Section V) Zone Change

VA) Supporting Compliance Report

SUPPORTING COMPLIANCE REPORT
ZONE CHANGE
PDP 5 NORTH

SECTION V

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I. CITY OF WILSONVILLE COMPREHENSIVE PLAN

RESIDENTIAL DEVELOPMENT – IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.4

Response: The subject site is part of the *Villebois Village Master Plan*, which is comprised of a variety of housing opportunities of varying densities. There are many different housing types within Villebois Village, ranging from multifamily to larger lots. Villebois Village includes opportunities for affordable, senior, and community housing. Compliance with this Implementation Measures was addressed with the *Villebois Village Master Plan.* The land use plan for the subject area was determined to be consistent with the *Villebois Village Master Plan* as refined by the concurrent SAP North Amendment.

COMPACT URBAN DEVELOPMENT – IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.6.A

Development in the "Residential – Village" Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village **Master Plan, the "Village" Zone District,** and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.

Response: This application is submitted along with a Preliminary Development Plan for PDP 5N. PDP 5N (see Notebook Section III) demonstrates compliance with the SAP North Amendment, which is being submitted concurrently. Section I of this report demonstrates compliance with the City of Wilsonville's Comprehensive Plan and Section II demonstrates compliance with Wilsonville's Land Development Code.

IMPLEMENTATION MEASURE 4.1.6.C

The "Village" Zone District shall be applied in all areas that carry the Residential - Village Plan Map Designation.

Response: This application proposes a zone change to "Village" for the subject property area, which is included in the "Residential-Village" Comprehensive Plan Map Designation (Area B).

IMPLEMENTATION MEASURE 4.1.6.D

The "Village" Zone District shall allow a wide range of uses that benefit and **support an "urban village", including conversion of existing** structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.

Response: The subject site is an area that is approximately 23.04 acre within Villebois Village. The plan for subject property includes a variety of single family residential lots, linear greens, and Regional Park 6. The 'Introductory Narrative' (see Notebook Section IA) lists the proposed range of residential units which are interspersed to provide a mix of housing that is appropriate to the site. The proposed residential land use and housing types in this area are generally consistent with those

portrayed in the *Villebois Village Master Plan*, which this regulation is intended to implement.

II. CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE

SECTION 4.029 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN

If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the comprehensive plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development.

Response: This application is being requested concurrent with a PDP application (Section III) and Tentative Plat (Section IV) for the site in conformance with the code.

SECTION 4.110 ZONING - ZONES

(.01) The following Base Zones are established by this Code:

H. **Village, which shall be designated "V" [per Section 4.125 enabling** amendments (File No. 02PC08)]

Response: The area has a City of Wilsonville Comprehensive Plan designation of "Residential – Village." The site is currently zoned Exclusive Farm Use. This request is for a zone change to "Village," which is permitted within the area designated "Residential – Village" on the Comprehensive Plan Map.

SECTION 4.125 VILLAGE (V) ZONE

(.01) The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan designation as described in the Comprehensive Plan.

Response: The subject property lies within the area designated "Residential – Village" on the Comprehensive Plan Map. This request is for a zone change to V – Village to guide the development of PDP 5N.

(.02) Permitted Uses

Response: The Preliminary Development Plan (see Notebook Section III) proposes uses that are consistent with the permitted land uses within the Village zone. The PDP (see Notebook Section III) states that the proposed development will create lots for single family residential homes and tracts for linear greens and a regional park. These uses are permitted under the Village zone.

(.18) Village Zone Development Permit Process

B. Unique Features and Processes of the Village (V) Zone

2. **…Application for a zone change shall be made concurrently** with an application for PDP approval**…**

Response: The application for a zone change is being made concurrent with an application for PDP approval (see Notebook Section III).

SECTION 4.197 ZONE CHANGES AND AMENDMENTS TO THIS CODE - PROCEDURES.

(.02) In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:

A. That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.140; and

Response: This application has been submitted in accordance with the procedures set forth in Section 4.140, which requires that:

- *All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of building permit: 1. Be zoned for planned development; and*
- *Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197.*

This zone change application will establish the appropriate zone for this development and will be governed by the appropriate Zoning Sections.

B. That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan Text; and

Response: The subject area is designated Residential Village on the Comprehensive Plan Map. Therefore, application of the Village Zone is consistent with the Comprehensive Plan. Compliance with the Comprehensive Plan is addressed in Section I of this Report.

C. In the event that the subject property, or any portion thereof, is **designated as "Residential" on the City's Comprehensive Plan Map;** specific findings shall be made addressing substantial compliance **with Implementation Measure 4.1.4.b, d, e, q, and x of Wilsonville's** Comprehensive Plan text; and

Response: Compliance with Implementation Measure 4.1.4 is addressed in Section I of this Report.

D. That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized; and

Response: The Preliminary Development Plan compliance report and the plan sheets (see Notebook Section III) demonstrate that the existing primary public facilities are available and can be provided in conjunction with the project. Section IIC of this Notebook includes supporting utility and drainage reports. A Traffic Impact Analysis is attached in Notebook Section IIID.

E. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/ or geologic hazard are located on or about the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone; and

Response: The proposed development will not have a significant adverse effect upon an SROZ area as none exist on the site. A portion of the northeast part of the property was previously mapped as including an SROZ wetland. Mirth Walker, with SWCA, has evaluated the existing wetlands and found them to be isolated and not locally significant. SWCA has determined these wetlands should not be classified as locally significant. The SAP Amendment supporting compliance report includes a request to remove the SROZ designation from the site (See Notebook Section VII).

F. That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change; and

Response: The applicant is committed to a schedule demonstrating that the development of the subject property is reasonably expected to commence within two (2) years of the initial approval of the zone change.

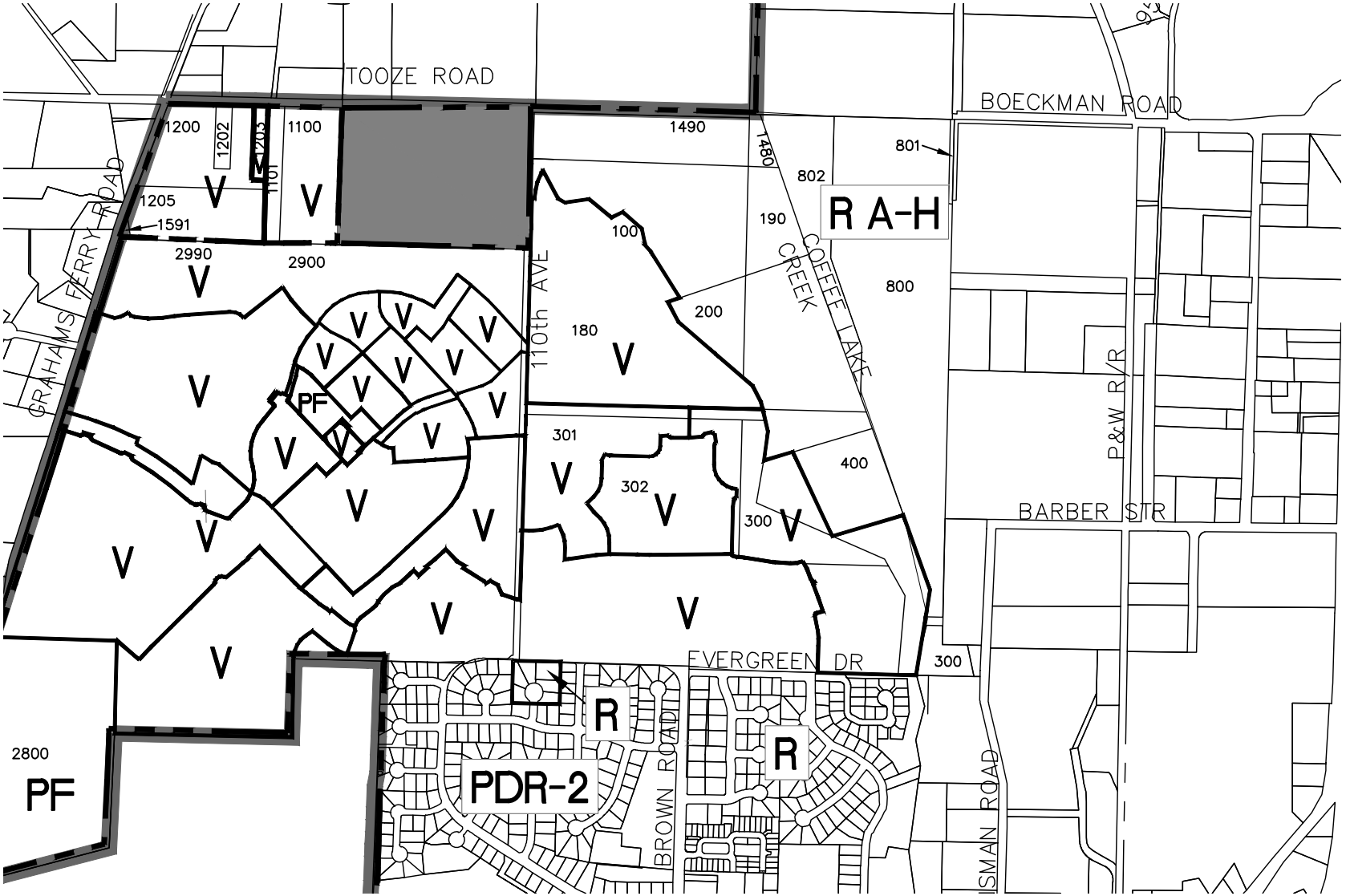
G. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards.

Response: The proposed development can be developed in compliance with the applicable development standards, as demonstrated by this report and the Preliminary Development Plan (Notebook Section III) and Tentative Plat (Notebook Section IV) applications.

III. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Zone Change. Therefore, the applicant requests approval of this application.

VB) Zone Change Map



LEGEND

SUBJECT AREA – PROPOSED VILLAGE (V) ZONE (23.04 AC)

ZONE LINE

EXISTING UGB

EXISTING CITY BOUNDARY

PF EXISTING ZONING DESIGNATION

1" = 1000'

PROPOSED ZONE MAP AMENDMENT

VC) Legal Description & Sketch

EXHIBIT A

Pacific Community Design

LEGAL DESCRIPTION
Zone Change
Clermont
3 1 W 15AB 7200, 7290, 7300, 7400, 7500, and 7600

Parcels I, II, and III, of the land described in Document Nos. 91-08202 and 91-08203, Clackamas County Deed Records, in the Northeast Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, more particularly described as follows:

BEGINNING at the North quarter-corner of said Section 15;

thence along the North line of Samuel B. Franklin Donation Land Claim No. 50, South 88°35' 17" East, a distance of 1226.19 feet to the northeast corner of said Samuel B. Franklin Donation Land Claim No. 50;

thence along the East line of said Samuel B. Franklin Donation Land Claim No. 50, South 01°35' 01" West, a distance of 909.38 feet to a point on the northerly plat line of "Tonquin Meadows";

thence along the northerly plat line of "Tonquin Woods at Villebois No. 6", "Tonquin Meadows", "Fir Terrace", and "Calais East at Villebois", North 88°34' 00" West, a distance of 1235.31 feet to a point on the easterly plat line of "Calais East at Villebois";

thence along said easterly plat line, and its extension, North 02°09' 29" East, a distance of 909.00 feet to the POINT OF BEGINNING.

Containing 25.687 acres, more or less.

Basis of bearings being plat of "Calais East at Villebois", Clackamas County Plat Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2019

Property Vested in:

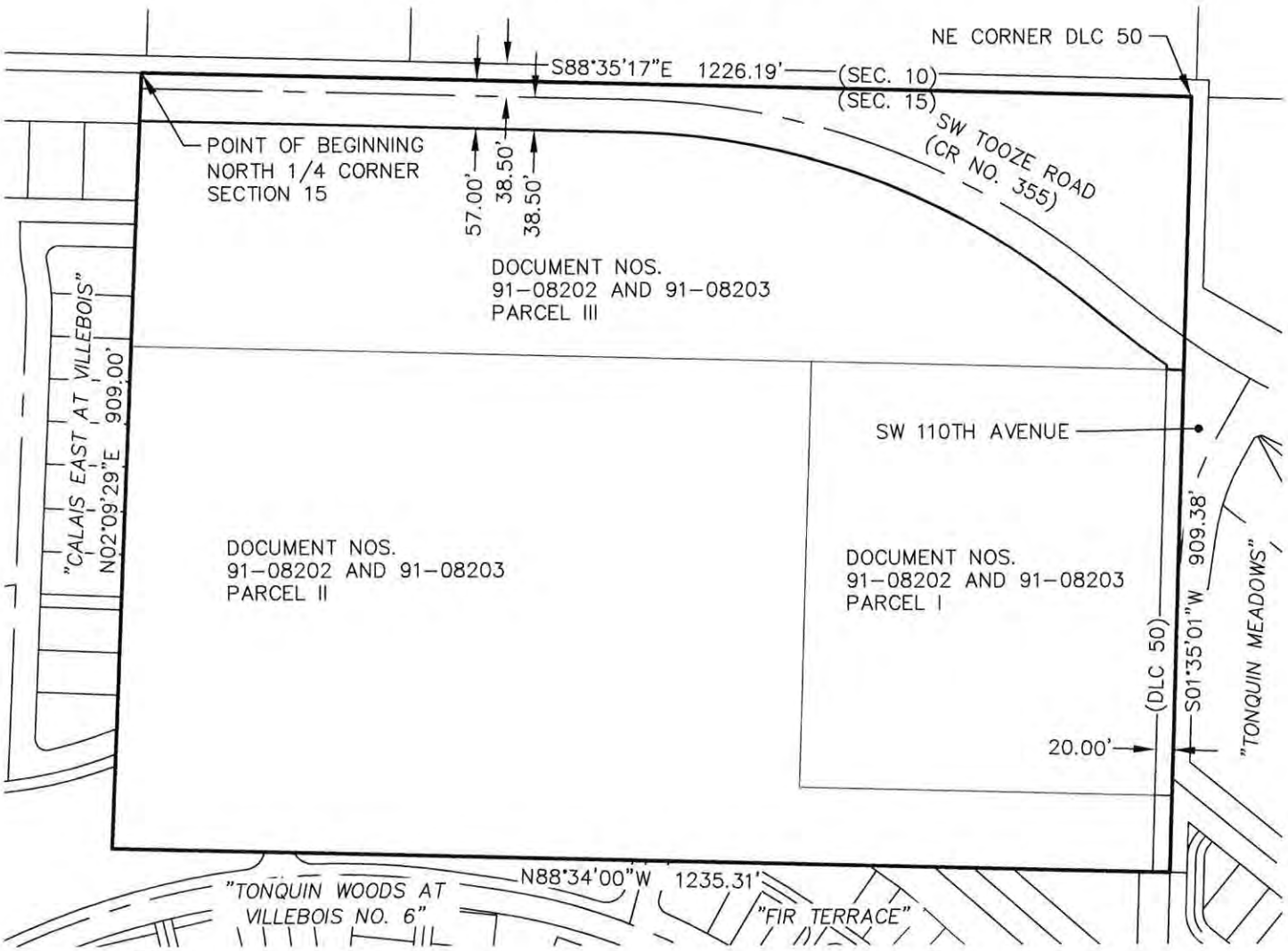
Victor C. Chang et al.

3 1 W 15AB 7200, 7290, 7300, 7400, 7500, and 7600

EXHIBIT B

Pacific Community Design

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
ZONE CHANGE
CLERMONT
3 1 W 15AB 7200, 7290, 7300, 7400, 7500, AND 7600



N

SCALE

0 30 60

1 INCH = 60 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2019

Property Vested in:

VICTOR C. CHANG ET AL.

3 1 W 15AB 7200, 7290, 7300, 7400, 7500, AND 7600

Section VI) Tree Removal Plan

VIA) Supporting Compliance Report

SUPPORTING COMPLIANCE REPORT
TYPE **"C"** TREE REMOVAL PLAN/PERMIT
PDP 5N

SECTION VI

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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 proposed development will not have a significant adverse effect upon an SROZ area as none exist on the site. A portion of the northeast part of the property was previously mapped as including an SROZ wetland. Mirth Walker, with SWCA, has evaluated the existing wetlands and found them to be isolated and not locally significant. SWCA has determined these wetlands should not be classified as locally significant. The SAP Amendment supporting compliance report includes a request to remove the SROZ designation from the site (See Notebook Section VII).

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 design of this Preliminary Development Plan has taken into account the preservation of trees on site. Existing on-site trees are currently located in the center and western portions of the site. Regional Park 6 is designed to encompass a large swath of healthy trees in the northwestern portion of the site. Additionally, a linear park is being proposed so that several "important" trees can be retained in the western portion of the subject site between SW Palermo Street and SW Berlin Avenue. The subject site is constrained by the previously approved road connections that are provided by Phase 4, Tonquin Meadows, and Tonquin Woods. The proposed street network is the result of these site constraints. Additionally, there is a wetland along the eastern property line which impacted the street layout as well. The *Tree Preservation Plan* in Section VIC shows the existing trees to be retained and removed on site.

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 mentioned above, the subject site is constrained by the previously approved road connections that are provided by Phase 4, Tonquin Meadows, and Tonquin Woods. The proposed street network is the result of these site constraints. Additionally, there is a wetland along the eastern property line which impacted the street layout as well. Regional Park 6 is being proposed through the northwestern portion of the site, which is currently a wooded area with trees. The *Tree Preservation Plan*, shown in Section VIC, depicts the trees that are to be removed and likely to be

removed during construction due to homes, site improvements, or due to tree condition.

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 clearing of land will be limited to areas necessary for the construction of on site improvements. The *Grading and Erosion Control Plan* in Section IIIB of the Notebook depicts 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: A Pattern Book was developed for the general design of residential structures within SAP – North. As guided by the Pattern Book, homes are designed to blend into the landscape as much as feasible (Conceptual elevations are provided in Section IIIF). The design of homes within this phase will be developed in accordance with the Pattern Book for SAP – North. This is assured through review of compliance with the Pattern Book at the time of Building Permit application.

F. Compliance with Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.

Response: The development in PDP 5N 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, certified arborist (see Section VIB), 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 per 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, certified arborist, has prepared a Tree Report (see Notebook Section VIB) for PDP 5 North. 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 or hazardous health of the tree, whether or not they interfered with the health of other tree, and whether removal is necessary for utility work or the construction of residential dwellings. A listing of all the trees to be removed is included in the attached Tree Report (see Section VIB).

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 VIC) and the Tree Report (see Notebook Section VIB) provide a tree survey with the location, species and health of each tree in the PDP 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 final subdivision plat will include this information, as necessary.

