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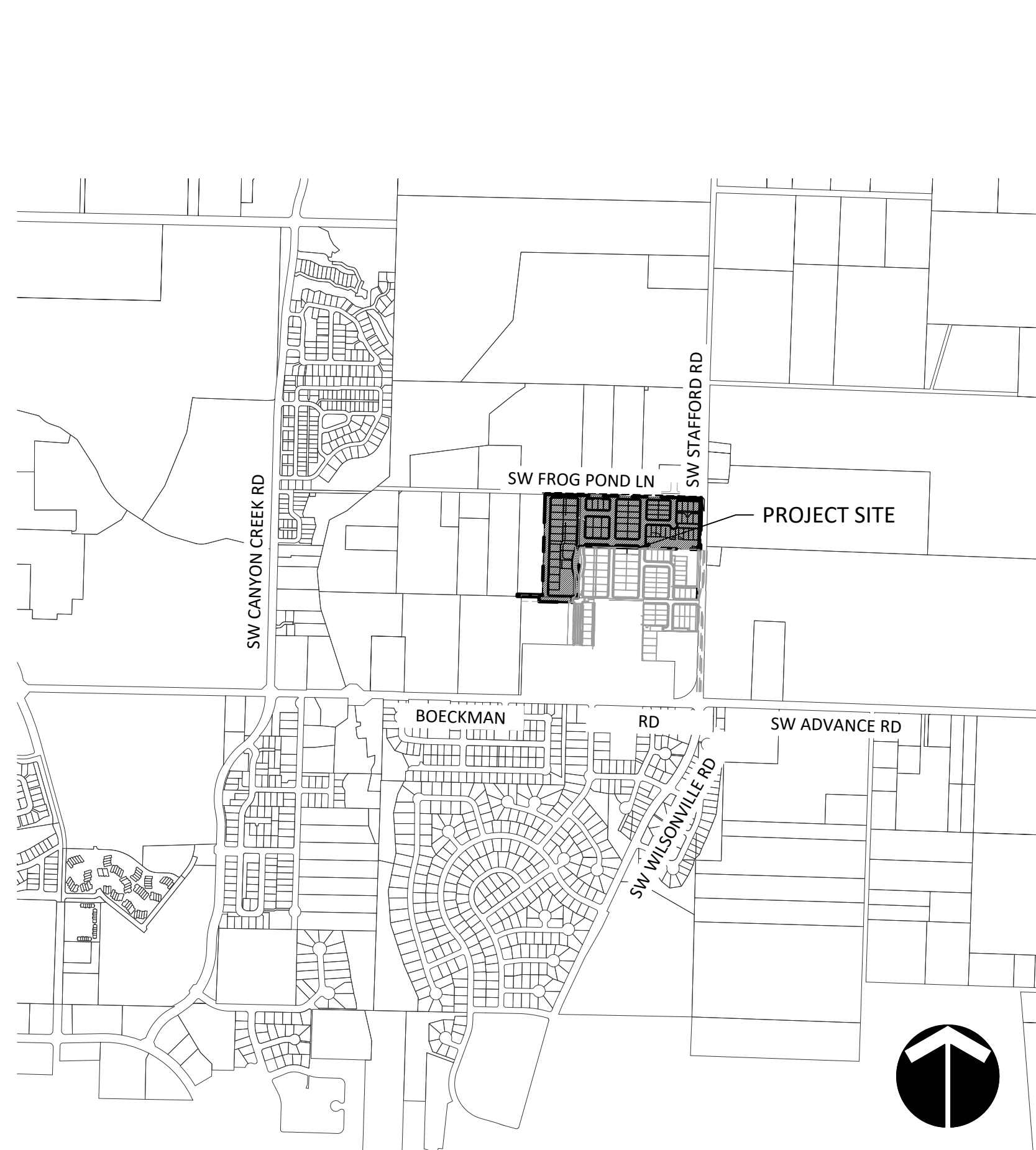
FROG POND RIDGE

PLANNED DEVELOPMENT

63 DETACHED AND 8 ATTACHED (DUPLEX) SINGLE FAMILY LOTS CITY OF WILSONVILLE, OREGON



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VICINITY MAP
 N.T.S.



PROJECT MAP
 N.T.S.

SHEET INDEX	
P0.00	COVER SHEET
P1.00	EXISTING CONDITIONS - AERIAL
P1.10	EXISTING CONDITIONS - SURVEY MAPPING
P2.00	PRELIMINARY SITE PLAN
P2.10	PRELIMINARY STREET CROSS SECTIONS
P2.11	PRELIMINARY STREET CROSS SECTIONS
P3.00	PRELIMINARY PLAT
P4.00	PRELIMINARY UTILITY PLAN
P5.00	PRELIMINARY GRADING PLAN
P6.00	ANNEXATION PLAN
P7.00	ZONING MAP
P8.00	PROPOSED CIRCULATION AND CONNECTIVITY
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L1.00	TREE REMOVAL AND PROTECTION PLAN
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L2.20	LANDSCAPE TRACT PLANTING PLAN
L2.30	LANDSCAPE TRACT PLANTING PLAN
L2.40	LIDA AND RAINGARDEN PLANS
L3.00	LANDSCAPE WALL DETAILS
L3.10	LANDSCAPE COLUMN DETAILS
L3.20	PLANTING DETAILS

APPLICANT/ DEVELOPER

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

PLANNER /CIVIL ENGINEER/ SURVEYOR/ LANDSCAPE ARCHITECT

NAME: OTAK INCORPORATED
 PLANNER: LI ALLIGOOD, AICP
 ENGINEER: MIKE PEEBLES, P.E.
 SURVEYOR: MICHAEL SPELTS, PLS
 LANDSCAPE ARCHITECT: GABRIEL KRUSE
 ADDRESS: 808 SW THIRD AVENUE, SUITE 800
 PORTLAND, OR 97204
 PHONE: (503) 287-6825

NATURAL RESOURCES CONSULTANT

NAME: AKS ENGINEERING & FORESTRY, LLC
 CONTACT: STACEY REED, PWS
 ADDRESS: 12965 SW HERMAN RD, SUITE 100
 TUALATIN, OR 97062
 PHONE: (503) 563-6151

GEOTECHNICAL ENGINEER

NAME: HARDMAN GEOTECHNICAL SERVICES, INC.
 CONTACT: SCOTT HARDMAN, P.E.
 ADDRESS: 10110 SW NIMBUS AVENUE, SUITE B-5
 PORTLAND, OR 97223
 PHONE: (503) 530-8076

ARBORIST

NAME: PORTLAND TREE CONSULTING
 CONTACT: RYAN NEUMANN
 ADDRESS: PO BOX 19042
 PORTLAND, OR 97280
 PHONE: (503) 421-3883

SITE INFORMATION

31W12D CLACKAMAS COUNTY
 CITY OF WILSONVILLE, OREGON, 97070

TAXLOT	AREA (AC)
1500 (NO ASSIGNED ADDRESS)	5.93
1700 (6720 SW FROG POND LANE)	10.00
TOTAL	15.93

PLUS R.O.W. DEDICATION (0.23 AC)
 ON TAXLOT 31W12DD 00400 SCHOOL DISTRICT)

PLUS REPLAT OF TRACT J (0.26 AC) AND TRACT L (0.06 AC)
 OF FROG POND MEADOWS PLAT



LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE
 WILSONVILLE, OREGON
 COVER SHEET

#	DATE	DESCRIPTION

REVISIONS

NAVD 88
 DATUM

MDH MAP
 DRAWN BY CHECKED BY

LAND USE SUBMITTAL
 STATUS

JULY 2, 2020
 DATE

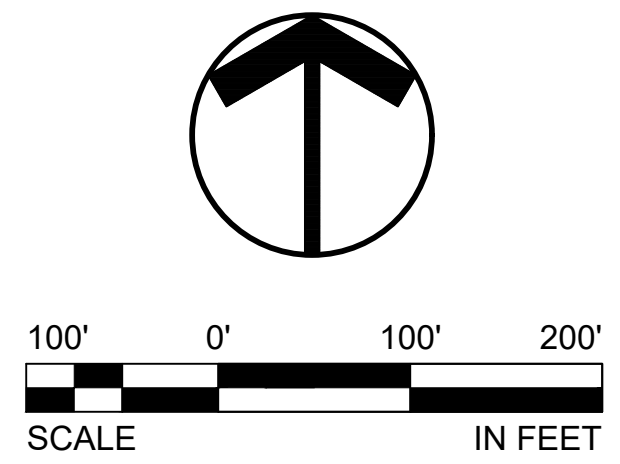
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P0.00

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 P17868X230
 S17868X190
 Images
 Frog ~9-10-17



LEGEND

- SITE
- PROPERTY LINE
- PROJECT LIMITS
- EXISTING 5' CONTOUR
- OVERHEAD LINE
- COM. CABLE LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- SANITARY SEWER LINE
- WETLAND AREAS
- CULVERT PIPE
- TREES

LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE

WILSONVILLE, OREGON

EXISTING CONDITIONS - AERIAL

#	DATE	DESCRIPTION

REVISIONS
 NAVD 88
 DATUM
 MDH
 DRAWN BY _____ MAP
 CHECKED BY _____
 LAND USE SUBMITTAL
 STATUS
 JULY 2, 2020
 DATE
 19489
 PROJECT NUMBER

P1.00

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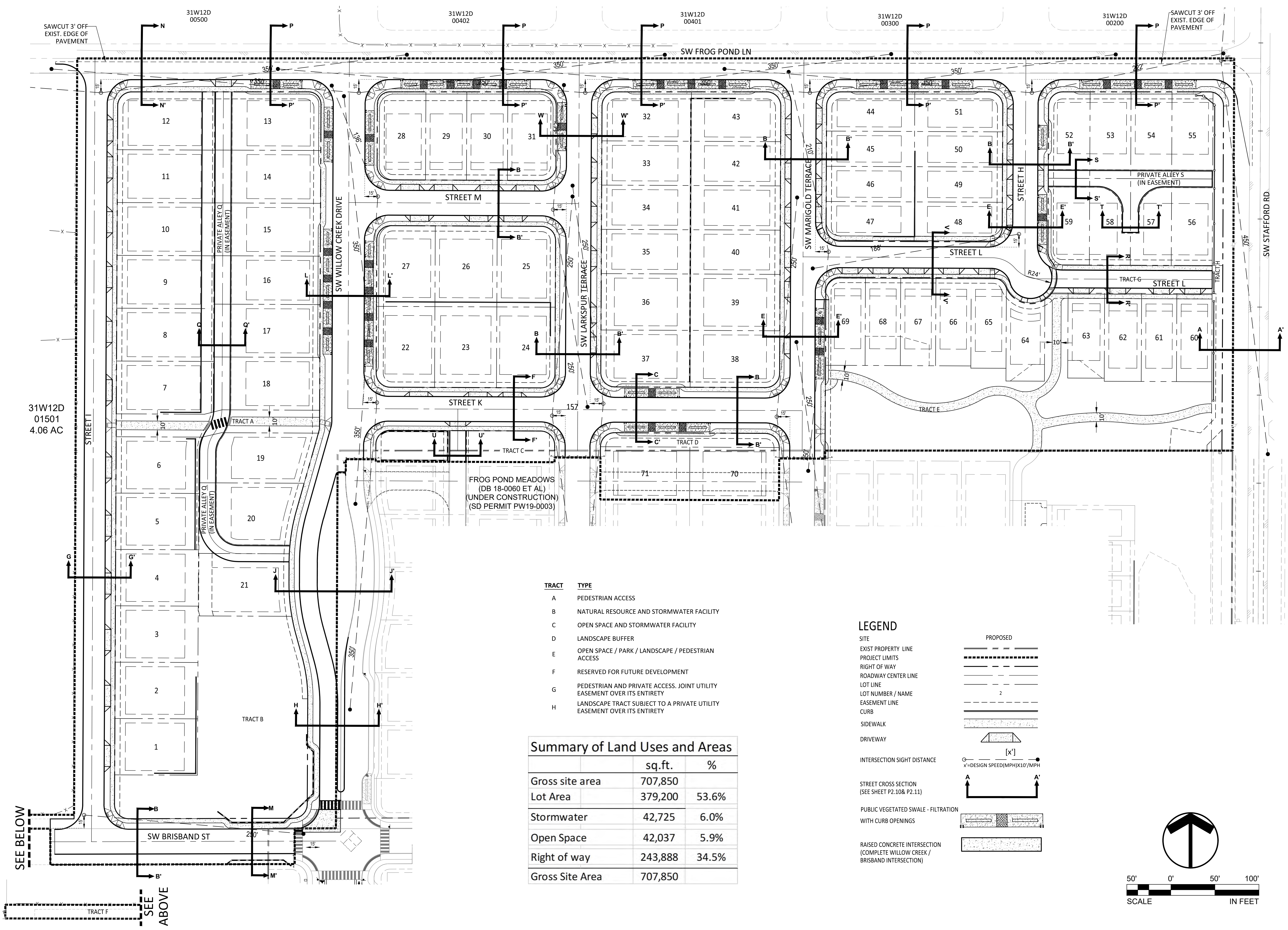
LAND USE SUBMITTAL - JULY 2, 2020

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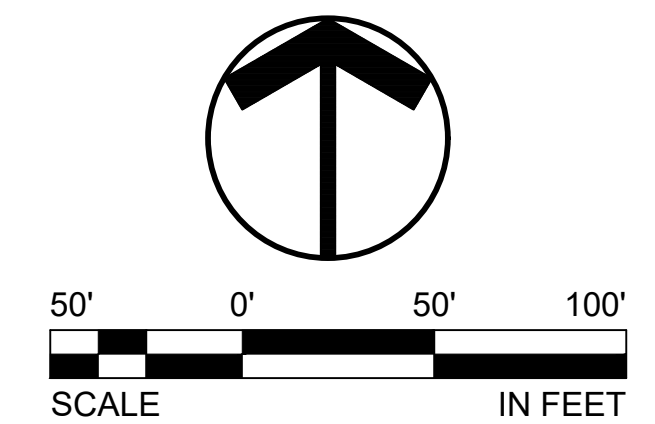
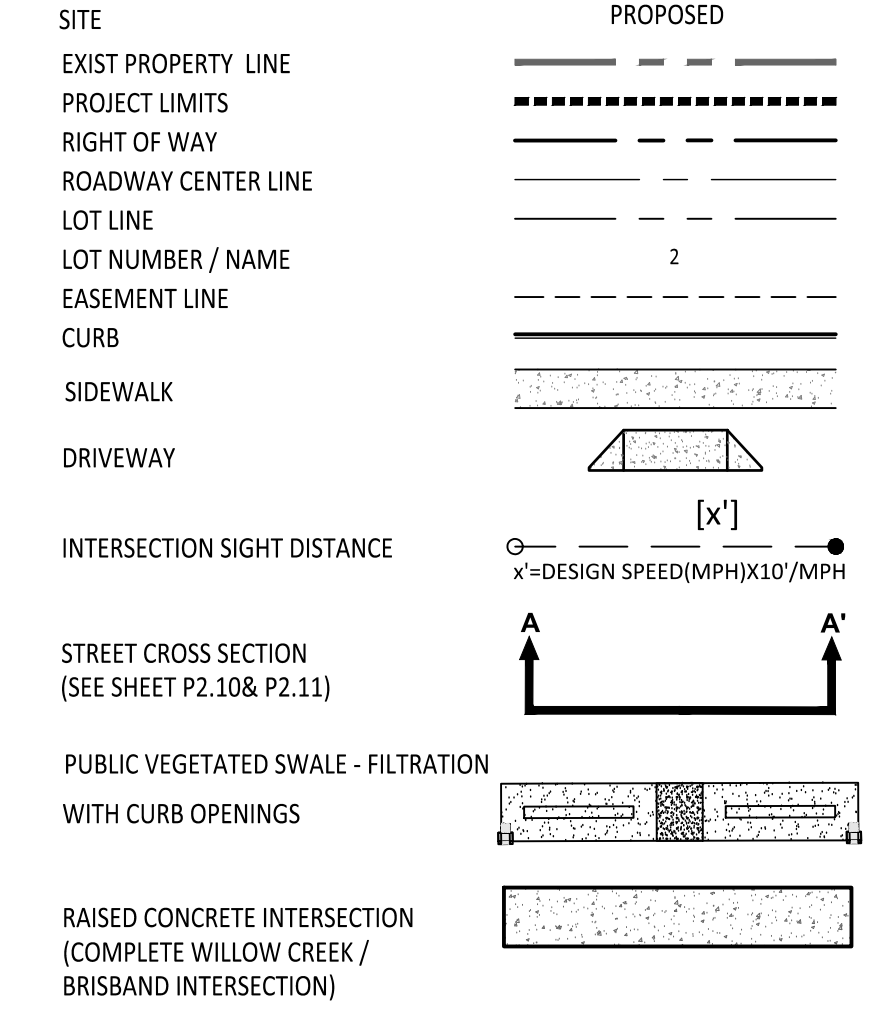
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TRACT	TYPE
A	PEDESTRIAN ACCESS
B	NATURAL RESOURCE AND STORMWATER FACILITY
C	OPEN SPACE AND STORMWATER FACILITY
D	LANDSCAPE BUFFER
E	OPEN SPACE / PARK / LANDSCAPE / PEDESTRIAN ACCESS
F	RESERVED FOR FUTURE DEVELOPMENT
G	PEDESTRIAN AND PRIVATE ACCESS. JOINT UTILITY EASEMENT OVER ITS ENTIRETY
H	LANDSCAPE TRACT SUBJECT TO A PRIVATE UTILITY EASEMENT OVER ITS ENTIRETY

Summary of Land Uses and Areas		
	sq.ft.	%
Gross site area	707,850	
Lot Area	379,200	53.6%
Stormwater	42,725	6.0%
Open Space	42,037	5.9%
Right of way	243,888	34.5%
Gross Site Area	707,850	

