

Frog Pond Cottage Park Place Planned Unit Development

City of Wilsonville Development Review Board

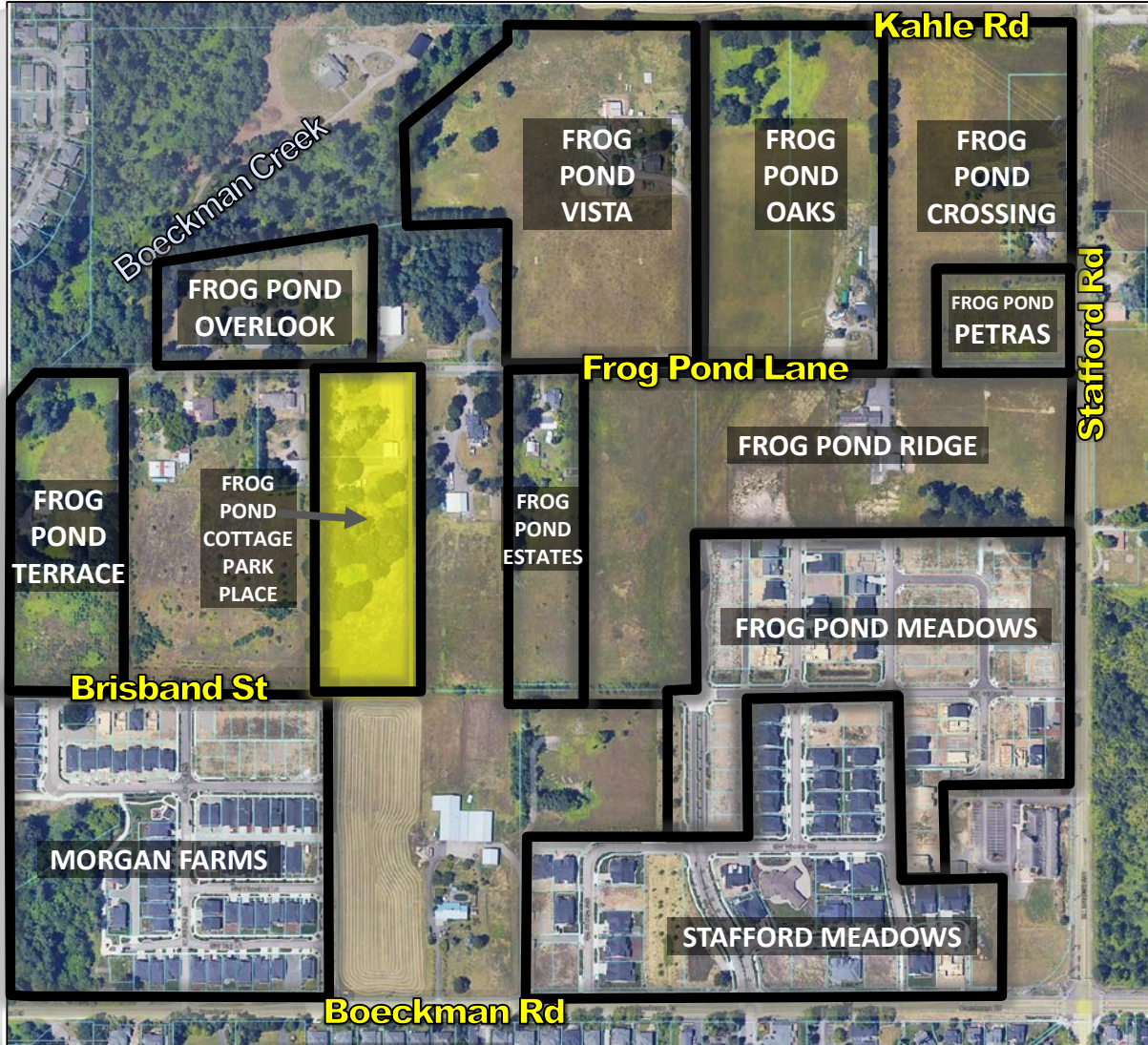
January 8, 2024

Project Team

- » **Sullivan Homes** - Applicant
 - » Brian Matteoni

- » **AKS Engineering and Forestry, LLC** - Civil Engineering, Surveying, Land Use Planning, Natural Resources
 - » Glen Southerland, AICP
 - » Cody Street, EI

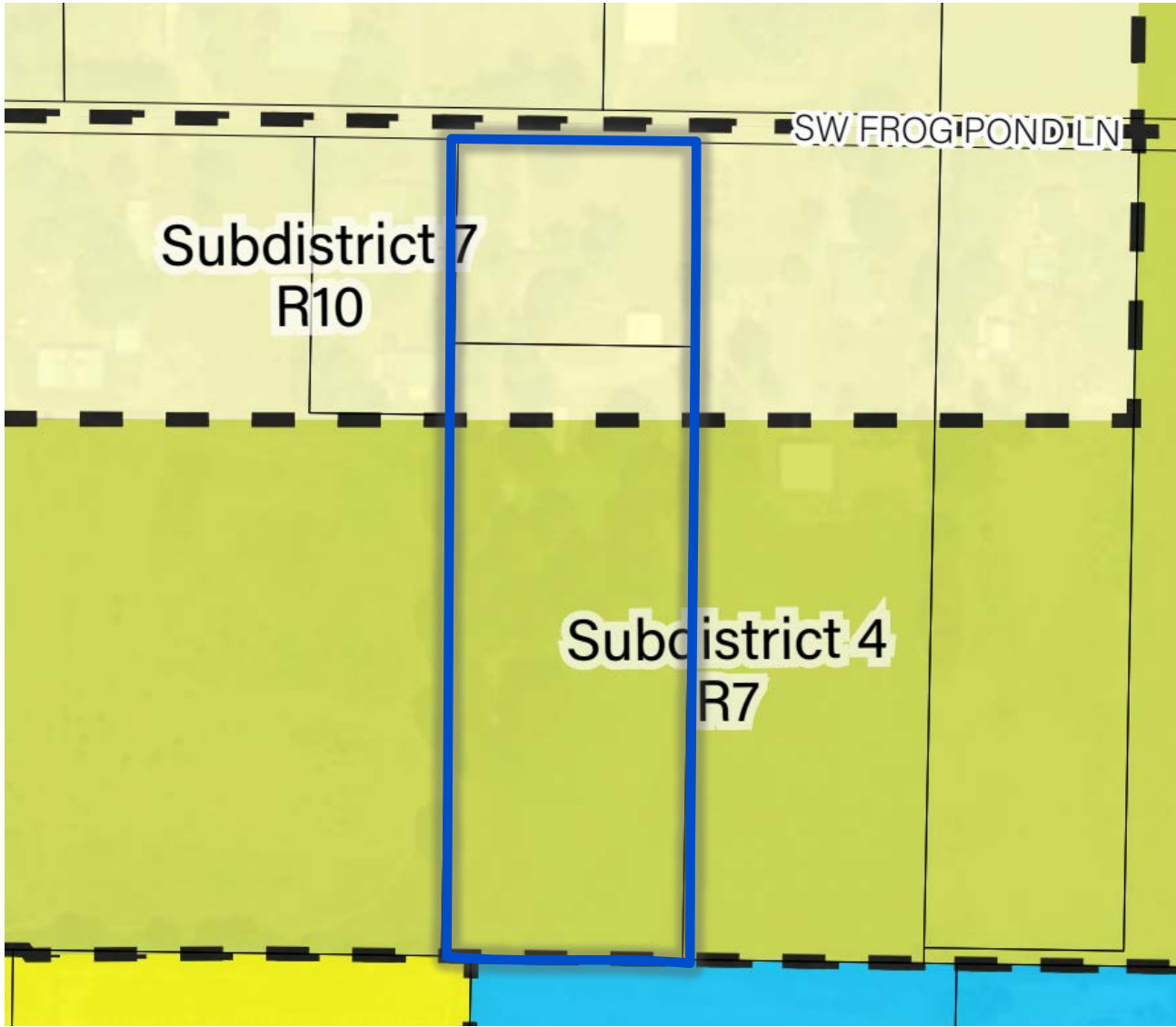
VICINITY MAP: FROG POND WEST NEIGHBORHOOD



FROG POND WEST SUBDISTRICT

SUBDISTRICT 7 (R-10)			
	Frog Pond Cottage Park Place		
Site Area	±1.25 acres		
Number of Lots	6 lots		
Subdistrict Min	4 lots	Max	5 lots

SUBDISTRICT 4 (R-7)			
	Frog Pond Cottage Park Place		
Site Area	±3.75 acres		
Number of Lots	11 lots		
Subdistrict Min	10 lots	Max	12 lots



