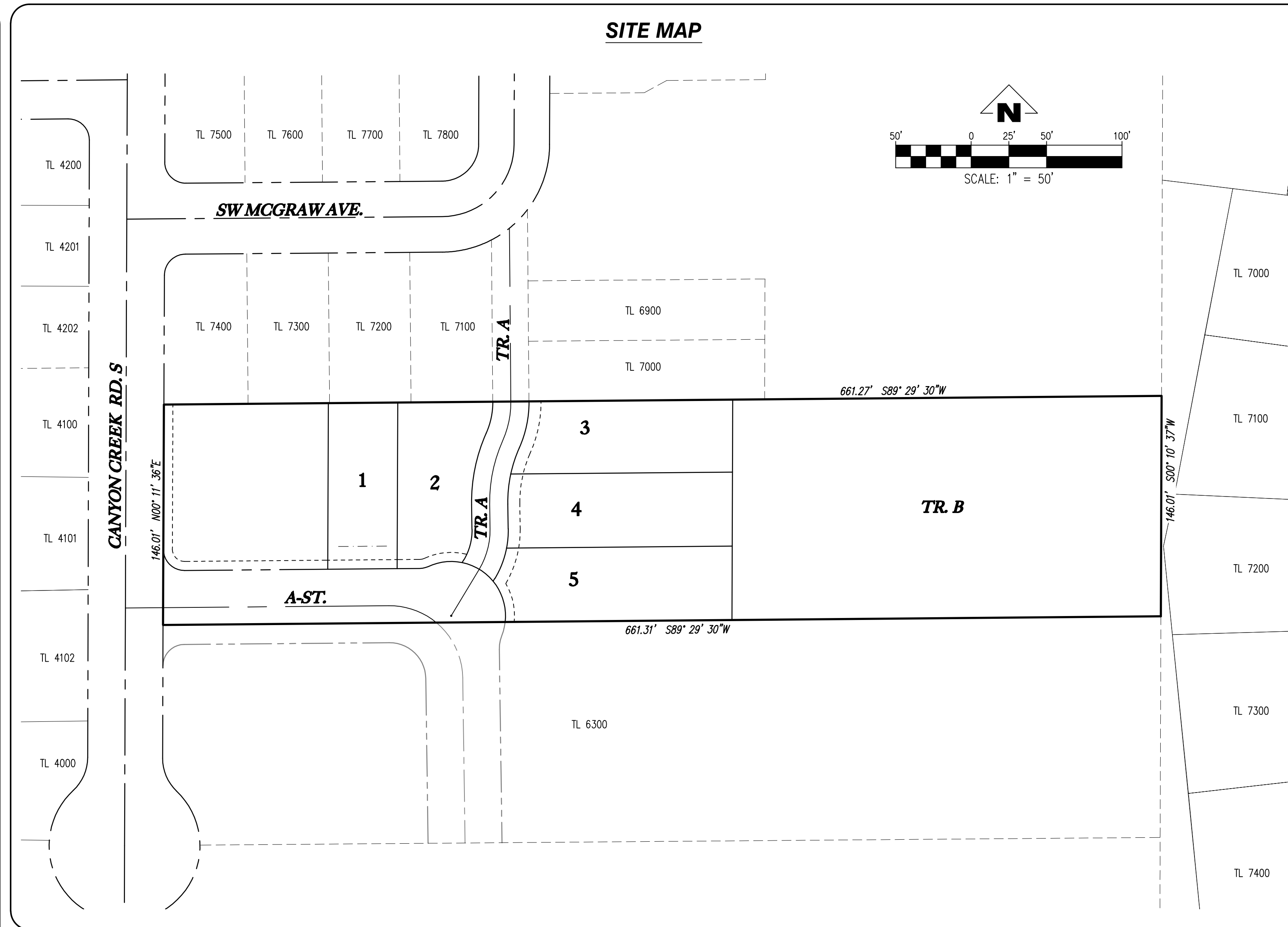


CANYON CREEK SOUTH 5-LOT SUBDIVISION

5 LOT SUBDIVISION
NW 1/4 SECTION 13, T. 3S, R. 1W, W.M.
CITY OF WILSONVILLE, OREGON

GENERAL LEGEND

	LANDSCAPE HEDGE
	FLOW LINE
	FENCE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ)
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	WATER LINE
	OVERHEAD UTILITIES LINE
	UNDERGROUND UTILITIES LINE
	COMMUNICATIONS LINE
	ELECTRIC LINE
	FIRE HYDRANT
	AIR RELEASE
	WATER BLOWOFF
	WATER METER/SERVICE
	WATER VAULT
	IRRIGATION SPRINKLER HEAD
	CULVERT / OUTFALL
	STORM DRAIN MANHOLE
	CATCH BASIN / AREA DRAIN
	SANITARY SEWER MANHOLE
	UTILITY MANHOLE
	UTILITY CLEAN OUT
	UTILITY VALVE
	UTILITY POLE
	UTILITY GUY POLE
	UTILITY GUY WIRE
	UTILITY/LIGHT POLE
	LIGHT POLE
	LIGHT POLE WITH ARM
	LIGHT SIGNAL JUNCTION BOX
	JUNCTION BOX
	ELECTRIC METER/SERVICE
	ELECTRIC PEDESTAL
	ELECTRIC VAULT
	TELEPHONE MANHOLE
	COMMUNICATIONS PEDESTAL
	COMMUNICATIONS VAULT
	GAS METER/SERVICE
	GAS PEDESTAL
	DECIDUOUS TREE
	EVERGREEN TREE
	SIGN POST
	MAILBOX
	SIDEWALK TO BE INSTALLED AT TIME OF STREET CONSTRUCTION



DRAWING INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS MAP
03	TREE PRESERVATION AND REMOVAL PLAN
04	TREE MITIGATION PLAN
05	PRELIMINARY GRADING PLAN
06	PRELIMINARY PLAT
07	PRELIMINARY STORM WATER AND UTILITIES PLAN
08	STREET 'A' PLAN AND PROFILE
09	PRIVATE STREET PLAN AND PROFILE
10	LIGHTING PLAN
L1	STREET TREE PLAN

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

BENCHMARK INFORMATION

THE DATUM FOR THIS SURVEY IS BASED NAVD (GEOID 2012A) BASED ON (RTK) CORRECTIONS FROM THE OREGON STATE REFERENCE NETWORK.

DATUM = NAVD 88

SITE DATA

AREA:	2.21 Ac.
PROPOSED ZONING:	PDR-3
TAX MAP:	31W13BD
TAX LOT:	6200
NO. OF LOTS:	5

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987.)

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
 DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	503-226-4211 Ext.4313
M-F 7am-6pm	503-226-4211
AFTER HOURS	503-464-7777
PGE	1-800-491-0118
CENTURY LINK	1-800-921-8101
FRONTIER	503-681-3600
CLEAN WATER SERVICES	503-718-2591
CITY OF TIGARD PUBLIC WORKS	

PROJECT CONTACTS

APPLICANT:

SAMM-MILLER LLC
 10211 SW BARBER ST.
 WILSONVILLE, OR 97007
 (503) 819-3610

OWNERS:

DAVID & JEANETTE KERSTEN
 28600 SW CANYON CREEK RD S
 WILSONVILLE, OR 97070

LAND USE, CIVIL ENGINEER AND SURVEYOR:

EMERIO DESIGN, LLC
 6445 SW FALLBROOK PL, SUITE 100
 BEAVERTON, OR 97008
 LAND USE CONTACT: STEVE MILLER
 ENGINEER CONTACT: ERIC EVANS
 SURVEYOR CONTACT: KING PHELPS
 (503) 746-8812 (P)
 (503) 639-9592 (F)

CANYON CREEK SOUTH
 TAX LOT 6200
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

