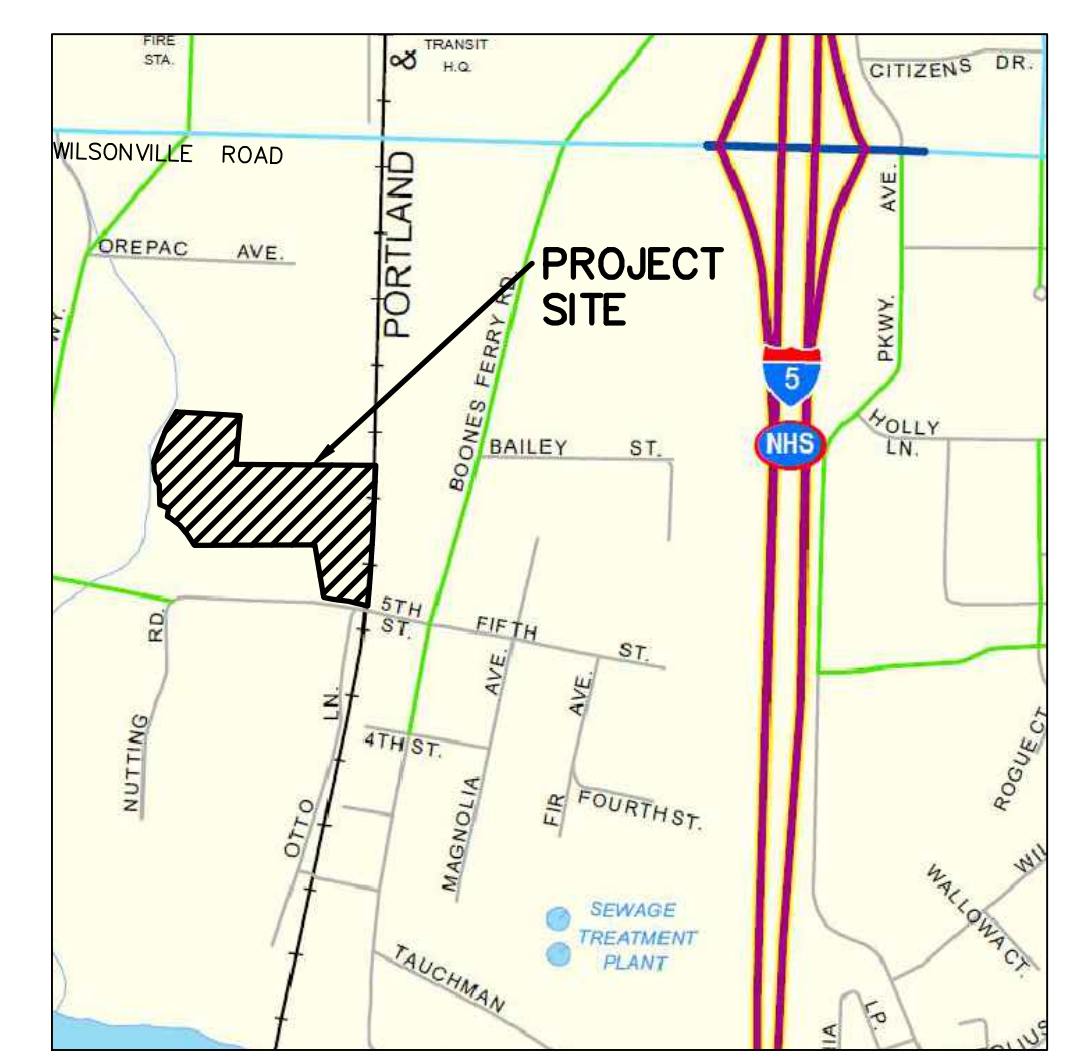
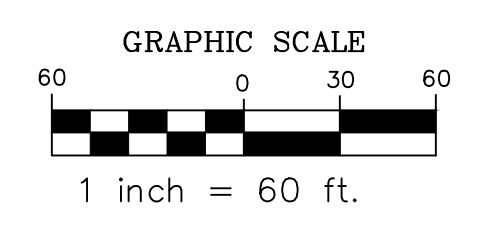


TAX ID: 3 1 W 23B 600
 EXISTING APPROX. AREA: 572,706 SF
 REVISED APPROX. AREA: 301,384 SF

NOTE: THIS LOT IS NOT BEING ADJUSTED

TAX ID: 3 1 W 23B 701
 NOTE: THIS LOT IS NOT BEING ADJUSTED

APPROX. AREA OF LAND BEING ADJUSTED: 271,322 SF



VICINITY MAP
 NTS

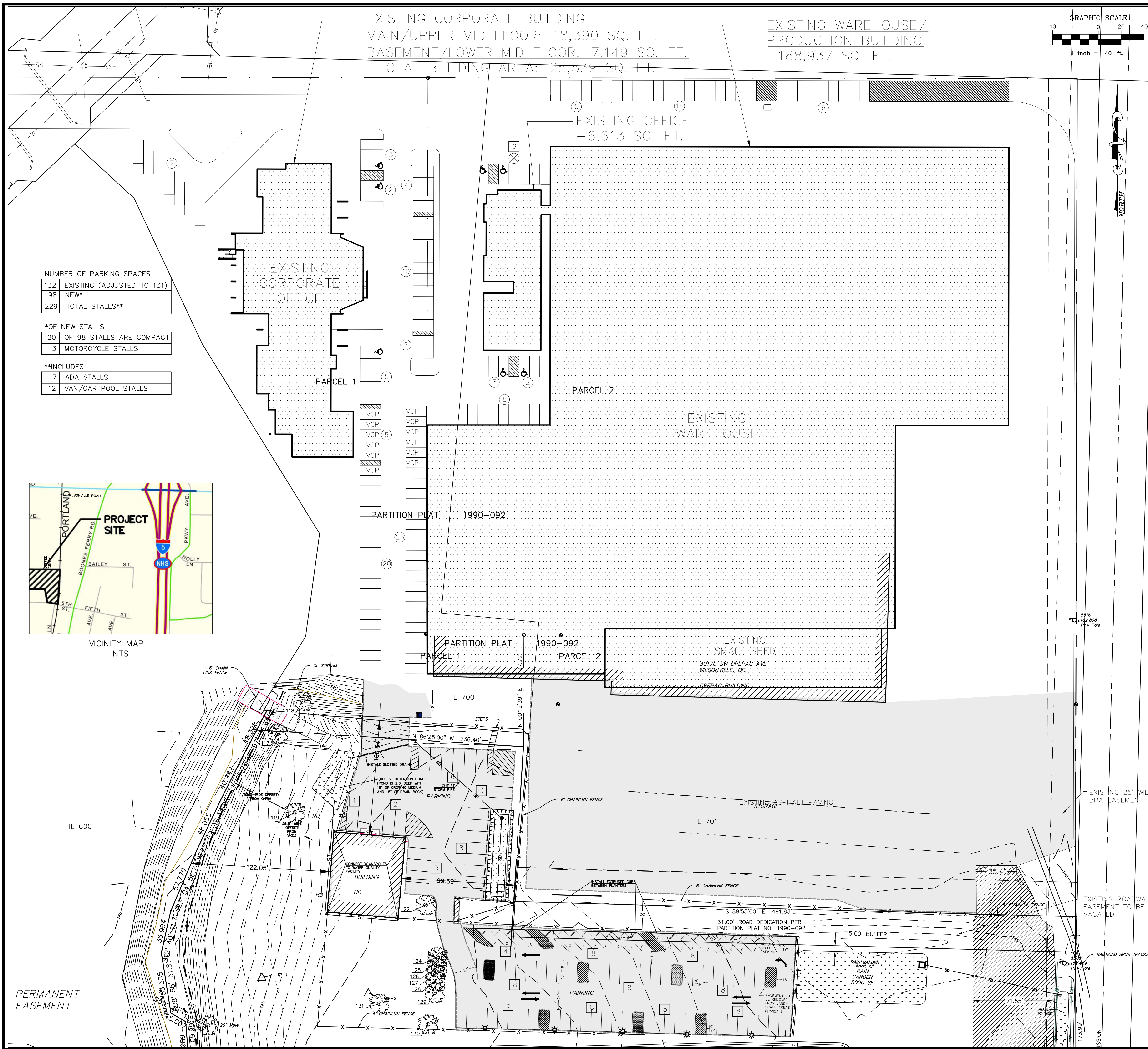
REVISIONS	BY

OREPAC PARKING & DRIVEWAY IMPROVEMENTS
 WALENS CONSTRUCTION

LOT LINE ADJUSTMENT

SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
 DRAWING: 22--dmg

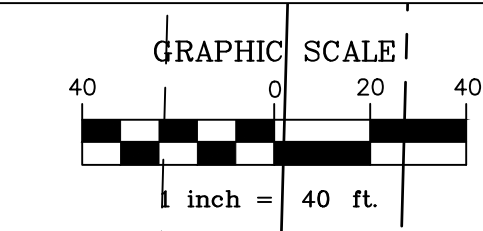
DATE: JUNE 13, 2024
 SCALE: 1" = 60'
 DRAWN: DMB
 JOB: SGL17-023
 SHEET: **C1**
 OF 1 SHEETS 4



EXISTING CORPORATE BUILDING
 MAIN/UPPER MID FLOOR: 18,390 SQ. FT.
 BASEMENT/LOWER MID FLOOR: 7,149 SQ. FT.
 -TOTAL BUILDING AREA: 25,539 SQ. FT.

EXISTING WAREHOUSE/
 PRODUCTION BUILDING
 -188,937 SQ. FT.

EXISTING OFFICE
 -6,613 SQ. FT.



