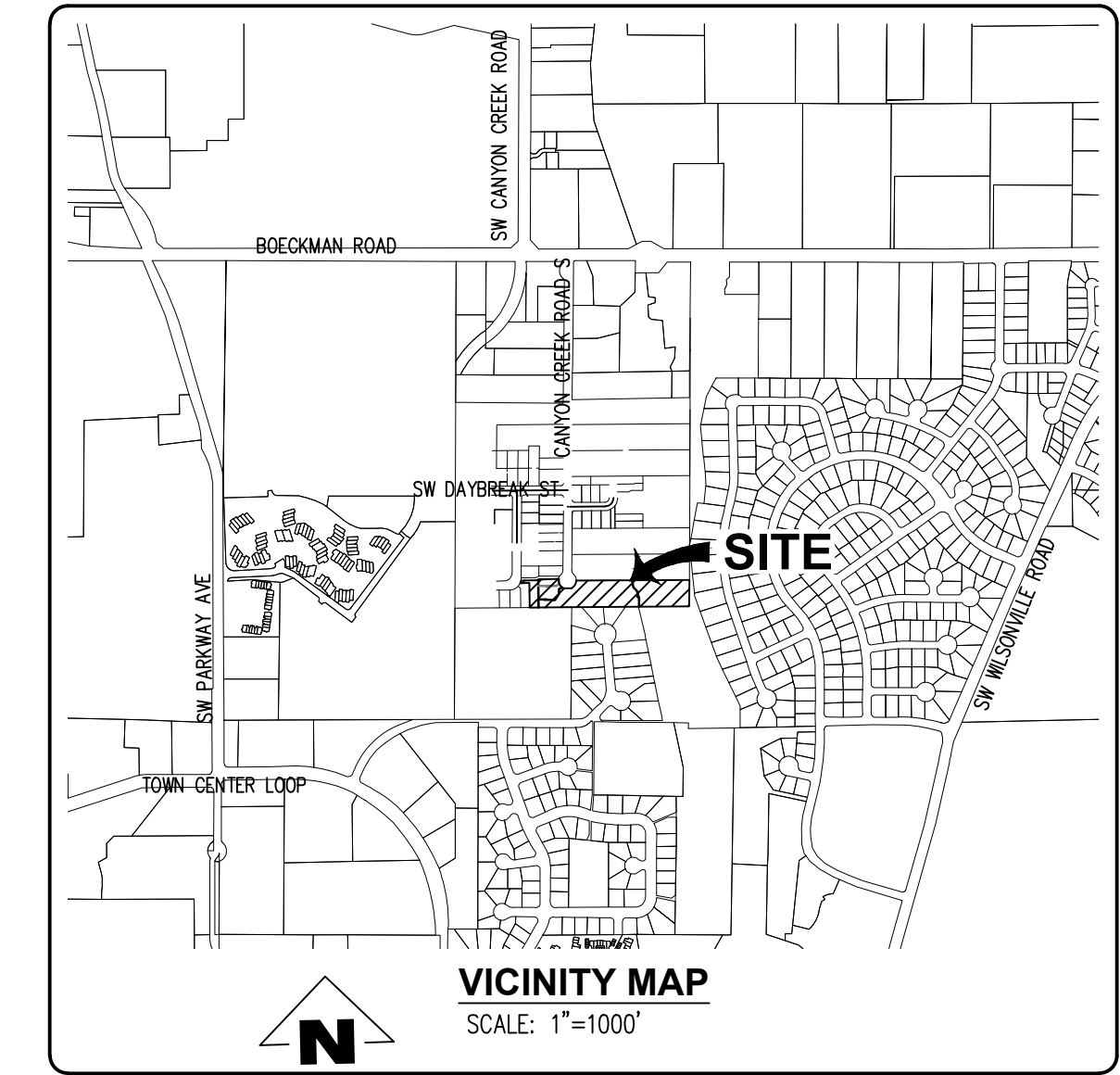
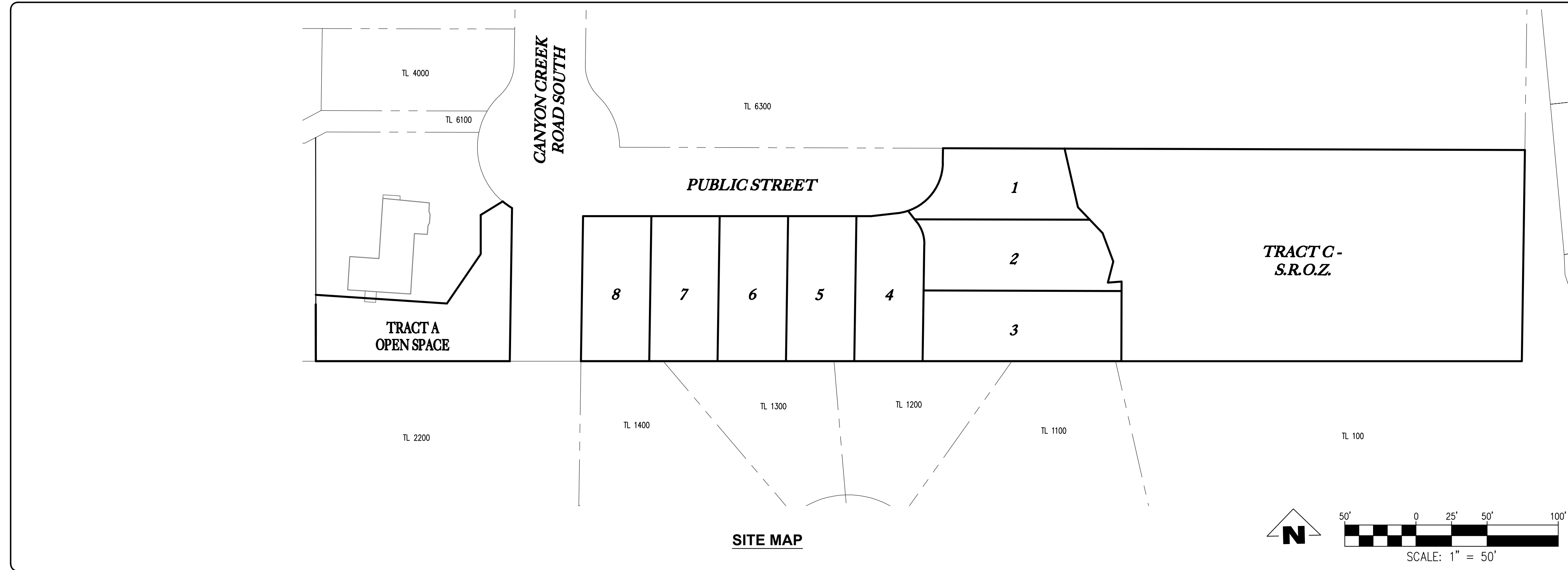


CANYON CREEK SOUTH PHASE 3

8 LOT SUBDIVISION NW 1/4 SECTION 13, T. 3S, R. 1W, W.M. CITY OF WILSONVILLE, OREGON



DRAWING INDEX

- 01 COVER SHEET
- 02 EXISTING CONDITIONS & DEMOLITION PLAN
- 03 TREE PRESERVATION & REMOVAL PLAN
- 04 TREE MITIGATION PLAN
- 05 PRELIMINARY PLAT
- 06 PRELIMINARY GRADING PLAN
- 07 PRELIMINARY SITE & UTILITY PLAN
- 08 PRELIMINARY PUBLIC STREET PLAN AND PROFILE
- 09 PRELIMINARY STORM PLAN AND PROFILE
- 10 PRELIMINARY LIGHTING PLAN
- 11 PRELIMINARY STREET TREE PLAN
- 12 LOTS 1 & 2 LOT FIT EXHIBIT
- 13 LOT 1 FLOOR PLAN
- 14 LOT 2 FLOOR PLAN
- L1 LANDSCAPE PLAN

LEGEND

---	BOUNDARY LINE	SS	EXISTING SANITARY SEWER LINE
---	EASEMENT	W	EXISTING WATER LINE
---104---	EXISTING 1' CONTOUR LINE	OH	EXISTING OVERHEAD POWER LINE
---105---	EXISTING 5' CONTOUR LINE	G	EXISTING GAS LINE
---	EXISTING CROWN (CENTER LINE OF ROAD)	---	EXISTING DITCH LINE
	EXISTING TREE	---	EXISTING WETLAND LINE
	EXISTING STORM DRAIN MANHOLE	---	EXISTING HEDGE LINE
	EXISTING SANITARY SEWER MANHOLE	---	EXISTING WOODEN FENCE
	EXISTING CATCH BASIN	---	EXISTING RAIL FENCE
	EXISTING CLEANOUT	---	EXISTING CHAIN LINK FENCE
	EXISTING WATER METER	---	PROPOSED STORM LINE
	EXISTING WATER VALVE	---	PROPOSED SANITARY LINE
	EXISTING FIRE HYDRANT	---	PROPOSED WATERLINE
	EXISTING MAIL BOX	---	PROPOSED STORM LATERAL
	EXISTING UTILITY POLE	---	PROPOSED SANITARY LATERAL
	EXISTING GUY WIRE	---	PROPOSED SINGLE WATER METER
	EXISTING LIGHT		PROPOSED STORM MANHOLE
	EXISTING COMMUNICATION PEDESTAL		PROPOSED CATCH BASIN/AREA DRAIN
	EXISTING ELECTRICAL METER		PROPOSED SANITARY MANHOLE
	EXISTING JUNCTION BOX		PROPOSED BLOWOFF
	EXISTING BOLLARD		PROPOSED WATER VALVE
	EXISTING DOWNSPOUT	---	PROPOSED 1' CONTOUR LINE
	EXISTING WETLAND FLAG	---	PROPOSED 5' CONTOUR LINE
	EXISTING STORM LINE	---	PROPOSED SEDIMENT FENCE

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

BENCHMARK INFORMATION

VERTICAL BENCHMARK IS BASED ON NAVD (GEOID 2012A) BASED ON (RTK) CORRECTIONS FROM THE OREGON STATE REFERENCE NETWORK.
DATUM = NAVD 88

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 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).

Dig Safely.
Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

POTENTIAL UNDERGROUND FACILITY OWNERS
EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS M-F 7am-6pm AFTER HOURS	503-226-4211 Ext.4313 503-226-4211
PGE	503-464-7777
CENTURY LINK	1-800-491-0118
FRONTIER	1-800-921-8101
COMCAST	1-800-934-6489
CITY OF WILSONVILLE M-F 7am-6pm AFTER HOURS	503-682-4092 1-866-252-3614

PROJECT CONTACTS

APPLICANT:
SAMM-MILLER LLC
10211 SW BARBER ST.
WILSONVILLE, OR 97070
(503) 819-3610

OWNERS:
WILLIAM Z. SPRING
28700 SW CANYON CREEK RD S
WILSONVILLE, OR 97070

LAND USE, CIVIL ENGINEER AND SURVEYOR:

EMERIO DESIGN, LLC
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OR 97008
PLANNING: STEVE MILLER
ENGINEERING: ERIC EVANS, PE
SURVEYOR: KING PHELPS, PLS
(503) 746-8812 (P)
(503) 639-9592 (F)

SITE DATA

SITE AREA:	2.25 ACRES
PROPOSED ZONING:	PDR-3
TAX MAP:	31W13BD
TAX LOTS:	6400
NO OF LOTS:	8

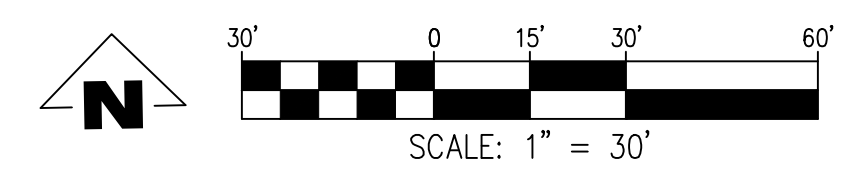
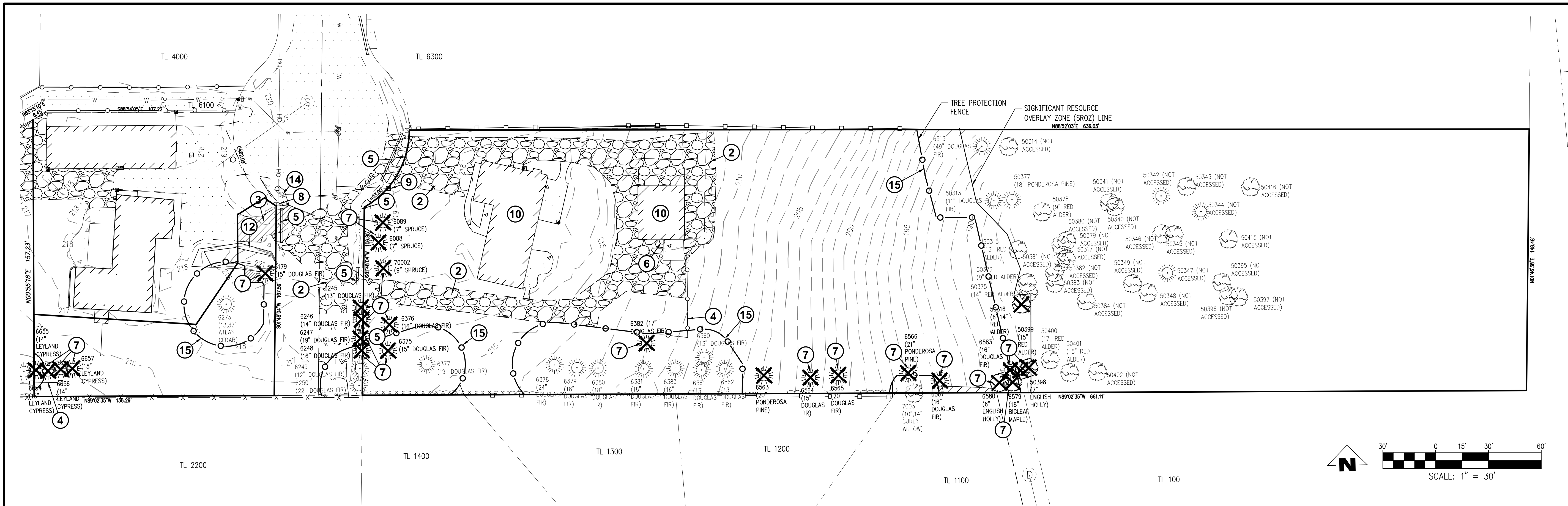
28700 CANYON CREEK RD S
TAX LOT 6400
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

COVER SHEET

NO.	DATE	DESCRIPTION
0	08/25/20	PLANNING 1ST SUBMITTAL
1	11/16/20	1ST REVISION

EMERIO Design

6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com



LEGEND

	BOUNDARY LINE		EXISTING COMMUNICATION PEDESTAL
	EASEMENT		EXISTING ELECTRICAL METER
	EXISTING 1' CONTOUR LINE		EXISTING JUNCTION BOX
	EXISTING 5' CONTOUR LINE		EXISTING BOLLARD
	EXISTING CROWN (CENTER LINE OF ROAD)		EXISTING DOWNSPOUT
	EXISTING TREE		EXISTING WETLAND FLAG
	EXISTING STORM DRAIN MANHOLE		EXISTING STORM LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING SANITARY SEWER LINE
	EXISTING CATCH BASIN		EXISTING WATER LINE
	EXISTING CLEANOUT		EXISTING OVERHEAD POWER LINE
	EXISTING WATER METER		EXISTING GAS LINE
	EXISTING WATER VALVE		EXISTING DITCH LINE
	EXISTING FIRE HYDRANT		EXISTING WETLAND LINE
	EXISTING MAIL BOX		EXISTING HEDGE LINE
	EXISTING UTILITY POLE		EXISTING WOODEN FENCE
	EXISTING GUY WIRE		EXISTING RAIL FENCE
	EXISTING LIGHT		EXISTING CHAIN LINK FENCE

DEMOLITION KEY NOTES

- ① NOT USED
- ② EXISTING GRAVEL DRIVEWAY TO BE REMOVED
- ③ EXISTING AC DRIVEWAY TO BE REMOVED
- ④ EXISTING FENCE TO BE REMOVED
- ⑤ EXISTING CULVERT/DITCH TO BE REMOVED
- ⑥ EXISTING UTILITY STRUCTURE TO BE REMOVED. STUB AT MAIN LINE.
- ⑦ REMOVE EXISTING TREES. SEE SHEETS 03 FOR TREE PRESERVATION & REMOVAL PLAN
- ⑧ EXISTING UTILITY POLE & LINE TO BE RELOCATED OR REMOVED. COORDINATE WITH SERVICE PROVIDER PRIOR TO REMOVING OR RELOCATING.
- ⑨ EXISTING WATER METER TO BE REMOVED.
- ⑩ EXISTING BUILDING/STRUCTURE TO BE REMOVED
- ⑪ NOT USED
- ⑫ EXISTING WALL TO BE REMOVED
- ⑬ EXISTING MAILBOX TO BE RELOCATED OR REMOVED
- ⑭ EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED. CONTRACTOR IS RESPONSIBLE FOR DAMAGE DURING CONSTRUCTION.
- ⑮ PROPOSED TREE PROTECTION FENCE

GENERAL NOTES:

A. SEE SHEET 03 FOR TREE PRESERVATION & REMOVAL PLAN. TREE PROTECTION TO BE INSTALLED BEFORE ANY SITE DEMOLITION, GRUBBING, OR CLEARING.

