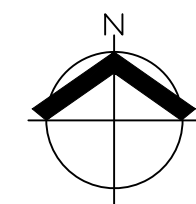
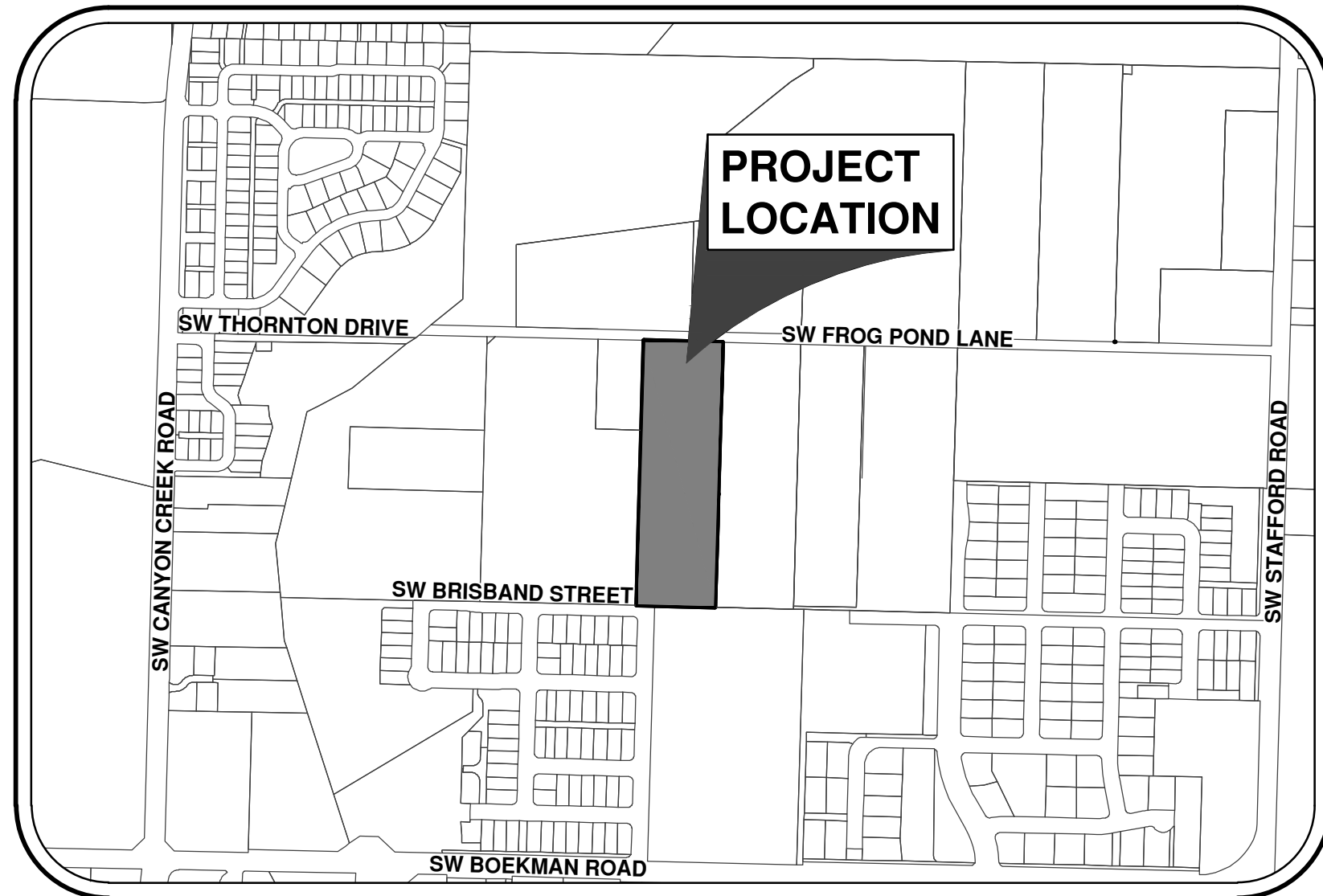


FROG POND COTTAGE PARK PLACE

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																																																									
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WATER LINE																																																									

APPLICANT:

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

PLANNING / ENGINEERING / SURVEYING TEAM:

AKS ENGINEERING & FORESTRY, LLC
CONTACT: CODY STREET / MIMI 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:

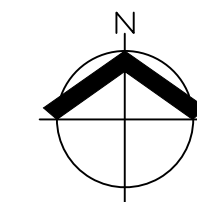
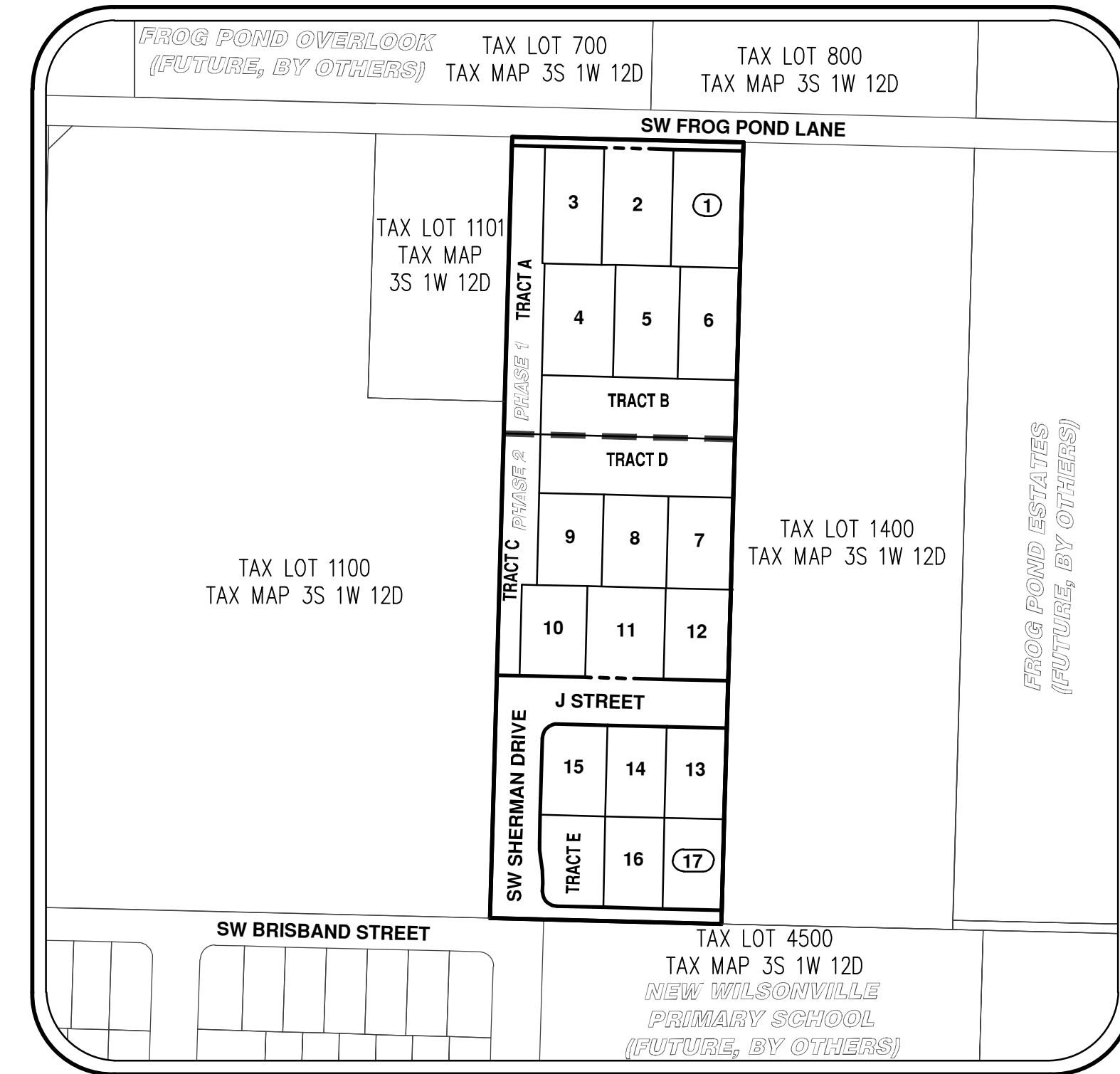
TWO-PHASE PLANNED UNIT DEVELOPMENT FOR FUTURE SINGLE-FAMILY HOMES

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

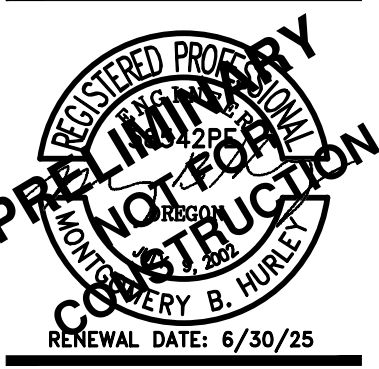
1" = 150'

SITE INFORMATION:

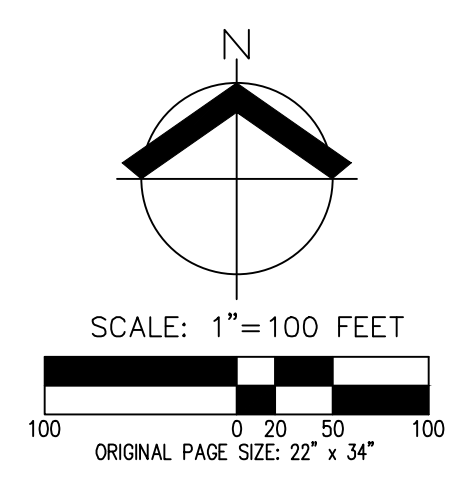
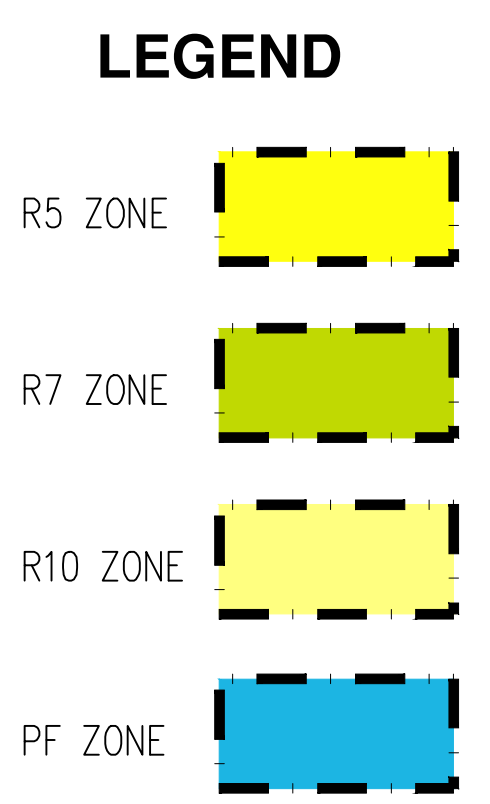
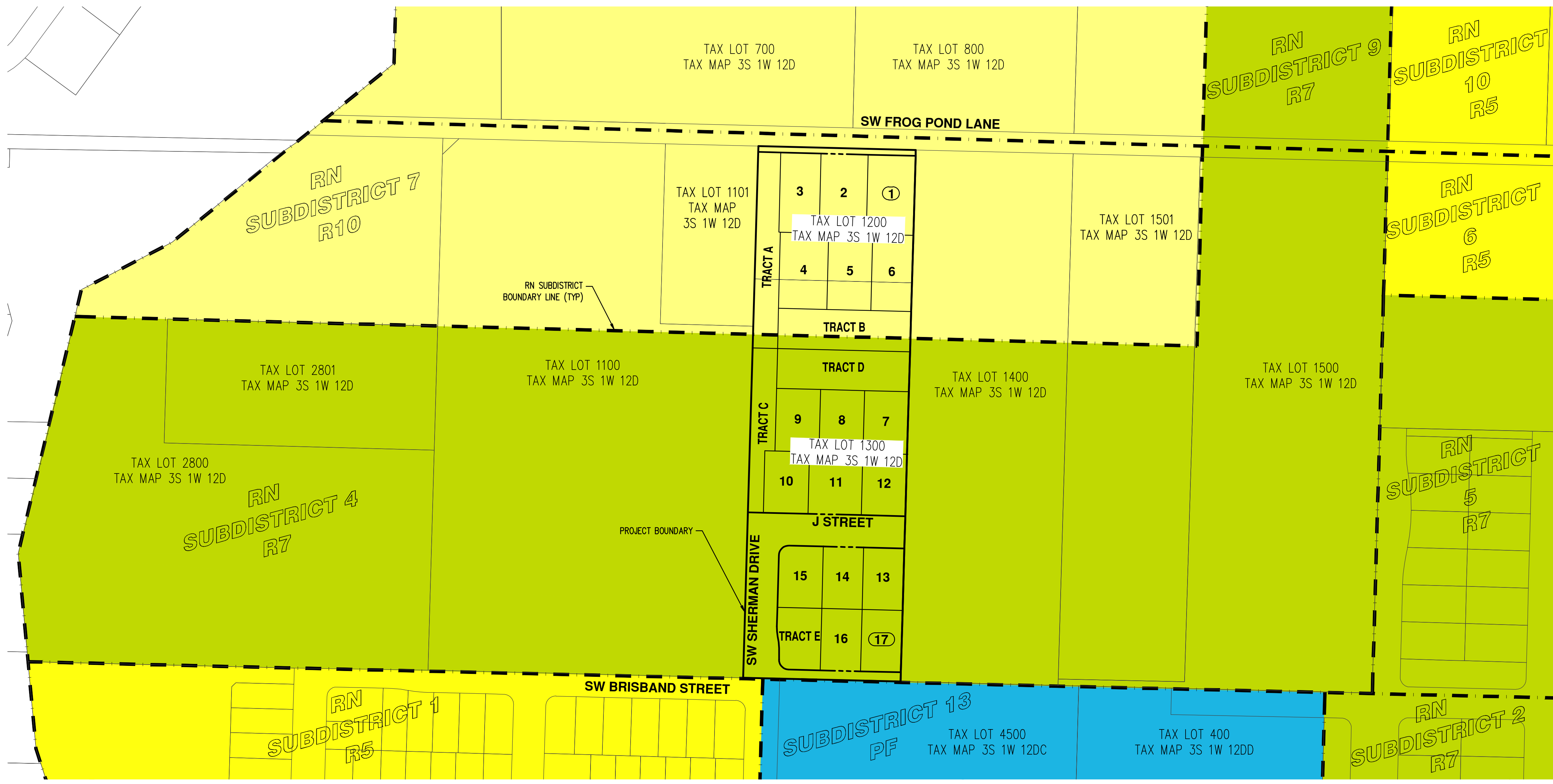
GROSS AREA: 5.00 AC.
TL 1200 AREA: 1.25 AC.
TL 1300 AREA: 3.75 AC.
7252 SW FROG POND LANE

SHEET INDEX

- P-01 COVER SHEET WITH LEGEND, VICINITY, AND SITE MAPS
- P-02 ZONING MAP
- P-03 ANNEXATION PLAN
- P-04 EXISTING CONDITIONS PLAN
- P-05 PRELIMINARY AERIAL PHOTOGRAPH PLAN
- P-06 PRELIMINARY DIMENSIONED SUBDIVISION PLAN
- P-07 PRELIMINARY MIDDLE HOUSING LAND DIVISION PLAT
- 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



RENEWAL DATE: 6/30/25
JOB NUMBER: 6175
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DESIGNED BY: NRA
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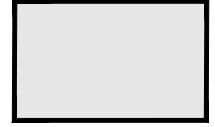



ZONING MAP
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON




RENEWAL DATE: 6/30/25
 JOB NUMBER: 6175
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LEGEND