NUMBER OF PARKING SPACES

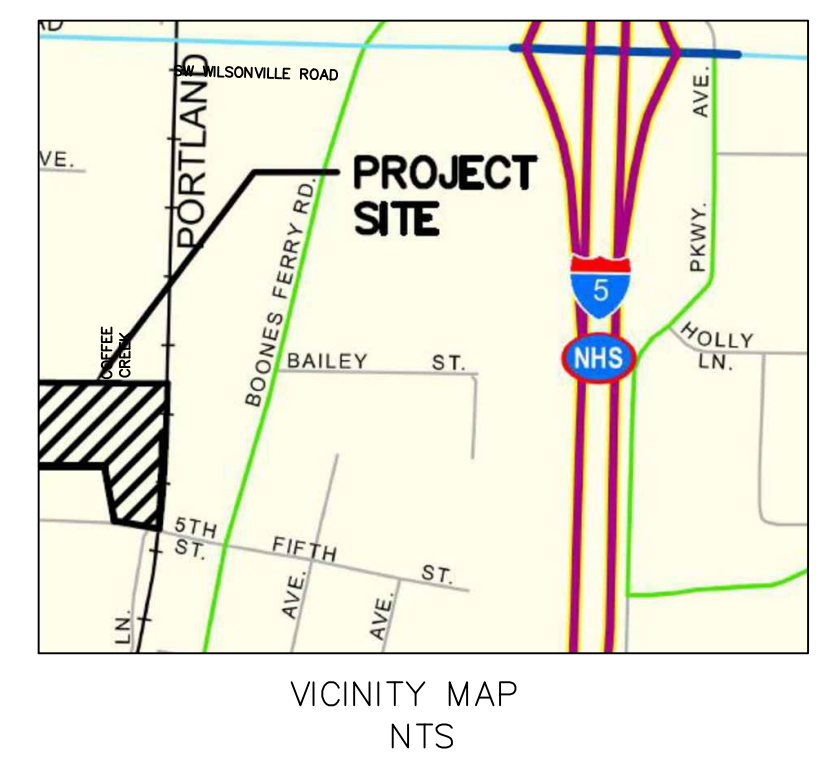
132	EXISTING (ADJUSTED TO 131)
98	NEW*
229	TOTAL STALLS**

*OF NEW STALLS

20	OF 98 STALLS ARE COMPACT
3	MOTORCYCLE STALLS

**INCLUDES

7	ADA STALLS
12	VAN/CAR POOL STALLS



- NOTES:
- ELEVATIONS ARE BASED ON NAVD88 SURVEY CONTROL SET IN SURVEY NO. 2017-241 AND IDENTIFIED AS OTAK CONTROL POINTS.
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TREE LIST

117	27" FIR
118	7" DEC
119	92" FIR
122	58" MAPLE
124	22" PINE
125	28" PINE
126	26" PINE
127	25" PINE
128	20" PINE
129	39" PINE
130	32" PINE
131	33" DEC

LEGEND

	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	CLEAN OUT
	AREA DRAIN OR CATCH BASIN
	CURB INLET
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	STREET / PARKING LIGHT
	UTILITY POLE
	ELECTRIC VAULT
	UTILITY BOX
	SIGN POST
	COMMUNICATION VAULT
	COMMUNICATION RISER
	GUY ANCHOR
	IRRIGATION CONTROL BOX
	BOLLARD / GATE POST
	POWER BOX
	AIR CONDITIONING UNIT
	GAS METER
	GAS VALVE
	MAIL BOX
	TEST PIT AS NOTED
-E-	UNDERGROUND POWER LINE
-G-	UNDERGROUND GAS LINE
-OH-	OVERHEAD UTILITY LINE
-SD-	UNDERGROUND STORM LINE
-SS-	UNDERGROUND SANITARY LINE
-T-	UNDERGROUND COMMUNICATION LINE
-W-	UNDERGROUND WATER LINE
-X-	FENCE LINE AS NOTED
000.0 GRD X	GROUND SHOT - SPOT ELEVATION
000.0 EC X	EDGE OF CONCRETE - SPOT ELEVATION
000.0 TC X	TOP OF CURB - SPOT ELEVATION
000.0 GUT X	GUTTER FLOWLINE - SPOT ELEVATION
000.0 EG X	EDGE OF GRAVEL - SPOT ELEVATION
000.0 TW X	TOP OF WALL - SPOT ELEVATION
000.0 AC X	AC PAVEMENT - SPOT ELEVATION
000.0 EP X	EDGE OF PAVEMENT - SPOT ELEVATION
000.0 FF X	FINISH FLOOR - SPOT ELEVATION
000.0 HD X	EDGE OF WATER - SPOT ELEVATION
	DECIDUOUS TREE
	CONCRETE
	PAVEMENT
C	COMPACT PARKING STALL
EV	FUTURE ELECTRIC VEHICLE CHARGING STALL
VCP	VANPOOL / CARPOOL STALL
	PARKING STALL CHANGE

REVISIONS BY

OREPAC PARKING & DRIVEWAY IMPROVEMENTS
 WALENS CONSTRUCTION

Preliminary Parking Plan

SISUL ENGINEERING
 376 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188

DATE: JUNE 13, 2024
 SCALE: 1"=40'
 DRAWN: DB
 JOB: 17-023
 SHEET: Q2
 OF 2 SHEETS 4

REVISIONS	BY

OREPAC PARKING & DRIVEWAY IMPROVEMENTS
WALENS CONSTRUCTION

Preliminary Grading Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188

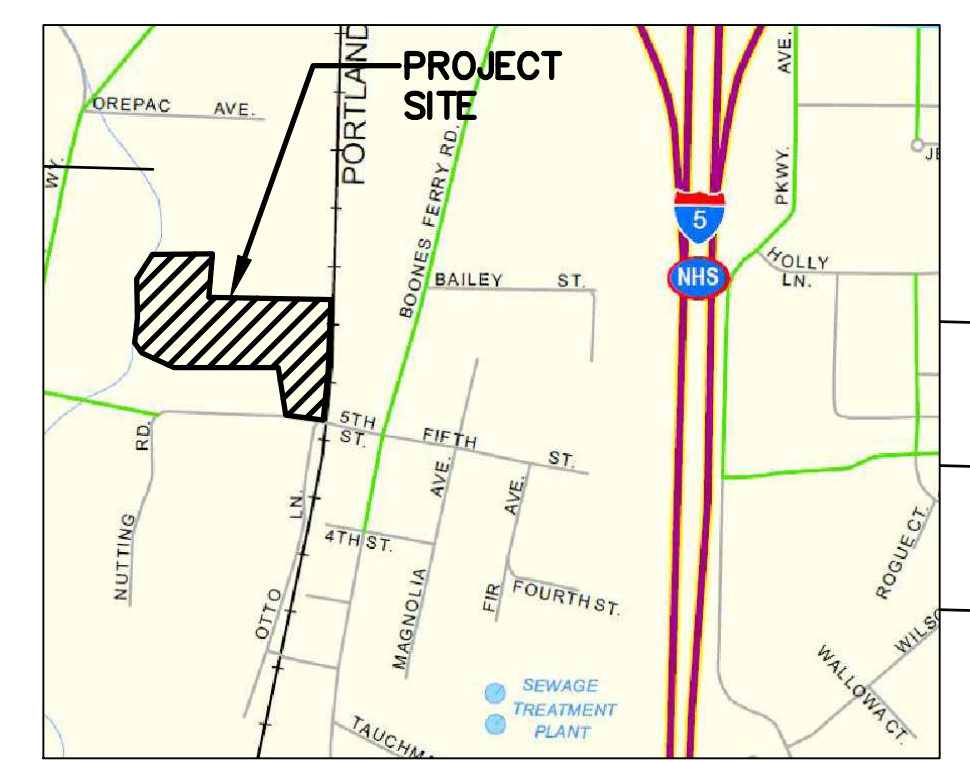
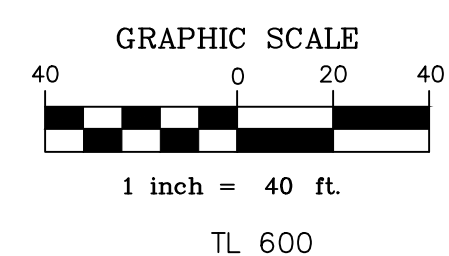
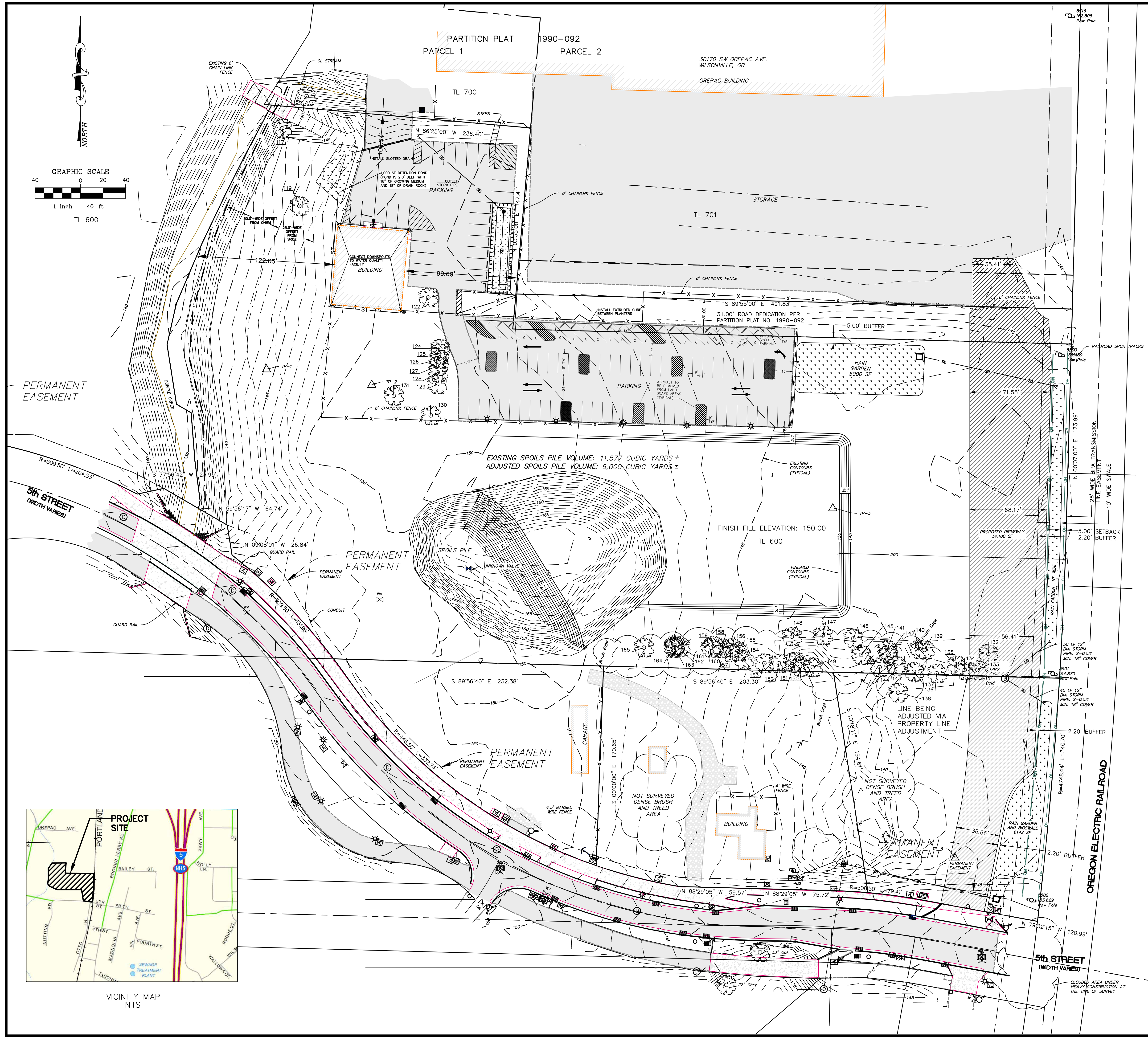
DATE	June 13, 2024
SCALE	1"=40'
DRAWN	DB
JOB	17-023
SHEET	3
OF 3 SHEETS 4	