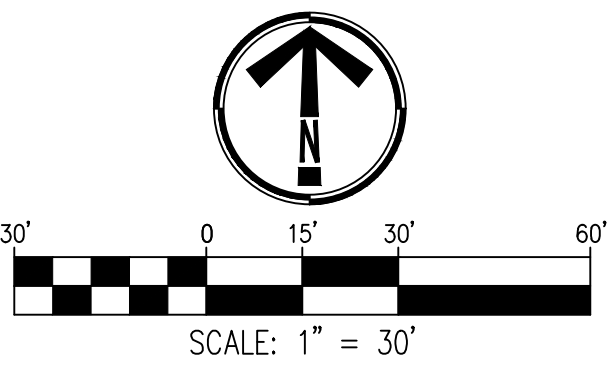
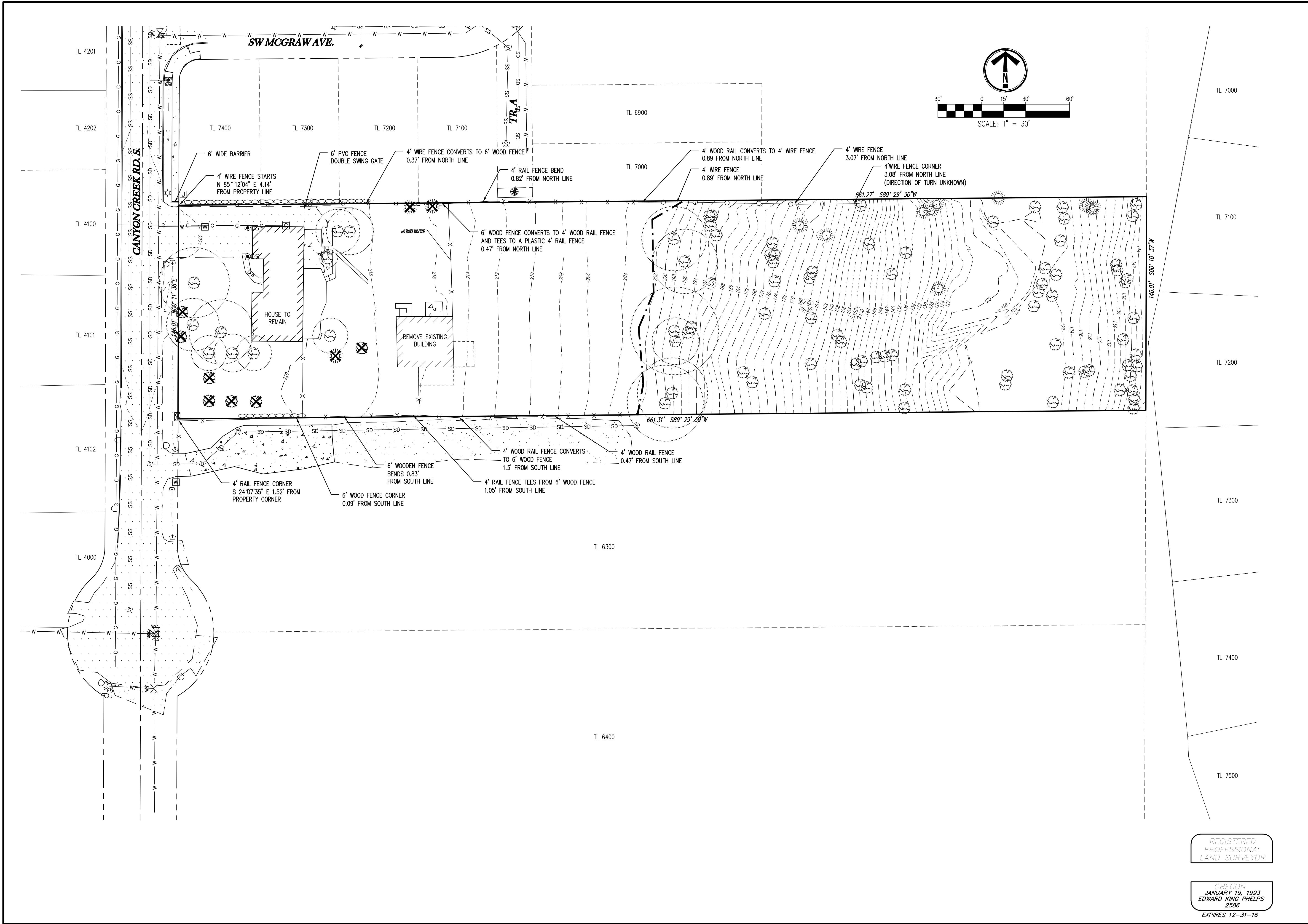
COVER SHEET

REVISIONS

NO.	DATE	DESCRIPTION
0	X/XXXX	1ST SUBMITTAL

EMERIO Design
 6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

SHEET
01 OF **10**



CANYON CREEK SOUTH
 TAX LOT 6200
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

**EXISTING CONDITIONS
 MAP**

REVISIONS	
NO.	DATE
0	x/xxxx
DESCRIPTION 1ST SUBMITTAL	

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
 BEASLEY, OREGON 97105
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 19, 1983
 EDWARD KING PHELPS
 2586
 EXPIRES 12-31-16

FILE:P:\463-002 Canyon Creek S PH 2\dwg\plan\463-002_02topo Layout: 02 EXISTING CONDITIONS MAP, Plot Date: 5/7/2018 10:46 AM, by: Russell Walker

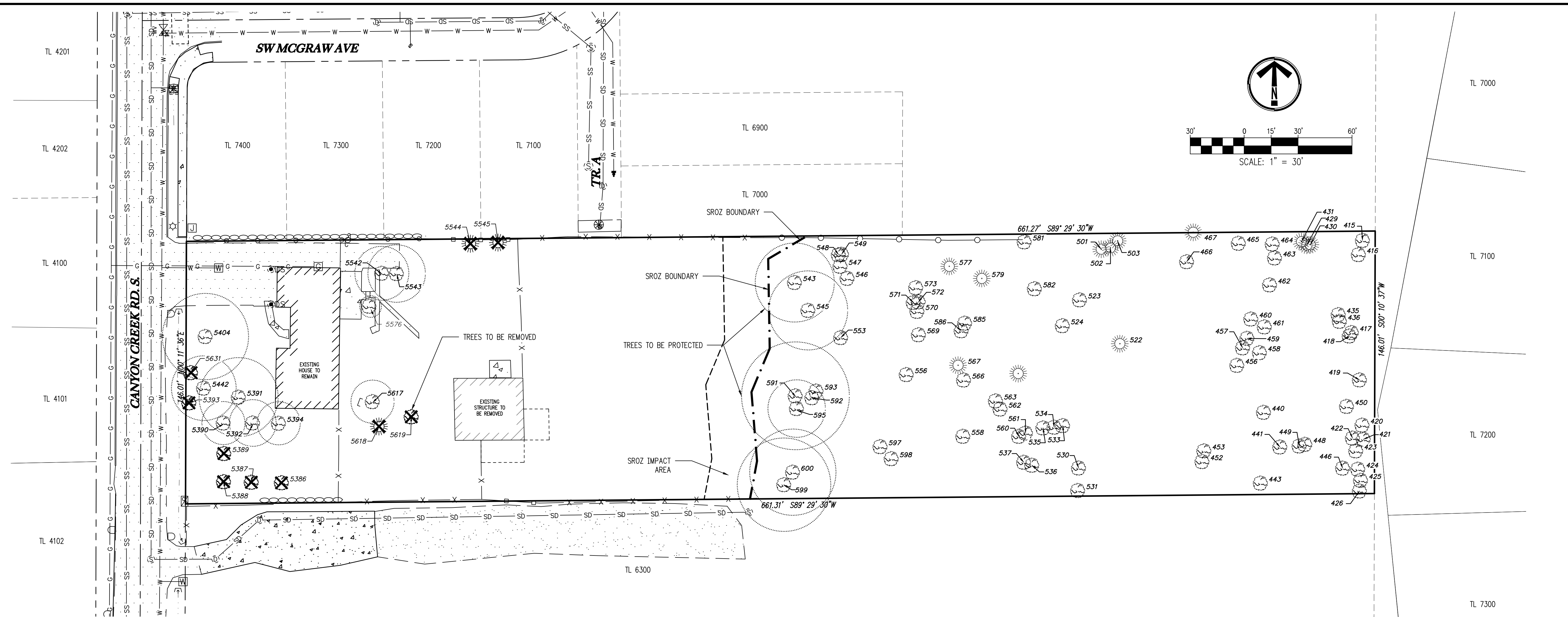
TREE PRESERVATION AND
REMOVAL PLAN

REVISIONS

NO.	DATE	DESCRIPTION
0	X/xxxx	1ST SUBMITTAL

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
BEASLEY, OREGON 97105
TEL: (503) 746-8817
FAX: (503) 639-9592
www.emeriodesign.com



NO.	COMMON NAME	SPECIES NAME	DBH	C-RAD	COND	COMMENTS	LOCATION	TREATMENT
543	BLACK COTTONWOOD	<i>populus trichocarpa</i>	20	22	G	SOME PREVIOUS LATERAL BRANCH FAILURES, INHERENT SPECIES LIMITATIONS	SROZ	RETAIN
545	OREGON ASH	<i>fraxinus latifolia</i>	20	22	G	MODERATE CROWN STRUCTURE	SROZ	RETAIN
591	OREGON ASH	<i>fraxinus latifolia</i>	2X24	30	F	CODOMINANT STEMS, ONE PREVIOUSLY FAILED, SOME LOWER TRUNK DECAY, POOR CROWN STRUCTURE	SROZ	RETAIN
595	ENGLISH HAWTHORN	<i>crataegus monogyna</i>	10	16	P	INVASIVE SPECIES, POOR STRUCTURE, OVERTOPPED WITH BLACKBERRY	SROZ	RETAIN
599	BIGLEAF MAPLE	<i>acer macrophyllum</i>	10	26	F	ONE-SIDED CROWN, SOME CROWN DECAY	SROZ	RETAIN
600	BIGLEAF MAPLE	<i>acer macrophyllum</i>	16	24	G		SROZ	RETAIN
5386	APPLE	<i>malus spp.</i>	9	12	F	FRUIT TREE, LOWER TRUNK WOUND	ON-SITE	REMOVE
5387	APPLE	<i>malus spp.</i>	8,11	15	F	FRUIT TREE	ON-SITE	REMOVE
5388	APPLE	<i>malus spp.</i>	2X5	10	F	FRUIT TREE	ON-SITE	REMOVE
5389	APPLE	<i>malus spp.</i>	6,8	12	F	FRUIT TREE	ON-SITE	REMOVE
5390	APPLE	<i>malus spp.</i>	3,6	12	F	FRUIT TREE	ON-SITE	RETAIN
5391	ASH	<i>fraxinus spp.</i>	27	22	G		ON-SITE	RETAIN
5392	APPLE	<i>malus spp.</i>	4,6	13	F	FRUIT TREE	ON-SITE	RETAIN
5393	LOMBARDY POPLAR	<i>populus nigra</i>	20	4	P	MOSTLY DEAD, ADVANCED DECAY	ON-SITE	REMOVE
5394	CHERRY	<i>prunus spp.</i>	2X3,6	12	F	MULTIPLE STEMS	ON-SITE	RETAIN
5404	ASH	<i>fraxinus spp.</i>	23	24	G		ON-SITE	RETAIN
5442	EUROPEAN WHITE BIRCH	<i>betula pendula</i>	18	18	F	INVASIVE SPECIES, DEAD AND BROKEN BRANCHES	ON-SITE	RETAIN
5542	JAPANESE MAPLE	<i>acer palmatum</i>	6,8	15	G	MODERATE STRUCTURE, ONE-SIDED CROWN	ON-SITE	RETAIN
5543	SAUCER MAGNOLIA	<i>magnolia x soulangeana</i>	6,2X9,10	16	G		ON-SITE	RETAIN
5544	DOUGLAS-FIR	<i>pseudotsuga menziesii</i>	17	20	F	SEMI-MATURE, SOME TWIG DIEBACK, REDUCED VIGOR	ON-SITE	REMOVE
5545	DOUGLAS-FIR	<i>pseudotsuga menziesii</i>	16	14	F	SEMI-MATURE, SOME TWIG DIEBACK, REDUCED VIGOR	ON-SITE	REMOVE
5576	CAMPERDOWN ELM	<i>ulmus glabra 'camperdownii'</i>	9	6	G	WELL-MAINTAINED WEeping ORNAMENTAL	ON-SITE	RETAIN
5617	JAPANESE MAPLE	<i>acer palmatum</i>	12	12	G	MULTIPLE STEMS, SOME TRUNK DECAY	ON-SITE	RETAIN
5618	DOUGLAS-FIR	<i>pseudotsuga menziesii</i>	18	16	F	TOPPED IN PAST, POOR CROWN STRUCTURE	ON-SITE	REMOVE
5619	WHITE FIR	<i>abies concolor</i>	11	10	F	TOPPED IN PAST, SOME CROWN ASYMMETRY	ON-SITE	REMOVE
5631	BLUE SPRUCE	<i>picea pungens</i>	20	8	F	POOR STRUCTURE, LEANS TO STREET	ON-SITE	REMOVE
415	CW		18			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
416	DEC		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
417	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
418	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
419	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
420	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
421	AL		7			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
422	AL		7			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
423	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
424	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
425	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT