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 *Composite Utility Plans* for the site have been designed to minimize the impact upon the environment to the extent feasible given existing conditions. These plans can be seen in Section IIIB of this Notebook. Any trees to be removed due to the placement of utilities 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 a Type C Tree Removal Permit; 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 VIC).

(.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 al**l **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 VIC) identifies trees proposed for removal and provides information required by WC 4.610.40(.02). In addition, Morgan Holen, certified arborist, has prepared a Tree Report (see Notebook Section VB) 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 complies with 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: The attached Tree Report (see Notebook Section VIB), prepared by Morgan Holen, certified arborist, includes mitigation analysis for planting replacement trees. Trees to be removed will be replaced in accordance with this criterion.

(.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 b**ecomes 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 VIB), prepared by Morgan Holen, 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 *Street Tree / Lighting Plan* (see Notebook Section IIIB).

(.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 within PDP 5 North on a one-for-one 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 VIB). 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 VIB) 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 *Tree Preservation Plans*, located in Notebook Section VIC 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 and Permit. Therefore, the applicant respectfully requests approval of this application.

VIB) Tree Report

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Villebois PDP 5N Clermont – Wilsonville, Oregon
Tree Maintenance and Protection Plan
July 29, 2018
Revised: October 7, 2018

MHA18034

Purpose

This Tree Maintenance and Protection Plan for the Villebois Preliminary Development Plan (PDP) 5N Clermont 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 Morgan Holen (PN-6145B) during site visits conducted on June 12, 2018 and June 26-28, 2018, an on-site project team meeting on September 12, 2018 to review site plan modifications for increased tree retention, and subsequent coordination with the design team. A complete description of individual trees is provided in the enclosed tree inventory data.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Polygon Northwest Company to visually assess existing trees measuring six inches and larger in diameter and coordinate with Pacific Community Design (PCD) to develop a tree maintenance and protection plan for the project. The site is planned for residential development. 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 (VTA) was performed on individual trees located across the project site. VTA is a standard process whereby the inspector visually assesses the tree from a distance and up close looking for defect symptoms and evaluating overall condition and vitality of individual trees. Trees were evaluated in terms of general condition and potential construction impacts. Following the inventory fieldwork, we coordinated with PCD to discuss and finalize treatment recommendations in terms of the proposed site plan which underwent several iterations and refinements in an effort to preserve a greater number of existing viable trees, which was challenging based on grading requirements, street connections, and lot layouts. Treatment recommendations include remove, retain, and likely to retain; likely to retain trees require reassessment during construction as described in detail later in this report.

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

The Villebois PDP 5N Clermont project site is located south of SW Tooze Road west of 110th Avenue. The site includes tax lots 31W15AB07300, 31W15AB07400, 31W15AB07500, 31W15AB07600, with an existing house at 11490 SW Tooze Road and the former *Hand to Heart Stables* with horse pastures, a barn, and residence. The project proposes a residential subdivision with new streets, homes, and a Metro regional park.

There are no Significant Resource Overlay Zone areas on the site or Oregon white oaks (*Quercus garryana*), native yews (*Taxus brevifolia*), or any species listed by either the state or federal government as rare or endangered.

The site is heavily treed, primarily with an even-aged stand of Douglas-firs (*Pseudotsuga menziesii*) which account for 64% of the inventoried trees. Individual Douglas-firs range in size from 7- to 60-inches in diameter and are variable in condition due to natural stand dynamics with open grown trees, edge trees, and trees at wider spacings being most dominant with good height to diameter ratios and relatively long live crowns. Trees in the interior of the stand or at denser spacings have more competition for growing space; as a result, some are codominant in crown class while others are becoming suppressed.

Overall, the stand as a whole is in excellent condition as an intact undisturbed group. No widespread disease or insect problems were observed. However, Douglas-firs located within the horse pastures are generally in poor condition including dead and dying trees which is likely a result of soil compaction. In addition, several windthrown trees and trees with symptoms of decline were observed near the northern boundary in the central-western quadrant of the site which is likely due to seasonal saturation. Trees located within and adjacent to the SW Tooze Road right of way showed signs of recent impacts from street improvement work including root damage and excess fill at tree trunks. Invasive English ivy was most prevalent in the northwestern quadrant of the stand and thickets of blackberry throughout the stand had recently been mowed down for site access; the understory was not remarkable. During the fieldwork I observed two red-tailed hawks frequenting the site, one fawn, two pileated woodpeckers, and heard owls in the evening time.

Bigleaf maple (*Acer macrophyllum*) was the second-most common species accounting for 11% of the inventoried trees. They range in size from 6- to 36-inches in diameter and were scattered amongst the firs primarily in and around the horse pastures and in the central portion of the site. Most of the maples had moderate defects including poor structure, crown dieback and decay.

Two invasive tree species, English hawthorn (*Crataegus monogyna*) and sweet cherry (*Prunus avium*), account for 13% of the inventoried trees and were most common in the northern quadrant of the site between the horse pastures and SW Tooze Road.

The most unique trees on the site are located within the yard on the west side of the house at 11490 SW Tooze Road including a 37-inch diameter red oak (*Quercus rubra*) and a multi-stemmed saucer magnolia (*Magnolia × soulangeana*) which are both in excellent condition and with good structure, and planned for retention.

In all, 543 trees measuring 6-inches and larger in diameter were inventoried including 16 different tree species. 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. Individual trees were assigned a general condition rating in the tree data as defined by the Villebois Specific Area Plan Community Elements Book. Ratings include:

P: Poor Condition;

M: Moderate Condition;

G: Good Condition; and,

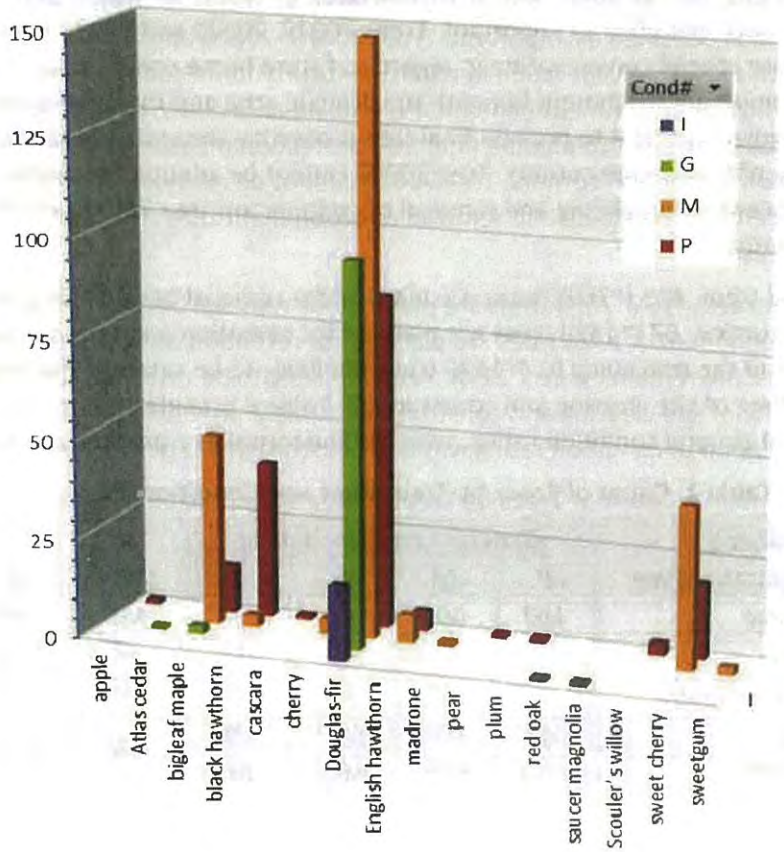
I: Important Condition.

Figure 1 illustrates the count of inventoried trees by species and condition rating.

Table 1. Count of Trees by Species – Villebois PDP 5N Clermont.

Common Name	Species Name	Total	%
apple	*Malus* spp.	1	0.2%
Atlas cedar	*Cedrus atlantica*	1	0.2%
bigleaf maple	*Acer macrophyllum*	62	11.4%
black hawthorn	*Crataegus douglasii*	42	7.7%
cascara	*Rhamnus purshiana*	1	0.2%
cherry	*Prunus* spp.	5	0.9%
Douglas-fir	*Pseudotsuga menziesii*	349	64.3%
English hawthorn	*Crataegus monogyna*	12	2.2%
madrone	*Arbutus menziesii*	1	0.2%
pear	*Pyrus* spp.	1	0.2%
plum	*Prunus* spp.	1	0.2%
red oak	*Quercus rubra*	1	0.2%
saucer magnolia	*Magnolia × soulangeana*	1	0.2%
Scouler's willow	*Salix scouleriana*	3	0.6%
sweet cherry	*Prunus avium*	60	11.0%
sweetgum	*Liquidambar styraciflua*	2	0.4%
Total		**543**	**100%**

Figure 1. Count of Trees by Species and Condition Rating – Villebois PDP 5N Clermont.



Tree Plan Recommendations

Following the tree inventory fieldwork, PCD used the tree data to plot dripline circles and condition ratings onto each individual tree on the site plan. I reviewed iterations of the plan to evaluate potential impacts within tree driplines and coordinated with PCD in regard to treatment recommendations.

The location of the regional park was modified to increase retention of viable trees and paths and other park features were adjusted to maximize tree protection. These site plan revisions resulted in nearly twice as many viable trees being planned for retention. Protection fencing is shown at tree driplines on the tree preservation plan, but adjustments will be needed for paths and other park amenities. To avoid root zone excavation, paths will be built up from native grade which will require fill over a relatively small percentage of the total critical root zone. Excavation that may be required to install play structures and other park amenities should be performed under arborist supervision.

Due to the extent of site improvements proposed in proximity to protected trees, trees in the park area are primarily classified as likely to retain. Trees classified as likely to retain are planned for protection during construction but should be re-evaluated at the time of site clearing to assess suitability for preservation with adjacent tree removal and monitored closely during construction to minimize root zone impacts. If the project arborist determines that a tree is no longer sustainable either because of a decline in condition or because of unavoidable construction impacts that would be detrimental to the health or stability of the tree, the arborist shall submit a brief memorandum to the City documenting reasons that the tree is no longer suitable for preservation in order to seek written authorization to proceed with removal and mitigation.

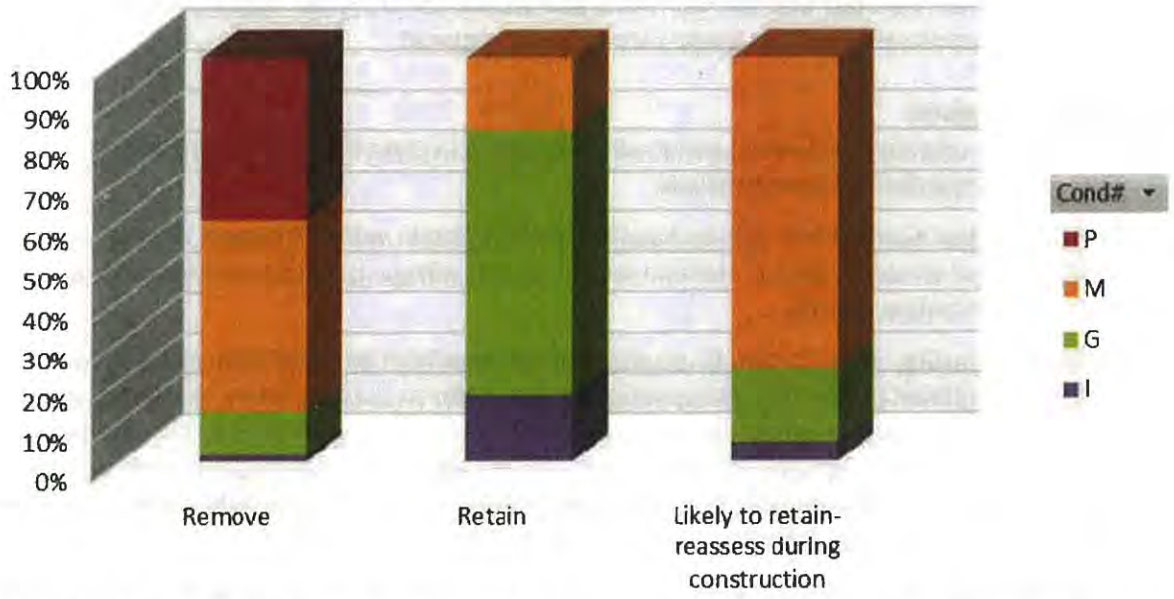
Trees in rear yard setbacks were closely examined as candidates for preservation. However, most are in poor condition or in moderate condition with structural defects except for trees 70078, 70080, 70233 and 70234, which are each classified as important. Trees 70078, 70223 and 70234 are likely to be retained but will require special consideration in regard to future home construction. The actual building footprints should minimize encroachment beneath the dripline area and the developer should coordinate with the project arborist to provide final tree protection measures based on plot plans and on-the-ground staking of foundation corners. Tree 70080 cannot be adequately protected considering demolition of the adjacent barn building and removal of codominant tree 70079 which is located within the existing bard structure.

Of the 543 inventoried trees, 415 (~76%) trees are planned for removal because of poor condition or for the purposes of construction, 67 (~13%) trees are planned for retention and require special protection during construction, and the remaining 61 (~11%) trees are likely to be retained but require reassessment at the time of site clearing and construction. Table 2 provides a summary of the count of trees by treatment and general condition rating, which is illustrated as a percentage in figure 2.

Table 2. Count of Trees by Treatment and Condition Rating.

Treatment Recommendation	General Condition Rating				Total	%
	P	M	G	I		
Remove	167	196	45	7	**415**	76%
Retain	-	12	44	11	**67**	13%
Likely to Retain	-	47	11	3	**61**	11%
Total	**167**	**255**	**100**	**21**	**543**	100%
Percent	31%	47%	18%	4%		

Figure 2. Percentage of Trees by Treatment and Condition Rating.



The 61 likely to retain trees should be treated no differently than trees planned for retention and they are in fact likely to be preserved. However, having flexibility to reassess them during site clearing and construction and seek authorization for removal if they are deemed unsuitable for retention without costly delay is critical. This approach worked well at Grande Pointe and in other areas of Villebois and has resulted in very little additional tree removal. Morgan Holen & Associates is on contract with Polygon to provide tree protection monitoring services on many projects throughout Wilsonville, Tigard, and other jurisdictions. We work closely with their contractors to ensure that the tree plan is followed and presume that this project will proceed in the same way.

The tree protection standards provided in this report should be copied onto construction documents.

Mitigation Requirements

All 543 inventoried trees are greater than 6-inches in diameter including 415 trees planned for removal. Removal of these 415 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, 415 trees measuring at least 2-inch in diameter shall be planted as mitigation for tree removal. Additional tree-for-tree mitigation will be required if any of the 61 likely to retain trees are authorized for removal during construction.

In accordance with Section 4.620.00(.03), 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. 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 years after the planting date. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced. 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. 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. A mitigation or replacement tree plan is required prior to planting.

Where it is not feasible to replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund an amount of money approximately equal to the value of the replacement trees that would otherwise be required.

Tree Protection Standards

Trees designated for retention will need special consideration to assure their protection during construction. Tree protection measures include:

1. **Preconstruction Conference.** The contractor shall coordinate with the project arborist in a timely manner to review tree protection measures and address questions on-site prior to the start of construction activity.
2. **Protection Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing as depicted on the Tree Preservation Plan in order to prevent injury to tree trunks or roots, or soil compaction within the root protection area. Fences shall be a minimum 6-foot high 2-inch chain link mesh secured to a minimum 1.5-inch steel or aluminum posts steel on concrete blocks or driven into the ground. The contractor is responsible for coordinating with the project arborist prior to opening, adjusting, or removing tree protection 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. **Erosion Control.** Silt fencing required to be installed within the RPZ shall not be trenched in per manufacturer specifications to avoid root damage. Instead, roll the base of the silt fence around a straw wattle and stake the wattle securely into the ground.
5. **Tree and Stump Removal.** Trees to be removed shall be clearly identified with tree-marking paint or other methods approved in advanced by the project arborist. Stumps from removed trees located within tree protection zones shall remain in the ground where feasible. Otherwise, stumps may be removed by stump grinding or extracted from the ground under arborist supervision.
6. **Pruning.** Pruning may be needed to provide for overhead clearance and to 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.
7. **Excavation.** 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.

8. **Surfacing.** Where surfacing 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 the tree protection zone. 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 may include asphalt, concrete, or other materials. If excavation is necessary, work shall be performed under arborist supervision.

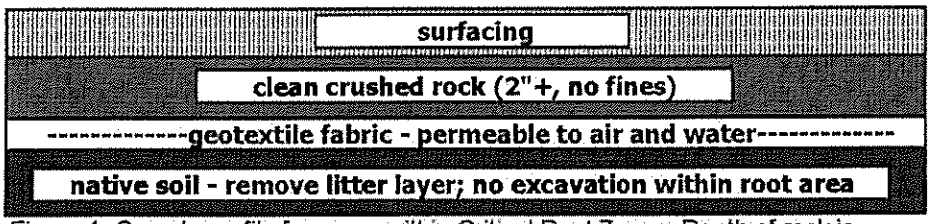


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

9. **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 or low flow emitters installed at native grade (no trenching) only beneath the driplines of protected trees. Landscaping shall be performed by hand and with hand tools only beneath protected tree driplines; adjust the location of plants to avoid tree root impacts.
10. **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.