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LEGEND	
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	STORM DRAIN MANHOLE
	CLEAN OUT
	AREA DRAIN OR CATCH BASIN
	CURB INLET
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	STREET / PARKING LIGHT
	UTILITY POLE
	ELECTRIC VAULT
	UTILITY BOX
	SIGN POST
	COMMUNICATION VAULT
	COMMUNICATION RISER
	GUY ANCHOR
	IRRIGATION CONTROL BOX
	BOLLARD / GATE POST
	POWER BOX
	AIR CONDITIONING UNIT
	GAS METER
	GAS VALVE
	MAIL BOX
	TEST PIT AS NOTED
	UNDERGROUND POWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND WATER LINE
	FENCE LINE AS NOTED
	GROUND SHOT - SPOT ELEVATION
	EDGE OF CONCRETE - SPOT ELEVATION
	TOP OF CURB - SPOT ELEVATION
	GUTTER FLOWLINE - SPOT ELEVATION
	EDGE OF GRAVEL - SPOT ELEVATION
	TOP OF WALL - SPOT ELEVATION
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	EDGE OF WATER - SPOT ELEVATION
	DECIDUOUS TREE
	CONCRETE
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126	26" PINE
127	25" PINE
128	20" PINE
129	39" PINE
130	32" PINE
131	33" DEC
132	13" DEC
133	10" DEC
134	16" DEC
135	17" DEC
136	20" MAPLE
137	35" MAPLE
138	56" PINE
139	14" MAPLE
140	14" MAPLE
141	10" DEC
142	6" DEC
143	15", 19" MAPLE
144	30" DEC
145	15" DEC
146	18" MAPLE
147	18" MAPLE
148	12" MAPLE
149	24" MAPLE
150	18" MAPLE
151	14" MAPLE
152	25" PINE
153	7" DEC
154	12" DEC
155	14" DEC
156	7" DEC
157	12" DEC
158	15" DEC
159	(2) 9" DEC
160	15" DEC
161	12" DEC
162	9" DEC
163	12" DEC
164	12" DEC
165	10", 12" DEC



SHEET INDEX

L0.01	LANDSCAPE GENERAL INFORMATION
L0.02	LANDSCAPE STORMWATER NOTES AND SCHEDULES
L1.10	PLANTING PLAN
L1.11	PLANTING PLAN
L5.10	DETAILS

LANDSCAPE NOTES

GENERAL

- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON.
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

PLANTING

- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUND COVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIFZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

IRRIGATION

- ALL NEW PLANTING AREAS TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION ZONES TO BE VALVED ACCORDING TO PLANT TYPES, EXPOSURE, AND MICROCLIMATIC CONDITIONS.
- ASSESS EXISTING IRRIGATION SYSTEM FOR FUNCTIONALITY AND ABILITY TO ACCOMMODATE ALL NEW LANDSCAPE AREAS.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- SYSTEM SHALL SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
- CONTRACTOR SHALL DIG WITH CARE AND REPAIR OR REPLACE ANY DAMAGE TO PRE CONSTRUCTION CONDITIONS USING MATERIALS MATCHING EXISTING SYSTEM.
- MINIMIZE IMPACTS TO EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. TRENCH UNDER ROOTS GREATER THAN 2-INCHES IN DIAMETER. ARBORIST SHALL BE PRESENT FOR ANY TRENCHING WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- CONTRACTOR TO LOCATE AND VERIFY LOCATION AND CONDITION OF POINT OF CONNECTION, CONTROLLER AND VALVES ONSITE. CONTRACTOR SHALL UTILIZE EXISTING POINT OF CONNECTION AND CONTROLLER.

ZONING COMPLIANCE

SECTION 4.176(.03)

TOTAL SITE AREA	307,500 SF	
TOTAL SITE LANDSCAPE AREA	220,881 SF	71.7%
TOTAL NEW PARKING LOT AREA	42,745 SF	
TOTAL NEW PARKING LOT LANDSCAPE AREA	14,546 SF	34.0%

SECTION 4.176(.06)

SHRUBS AND GROUND COVER
SHRUBS ARE 2-GAL OR BETTER. NATIVE TOPSOIL WILL BE STOCKPILED OFFSITE, REUSED, AND AMENDED WITH COMPOST. GROUND COVER IS SIZED TO PROVIDE AT LEAST 80% COVERAGE WITHIN 3 YEARS.

TREES

PRIMARY TREES ARE 2-INCH CALIPER OR BETTER. SECONDARY TREES ARE 1.75 TO 2-INCH CALIPER OR BETTER. ACCENT TREES ARE 1.75-INCH CALIPER OR BETTER. LARGE CONIFER TREES ARE 8-FOOT TALL OR BETTER. MEDIUM CONIFER TREES ARE 5-FOOT TALL OR BETTER.

PLANT SPECIES

THE LANDSCAPE CONSISTS OF EXISTING LANDSCAPING AND/OR NATIVE VEGETATION TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION AND NATIVE AND DROUGHT TOLERANT PLANT MATERIAL. PLANT MATERIAL PROVIDED HAS BEEN CROSS-REFERENCED WITH THE CITY'S LIST OF PROHIBITED PLANT MATERIALS.

SECTION 4.176(.07)

INSTALLATION AND MAINTENANCE
SEE PLANTING NOTES THIS SHEET. PLANT MATERIAL REQUIRED BY CODE SHALL BE CONTINUOUSLY MAINTAINED BY OWNER AND REPLACED IN KIND WITHIN ONE GROWING SEASON IF DEAD.

IRRIGATION

SEE IRRIGATION NOTES THIS SHEET. PERMANENT SYSTEM TO BE A DEFERRED SUBMITTAL PROVIDED BY LANDSCAPE CONTRACTOR.

SECTION 4.176(.09)

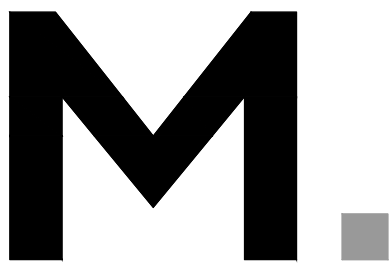
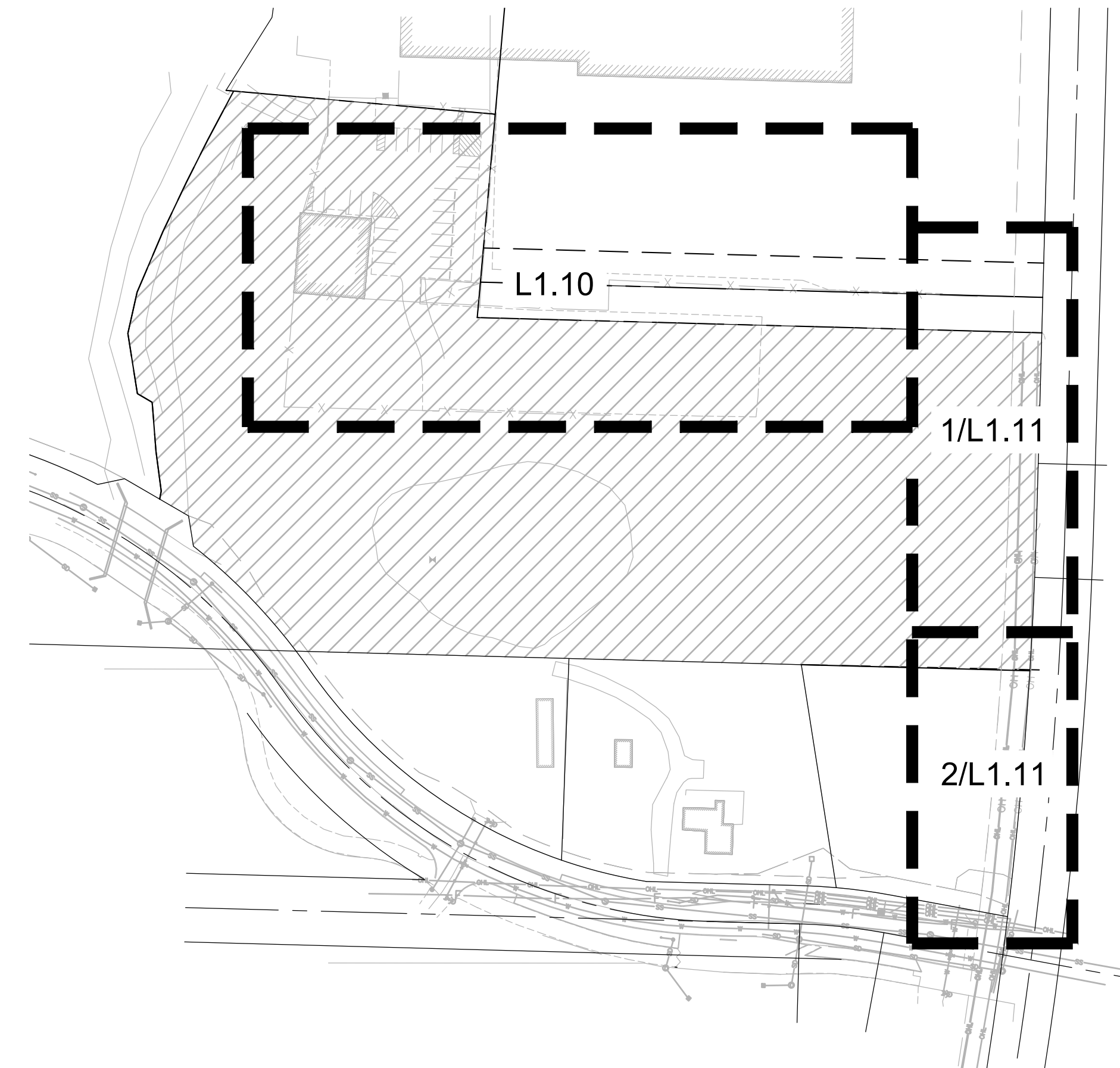
PLANT MATERIAL LIST
SEE PLANT SCHEDULE THIS SHEET.