NO.	COMMON NAME	SPECIES NAME	DBH	C-RAD	COND	COMMENTS	LOCATION	TREATMENT
426	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
429	YE		2X8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
430	YE		14			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
431	YE		16			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
435	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
436	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
440	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
441	AL		12			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
443	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
446	AL		4X6			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
448	AL		2X10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
449	AL		12			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
450	AL		2X14			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
452	AL		12			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
453	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
456	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
457	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
458	CW		2X26			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
459	AL		6			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
460	AL		14			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
461	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
462	AL		12			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
463	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
464	AL		12			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
465	DEC		12			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
466	CW		2X24			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
467	EV		44			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
501	YE		18			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
502	YE		2X10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
503	YE		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
522	YE		30			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
523	OA		26			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
524	DEC		16			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
530	DEC		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
531	DEC		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
533	DEC		24			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
534	DEC		12			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT

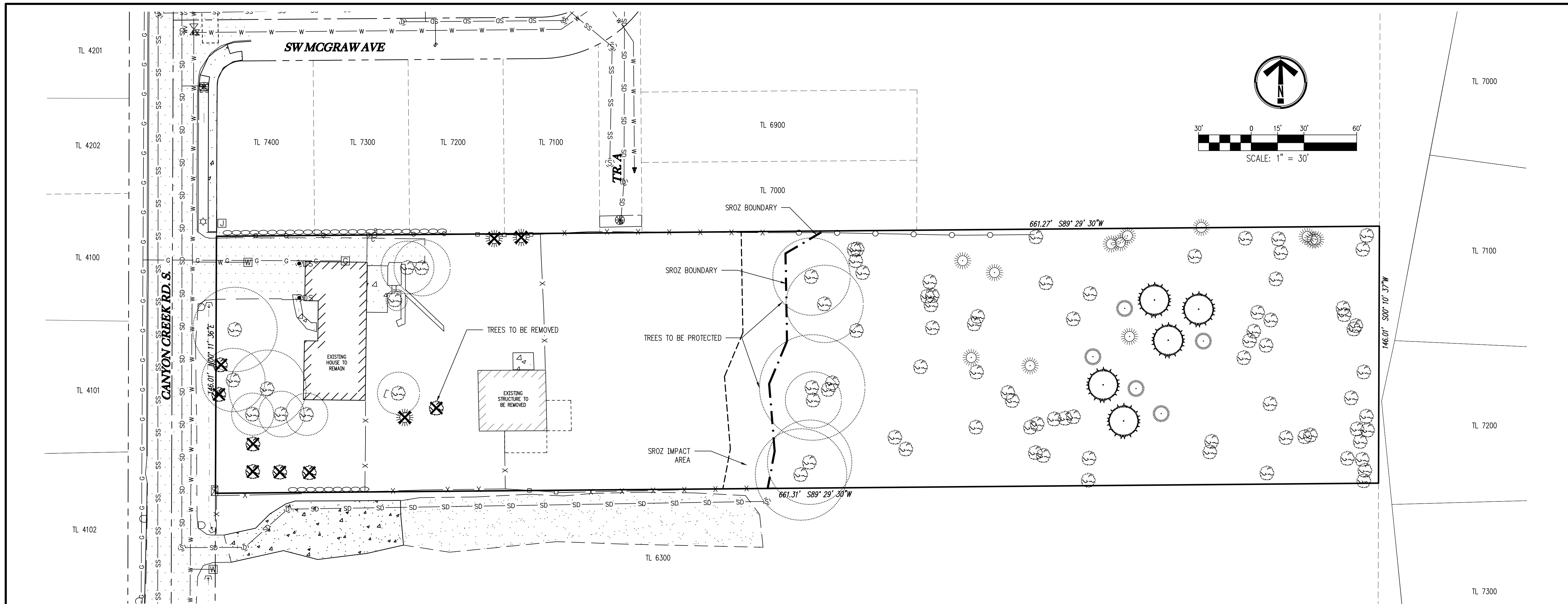
NO.	COMMON NAME	SPECIES NAME	DBH	C-RAD	COND	COMMENTS	LOCATION	TREATMENT
535	DEC		18			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
536	DEC		20			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
537	DEC		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
546	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
547	AL		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
548	AL		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
549	AL		12			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
553	AL		2X8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
556	DEC		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
558	CW		34			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
560	DEC		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
561	DEC		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
562	DEC		18			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
563	DEC		28			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
564	EV		30			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
566	DEC		28			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
567	FI		18			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
569	CW		2X18			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
570	CW		3X18			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
571	DEC		6			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
572	DEC		6			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
573	DEC		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
577	FI		32			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
579	FI		28			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
581	DEC		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
582	AL		22			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
585	DEC		8			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
586	DEC		6			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
592	DEC		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
593	DEC		10,2X20			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
597	DEC		10			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT
598	DEC		10,18			NOT INVENTORIED - INTERIOR OF SROZ	SROZ	PROTECT

NOTES:

- ALL TREES BEING RETAINED WILL BE IDENTIFIED BY NUMBERED METAL TAGS WITH THE NUMBERS KEYED TO THIS TREE SURVEY MAP. THEY SHALL ALSO BE CLEARLY IDENTIFIED ON CONSTRUCTION DOCUMENTS.
- REMAINING TREES WILL BE PROTECTED DURING DEVELOPMENT WITH A 6 FOOT HIGH CHAIN LINK FENCE SECURED TO THE GROUND WITH 8" METAL POSTS.

Tree Caliper Summary Table

Total Caliper on site	069
Total non-viable removed	113
Total viable removed	346
Total removed	459
Total protected	610



PLANTING NOTES

Plant material: All plant material shall be nursery grown under climatic conditions similar to or harder than those at the site. All plants shall be of normal habit of growth, healthy, vigorous, and free of disease, insects, insect eggs and larvae.

Trees: All trees shall be healthy grown nursery stock, be a minimum of 1-1/2" caliper at 6 inches above ground level, and be at least 8-10 feet high conforming in size and grade with the standard for nursery stock ANSI Z60.1-1990 1990 ed. All trees shall have a single straight trunk, a well developed leader with tops and roots characteristic of the species, cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted. Bare root stock shall leave a root system sufficient to insure survival and healthy growth. Balled and burlap (B4B) stock shall leave a natural sound ball sufficient to insure survival and healthy growth. All trees which are grafted are to be grafted at a minimum height of 7 feet above ground level.

Topsoil: Backfill for planting holes to be 2/3 topsoil, 1/3 textural soil amendment. Shrub beds to have 6" of topsoil and 2" of textural soil amendment. Lawn areas to have minimum 4" topsoil. Any imported topsoil used is to be fertile, friable, and free of noxious weeds and debris. Textural soil amendments may be well rotted manure or commercial compost. Landscape architect shall field inspect prepared topsoil prior to any planting being done.

Fertilizer: 10-15-10 slow release on shrubs, trees, and groundcovers. All plants to receive applications of fertilizer according to manufacturer's recommendation.

Mulch: Minimum 2" medium grind, well-rotted bark mulch or commercial compost.

Planting: Stones, mortar, rubbish, and any material harmful to plant life are all to be removed from all planting areas.

- All planting areas to be raked smooth prior to planting. Lawn areas to be raked smooth and rolled prior to planting.
- All planting holes are to be twice the diameter of the plant root ball or system. Sides and bottom of holes are to be broken up.
- All plants to be watered in when the planting holes have been half filled with soil. The irrigation system is not to be used to water plants in.
- Apply fertilizer when the planting hole is 3/4 full.
- Finished planting level of plants to be at or slightly above level grown in nursery.
- Landscape Architect shall inspect all planting and give written approval before owner will accept the landscaping work (from the general contractor) as being complete.

Maintenance: Begin maintenance immediately after each tree is planted. Protect and maintain plantings for a period of 60 days after acceptance. Water, weed, cultivate, maintain mulch, and reset plants to proper grades and upright positions as required.