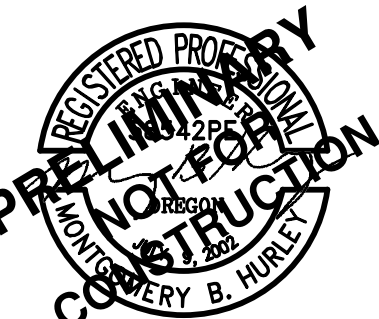
AREA TO BE ANNEXED 

URBAN GROWTH BOUNDARY 

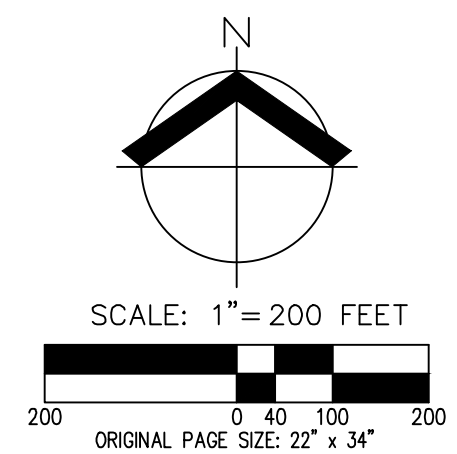
CITY LIMITS 



**ANNEXATION 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

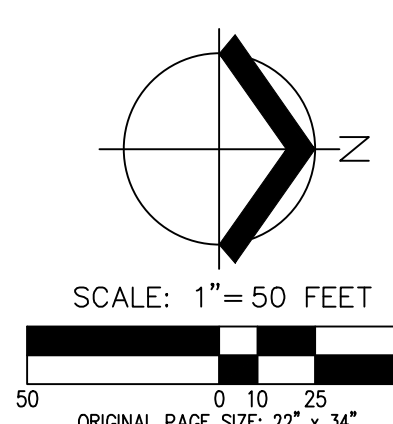
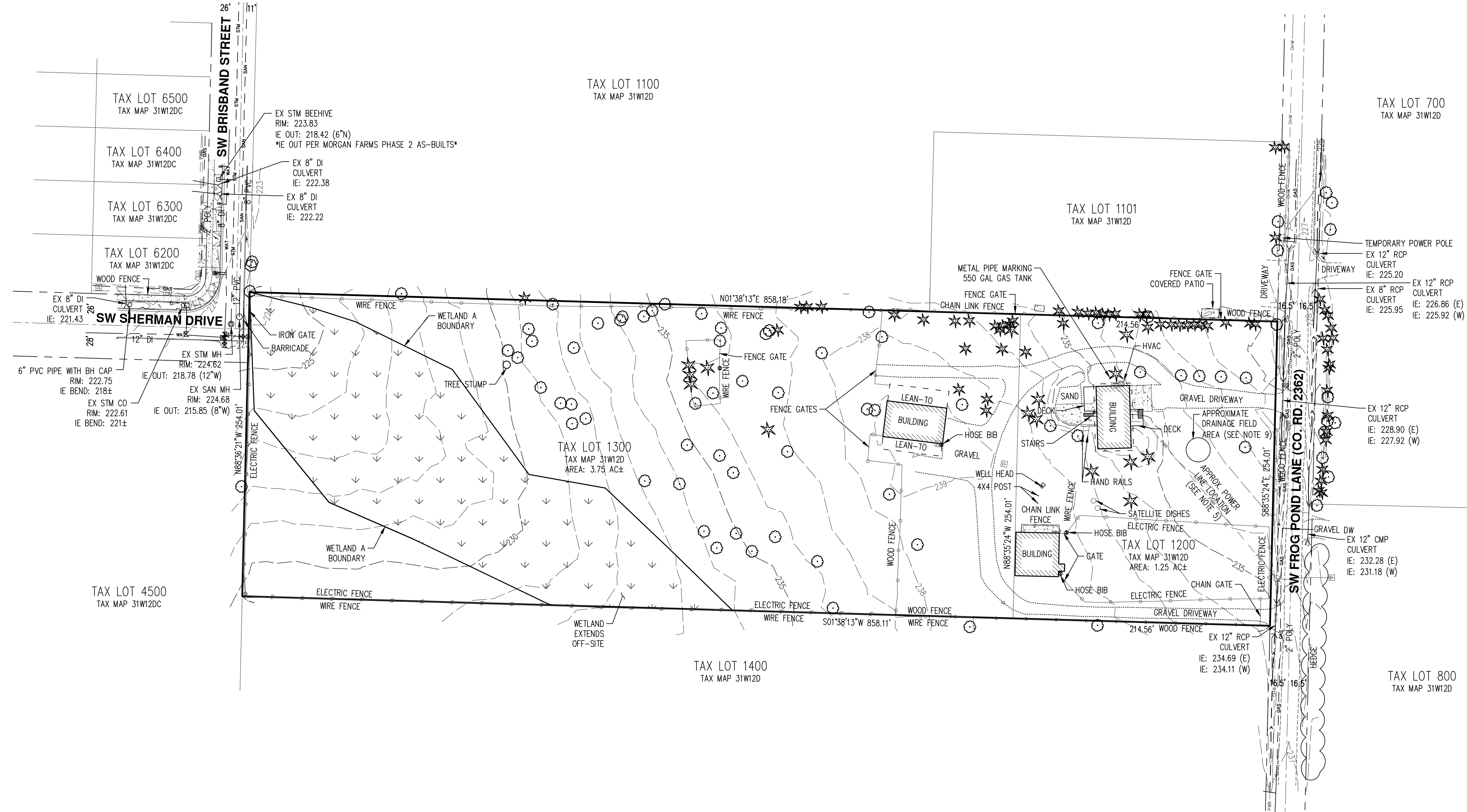


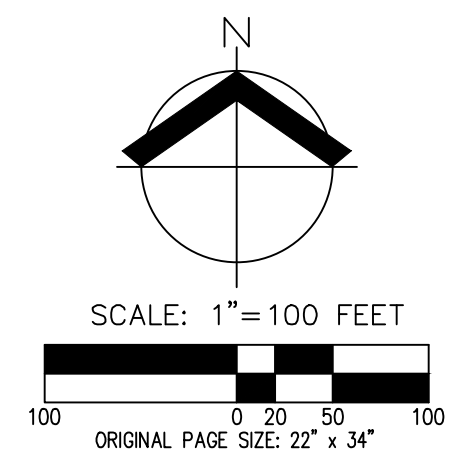
**EXISTING CONDITIONS PLAN
 FROG POND COTTAGE PARK PLACE
 SULLIVAN HOMES, LLC.
 WILSONVILLE, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY
 NOT FOR CONSTRUCTION
 JANUARY 2005
 BOB D. RETTIG
 80124LS
 RENEWS: 12/31/24

JOB NUMBER: 6175
 DATE: 11/15/2023
 DESIGNED BY:
 DRAWN BY: NJS
 CHECKED BY: RDR

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 22093719 AND 22093749. 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 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.
 - THE DENOTED 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±





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



RENEWAL DATE:	6/30/25
JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	NRA
DRAWN BY:	NRA
CHECKED BY:	CMS

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

LOT COVERAGE SUMMARY		
	SUBDISTRICT 9 R-7	SUBDISTRICT 8 R-10
MAX. LOT COVERAGE*	45%	40%

*LOT COVERAGE INCLUDES BUILDINGS ONLY.

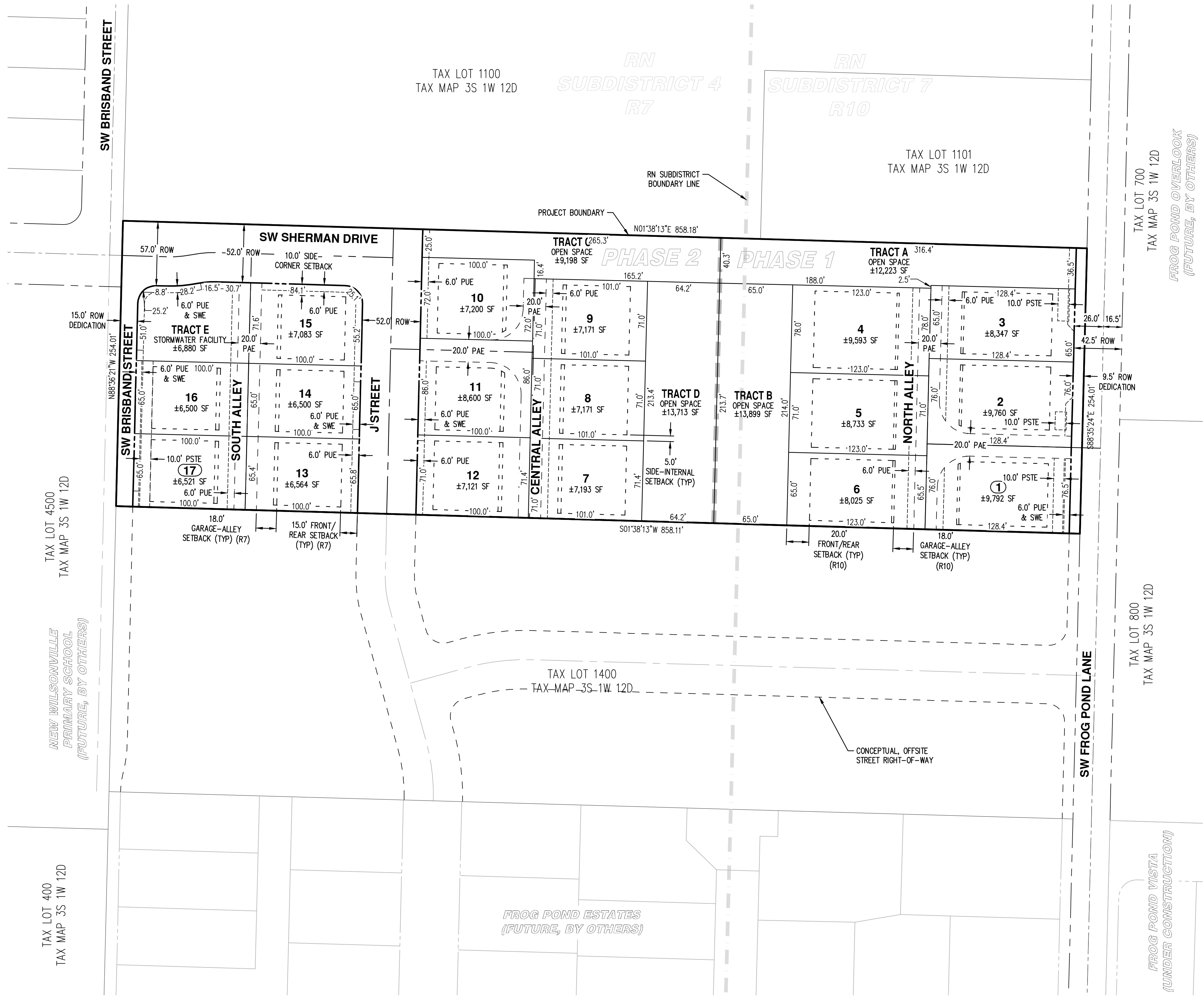
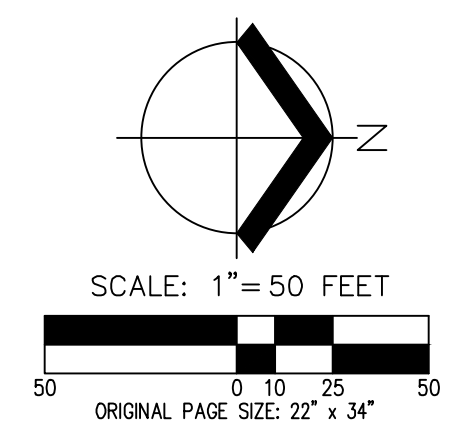
LOT SIZE SUMMARY		
	SUBDISTRICT 4 R-7	SUBDISTRICT 7 R-10
MIN. LOT SIZE	6,000 SF	8,000 SF

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	131,872	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
 NOT FOR CONSTRUCTION
 REGISTERED PROFESSIONAL SURVEYOR
 WILSONVILLE, OREGON
 WILSONVILLE, B. WILSON
 RENEWAL DATE: 6/30/25
 JOB NUMBER: 6175
 DATE: 11/15/2023
 DESIGNED BY: NRA
 DRAWN BY: NRA
 CHECKED BY: CMS

P-06

- 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 92.010 TO 92.192, AS APPLICABLE.

LOT COVERAGE SUMMARY		
	SUBDISTRICT 9 R-7	SUBDISTRICT 8 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
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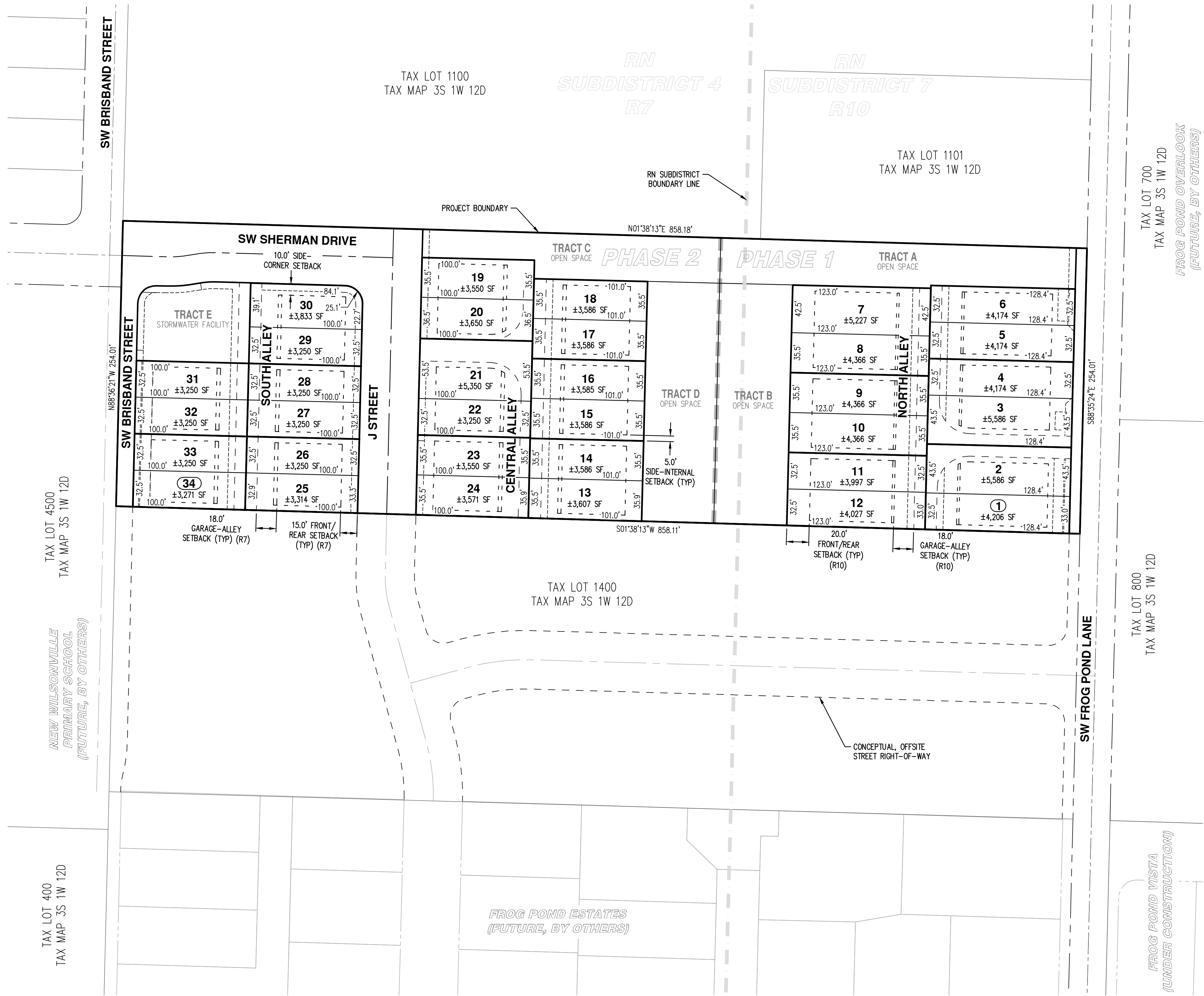
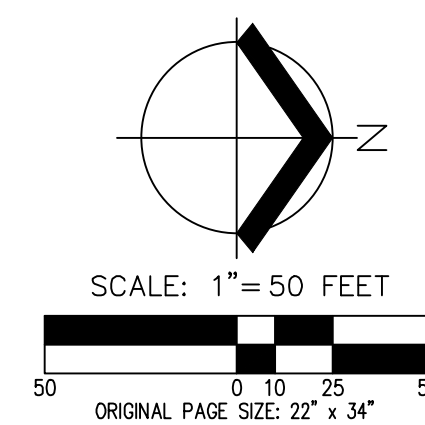
PRELIMINARY MIDDLE HOUSING LAND DIVISION PLAT
FROG POND COTTAGE PARK PLACE
 SULLIVAN HOMES, LLC.
 WILSONVILLE, OREGON

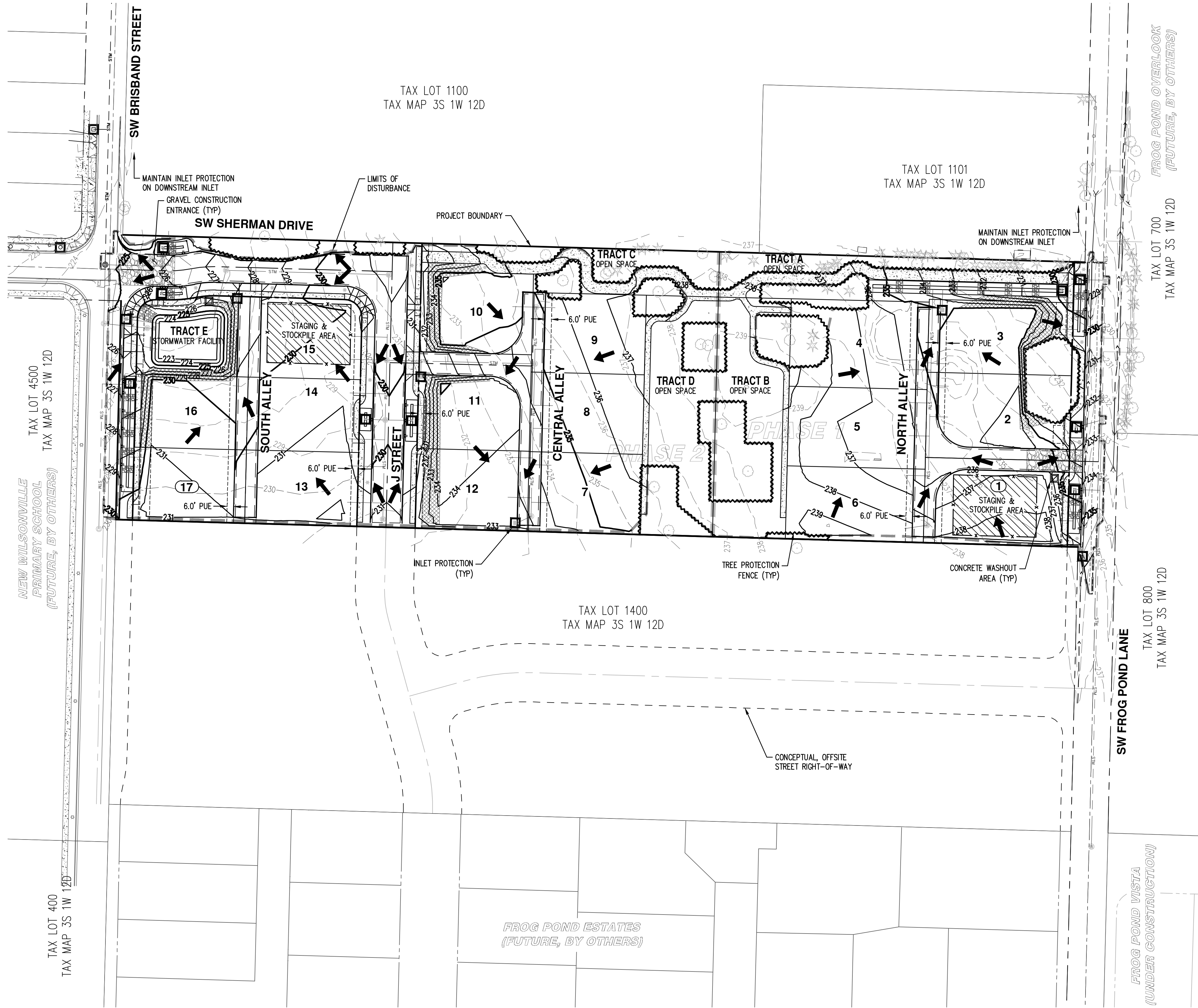


RENEWAL DATE: 6/30/25
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NOTE:
 THESE PLANS ASSUME THE NEARBY FROG POND OVERLOOK SUBDIVISION AND ADJACENT NEW WILSONVILLE PRIMARY SCHOOL WILL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS DEVELOPMENT.