WATER USAGE

THE LANDSCAPE CONSISTS OF NATIVE AND DROUGHT TOLERANT PLANT MATERIAL. THE FULL SITE FALLS WITHIN THE LOW WATER USAGE CATEGORY C REQUIRING LESS THAN ONE INCH PER WEEK.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE		QTY	REMARKS
TREES					
	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	2" CAL. B&B		4	SIZE AT MATURITY: 50' H X 50' W
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" CAL. B&B		6	SIZE AT MATURITY: 70' H X 50' W
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS					
	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF JAPANESE BARBERRY	2 GAL.	36" o.c.	54	
	CORNUS SERICEA 'KELSEY' KELSEY RED TWIG DOGWOOD	2 GAL.	36" o.c.	32	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING		REMARKS
GROUND COVERS					
	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	1 GAL.	18" o.c.		
	STORMWATER ZONE B	---			SEE STORMWATER SCHEDULE L0.02
	STORMWATER ZONE A	---			SEE STORMWATER SCHEDULE L0.02



Architecture - Interiors
Planning - Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993

www.mcknze inc

MACKENZIE

Client
OREPAC

Project
**OREPAC PARKING
& DRIVEWAY
IMPROVEMENTS**

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**LANDSCAPE
GENERAL
NOTES**

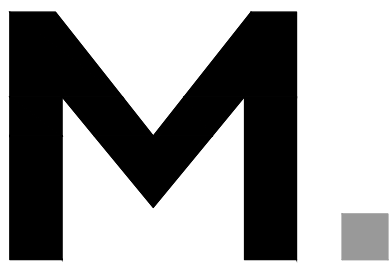
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JOB NO. **2220061.00**

LAND USE RESUBMITTAL 6/20/2024

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Architecture - Interiors
Planning - Engineering

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
PLANTING PLAN

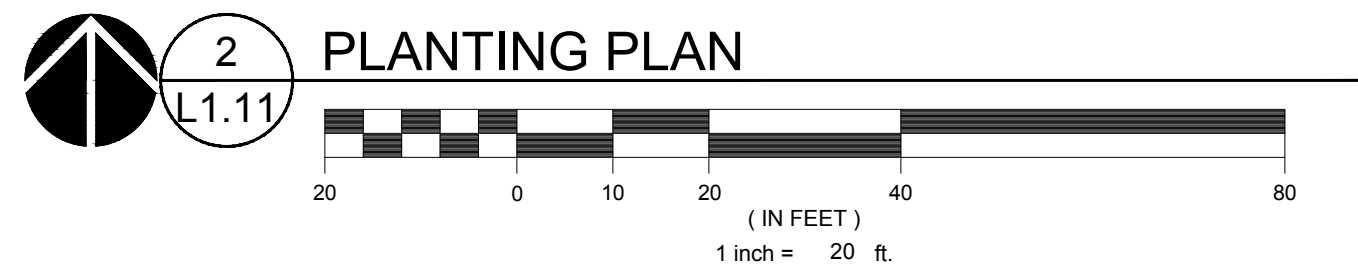
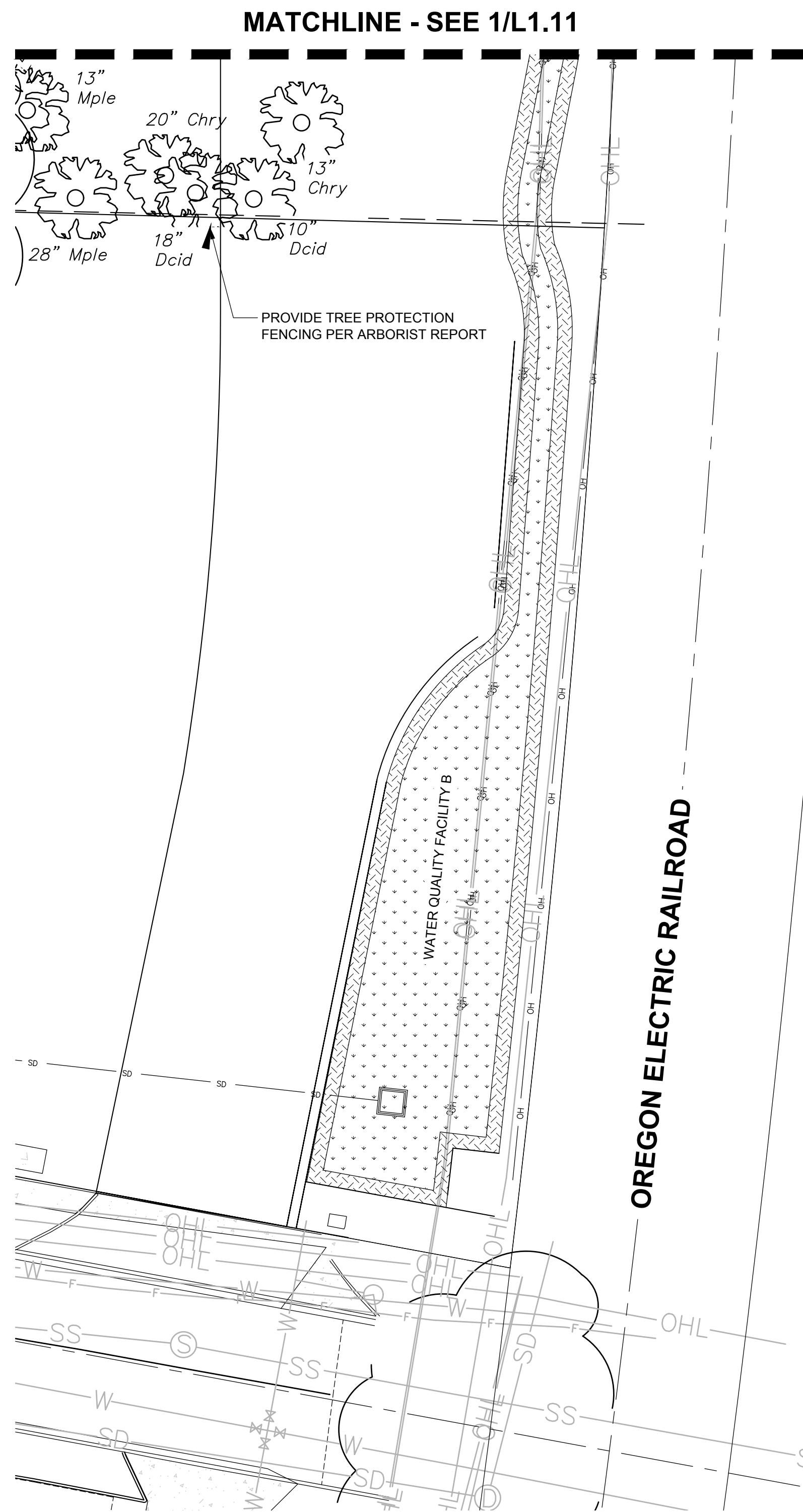
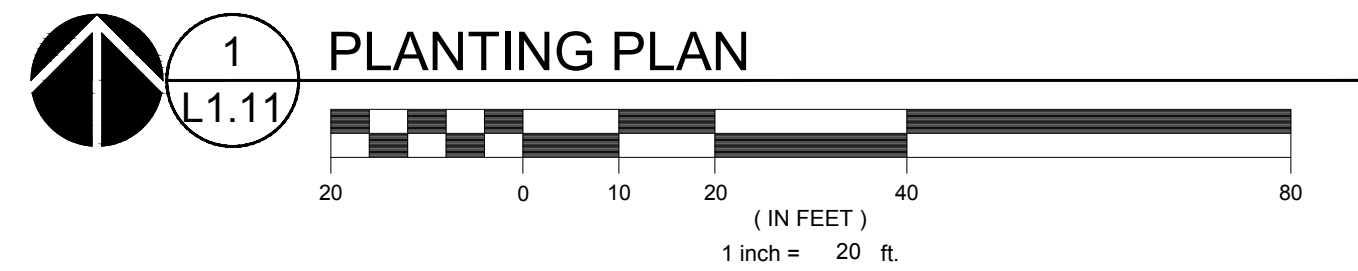
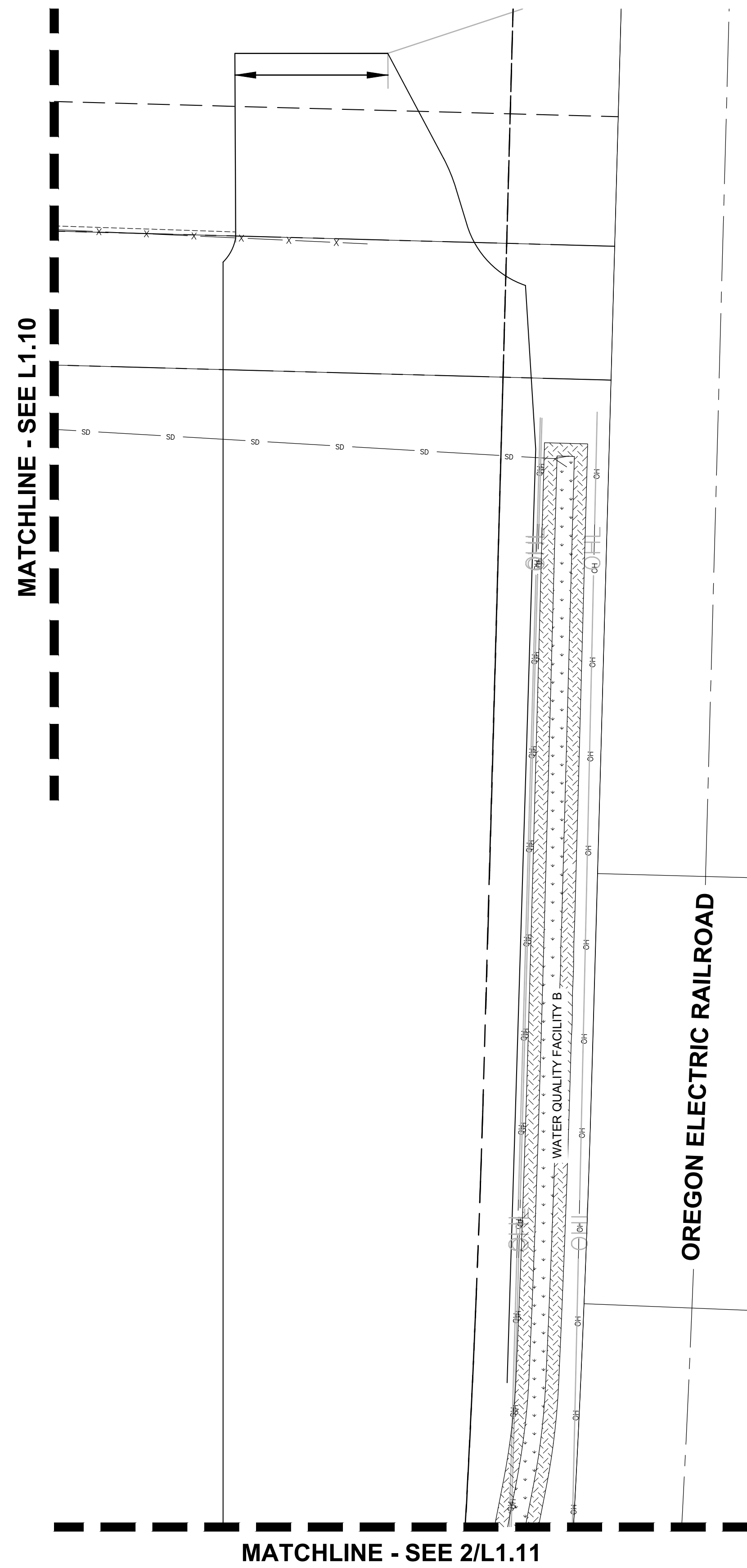
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JOB NO.
2220061.00

