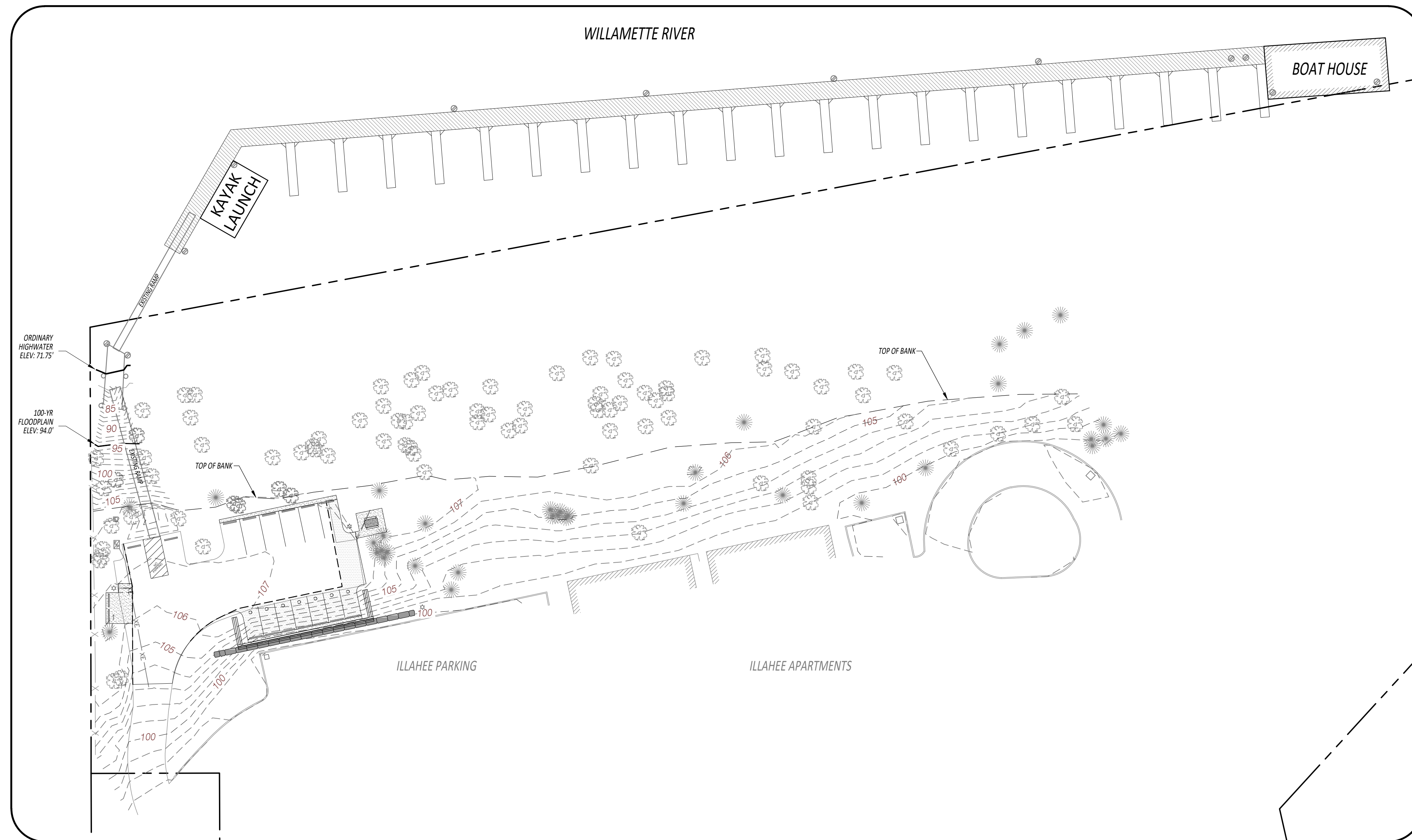


CHARBONNEAU COUNTY CLUB

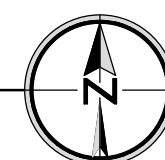
MARINA MODIFICATIONS

TAX LOT 318 AND A PORTION OF TAX LOT 308, MAP T3S R1W SEC. 25
8755 SW ILLAHEE COURT, WILSONVILLE, OR 97070



SITE MAP

1"=30'



UTILITY COMPANIES

WATER	CITY OF WILSONVILLE
SEWER	CITY OF WILSONVILLE
STORM	CITY OF WILSONVILLE
GAS	NORTHWEST NATURAL GAS
ELECTRIC	PORTLAND GENERAL ELECTRIC
TELEPHONE	CENTURYLINK
CABLE TV	CENTURYLINK

VERTICAL DATUM

ELEVATIONS BASED ON THE BENCHMARK SET IN THE PLAT OF "FAIRWAY VILLAGE CONDOMINIUM"
ELEVATION: 125.72'
DATUM: U.S.G.S. DATUM, NAVD 88



VICINITY MAP

N.T.S.



OWNER/APPLICANT

CHARBONNEAU COUNTRY CLUB
32020 SW CHARBONNEAU DR. WILSONVILLE, OR 97070
PHONE: (503) 694-2300
CONTACT: RICK SCHRAM

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN ALTMAN

SITE INFORMATION

TAX MAP: T3S R1W 25
TAX LOTS: TL#318 AND A PORTION OF TL#308
SITE ADDRESS: 8755 SW ILLAHEE COURT
SITE SIZE: 11.28 ACRES
ZONING: PDR-3

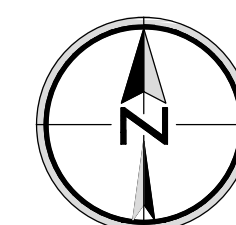
SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET
P2.0	EXISTING CONDITIONS & DEMOLITION PLAN
P3.0	PRELIMINARY MARINA PARKING LOT GRADING & EROSION CONTROL PLAN
P4.0	PRELIMINARY MARINA AND PARKING LOT SITE PLAN
L1.0	MARINA PARKING LOT LANDSCAPE PLANTING PLAN



ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0001 through 952-001-0090. You may obtain copies of the rules by calling the center.