EASEMENT LEGEND

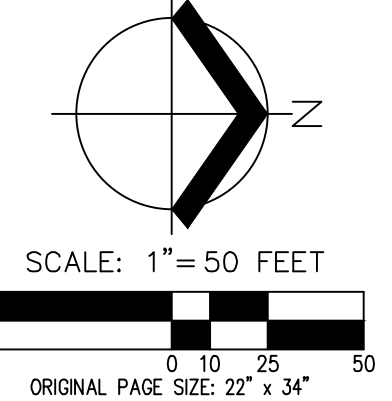
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- PUE PUBLIC UTILITY EASEMENT
- PSTE PUBLIC STREET TREE EASEMENT
- SWE SIDEWALK EASEMENT

LEGEND

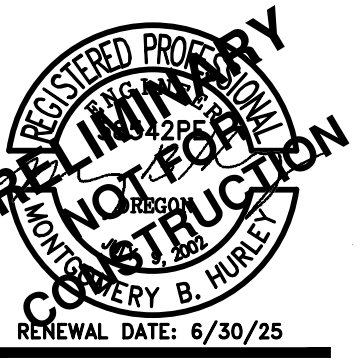
- EXISTING GROUND CONTOUR (1 FT) --- 349 ---
- EXISTING GROUND CONTOUR (5 FT) --- 350 ---
- FINISHED GRADE CONTOUR (1 FT) --- 344 ---
- FINISHED GRADE CONTOUR (5 FT) --- 345 ---
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) - x - x -
- SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING) - x x -
- INLET PROTECTION [Symbol]
- INLET PROTECTION [Symbol]
- DRAINAGE FLOW DIRECTION [Symbol]
- GRAVEL CONSTRUCTION ENTRANCE [Symbol]
- SLOPE MATTING [Symbol]
- LIMITS OF DISTURBANCE [Symbol]
- TREE PROTECTION/CONSTRUCTION FENCE [Symbol]
- EXISTING CONIFEROUS TREE TO REMAIN *
- EXISTING DECIDUOUS TREE TO REMAIN [Symbol]

NOTE:

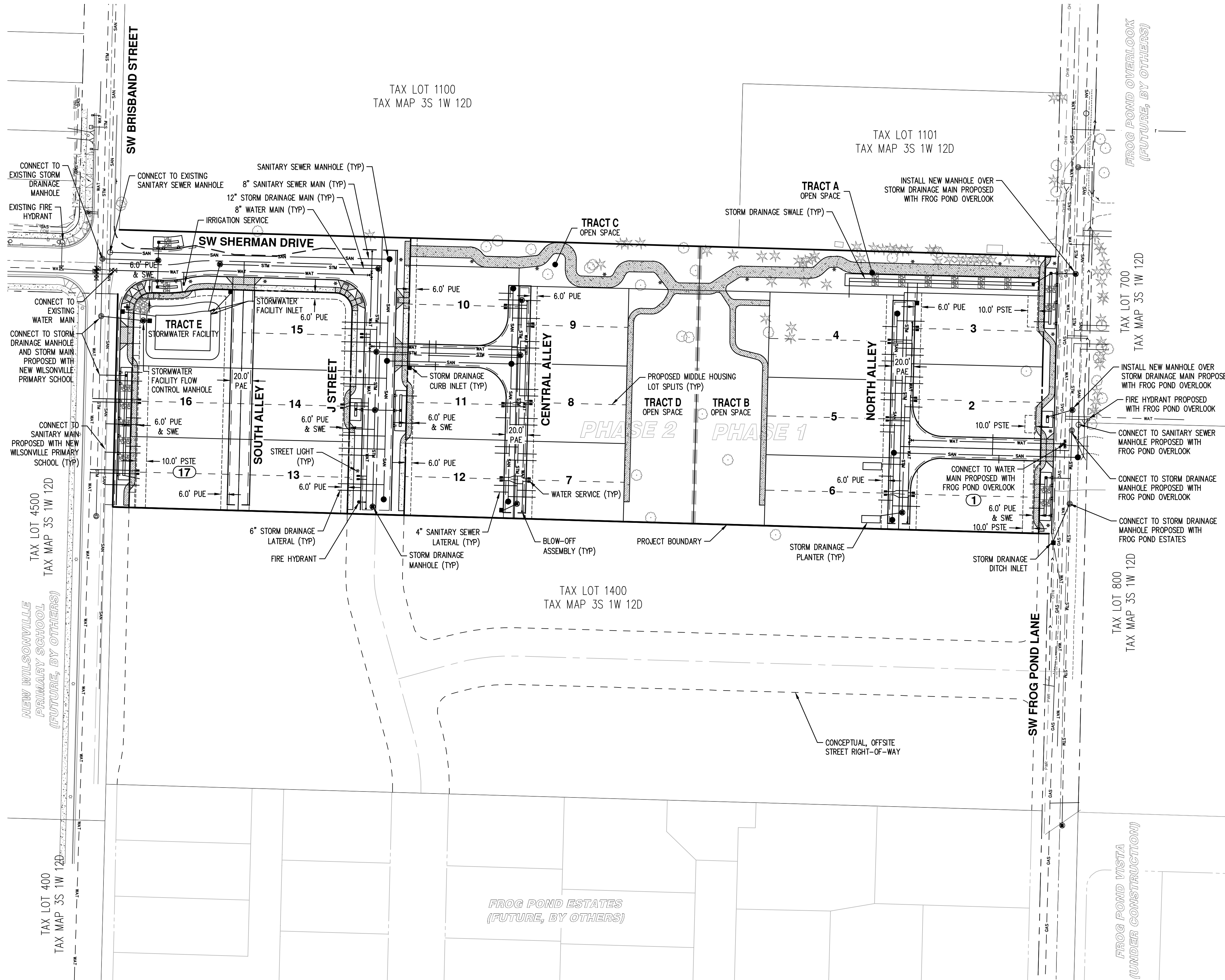
THESE PLANS ASSUME THE NEARBY FROG POND OVERLOOK SUBDIVISION AND ADJACENT NEW WILSONVILLE PRIMARY SCHOOL WILL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS DEVELOPMENT.



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



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



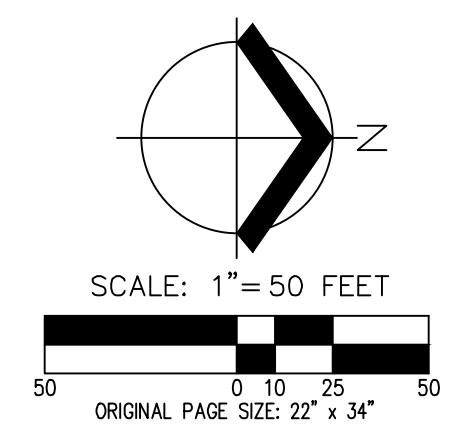
EASEMENT LEGEND	
PAE	PUBLIC ACCESS AND UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSTE	PUBLIC STREET TREE EASEMENT
SWE	SIDEWALK EASEMENT

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**



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



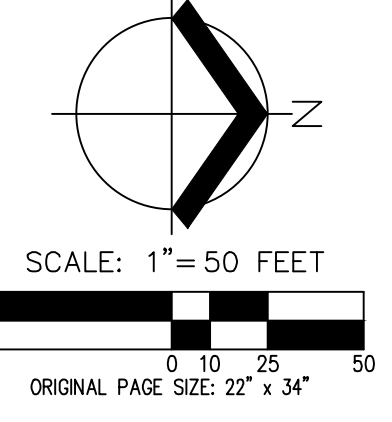
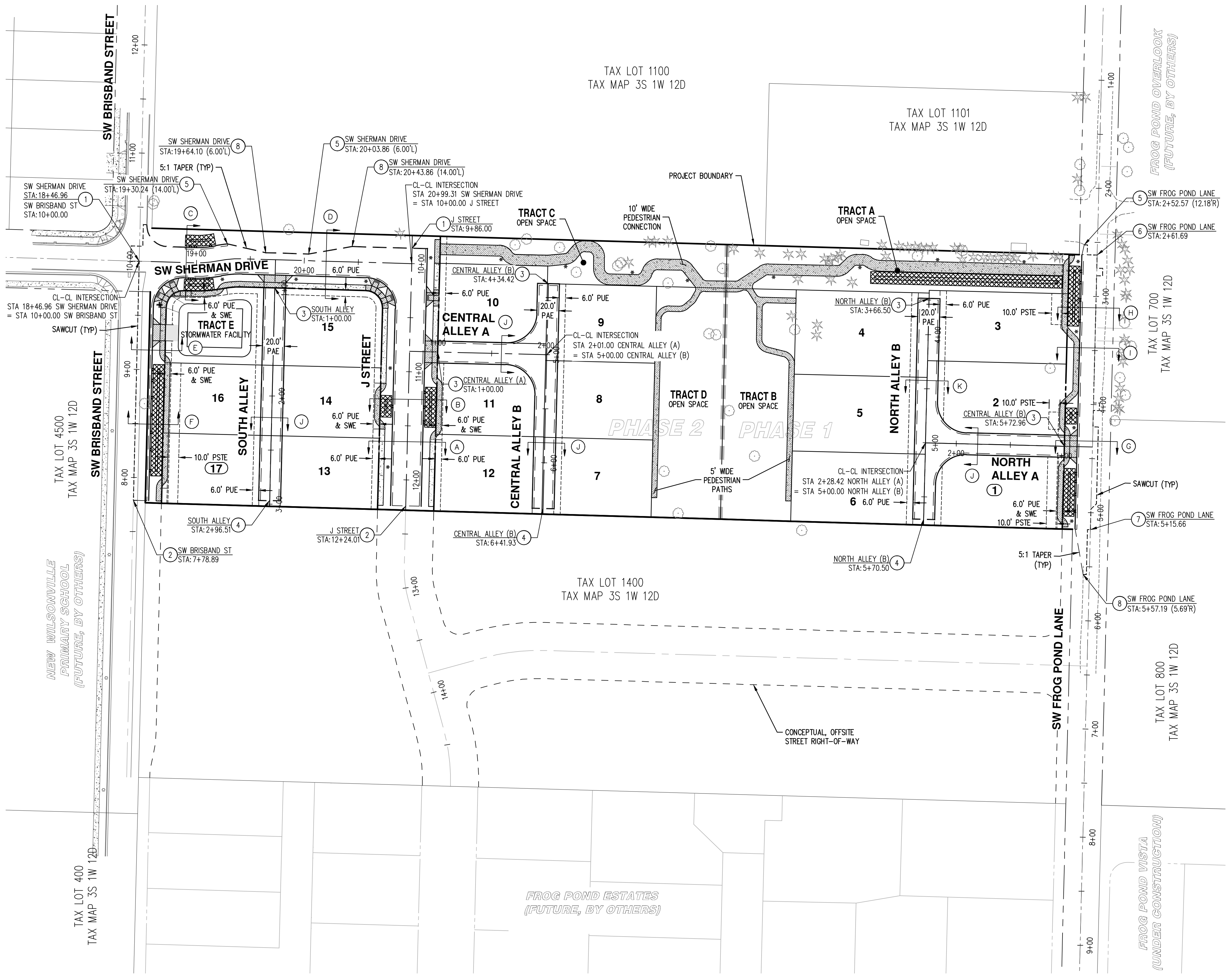
EASEMENT LEGEND	
PAE	PUBLIC ACCESS AND UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSTE	PUBLIC STREET TREE EASEMENT
SWE	SIDEWALK EASEMENT

- # KEYED NOTES
- BEGIN STREET IMPROVEMENTS.
 - END STREET IMPROVEMENTS.
 - BEGIN ALLEY IMPROVEMENTS.
 - END ALLEY IMPROVEMENTS.
 - BEGIN AC TAPER.
 - END AC TAPER, BEGIN HALF STREET IMPROVEMENTS.
 - END HALF STREET IMPROVEMENTS, BEGIN AC TAPER.
 - 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
	SAWCUT LINE

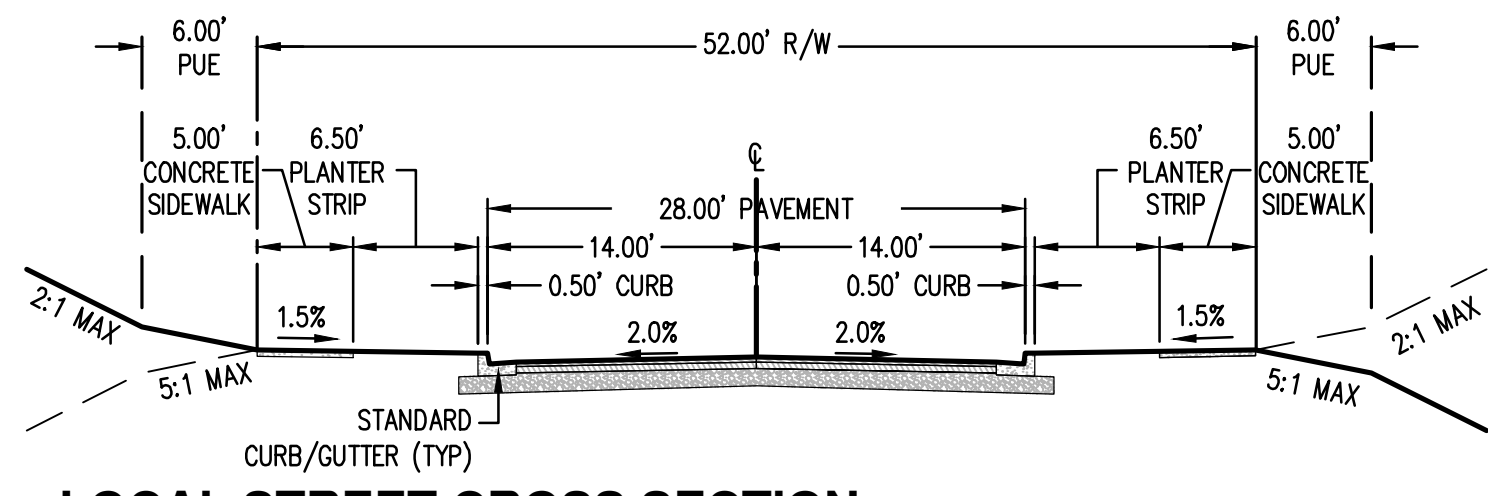
NOTE:
 STREET & ALLEY CROSS SECTIONS
 (A) THROUGH (K) ON SHEET P-11.

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.