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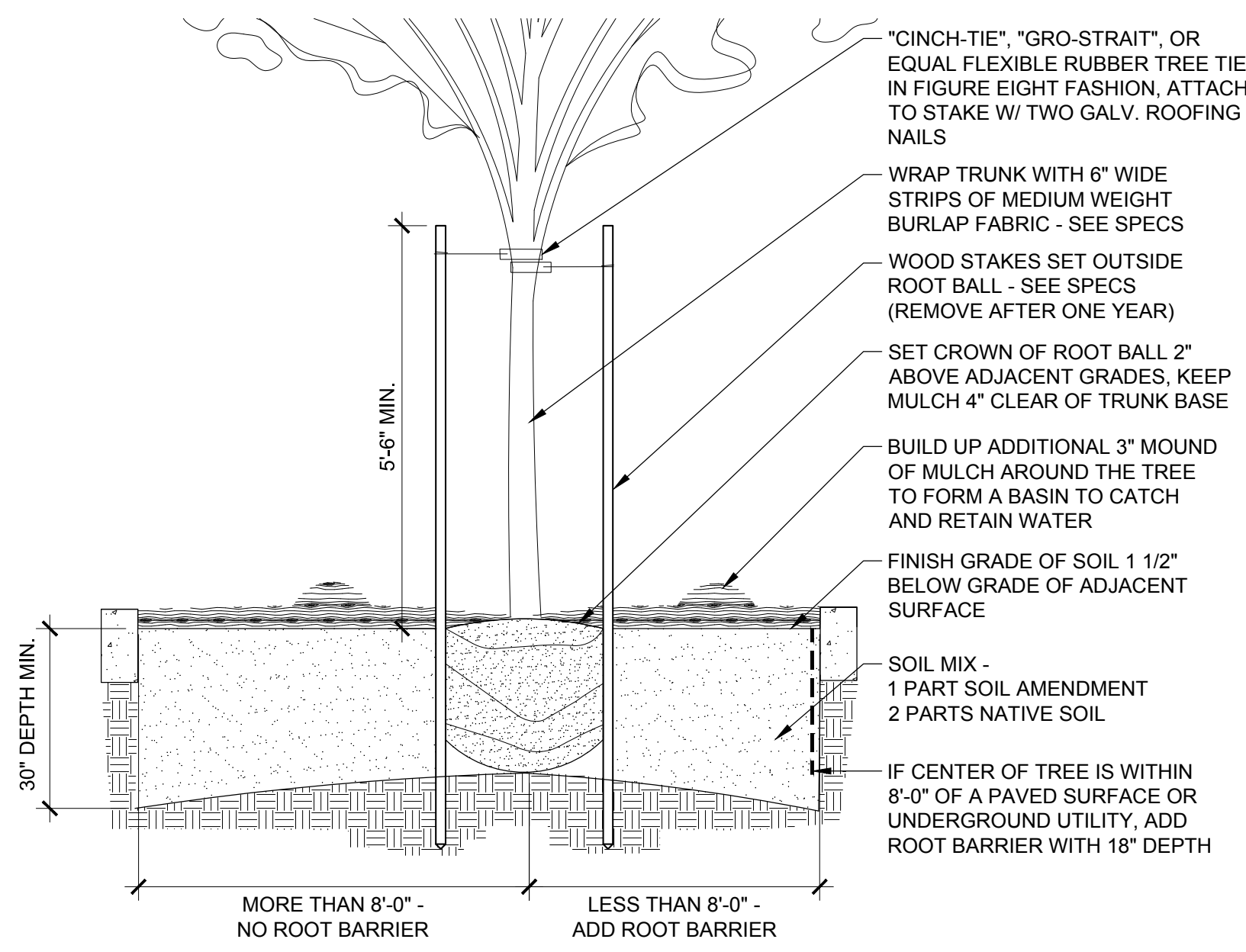
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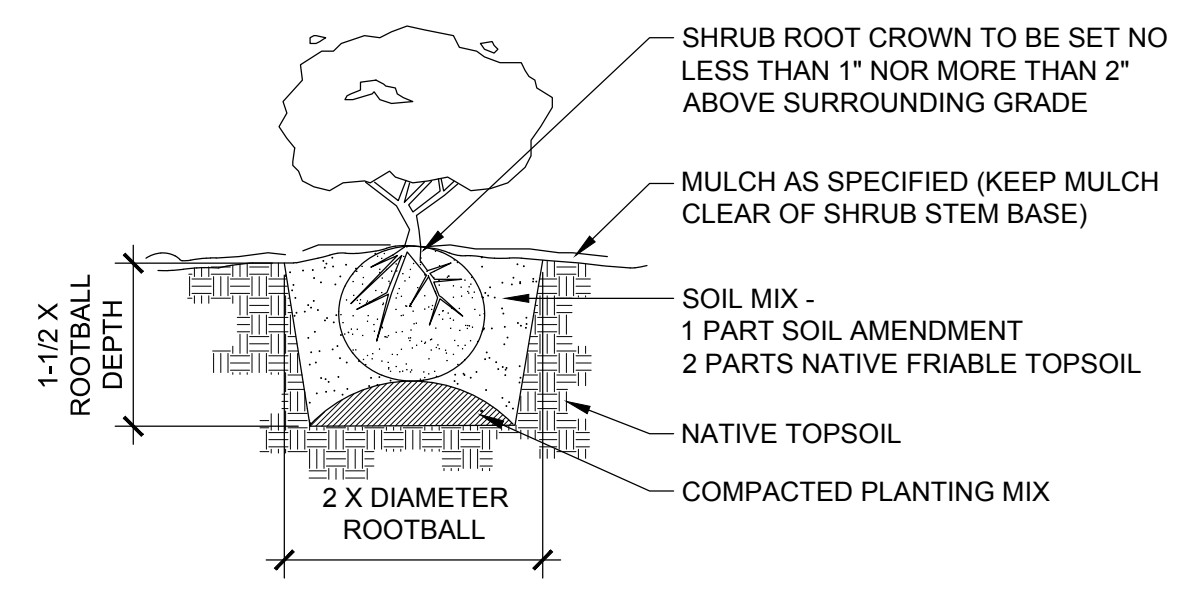
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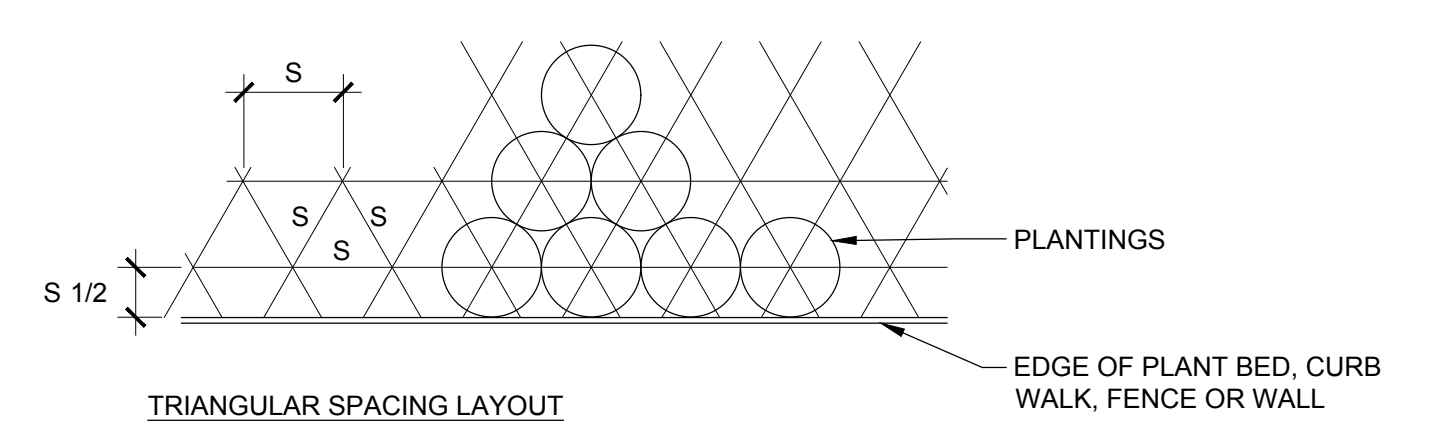
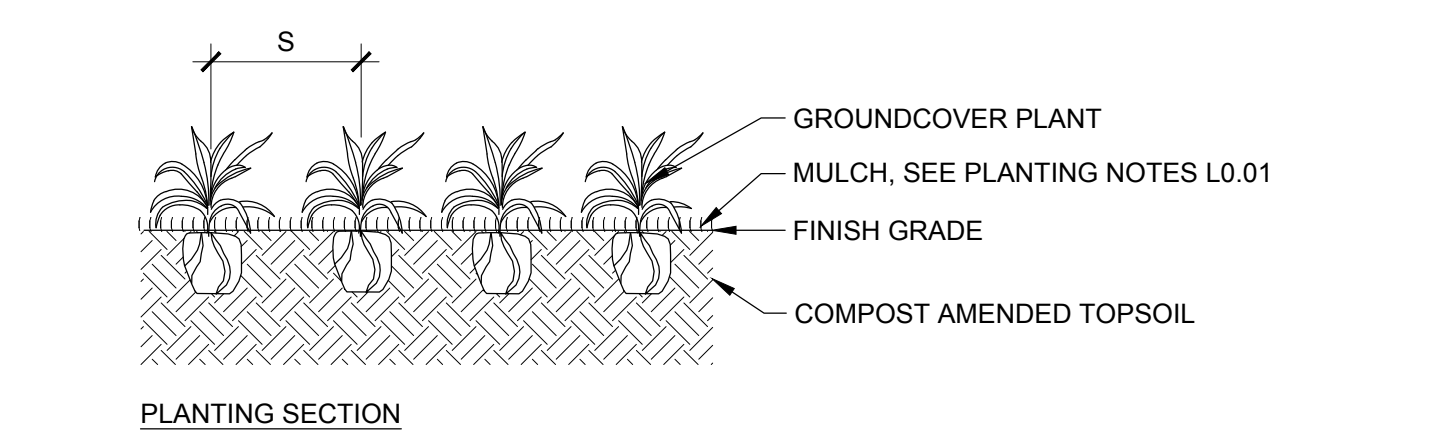


