



ZONING MAP
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

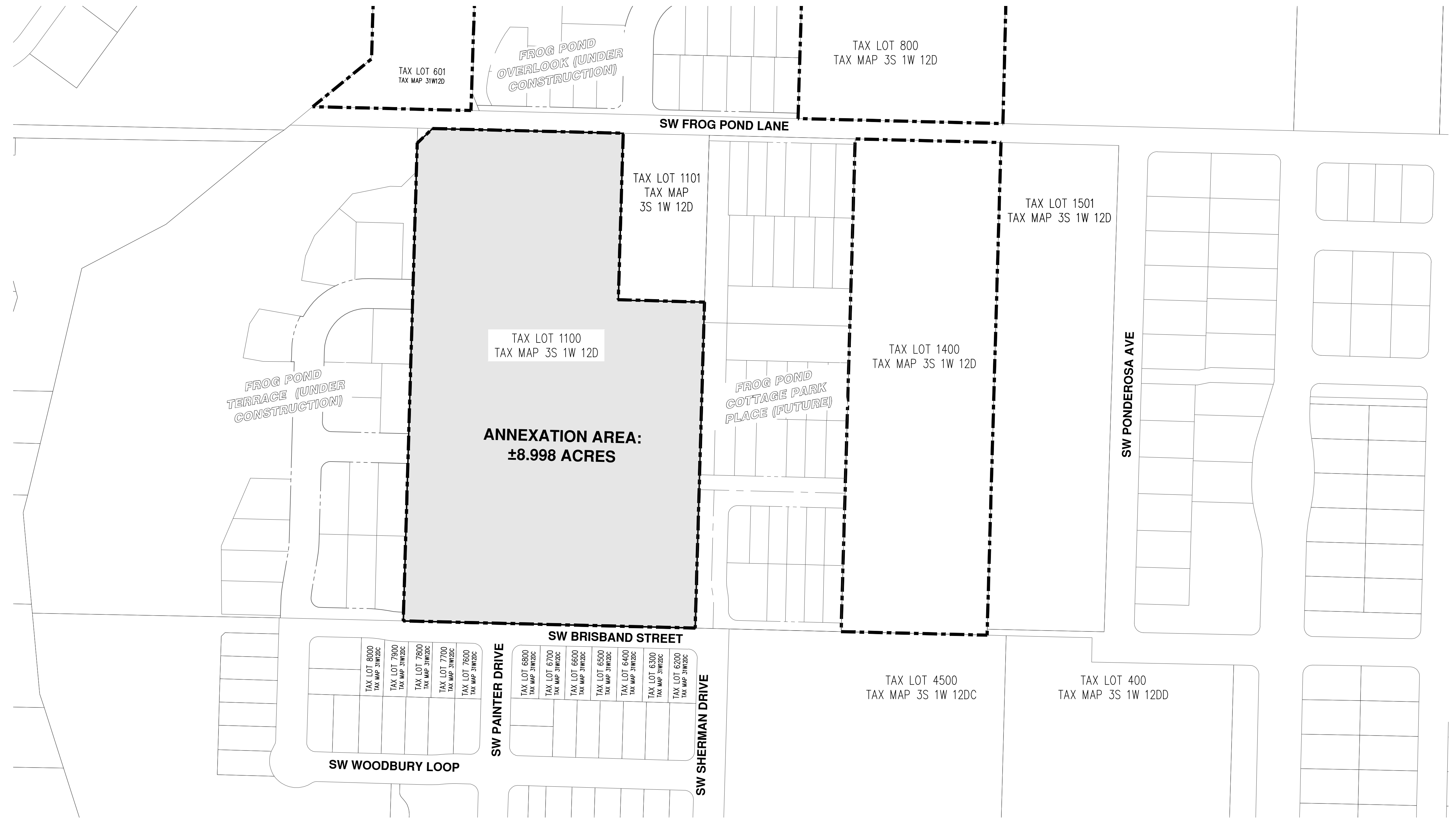


RENEWAL DATE: 6/30/25
 JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: LTP
 DRAWN BY: AC
 CHECKED BY: MBH

LEGEND

AREA TO BE ANNEXED 

CITY LIMITS BOUNDARY 



**ANNEXATION PLAN
 RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**



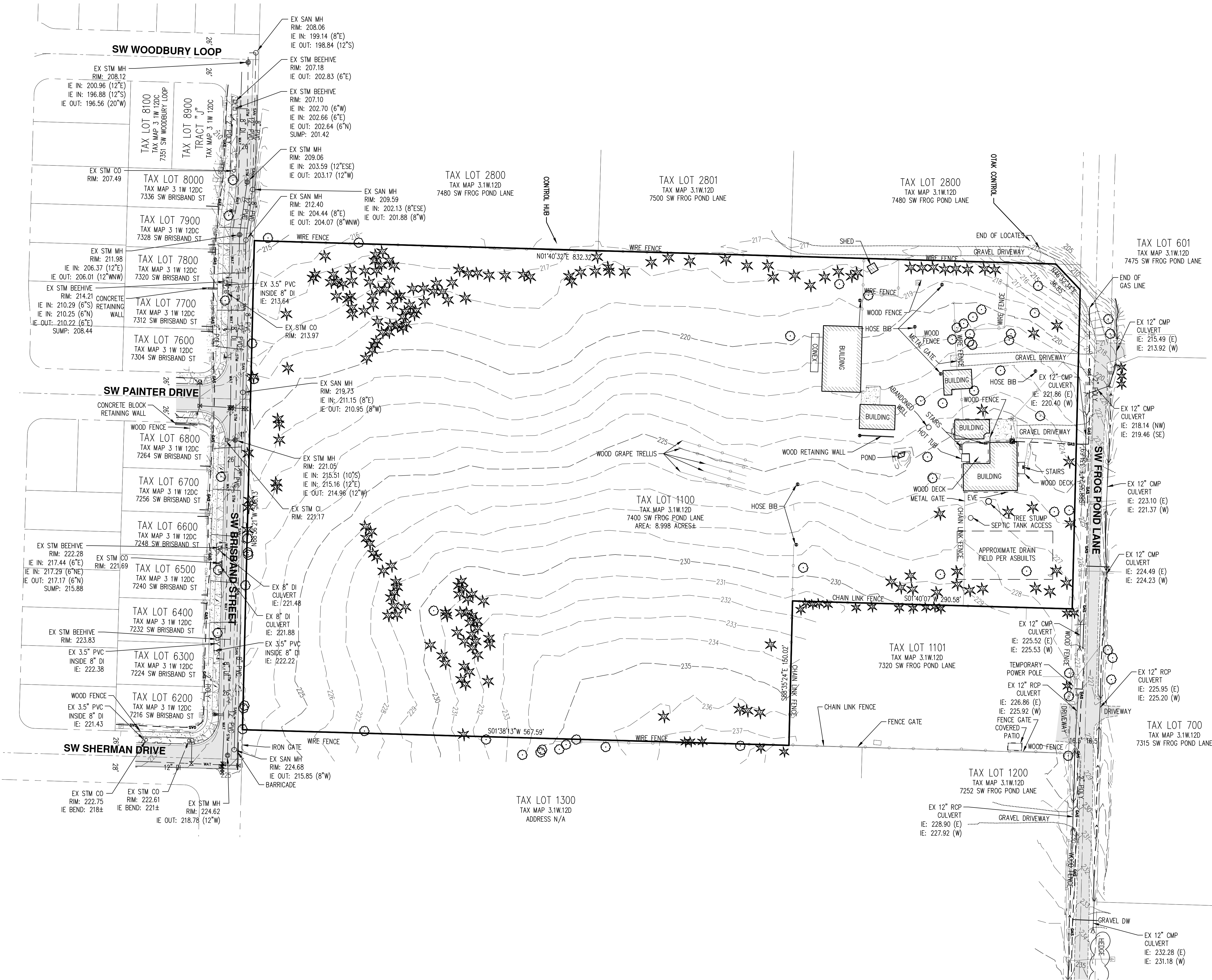
North arrow pointing up.

SCALE: 1" = 50 FEET

50 0 10 25 50

ORIGINAL PAGE SIZE: 22" x 34"

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DRAWN BY:	AC
CHECKED BY:	MBH

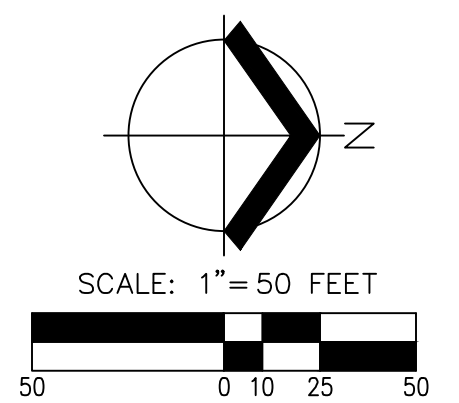


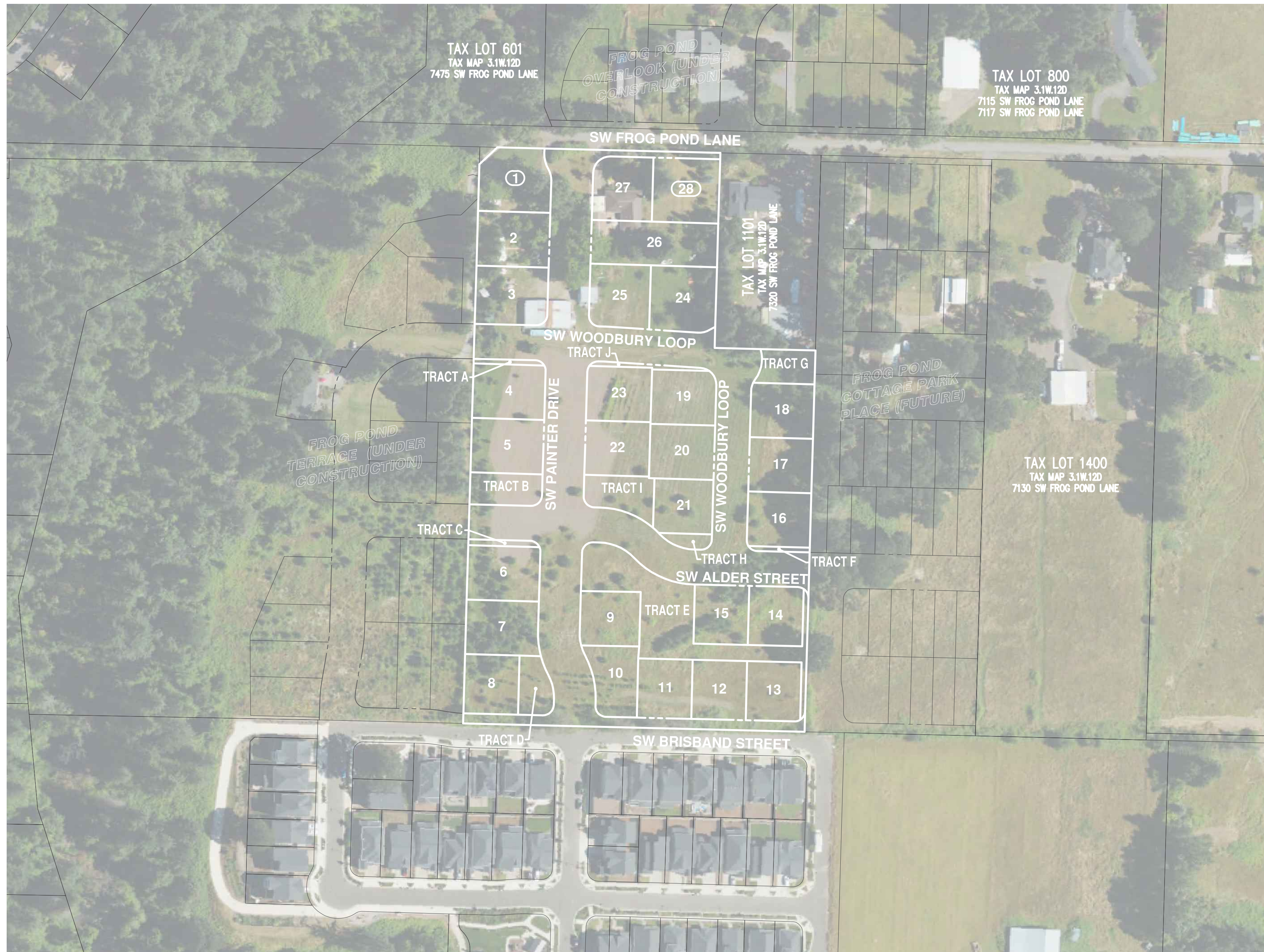
- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 24089820 AND 24089845. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED APRIL 8-15, 2024.
 - VERTICAL DATUM: DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK (NAVD 88).
 - CONTOUR INTERVAL IS 1.00 FOOT.
 - 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.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO ARBORIST INSPECTION.

**EXISTING CONDITIONS PLAN
 RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**

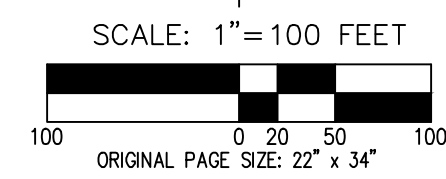
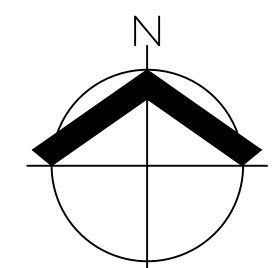
REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 NOT FOR CONSTRUCTION
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/25

JOB NUMBER:	10411
DATE:	08/09/2024
DESIGNED BY:	
DRAWN BY:	MS/ML
CHECKED BY:	ML/MK





NOTE:
2022 AERIAL BASE MAP PROVIDED BY METRO.

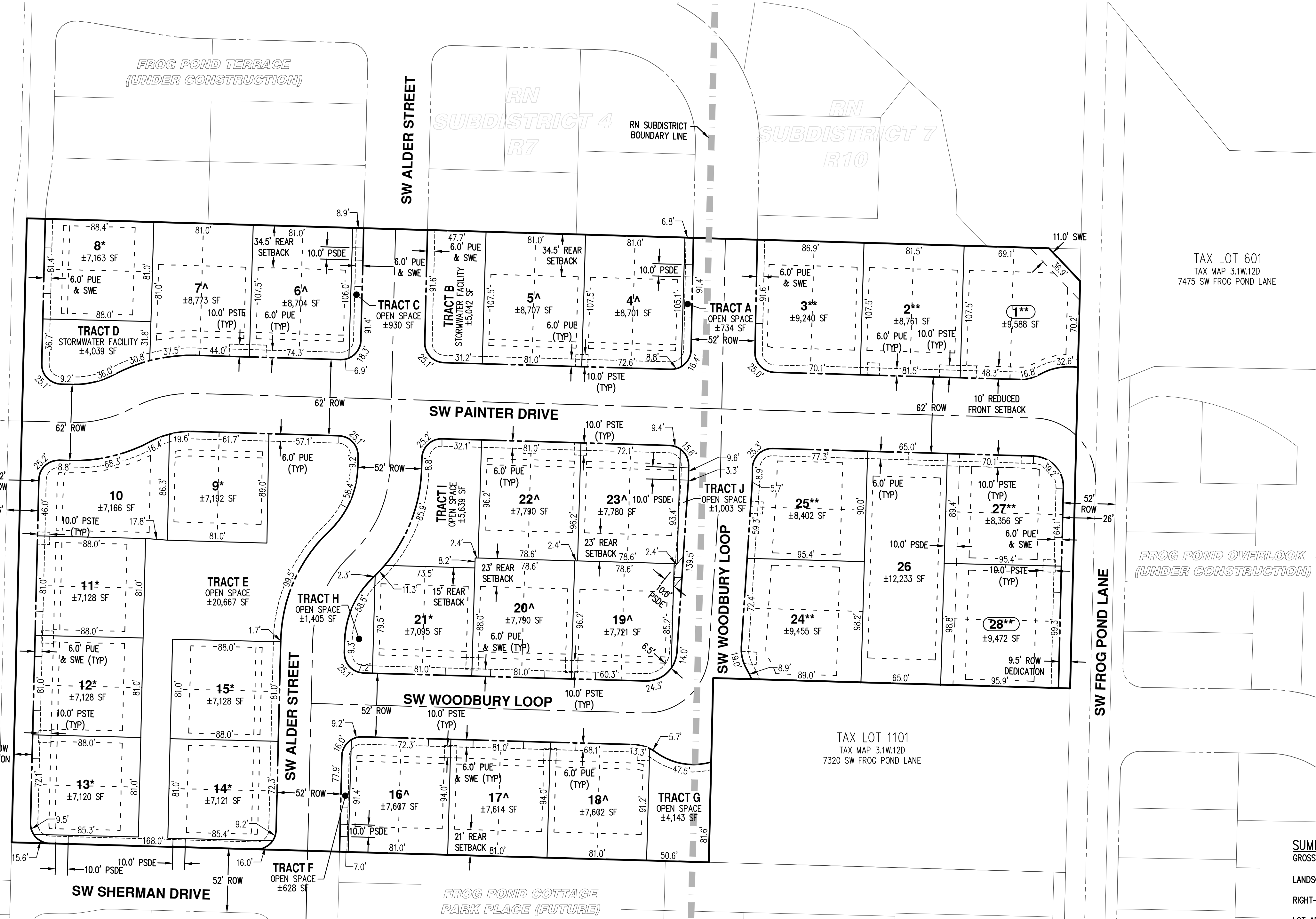


**PRELIMINARY AERIAL PHOTOGRAPH PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON**



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TAX LOT 8100 TAX MAP 3 1W 12DC 7351 SW WOODBURY LOOP	TAX LOT 8900 TRACT "J" TAX MAP 3 1W 12DC
TAX LOT 8000 TAX MAP 3 1W 12DC 7336 SW BRISBAND ST	
TAX LOT 7900 TAX MAP 3 1W 12DC 7328 SW BRISBAND ST	
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TAX LOT 7600 TAX MAP 3 1W 12DC 7304 SW BRISBAND ST	
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TAX LOT 6200 TAX MAP 3 1W 12DC 7216 SW BRISBAND ST	



SUBDISTRICT 7 RESIDENTIAL NEIGHBORHOOD (RN) (R-10 LARGE LOT) DEVELOPMENT STANDARDS:

LOT DIMENSIONS

- MIN. SINGLE FAMILY LOT SIZE - 8,000 SF
- MIN. LOT DEPTH - 60'
- MIN. LOT WIDTH - 40'

MIN. SETBACKS:

- FRONT - 20' - FRONT PORCH MAY EXTEND 5' INTO SETBACK
- REAR - 20'
- GARAGE - 20'
- SIDE - ON LOTS GREATER THAN 10,000 SF WITH FRONTAGE 70' OR WIDER, MIN. COMBINED SIDE YARD SETBACKS TOTAL 20' WITH MIN. OF 10'. ON OTHER LOTS, MIN. SIDE SETBACK IS 5'. ON CORNER LOTS, MIN. IS 10'.