Summary

In summary, 128 trees are planned for retention or are likely to be retained with construction and 415 trees are planned for removal either because of poor condition or for the purposes of site development. The trees to be retained will require special consideration in accordance with arborist recommendations for tree protection and regular monitoring during construction. The 415 trees planned for removal will require mitigation on a one-for-one basis; any other trees determined to no longer be suitable for preservation during the course of construction will also require mitigation if removal is authorized by the City.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Villebois PDP 5N Clermont project in Wilsonville. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC

Morgan E. Holen

Morgan E. Holen, Member
ISA Board Certified Master Arborist, PN-6145B
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: MHA18034 Clermont - Tree Data 6-28-18 Rev. 10-7-18

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70000	Douglas-fir	*Pseudotsuga menziesii*	36	15	M	Dead and broken branches	Remove
70001	Douglas-fir	*Pseudotsuga menziesii*	40	22	G	Codominant stems	Remove
70002	Douglas-fir	*Pseudotsuga menziesii*	2x30	25	M	Codominant stems, old broken leader	Remove
70003	Douglas-fir	*Pseudotsuga menziesii*	24	14	M	Active pitch seam 0-8' NW face, poor structure	Remove
70004	Douglas-fir	*Pseudotsuga menziesii*	30	22	G		Remove
70005	Douglas-fir	*Pseudotsuga menziesii*	30	25	G		Remove
70006	Douglas-fir	*Pseudotsuga menziesii*	2x26	25	G	Codominant stems	Remove
70007	Douglas-fir	*Pseudotsuga menziesii*	46	25	I		Remove
70008	Douglas-fir	*Pseudotsuga menziesii*	44	28	I	Forked leaders	Retain
70009	Douglas-fir	*Pseudotsuga menziesii*	56	26	I	Forked leaders	Retain
70010	Douglas-fir	*Pseudotsuga menziesii*	36	22	G		Retain
70011	saucer magnolia	*Magnolia × soulangeana*	2x6, 2x10,12	20	I		Retain
70012	Douglas-fir	*Pseudotsuga menziesii*	32	25	G		Retain
70013	Douglas-fir	*Pseudotsuga menziesii*	36	25	G		Retain
70014	Douglas-fir	*Pseudotsuga menziesii*	35	25	G		Retain
70015	Douglas-fir	*Pseudotsuga menziesii*	35	24	G		Likely to retain- reassess during construction
70016	Douglas-fir	*Pseudotsuga menziesii*	50	25	G	Active pitch seam 0-5' SW face	Likely to retain- reassess during construction
70017	cherry	*Prunus* spp.	30	25	M	Ornamental, moderate structure, dead branches	Likely to retain- reassess during construction
70018	red oak	*Quercus rubra*	37	58W, 36N, 36E,45S	I	Crown radius measured in four quadrants	Retain
70019	cherry	*Prunus* spp.	8,2x10,16	28	M	Ornamental, moderate structure	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70020	Douglas-fir	*Pseudotsuga menziesii*	38	25	G		Likely to retain- reassess during construction
70021	Douglas-fir	*Pseudotsuga menziesii*	35	25	G		Likely to retain- reassess during construction
70022	Douglas-fir	*Pseudotsuga menziesii*	39	20	G	Epicormics	Remove
70023	Douglas-fir	*Pseudotsuga menziesii*	26	22	M	Spur leader, major asymmetry	Remove
70024	Douglas-fir	*Pseudotsuga menziesii*	26	18	G		Remove
70025	Douglas-fir	*Pseudotsuga menziesii*	36	18	G		Remove
70026	Douglas-fir	*Pseudotsuga menziesii*	38	32	M	Crook in lower trunk	Remove
70027	Douglas-fir	*Pseudotsuga menziesii*	21	24	M		Remove
70028	Douglas-fir	*Pseudotsuga menziesii*	29	30	G		Remove
70029	Douglas-fir	*Pseudotsuga menziesii*	30	28	G		Remove
70030	Douglas-fir	*Pseudotsuga menziesii*	37	26	M	Codominant stems at ~25'	Remove
70031	Douglas-fir	*Pseudotsuga menziesii*	34	25	G		Remove
70032	Atlas cedar	*Cedrus atlantica*	28	20	G	Base surrounded by blackberry, multiple leaders	Remove
70033	Scouler's willow	*Salix scouleriana*	12	10	P	Poor structure, decay, dieback	Remove
70034	Douglas-fir	*Pseudotsuga menziesii*	32	25	M		Remove
70035	Douglas-fir	*Pseudotsuga menziesii*	26	14	P	Poor structure	Remove
70036	Douglas-fir	*Pseudotsuga menziesii*	26	26	M	Ivy	Remove
70037	Douglas-fir	*Pseudotsuga menziesii*	42	30	M	Ivy	Remove
70038	Douglas-fir	*Pseudotsuga menziesii*	22	24	P	Poor structure, Phellinus pini conks	Remove
70039	Douglas-fir	*Pseudotsuga menziesii*	10,18	12	P	Very poor structure	Remove
70040	Douglas-fir	*Pseudotsuga menziesii*	16	13	P	Very poor structure	Remove
70041	Douglas-fir	*Pseudotsuga menziesii*	16	15	M	Very one-sided	Remove
70042	Douglas-fir	*Pseudotsuga menziesii*	12	8	P	Suppressed	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70043	Douglas-fir	*Pseudotsuga menziesii*	24	14	M		Remove
70044	Douglas-fir	*Pseudotsuga menziesii*	32	18	M	Extensive poison oak	Remove
70045	Douglas-fir	*Pseudotsuga menziesii*	28	18	M	Extensive poison oak	Remove
70046	Douglas-fir	*Pseudotsuga menziesii*	32	22	M	Spur leader	Remove
70047	Douglas-fir	*Pseudotsuga menziesii*	24,30	30	M		Remove
70049	Douglas-fir	*Pseudotsuga menziesii*	26	26	M		Remove
70050	Douglas-fir	*Pseudotsuga menziesii*	36	24	G	Somewhat sheltered by 70079 & 70080	Remove
70051	Douglas-fir	*Pseudotsuga menziesii*	24	12	P	Small live crown, extensive poison oak	Remove
70052	Douglas-fir	*Pseudotsuga menziesii*	31	14	M		Remove
70053	Douglas-fir	*Pseudotsuga menziesii*	2x25	25	P	Very extensive ivy high up trunks	Remove
70054	English hawthorn	*Crataegus monogyna*	8	18	P	Invasive species, trunk decay	Remove
70055	black hawthorn	*Crataegus douglasii*	8	0	P	Overtopped by ivy	Remove
70057	Douglas-fir	*Pseudotsuga menziesii*	38	15	M	Extensive ivy	Remove
70058	Douglas-fir	*Pseudotsuga menziesii*	48	25	M	Ivy, crown asymmetry, over-extended laterals	Remove
70060	Douglas-fir	*Pseudotsuga menziesii*	36	16	M	Extensive ivy	Remove
70061	Douglas-fir	*Pseudotsuga menziesii*	36	16	P	Top blown out, numerous dead and broken branches, extensive ivy	Remove
70062	Douglas-fir	*Pseudotsuga menziesii*	20	14	P	Poor structure, very one-sided small live crown	Remove
70063	sweet cherry	*Prunus avium*	10	20	P	Invasive species, poor structure	Remove
70064	sweet cherry	*Prunus avium*	18	20	P	Invasive species, extensive ivy	Remove
70065	sweet cherry	*Prunus avium*	8	20	P	Invasive species, extensive ivy	Remove
70066	sweet cherry	*Prunus avium*	16	20	P	Invasive species, poor structure	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70067	sweet cherry	*Prunus avium*	20	20	P	Invasive species, extensive ivy	Remove
70068	Douglas-fir	*Pseudotsuga menziesii*	30	18	M	High live crown, surrounded by blackberry, ivy	Remove
70069	Douglas-fir	*Pseudotsuga menziesii*	26	18	M	High live crown, surrounded by blackberry	Remove
70070	Douglas-fir	*Pseudotsuga menziesii*	28	16	M	High live crown, surrounded by blackberry	Remove
70071	Douglas-fir	*Pseudotsuga menziesii*	34	18	M	High live crown, surrounded by blackbe	Likely to retain- reassess during construction
70072	Douglas-fir	*Pseudotsuga menziesii*	34	28	G	Surrounded by blackberry	Likely to retain- reassess during construction
70073	Douglas-fir	*Pseudotsuga menziesii*	26	26	G	Surrounded by blackberry	Likely to retain- reassess during construction
70074	Douglas-fir	*Pseudotsuga menziesii*	14	12	M	Surrounded by blackberry	Likely to retain- reassess during construction
70075	Douglas-fir	*Pseudotsuga menziesii*	20,22	24	M	Surrounded by blackberry	Likely to retain- reassess during construction
70076	Douglas-fir	*Pseudotsuga menziesii*	16	13	M	Poor structure, surrounded by blackberry	Likely to retain- reassess during construction
70077	Douglas-fir	*Pseudotsuga menziesii*	40	30	G		Retain
70078	Douglas-fir	*Pseudotsuga menziesii*	38	26	I	Old forked leader failure, surrounded by blackberry	Likely to retain- reassess during construction
70079	Douglas-fir	*Pseudotsuga menziesii*	38	26	M	Old broken top, forked leaders, sweep in mid-trunk	Remove
70080	Douglas-fir	*Pseudotsuga menziesii*	38	34	I	Limited access limited assessment	Remove
70081	Douglas-fir	*Pseudotsuga menziesii*	38	26	G	Surrounded by blackberry	Retain

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70082	Douglas-fir	*Pseudotsuga menziesii*	2x26	28	M		Likely to retain- reassess during construction
70083	Douglas-fir	*Pseudotsuga menziesii*	20	13	M	Dead and broken branches, very one-sided crown	Likely to retain- reassess during construction
70084	Douglas-fir	*Pseudotsuga menziesii*	28	30	M	Old broken top, dead and broken branches	Likely to retain- reassess during construction
70085	Douglas-fir	*Pseudotsuga menziesii*	20	14	M	High live crown	Remove
70086	Douglas-fir	*Pseudotsuga menziesii*	20	14	M	High live crown crook in upper trunk	Remove
70087	bigleaf maple	*Acer macrophyllum*	6	16	M	Poor structure below dominant canopy	Remove
70088	sweet cherry	*Prunus avium*	6	10	P	Invasive species, poor structure, low vigor	Remove
70089	Douglas-fir	*Pseudotsuga menziesii*	25	18	M	Natural lean, small live crown	Remove
70090	Douglas-fir	*Pseudotsuga menziesii*	28	30	M	One-sided crown, Phellinus pini conks	Remove
70091	Douglas-fir	*Pseudotsuga menziesii*	25	14	P	Extensive ivy, very one-sided crown	Remove
70092	Douglas-fir	*Pseudotsuga menziesii*	20	13	P	Extensive ivy, very one-sided crown	Remove
70093	Douglas-fir	*Pseudotsuga menziesii*	24	14	P	Extensive ivy, very one-sided crown	Remove
70094	bigleaf maple	*Acer macrophyllum*	10	18	M	Below dominant fir canopy, ivy	Remove
70095	Douglas-fir	*Pseudotsuga menziesii*	30	15	P	Very extensive ivy high up trunk	Remove
70096	Douglas-fir	*Pseudotsuga menziesii*	28	15	P	Very extensive ivy high up trunk	Remove
70097	Douglas-fir	*Pseudotsuga menziesii*	28	14	P	Very extensive ivy high up trunk	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70098	Douglas-fir	*Pseudotsuga menziesii*	20	13	P	Very extensive ivy high up trunk, mostly dead	Remove
70099	Douglas-fir	*Pseudotsuga menziesii*	28	26	M	Extensive poison oak	Remove
70100	Douglas-fir	*Pseudotsuga menziesii*	16	15	P	Intermediate crown class	Remove
70101	pear	*Pyrus* spp.	2x12	22	P	Very poor structure	Remove
70102	Douglas-fir	*Pseudotsuga menziesii*	42	25	M	Extensive ivy	Remove
70103	Douglas-fir	*Pseudotsuga menziesii*	29	18	M		Remove
70104	Douglas-fir	*Pseudotsuga menziesii*	24	18	M		Remove
70105	Douglas-fir	*Pseudotsuga menziesii*	16	8	P	Suppressed	Remove
70106	Douglas-fir	*Pseudotsuga menziesii*	13	0	P	Dead, snag	Remove
70107	Douglas-fir	*Pseudotsuga menziesii*	22	14	M		Remove
70108	Douglas-fir	*Pseudotsuga menziesii*	17	10	P	Very poor structure	Remove
70109	Douglas-fir	*Pseudotsuga menziesii*	42	20	G	Surrounded by blackberry	Retain
70110	Douglas-fir	*Pseudotsuga menziesii*	13	6	P	Suppressed	Remove
70111	Douglas-fir	*Pseudotsuga menziesii*	19	12	M	Poor lateral branch distribution	Likely to retain- reassess during construction
70112	Douglas-fir	*Pseudotsuga menziesii*	2x22	14	M		Likely to retain- reassess during construction
70113	Douglas-fir	*Pseudotsuga menziesii*	29	12	P	Low vigor, small live crown	Remove
70114	Douglas-fir	*Pseudotsuga menziesii*	12	8	P	Suppressed	Remove
70115	Douglas-fir	*Pseudotsuga menziesii*	20	13	M		Likely to retain- reassess during construction
70116	Douglas-fir	*Pseudotsuga menziesii*	50	30	G	Codominant stems	Retain
70117	Douglas-fir	*Pseudotsuga menziesii*	33	28	G	Codominant stems	Retain
70118	Douglas-fir	*Pseudotsuga menziesii*	45	22	G		Retain
70119	bigleaf maple	*Acer macrophyllum*	29	22	M	Codominant stems, trunk and crown decay	Retain

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70120	Douglas-fir	*Pseudotsuga menziesii*	16,2x24	22	M		Retain
70121	Douglas-fir	*Pseudotsuga menziesii*	42	25	G		Retain
70122	Douglas-fir	*Pseudotsuga menziesii*	26	22	G		Retain
70123	Douglas-fir	*Pseudotsuga menziesii*	28	22	G		Retain
70124	Douglas-fir	*Pseudotsuga menziesii*	38	20	G		Retain
70125	Douglas-fir	*Pseudotsuga menziesii*	48	28	G		Retain
70126	bigleaf maple	*Acer macrophyllum*	32	28	M	Old trunk wound north face, crown decay	Remove
70127	Douglas-fir	*Pseudotsuga menziesii*	36	26	M	Old broken top	Remove
70128	Douglas-fir	*Pseudotsuga menziesii*	30	26	G		Remove
70129	Douglas-fir	*Pseudotsuga menziesii*	32	22	M	Reduced vigor	Remove
70130	Douglas-fir	*Pseudotsuga menziesii*	30	22	M	Reduced vigor	Remove
70131	Douglas-fir	*Pseudotsuga menziesii*	32	16	G	Lateral branch failures, pitch seams	Remove
70132	Douglas-fir	*Pseudotsuga menziesii*	42	33	I		Remove
70133	Douglas-fir	*Pseudotsuga menziesii*	18	14	M		Remove
70134	Douglas-fir	*Pseudotsuga menziesii*	22,24	20	M		Remove
70135	bigleaf maple	*Acer macrophyllum*	26	26	M	Trunk and crown decay	Remove
70136	Douglas-fir	*Pseudotsuga menziesii*	34	15	G		Remove
70137	Douglas-fir	*Pseudotsuga menziesii*	31	15	G		Remove
70138	bigleaf maple	*Acer macrophyllum*	22	20	G	Metal wire compartmentalized in trunk	Remove
70139	Douglas-fir	*Pseudotsuga menziesii*	24	12	M		Remove
70140	Douglas-fir	*Pseudotsuga menziesii*	16	14	M		Remove
70141	Douglas-fir	*Pseudotsuga menziesii*	30	14	G	Broken terminal leader, forked new tops	Retain
70142	bigleaf maple	*Acer macrophyllum*	18	16	P	Declining, trunk and crown decay	Remove
70143	Douglas-fir	*Pseudotsuga menziesii*	28	15	M	Low vigor	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70144	Douglas-fir	*Pseudotsuga menziesii*	24	0	P	Dead	Remove
70145	Douglas-fir	*Pseudotsuga menziesii*	26	16	P	Severe decline	Remove
70146	Douglas-fir	*Pseudotsuga menziesii*	18	0	P	Dead	Remove
70147	Douglas-fir	*Pseudotsuga menziesii*	30	15	P	Declining	Remove
70148	Douglas-fir	*Pseudotsuga menziesii*	16	12	P	Severe decline	Remove
70149	Douglas-fir	*Pseudotsuga menziesii*	28	0	P	Dead	Remove
70150	Douglas-fir	*Pseudotsuga menziesii*	2x16	12	P	Severe decline	Remove
70151	Douglas-fir	*Pseudotsuga menziesii*	12	0	P	Dead	Remove
70152	Douglas-fir	*Pseudotsuga menziesii*	12	0	P	Dead	Remove
70153	Douglas-fir	*Pseudotsuga menziesii*	14	0	P	Dead	Remove
70154	Douglas-fir	*Pseudotsuga menziesii*	22	16	P	Declining	Remove
70155	Douglas-fir	*Pseudotsuga menziesii*	18	0	P	Dead	Remove
70156	Douglas-fir	*Pseudotsuga menziesii*	2x14	0	P	Dead	Remove
70157	Douglas-fir	*Pseudotsuga menziesii*	2x24	0	P	Dead, decay	Remove
70158	Douglas-fir	*Pseudotsuga menziesii*	2x24	0	P	Dead	Remove
70159	Douglas-fir	*Pseudotsuga menziesii*	26	0	P	Dead	Remove
70160	Douglas-fir	*Pseudotsuga menziesii*	28	14	P	Declining	Remove
70161	sweetgum	*Liquidambar styraciflua*	18	15	M		Remove
70162	sweetgum	*Liquidambar styraciflua*	20	20	M		Remove
70163	Douglas-fir	*Pseudotsuga menziesii*	26	12	P	Severe decline	Remove
70164	Douglas-fir	*Pseudotsuga menziesii*	2x24,30	20	G		Remove
70165	Douglas-fir	*Pseudotsuga menziesii*	25	14	G		Remove
70166	Douglas-fir	*Pseudotsuga menziesii*	38	20	G		Remove
70167	Douglas-fir	*Pseudotsuga menziesii*	26	16	G		Remove
70168	Douglas-fir	*Pseudotsuga menziesii*	22	14	P	Mostly dead	Remove
70169	Douglas-fir	*Pseudotsuga menziesii*	20	10	P	Mostly dead	Remove
70170	Douglas-fir	*Pseudotsuga menziesii*	18	0	P	Dead	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70171	Douglas-fir	*Pseudotsuga menziesii*	18	14	P	Declining	Remove
70172	Douglas-fir	*Pseudotsuga menziesii*	18	0	P	Dead	Remove
70173	Douglas-fir	*Pseudotsuga menziesii*	22	16	M	Reduced vigor	Remove
70174	Douglas-fir	*Pseudotsuga menziesii*	28	16	P	Declining	Remove
70175	Douglas-fir	*Pseudotsuga menziesii*	22	14	P	Declining	Remove
70176	Douglas-fir	*Pseudotsuga menziesii*	22	14	P	Declining	Remove
70177	Douglas-fir	*Pseudotsuga menziesii*	28	20	I		Remove
70178	bigleaf maple	*Acer macrophyllum*	24	18	M	Codominant crown class with 70179 & 70180	Remove
70179	bigleaf maple	*Acer macrophyllum*	36	30	M	Reduced vigor in upper crown	Remove
70180	bigleaf maple	*Acer macrophyllum*	22	18	M	Codominant crown class with 70178 & 70179	Remove
70181	bigleaf maple	*Acer macrophyllum*	6x12	26	M	Moderate structure	Remove
70182	Douglas-fir	*Pseudotsuga menziesii*	24	14	P	Declining	Remove
70183	bigleaf maple	*Acer macrophyllum*	16	18	M	Reduced vigor	Remove
70184	bigleaf maple	*Acer macrophyllum*	20	18	M	Reduced vigor	Remove
70185	Douglas-fir	*Pseudotsuga menziesii*	32	15	P	Broken top, declining	Remove
70186	bigleaf maple	*Acer macrophyllum*	22	18	M	Codominant stems, reduced vigor	Remove
70187	bigleaf maple	*Acer macrophyllum*	20	22	P	Basal and crown decay, crown dieback	Remove
70188	bigleaf maple	*Acer macrophyllum*	2x14	18	M	Trunk and crown decay	Remove
70189	Douglas-fir	*Pseudotsuga menziesii*	30	22	G		Remove
70190	Douglas-fir	*Pseudotsuga menziesii*	22	16	G	Codominant crown class with 70191	Remove
70191	Douglas-fir	*Pseudotsuga menziesii*	24	20	G	Codominant crown class with 70190	Remove
70192	Douglas-fir	*Pseudotsuga menziesii*	26	14	G	Dense codominant group	Retain