LEGEND

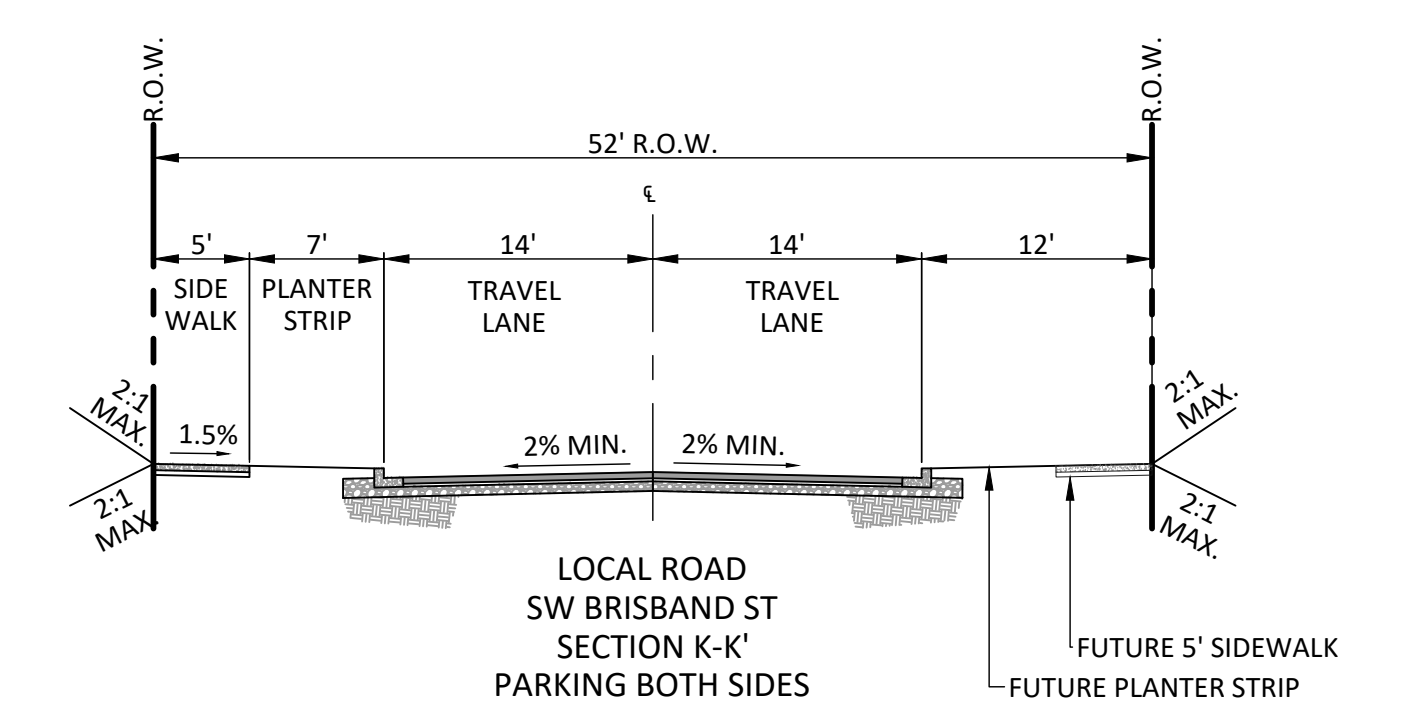
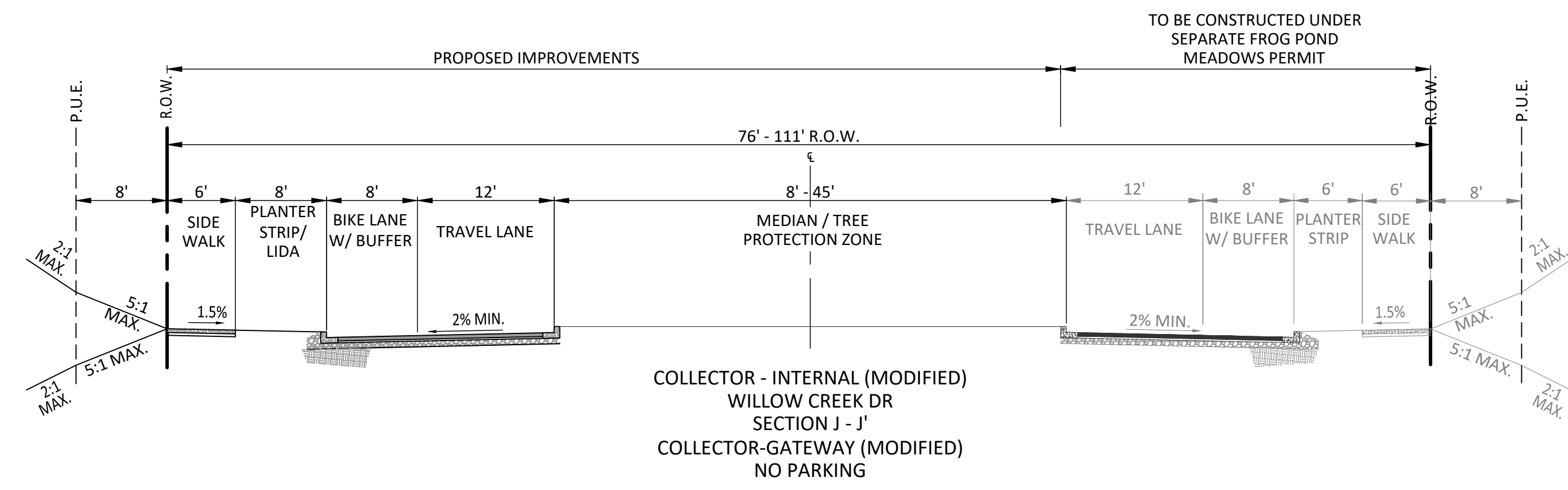
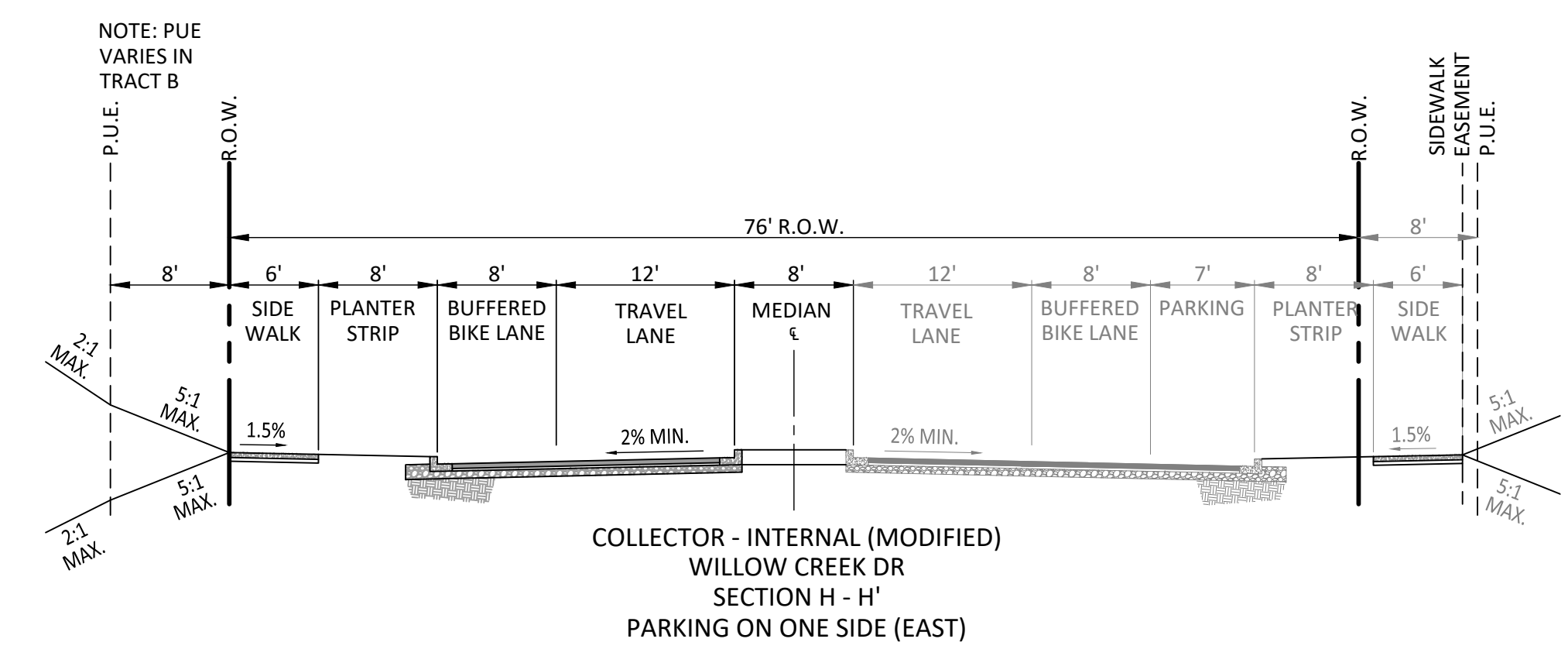
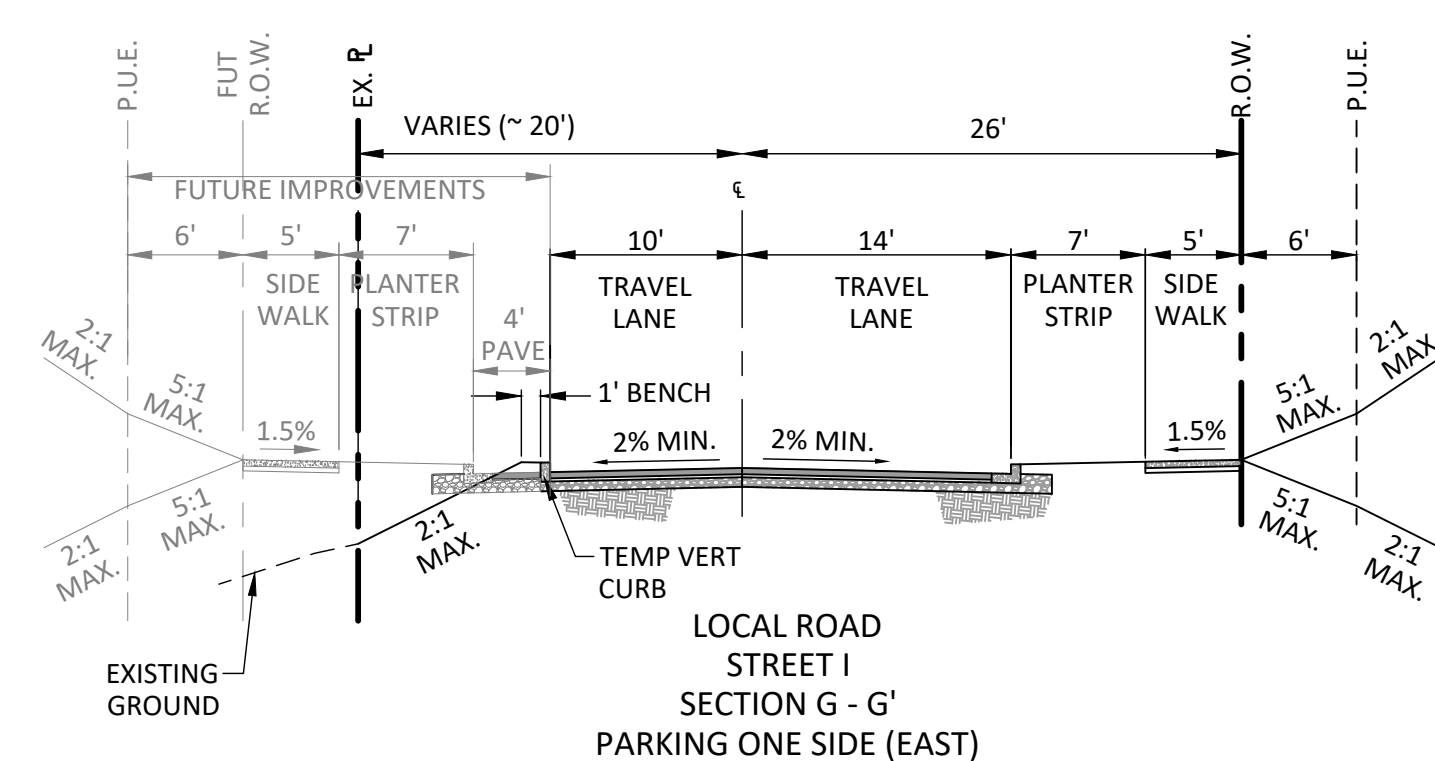
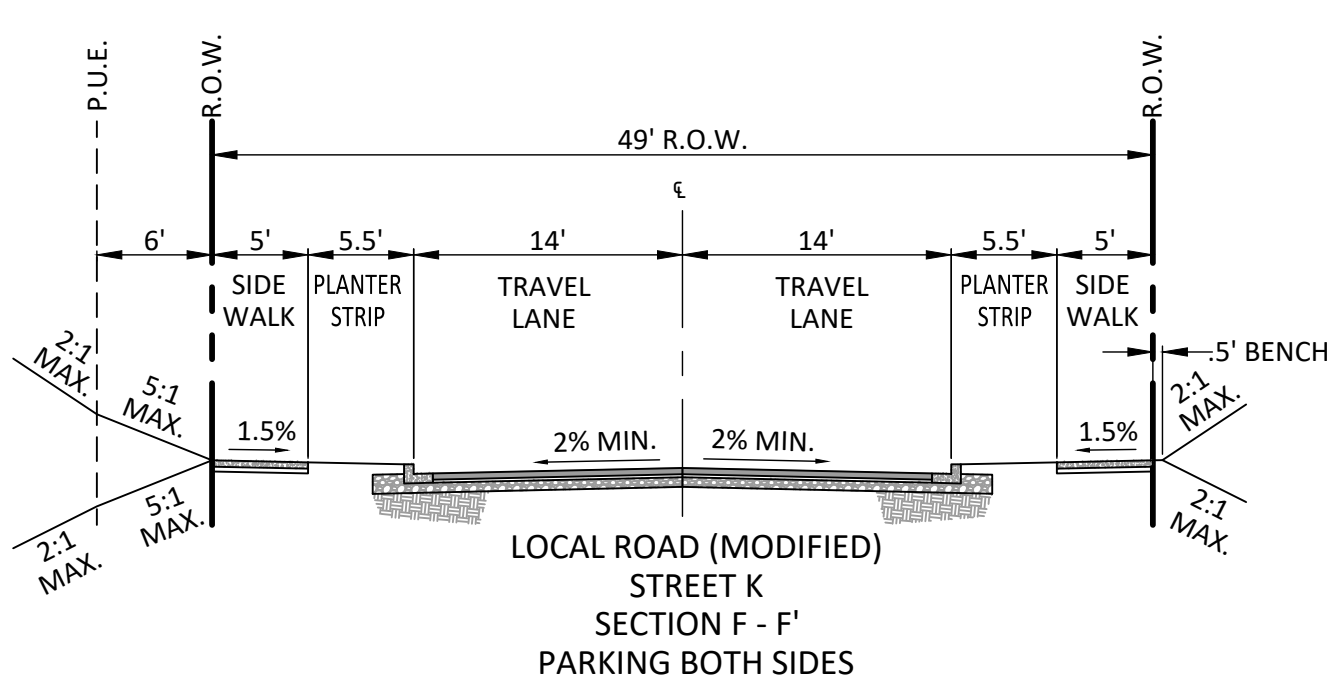
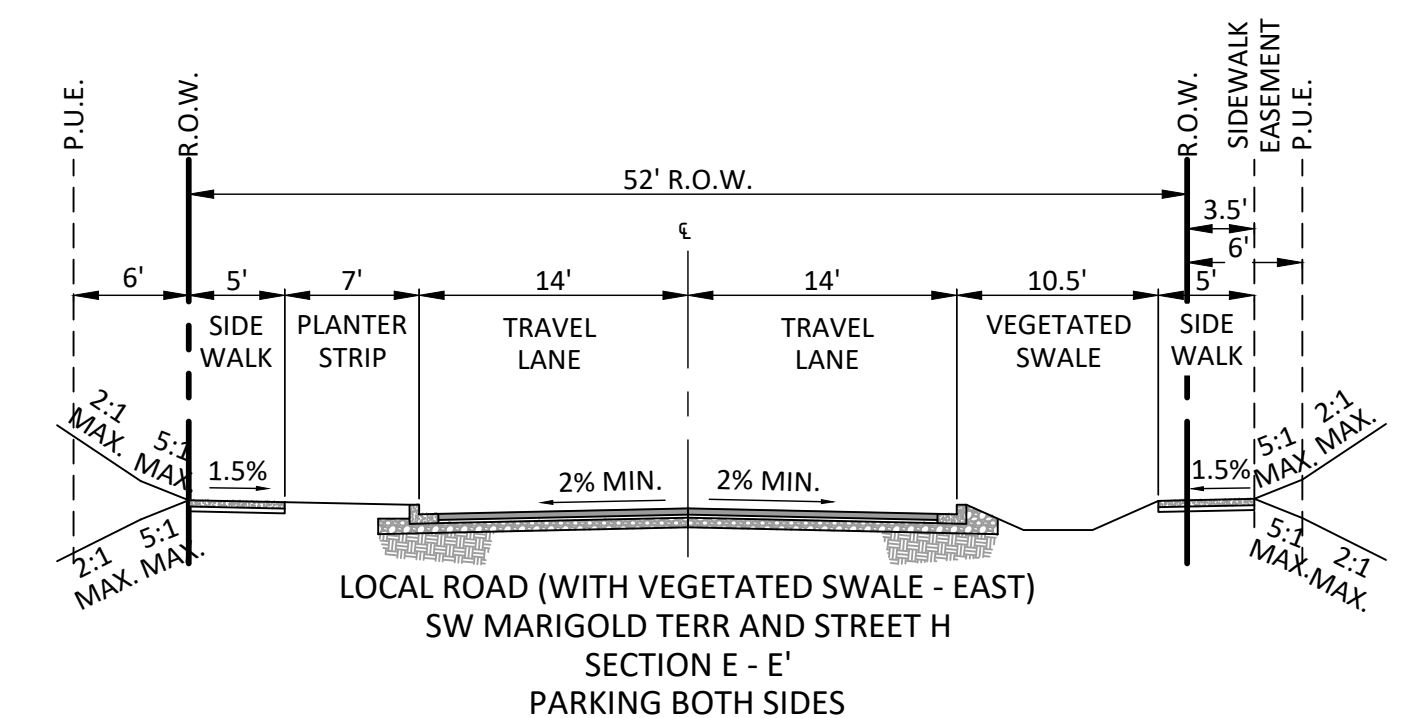
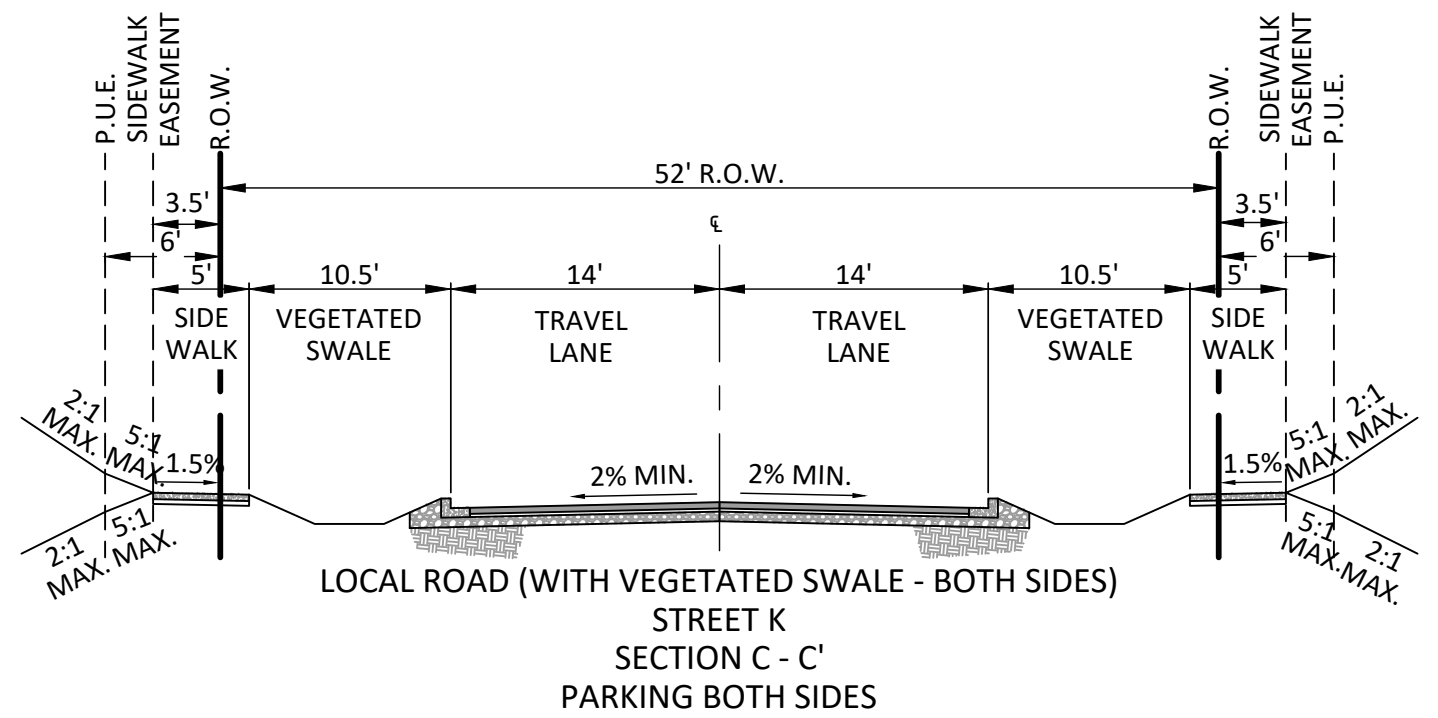
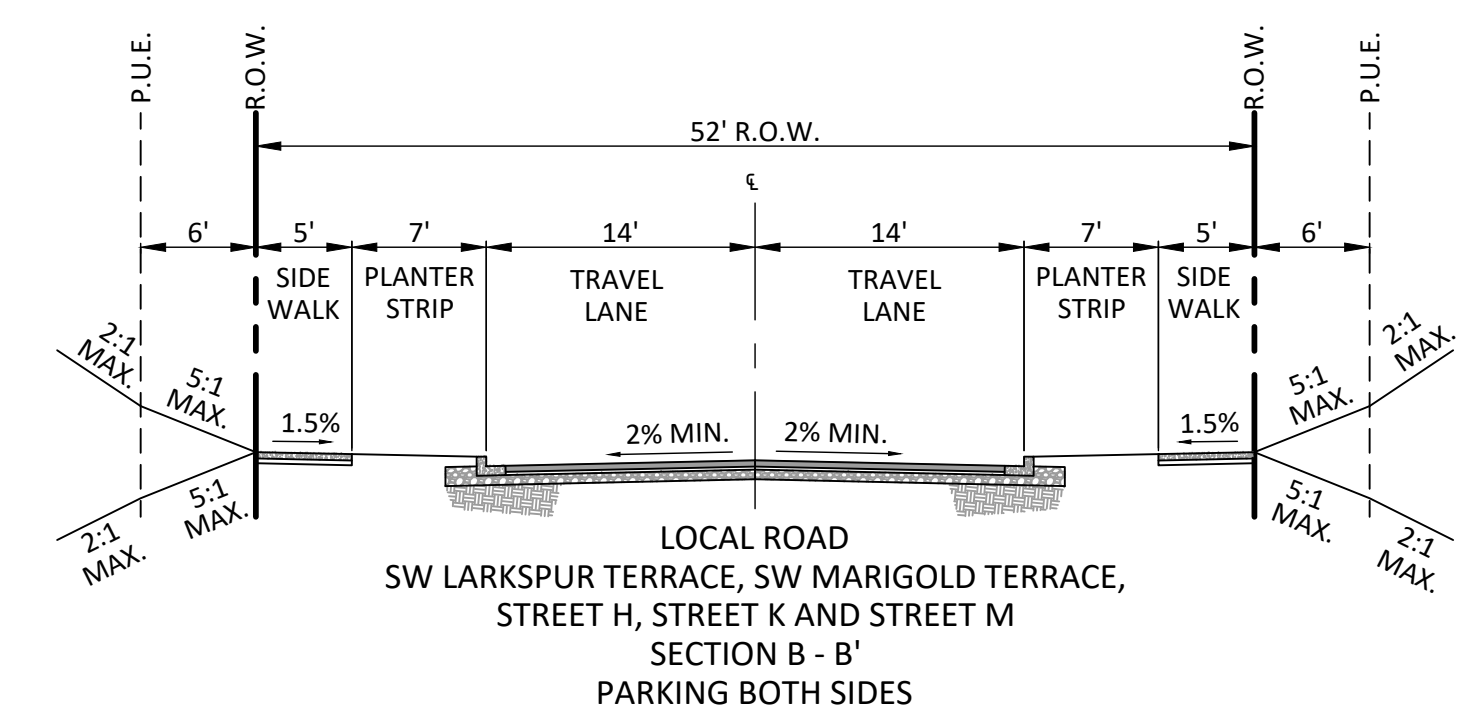
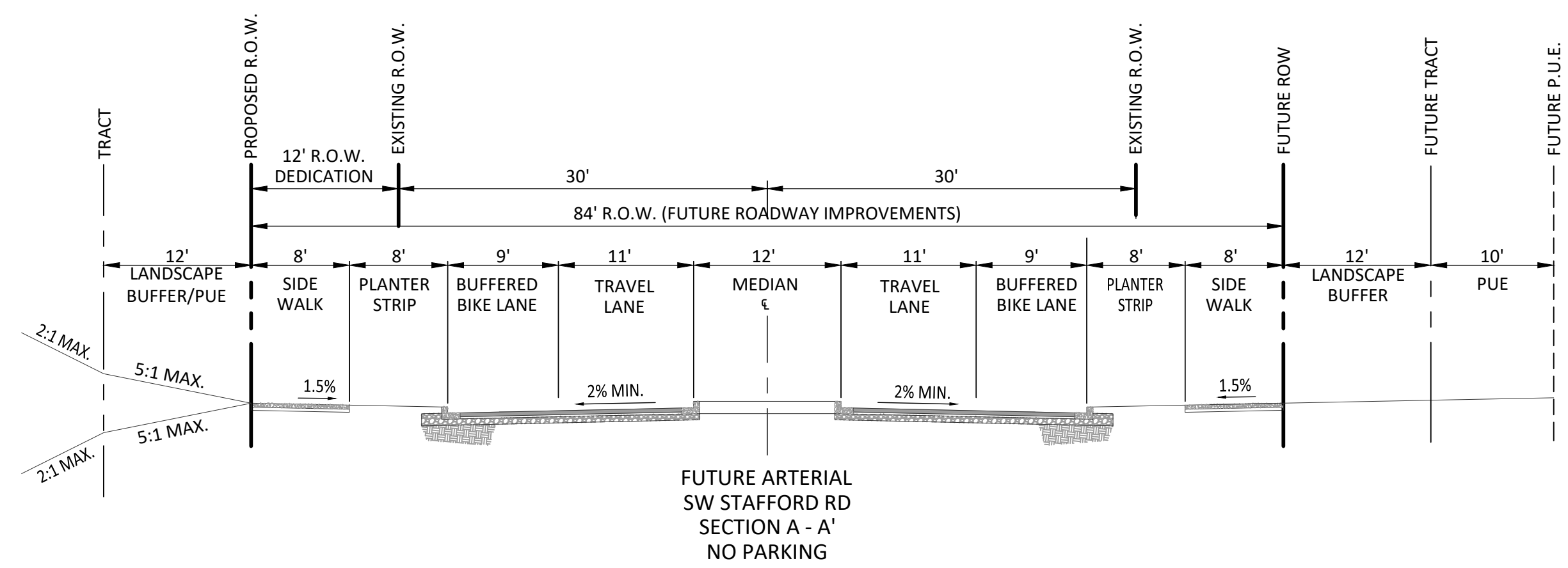


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SEE BELOW
SEE ABOVE

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#	DATE	DESCRIPTION

REVISIONS	
NAVD 88	DATUM
MDH	MAP
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STATUS	
JULY 2, 2020	
DATE	
19489	PROJECT NUMBER