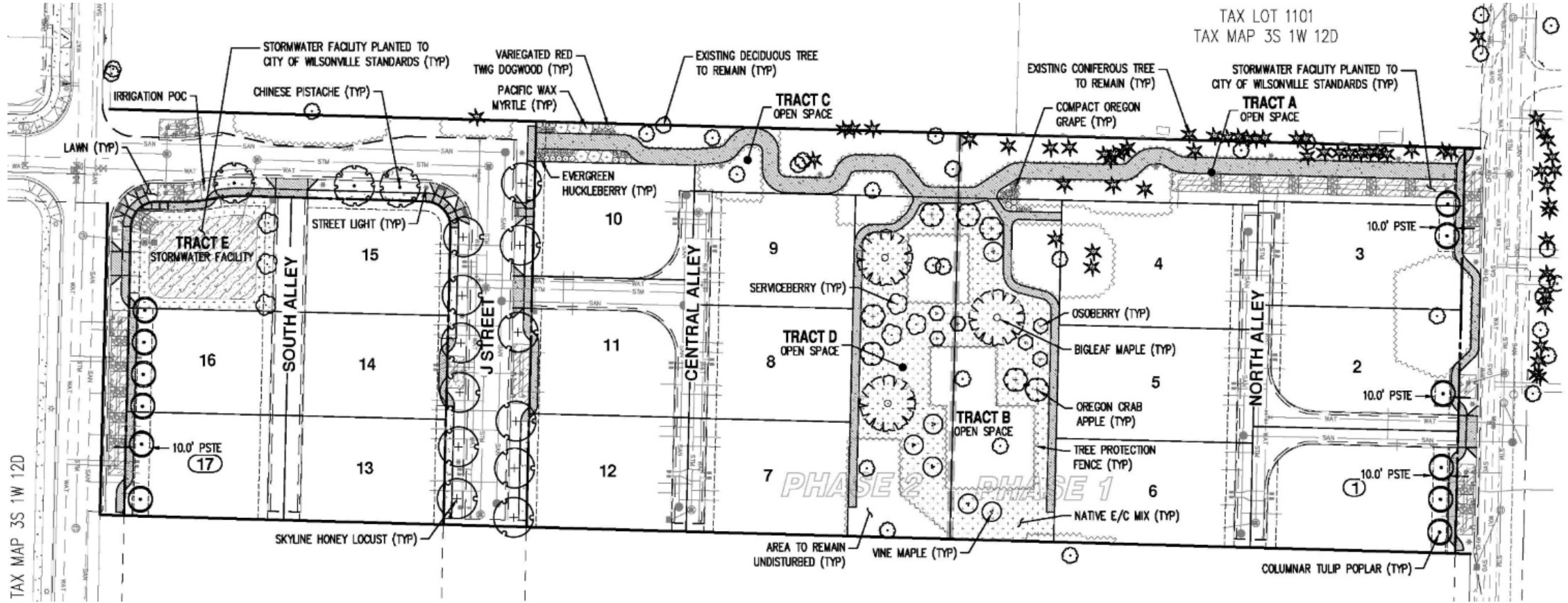
FROG POND PETRAS SITE AERIAL



FROG POND PETRAS SITE PLAN

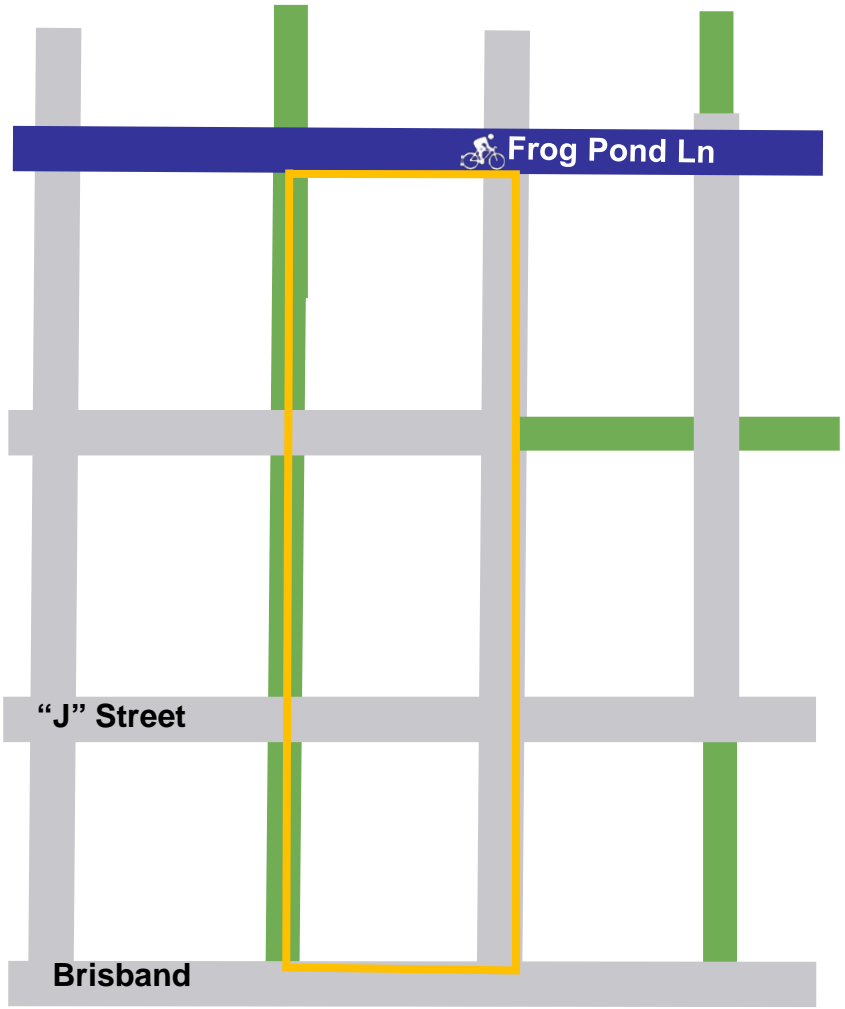


FROG POND PETRAS LANDSCAPING/TREE REPLACEMENT PLAN

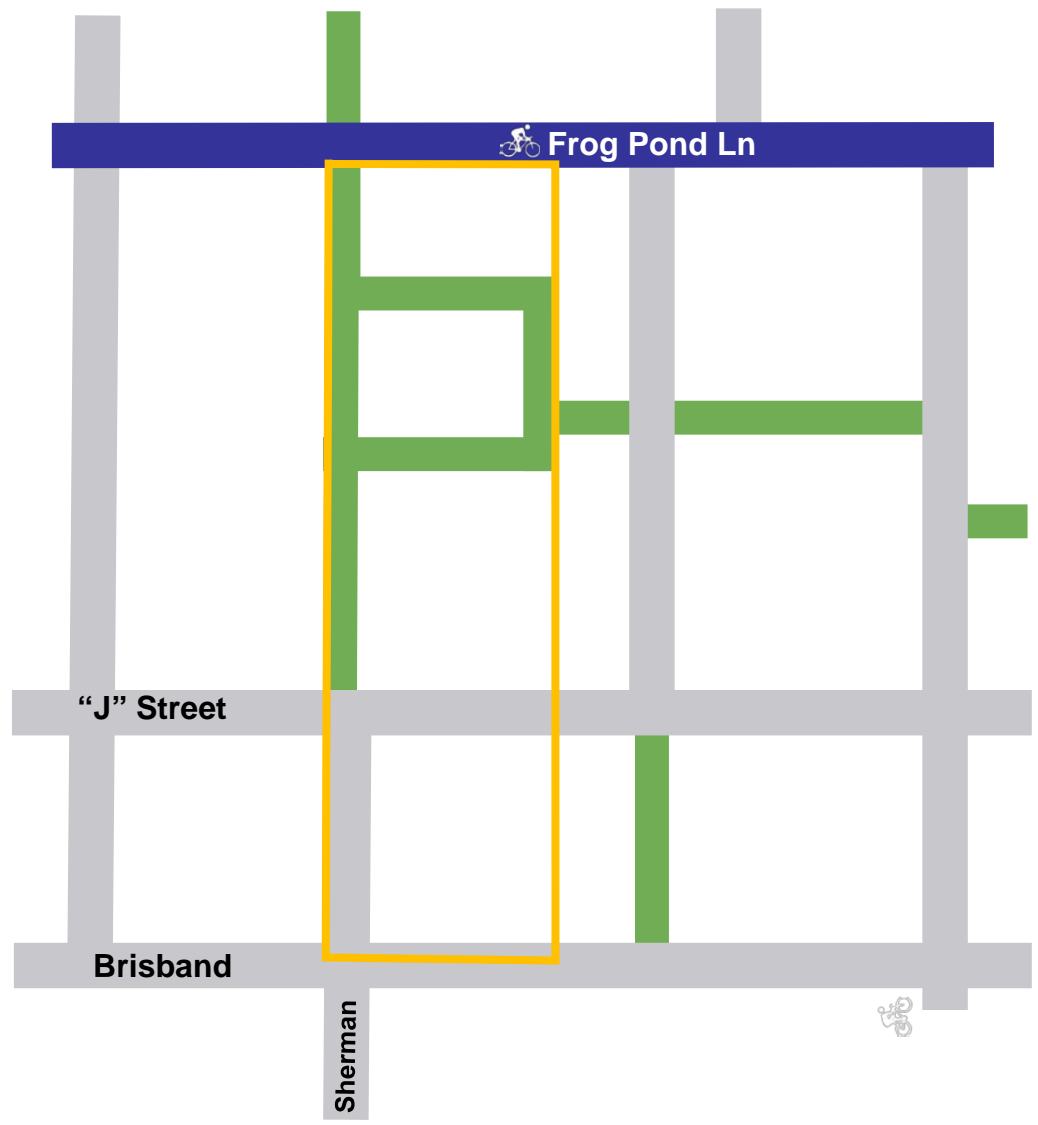


FROG POND WEST STREET DEMONSTRATION PLAN

Master Plan Street Demonstration Plan



Proposed Site Layout



PROJECT BENEFITS



Provides needed housing

- » 17 residential lots
- » 34 middle housing units planned



Tree Preservation

- » Priority Oregon White Oaks and other onsite trees preserved



Transportation system improvements

- » Right-of-way dedication for **widening of Frog Pond Lane**
- » Dedication and construction of Brisband Street and Sherman Drive
- » **Pedestrian connections** to provide access to Brisband Street/Frog Pond Lane & adjacent future residential project



System Development Charges

- » Provides funds for future **off-site public improvements** in the City of Wilsonville

QUESTIONS?



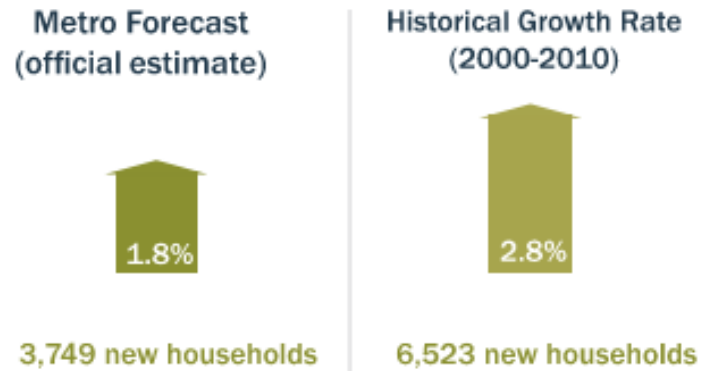
AKS
ENGINEERING & FORESTRY



Wilsonville's Housing Needs

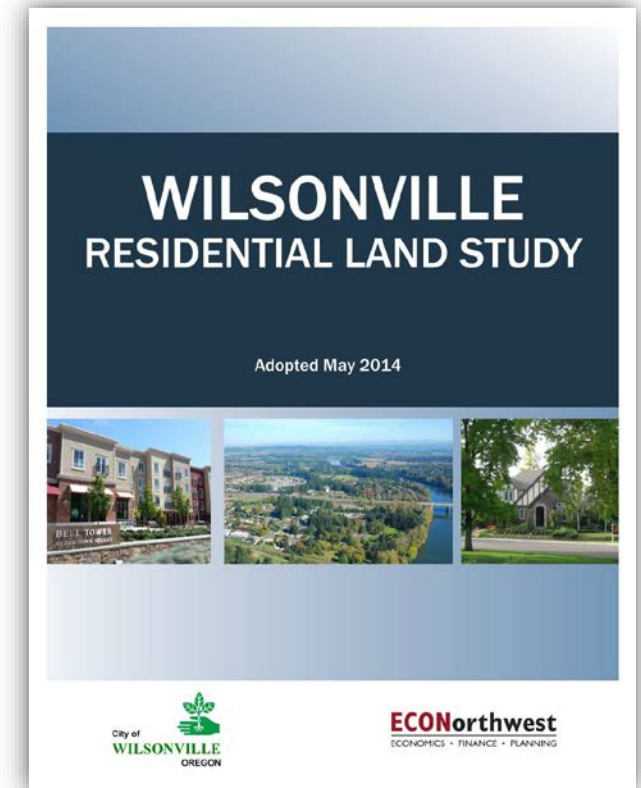
Housing needs forecast for 20 years

- **ESTIMATED HOUSING DEMAND: 3,749 – 6,523 new homes by 2034**



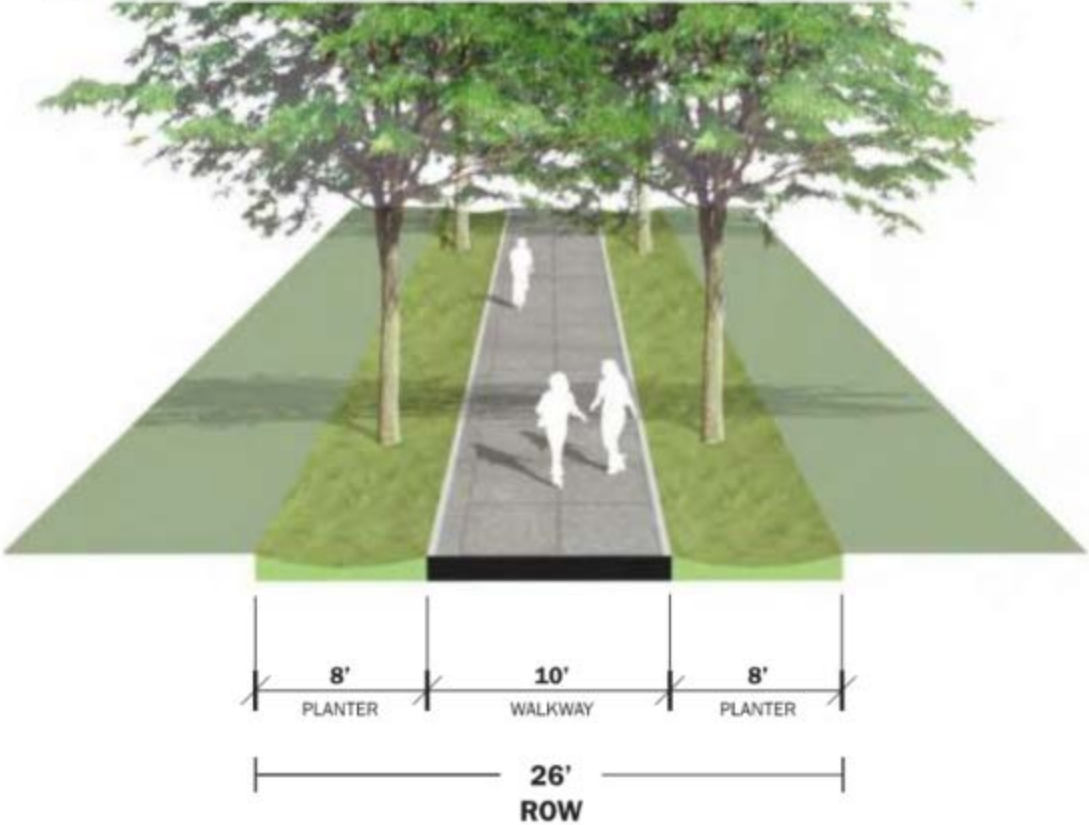
- **ESTIMATED HOUSING SUPPLY: 3,390 – 4,229 new homes by 2034**

The Wilsonville planning area – which includes Frog Pond – has capacity to accommodate between 3,390 and 4,229 new homes



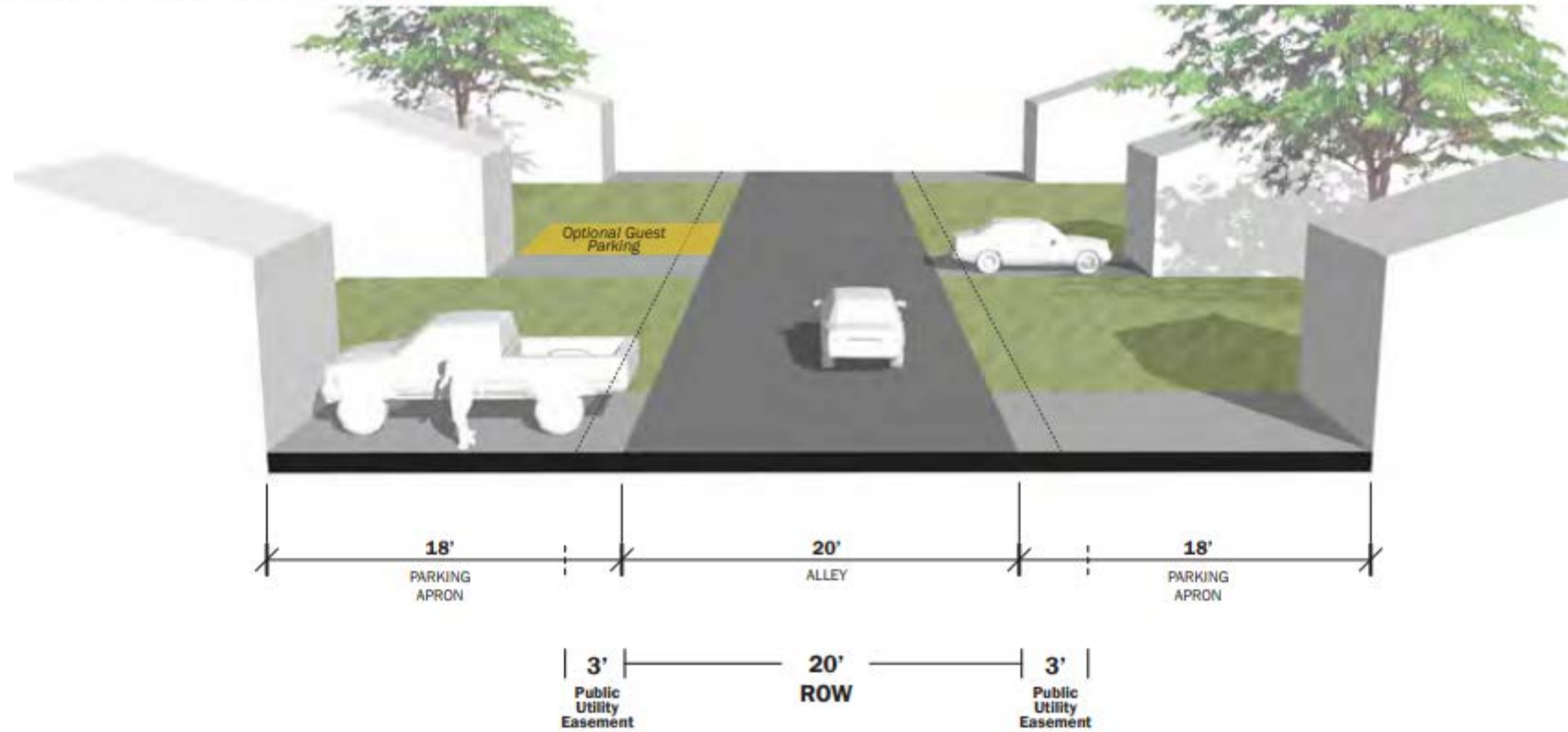
Pedestrian Trails

Figure 25. Typical Pedestrian Connection



Alley Cross-Section

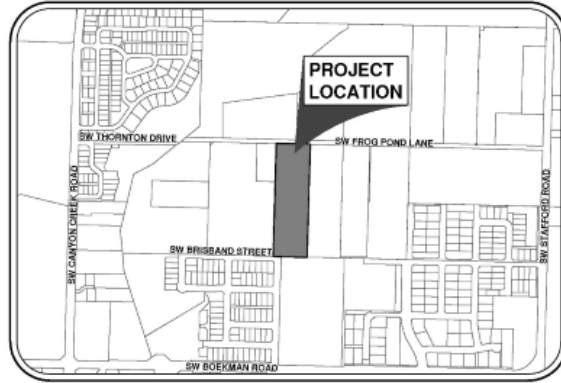
Figure 26. Typical Alley



FROG POND COTTAGE PARK PLACE

PLANNED UNIT DEVELOPMENT AND TENTATIVE MIDDLE HOUSING LAND DIVISION

PRELIMINARY PLANS



VICINITY MAP
1" = 500'