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70193	Douglas-fir	*Pseudotsuga menziesii*	18	14	G	Dense codominant group	Retain
70194	Douglas-fir	*Pseudotsuga menziesii*	26	14	G	Dense codominant group	Retain
70195	Douglas-fir	*Pseudotsuga menziesii*	24	14	G	Dense codominant group	Retain
70196	Douglas-fir	*Pseudotsuga menziesii*	30	18	I		Retain
70197	Douglas-fir	*Pseudotsuga menziesii*	28	16	P	Broken leader, trunk decay	Remove
70198	bigleaf maple	*Acer macrophyllum*	26	28	M		Remove
70199	Douglas-fir	*Pseudotsuga menziesii*	2x18	18	M		Remove
70200	Douglas-fir	*Pseudotsuga menziesii*	14,24	22	M		Remove
70201	Douglas-fir	*Pseudotsuga menziesii*	16	10	M		Remove
70202	bigleaf maple	*Acer macrophyllum*	2x6,8	20	P	Poor structure, stump sprout, trunk decay	Remove
70203	Douglas-fir	*Pseudotsuga menziesii*	12	9	M	Intermediate crown class, lean	Remove
70204	Douglas-fir	*Pseudotsuga menziesii*	22	16	G		Remove
70205	Douglas-fir	*Pseudotsuga menziesii*	26	14	G		Remove
70206	Douglas-fir	*Pseudotsuga menziesii*	26	14	M		Remove
70207	Douglas-fir	*Pseudotsuga menziesii*	38	26	G		Remove
70208	Douglas-fir	*Pseudotsuga menziesii*	26	14	P	Declining	Remove
70209	Douglas-fir	*Pseudotsuga menziesii*	30	16	G		Remove
70210	Douglas-fir	*Pseudotsuga menziesii*	34	24	I		Remove
70211	Douglas-fir	*Pseudotsuga menziesii*	24	24	G		Remove
70212	Douglas-fir	*Pseudotsuga menziesii*	32	20	G		Remove
70213	Douglas-fir	*Pseudotsuga menziesii*	32	0	P	Dead	Remove
70214	bigleaf maple	*Acer macrophyllum*	20	22	M	Very poor structure	Remove
70215	bigleaf maple	*Acer macrophyllum*	18,22	25	M	Previous codominant leader failure, lower trunk decay, cable/brace if retained	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70216	bigleaf maple	*Acer macrophyllum*	17,21	38	M	Codominant crown class with 70215	Remove
70217	Douglas-fir	*Pseudotsuga menziesii*	15,29	14	M	Poor structure	Remove
70218	bigleaf maple	*Acer macrophyllum*	20	18	M	Old trunk wound, poor structure	Remove
70219	bigleaf maple	*Acer macrophyllum*	26	32	M		Remove
70220	bigleaf maple	*Acer macrophyllum*	22	30	M		Remove
70221	Douglas-fir	*Pseudotsuga menziesii*	26	20	M		Remove
70222	Douglas-fir	*Pseudotsuga menziesii*	34	28	I		Retain
70223	Douglas-fir	*Pseudotsuga menziesii*	41	33	I		Retain
70224	Douglas-fir	*Pseudotsuga menziesii*	30	25	I		Retain
70225	sweet cherry	*Prunus avium*	3x26	40	M	Invasive species, poor structure	Remove
70226	Douglas-fir	*Pseudotsuga menziesii*	32	20	P	Declining	Remove
70227	Douglas-fir	*Pseudotsuga menziesii*	34	18	M	Dead and broken branches, epicormics	Remove
70228	Douglas-fir	*Pseudotsuga menziesii*	26	16	P	Severe decline	Remove
70229	Douglas-fir	*Pseudotsuga menziesii*	24	14	G	Codominant crown class	Remove
70230	Douglas-fir	*Pseudotsuga menziesii*	34	16	G		Remove
70231	Douglas-fir	*Pseudotsuga menziesii*	23	14	M		Remove
70232	Douglas-fir	*Pseudotsuga menziesii*	30	14	G	Few small Phellinus pini conks at old branch stubs	Remove
70233	Douglas-fir	*Pseudotsuga menziesii*	43	26	I		Likely to retain- reassess during construction
70234	Douglas-fir	*Pseudotsuga menziesii*	40	25	I		Likely to retain- reassess during construction
70235	Douglas-fir	*Pseudotsuga menziesii*	44	22	G	Surrounded by blackberry	Retain
70236	Douglas-fir	*Pseudotsuga menziesii*	40	25	G		Retain
70237	Douglas-fir	*Pseudotsuga menziesii*	34	2	G		Retain

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70238	cherry	*Prunus* spp.	22	20	P	Ornamental, poor structure, damaged by failed tree	Remove
70239	cherry	*Prunus* spp.	22	24	M	Ornamental, poor structure	Likely to retain- reassess during construction
70240	cherry	*Prunus* spp.	18	24	M	Ornamental, poor structure	Likely to retain- reassess during construction
70241	Douglas-fir	*Pseudotsuga menziesii*	40	30	I		Retain
70242	Douglas-fir	*Pseudotsuga menziesii*	48	25	G	Codominant stems	Retain
70243	Douglas-fir	*Pseudotsuga menziesii*	50	30	G	Forked leaders	Retain
70244	Douglas-fir	*Pseudotsuga menziesii*	26	22	G	Old broken top, surrounded by blackberry	Retain
70245	Douglas-fir	*Pseudotsuga menziesii*	2x36	26	G		Likely to retain- reassess during construction
70246	Douglas-fir	*Pseudotsuga menziesii*	24	18	G		Retain
70247	Douglas-fir	*Pseudotsuga menziesii*	32	20	G		Retain
70248	Douglas-fir	*Pseudotsuga menziesii*	40	20	G		Retain
70249	Douglas-fir	*Pseudotsuga menziesii*	10,16	10	P	Decline, small live crown	Remove
70250	Douglas-fir	*Pseudotsuga menziesii*	36	18	M		Remove
70251	bigleaf maple	*Acer macrophyllum*	12	16	M		Remove
70252	Douglas-fir	*Pseudotsuga menziesii*	2x12	14	M		Likely to retain- reassess during construction
70254	Douglas-fir	*Pseudotsuga menziesii*	16	12	M		Likely to retain- reassess during construction
70255	Douglas-fir	*Pseudotsuga menziesii*	16	12	M		Likely to retain- reassess during construction
70256	Douglas-fir	*Pseudotsuga menziesii*	20	12	M		Likely to retain- reassess during construction

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70257	Douglas-fir	*Pseudotsuga menziesii*	13	12	M		Likely to retain- reassess during construction
70258	Douglas-fir	*Pseudotsuga menziesii*	42	16	M		Likely to retain- reassess during construction
70259	Douglas-fir	*Pseudotsuga menziesii*	38	16	M		Likely to retain- reassess during construction
70260	Douglas-fir	*Pseudotsuga menziesii*	30	15	M		Likely to retain- reassess during construction
70261	Douglas-fir	*Pseudotsuga menziesii*	20	15	M		Likely to retain- reassess during construction
70261B	madrone	*Arbutus menziesii*	7,14	14	M	Healthy crown, moderate structure, assessment limited by dense debris at base, species is very sensitive to disturbance	Remove
70261C	sweet cherry	*Prunus avium*	16	12	M	Invasive species	Remove
70262	Douglas-fir	*Pseudotsuga menziesii*	28	16	G	Surrounded by blackberry	Retain
70262B	sweet cherry	*Prunus avium*	16	16	M	Invasive species, poor structure ivy	Remove
70263	sweet cherry	*Prunus avium*	10	8	P	Invasive species, poor structure, trunk buried in fill	Remove
70266	English hawthorn	*Crataegus monogyna*	6,10	10	P	Very poor structure advanced trunk decay previous stem failure	Remove
70266B	sweet cherry	*Prunus avium*	11	14	P	Invasive species, moderate structure, old trunk wound N face, basal damage from recent ROW work	Remove
70267	plum	*Prunus* spp.	9	14	P	Very poor structure	Remove
70268	black hawthorn	*Crataegus douglasii*	10	18	P	Poor structure, dieback	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70269	Douglas-fir	*Pseudotsuga menziesii*	32	16	M	Pistolbutt at base, old wound lower trunk N face	Remove
70270	Douglas-fir	*Pseudotsuga menziesii*	12	14	M	Intermediate crown class	Remove
70271	Douglas-fir	*Pseudotsuga menziesii*	2x32	28	M	Codominant stems	Remove
70272	Douglas-fir	*Pseudotsuga menziesii*	36	20	M	Dead and broken branches, some excess fill at base from recent ROW construction, some bark separation and pitch on lower trunk, looks to have girdling wound at ~15'	Remove
70273	Douglas-fir	*Pseudotsuga menziesii*	26	16	M	Relatively reduced vigor, likely impacted by recent ROW construction	Remove
70274	bigleaf maple	*Acer macrophyllum*	11	14	M	Very poor structure, portion of bark stripped from lower trunk	Remove
70275	Douglas-fir	*Pseudotsuga menziesii*	30	0	P	Dead, decay, snag	Remove
70276	Douglas-fir	*Pseudotsuga menziesii*	32	20	M	Old trunk wound 0-25' S face, relatively reduced vigor	Remove
70279	bigleaf maple	*Acer macrophyllum*	13	24	M		Remove
70280	bigleaf maple	*Acer macrophyllum*	14	24	M		Remove
70283	English hawthorn	*Crataegus monogyna*	14	16	M	Invasive species, poor structure, previous leader failure	Remove
70284	English hawthorn	*Crataegus monogyna*	7	12	P	Invasive species, very poor structure	Remove
70285	black hawthorn	*Crataegus douglasii*	6	6	P	Mostly dead	Remove
70286	black hawthorn	*Crataegus douglasii*	8	8	P	Very poor structure	Remove
70287	black hawthorn	*Crataegus douglasii*	7	8	P	Very poor structure	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70288	Douglas-fir	*Pseudotsuga menziesii*	18	12	P	Poor structure, ivy	Remove
70289	Douglas-fir	*Pseudotsuga menziesii*	44	22	M	Dead and broken branches, minor pistolbutt	Likely to retain- reassess during construction
70290	Douglas-fir	*Pseudotsuga menziesii*	22	15	M	Poor structure	Remove
70291	Douglas-fir	*Pseudotsuga menziesii*	20	14	M	Poor structure	Remove
70292	Douglas-fir	*Pseudotsuga menziesii*	18	10	P	Severe decline	Remove
70293	Douglas-fir	*Pseudotsuga menziesii*	20	18	M		Retain
70294	Douglas-fir	*Pseudotsuga menziesii*	25	18	M		Retain
70295	Douglas-fir	*Pseudotsuga menziesii*	24	14	M	Poor structure	Remove
70296	Douglas-fir	*Pseudotsuga menziesii*	22	10	P	Severe decline	Remove
70297	Douglas-fir	*Pseudotsuga menziesii*	20	11	M	Poor structure	Remove
70298	Douglas-fir	*Pseudotsuga menziesii*	22	12	M	Poor structure	Remove
70299	Douglas-fir	*Pseudotsuga menziesii*	29	20	G		Retain
70300	Douglas-fir	*Pseudotsuga menziesii*	9	7	P	Suppressed	Remove
70301	Douglas-fir	*Pseudotsuga menziesii*	24	18	G		Retain
70302	Douglas-fir	*Pseudotsuga menziesii*	28	14	G		Retain
70303	Douglas-fir	*Pseudotsuga menziesii*	20	12	M	Major asymmetry, epicormics	Likely to retain- reassess during construction
70304	Douglas-fir	*Pseudotsuga menziesii*	12	7	P	Suppressed	Remove
70306	Douglas-fir	*Pseudotsuga menziesii*	29	25	M		Retain
70307	Douglas-fir	*Pseudotsuga menziesii*	26	25	M		Retain
70308	Douglas-fir	*Pseudotsuga menziesii*	29	25	M		Retain
70309	Douglas-fir	*Pseudotsuga menziesii*	36	20	M	Codominant stems	Likely to retain- reassess during construction
70310	Scouler's willow	*Salix scouleriana*	12	0	P	Mostly dead, failed trunk	Remove
70311	Douglas-fir	*Pseudotsuga menziesii*	16	12	M	Major asymmetry, epicormics	Likely to retain- reassess during construction