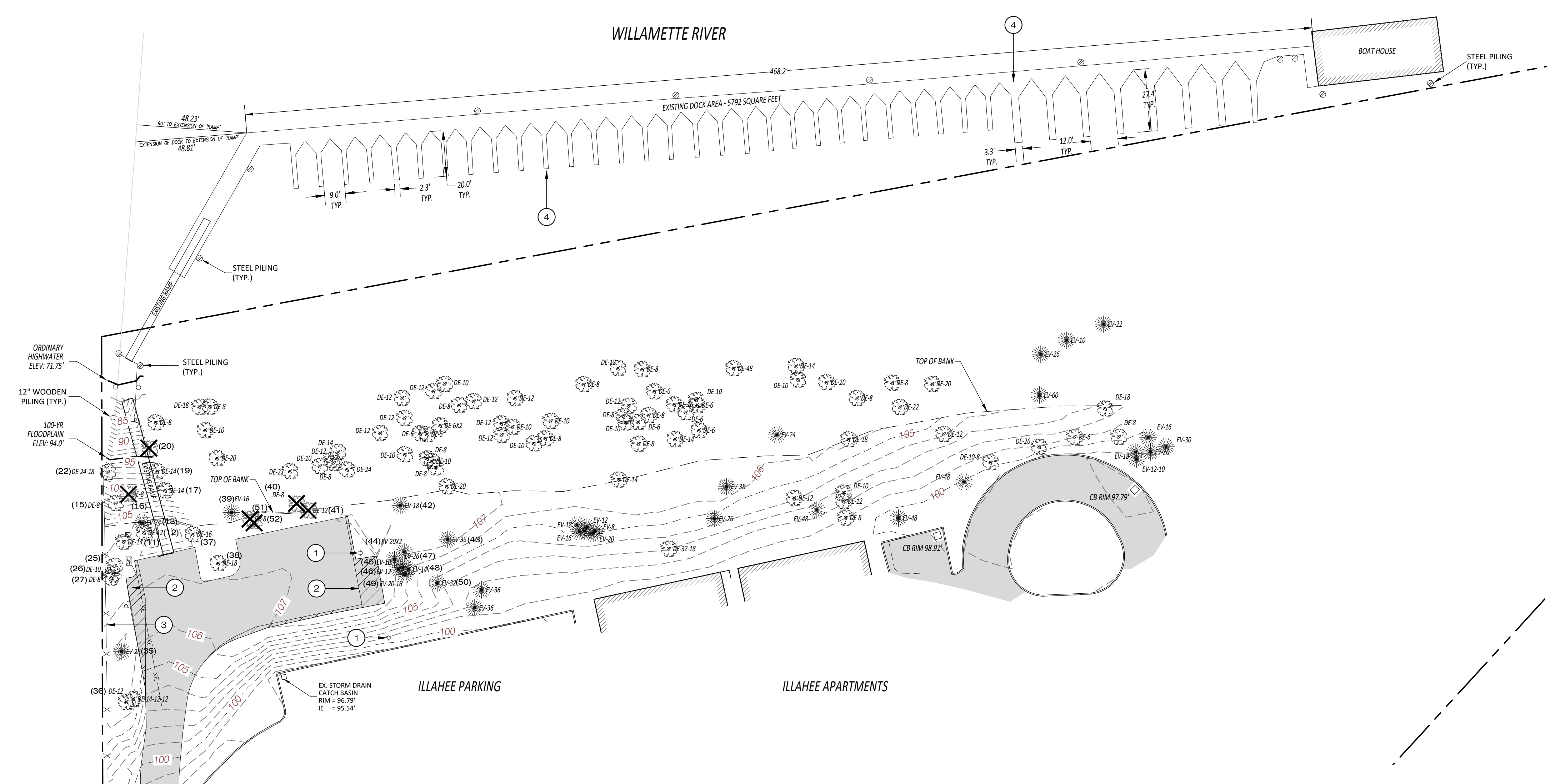
NOTE: The telephone number for the Oregon Utility Notification Center is (503) 232-1987.



Designed by	Date	Reviewed by	Date	REF.
LRL	04/2023	LRL	04/2023	
BDH	04/2023			
Project No.	999-1167			
Horiz. Scale:				
Vert. Scale:				

By	Date	Revision

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LEGEND

- - - - - RIGHT-OF-WAY LINE
- - - - - BOUNDARY LINE
- - - - - TOP OF BANK
- - - - - CENTER LINE
- SD- STORM DRAINAGE LINE
- YSS- SANITARY SEWER LINE
- XW- WATER LINE
- XG- GAS LINE
- XCOM- COMMUNICATION LINE
- XT- TELEPHONE LINE
- XE- UNDERGROUND POWER LINE
- XOH- OVERHEAD WIRE
- - - - - FENCE LINE (AS NOTED)
- - - - - EXISTING 1' CONTOUR
- - - - - EXISTING 5' CONTOUR
- - - - - CULVERT
- ☀️ CONIFEROUS TREE (DBH)
- ☀️ DECIDUOUS TREE (DBH)
- # DIAMETER (INCHES) AT BREAST HEIGHT
- (##) ARBORIST TREE TAG NUMBER
- ☐ CATCH BASIN/DRAIN INLET
- ☐ STORM DITCH INLET
- ☐ STORM MANHOLE
- ☐ SANITARY MANHOLE
- CLEANOUT
- W WATER VALVE
- W IRRIGATION VALVE
- W WATER METER
- W FIRE HYDRANT ASSEMBLY
- W FIRE DEPARTMENT CONNECTION
- W MONITORING WELL
- W GAS VALVE
- W GAS METER
- W GAS RISER
- W GAS VAULT
- W TELEPHONE MH/VAULT
- W SIGN
- W MAILBOX
- W JUNCTION BOX
- W ELECTRIC VAULT
- W ELECTRIC PEDESTAL
- W ELECTRIC METER
- W LIGHT POLE
- W POWER POLE
- W GUY WIRE
- W POWER POLE W/ LIGHT
- W SIGNAL POLE
- W UTILITY VAULT
- W UTILITY PEDESTAL
- W WATER VAULT
- W COMMUNICATION VAULT
- W TELECOMM PEDESTAL
- W UTILITY CAP
- W HANDICAP MARKER
- ☐ EXISTING CONCRETE
- ☐ EXISTING ASPHALT PAVEMENT
- ☐ EXISTING GRAVEL SURFACE
- ☐ EXISTING BUILDING FOOTPRINT
- ✂️ EXISTING TREE TO BE REMOVED

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PRELIMINARY

EXISTING CONDITIONS AND DEMOLITION PLAN
 CHARBONNEAU COUNTY CLUB - MARINA MODIFICATIONS
 8755 SW ILLAHEE COURT, WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date	Project No.	REF.
LRL	04/2023	BDH	04/2023	999-116.7	