LOT COVERAGE

- MAX. LOT COVERAGE BY BUILDINGS: 40%
- MIN. DENSITY - 5
- MAX. DENSITY - 6

SUBDISTRICT 4 RESIDENTIAL NEIGHBORHOOD (RN) (R-7 MEDIUM LOT) DEVELOPMENT STANDARDS:

LOT DIMENSIONS

- MIN. SINGLE FAMILY LOT SIZE - 6,000 SF
- MIN. LOT DEPTH - 60'
- MIN. LOT WIDTH - 35'

MIN. SETBACKS:

- FRONT - 15' - FRONT PORCH MAY EXTEND 5' INTO SETBACK
- REAR - 15'
- GARAGE - 20'
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LOT COVERAGE

- MAX. LOT COVERAGE BY BUILDINGS: 45%
- MIN. DENSITY - 19
- MAX. DENSITY - 24

NOTES:

- TRACTS E, G, H, AND I ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS OPEN SPACE AND ARE SUBJECT TO A PUBLIC ACCESS EASEMENT OVER THEIR ENTIRETY.
- TRACTS A, C, F, AND J ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS OPEN SPACE.
- TRACTS B AND D ARE FOR STORMWATER TREATMENT AND LANDSCAPE PURPOSES. THEY ARE SUBJECT TO A STORM DRAINAGE EASEMENT OVER THEIR ENTIRETY TO BENEFIT THE CITY OF WILSONVILLE.
- THESE PLANS ASSUME THE NEARBY FROG POND OVERLOOK, FROG POND TERRACE, AND FROG POND COTTAGE PARK PLACE SUBDIVISIONS WILL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS DEVELOPMENT.

* APPLICATION INCLUDES A 20% LOT COVERAGE ADJUSTMENT TO R-7 DEVELOPMENT STANDARDS

** APPLICATION INCLUDES A 20% LOT COVERAGE ADJUSTMENT TO R-10 DEVELOPMENT STANDARDS

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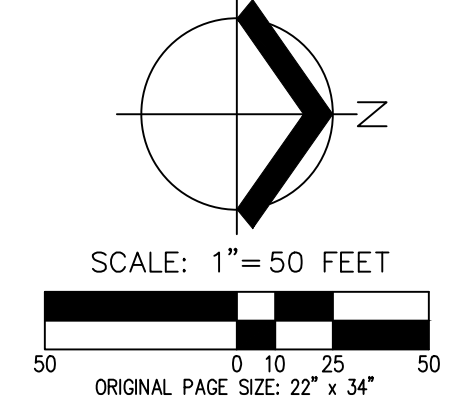
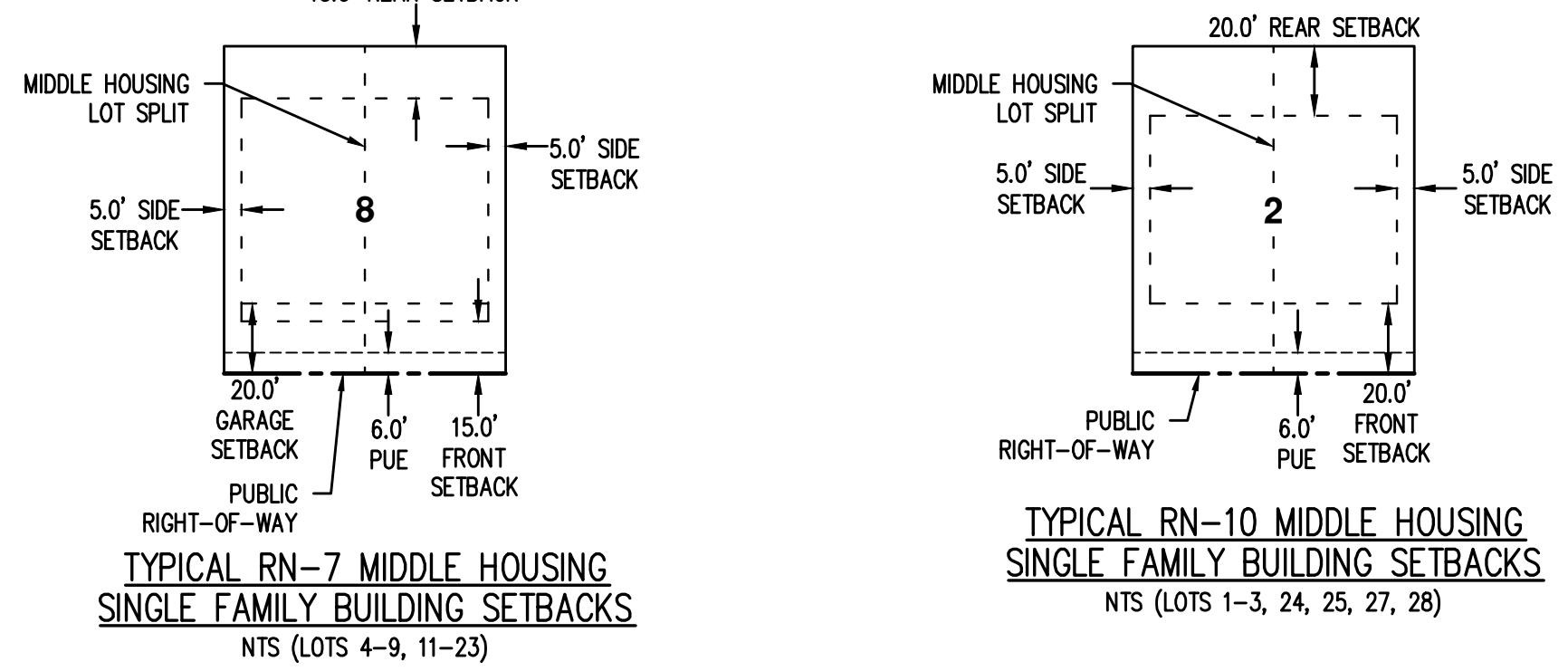
SUMMARY OF LAND USES:

GROSS PLAT AREA:	±391,923 SF
LANDSCAPE AREA/OPEN SPACE (TRACTS):	±35,149 SF 9.0% OF TOTAL
RIGHT-OF-WAY:	±119,171 SF 30.4% OF TOTAL
LOT AREA:	±228,540 SF 58.3% OF TOTAL
STORMWATER FACILITY (TRACTS):	±9,081 SF 2.3% OF TOTAL

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EASEMENT LEGEND

PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
SWE	SEWAGE EASEMENT
PSTE	PUBLIC STREET TREE EASEMENT



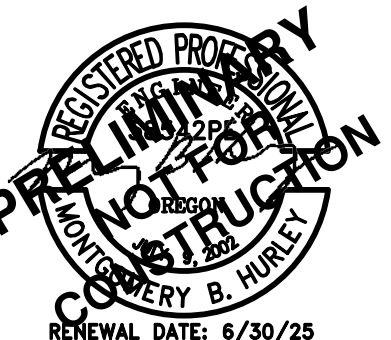
PRELIMINARY DIMENSIONED SUBDIVISION PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 WILSONVILLE, OREGON
 CHERYL B. WILSON
 RENEWAL DATE: 6/30/25

JOB NUMBER: 10411
 DATE: 08/09/2024
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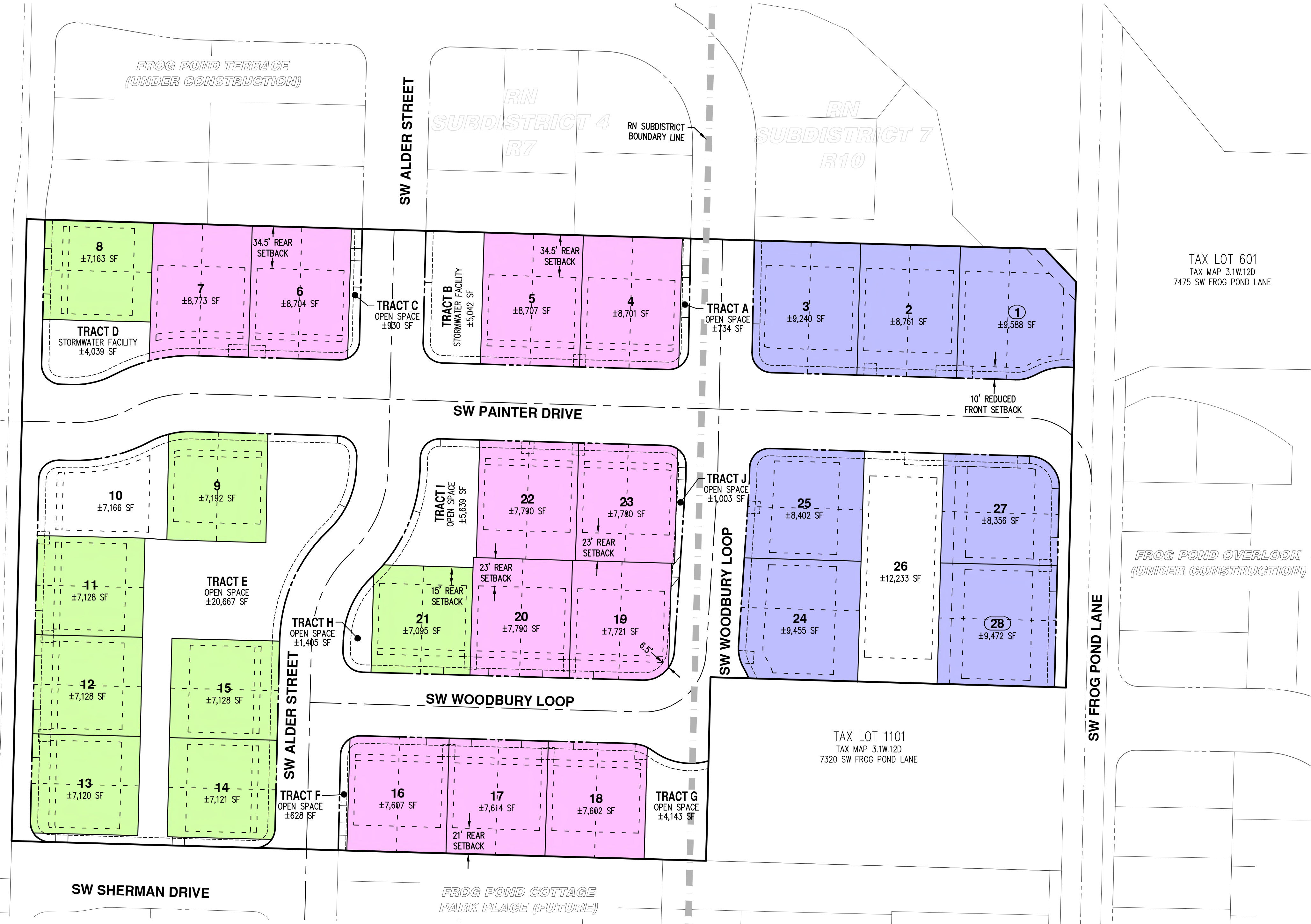
P-06

PRELIMINARY LOT STANDARD ADJUSTMENT PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON



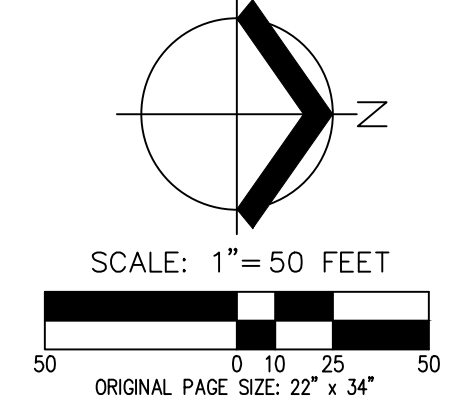
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LEGEND

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**PRELIMINARY MIDDLE HOUSING LAND DIVISION PLAT
 RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**



