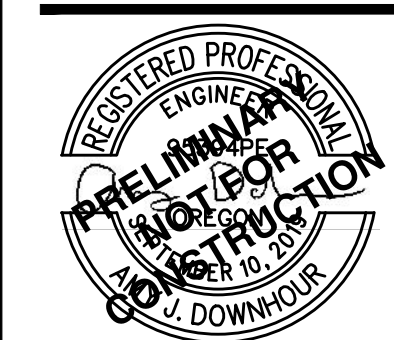


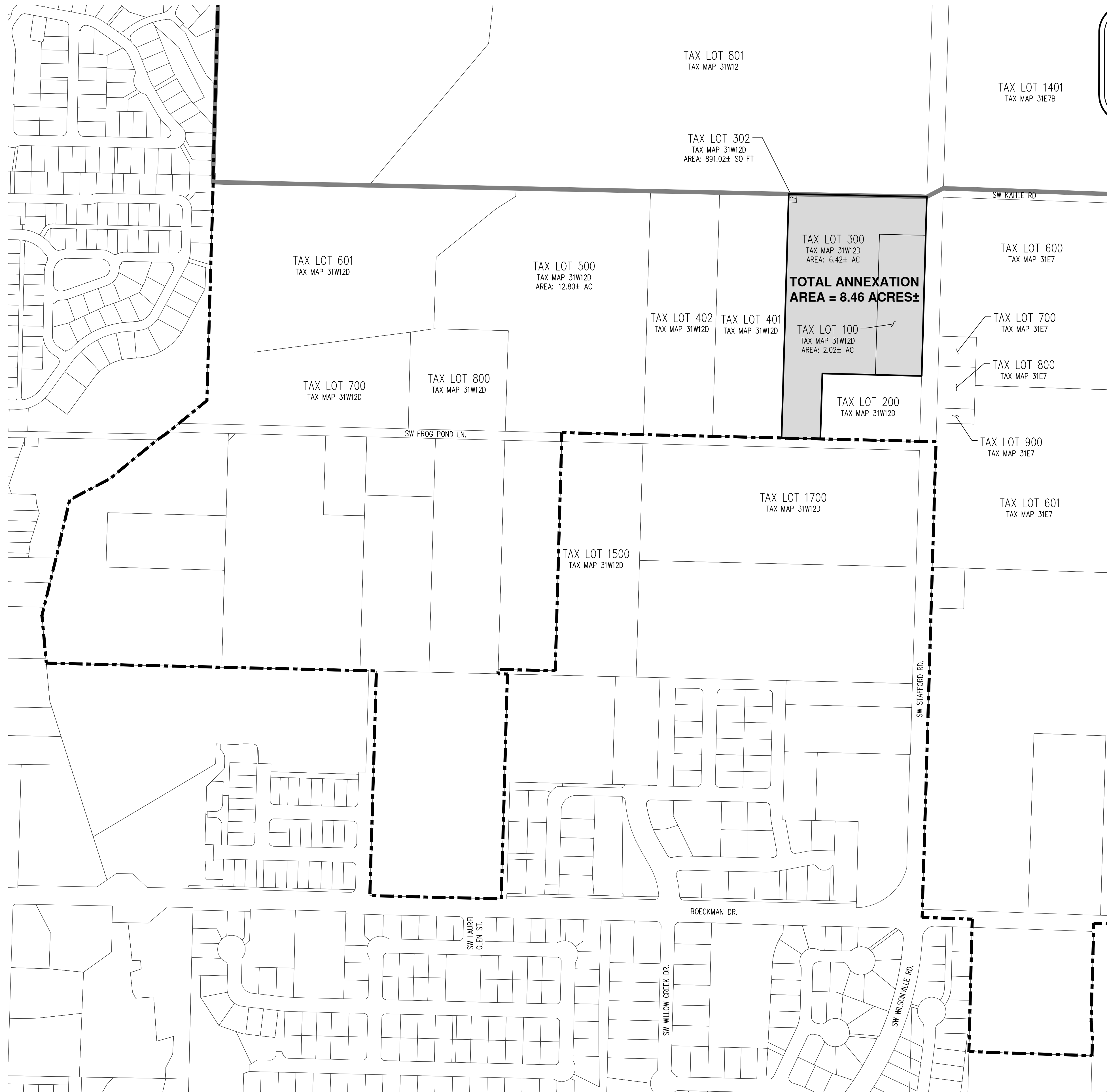
LEGEND

- R5 ZONE
- R7 ZONE
- R10 ZONE

**ZONING MAP
 FROG POND CROSSING
 VENTURE PROPERTIES, INC.
 WILSONVILLE, OREGON**



RENEWS:	DECEMBER 31, 2021
JOB NUMBER:	5252
DATE:	08/26/2021
DESIGNED BY:	AJD
DRAWN BY:	NLB
CHECKED BY:	MD



LEGEND

PROPOSED AREA TO BE ANNEXED

URBAN GROWTH BOUNDARY

CITY LIMITS

N

SCALE: 1" = 200 FEET

ORIGINAL PAGE SIZE: 22" x 34"

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ANNEXATION PLAN
FROG POND CROSSING
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON



RENEWS: DECEMBER 31, 2021

JOB NUMBER: 5252

DATE: 08/26/2021

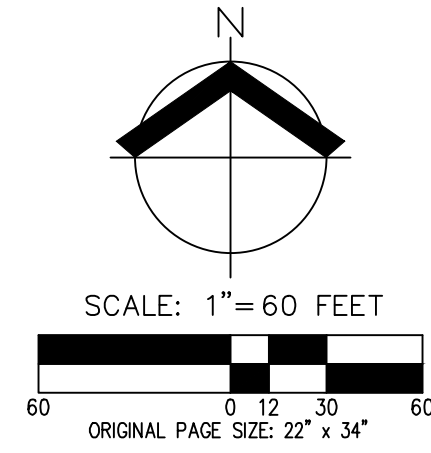
DESIGNED BY: A.J.D.

DRAWN BY: N.L.B.

CHECKED BY: M.D.

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10386	DECIDUOUS	6
10393	DECIDUOUS	10
10407	DECIDUOUS	6
10766	DECIDUOUS	6
10770	CONIFEROUS	47
10771	CONIFEROUS	23
10772	DECIDUOUS	10
10773	DECIDUOUS	7,8,8,8
10776	DECIDUOUS	6,6
10778	CONIFEROUS	21
10863	DECIDUOUS	6,10,12,12,13,13,13,14,15
10872	DECIDUOUS	40
10932	DECIDUOUS	14
11306	CONIFEROUS	38
20110	DECIDUOUS	10,10,14,28
20117	DECIDUOUS	40

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
20118	DECIDUOUS	28
20119	DECIDUOUS	25
20122	DECIDUOUS	31
20124	DECIDUOUS	42
20125	DECIDUOUS	42
20128	DECIDUOUS	63
20131	DECIDUOUS	37
20220	DECIDUOUS	7,9,10
20222	DECIDUOUS	6
20253	CONIFEROUS	10
20254	CONIFEROUS	7
20255	CONIFEROUS	17
20314	DECIDUOUS	6
20315	DECIDUOUS	8,10
20342	DECIDUOUS	8,8,9,10
20344	DECIDUOUS	6,6

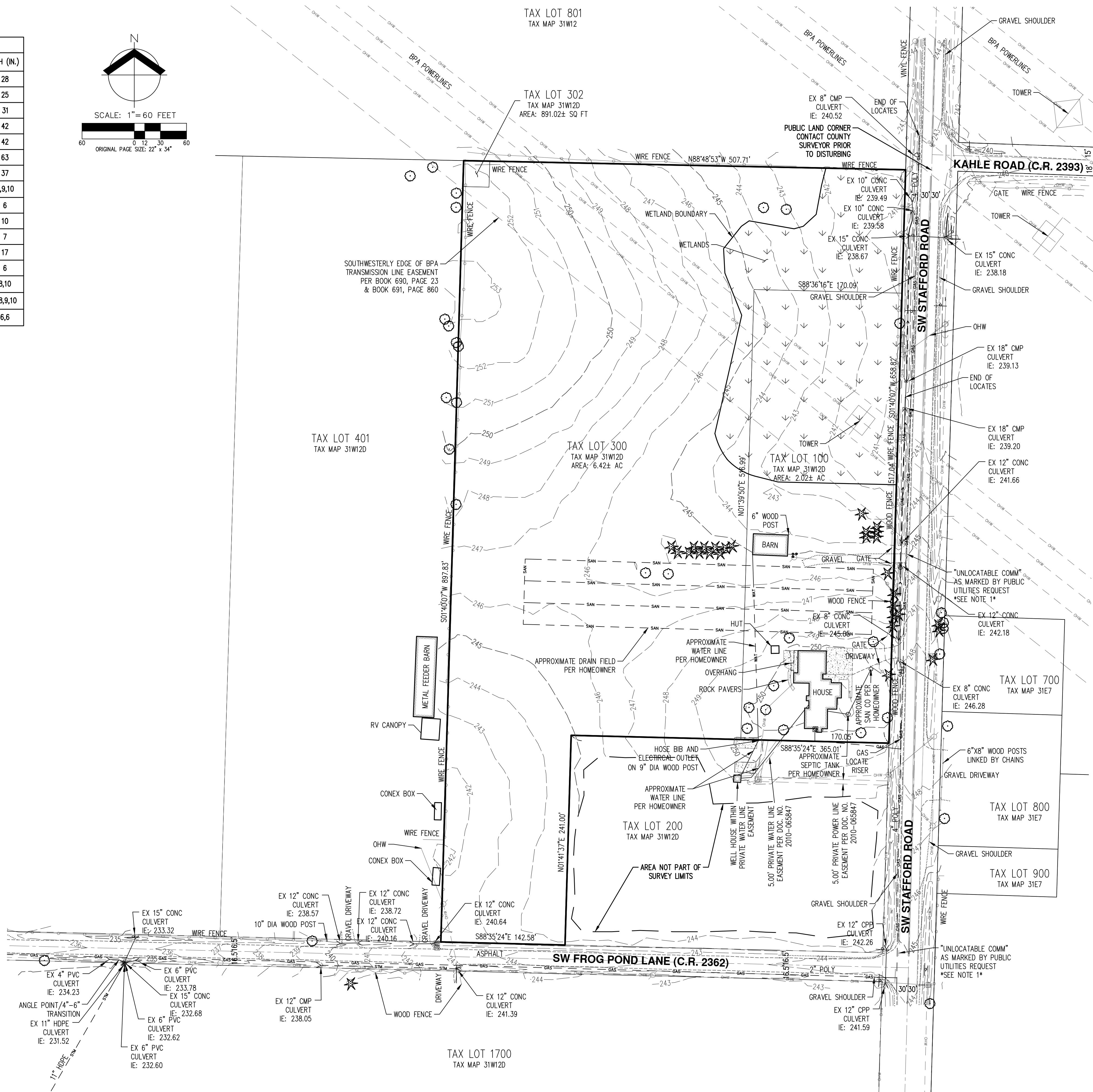


TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
20350	DECIDUOUS	8,6,6
20353	DECIDUOUS	32
20355	CONIFEROUS	43
20414	DECIDUOUS	15
20525	VOID	27
20528	DECIDUOUS	50
50044	DECIDUOUS	9,10
50048	DECIDUOUS	16
50049	CONIFEROUS	29
50050	CONIFEROUS	27
50051	CONIFEROUS	22
50052	CONIFEROUS	15
50053	CONIFEROUS	23
50054	CONIFEROUS	11
50055	CONIFEROUS	20
50056	CONIFEROUS	20

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
50057	CONIFEROUS	13
50058	CONIFEROUS	13
50059	CONIFEROUS	17
50060	CONIFEROUS	13
50061	CONIFEROUS	9
50062	CONIFEROUS	9
50064	CONIFEROUS	14
50067	CONIFEROUS	43
50068	CONIFEROUS	12
50069	CONIFEROUS	15
50070	CONIFEROUS	11
50071	CONIFEROUS	14
50072	CONIFEROUS	18
50073	VOID	24
50074	CONIFEROUS	24
58865	DECIDUOUS	8

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21084848, 21084859, 21084868, 21084871, 21084875. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED FEBRUARY 17-25, AND JUNE 10, 2021.
- VERTICAL DATUM: DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK (NAVD 88).
- HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001095227 AT A CALCULATED CENTRAL POINT WITH GRID VALUES OF (NORTH:611619.612 EAST:7624210.554). THE MERIDIAN CONVERGENCE ANGLE AT THE CALCULATED CENTRAL POINT IS -1'35"37". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NETWORK.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND & WATER BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON FEBRUARY 24, 2021 AND WERE PROFESSIONALLY SURVEYED BY AKS ON 02-25-2021.

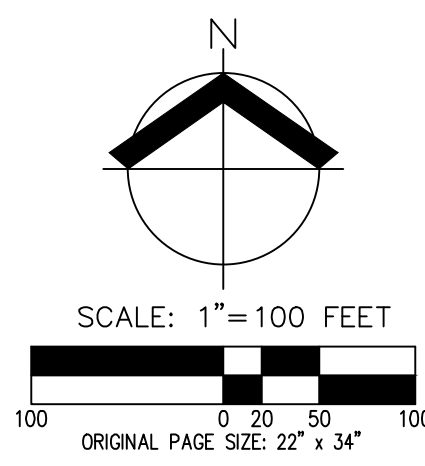


PRELIMINARY EXISTING CONDITIONS PLAN
FROG POND CROSSING
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON

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REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY NOT FOR CONSTRUCTION
 JANUARY 17, 2005
 ROBERT D. RETTIG
 60124LS
 RENEWS: 12/31/22

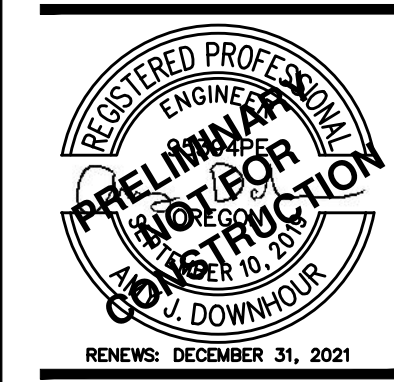
JOB NUMBER:	5252
DATE:	08/26/2021
DESIGNED BY:	AJD
DRAWN BY:	NLB
CHECKED BY:	MD



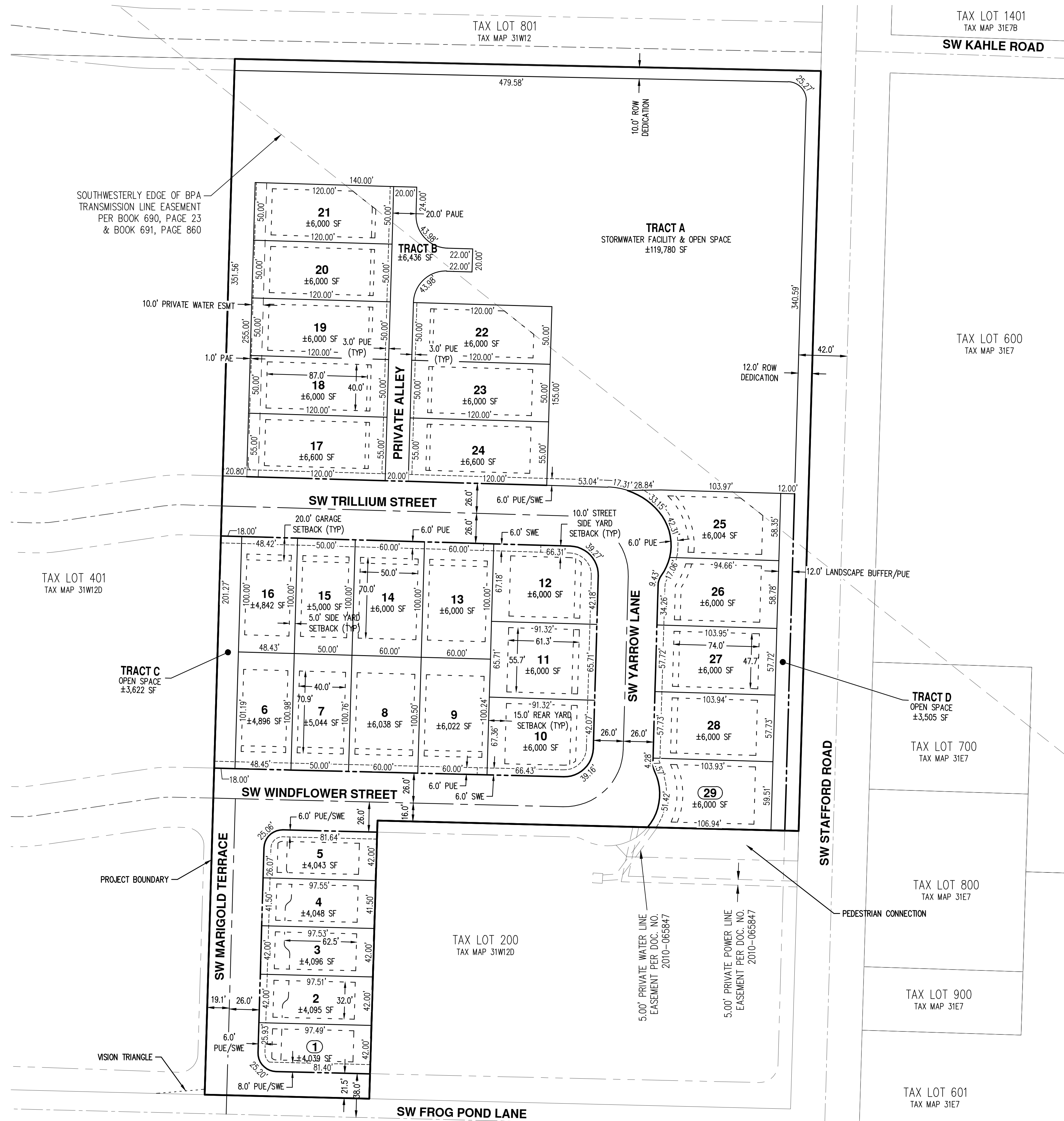
ASSUMPTIONS:
NO TANGENT AT INTERSECTION
CENTERLINE RADIUS OF 75'-REDUCED FROM 415' REQUIREMENT

PRELIMINARY AERIAL PHOTOGRAPH PLAN
FROG POND CROSSING
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON

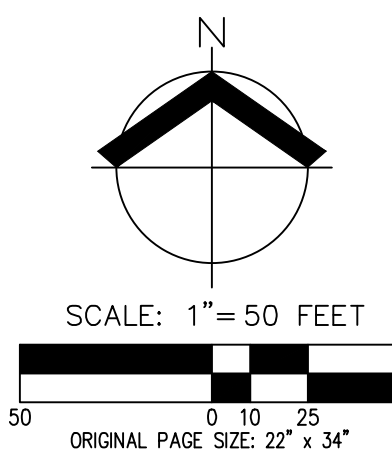
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JOB NUMBER:	5252
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- NOTES:
- TRACT A IS FOR STORMWATER TREATMENT, PEDESTRIAN ACCESS, AND LANDSCAPE PURPOSES. IT IS SUBJECT TO STORM DRAINAGE TO BENEFIT THE CITY OF WILSONVILLE OVER ITS ENTIRETY.
 - TRACT B 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 C IS FOR PEDESTRIAN PURPOSES AND IS SUBJECT TO A PUBLIC ACCESS EASEMENT AND PEDESTRIAN ACCESS EASEMENT.
 - TRACT D IS FOR LANDSCAPE BUFFER PURPOSES.