28700 CANYON CREEK RD S
TAX LOT 6400
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

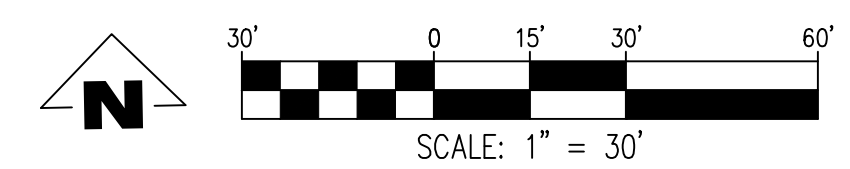
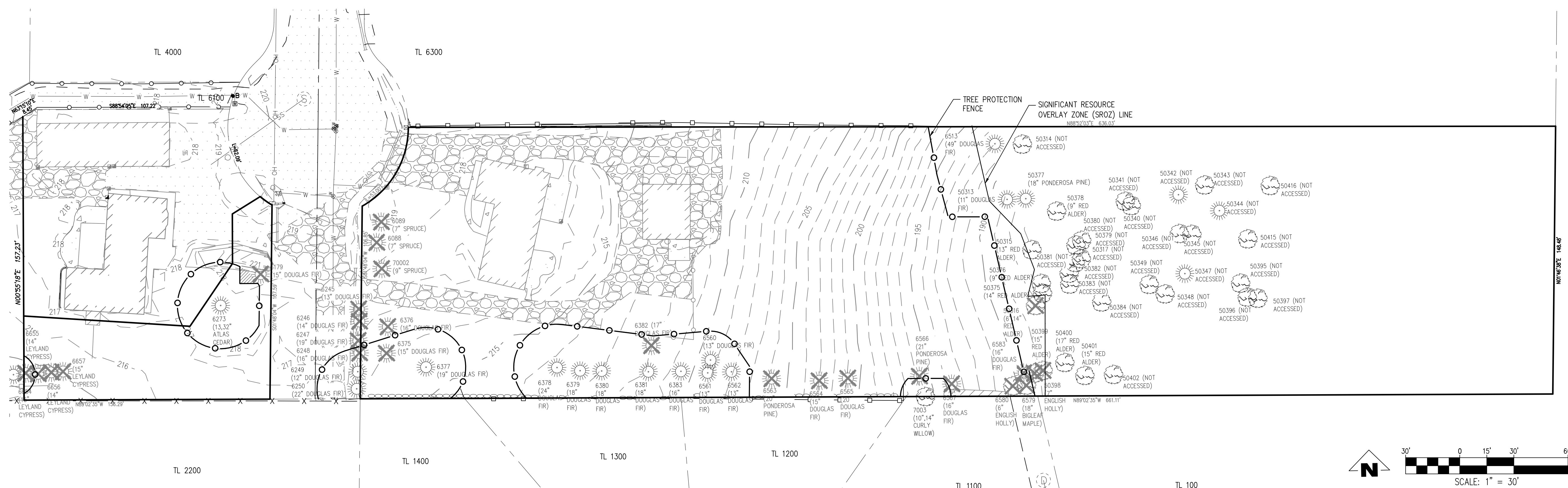
EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS	
NO.	DATE
0	08/25/20
1	11/16/20

EMERIO Design

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BEASLEY, OREGON 97105
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FILE: P:\0463-005 Canyon Creek So Phase 3\0463-005_02.dwg, Layout: 02 EXISTING CONDITIONS & DEMOLITION PLAN, Plot Date: 3/17/2021 8:30 AM, by: Kyung Han



No.	Type	Common Name	Species Name	DBH1	C-Rad2	Cond3	Comments	Location	Treatment
6088	Con	spruce	Picea spp.	7	6	F	Multiple leaders, expansive surface roots	Lot 3	Remove
6089	Con	spruce	Picea spp.	7	10	F	Multiple leaders, expansive surface roots	Lot 3	Remove
6179	Con	Douglas-fir	Pseudotsuga menziesii	15	14	G	Long live crown	Lot 2	Remove
6245	Con	Douglas-fir	Pseudotsuga menziesii	13	15	G	Dense row	Lot 3	Remove
6246	Con	Douglas-fir	Pseudotsuga menziesii	14	15	G	Dense row, large surface roots extend to drainage ditch	Lot 3	Remove
6247	Con	Douglas-fir	Pseudotsuga menziesii	19	20	G	Dense row, large surface roots extend to drainage ditch	Lot 3	Remove
6248	Con	Douglas-fir	Pseudotsuga menziesii	16	18	G	Dense row	Lot 3	Remove
6249	Con	Douglas-fir	Pseudotsuga menziesii	12	14	G	Dense row	Lot 3	Retain
6250	Con	Douglas-fir	Pseudotsuga menziesii	22	22	G	Dense row	Lot 3	Retain
6273	Con	Atlas cedar	Cedrus atlantica	13.32	24	G	Multiple upright leaders	Tract B	Retain
6375	Con	Douglas-fir	Pseudotsuga menziesii	15	16	F	Self-correcting lean, expansive surface roots	Lot 3	Remove
6376	Con	Douglas-fir	Pseudotsuga menziesii	16	18	G	Expansive surface roots	Lot 3	Remove
6377	Con	Douglas-fir	Pseudotsuga menziesii	19	22	G	Expansive surface roots to 14' radius	Lots 3/4	Retain
6378	Con	Douglas-fir	Pseudotsuga menziesii	24	24	G	Dense row, surface roots	Lot 5	Retain
6379	Con	Douglas-fir	Pseudotsuga menziesii	18	18	G	Dense row, surface roots	Lot 5	Retain
6380	Con	Douglas-fir	Pseudotsuga menziesii	18	18	G	Dense row, surface roots, one 6" root pruned clean ~5' from trunk on N side	Lot 5	Retain
6381	Con	Douglas-fir	Pseudotsuga menziesii	18	20	G	Dense row, sweep in lower trunk, surface roots	Lot 6	Retain
6382	Con	Douglas-fir	Pseudotsuga menziesii	17	18	G	North edge of row, surface roots	Lot 6	Remove
6383	Con	Douglas-fir	Pseudotsuga menziesii	16	20	F	Dense row, poor lateral branch distribution, surface roots	Lot 6	Retain
6513	Con	Douglas-fir	Pseudotsuga menziesii	49	40	G	No major defects, fair vigor	Lot 8 - SROZ	Retain
6560	Con	Douglas-fir	Pseudotsuga menziesii	13	16	G	Dense row, surface roots	Lot 7	Retain
6561	Con	Douglas-fir	Pseudotsuga menziesii	13	16	F	Dense row, trunk wound on N face, crown asymmetry	Lot 7	Retain
6562	Con	Douglas-fir	Pseudotsuga menziesii	13	10	F	Dense row, reduced vigor with small needles and heavy cone production	Lot 7	Retain
6563	Con	ponderosa pine	Pinus ponderosa	20	24	F	Forked leaders, western gall rust and sequoia pitch moth infections	Lot 7	Remove
6564	Con	Douglas-fir	Pseudotsuga menziesii	15	15	F	Old trunk wound, self-correcting crook, crown asymmetry, surface roots	Lot 10	Remove
6565	Con	Douglas-fir	Pseudotsuga menziesii	20	18	G	Self-correcting trunk crooks	Lot 10	Remove
6566	Con	ponderosa pine	Pinus ponderosa	21	15	G	Multiple leaders, dense crown	Lot 10	Remove
6567	Con	Douglas-fir	Pseudotsuga menziesii	16	20	G	Large surface roots expand ~10'	Lot 10	Remove
6579	Dec	bigleaf maple	Acer macrophyllum	18	16	F	Very poor structure	Lot 10	Remove
6580	Dec	English holly	Ilex aquifolium	6	8	F	Very poor structure, invasive species	Lot 10	Remove
6583	Con	Douglas-fir	Pseudotsuga menziesii	16	12	F	High live crown, limited assessment	Lot 10	Remove
6653	Con	Leyland cypress	Cupressus x leylandii	10	12	G	Dense row	Off-Site	Protect
6654	Con	Leyland cypress	Cupressus x leylandii	15	18	G	Dense row	Tract B	Remove
6655	Con	Leyland cypress	Cupressus x leylandii	14	18	G	Dense row	Tract B	Remove
6656	Con	Leyland cypress	Cupressus x leylandii	14	18	G	Dense row	Tract B	Remove
6657	Con	Leyland cypress	Cupressus x leylandii	15	18	G	Dense row	Tract B	Remove

No.	Type	Common Name	Species Name	DBH1	C-Rad2	Cond3	Comments	Location	Treatment
50313	Dec	Douglas-fir	Pseudotsuga menziesii	11	18	G	One-sided crown to SW	Lot 8 - SROZ	Retain
50314	Dec						Not assessed	Lot 8 - SROZ	Unaffected
50315	Dec	red alder	Alnus rubra	13	16	F	Some trunk decay, dead and broken branches	Lot 9 - SROZ	Retain
50316	Dec	red alder	Alnus rubra	6,14	18	P	Sloughing bark along trunk, trunk decay, leans to proposed lot	Lot 10/11 - SROZ Buffer	Remove
50317	Dec						Not assessed	Tract D - SROZ	Unaffected
50340	Dec						Not assessed	Tract D - SROZ	Unaffected
50341	Dec						Not assessed	Tract D - SROZ	Unaffected
50342	Con						Not assessed	Tract D - SROZ	Unaffected
50343	Dec						Not assessed	Tract D - SROZ	Unaffected
50344	Con						Not assessed	Tract D - SROZ	Unaffected
50345	Dec						Not assessed	Tract D - SROZ	Unaffected
50346	Dec						Not assessed	Tract D - SROZ	Unaffected
50347	Con						Not assessed	Tract D - SROZ	Unaffected
50348	Dec						Not assessed	Tract D - SROZ	Unaffected
50349	Dec						Not assessed	Tract D - SROZ	Unaffected
50375	Dec	red alder	Alnus rubra	14	18	F	Minor lower trunk damage	Lot 9 - SROZ	Retain
50376	Dec	red alder	Alnus rubra	9	10	F	Some trunk decay, leans N, forked leaders	Lot 9 - SROZ	Retain
50377	Dec	ponderosa pine	Pinus ponderosa	18	16	G	Trunk sweep	Lot 8 - SROZ	Retain
50378	Dec	red alder	Alnus rubra	9	14	F	Trunk sweep, trunk cavity with some decay	Tract D - SROZ	Unaffected
50379	Dec						Not assessed	Tract D - SROZ	Unaffected
50380	Dec						Not assessed	Tract D - SROZ	Unaffected
50381	Dec						Not assessed	Tract D - SROZ	Unaffected
50382	Dec						Not assessed	Tract D - SROZ	Unaffected
50383	Dec						Not assessed	Tract D - SROZ	Unaffected
50384	Dec						Not assessed	Tract D - SROZ	Unaffected
50395	Dec						Not assessed	Tract D - SROZ	Unaffected
50396	Dec						Not assessed	Tract D - SROZ	Unaffected
50397	Dec						Not assessed	Tract D - SROZ	Unaffected
50398	Dec	English hawthorn	Crataegus monogyna	7	10	F	Invasive species	Lot 10	Remove
50399	Dec	red alder	Alnus rubra	15	26	F	Poor structure, excessive lean to proposed lot	Lot 10/Tract D	Remove
50400	Dec	red alder	Alnus rubra	17	18	F	Crook in trunk at juncture of codominant leaders	Tract D - SROZ	Retain
50401	Dec	red alder	Alnus rubra	15	12	F	Dead and broken branches	Tract D - SROZ	Retain
50402	Dec						Not assessed	Tract D	Unaffected
50415	Dec						Not assessed	Tract D - SROZ	Unaffected
50416	Dec						Not assessed	Tract D - SROZ	Unaffected
70002	Con	spruce	Picea spp.	9	12	G	Surface roots	Lot 3	Remove
70003	Dec	curly willow	Salix matsudana	10,14	14	F	Poor structure, one-sided to southwest, not suitable for preservation with removal of trees 6566 and 6567	Boundary	Protect

1DBH is tree diameter measured at 4.5-feet above the ground level, in inches.
 2C-Rad is the average crown radius measured in feet.
 3Cond is an arborist assigned rating to generally describe the condition of individual trees as Dead, Poor, Fair, Good, or Excellent.