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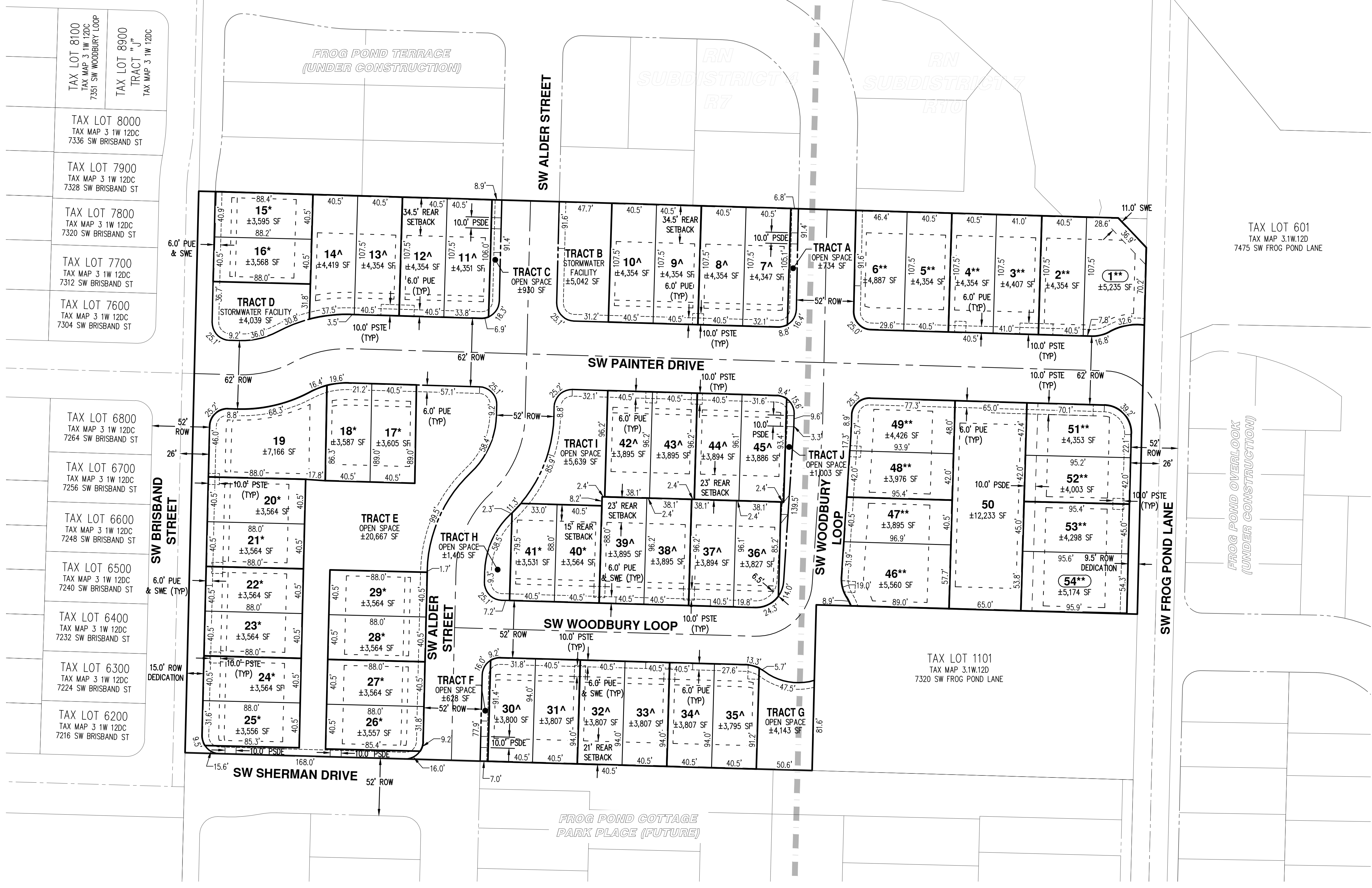
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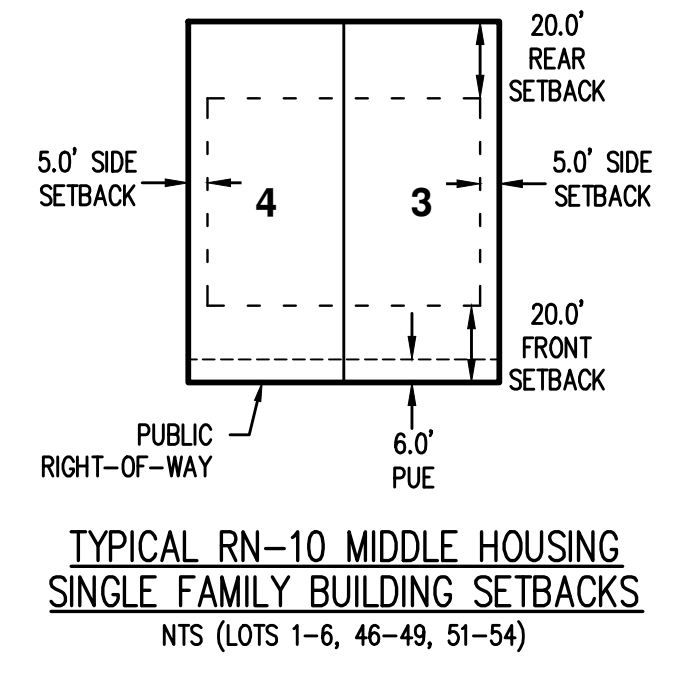
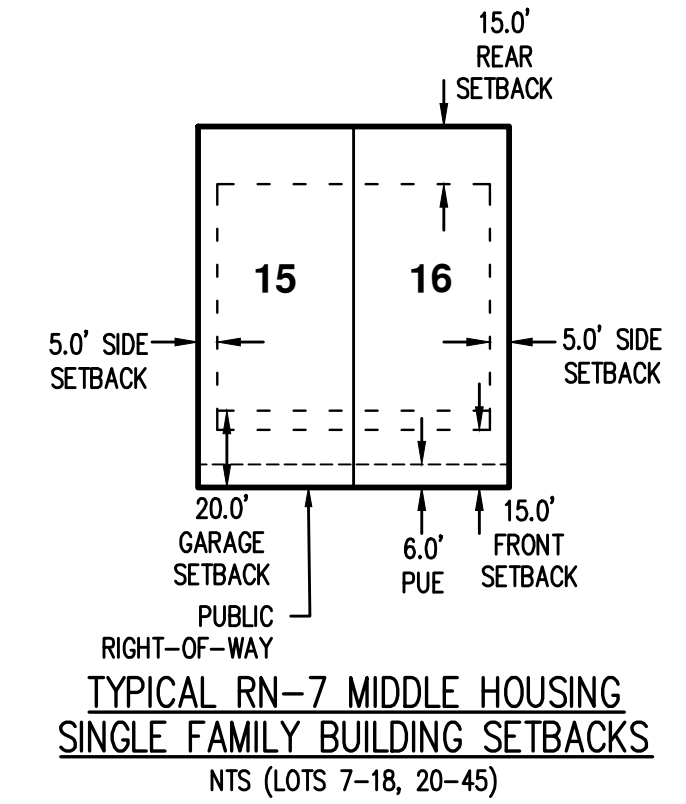
TAX LOT 601
 TAX MAP 3.1W.12D
 7475 SW FROG POND LANE

TAX LOT 1101
 TAX MAP 3.1W.12D
 7320 SW FROG POND LANE



TAX LOT 8100 TAX MAP 3.1W.12DC 7351 SW WOODBURY LOOP	TAX LOT 8900 TRACT "J" TAX MAP 3.1W.12DC
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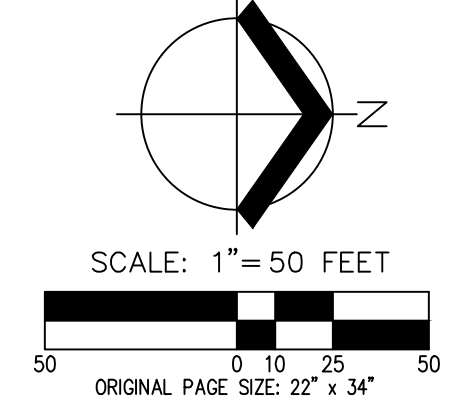
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EASEMENT LEGEND

PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
SWE	SIDEWALK EASEMENT
PSTE	PUBLIC STREET TREE EASEMENT

DISCLAIMER:
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 MIDDLE HOUSING LAND DIVISION PLAT
 IS TO SHOW LOT DIMENSIONS AND
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PRELIMINARY MIDDLE HOUSING LOT STANDARD ADJUSTMENT PLAN
RIDGECREST WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NO PART TO BE CONSTRUCTED
 CONSUMER B. HURLEY
 RENEWAL DATE: 6/30/25
 JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: LTP
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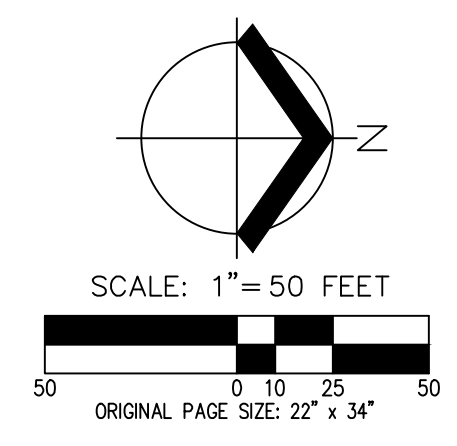
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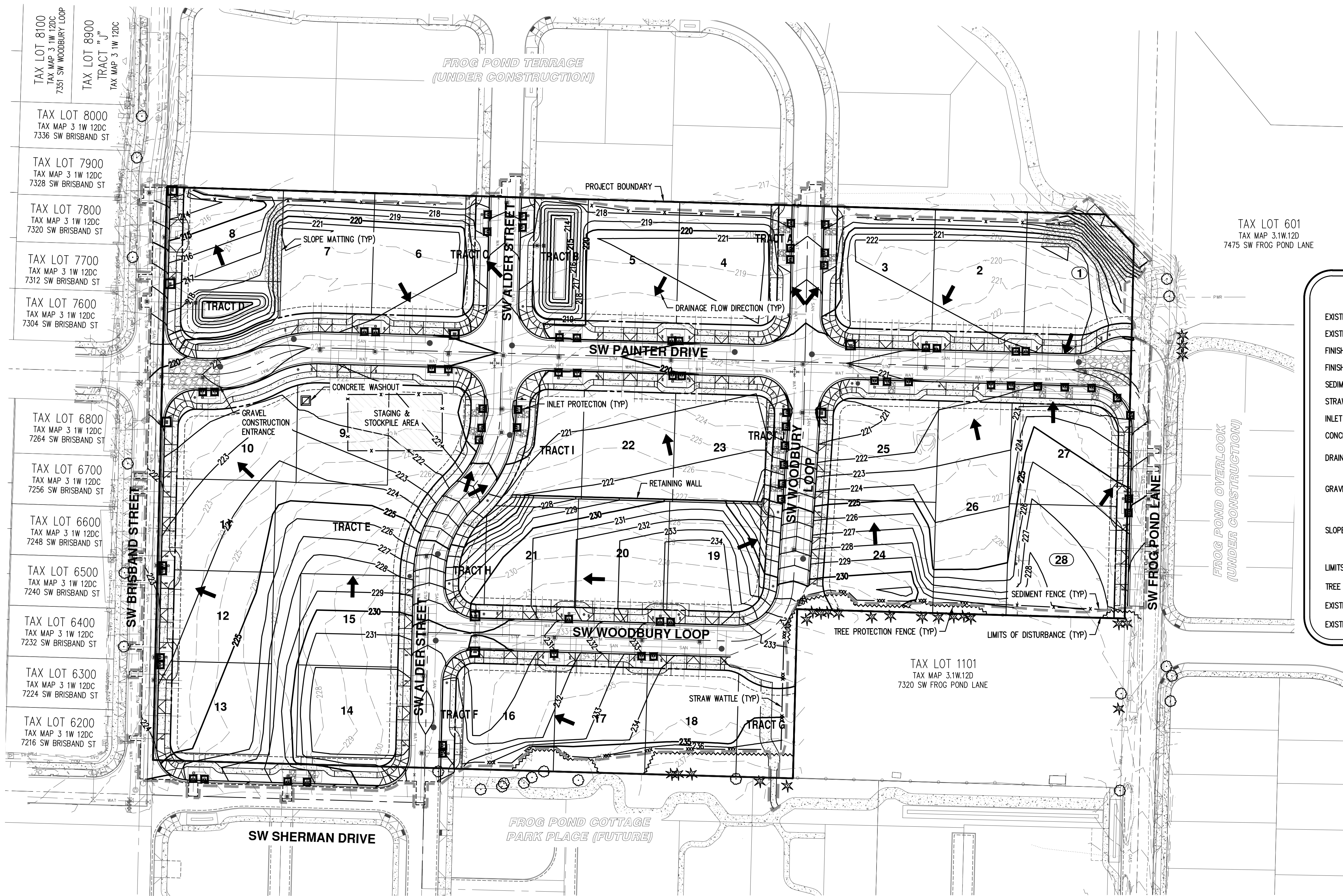
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LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	229
EXISTING GROUND CONTOUR (5 FT)	---	230
FINISHED GRADE CONTOUR (1 FT)	---	229
FINISHED GRADE CONTOUR (5 FT)	---	230
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	-x-x-	
STRAW WATTLE (TO BE INSTALLED PRIOR TO GRADING)	-xxx-	
INLET PROTECTION	□	
CONCRETE WASHOUT	▣	
DRAINAGE FLOW DIRECTION	↑	
GRAVEL CONSTRUCTION ENTRANCE	▨	
SLOPE MATTING	▨	
LIMITS OF DISTURBANCE	- - - -	
TREE PROTECTION/CONSTRUCTION FENCE	~ ~ ~ ~	
EXISTING CONIFEROUS TREE TO REMAIN	* *	
EXISTING DECIDUOUS TREE TO REMAIN	○ ○	

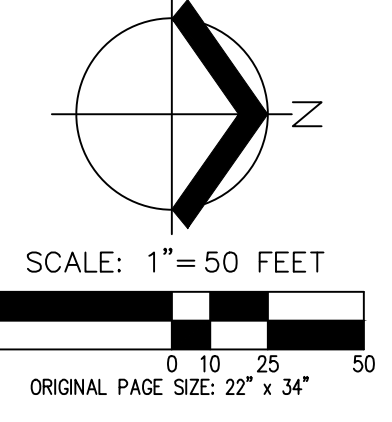
- TAX LOT 8100
TAX MAP 3.1W.12DC
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- TAX LOT 8900
TRACT "J"
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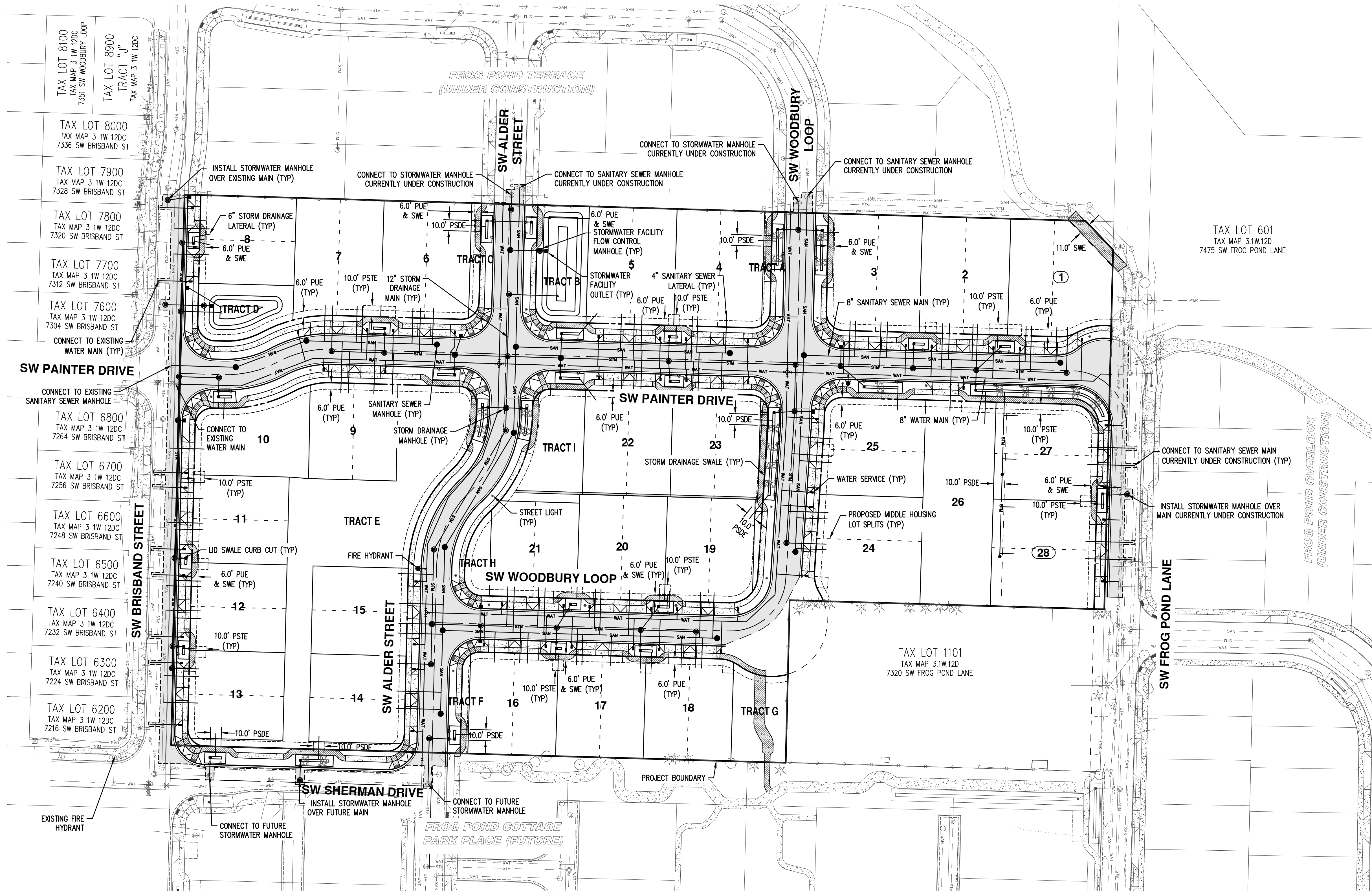
PRELIMINARY GRADING AND EROSION CONTROL PLAN

**RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**

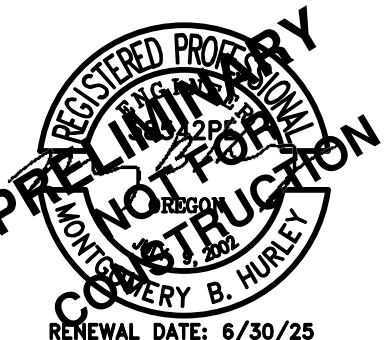


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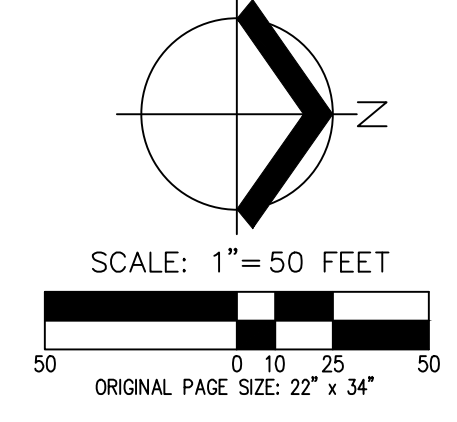


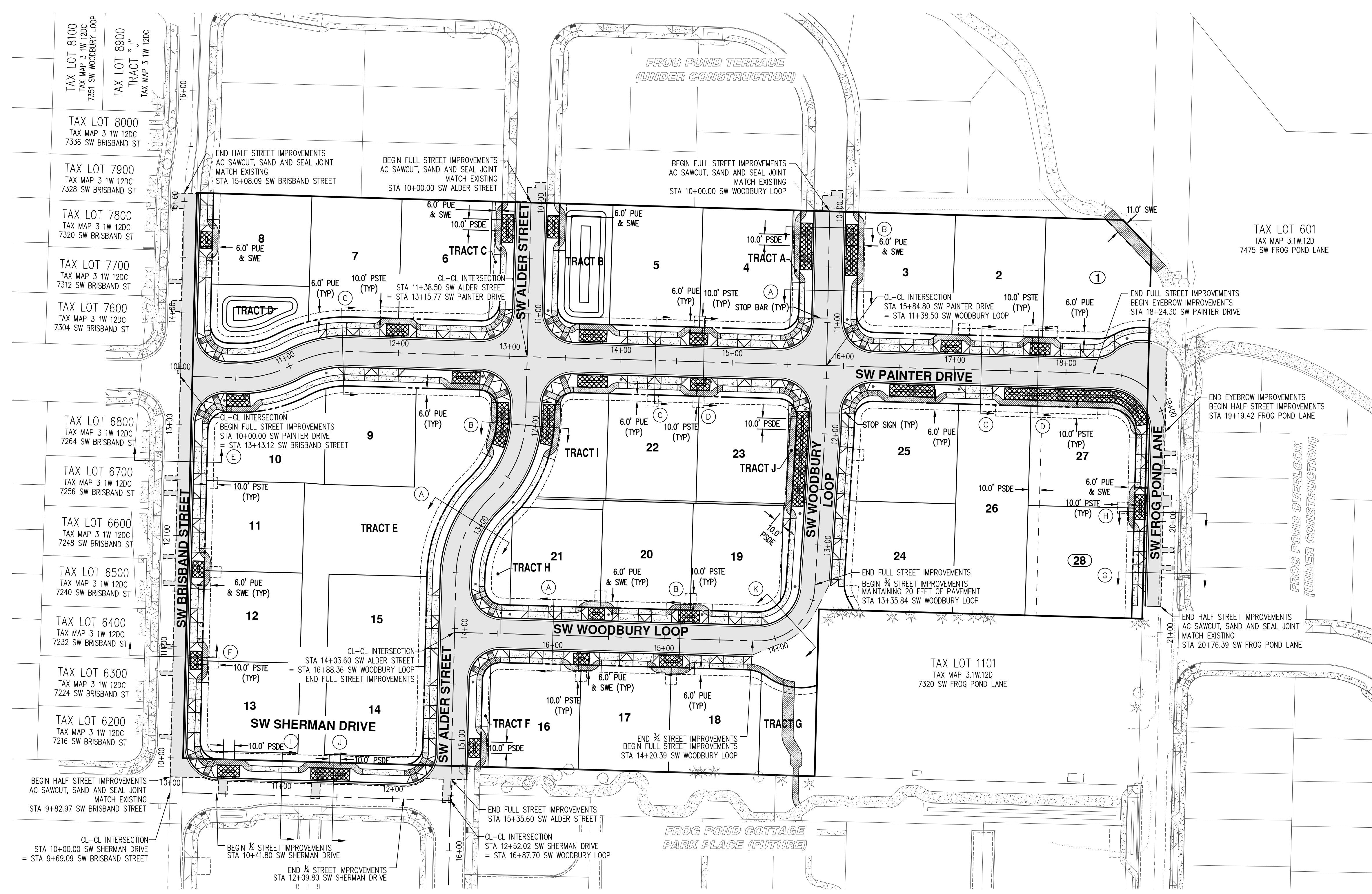
PRELIMINARY COMPOSITE UTILITY PLAN
RIDGECREST WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON



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





EASEMENT LEGEND

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

LEGEND

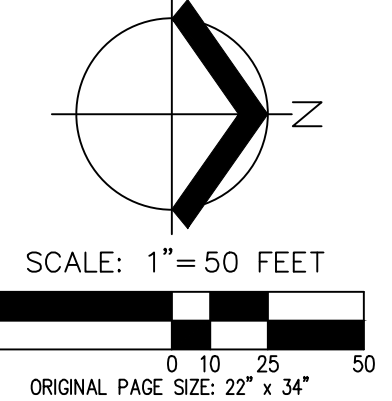
[Pattern]	SIDEWALK TO BE INSTALLED BY HOMEOWNER
[Pattern]	SIDEWALK AND DRIVEWAY APPROACHES TO BE INSTALLED BY CONTRACTOR
[Pattern]	STORMWATER SWALE TO BE CONSTRUCTED BY CONTRACTOR
[Pattern]	ASPHALT CONCRETE PAVEMENT
[Line]	SAWCUT LINE

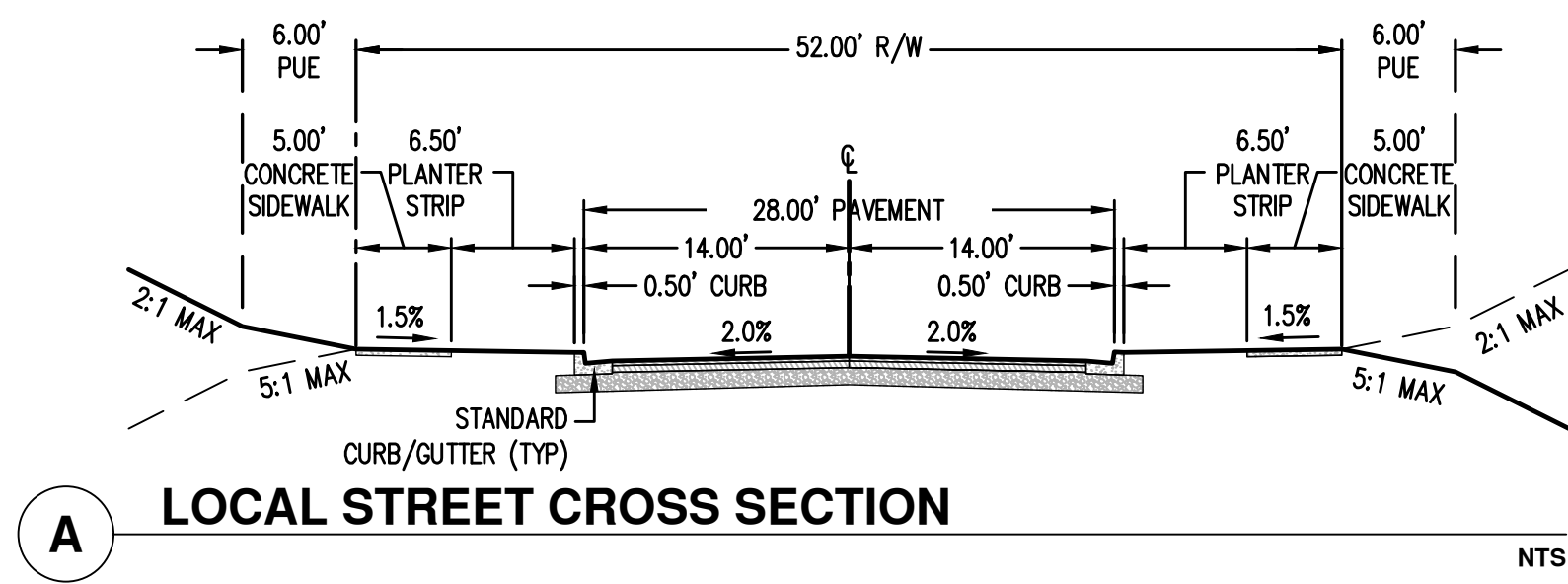
NOTE:
 STREET CROSS SECTIONS
 (A) THROUGH (K) ON SHEET P-13.