LOT SIZE SUMMARY

	* SUBDISTRICT 11 R-5	* SUBDISTRICT 10 R-7
MIN. LOT SIZE	4,039 SF	4,842 SF
AVG. LOT SIZE	4,064 SF	5,877 SF

SUMMARY OF LAND USES

LAND USE	SF	PERCENTAGE OF PROPERTY
1. GROSS AREA IN PLAT	368,350	—
2. LANDSCAPE COVERAGE AREA/OPEN SPACE	126,125	34%
3. ROW	79,955	22%
4. LOT AREA	155,380	42%
5. STORMWATER	6,888	2%

SETBACKS

	R-7	R-5
FRONT	15 FT	12 FT
REAR	15 FT	15 FT
SIDE - INTERNAL	5 FT	5 FT
SIDE - CORNER	10 FT	10 FT
GARAGE - FROM ALLEY	18 FT	18 FT
GARAGE - FROM STREET	20 FT	20 FT

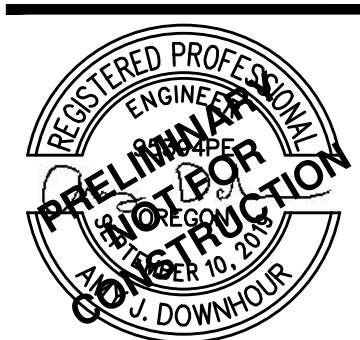
* SEE SHEET P-05 FOR ZONING MAP

EASEMENT LEGEND

PUE	PUBLIC UTILITY EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
PAE	PUBLIC ACCESS EASEMENT

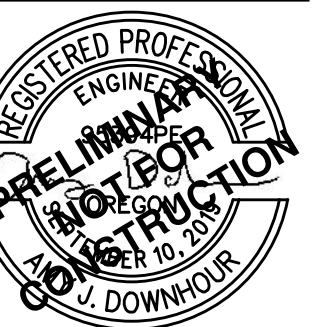
PRELIMINARY DIMENSIONED P.U.D. PLAN

FROG POND CROSSING
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON

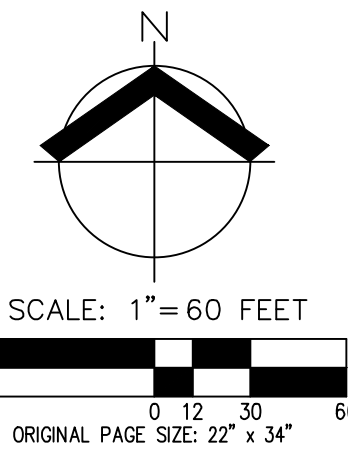
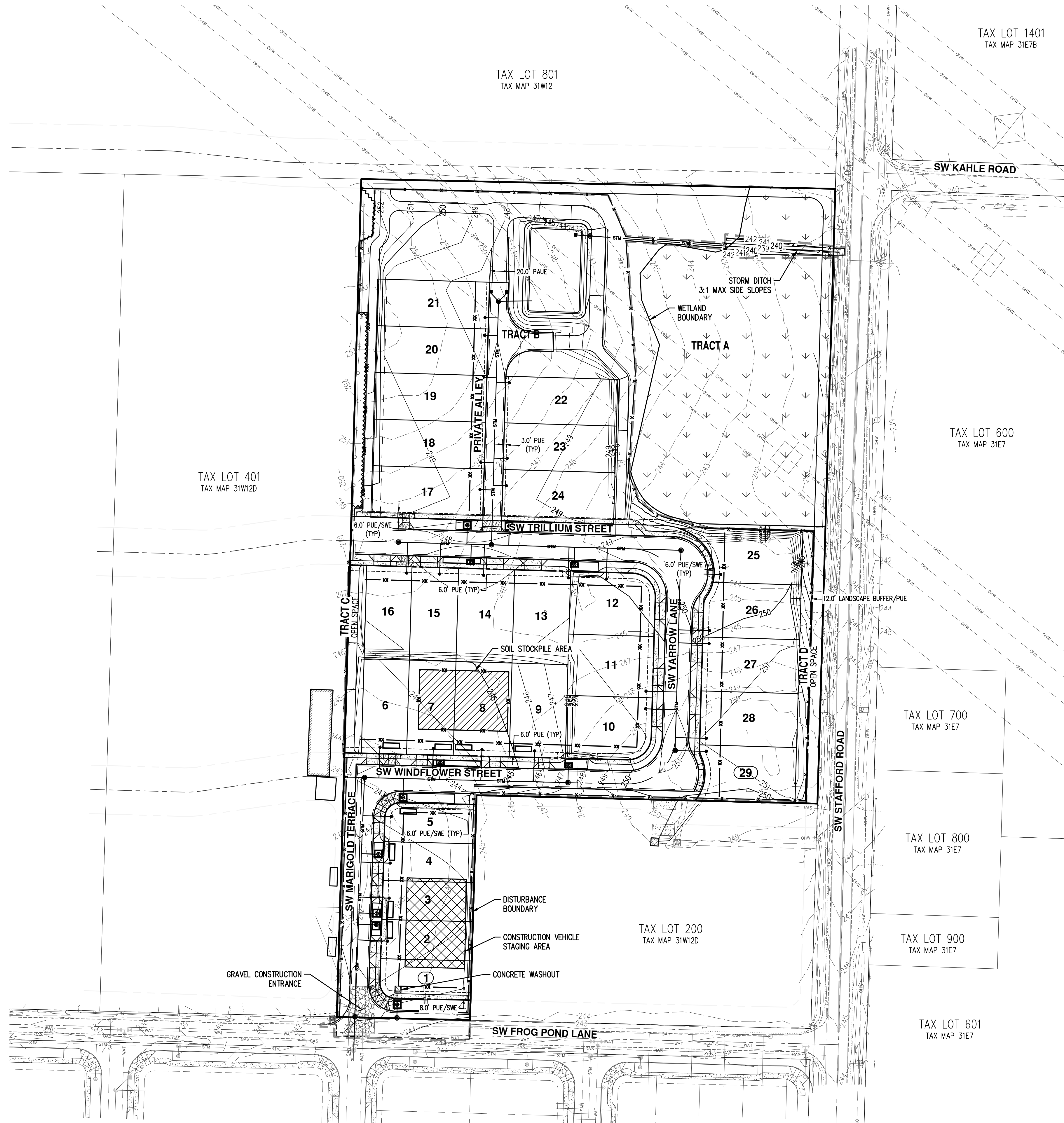


RENEW: DECEMBER 31, 2021
 JOB NUMBER: 5252
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 DESIGNED BY: AJD
 DRAWN BY: NLB
 CHECKED BY: MD

**PRELIMINARY GRADING AND EROSION CONTROL PLAN
 FROG POND CROSSING
 VENTURE PROPERTIES, INC.
 WILSONVILLE, OREGON**



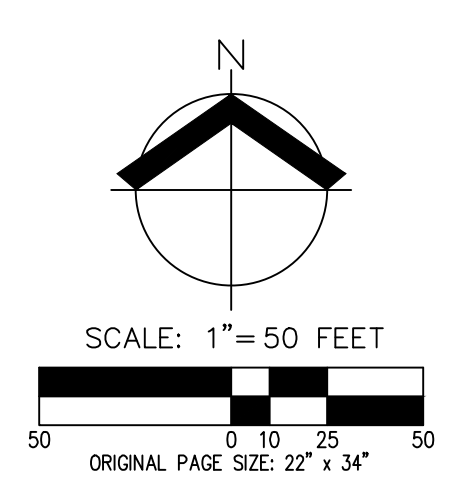
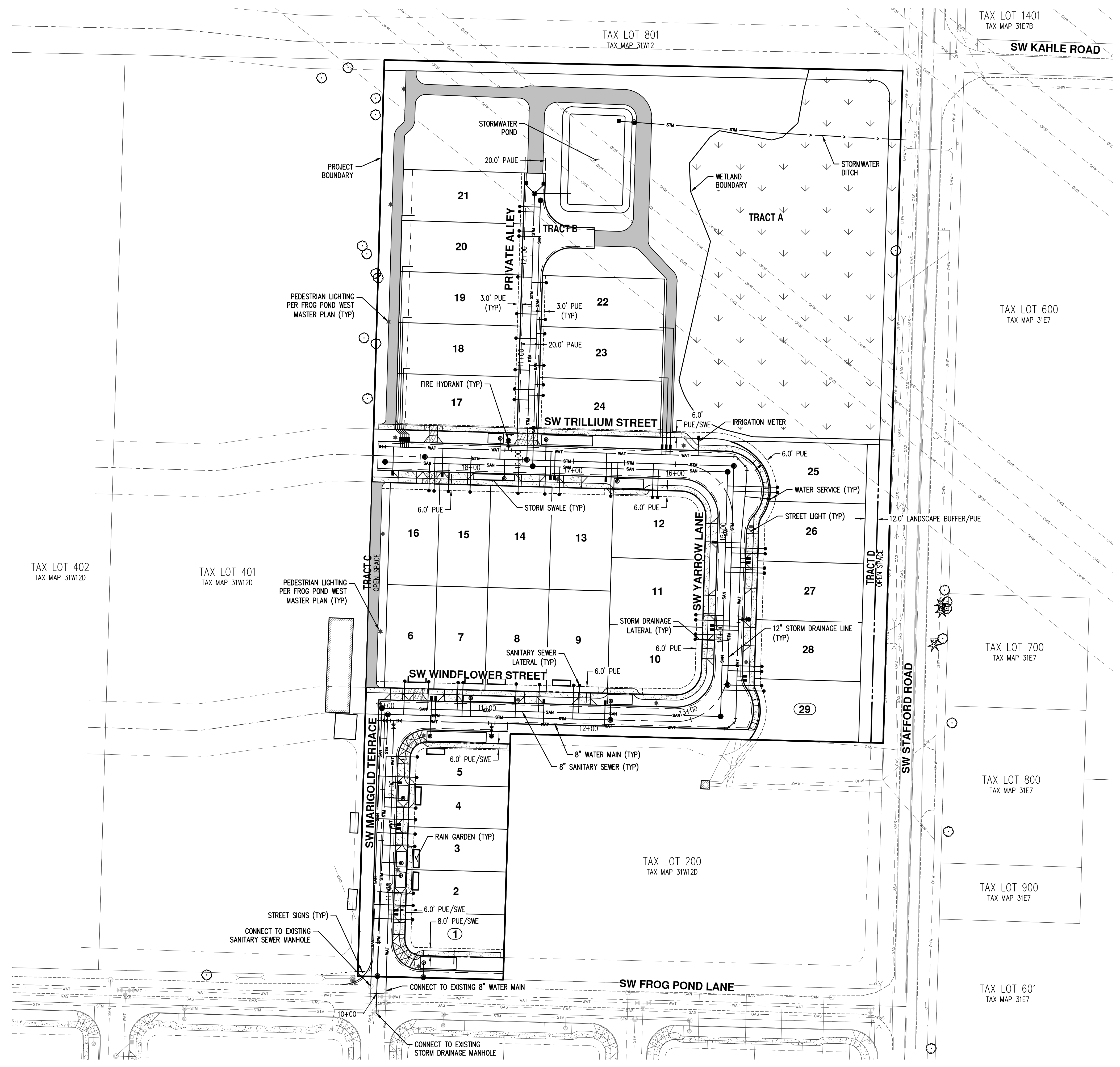
RENEWS: DECEMBER 31, 2021
 JOB NUMBER: 5252
 DATE: 08/26/2021
 DESIGNED BY: AJD
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EASEMENT LEGEND	
PUE	PUBLIC UTILITY EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
SWE	SIDEWALK EASEMENT

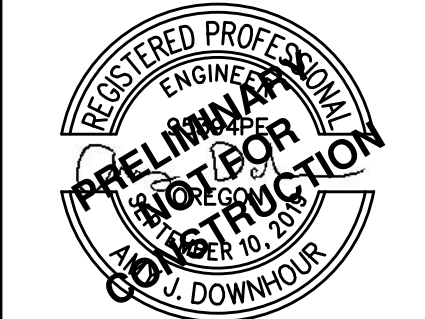
LEGEND	
EXISTING GROUND CONTOUR (1 FT)	— 341 —
EXISTING GROUND CONTOUR (5 FT)	— 350 —
FINISHED GRADE CONTOUR (1 FT)	— 341 —
FINISHED GRADE CONTOUR (5 FT)	— 350 —
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	— x —
SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING)	— xx —
CONCRETE WASHOUT AREA	□
AREA DRAIN PROTECTION (TYP)	▣
GRAVEL CONSTRUCTION ENTRANCE	▨
EXISTING WETLAND	∇
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	~
GRADING LIMITS	- - -

AKS DRAWING FILE: 5252_COMP_UTILITY.DWG | LAYOUT: P-08



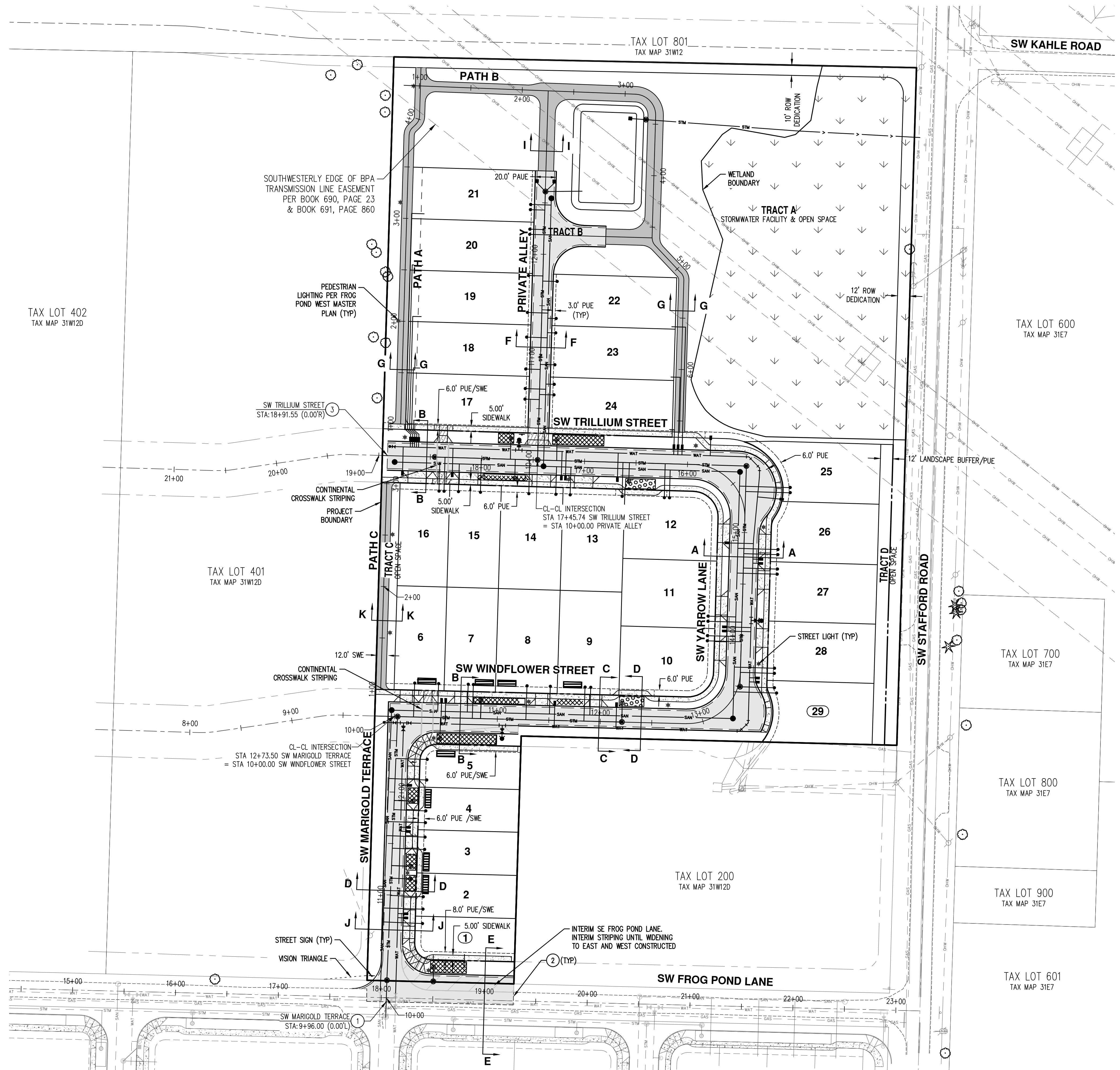
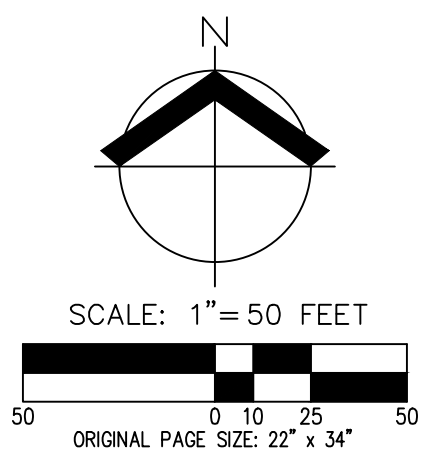
PRELIMINARY COMPOSITE UTILITY PLAN
FROG POND CROSSING
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON

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REVISIONS: DECEMBER 31, 2021
 JOB NUMBER: 5252
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EASEMENT LEGEND	
PUE	PUBLIC UTILITY EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
SWE	SIDEWALK EASEMENT



- # KEYED NOTES**
- BEGIN STREET IMPROVEMENTS.
 - SAWCUT EXISTING ASPHALT ROAD.
 - END STREET IMPROVEMENTS.