LEGEND		EXISTING	PROPOSED
DECIDUOUS TREE			
CONIFEROUS TREE			
FIRE HYDRANT			
WATER BLOWOFF			
WATER METER			
WATER VALVE			
DOUBLE CHECK VALVE			
AIR RELEASE VALVE			
SANITARY SEWER CLEAN OUT			
SANITARY SEWER MANHOLE			
SIGN			
STREET LIGHT			
MAILBOX			
		EXISTING	PROPOSED
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF PAVEMENT			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM DRAIN LINE			
SANITARY SEWER LINE			
WATER LINE			

APPLICANT:

SULLIVAN HOMES, LLC
5832 FIRESTONE COURT
SAN JOSE, CA 95138

PLANNING / ENGINEERING / SURVEYING TEAM:

AKS ENGINEERING & FORESTRY, LLC
CONTACT: CODY STREET / MIKI DOUKAS
12965 SW HERMAN RD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151

PROJECT LOCATION:

7252 SW FROG POND LANE, WILSONVILLE, OR 97070

PROPERTY DESCRIPTION:

TAX LOTS 1200 AND 1300, CLACKAMAS COUNTY ASSESSOR'S MAP 3S 1W 12, LOCATED IN TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 12, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON.

EXISTING LAND USE:

EXISTING HOUSE WITH ACCESSORY STRUCTURES

PROJECT PURPOSE:

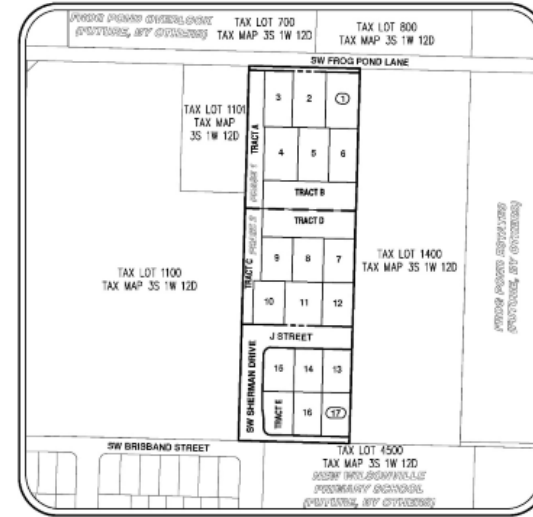
TWO-PHASE PLANNED UNIT DEVELOPMENT FOR FUTURE SINGLE-FAMILY HOMES

VERTICAL DATUM:

VERTICAL DATUM: DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK (NAVD 88)

HORIZONTAL DATUM:

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 PROJECT 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.



SITE MAP
1" = 150'

SITE INFORMATION:

GROSS AREA: 5.00 AC.
TL 1200 AREA: 1.25 AC.
TL 1300 AREA: 3.75 AC.
7252 SW FROG POND LANE

SHEET INDEX

- P-01 COVER SHEET WITH LEGEND, VICINITY, AND SITE MAPS
- P-02 ZONING MAP
- P-03 ANNEXATION MAP
- P-04 EXISTING CONDITIONS PLAN
- P-05 PRELIMINARY AERIAL PHOTOGRAPH PLAN
- P-06 PRELIMINARY DIMENSIONED SUBDIVISION PLAN
- P-07 PRELIMINARY MIDDLE HOUSING LAND DIVISION PLAN
- P-08 PRELIMINARY GRADING AND EROSION CONTROL PLAN
- P-09 PRELIMINARY COMPOSITE UTILITY PLAN
- P-10 PRELIMINARY STREET PLAN
- P-11 PRELIMINARY STREET CROSS SECTIONS
- P-12 PRELIMINARY STREET PROFILES
- P-13 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P-14 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P-15 PRELIMINARY DEMOLITION PLAN
- P-16 PRELIMINARY LANDSCAPE PLAN
- P-17 PRELIMINARY LANDSCAPE DETAILS AND NOTES

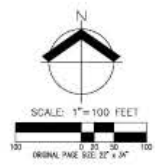
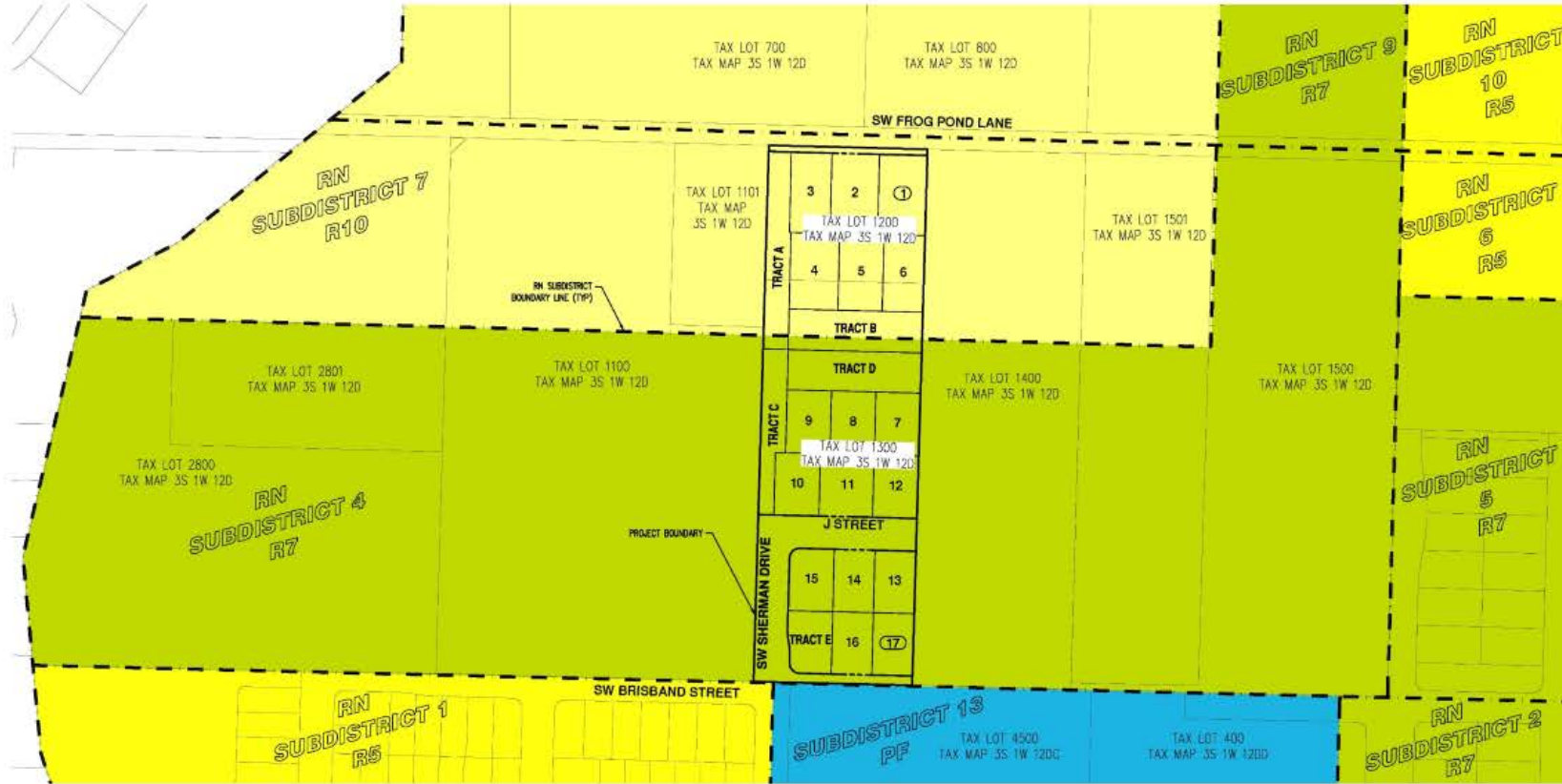


COVER SHEET WITH LEGEND, VICINITY, AND SITE MAPS
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON



JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	NRA
DRAWN BY:	NRA
CHECKED BY:	CMS

AKS DRAWING FILE: 6175_0000.DWG [LAYOUT: P-01]



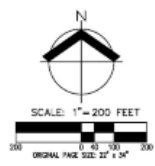
ZONING MAP
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON

DATE: 11/15/2023
DESIGNED BY: NRA
DRAWN BY: NRA
CHECKED BY: CMS



LEGEND

- AREA TO BE ANNEXED
- URBAN GROWTH BOUNDARY
- CITY LIMITS



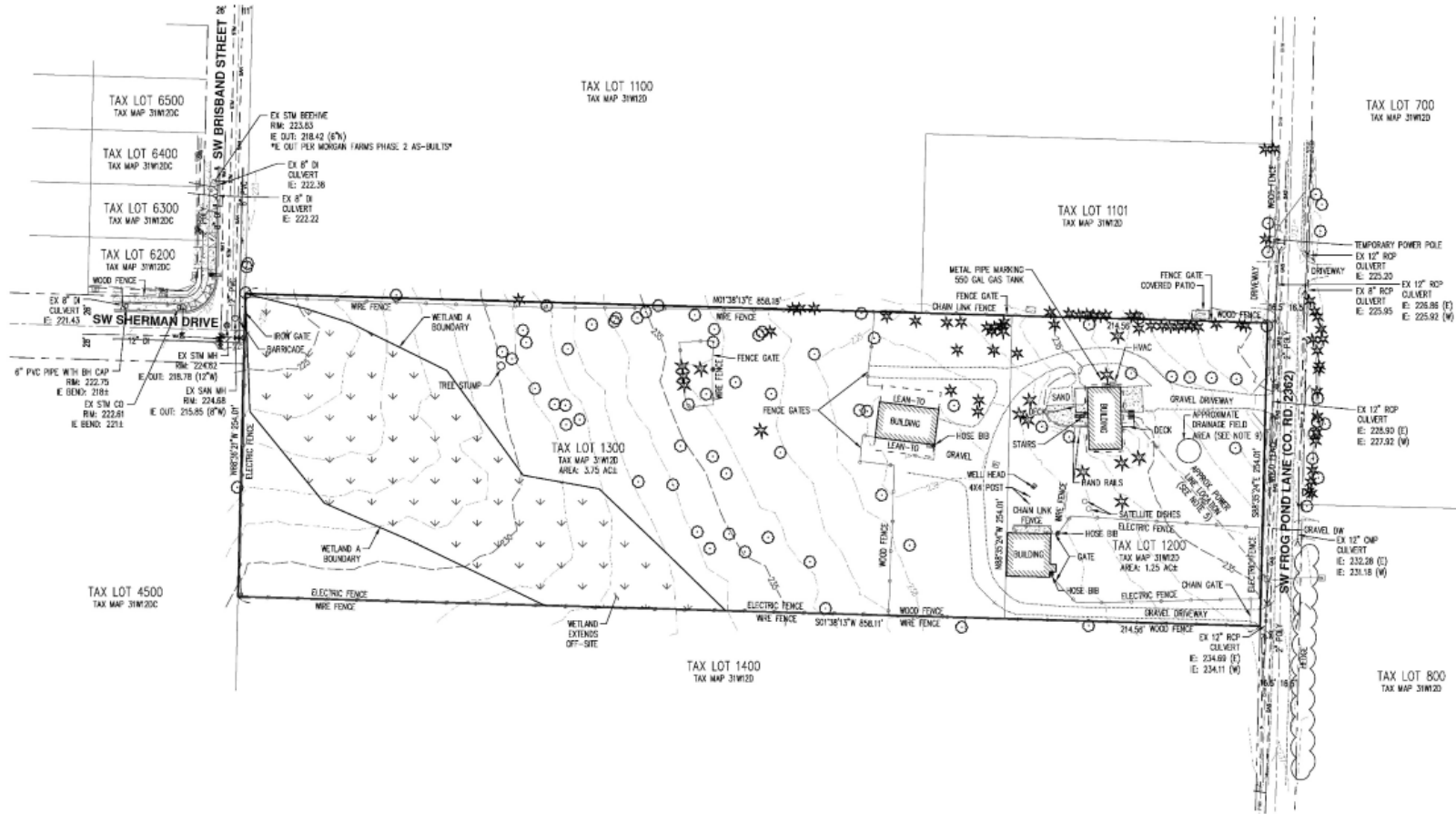
AKS
 AKS ENGINEERING & FORESTRY, LLC
 12885 SW KEWAN RD, STE 100
 TUALATA, OR 97052
 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

ANNEXATION PLAN
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON

PROFESSIONAL SEAL
 PREPARED FOR: SULLIVAN HOMES, LLC
 COUNTY OF CLATSOP
 PROFESSIONAL ENGINEER
 NO. 10000
 EXPIRES 12/31/2025
 REVIEWED DATE: 9/26/23

JOB NUMBER: 6175
 DATE: 11/15/2023
 DESIGNED BY: NRA
 DRAWN BY: NRA
 CHECKED BY: CMS



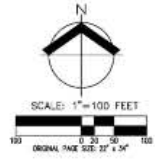
- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PROVIDED PER UTILITY LOCATE TICKET NUMBER 22093719 AND 22093740. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED APRIL 4-7, 2022.
 - VERTICAL DATUM: DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK (NAVD 83).
 - 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 1.0000095227 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF (NORTH=911018.812 EAST=762410.554). THE MERIDIAN CONVERGENCE ANGLE AT THE CALCULATED CENTRAL POINT IS -1'35'37". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NETWORK.
 - THE DEMOTED UNDERGROUND POWER LINE WAS MAPPED PER DISCUSSION WITH ONE OF THE LOCATORS WHO LOCATED PER SAID TICKETS MENTIONED IN NOTE 1. THE LOCATION IS APPROXIMATE.
 - 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.
 - APPROXIMATE LOCATION OF SEPTIC DRAIN FIELD SHOWN BASED ON CURRENT OCCUPANT'S DESCRIPTION.
 - WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING AND FORESTRY, LLC ON 04/01/2022 & 05/05/2022 AND WERE PROFESSIONALLY SURVEYED BY AKS ON 04/05/2022 & 05/05/2022.
 - TOTAL SITE AREA: 5 AC±