TREE PROTECTION SPECIFICATIONS

- PRECONSTRUCTION CONFERENCE. PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST IN A TIMELY MANNER TO REVIEW THE TREE PROTECTION PLAN, VERIFY THAT TREES TO BE RETAINED ARE IDENTIFIED WITH NUMBERED TAGS ON THE GROUND, AND TO INSPECT AND VERIFY THE INSTALLATION OF TREE PROTECTION MEASURES.
- FENCING. TREES TO REMAIN ON SITE SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING AS DEPICTED ON SITE PLANS IN ORDER TO PREVENT INJURY TO TREE TRUNKS OR ROOTS, OR SOIL COMPACTION WITHIN THE ROOT PROTECTION AREA. FENCES SHALL BE A MINIMUM 6-FOOT HIGH 2-INCH CHAIN LINK MESH SECURED TO METAL POSTS DRIVEN INTO THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST PRIOR TO OPENING, ADJUSTING OR REMOVING TREE PROTECTION FENCING.
 - TREE PROTECTION ZONE. WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:
 - GRADE CHANGE OR CUT AND FILL;
 - NEW IMPERVIOUS SURFACES;
 - UTILITY OR DRAINAGE FIELD PLACEMENT;
 - STAGING OR STORAGE OF MATERIALS AND EQUIPMENT; OR
 - VEHICLE MANEUVERING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO WORKING BENEATH PROTECTED TREE DRIPLINES. ROOT PROTECTION ZONES MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING AND SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS.
- TREE AND STUMP REMOVAL. TREES TO BE REMOVED SHALL BE CLEARLY IDENTIFIED WITH TREE-MARKING PAINT OR OTHER METHODS APPROVED IN ADVANCE BY THE PROJECT ARBORIST. PROTECTION FENCING MAY BE TEMPORARILY OPENED IN TRACT B FOR REMOVAL OF TREES #6564 AND #6565, IN THE REAR OF LOT 3 FOR REMOVAL OF TREE #6248 AND #6375, IN THE REAR OF LOT 9 FOR REMOVAL OF TREE #50316 AND IN THE REAR OF LOT 10 FOR REMOVAL OF TREES #50398 AND #50399. WITHIN TREE PROTECTION ZONES, TREE REMOVAL SHALL BE PERFORMED WITH HAND TOOLS ONLY AND TREES SHALL BE DIRECTIONALLY FELLED OR SURGICALLY REMOVED TO AVOID DAMAGE TO REMAINING NEARBY TREES. THE STUMPS OF THESE PARTICULAR TREES SHALL REMAIN IN THE GROUND, BE REMOVED APPROXIMATELY 6-INCHES BELOW THE GROUND SURFACE USING A STUMP GRADER, OR ELSE EXTRACTED FROM THE GROUND UNDER ARBORIST SUPERVISION.
- PRUNING. PRUNING MAY BE NEEDED TO PROVIDE OVERHEAD CLEARANCE AND TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY WHERE PRUNING IS NECESSARY ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS PREPARED FOR CONSTRUCTION. TREE REMOVAL AND PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- EXCAVATION AND ROOT PRUNING. EXCAVATION BENEATH PROTECTED TREE DRIPLINES SHALL BE AVOIDED IF ALTERNATIVES ARE AVAILABLE. IF EXCAVATION IS UNAVOIDABLE, THE PROJECT ARBORIST SHALL EVALUATE THE PROPOSED EXCAVATION TO DETERMINE METHODS TO MINIMIZE IMPACTS TO TREES. ROOT PRUNING SHALL BE DIRECTED AND DOCUMENTED BY THE PROJECT ARBORIST.
- LANDSCAPING. FOLLOWING CONSTRUCTION AND WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCHES OF MULCH BENEATH THE DRIPLINE OF PROTECTED TREES IN A MINIMUM 5-FOOT RADIUS AROUND TREE TRUNKS. DO NOT PILE MULCH DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED WITHIN THE GRASS-FREE MULCH RINGS. IF IRRIGATION IS USED, USE DRIP IRRIGATION OR LOW FLOW EMITTERS INSTALLED AT NATIVE GRADE (NO TRENCHING) ONLY BENEATH THE DRIPLINES OF PROTECTED TREES. LANDSCAPING SHALL BE PERFORMED BY HAND AND WITH HAND TOOLS ONLY BENEATH PROTECTED TREE DRIPLINES; ADJUST THE LOCATION OF PLANTS TO AVOID TREE ROOT IMPACTS.
- QUALITY ASSURANCE. A QUALIFIED ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENDOANGER OR RETAINED TREES. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CITY FOLLOWING EACH SITE VISIT PERFORMED DURING CONSTRUCTION.
- REASSESSMENT. TREES THAT ARE RETAINED WITH SITE IMPROVEMENT WORK SHOULD BE REASSESSED IN TERMS OF FUTURE HOME PLANS; ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECTION MEASURES MAY BE NEEDED.

**28700 CANYON CREEK RD S
TAX LOT 6400
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON**

**TREE PRESERVATION &
REMOVAL PLAN**

REVISIONS	
NO.	DATE
0	08/25/20
1	11/16/20

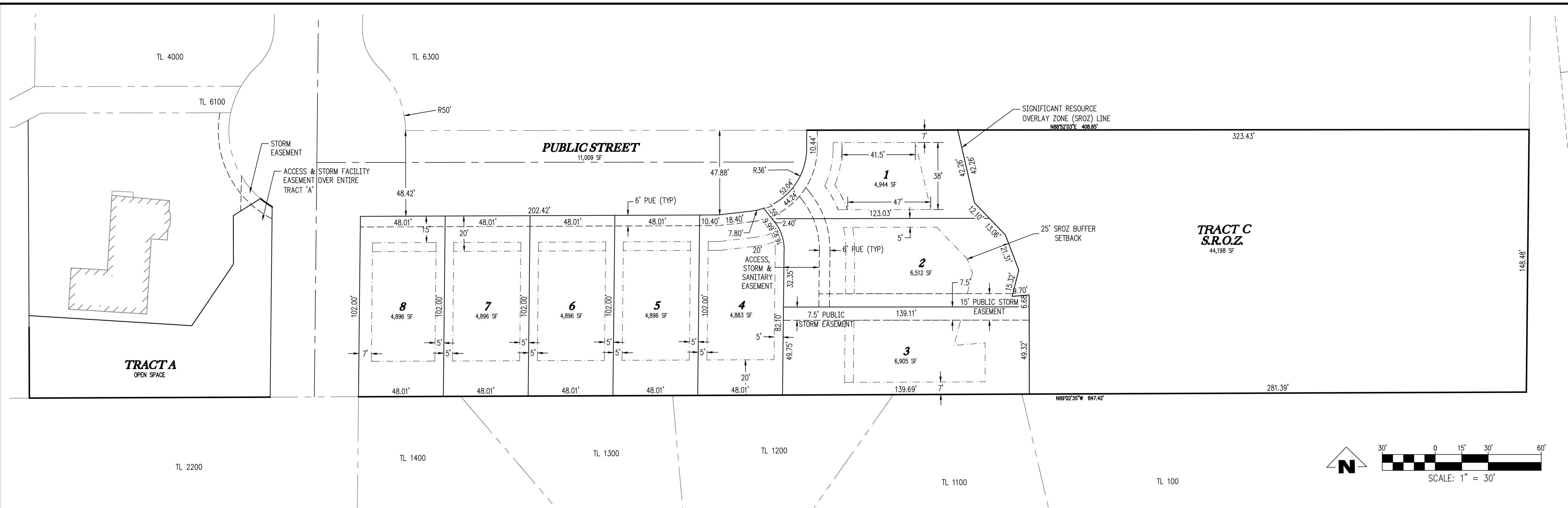
DESCRIPTION
PLANNING 1ST SUBMITTAL
1ST REVISION

**EMERIO
Design**

6445 SW FALLBROOK PLACE, SUITE 100
WILSONVILLE, OREGON 97158
TEL: (503) 746-8817
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www.emeriodesign.com

SHEET
03
OF
14

FILE-P:\0463-005_03trp_Layout-03 TREE PRESERVATION & REMOVAL PLAN, Plot Date: 3/17/2021 8:31 AM, by: Kyang Han



PARCEL DATA	
AREA:	2.25 AC
PROPOSED ZONING:	PDR-3
TAX MAP:	31W13BD
TAX LOTS:	6400
NO. OF LOTS:	8

SITE DATA	
ZONE:	PDR-3
TOTAL SITE AREA:	2.43 ACRES (105,725 SQ. FT.)
NON-BUILDABLE AREA:	1.01 ACRES (44,198 SQ. FT.)
NET BUILDABLE AREA:	1.41 ACRES (61,527 SQ. FT.)
8 LOTS & 1 TRACT	
MINIMUM LOT SIZE:	4,883 SQ. FT.
MAXIMUM LOT SIZE:	44,198 SQ. FT.
AVG. LOT SIZE:	10,893 SQ. FT.

TRACT 'A' DATA	
USABLE OPEN SPACE AREA:	0.18 ACRES (7,691 SQ. FT.)

MINIMUM SETBACKS	
FRONT:	20'
SIDE (REQUESTED):	5'
REAR:	20'
MAX HEIGHT:	35'
MAX LOT COVERAGE:	
• 50% FOR LOTS CONTAINING LESS THAN 7,000 SQ. FT.	
• 45% FOR LOTS BETWEEN 7,000-8,000 SQ. FT.	
• 40% FOR LOTS EXCEEDING 8,000 SQ. FT.	
MIN LOT WIDTH:	40'

LEGEND	
- - - - -	EXISTING SORZ LINE
—————	PROPERTY BOUNDARY
—————	PROPOSED LOT LINE
—————	PROPOSED RIGHT-OF-WAY LINE
—————	PROPOSED ROAD CENTERLINE
.....	PROPOSED PUE

28700 CANYON CREEK RD S
 TAX LOT 6400
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

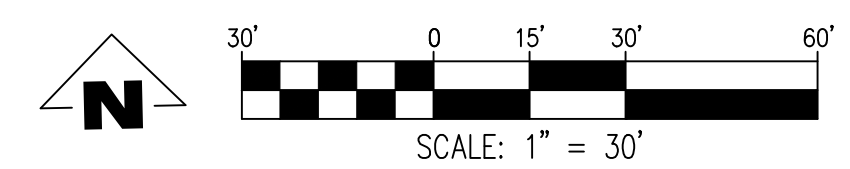
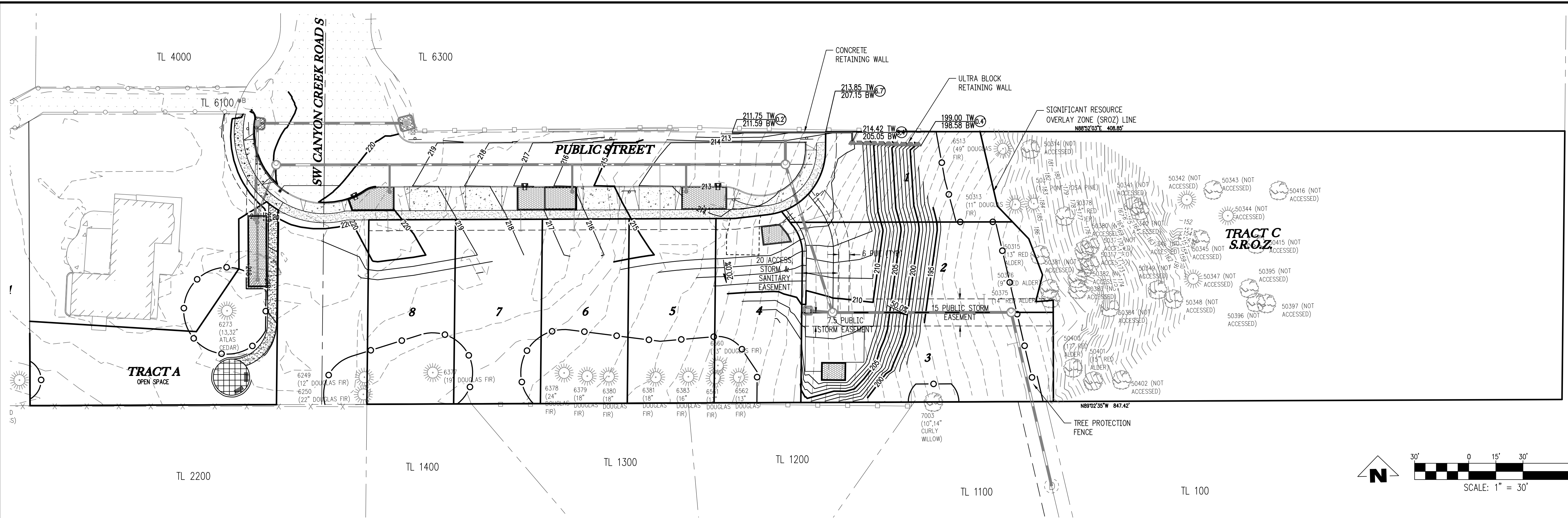
PRELIMINARY PLAT

REVISIONS		
NO.	DATE	DESCRIPTION
0	08/25/20	PLANNING 1ST SUBMITTAL
1	11/16/20	1ST REVISION

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FILE: P:\0463-005 Canyon Creek So Phase 3\0463-005_05ppl.plt, Plot Date: 3/24/2021 9:51 AM, by: Bart Anderson



LEGEND:

	EXISTING 1' CONTOUR LINE
	EXISTING 5' CONTOUR LINE
	EXISTING WETLAND LINE
	PROPOSED STORM LINE
	PROPOSED STORM LATERAL
	PROPOSED STORM MANHOLE
	PROPOSED BIO-BAG AT CATCH BASIN/AREA DRAIN
	PROPOSED LIDA PLANTER
	PROPOSED 1' CONTOUR LINE
	PROPOSED 5' CONTOUR LINE
	PROPOSED SEDIMENT FENCE

28700 CANYON CREEK RD S
 TAX LOT 6400
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
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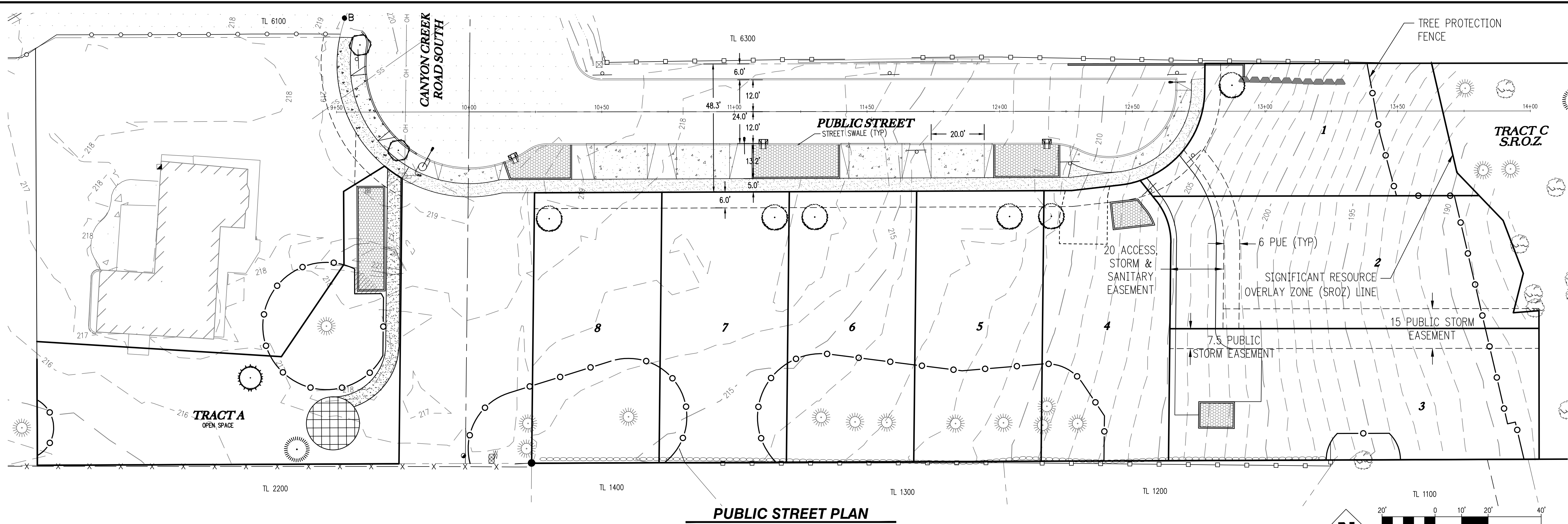
**PRELIMINARY GRADING
 PLAN**