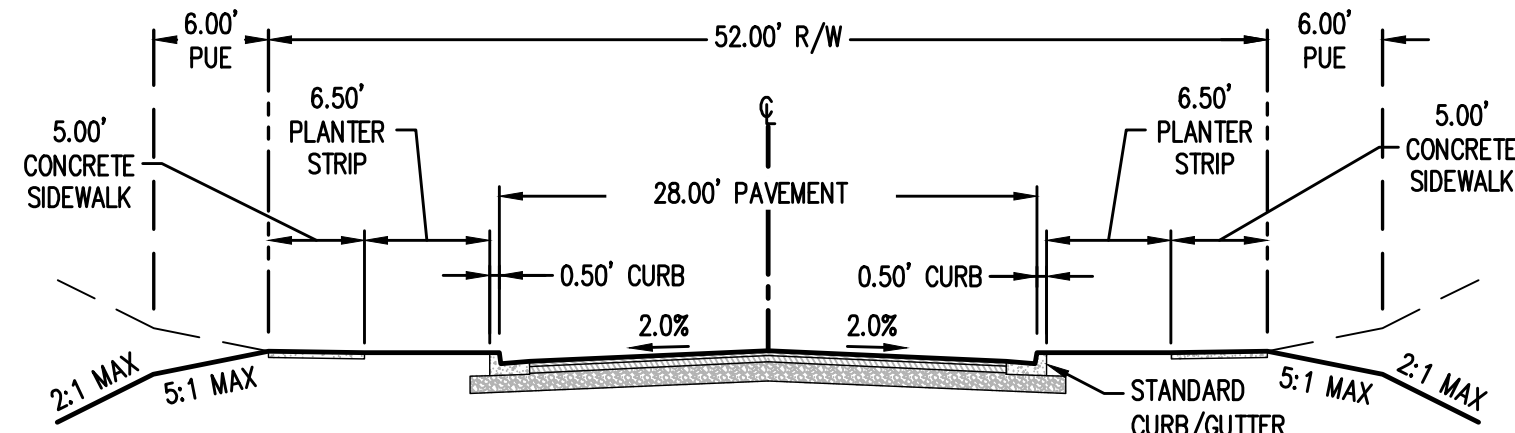
- LEGEND**
- [Pattern] SIDEWALK AND DRIVEWAY APPROACHES TO BE INSTALLED BY HOMEOWNER.
 - [Pattern] SIDEWALK AND DRIVEWAY APPROACHES TO BE INSTALLED BY CONTRACTOR.
 - [Pattern] STORMWATER SWALE TO BE CONSTRUCTED BY CONTRACTOR.
 - [Pattern] STORMWATER PLANTER TO BE CONSTRUCTED BY CONTRACTOR.
 - [Pattern] STORMWATER RAIN GARDEN TO BE CONSTRUCTED BY HOMEOWNER.
 - [Pattern] TRAIL TO BE CONSTRUCTED BY CONTRACTOR.
 - [Pattern] ASPHALT CONCRETE PAVEMENT
 - [Pattern] EXISTING WETLAND

- EASEMENT LEGEND**
- PUE PUBLIC UTILITY EASEMENT
 - PAUE PUBLIC ACCESS AND UTILITY EASEMENT
 - SWE SIDEWALK EASEMENT

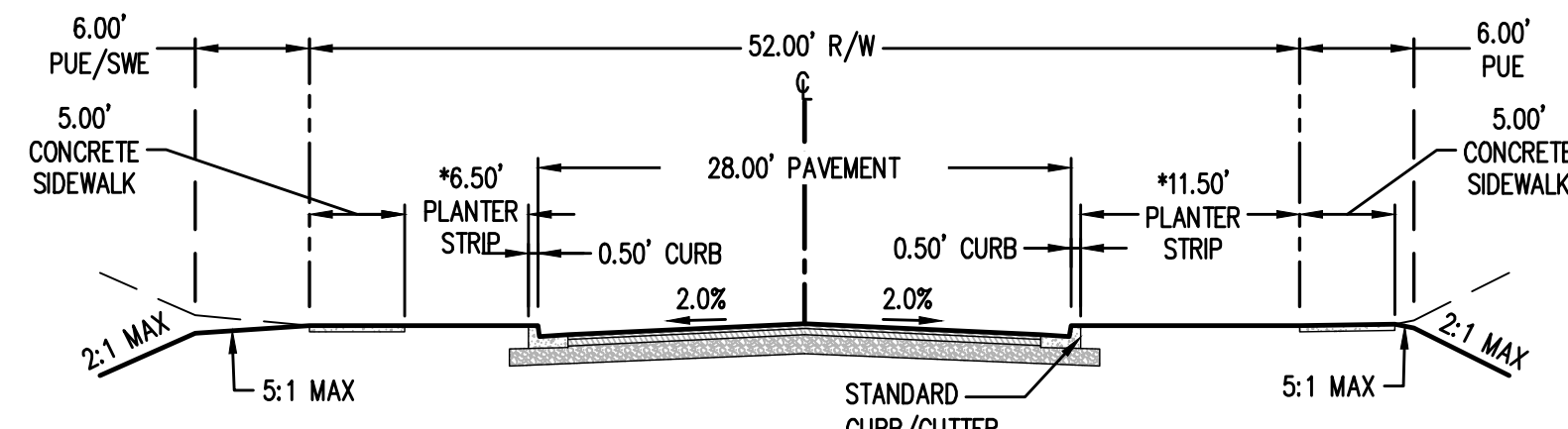
**PRELIMINARY STREET PLAN
 FROG POND CROSSING
 VENTURE PROPERTIES, INC.
 WILSONVILLE, OREGON**



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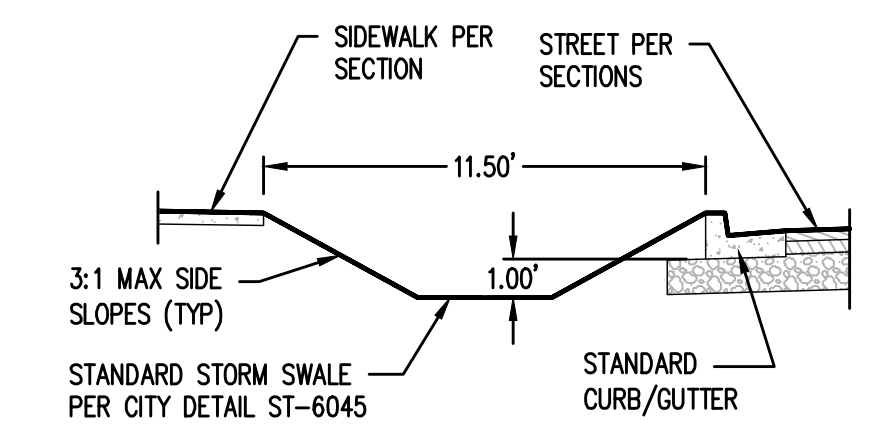


A TYPICAL LOCAL STREET CROSS SECTION
 SCALE: 1" = 10'
 CROSS SECTION A SHALL BE USED IN THE FOLLOWING LOCATIONS:
 SW YARROW LANE: STA 13+51.46 TO 15+13.66

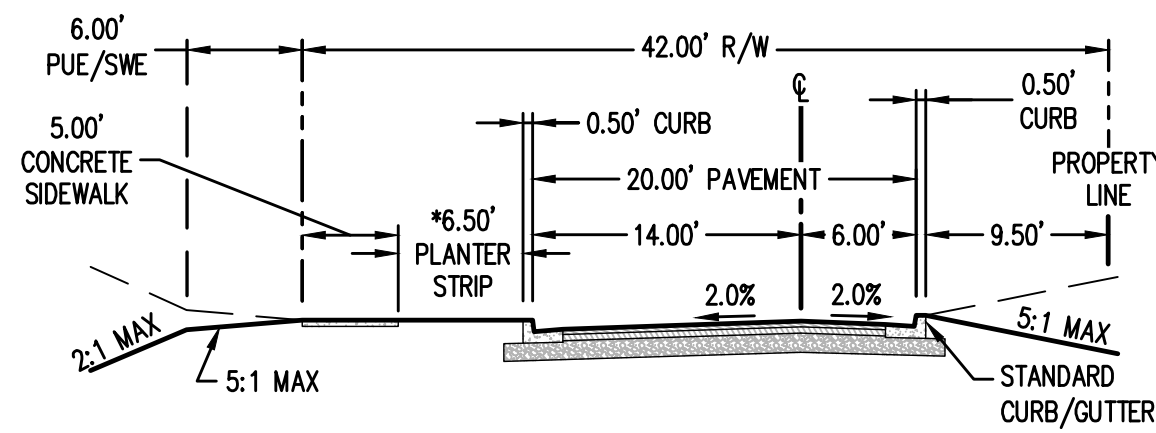


B TYPICAL LOCAL STREET CROSS SECTION WITH WIDE PLANTER STRIP
 SCALE: 1" = 10'
 CROSS SECTION B SHALL BE USED IN THE FOLLOWING LOCATIONS:
 SW TRILLIUM STREET: STA 15+93.83 TO 16+30.66
 STA 16+59.66 TO 18+91.55
 SW WINDFLOWER STREET: STA 10+90.91 TO 11+20.50

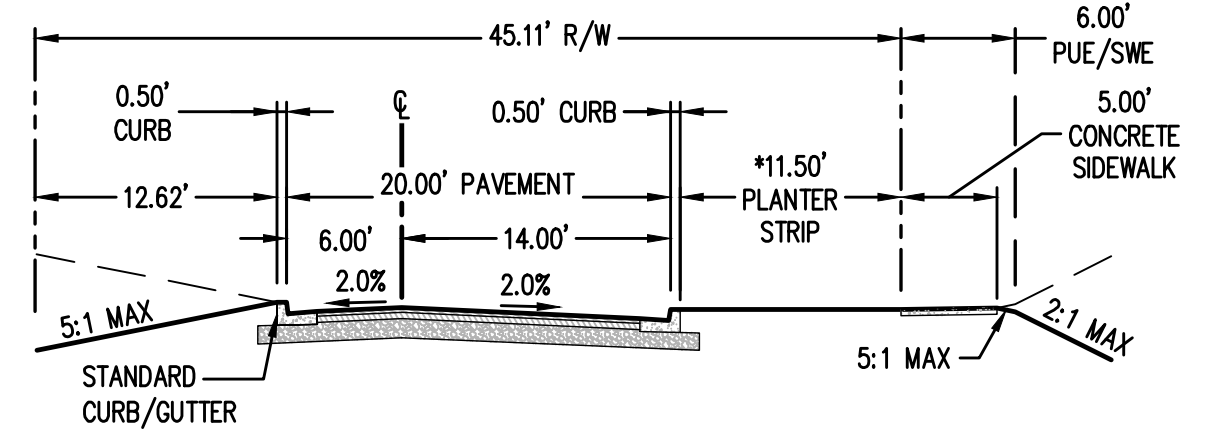
*REFER TO SECTIONS 1 AND 4 FOR VEGETATED SWALE LOCATIONS WITHIN PLANTER STRIP.



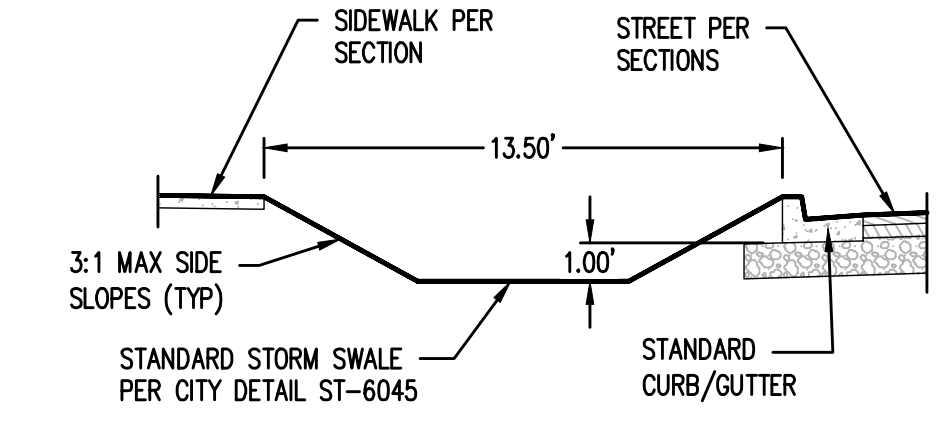
1 TYPICAL VEGETATED SWALE SECTION
 SCALE: 1" = 5'
 CROSS SECTION 1 SHALL BE USED IN THE PLANTER STRIP AT THE FOLLOWING LOCATION:
 SW TRILLIUM STREET: STA 16+81.74 TO 17+31.74 (NORTH)
 STA 17+69.31 TO 17+84.31 (NORTH)
 STA 16+30.66 TO 16+59.66 (SOUTH)
 SW WINDFLOWER STREET: STA 10+40.91 TO 10+99.44 (SOUTH)



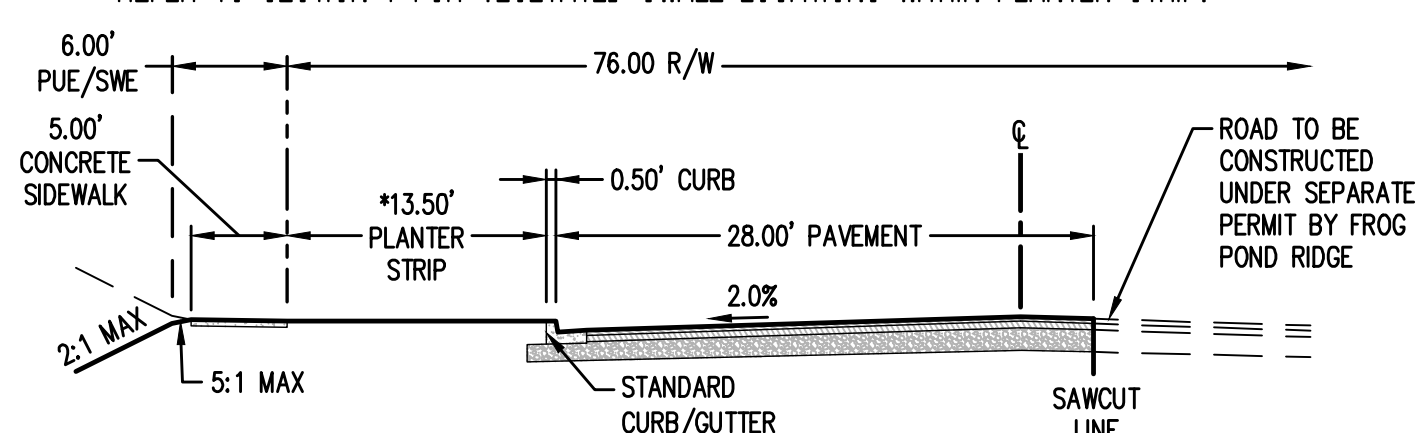
C LOCAL 3/4 STREET CROSS SECTION
 SCALE: 1" = 10'
 CROSS SECTION D SHALL BE USED IN THE FOLLOWING LOCATIONS:
 SW WINDFLOWER STREET: STA 11+20.50 TO STA 12+17.91
 STA 12+41.91 TO 12+95.16
 *REFER TO SECTION 4 FOR VEGETATED SWALE LOCATIONS WITHIN PLANTER STRIP.



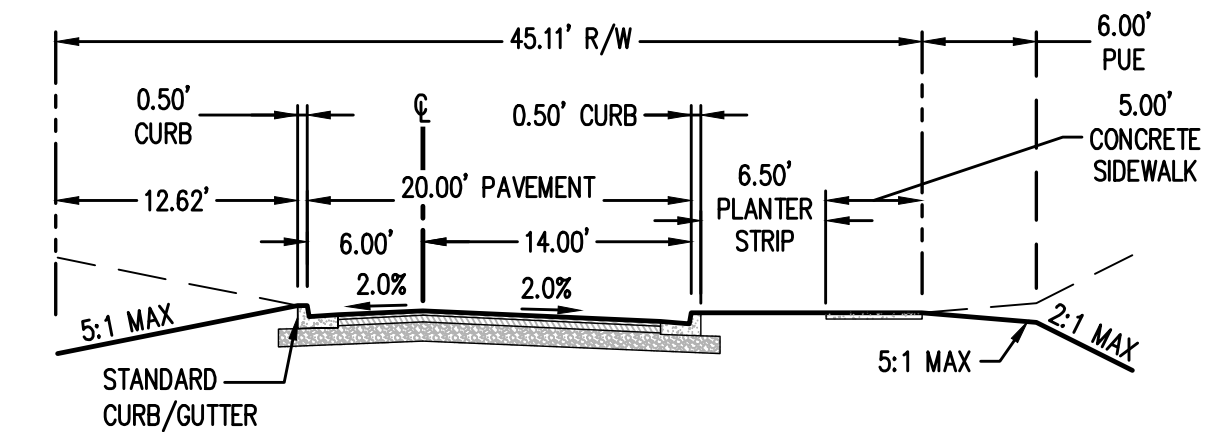
D LOCAL 3/4 STREET CROSS SECTION
 SCALE: 1" = 10'
 CROSS SECTION G SHALL BE USED IN THE FOLLOWING LOCATIONS:
 SW MARI GOLD TERRACE: STA 10+94.90 TO 11+49.14
 STA 11+80.33 TO 12+13.90
 SW WINDFLOWER STREET: STA 12+17.91 TO 12+41.91
 *REFER TO SECTION 1 FOR VEGETATED SWALE LOCATIONS WITHIN PLANTER STRIP.



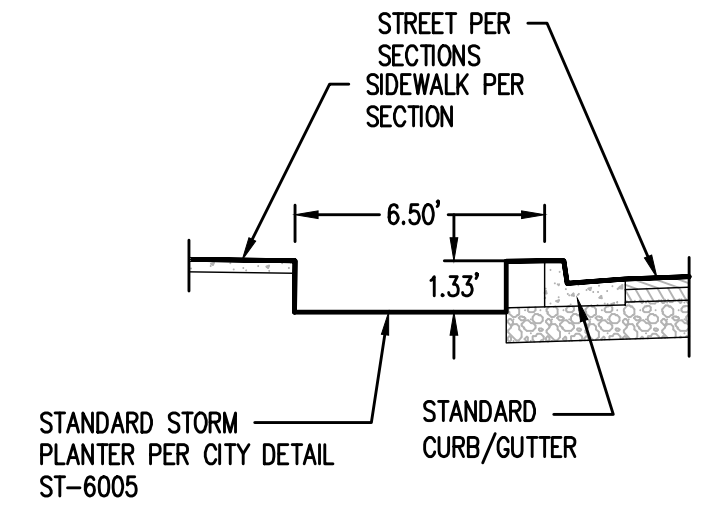
3 COLLECTOR VEGETATED SWALE SECTION
 SCALE: 1" = 5'
 CROSS SECTION 3 SHALL BE USED IN THE PLANTER STRIP AT THE FOLLOWING LOCATION:
 SW FROG POND LANE: STA 18+47.08 TO 18+82.08 (NORTH)



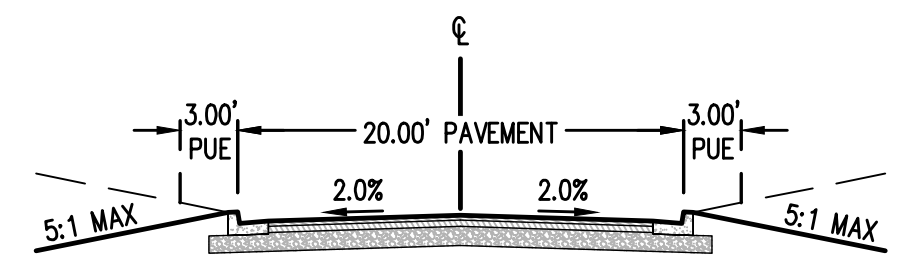
E COLLECTOR 3/4 STREET INTERIM CROSS SECTION
 SCALE: 1" = 10'
 CROSS SECTION H SHALL BE USED IN THE FOLLOWING LOCATIONS:
 SW FROG POND LANE: STA 18+46.60 TO 19+28.30
 *REFER TO SECTION 3 FOR VEGETATED SWALE LOCATION WITHIN PLANTER STRIP.