- NOTES**
1. PLANT ALL TREES AT LEAST 32 INCHES FROM THE END OF HEAD-IN PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.
 2. ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE THOROUGHLY WATERED AS IT IS PLACED AROUND THE ROOTS.
 3. SCARIFY AND ROUGHEN BOTTOM OF PLANTING PIT PRIOR TO PLACING TREE AND TOPSOIL. SLOPE BOTTOM TO DRAIN TO SIDES.
 4. THE ENTIRE WIDTH OF THE PLANTING ISLAND SHALL CONTAIN ONLY SOIL/COMPOST PLANTING MIX AND BE FREE OF ALL DEBRIS INCLUDING GARBAGE, CONCRETE, GRAVEL OR OTHER FOREIGN MATERIALS.
 5. ALL TREES SHALL CONFORM TO MOST RECENT ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST LIMBS OF DECIDUOUS TREES IN PARKING LOTS AND ALONG STREETS AND SIDEWALKS SHALL BE 5 FEET ABOVE GROUND OR HIGHER.
 6. EXCAVATE HOLE INTO PREPARED SOIL TO ONE INCH LESS THAN HEIGHT OF ROOTBALL AND TWO TIMES THE WIDTH OF THE ROOTBALL. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT THE BOTTOM OF THE PIT NO LESS THAN THREE FEET WIDE IF NEEDED TO REINFORCE LATERAL SUPPORT.
 7. DO NOT DAMAGE THE ROOTBALL WHEN PLANTING. REMOVE ALL WIRE, STRING AND BURLAP FROM TOP AND SIDES OF ROOTBALL ONLY AFTER PLACING IN THE HOLE.
 8. SET TREE STRAIGHT ON TAMPED SOIL.
 9. BACKFILL HOLE WITH APPROVED PLANTING MEDIUM MIX TO HALF DEPTH. TAMP SOIL TO STABILIZE ROOTBALL. FINISH BACKFILLING AND TAMP AGAIN.
 10. STAKE TREES OUTSIDE OF ROOTBALL AND PARALLEL TO PLANTING ISLAND CURBS WITH TREE STAKES. USE ONE INCH HEAVY CHAINLOCK TREE TIES OR SIMILAR. REMOVE AFTER ONE YEAR.
 11. WATER IMMEDIATELY AND THOROUGHLY, TWICE PER WEEK DURING THE FIRST MONTH, THEN ONCE PER WEEK THROUGH THE REMAINDER OF THE DRY SEASON. WATER A MINIMUM OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.
 12. ALL PLANTING BEDS CONTAINING TREES AND SHRUBS AND SURFACE DRAINAGE SHALL BE PREPARED SIMILAR TO THIS LANDSCAPE TREE PLANTING AND DRAINAGE DETAIL.

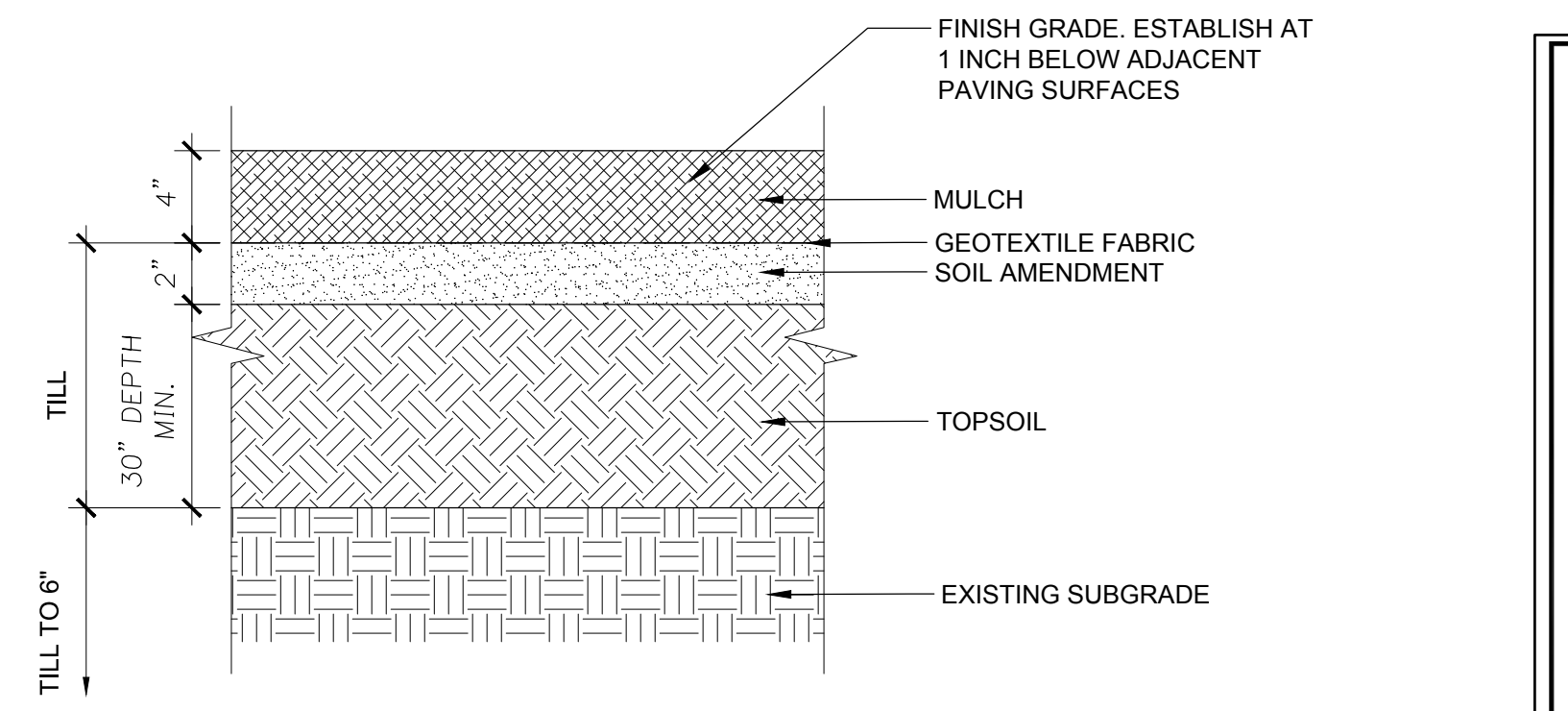
1 DECIDUOUS TREE PLANTING DETAIL



2 SHRUB PLANTING

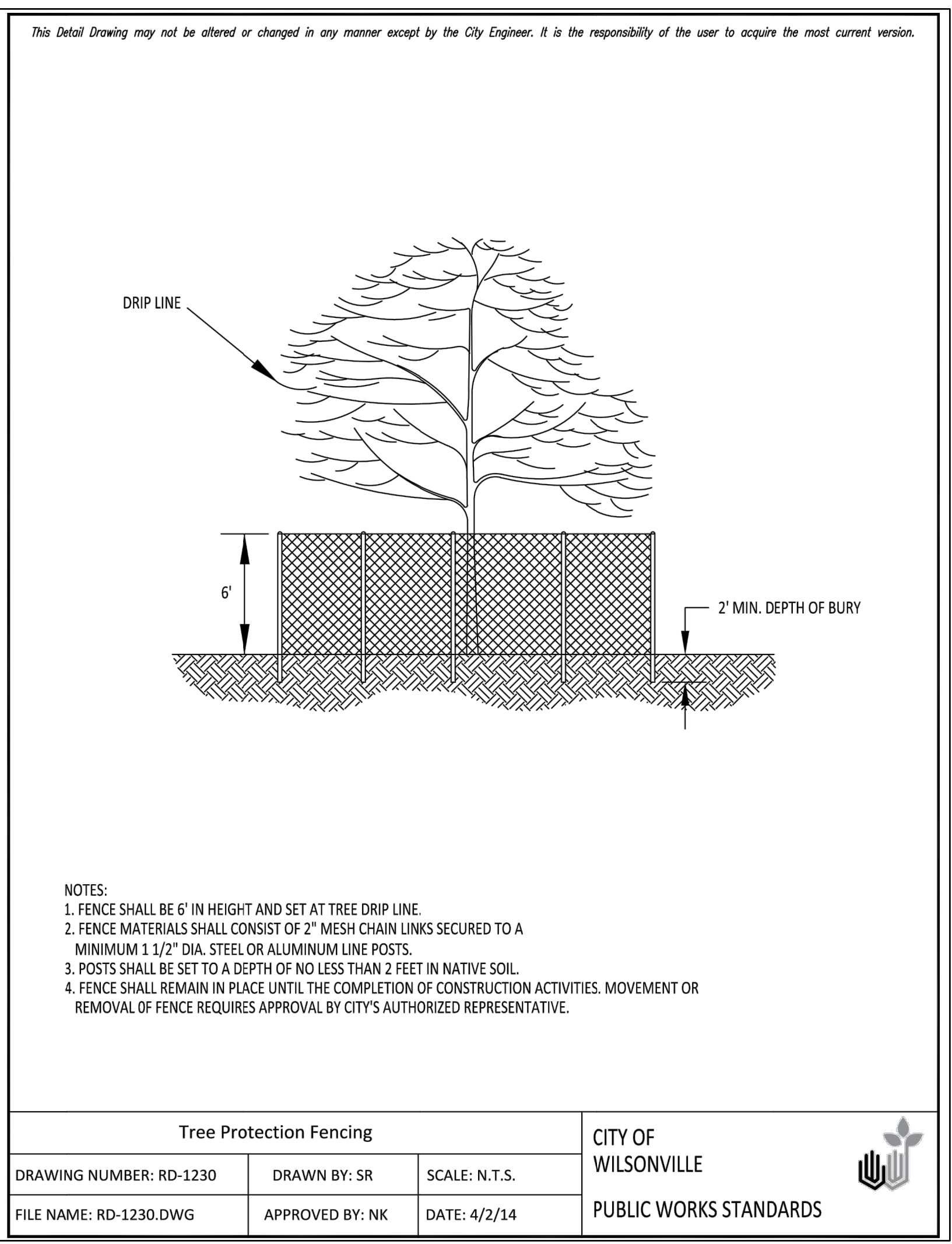


3 GROUND COVER PLANTING



- NOTES**
1. REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 2" IN DIAMETER FROM TOPSOIL. TOPSOIL IS AVAILABLE ONSITE.
 2. RIP AND TILL SUBGRADE TO 6" DEEP (MIN.) PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL.
 3. TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. 12" DEPTH.
 4. SUBMIT SAMPLE OF MULCH & TOPSOIL FOR ACCEPTANCE PRIOR TO PLACEMENT.