By	Date	Revision

Project: CHARBONNEAU MARINA
 No: 999-146.7
 Type: PLANNING
 Sheet: **P2.0**

Charbonneau Marina Tree Table 3/20/2023

Tag	Species	DBH 22	Remarks	Rating	Action
11	big leaf maple	13	native	2	protect
12	big leaf maple	13	native	2	protect
13	Douglas fir	25	native	2	protect
15	big leaf maple	10	native	2	protect
16	bird cherry	7	invasive; on 2015 cut list but still there	2	remove
17	bird cherry	12	invasive	2	none
19	Douglas fir	14	native	2	protect
20	big leaf maple	10,16	hitting ramp; terminal decline & high risk	0	remove
22	big leaf maple	30	two trunks; estimated due to access	2	protect
25	big leaf maple	4	native	2	protect
26	big leaf maple	8	native	2	protect
27	big leaf maple	8	native	2	protect
35	Douglas fir	28	native	2	protect
36	big leaf maple	27	also an 11-inch bigleaf maple 1 ft. to west	2	protect
37	big leaf maple	17	please fence when excavating at tree 38	2	protect
38	Pacific dogwood	17	native	3	protect
39	grand fir	18	native	2	protect
40	bird cherry	9	invasive; leans over parking; easy removal	2	remove
41	bird cherry	11	invasive; leans over parking; easy removal	2	remove
42	Douglas fir	18	native	2	protect
43	Douglas fir	36	used Biltmore stick due to poison oak	2	protect
44	western red cedar	37	native; poison oak infested	2	protect
45	western red cedar	24	native; poison oak infested	2	protect
46	western red cedar	10	native; poison oak infested	2	protect
47	western red cedar	10	native; poison oak infested	2	protect
48	western red cedar	12	native; poison oak infested	2	protect
49	western red cedar	16,18	native; poison oak infested	2	protect

Portland Tree Consulting Rating: 0/dead or hazard 1/decline 2/average 3/excellent

Charbonneau Marina Tree Table 3/20/2023

Tag	Species	DBH 22	Remarks	Rating	Action
50	Douglas fir	34	used Biltmore stick due to poison oak	2	protect
51	bird cherry	4	not on map; invasive, leans over parking	2	remove
52	bird cherry	8	not on map; invasive, leans over parking	2	remove

Please see narrative for tree protection discussion. This Tree Table is based on fieldwork from 5/03/2022.

Species
 big leaf maple- *Acer macrophyllum*
 bird cherry- *Prunus avium*
 black cottonwood- *Populus trichocarpa*
 Douglas fir- *Pseudotsuga menziesii*
 grand fir- *Abies grandis*
 Pacific dogwood- *Cornus nuttallii*
 red alder- *Alnus rubra*
 red oak- *Quercus rubra*
 western red cedar- *Thuja plicata*
 poison oak- *Toxicodendron diversilobum*

Portland Tree Consulting Rating: 0/dead or hazard 1/decline 2/average 3/excellent

DEMOLITION NOTES

- 1. EXISTING PARKING LOT LIGHT TO BE REMOVED AND RELOCATED.
- 2. EXISTING PAVEMENT TO BE REMOVED.
- 3. EXISTING FENCE TO REMAIN AND BE USED AS TREE PROTECTION. COORDINATE EXTENT WITH ARBORIST.
- 4. EXISTING DOCK TO BE REMOVED AND REPLACED.

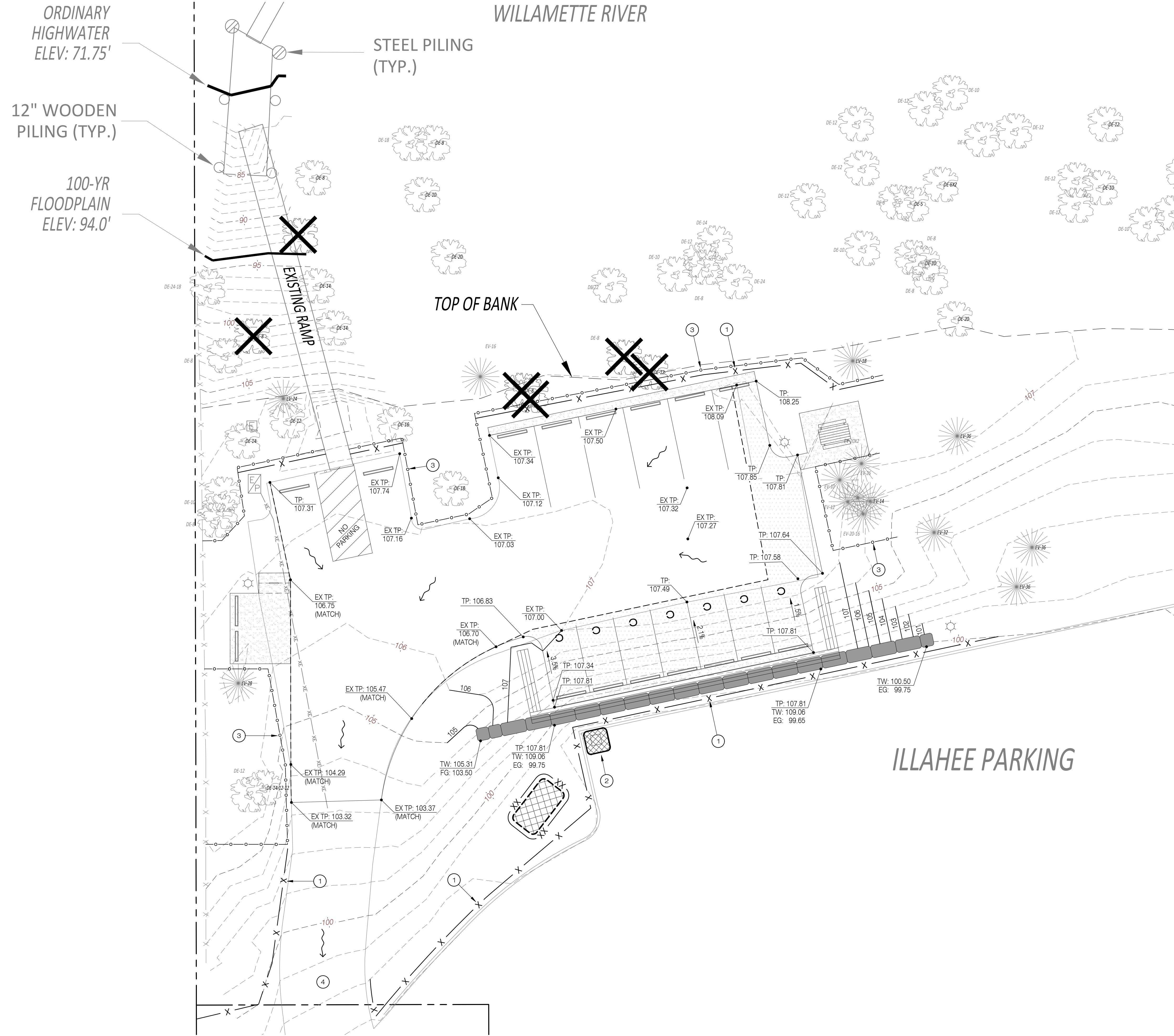
GENERAL NOTES

- 1. ALL TREES TO BE REMOVED PER ARBORIST RECOMMENDATION.
- 2. SEE ARBORIST REPORT FOR COMPLETE TREE INVENTORY ASSESSMENT.