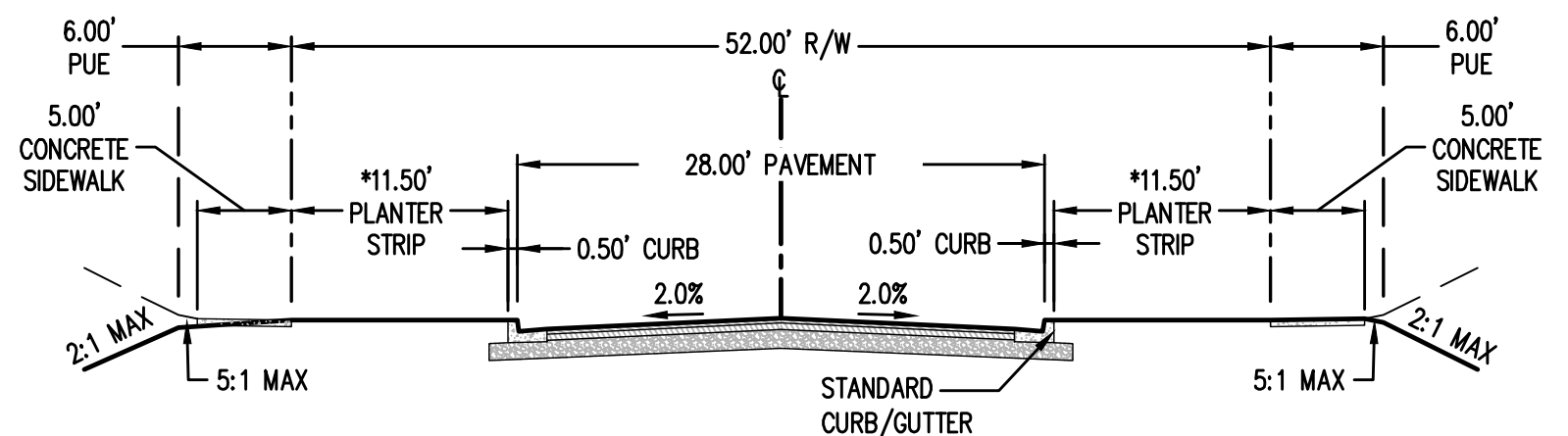
J LOCAL 3/4 STREET CROSS SECTION
 SCALE: 1" = 10'
 CROSS SECTION G SHALL BE USED IN THE FOLLOWING LOCATIONS:
 SW MARI GOLD TERRACE: STA 10+52.19 TO 10+94.90
 STA 11+49.14 TO 11+80.33
 STA 12+13.90 TO 12+31.69



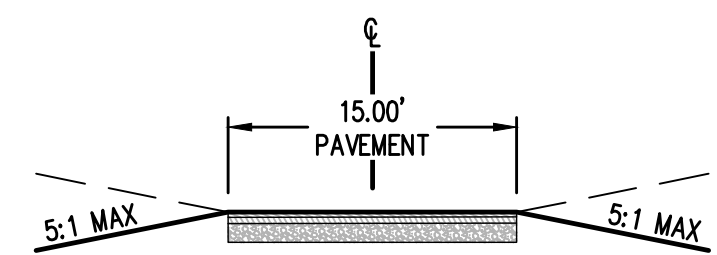
4 TYPICAL PLANTER SECTION
 SCALE: 1" = 5'
 CROSS SECTION 4 SHALL BE USED IN THE PLANTER STRIP AT THE FOLLOWING LOCATION:
 SW TRILLIUM STREET: STA 17+54.46 TO 18+03.49 (SOUTH)
 SW WINDFLOWER STREET: STA 10+76.42 TO 11+20.75 (NORTH)
 STA 11+57.47 TO 11+82.47 (NORTH)



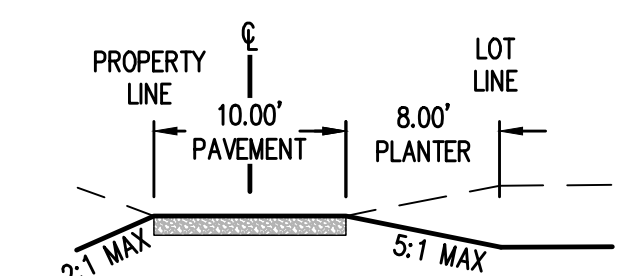
F PRIVATE ALLEY CROSS SECTION
 SCALE: 1" = 10'



H TYPICAL LOCAL STREET CROSS SECTION WITH WIDE PLANTER STRIP
 SCALE: 1" = 10'
 CROSS SECTION B SHALL BE USED IN THE FOLLOWING LOCATIONS:
 SW TRILLIUM STREET: STA 16+30.66 TO 16+59.66
 *REFER TO SECTIONS 1 FOR VEGETATED SWALE LOCATIONS WITHIN PLANTER STRIP.



I TYPICAL PATHWAY
 SCALE: 1" = 10'



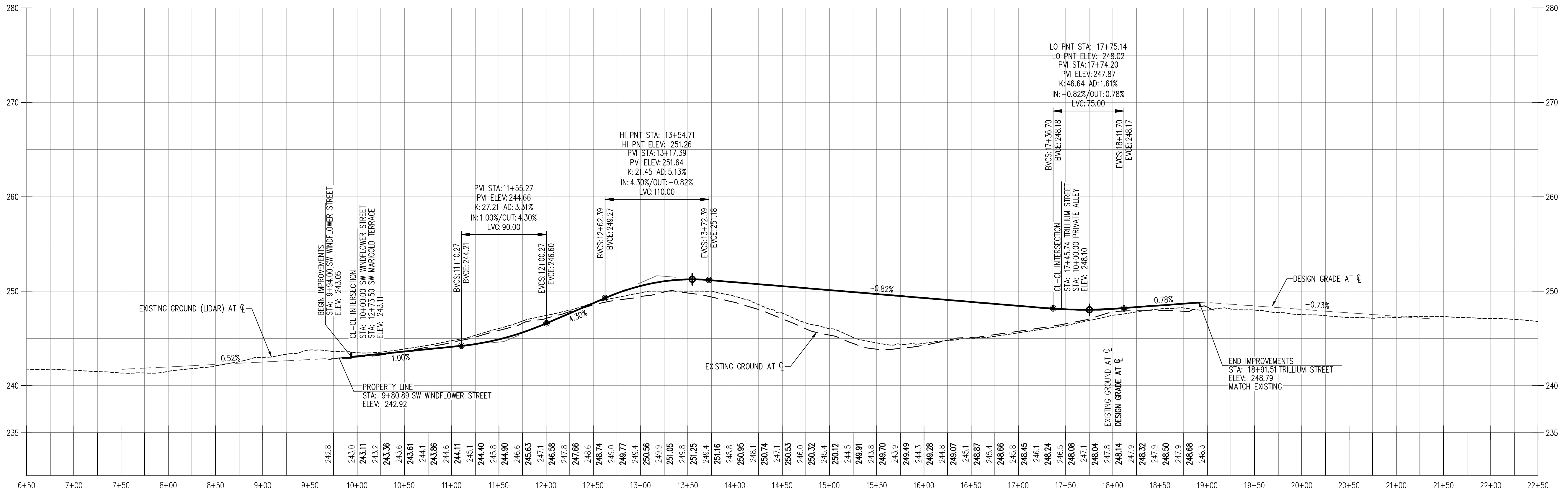
K TYPICAL PATHWAY
 SCALE: 1" = 10'

EASEMENT LEGEND

PUE	PUBLIC UTILITY EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
SWE	SIDEWALK EASEMENT

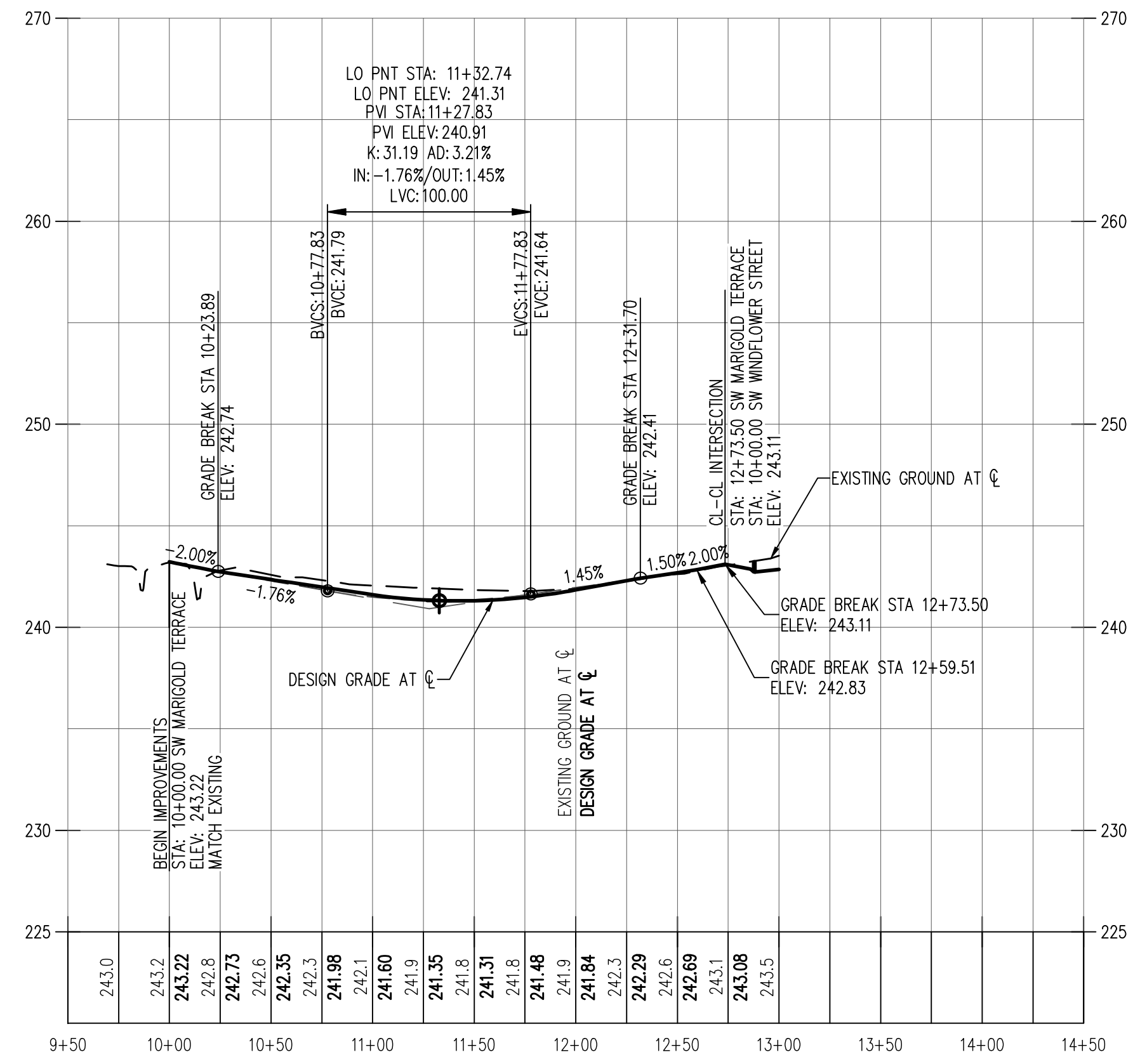


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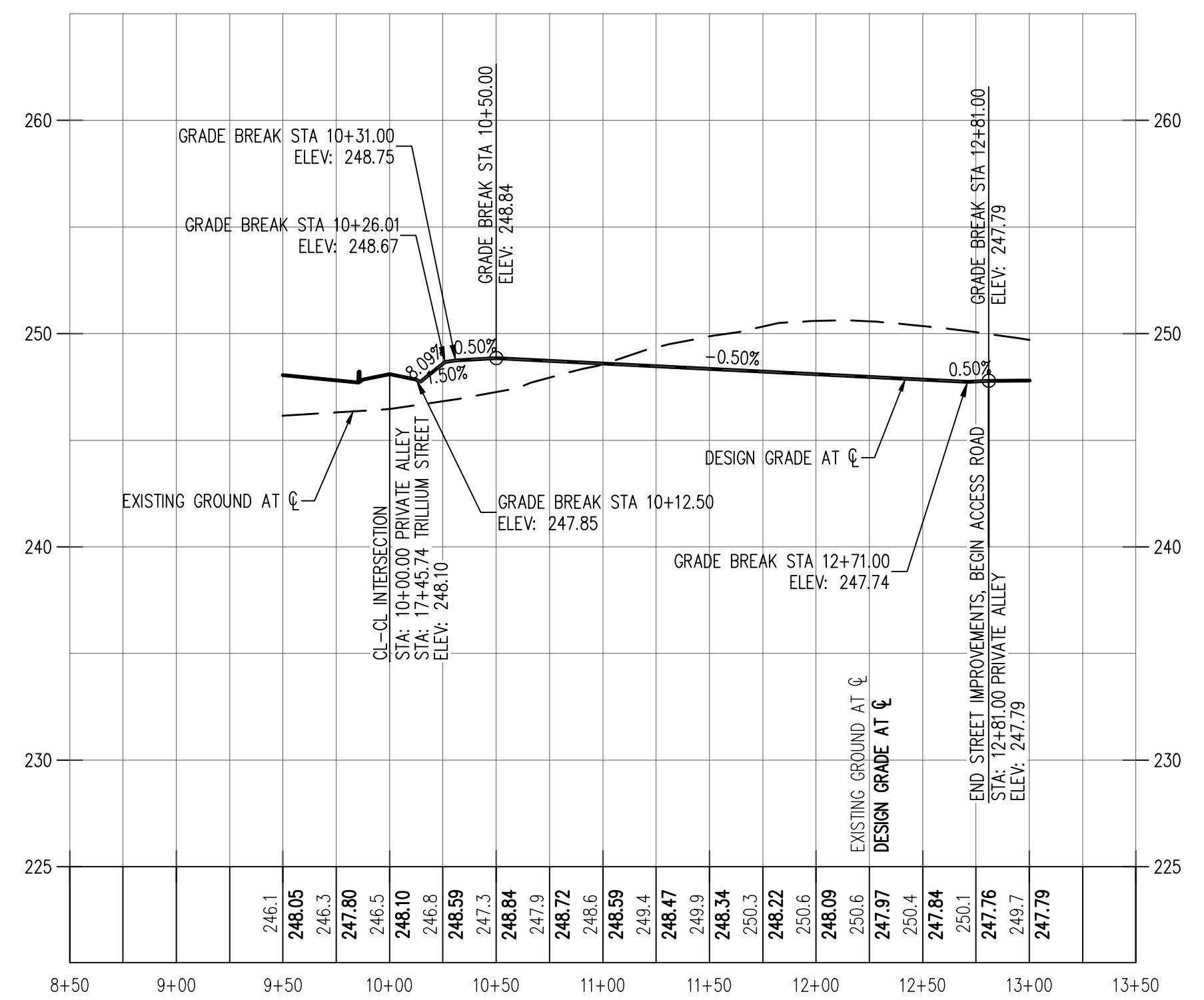
SW TRILLIUM STREET, SW YARROW LANE & SW WINDFLOWER STREET PROFILE
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'

PROFILE ELEVATION BASED ON CENTERLINE UNLESS NOTED OTHERWISE.



SW MARGOLD TERRACE PROFILE
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'

PROFILE ELEVATION BASED ON CENTERLINE UNLESS NOTED OTHERWISE.



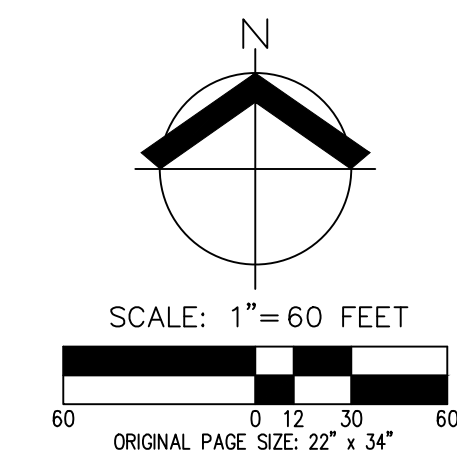
PRIVATE ALLEY PROFILE
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'

PROFILE ELEVATION BASED ON CENTERLINE UNLESS NOTED OTHERWISE.