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70312	Douglas-fir	*Pseudotsuga menziesii*	36	22	G		Likely to retain- reassess during construction
70313	Douglas-fir	*Pseudotsuga menziesii*	40	34	G		Likely to retain- reassess during construction
70315	sweet cherry	*Prunus avium*	16	12	M	Invasive species, poor structure	Remove
70317	sweet cherry	*Prunus avium*	12	12	M	Invasive species, poor structure	Remove
70319	sweet cherry	*Prunus avium*	10	12	M	Invasive species, poor structure	Remove
70320	sweet cherry	*Prunus avium*	10	12	M	Invasive species, poor structure	Remove
70321	sweet cherry	*Prunus avium*	12	12	M	Invasive species, poor structure	Remove
70324	sweet cherry	*Prunus avium*	10	12	M	Invasive species, poor structure	Remove
70325	sweet cherry	*Prunus avium*	10	12	M	Invasive species, poor structure	Remove
70326	sweet cherry	*Prunus avium*	12	12	M	Invasive species, poor structure	Remove
70327	sweet cherry	*Prunus avium*	14	12	M	Invasive species, poor structure	Remove
70328	sweet cherry	*Prunus avium*	14	12	M	Invasive species, poor structure	Remove
70329	black hawthorn	*Crataegus douglasii*	10	10	P	Mostly dead, decay	Remove
70330	bigleaf maple	*Acer macrophyllum*	14,26	28	M	Moderate structure	Likely to retain- reassess during construction
70333	black hawthorn	*Crataegus douglasii*	2x8	8	P	Mostly dead	Remove
70334	black hawthorn	*Crataegus douglasii*	8	12	P	Mostly dead	Remove
70335	English hawthorn	*Crataegus monogyna*	10	12	M	Invasive species	Remove
70336	bigleaf maple	*Acer macrophyllum*	8	12	M	Poor structure	Likely to retain- reassess during construction
70337	English hawthorn	*Crataegus monogyna*	6,2x10	16	M	Invasive species	Remove
70338	black hawthorn	*Crataegus douglasii*	6	6	P	Mostly dead	Remove
70339	black hawthorn	*Crataegus douglasii*	6	4	P	Mostly dead	Remove
70340	English hawthorn	*Crataegus monogyna*	12	20	M	Invasive species, poor structure	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70342	Douglas-fir	*Pseudotsuga menziesii*	24	12	M		Likely to retain- reassess during construction
70346	black hawthorn	*Crataegus douglasii*	6,8	6	P	Mostly dead	Remove
70347	Douglas-fir	*Pseudotsuga menziesii*	40	34	I		Retain
70348	Douglas-fir	*Pseudotsuga menziesii*	30	30	I		Retain
70349	Douglas-fir	*Pseudotsuga menziesii*	42	30	G	Spur leader, some ivy	Remove
70350	black hawthorn	*Crataegus douglasii*	6	0	P	Dead	Remove
70351	black hawthorn	*Crataegus douglasii*	2x8	0	P	Dead	Remove
70352	black hawthorn	*Crataegus douglasii*	9	0	P	Dead	Remove
70353	Douglas-fir	*Pseudotsuga menziesii*	7	5	P	Suppressed	Remove
70354	Douglas-fir	*Pseudotsuga menziesii*	24	25	M	Codominant stems	Likely to retain- reassess during construction
70355	Douglas-fir	*Pseudotsuga menziesii*	9	8	P	Suppressed	Remove
70356	Douglas-fir	*Pseudotsuga menziesii*	32	18	G	Crown asymmetry, dead and broken branches	Likely to retain- reassess during construction
70357	black hawthorn	*Crataegus douglasii*	7	0	P	Dead	Remove
70358	black hawthorn	*Crataegus douglasii*	7	6	P	Very poor structure	Remove
70360	black hawthorn	*Crataegus douglasii*	7	0	P	Dead	Remove
70361	black hawthorn	*Crataegus douglasii*	7	0	P	Dead	Remove
70362	black hawthorn	*Crataegus douglasii*	7	12	P	Severe decline, very poor structure, one-sided to west	Remove
70363	black hawthorn	*Crataegus douglasii*	2x9	14	P	Mostly dead, poor structure	Remove
70364	black hawthorn	*Crataegus douglasii*	8	0	P	Dead	Remove
70365	black hawthorn	*Crataegus douglasii*	7	0	P	Dead	Remove
70366	black hawthorn	*Crataegus douglasii*	7	0	P	Dead	Remove
70367	black hawthorn	*Crataegus douglasii*	2x4,6,8	15	P	Poor structure, dead and broken branches	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70368	cascara	*Rhamnus purshiana*	9	13	P	Poor structure, crown decay	Remove
70370	English hawthorn	*Crataegus monogyna*	2x10	15	P	Invasive species, previous leader failures	Remove
70371	black hawthorn	*Crataegus douglasii*	6	5	P	Very poor structure	Remove
70372	black hawthorn	*Crataegus douglasii*	8	12	P	Very poor structure	Remove
70373	black hawthorn	*Crataegus douglasii*	7,12	16	P	Poor structure, declining	Remove
70374	black hawthorn	*Crataegus douglasii*	6,9,11	16	P	Very poor structure, previous codominant stem failure	Remove
70375	Scouler's willow	*Salix scouleriana*	13	6	P	Failed leader	Remove
70376	bigleaf maple	*Acer macrophyllum*	7	16	M	Pistolbutt	Remove
70378	Douglas-fir	*Pseudotsuga menziesii*	32	18	M	Terminal leader is dead	Remove
70379	Douglas-fir	*Pseudotsuga menziesii*	44	18	M	Old broken top, crooked leader	Remove
70380	sweet cherry	*Prunus avium*	8	10	M	Invasive species, moderate structure	Remove
70382	sweet cherry	*Prunus avium*	8	0	P	Dead	Remove
70383	sweet cherry	*Prunus avium*	8	6	P	Invasive species, very poor structure	Remove
70385	sweet cherry	*Prunus avium*	10	8	P	Invasive species, trunk decay, dead and broken branches	Remove
70386	black hawthorn	*Crataegus douglasii*	10	0	P	Mostly dead, very poor structure	Remove
70387	black hawthorn	*Crataegus douglasii*	7	8	P	Poor structure, dieback	Remove
70388	black hawthorn	*Crataegus douglasii*	7	10	P	Poor structure, declining	Remove
70389	bigleaf maple	*Acer macrophyllum*	10	18	M	Old broken top, multiple leaders	Remove
70391	English hawthorn	*Crataegus monogyna*	8	16	M	Invasive species, poor structure	Remove
70392	English hawthorn	*Crataegus monogyna*	2x10	18	M	Invasive species, poor structure	Remove
70394	English hawthorn	*Crataegus monogyna*	6,9	12	M	Invasive species, poor structure	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70395	Douglas-fir	*Pseudotsuga menziesii*	2x28	30	M	Codominant stems, old broken leader with new top, ivy	Remove
70396	bigleaf maple	*Acer macrophyllum*	22	16	P	Hollows with advanced trunk decay, poor structure	Remove
70397	Douglas-fir	*Pseudotsuga menziesii*	41	26	P	Basal decay with hollow S face, no buttress root NE face	Remove
70398	sweet cherry	*Prunus avium*	18	20	M	Invasive species	Remove
70399	sweet cherry	*Prunus avium*	8	15	P	Invasive species, poor structure, trunk damage	Remove
70400	apple	*Malus* spp.	10	16	P	Very poor structure	Remove
70403	bigleaf maple	*Acer macrophyllum*	11	16	M	Below dominant canopy	Remove
70404	sweet cherry	*Prunus avium*	9	9	M	Invasive species	Remove
70406	sweet cherry	*Prunus avium*	8	12	M	Invasive species, growing from stump of failed cherry	Remove
70410	Douglas-fir	*Pseudotsuga menziesii*	32	18	M	Extensive ivy crown asymmetry	Remove
70411	Douglas-fir	*Pseudotsuga menziesii*	18,25	20	M	Codominant stems, extensive ivy, reduced vigor	Remove
70412	sweet cherry	*Prunus avium*	7	12	P	Invasive species, poor structure	Remove
70413	Douglas-fir	*Pseudotsuga menziesii*	8	7	P	Suppressed	Remove
70414	Douglas-fir	*Pseudotsuga menziesii*	22	12	M		Remove
70415	Douglas-fir	*Pseudotsuga menziesii*	28	12	M		Remove
70416	bigleaf maple	*Acer macrophyllum*	10	12	P	Very poor structure, below dominant canopy	Remove
70417	sweet cherry	*Prunus avium*	18	18	M	Invasive species	Remove
70418	sweet cherry	*Prunus avium*	12	12	P	Invasive species, very poor structure	Remove
70419	bigleaf maple	*Acer macrophyllum*	10	16	M	Below dominant canopy	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70429	bigleaf maple	*Acer macrophyllum*	6	12	P	Very poor structure, below dominant canopy	Remove
70430	Douglas-fir	*Pseudotsuga menziesii*	16	12	P	Mostly dead	Remove
70431	sweet cherry	*Prunus avium*	6	10	M	Invasive species	Remove
70432	Douglas-fir	*Pseudotsuga menziesii*	30	0	P	Dead, top blown out, trunk overtopped by ivy	Remove
70433	Douglas-fir	*Pseudotsuga menziesii*	26	24	M	Reduced vigor, dead and broken branches	Remove
70434	bigleaf maple	*Acer macrophyllum*	7	16	M	Below dominant canopy, failed snag leaning against trunk	Remove
70435	sweet cherry	*Prunus avium*	10	12	P	Invasive species, poor structure	Remove
70436	bigleaf maple	*Acer macrophyllum*	22	26	G		Remove
70437	Douglas-fir	*Pseudotsuga menziesii*	13	8	P	Dead, decay, failing	Remove
70438	Douglas-fir	*Pseudotsuga menziesii*	26	12	M		Remove
70439	Douglas-fir	*Pseudotsuga menziesii*	22	11	M		Remove
70440	sweet cherry	*Prunus avium*	7	10	M	Invasive species, poor structure	Remove
70441	sweet cherry	*Prunus avium*	6	10	M	Invasive species, poor structure	Remove
70442	sweet cherry	*Prunus avium*	7	10	M	Invasive species, poor structure	Remove
70443	Douglas-fir	*Pseudotsuga menziesii*	24	16	M		Remove
70444	Douglas-fir	*Pseudotsuga menziesii*	24	14	M	Lower trunk sweep, reduced vigor	Remove
70445	sweet cherry	*Prunus avium*	7	12	M	Invasive species, poor structure	Remove
70446	sweet cherry	*Prunus avium*	16	20	M	Invasive species, poor structure	Remove
70448	sweet cherry	*Prunus avium*	16	18	M	Invasive species, poor structure	Remove
70449	Douglas-fir	*Pseudotsuga menziesii*	24	16	M	Very one-sided, reduced vigor	Remove
70450	Douglas-fir	*Pseudotsuga menziesii*	14	0	P	Mostly dead	Remove
70451	Douglas-fir	*Pseudotsuga menziesii*	22	14	M		Remove
70452	bigleaf maple	*Acer macrophyllum*	11	18	M		Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70453	Douglas-fir	*Pseudotsuga menziesii*	16	10	M		Remove
70454	Douglas-fir	*Pseudotsuga menziesii*	18	11	M	Intermediate crown class	Remove
70455	Douglas-fir	*Pseudotsuga menziesii*	20	14	M		Remove
70456	Douglas-fir	*Pseudotsuga menziesii*	22	16	M		Remove
70457	Douglas-fir	*Pseudotsuga menziesii*	20	16	M		Remove
70459	Douglas-fir	*Pseudotsuga menziesii*	25	12	M		Remove
70460	Douglas-fir	*Pseudotsuga menziesii*	12	6	P	Suppressed	Remove
70461	Douglas-fir	*Pseudotsuga menziesii*	14	9	M		Remove
70462	Douglas-fir	*Pseudotsuga menziesii*	34	18	M	Reduced vigor	Remove
70463	Douglas-fir	*Pseudotsuga menziesii*	28	14	M	Poor structure, codominant stems, ivy	Remove
70465	bigleaf maple	*Acer macrophyllum*	21	18	P	Poor structure, extensive ivy	Remove
70466	Douglas-fir	*Pseudotsuga menziesii*	29	16	M		Remove
70467	Douglas-fir	*Pseudotsuga menziesii*	22	16	M		Remove
70468	bigleaf maple	*Acer macrophyllum*	6	12	M		Remove
70469	Douglas-fir	*Pseudotsuga menziesii*	12	8	P	Very small high live crown	Remove
70470	sweet cherry	*Prunus avium*	18	18	M	Invasive species	Remove
70471	Douglas-fir	*Pseudotsuga menziesii*	30	20	M	Reduced vigor	Remove
70472	Douglas-fir	*Pseudotsuga menziesii*	16	10	M	Broken top	Remove
70473	Douglas-fir	*Pseudotsuga menziesii*	26	16	M		Remove
70474	Douglas-fir	*Pseudotsuga menziesii*	2x18	12	M		Likely to retain- reassess during construction
70475	Douglas-fir	*Pseudotsuga menziesii*	20,22	16	M		Likely to retain- reassess during construction
70478	Douglas-fir	*Pseudotsuga menziesii*	34	24	G		Retain
70479	Douglas-fir	*Pseudotsuga menziesii*	32	24	G		Retain
70481	sweet cherry	*Prunus avium*	10	12	M	Invasive species	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70482	sweet cherry	*Prunus avium*	8	12	M	Invasive species	Remove
70483	sweet cherry	*Prunus avium*	12	12	M	Invasive species	Remove
70484	sweet cherry	*Prunus avium*	12	12	M	Invasive species	Remove
70485	Douglas-fir	*Pseudotsuga menziesii*	40	15	M	Old broken top, forked leaders	Retain
70489	Douglas-fir	*Pseudotsuga menziesii*	36	14	M	Spur leader, extensive poison oak	Remove
70490	Douglas-fir	*Pseudotsuga menziesii*	26,30	14	M	Poor structure, ivy	Remove
70491	Douglas-fir	*Pseudotsuga menziesii*	26	13	M	Lower trunk sweep, epicormics, ivy	Remove
70492	Douglas-fir	*Pseudotsuga menziesii*	28	14	M		Likely to retain- reassess during construction
70493	Douglas-fir	*Pseudotsuga menziesii*	25	11	M	Trunk sweep near base	Likely to retain- reassess during construction
70494	Douglas-fir	*Pseudotsuga menziesii*	34	16	M		Remove
70496	black hawthorn	*Crataegus douglasii*	7	4	P	Very poor structure, trunk decay, excessive lean, mostly dead	Remove
70499	bigleaf maple	*Acer macrophyllum*	15	32	M	Poor structure, ivy	Likely to retain- reassess during construction
70500	bigleaf maple	*Acer macrophyllum*	14	26	M	Extensive ivy	Likely to retain- reassess during construction
70501	bigleaf maple	*Acer macrophyllum*	26	30	M	Extensive ivy infestation	Likely to retain- reassess during construction
70502	Douglas-fir	*Pseudotsuga menziesii*	11,18	12	P	Codominant stems, one is a snag, other with severe ivy infestation and poor structure	Remove
70503	Douglas-fir	*Pseudotsuga menziesii*	36	24	P	Very poor structure	Remove
70504	black hawthorn	*Crataegus douglasii*	7	14	P	Very poor structure	Remove
70505	bigleaf maple	*Acer macrophyllum*	7	16	M	Poor structure	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70506	sweet cherry	*Prunus avium*	12,14	20	P	Invasive species, poor structure, extensive ivy	Remove
70507	Douglas-fir	*Pseudotsuga menziesii*	22	18	M	Dead and broken branches, ivy, adjacent tree failed in past	Remove
70508	Douglas-fir	*Pseudotsuga menziesii*	10	8	P	Suppressed, very poor structure	Remove
70509	sweet cherry	*Prunus avium*	12	8	P	Invasive species, poor structure, declining	Remove
70511	sweet cherry	*Prunus avium*	12,16	18	P	Codominant stems, poor structure, extensive ivy	Remove
70512	sweet cherry	*Prunus avium*	2x16	10	M	Invasive species, ivy	Remove
70513	sweet cherry	*Prunus avium*	12	8	M	Invasive species, poor structure, ivy	Remove
70514	sweet cherry	*Prunus avium*	16	12	M	Invasive species	Remove
70515	sweet cherry	*Prunus avium*	9	8	M	Invasive species, poor structure	Remove
70516	sweet cherry	*Prunus avium*	12	12	M	Invasive species, trunk damage	Remove
70517	sweet cherry	*Prunus avium*	14	12	M	Invasive species	Remove
70518	sweet cherry	*Prunus avium*	6,16	14	M	Invasive species	Remove
70519	sweet cherry	*Prunus avium*	10	8	P	Invasive species, poor structure	Remove
70520	sweet cherry	*Prunus avium*	14	28	M	Invasive species	Remove
70521	sweet cherry	*Prunus avium*	18	28	M	Invasive species	Remove
70523	sweet cherry	*Prunus avium*	6	14	M	Invasive species	Remove
70526	bigleaf maple	*Acer macrophyllum*	13	22	M	Self-correcting lean, dead and broken branches	Remove
70527	black hawthorn	*Crataegus douglasii*	11,12	14	M	Dead and broken branches	Remove
70528	black hawthorn	*Crataegus douglasii*	7	6	P	Declining, poor structure	Remove
70531	Douglas-fir	*Pseudotsuga menziesii*	40	26	M	Extensive ivy	Remove
70532	English hawthorn	*Crataegus monogyna*	6	12	P	Invasive species, poor structure	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70533	Douglas-fir	*Pseudotsuga menziesii*	14	10	M	Intermediate crown class	Remove
70534	bigleaf maple	*Acer macrophyllum*	2x16	35	M		Remove
70535	Douglas-fir	*Pseudotsuga menziesii*	20	16	M		Remove
70536	Douglas-fir	*Pseudotsuga menziesii*	30	22	M		Remove
70537	Douglas-fir	*Pseudotsuga menziesii*	18	16	M		Remove
70538	Douglas-fir	*Pseudotsuga menziesii*	14	8	P	Suppressed	Remove
70539	Douglas-fir	*Pseudotsuga menziesii*	32	25	M		Remove
70540	black hawthorn	*Crataegus douglasii*	2x6	4	P	Mostly dead	Remove
70541	sweet cherry	*Prunus avium*	13	14	M	Invasive species	Remove
70542	Douglas-fir	*Pseudotsuga menziesii*	28	18	M	Extensive ivy	Likely to retain- reassess during construction
70543	bigleaf maple	*Acer macrophyllum*	3x10,15	22	P	Poor structure crown decay, extensive ivy	Remove
70544	Douglas-fir	*Pseudotsuga menziesii*	36	15	P	Extensive ivy infestation, codominant stems	Remove
70545	bigleaf maple	*Acer macrophyllum*	2x10	6	P	Mostly dead, extensive ivy	Remove
70547	Douglas-fir	*Pseudotsuga menziesii*	32	14	M	Extensive ivy	Likely to retain- reassess during construction
70548	bigleaf maple	*Acer macrophyllum*	8	16	P	Very poor structure	Remove
70549	bigleaf maple	*Acer macrophyllum*	8	10	M	Poor structure	Likely to retain- reassess during construction
70550	bigleaf maple	*Acer macrophyllum*	8	13	M	Poor structure	Likely to retain- reassess during construction
70551	bigleaf maple	*Acer macrophyllum*	13	25	M	Moderate structure, ivy	Retain
70552	bigleaf maple	*Acer macrophyllum*	26	25	M	Moderate structure	Retain
70553	bigleaf maple	*Acer macrophyllum*	12	18	M	Poor structure	Likely to retain- reassess during construction

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70554	bigleaf maple	*Acer macrophyllum*	16	24	M	Moderate structure, top dieback	Likely to retain- reassess during construction
70555	black hawthorn	*Crataegus douglasii*	6	0	P	Mostly dead	Remove
70556	black hawthorn	*Crataegus douglasii*	6	0	P	Mostly dead	Remove
70557	black hawthorn	*Crataegus douglasii*	7	0	P	Mostly dead	Remove
70558	Douglas-fir	*Pseudotsuga menziesii*	26	26	G		Remove
70559	Douglas-fir	*Pseudotsuga menziesii*	38	25	G		Remove
70560	Douglas-fir	*Pseudotsuga menziesii*	12,16	13	M	Codominant stems, intermediate crown class	Remove
70568	Douglas-fir	*Pseudotsuga menziesii*	29	34	G		Likely to retain- reassess during construction
70569	bigleaf maple	*Acer macrophyllum*	13	32	P	Very poor structure	Remove
70570	bigleaf maple	*Acer macrophyllum*	19	34	P	Very poor structure	Remove
70571	bigleaf maple	*Acer macrophyllum*	22	32	M	Codominant stems	Likely to retain- reassess during construction
70572	Douglas-fir	*Pseudotsuga menziesii*	36	22	M	Multiple codominant stems	Retain
70573	Douglas-fir	*Pseudotsuga menziesii*	24	20	G		Retain
70574	Douglas-fir	*Pseudotsuga menziesii*	30	20	G		Retain
70575	Douglas-fir	*Pseudotsuga menziesii*	26	20	M	Relatively reduced vigor	Likely to retain- reassess during construction
70576	Douglas-fir	*Pseudotsuga menziesii*	22	11	P	Severe decline	Remove
70577	Douglas-fir	*Pseudotsuga menziesii*	26	18	G		Remove
70578	bigleaf maple	*Acer macrophyllum*	2x18	20	M	Basal decay, old root damage	Remove
70580	Douglas-fir	*Pseudotsuga menziesii*	2x30	22	G		Retain
70582	bigleaf maple	*Acer macrophyllum*	26	28	M	Moderate structure, one trunk decay	Retain
70583	Douglas-fir	*Pseudotsuga menziesii*	40	30	I		Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70584	Douglas-fir	*Pseudotsuga menziesii*	26	16	G		Retain
70585	Douglas-fir	*Pseudotsuga menziesii*	24	16	G		Retain
70586	Douglas-fir	*Pseudotsuga menziesii*	2x26	18	M	Codominant stems	Likely to retain- reassess during construction
70587	Douglas-fir	*Pseudotsuga menziesii*	40	28	G		Retain
70588	Douglas-fir	*Pseudotsuga menziesii*	24,30	38	M	Multiple codominant stems	Likely to retain- reassess during construction
70589	Douglas-fir	*Pseudotsuga menziesii*	34	20	G		Retain
70590	Douglas-fir	*Pseudotsuga menziesii*	30	20	G		Retain
70591	Douglas-fir	*Pseudotsuga menziesii*	30	18	G	Surrounded by blackberry	Retain
70592	Douglas-fir	*Pseudotsuga menziesii*	40	24	G	Codominant crown class with 70594	Remove
70593	Douglas-fir	*Pseudotsuga menziesii*	32	28	G	Codominant crown class with 70594	Remove
70594	Douglas-fir	*Pseudotsuga menziesii*	28	24	G	Codominant crown class with70592 & 70593	Remove
70595	Douglas-fir	*Pseudotsuga menziesii*	10	0	P	Dead	Remove
70596	Douglas-fir	*Pseudotsuga menziesii*	12	6	P	Suppressed	Remove
70597	Douglas-fir	*Pseudotsuga menziesii*	20	10	P	Phellinus pini infection	Remove
70598	Douglas-fir	*Pseudotsuga menziesii*	34	22	I		Remove
70599	Douglas-fir	*Pseudotsuga menziesii*	14	6	P	Suppressed	Remove
70600	Douglas-fir	*Pseudotsuga menziesii*	24	14	M		Remove
70601	Douglas-fir	*Pseudotsuga menziesii*	12	12	M	Intermediate crown class	Remove
70602	Douglas-fir	*Pseudotsuga menziesii*	28	16	G		Remove
70603	Douglas-fir	*Pseudotsuga menziesii*	60	35	P	history of lateral branch failure, *Phaeolus schweinitzii* mushrooms observed at base	Remove

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
70604	Douglas-fir	*Pseudotsuga menziesii*	22	20	M	Poor structure, old broken top, multiple leaders	Remove
70605	Douglas-fir	*Pseudotsuga menziesii*	35	20	G	Old lower trunk wounds	Remove
70606	Douglas-fir	*Pseudotsuga menziesii*	28	18	G		Remove
80001	black hawthorn	*Crataegus douglasii*	22	0	P	Dead	Remove
80002	black hawthorn	*Crataegus douglasii*	2x10	10	M	Overgrown blackberry thicket	Remove
80003	black hawthorn	*Crataegus douglasii*	12	10	M	Overgrown blackberry thicket	Remove
80004	Douglas-fir	*Pseudotsuga menziesii*	36	20	G		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

^C-Rad: Crown Radius, the distance in feet from the center of the tree to the edge of the dripline.