REVISIONS	
NO.	DATE
0	08/25/20
1	11/16/20

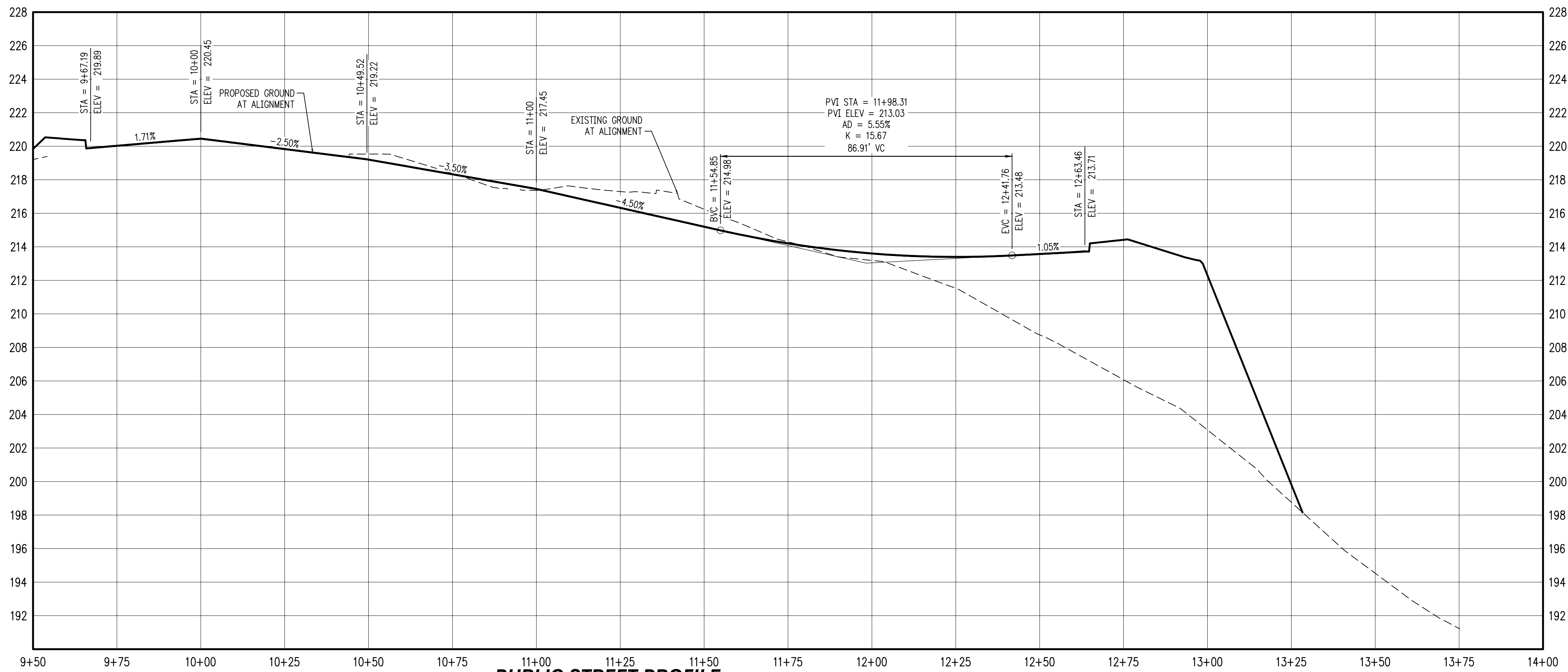
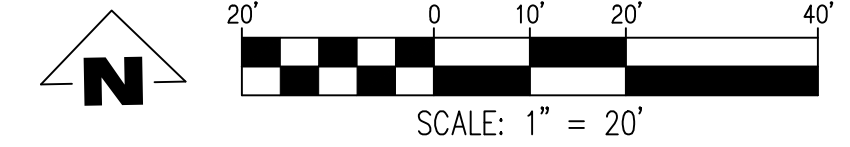
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FILE:P:\0463-005 Canyon Creek So Phase 3\0463-005_06.pgd Layout: 06 PRELIMINARY GRADING PLAN, Plot Date: 3/17/2021 8:32 AM, by: Kyung Han



PUBLIC STREET PLAN



PUBLIC STREET PROFILE

SCALE: 1"=20' HORZ. 1"=4' VERT.

28700 CANYON CREEK RD S
TAX LOT 6400
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

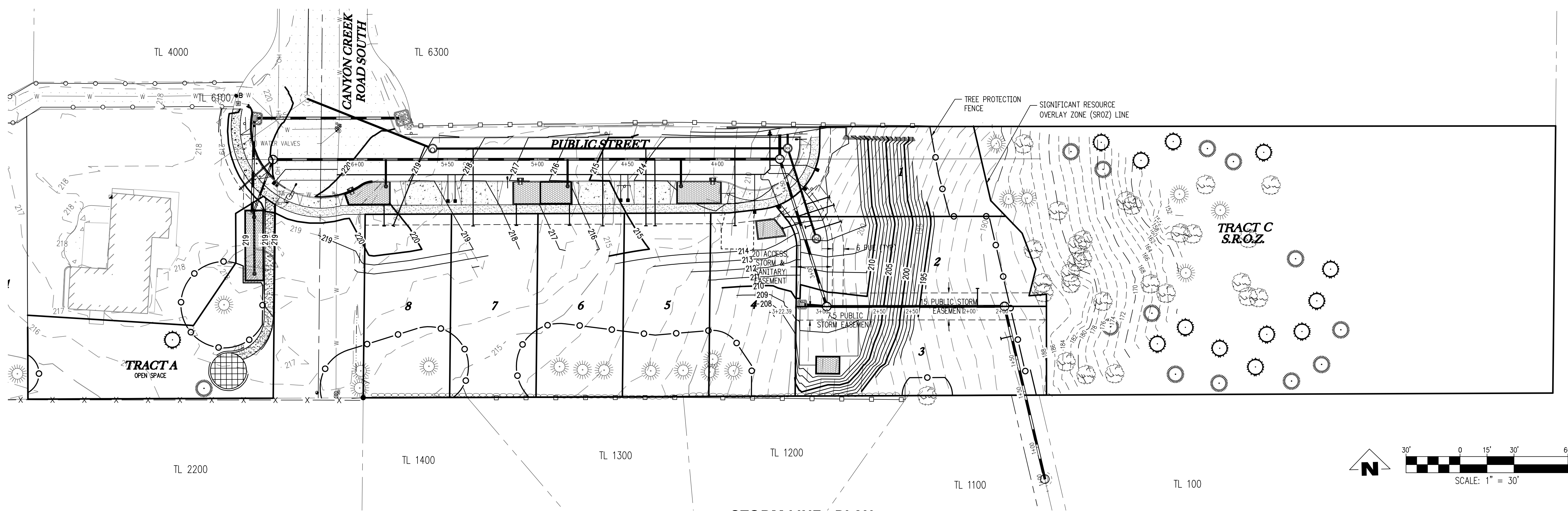
PRELIMINARY PUBLIC STREET PLAN AND PROFILE

REVISIONS	
NO.	DESCRIPTION
0	PLANNING 1ST SUBMITTAL
1	1ST REVISION

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SHEET
08
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14

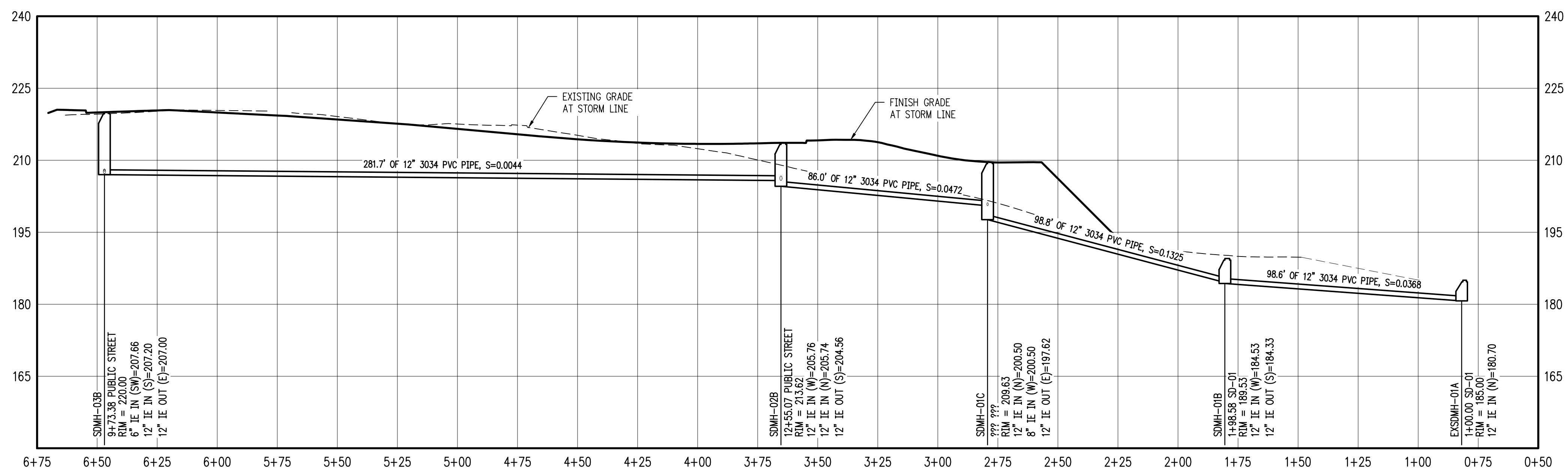
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STORM LINE - PLAN

GENERAL NOTE: CONTRACTOR TO INSTALL 12" BUTT-FUSED HDPE STORM PIPE ON GROUND SURFACE. INSTALL VERTICAL BENDS AT GRADE BREAKS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR PIPE MATERIALS & INSTALLATION METHODS PRIOR TO CONSTRUCTION.

NOTE TO CONTRACTOR: THE SUBDIVISION 400' NORTH OF SITE INSTALLED A SIMILAR SYSTEM IN THE SUMMER OF 2016, SUBMIT SIMILAR MEANS & METHODS.



STORM LINE - PROFILE

SCALE: 1"=30' HORZ. 1"=15' VERT.

28700 CANYON CREEK RD S
TAX LOT 6400
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

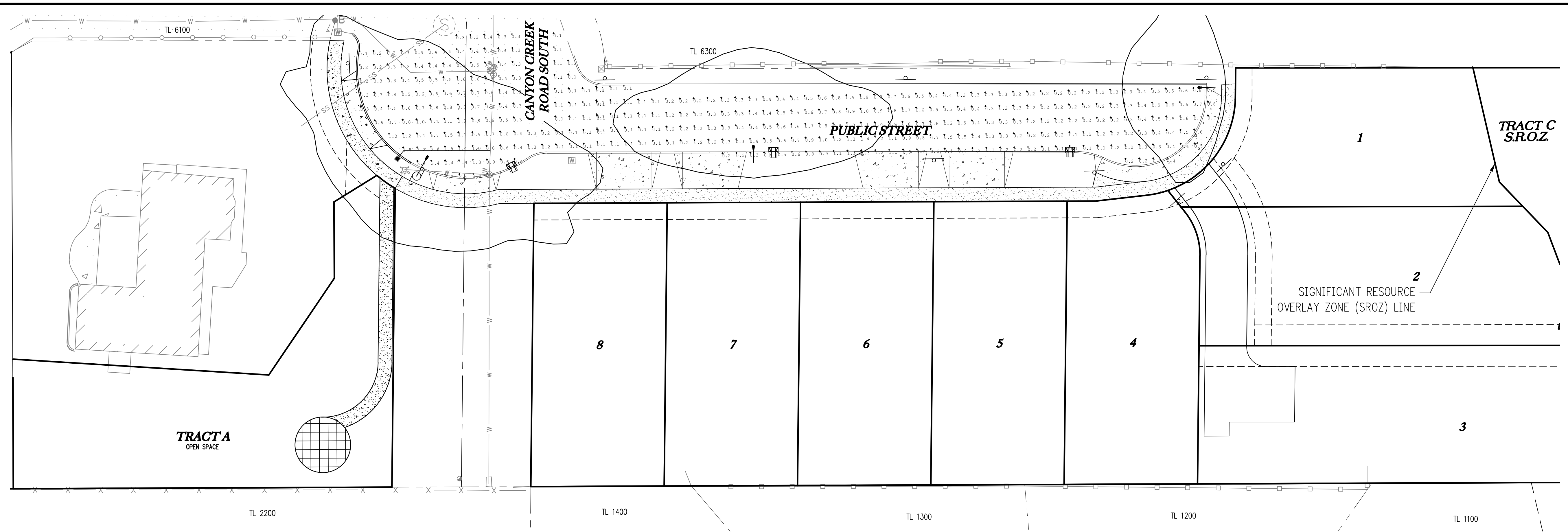
**PRELIMINARY STORM
PLAN AND PROFILE**

REVISIONS	
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0	08/25/20
1	11/16/20

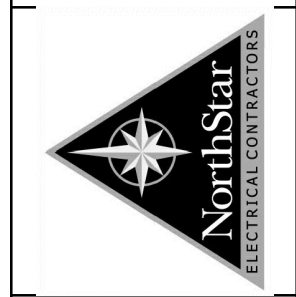
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FILE: P:\0463-005 Canyon Creek So Phase 3\Wg\plan\0463-005_09psdm Layout: 09 STORM PLAN AND PROFILE, Plot Date: 3/17/2021 8:34 AM, by: Kyung Han



NorthStar Electrical Contractors
 11055 S.W. Clay Street
 Sherwood, Oregon 97140
 Phone 503-612-0840
 Fax 503-612-0891
 Email adam.suminski@NorthStarElect.com



CANYON CREEK SOUTH 3
 WILSONVILLE, OR

28700 CANYON CREEK RD S
 TAX LOT 6400
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

PRELIMINARY LIGHTING PLAN

REVISIONS	
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0	08/25/20
1	11/16/20

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SHEET
10
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14

CITY OF WILSONVILLE STREET LIGHTING NOTES:

- LIGHT POLE SHALL BE 30-FOOT DIRECT BURIED, 25-FOOT MOUNTING HEIGHT, TWO-PIECE BRONZE, FIBERGLASS LIGHT POLE.
 WILSONVILLE APPROVED LIGHT POLES ARE:
 SHAKESPEARE BHT3099S5BL9901
 CMT MDS30-F-100-S2-HS-PC-NP-1B-22
 WILSONVILLE APPROVED STUBS ARE:
 SHAKESPEARE BHS3099N3BL9901
 CMT 25-STUB-UP
- JUNCTION BOXES SHALL BE WILSONVILLE APPROVED SPLICE BOXES OR APPROVED EQUAL.
 WILSONVILLE APPROVED JUNCTION BOXES ARE:
 NEWBASE FCA132418T-00043
 QUAZITE A42132418A017
 OLDCASTLE/CARSON 13241617
 HIGHLINE CHA132418HE1
 ARMORCAST A6001946TAX18-PGE
 "ELECTRIC" OR "POWER" SHALL BE IN THE LID MARKING AREA.
- LUMINAIRES SHALL BE WILSONVILLE APPROVED 25/36 WATT LED, 240V, MAST-ARM MOUNTED, BRONZE COBRAHEAD LUMINAIRES WITH TWISTLOCK P.E. RECEPTACLE.
 WILSONVILLE APPROVED COBRAHEAD LUMINAIRES ARE:
 25W AMERICAN ELECTRIC ATBO-10BLEDE70-MVOLT-R2-3K-BZ-20-NL-UMR-XX-P7
 36W AMERICAN ELECTRIC ATBO-20BLEDE53-MVOLT-R2-3K-BZ-20-NL-UMR-XX-P7
- THE PHOTOELECTRIC CONTROL SHALL BE WILSONVILLE APPROVED EXTENDED LIFE TWISTLOCK, FAIL-ON, ELECTRONIC, 105-300 VAC, 60 HZ, PER ANSI 136.10, BRONZE HOUSING, 1.5 LUMEN TURN-ON, RATED 1000W TUNGSTEN (1800 VA BALLAST) 1.5:1 TURN-OFF/TURN-ON RATIO, SOLID BRASS PLUG BLADES, CONFORMALLY COATED CDS CELL, 160 JOULE MOV, 2-4 SEC. TURN-OFF DELAY. STREETLIGHT CIRCUIT CONTROLLED BY SINGLE PE CELL, SNORKEL MOUNTED TO STREETLIGHT CONTROL CABINET.
 WILSONVILLE APPROVED PHOTOELECTRIC CONTROLS ARE:
 RIPLEY RD8645
 DTL DLL 1271.5 J50
- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO P.G.E. SCHEDULE "95" OPTION "B" SPECIFICATIONS. LIGHTING CONTRACTOR/INSTALLER IS SOLELY RESPONSIBLE FOR INSTALLATION OF CORRECT MATERIAL BASED ON CURRENT WILSONVILLE APPROVED MATERIAL LIST AND PGE SPECIFICATIONS AND STANDARDS. LIGHT POLE AND FIXTURE SUBMITTAL TO PROPER JURISDICTION IS RECOMMENDED.