**EXISTING CONDITIONS PLAN
 FROG POND COTTAGE PARK PLACE
 SULLIVAN HOMES, LLC.
 WILSONVILLE, OREGON**

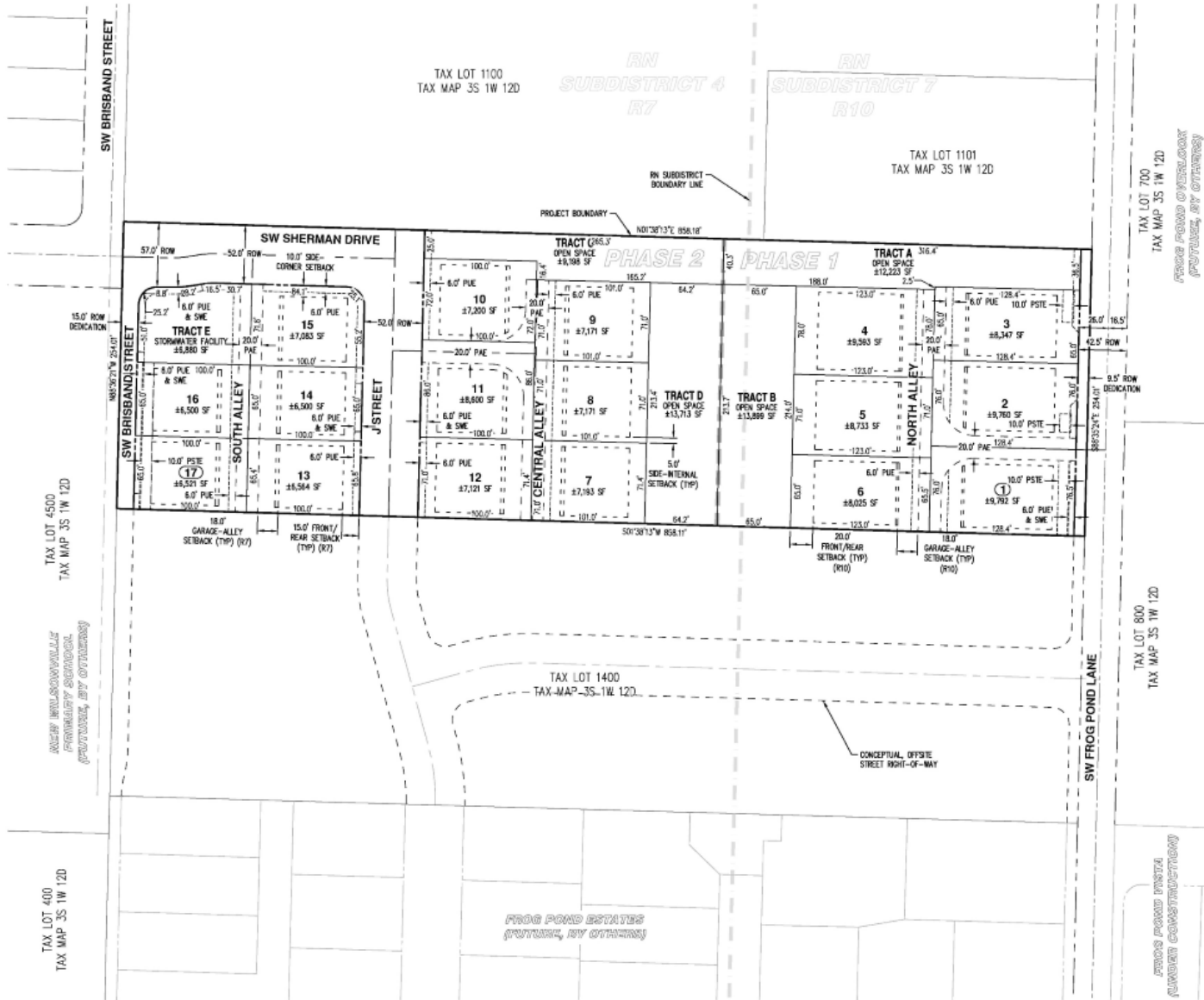
REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 NOT FOR CONSTRUCTION

DATE: 11/15/2023
 DESIGNER BY: N.S.
 CHECKED BY: RDR



JOB NUMBER: 6175
 DATE: 11/15/2023
 DESIGNED BY: NRA
 DRAWN BY: NRA
 CHECKED BY: CMS

PRELIMINARY AERIAL PHOTOGRAPH PLAN
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON



- NOTES:**
- TRACTS A, B, C, AND D ARE INTENDED TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS OPEN SPACE AND ARE SUBJECT TO A PUBLIC ACCESS EASEMENT OVER THEIR ENTIRETY.
 - TRACT E IS FOR STORMWATER TREATMENT AND LANDSCAPE PURPOSES. IT IS SUBJECT TO A STORM DRAINAGE EASEMENT OVER ITS ENTIRETY TO BENEFIT THE CITY OF WILSONVILLE.

EASEMENT LEGEND

PAC	PUBLIC ACCESS AND UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSTE	PUBLIC STREET TREE EASEMENT
SWE	SEWERAGE EASEMENT

LOT COVERAGE SUMMARY

	SUBDISTRICT 4 R-7	SUBDISTRICT 8 R-10
MAX. LOT COVERAGE*	45%	40%

*LOT COVERAGE INCLUDES BUILDINGS ONLY.

LOT SIZE SUMMARY

	SUBDISTRICT 4 R-7	SUBDISTRICT 8 R-10
MIN. LOT SIZE	6,000 SF	8,000 SF

SUMMARY OF LAND USES

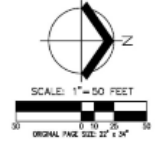
LAND USE	SF	PERCENTAGE OF PROPERTY
1. GROSS AREA IN PLAT	217,971	—
2. LANDSCAPE COVERAGE AREA/OPEN SPACE	49,034	22.5%
3. ROW	30,185	13.8%
4. LOT AREA	131,672	60.5%
5. STORMWATER FACILITY	6,880	3.2%

SETBACKS

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

NOTE:
THESE PLANS ASSUME THE NEARBY FROG POND OVERLOOK SUBDIVISION AND ADJACENT NEW WILSONVILLE PRIMARY SCHOOL WILL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS DEVELOPMENT.

DISCLAIMER:
THE PURPOSE OF THIS PRELIMINARY DIMENSIONED PLAN IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.

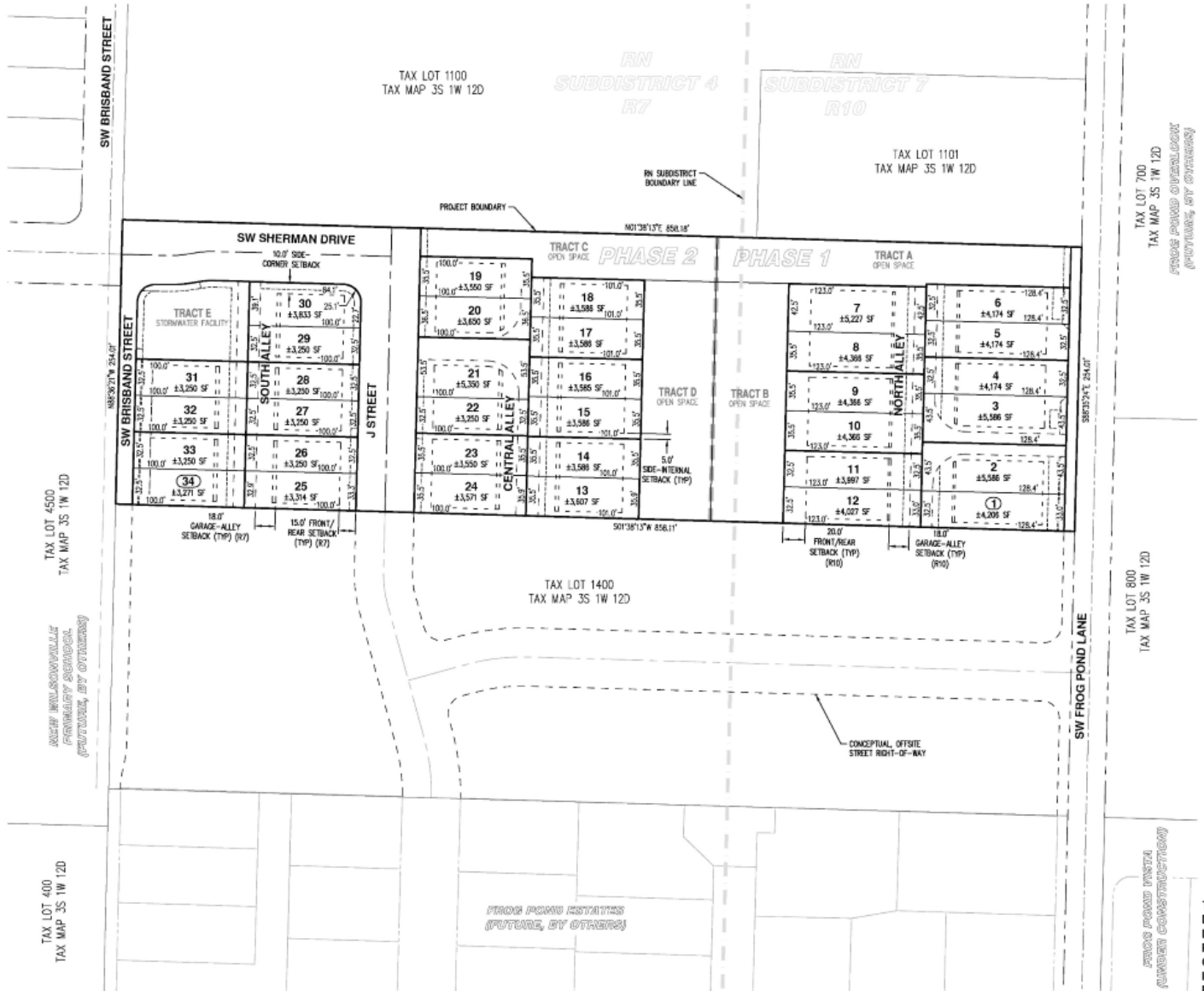


**PRELIMINARY DIMENSIONED SUBDIVISION PLAN
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON**

PRELIMINARY PROPERTY NOT FOR CONSTRUCTION

GENERAL DATE: 6/26/23

JOB NUMBER: 6175
DATE: 11/15/2023
DESIGNED BY: NRA
DRAWN BY: NRA
CHECKED BY: CMS



NOTES:

- FURTHER DIVISION OF THE RESULTING MIDDLE HOUSING LAND DIVISION UNITS IS PROHIBITED.
- THE APPROVAL OF THE MIDDLE HOUSING LAND DIVISION IS PURSUANT TO ORS 92.070 TO 92.152, AS APPLICABLE.

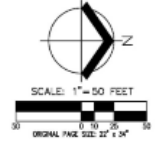
LOT COVERAGE SUMMARY		
	SUBDISTRICT B R-7	SUBDISTRICT B R-10
MAX. LOT COVERAGE*	45%	40%

*LOT COVERAGE INCLUDES BUILDINGS ONLY.

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

DISCLAIMER:
THE PURPOSE OF THIS PRELIMINARY DIMENSIONED PLAN IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.

NOTE:
THESE PLANS ASSUME THE NEARBY FROG POND OVERLOOK SUBDIVISION AND ADJACENT NEW WILSONVILLE PRIMARY SCHOOL WILL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS DEVELOPMENT.

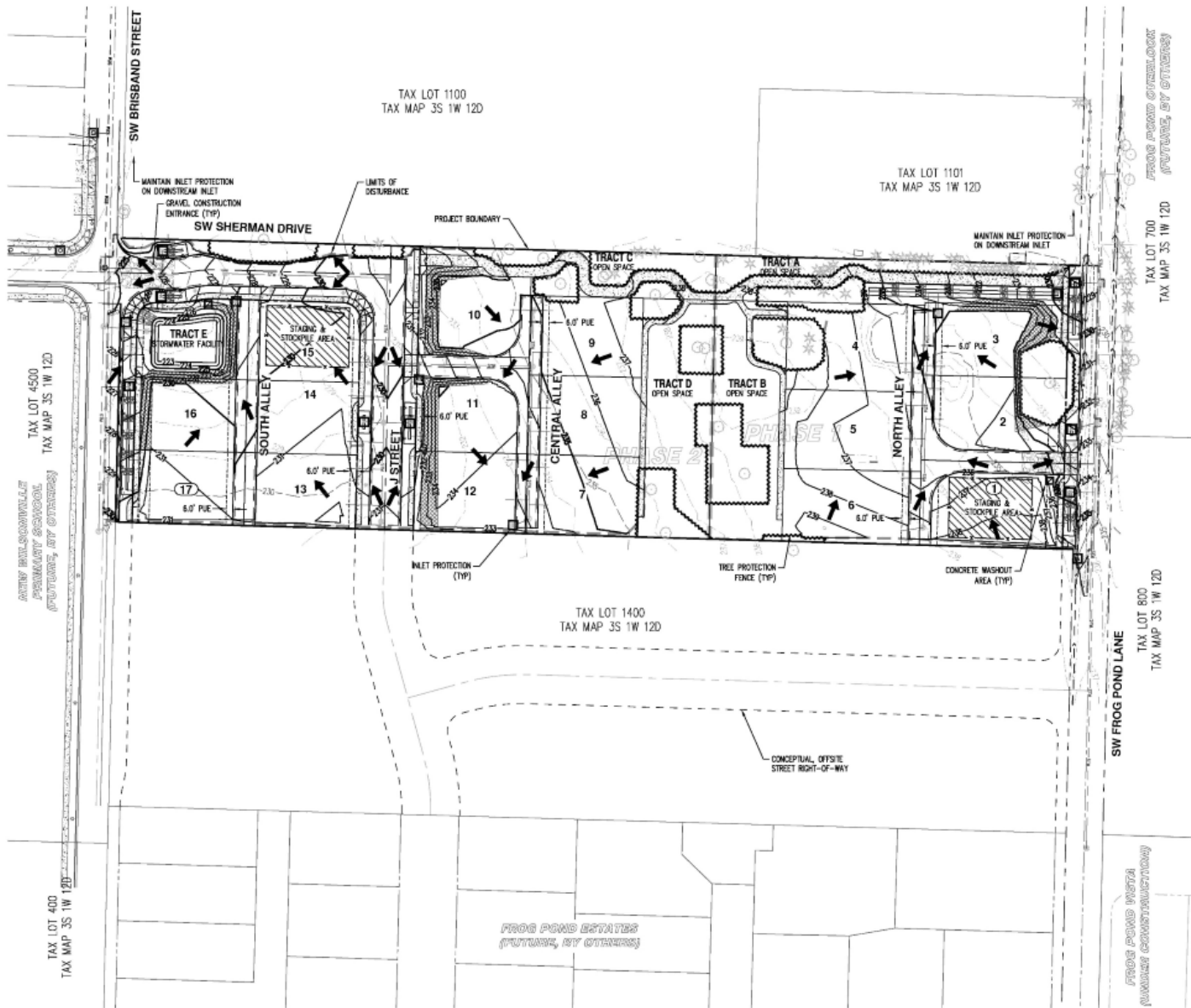


**PRELIMINARY MIDDLE HOUSING LAND DIVISION PLAT
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON**

PRELIMINARY PLAT
NOT FOR CONSTRUCTION

RECORDED COPY
RECORDED DATE: 9/26/23

JOB NUMBER: 6175
DATE: 11/15/2023
DESIGNED BY: NRA
DRAWN BY: NRA
CHECKED BY: CMS



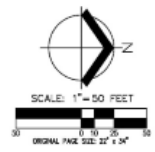
EASEMENT LEGEND

PAE PUBLIC ACCESS AND UTILITY EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 PSTE PUBLIC STREET TREE EASEMENT
 SWE SIDEWALK EASEMENT