#Condition Classifications per the Villebois Community Elements Book: I-Important; G-Good; M-Moderate; P-Poor.

VIC) Tree Preservation Plan

LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO RETAIN
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING
	GRADING LIMITS
	SIDEWALK SECTION - MODIFIED PROFILE, SEE DETAIL SHEET 9.1

NOTES

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST.
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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.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLEN AND WAS PROVIDED IN A TREE REPORT DATE JULY 30, 2018 INCLUDED WITH THE APPLICATION MATERIALS.

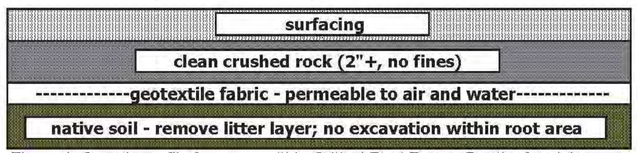


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

SIDEWALK SECTION - MODIFIED PROFILE

ELEVATION DATUM: NAVD 88

SCALE
60 0 30 60
1 INCH = 60 FEET

Villebois

POLYGON NW COMPANY

Pacific Community Design

GEODESIGN, INC

REVISIONS
DATE DESCRIPTION

Preliminary Development Plan

PDP 5N
CLERMONT

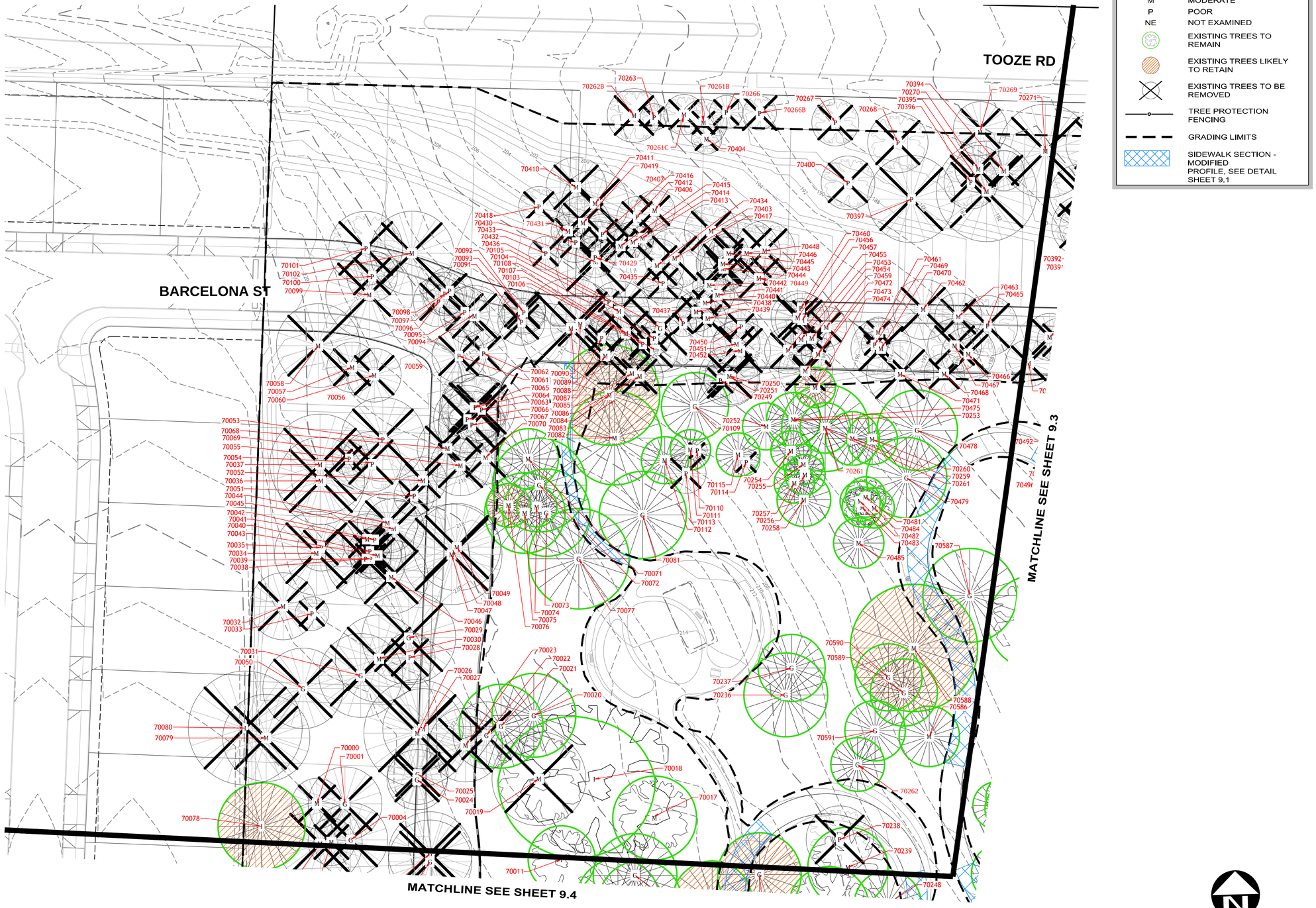
TREE PRESERVATION PLAN

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE 9/28/2018

9.1

N:\proj\395-079\09 Drawings\03 Planning\Sheets - Planning PDP Submittal\395079.(9) TREE.dwg - SHEET: 9.1 Sep. 28, 18 - 10:49 AM jlk



LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO RETAIN
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING
	GRADING LIMITS
	SIDEWALK SECTION - MODIFIED PROFILE, SEE DETAIL SHEET 9.1

ELEVATION DATUM: NAVD 88

SCALE
30 0 15 30
1 INCH = 30 FEET

Villebois

POLYGON NW COMPANY

Pacific Community Design

GEODESIGN, INC

REVISIONS
DATE DESCRIPTION

Preliminary Development Plan

PDP 5N
CLERMONT

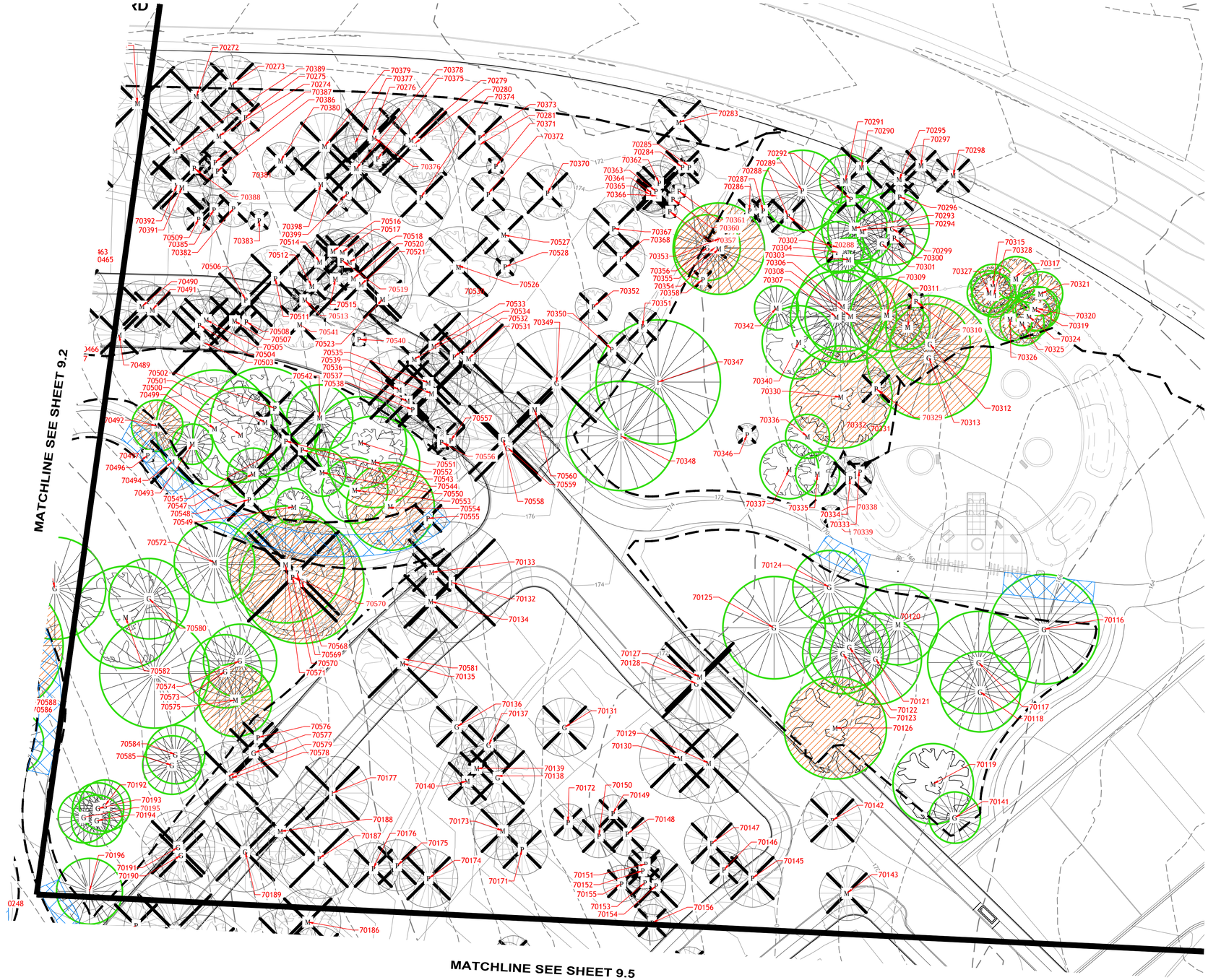
TREE PRESERVATION PLAN

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE 9/28/2018

9.2

N:\ proj\ 395-079\ 09 Drawings\ 03 Planning\ Sheets - Planning PDP Submittal\ 395079_(9) TREE.dwg - SHEET: 9.2 Sep. 28, 18 - 10:49 AM jjk



LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO RETAIN
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING
	GRADING LIMITS
	SIDEWALK SECTION - MODIFIED PROFILE, SEE DETAIL SHEET 9.1

ELEVATION DATUM: NAVD 88

SCALE
30 0 15 30
1 INCH = 30 FEET

Villebois

POLYGON NW COMPANY

Pacific Community Design

GEODESIGN, INC

REVISIONS
DATE DESCRIPTION

Preliminary Development Plan

PDP 5N
CLERMONT

TREE PRESERVATION PLAN

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE 9/28/2018

9.3

N:\proj\395-079\09 Drawings\03 Planning\Sheets - Planning PDP Submittal\395079_(9) TREE.dwg - SHEET: 9.3 Sep. 28, 18 - 10:49 AM jk

LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO RETAIN
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING
	GRADING LIMITS
	SIDEWALK SECTION - MODIFIED PROFILE, SEE DETAIL SHEET 9.1

ELEVATION DATUM: NAVD 88

SCALE
60 0 30 60
1 INCH = 60 FEET

N:\proj\395-079\09 Drawings\03 Planning\Sheets - Planning PDP Submittal\395079.(9) TREE.dwg - SHEET: 9.4 Sep. 28, 18 - 10:49 AM jjk

Villebois

POLYGON NW COMPANY

Pacific Community Design

GEODESIGN, INC

REVISIONS
DATE DESCRIPTION

Preliminary Development Plan

PDP 5N
CLERMONT

TREE PRESERVATION PLAN

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE 9/28/2018

9.4

MATCHLINE SEE SHEET 9.3

MATCHLINE SEE SHEET 9.4

SW CHERBOURG LN

SW STOCKHOLM AVE

LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO RETAIN
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING
	GRADING LIMITS
	SIDEWALK SECTION - MODIFIED PROFILE, SEE DETAIL SHEET 9.1

ELEVATION DATUM: NAVD 88

SCALE
30 0 15 30
1 INCH = 30 FEET

N:\proj\395-079\09 Drawings\03 Planning\Sheets - Planning PDP Submittal\395079.(9) TREE.dwg - SHEET: 9.5 Sep. 28, 18 - 10:49 AM jlk

Villebois

POLYGON NW COMPANY

Pacific Community Design

GEODESIGN, INC

REVISIONS
DATE DESCRIPTION

Preliminary Development Plan

PDP 5N
CLERMONT

TREE PRESERVATION PLAN

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE 9/28/2018

9.5

Section VII) Final Development Plan

VIIA) Supporting Compliance Report

SUPPORTING COMPLIANCE REPORT

FINAL DEVELOPMENT PLAN - 5 NORTH

SECTION VII

Table of Contents

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: The parks and open space areas include non-commercial parks to be owned and operated by a homeowner's association. Therefore, proposed linear greens within PDP 5N are permitted.

(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

Response: A small parking lot is proposed on the east end of the site taking access from SW Tooze.

(.08) Open Space.

Response: *Figure 5 - Parks & Open Space Plan* of the *Villebois Village Master Plan* indicates that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. Parks and open spaces in Phase 1, Phase 2, Phase 3, and Phase 4 have already received approval. Phase 5 of SAP – North is proposing larger parks and more open space than what is in the *Parks & Open Space Plan* of the *Villebois Village Master Plan.* Therefore, there is a sufficient amount of parks and open space.

(.09) Street and Access Improvement Standards.

Response: The Supporting Compliance Report for the PDP (see Notebook Section IIIA) demonstrates that streets and access improvement standards are met. This code section does not apply to the proposed parks and open space areas, except to assure that vision clearance standards are met in proposed planting schemes for these areas. Proposed landscaping is sited to meet vision clearance standards (see Notebook Section VIIB).

(.10) Sidewalk and Pathway Improvement Standards.

Response: This code section refers directly to code Section 4.176, which is addressed in subsequent sections of this report.

(.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: The applicable provisions of Section 4.176 are addressed in the subsequent sections of this report. The PDP provides information regarding street trees for the proposed streets (see Notebook Section IIIB). This FDP application reflects the provision of street trees consistent with that shown in the PDP application.

(.12) Master Signage and Wayfinding

Response: The amended SAP North *Signage & Wayfinding Plan* does not indicate any required signage on the site. The attached PDP plans (see Notebook Section IIIB) and FDP plans (see Notebook Section VIIB) show provision of the 'Secondary Site Identifiers' with the future construction of the site entrance.

(.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:

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 proposed for the parks and streetscapes of the subject PDP are consistent with the approved *Community Elements Book* as shown in the FDP Approval Criteria section of this report.

f. The protection of existing significant trees as identified in an approved Community Elements Book.

Response: The applicant is designing the proposed development to retain as many healthy trees as possible within RP-6 and within an additional linear green (See tract U).

g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

Response: A detailed landscape plan is provided with this FDP application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans in Notebook Section VIB).

3. Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

Response: Lighting as identified in the approved *Community Elements Book* for SAP – North are addressed in the FDP Approval Criteria section of this report. The FDP plans include the locations of mailbox kiosks (see Exhibit VIIB). Mailbox kiosks will be located and designed consistent with the amended SAP North *Community Elements Book*.

(.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 owner and 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 Notebook Sections IB and IC). The professional coordinator and professional design team for the project are listed in the Introductory Narrative (see Notebook Section IA).

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

Response: This FDP is submitted for review and approval concurrent with the PDP. Thus, the FDP is consistent with the PDP and does not propose any refinements or amendments to the PDP.

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 Design and any other conditions of a previously approved PDP.

Response: This FDP addresses linear greens and the Regional Park within PDP 5N. The *Architectural Pattern Book* is not applicable to this FDP because no architecture is proposed within the linear greens. The Village Center Design is not applicable as the FDP is outside the Village Center. The FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request. Conformance of the proposed FDP with the *Community Elements Book* for SAP – North Phase 5 is demonstrated as follows:

Applicable Requirement	Requirement Met?	Notes
Street Lighting	☒	Lighting shown on attached plans is consistent with Lighting Master Plan, which has been updated with the SAP Amendment.
Curb Extensions	☒	Will be developed with curb extensions shown on Curb Extension Concept Plan, which has been updated with the SAP Amendment.
Street Trees	☒	Location and species of street trees shown on the attached plans are consistent with the updated Community Elements Book for SAP North.
Landscape Elements-Site Furnishings	☒	Furnishings are located throughout the regional park and will be consistent with the Community Elements Book for SAP North.
Tree Protection	☒	All trees previously identified for protection continue to be protected.
Plant List	☒	All plant materials listed on page L2 are on the Villebois plant list. No prohibited plants are proposed.
Address Overlay Areas	☐	This area is not in the Village Center, this condition is not applicable.

GENERAL DEVELOPMENT REGULATIONS

SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.02) On-site Pedestrian Access and Circulation

i. 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.

Response: PDP 5N will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

ii. Standards. Development shall conform to all 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: Pedestrian pathway systems (sidewalks) in PDP 5N extend throughout the development site and connect to adjacent sidewalks. A minor pathway exists to facilitate crossings throughout the middle of the site and onto future 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 areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

Response: Pathways provide safe, reasonably direct, and convenient connections between RP-6 in the center of the site.

a. Pedestrian pathways area designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

Response: Pedestrian pathways will be free from hazards and will 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.

Response: The pathways will be reasonably direct and will 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.

Response: The pathways connect to the front of each home and are 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: There are no parking lots larger than three acres within PDP 5N; therefore this criteria is not applicable.

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: Pedestrian pathways will be separated from the vehicle lane by a mountable curb.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marking with a contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).

Response: A small parking lot is proposed for RP-6 users. This parking lot will be marked clearly in a way that differentiates it from the Right-of-Way of Tooze Road. No crosswalks are being proposed in the proposed parking lot as a crosswalk is not necessary.

5. Pathway Width and Surface. Primary pathways shall be constructed 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 will be constructed of concrete that are at least five (5) feet in width. Primary pathways are proposed as pedestrian connections within the development. There is a primary connection connecting Barcelona Street to Tooze Road, as well as Palermo Street to Berlin Avenue. A primary pathway is proposed beginning at the northeastern corner of Regional Park 6 and ending at the southwestern corner of Regional Park 6. This primary pathway is part of "The Tonquin Trail," a regional trail that meanders throughout the entire Villebois neighborhood. Secondary pathways spur from the Primary pathway in Regional Park 6 and connect to the local street network of the development, providing better bicycle and pedestrian connection.