CoW CASEFILE # DB22-0010

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LEGEND

- 151 --- EXISTING 1' CONTOUR
- 155 --- EXISTING 5' CONTOUR
- 151 --- PROPOSED 1' CONTOUR
- 155 --- PROPOSED 5' CONTOUR
- PROPOSED ULTRABLOCK RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED 42" HIGH CONCRETE JERSEY BARRIER (ODOT)
- PROPOSED EROSION CONTROL FENCING
- PROPOSED TREE PROTECTION FENCING
- TC: 201.50
TP: 201.00
TC = TOP OF CURB ELEVATION
TP = TOP OF PAVEMENT ELEVATION
- FG: 201.50
EG: 201.00
FG = FINISH GRADE ELEVATION
EG = EXISTING GROUND ELEVATION
- TW: 201.50
TW = TOP OF WALL ELEVATION
- EX. TP: 201.50
EX. TP = EXIST. TOP OF PAVEMENT ELEVATION
- PROPOSED FLOW LINE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- PROPOSED STOCKPILE LOCATION
- PROPOSED TYPE 4 INLET PROTECTION
- PROPOSED TYPE 5 INLET PROTECTION

GRADING NOTES

- 1 INSTALL TEMPORARY SEDIMENT FENCE PER CITY OF WILSONVILLE STANDARD DETAIL #S-2245 (TYP).
- 2 INSTALL TYPE 5 INLET PROTECTION PER CITY OF WILSONVILLE STANDARD DETAIL #S-2127 (TYP).
- 3 INSTALL TREE PROTECTION FENCING, (TYP).
- 4 EXISTING ASPHALT DRIVEWAY TO SERVE AS CONSTRUCTION ENTRANCE.



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PRELIMINARY

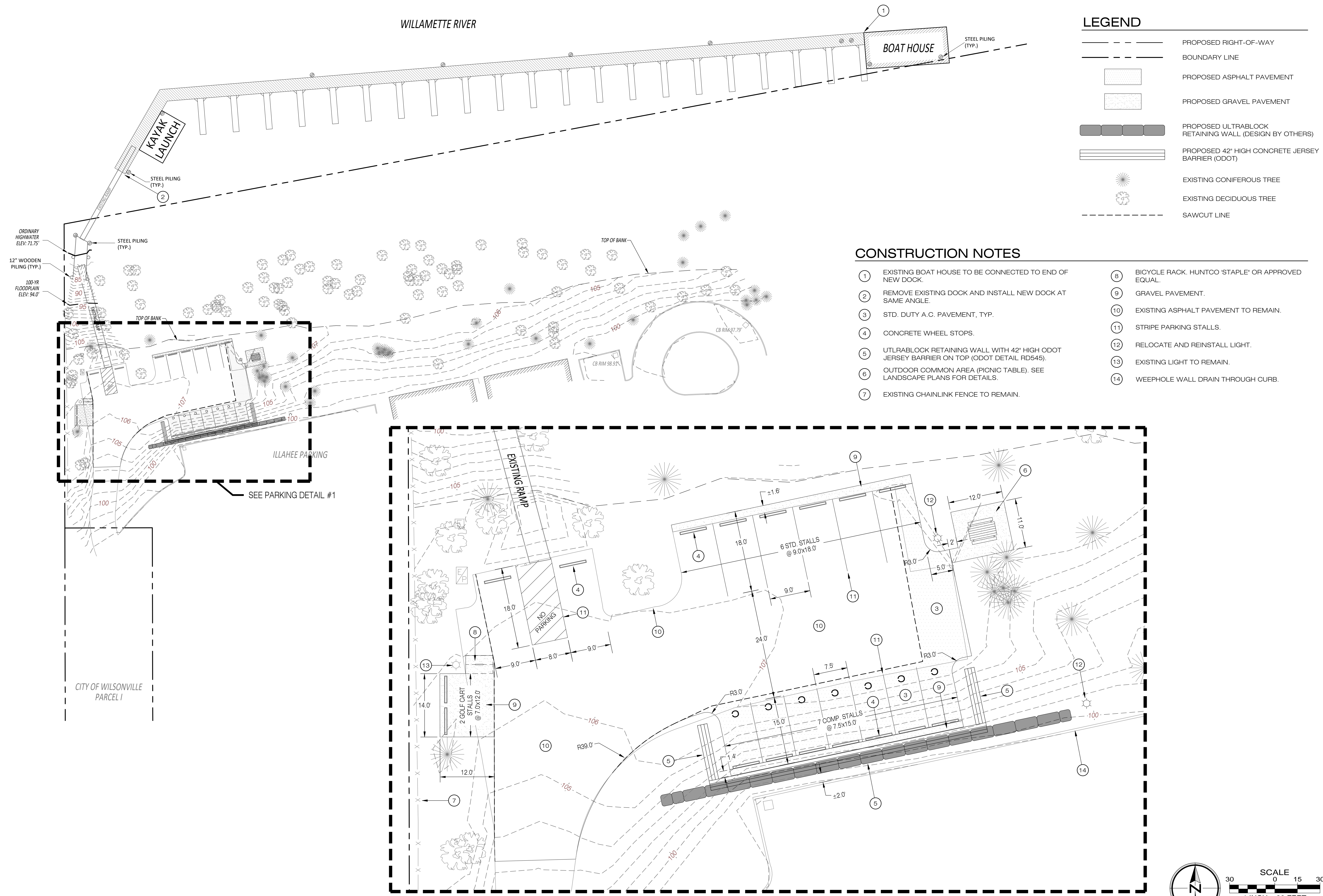
PRELIMINARY MARINA PARKING LOT GRADING & EROSION CONTROL PLAN
 CHARBONNEAU COUNTY CLUB - MARINA MODIFICATIONS
 8755 SW ILLAHEE COURT, WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date	Project No.	REF.
LRL	04/2023	LRL	04/2023	999-116.7	
BDH	04/2023	BDH	04/2023		