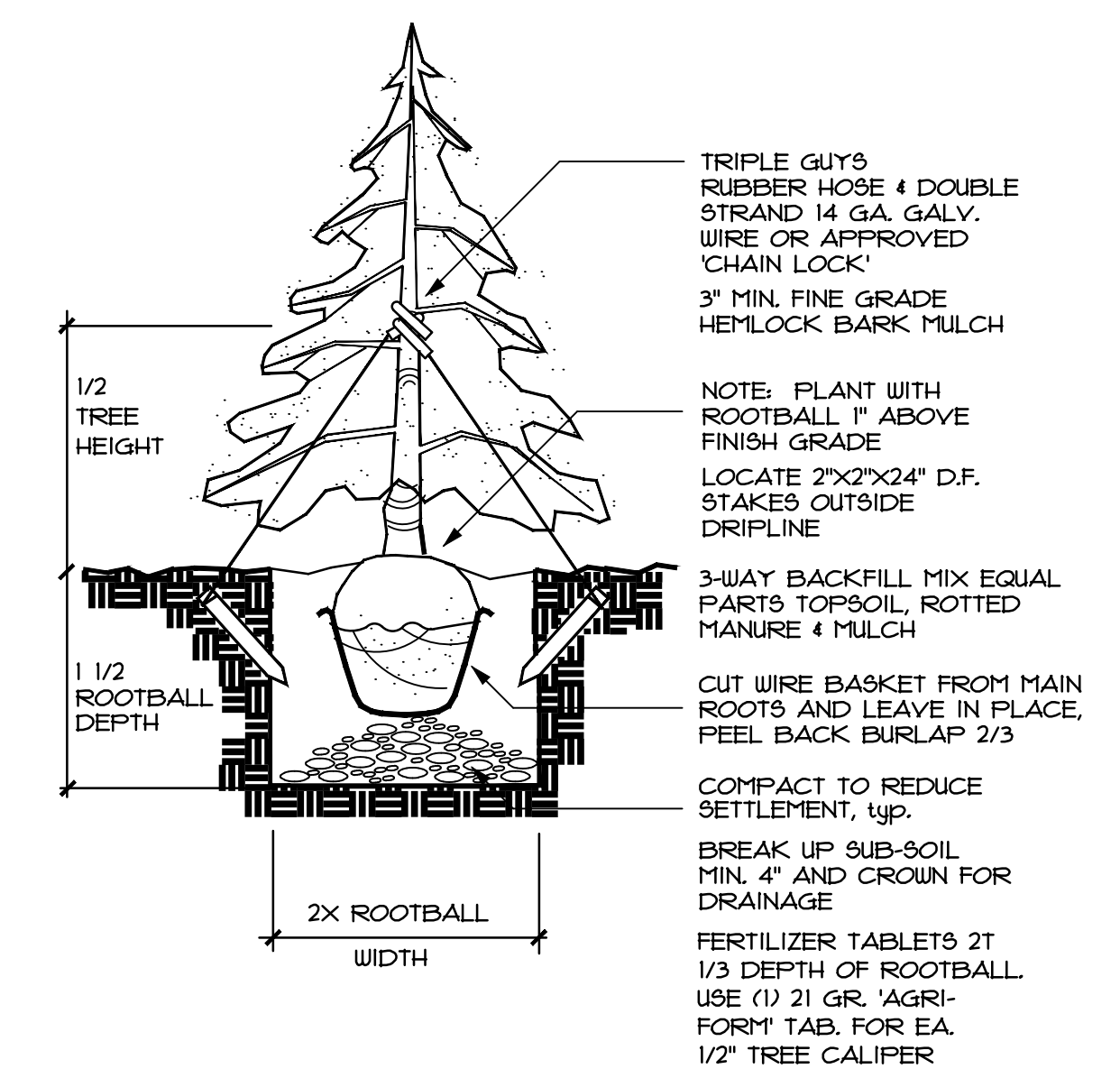
Guarantee: Guarantee all plant material after final acceptance for duration of two full growing seasons or for two years, whichever is longer. Replace plant materials not surviving or in poor condition except only loss or damage due to freezing, vandalism, or acts and neglects on the part of others.

IRRIGATION NOTES

Irrigation to be by watering truck through the guarantee period.

MITIGATION PLANTING

Existing Trees		
SYMBOL	(QUANTITY) SIZE	SCIENTIFIC NAME COMMON NAME
TREES		
	(5) 8"	<i>Chamaecyparis nootkatensis 'Pendula'</i> Weeping Alaska Cedar
	(5) 2" Caliper	<i>Pseudotsuga menziesii</i> Douglas-fir
SEEDING		
Pro Time Companion in disturbed areas 7 lbs. per 1,000 sq. ft.		



1
L2
EVERGREEN TREE PLANTING DETAIL
SECTION
N.T.S.

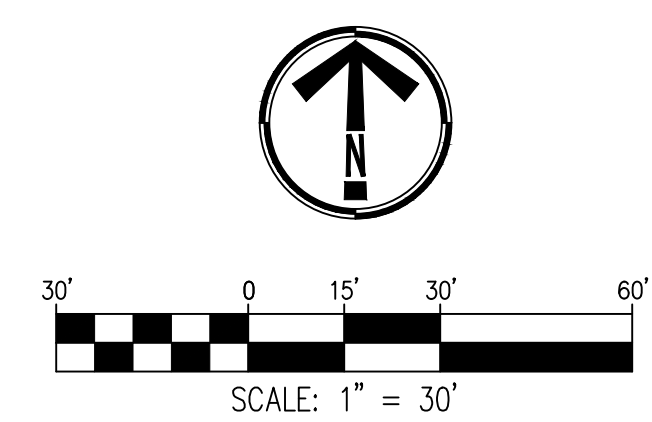
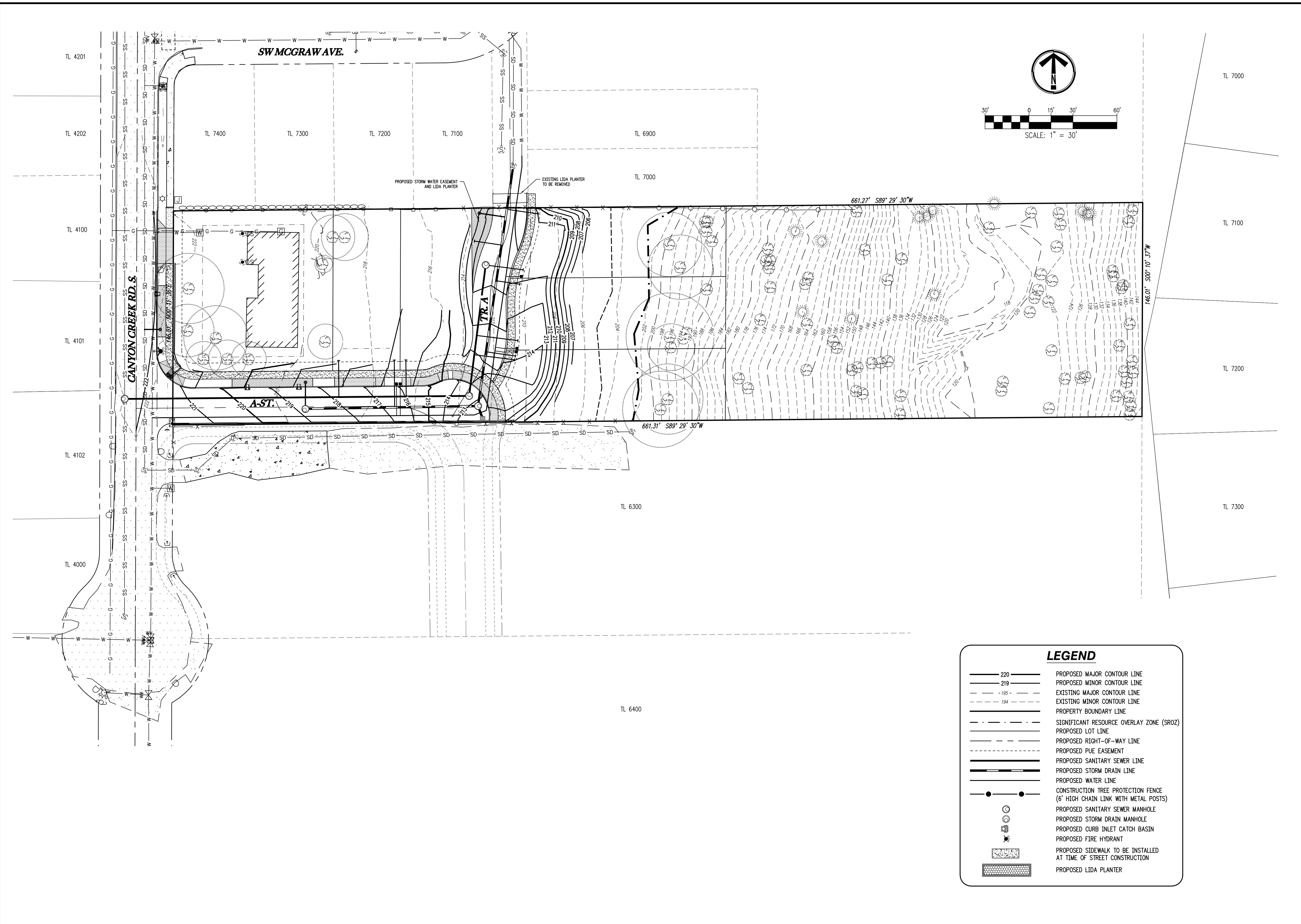
CANYON CREEK SOUTH
TAX LOT 6200
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

TREE MITIGATION PLAN

REVISIONS	
NO.	DESCRIPTION
0	1ST SUBMITTAL

EMERIO Design
6445 SW FALLBROOK PLACE, SUITE 100
BEASLEY, OREGON 97105
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

FILE: P:\463-002_Canyon Creek S. Ph. 2\Wing\plan\463-002_04trees_Layout: 04 TREE MITIGATION PLAN, Plot Date: 5/7/2018 10:48 AM, by: Russell Walker



LEGEND

	220	PROPOSED MAJOR CONTOUR LINE
	219	PROPOSED MINOR CONTOUR LINE
	-195-	EXISTING MAJOR CONTOUR LINE
	194	EXISTING MINOR CONTOUR LINE
		PROPERTY BOUNDARY LINE
		SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ)
		PROPOSED LOT LINE
		PROPOSED RIGHT-OF-WAY LINE
		PROPOSED PUE EASEMENT
		PROPOSED SANITARY SEWER LINE
		PROPOSED STORM DRAIN LINE
		PROPOSED WATER LINE
		CONSTRUCTION TREE PROTECTION FENCE (6' HIGH CHAIN LINK WITH METAL POSTS)
		PROPOSED SANITARY SEWER MANHOLE
		PROPOSED STORM DRAIN MANHOLE
		PROPOSED CURB INLET CATCH BASIN
		PROPOSED FIRE HYDRANT
		PROPOSED SIDEWALK TO BE INSTALLED AT TIME OF STREET CONSTRUCTION
		PROPOSED LIDA PLANTER