6. All pathways shall be clearly marked with appropriate standard signs.

Response: Pathways will be clearly marked with appropriate standard signs.

SECTION 4.156. SIGN REGULATIONS

Response: The amended SAP North *Signage & Wayfinding Plan* indicates that there is no signage for the subject site.

SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

(.02) Landscaping and Screening Standards.

Response: Parks will be landscaped as illustrated on the FDP plans (see Notebook Section VIIB). Streets and public right-of-way improvements, including street trees, are reviewed with the PDP (see Notebook Section III). This FDP consistently reflects street trees shown in the PDP.

(.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: FDP plans (see Notebook Section VIIB) illustrate compliance with this standard with landscaping provided in parks and open spaces and along streets and lot frontages.

(.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: None of the above-listed areas or uses exist within the proposed parks. Therefore, no buffering or screening is required in relation to the FDP.

(.05) Sight-Obscuring Fence or Planting.

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

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 Notebook Section VIIB) 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 Notebook Section VIIB) 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 VIIB) 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 Notebook Section VIIB), 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 are proposed in the parks.

D. Street Trees.

Response: Review of streets and rights-of-way, including street trees, occurs with the PDP (see Section III of this Notebook). Street trees shown in the plans for this FDP are consistent with those shown in the PDP application. Compliance with the Street Tree Master Plan is demonstrated in the PDP (Section III of Notebook).

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: As shown on the attached plans (see Exhibit VIIB), there are existing trees in the FDP area to be retained. The existing trees will be protected and maintained during the construction phase and are incorporated into the landscaping as appropriate.

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 Notebook Section VIIB) 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. A permanent-built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping areas. 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 Notebook Section VIIB) 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: No additional tree removal is proposed with the FDP; all trees shown as "likely to be removed," will be removed. The PDP includes a concurrent Tree Removal Plan (see Section VI of this Notebook) which addresses required tree mitigation.

SECTION 4.177. STREET IMPROVEMENT STANDARDS

(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:

H. Access drives and lanes.

Response: The proposed parks are accessible from the adjacent street rights-of way and/or pathways as shown on the attached plans. All streets and alleys accommodate 2-way traffic.

I. Corner or clear vision area.

1. A clear vision area 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. No structures, plantings, or other obstructions that would impede visibility between the height of 3- inches and 10 feet shall be allowed within said area. Measurements shall be made from the top of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:

a. Light and utility poles with a diameter less than 12 inches.

b. An existing tree, trimmed to the trunk, 10 feet above the curb.

c. Official warning or street sign.

d. 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 parks will be less than 30 inches in height to assure that visibility is not blocked.

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: No buildings are proposed within park areas. The SAP North *Signage & Wayfinding Plan* indicates no signage on the subject site. Enhanced Full View or Partial View Fence with Landscaping is both required and provided in compliance with the *SAP North Pattern Book* along SW Tooze Road. This fencing wraps around the lots that are adjacent to Regional Park 6 along Palermo Street. The attached PDP plans (see Notebook Section IIIB) and FDP plans (see Notebook Section VIIB) show compliance with the neighborhood fencing standards.

The proposed landscaping within the parks is 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: The parks in the FDP area have been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed landscaping and 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 FDP includes landscaping as shown on the attached plans (see Notebook Section VIIB), which will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and adjacent residences 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 Notebook Section VIIB). 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 linear greens and regional park 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 design of the proposed mid-block crossings, landscaping, and linear greens, along with the pedestrian connections to adjacent residences and streets, will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.

F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

Response: The proposed linear greens and regional park will create neighborhood amenities that will help to maintain property values in this new community. A Home Owners Association will ensure that these areas are properly maintained over time. After 5 years of the homeowner's association maintaining the linear greens and regional park, the city will take over their maintenance.

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. Phase 5 North

will add more linear greens than originally shown for this area with SAP – North, as demonstrated in the PDP (see Section III of this Notebook). This FDP is consistent with the PDP, SAP – North, 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 a living environment in Phase 5 North that is enhanced by proximity to park and open space areas, such as Regional Park 6 in the center of PDP 5N. Residents who will surround the parks and open spaces 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, as well as the Applicant, has been 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, tranquillity 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.

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 Notebook Section VIIB), 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 does not include any steep slopes, sensitive wildlife habitat areas, or flood plains. There is a wetland located along the eastern portion of the site as Mirth Walker with SWCA has determined the isolated wetlands are not locally significant and do not meet the criteria to be classified as a SROZ area. The applicant is including an SROZ Map Refinement with this SAP Amendment to remove the SROZ from the eastern portion of the subject site. The proposed linear greens are in addition to the regional parks shown in the *Master Plan* and SAP North. Existing trees are maintained to the extent possible as reviewed in the concurrent PDP and Tree Removal Plan applications (see Sections III and VI, respectively, of this Notebook).

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: No driveways or parking areas are proposed or required with this FDP. The linear greens included in the FDP are all accessible from adjacent streets and pathways, as shown on the FDP plans (see Notebook Section VIIB).

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 is addressed in the PDP application (see Notebook Section III). 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 an 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 addresses utility installation (see Notebook Section III). 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: No accessory buildings or structures are proposed.

(.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: Section VIIB of this notebook includes FDP plans that meet the requirements of Section 4.440 (.01). A copy of the application fee submitted is included in Exhibit IB 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 the addition of landscaping for any existing development; therefore, this criterion does not apply.

II. 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. Therefore, the applicant requests approval of this application.

VIIB) Reduced Plans

PHASE 5 NORTH
CLERMONT
FINAL DEVELOPMENT PLAN

TL 7200, 7290, 7300, 7400, 7500 & 7600, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

APPLICANT:

POLYGON WLH, LLC
109 E. 13TH ST.
VANCOUVER, WA 98660
[P] 503-221-1920
CONTACT: JASON BAKER

PLANNER:

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12564 SW MAIN STRET
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[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

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TIGARD, OR 97223
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CONTACT: JESSIE KING, PE

SURVEYOR:

PACIFIC COMMUNITY DESIGN, INC
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[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

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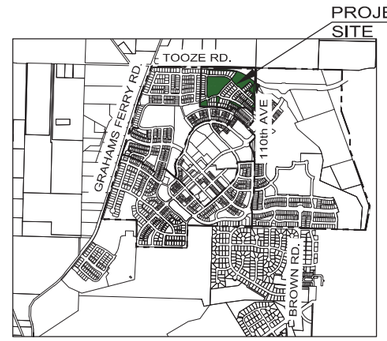
CONTACT: KERRY LANKFORD, RLA

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: SHAWN DIMKE, PE



VICINITY MAP

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

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

N

SCALE
150 0 75 150
1 INCH = 150 FEET

ELEVATION DATUM: NAVD 88

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Villebois

POLYGON NW COMPANY

Pacific Community Design

GEODESIGN, INC

REVISIONS
DATE DESCRIPTION

Final Development Plan

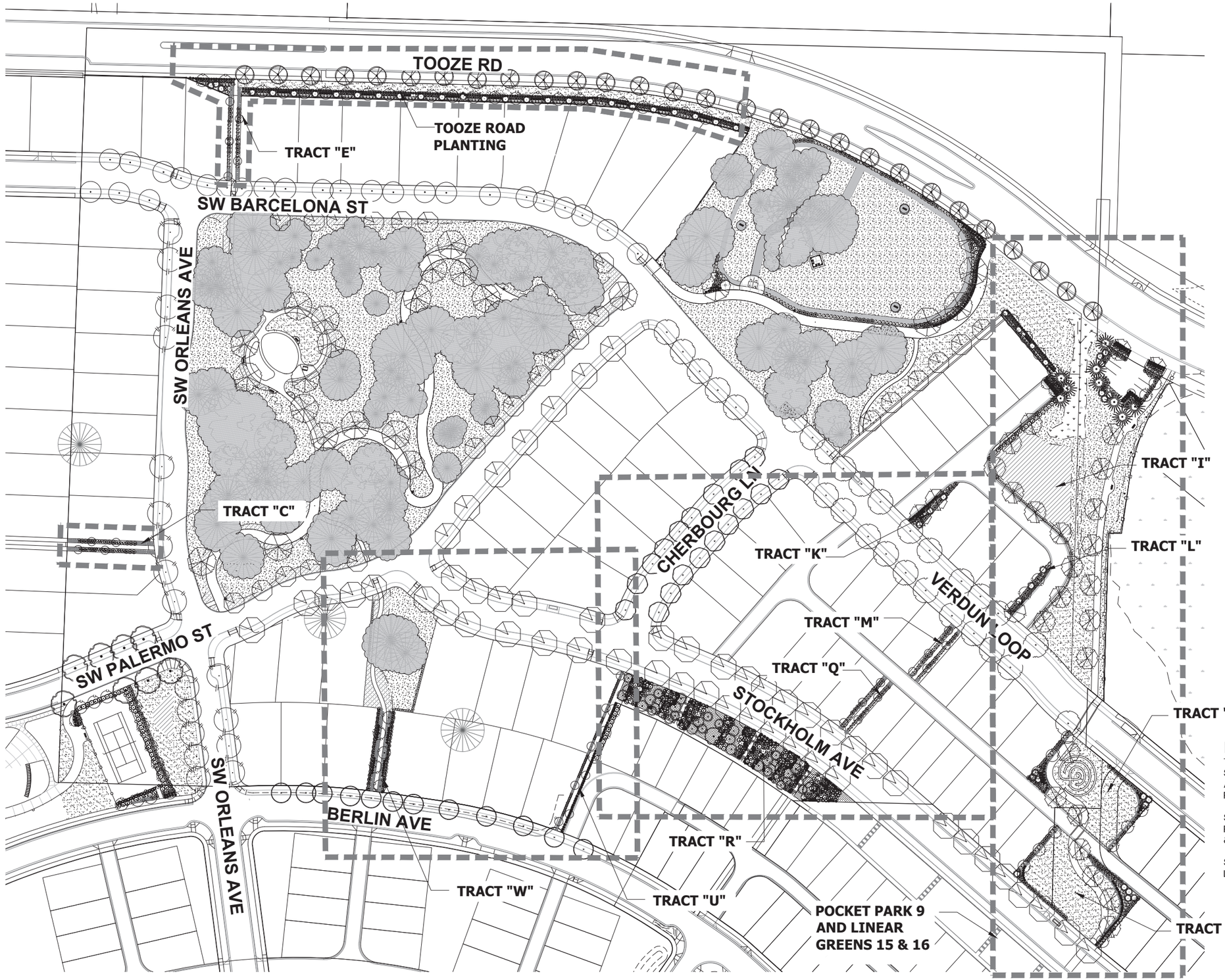
PDP 5N
CLERMONT

COVER SHEET

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE 9/28/2018

1



NOTE:

SEE SHEET L5 AND L6 FOR TRACT AND POCKET PARK PLANTING PLANS

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

SEE SHEET L2 FOR STREET TREE LEGEND, NOTES AND DETAILS.

SCALE
50 0 25 50
1 INCH = 50 FEET

1 **STREET TREE PLANTING PLAN**

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Pacific Community Design
12564 SW Main Street
Tigard, OR 97223
[T] 503-941-9484

DATE: 09/28/2018

REVISIONS

NO.	DATE	DESCRIPTION

PDP 5N
CLERMONT
AT VILLEBOIS

Final Development Plan

STREET TREE PLANTING PLAN

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

L1

STREET TREE LEGEND:

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

GENERAL NOTES: LANDSCAPE PLAN

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

TRACT AND POCKET PARK PLANTING LEGEND

TREES

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

SHRUBS

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

ORNAMENTAL GRASSES

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

LAWN AND GROUND COVER

SYMBOL	CODE	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	LAWN	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8LBS/1000 SQUARE FEET.
	MULCH	DOUGLAS FIR BARK MULCH- MEDIUM GRIND 2" LAYER

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.

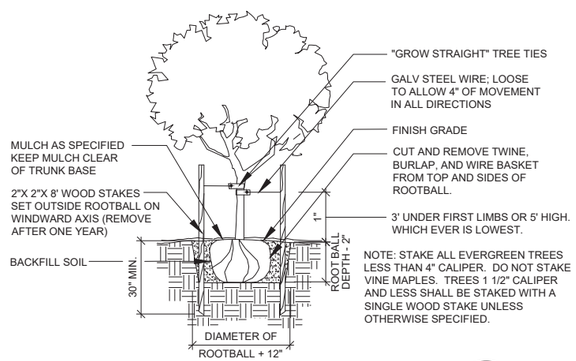
WATER QUALITY FACILITY PLANTING LEGEND

TREES/SHRUBS

SYMBOL	COMMON NAME / Botanical name: Size and Description
	WEEPING ALASKAN CEDAR / Chamaecyparis nootkatensis 'Pendula' : 7-8' Ht., B&B
	PACIFIC DOGWOOD / Cornus nuttallii: 2" Cal., B&B
	NOOTKA ROSE / Rosa nutkana: #1 CONTAINER
	RED TWIG DOGWOOD / Cornus sericea: #1 CONTAINER
	KELSEY DOGWOOD / Cornus sericea 'Kelseyi': #1 CONTAINER
	SNOWBERRY / Symphorocarpus alba: #1 CONTAINER

"WET/MOIST" AREA PLUGS: (4" PLUGS @ 12" O.C.)

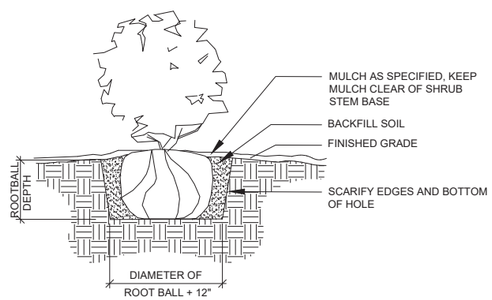
SLOUGH SEDGE / Carex obnupta	34%
SOFT RUSH / Juncus tenius	33%
SMALL FRUITED BULRUSH / Scirpus microcarpus	33%



TREE STAKING DETAIL

SCALE: N.T.S

1 / L2



SHRUB PLANTING DETAIL

SCALE: N.T.S

2 / L2

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DATE: 09/28/2018

REVISIONS

NO.	DATE	DESCRIPTION

PDP 5N

CLERMONT

AT VILLEBOIS

Final Development Plan

PLANTING LEGEND AND PLANTING DETAILS

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

L2

LEGEND

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

NOTE:
SEE DRAWING L7 AND L8 FOR DETAILS

SCALE
50 0 25 50
1 INCH = 50 FEET

1 CAVALLO PARK LAYOUT PLAN

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CAVALLO PARK LAYOUT PLAN

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TYPE: PLANNING
REVIEWED BY: JJK

L3

LEGEND:

- STREET TREES: SEE STREET TREE PLANTING PLAN L1 AND L2
- SHADE TREES - 2" CAL. / SPACING VARIES
  - RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED'
  - EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE'
  - ENGLISH OAK / QUERCUS ROBUR
  - WHITE OAK / QUERCUS ALBA
  - RED OAK / QUERCUS RUBRA
  - AMERICAN HOPHORNBEAM / OSTRYA VIRGINIANA
  - BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'
- SMALL ORNAMENTAL TREES- 2" CAL. SPACING VARIES
  - CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B
  - CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL' : 2" CAL., B&B
  - BLIREIANA PLUM / PRUNUS X BLIREIANA: 2" CAL. B&B
  - CHINESE KOUSA DOGWOOD / CORNUS KOUSA 'CHINENSIS': 2" CAL., B&B
  - JAPANESE MAPLE / ACER PALMATUM : 8' HT.
  - YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B
- EVERGREEN TREES - 8' HGT.
  - DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 8' HT., B&B
  - WESTERN WHITE PINE / PINUS MONTICOLA: 8' HT., B&B
  - WESTERN RED CEDAR / THUJA PLICATA 83' HT.
  - LELAND CYPRESS / CUPRESSOCYPARIS LEYLANDII: 8'-10' HT., B&B
  - PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA'
  - INCENSE CEDAR / CALOCEDRUS DECURRENS
  - COLUMNAR EASTERN WHITE PINE / PINUS STROBUS FASTIGIATA
- NATIVE TREES IN NATIVE PLANTING AREAS - 3' HT. / SPACING VARIES
  - BIGLEAF MAPLE / ACER MACROPHYLLUM: 3' HT.,
  - BLACK HAWTHORNE / CRATAEGUS DOUGLASII: 3' HT.,
  - PACIFIC DOGWOOD / CORNUS NUTTALLII: 3' HT.,
  - OREGON ASH / FRAXINUS LATIFOLIA: 3' HT.,
- ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL.
  - DWARF FOUNTAIN GRASS /PENNISETUM ALOPECUROIDES ' HAMLEN'
  - BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
  - PURPLE FOUNTAIN GRASS /PENNISETUM SETACEUM 'RUBRUM'
  - 'MASSACHUSETTS KINNIKINICK / ARCTOSTAPHYLOS UVA-URSI 'MASS.'
  - BEARBERRY COTONEASTER / COTONEASTER DAMMERI
  - SCARLET MEIDILAND ROSE / ROSA MEIDILAND 'MEIKROTAL'
- SMALL ORNAMENTAL SHRUBS - 3 GAL.
  - DAVID VIBURNUM / VIBURNUM DAVIDII
  - 'SANTI REDOSER DOGWOOD / CORNUS SERICEA 'SSANTI'
  - ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'
  - COMPACT JAPANESE HOLLY /ILEX CRENATA 'COMPACTA'
  - 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'
  - AZALEA / VARIES
- MEDIUM TO LARGE ORNAMENTAL SHRUBS- 3 GAL.
  - SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SAKAE'
  - FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME'
  - RHODODENDRON 'JEAN MARIE DE MONTEGUE'
  - 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'
  - RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE'
  - DOUBLFILE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT.
  - THUNBERG SPIREA / SPIREA THUNBERGII
  - OTTO LUYKEN LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN'
- NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL.
  - RED FLOWERING CURRENT / RIBES SANGUINEUM
  - OREGON GRAPE / MAHONIA NERVOSA
  - PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS
  - SNOWBERRY / SYMPHORICARPUS ALBA
  - RED TWIG DOGWOOD / CORNUS SERICEA
  - SHINY LEAF SPIRAEA / SPIRAEA BETULIFOLIA
  - SALAL / GAULTHERIA SHALLON
- LOW GROW MEADOW MIX
  - SUNMARK SEEDS / NATIVE RIPARIAN MIX: 1-LB PER 1,000 S.F. - OR APPROVED EQUAL
  - SUNMARK SEEDS / NATIVE POLLINATOR SEED MIX: 1-LB PER 1,000 S.F.
- LAWN
  - FINE LAWN, SEED
- EXISTING TREE GROVE TO REMAIN
- EXISTING UNDERSTORY TO REMAIN. ERADICATE AND REMOVE ALL NON-NATIVE AND INVASIVE PLANT MATERIAL
- WATER QUALITY FACILITY
  - SEE SHEET L2 FOR PLANT LIST
- WETLAND PLANTING TO REMAIN