4 SOIL PREPARATION



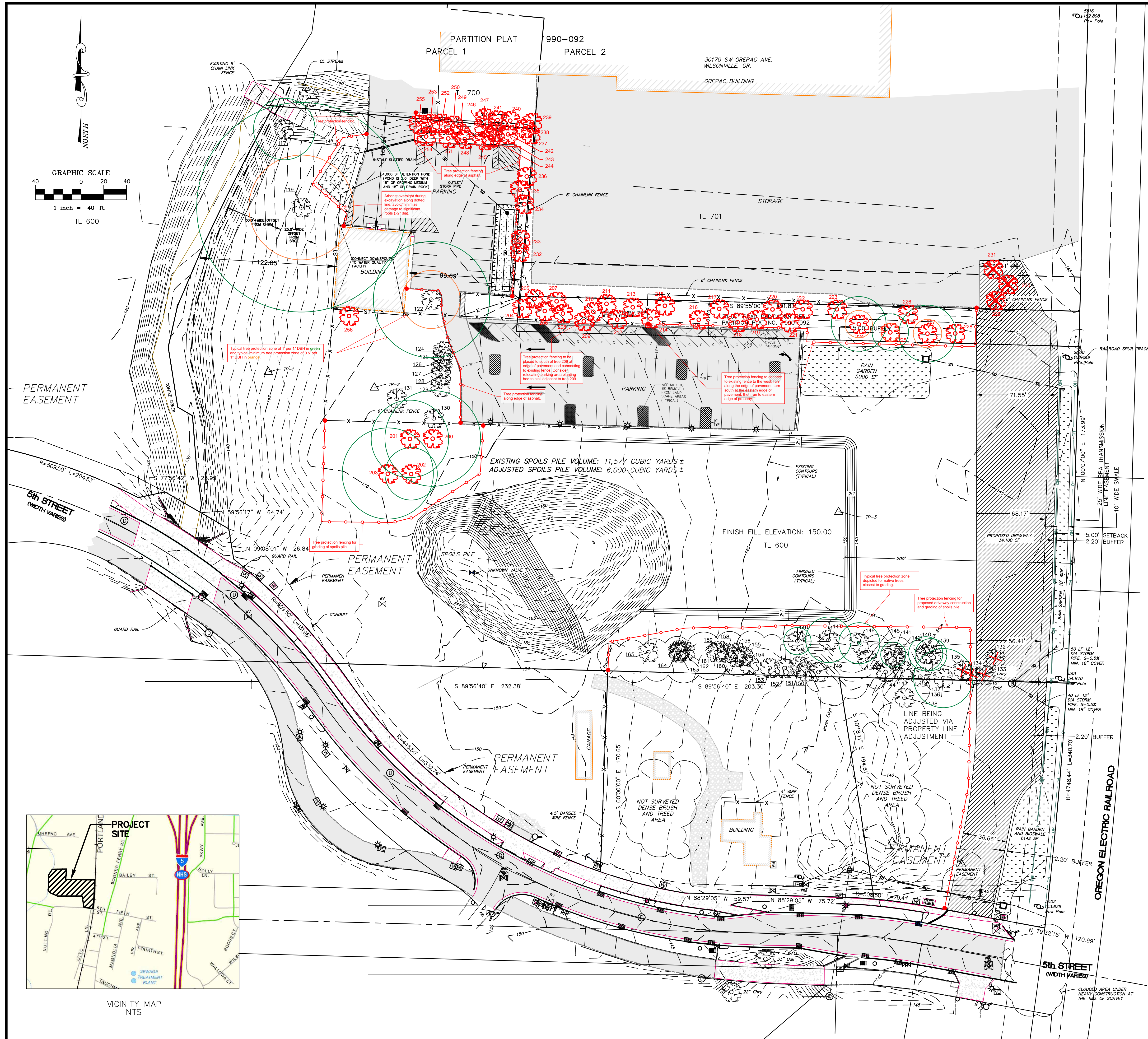
- NOTES:**
1. FENCE SHALL BE 6" IN HEIGHT AND SET AT TREE DRIP LINE.
 2. FENCE MATERIALS SHALL CONSIST OF 2" MESH CHAIN LINKS SECURED TO A MINIMUM 1 1/2" DIA. STEEL OR ALUMINUM LINE POSTS.
 3. POSTS SHALL BE SET TO A DEPTH OF NO LESS THAN 2 FEET IN NATIVE SOIL.
 4. FENCE SHALL REMAIN IN PLACE UNTIL THE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

5 TREE PROTECTION FENCING

Tree Protection Fencing			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1230	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD-1230.DWG	APPROVED BY: NK	DATE: 4/2/14	

NOT FOR CONSTRUCTION

REVISION SCHEDULE		
Delta	Issued As	Issue Date



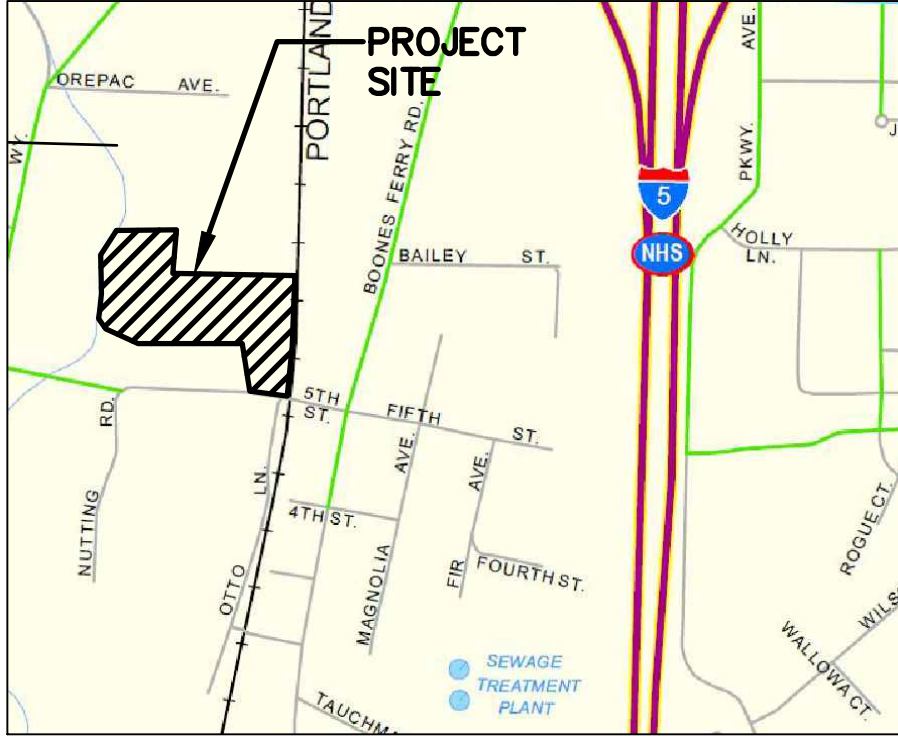
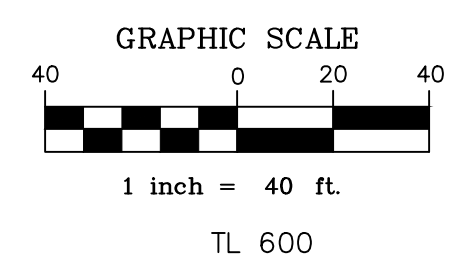
- NOTES:**
- ELEVATIONS ARE BASED ON NAVD88 SURVEY CONTROL SET IN SURVEY NO. 2017-241 AND IDENTIFIED AS OTAK CONTROL POINTS.
 - THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON FOUND MONUMENTS, AND RECORD SURVEY AND DEED INFORMATION. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
 - THE 5TH STREET RIGHT OF WAY WAS HELD PER HOLDING OTAK PROVIDED SURVEY CONTROL POINTS AND RIGHT OF WAY. NO FINAL RIGHT OF WAY MONUMENTS OR CENTERLINE MONUMENTS WERE LOCATED NOR HAS A FINAL POST CONSTRUCTION SURVEY BEEN FILED. THE 5TH STREET RIGHT OF WAY SHOULD BE REGARDED AS CALCULATED.
 - THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
 - SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
 - THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

LEGEND

	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	CLEAN OUT
	AREA DRAIN OR CATCH BASIN
	CURB INLET
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	STREET / PARKING LIGHT
	UTILITY POLE
	ELECTRIC VAULT
	UTILITY BOX
	SIGN POST
	COMMUNICATION VAULT
	COMMUNICATION RISER
	GUY ANCHOR
	IRRIGATION CONTROL BOX
	BOLLARD / GATE POST
	POWER BOX
	AIR CONDITIONING UNIT
	GAS METER
	GAS VALVE
	TEST PIT AS NOTED
	UNDERGROUND POWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND WATER LINE
	FENCE LINE AS NOTED
	GROUND SHOT - SPOT ELEVATION
	EDGE OF CONCRETE - SPOT ELEVATION
	TOP OF CURB - SPOT ELEVATION
	GUTTER FLOWLINE - SPOT ELEVATION
	EDGE OF GRAVEL - SPOT ELEVATION
	TOP OF WALL - SPOT ELEVATION
	AC PAVEMENT - SPOT ELEVATION
	EDGE OF PAVEMENT - SPOT ELEVATION
	FINISH FLOOR - SPOT ELEVATION
	EDGE OF WATER - SPOT ELEVATION
	DECIDUOUS TREE
	CONCRETE
	PAVEMENT
	COMPACT PARKING STALL
	FUTURE ELECTRIC VEHICLE CHARGING STALL
	VANPOOL / CARPOOL STALL

TREE LIST

117	27" FIR
118	7" DEC
119	92" FIR
122	58" MAPLE
124	22" PINE
125	28" PINE
126	26" PINE
127	25" PINE
128	20" PINE
129	39" PINE
130	32" PINE
131	33" DEC
132	13" DEC
133	10" DEC
134	16" DEC
135	17" DEC
136	20" MAPLE
137	35" MAPLE
138	56" PINE
139	14" MAPLE
140	14" MAPLE
141	10" DEC
142	6" DEC
143	15", 19" MAPLE
144	30" DEC
145	15" DEC
146	18" MAPLE
147	18" MAPLE
148	12" MAPLE
149	24" MAPLE
150	18" MAPLE
151	14" MAPLE
152	25" PINE
153	7" DEC
154	12" DEC
155	14" DEC
156	7" DEC
157	12" DEC
158	15" DEC
159	(2) 9" DEC
160	15" DEC
161	12" DEC
162	9" DEC
163	12" DEC
164	12" DEC
165	10", 12" DEC