**PRELIMINARY STREET PLAN
 RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**

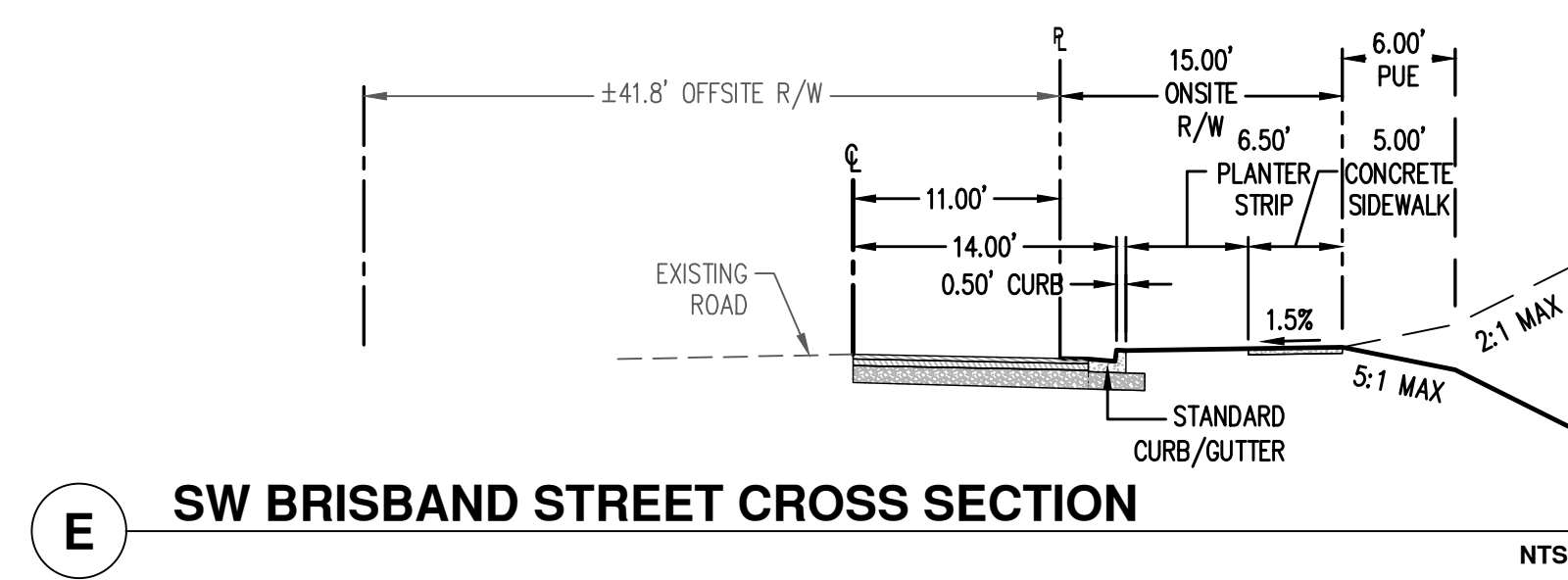


RENEWAL DATE: 6/30/25
 JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: LTP
 DRAWN BY: AC
 CHECKED BY: MBH

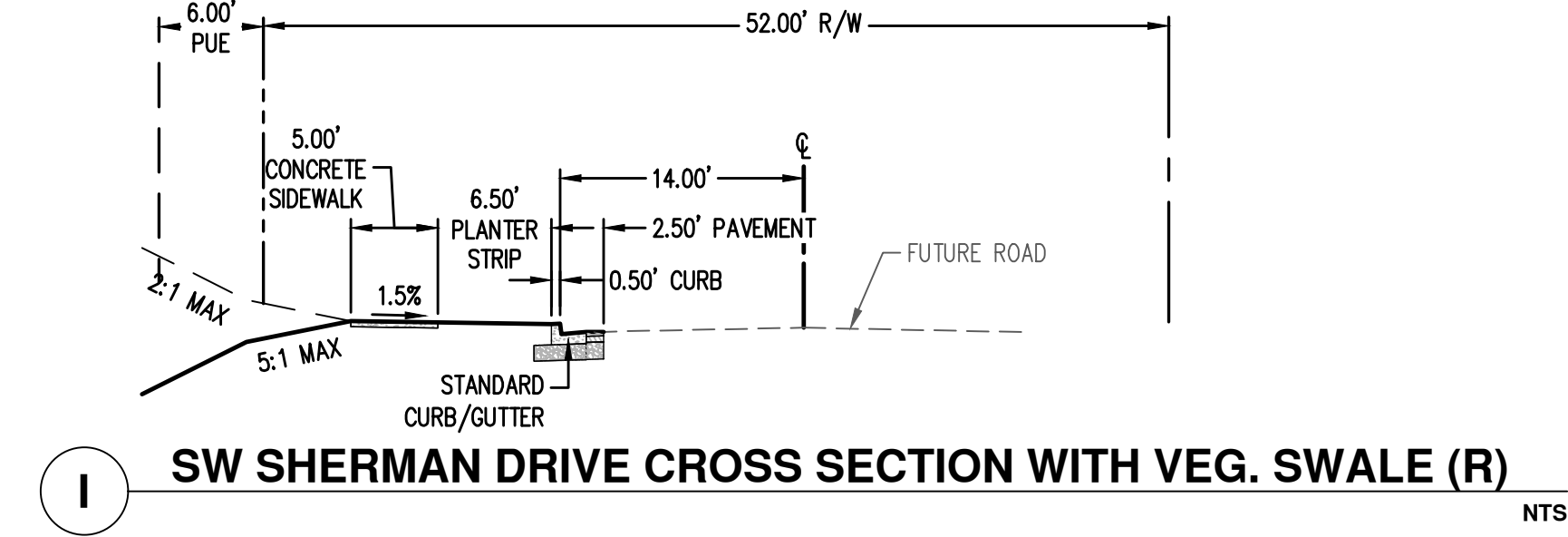




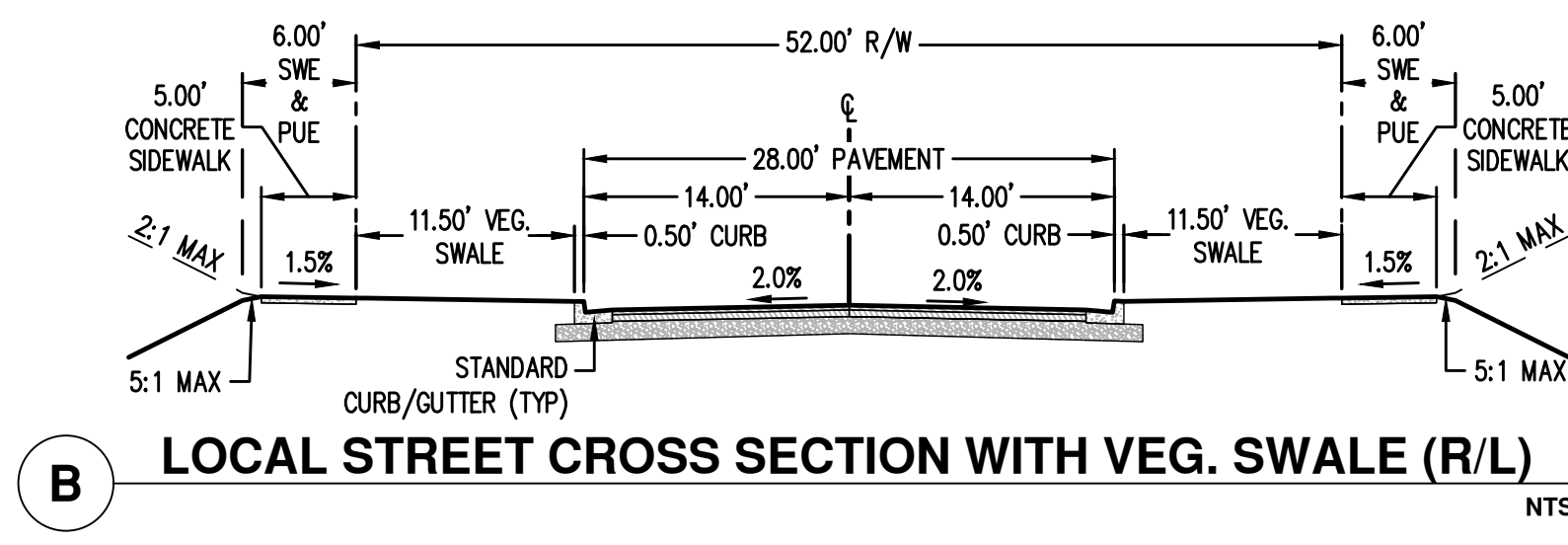
A LOCAL STREET CROSS SECTION NTS



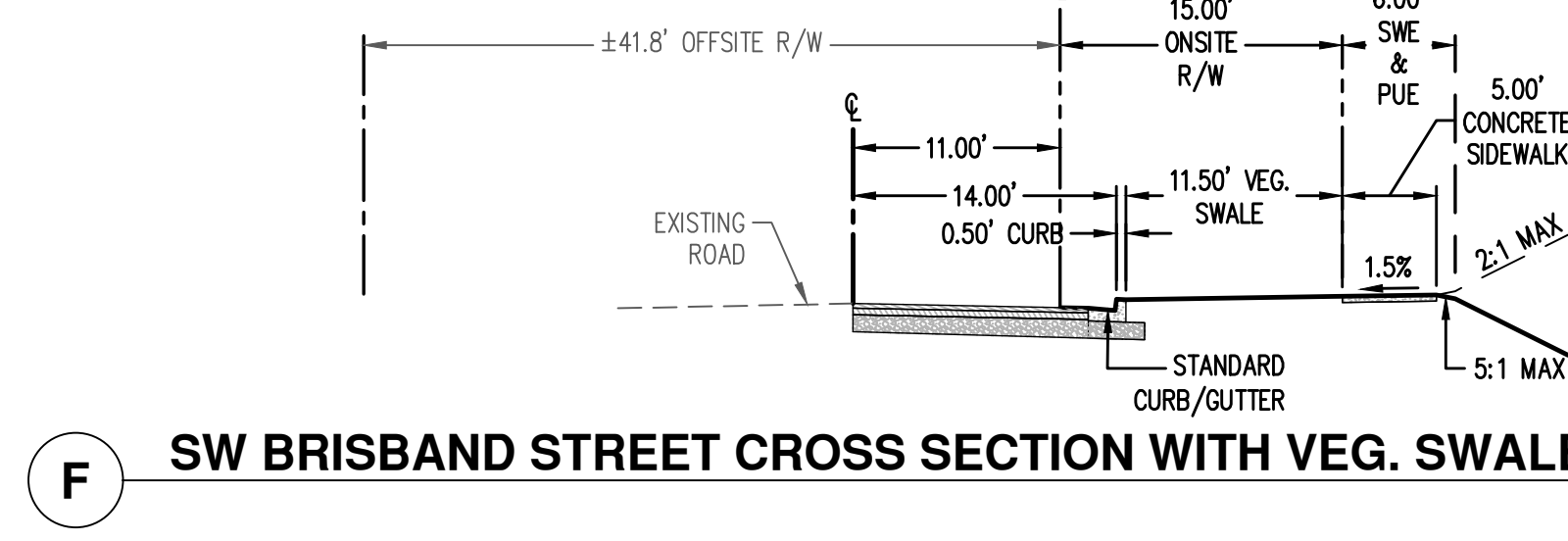
E SW BRISBAND STREET CROSS SECTION NTS



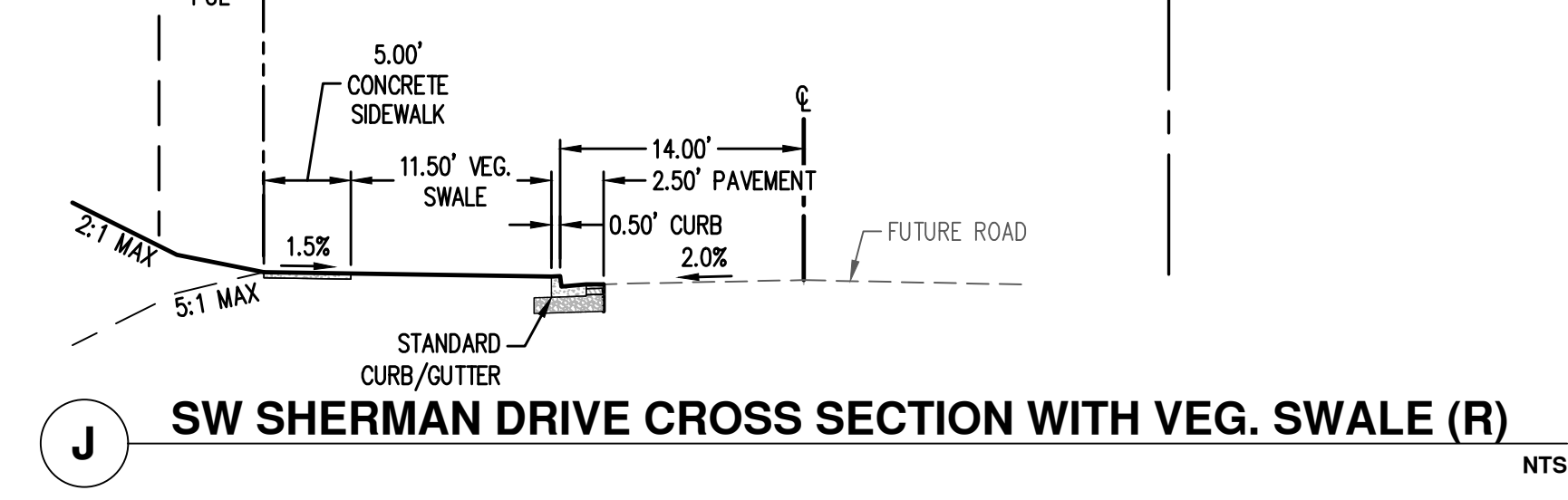
I SW SHERMAN DRIVE CROSS SECTION WITH VEG. SWALE (R) NTS



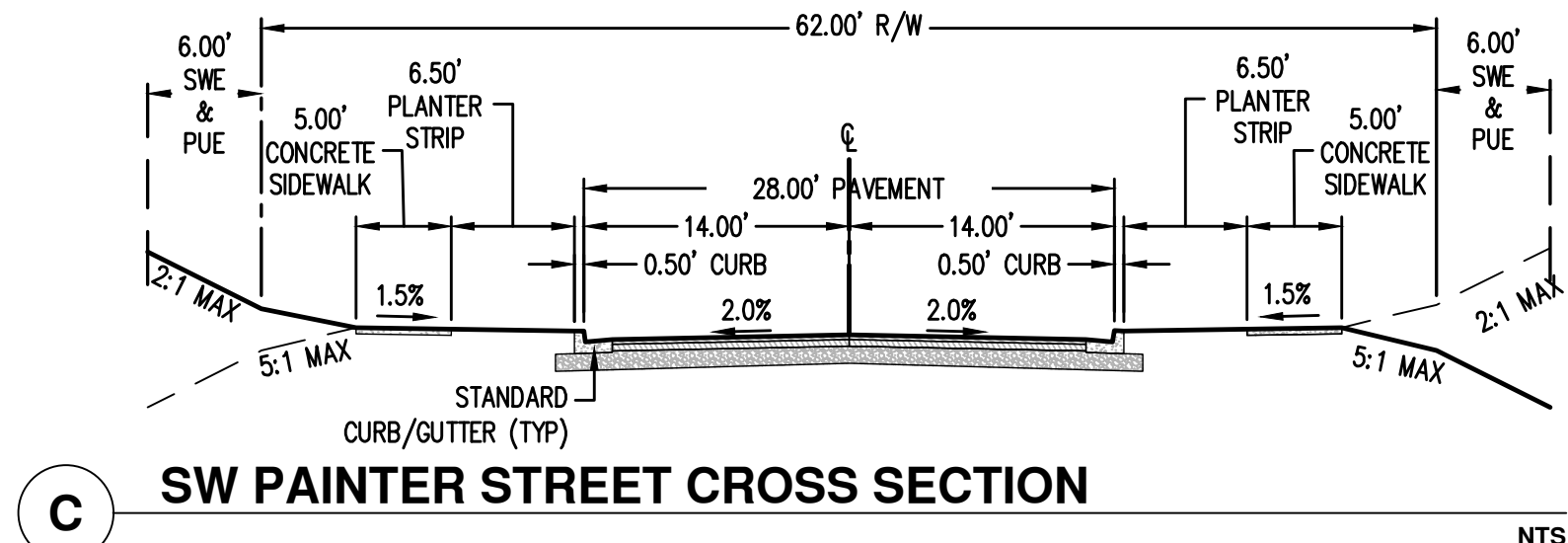
B LOCAL STREET CROSS SECTION WITH VEG. SWALE (R/L) NTS



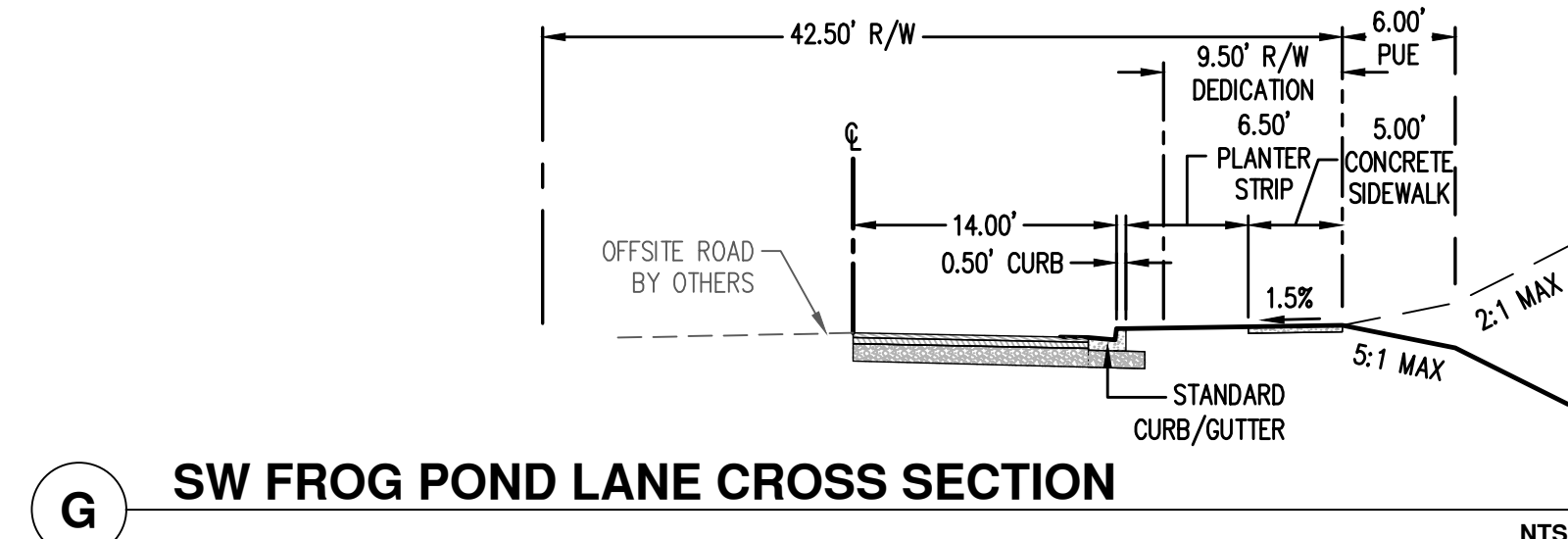
F SW BRISBAND STREET CROSS SECTION WITH VEG. SWALE (R) NTS



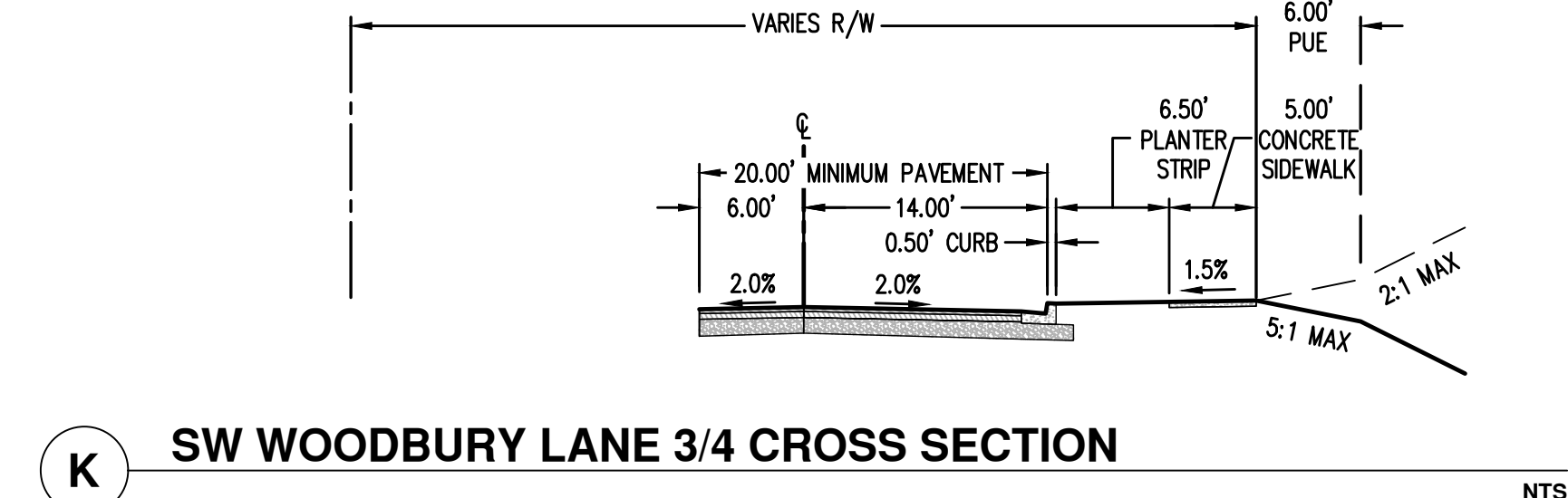
J SW SHERMAN DRIVE CROSS SECTION WITH VEG. SWALE (R) NTS