NUMERIC SUMMARY

PROJECT: CANYON CREEK 3

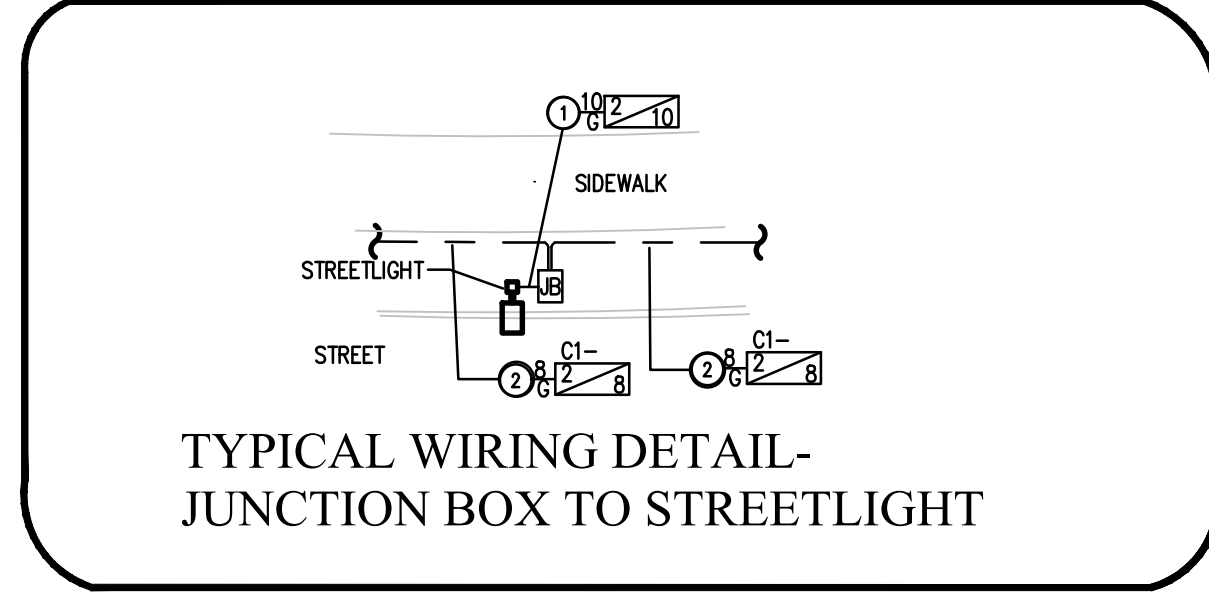
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
NEW STREET	ILLUMINANCE	FC	0.43	1.40	0.10	4.30
CANYON CREEK SOUTH ROAD	ILLUMINANCE	FC	0.59	3.70	0.10	5.90

LIGHT POLE LOCATION TABLE

POLE NUMBER	MH	ARM	WATTS	ARRANGEMENT	STREET	POLE TYPE	LLF
1	25 FT	0.67	25	SINGLE	NEW STREET	FIBERGLASS POLE	0.85
2	25 FT	0.67	36	SINGLE	NEW STREET	FIBERGLASS POLE	0.85

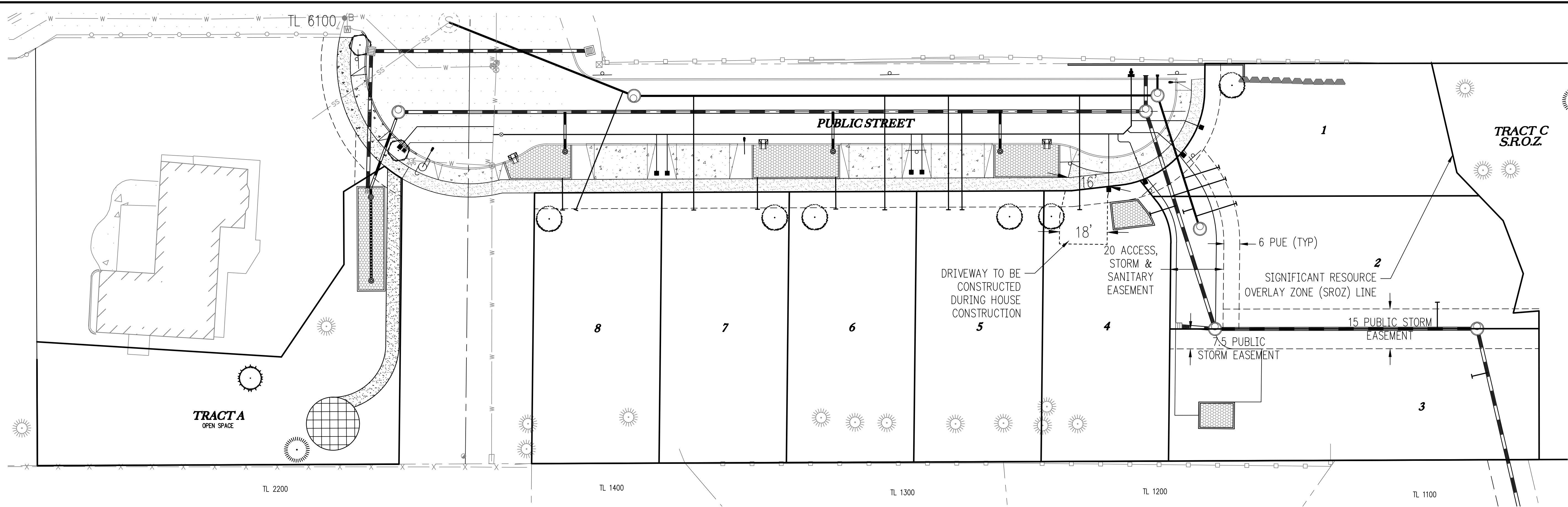
STREETLIGHTING DESIGN
 Scale: 1" = 20'

- (LPX) = INSTALL LUMINAIRE POLE #.
(X = POLE #).
- [] = INSTALL PGE "11 X 17" JB WITH LID MARKED "ELECTRIC" OR "POWER"
- (EX) = EXISTING LUMINAIRE AND POLE



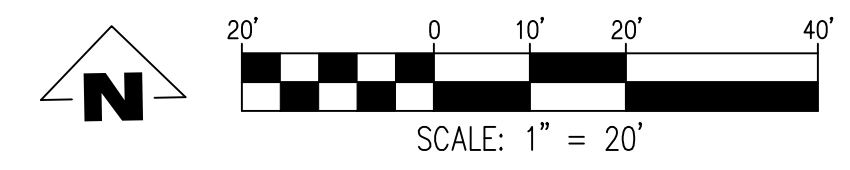
Title: STREET LIGHTING
 Designed by: Adam Suminski
 Checked by: Jesse Culp
 Date: October 31, 2019

DWG. NO
EL1

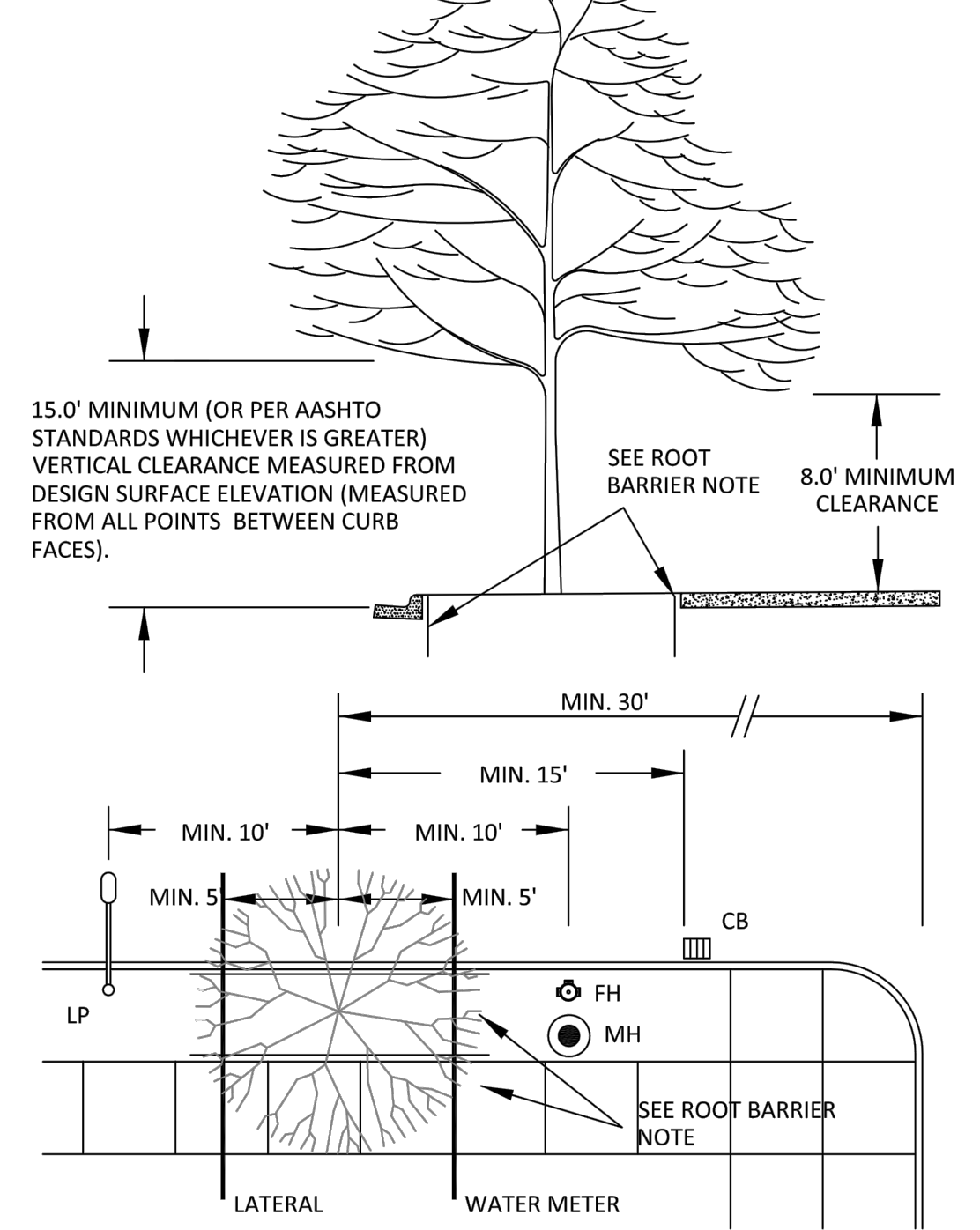


28700 CANYON CREEK RD S
 TAX LOT 6400
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

**PRELIMINARY STREET
 TREE PLAN**



This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.



- NOTES:**
- 5' MINIMUM CLEARANCE FROM UNDERGROUND UTILITIES AND LATERALS. LANDSCAPE DESIGN OF TREES AND ENGINEERING DESIGN OF UNDERGROUND SERVICES SHALL BE COORDINATED.
 - TREES SHALL BE CENTERED BETWEEN CURB AND SIDEWALK.
 - CITY APPROVED ROOT BARRIER METHOD TO BE USED FOR ALL STREET TREES LOCATED WITHIN 8 FEET OF ALL CURBS AND SIDEWALKS. ROOT BARRIER SHALL EXTEND TO A DISTANCE OF 20' CENTERED WITH THE TREE BASE. BARRIER SHALL BE 2"-4" FROM CURB OR SIDEWALK AND EXTEND A MINIMUM OF 24" IN DEPTH.
 - WHEN TREES ARE WITHIN TREE WELLS, ROOT BARRIER SHALL BE PLACED ON ALL SIDES.
 - PARALLEL PARKING: LOCATE TREE BETWEEN ON-STREET PARKING SPACES. THIS LOCATION PRECLUDES DOORS OPENING ONTO TREES AND PASSENGERS EXITING IN CONFLICT WITH TREE PLACEMENT.
 - DIAGONAL PARKING: LOCATE TREE MINIMUM 3' AWAY FROM LEFT STALL LINE TOWARD THE CENTER OF THE PARKING SPACE. THIS LOCATION ATTEMPTS TO AVOID THE FRONT END OF THE PARKED CAR OVERHANGING THE CURB.

	(QUANTITY) SIZE	SCIENTIFIC NAME COMMON NAME
TREES		
	(1) 2" Caliper	<i>Acer rubrum</i> 'October Glory' 'O.G.' Red Maple
	(6) 2" Caliper	<i>Nyssa sylvatica</i> Tupelo
LIDA SWALE PLANTING		
	(687) 1 gallon	<i>Eleocharis ovata</i> Ovate Spike Rush
	(687) 1 gallon	<i>Juncus patens</i> Spreading Rush
	(688) 1 gallon	<i>Carex densa</i> Dense Sedge
	(72) 1 gallon	<i>Polystichum munitum</i> Sword Fern
	(53) 1" CALIPER	<i>Viburnum edule</i> Highbush Cranberry
NOTE: ALL STREET TREE PLACEMENT SHALL MEET THE STANDARDS OF PUBLIC WORKS STANDARDS.		