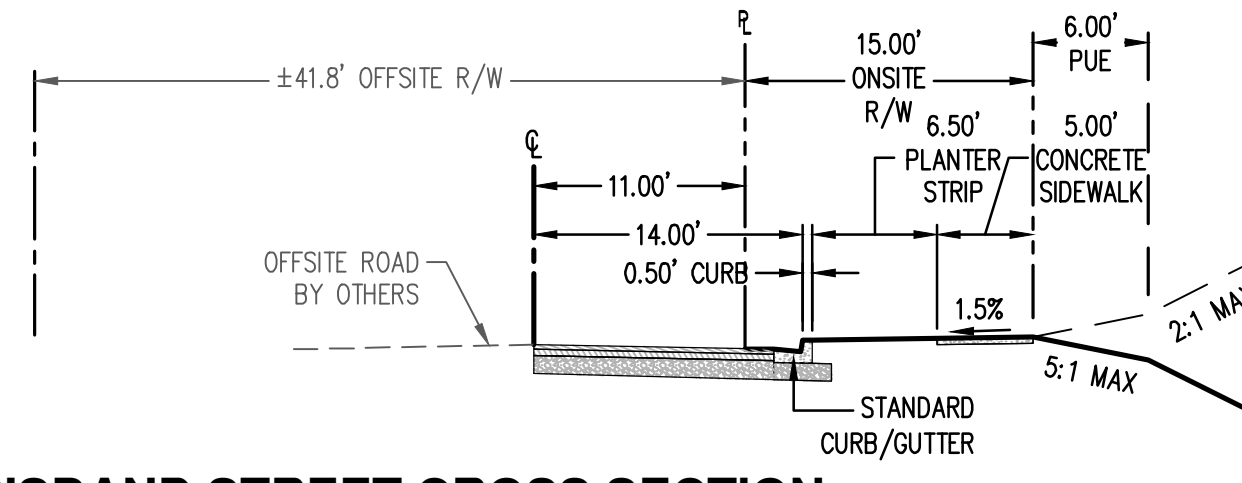


**PRELIMINARY STREET PLAN
 FROG POND COTTAGE PARK PLACE
 SULLIVAN HOMES, LLC.
 WILSONVILLE, OREGON**

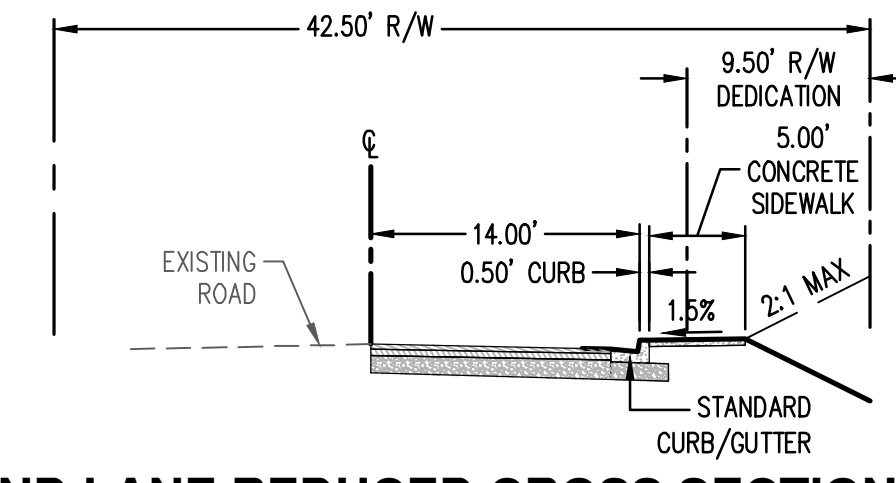
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
 WILSONVILLE, OREGON
 COUNTRY B. WILSON
 RENEWAL DATE: 6/30/25
 JOB NUMBER: 6175
 DATE: 11/15/2023
 DESIGNED BY: NRA
 DRAWN BY: NRA
 CHECKED BY: CMS



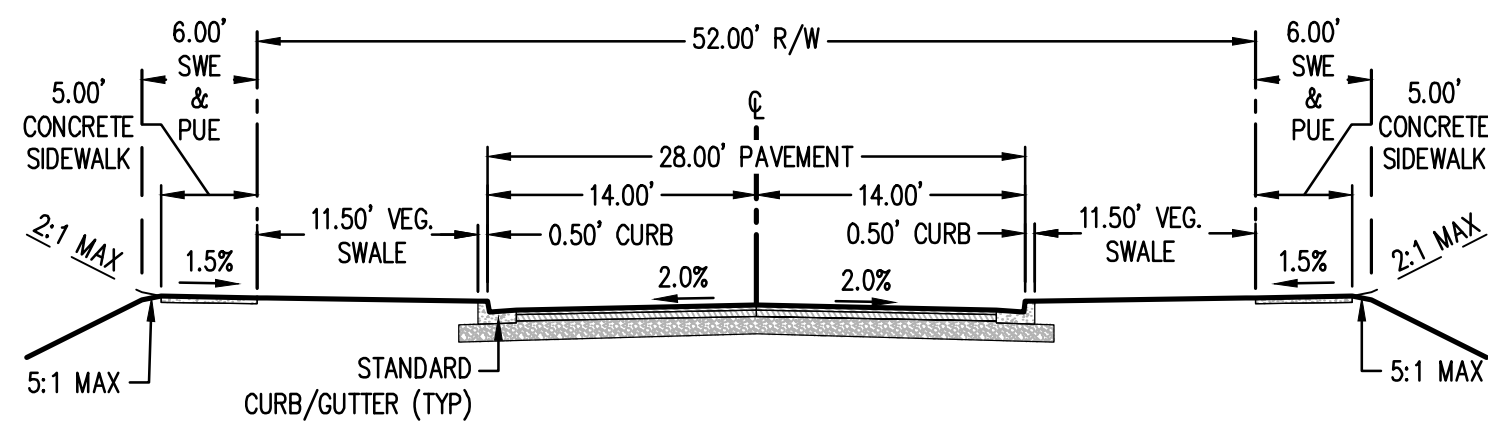
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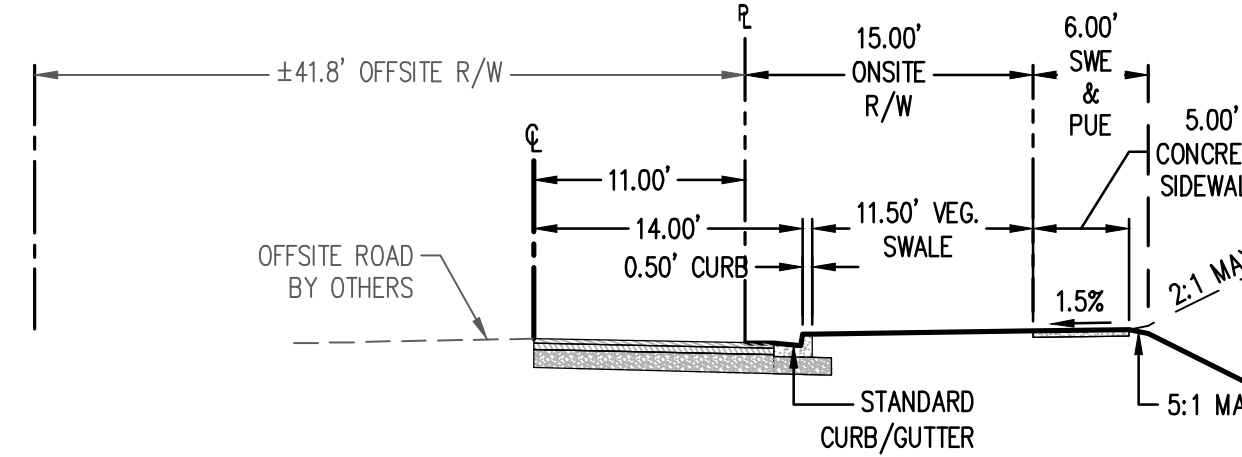
E SW BRISBAND STREET CROSS SECTION NTS



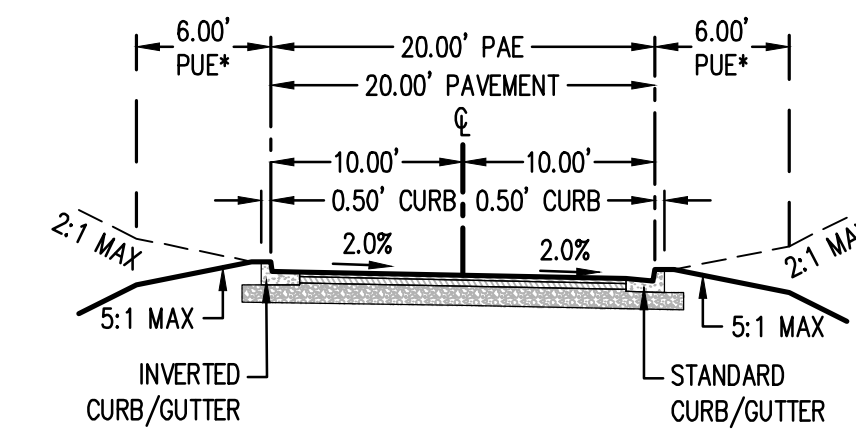
I SW FROG POND LANE REDUCED CROSS SECTION NTS



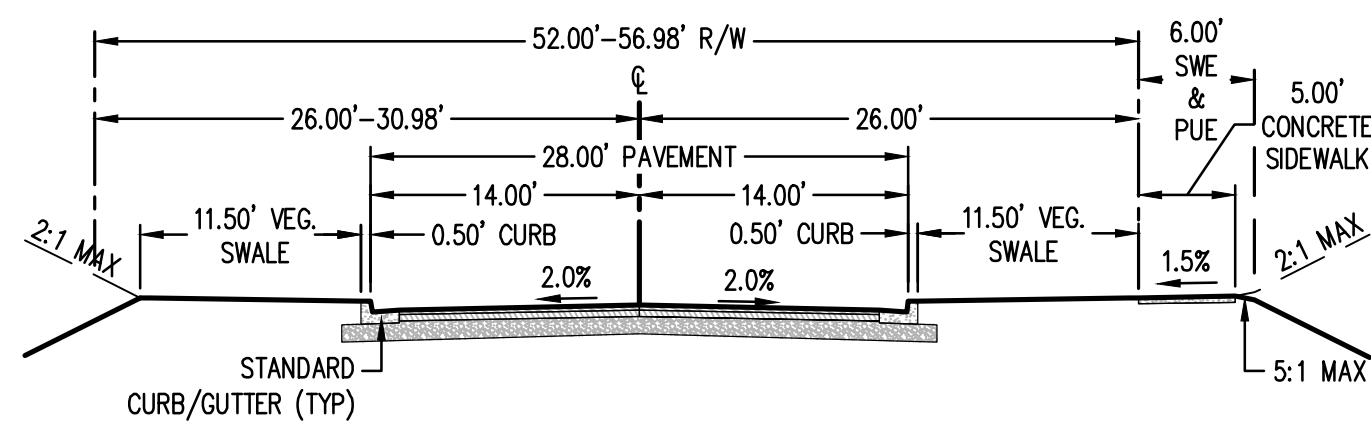
B LOCAL STREET CROSS SECTION WITH VEG. SWALE (R&L) NTS



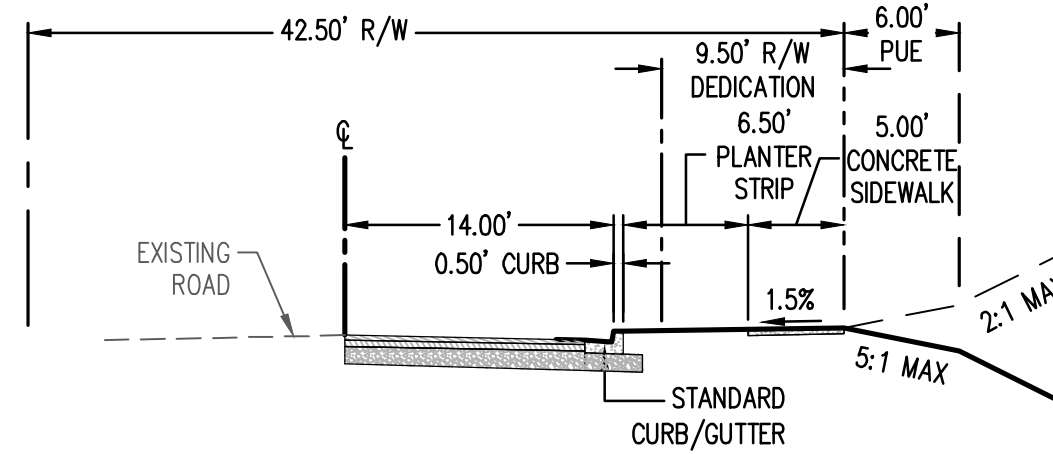
F SW BRISBAND STREET CROSS SECTION WITH VEG. SWALE (R) NTS



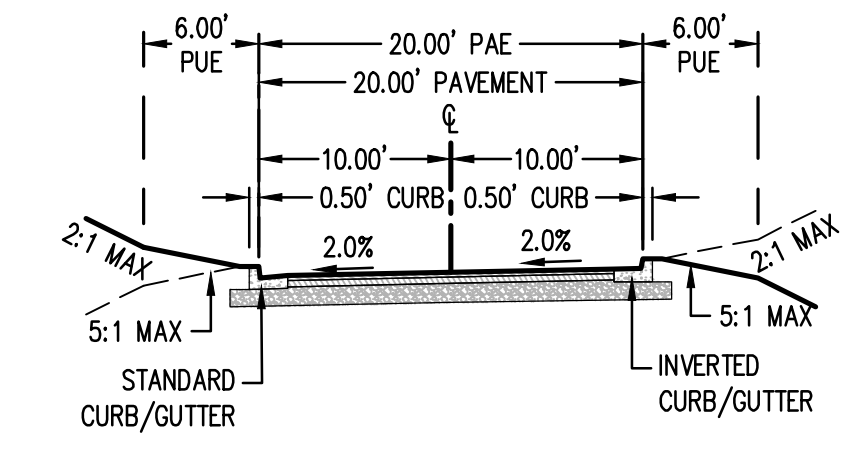
J ALLEY CROSS SECTION (SHED RIGHT) NTS
*SEE SHEET P-10, PUE LOCATION VARIES PER PLAN



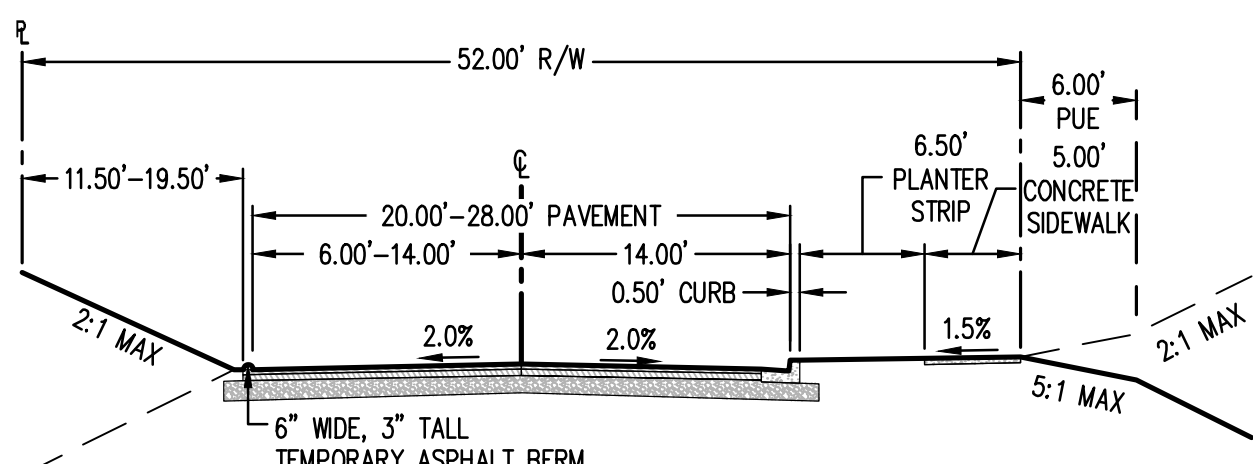
C MODIFIED LOCAL STREET CROSS SECTION WITH VEG. SWALE (R&L) NTS