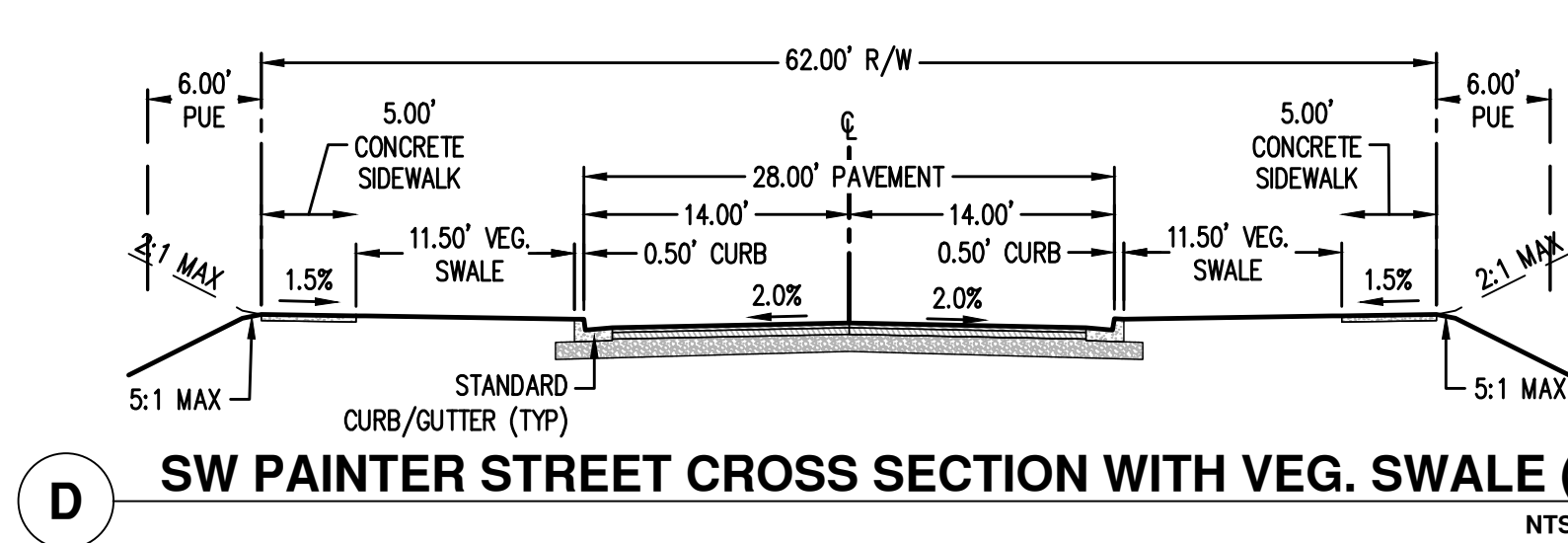
C SW PAINTER STREET CROSS SECTION NTS



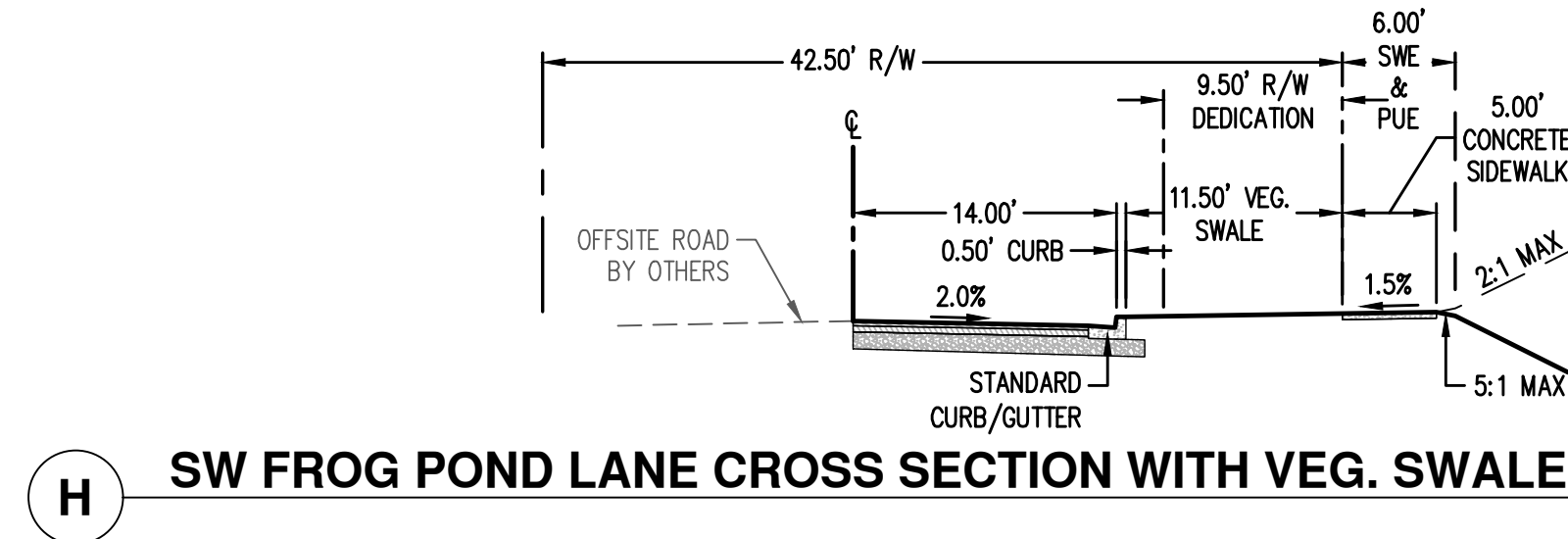
G SW FROG POND LANE CROSS SECTION NTS



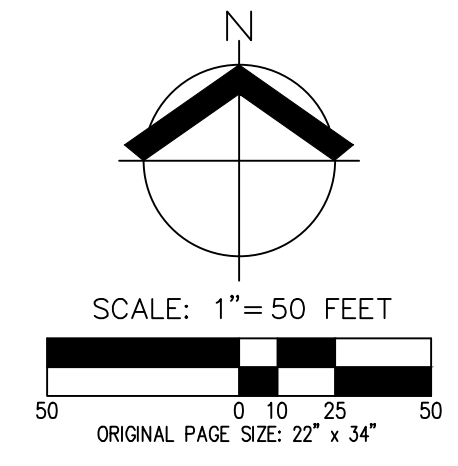
K SW WOODBURY LANE 3/4 CROSS SECTION NTS



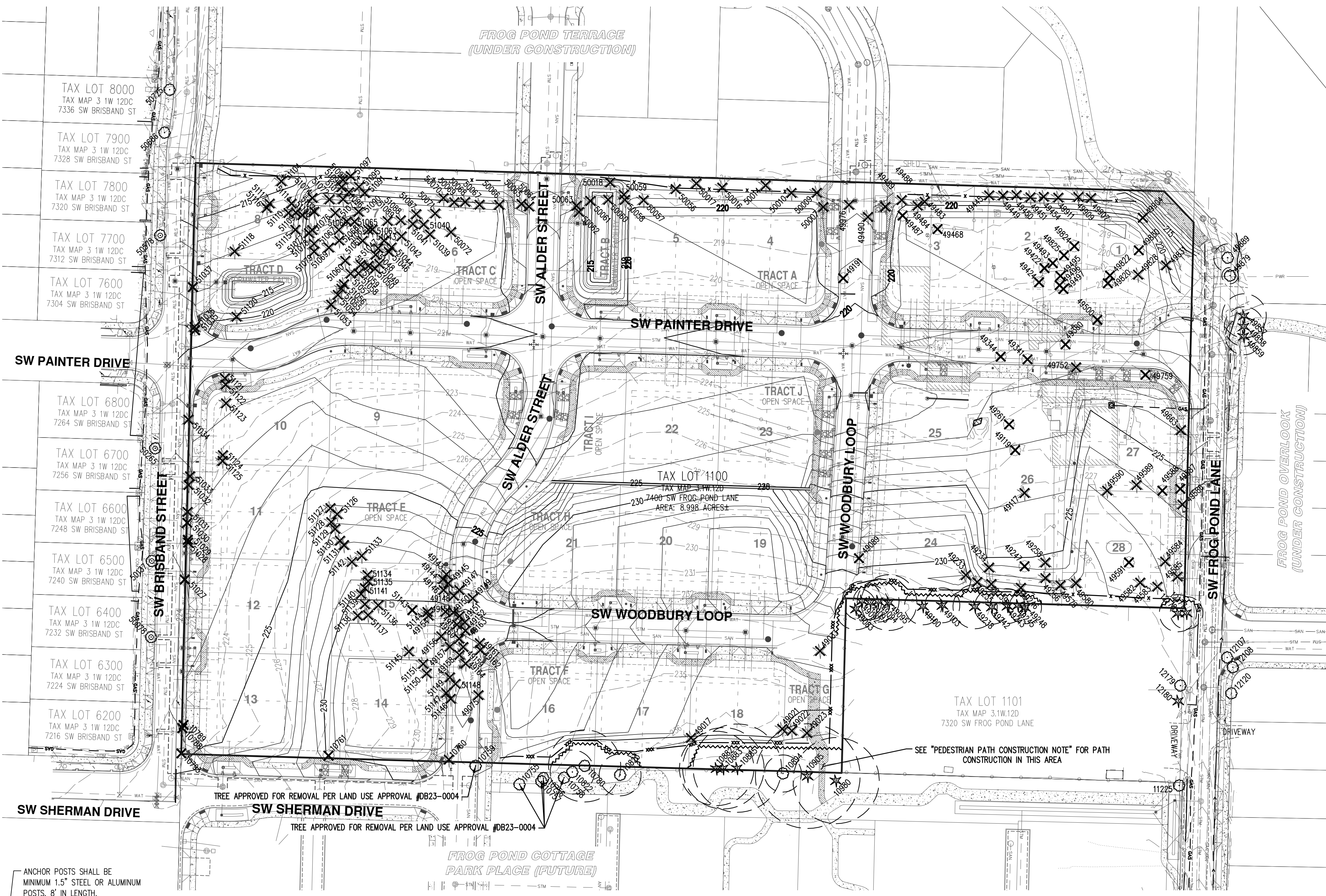
D SW PAINTER STREET CROSS SECTION WITH VEG. SWALE (R/L) NTS



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



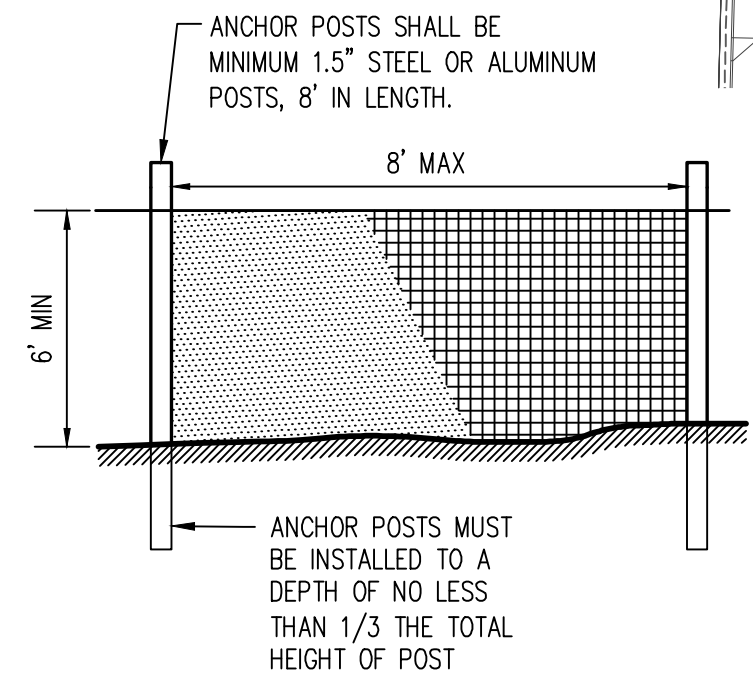
AKS DRAWING FILE: 10411 STREET CROSS SECTIONS.DWG | LAYOUT: P-13



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)		
ORANGE SEDIMENT FENCE		
STRAW WATTLE		
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)		

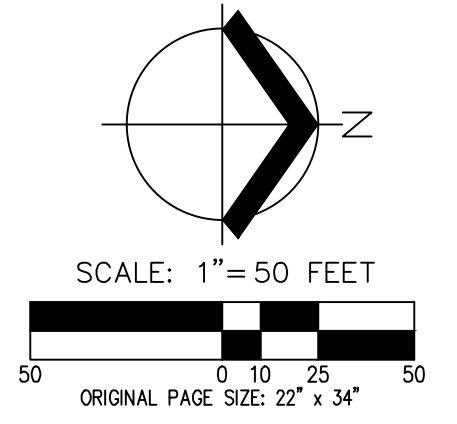
PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
RIDGECREST WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON



- 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

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. 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.



CERTIFIED ARBORIST
PRELIMINARY NOT FOR CONSTRUCTION

BENNETT R. KOCSIS
 CERTIFICATE NUMBER: PN 8874
 EXPIRATION DATE: 12/31/2025

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION

 RENEWAL DATE: 6/30/25
 JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: LTP
 DRAWN BY: AC
 CHECKED BY: MBH

Detailed Tree Inventory for Frog Pond O'Hogan

AKS Job No. [10411] - Evaluation Date: 05/10/2024 - Evaluated by: BRK

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
10755	20,12	19	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #DB23-0004			Preserve
10756	31	25	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #DB23-0004	1	2	Preserve
10757	10,7	30	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #DB23-0004	2	2	Preserve
10758	25	0	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #DB23-0004	3	3	Preserve
10759	39	31	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #DB23-0004	1	2	Preserve
10760	23	27	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
10761	49	31	Oregon White Oak (Quercus garryana)	Suspected oak borer infestation; Large section of dieback and flagging in crown; Codominant base	2	3	Remove
10780	31	31	Oregon White Oak (Quercus garryana)	LINE TREE	1	1	Preserve
10788	8	0	English Hawthorn (Crataegus monogyna)	LINE TREE; Dead (~15')	3	3	Remove
10789	7	0	English Hawthorn (Crataegus monogyna)	Dead (~15')	3	3	Remove
10793	6, 6, 6, 6, 7	0	English Hawthorn (Crataegus monogyna)	LINE TREE; Dead (~15')	3	3	Remove
10822	19	13	Oregon White Oak (Quercus garryana)	OFFSITE; Many epicormic sprouts; Dead branches; Sparse canopy	2	2	Preserve
10823	18,17	15	Oregon White Oak (Quercus garryana)	OFFSITE; Codominant base	1	1	Preserve
10882	32	20	Douglas-fir (Pseudotsuga menziesii)	LINE TREE	1	1	Preserve
10883	35	23	Douglas-fir (Pseudotsuga menziesii)	LINE TREE	1	1	Preserve
10885	38	30	Douglas-fir (Pseudotsuga menziesii)	LINE TREE	1	1	Preserve
10894	16	19	Bigleaf Maple (Acer macrophyllum)	OFFSITE; Evaluated from behind a fence; 1-sided canopy (W); Lean (W)	1	2	Preserve
10905	45	16	Douglas-fir (Pseudotsuga menziesii)	OFFSITE; Abnormal dead branches; Epicormic sprouting	2	1	Preserve
10980	37	15	Douglas-fir (Pseudotsuga menziesii)	OFFSITE; Abnormal dead branches; Epicormic sprouting	2	1	Preserve
11225	10,9,6	31	Norway Maple (Acer platanoides)		1	1	Remove
12107	26	40	Red Oak (Quercus rubra)	OFFSITE	1	1	Preserve
12108	19	40	Red Oak (Quercus rubra)	OFFSITE; Slight lean (S)	1	1	Preserve
12120	17,18	37	Red Oak (Quercus rubra)	OFFSITE; 1-sided canopy (E)	1	1	Preserve
12177	14	10	Scotch Pine (Pinus sylvestris)	OFFSITE; Topped for overhead wires; Many leaders at top	2	3	Preserve
12178	16	17	Scotch Pine (Pinus sylvestris)	OFFSITE	1	1	Preserve
12179	9	16	Japanese Maple (Acer palmatum)	OFFSITE	1	1	Preserve
12180	17	19	Deodar Cedar (Cedrus deodara)	OFFSITE; Some limbs pruned for overhead wires	1	1	Preserve
49017	7	6	Ponderosa Pine (Pinus ponderosa)		1	1	Remove
49021	7	5	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49022	6	5	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49023	6	5	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49033	8	6	Ponderosa Pine (Pinus ponderosa)		1	1	Remove
49075	6	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
49083	18	14	Douglas-fir (Pseudotsuga menziesii)	Offsite; Evaluated from behind a fence	1	1	Preserve
49089	12	15	Cherry (Prunus spp.)		1	1	Remove
49092	17	17	Douglas-fir (Pseudotsuga menziesii)	OFFSITE; Evaluated from behind a fence; Broken top; Weak leaders	2	3	Preserve
49093	15	9	Douglas-fir (Pseudotsuga menziesii)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49094	18	18	Douglas-fir (Pseudotsuga menziesii)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49095	24	19	Douglas-fir (Pseudotsuga menziesii)	OFFSITE; Evaluated from behind a fence; Sweep (W)	1	1	Preserve
49100	16	11	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49103	15	10	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49117	35	26	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49119	14	15	Norway Maple (Acer platanoides)		1	1	Remove
49143	6,8	10	Leyland Cypress (Cupressus x leylandii)		1	1	Remove
49144	7	8	Leyland Cypress (Cupressus x leylandii)		1	1	Remove
49145	8	4	Leyland Cypress (Cupressus x leylandii)		1	1	Remove
49146	9	5	Leyland Cypress (Cupressus x leylandii)		1	1	Remove
49147	9	9	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
49148	9	10	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49149	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
49150	10	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
49151	8	7	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49152	6	6	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49153	8	4	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49154	8	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
49155	8	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
49156	7	3	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49157	10	4	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49158	9	3	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49159	8	4	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49160	9	3	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49161	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
49162	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
49163	9	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
49164	12	10	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
49191	10	12	Norway Maple (Acer platanoides)		1	1	Remove
49233	6	11	Norway Spruce (Picea abies)		1	1	Remove
49234	7	5	Ponderosa Pine (Pinus ponderosa)		1	1	Remove
49235	8	8	Scotch Pine (Pinus sylvestris)		1	1	Remove
49238	19	12	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49239	9	5	Incense Cedar (Calocedrus decurrens)		1	1	Remove
49242	15	13	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49243	15	11	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49245	9	11	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49246	6	6	Western Redcedar (Thuja plicata)		1	1	Remove
49247	8	7	Horse Chestnut (Aesculus hippocastanum)		1	1	Remove
49248	14	11	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
49256	10	6	Giant Sequoia (Sequoiadendron giganteum)		1	1	Remove
49258	7	6	Western Redcedar (Thuja plicata)		1	1	Remove
49261	9	11	Cherry (Prunus spp.)		1	1	Remove
49341	33	34	Black Walnut (Juglans nigra)	Some broken and dead limbs	2	1	Remove
49344	43	32	Black Walnut (Juglans nigra)	Some broken and dead limbs	2	1	Remove
49380	6, 6, 6, 6, 8,	13	English Holly (Ilex aquifolium)		1	1	Remove
49422	10	10	American Elm (Ulmus americana)	Broken top; Many broken limbs	2	3	Remove