LEGEND:

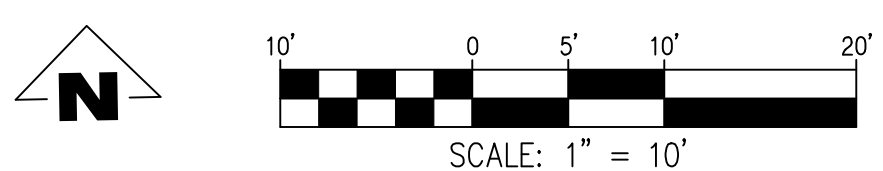
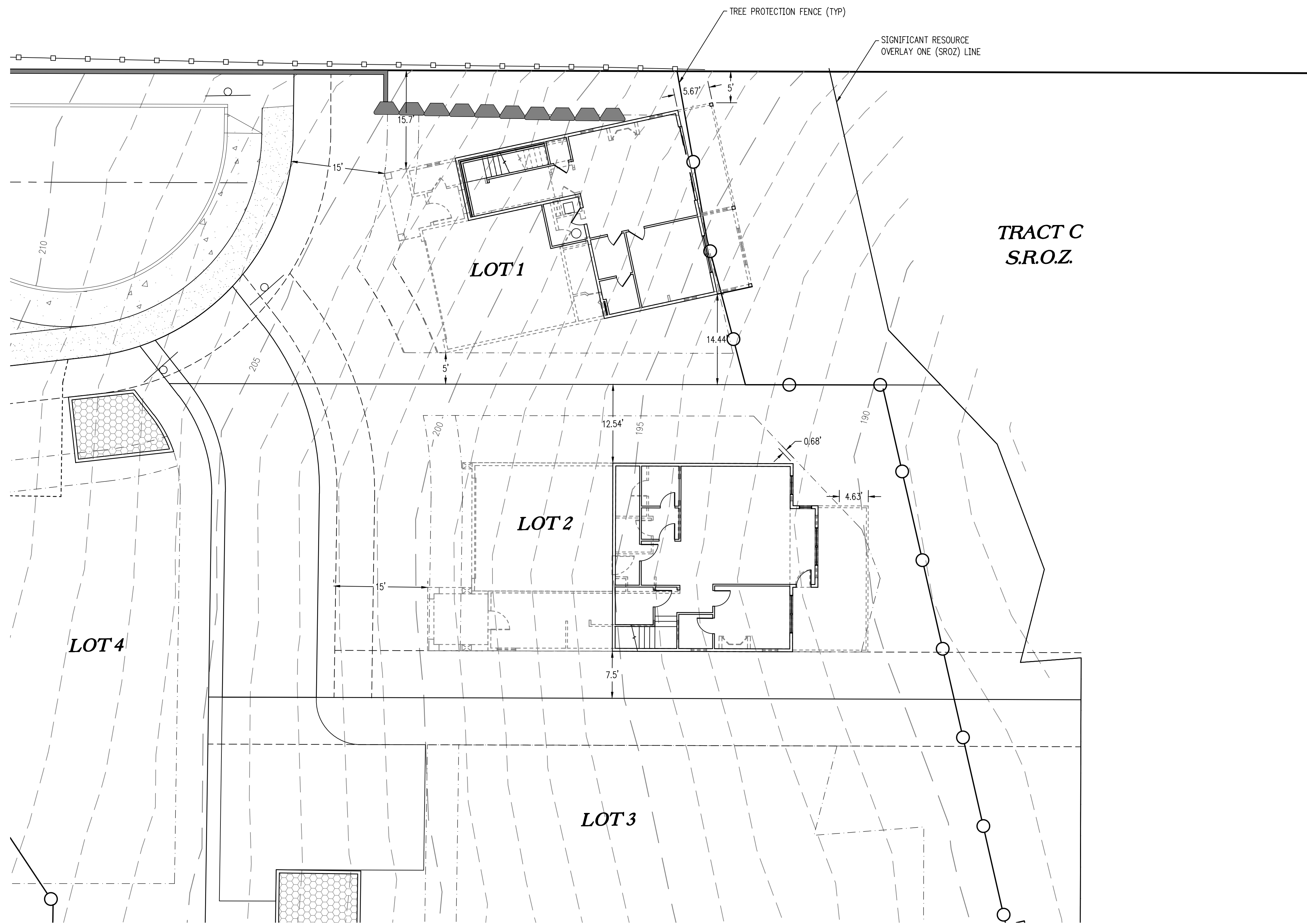
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE
- PROPOSED WATERLINE
- PROPOSED STORM LATERAL
- PROPOSED SANITARY LATERAL
- PROPOSED SINGLE WATER METER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN/AREA DRAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED BLOWOFF
- PROPOSED WATER VALVE
- PROPOSED LIDA PLANTER

Street Tree Location and Clearances			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1240	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD-1240.DWG	APPROVED BY: NK	DATE: 12/31/14	

REVISIONS	
NO.	DATE
0	08/25/20
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 TAX LOT 6400
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

LOTS 1 & 2 LOT FIT EXHIBIT

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0	08/25/20
1	11/16/20

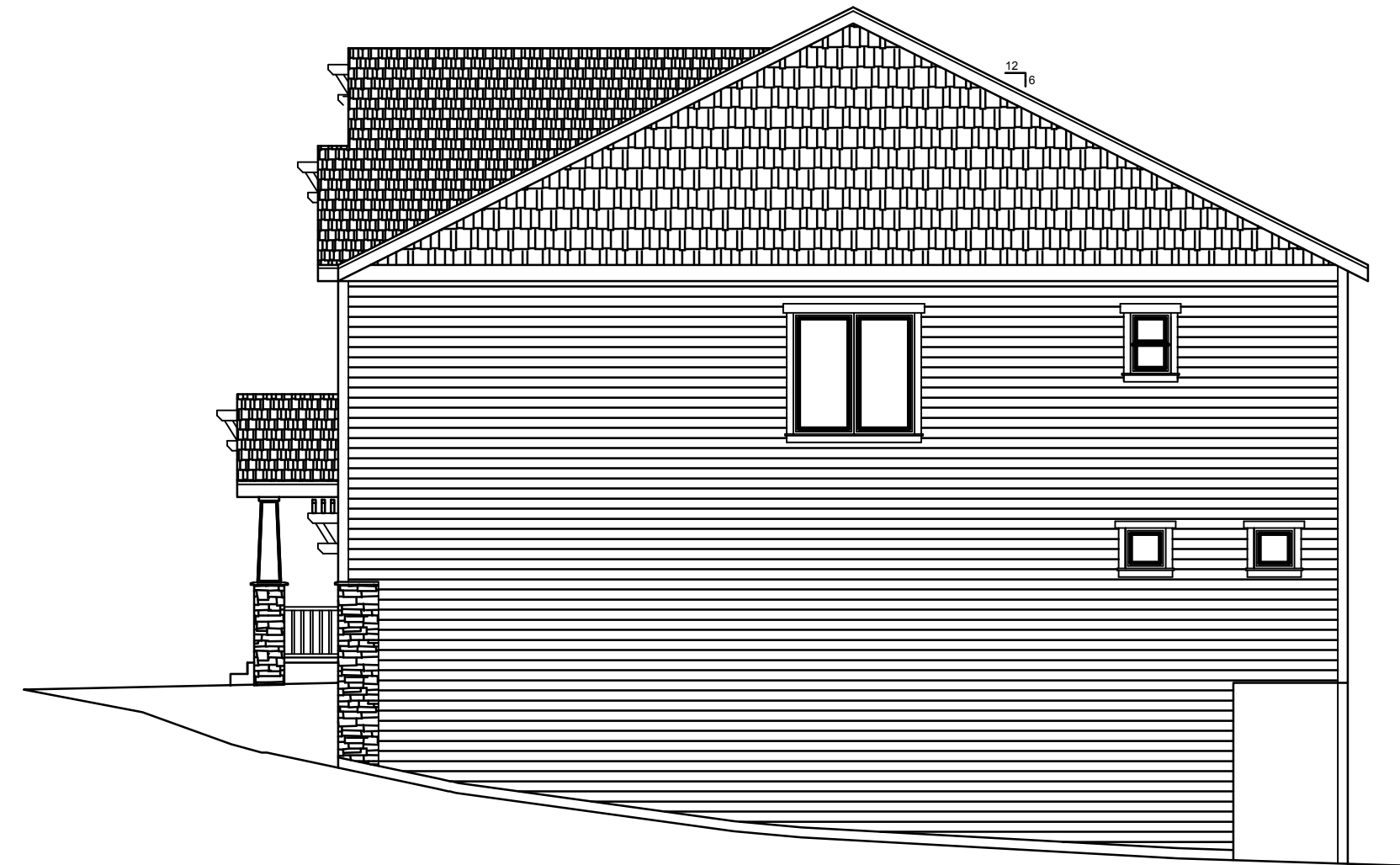
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FRONT ELEVATION



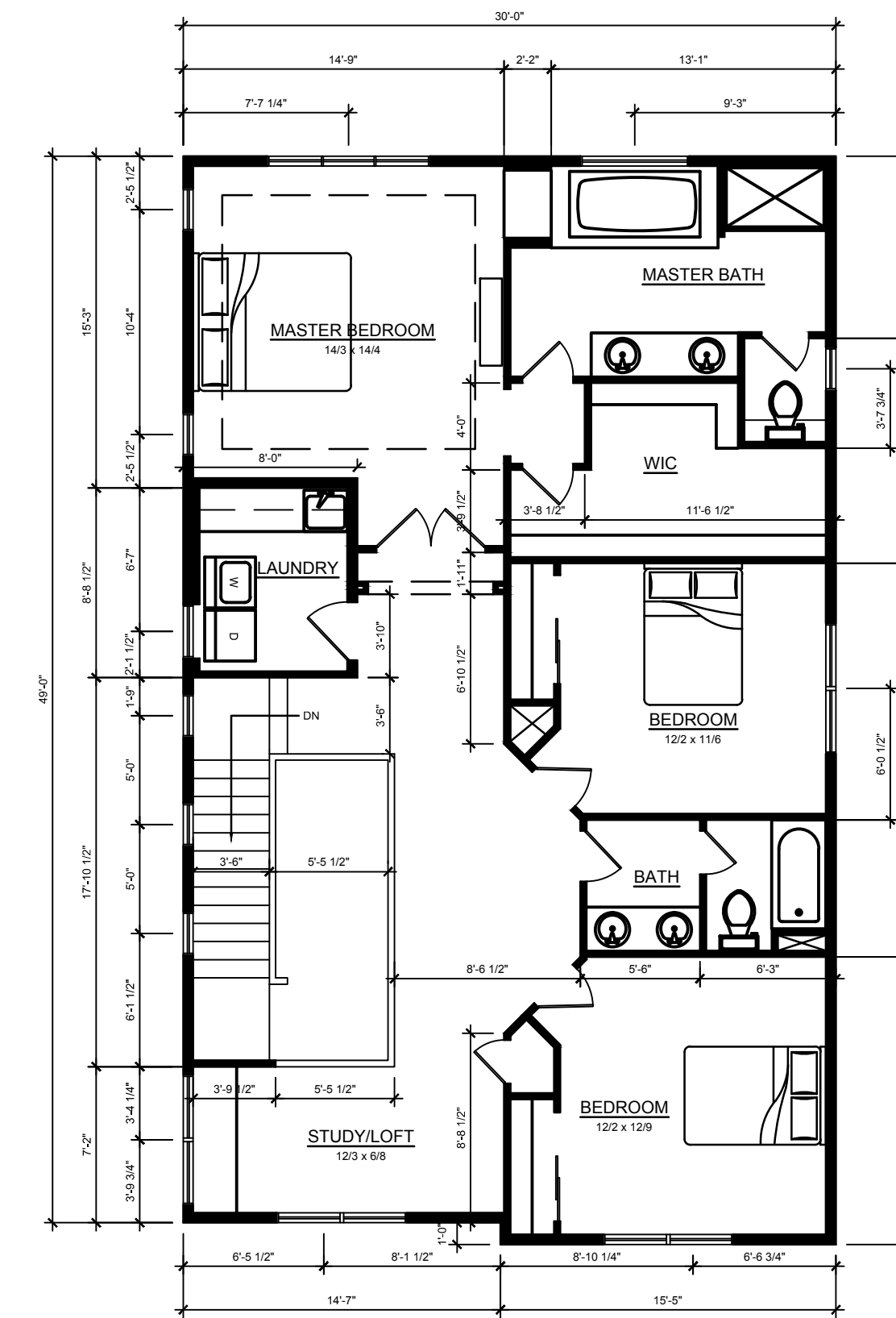
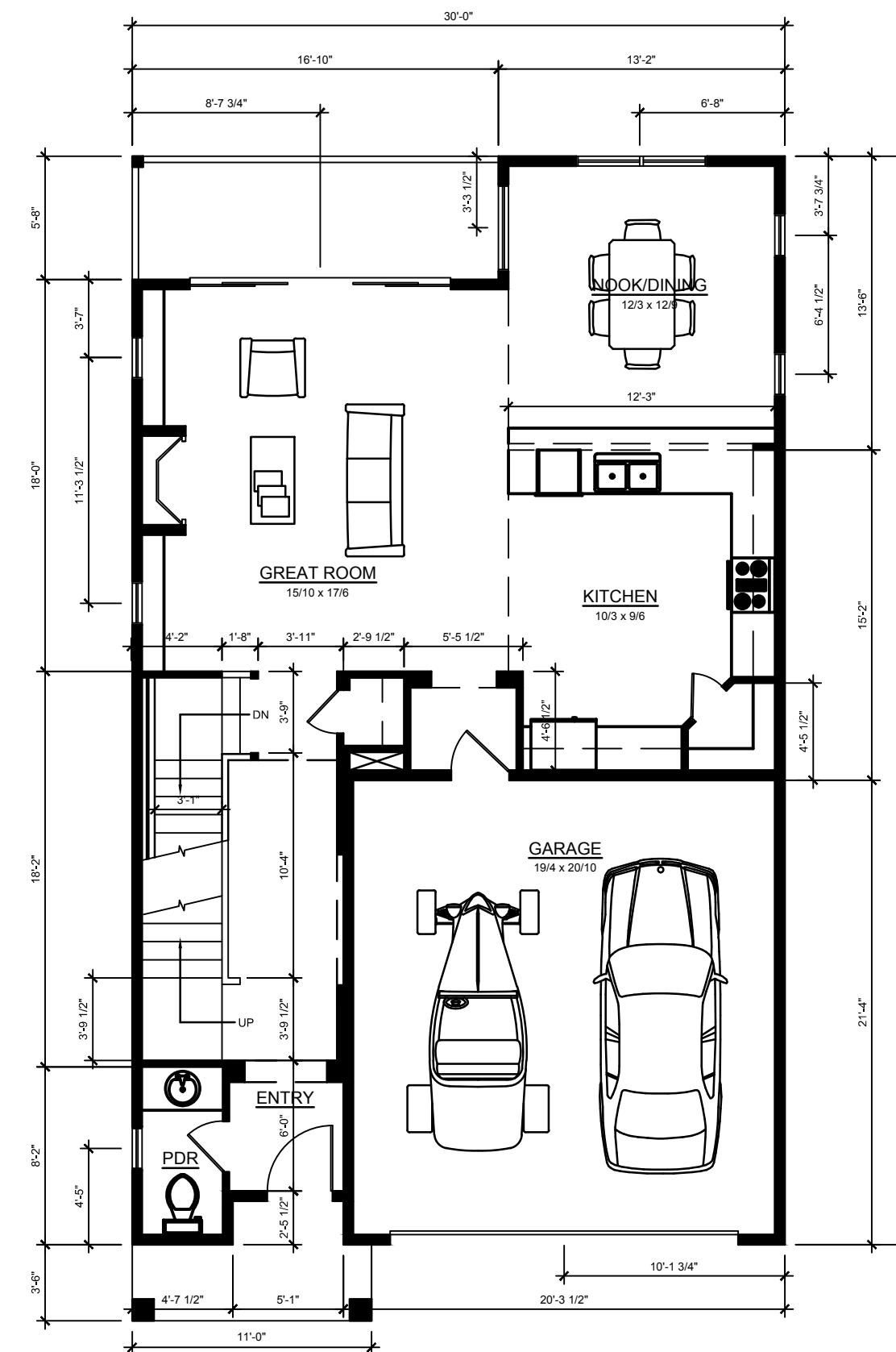
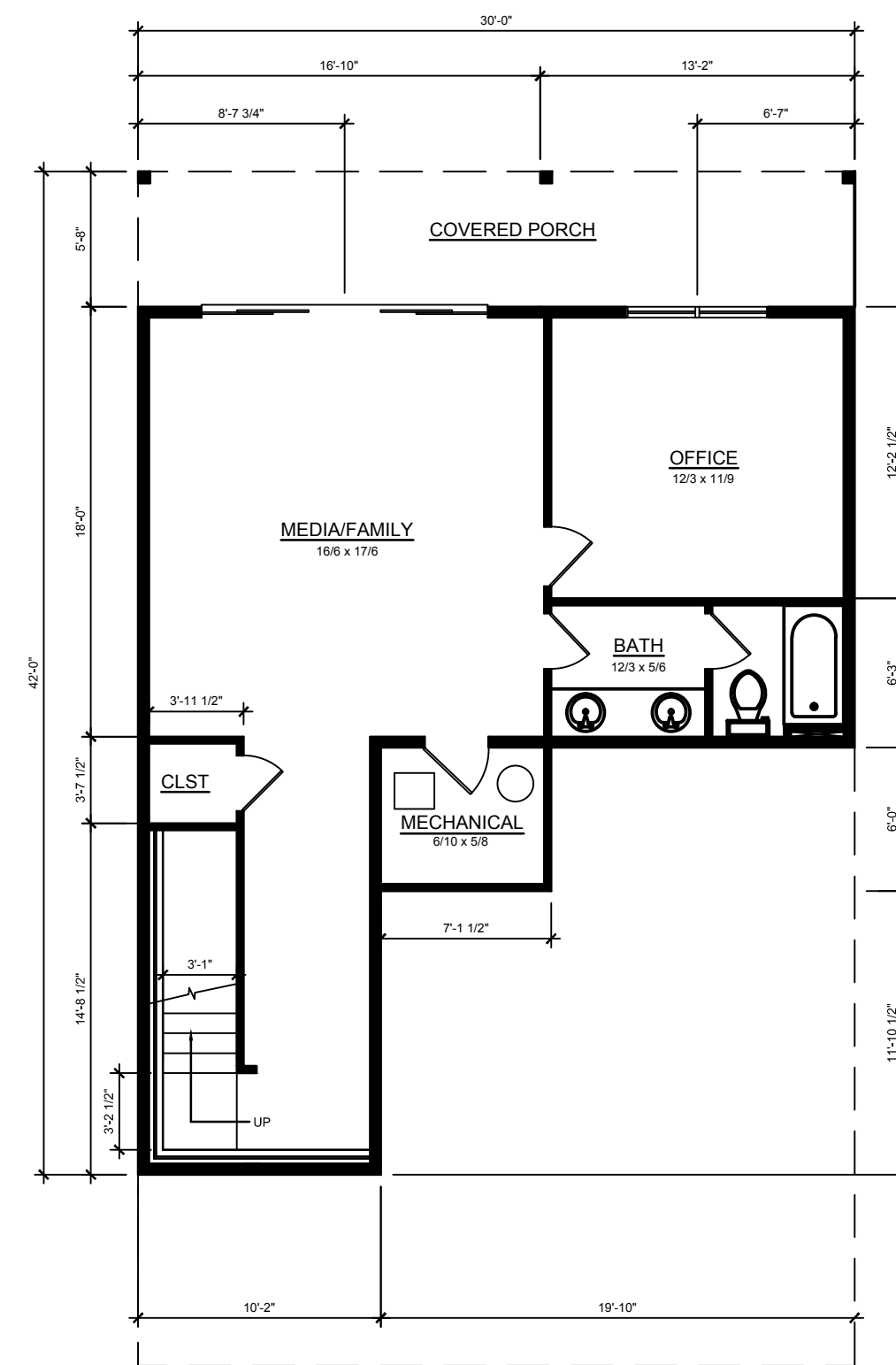
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