By	Date	Revision

Project: CHARBONNEAU MARINA
 No.: 999-146.7
 Type: PLANNING
 Sheet

WILLAMETTE RIVER

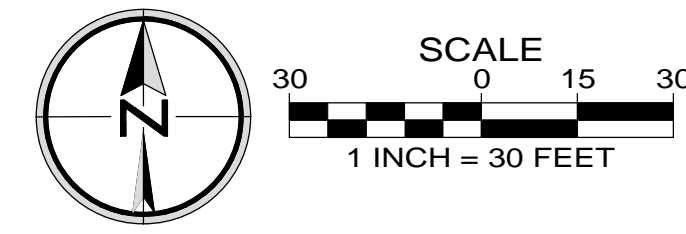
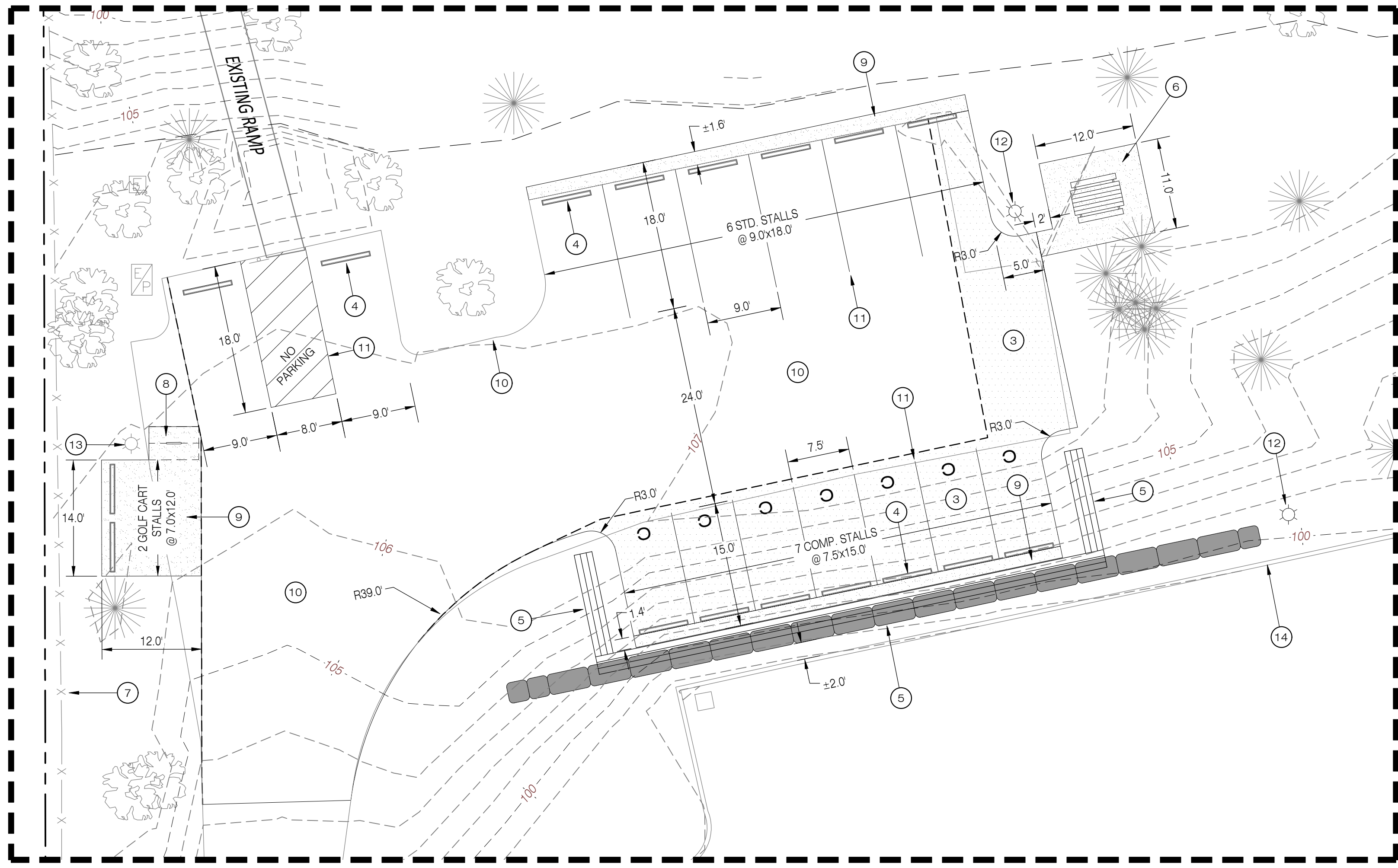


LEGEND

	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GRAVEL PAVEMENT
	PROPOSED ULTRABLOCK RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED 42" HIGH CONCRETE JERSEY BARRIER (ODOT)
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
	SAWCUT LINE

CONSTRUCTION NOTES

- | | |
|--|--|
| <p>① EXISTING BOAT HOUSE TO BE CONNECTED TO END OF NEW DOCK.</p> <p>② REMOVE EXISTING DOCK AND INSTALL NEW DOCK AT SAME ANGLE.</p> <p>③ STD. DUTY A.C. PAVEMENT, TYP.</p> <p>④ CONCRETE WHEEL STOPS.</p> <p>⑤ UTLRABLOCK RETAINING WALL WITH 42" HIGH ODOT JERSEY BARRIER ON TOP (ODOT DETAIL RD545).</p> <p>⑥ OUTDOOR COMMON AREA (PICNIC TABLE). SEE LANDSCAPE PLANS FOR DETAILS.</p> <p>⑦ EXISTING CHAINLINK FENCE TO REMAIN.</p> | <p>⑧ BICYCLE RACK. HUNTCO 'STAPLE' OR APPROVED EQUAL.</p> <p>⑨ GRAVEL PAVEMENT.</p> <p>⑩ EXISTING ASPHALT PAVEMENT TO REMAIN.</p> <p>⑪ STRIPE PARKING STALLS.</p> <p>⑫ RELOCATE AND REINSTALL LIGHT.</p> <p>⑬ EXISTING LIGHT TO REMAIN.</p> <p>⑭ WEEPHOLE WALL DRAIN THROUGH CURB.</p> |
|--|--|