CANYON CREEK SOUTH
 TAX LOT 6200
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

**PRELIMINARY GRADING
 PLAN**

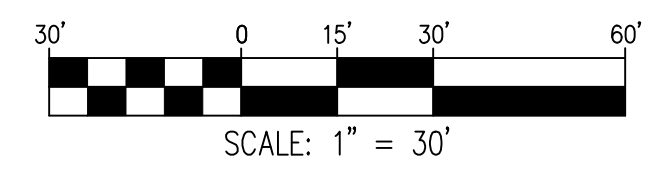
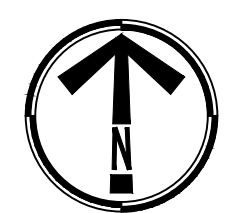
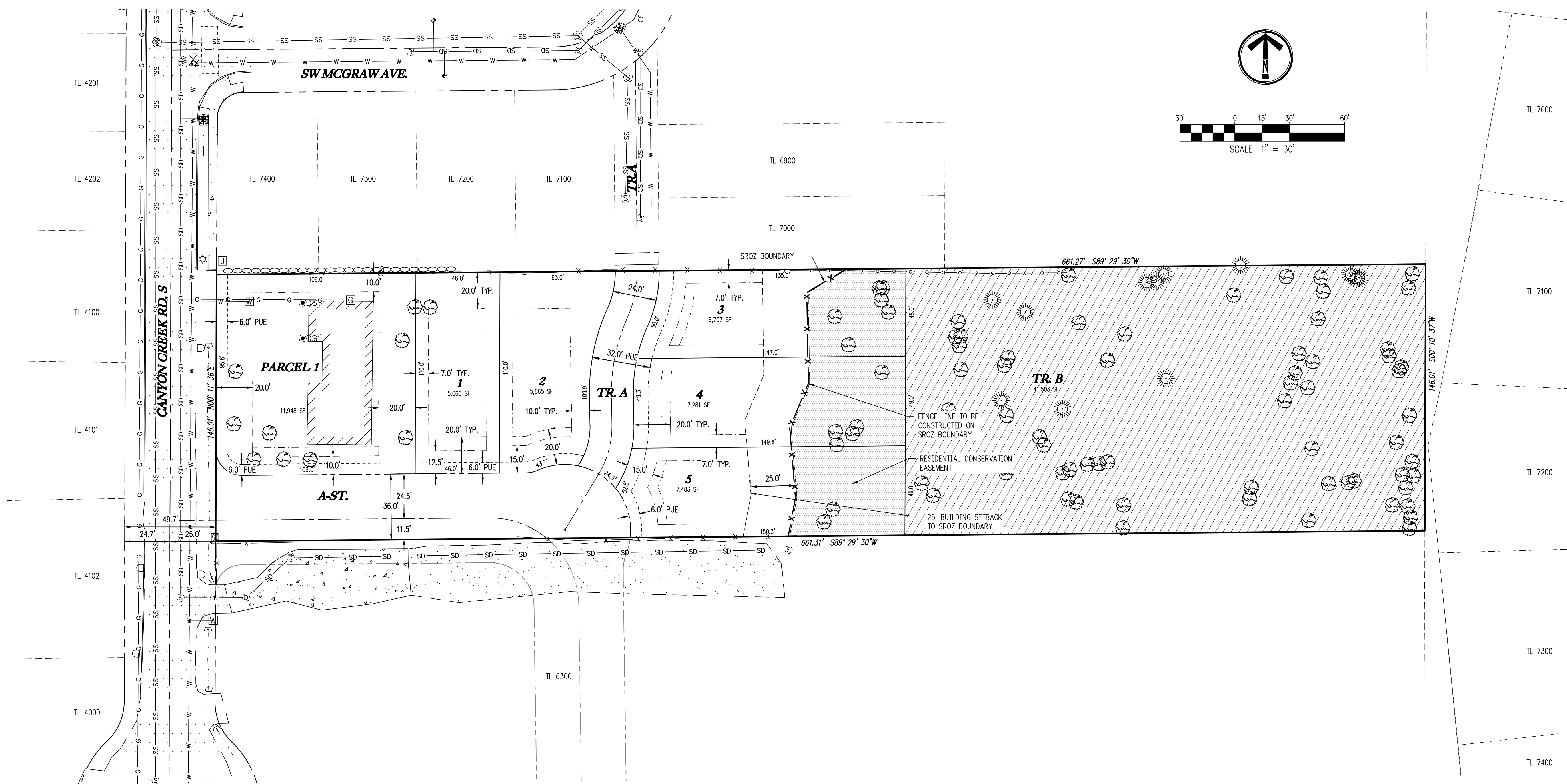
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NO.	DATE	DESCRIPTION
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LEGEND

	RESIDENTIAL CONSERVATION EASEMENT ON LOTS 4, 5 AND 6
	NON USABLE AREA SROZ
	6' P.U.E.
	SETBACK LINES
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	PROPOSED FENCE

PARCEL DATA

AREA:	2.22 Ac.
PROPOSED ZONING:	PDR-3
TAX MAP:	31W13BD
TAX LOTS:	6200
NO. OF LOTS:	5
PARCELS:	1

MINIMUM SETBACKS

FRONT:	15'
OPEN FRONT PORCH:	10'
KEY LOT:	12.5'
SIDE: 7' FOR TWO OR MORE STORIES	
STREET SIDE:	10'
GARAGE DOOR:	20'
REAR:	20' TWO OR MORE STORIES
MAX HEIGHT:	35'
MAX LOT COVERAGE:	
•	50% FOR LOTS CONTAINING LESS THAN 7,000 SQ. FT.
•	45% FOR LOTS BETWEEN 7,000-8,000 SQ. FT.
•	40% FOR LOTS EXCEEDING 8,000 SQ. FT.
MIN LOT WIDTH:	40'

SITE DATA

ZONE: PDR-3	
TOTAL SITE AREA:	2.21 ACRES (96,547 SQ. FT.)
PUBLIC/Private STREET:	0.21 ACRES (8,965 SQ. FT.)
NON-BUILDABLE AREA:	1.22 ACRES (53,534 SQ. FT.)
5 LOTS/1 PARCEL	
MINIMUM LOT SIZE:	5,060 SQ. FT.
MAXIMUM LOT SIZE:	11,948 SQ. FT.
AVG. LOT SIZE:	7,190 SQ. FT.

TRACT 'B' DATA

USABLE AREA:	0.98 ACRES (43,013 SQ. FT.)
NON-USABLE AREA:	1.22 ACRES (53,534 SQ. FT.)

- NOTES:**
- SW CANYON CREEK ROAD SOUTH AND SW DAYBREAK STREET ARE PUBLIC STREETS UNDER THE JURISDICTION OF THE CITY OF WILSONVILLE. THE PROPOSED PUBLIC STREET 'A' WILL ALSO BE UNDER WILSONVILLE'S JURISDICTION.
 - FOLLOWING PLANNING APPROVAL AND PREPARATION AND APPROVAL OF REQUIRED CONSTRUCTION DRAWINGS THE FOLLOWING IMPROVEMENTS WILL BE INSTALLED: PUBLIC STREET 'A', PRIVATE STREET, SIDEWALKS ALONG ALL STREET FRONTAGES, TREE PLANTINGS AND LANDSCAPING SHOWN ON THE LANDSCAPING PLAN, AMENITIES IN PARK AS SHOWN ON LANDSCAPING PLAN AND BARK PATHWAY, ASSOCIATED UTILITIES.
 - UNDERGROUND INSTALLATION OF UTILITIES SHALL TAKE PLACE IN ACCORDANCE WITH WILSONVILLE'S CODE REQUIREMENTS.
 - CROSSWALKS (WHERE A PATHWAY CROSSES A PARKING AREA OR DRIVEWAY) SHALL BE CLEARLY MARKED WITH CONTRASTING PAINT OR PAVING MATERIALS (E.G. PAVERS, LIGHT-COLOR CONCRETE INLAY BETWEEN ASPHALT, OR SIMILAR CONTRAST).
 - ALL STREET TREE PLACEMENT SHALL MEET THE STANDARDS OF PUBLIC WORKS STANDARDS.

CANYON CREEK SOUTH
TAX LOT 6200
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