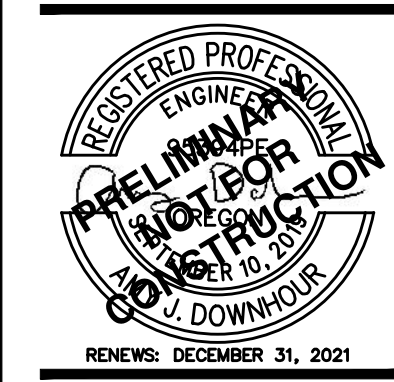
PRELIMINARY STREET PROFILES
FROG POND CROSSING
 VENTURE PROPERTIES, INC.
 WILSONVILLE, OREGON



REVISIONS: DECEMBER 31, 2021
 JOB NUMBER: 5252
 DATE: 08/26/2021
 DESIGNED BY: AJD
 DRAWN BY: NLB
 CHECKED BY: MD



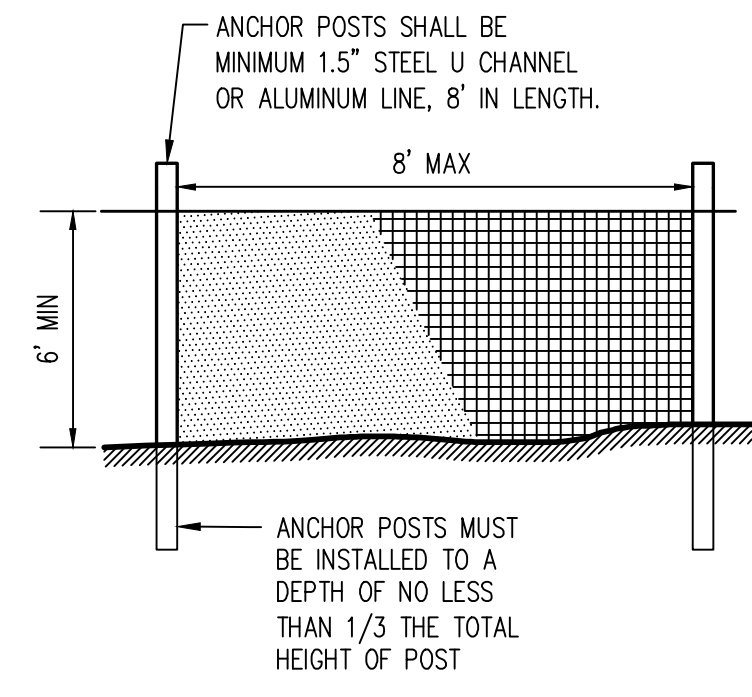
**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
 FROG POND CROSSING
 VENTURE PROPERTIES, INC.
 WILSONVILLE, OREGON**



RENEWALS:	DECEMBER 31, 2021
JOB NUMBER:	5252
DATE:	08/26/2021
DESIGNED BY:	AJD
DRAWN BY:	NLB
CHECKED BY:	MD

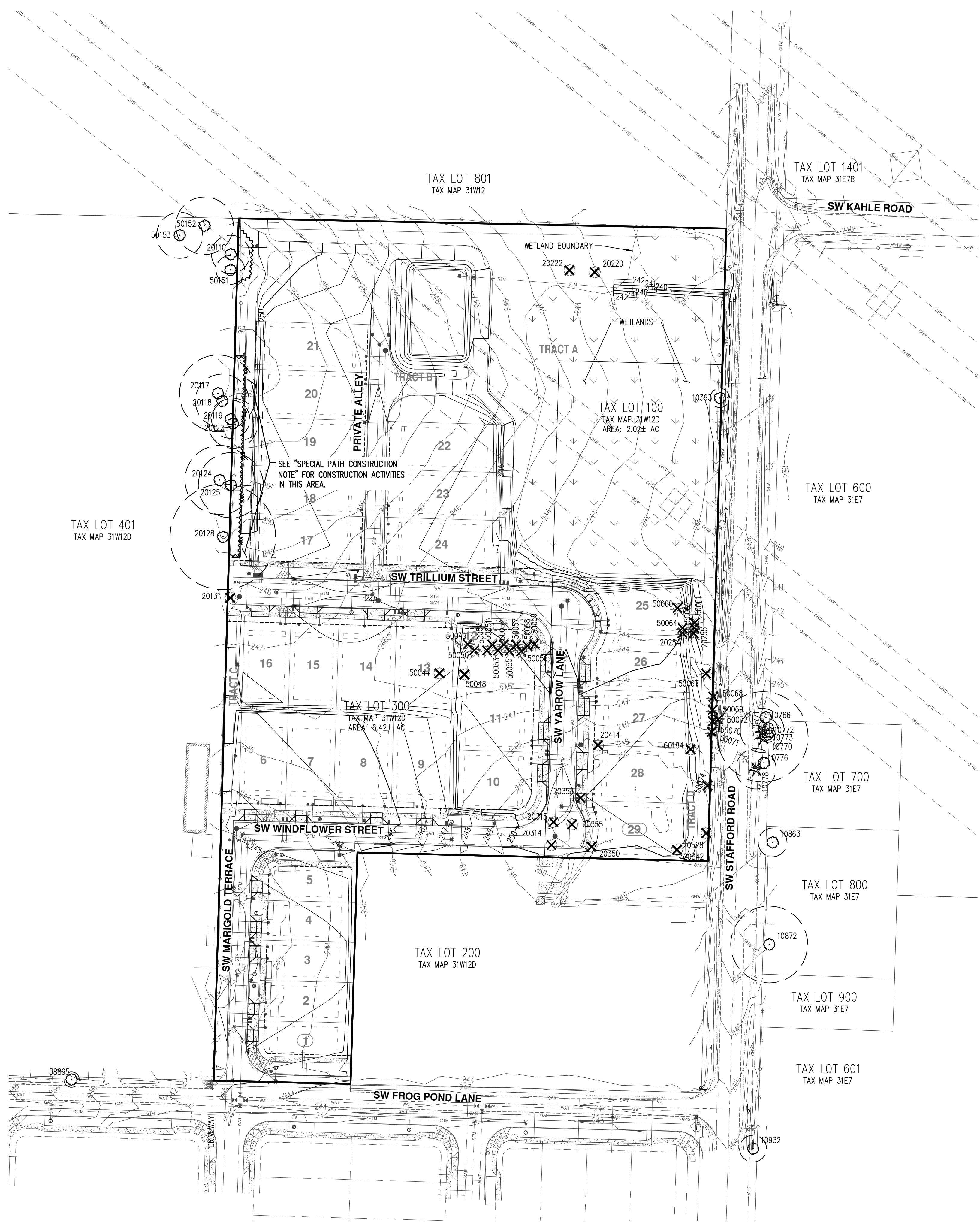
LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	149
EXISTING GROUND CONTOUR (5 FT)	---	150
FINISHED GRADE CONTOUR (1 FT)	---	149
FINISHED GRADE CONTOUR (5 FT)	---	150
EXISTING CONIFEROUS TREE	✳	
EXISTING DECIDUOUS TREE	⊙	
TREE REMOVAL	✕ ✕	
TREE PROTECTION FENCE (TREE PROTECTION AREA)	~~~~~	
STRAW WATTLE	---xxx---	
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	⊙	
EXISTING WETLAND	⏚	



- NOTES:
- 2" MESH CHAIN LINK FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 - DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- TREE PROTECTION FENCE**

SPECIAL PATH CONSTRUCTION NOTE:
 PEDESTRIAN PATH BEING PLACED NEAR TREES TO BE PRESERVED SHALL BE CONSTRUCTED BY STRIPPING GRASS/ORGANIC MATERIAL TO BARE SOIL, BEING CAREFUL NOT TO DAMAGE TREE ROOTS, AND THEN PLACING PATH CONSTRUCTION MATERIALS. EXCAVATION BEYOND STRIPPING GRASS/ORGANIC MATERIAL SHALL NOT OCCUR. IF NECESSARY TO LEVEL THE PATH, MINOR AMOUNTS OF FILL MATERIAL SHALL BE USED INSTEAD OF EXCAVATING SOIL. COMPACTION AND EQUIPMENT TRACK WALKING SHALL BE LIMITED AND CONFINED TO THE LIMITS OF THE PATH FOOTPRINT. A CERTIFIED ARBORIST SHALL BE ONSITE DURING PATH CONSTRUCTION WITHIN THE ASSUMED TREE ROOT ZONES.



CERTIFIED ARBORIST
PRELIMINARY NOT FOR CONSTRUCTION
ISA
 BRUCE R. BALDWIN
 CERTIFICATE NUMBER: PN-6666A
 EXPIRATION DATE: 12/31/23

Detailed Tree Inventory for Frog Pond Crossing

AKS Job No. 5252 - Evaluation Date: 8/7/2020 & 6/11/2021 - Evaluated by: BRK

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
10393	10	12	Cherry (<i>Prunus sp.</i>)		1	1	Preserve
10766	8	16	Bigleaf Maple (<i>Acer macrophyllum</i>)	OFFSITE	1	1	Preserve
10770	47	20	Ponderosa Pine (<i>Pinus ponderosa</i>)	OFFSITE	1	1	Preserve
10771	23	20	Ponderosa Pine (<i>Pinus ponderosa</i>)	OFFSITE; 1-sided canopy (N); Lean (N)	1	2	Preserve
10772	10	20	Bigleaf Maple (<i>Acer macrophyllum</i>)	OFFSITE; 1-sided canopy (E)	1	2	Preserve
10773	8,8,7	19	Bigleaf Maple (<i>Acer macrophyllum</i>)	OFFSITE; 1-sided canopy (E)	1	2	Preserve
10776	6,6	13	English Hawthorn (<i>Crataegus monogyna</i>)	OFFSITE	1	1	Preserve
10778	21	18	Ponderosa Pine (<i>Pinus ponderosa</i>)	OFFSITE; 1-sided canopy (W); Codominant	1	2	Preserve
10863	15,14,13,13,13,12,12,10,6	25	Bigleaf Maple (<i>Acer macrophyllum</i>)	OFFSITE	1	1	Preserve
10872	40	27	Northern Catalpa (<i>Catalpa speciosa</i>)	OFFSITE	1	1	Preserve
10932	14	14	Apple (<i>Malus domestica</i>)	OFFSITE	1	1	Preserve
20110	20	20	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line; 1-sided canopy (S); Lean (S)	1	2	Preserve
20117	40	40	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line; Lean (E)	1	2	Preserve
20118	28	25	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line; Lean (W); 1-sided canopy (W)	1	2	Preserve
20119	20	25	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line	1	1	Preserve
20122	26	30	Oregon White Oak (<i>Quercus garryana</i>)	LINE TREE; Evaluated from Property Line	1	1	Preserve
20124	36	27	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line; 1-sided canopy (W)	1	2	Preserve
20125	34	35	Oregon White Oak (<i>Quercus garryana</i>)	LINE TREE; Evaluated from Property Line; 1-sided canopy (W); Failed limbs (E)	2	2	Preserve
20128	55	35	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line	1	1	Preserve
20131	37	27	Oregon White Oak (<i>Quercus garryana</i>)	Evaluated from Property Line; Abnormal dead branches; Broken branches; 50% Ivy coverage; Sparse canopy	2	2	Remove
20220	10,9,7	14	English Hawthorn (<i>Crataegus monogyna</i>)	Dead branches	2	1	Remove
20222	6	6	English Hawthorn (<i>Crataegus monogyna</i>)		1	1	Remove
20254	7	10	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
20255	16	16	Ponderosa Pine (<i>Pinus ponderosa</i>)		1	1	Remove
20314	6	10	Apple (<i>Malus domestica</i>)		1	1	Remove
20315	10,8	13	Apple (<i>Malus domestica</i>)	Large cavity with significant decay; On ground with epicormic stems	3	3	Remove
20342	10,8,8,9	0	Hazelnut (<i>Corylus avellana</i>)	Dead	3	3	Remove
20350	8,6,6	3	arboretum		1	1	Remove
20353	32	18	Black Walnut (<i>Juglans nigra</i>)	Primary stem topped for overhead wires; Weakly attached leader; Significant decay	3	3	Remove
20355	40	0	Black Walnut (<i>Juglans nigra</i>)	Dead; 100% Ivy coverage	3	3	Remove
20414	15	16	Red Maple (<i>Acer rubrum</i>)		1	1	Remove
20528	46	30	Bigleaf Maple (<i>Acer macrophyllum</i>)	Scaffold branches pruned for overhead wires; Scars; Broken branches with decay; Many leaders growing horizontal	2	2	Remove
50044	10,10	13	Apple (<i>Malus domestica</i>)	Bore holes; Cavity with insect frass	2	1	Remove
50048	16	12	Apple (<i>Malus domestica</i>)	Bore holes; Cavity with insect frass	2	1	Remove
50049	28	23	Ponderosa Pine (<i>Pinus ponderosa</i>)	Codominant top with included bark; 1-sided canopy (NW)	1	2	Remove
50050	27	20	Ponderosa Pine (<i>Pinus ponderosa</i>)	Codominant top with included bark; 1-sided canopy (SW); Many leaders at top	1	2	Remove
50051	22	22	Ponderosa Pine (<i>Pinus ponderosa</i>)	1-sided canopy (N); Codominant top	1	2	Remove
50052	15	13	Ponderosa Pine (<i>Pinus ponderosa</i>)	1-sided canopy (S); Codominant top; Broken branches	1	2	Remove
50053	22	17	Ponderosa Pine (<i>Pinus ponderosa</i>)	Dead	3	3	Remove
50054	11	11	Ponderosa Pine (<i>Pinus ponderosa</i>)	Suppressed; Codominant with included bark; Abnormal dead branches	2	2	Remove
50055	21	17	Ponderosa Pine (<i>Pinus ponderosa</i>)	1-sided canopy (S)	1	2	Remove
50056	19	15	Ponderosa Pine (<i>Pinus ponderosa</i>)	1-sided canopy (S); Abnormal dead branches	2	2	Remove
50057	18	13	Ponderosa Pine (<i>Pinus ponderosa</i>)	1-sided canopy (S); Codominant top	1	2	Remove
50058	12	10	Ponderosa Pine (<i>Pinus ponderosa</i>)	Many abnormal dead branches; Very sparse canopy; In decline	3	3	Remove
50059	16	16	Black Walnut (<i>Juglans nigra</i>)	1-sided canopy (E)	1	2	Remove
50060	11	8	Ponderosa Pine (<i>Pinus ponderosa</i>)		1	1	Remove
50061	8	8	Ponderosa Pine (<i>Pinus ponderosa</i>)	Codominant top with included bark; Crooked top	1	2	Remove
50062	15	11	Ponderosa Pine (<i>Pinus ponderosa</i>)	Large scar at base with sap leakage	1	2	Remove
50064	14	11	Ponderosa Pine (<i>Pinus ponderosa</i>)		1	1	Remove
50067	42	16	Ponderosa Pine (<i>Pinus ponderosa</i>)	East side pruned for overhead wires; Codominant top with included bark; 1-sided canopy (W); Some abnormal dead foliage	2	2	Remove
50068	12	13	Western Red Cedar (<i>Thuja plicata</i>)	OFFSITE; Topped for overhead wires; Abnormal dead branches	2	3	Remove
50069	15	13	Western Red Cedar (<i>Thuja plicata</i>)	LINE TREE; Topped for overhead wires; Abnormal dead branches	2	3	Remove
50070	11	13	Western Red Cedar (<i>Thuja plicata</i>)	OFFSITE; Topped for overhead wires; Abnormal dead branches	2	3	Remove
50071	14	13	Western Red Cedar (<i>Thuja plicata</i>)	OFFSITE; Topped for overhead wires; Abnormal dead branches	2	3	Remove
50072	17	15	Ponderosa Pine (<i>Pinus ponderosa</i>)	OFFSITE; Topped for overhead wires; Broken branches	2	3	Remove
60184	28	18	Bigleaf Maple (<i>Acer macrophyllum</i>)	Some scaffold branches pruned for overhead wires; 1-sided canopy (W); Exposed roots with damage	2	2	Remove
50074	27	18	Blue Spruce (<i>Picea pungens</i>)	Topped for overhead wires; Weak leader to the (W); Abnormal dead branches; Exposed buttress roots (E)	2	3	Remove
50151	15	20	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line; 1-sided canopy (S); Lean (S)	1	2	Preserve
50152	30	22	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line; Lean (N); Broken limb with decay	2	2	Preserve
50153	24	25	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE; Evaluated from Property Line; 1-sided canopy (S); Lean (S)	1	2	Preserve
58865	8	8	Oregon White Oak (<i>Quercus garryana</i>)	OFFSITE	1	1	Preserve

Total # of Existing Trees Inventoried = 61

Total # of Existing Onsite Trees = 34
 Total # of Existing Onsite Trees to be Preserved = 1
 Total # of Existing Onsite Trees to be Removed = 33

Total # of Existing Line Trees = 3
 Total # of Existing Line Trees to be Preserved = 2
 Total # of Existing Line Trees to be Removed = 1

Total # of Existing Offsite Trees = 24
 Total # of Existing Offsite Trees to be Preserved = 20
 Total # of Existing Offsite Trees to be Removed = 4

***Health Rating:**

- 1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.
- 2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.
- 3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

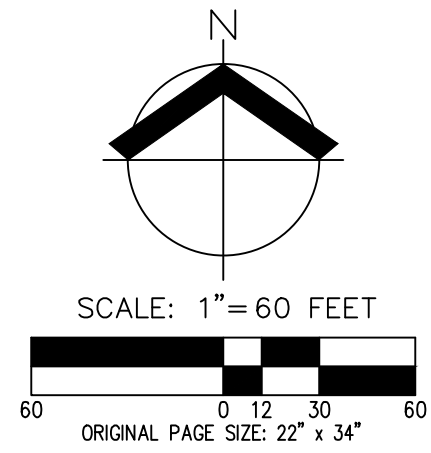
****Structure Rating:**

- 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
- 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.
- 3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.



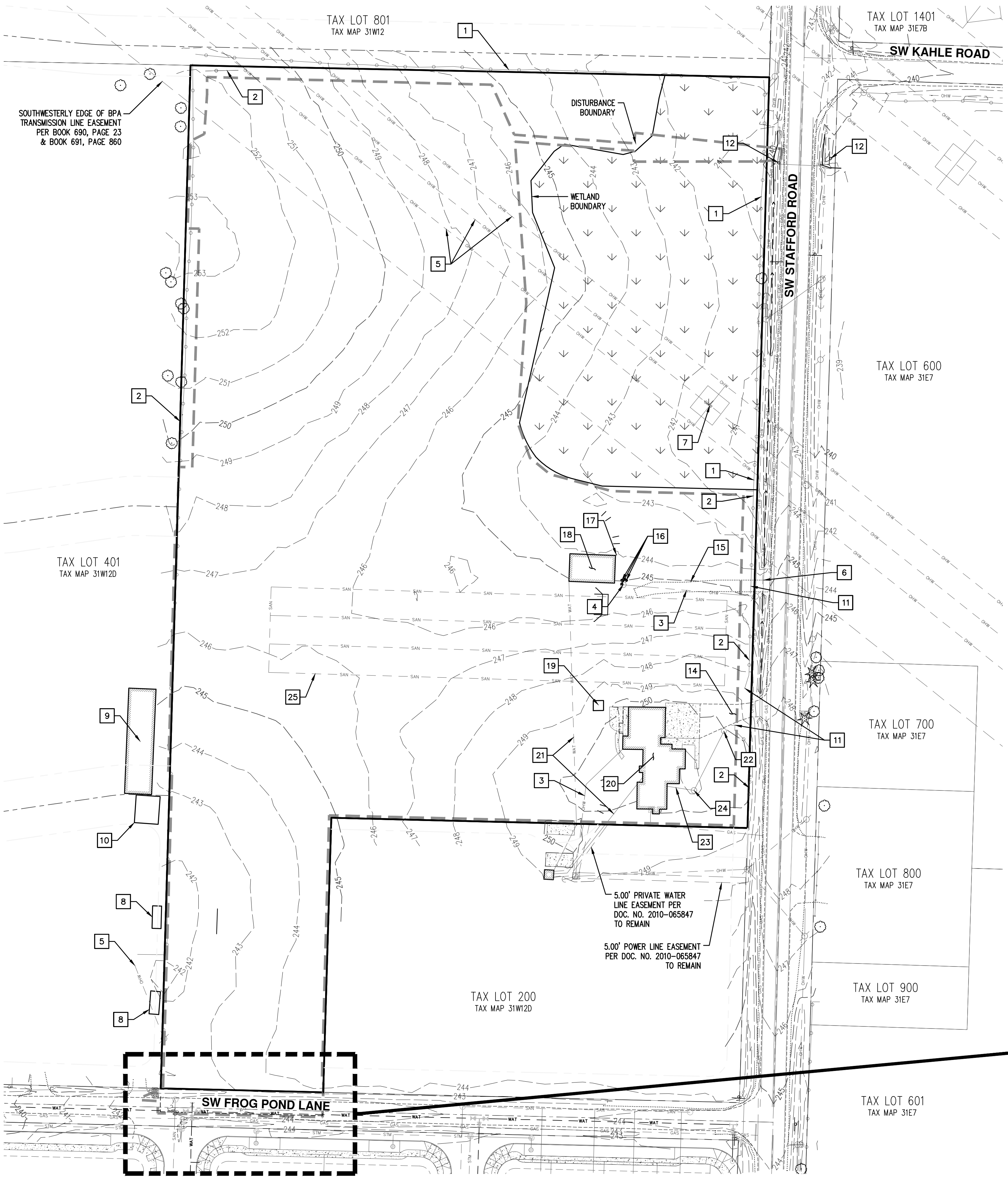
PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
FROG POND CROSSING
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON



BRUCE R. BALDWIN
 CERTIFICATE NUMBER: PN-6666A
 EXPIRATION DATE: 12/31/23



RENEW: DECEMBER 31, 2021
 JOB NUMBER: 5252
 DATE: 08/26/2021
 DESIGNED BY: AJD
 DRAWN BY: NLB
 CHECKED BY: MD



SOUTHWESTERLY EDGE OF BPA TRANSMISSION LINE EASEMENT PER BOOK 690, PAGE 23 & BOOK 691, PAGE 860

TAX LOT 801
TAX MAP 31W12

TAX LOT 1401
TAX MAP 31E7B

TAX LOT 401
TAX MAP 31W12D

TAX LOT 600
TAX MAP 31E7

TAX LOT 700
TAX MAP 31E7

TAX LOT 800
TAX MAP 31E7

TAX LOT 200
TAX MAP 31W12D

TAX LOT 900
TAX MAP 31E7

TAX LOT 601
TAX MAP 31E7

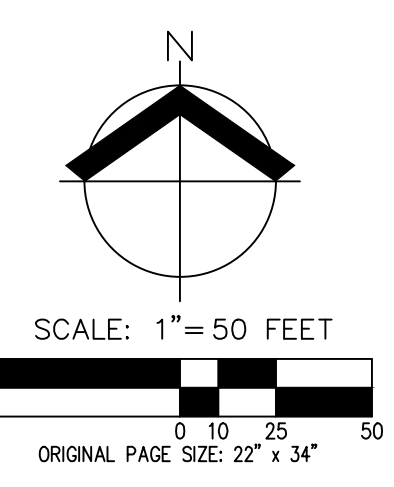
SW KAHLE ROAD

SW STAFFORD ROAD

SW FROG POND LANE

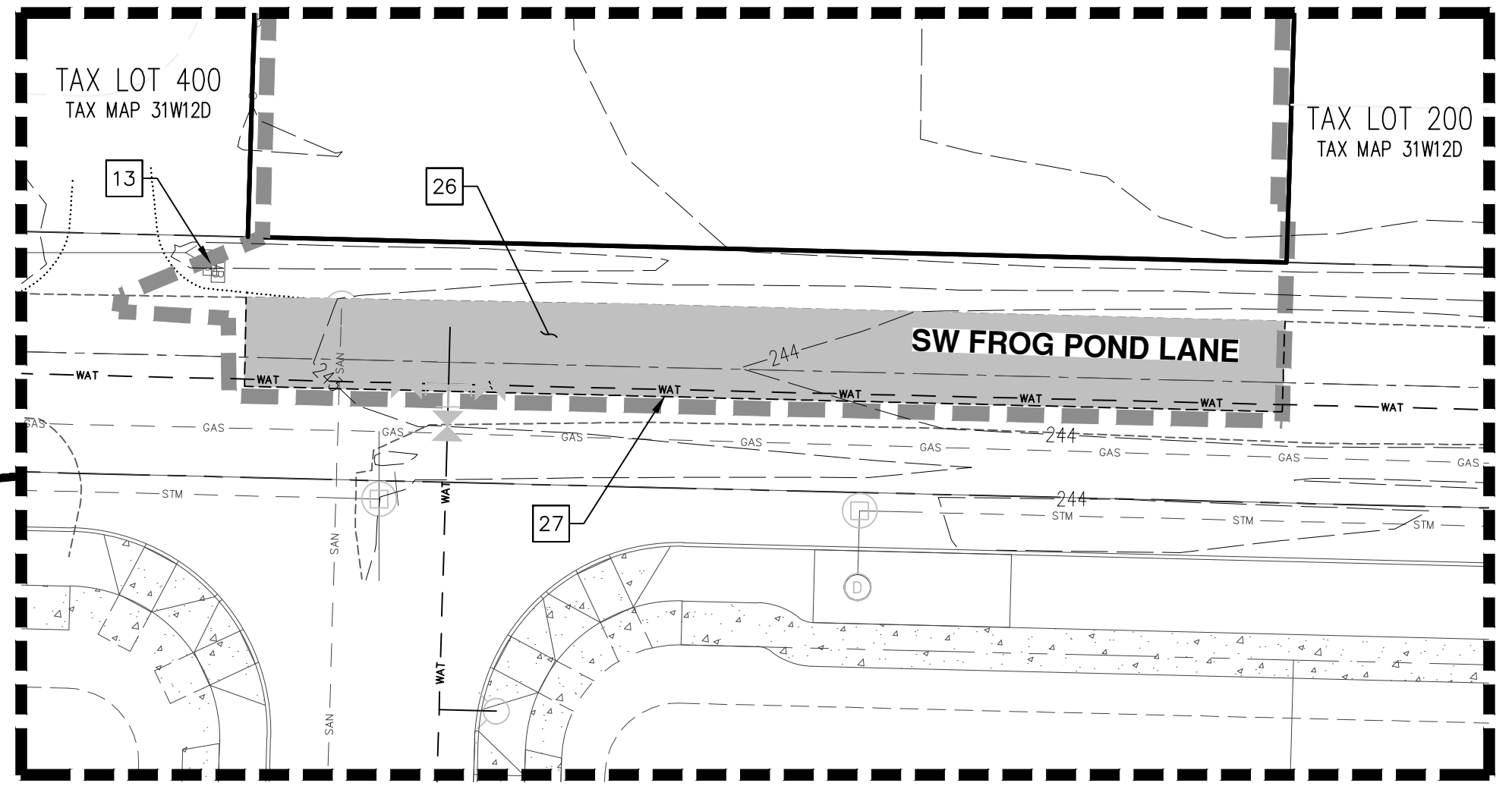
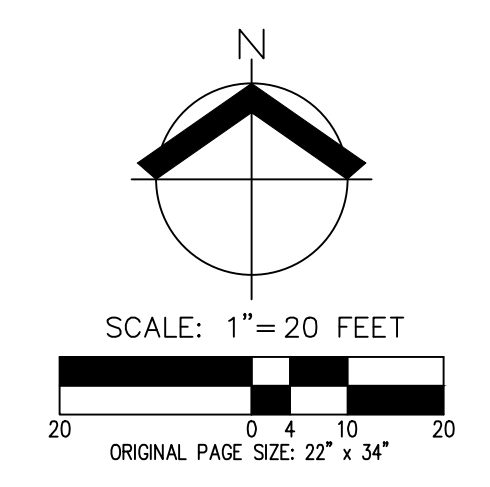
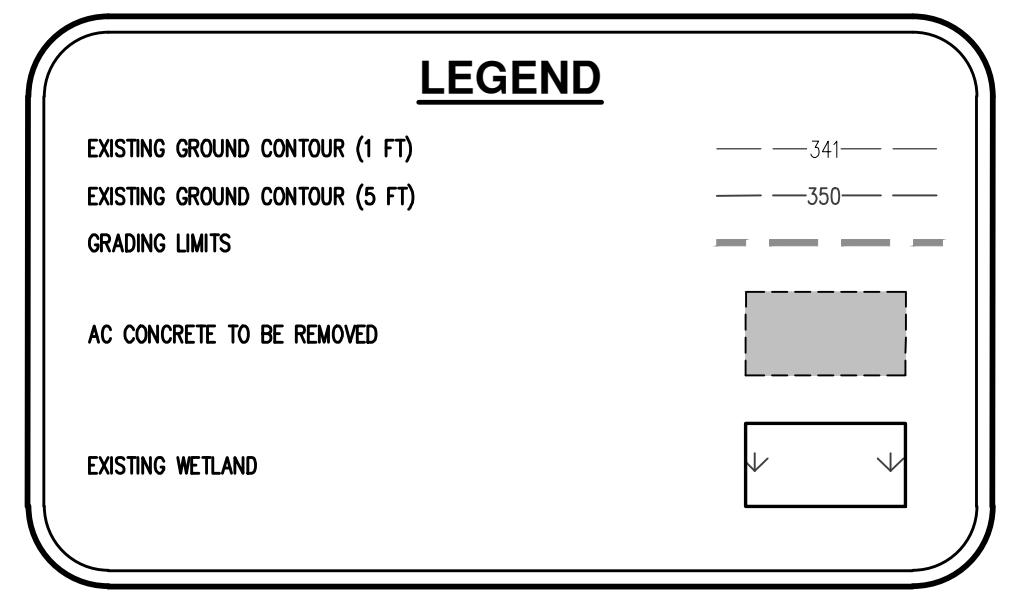
5.00' PRIVATE WATER LINE EASEMENT PER DOC. NO. 2010-065847 TO REMAIN

5.00' POWER LINE EASEMENT PER DOC. NO. 2010-065847 TO REMAIN



DEMOLITION KEYED NOTES

1. PRESERVE EXISTING FENCE.
2. REMOVE OR RELOCATE EXISTING FENCE. COORDINATE WITH PROPERTY OWNER.
3. REMOVE EXISTING OVERHEAD WIRE.
4. REMOVE EXISTING UTILITY POLE.
5. EXISTING OVERHEAD WIRE TO REMAIN.
6. EXISTING 15" DIA. STORM CULVERT TO REMAIN.
7. EXISTING TOWER TO REMAIN.
8. EXISTING CONEX BOX TO REMAIN.
9. EXISTING METAL FEEDER BARN TO REMAIN.
10. EXISTING RV CANOPY TO REMAIN.
11. EXISTING GATE TO BE REMOVED.
12. EXISTING SIGN TO REMAIN.
13. EXISTING MAILBOX TO BE RELOCATED.
14. REMOVE EXISTING DRIVEWAY.
15. REMOVE EXISTING GRAVEL ROAD.
16. REMOVE EXISTING BOLLARDS.
17. REMOVE EXISTING WOOD POSTS.
18. REMOVE EXISTING BARN STRUCTURE.
19. REMOVE EXISTING HUT.
20. REMOVE EXISTING HOUSE.
21. REMOVE EXISTING WATER LINE.
22. REMOVE EXISTING SANITARY CLEANOUT.
23. REMOVE EXISTING SANITARY LINE.
24. DECOMMISSION EXISTING SEPTIC TANK.
25. DECOMMISSION EXISTING SANITARY DRAIN FIELD.
26. REMOVE EXISTING ASPHALT.
27. SAWCUT LINE.



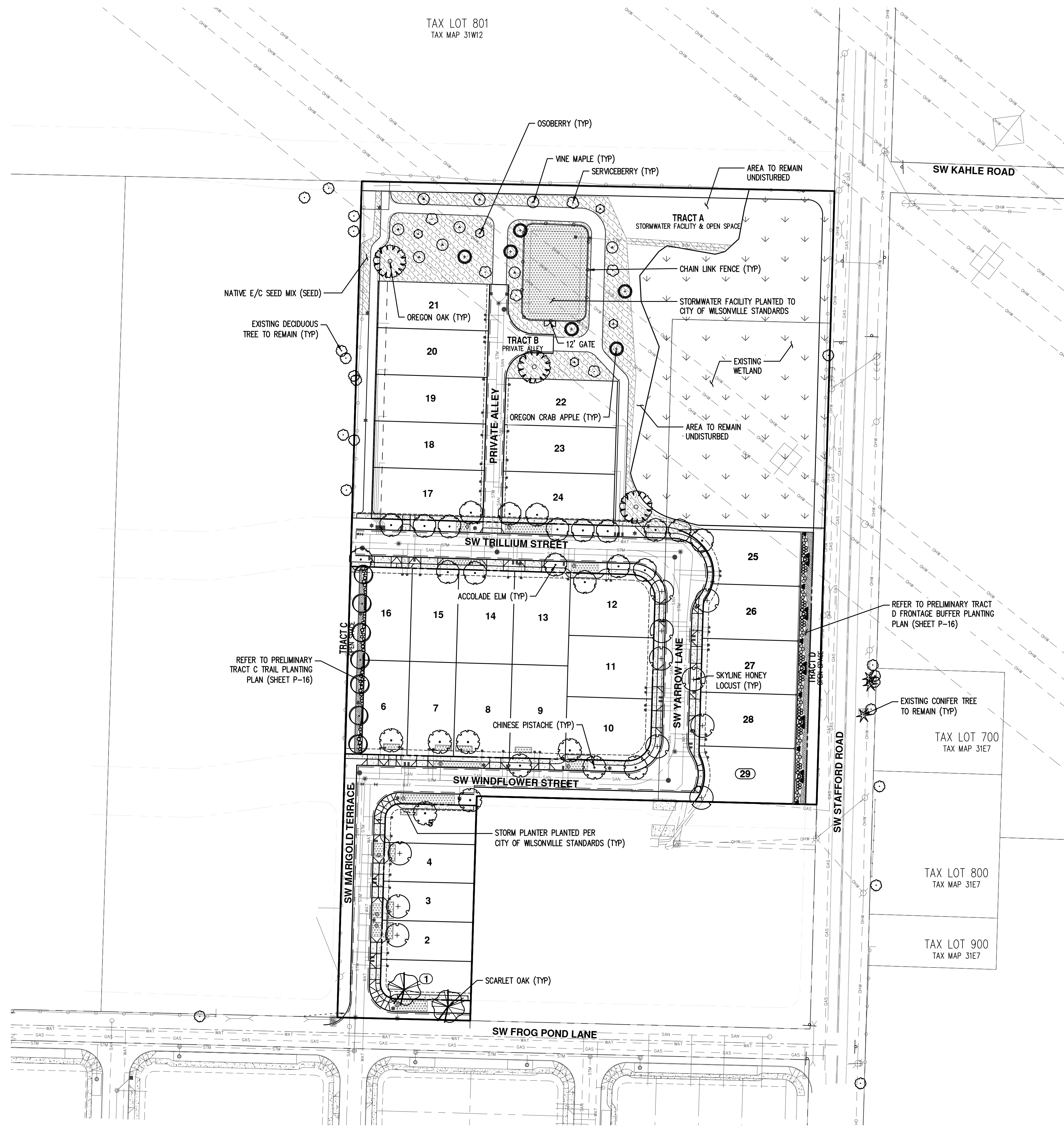
PRELIMINARY DEMOLITION PLAN
FROG POND CROSSING
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON

REGISTERED PROFESSIONAL ENGINEER
 J. DOWNING
 No. 10200
 State of Oregon
 EXPIRES 12/31/2021

RENEWS: DECEMBER 31, 2021
 JOB NUMBER: 5252
 DATE: 08/26/2021
 DESIGNED BY: AJD
 DRAWN BY: NLB
 CHECKED BY: MD



JOB NUMBER: 5252
 DATE: 08/26/2021
 DESIGNED BY: KAH
 DRAWN BY: ZTN
 CHECKED BY: KAH

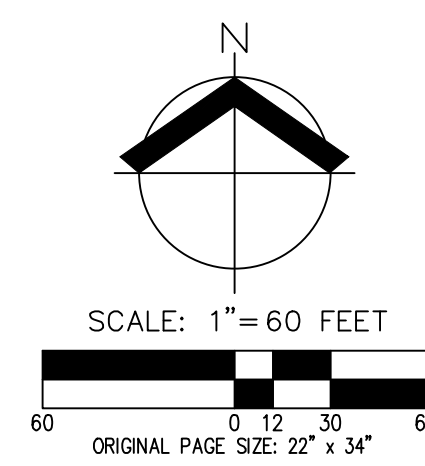


PRELIMINARY PLANT SCHEDULE

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	9	ACER CIRCINATUM (NATIVE/LOW WATER USAGE)	VINE MAPLE	2" CAL. B&B (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	6	AMELANCHIER ALNIFOLIA (NATIVE/LOW WATER USAGE)	SERVICEBERRY	2" CAL. B&B (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	6	MALUS FUSCA (NATIVE/LOW WATER USAGE)	OREGON CRAB APPLE	2" CAL. B&B	AS SHOWN
	5	OEMLERIA CERASIFORMIS (NATIVE/LOW WATER USAGE)	OSOBERRY	2" CAL. B&B (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	3	QUERCUS CARRYANA (NATIVE/LOW WATER USAGE)	OREGON OAK	2" CAL. B&B	AS SHOWN
TOTAL MITIGATION REPLACEMENT TREES: 29					
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	11	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'™ (LOW WATER USAGE)	SKYLINE HONEY LOCUST	2" CAL. B&B	AS SHOWN
	9	PISTACIA CHINENSIS (LOW WATER USAGE)	CHINESE PISTACHE	2" CAL. B&B	AS SHOWN
	2	QUERCUS COCCINEA (LOW WATER USAGE)	SCARLET OAK	3" CAL. B&B	AS SHOWN
	19	ULMUS X 'MORTON'™ (MODERATE WATER USAGE)	ACCOLADE ELM	2" CAL. B&B	AS SHOWN
GROUND COVERS	DESCRIPTION				
	NATIVE E/C MIX (NATIVE/INTERIM WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)				
	SUNMARK SEEDS (OR APPROVED EQUAL) MEADOW BARLEY (HORDEUM BRACHYANTHERUM) 40%; CALIFORNIA BROME (BROMUS CARINATUS) 35%; NATIVE RED FESCUE (FESTUCA RUBRA RUBRA) 20%; TUFTED HAIRGRASS (DESCHAMPSIA CAESPITOSA) 3%; SPIKE BENTGRASS (AGROSTIS EXERATA) 2%				
	APPLY AT A RATE OF 1 LB PER 1,000 SF OR AT A RATE RECOMMENDED BY SUPPLIER. OBTAIN FROM SUNMARK SEEDS OR OTHER APPROVED SUPPLIER.				
	STORMWATER FACILITY PLANTED TO CITY OF WILSONVILLE STANDARDS (INTERIM WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)				