LOT 1 FLOOR PLAN

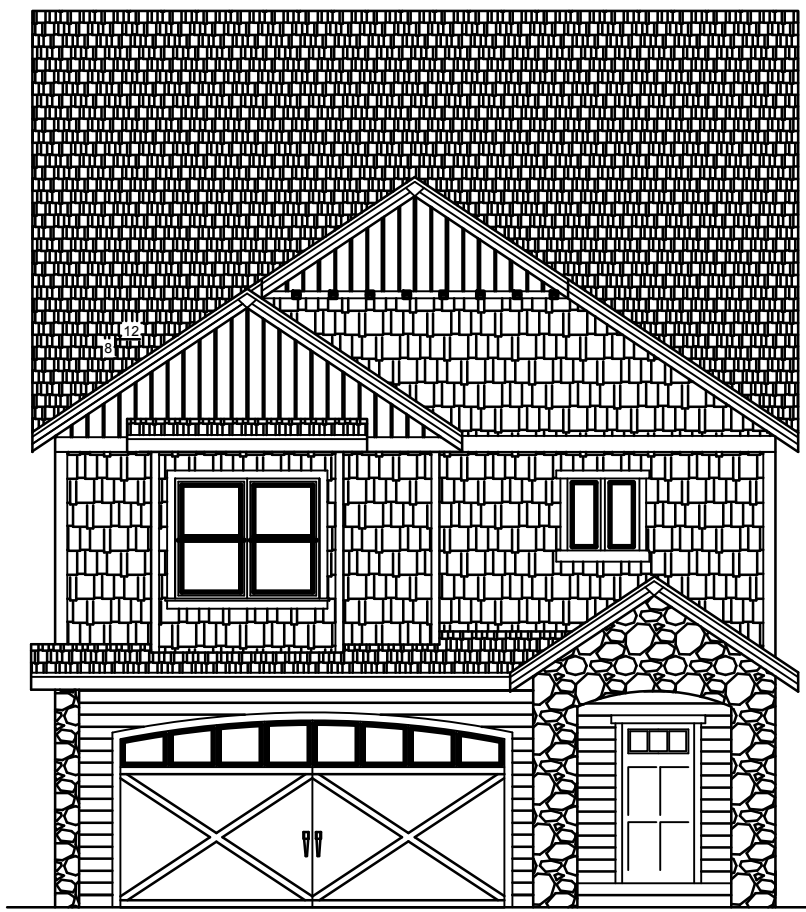
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 TAX LOT 6400
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