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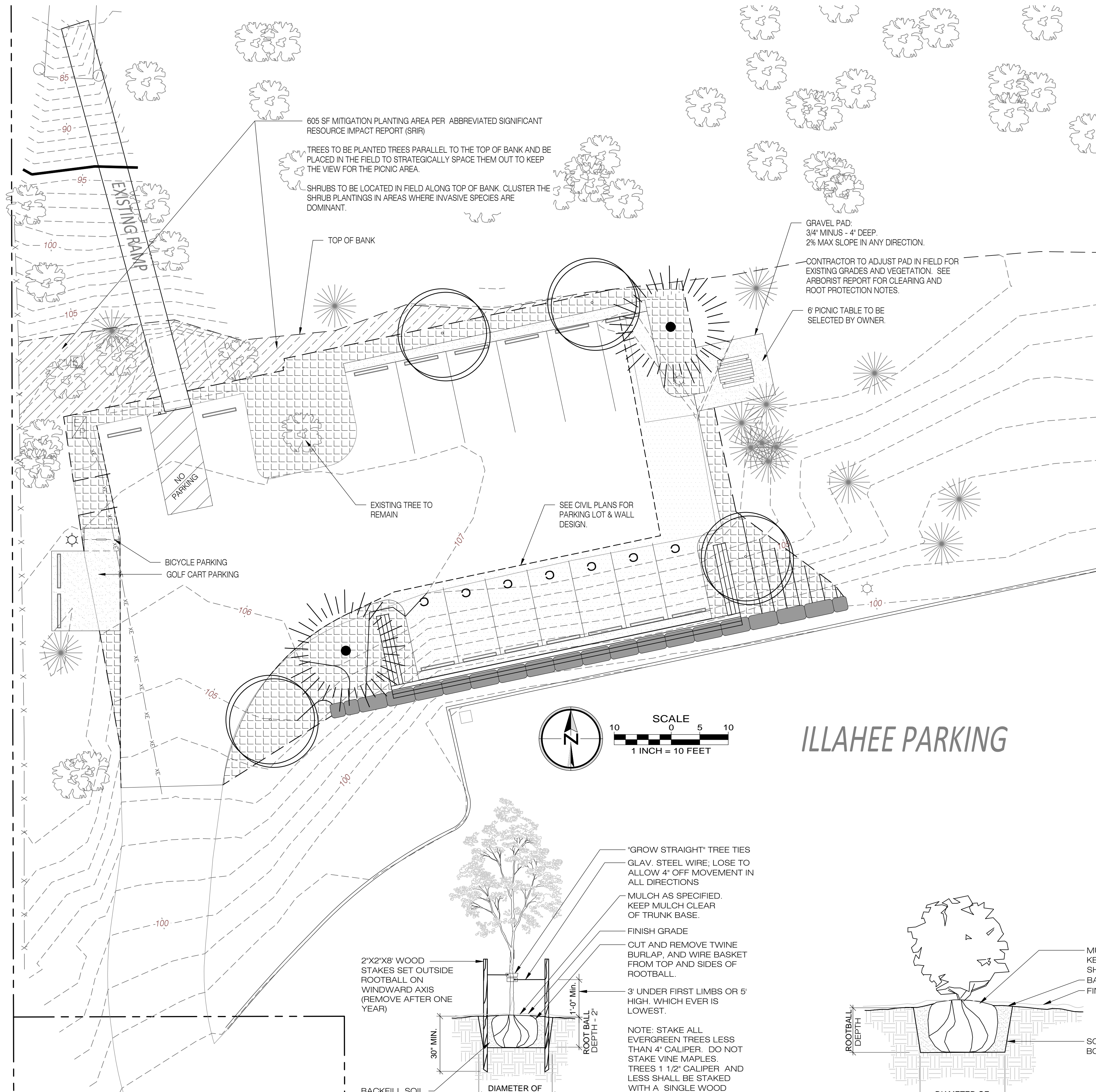
PRELIMINARY

PRELIMINARY MARINA AND PARKING LOT SITE PLAN
CHARBONNEAU COUNTY CLUB - MARINA MODIFICATIONS
8755 SW ILLAHEE COURT, WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date	REF.
LRL	04/2023	BDH	04/2023	
LRL	04/2023	LRL	04/2023	
Project No.	999-116.7			
Horiz. Scale:				
Vert. Scale:				

No.	Date	Revision	By

Project: CHARBONNEAU MARINA
No.: 999-146.7
Type: PLANNING
Sheet



NOTES:

1. SEE ARBORIST REPORT FOR TREE REMOVAL AND MITIGATION NOTES.
2. UNDERBRUSH WILL BE CLEARED, AND THE GROUND MAY BE LEVELED BY HAND WITH AN ARBORIST PRESENT TO CONTROL DEPTH OF EXCAVATION. TREE ROOTS MUST BE PROTECTED HERE, SO AS SOON AS ROOTS ARE EXPOSED THE EXCAVATION IS FINISHED.
3. SEE ABBREVIATED SIGNIFICANT RESOURCE IMPACT REPORT (SRIR) FOR ALL MITIGATION AND ENHANCEMENT INFORMATION.

TREE REMOVAL MITIGATION TREES - PLANTING LEGEND PER ABBREVIATED SIGNIFICANT RESOURCE IMPACT REPORT (SRIR)

TREES SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	3	BIG LEAF MAPLE / ACER MACROPHYLLUM: 18-24" TALL, 8-12FT ON CENTER
	1	PACIFIC DOGWOOD / CORNUS NUTTALLII: 18-24" TALL, 8-12FT ON CENTER
	4	DOUGLAS FIR / PSEUDOTSUGA DOUGLASII: 18-24" TALL, 8-12FT ON CENTER
TOTAL	11	(11) TOTAL TREES REQUIRED FOR MITIGATION PER SIGNIFICANT RESOURCES INVENTORY REPORT

SHRUBS

SHRUBS SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	15	VINE MAPLE / ACER CIRCINATUM: 18-24" TALL, 4-5FT ON CENTER
	14	SNOWBERRY / SYMPHORICARPUS ALBUS: 18-24" TALL, 4-5FT ON CENTER
	14	INDIAN PLUM / OEMLERIA CERASIFORMIS: 18-24" TALL, 4-5FT ON CENTER
TOTAL	43	(43) TOTAL TREES REQUIRED FOR MITIGATION PER SIGNIFICANT RESOURCES INVENTORY REPORT

GRASS SEED

GRASS SEED SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	
	605 S.F.	CALIFORNIA BROME (BROMUS CARINATUS)	40%
		BLUE WILDRIE (ELYMUS GLAUCUS)	30%
		SHOWY MILKWEED (ASCLEPIAS SPECIOSA)	20%
		WESTERN YARROW (ACHILLEA MILLEFOLIUM)	05%
		VANILLA LEAF (ACHLYS TRIPHYLLA)	05%

*APPLY WITH 3/8" THICK COVER OF GREEN DUELED FINE GROUND WOOD CELLULOSE MULCH. PROVIDE 100% EROSION AND WEED FREE COVERAGE. RE-SEED AND WEED AS NEEDED.