PRELIMINARY PLAT

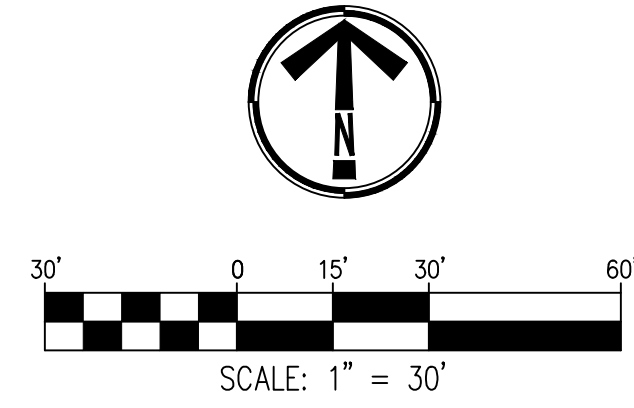
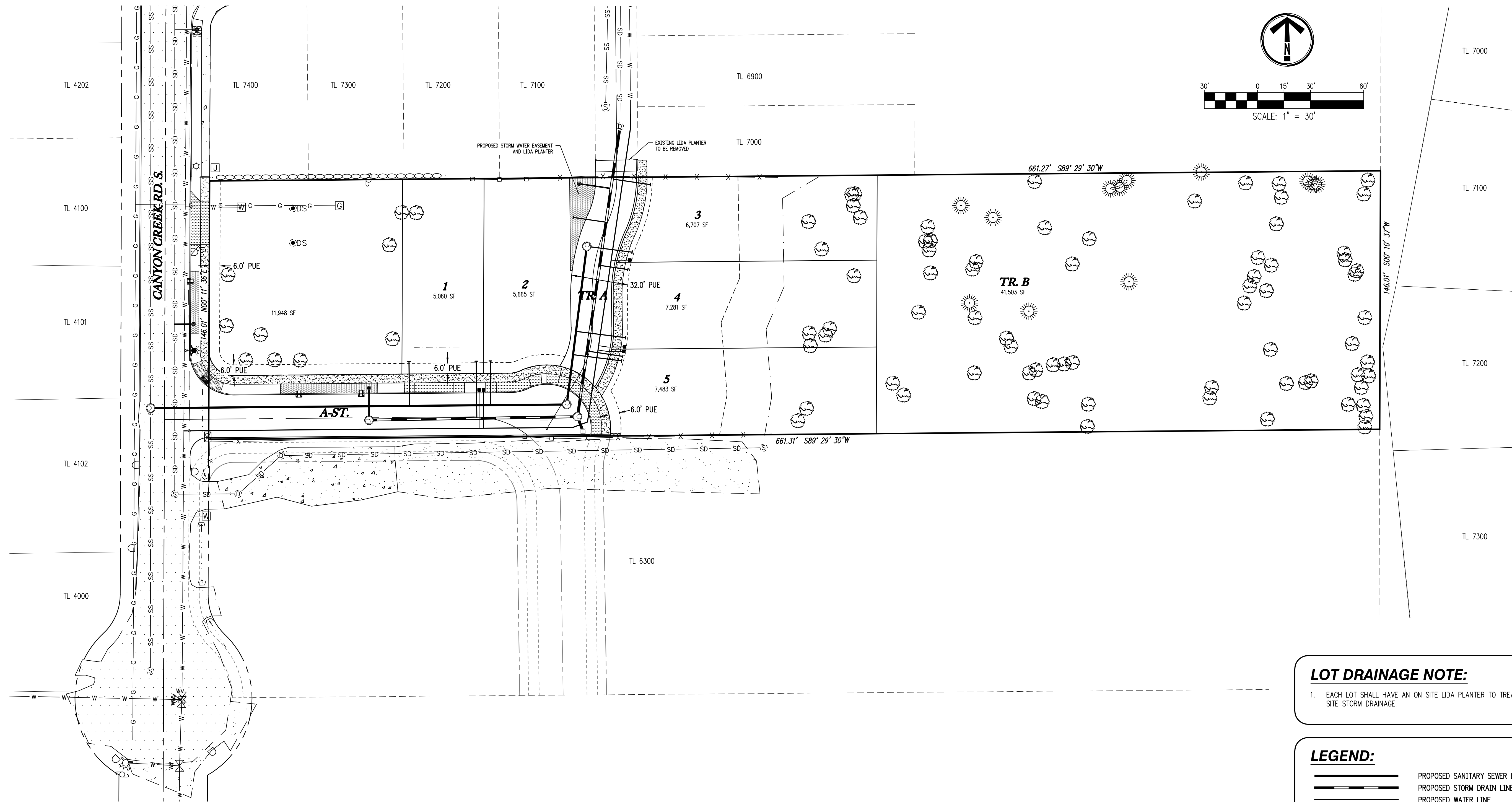
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FILE: P:\463-002 Canyon Creek S PH 2\Wg\plan\463-002_06.plt, Layout: 06 PRELIMINARY PLAT, Plot Date: 5/9/2018 2:22 PM, by: Russell Walker



PRELIMINARY STORM WATER PLAN

SCALE: 1"=30'

LOT DRAINAGE NOTE:
 1. EACH LOT SHALL HAVE AN ON SITE LIDA PLANTER TO TREAT ON SITE STORM DRAINAGE.

LEGEND:

	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE
	PROPOSED PUE EASEMENT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CURB INLET CATCH BASIN
	PROPOSED FIRE HYDRANT
	PROPOSED BLOW-OFF
	LIDA PLANTER

CANYON CREEK SOUTH
 TAX LOT 6200
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

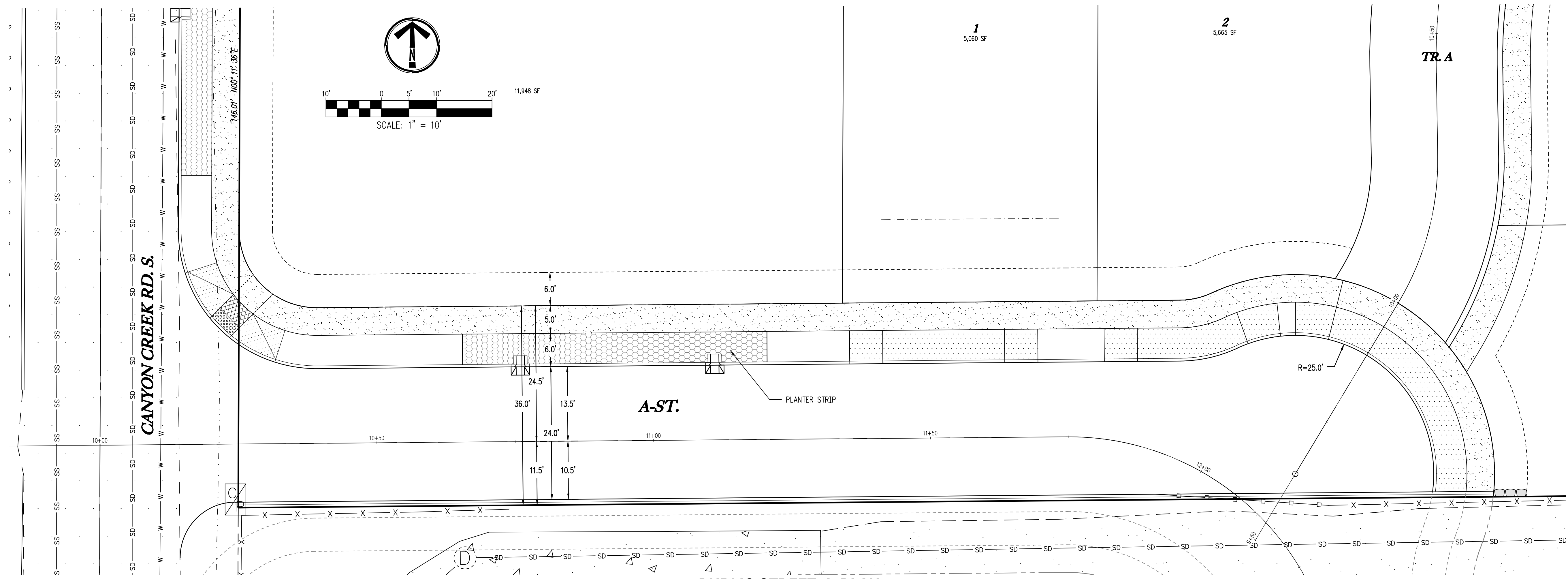
**PRELIMINARY STORM
 WATER AND UTILITIES
 PLAN**

REVISIONS

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0	X/XXXX	1ST SUBMITTAL

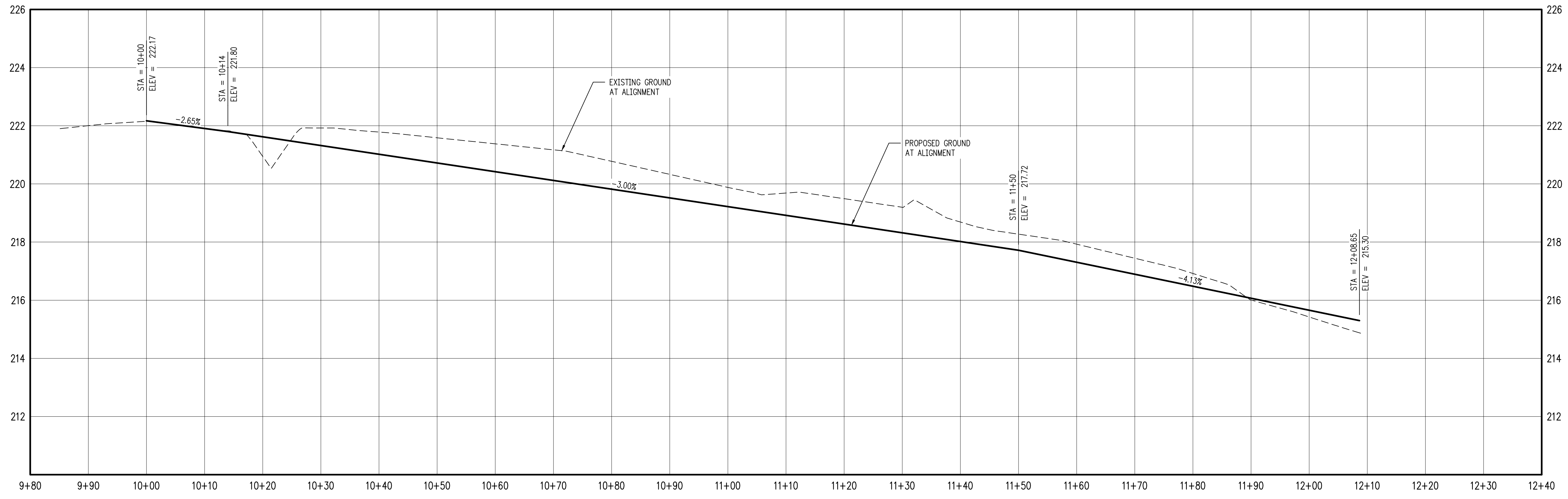
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FILE:P:\463-002 Canyon Creek S PH 2\Wvg\plan\463-002_07stwm Layout: 07 PRELIMINARY STORM WATER AND UTILITIES PLAN, Plot Date: 5/7/2018 10:51 AM, by: Russell Walker



PUBLIC STREET 'A' PLAN

SCALE: 1"=10'



PUBLIC STREET 'A' PROFILE

SCALE: 1"=10' HORZ. 1"=5' VERT.