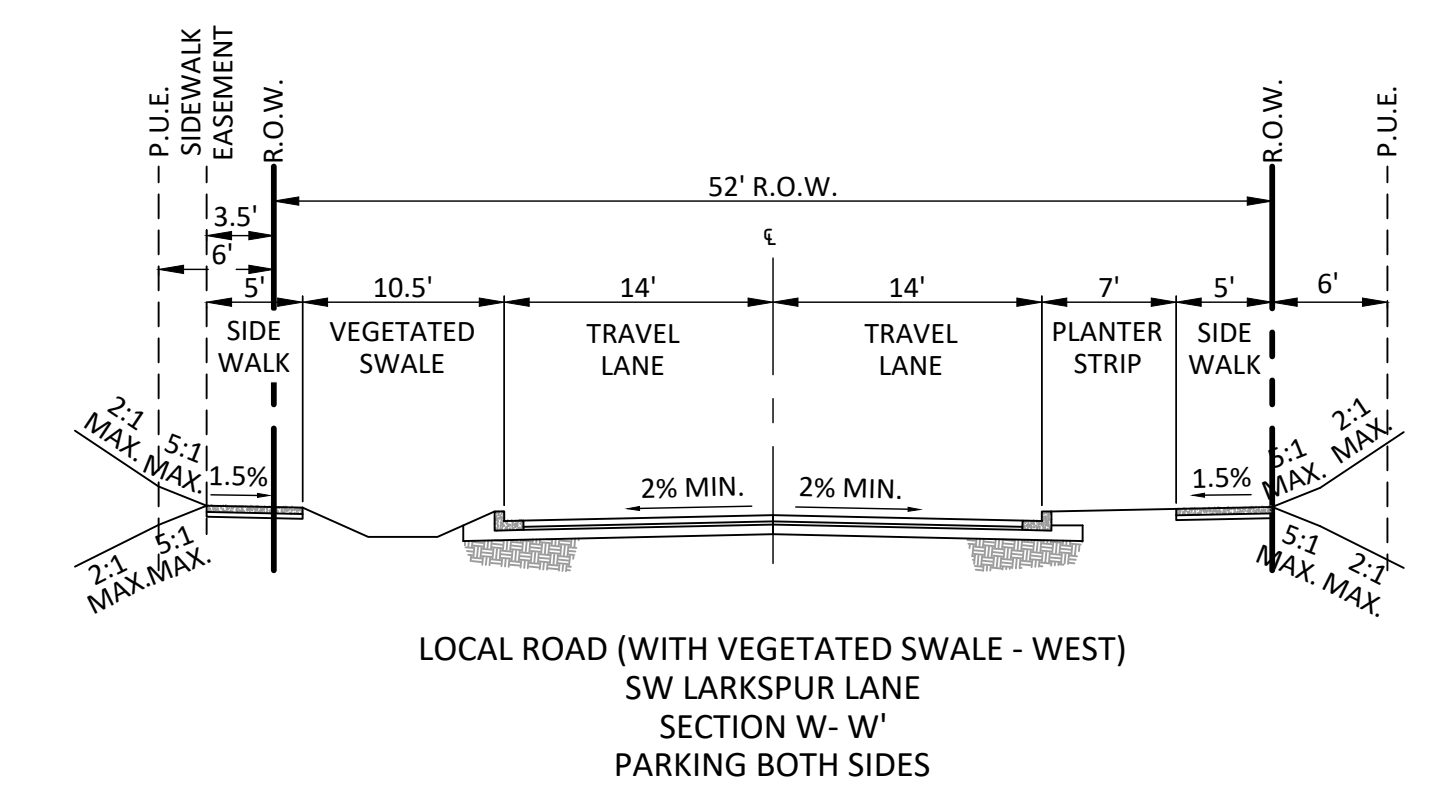
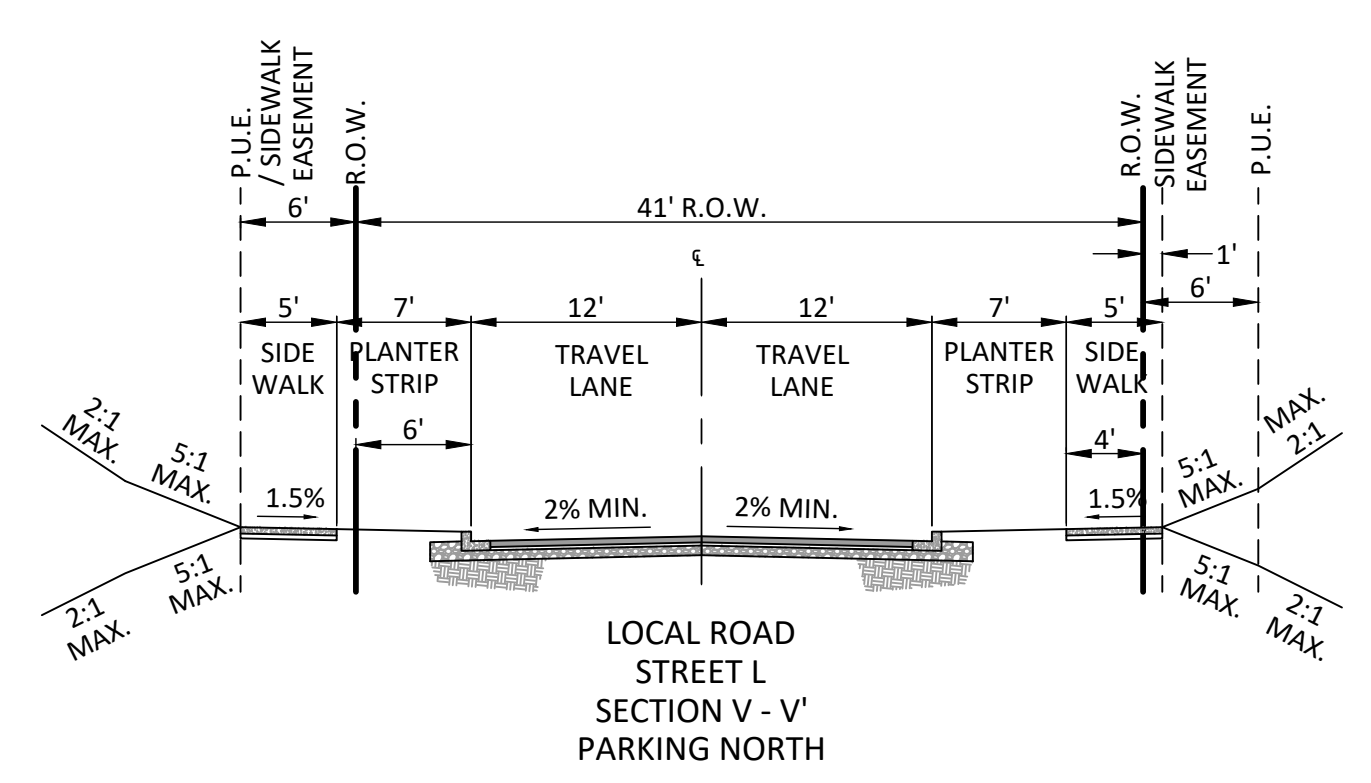
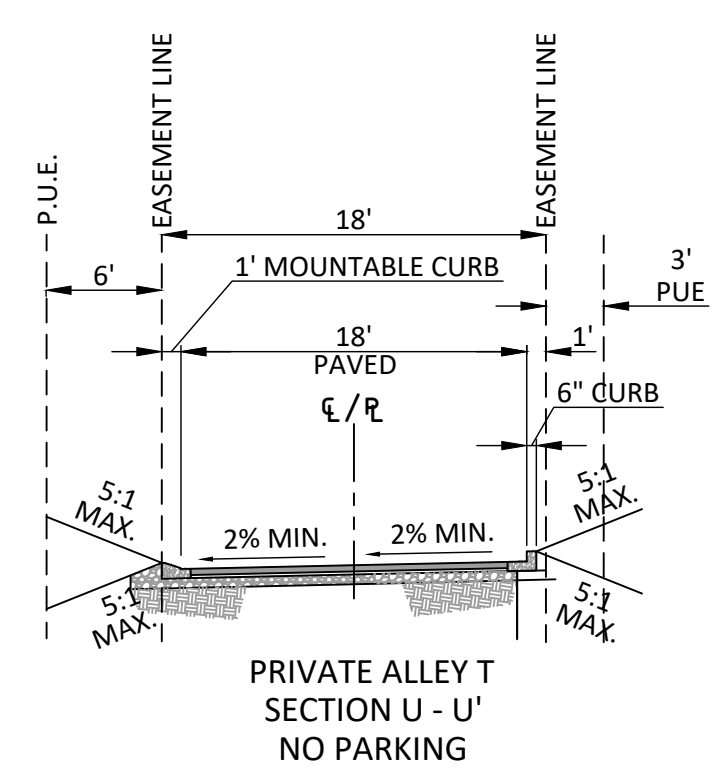
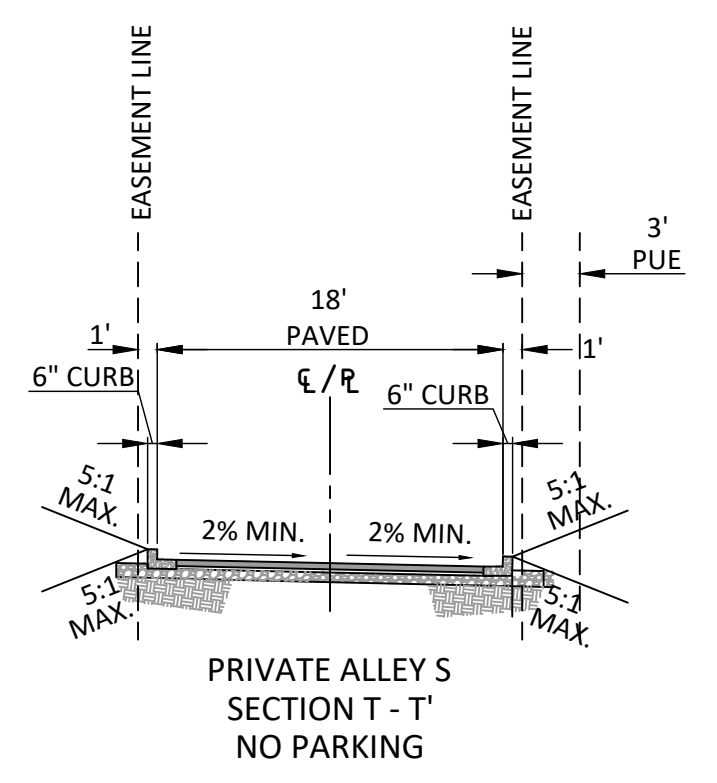
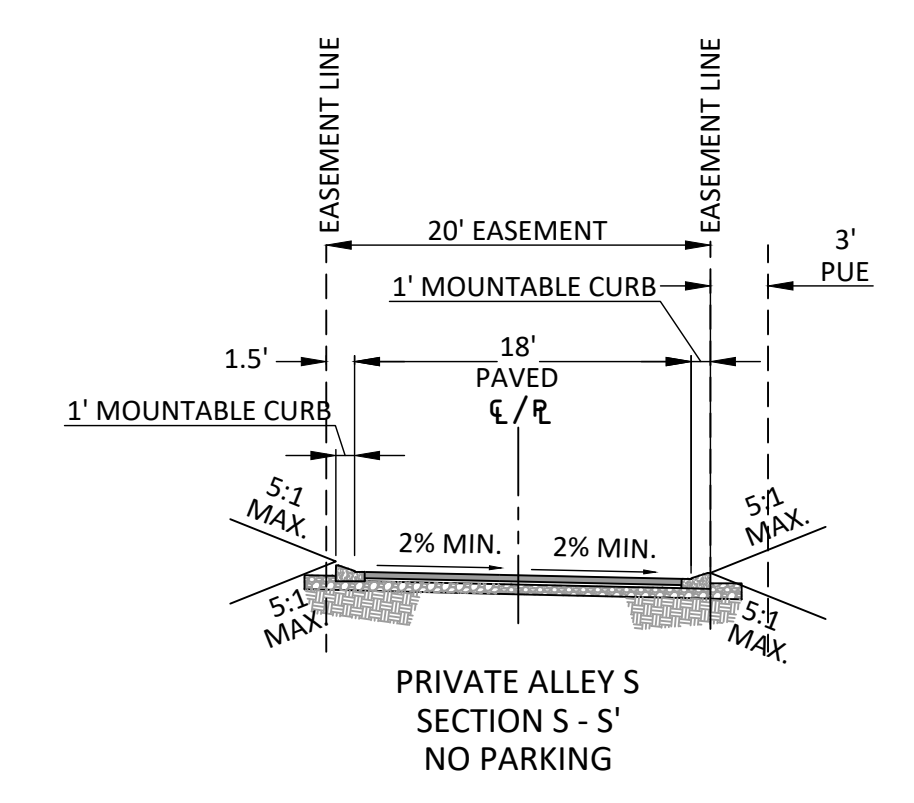
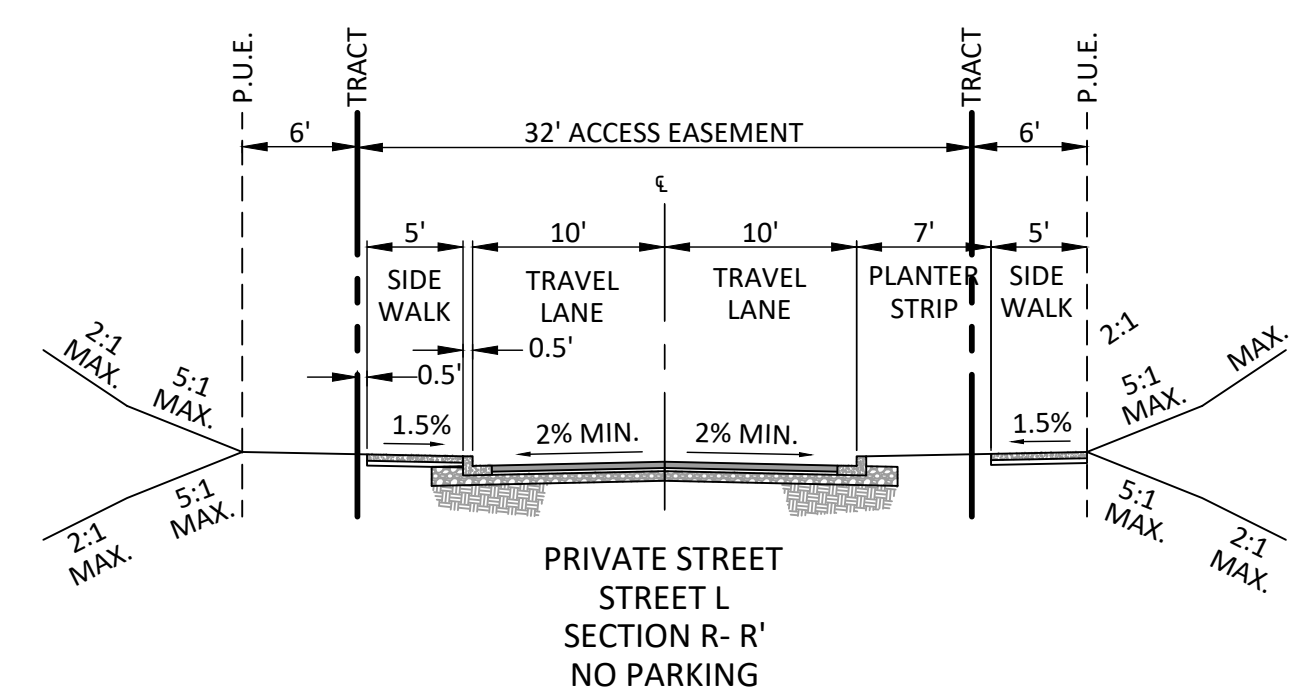
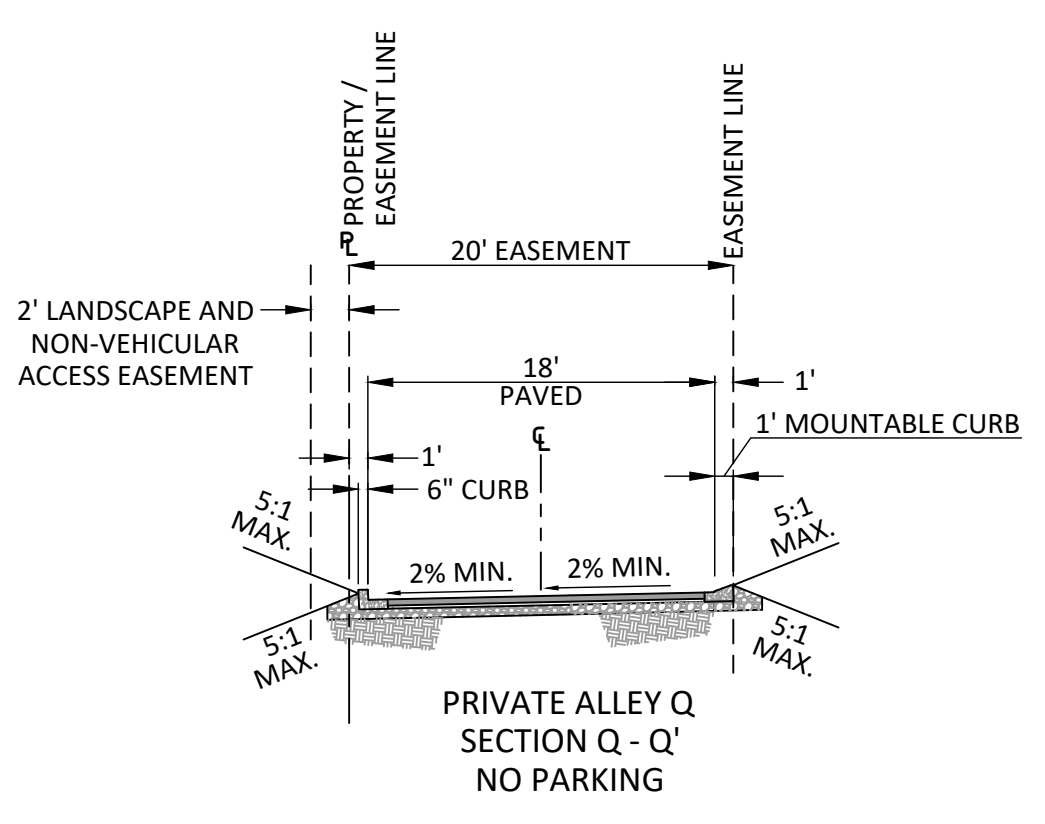
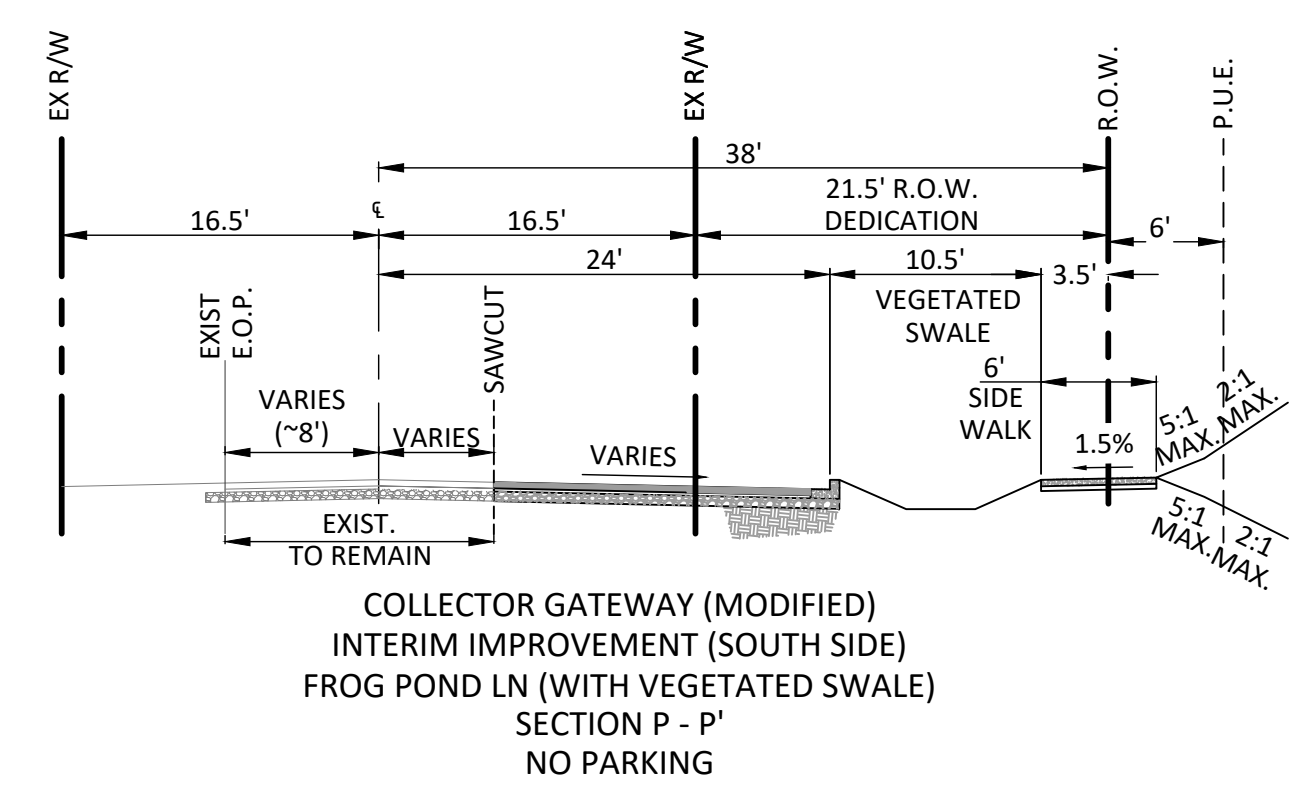
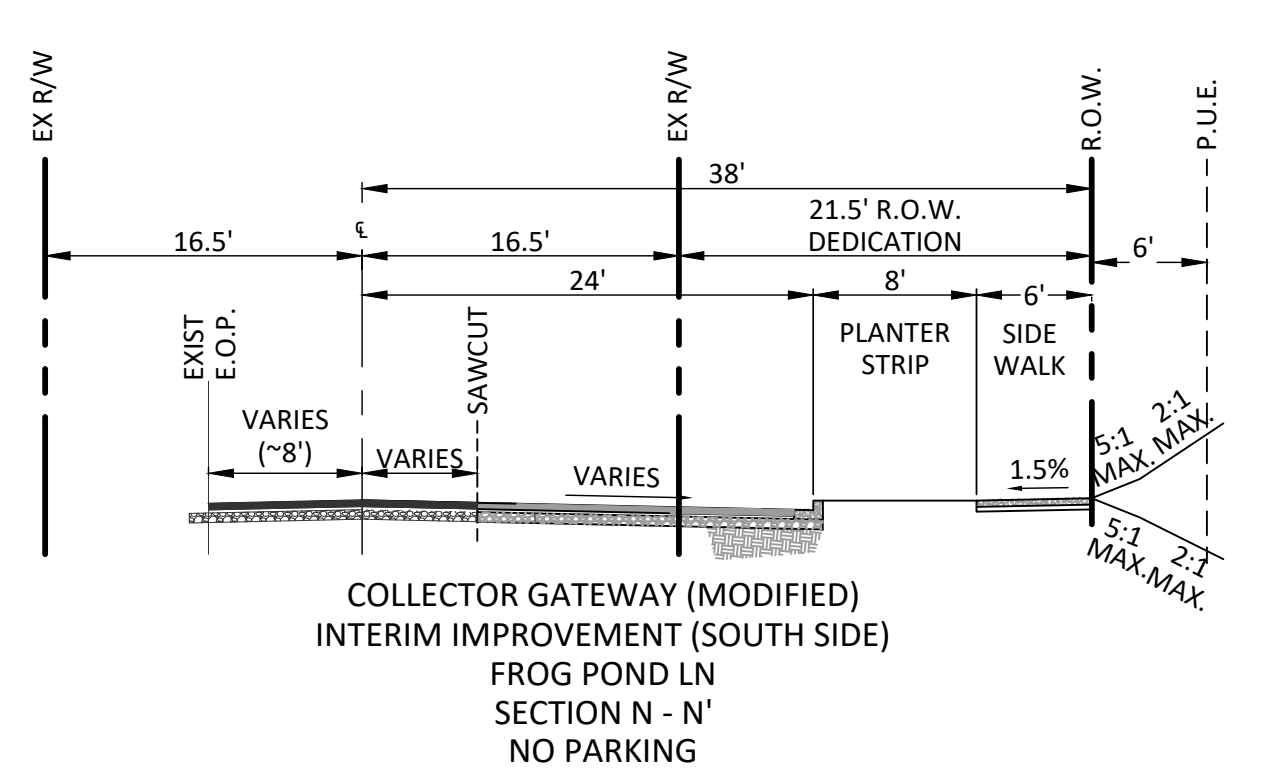
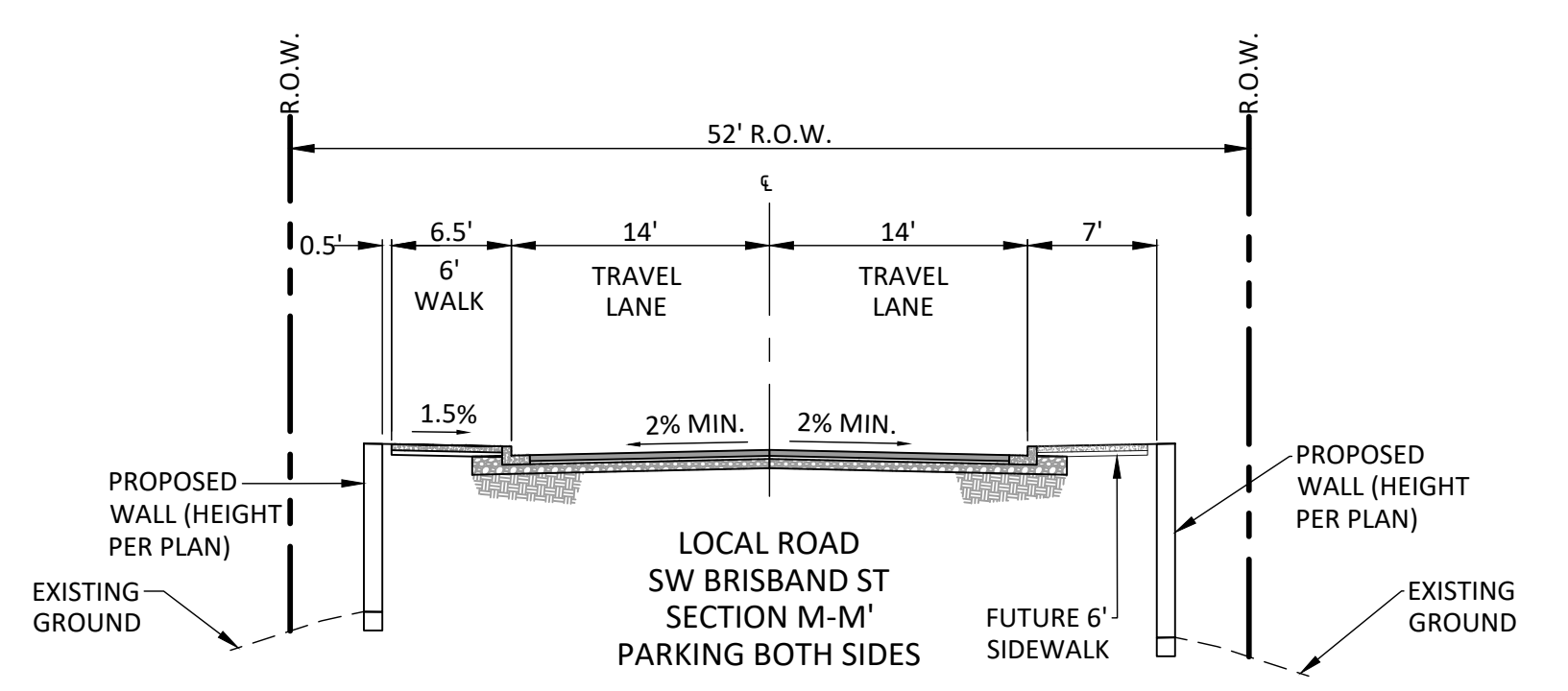
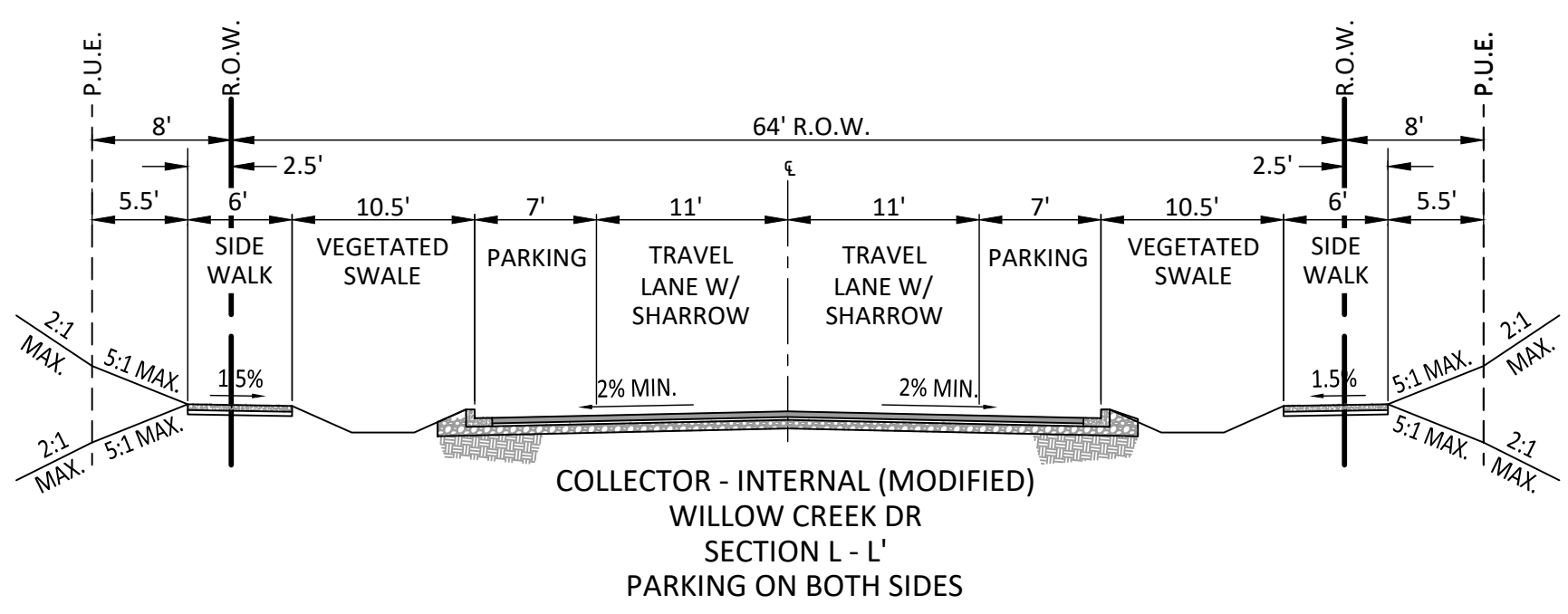
FROG POND RIDGE
WILSONVILLE, OREGON
PRELIMINARY STREET CROSS SECTIONS

LAND USE SUBMITTAL - JULY 2, 2020

TITLE		
#	DATE	DESCRIPTION

REVISIONS	
NAVD 88	DATUM
MDH	MAP
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LAND USE SUBMITTAL	STATUS
JULY 2, 2020	DATE
19489	PROJECT NUMBER

P2.11
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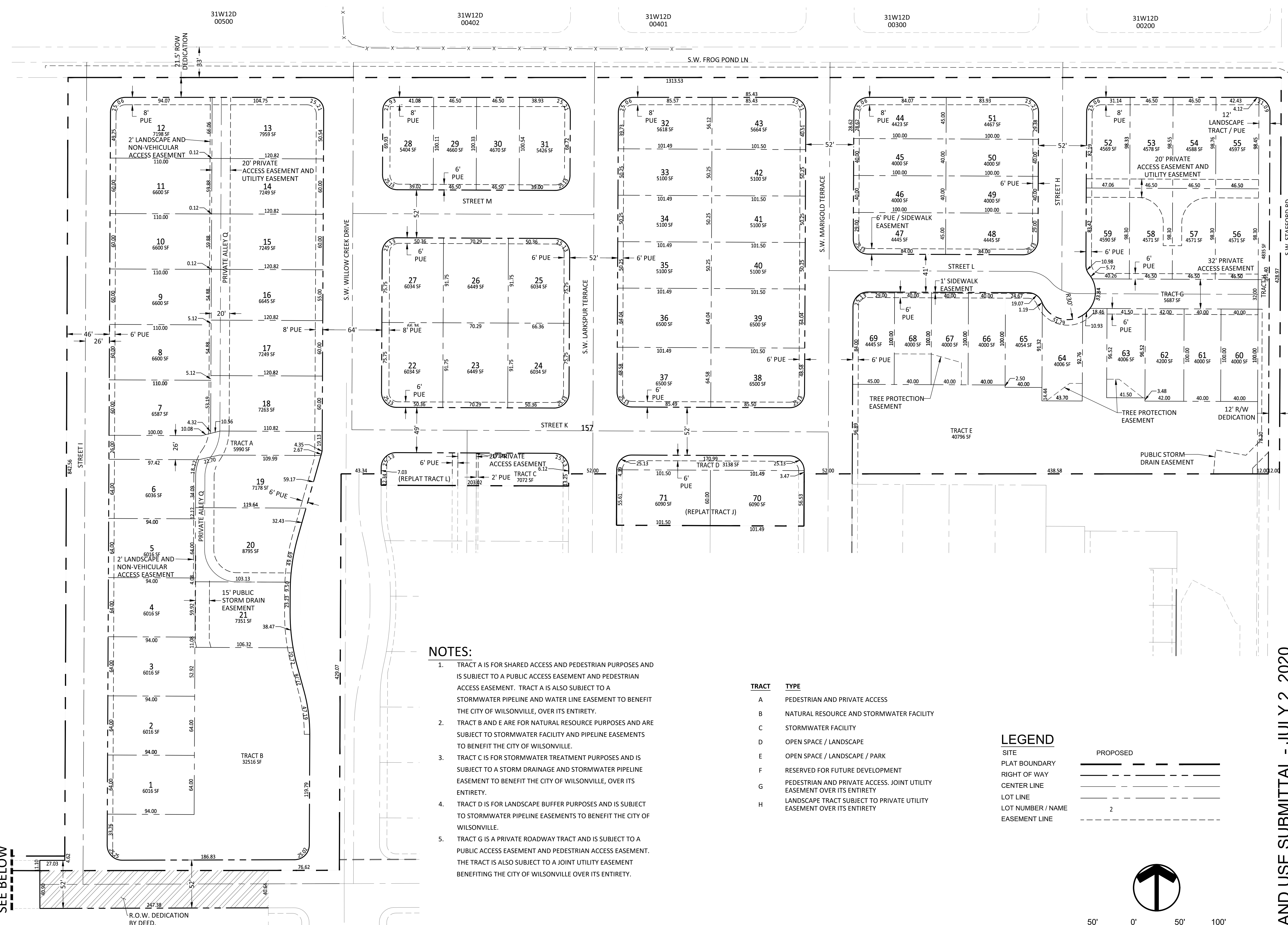
STREET CROSS SECTIONS
SEE SHEET P2.00 FOR SECTION LOCATIONS

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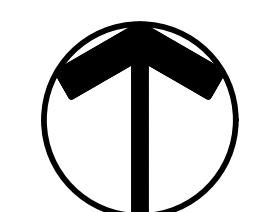
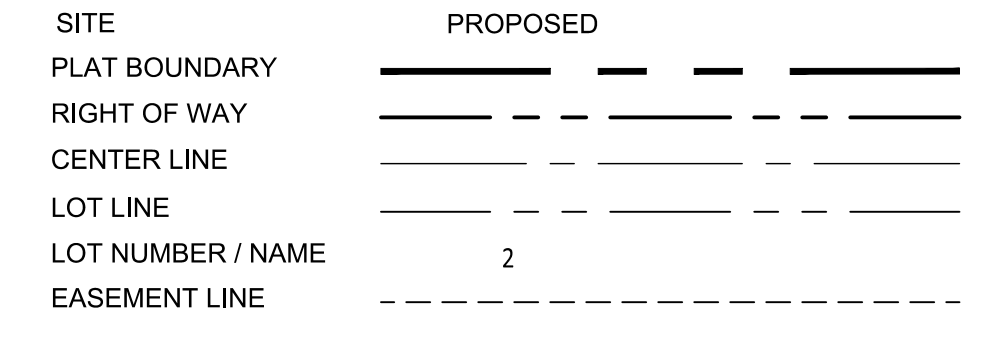
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- NOTES:**
- TRACT A IS FOR SHARED ACCESS AND PEDESTRIAN PURPOSES AND IS SUBJECT TO A PUBLIC ACCESS EASEMENT AND PEDESTRIAN ACCESS EASEMENT. TRACT A IS ALSO SUBJECT TO A STORMWATER PIPELINE AND WATER LINE EASEMENT TO BENEFIT THE CITY OF WILSONVILLE, OVER ITS ENTIRETY.
 - TRACT B AND E ARE FOR NATURAL RESOURCE PURPOSES AND ARE SUBJECT TO STORMWATER FACILITY AND PIPELINE EASEMENTS TO BENEFIT THE CITY OF WILSONVILLE.
 - TRACT C IS FOR STORMWATER TREATMENT PURPOSES AND IS SUBJECT TO A STORM DRAINAGE AND STORMWATER PIPELINE EASEMENT TO BENEFIT THE CITY OF WILSONVILLE, OVER ITS ENTIRETY.
 - TRACT D IS FOR LANDSCAPE BUFFER PURPOSES AND IS SUBJECT TO STORMWATER PIPELINE EASEMENTS TO BENEFIT THE CITY OF WILSONVILLE.
 - TRACT G IS A PRIVATE ROADWAY TRACT AND IS SUBJECT TO A PUBLIC ACCESS EASEMENT AND PEDESTRIAN ACCESS EASEMENT. THE TRACT IS ALSO SUBJECT TO A JOINT UTILITY EASEMENT BENEFITING THE CITY OF WILSONVILLE OVER ITS ENTIRETY.