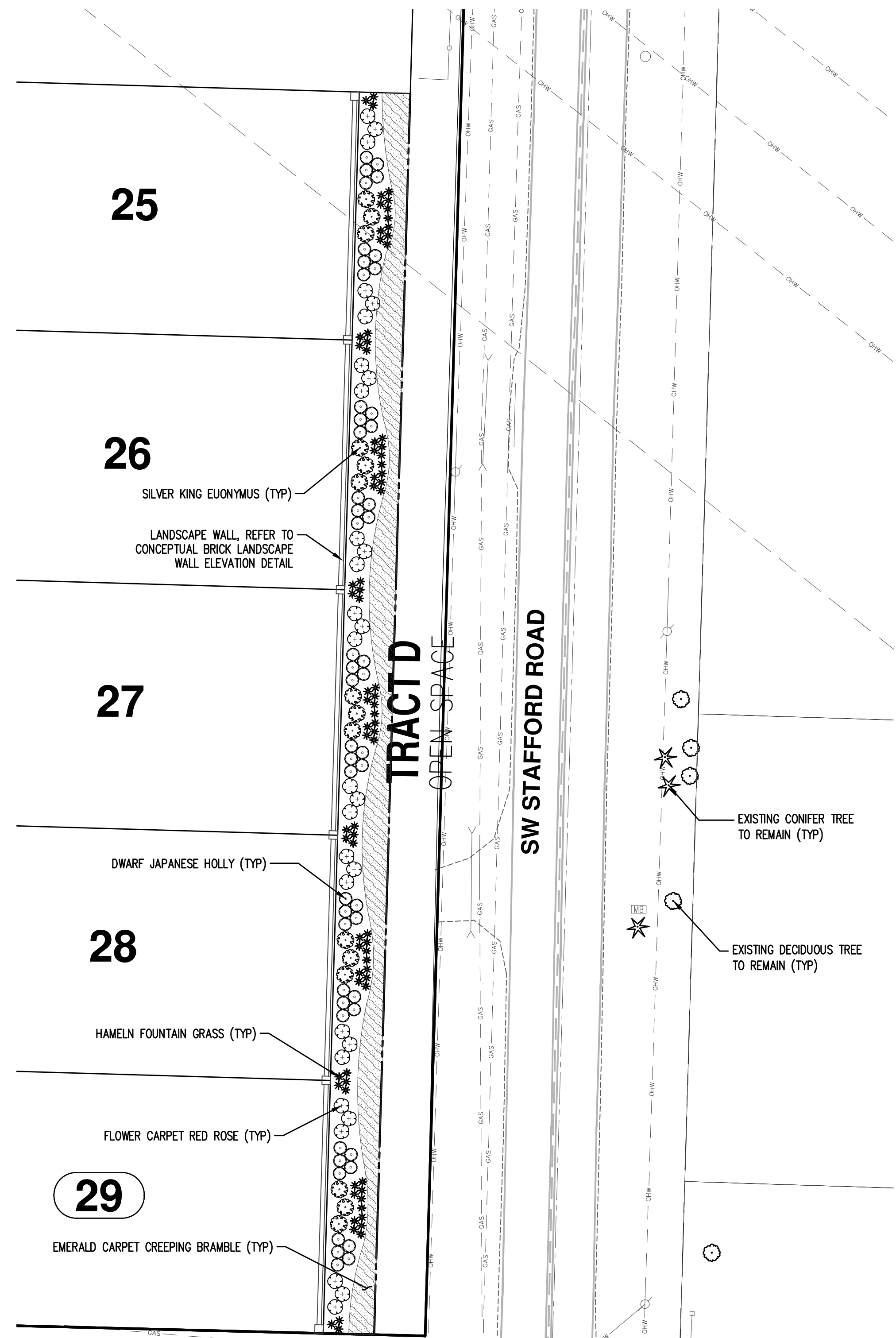
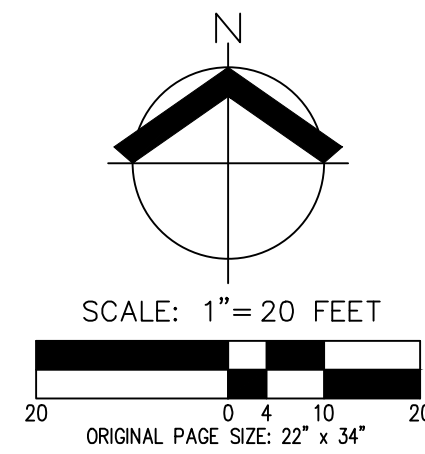
PRELIMINARY LANDSCAPE NOTES

- PLANTS AND PLANTINGS ARE PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY, FINAL FIELD LOCATIONS OF DRIVEWAYS, UTILITIES, ETC., OR UNFORESEEN SITE CONDITIONS, MAY BE MADE PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF WILSONVILLE DESIGN STANDARDS.
- ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF WILSONVILLE LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION IN ALL WAYS. TREES AND OTHER LANDSCAPING PLANT MATERIAL SHALL BE WELL-BRANCHED AND TYPICAL FOR THE SPECIES, BEING FREE OF DAMAGE, DISEASE, OR PESTS.
- PLANT MATERIALS SHALL BE INSTALLED TO CURRENT INDUSTRY STANDARDS, SUCH AS THE BEST PRACTICE STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB).
- ALL TREES SHALL BE PROPERLY DOUBLE STAKED TO ASSURE SURVIVAL. SUPPORT DEVICES (GUY WIRES, ETC.) SHALL NOT BE ALLOWED TO INTERFERE WITH NORMAL PEDESTRIAN OR VEHICULAR MOVEMENT OR PLACED IN SUCH A WAY TO DAMAGE TREE BARK. CENTER TREE IN PLANTING STRIP BETWEEN CURB AND SIDEWALK WHERE APPLICABLE.
- LANDSCAPING WITHIN VISION CLEARANCE AREAS SHALL BE MAINTAINED TO THE STANDARDS OF SECTION 4.177. OF THE CITY'S DEVELOPMENT CODE.
- WATERING WILL BE PROVIDED FOR NEW PLANT ESTABLISHMENT AND LONG TERM PLANT HEALTH, THROUGH A PERMANENT, UNDERGROUND IRRIGATION SYSTEM (WATER EFFICIENT DRIP IRRIGATION AND/OR SPRAY IRRIGATION) WITHIN AUTOMATIC CONTROLLER, OR BY OTHER APPROVED METHODS. TEMPORARY IRRIGATION IN NATURAL AREAS, STORMWATER FACILITIES, ETC. MAY BE USED FOR INITIAL ESTABLISHMENT. THE IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN. IRRIGATION AREAS SHALL BE APPROPRIATELY ZONED BASED ON WATER NEEDS (HIGH WATER USAGE, MODERATE WATER USAGE, LOW WATER USAGE, AND INTERIM (TEMPORARY) IRRIGATION).
- MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK, OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. WHERE TREES OR OTHER WOODY PLANT MATERIAL ARE PLANTED IN SEEDED AREAS, A MINIMUM 3" DIAMETER BARK MULCH SHALL BE USED AND CENTERED ON THE PLANT TRUNK FOR EASE OF MAINTENANCE AND SOIL MOISTURE RETENTION.



PRELIMINARY TRACT D FRONTAGE BUFFER PLANT SCHEDULE

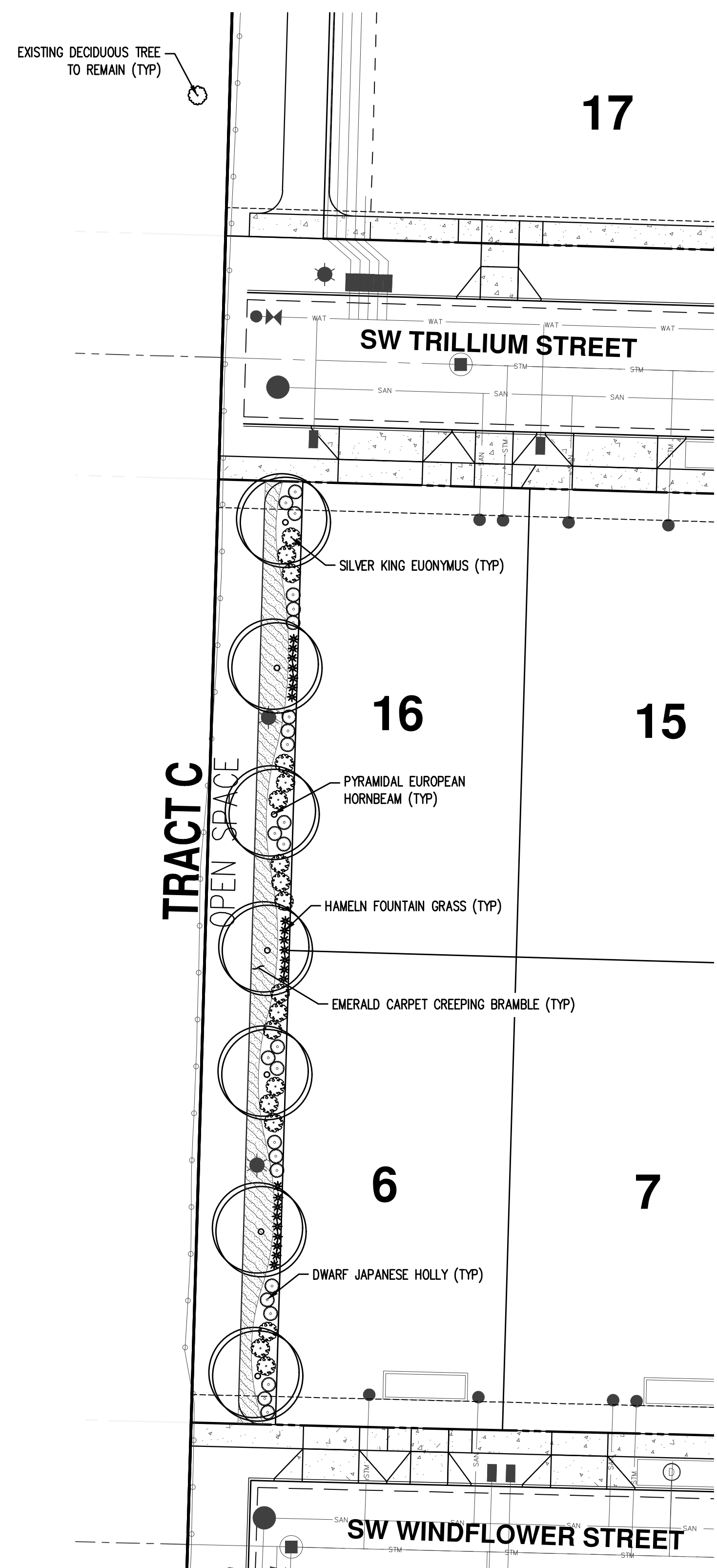
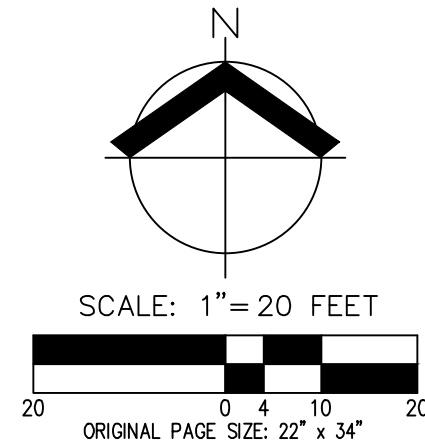
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	15	EUONYMUS JAPONICUS 'SILVER KING' (MODERATE WATER USAGE)	SILVER KING EUONYMUS	2 GAL. CONT.	48" o.c.
	50	ILEX CRENATA 'COMPACTA' (MODERATE WATER USAGE)	DWARF JAPANESE HOLLY	2 GAL. CONT.	36" o.c.
	81	PENNISETUM ALOPECUROIDES 'HAMELN' (MODERATE WATER USAGE)	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	24" o.c.
	30	ROSA X 'NOARE' TM (MODERATE WATER USAGE)	FLOWER CARPET RED ROSE	2 GAL. CONT.	42" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	355	RUBUS CALYCINOIDES 'EMERALD CARPET' (MODERATE WATER USAGE)	EMERALD CARPET CREEPING BRAMBLE	4" POTS	24" o.c.



TRACT D FRONTAGE
SCALE: 1" = 20'

PRELIMINARY TRACT C TRAIL PLANT SCHEDULE

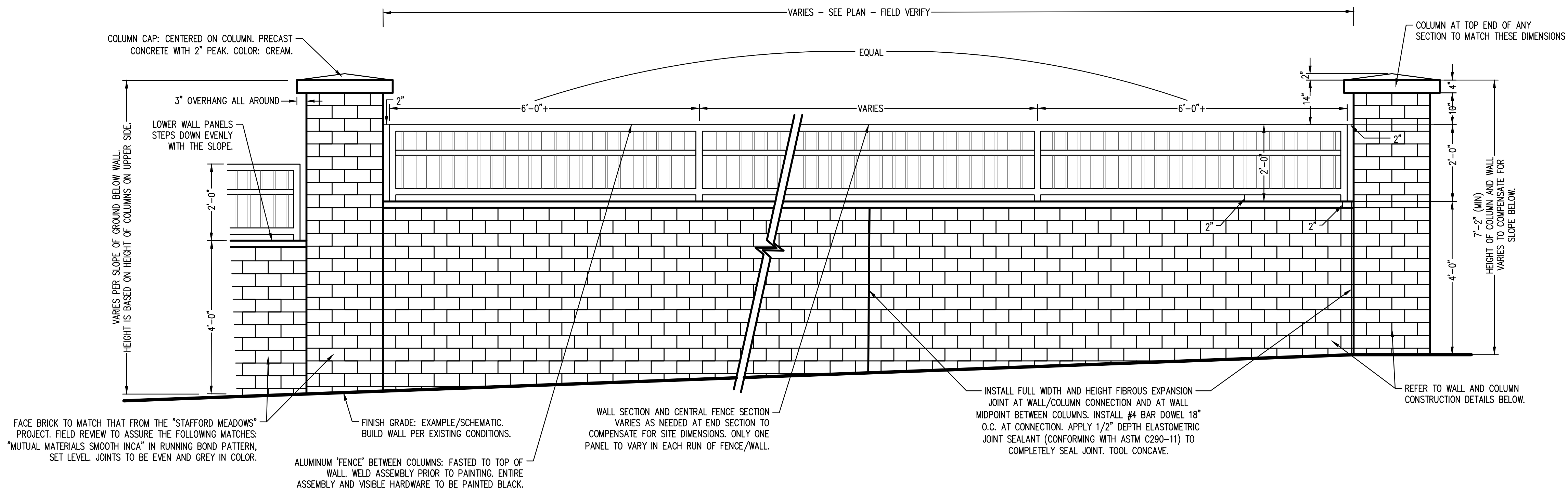
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	7	CARPINUS BETULUS 'FASTIGIATA' (MODERATE WATER USAGE)	PYRAMIDAL EUROPEAN HORNBEAN	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	18	EUONYMUS JAPONICUS 'SILVER KING' (MODERATE WATER USAGE)	SILVER KING EUONYMUS	2 GAL. CONT.	48" o.c.
	24	ILEX CRENATA 'COMPACTA' (MODERATE WATER USAGE)	DWARF JAPANESE HOLLY	2 GAL. CONT.	36" o.c.
	23	PENNISETUM ALOPECUROIDES 'HAMELN' (MODERATE WATER USAGE)	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	215	RUBUS CALYCINOIDES 'EMERALD CARPET' (MODERATE WATER USAGE)	EMERALD CARPET CREEPING BRAMBLE	4" POTS	24" o.c.



TRACT C TRAIL
SCALE: 1" = 20'



JOB NUMBER:	5252
DATE:	08/26/2021
DESIGNED BY:	KAH
DRAWN BY:	NKP
CHECKED BY:	KAH

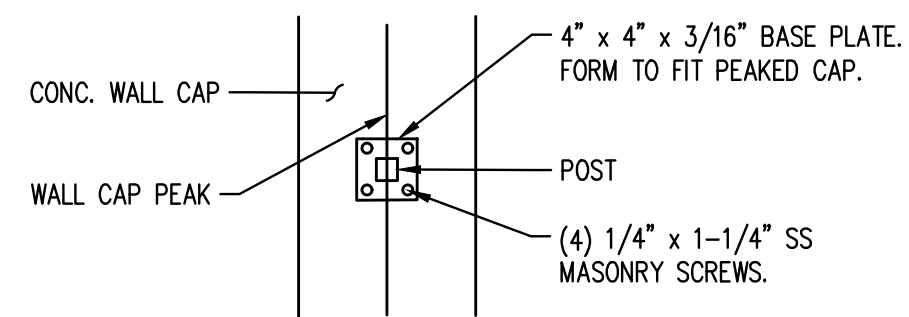


1 CONCEPTUAL BRICK LANDSCAPE WALL ELEVATION DETAIL

P-17 NTS

NTS

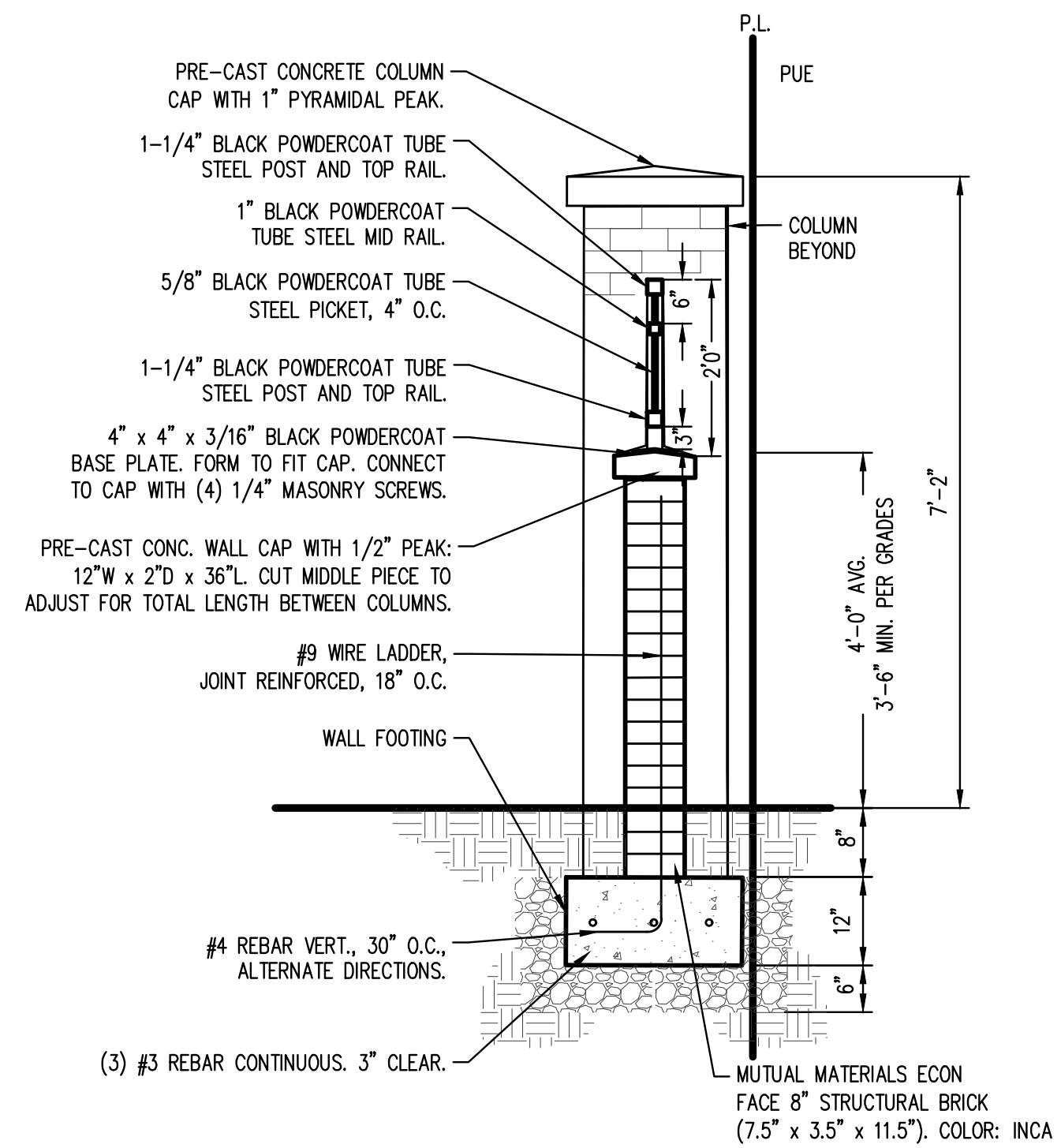
- NOTE:
- THIS WALL TO MATCH THE EXISTING WALL, IN REGARDS TO COLORS AND MATERIALS. FACE BRICK TO MATCH THAT FROM THE "STAFFORD MEADOWS" PROJECT. FIELD REVIEW TO ASSURE THE FOLLOWING MATCHES: FACE BRICK TO BE "MUTUAL MATERIALS SMOOTH INCA" IN RUNNING BOND PATTERN, SET LEVEL. JOINTS TO BE EVEN AND GREY COLOR. COLUMN CAP TO BE PRECAST CONCRETE WITH 2" PEAK, CREAM IN COLOR.
 - INSTALL FULL WIDTH AND HEIGHT FIBROUS EXPANSION JOINT AT WALL/COLUMN CONNECTION AND AT WALL MIDPOINT BETWEEN COLUMNS. INSTALL #4 BAR DOWEL 18" O.C. AT CONNECTION. APPLY 1/2" DEPTH ELASTOMETRIC JOINT SEALANT (CONFORMING WITH ASTM C290-11) TO COMPLETELY SEAL JOINT. TOOL CONCAVE.
 - ALUMINUM "FENCE" BETWEEN COLUMNS: FASTED TO TOP OF WALL. WELD ASSEMBLY PRIOR TO PAINTING. ENTIRE ASSEMBLY AND VISIBLE HARDWARE TO BE PAINTED BLACK.
 - ALL TO BE PLUMB, ALIGNED, CENTERED, AND SQUARE.
 - "FENCE", WALL CAP, AND BRICK TO BE LEVEL.
 - HEIGHT OF COLUMN AND WALL VARIES TO COMPENSATE FOR SLOPE BELOW. TO BE 7'-2" MINIMUM.