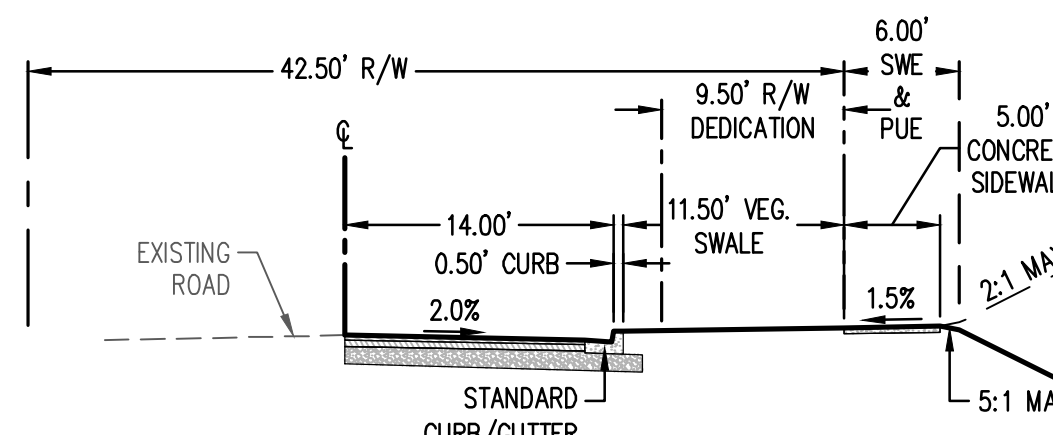
G SW FROG POND LANE CROSS SECTION NTS



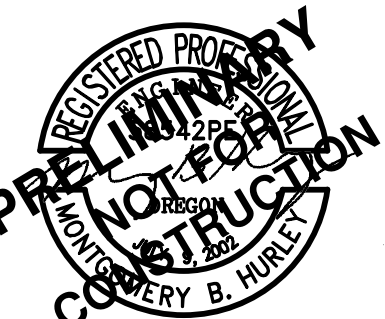
K ALLEY CROSS SECTION (SHED LEFT) NTS



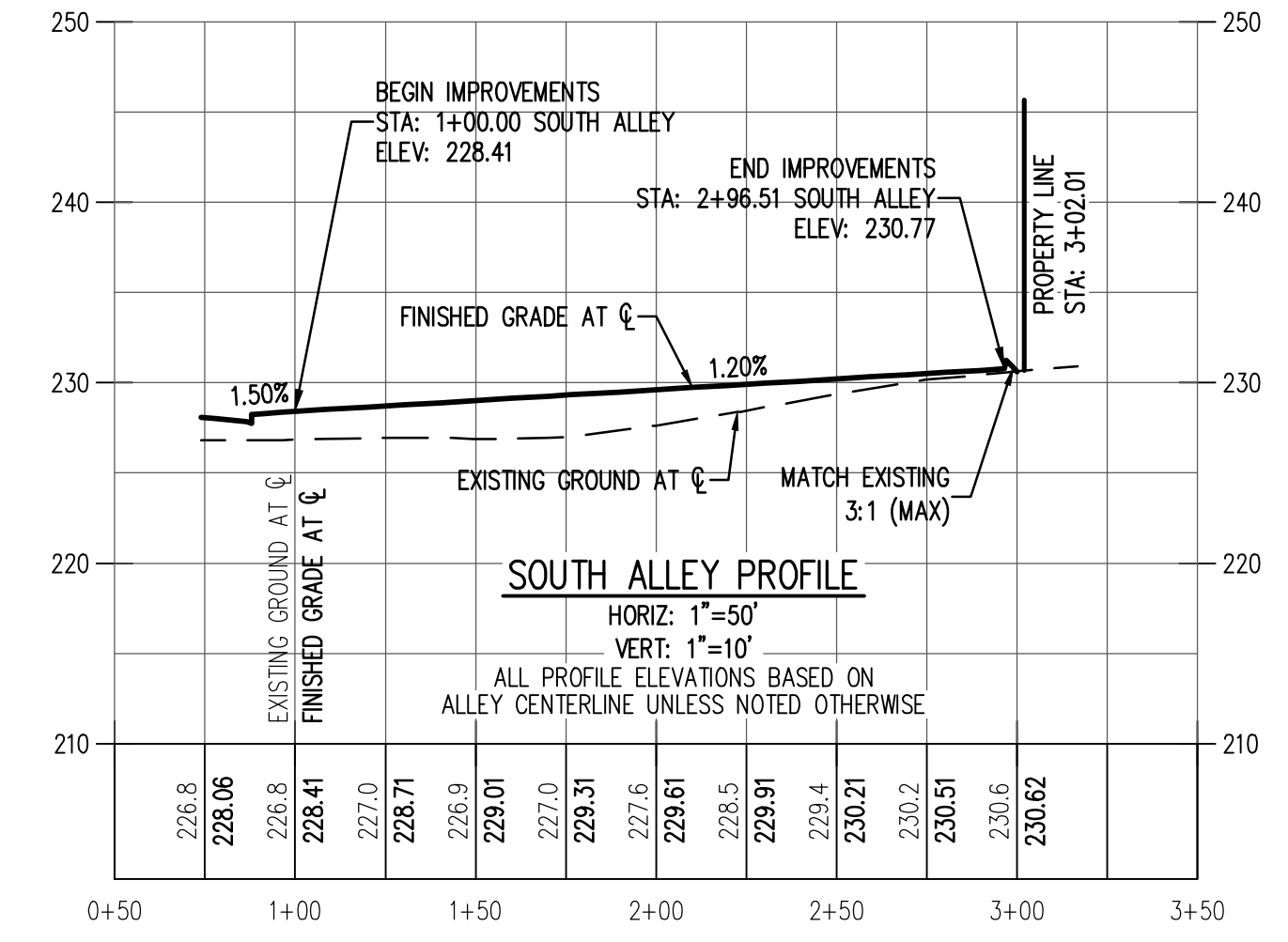
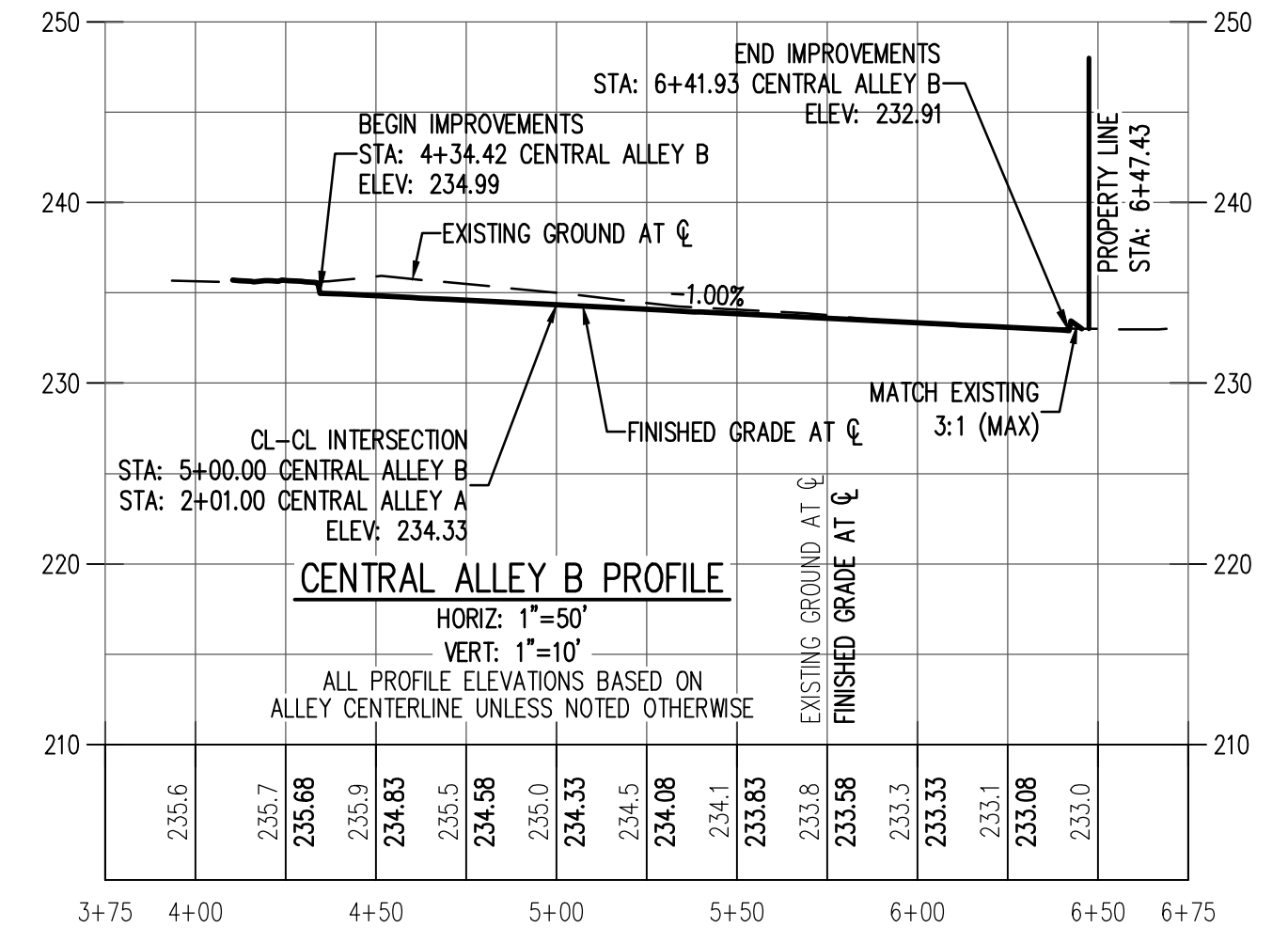
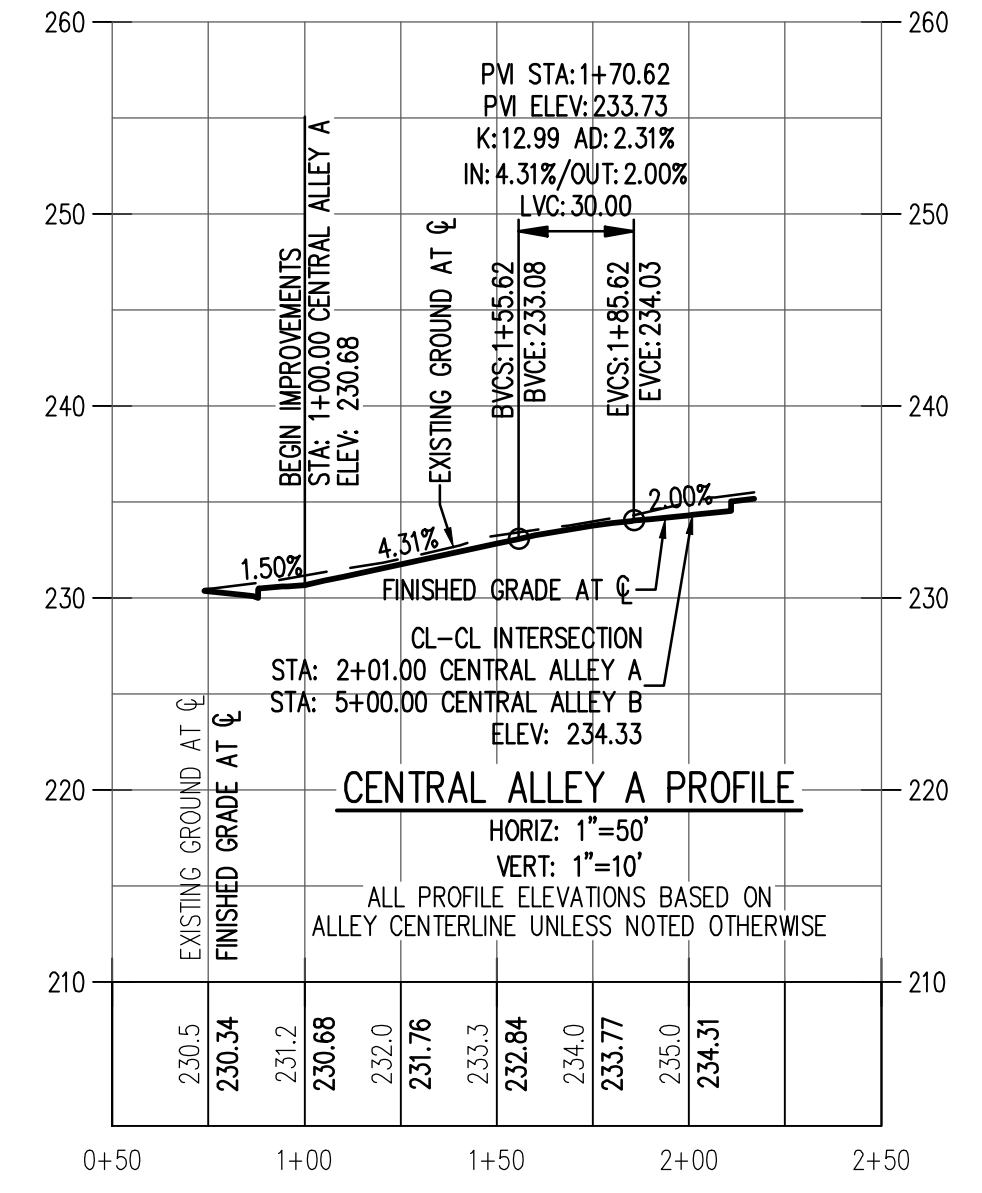