LEGEND

EXISTING GROUND CONTOUR (1 FT) ——— 149 ———
 EXISTING GROUND CONTOUR (5 FT) ——— 150 ———
 FINISHED GRADE CONTOUR (1 FT) ——— 144 ———
 FINISHED GRADE CONTOUR (5 FT) ——— 145 ———
 SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) ——— x ———
 SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING) ——— x ———
 INLET PROTECTION [Symbol]
 INLET PROTECTION [Symbol]
 DRAINAGE FLOW DIRECTION [Symbol]
 GRAVEL CONSTRUCTION ENTRANCE [Symbol]
 SLOPE MATING [Symbol]
 LIMITS OF DISTURBANCE [Symbol]
 TREE PROTECTION/CONSTRUCTION FENCE [Symbol]
 EXISTING CONIFEROUS TREE TO REMAIN [Symbol]
 EXISTING DECIDUOUS TREE TO REMAIN [Symbol]

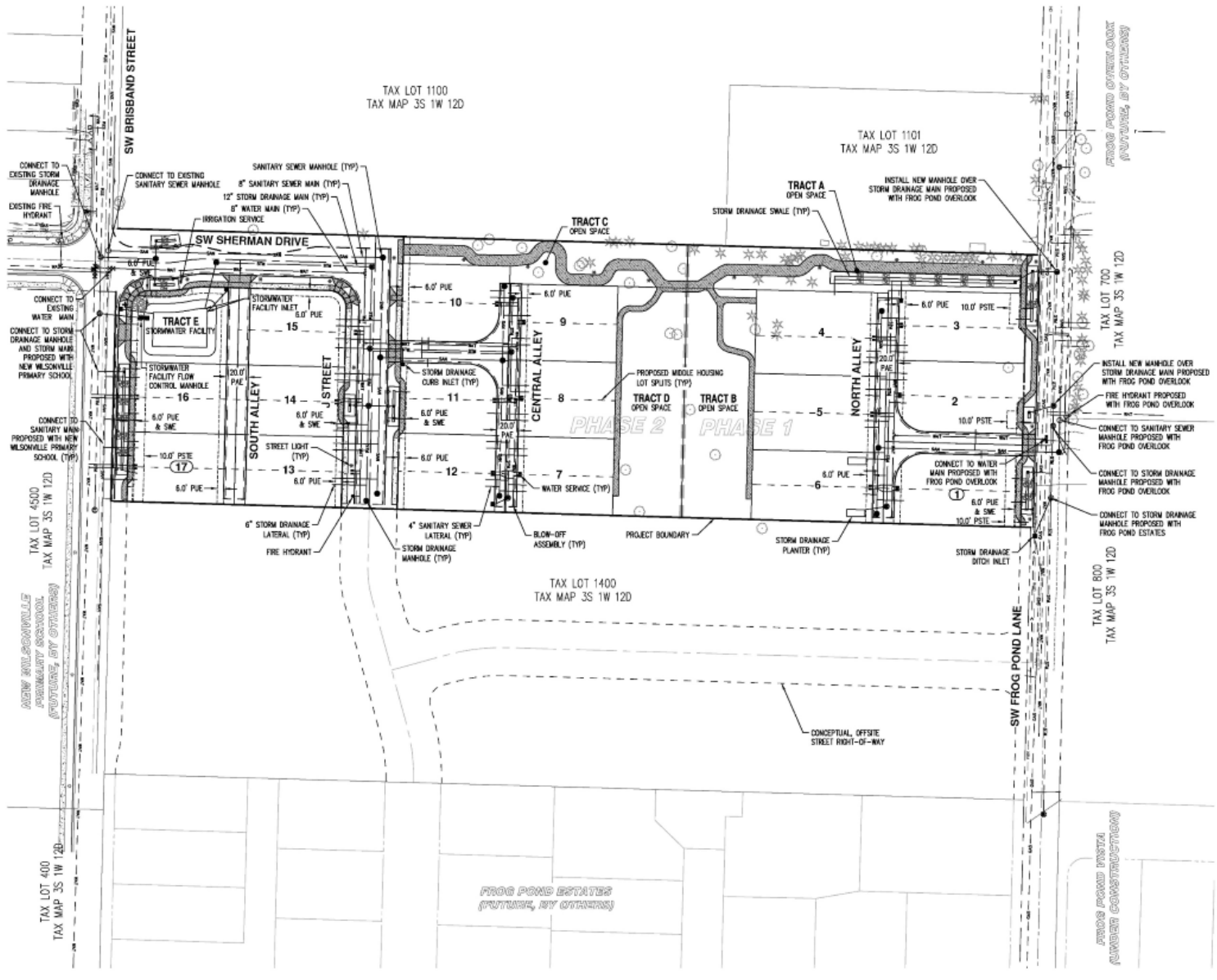
NOTE:
 THESE PLANS ASSUME THE NEARBY FROG POND OVERLOOK SUBDIVISION AND ADJACENT NEW WILSONVILLE PRIMARY SCHOOL WILL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS DEVELOPMENT.



**PRELIMINARY GRADING AND EROSION CONTROL PLAN
 FROG POND COTTAGE PARK PLACE
 SULLIVAN HOMES, LLC.
 WILSONVILLE, OREGON**

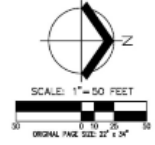
PROPOSED PROPERTY
PRELIMINARY CONSTRUCTION
 COUNTY OF CLATSOP
 GENERAL DATE: 9/30/23

JOB NUMBER: 6175
 DATE: 11/15/2023
 DESIGNED BY: NRA
 DRAWN BY: NRA
 CHECKED BY: CMS



EASEMENT LEGEND	
PAC	PUBLIC ACCESS AND UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSTE	PUBLIC STREET TREE EASEMENT
SNE	SIDEWALK EASEMENT

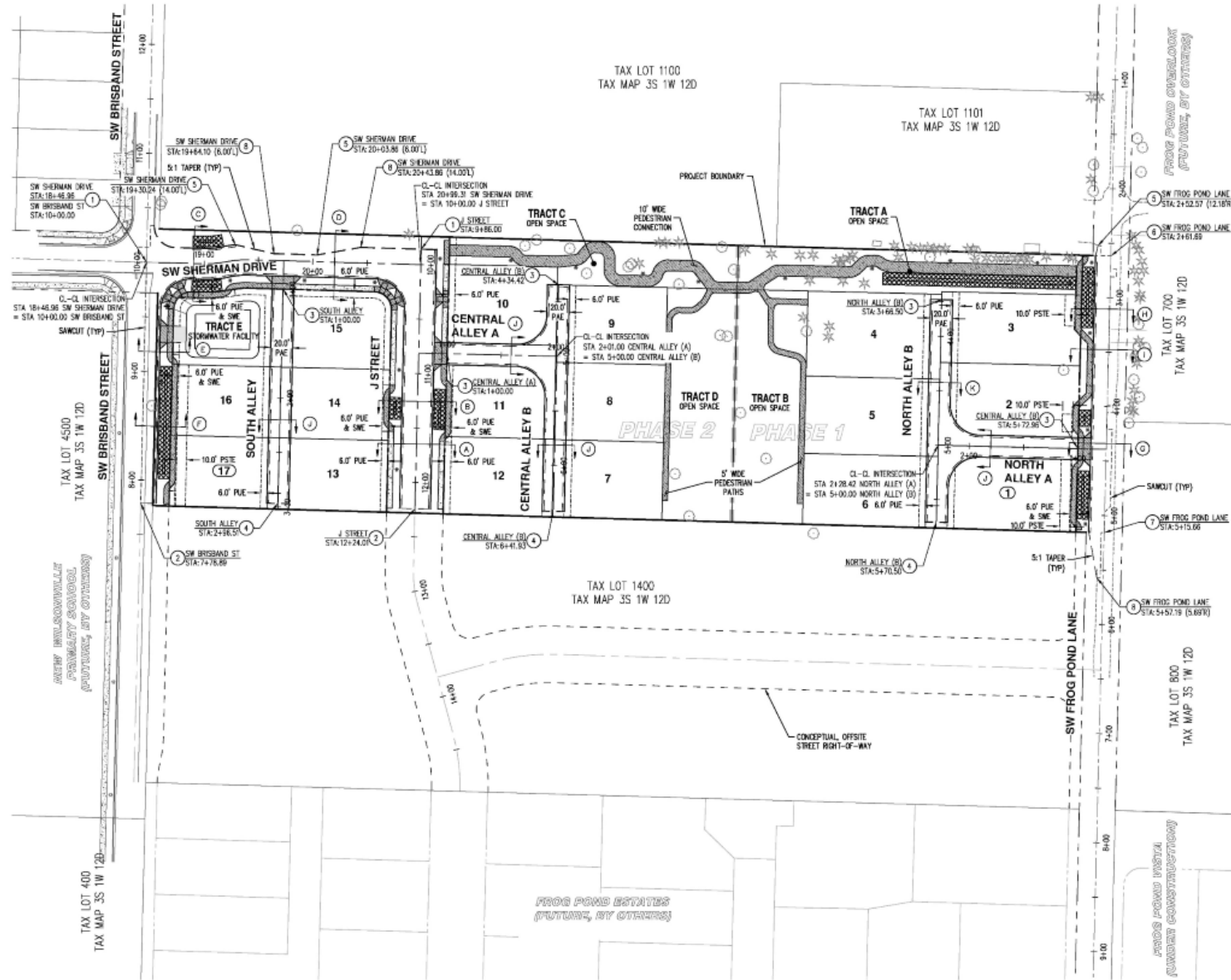
NOTE:
 STORM, SANITARY, AND WATER MAINS SHOWN ON TAX LOT 4500 AND WITHIN FROG POND LANE ADJACENT TO THE SITE ARE SCHEMATIC IN NATURE, AND ASSUMED TO BE INSTALLED WITH THE NEARBY FROG POND OVERLOOK SUBDIVISION, FROG POND ESTATES SUBDIVISION, AND ADJACENT NEW WILSONVILLE PRIMARY SCHOOL, PRIOR TO OR CONCURRENT WITH THIS SUBDIVISION.



**PRELIMINARY COMPOSITE UTILITY PLAN
 FROG POND COTTAGE PARK PLACE
 SULLIVAN HOMES, LLC.
 WILSONVILLE, OREGON**



GENERAL DATE:	8/30/23
JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	NRA
DRAWN BY:	NRA
CHECKED BY:	CMS



EASEMENT LEGEND	
PAE	PUBLIC ACCESS AND UTILITY EASEMENT
PU	PUBLIC UTILITY EASEMENT
PST	PUBLIC STREET TREE EASEMENT
SWE	SIDEWALK EASEMENT

- KEYED NOTES**
1. BEGIN STREET IMPROVEMENTS.
 2. END STREET IMPROVEMENTS.
 3. BEGIN ALLEY IMPROVEMENTS.
 4. END ALLEY IMPROVEMENTS.
 5. BEGIN AC TAPER.
 6. END AC TAPER, BEGIN HALF STREET IMPROVEMENTS.
 7. END HALF STREET IMPROVEMENTS, BEGIN AC TAPER.
 8. END AC TAPER.

LEGEND	
	SIDEWALK TO BE INSTALLED BY HOMEOWNER.
	SIDEWALK AND DRIVEWAY APPROACHES TO BE INSTALLED BY CONTRACTOR.
	STORMWATER SWALE/PLANTER TO BE CONSTRUCTED BY CONTRACTOR.
	ASPHALT CONCRETE PAVEMENT
	SAND/OT LINE

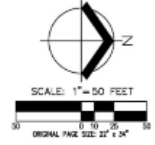
NOTE:
STREET & ALLEY CROSS SECTIONS
(A) THROUGH (C) ON SHEET P-11.

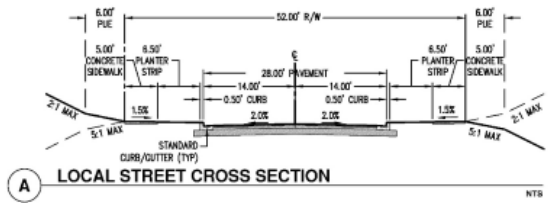
NOTE:
THESE PLANS ASSUME THE NEARBY FROG POND OVERLOOK SUBDIVISION AND ADJACENT NEW WILSONVILLE PRIMARY SCHOOL WILL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS DEVELOPMENT.