2 CONCEPTUAL FENCE POST MOUNT PLAN DETAIL

P-17 NTS

NTS



3 CONCEPTUAL BRICK LANDSCAPE WALL SECTION DETAIL

P-17 NTS

NTS

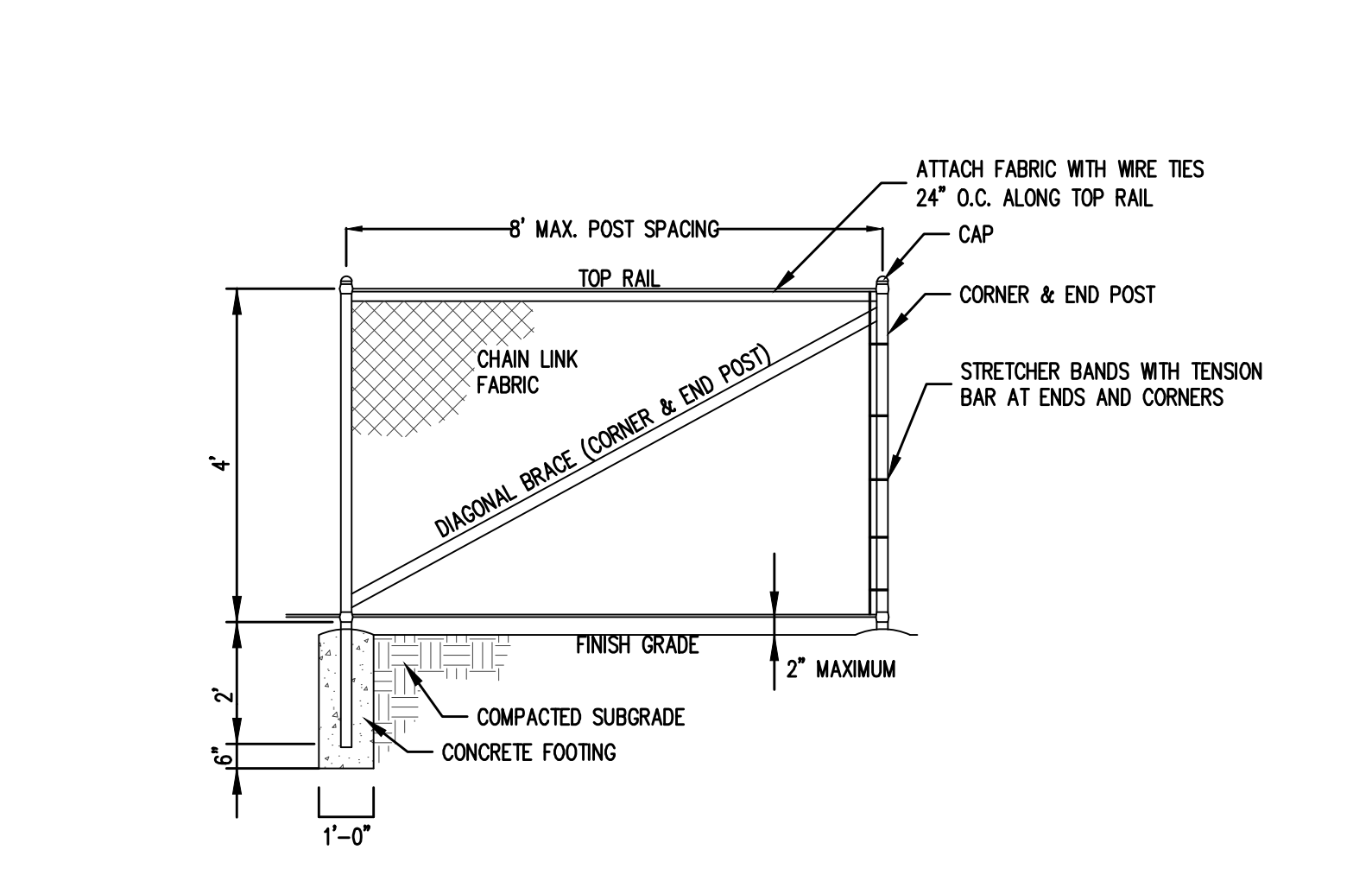
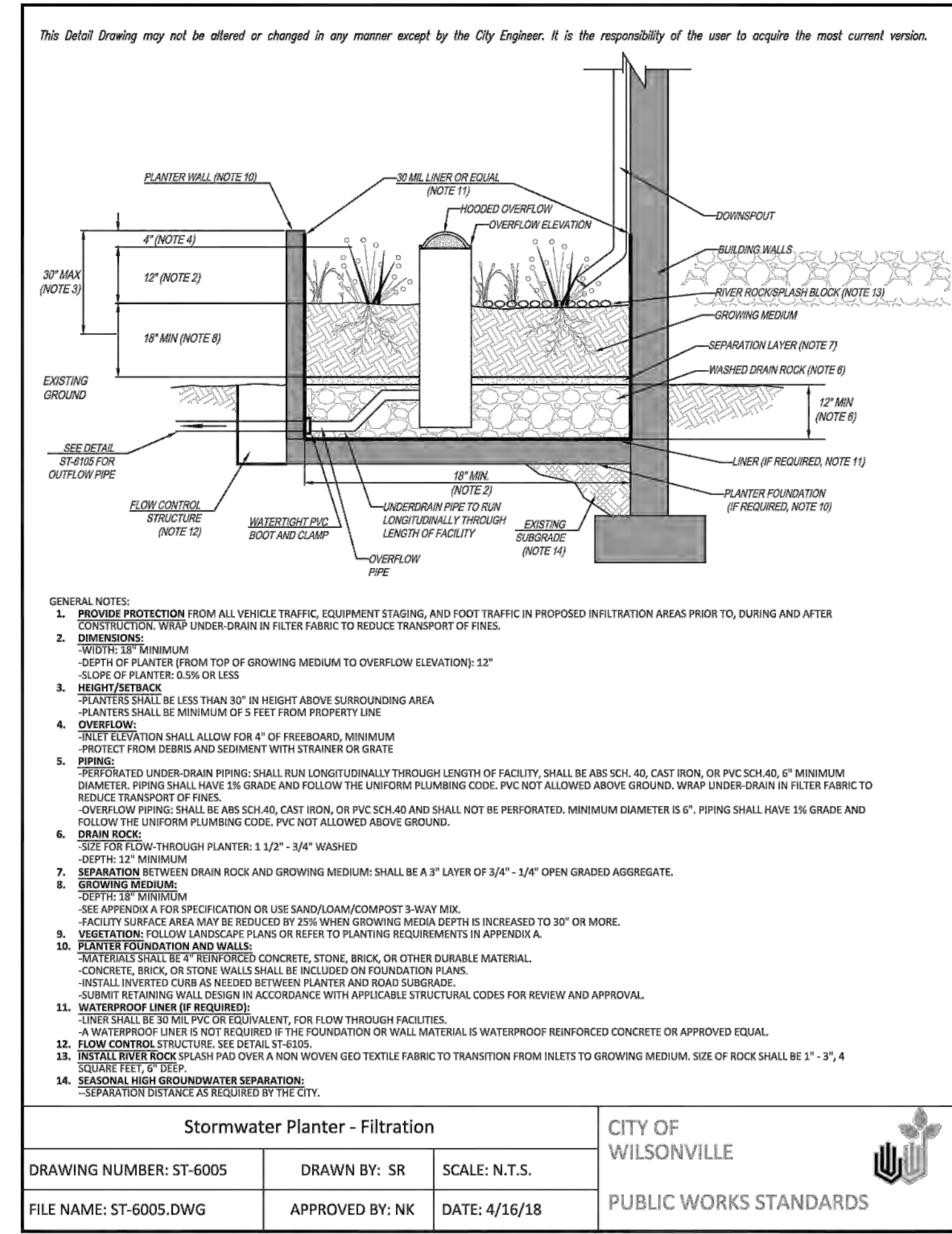
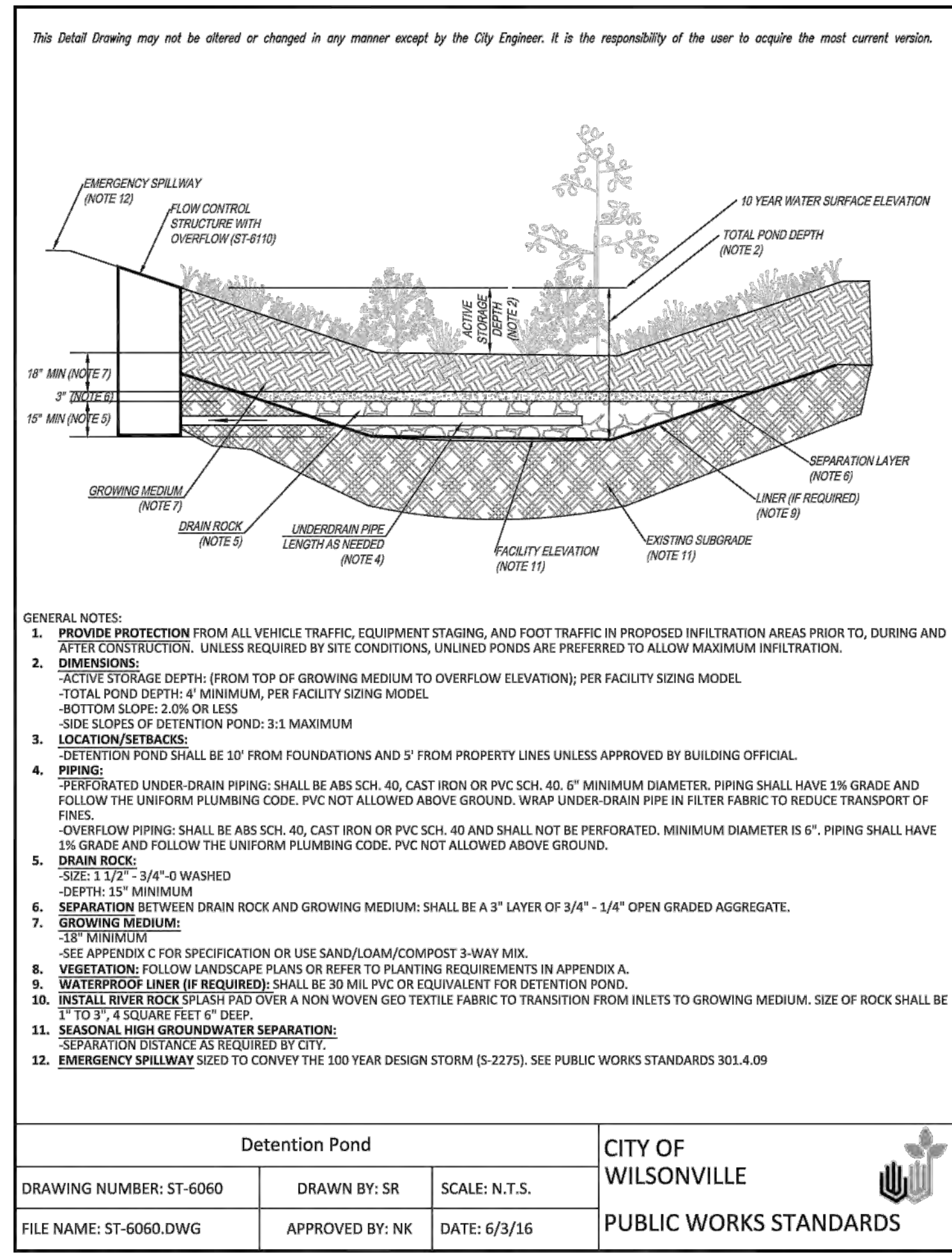
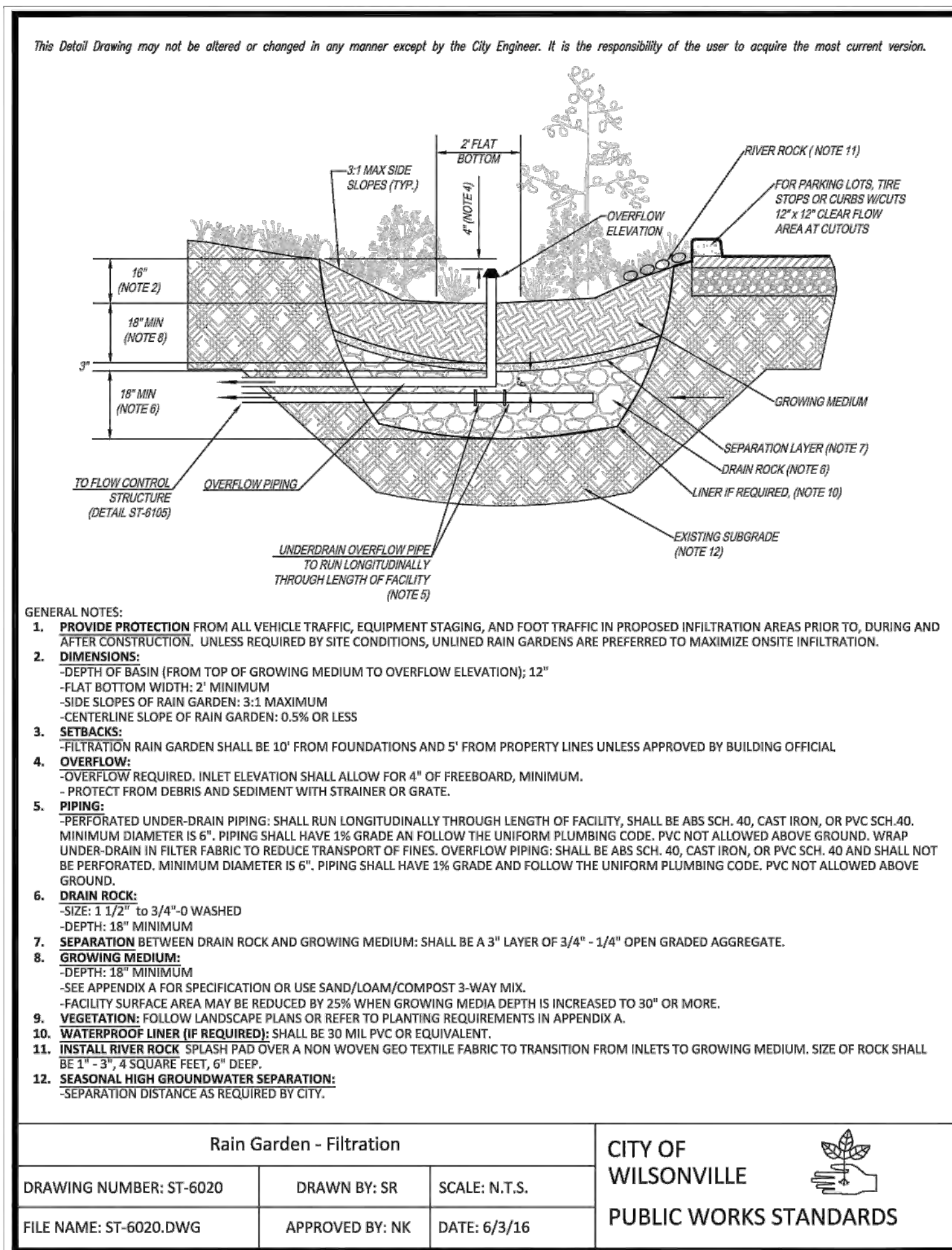
PRELIMINARY FRONTAGE WALL DETAILS

FROG POND CROSSING
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON



JOB NUMBER:	5252
DATE:	08/26/2021
DESIGNED BY:	KAH
DRAWN BY:	NKP
CHECKED BY:	KAH

P-17



- 1 CHAIN LINK FENCE**
- NTS
- NOTE:
1. FENCE MATERIAL SHALL BE NO. 11 GAUGE GALVANIZED STEEL FABRIC WITH BONDED VINYL COATING (BLACK).
 2. FENCE POSTS SHALL BE GALVANIZED STEEL, WITH TOP CAPS, AND SET 2 FEET DEEP IN CONCRETE.
 3. CROSS BARS SHALL CONNECT ADJACENT FENCE POSTS WITH DIAGONAL BRACES AT CORNERS AND ENDS.
 4. SEE PLAN FOR LOCATION OF FENCE.
 5. ALL FENCING MATERIALS (INCLUDING CHAIN LINK FABRIC, POSTS, RAILS, ETC.) SHALL BE COVERED WITH BLACK-COLORED VINYL COATING. THE COLOR SHOULD BE THE SAME FOR ALL FENCING MATERIALS.
 6. 4' HIGH FENCE: CONCRETE POST BASE SHALL BE 12" MINIMUM DIAMETER X 24" DEEP, 3,000 PSI CONCRETE.
5' HIGH FENCE: CONCRETE POST BASE SHALL BE 12" MINIMUM DIAMETER X 30" DEEP, 3,000 PSI CONCRETE.
6' HIGH FENCE: CONCRETE POST BASE SHALL BE 12" MINIMUM DIAMETER X 36" DEEP, 3,000 PSI CONCRETE.