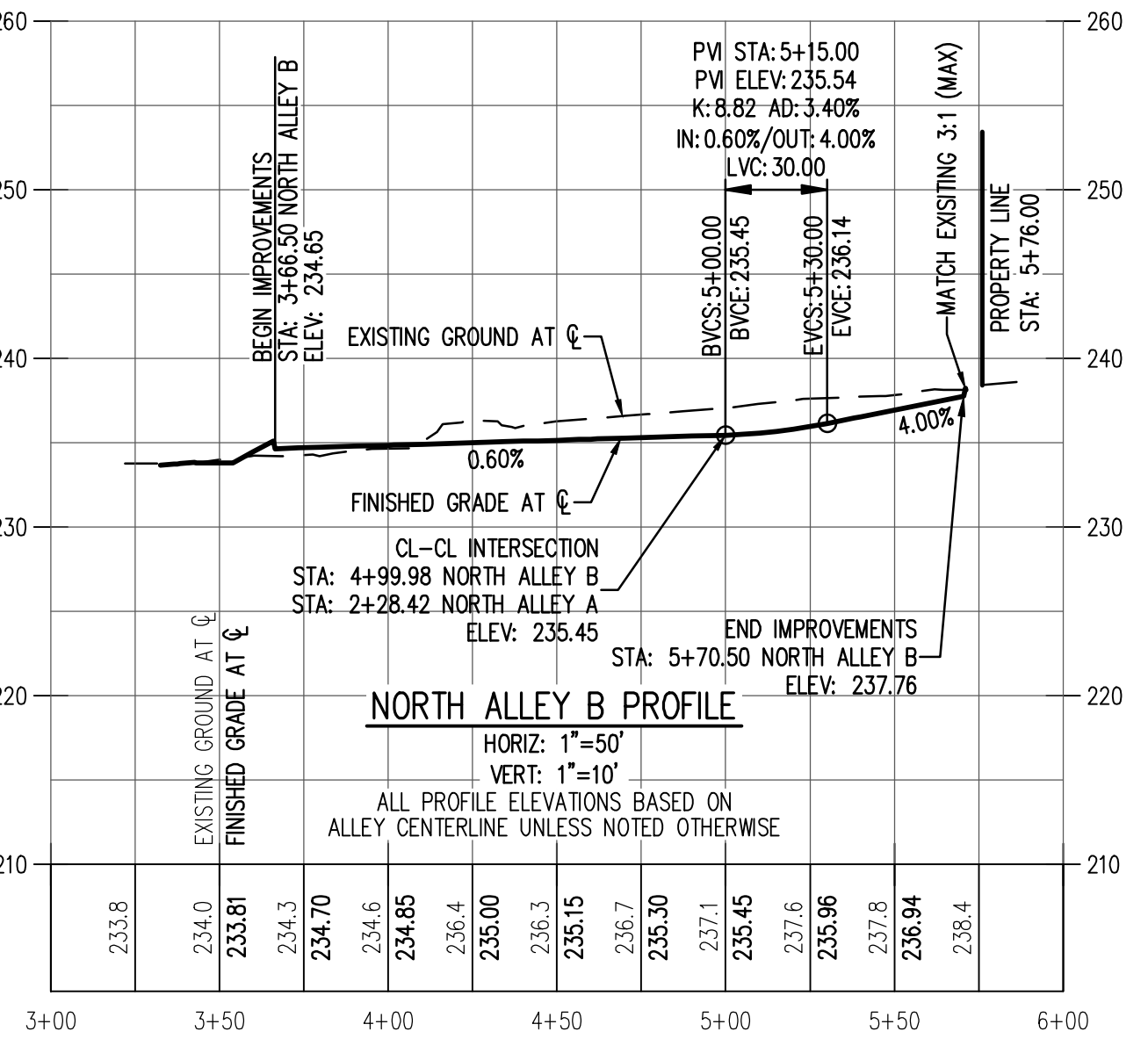
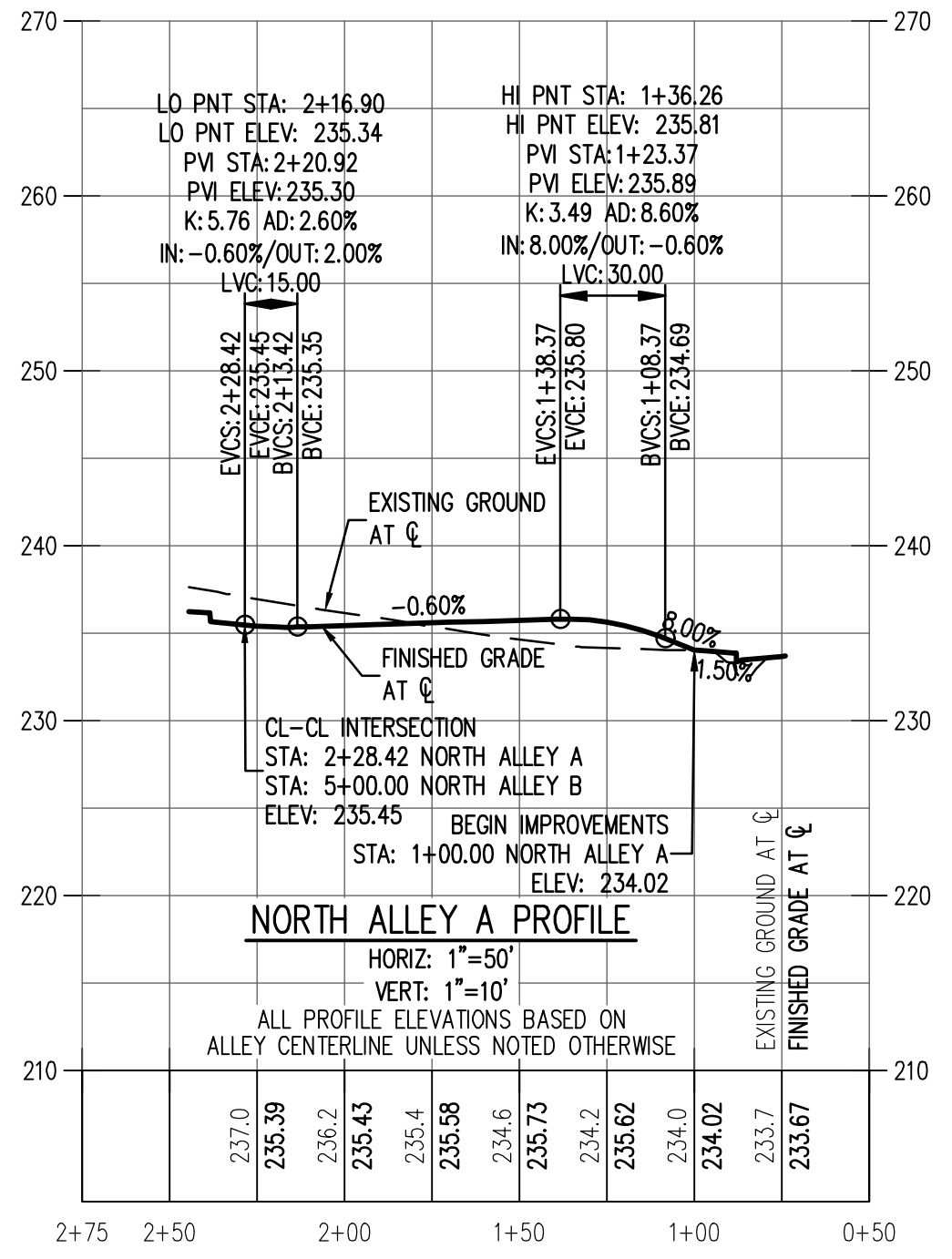
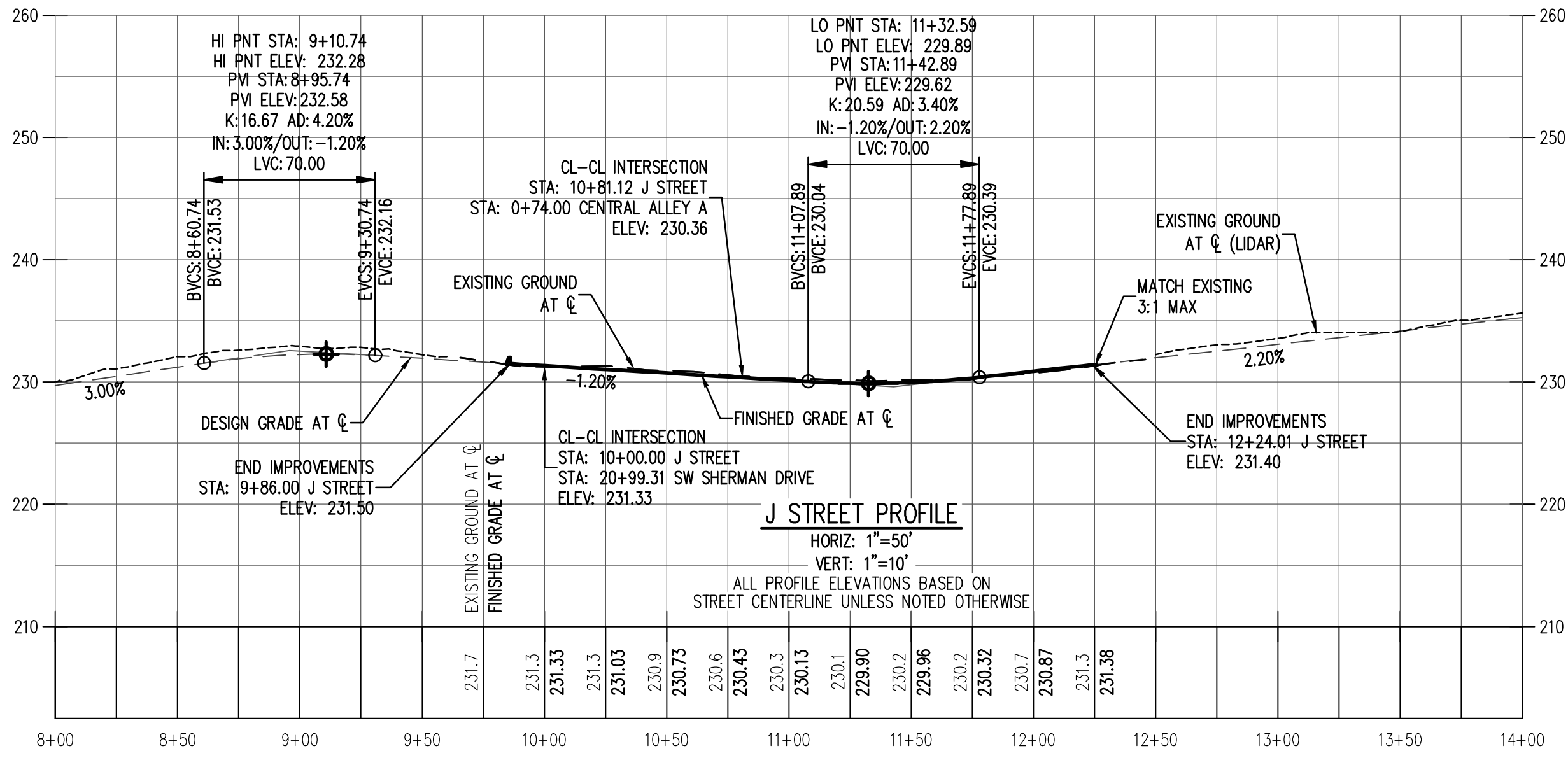
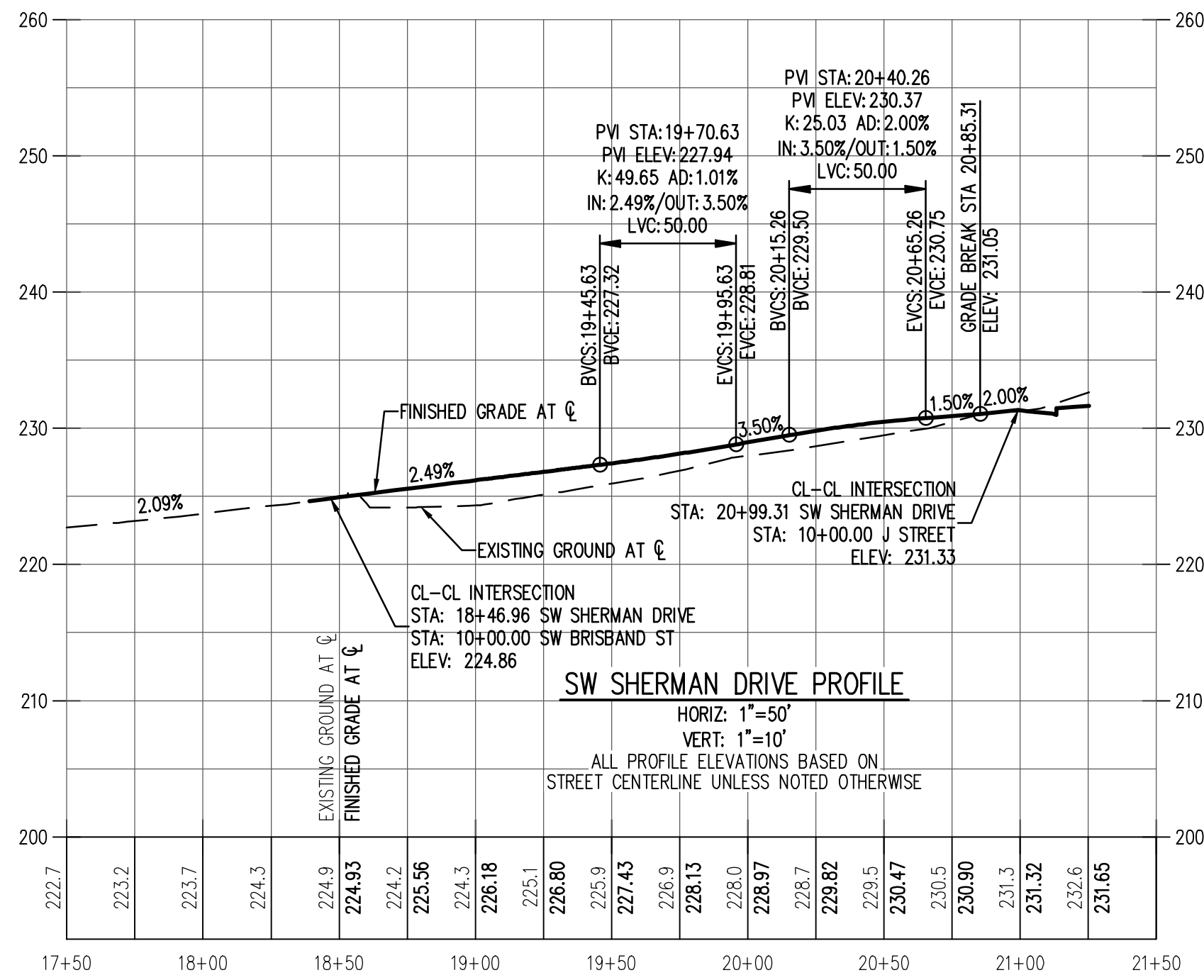
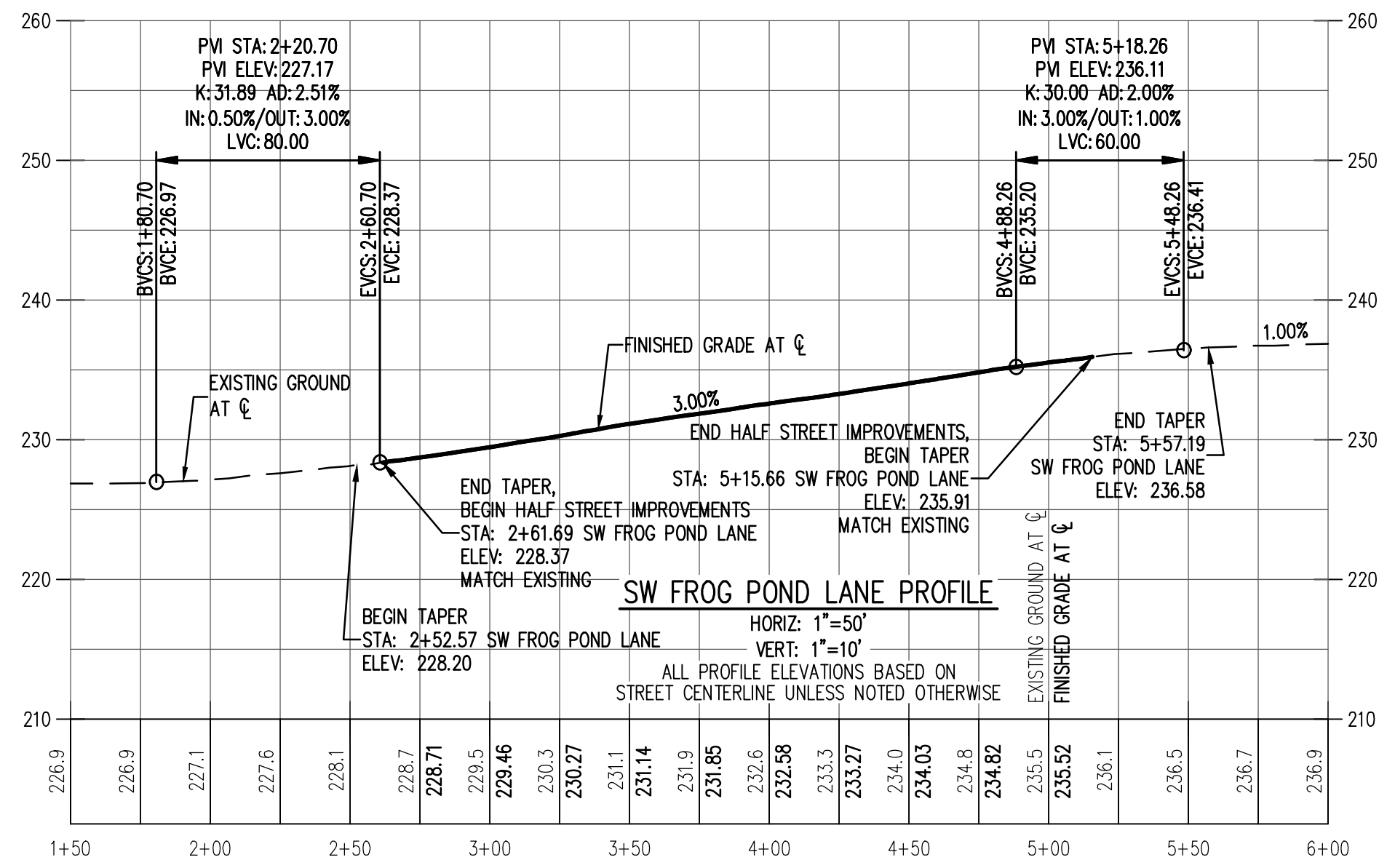
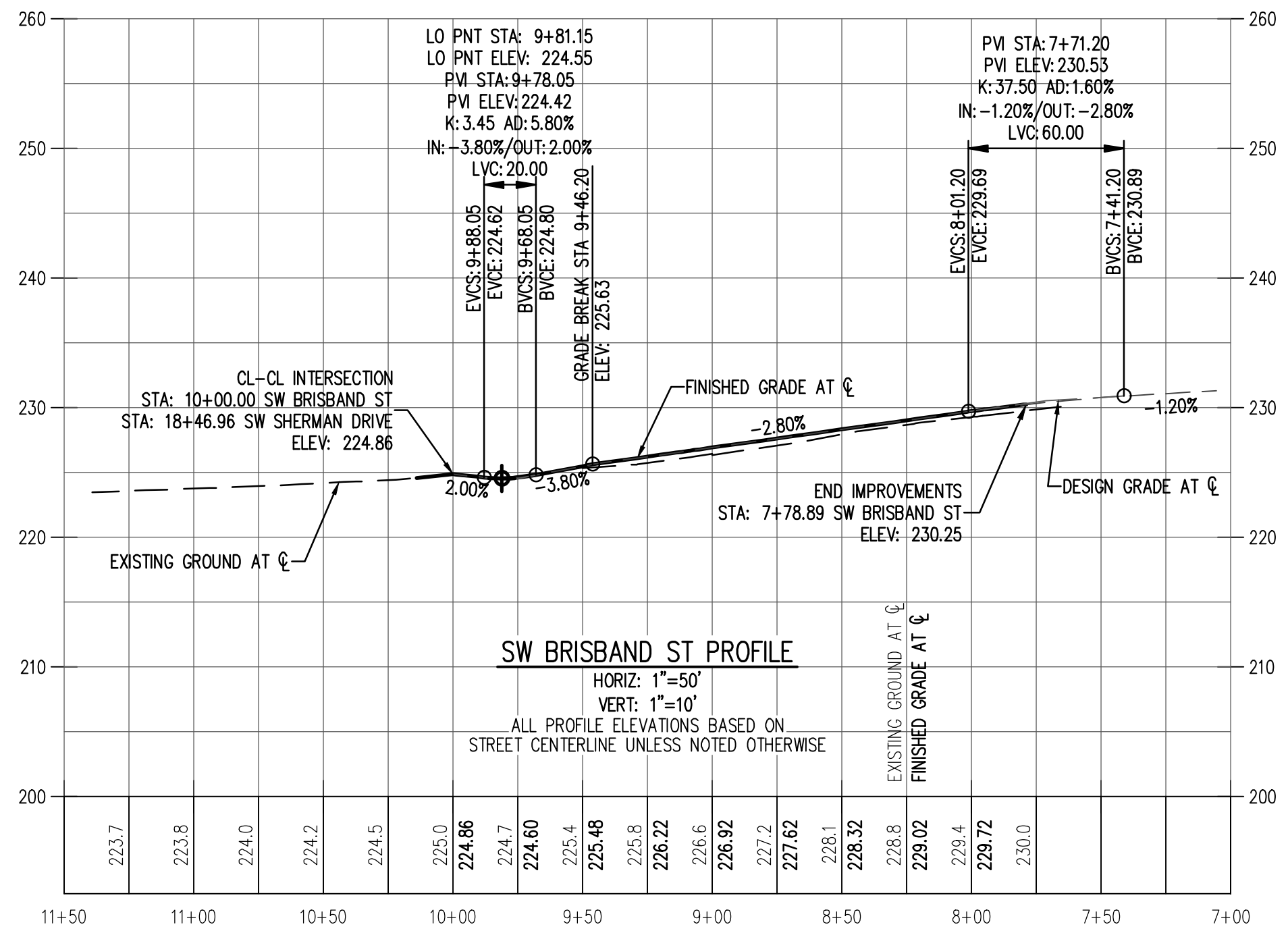
D MODIFIED LOCAL STREET CROSS SECTION NTS