TRACT	TYPE
A	PEDESTRIAN AND PRIVATE ACCESS
B	NATURAL RESOURCE AND STORMWATER FACILITY
C	STORMWATER FACILITY
D	OPEN SPACE / LANDSCAPE
E	OPEN SPACE / LANDSCAPE / PARK
F	RESERVED FOR FUTURE DEVELOPMENT
G	PEDESTRIAN AND PRIVATE ACCESS, JOINT UTILITY EASEMENT OVER ITS ENTIRETY
H	LANDSCAPE TRACT SUBJECT TO PRIVATE UTILITY EASEMENT OVER ITS ENTIRETY

LEGEND



LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE
 WILSONVILLE, OREGON
PRELIMINARY PLAT

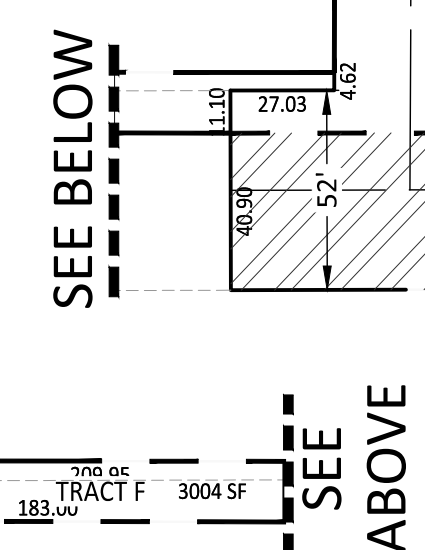
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REVISIONS
NAVD 88 DATUM
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LAND USE SUBMITTAL
STATUS
JULY 2, 2020
DATE
19489
PROJECT NUMBER

P3.00

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 P19489X600
 C19489X001
 C19489X240



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FROG POND RIDGE
 WILSONVILLE, OREGON
PRELIMINARY UTILITY PLAN

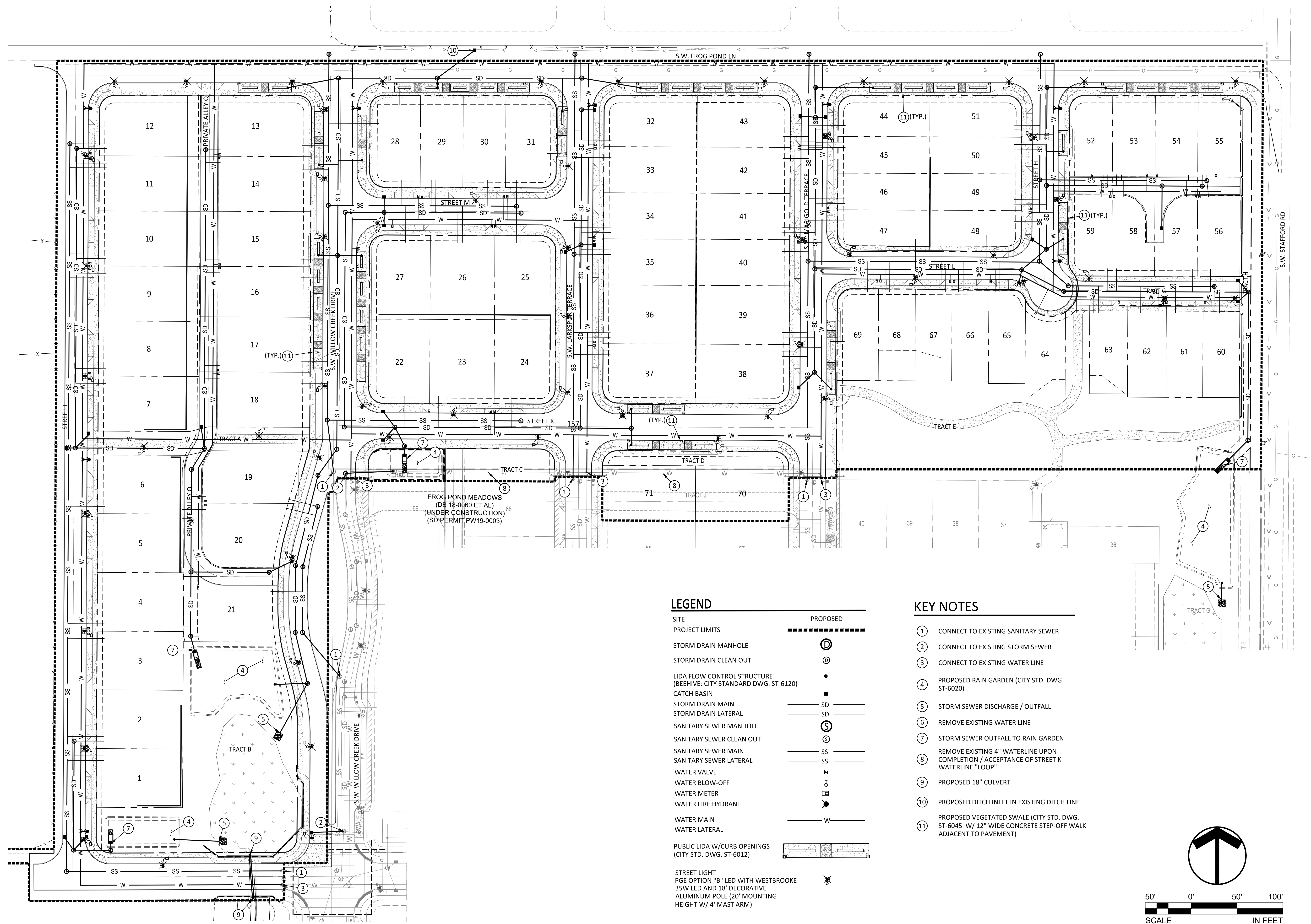
LAND USE SUBMITTAL - JULY 2, 2020

#	DATE	DESCRIPTION

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 CHECKED BY _____
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 STATUS
 JULY 2, 2020
 DATE
 19489
 PROJECT NUMBER

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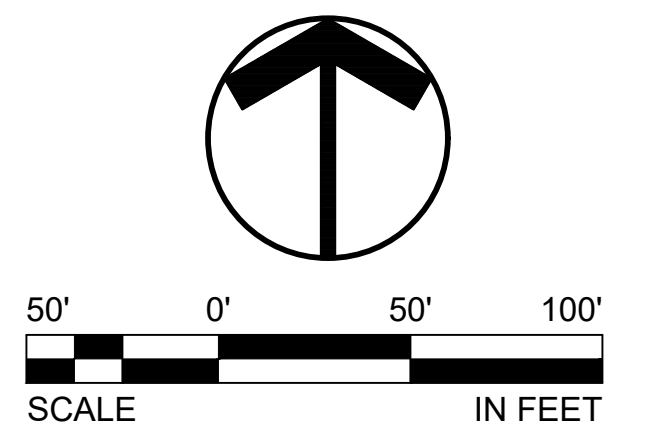
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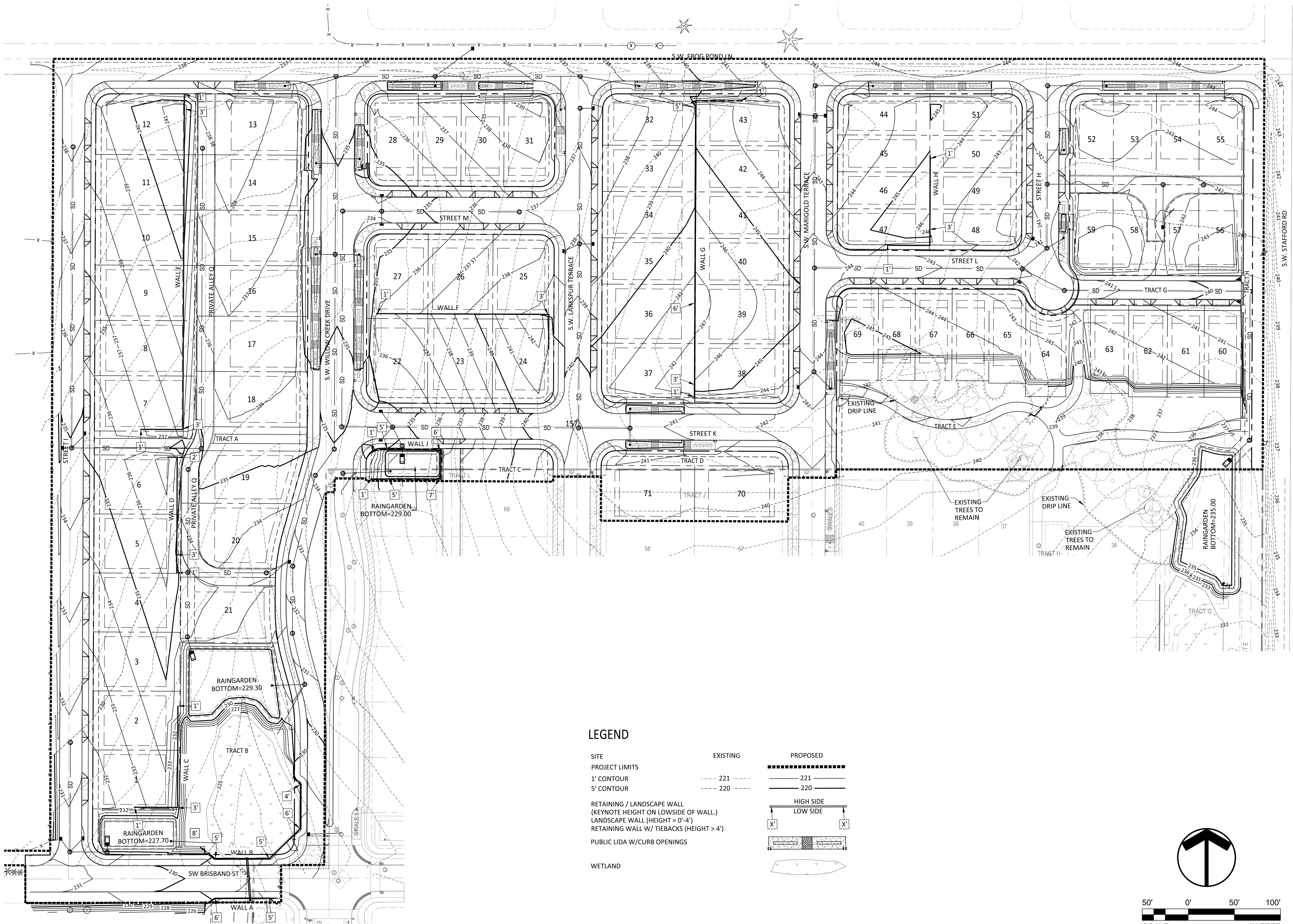
SITE	PROPOSED
PROJECT LIMITS	-----
STORM DRAIN MANHOLE	⊙
STORM DRAIN CLEAN OUT	⊕
LIDA FLOW CONTROL STRUCTURE (BEEHIVE: CITY STANDARD DWG. ST-6120)	•
CATCH BASIN	■
STORM DRAIN MAIN	SD
STORM DRAIN LATERAL	SD
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEAN OUT	⊕
SANITARY SEWER MAIN	SS
SANITARY SEWER LATERAL	SS
WATER VALVE	⊗
WATER BLOW-OFF	⊖
WATER METER	⊕
WATER FIRE HYDRANT	⊕
WATER MAIN	W
WATER LATERAL	W
PUBLIC LIDA W/CURB OPENINGS (CITY STD. DWG. ST-6012)	⊕
STREET LIGHT PGE OPTION "B" LED WITH WESTBROOKE 35W LED AND 18' DECORATIVE ALUMINUM POLE (20' MOUNTING HEIGHT W/ 4' MAST ARM)	⊗

- KEY NOTES**
- CONNECT TO EXISTING SANITARY SEWER
 - CONNECT TO EXISTING STORM SEWER
 - CONNECT TO EXISTING WATER LINE
 - PROPOSED RAIN GARDEN (CITY STD. DWG. ST-6020)
 - STORM SEWER DISCHARGE / OUTFALL
 - REMOVE EXISTING WATER LINE
 - STORM SEWER OUTFALL TO RAIN GARDEN
 - REMOVE EXISTING 4" WATERLINE UPON COMPLETION / ACCEPTANCE OF STREET K WATERLINE "LOOP"
 - PROPOSED 18" CULVERT
 - PROPOSED DITCH INLET IN EXISTING DITCH LINE
 - PROPOSED VEGETATED SWALE (CITY STD. DWG. ST-6045 W/ 12" WIDE CONCRETE STEP-OFF WALK ADJACENT TO PAVEMENT)



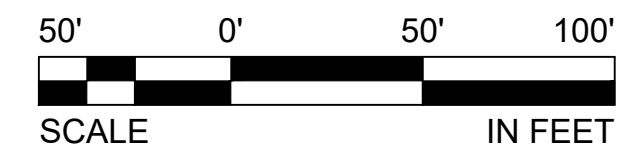
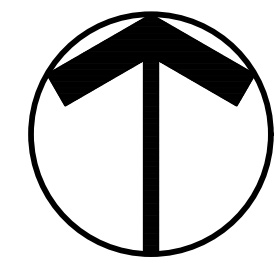
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 C19489X230
 P19489X600
 C19489X001
 C19489X430
 C19489X360
 C19489X240



LEGEND

SITE	EXISTING	PROPOSED
PROJECT LIMITS	---	---
1' CONTOUR	---	---
5' CONTOUR	---	---
RETAINING / LANDSCAPE WALL (KEYNOTE HEIGHT ON LOWSIDE OF WALL.) LANDSCAPE WALL (HEIGHT = 0'-4') RETAINING WALL W/ TIEBACKS (HEIGHT > 4')		
PUBLIC LIDA W/CURB OPENINGS		
WETLAND		



LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE

WILSONVILLE, OREGON

PRELIMINARY GRADING PLAN

#	DATE	DESCRIPTION

REVISIONS	
NAVD 88	DATUM
MDH	MAP
DRAWN BY	CHECKED BY
LAND USE SUBMITTAL	STATUS
JULY 2, 2020	DATE
19489	PROJECT NUMBER

P5.00

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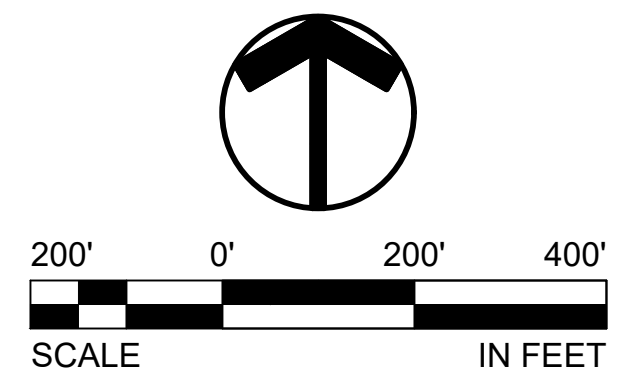
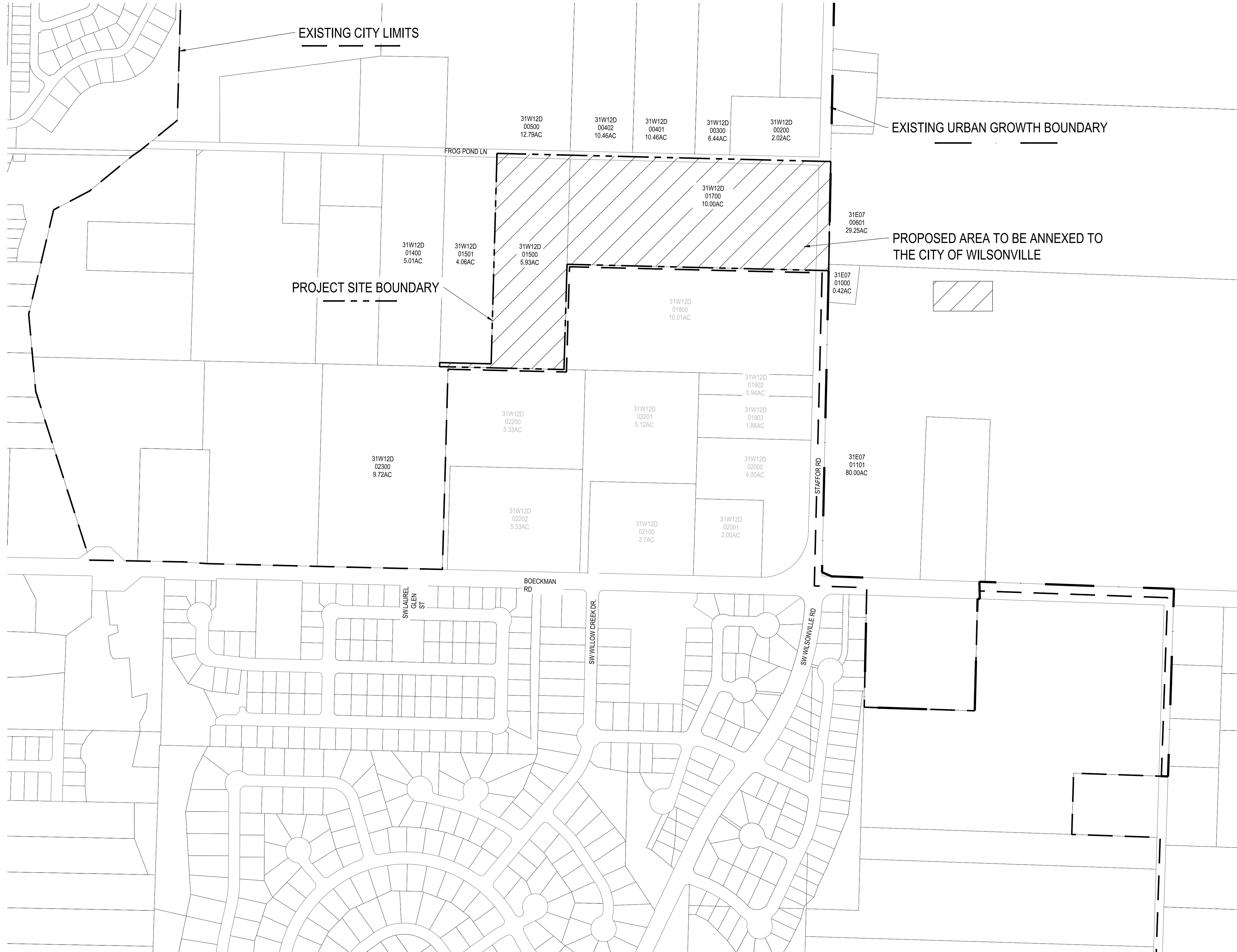


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XREF LIST
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 O-TAXLOTS



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LAND USE SUBMITTAL - JULY 2, 2020 (NOT FOR CONSTRUCTION)

FROG POND RIDGE
 WILSONVILLE, OREGON
ANNEXATION PLAN

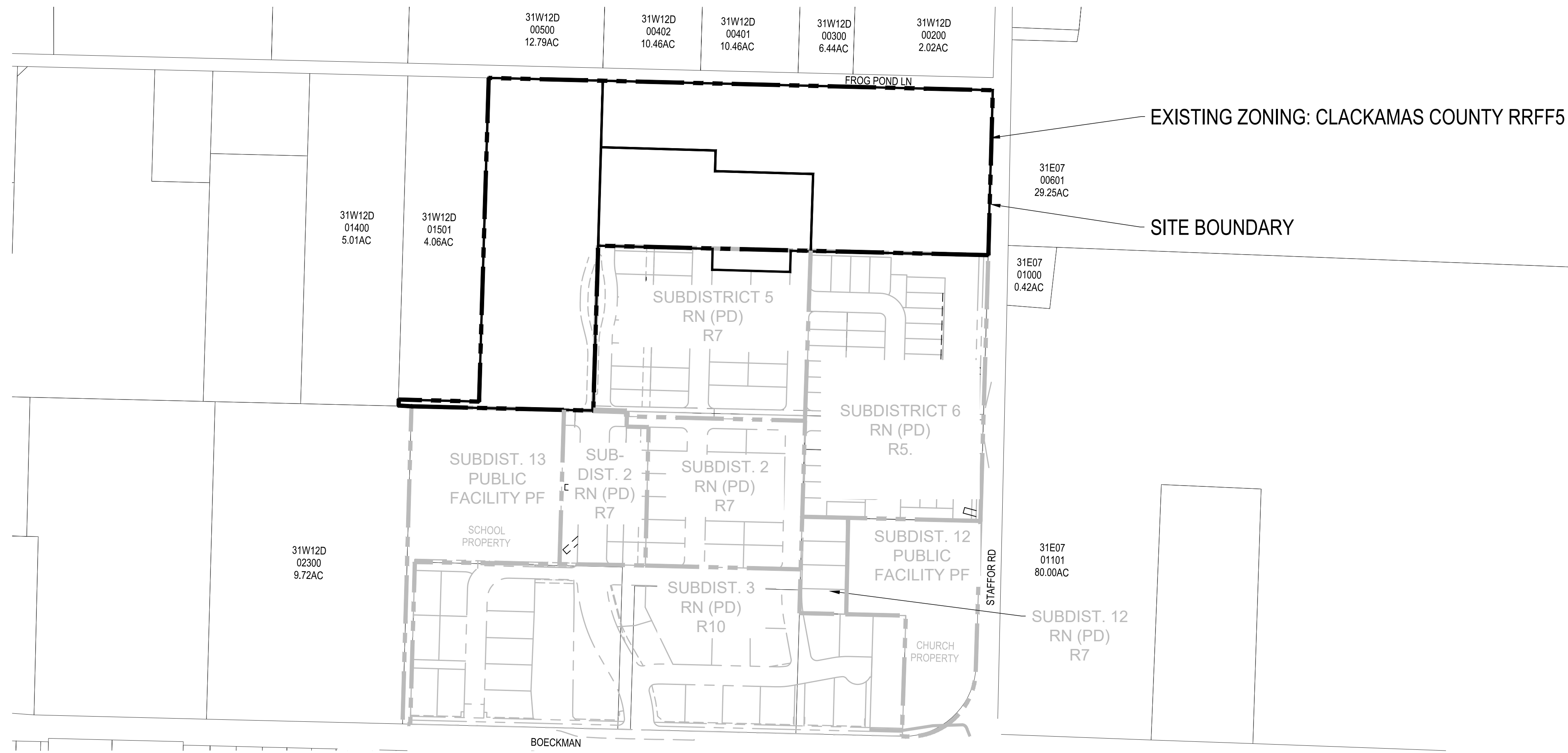
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JULY 2, 2020	
DATE	
19489	PROJECT NUMBER

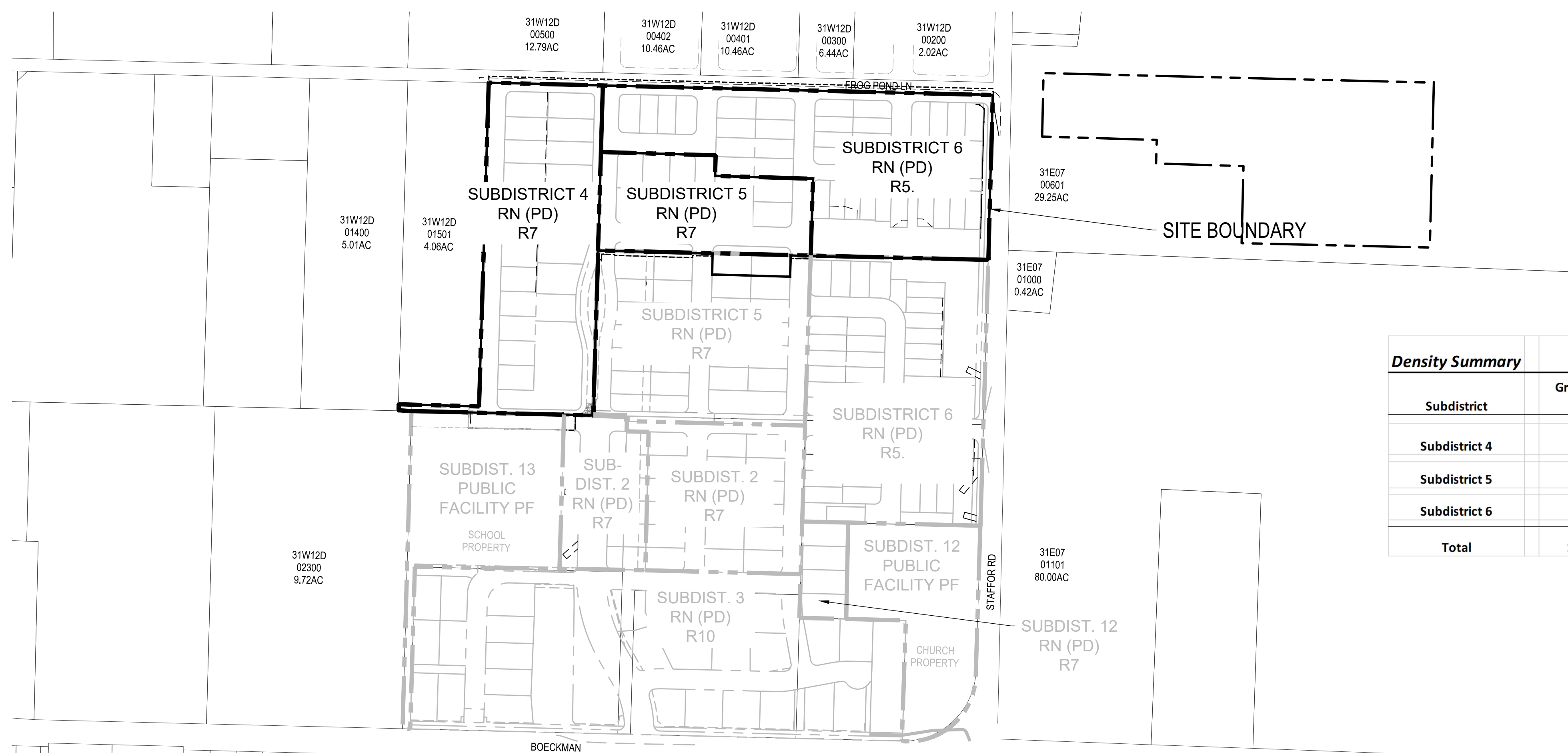
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EXISTING ZONING MAP



PROPOSED ZONING MAP

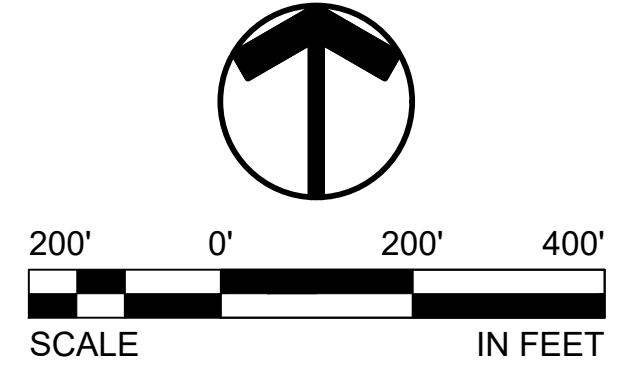
EXISTING ZONING: CLACKAMAS COUNTY RRF5

SITE BOUNDARY

SITE BOUNDARY

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

Density Summary					
Subdistrict	Gross site (ac.)	% of Subdistrict	Minimum DU	Maximum DU	Proposed DU
Subdistrict 4	5.93	19.67%	17.0	21.0	21
Subdistrict 5	3.22	39.72%	10.7	13.1	12
Subdistrict 6	7.10	48.31%	35.7	44.9	38
Total	16.25		63.5	79.0	71