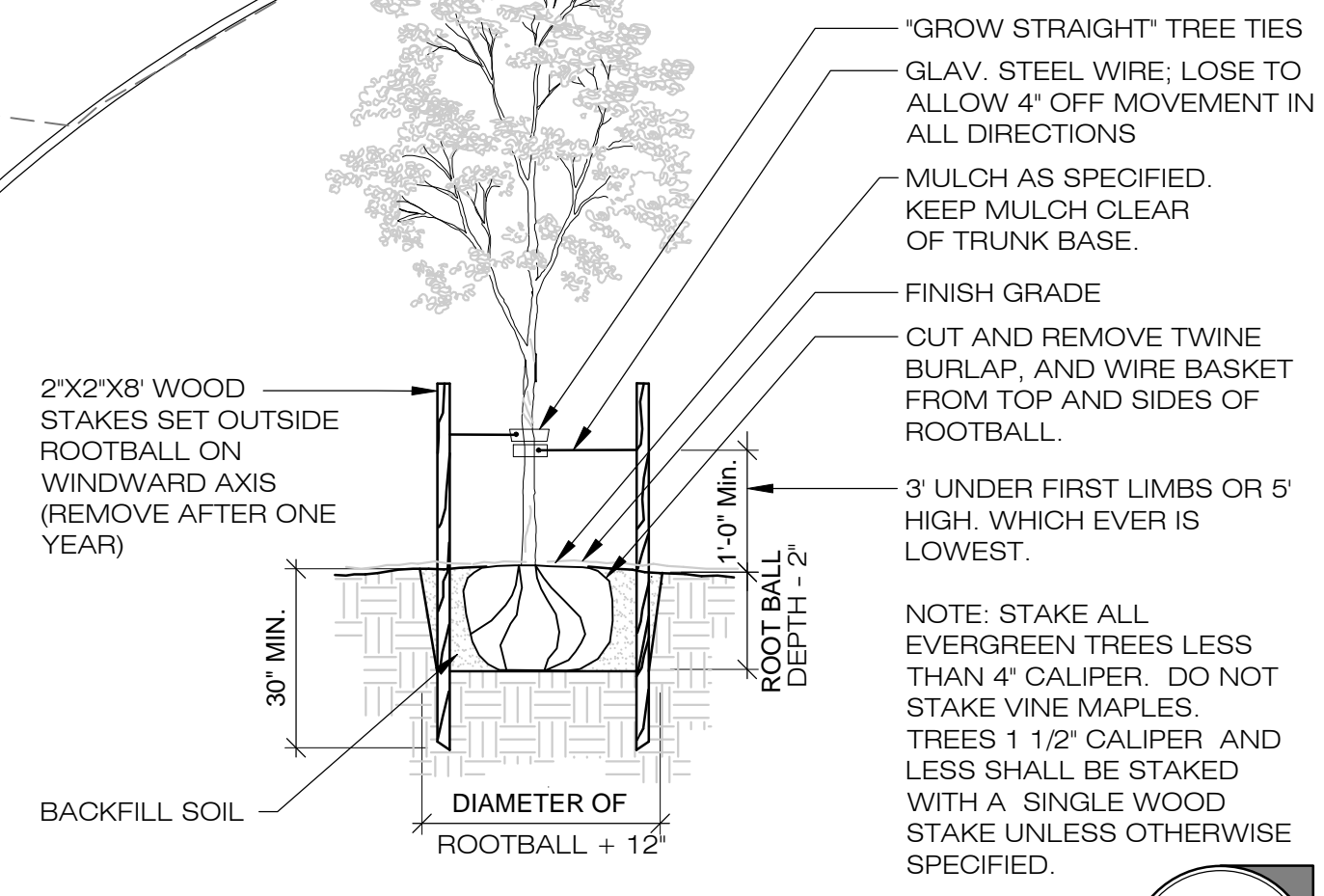
PARKING LOT - PLANT LEGEND

TREES SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	4	OREGON ASH / FRAXINUS LATIFOLIA: 2" CAL.
	2	DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 6-8' HT.