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

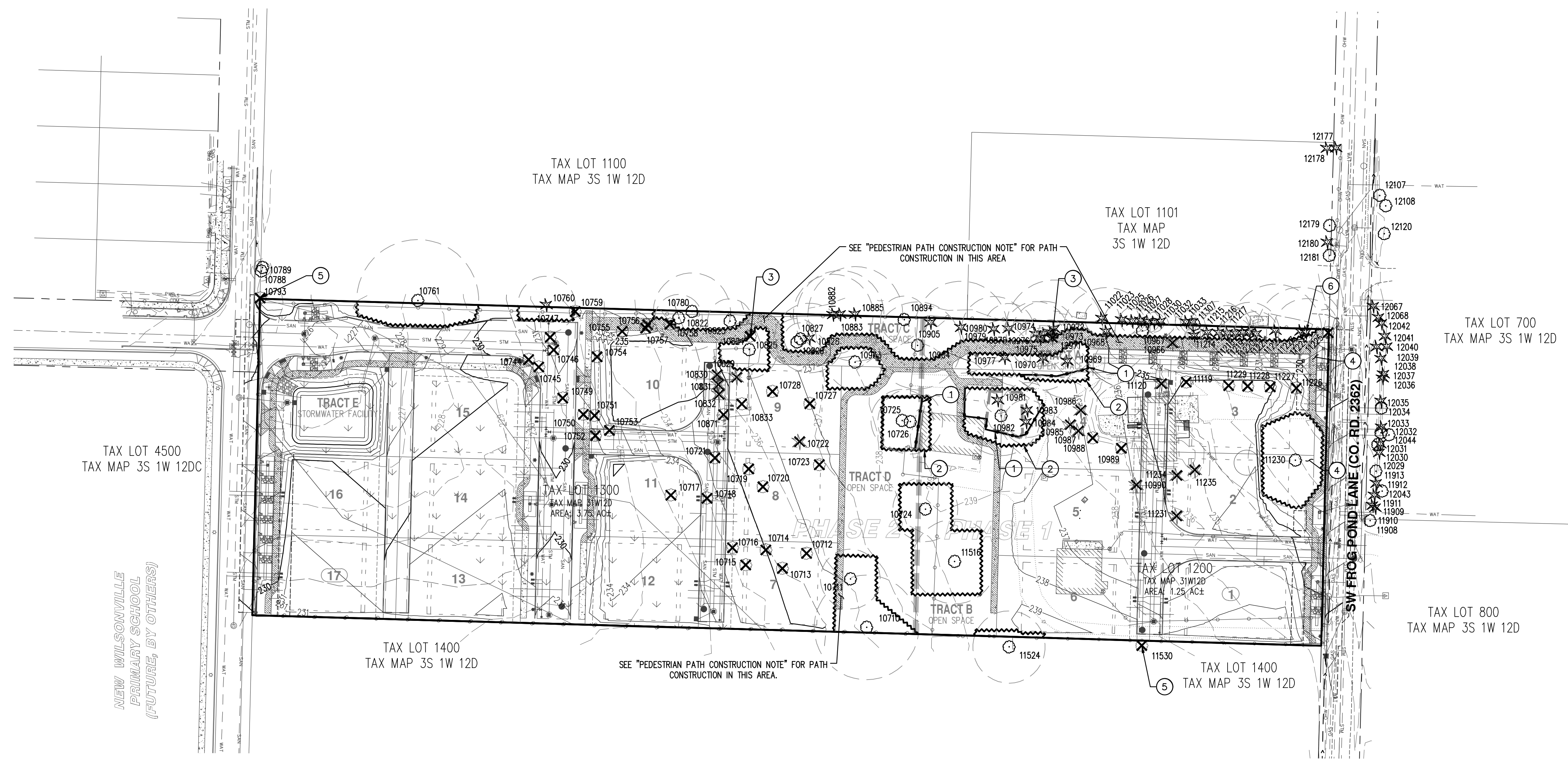


RENEWAL DATE:	6/30/25
JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	NRA
DRAWN BY:	NRA
CHECKED BY:	CMS



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

PRELIMINARY
 REGISTERED PROFESSIONAL ENGINEER
 NOT FOR CONSTRUCTION
 WILSONVILLE, OREGON
 RENEWAL DATE: 6/30/25
 JOB NUMBER: 6175
 DATE: 11/15/2023
 DESIGNED BY: NRA
 DRAWN BY: NRA
 CHECKED BY: CMS



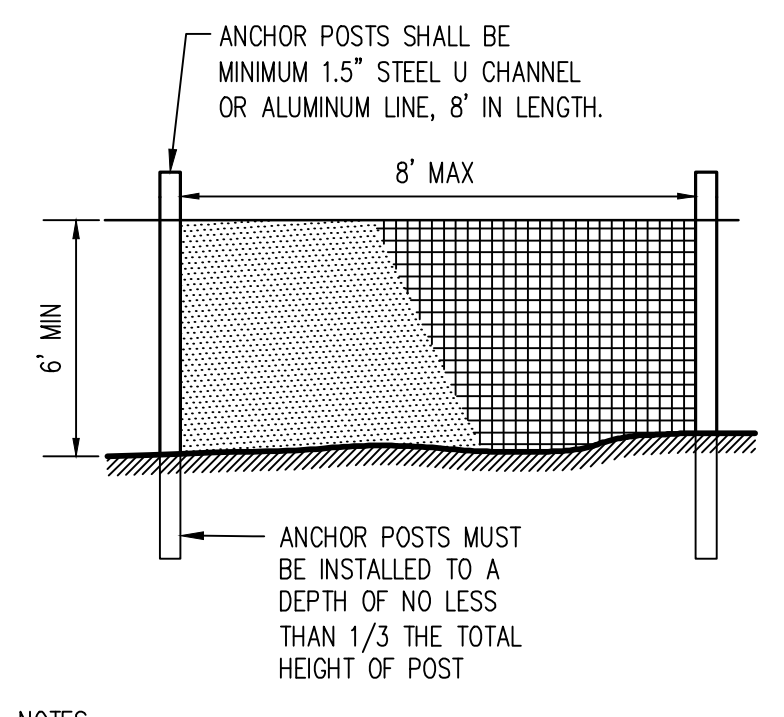
PEDESTRIAN PATH CONSTRUCTION NOTE:

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:

- 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.
- LOCATION OF TREE PROTECTION FENCE AFTER DEMOLITION IS COMPLETE (PRIOR TO ANY GROUND DISTURBING ACTIVITIES).
- ARBORIST OBSERVATION REQUIRED DURING TREE REMOVAL AND OTHER WORK DONE BEHIND TREE PROTECTION FENCE.
- 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.
- OFFSITE TREE REMOVAL TO BE COORDINATED WITH ADJACENT PROPERTY OWNER.
- PROPOSED CONSTRUCTION ACTIVITIES MAY RESULT IN SIGNIFICANT NEGATIVE IMPACTS TO THE TREE. ARBORIST OBSERVATION REQUIRED FOR CONSTRUCTION ACTIVITIES WITHIN THE TREE ROOT ZONE.

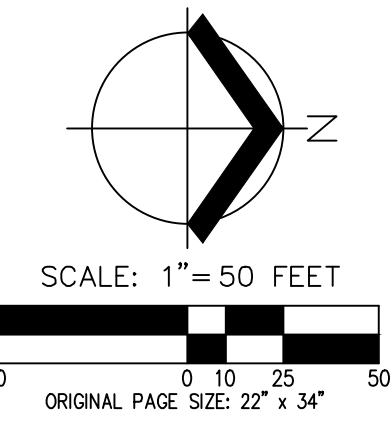
LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 149 ---
EXISTING GROUND CONTOUR (5 FT)	--- 150 ---
FINISHED GRADE CONTOUR (1 FT)	--- 149 ---
FINISHED GRADE CONTOUR (5 FT)	--- 150 ---
EXISTING CONIFEROUS TREE	★
EXISTING DECIDUOUS TREE	○
TREE REMOVAL	✕ ✕
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	~ ~ ~ ~ ~
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.



BRUCE R. BALDWIN
 CERTIFICATE NUMBER: PN-6665A
 EXPIRATION DATE: 12/31/23

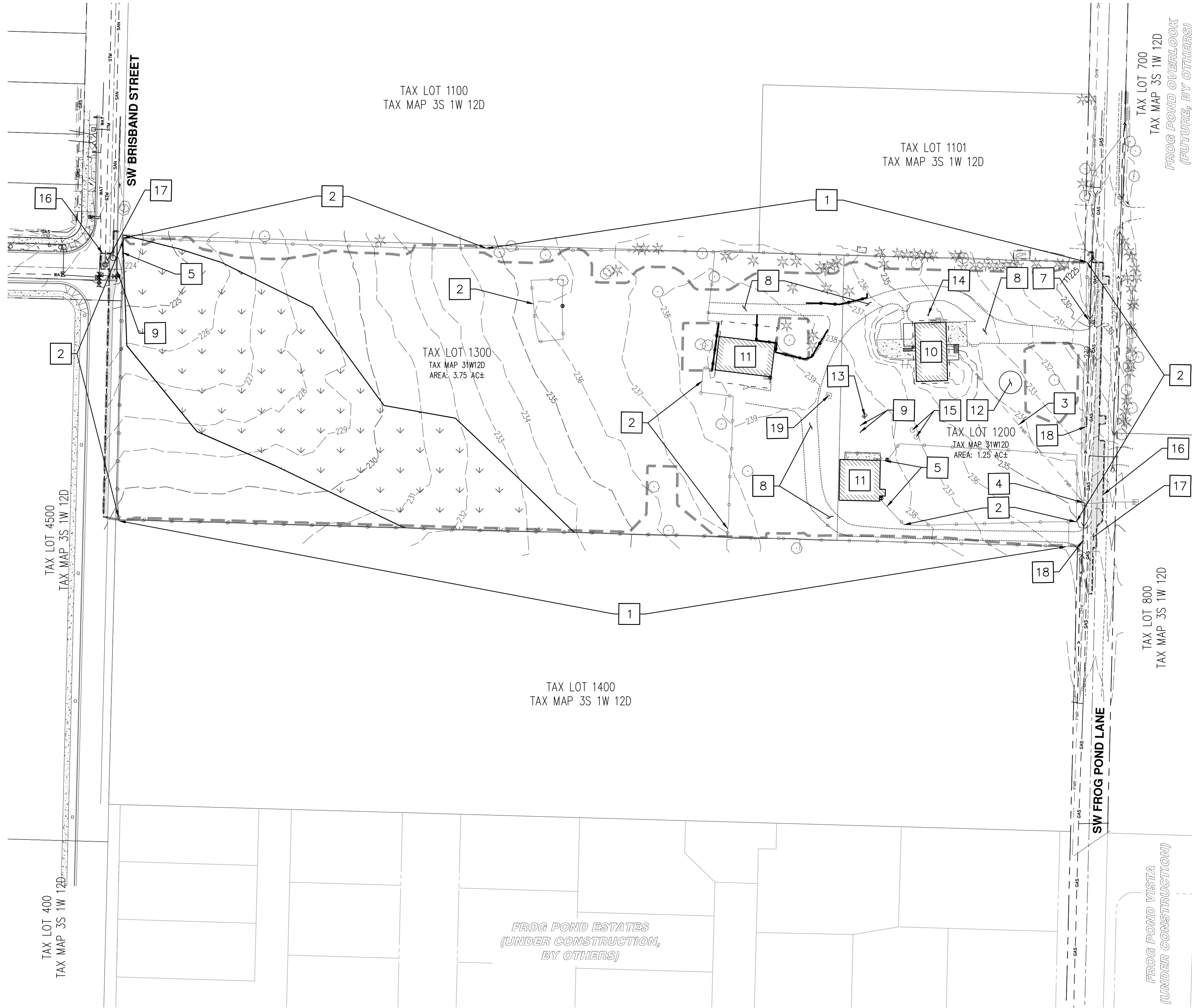


PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
FROG POND COTTAGE PARK PLACE
SULLIVAN HOMES, LLC.
WILSONVILLE, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROPERTY SURVEYOR
 CONSUMERY B. WURLEY
 RENEWAL DATE: 6/30/25

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



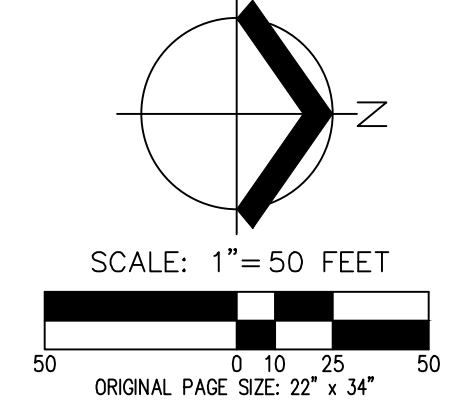
LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	234
EXISTING GROUND CONTOUR (5 FT)	---	235
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

1. PRESERVE EXISTING FENCE.
2. REMOVE OR RELOCATE EXISTING FENCE. COORDINATE WITH ADJACENT PROPERTY OWNER FOR PERIMETER FENCING.
3. REMOVE EXISTING OVERHEAD WIRE.
4. REMOVE EXISTING UTILITY POLE.
5. REMOVE EXISTING GATE.
6. REMOVE EXISTING SIGN.
7. RELOCATE EXISTING MAILBOX.
8. REMOVE EXISTING GRAVEL DRIVEWAY.
9. REMOVE EXISTING WOOD POSTS.
10. REMOVE EXISTING HOUSE AND ASSOCIATED STRUCTURES.
11. REMOVE EXISTING STRUCTURE.
12. DECOMMISSION EXISTING SANITARY SEPTIC TANK AND DRAIN FIELD.
13. DECOMMISSION EXISTING WELL.
14. REMOVE EXISTING FUEL TANK.
15. REMOVE EXISTING SATELLITE DISHES.
16. SAWCUT LINE.
17. REMOVE ASPHALT PAVEMENT TO SAWCUT LINE.
18. EXISTING OVERHEAD WIRES TO BE RELOCATED UNDERGROUND.
19. REMOVE EXISTING POWER AND ASSOCIATED WIRING (TYP).

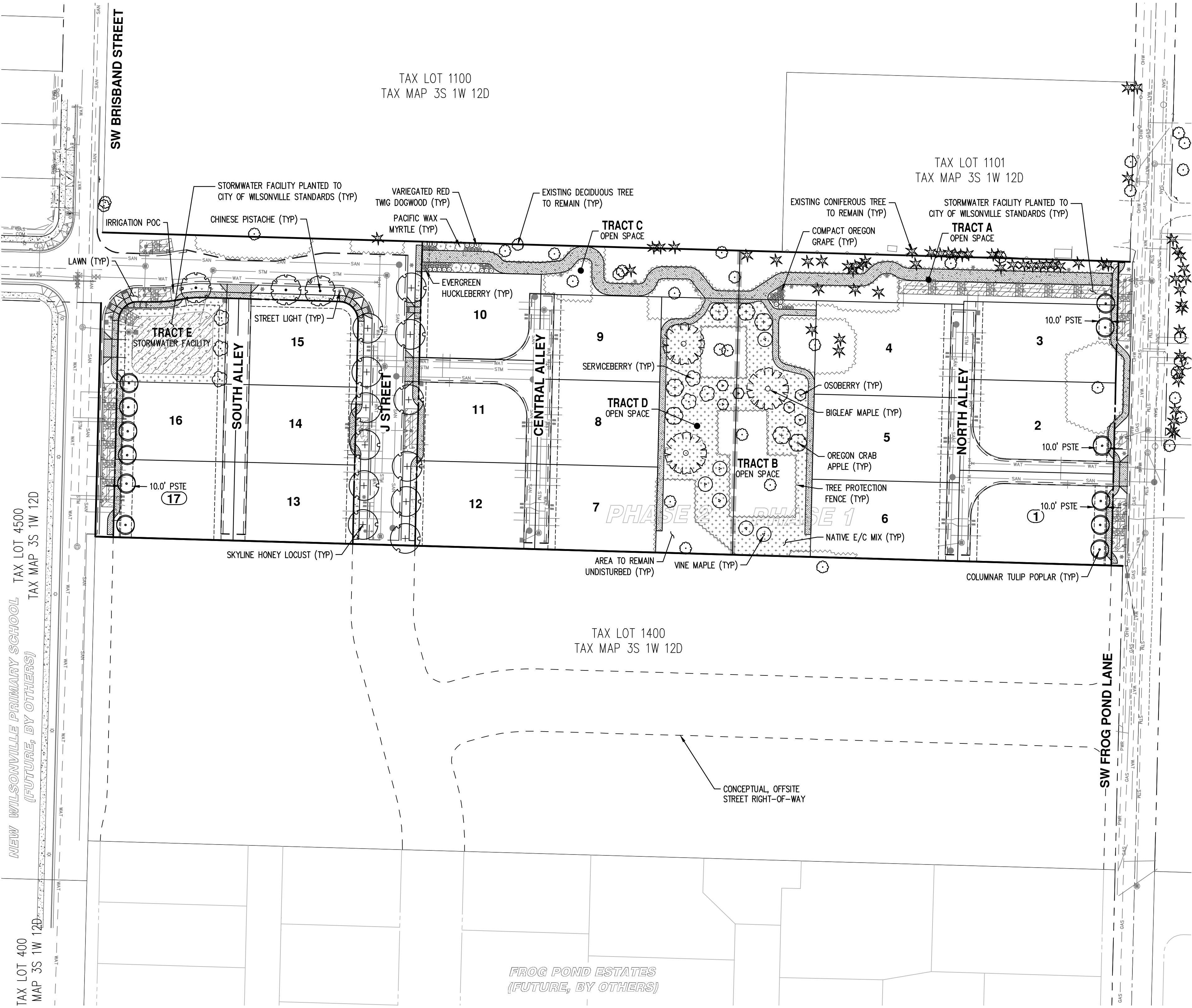
NOTE:
SEE SHEET P-13 & P-14 FOR TREE PRESERVATION AND REMOVAL INFORMATION.