LAND USE SUBMITTAL - JULY 2, 2020 (NOT FOR CONSTRUCTION)

FROG POND RIDGE
 WILSONVILLE, OREGON
ZONING MAP

TITLE		
#	DATE	DESCRIPTION

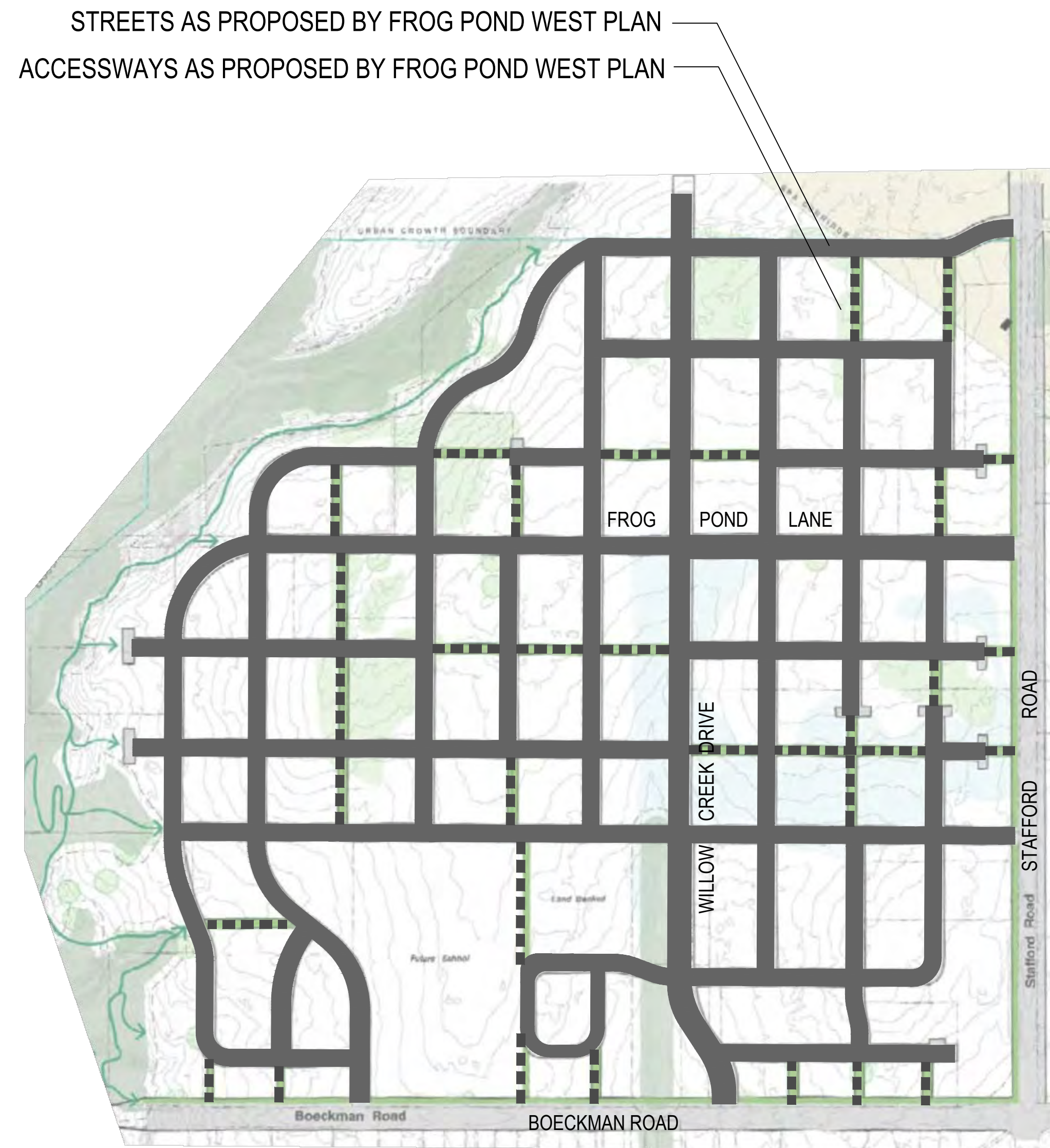
REVISIONS	
DATE	DESCRIPTION

NAVD 88 DATUM
 MDH DRAWN BY MAP CHECKED BY
 LAND USE SUBMITTAL STATUS
 JULY 2, 2020 DATE
 19489 PROJECT NUMBER
P7.00
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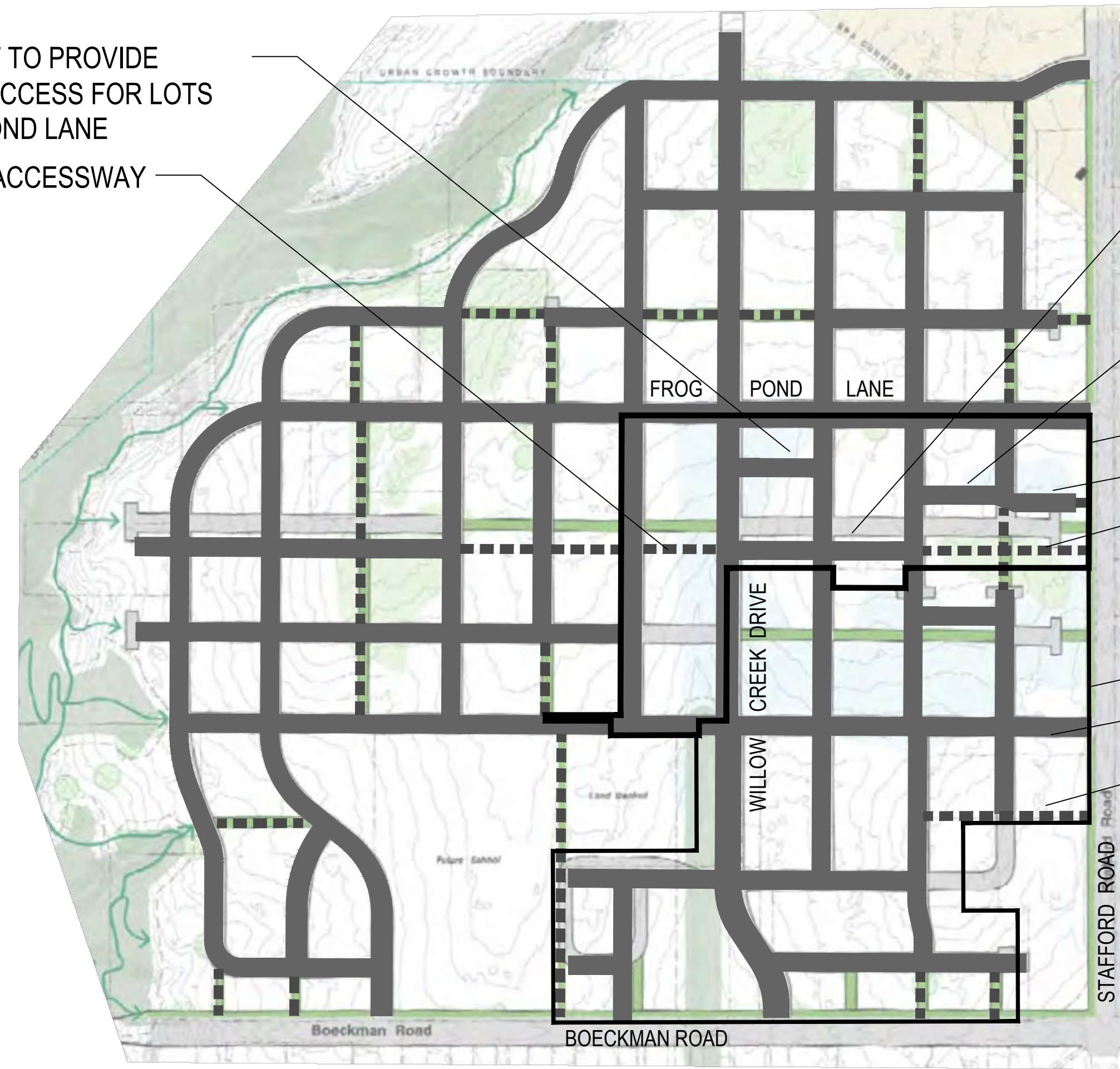


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STREET DEMONSTRATION PLAN
 PER FROG POND WEST MASTER PLAN

ADD STREET TO PROVIDE
 DRIVEWAY ACCESS FOR LOTS
 ON FROG POND LANE
 PROPOSED ACCESSWAY



PROPOSED CIRCULATION AND CONNECTIVITY PLAN

- SHIFT FUTURE STREET AND PEDESTRIAN ACCESSWAYS 45 FEET SOUTH TO ALIGN WITH OAK GROVE
- SHIFT STREET NORTH TO PRESERVE TREES
- PROJECT BOUNDARY
- PROPOSED STREETS
- PROPOSED PATHS THROUGH TREE GROVE
- PREVIOUS DEVELOPMENT BOUNDARY
- APPROVED STREETS
- APPROVED ACCESSWAYS

LAND USE SUBMITTAL - JULY 2, 2020 (NOT FOR CONSTRUCTION)

FROG POND RIDGE

WILSONVILLE, OREGON

PROPOSED CIRCULATION AND CONNECTIVITY

#	DATE	DESCRIPTION

REVISIONS

MDH DRAWN BY CHECKED BY

LAND USE SUBMITTAL STATUS

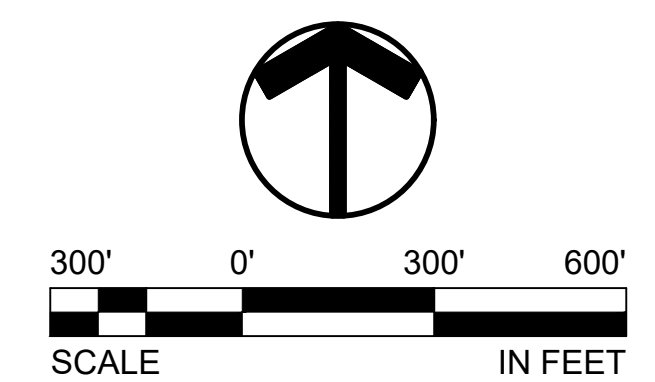
JULY 2, 2020 DATE

19489 PROJECT NUMBER

P8.00

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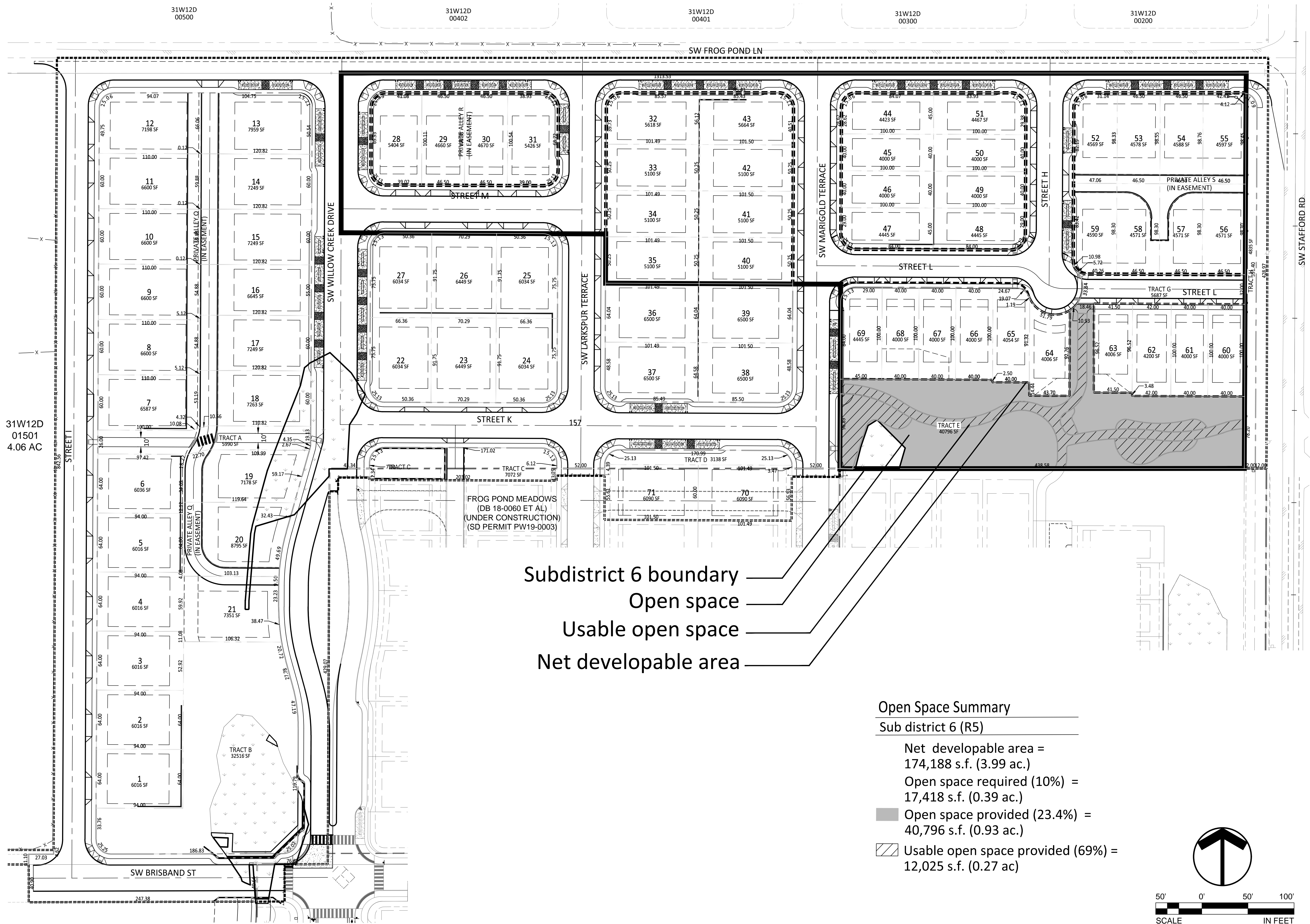
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31W12D
00402

31W12D
00401

31W12D
00300

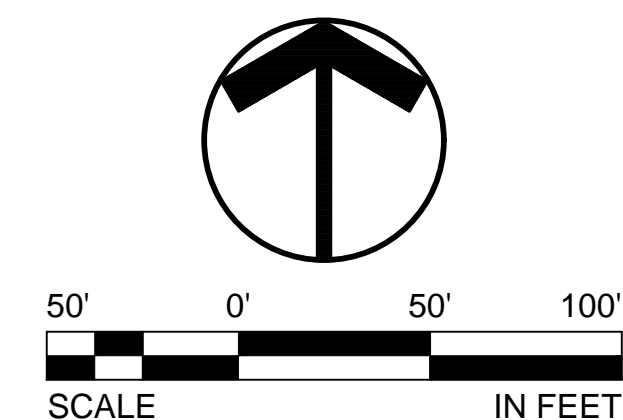
31W12D
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Open Space Summary

Sub district 6 (R5)

- Net developable area = 174,188 s.f. (3.99 ac.)
- Open space required (10%) = 17,418 s.f. (0.39 ac.)
- Open space provided (23.4%) = 40,796 s.f. (0.93 ac.)
- Usable open space provided (69%) = 12,025 s.f. (0.27 ac.)



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LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE

WILSONVILLE, OREGON

OPEN SPACE IN SUB DISTRICT 6

#	DATE	DESCRIPTION

REVISIONS	
NAVD 88	DATUM
MDH	MAP
DRAWN BY	CHECKED BY
LAND USE SUBMITTAL	
STATUS	
JULY 2, 2020	
DATE	
19489	PROJECT NUMBER

P8.10

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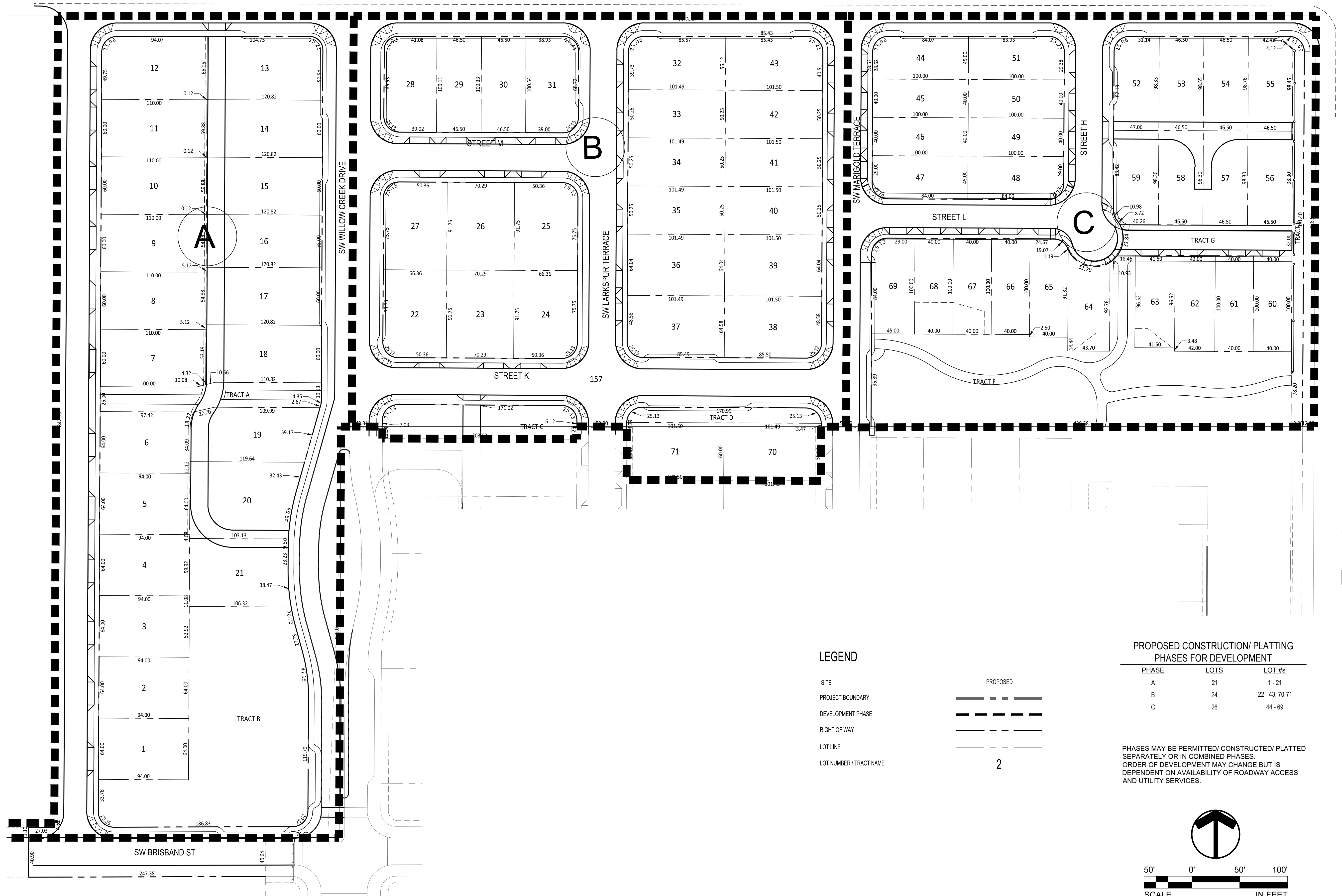
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31W12D
 00401

31W12D
 00300

31W12D
 00200



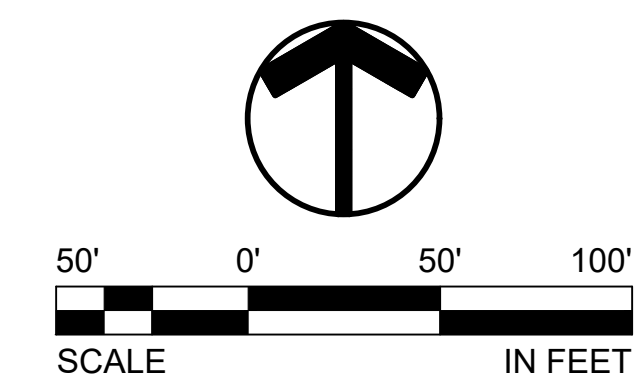
LEGEND

- SITE PROPOSED
- PROJECT BOUNDARY ---
- DEVELOPMENT PHASE ---
- RIGHT OF WAY ---
- LOT LINE ---
- LOT NUMBER / TRACT NAME 2

PROPOSED CONSTRUCTION/ PLATTING
 PHASES FOR DEVELOPMENT

PHASE	LOTS	LOT #s
A	21	1 - 21
B	24	22 - 43, 70-71
C	26	44 - 69

PHASES MAY BE PERMITTED/ CONSTRUCTED/ PLATTED SEPARATELY OR IN COMBINED PHASES. ORDER OF DEVELOPMENT MAY CHANGE BUT IS DEPENDENT ON AVAILABILITY OF ROADWAY ACCESS AND UTILITY SERVICES.



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LAND USE SUBMITTAL - JULY 2, 2020 (NOT FOR CONSTRUCTION)

FROG POND RIDGE

 WILSONVILLE, OREGON

PRELIMINARY PHASING PLAN

#	DATE	DESCRIPTION

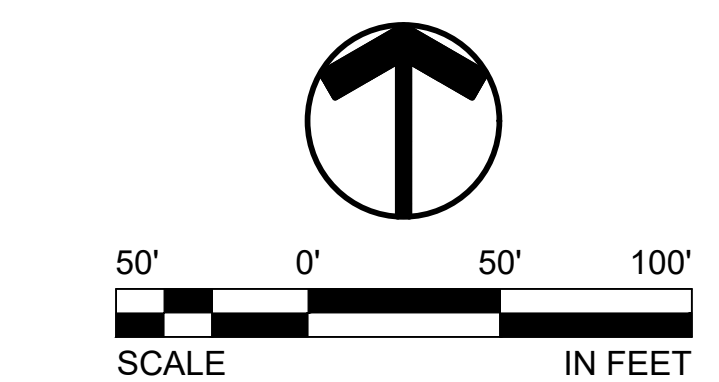
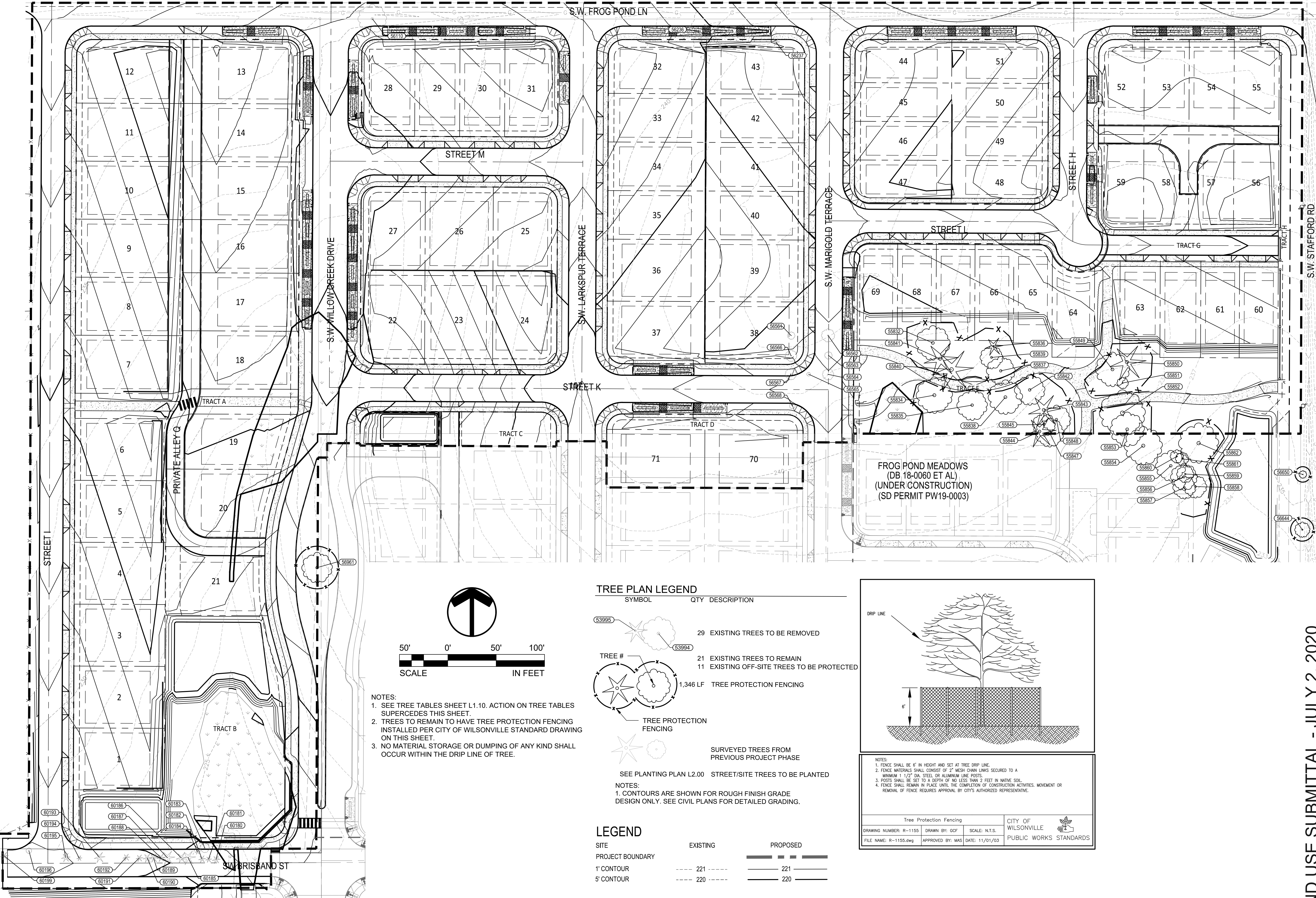
REVISIONS
 NAVD 88
 DATUM
 MH
 DRAWN BY _____ CHECKED BY _____
 LAND USE SUBMITTAL
 STATUS
 JULY 2, 2020
 DATE
 19489
 PROJECT NUMBER

P9.00

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Plotted: Jul 01, 2020 - 8:34am dan.hollen L:\Project\194001\19489\CADD\DWG\P\19489P900.dwg Layout Name: P9.00

XREF LIST
 Ltscale: 50
 Resolved
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 S1786X190
 C1880X230
 P1896X240
 P1896X600
 P1896X230
 P1896X430



NOTES:
 1. SEE TREE TABLES SHEET L1.10. ACTION ON TREE TABLES SUPERCEDES THIS SHEET.
 2. TREES TO REMAIN TO HAVE TREE PROTECTION FENCING INSTALLED PER CITY OF WILSONVILLE STANDARD DRAWING ON THIS SHEET.
 3. NO MATERIAL STORAGE OR DUMPING OF ANY KIND SHALL OCCUR WITHIN THE DRIP LINE OF TREE.