SCALE
50 0 25 50
1 INCH = 50 FEET

1 **CAVALLO PARK PLANTING PLAN**

Pacific Community Design
12564 SW Main Street
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[T] 503-941-9484

DATE: 09/28/2018

REVISIONS

NO.	DATE	DESCRIPTION

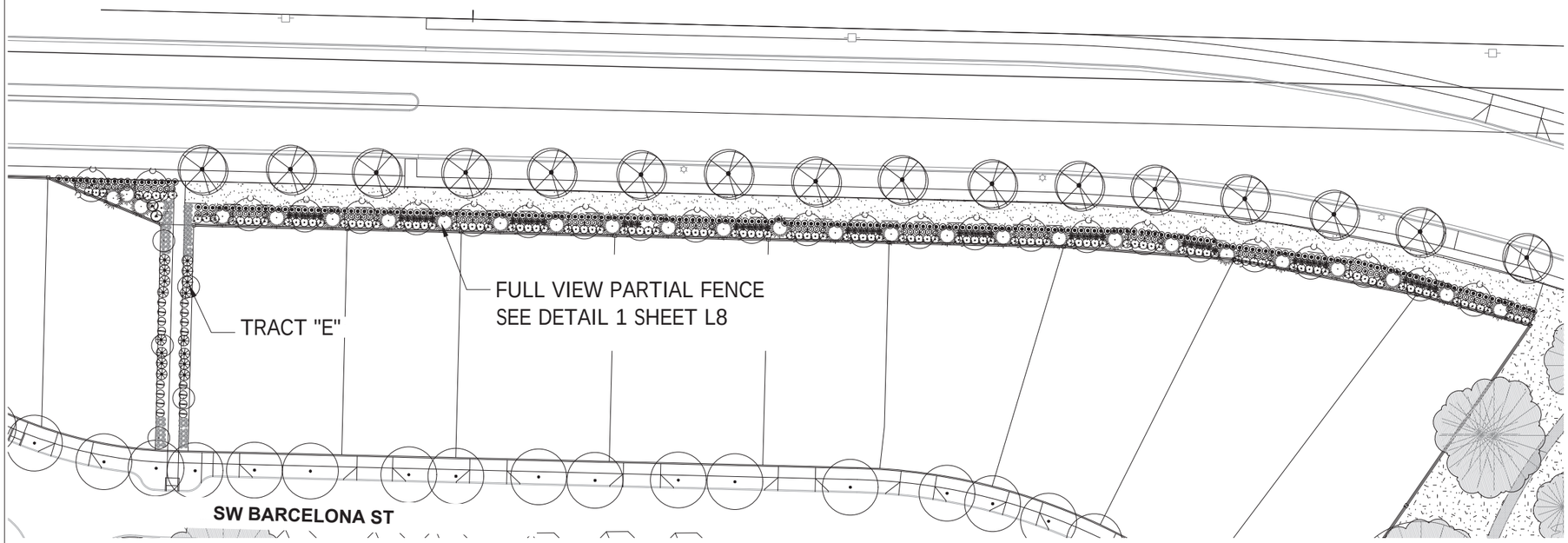
PDP 5N
CLERMONT
AT VILLEBOIS

Final Development Plan
CAVALLO PARK PLANTING PLAN

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

L4

N:\proj\395-079\09 Drawings\03 Planning\Sheets - Planning FDP Submittal\LANDSCAPE\395079.(L2) PARK PLANTING-001.dwg - SHEET: L4 Nov 09, 2018 - 2:45pm kel

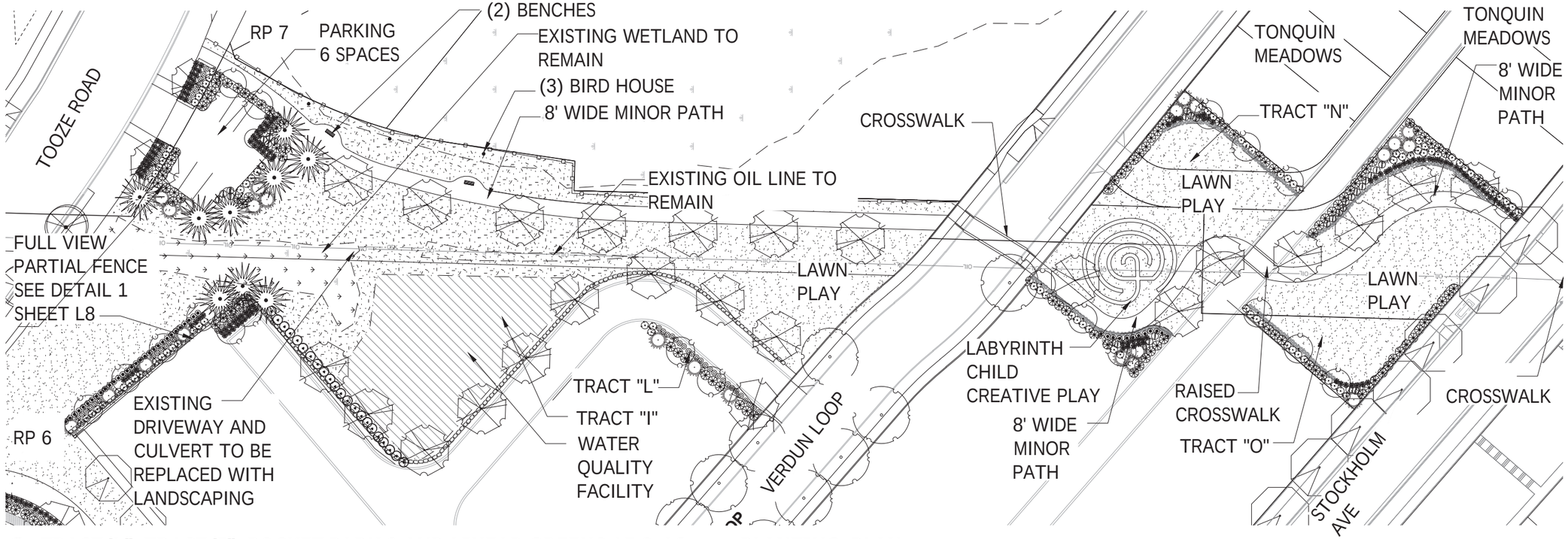


1 TOOZE ROAD AND TRACT "E" PLANTING PLAN

NOTE:

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

SCALE
30 0 15 30
1 INCH = 30 FEET



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

SCALE
30 0 15 30
1 INCH = 30 FEET

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OPEN SPACE PLANTING PLAN

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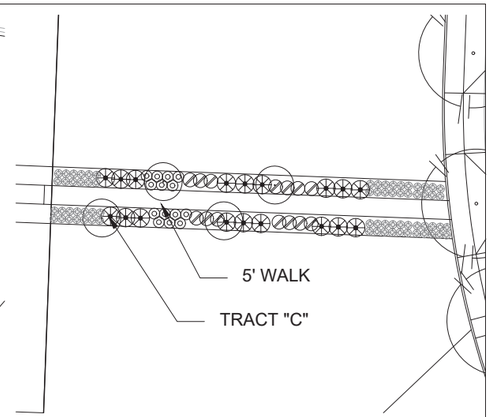
REVIEWED BY: JJK

L5

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



3 **TRACT "C" PLANTING PLAN**

NOTE:

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

SCALE
20 0 10 20
1 INCH = 20 FEET

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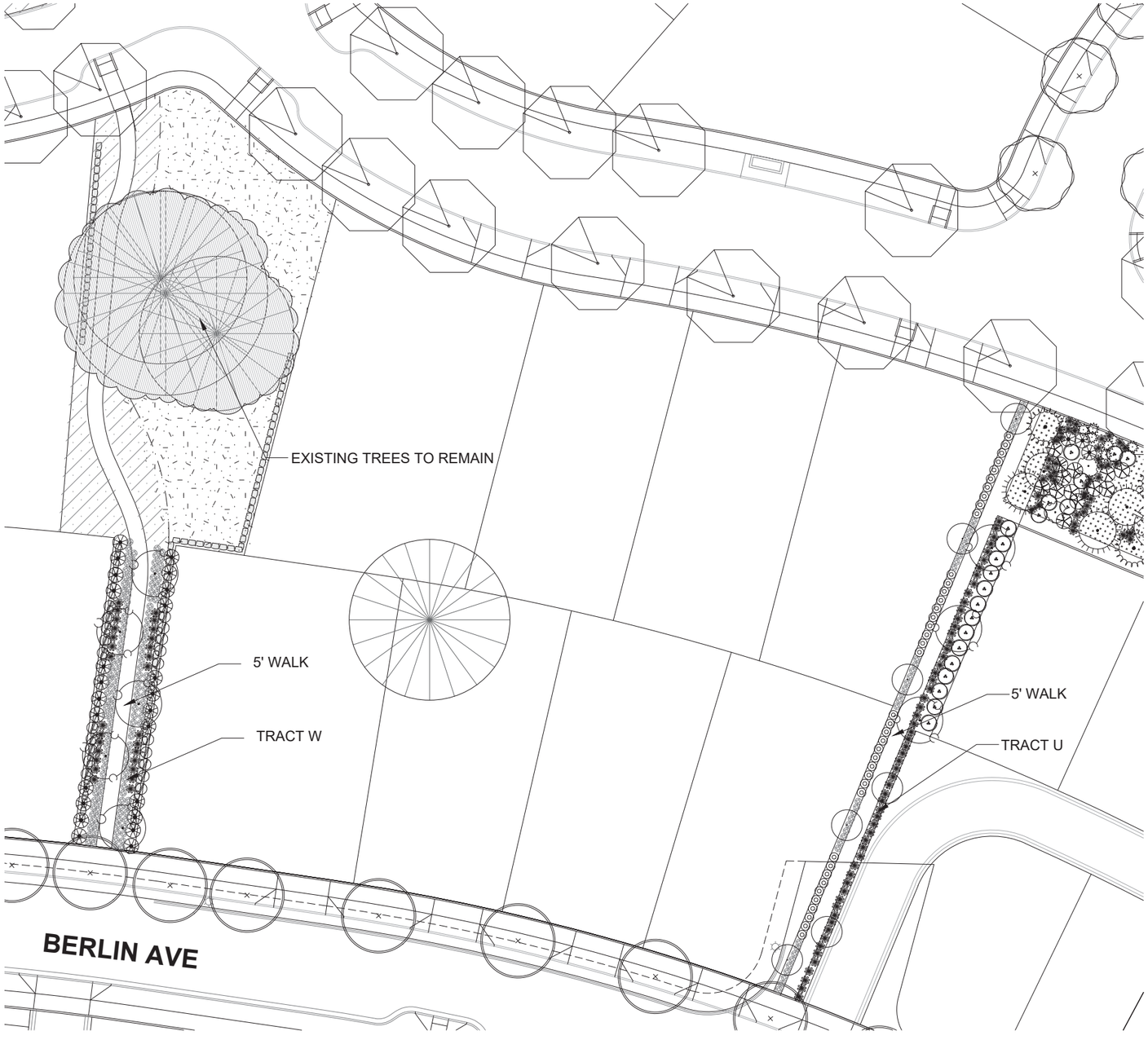
Final Development Plan

OPEN SPACE PLANTING PLAN

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

L6



1 **TRACT "W"& "U" PLANTING PLAN**

NOTE:

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

SCALE
20 0 10 20
1 INCH = 20 FEET

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OPEN SPACE PLANTING PLAN

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L7

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

BENCH DETAIL

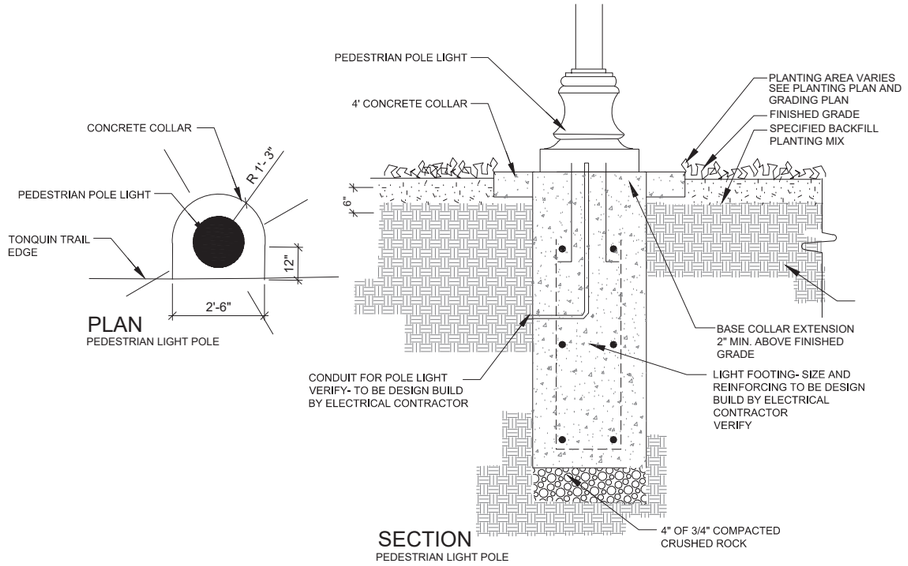
1 / L8

SCALE: N.T.S

LABYRINTH
CHILD CREATIVE PLAY

4 / L8

SCALE: N.T.S



PLAN
PEDESTRIAN LIGHT POLE

SECTION
PEDESTRIAN LIGHT POLE

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

PICNIC TABLE

2 / L8

SCALE: N.T.S

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

CULTURED STONE VENEER

5 / L8

SCALE: N.T.S

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

MANUFACTURER: PHILIPS HADCO
URBAN LUMINARE: 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

7 / L8

SCALE: N.T.S

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

TRASH RECEPTACLE

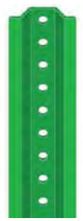
3 / L8

SCALE: N.T.S

DOG WASH STATION
MINOR WATER FEATURE-DOG PARK

6 / L8

SCALE: N.T.S



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

8 / L8

SCALE: N.T.S

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DETAILS

PROJECT NO.: 395-079
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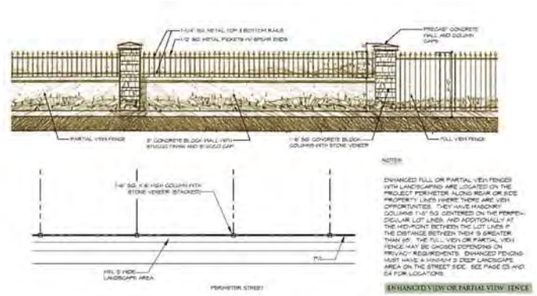
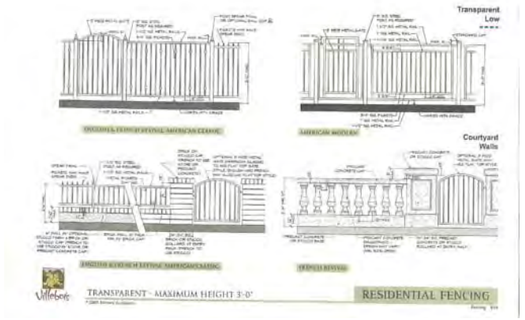
L8



FULL VIEW PARTIAL FENCE — 1 / L9

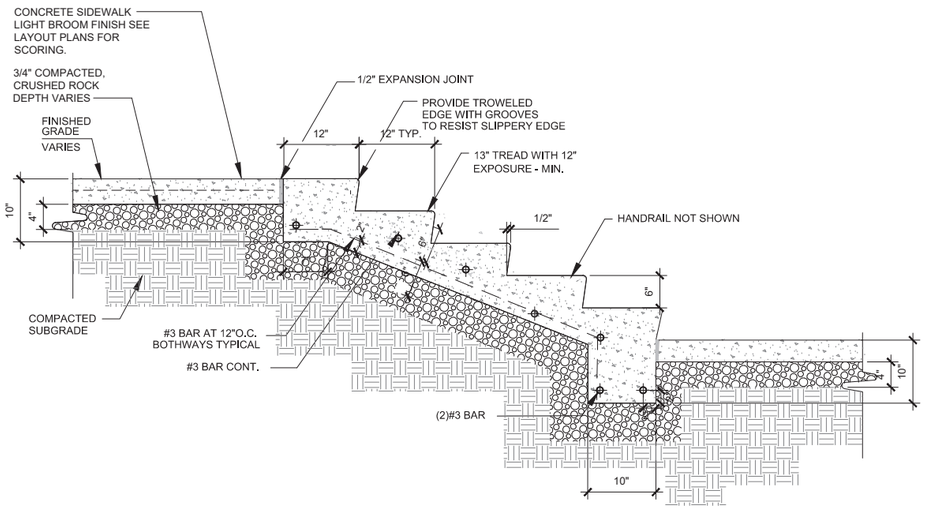
SCALE: N.T.S



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

STAIR HANDRAIL DESIGN- SIMILAR — 4 / L9

SCALE: N.T.S



CONCRETE STAIR — 6 / L9

SCALE: N.T.S

DOG PARK SHELTER — 2 / L9

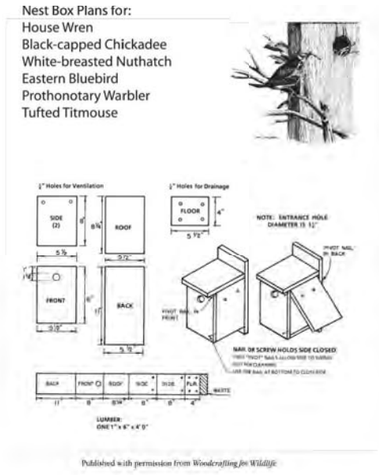
SCALE: N.T.S

TENNIS COURTS — 3 / L9

SCALE: N.T.S

ROCKERY WALLS AT PATH EDGE — 5 / L9

SCALE: N.T.S



BIRD NEST BOX — 7 / L9

SCALE: N.T.S

DOG PARK- FENCING — 8 / L9

SCALE: N.T.S

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L9

N:\proj\395-079\09 Drawings\03 Planning\Sheets - Planning FDP Submittal\LANDSCAPE\395079_(L4) DETAILS-001.dwg - SHEET: L9 Nov 02, 2018 - 2:59pm kel