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

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PRELIMINARY
NOT FOR CONSTRUCTION
WILSONVILLE, OREGON
COURTESY B. HURLEY
RENEWAL DATE: 6/30/25

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



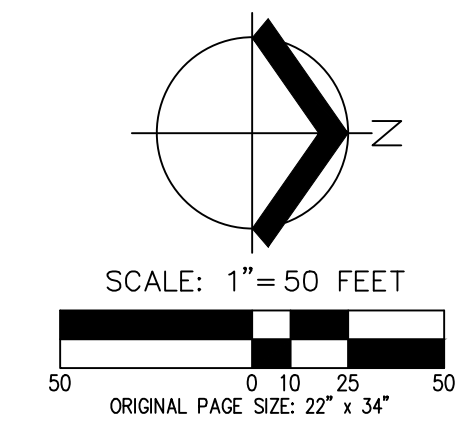
PRELIMINARY PLANT SCHEDULE

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	6	ACER CIRCINATUM (NATIVE/LOW WATER USAGE)	VINE MAPLE	2" CAL. B&B (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	3	ACER MACROPHYLLUM (NATIVE/LOW WATER USAGE)	BIGLEAF MAPLE	2" CAL. B&B	AS SHOWN
	6	AMELANCHIER ALNIFOLIA (NATIVE/LOW WATER USAGE)	SERVICEBERRY	2" CAL. B&B (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	7	MALUS FUSCA (NATIVE/LOW WATER USAGE)	OREGON CRAB APPLE	2" CAL. B&B	AS SHOWN
	6	OEMLERIA CERASIFORMIS (NATIVE/LOW WATER USAGE)	OSOBERRY	2" CAL. B&B	AS SHOWN
TOTAL ONSITE MITIGATION TREES: 28					
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	12	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'™ (LOW WATER USAGE)	SKYLINE HONEY LOCUST	2" CAL. B&B	AS SHOWN
	12	LIRIODENDRON TULIPIFERA 'FASTIGIATA' (LOW WATER USAGE)	COLUMNAR TULIP POPLAR	2" CAL. B&B	AS SHOWN
	3	PISTACIA CHINENSIS (LOW WATER USAGE)	CHINESE PISTACHE	2" CAL. B&B	AS SHOWN
TOTAL STREET TREES: 27					
EXISTING TREES REMOVED: 55					
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.	48" o.c.
	14	MAHONIA AQUIFOLIUM 'COMPACTA' (NATIVE CULTIVAR/LOW WATER USAGE)	COMPACT OREGON GRAPE	2 GAL. CONT.	36" o.c.
	6	MORELLA CALIFORNICA (NATIVE/LOW WATER USAGE)	PACIFIC WAX MYRTLE	2 GAL. CONT.	96" o.c.
	27	VACCINIUM OVATUM (NATIVE/LOW WATER USAGE)	EVERGREEN HUCKLEBERRY	2 GAL. CONT.	36" o.c.
GROUND COVERS	QTY	DESCRIPTION			
	±17,007 SF	NATIVE E/C MIX (NATIVE/MODERATE WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)			
	±7,418 SF	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 AS RECOMMENDED BY SUPPLIER FOR FULL COVERAGE. OBTAIN FROM SUNMARK SEEDS OR OTHER APPROVED SUPPLIER.			
	±693 SF	LAWN - NORTHWEST SUPREME LAWN MIX. SUNMARK SEEDS OR APPROVED EQUAL. COMPOSITION BY WEIGHT: CUTTER II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR CUTTER II) 35%; DASHER III PERENNIAL RYEGRASS (LOLIUM PERENNE VAR DASHER III) 35%; GARNET CREEPING RED FESCUE (FESTUCA RUBRA) 15%; MINDWARD CHEWINGS 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)			

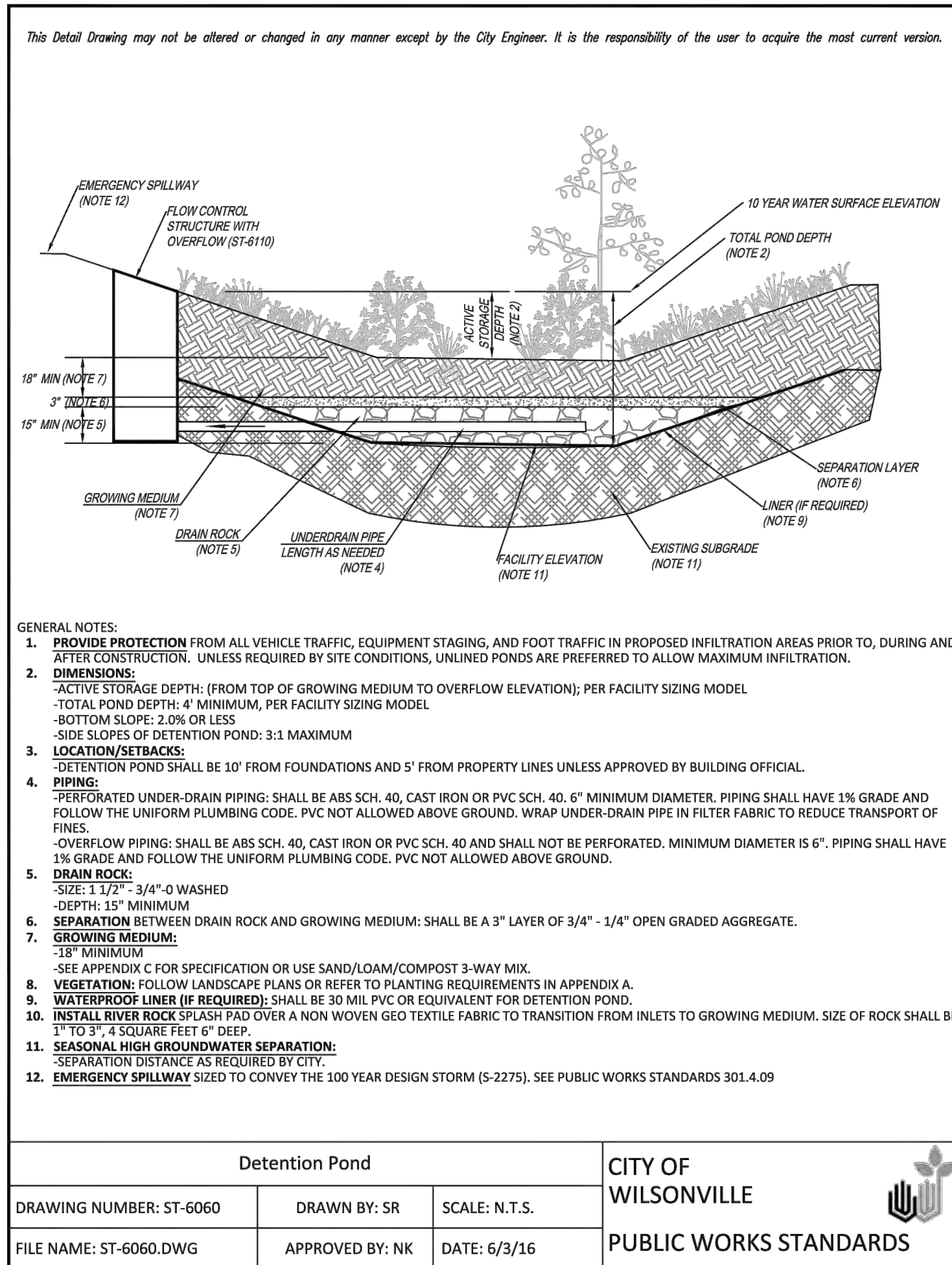
GENERAL NOTE

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

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

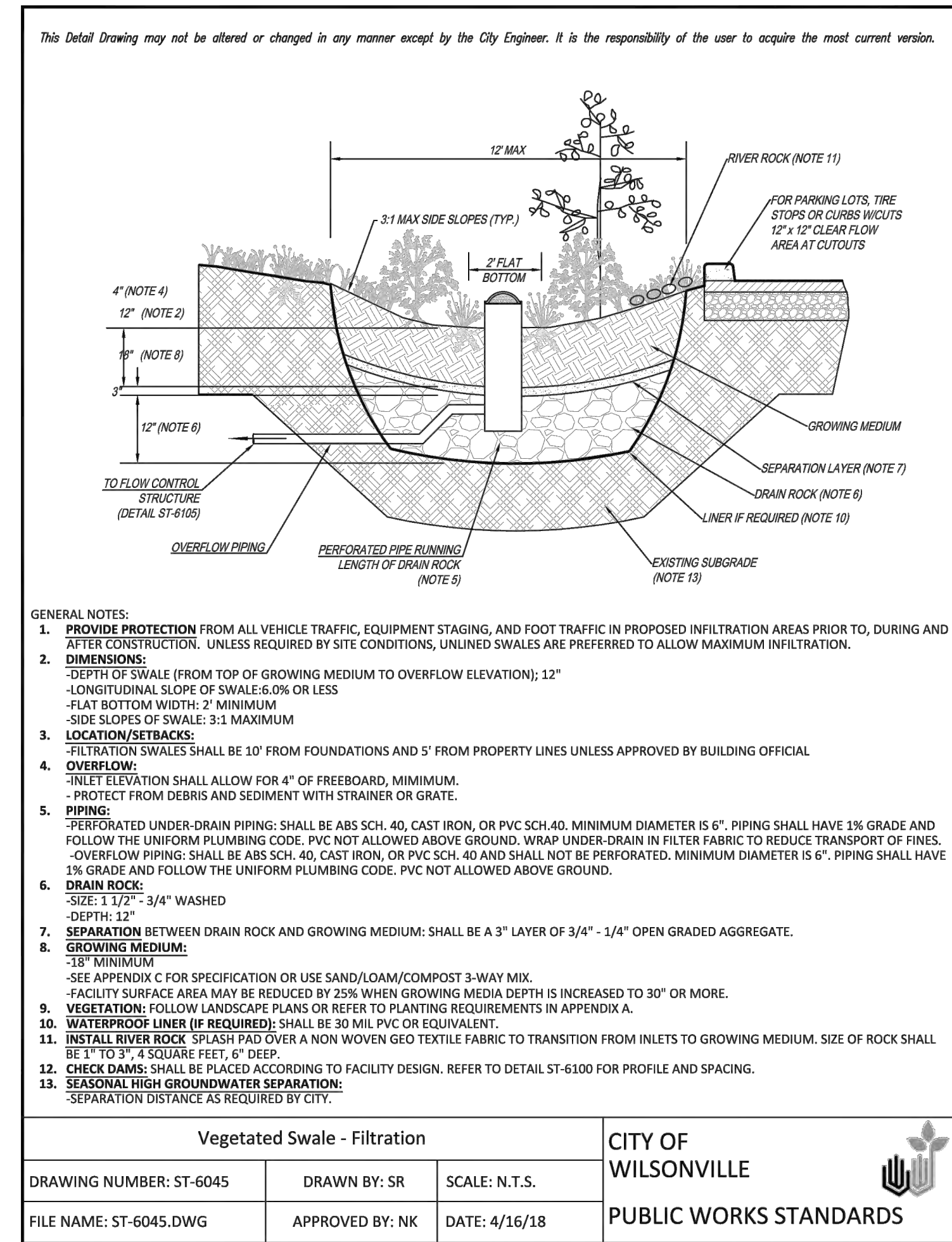
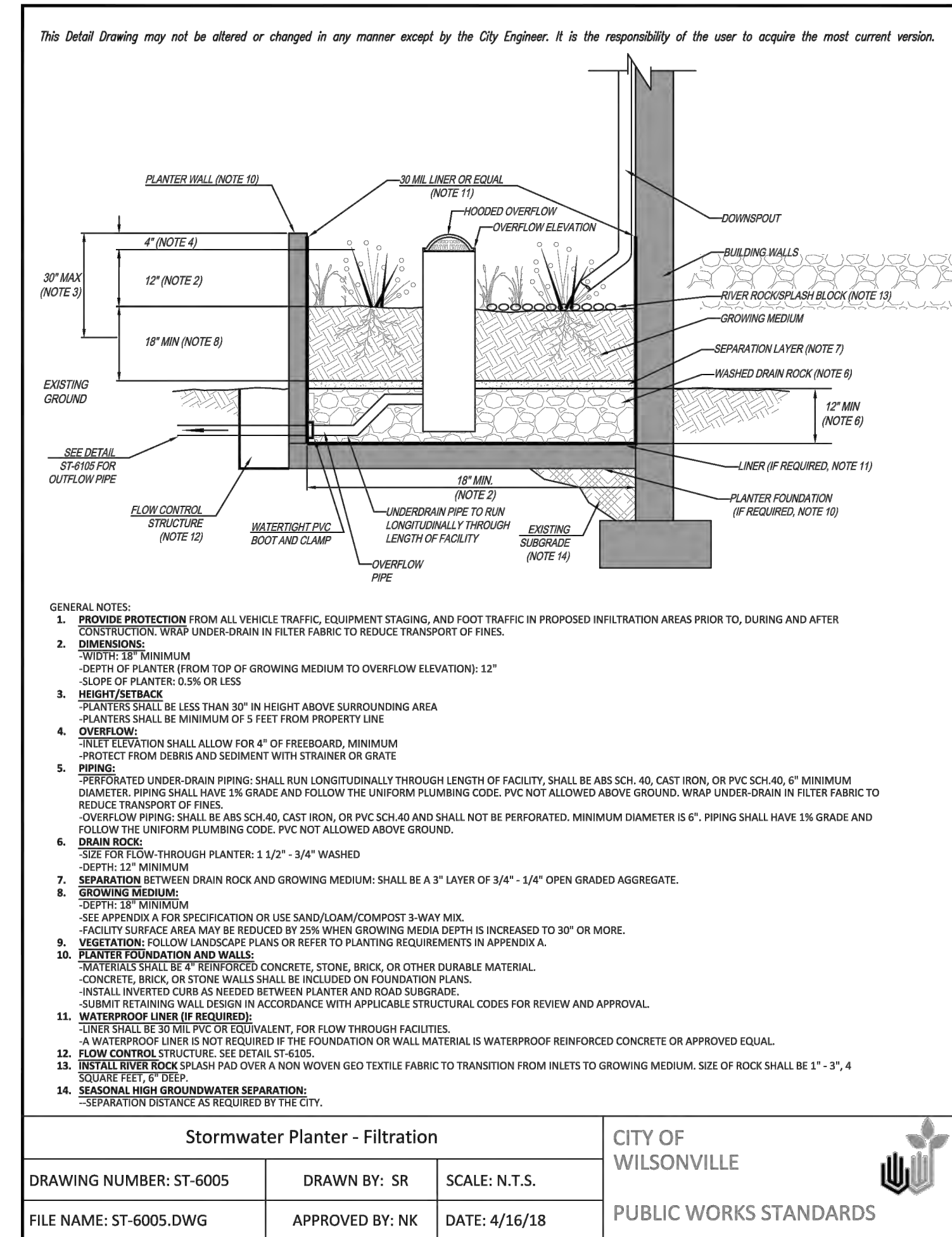


JOB NUMBER:	6175
DATE:	11/15/2023
DESIGNED BY:	JRH
DRAWN BY:	JRH
CHECKED BY:	KAH



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 BEST PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- ALL TREES SHALL BE DOUBLE STAKED. SUPPORT DEVICES (CUY 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.
- LANDSCAPING WITHIN VISION CLEARANCE AREAS SHALL BE MAINTAINED TO THE STANDARDS OF SECTION 4.177. OF THE CITY OF WILSONVILLE'S DEVELOPMENT CODE.
- 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, B, C, D OPEN SPACE AND TRACT E STORMWATER FACILITY AND OPEN SPACE: TEMPORARY, ABOVE GROUND IRRIGATION SYSTEM 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 HOMEBUILDER/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 ABUTTING INDIVIDUAL LOTS, WATERED, AND MAINTAINED BY THE ADJACENT LANDOWNER/HOMEBUILDING WITH LOT DEVELOPMENT.
- 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 SEEDBED AREAS, A MINIMUM 3" DIAMETER BARK MULCH SHALL BE USED AND CENTERED ON THE PLANT TRUNK FOR EASE OF MAINTENANCE AND SOIL MOISTURE RETENTION.
- CONTRACTOR TO LAY LAWN SEED MIX IN CURB RETURNS, AND FRONTAGE AREAS DENOTED ON PLANS. AREAS AROUND STORMWATER PLANTERS TO BE LAID WITH BARK MULCH AS NOTED. NO BARK MULCH ON SIDES OR WITHIN STORMWATER PLANTERS. ALL OTHER AREAS TO BE SEEDDED BY HOMEBUILDER.



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

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

REGISTERED
 LANDSCAPE ARCHITECT
 NOT FOR CONSTRUCTION
 JOB NUMBER: 6175
 DATE: 11/15/2023
 DESIGNED BY: JRH
 DRAWN BY: JRH
 CHECKED BY: KAH