TREE PLAN LEGEND

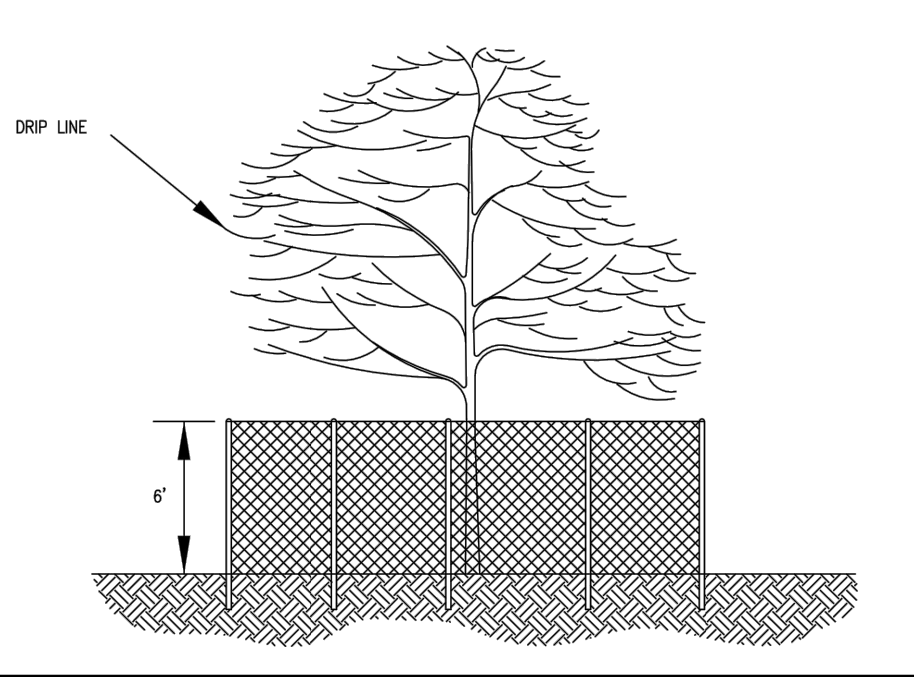
SYMBOL	QTY	DESCRIPTION
(Symbol: Star with circle)	29	EXISTING TREES TO BE REMOVED
(Symbol: Star with circle and X)	21	EXISTING TREES TO REMAIN
(Symbol: Star with circle and X, dashed line)	11	EXISTING OFF-SITE TREES TO BE PROTECTED
(Symbol: Star with circle and X, solid line)	1,346 LF	TREE PROTECTION FENCING
(Symbol: Star with circle and X, dashed line)		TREE PROTECTION FENCING
(Symbol: Star with circle)		SURVEYED TREES FROM PREVIOUS PROJECT PHASE

SEE PLANTING PLAN L2.00 STREET/SITE TREES TO BE PLANTED

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

LEGEND

SITE	EXISTING	PROPOSED
PROJECT BOUNDARY	---	---
1' CONTOUR	---	---
5' CONTOUR	---	---



NOTES:
 1. FENCE SHALL BE 6' IN HEIGHT AND SET AT TREE DRIP LINE.
 2. FENCE MATERIALS SHALL CONSIST OF 2" MESH CHAIN LINKS SECURED TO A MINIMUM 1 1/2" DIA. STEEL OR ALUMINUM LINE POSTS.
 3. POSTS SHALL BE SET TO A DEPTH OF NO LESS THAN 3 FEET IN NATIVE SOIL.
 4. FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

Tree Protection Fencing		CITY OF WILSONVILLE
DRAWING NUMBER: R-1155	DRAWN BY: GCF	SCALE: N.T.S.
FILE NAME: R-1155.dwg	APPROVED BY: WAS	DATE: 11/01/03
		PUBLIC WORKS STANDARDS

Plotted: Jun 30, 2020 - 2:29pm gbnahelkruse L:\Project\19488\CAD\CADD\DWG\19488L100.dwg Layout Name: L1.10



FROG POND RIDGE
 WILSONVILLE, OREGON
TREE REMOVAL AND PROTECTION PLAN

TITLE	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

NAVD 88 DATUM
 GAK
 DRAWN BY: GCF
 CHECKED BY: DMP
 LAND USE SUBMITTAL
 STATUS
 JULY 2, 2020
 DATE
 19488
 PROJECT NUMBER

LAND USE SUBMITTAL - JULY 2, 2020

XREF LIST
 Lscale: 50

 Resolved
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 S1786X190
 C18806X230
 P1896X240
 P1896X600
 P1896X230
 P1896X430

4/27/2020 Frog Pond Ridge Page 1 of 4

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
55832	Oregon white oak	30	2	36	viable; edge of stand	26	protect
55834	Oregon white oak	36	2	34	viable; dead branches; small wound on trunk	24	protect
55835	Oregon white oak	30	1	40	main stem broke; lightning scar	20	protect
55836	Douglas fir	21	2	26	suppressed	18	protect
55837	Oregon white oak	26	2	40	viable	20	protect
55838	Oregon white oak	35	1	34	root disease; large fruiting body on base	28	protect
55839	Oregon white oak	24	2	30	viable	18	protect
55840	Ponderosa pine	43	2	24	viable; wound on trunk; western gall rust	28	protect
55841	Ponderosa pine	39	2	30	viable; dead branches	26	protect
55842	Oregon white oak	30	2	42	viable; dead branches	20	protect
55843	Ponderosa pine	35	2	36	viable; western gall rust	28	protect
55844	Ponderosa pine	33	2	28	viable	22	protect
55845	Oregon white oak	23	2	32	viable	18	protect
55847	Oregon white oak	32	2	36	viable	22	protect
55848	Oregon white oak	27	2	26	viable	18	protect
55849	Oregon white oak	37	2	42	viable	28	protect
55850	Douglas fir	35	2	38	viable	26	protect
55851	Oregon white oak	13	1	8	broken stem; trunk decay	10	protect
55852	Oregon white oak	42	3	52	viable	30	protect
55853	Oregon white oak	34	2	40	viable	23	protect
55854	Oregon white oak	41	2	38	viable; co-dominant from 8'; inclusion	28	protect-offsite
55855	Oregon white oak	31	2	36	viable	22	protect-offsite
55856	Oregon white oak	27	2	38	viable; edge of stand	20	protect-offsite
55857	Oregon white oak	26	2	38	viable; edge of stand	20	protect-offsite

Ryan Neumann PN-5539A
 Portland Tree Consulting Fieldwork on 9/20/2018 and 9/25/2018 0/dead or hazard 1/decline 2/average 3/excellent

4/27/2020 Frog Pond Ridge Page 2 of 4

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
55858	Oregon white oak	32	1	40	viable; edge of stand; trunk decay; large cavity; large low limb near ground	30	protect-offsite
55859	Oregon white oak	19	2	30	viable; edge of stand	18	protect-offsite
55860	Oregon white oak	16	2	16	viable; small wound on trunk @ 3'	12	protect-offsite
55861	Oregon white oak	41	2	36	viable; co-dominant from 3'	28	protect-offsite
55862	Oregon white oak	40	3	42	viable; edge of stand	28	protect-offsite
56110	crab apple	28	1	18	trunk decay; hollow; grown around wire fence	0	remove
56236	giant sequoia	33	2	18	viable	0	remove
56237	shore pine	10	1	16	pine bark beetle	0	remove
56561	cherry	7	1	8	trunk decay	0	remove
56562	apple	13	2	16	orchard pruned	0	remove
56563	apple	11	1	14	orchard pruned; basal decay	0	remove
56564	apple	14	2	18	orchard pruned	0	remove
56565	cherry	6	2	10	orchard pruned	0	remove
56566	pear	11	2	12	orchard pruned	0	remove
56567	apple	14	2	16	orchard pruned	0	remove
56644	Oregon white oak	18	2	16	viable; pruned for high voltage wires	12	protect-offsite
56650	Oregon white oak	6	2	10	viable; grows under high voltage wires; size estimated	8	protect-offsite
56568	English walnut	7	2	20	orchard tree	0	remove
56961	Oregon white oak	34	3	38	viable; size estimated due to blackberry; nice tree	24	protect
60180	western redcedar	10	0	12	terminal decline; dead tops	0	remove
60181	western redcedar	8	0	8	terminal decline; dead tops	0	remove
60182	western redcedar	6	0	10	terminal decline; dead tops	0	remove
60183	bird cherry	12	2	20	invasive species; hedgerow	0	remove
60184	bird cherry	5	2	8	invasive species; hedgerow	0	remove

Ryan Neumann PN-5539A
 Portland Tree Consulting Fieldwork on 9/20/2018 and 9/25/2018 0/dead or hazard 1/decline 2/average 3/excellent

4/27/2020 Frog Pond Ridge Page 3 of 4

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
60185	western redcedar	16	1	12	decline; hedgerow	0	remove
60186	western redcedar	14	1	12	decline; hedgerow	0	remove
60187	western redcedar	16	1	14	decline; hedgerow	0	remove
60188	western redcedar	8	1	8	decline; hedgerow	0	remove
60189	western redcedar	11	1	12	decline; hedgerow	0	remove
60190	western redcedar	10	1	14	decline; hedgerow	0	remove
60191	western redcedar	8	0	0	dead; hedgerow	0	remove
60192	western redcedar	6	0	0	terminal decline; dead top; hedgerow	0	remove
60193	western redcedar	13	2	14	viable; hedgerow	0	remove
60194	western redcedar	9	2	14	viable; hedgerow	0	remove
60195	western redcedar	8	1	12	decline; hedgerow	0	remove
60196	black hawthorn	14	2	12	multiple stems from base	0	remove
60199	western redcedar	9	1	10	decline; hedgerow	0	remove

RPZ means Root Protection Zone, a circle radius measured in feet
 DBH means Diameter at Breast Height for all trees.
 Trees numbered in the 1s and 10s were added to the survey. Locations are estimated on the field map.
 Trees with poison oak or blackberry vines were measured with a Biltmore stick.

Species
 Oregon white oak- Quercus garryana
 apple- Malus sp.

Ryan Neumann PN-5539A
 Portland Tree Consulting Fieldwork on 9/20/2018 and 9/25/2018 0/dead or hazard 1/decline 2/average 3/excellent

4/27/2020 Frog Pond Ridge Page 4 of 4

Tag	Species	DBH	Rating	Cr. D	Remarks	RPZ	Action
	crab apple- Malus sp.						
	shore pine- Pinus contorta						
	Ponderosa pine- Pinus ponderosa						
	bird cherry- Prunus avium						
	black hawthorn- Crataegus douglasii						
	cherry- Prunus sp.						
	Douglas fir- Pseudotsuga menziesii						
	English walnut- Juglans regia						
	giant sequoia- Sequoiadendron giganteum						

Ryan Neumann PN-5539A
 Portland Tree Consulting Fieldwork on 9/20/2018 and 9/25/2018 0/dead or hazard 1/decline 2/average 3/excellent

Plotted: Jun 30, 2020 - 2:29pm gabriel.kase L:\Project\19489\CADD\CAD\Drawings\19489_100.dwg Layout Name: L1.10

LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE
 WILSONVILLE, OREGON
EXISTING TREE DATA

TITLE	#	DATE	DESCRIPTION

REVISIONS

NAVD 88
 DATUM
 GAK
 DRAWN BY CHECKED BY
 LAND USE SUBMITTAL
 STATUS
 JULY 2, 2020
 DATE
 19489
 PROJECT NUMBER

L1.10

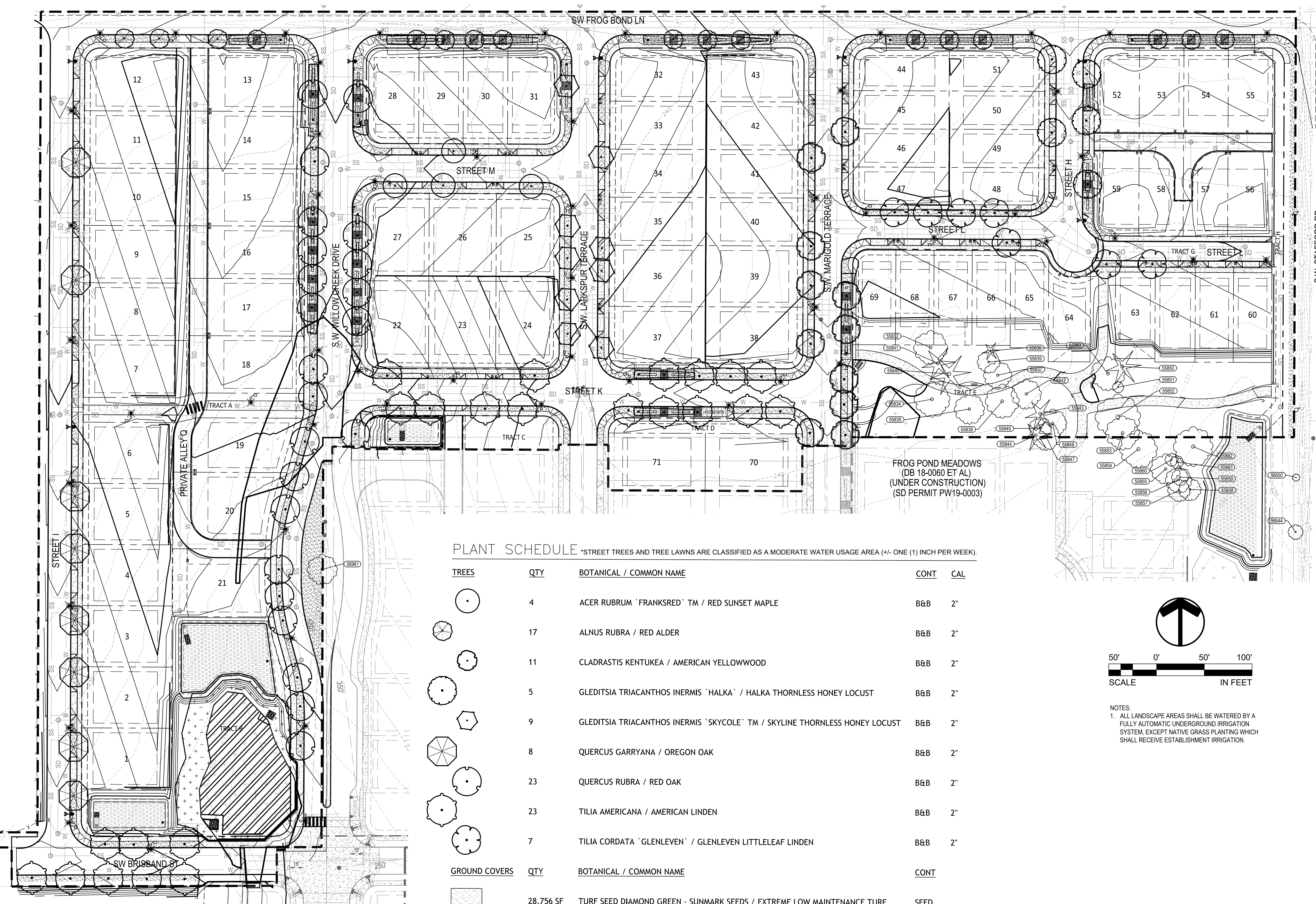
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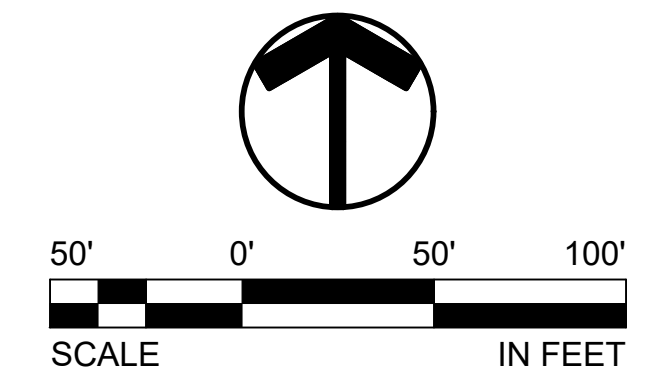



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 C1896X230
 P1896X240
 P1896X600
 P1896X230
 P1896X430



PLANT SCHEDULE *STREET TREES AND TREE LAWNS ARE CLASSIFIED AS A MODERATE WATER USAGE AREA (+/- ONE (1) INCH PER WEEK).

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	4	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	B&B	2"
	17	ALNUS RUBRA / RED ALDER	B&B	2"
	11	CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD	B&B	2"
	5	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	B&B	2"
	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	B&B	2"
	8	QUERCUS GARRYANA / OREGON OAK	B&B	2"
	23	QUERCUS RUBRA / RED OAK	B&B	2"
	23	TILIA AMERICANA / AMERICAN LINDEN	B&B	2"
	7	TILIA CORDATA 'GLENLEVEN' / GLENLEVEN LITTLELEAF LINDEN	B&B	2"
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	
	28,756 SF	TURF SEED DIAMOND GREEN - SUNMARK SEEDS / EXTREME LOW MAINTENANCE TURF	SEED	



NOTES:
 1. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, EXCEPT NATIVE GRASS PLANTING WHICH SHALL RECEIVE ESTABLISHMENT IRRIGATION.



FROG POND RIDGE
 WILSONVILLE, OREGON
STREET TREE PLANTING PLAN

TITLE

#	DATE	DESCRIPTION

REVISIONS

NAVD 88	DATUM
DMH	MAP
DRAWN BY	CHECKED BY
LAND USE SUBMITTAL	STATUS
MAY 15, 2020	DATE
19489	PROJECT NUMBER

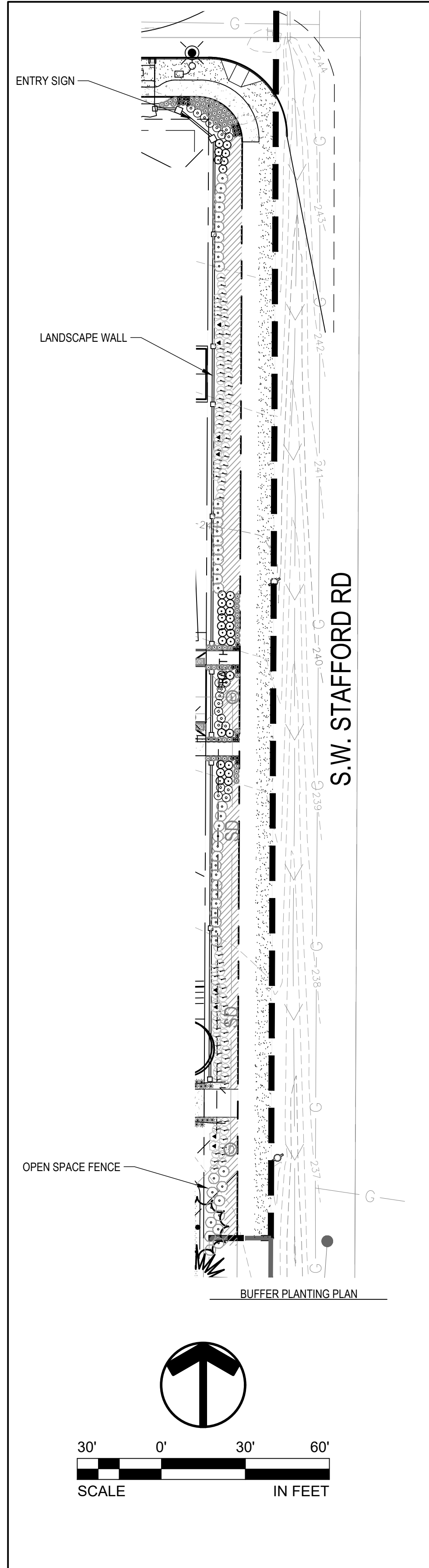
L2.00
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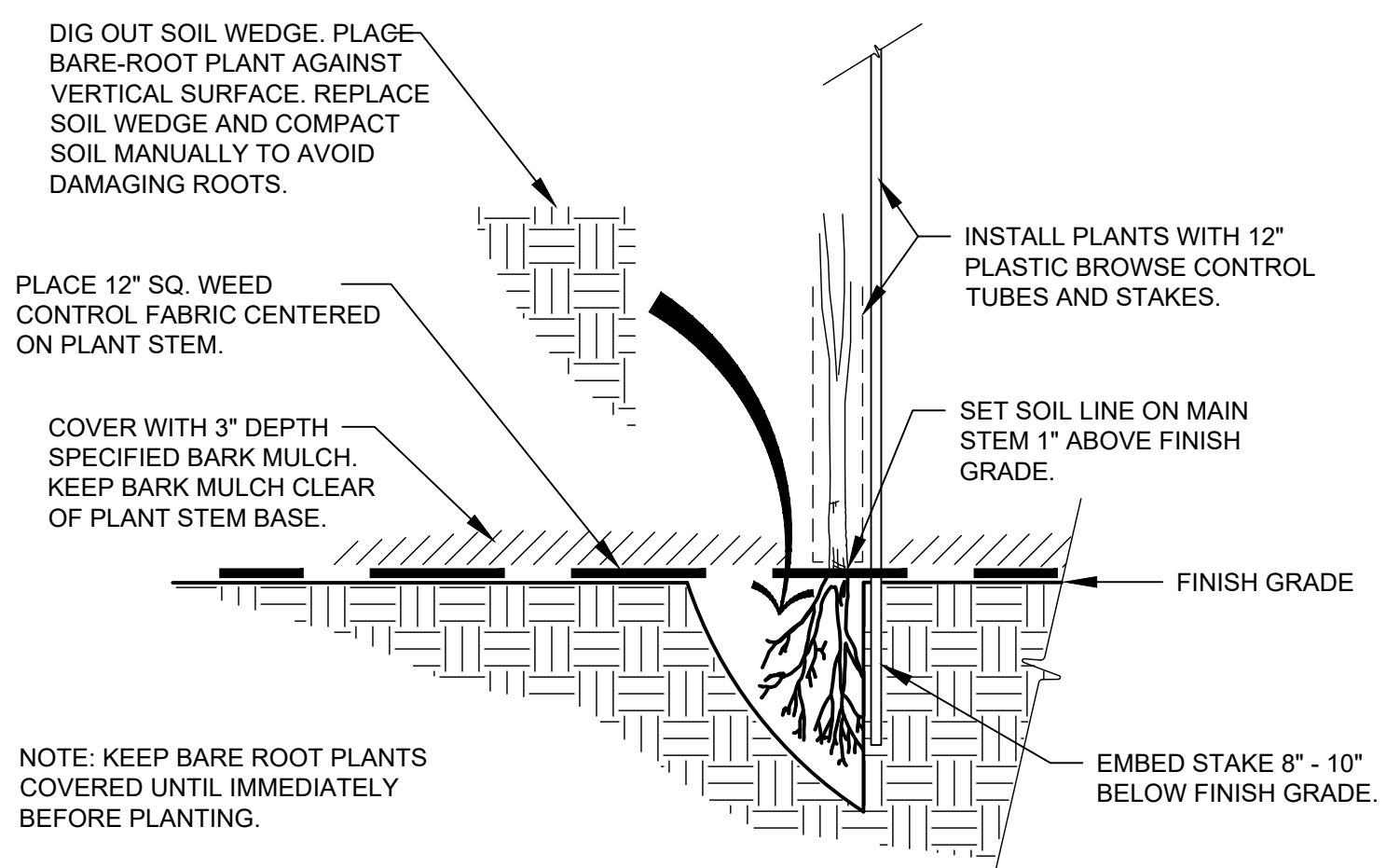
LAND USE SUBMITTAL - MAY 15, 2020

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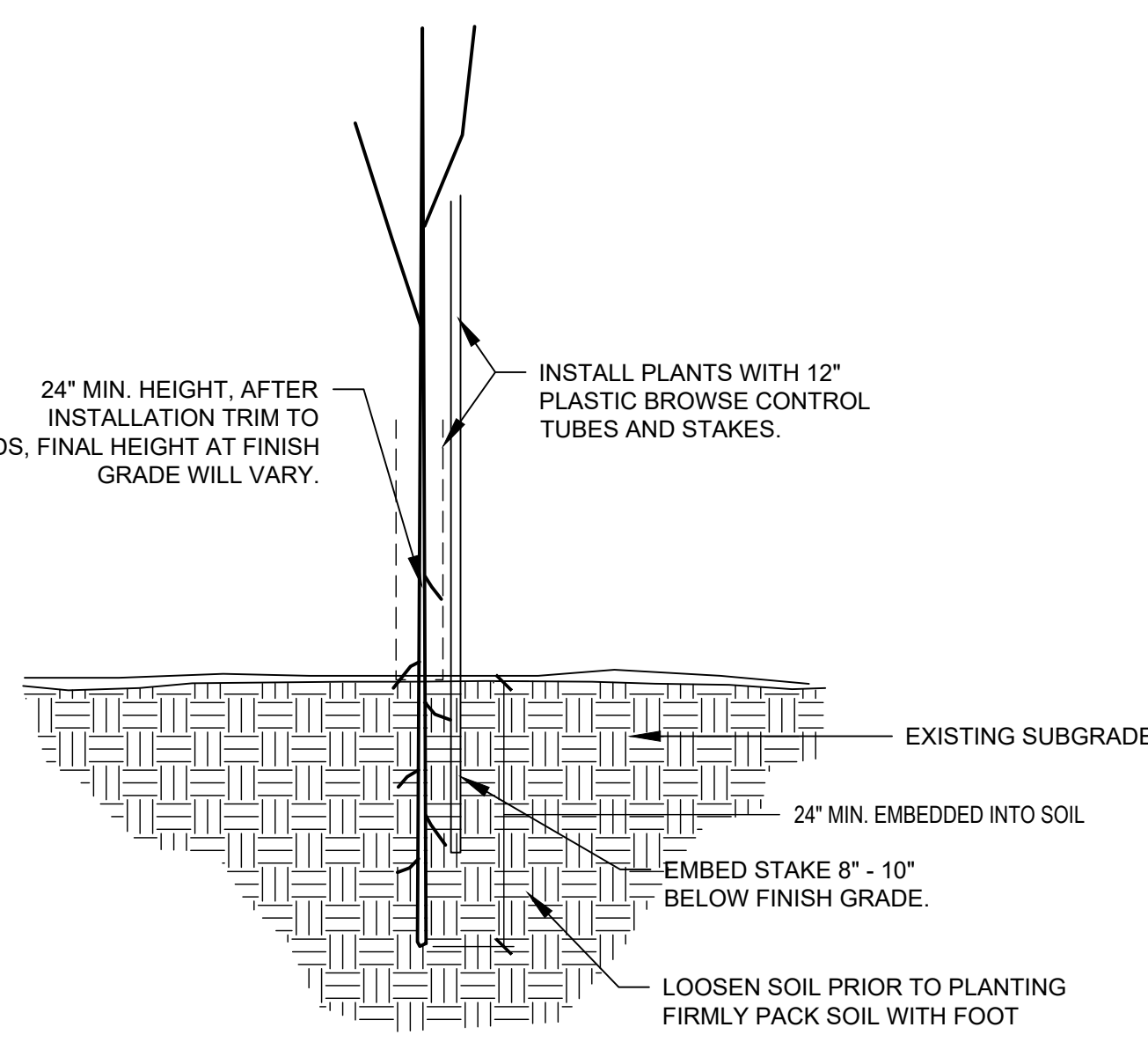


PLANT SCHEDULE BUFFER PLANTING *CLASSIFIED AS A MODERATE WATER USAGE AREA (+/- ONE (1) INCH PER WEEK).

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
○	31	BUXUS MICROPHYLLA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	3 GAL	36" o.c.
⊙	8	CROCOSMIA X 'LUCIFER' / LUCIFER MONTBRETTIA	GROUP OF 5 BULBS	48" o.c.
⊙	73	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	24" o.c.
●	24	NARCISSUS SP. / DAFFODIL	3 BULBS	18" o.c.
⊙	89	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	3 GAL	36" o.c.
⊙	38	ROSA X 'FLOWER CARPET RED' / ROSE	3 GAL	36" o.c.
⊙	47	VIBURNUM DAVIDII / DAVID VIBURNUM	3 GAL	48" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
▨	420	ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK	1 GAL	24" o.c.