**PRELIMINARY STREET PLAN
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON**

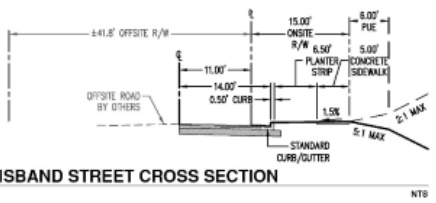


JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	NRA
DRAWN BY:	NRA
CHECKED BY:	CMS

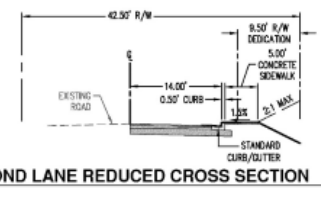




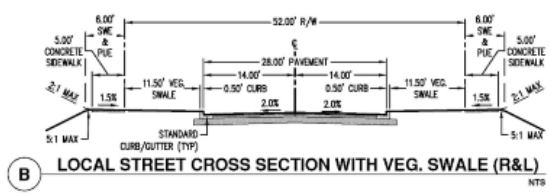
A LOCAL STREET CROSS SECTION NTS



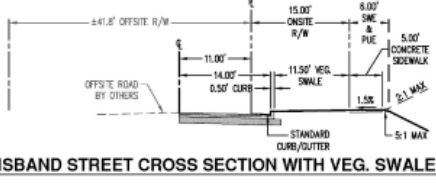
E SW BRISBAND STREET CROSS SECTION NTS



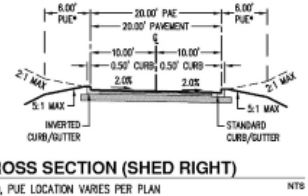
I SW FROG POND LANE REDUCED CROSS SECTION NTS



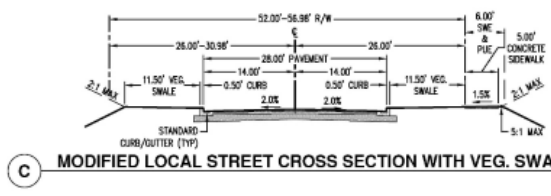
B LOCAL STREET CROSS SECTION WITH VEG. SWALE (R&L) NTS



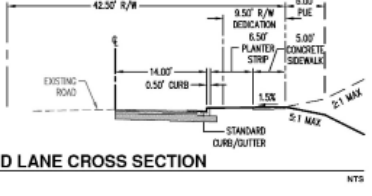
F SW BRISBAND STREET CROSS SECTION WITH VEG. SWALE (R) NTS



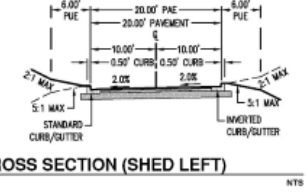
J ALLEY CROSS SECTION (SHED RIGHT)
*SEE SHEET P-10, PUE LOCATION VARIES PER PLAN NTS



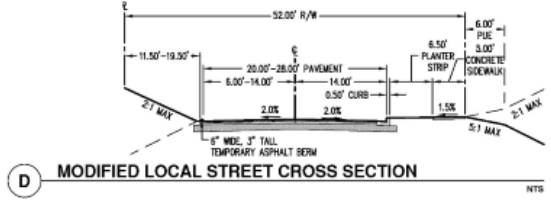
C MODIFIED LOCAL STREET CROSS SECTION WITH VEG. SWALE (R&L) NTS



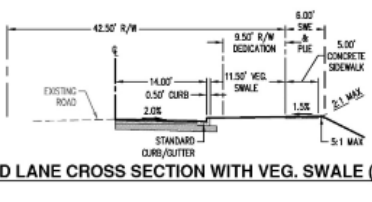
G SW FROG POND LANE CROSS SECTION NTS



K ALLEY CROSS SECTION (SHED LEFT) NTS



D MODIFIED LOCAL STREET CROSS SECTION NTS



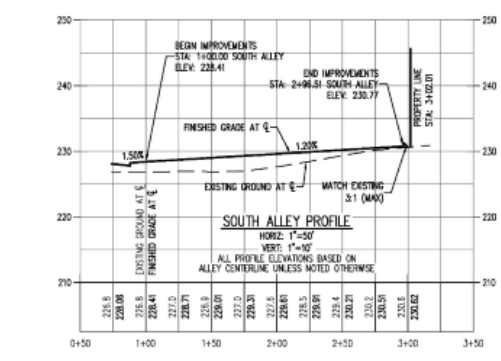
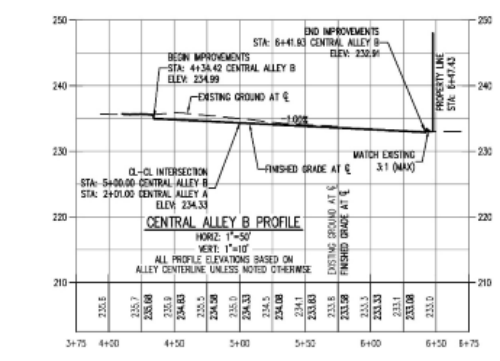
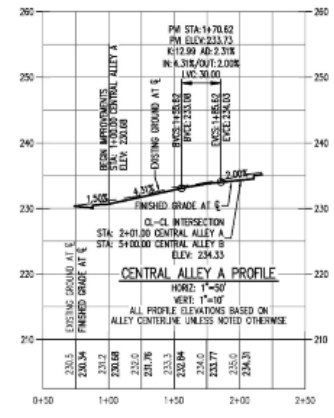
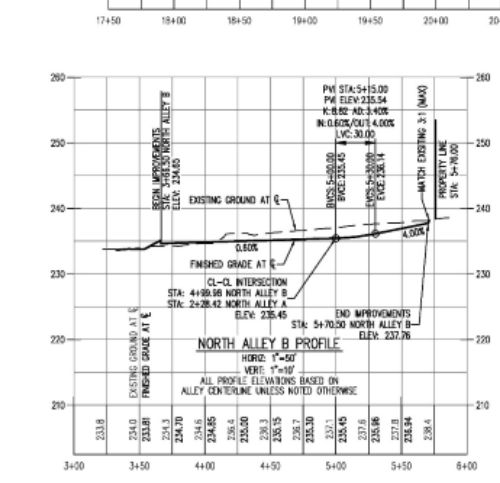
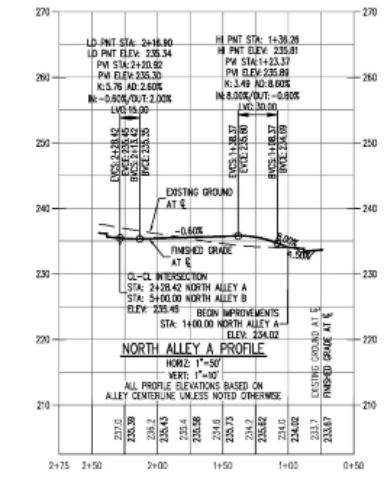
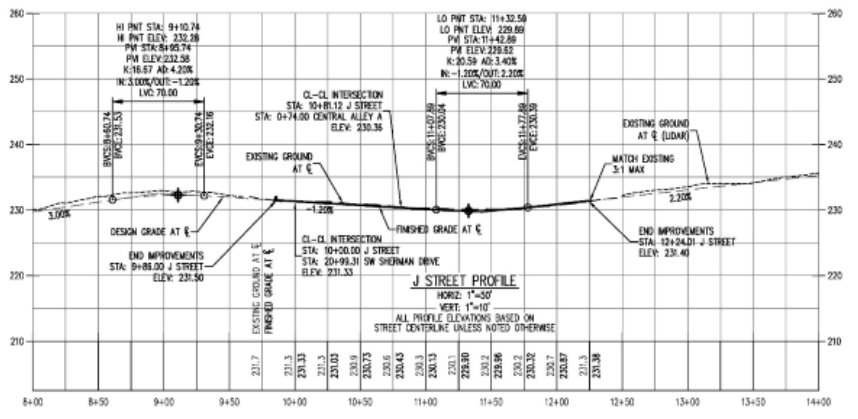
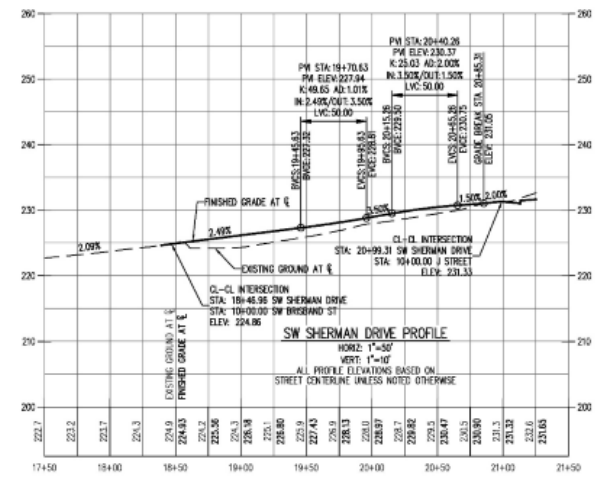
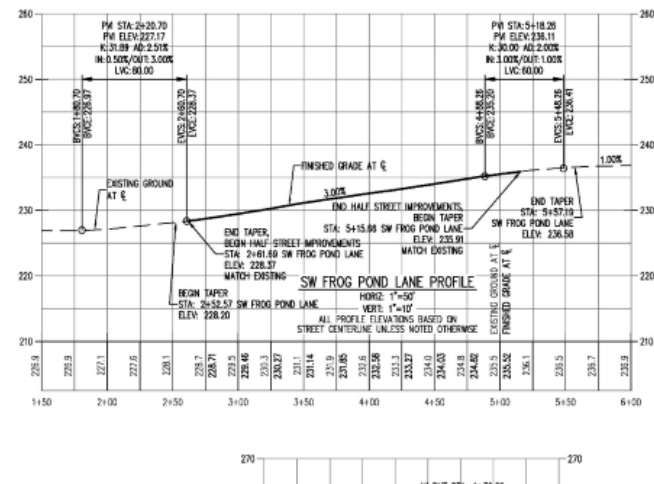
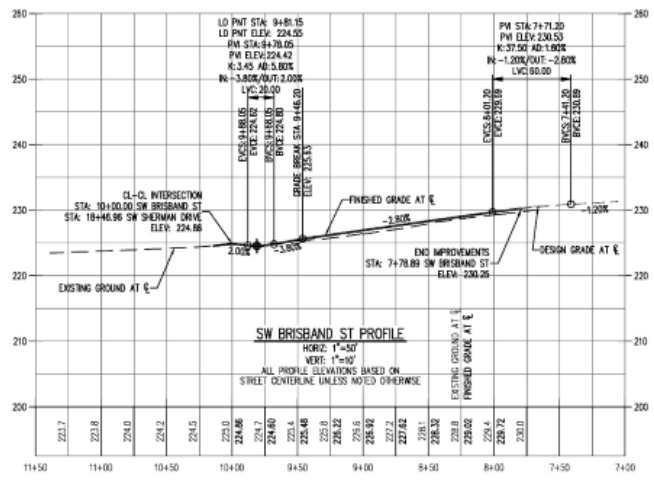
H SW FROG POND LANE CROSS SECTION WITH VEG. SWALE (R) NTS

AKS DRAWING FILE: 6175 STREET CROSS-SECTION.DWG | LAYOUT: P-11

**PRELIMINARY STREET CROSS SECTIONS
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON**



DATE:	9/26/23
JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	NBA
DRAWN BY:	NBA
CHECKED BY:	CMS

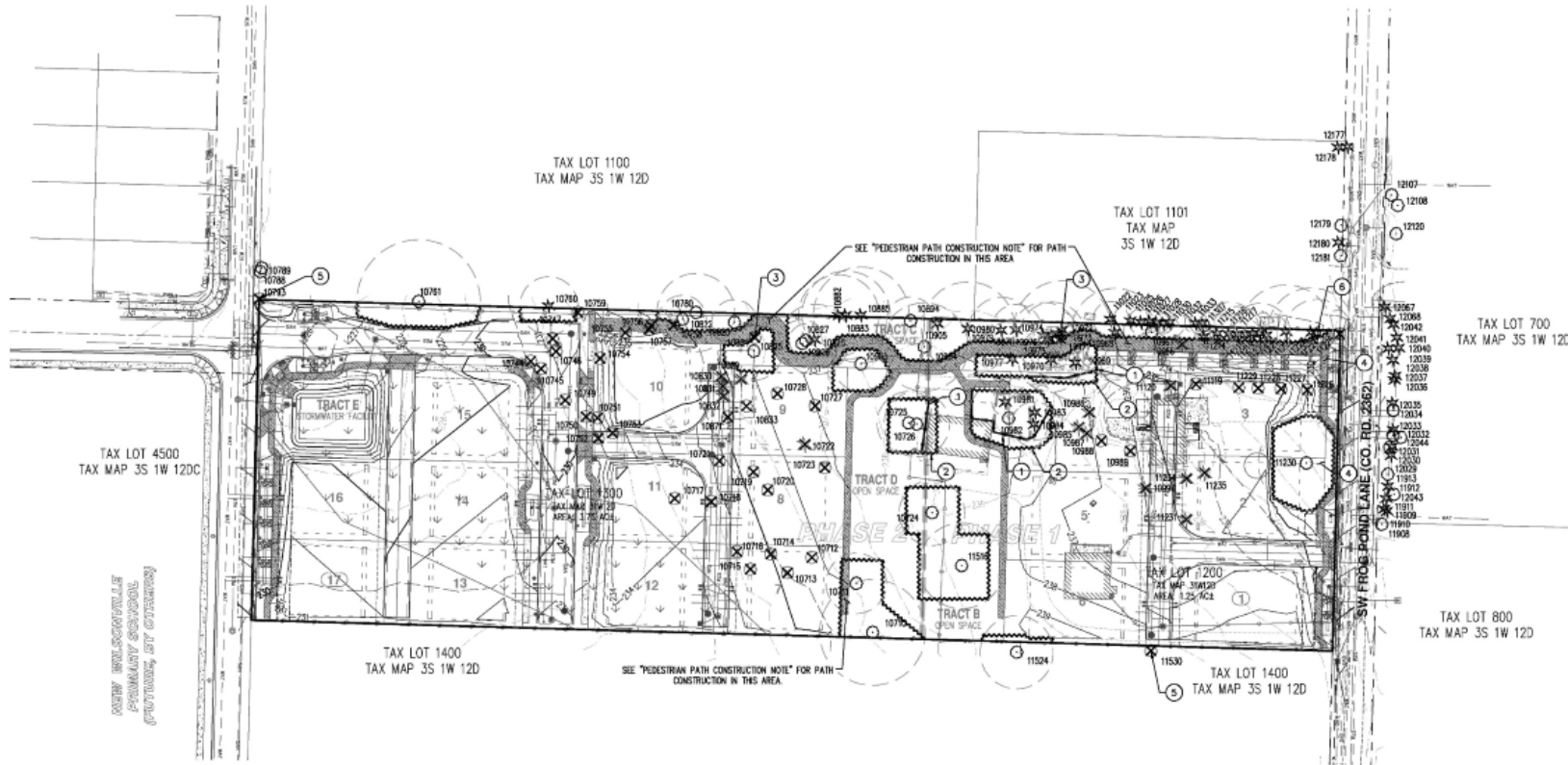


**PRELIMINARY STREET PROFILES
 FROG POND COTTAGE PARK PLACE
 SULLIVAN HOMES, LLC.
 WILSONVILLE, OREGON**



DATE: 11/15/2023
 DESIGNED BY: NRA
 DRAWN BY: NRA
 CHECKED BY: CMS

AKS DRAWING FILE: 6105 STREET PROFILES [LAYOUT] P-12



PEDESTRIAN PATH CONSTRUCTION NOTE:

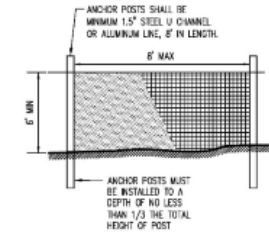
PEDESTRIAN PATH BEING PLACED NEAR TREES TO BE PRESERVED SHALL BE CONSTRUCTED BY STRIPPING GRASS/ORGANIC MATERIAL TO BARE SOIL, BEING CAREFUL NOT TO DAMAGE TREE ROOTS, AND THEN PLACING PATH CONSTRUCTION MATERIALS. EXCAVATION BEYOND STRIPPING GRASS/ORGANIC MATERIAL SHALL NOT OCCUR. IF NECESSARY TO LEVEL THE PATH, MINOR AMOUNTS OF FILL MATERIAL SHALL BE USED INSTEAD OF EXCAVATING SOIL. IF TRENCHING FOR LIGHTING CONDUIT IS REQUIRED, TRENCHING SHALL BE PERFORMED USING HAND TOOLS AND METHODS, BEING CAREFUL TO AVOID SEVERING ROOTS 1" OR GREATER. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO BEGINNING CONSTRUCTION IN THIS AREA. THE PROJECT ARBORIST MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES OR ALTERNATIVE CONSTRUCTION METHODS. A CERTIFIED ARBORIST SHALL BE ONSITE DURING PATH CONSTRUCTION IN THIS AREA.

TREE PROTECTION KEYED NOTES:

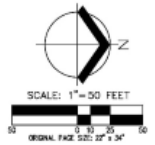
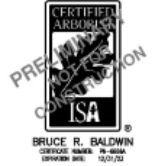
- ① LOCATION OF TREE PROTECTION FENCE DURING DEMOLITION. TREE PROTECTION FENCE TO BE ADJUSTED TO FINAL LOCATION AS SHOWN BY NOTE #2 FOLLOWING DEMOLITION AND PRIOR TO GROUND DISTURBING ACTIVITIES.
- ② LOCATION OF TREE PROTECTION FENCE AFTER DEMOLITION IS COMPLETE (PRIOR TO ANY GROUND DISTURBING ACTIVITIES).
- ③ ARBORIST OBSERVATION REQUIRED DURING TREE REMOVAL AND OTHER WORK DONE BEHIND TREE PROTECTION FENCE.
- ④ FRANCHISE UTILITIES SHALL BE BORED WITHIN THE ROOT ZONE OF TREES TO BE PRESERVED. CONTRACTOR TO COORDINATE WITH THE PROJECT ARBORIST PRIOR TO FRANCHISE UTILITY INSTALLATION IN THIS AREA. MODIFICATIONS TO THE FRANCHISE UTILITY PLAN MAY BE REQUIRED.
- ⑤ OFFSITE TREE REMOVAL TO BE COORDINATED WITH ADJACENT PROPERTY OWNER.
- ⑥ PROPOSED CONSTRUCTION ACTIVITIES MAY RESULT IN SIGNIFICANT NEGATIVE IMPACTS TO THE TREE. ARBORIST OBSERVATION REQUIRED FOR CONSTRUCTION ACTIVITIES WITHIN THE TREE ROOT ZONE.

LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	----
FINISHED GRADE CONTOUR (1 FT)	----
FINISHED GRADE CONTOUR (5 FT)	----
EXISTING CONIFEROUS TREE	★
EXISTING DECIDUOUS TREE	○
TREE REMOVAL	✕ ✕
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	~~~~~
LOCATION TREE PROTECTION FENCE DURING DEMOLITION (TO BE ADJUSTED FOLLOWING DEMOLITION AS DENOTED BY KEYED NOTE #2)	-----
ASSUMED TREE ROOT ZONE (1'-FT RADIUS PER 1-IN OF DBH)	○



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



**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON**



JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	BRK
DRAWN BY:	BRK
CHECKED BY:	BRB

Detailed Tree Inventory for Frog Pond Cottage Park Place
AKS Job No. 6175 - Evaluation Date: 5/20/2022 - Issued by: BRK

Table with 10 columns: Tree #, DBH (in), Avg. Crown Radius (ft), Tree Species Common Name (Scientific Name), Comments, Health Rating, Structure Rating, Removal/Preservation. Lists trees 3073 through 11119 with their respective details.

Detailed Tree Inventory for Frog Pond Cottage Park Place
AKS Job No. 6175 - Evaluation Date: 5/20/2022 - Issued by: BRK

Table with 10 columns: Tree #, DBH (in), Avg. Crown Radius (ft), Tree Species Common Name (Scientific Name), Comments, Health Rating, Structure Rating, Removal/Preservation. Lists trees 11330 through 12151 with their respective details and includes a summary of tree counts.

Total # of Existing Trees Inventoried = 132
Total # of Existing Cottle Trees = 98
Total # of Existing Cottle Trees to be Preserved = 48
Total # of Existing Cottle Trees to be Removed = 53

*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 stability.

***Structural 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 horticultural abatement methods.
3 = Poor Structure - A tree that exhibits extremely abnormal physical form characteristics and/or significant structural defects that substantially reduce the structural stability of the tree, cannot feasibly be abated, and is indicative of imminent physical failure.

Abandonment Statement:

Akadantia tree specialists who use their education, knowledge, training, and experience to meet tree, 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 ensure any condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden while trees are below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. (However, 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 arborist nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees or adjacent to this site.



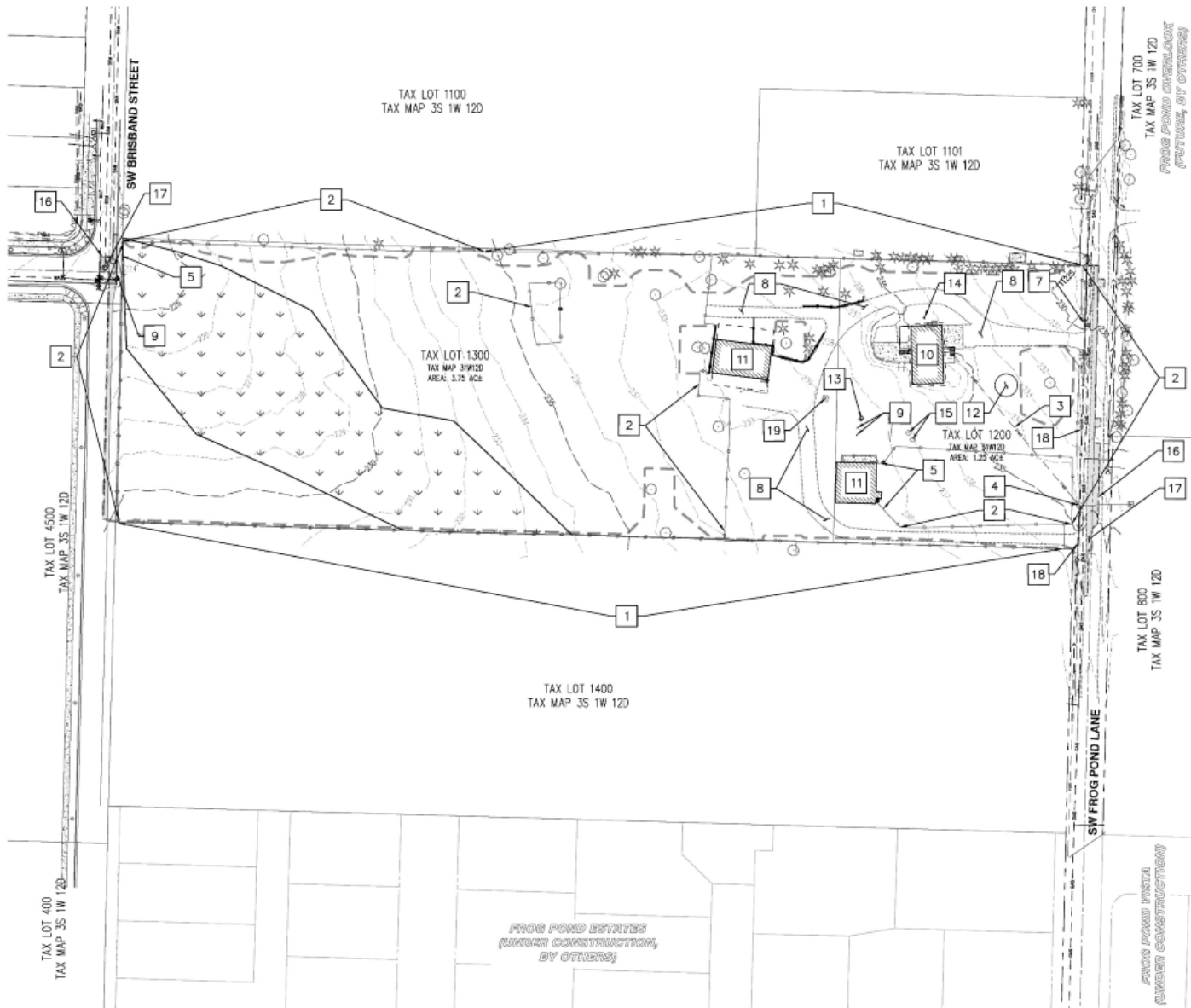
BRUCE R. BALDWIN
CERTIFIED ARBORIST - IN COLORADO
CERTIFICATION DATE: 10/30/20



PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON

AKS ENGINEERING & FORESTRY, LLC
12925 SW KUNAWAN RD., STE. 100
TUALOIN, OR 97062
WWW.AKS-ENG.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

JOB NUMBER: 6175
DATE: 11/15/2023
DRAWN BY: BRK
CHECKED BY: BRB

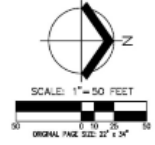


LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
DISTING GROUND CONTOUR (5 FT)	---
DEMOLITION LIMITS OF DISTURBANCE	---
DEMOLITION TREE PROTECTION FENCE (SEE SHEETS P-13 & P-14)	---
EXISTING TREE TO REMAIN	* ○
AC CONCRETE TO BE REMOVED	---

- # DEMOLITION KEYED NOTES**
- PRESERVE EXISTING FENCE.
 - REMOVE OR RELOCATE EXISTING FENCE, COORDINATE WITH ADJACENT PROPERTY OWNERS FOR PERIMETER FENCING.
 - REMOVE EXISTING OVERHEAD WIRE.
 - REMOVE EXISTING UTILITY POLE.
 - REMOVE EXISTING GATE.
 - REMOVE EXISTING SIGN.
 - RELOCATE EXISTING MAILBOX.
 - REMOVE EXISTING GRAVEL DRIVEWAY.
 - REMOVE EXISTING WOOD POSTS.
 - REMOVE EXISTING HOUSE AND ASSOCIATED STRUCTURES.
 - REMOVE EXISTING STRUCTURE.
 - DECOMMISSION EXISTING SANITARY SEPTIC TANK AND DRAIN FIELD.
 - DECOMMISSION EXISTING WELL.
 - REMOVE EXISTING FUEL TANK.
 - REMOVE EXISTING SATELLITE DISHES.
 - SAWCUT LINE.
 - REMOVE ASPHALT PAVEMENT TO SAWCUT LINE.
 - EXISTING OVERHEAD WIRES TO BE RELOCATED UNDERGROUND.
 - REMOVE EXISTING POWER AND ASSOCIATED WIRING (TYP).

NOTE:
SEE SHEET P-13 & P-14 FOR TREE PRESERVATION AND REMOVAL INFORMATION.