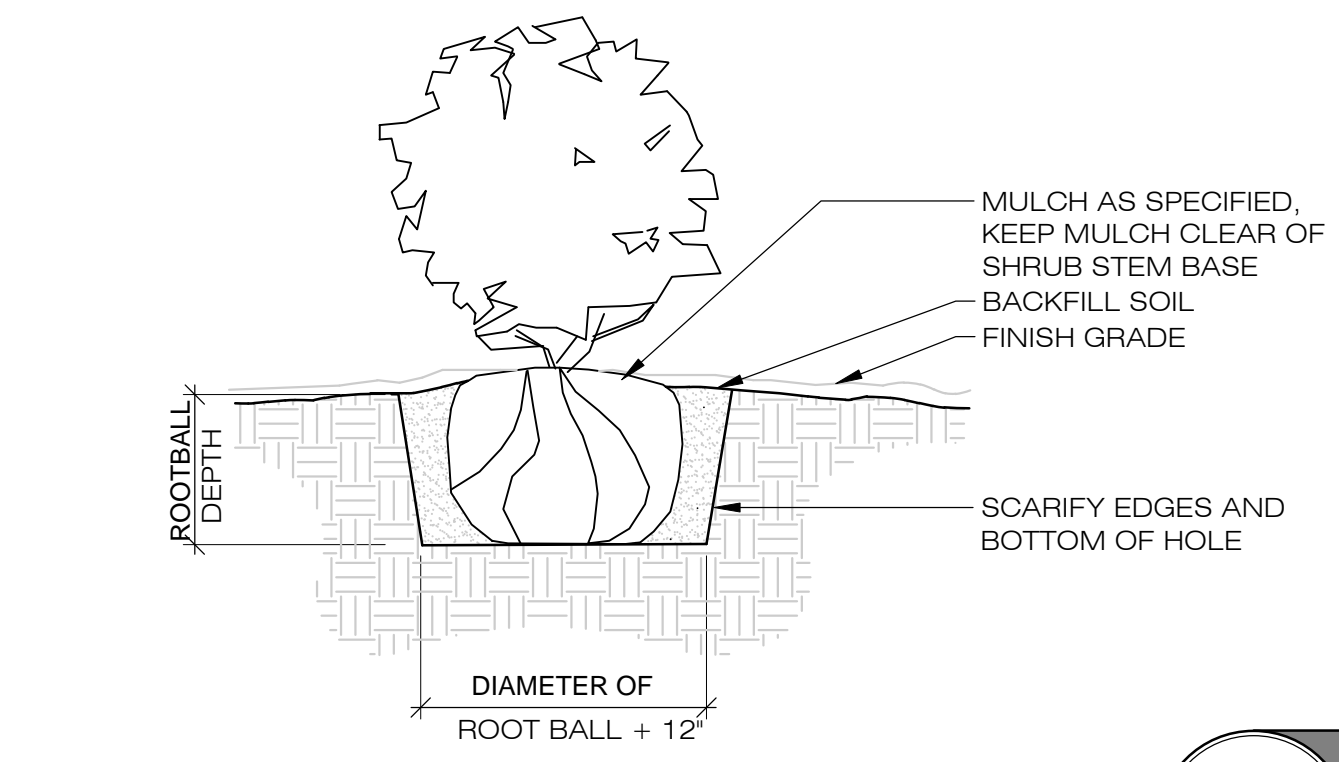
SHRUBS SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	10	KELSEY DOGWOOD / CORNUS SERICEA KELSEY: 1 GAL.
	12	OREGON GRAPE / MAHONIA AQUIFOLIUM: 1 GAL.
	12	PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 1 GAL. / 2' HT. / SINGLE
	15	SWORD FERN / POLYSTICHUM MUNITUM: 1 GAL.
	9	BIRCHLEAF SPIREA / SPIREA BETULAFOLIA: 1 GAL.
	20	SNOWBERRY / SYMPHORICARPUS ALBUS: 1 GAL.
	12	DOUGLAS SPIREA / SPIREA DOUGLASII: 1 GAL. / 1.5' HT. / CLUSTER

NOTES:

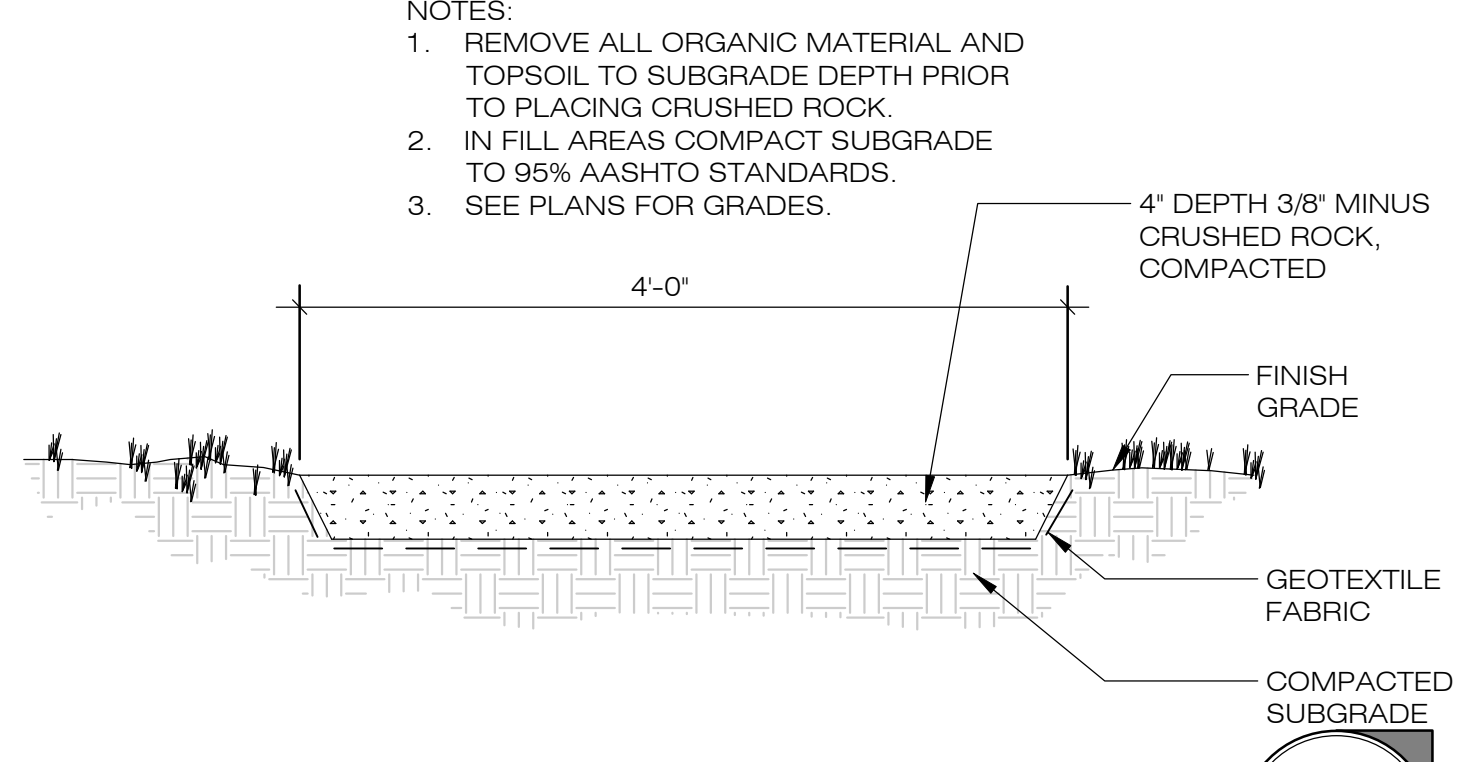
1. LANDSCAPE AREAS WILL BE HAND WATERED FOR THE ESTABLISHMENT PERIOD.



TREE STAKING DETAIL
SCALE: N.T.S.



SHRUB PLANTING DETAIL
SCALE: N.T.S.



GRAVEL PICNIC TABLE PAD
SCALE: N.T.S.

Designed by	Date	Reviewed by	Date	REF.
LRL	04/2023	BDH	04/2023	
LRL	04/2023	LRL	04/2023	
Project No.	999-116.7			
Horiz. Scale:				
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No.	Date	Revision