BARE ROOT WEDGE PLANTING



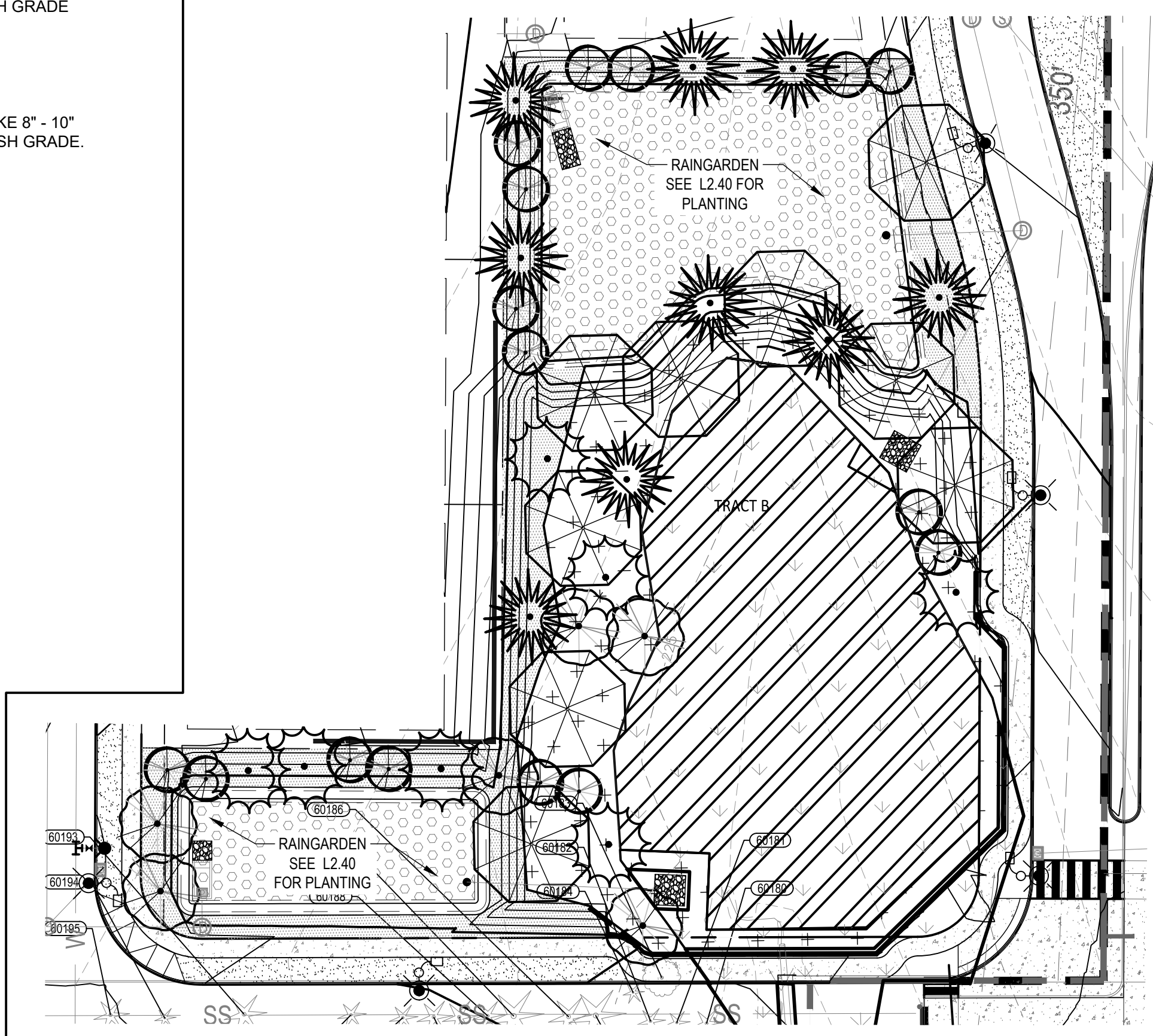
BROWSE GUARD DETAIL
 *Provide browse protection for plantings within the habitat enhancement area

UTILITY NOTE:

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

LANDSCAPE NOTES:

- GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
- THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
- IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
- PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
- IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
- TOPSOIL: APPLY 9-INCH IMPORT TOPSOIL TO NEW PLANTED EXCEPT:
 - AT STORM POND AND LIDA FACILITIES INSTALL STORMWATER FACILITY GROWING MEDIUM PER CITY OF WILSONVILLE 2015 STORMWATER & SURFACE WATER DESIGN & CONSTRUCTION STANDARDS SECTION 3.A.4.00.
 - DO NOT APPLY TOPSOIL TO RIPARIAN MITIGATION AREA IN SROZ.
- SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST. AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
- COMPOST: APPLY 3-INCH DEPTH COMPOST TO TOPSOIL. DO NOT APPLY AT STORM OR LIDA FACILITIES. THOROUGHLY BLEND WITH TOPSOIL TO A DEPTH OF 6 INCHES.
 - DO NOT APPLY COMPOST TO RIPARIAN MITIGATION AREA IN SROZ.
- FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS. DO NOT APPLY FERTILIZER AT STORM FACILITIES.
- BARK MULCH: SPREAD 3-INCH DEPTH FINE-MEDIUM GRADE FIRHEMLOCK BARK OVER SHRUB BEDS. DO NOT APPLY MULCH AT STORM POND, LIDA FACILITIES, OR IN RIPARIAN MITIGATION AREA IN SROZ. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE.
- PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
- ROOT BARRIER: INSTALL PER CITY OF WILSONVILLE DETAIL RD-1240. SEE SHEET L3.0.
- PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
- LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
- PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT GROUNDCOVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING. WHERE PLANTER IS LESS THAN 6 FEET WIDE, SET PLANTS HALF OF THE NOTED PLANT SPACING FROM ADJACENT PAVING.
- WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
- SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
- SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.



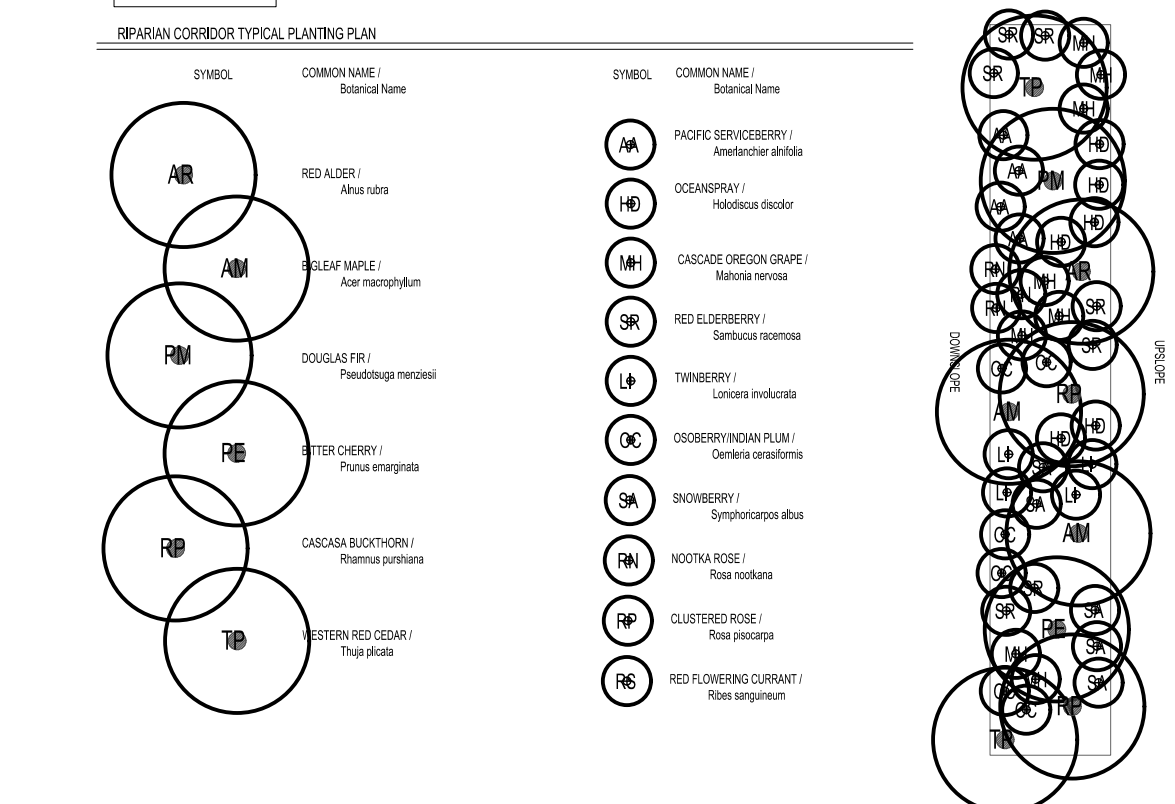
TRACT B PLANTING PLAN

PLANT SCHEDULE TRACT B *CLASSIFIED AS LOW WATER USAGE AREA (LESS THAN ONE (1) INCH PER WEEK).

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
⊙	6	ALNUS RUBRA / RED ALDER	B&B	2"
⊙	9	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B&B	6'-8' HT.
⊙	9	QUERCUS GARRYANA / OREGON OAK	B&B	2"
⊙	16	RHAMNUS PURSHIANA / CASCARA	B&B	2"
⊙	7	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	B&B	6' HT.

UPLAND RIPARIAN CORRIDOR PLANTING LEGEND *CLASSIFIED AS LOW WATER USAGE AREA (LESS THAN ONE (1) INCH PER WEEK).

SYMBOL	QTY	COMMON NAME / Botanical name	PLS (#/ACRE)
▨	4,489 SF	SROZ - PROPOSED ENHANCEMENT AREA. SEE TYPICAL PLANTING PLAN AND PLANT QUANTITIES THIS SHEET.	
+	8,812 SF	SROZ IMPACT AREA	



RIPIARIAN CORRIDOR TYPICAL PLANTING PLAN

SYMBOL	COMMON NAME / Botanical name	SYMBOL	COMMON NAME / Botanical name
AR	RED ALDER / Alnus rubra	PK	PACIFIC SPRAWL BERRY / Rubus parryi
AM	SLYF MAPLE / Acer glabrum	HD	HEMLOCK DECIDER
FM	DOGSLIP FERRY / Rubus macrodon	SP	CASCADIAN SPOON DRUMME / Salix lucida
RE	RED BERRY / Rubus cuneatus	LP	LINDEN INDIANA / Lindera lucida
RB	RED BERRY / Rubus cuneatus	OC	OSAGE BERRY (INDIAN PLUM) / Cornus ovata
RC	WESTERN RED CEDAR / Thuja plicata	SA	SALMON BERRY / Rubus spectabilis
		SH	SHOEBERRY / Rubus spectabilis
		TR	TRIFOLIATE ROSE / Rosa trivittata
		CR	RED FLOWERING CURRANT / Ribes sanguineum

LAND USE SUBMITTAL - MAY 15, 2020

FROG POND RIDGE
 WILSONVILLE, OREGON

BUFFER AND TRACT B PLANTING AND NOTES

TITLE	DATE	DESCRIPTION

REVISIONS

NAVJ 88
 DATUM

DMH
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 LAND USE SUBMITTAL
 STATUS

MAY 15, 2020
 DATE

19489
 PROJECT NUMBER

L2.10

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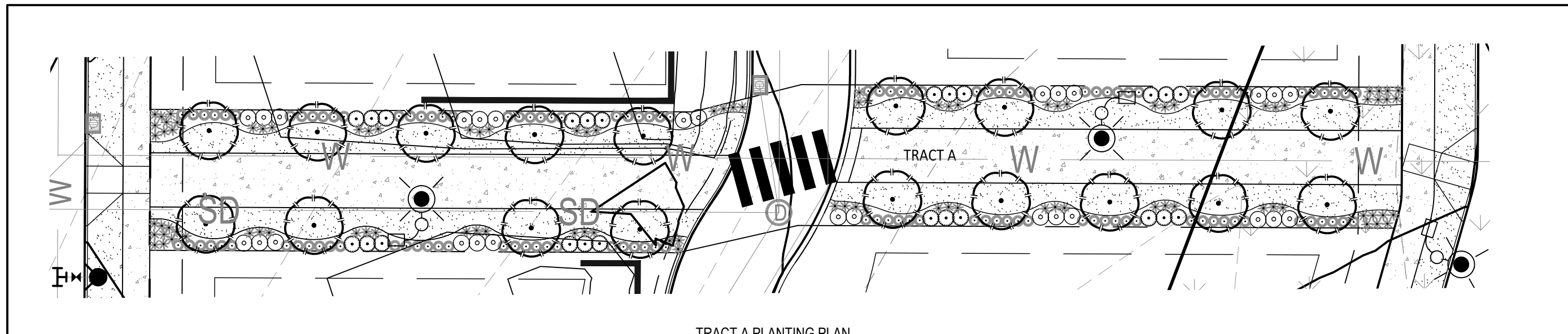


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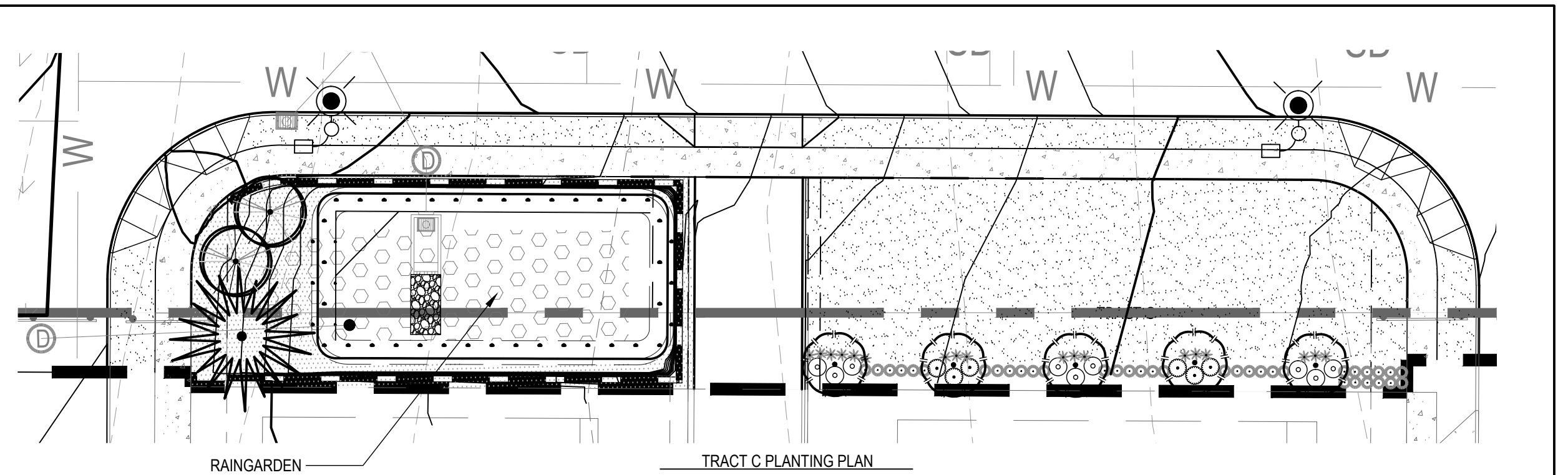
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TRACT A PLANTING PLAN

PLANT SCHEDULE TRACT A *CLASSIFIED AS A MODERATE WATER USAGE AREA (+/- ONE (1) INCH PER WEEK).

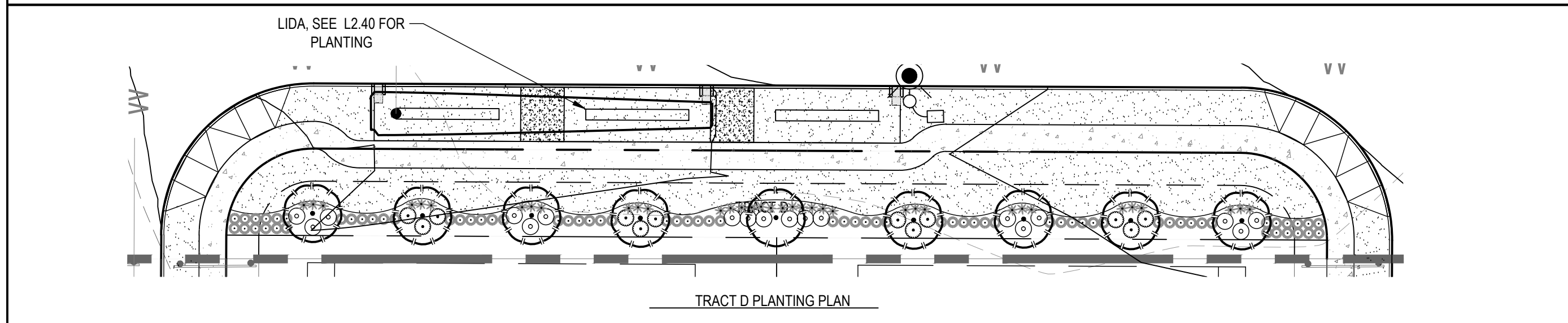
TREES	QTY	BOTANICAL / COMMON NAME	CONT
		THUJA PLICATA / WESTERN RED CEDAR	6' HT.
	24	BUXUS MICROPHYLLA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	3 GAL 36" o.c.
		LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL 24" o.c.
		LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF BLUE LILYTURF	1 GAL 24" o.c.
		ROSA X 'FLOWER CARPET RED' / ROSE	3 GAL 36" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	368 SF	TURF SEED DIAMOND GREEN - SUNMARK SEEDS / EXTREME LOW MAINTENANCE TURF	SEED



TRACT C PLANTING PLAN

TRACT C PLANTING PLAN
 *CLASSIFIED AS A MODERATE WATER USAGE AREA (+/- ONE (1) INCH PER WEEK).

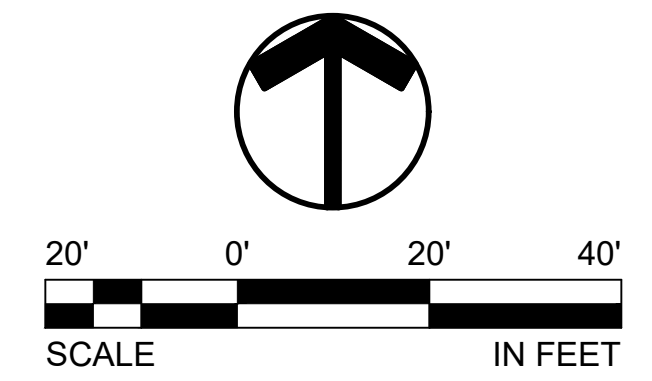
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
		PSEUDOTSUGA MENZIESII / DOUGLAS FIR	8&8	6'-8' HT.
		RHAMNUS PURSHIANA / CASCARA	8&8	2'
		THUJA PLICATA / WESTERN RED CEDAR	6' HT.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	3	BUXUS MICROPHYLLA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	3 GAL	36" o.c.
	18	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	24" o.c.
	8	LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF BLUE LILYTURF	1 GAL	24" o.c.
	9	ROSA X 'FLOWER CARPET RED' / ROSE	3 GAL	36" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	1,945 SF	TURF SEED DIAMOND GREEN - SUNMARK SEEDS / EXTREME LOW MAINTENANCE TURF	SEED	



TRACT D PLANTING PLAN

TRACT D PLANTING PLAN
 *CLASSIFIED AS A MODERATE WATER USAGE AREA (+/- ONE (1) INCH PER WEEK).

TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	9	THUJA PLICATA / WESTERN RED CEDAR	6' HT.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	12	BUXUS MICROPHYLLA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	3 GAL	36" o.c.
	72	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	24" o.c.
	36	LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF BLUE LILYTURF	1 GAL	24" o.c.
	18	ROSA X 'FLOWER CARPET RED' / ROSE	3 GAL	36" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	
	1,698 SF	TURF SEED DIAMOND GREEN - SUNMARK SEEDS / EXTREME LOW MAINTENANCE TURF	SEED	



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LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE

WILSONVILLE, OREGON

LANDSCAPE TRACT PLANTING PLAN

#	DATE	DESCRIPTION

REVISIONS

NAVD 88
 DATUM

DMH

DRAWN BY _____ CHECKED BY _____

LAND USE SUBMITTAL
 STATUS

JULY 2, 2020
 DATE

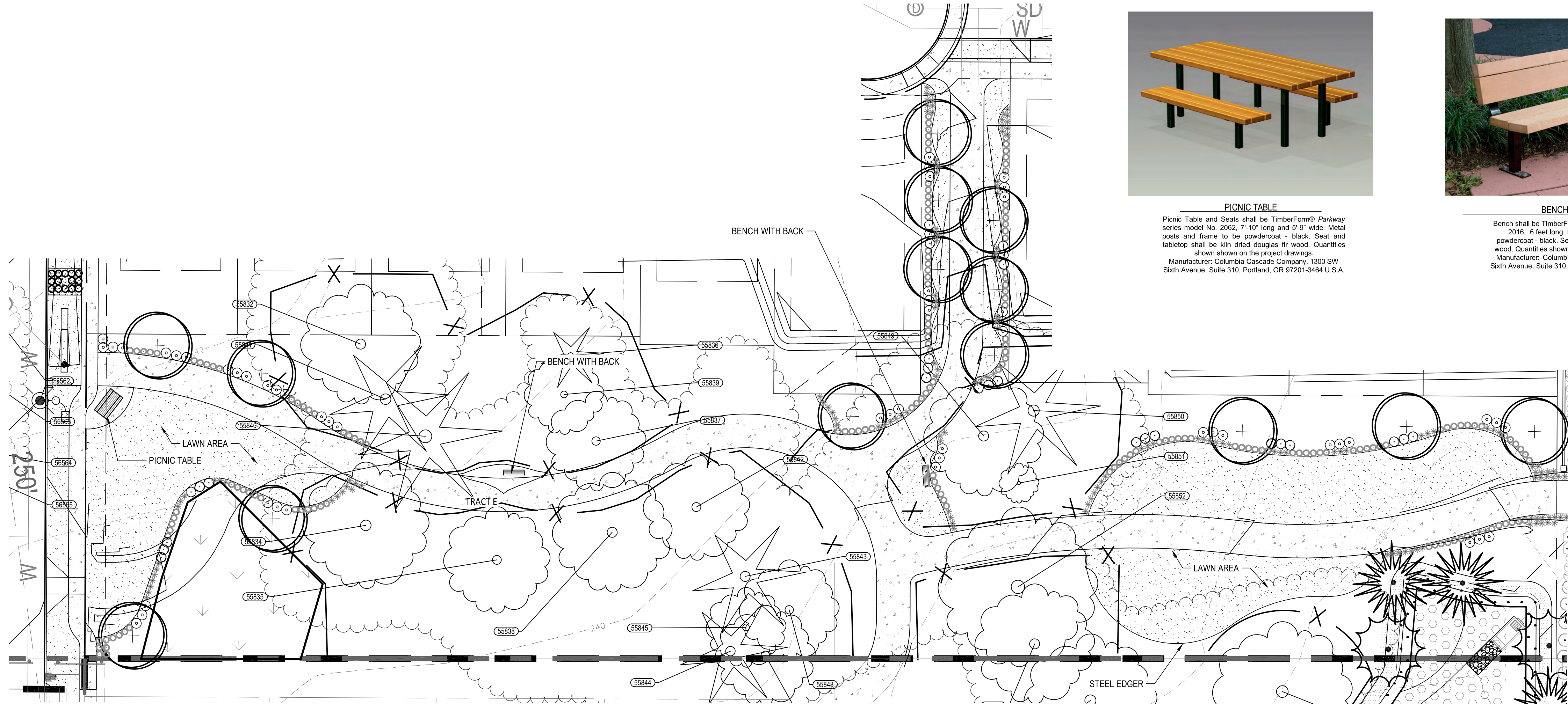
19489
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L2.20

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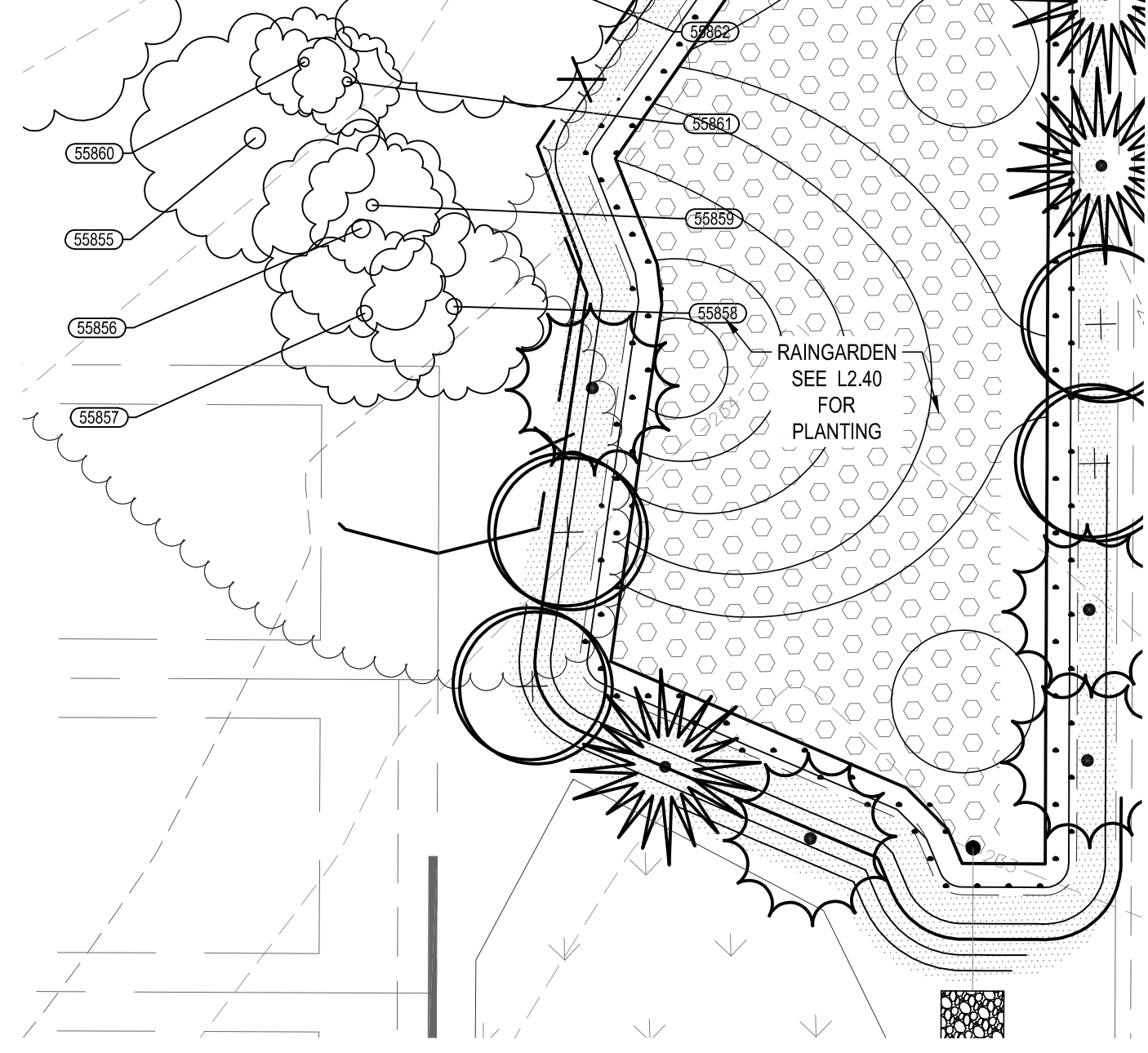
PICNIC TABLE
 Picnic Table and Seats shall be TimberForm® Parkway series model No. 2062, 7'-10" long and 5'-8" wide. Metal posts and frame to be powdercoat - black. Seat and tabletop shall be kiln dried douglas fir wood. Quantities shown on the project drawings.
 Manufacturer: Columbia Cascade Company, 1300 SW Sixth Avenue, Suite 310, Portland, OR 97201-3464 U.S.A.



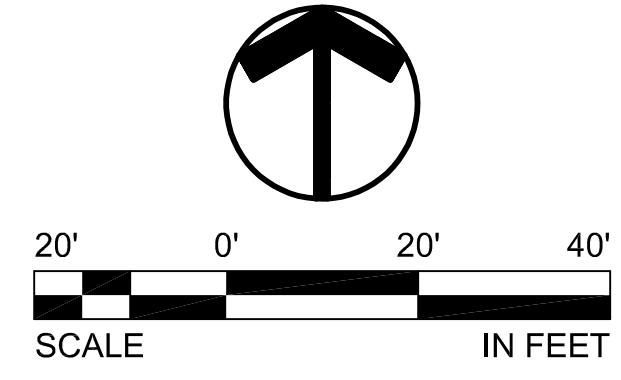
BENCH WITH BACK
 Bench shall be TimberForm® Parkway series model No. 2016, 6 feet long. Metal posts and frame to be powdercoat - black. Seat shall be kiln dried douglas fir wood. Quantities shown on the project drawings.
 Manufacturer: Columbia Cascade Company, 1300 SW Sixth Avenue, Suite 310, Portland, OR 97201-3464 U.S.A.