REVISIONS	BY

OrePac Parking & Driveway Improvements
WALENS CONSTRUCTION

Preliminary Grading Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0186

DATE	June 13, 2024
SCALE	1"=40'
DRAWN	DB
JOB	17-023
SHEET	3
OF 3 SHEETS 4	



Attachment 2
Tree Inventory - June 17, 2024
OrePac Parking Lot

Tree Tag	Survey	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health Condition ⁴	Structural Condition ⁴	Property Status ⁵	Comments	Treatment
117	27" FIR	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	27	20	good	good	on		retain
118	7" DEC	English hawthorn	<i>Crataegus monogyna</i>	8	8	12	good	fair	on	non-native, naturalized	retain
119	92" FIR	Douglas-fir	<i>Pseudotsuga menziesii</i>	92	92	40	good	fair	on	8 stems originating at 5' to 8' height	retain
122	58" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	51	51	40	fair	fair	on	Measured at 2', ganoderma conk on west sinus, unknown fungi near trunk to east, some top dieback, internal decay, tree can be managed as asset, but requires maintenance and monitoring	retain
124	22" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	24	good	fair	on	one-sided	retain
125	28" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	30	24	good	fair	on	one-sided	retain
126	26" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	28	21	fair	fair	on	thin, one-sided, bend in trunk	retain
127	25" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	26	21	fair	fair	on	thin, one-sided, hangers	retain
128	20" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	9	fair	fair	on	suppressed, narrow crown	retain
129	39" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	39	39	24	good	fair	on	one-sided	retain
130	32" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	34	24	good	fair	on	part shaded	retain
131	33" DEC	black walnut	<i>Juglans nigra</i>	37	37	40	fair	fair	on	deadwood, codominant stems	retain
132	13" DEC	sweet cherry	<i>Prunus avium</i>	13	13	20	fair	fair	on	top dieback, non-native naturalized	remove
133	10" DEC	sweet cherry	<i>Prunus avium</i>	9	9	18	fair	fair	on	one-sided, trunk damage, non-native naturalized	remove
134	16" DEC	sweet cherry	<i>Prunus avium</i>	16	16	25	fair	poor	on	heavy phototropic lean, non-native naturalized	remove
135	17" DEC	sweet cherry	<i>Prunus avium</i>	15	15	24	fair	fair	on	part suppressed, one-sided, non-native naturalized	remove
136	20" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	26	26	36	good	fair	on	one-sided	retain
137	35" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	31	31	25	fair	fair	on	historic codominant stem failure at base, good wound wood, low live crown ratio	retain
138	56" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	56	56	25	good	fair	on	dia estimated, historic shading to north	retain
139	14" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	14	14	25	good	fair	on	one-sided	retain
140	14" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	15	15	30	good	fair	on	heavy phototropic lean	retain
141	10" DEC	sweet cherry	<i>Prunus avium</i>	11	11	5	poor	poor	on	ivy, shade suppressed, thin, non-native naturalized	retain
142	6" DEC	sweet cherry	<i>Prunus avium</i>	6	6	9	fair	fair	on	ivy, non-native naturalized	retain
143	15"19" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	19, 15	24	40	fair	poor	on	codominant at base, 19" stem runs horizontal to ground for 15', interesting specimen value	retain
144	30" DEC	Oregon ash	<i>Fraxinus latifolia</i>	30	30	24	fair	poor	on	dieback, phototropic lean (no obvious EAB)	retain
145	15" DEC	sweet cherry	<i>Prunus avium</i>	13	13	20	poor	poor	on	ivy, heavy lean	retain
146	18" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	18	18	30	good	fair	on	one-sided	retain
147	18" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	20	20	30	good	fair	on	codominant at 10'	retain
148	12" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	13	13	20	good	fair	on	one-sided	retain
149	24" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	24	24	25	good	fair	on	dia estimated, ivy, broken limbs	retain
150	18" MAPLE	bigleaf maple	<i>Acer macrophyllum</i>	17	17	18	poor	poor	on	significant trunk wound w/ response growth, heavy lean into/on tree 151, habitat tree	retain
151	14" MAPLE	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	12	fair	poor	on	heavily suppressed, supporting tree 150	retain
152	25" PINE	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	25	21	good	good	on		retain
153	7" DEC	English hawthorn	<i>Crataegus monogyna</i>	7	7	15	poor	poor	on	one-sided, lean, non-native naturalized	retain
154	12" DEC	English hawthorn	<i>Crataegus monogyna</i>	14	14	18	poor	poor	on	codominant, one-sided, lean, non-native naturalized	retain
155	14" DEC	sweet cherry	<i>Prunus avium</i>	14	14	18	poor	poor	on	one-sided, low live crown ratio, non-native naturalized	retain
156	7" DEC	sweet cherry	<i>Prunus avium</i>	7	7	20	poor	poor	on	heavy lean, low live crown ratio, non-native naturalized	retain
157	12" DEC	sweet cherry	<i>Prunus avium</i>	12	12	15	fair	fair	on	dia estimated, one-sided, non-native naturalized	retain



Attachment 2
Tree Inventory - June 17, 2024
OrePac Parking Lot

Tree Tag	Survey	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health Condition ⁴	Structural Condition ⁴	Property Status ⁵	Comments	Treatment
158	15"DEC	sweet cherry	<i>Prunus avium</i>	14	14	15	fair	good	on	thin, non-native naturalized	retain
159	(2)9"DEC	sweet cherry	<i>Prunus avium</i>	9	9	30	poor	very poor	on	codominant at base, one stem dead, heavy lean, non-native naturalized	retain
160	15"DEC	sweet cherry	<i>Prunus avium</i>	15	15	15	fair	fair	on	one-sided, lean, non-native naturalized	retain
161	12"DEC	sweet cherry	<i>Prunus avium</i>	12	12	30	poor	poor	on	tip dieback, heavy lean, non-native naturalized	retain
162	9"DEC	sweet cherry	<i>Prunus avium</i>	9	9	21	poor	very poor	on	heavy lean, tip dieback, non-native naturalized	retain
163	12"DEC	sweet cherry	<i>Prunus avium</i>	12	12	15	poor	very poor	on	dia estimated, leaning, dieback, non-native naturalized	retain
164	12"DEC	sweet cherry	<i>Prunus avium</i>	12	12	15	poor	very poor	on	dia estimated, leaning, dieback, non-native naturalized	retain
165	10"12"DEC	sweet cherry	<i>Prunus avium</i>	11, 11	16	18	very poor	very poor	on	codominant at base, 1 failed at 10', non-native naturalized	retain
200	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	28, 31	42	30	good	fair	on	codominant stems at base	retain
201	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	34	21	good	fair	on	one-sided	retain
202	arborist estimated	Western red-cedar	<i>Thuja plicata</i>	23	23	15	good	fair	on	part shaded	retain
203	arborist estimated	white oak	<i>Quercus alba</i>	>40	40	48	good	good	on	dia estimated	retain
204	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	18	18	30	good	fair	on	one-sided	retain
205	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	30	24	good	fair	on	dia estimated, one-sided	retain
206	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	21	good	fair	on	dia estimated, one-sided	retain
207	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	21	good	fair	on	dia estimated, one-sided	retain
208	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	24	good	fair	on	dia estimated, one-sided	retain
209	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	25	25	30	fair	fair	on	one-sided, old chain-link embedded, new fence constructed around tree, root flair within 1' of asphalt, decay pocked at 6'	retain
210	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	21	good	fair	on	dia estimated, one-sided	retain
211	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	20	good	fair	on	dia estimated, one-sided	retain
212	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	25	24	good	fair	on	dia estimated, one-sided	retain
213	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	21	good	fair	on	dia estimated, one-sided	retain
214	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	30	18	good	fair	on	one-sided	retain
215	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	15	poor	fair	on	significant dieback	retain
216	arborist estimated	shore/lodgepole pine	<i>Pinus contorta</i>	22	22	20	good	good	on		retain
217	arborist estimated	shore/lodgepole pine	<i>Pinus contorta</i>	18	18	18	good	fair	on	one-sided	retain
218	arborist estimated	shore/lodgepole pine	<i>Pinus contorta</i>	26	26	18	good	fair	on	one-sided	retain



Attachment 2
Tree Inventory - June 17, 2024
OrePac Parking Lot

Tree Tag	Survey	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health Condition ⁴	Structural Condition ⁴	Property Status ⁵	Comments	Treatment
219	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	29	20	fair	fair	on	dead branches	retain
220	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	18	fair	fair	on	thin foliage	retain
221	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	26	18	very poor	poor	on	dead top, thin	retain
222	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	30	24	good	good	on		retain
223	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	26	21	fair	fair	on	thin foliage	retain
224	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	15	fair	fair	on	thin foliage	retain
225	arborist estimated	shore/lodgepole pine	<i>Pinus contorta</i>	16	16	21	good	fair	on	one-sided	retain
226	arborist estimated	shore/lodgepole pine	<i>Pinus contorta</i>	15	15	18	poor	fair	on	thin branching	retain
227	arborist estimated	shore/lodgepole pine	<i>Pinus contorta</i>	25	25	21	good	good	on		retain
228	arborist estimated	English hawthorn	<i>Crataegus monogyna</i>	10, 9	13	10	good	fair	on	codominant stems, non-native naturalized	retain
229	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	36	24	good	good	on		remove
230	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	30	18	good	fair	on	codominant at 20'	remove
231	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	30	20	good	fair	on	one-sided	remove
232	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	14	14	21	very poor	very poor	on	1/2 dead, one-sided	retain
233	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	12	12	18	fair	fair	on	small leaves	retain
234	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	8	8	12	poor	poor	on	dead strip on trunk	retain
235	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	16	16	18	poor	poor	on	dieback, dead strip	retain
236	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	24	24	21	poor	poor	on	tip dieback	retain
237	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	20	20	24	fair	fair	on	codominant at 3'	retain
238	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	10	10	15	fair	fair	on	narrow, suppressed	retain
239	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	16	16	18	fair	fair	on	one-sided	retain
240	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	21	18	good	fair	on	one-sided	retain
241	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	16	18	good	fair	on	one-sided	retain
242	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	21	good	fair	on	one-sided	retain
243	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	15	fair	fair	on	suppressed	retain
244	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	18	fair	fair	on	suppressed	retain



Attachment 2
Tree Inventory - June 17, 2024
OrePac Parking Lot

Tree Tag	Survey	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health Condition ⁴	Structural Condition ⁴	Property Status ⁵	Comments	Treatment
245	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	19	18	fair	fair	on	one-sided	retain
246	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	18	good	fair	on	one-sided	retain
247	arborist estimated	shore/lodgepole pine	<i>Pinus contorta</i>	12	12	15	good	fair	on	one-sided	retain
248	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	15	poor	fair	on	thin, dead tips	retain
249	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	9	fair	fair	on	suppressed	retain
250	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	21	fair	fair	on	one-sided	retain
251	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	15	good	fair	on	one-sided	retain
252	arborist estimated	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	23	24	good	good	on		retain
253	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	8	8	24	good	fair	on	one-sided, phototropic lean	retain
254	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	11	11	24	good	fair	on	one-sided, phototropic lean	retain
255	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	14	14	18	good	fair	on	one-sided	retain
256	arborist estimated	bigleaf maple	<i>Acer macrophyllum</i>	17, 22, 23	36	30	good	fair	on	codominant at 3'	retain

¹DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.

²Single DBH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4½ feet above mean ground

³C-Rad is the approximate crown radius in feet.

⁴Condition and Structure ratings range from dead, very poor, poor, fair, to good.

⁵Property status categorizes trees as on the property, off the property, or on the boundary between two properties. Boundary trees proposed for removal will require approval from the neighboring property.