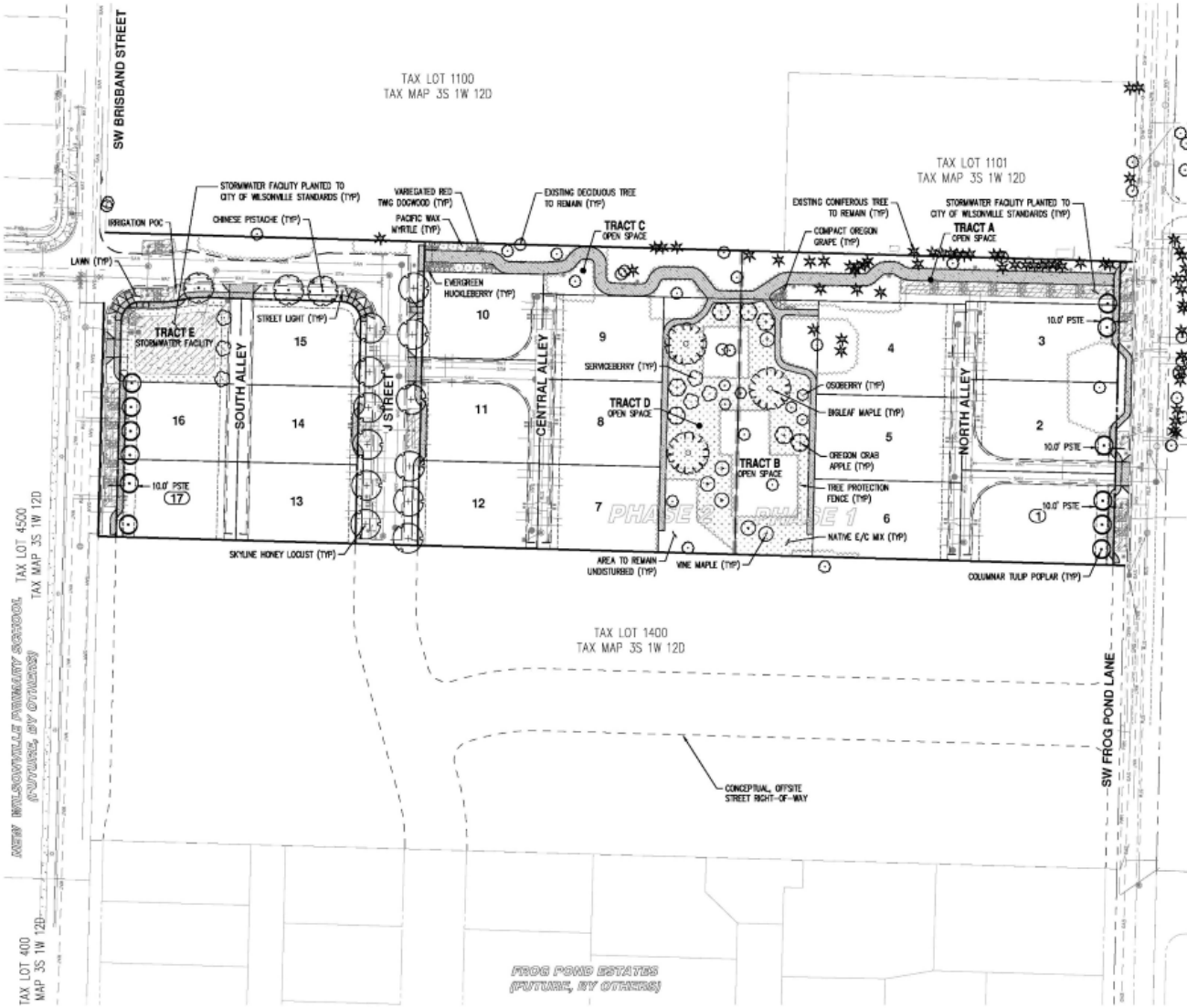
**PRELIMINARY DEMOLITION PLAN
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON**

PROPOSED PROPERTY CONSTRUCTION
NOT FOR CONSTRUCTION
COURTESY S. HARRIS

REVISION DATE: 9/30/23

JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	NRA
DRAWN BY:	NRA
CHECKED BY:	CMS

TAX LOT 400
MAP 3S 1W 12B
NEW WILSONVILLE PRIMARY SCHOOL
COURT, BY OTHERS



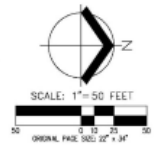
PRELIMINARY PLANT SCHEDULE

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	6	ACER CROCATUM (NATIVE, LOW WATER USAGE)	WINE MAPLE	2" CAL. BAB (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	3	ACER MACROPHYLLUM (NATIVE, LOW WATER USAGE)	BIRCH MAPLE	2" CAL. BAB	AS SHOWN
	6	AMELANCHIER ALNIFOLIA (NATIVE, LOW WATER USAGE)	SERVICEBERRY	2" CAL. BAB (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	7	MALUS FUSCA (NATIVE, LOW WATER USAGE)	OREGON CRAB APPLE	2" CAL. BAB	AS SHOWN
	6	OSALERIA CERASIFORMS (NATIVE, LOW WATER USAGE)	OSOBERY	2" CAL. BAB	AS SHOWN
TOTAL ON-SITE MITIGATION TREES: 28					
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	12	GLEDITSIA TRACANTHOS INORMIS 'SKYCOLE' TM (LOW WATER USAGE)	SKYLINE HONEY LOCUST	2" CAL. BAB	AS SHOWN
	12	LIRIODENDRON TULIPESTRIS 'YASTIGATA' (LOW WATER USAGE)	COLUMNAR TULIP POPLAR	2" CAL. BAB	AS SHOWN
	3	PISTACHIA CHINENSIS (LOW WATER USAGE)	CHINESE PISTACHE	2" CAL. BAB	AS SHOWN
TOTAL STREET TREES: 27					
EXISTING TREES REMOVED: 35					
NEW TREES PROPOSED TOTAL: 55					
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	17	CORNUS SERICEA 'VARIEGATA' (NATIVE CULTIVAR, LOW WATER USAGE)	VARIEGATED RED TWIG DOGWOOD	3 GAL. CONT.	40' o.c.
	14	MAHONIA AQUILEGIUM 'COMPACTA' (NATIVE CULTIVAR, LOW WATER USAGE)	COMPACT OREGON GRAPE	2 GAL. CONT.	36' o.c.
	6	MORELLA CALIFORNICA (NATIVE, LOW WATER USAGE)	PACIFIC MAX MYRTLE	2 GAL. CONT.	96' o.c.
	27	VACONUM OVATUM (NATIVE, LOW WATER USAGE)	EVERGREEN HUCKLEBERRY	2 GAL. CONT.	36' o.c.
GROUND COVERS	QTY	DESCRIPTION			
	81,007 SF	NATIVE E/C MIX (NATIVE, MODERATE WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)			
MEADOW BARLEY (HORDEUM BRACHYANTHERUM) 40%, CALIFORNIA BROME (BROMUS CARINATUS) 33%, NATIVE RED FESCUE (FESTUCA RUBRA RUBRA) 20%, TUFTED HAIRGRASS (DESCHAMPSIA CAESPITOSA) 3%, SPIKE BENTGRASS (AGROSTIS EXARATA) 2%					
APPLY AT A RATE OF 1 LB PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER FOR FULL COVERAGE. OBTAIN FROM SUNMARK SEEDS OR OTHER APPROVED SUPPLIER.					
	17,418 SF	STORMWATER FACILITY PLANTED TO CITY OF WILSONVILLE STANDARDS (MODERATE WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)			
	6,693 SF	LAWN - NORTHWEST SUPREME LAWN MIX, SUNMARK SEEDS OR APPROVED EQUAL COMPOSITION BY HEIGHT: CUTLER II PERENNIAL RYEGRASS (LOLIUM PERENNIE VAR CUTLER II) 35%, DASHER II PERENNIAL RYEGRASS (LOLIUM PERENNIE VAR DASHER II) 35%, GARNET CREEPING RED FESCUE (FESTUCA RUBRA) 15%, MINORARD CREWINGS FESCUE (FESTUCA RUBRA SPP. LONGIFOLIA) 15%			
APPLY AT A RATE OF 8 LBS PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER FOR FULL COVERAGE. (HIGH WATER USAGE - PERMANENT IRRIGATION)					

GENERAL NOTE
1. REFER TO SHEET P-17 FOR LANDSCAPE DETAILS AND NOTES.

EASEMENT LEGEND

- PAE PUBLIC ACCESS AND UTILITY EASEMENT
- PUF PUBLIC UTILITY EASEMENT
- PSTE PUBLIC STREET TREE EASEMENT
- SME SIDEWALK EASEMENT



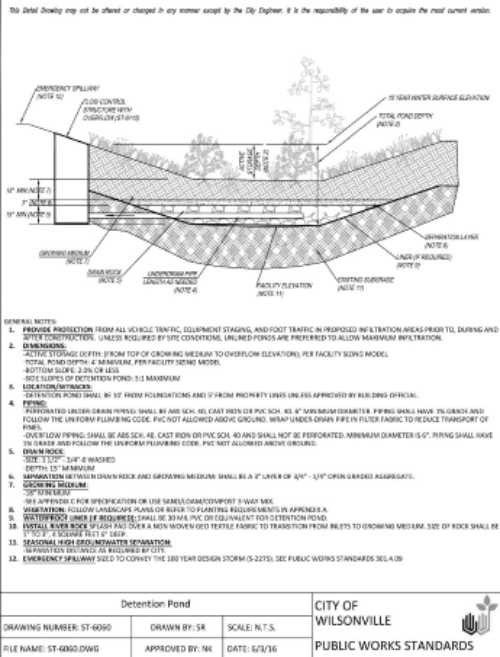
AKS
AKS ENGINEERING & FORESTRY, LLC
12005 SW PERMAN RD, SUITE 100
WILSONVILLE, OR 97158
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY PLANNING - LANDSCAPE ARCHITECTURE

**PRELIMINARY LANDSCAPE PLAN
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON**

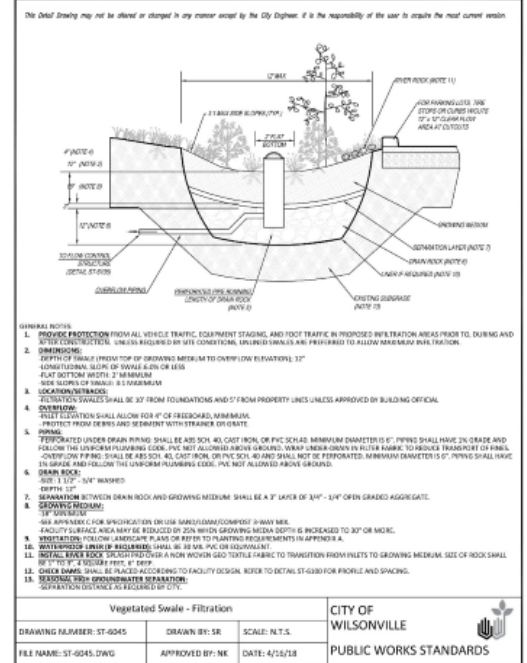
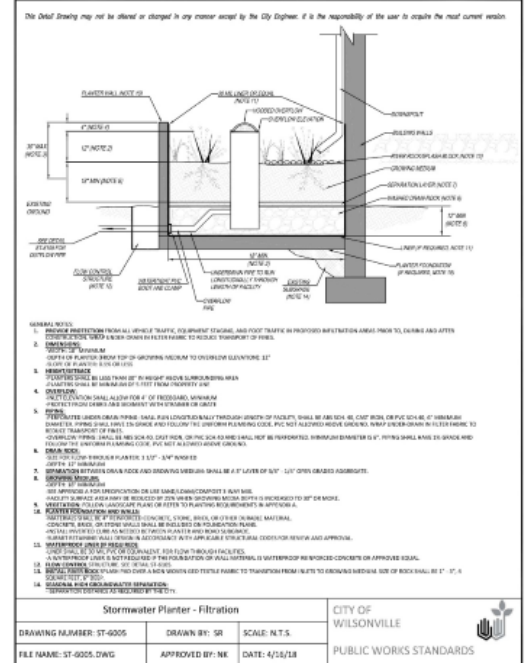
REGISTERED
Professional
Landscape Architect
No. 10000
State of Oregon

JOB NUMBER:	8175
DATE:	11/15/2023
DESIGNED BY:	JRH
DRAWN BY:	JRH
CHECKED BY:	KAH



PRELIMINARY LANDSCAPE NOTES

1. 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.
2. ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF WILSONVILLE LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANS 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.
3. PLANT MATERIALS SHALL BE INSTALLED TO CURRENT BEST PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCS).
4. ALL TREES SHALL BE DOUBLE STAKED. SUPPORT DEVICES (GUY WIRES, ETC.) SHALL NOT 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.
5. LANDSCAPING WITHIN VISION CLEARANCE AREAS SHALL BE MAINTAINED TO THE STANDARDS OF SECTION 4.17.7. OF THE CITY OF WILSONVILLE'S DEVELOPMENT CODE.
6. WATERING WILL BE PROVIDED FOR NEW PLANTING ESTABLISHMENT AND LONG TERM PLANT HEALTH. IRRIGATION SYSTEMS SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR IN THE FOLLOWING AREAS, UNLESS OTHER WATERING METHODS ARE APPROVED BY THE CITY OF WILSONVILLE:
 - TRACT A, S, C, D OPEN SPACE AND TRACT E STORMWATER FACILITY AND OPEN SPACE. TEMPORARY, ABOVE GROUND IRRIGATION SYSTEMS OF NEW PLANTINGS UNTIL ESTABLISHMENT (2 YEARS).
 - ALL STORMWATER PLANTERS WITHIN THE RIGHT OF WAY SHALL HAVE TEMPORARY, UNDERGROUND IRRIGATION SYSTEMS INSTALLED AND MAINTAINED BY THE ADJACENT HOMEOWNER/HOMEOWNER. IRRIGATION SYSTEMS SHALL USE WATER EFFICIENT COMPONENTS TO THE GREATEST EXTENT PRACTICABLE 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). WATERING RATES SHALL BE PROVIDED AT A RATE TO MAINTAIN ALL PLANTINGS IN A HEALTHY THRIVING CONDITION DURING ESTABLISHMENT. A MINIMUM OF 1 INCH PER WEEK, INCLUDING NATURAL RAINFALL TOTALS, IS RECOMMENDED DURING THE DRY MONTHS.
 - LAWN AREAS WITHIN RIGHT OF WAY ADJACENT TO TRACTS E SHALL HAVE PERMANENT UNDERGROUND IRRIGATION.
 - IRRIGATION OF STREET TREES AND RIGHT OF WAY PLANTING ADJUTING INDIVIDUAL LOTS, WATERED, AND MAINTAINED BY THE ADJACENT LANDOWNER/HOMEOWNER WITH LOT DEVELOPMENT.
7. MULCH: APPLY 3\"/>
8. CONTRACTOR TO LAY LAWN SEED MIX IN CURB RETURN, AND FRONTAGE AREAS DENOTED ON PLANS. AREAS AROUND STORMWATER PLANTERS TO BE LAID WITH BARK MULCH AS NOTED. NO BARK MULCH ON SIZES OR WITHIN STORMWATER PLANTERS. ALL OTHER AREAS TO BE SEED BY HOMEOWNER.



AKS DRAWING FILE: 6170_LANDSCAPE.DWG | LAYOUT: P-17

AKS
AKS ENGINEERING & FORESTRY, LLC
2765 SW WHELAN RD, STE. 100
WILSONVILLE, OR 97150
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PRELIMINARY LANDSCAPE DETAILS AND NOTES
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON

REGISTERED PROFESSIONAL ARCHITECT
NOT FOR CONSTRUCTION

DATE: 11/15/2023
DESIGNED BY: JSH
DRAWN BY: JSH
CHECKED BY: KAH

P-17