PLANT SCHEDULE TRACT E *CLASSIFIED AS A MODERATE WATER USAGE AREA (+/- ONE (1) INCH PER WEEK).

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	8	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	B&B	2' CAL
	5	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B&B	6'-8' HT.
	6	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	B&B	6' HT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	27	BUXUS MICROPHYLLA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	3 GAL	36" o.c.
	169	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	24" o.c.
	145	LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF BLUE LILYTURF	1 GAL	24" o.c.
	52	ROSA X 'FLOWER CARPET RED' / ROSE	3 GAL	36" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	7,759 SF	TURF SEED DIAMOND GREEN - SUNMARK SEEDS / EXTREME LOW MAINTENANCE TURF	SEED	



TRACT E PLANTING PLAN



LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE

WILSONVILLE, OREGON

LANDSCAPE TRACT PLANTING PLAN

#	DATE	DESCRIPTION

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19489 PROJECT NUMBER

L2.30

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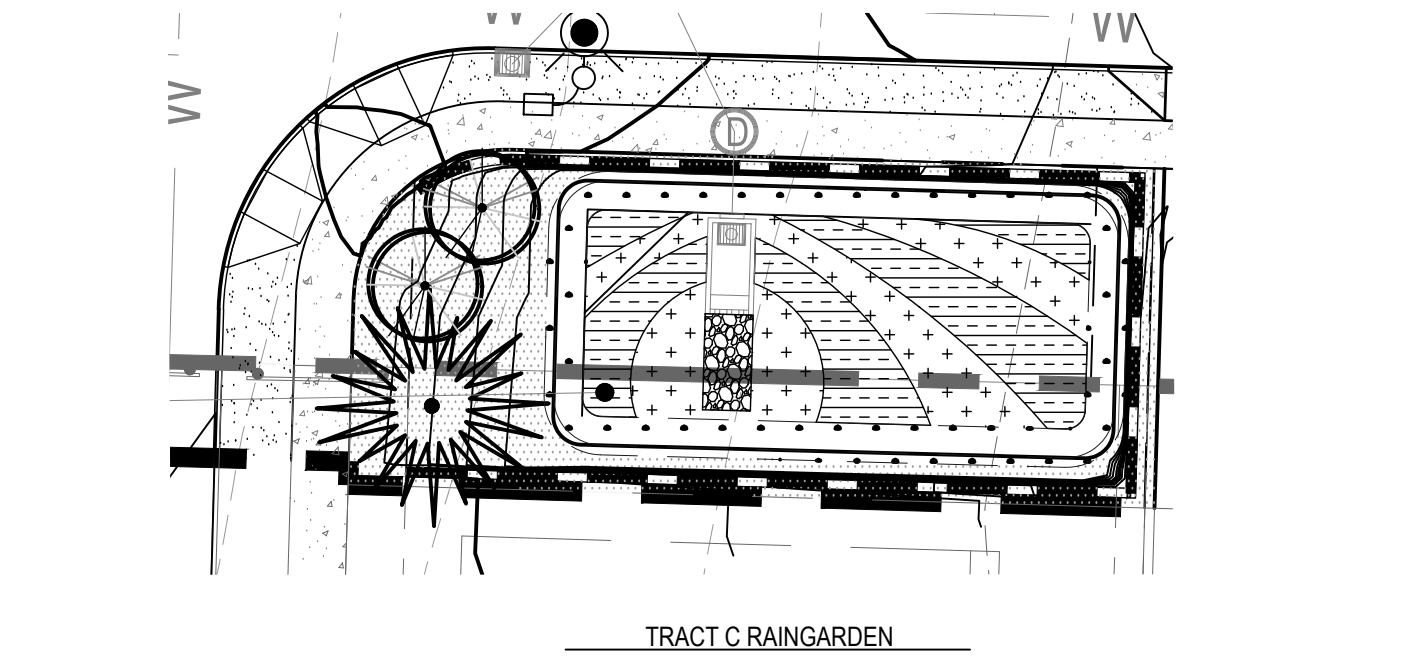


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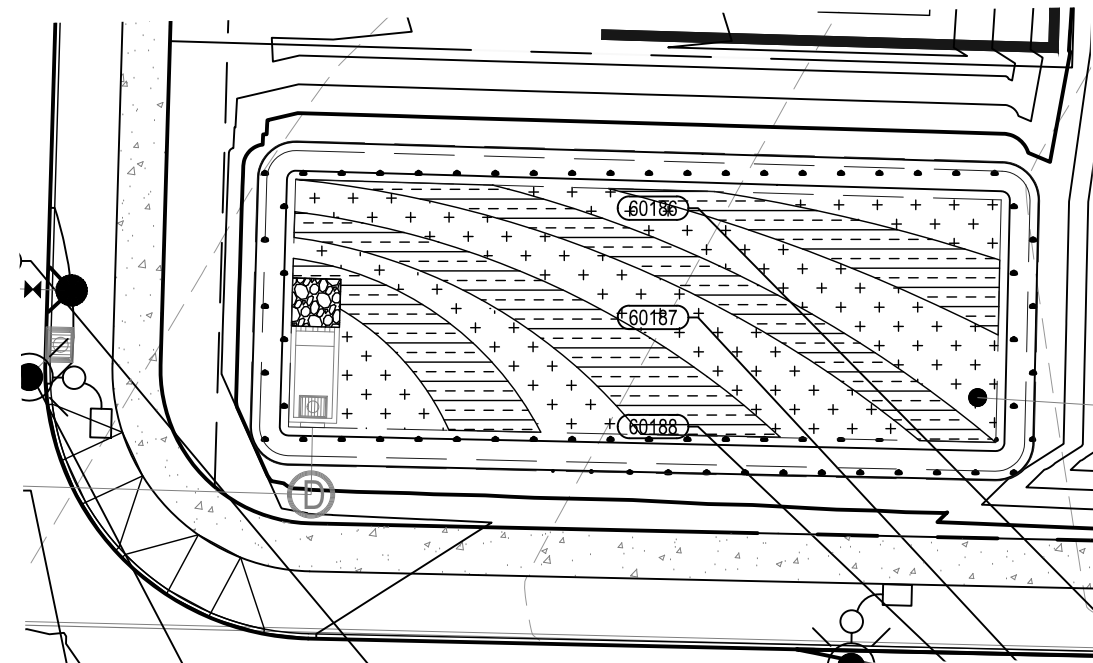
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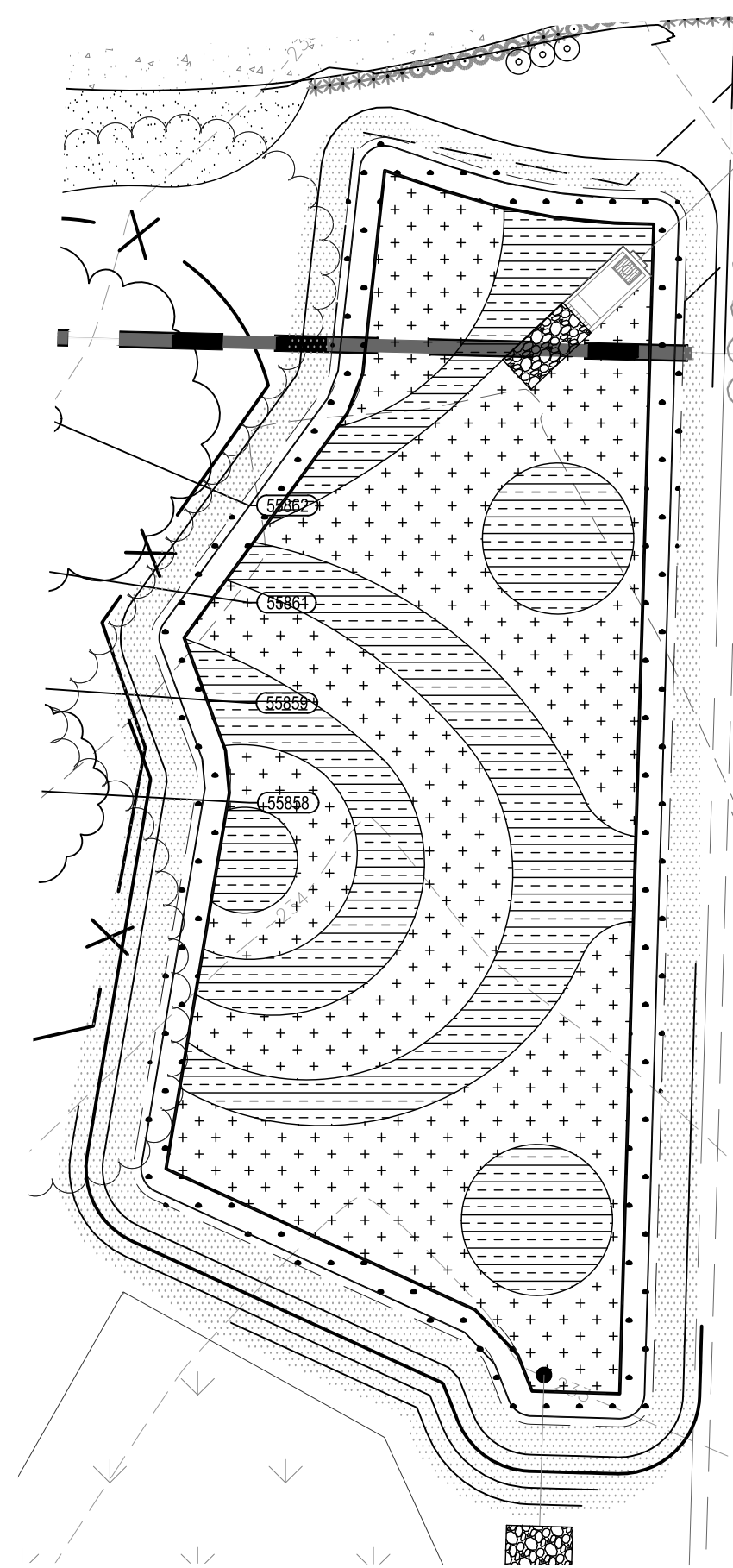
TRACT C RAINGARDEN



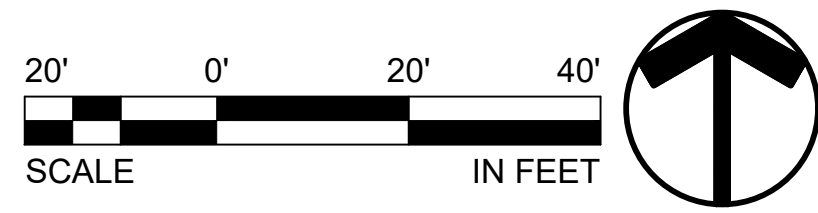
TRACT B LARGE RAINGARDEN



TRACT B SMALL RAINGARDEN



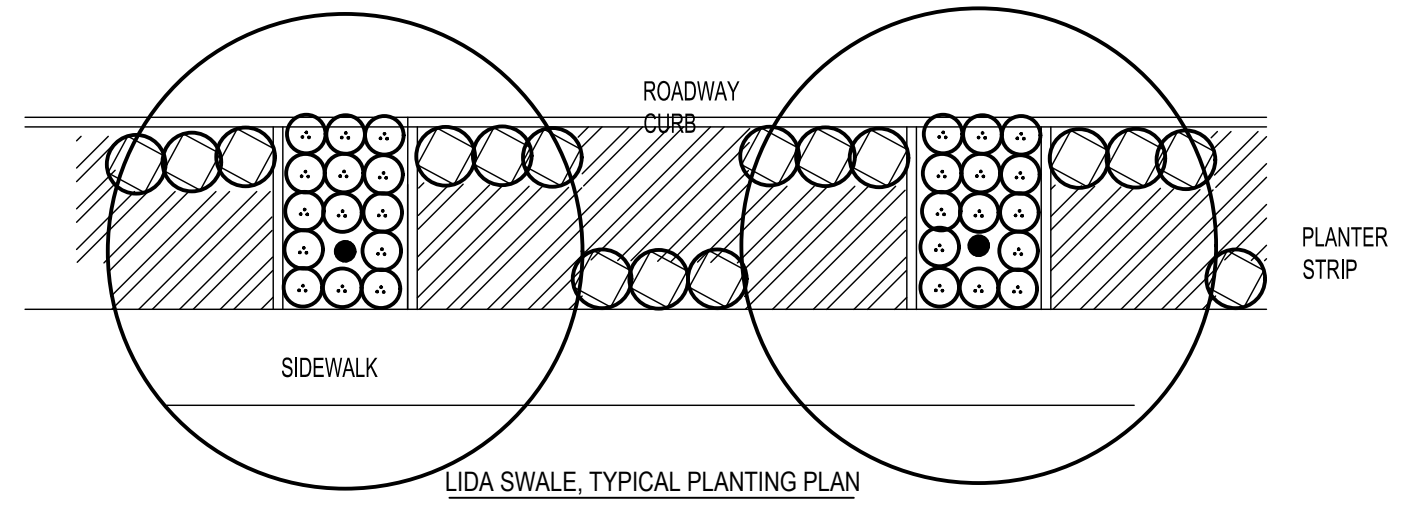
TRACT E RAINGARDEN



*NOTES:
 1) FINAL PLANT QUANTITIES FOR STORM WATER FACILITIES WILL BE DETERMINED DURING FINAL DESIGN.
 2) STORM WATER FACILITIES ARE CLASSIFIED AS LOW WATER USAGE AREAS (LESS THEN ONE (1) INCH PER WEEK)

LIDA FACILITIES PLANT LEGEND

SYMBOL	QTY	COMMON NAME / Botanical name	Size	Spacing
	TBD	DAGGER LEAF RUSH / <i>Juncus ensifolius</i>	1 GAL.	1' o.c.
	TBD	GOLDNUGGET BARBERRY / <i>Berberis thunbergii</i> 'Gold Nugget'	1 GAL.	2' o.c.
	TBD	KELSEY DOGWOOD / <i>Cornus sericea</i> 'Kelsey'	2 GAL.	3' o.c.



LIDA SWALE, TYPICAL PLANTING PLAN

RAIN GARDEN BOTTOM

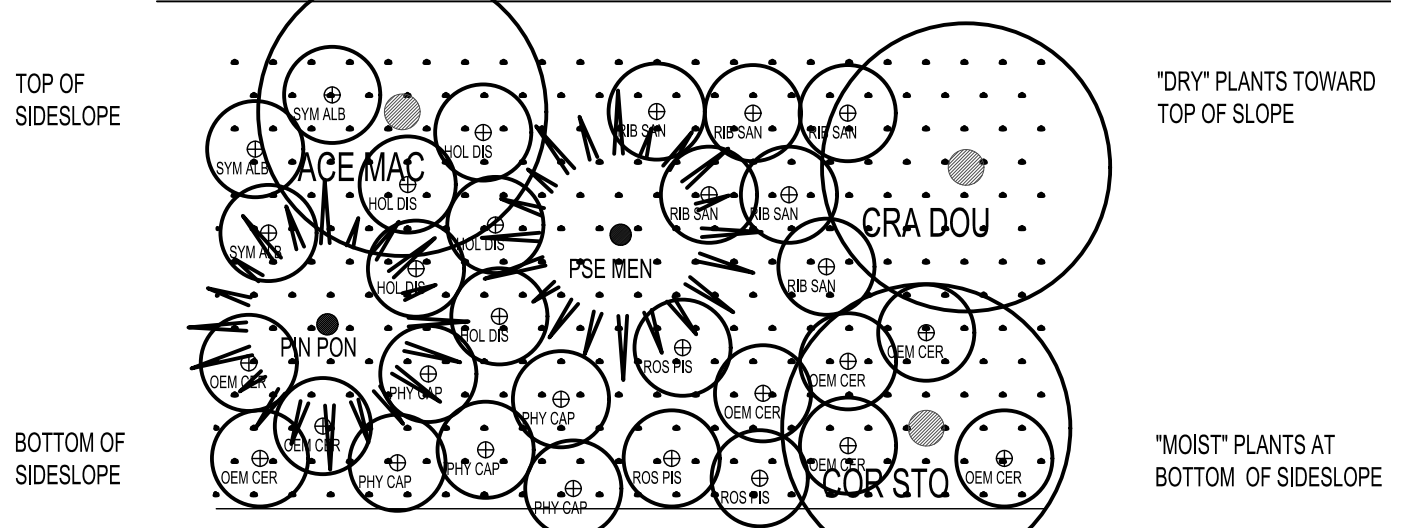
SYMBOL	QUANTITY	COMMON NAME / Botanical Name, SIZE, SPACING
	TBD	SLOUGH SEDGE / <i>Carex obovata</i> , 1 GAL., 2' O.C.
	TBD	SPREADING RUSH / <i>Juncus patens</i> , 1 GAL., 2' O.C.

RAIN GARDEN SIDE SLOPES

SYMBOL	QUANTITY	DESCRIPTION
	TBD SF	DRY AREA SEED MIX PER CITY OF WILSONVILLE PUBLIC WORKS STANDARDS, APPENDIX B, TABLE B.5:
		Botanical Name: COMMON NAME % MIXTURE
		<i>Elymus glaucus</i> BLUE WILDRYE 60%
		<i>Hordeum brachyantherum</i> MEADOW BARLEY 30%
		<i>Bromus carinatus</i> NATIVE CALIFORNIA BROME 10%

SYMBOL	GENUS AND SPECIES CODE	COMMON NAME
	DECIDUOUS TREE	DECIDUOUS TREE, 1" CAL.
	COR STO	CORNUS STOLONIFERA (MOIST)
	CRA DOU	CRATAEGUS DOUGLASII (DRY)
	ACE MAC	ACER MACROPHYLLUM (DRY)
	PSE MEN	PSEUDOTSUGA MENZIESII (DRY)
	PIN PON	PINUS PONDEROSA (DRY)
	HOL DIS	HOLODISCUS DISCOLOR (DRY)
	OEM CER	OEMLERIA CERASIFORMIS (MOIST)
	PHY CAP	PHYSCARPUS CAPITATUS (MOIST)
	RIB SAN	RIBES SANGUINEUM (DRY)
	ROS FIS	ROSA PISOCARPA (MOIST)
	SYM ALB	SYMPHORICARPOS ALBUS (DRY)

POND SIDE SLOPES - TYPICAL PLANTING PLAN



TYPICAL PLANTING FOR RAIN GARDENS



LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE
 WILSONVILLE, OREGON
 LIDA AND RAINGARDEN PLANS

#	DATE	DESCRIPTION

REVISIONS

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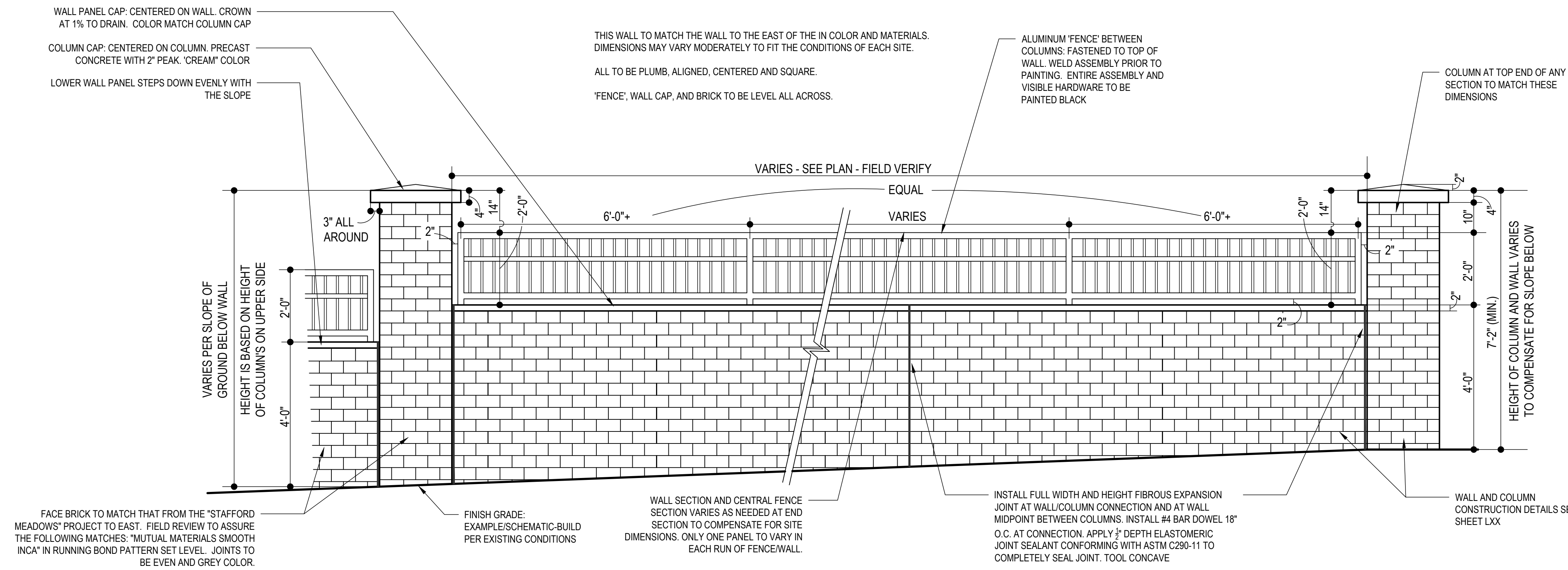
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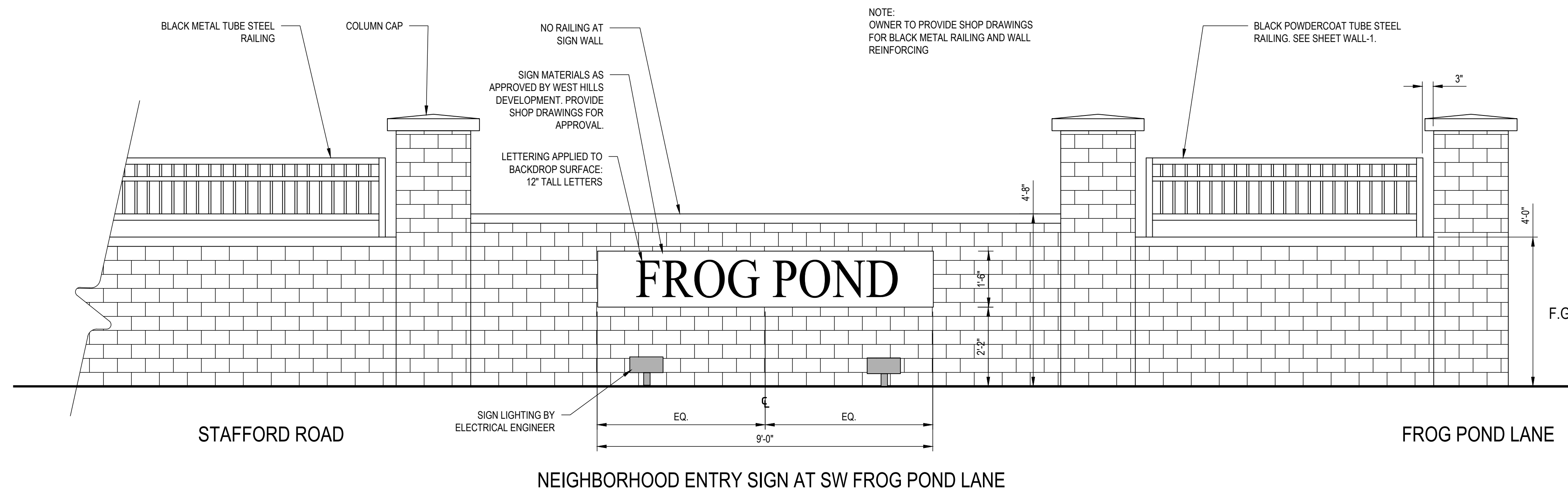
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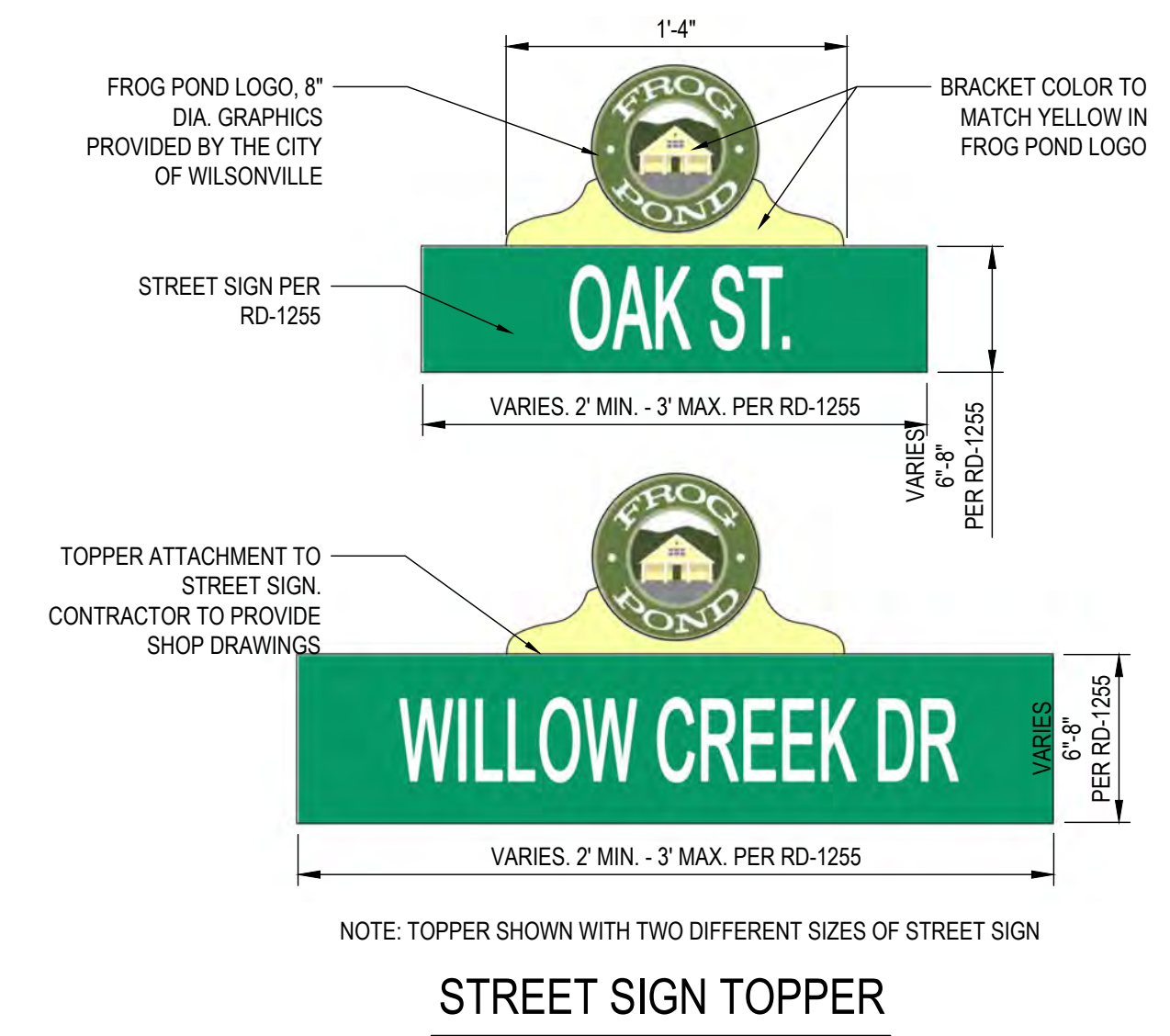
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BRICK LANDSCAPE WALL ELEVATION



NEIGHBORHOOD ENTRY SIGN AT SW FROG POND LANE



STREET SIGN TOPPER



LAND USE SUBMITTAL - JULY 2, 2020

FROG POND RIDGE

WILSONVILLE, OREGON

LANDSCAPE WALL DETAILS

TITLE	#	DATE	DESCRIPTION

REVISIONS	
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STATUS	
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DATE	
19489	
PROJECT NUMBER	

L3.00

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