Detailed Tree Inventory for Frog Pond O'Hogan

AKS Job No. [10411] - Evaluation Date: 05/10/2024 - Evaluated by: BRK

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
49424	11	21	American Elm (Ulmus americana)	1-sided canopy (S)			Remove
49445	26	22	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49449	13	9	Douglas-fir (Pseudotsuga menziesii)	Broken at 30'	3	3	Remove
49450	15	16	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49451	20	16	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49454	17	16	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49468	9	11	Oregon Ash (Fraxinus latifolia)		1	1	Remove
49483	21	7	Giant Sequoia (Sequoiadendron giganteum)	Dead at very top	2	1	Remove
49484	9	13	Deodar Cedar (Cedrus deodara)		1	1	Remove
49487	6	5	Mountain Ash (Sorbus americana)	Many bore holes	2	2	Remove
49488	10	7	Blue Atlas Cedar (Cedrus atlantica)		1	1	Remove
49489	8	6	Weeping Cypress (Chamaecyparis spp.)		1	1	Remove
49490	8	7	Blue Spruce (Picea pungens)		1	1	Remove
49493	8	10	American Elm (Ulmus americana)	Broken tops; Lean (SW)	2	3	Remove
49495	16	20	American Elm (Ulmus americana)	lean (W); Some dead branches	1	2	Remove
49496	16	21	American Elm (Ulmus americana)	Lean (S)	1	2	Remove
49497	22	22	American Elm (Ulmus americana)	Lean (E)	1	2	Remove
49500	15, 25, 27, 28	32	Horse Chestnut (Aesculus hippocastanum)	Sluffing bark; Dead wood in base; Bore holes; Some limbs pruned for overhead wires	2	3	Remove
49579	17	14	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49580	8	4	Giant Sequoia (Sequoiadendron giganteum)		1	1	Remove
49582	10	10	Blue Atlas Cedar (Cedrus atlantica)		1	1	Remove
49583	6	3	Incense Cedar (Calocedrus decurrens)		1	1	Remove
49584	10	6	Incense Cedar (Calocedrus decurrens)		1	1	Remove
49585	19	14	Douglas-fir (Pseudotsuga menziesii)	Some limbs pruned for overhead wires	1	1	Remove
49586	9	10	Arizona Cypress (Cupressus arizonica)		1	1	Remove
49587	7	12	Rhododendron (Rhododendron spp.)		1	1	Remove
49588	10	11	Oregon White Oak (Quercus garryana)		1	1	Remove
49589	37	30	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49590	9	13	Redwood (Sequoia sempervirens)		1	1	Remove
49591	7	7	Norway Maple (Acer platanoides)	Cavity with decay up bole; Sluffing bark; Dieback	3	2	Remove
49663	15	13	Lodgepole Pine (Pinus contorta)	Topped for overhead wires; Lean (S)	2	3	Remove
49752	17	15	Redwood (Sequoia sempervirens)		1	1	Remove
49759	11	15	Purpleleaf Plum (Prunus cerasifera)	Failed codominant stem; Fungal growth on base; Dieback	2	3	Remove
49820	8	16	American Elm (Ulmus americana)		1	1	Remove
49822	6	15	American Elm (Ulmus americana)	broken top; 1-sided canopy (W)	2	3	Remove
49824	6	13	American Elm (Ulmus americana)	broken top; 1-sided canopy (W)	2	3	Remove
49825	10	9	American Elm (Ulmus americana)	broken top; 1-sided canopy (W)	2	3	Remove
49828	27	17	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49830	9,9	13	English Walnut (Juglans regia)	Many broken limbs with decay; In significant decline	3	3	Remove
49831	7	8	Lodgepole Pine (Pinus contorta)	Broken at 6'	3	3	Remove
49857	19	19	Douglas-fir (Pseudotsuga menziesii)	OFFSITE	1	1	Preserve
49858	17	20	Douglas-fir (Pseudotsuga menziesii)	OFFSITE; Historically broken top; Crooked top	2	2	Preserve
49859	16	19	Douglas-fir (Pseudotsuga menziesii)	OFFSITE	1	1	Preserve
49879	7	17	Cherry (Prunus spp.)	OFFSITE	1	1	Preserve
49889	9, 12	18	Cherry (Prunus spp.)	OFFSITE	1	1	Preserve
49904	7, 8, 8	0	English Walnut (Juglans regia)	Dead	3	3	Remove
49907	15	14	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49909	12	13	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49911	12	12	Douglas-fir (Pseudotsuga menziesii)		1	1	Remove
49976	6, 6, 8, 9	15	Incense Cedar (Calocedrus decurrens)		1	1	Remove
50007	6	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50009	9	5	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
50010	8	7	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50014	6	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50016	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50017	7	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
50018	6	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50056	7	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50057	6	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50058	8	7	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50059	6	4	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
50060	8	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50061	9	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50062	8	4	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
50063	6	8	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
50064	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
50065	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
50066	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
50067	9	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
50068	7	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
50069	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
50070	6	5	Norway Spruce (Picea abies)	Nursery Stock	1	1	Remove
50071	10	8	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
50072	14	10	Scotch Pine (Pinus sylvestris)	Nursery Stock	1	1	Remove
50078	2	1	Redbud (Cercis canadensis)	OFFSITE; Street Tree	1	1	Preserve
50137	2	1	Redbud (Cercis canadensis)	OFFSITE; Street Tree	1	1	Preserve
50265	2	1	Redbud (Cercis canadensis)	OFFSITE; Street Tree	1	1	Preserve
50578	2	1	Redbud (Cercis canadensis)	OFFSITE; Street Tree	1	1	Preserve
50686	2	1	Redbud (Cercis canadensis)	OFFSITE; Street Tree	1	1	Preserve
50725	2	1	Redbud (Cercis canadensis)	OFFSITE; Street Tree	1	1	Preserve
51027	7	0	English Hawthorn (Crataegus monogyna)	OFFSITE; Dead (~15')	3	3	Preserve
51028	6,7	6	English Hawthorn (Crataegus monogyna)	Dead tops; Broken tops; In decline	3	3	Remove
51029	10	10	English Hawthorn (Crataegus monogyna)	Dead tops; Broken tops; In decline	3	3	Remove
51030							

Detailed Tree Inventory for Frog Pond O'Hogan

AKS Job No. [10411] - Evaluation Date: 05/10/2024 - Evaluated by: BRK

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
51032	6	0	Douglas-fir (Pseudotsuga menziesii)	LINE TREE; Dead (~30')	3	3	Remove
51033	11, 32	0	Douglas-fir (Pseudotsuga menziesii)	LINE TREE; Dead (~90')	3	3	Remove
51034	37	0	Douglas-fir (Pseudotsuga menziesii)	LINE TREE; Dead (~90')	3	3	Remove
51035	14	20	Norway Maple (Acer platanoides)		1	1	Remove
51036	11	0	Douglas-fir (Pseudotsuga menziesii)	Dead (~25')	3	3	Remove
51037	6	11	Willow (Salix spp.)	LINE TREE	1	1	Remove
51039	9	5	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51040	12	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51041	7	4	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51042	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51043	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51044	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51046	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51047	6	3	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51048	8	3	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51049	7	4	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51050	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51051	6	3	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51053	7	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51054	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51055	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51056	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51057	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51058	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51059	7	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51060	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51061	11	12	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51062	7	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51063	6	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51065	6	10	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51066	7, 8	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51067	6, 6, 7, 7	8	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51068	7	9	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51069	6, 8	6	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51071	7	7	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51072	14	10	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51073	8	10	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51074	8	7	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51075	7	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51076	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51077	9	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51078	9	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51079	6	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51087	6	6	Deodar Cedar (Cedrus deodara)	Nursery Stock	1	1	Remove
51088	9	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51089	6	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51090	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51091	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51095	10	8	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51096	10	6	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51097	9	7	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51098	6, 9	7	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51099	8	5	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
51104	9	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51108	6	4	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51109	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51110	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51114	10	8	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51115	6	4	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51116	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51117	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51118	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51120	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51121	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51122	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51123	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51124	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51125	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
51126	7	4	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51127	7	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51128	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51129	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51130	7	4	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51131	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51133	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51134	6	4	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51135	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51136	8	7	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51137	10	8	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51138	8	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
51139	9	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51140	8	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51141	6	7	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51142	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51143	6	7	Norway Maple (Acer platanoides)	Nursery Stock	1	1	Remove

Detailed Tree Inventory for Frog Pond O'Hogan

AKS Job No. [10411] - Evaluation Date: 05/10/2024 - Evaluated by: BRK

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
51144	8	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51145	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51146	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51147	7	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51148	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51149	6	6	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51150	6	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
51151	7	5	Douglas-fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove

Total # of Existing Trees Inventoried = 262

Total # of Existing Onsite Trees = 210

Total # of Existing Onsite Trees to be Preserved = 0

Total # of Existing Onsite Trees to be Removed = 210

Total # of Existing Line Trees = 11

Total # of Existing Line Trees to be Removed = 7

Total # of Existing Offsite Trees = 41

Total # of Existing Offsite Trees to be Preserved = 41

Total # of Existing Offsite Trees to be Removed = 0

***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.

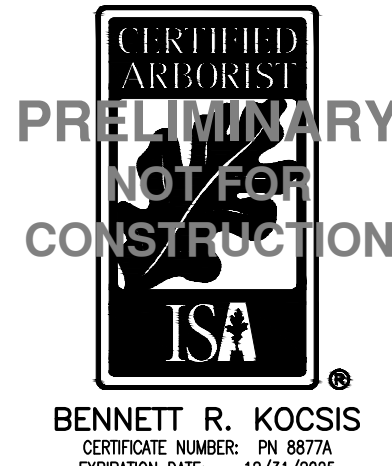
3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

Arborist Disclosure Statement:

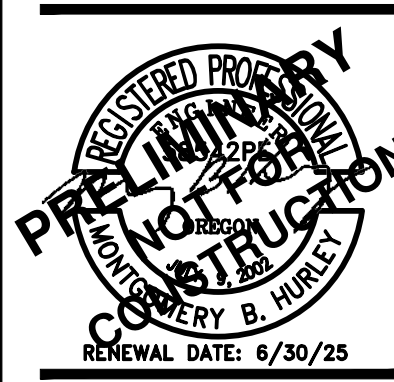
Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the 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 fail 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.

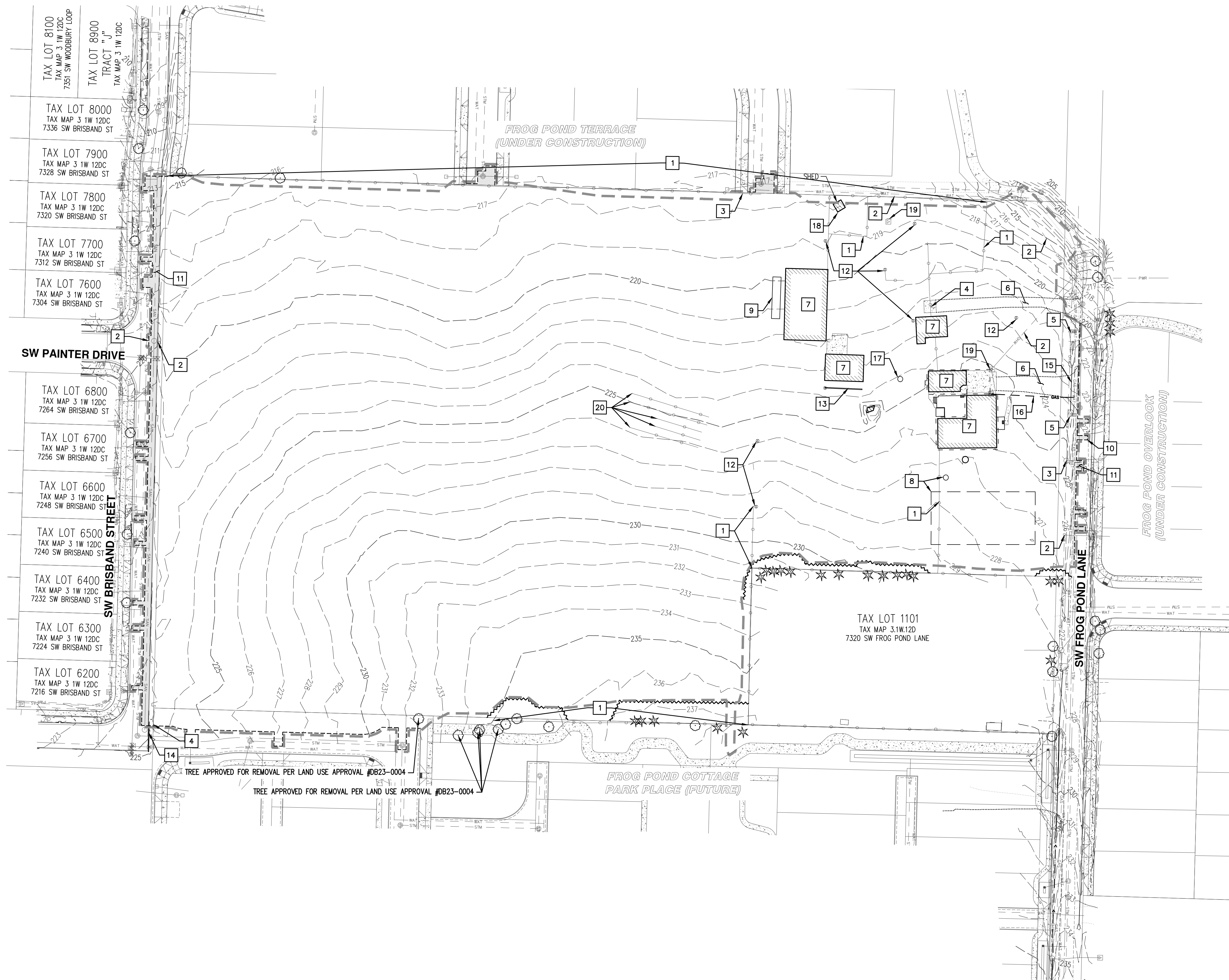
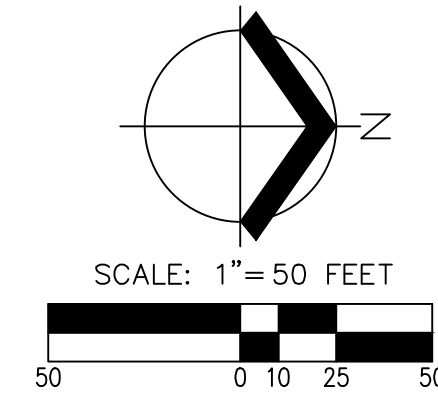
PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON



BENNETT R. KOCSIS
 CERTIFICATE NUMBER: PN 8877A
 EXPIRATION DATE: 12/31/2025



JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: LTP
 DRAWN BY: AC
 CHECKED BY: MBH



- # DEMOLITION KEYED NOTES**
1. REMOVE OR RELOCATE EXISTING FENCE. COORDINATE WITH ADJACENT PROPERTY OWNER FOR PERIMETER FENCING.
 2. REMOVE EXISTING OVERHEAD WIRE OR RELOCATE TO BE UNDERGROUND.
 3. REMOVE EXISTING UTILITY POLE.
 4. REMOVE EXISTING GATE.
 5. REMOVE EXISTING MAILBOX.
 6. REMOVE EXISTING GRAVEL DRIVEWAY.
 7. REMOVE EXISTING BUILDING AND ASSOCIATED STRUCTURES.
 8. DECOMMISSION EXISTING SANITARY SEPTIC TANK AND DRAIN FIELD.
 9. REMOVE EXISTING CONEX.
 10. SAWCUT LINE (TYP).
 11. REMOVE ASPHALT PAVEMENT TO SAWCUT LINE (TYP).
 12. REMOVE EXISTING HOSE BIB.
 13. REMOVE EXISTING RETAINING WALL.
 14. REMOVE EXISTING BARRICADE.
 15. REMOVE EXISTING STORM CULVERT.
 16. REMOVE EXISTING GAS LINE.
 17. DECOMMISSION EXISTING WELL.
 18. REMOVE EXISTING SHED.
 19. REMOVE EXISTING POWER AND ASSOCIATED WIRING.
 20. REMOVE EXISTING TRELLISES.