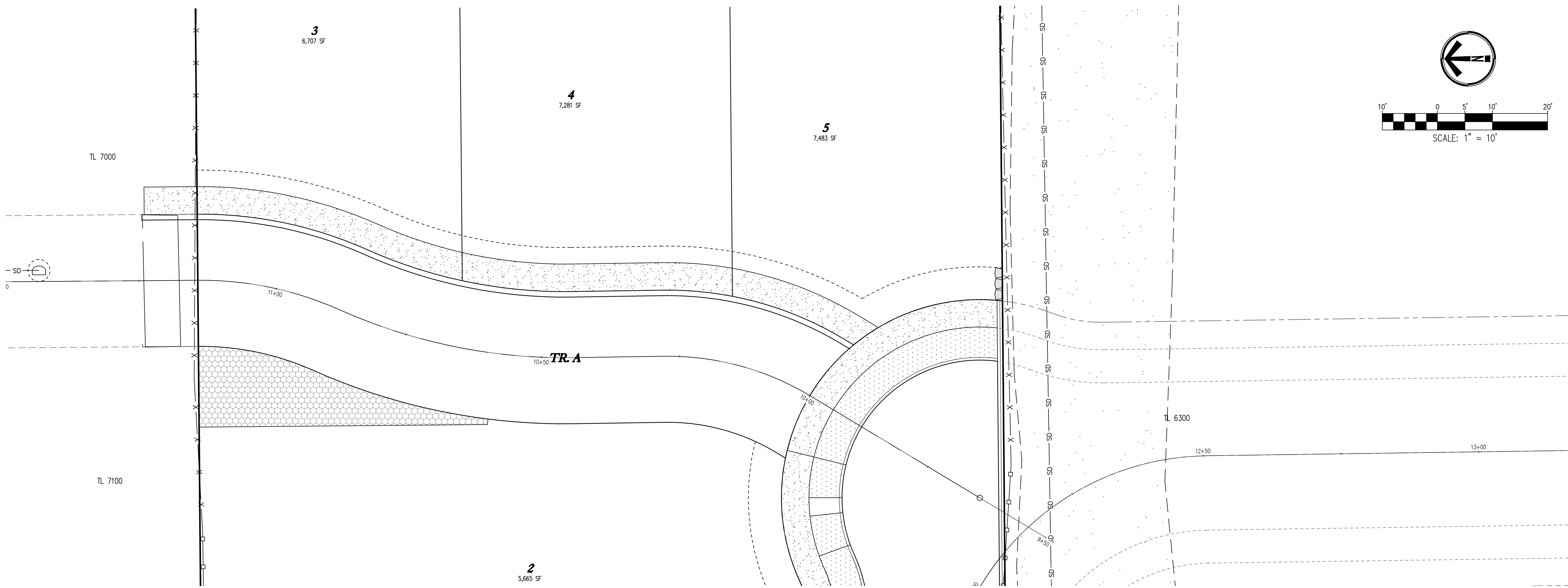
CANYON CREEK SOUTH
TAX LOT 6200
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

**STREET 'A' PLAN AND
PROFILE**

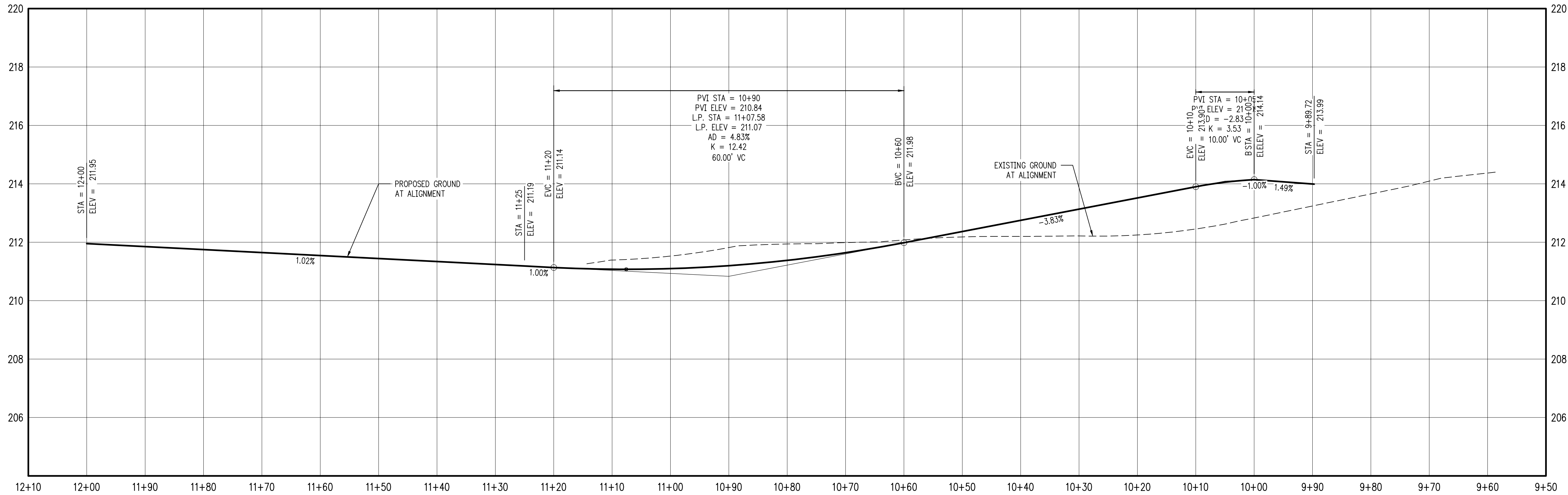
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FILE:P:\463-002 Canyon Creek S PH 2\Wg\plan\463-002_08street, Layout: 08 STREET 'A' PLAN AND PROFILE, Plot Date: 5/7/2016 10:52 AM, by: Russell Walker



PRIVATE STREET PLAN
SCALE: 1"=10'



PRIVATE STREET PROFILE
SCALE: 1"=10' HORZ. 1"=5' VERT.

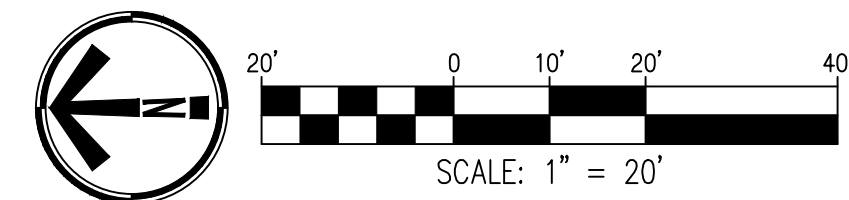
CANYON CREEK SOUTH
TAX LOT 6200
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

**PRIVATE STREET PLAN
AND PROFILE**

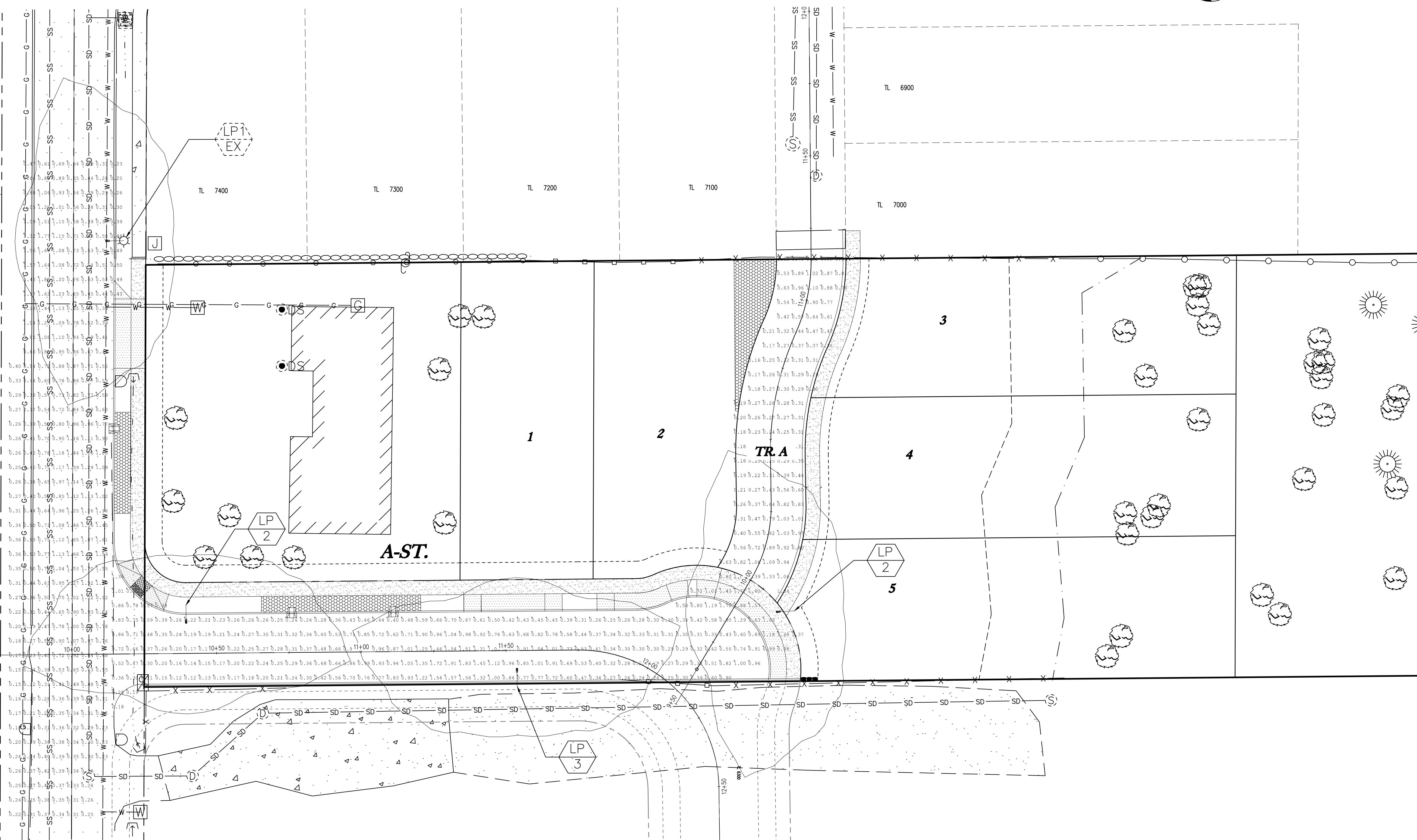
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FILE: P:\463-002 Canyon Creek S PH 2\Wg\plan\463-002_08street Layout_09 PRIVATE STREET PLAN AND PROFILE Plot Date: 5/7/2016 10:52 AM, by: Russell Walker