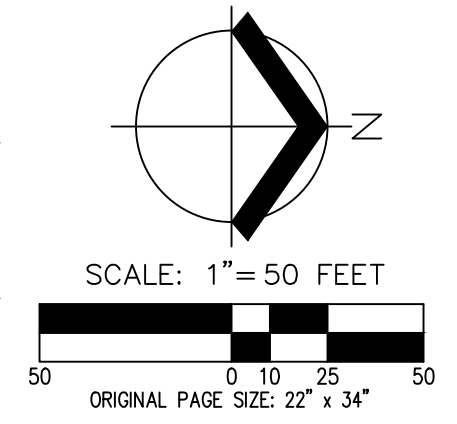
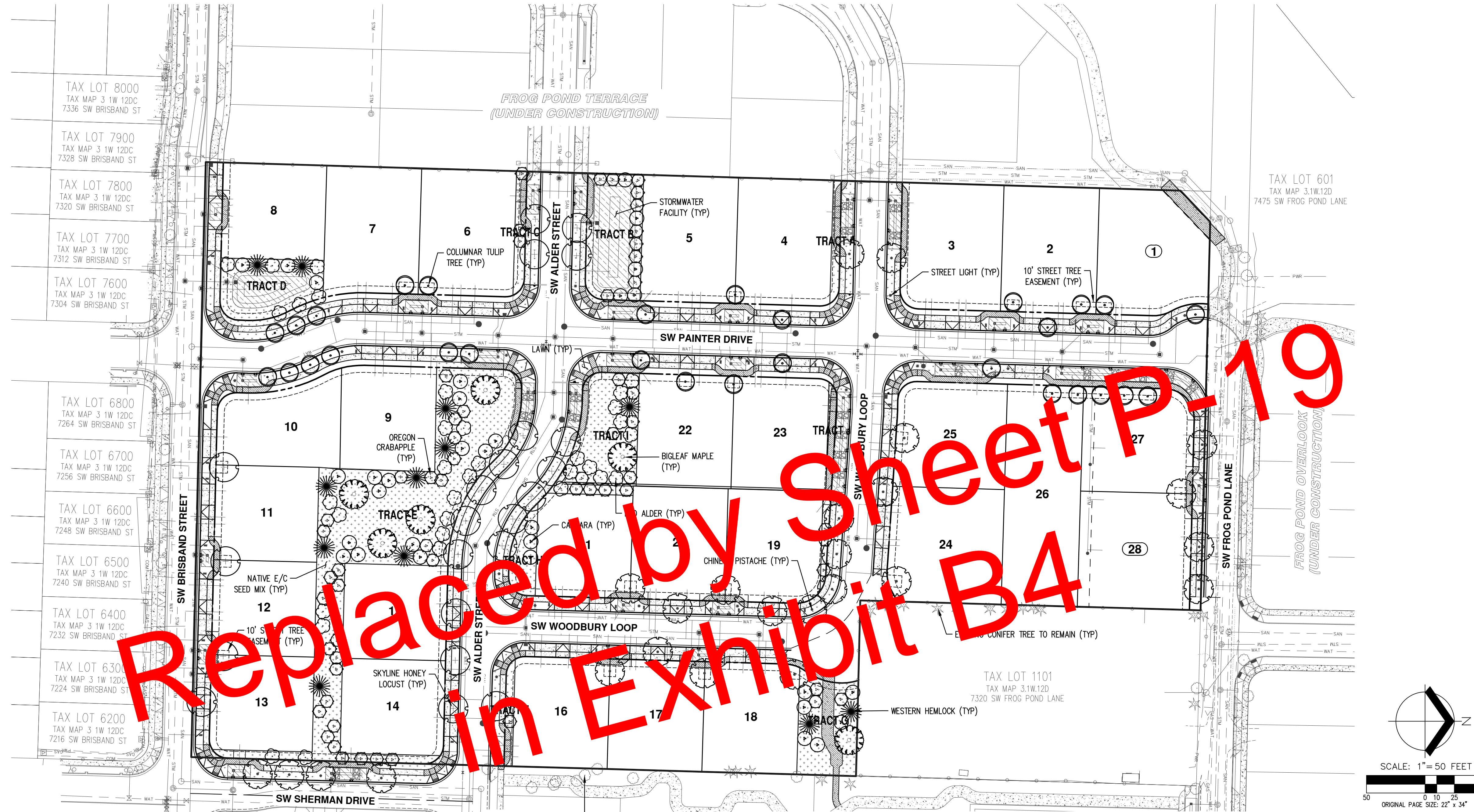
LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	234
EXISTING GROUND CONTOUR (5 FT)	---	235
LIMITS OF DISTURBANCE	---	
TREE PROTECTION FENCE (SEE SHEETS P-15, P-16, & P-17)	~~~~~	
EXISTING TREE TO REMAIN	☆ ○	
AC PAVEMENT TO BE REMOVED	□	

PRELIMINARY DEMOLITION PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PRELIMINARY
NO FIELD CONSTRUCTION
 COURTNEY B. HURLEY
 RENEWAL DATE: 6/30/25

JOB NUMBER:	10411
DATE:	08/09/2024
DESIGNED BY:	LTP
DRAWN BY:	AC
CHECKED BY:	MBH



GENERAL NOTE
 1. REFER TO SHEET P-20 FOR PRELIMINARY LANDSCAPE DETAILS AND NOTES.

PRELIMINARY PLANT SCHEDULE

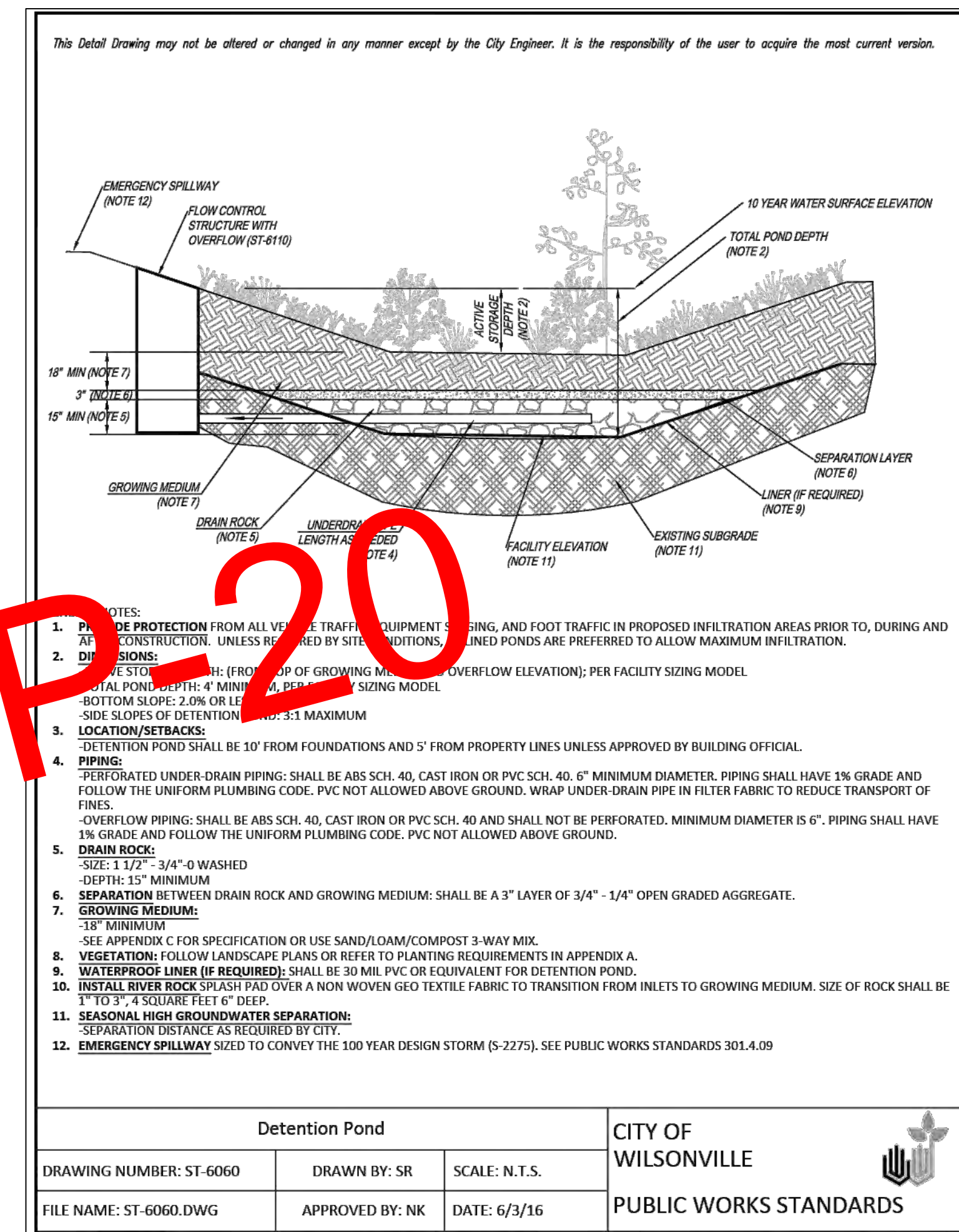
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	SYMBOL	QTY	DESCRIPTION
MITIGATION TREES								
	6	ACER MACROPHYLLUM (NATIVE/LOW WATER USAGE)	BIGLEAF MAPLE	2" CAL. B&B	AS SHOWN		12,395 SF ±	STORMWATER FACILITIES PLANTED PER CITY OF WILSONVILLE STANDARDS (MODERATE WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)
	33	ALNUS RUBRA (NATIVE/LOW WATER USAGE)	RED ALDER	2" CAL. B&B	AS SHOWN		35,762 SF ±	EROSION CONTROL SEED MIX: NATIVE E/C MIX - SUNMARK SEEDS (OR APPROVED EQUAL): MEADOW BARLEY (HORDEUM BRACHYANTHERUM) 40%; CALIFORNIA BROME (BROMUS CARINATUS) 35%; NATIVE RED FESCUE (FESTUCA RUBRA RUBRA) 20%; TUFTED HAIRGRASS (DESCHMPSIA CESPITOSA) 3%; SPIKE BENTGRASS (AGROSTIS EXERATA) 2%.
	59	MALUS FUSCA (NATIVE/LOW WATER USAGE)	OREGON CRABAPPLE	2" CAL. B&B	AS SHOWN	APPLY AT A RATE OF 1 LB PER 1,000 SQ FT, OR AS RECOMMENDED BY SUPPLIER. NATIVE/MODERATE WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)		
	31	RHAMNUS PURSHIANA (NATIVE/LOW WATER USAGE)	CASCARA	2" CAL. B&B	AS SHOWN	APPLY AT A RATE OF 1 LB PER 1,000 SQ FT, OR AS RECOMMENDED BY SUPPLIER. NATIVE/MODERATE WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)		
	12	TSUGA HETEROPHYLLA (NATIVE/LOW WATER USAGE)	WESTERN HEMLOCK	6" HT. B&B	AS SHOWN		11,100 SF ±	LAWN: NORTHWEST SUPREME LAWN SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL) DASHER 3 PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. DASHER 3) 35%; CUTTER II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. CUTTER II) 35%; GARNET CREEPING RED FESCUE (FESTUCA RUBRA VAR. GARNET) 15%; WINDWARD CHEWINGS FESCUE (FESTUCA RUBRA SPP FALLAX VAR. WINDWARD) 15%
TOTAL ONSITE MITIGATION TREES: 141								
STREET TREES								
	22	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'™ (LOW WATER USAGE)	SKYLINE HONEY LOCUST	2" CAL. B&B	AS SHOWN	APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER. (HIGH WATER USAGE - PERMANENT IRRIGATION)		
	29	LIRIODENDRON TULIPIFERA 'FASTIGIATA' (LOW WATER USAGE)	COLUMNAR TULIP TREE	2" CAL. B&B	AS SHOWN			
	25	PISTACIA CHINENSIS (LOW WATER USAGE)	CHINESE PISTACHE	2" CAL. B&B	AS SHOWN			
TOTAL STREET TREES: 76								
EXISTING TREES REMOVED: 217 NEW TREES PROPOSED TOTAL: 217								

PRELIMINARY LANDSCAPE PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

REGISTERED
 LANDSCAPE ARCHITECT
 PRELIMINARY
 NOT FOR
 CONSTRUCTION
 COPE ARCHITECTURE

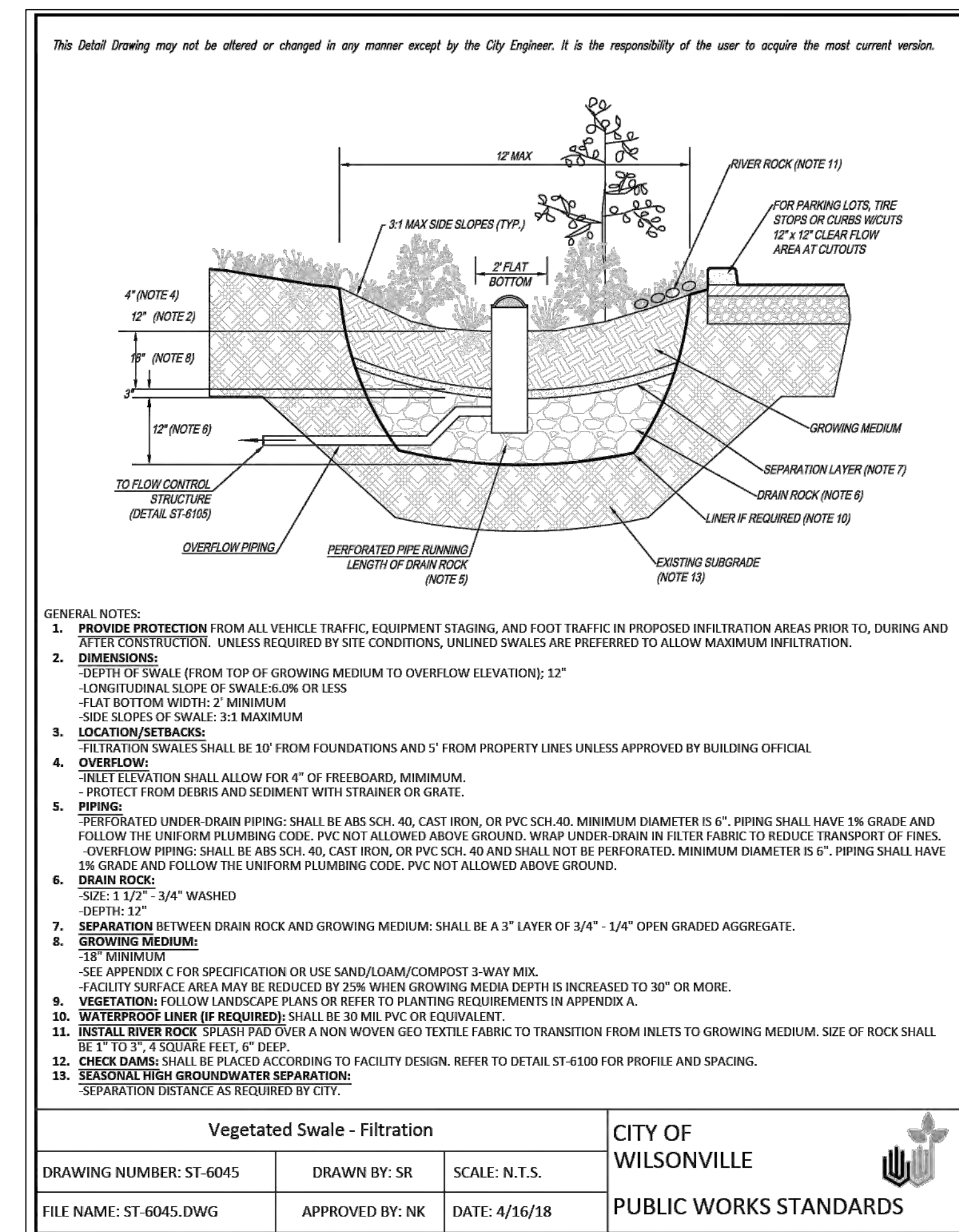
JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: TEB
 DRAWN BY: CLM
 CHECKED BY: TEB

Replaced by Sheet P-20
in Exhibit B4



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 (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.
- 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:
 - TRACTS A, C, E, F, G, H, I, J OPEN SPACE AND TRACTS B AND D STORMWATER FACILITIES: 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 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 ABUTTING INDIVIDUAL LOTS, WATERED, AND MAINTAINED BY THE ADJACENT LANDOWNER/HOMEOWNER 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 SEEDING 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 SEED BY HOMEOWNER.



JOB NUMBER:	10411
DATE:	08/09/2024
DESIGNED BY:	TEB
DRAWN BY:	CLM
CHECKED BY:	TEB