CANYON CREEK RD. S



PRELIMINARY LIGHTING PLAN
SCALE: 1"=20'

LUMINAIRE SCHEDULE									
PROJECT: CANYON CREEK SOUTH									
QTY	LABEL	DESCRIPTION	WATTS	LUMENS	ARM	ARRANGEMENT	LLF		
1	LP1-EXISTING STREETLIGHT	HPS, 'COBRAHEAD' STYLE, DROP LENS LUMINAIRE MOUNTED 25' ON A POWER POLE	100	9500	6	SINGLE	0.690		
2	LP2-INSTALL STREETLIGHT	HPS, 'COBRAHEAD' STYLE, FLAT LENS LUMINAIRE MOUNTED 25' ON A FIBERGLASS POLE	100	9500	6	SINGLE	0.690		
1	LP3-FUTURE STREETLIGHT	HPS, 'COBRAHEAD' STYLE, FLAT LENS LUMINAIRE MOUNTED 25' ON A FIBERGLASS POLE	100	9500	6	SINGLE	0.690		

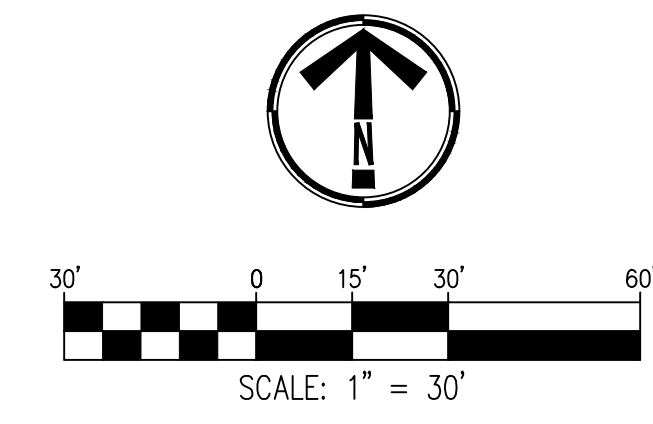
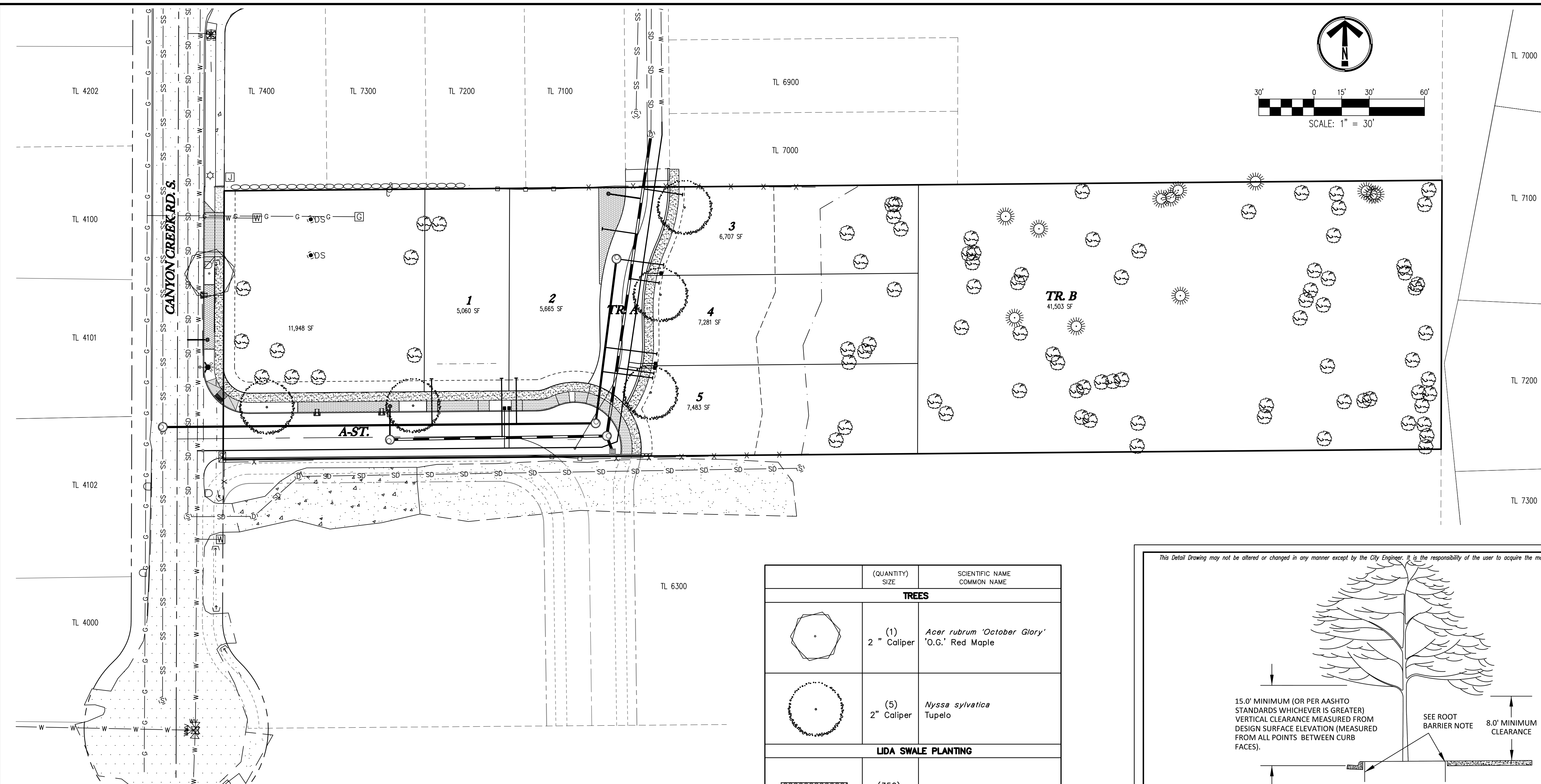
CANYON CREEK SOUTH
TAX LOT 6200
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

LIGHTING PLAN

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FILE: P:\463-002 Canyon Creek S PH 2\Wvg\plan\463-002_10lite Layout: 10 LIGHTING PLAN, Plot Date: 5/7/2018 10:53 AM, by: Russell Walker



STREET TREE PLAN
SCALE: 1"=30'

	(QUANTITY) SIZE	SCIENTIFIC NAME COMMON NAME
TREES		
	(1) 2" Caliper	<i>Acer rubrum</i> 'October Glory' 'O.G.' Red Maple
	(5) 2" Caliper	<i>Nyssa sylvatica</i> Tupelo
LIDA SWALE PLANTING		
	(350) 1 gallon	<i>Juncus effusus</i> Soft Rush
	(350) 1 gallon	<i>Juncus patens</i> Spreading Rush
	(145) 1 gallon	<i>Fragaria chiloensis</i> Strawberry
<p>NOTE: ALL STREET TREE PLACEMENT SHALL MEET THE STANDARDS OF PUBLIC WORKS STANDARDS.</p>		

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

15.0' MINIMUM (OR PER AASHTO STANDARDS WHICHEVER IS GREATER) VERTICAL CLEARANCE MEASURED FROM DESIGN SURFACE ELEVATION (MEASURED FROM ALL POINTS BETWEEN CURB FACES).

SEE ROOT BARRIER NOTE

8.0' MINIMUM CLEARANCE

MIN. 30'

MIN. 15'

MIN. 10'

MIN. 10'

MIN. 5'

MIN. 5'

LP

FH

MH

SEE ROOT BARRIER NOTE

LATERAL

WATER METER

CB

NOTES:

- 5' MINIMUM CLEARANCE FROM UNDERGROUND UTILITIES AND LATERALS. LANDSCAPE DESIGN OF TREES AND ENGINEERING DESIGN OF UNDERGROUND SERVICES SHALL BE COORDINATED.
- TREES SHALL BE CENTERED BETWEEN CURB AND SIDEWALK.
- CITY APPROVED ROOT BARRIER METHOD TO BE USED FOR ALL STREET TREES LOCATED WITHIN 8 FEET OF ALL CURBS AND SIDEWALKS. ROOT BARRIER SHALL EXTEND TO A DISTANCE OF 20' CENTERED WITH THE TREE BASE. BARRIER SHALL BE 2"-4" FROM CURB OR SIDEWALK AND EXTEND A MINIMUM OF 24" IN DEPTH.
- WHEN TREES ARE WITHIN TREE WELLS, ROOT BARRIER SHALL BE PLACED ON ALL SIDES.
- PARALLEL PARKING: LOCATE TREE BETWEEN ON-STREET PARKING SPACES. THIS LOCATION PRECLUDES DOORS OPENING ONTO TREES AND PASSENGERS EXITING IN CONFLICT WITH TREE PLACEMENT.
- DIAGONAL PARKING: LOCATE TREE MINIMUM 3' AWAY FROM LEFT STALL LINE TOWARD THE CENTER OF THE PARKING SPACE. THIS LOCATION ATTEMPTS TO AVOID THE FRONT END OF THE PARKED CAR OVERHANGING THE CURB.

Street Tree Location and Clearances			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1240	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD-1240.DWG	APPROVED BY: NK	DATE: 12/31/14	

CANYON CREEK SOUTH
TAX LOT 6200
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

STREET TREE PLAN

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FILE P: \463-002 Canyon Creek S PH 2 \Veg\plan\463-002_L1Trees_Layout: L1 STREET TREE PLAN, Plot Date: 5/7/2018 10:53 AM, by: Russell Walker