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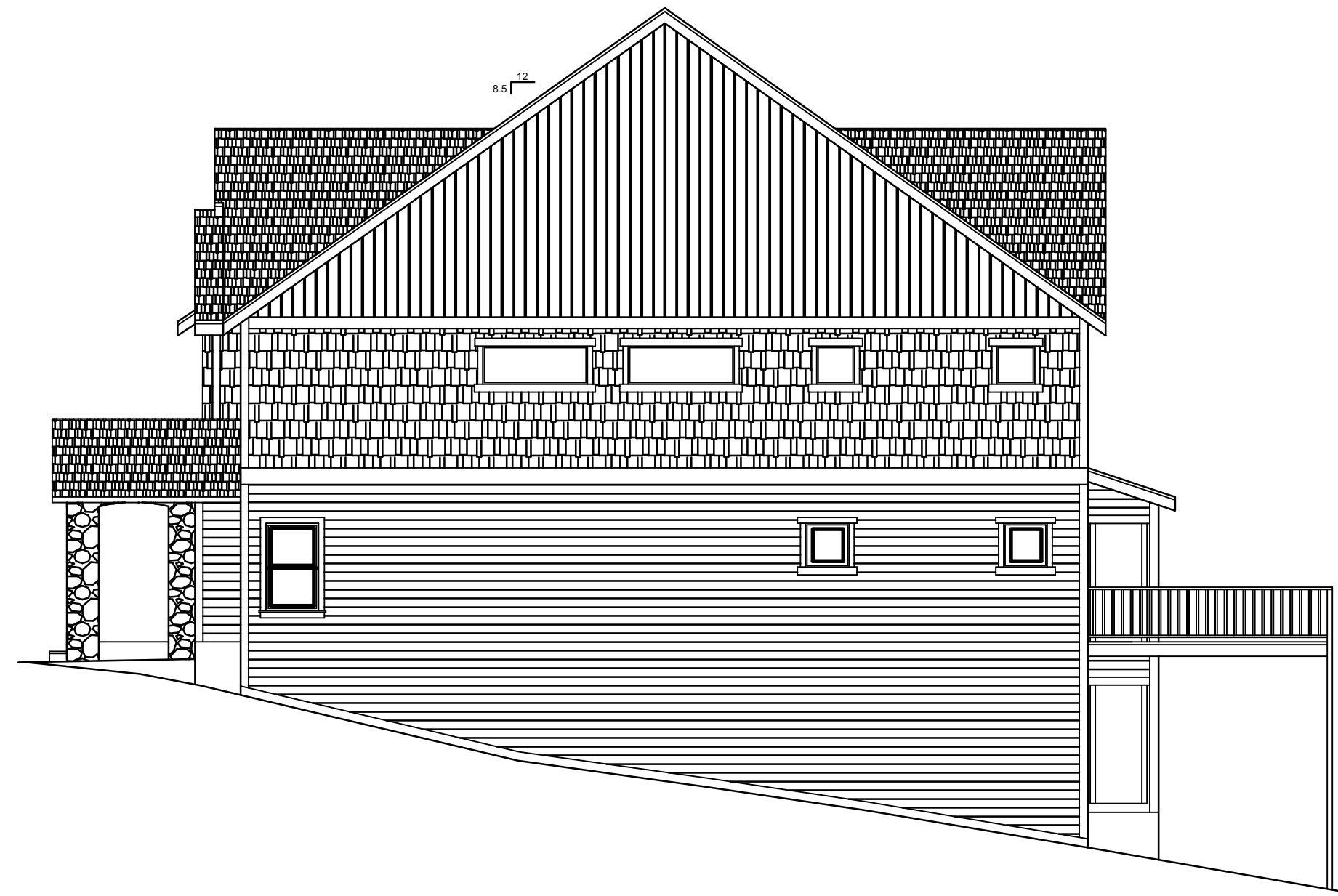
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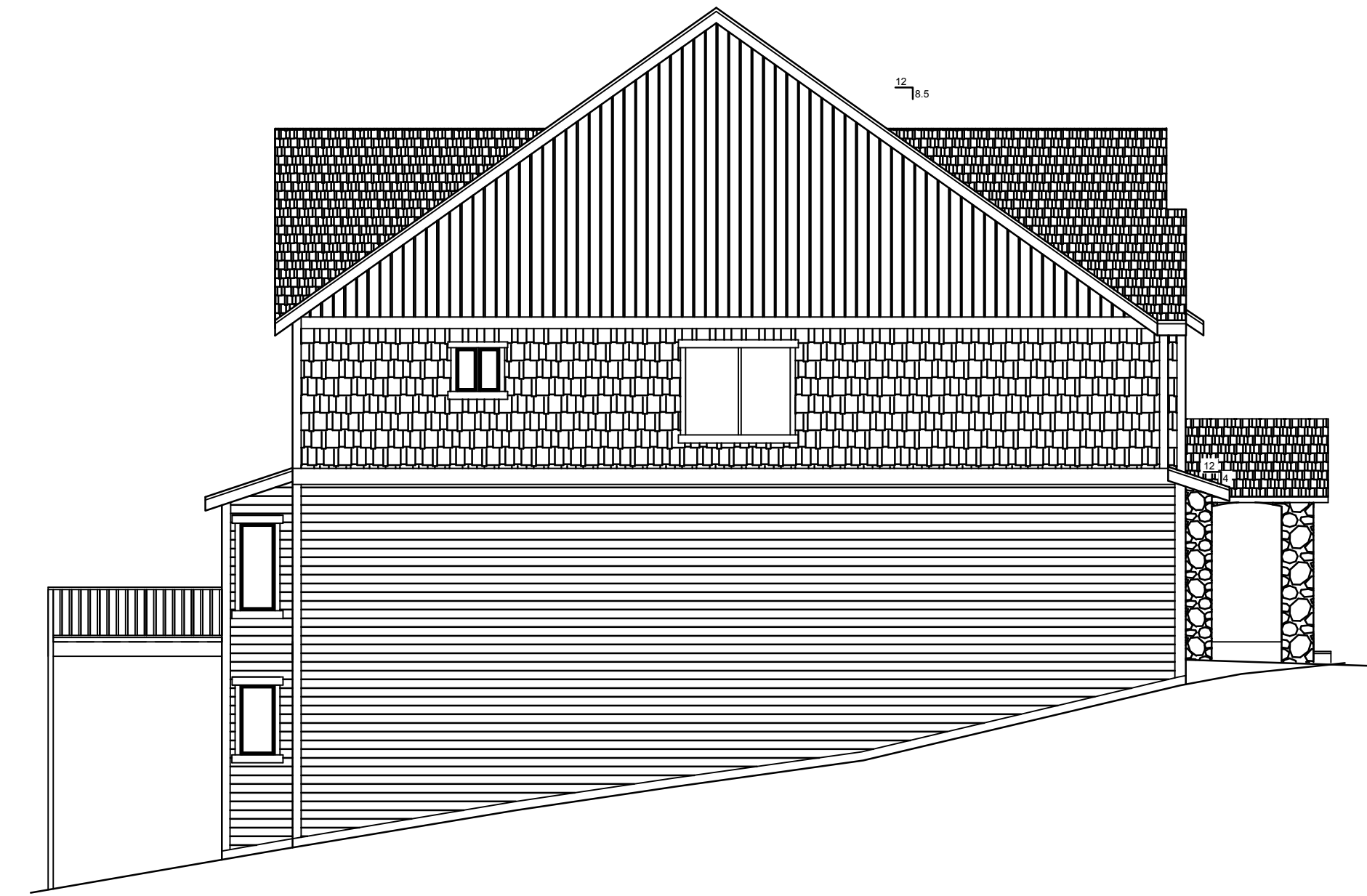
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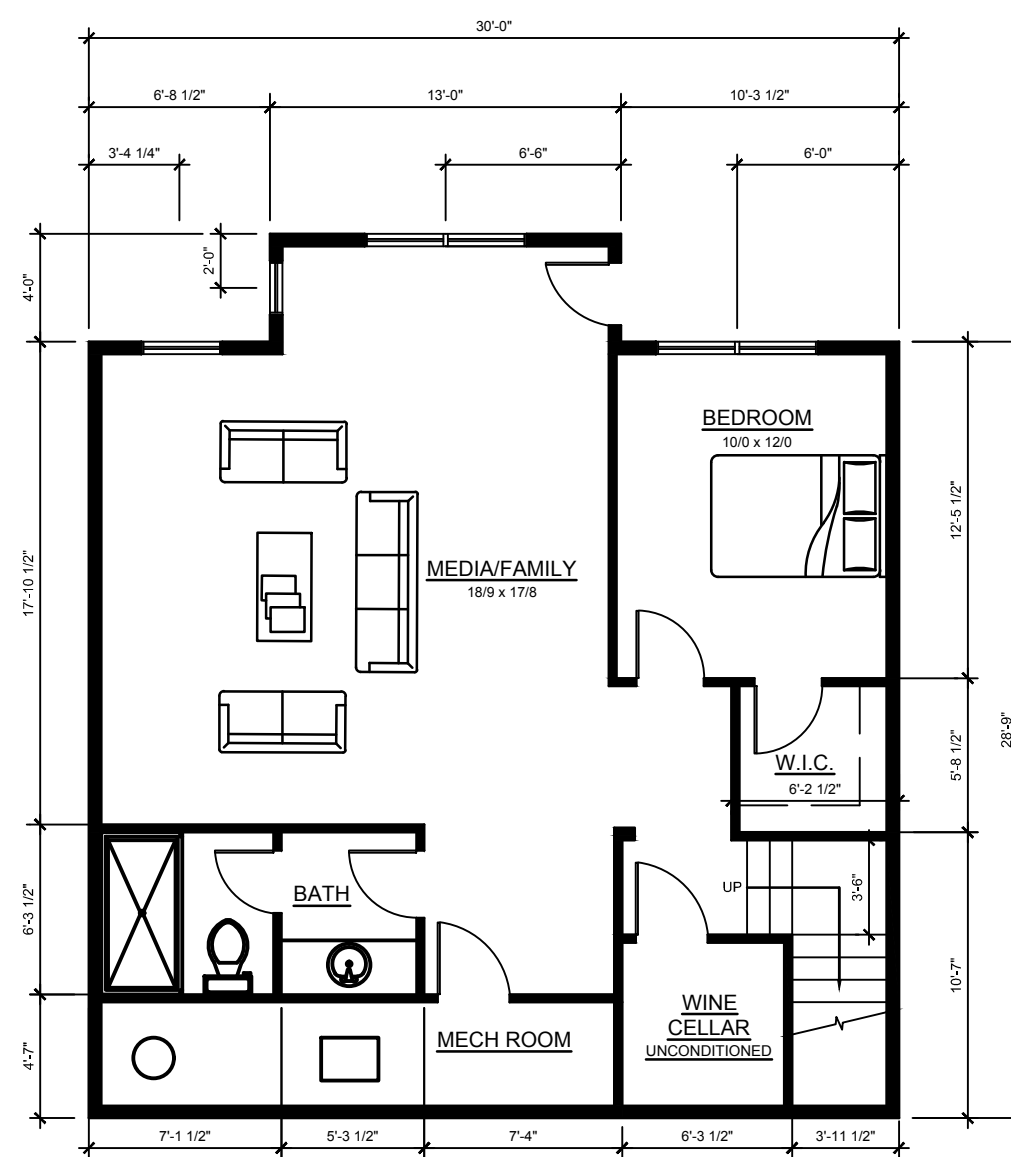
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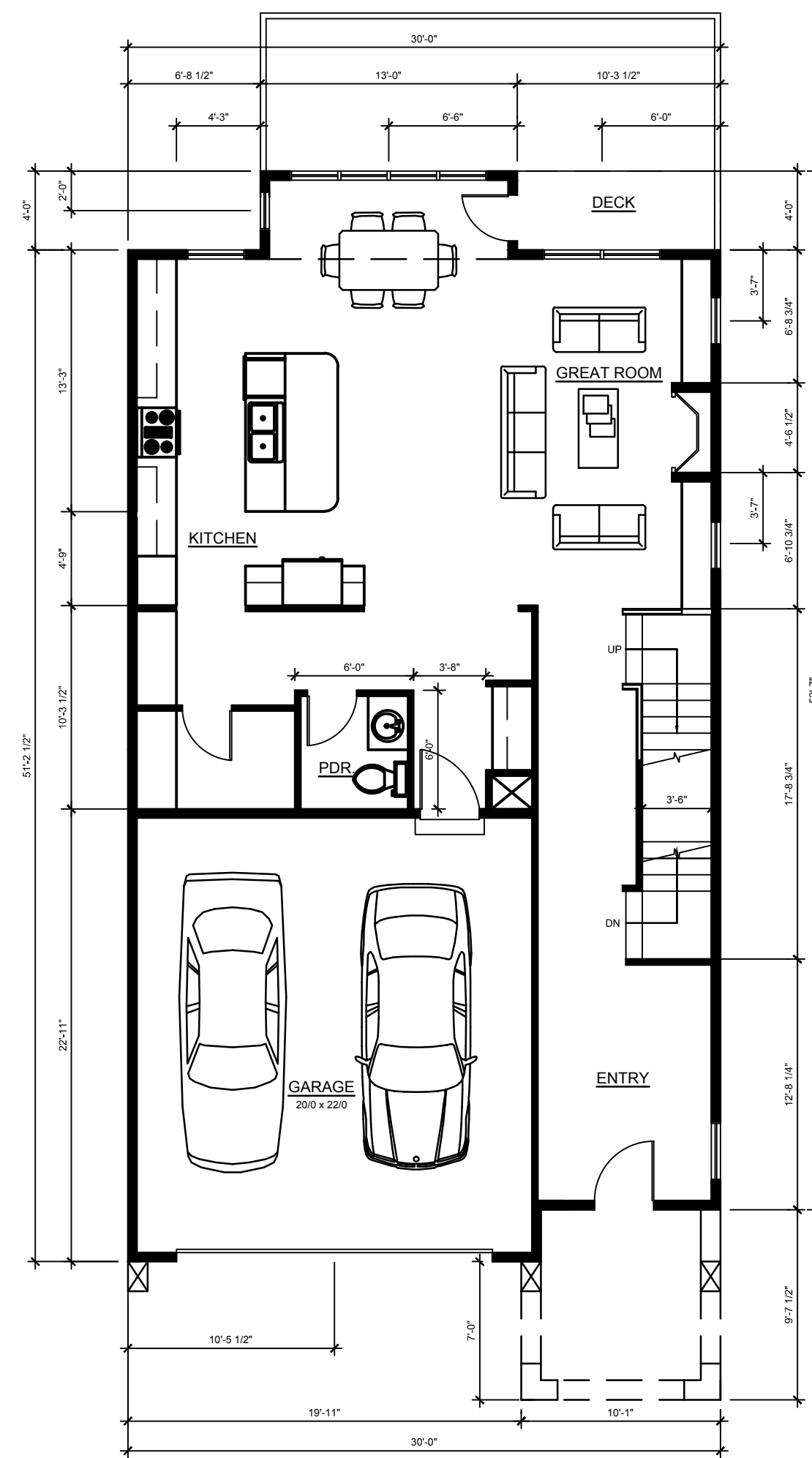
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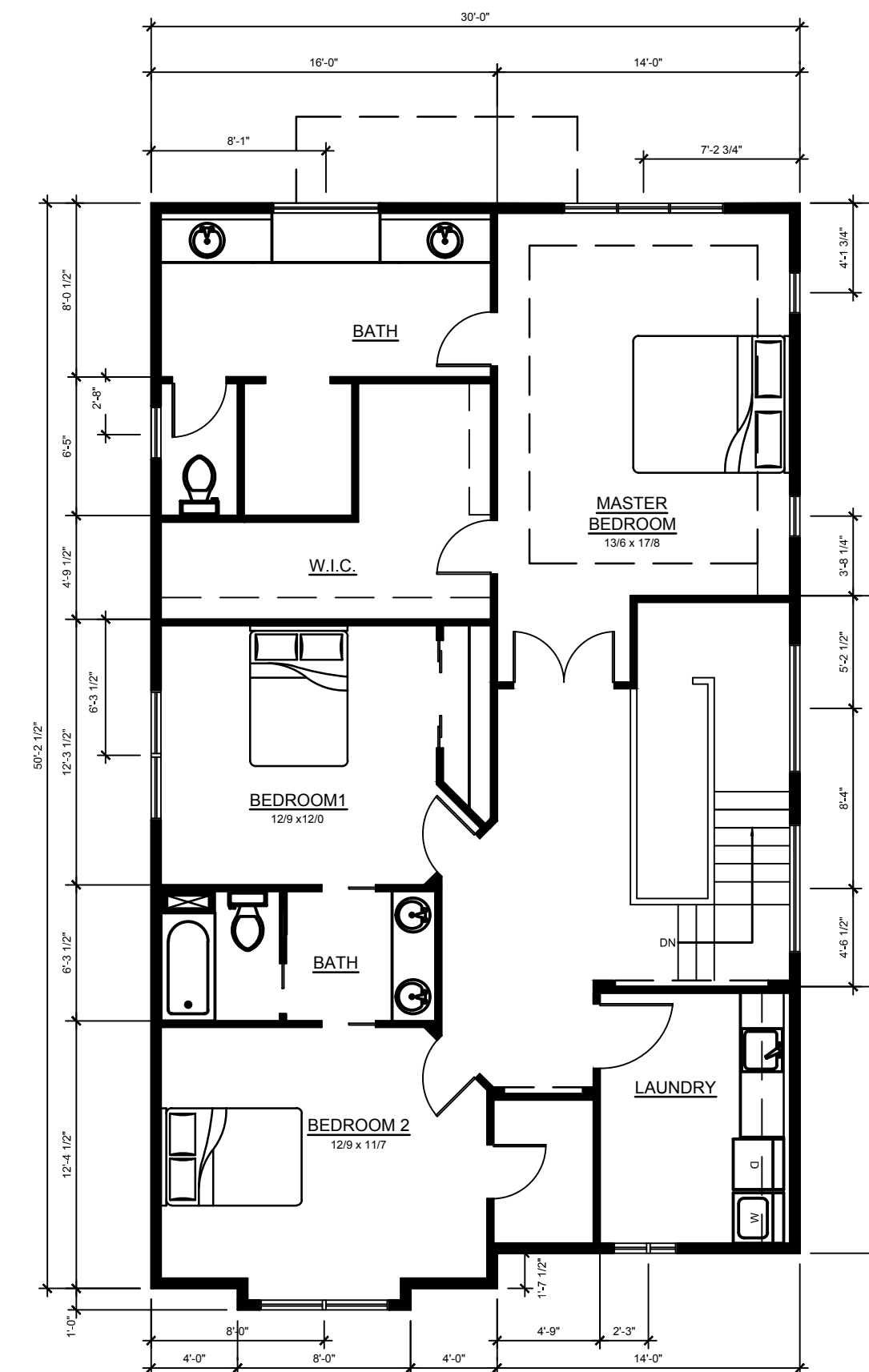
LEFT ELEVATION



UPPER FLOOR PLAN



UPPER FLOOR PLAN



UPPER FLOOR PLAN

LOT 2 FLOOR PLAN

28700 CANYON CREEK RD S
TAX LOT 6400
TAX MAP 31W13BD
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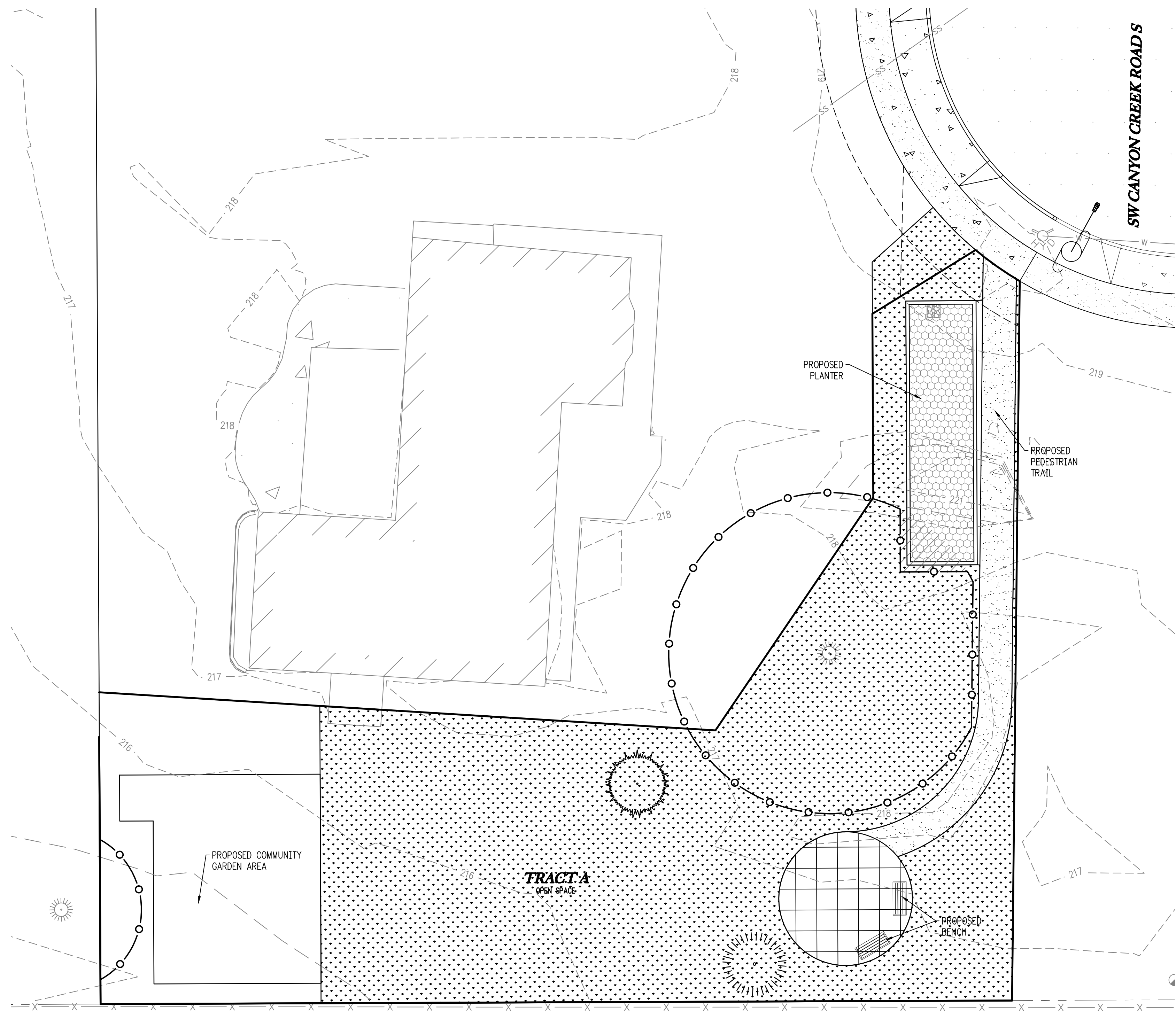
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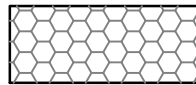




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SHEET
14
OF

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TOTAL BUILDING AREA: 3,232 S.F.



	PLANTER AREA
	LANDSCAPE AREA (GRASS)
	EXISTING TREE
	PROPOSED TREE (WESTERN RED CEDAR)
	PROPOSED TREE (DOUGLAS FIR)

28700 CANYON CREEK RD S
 TAX LOT 6400
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
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LANDSCAPE PLAN

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FILE:P:\0463-005 Canyon Creek So Phase 3\dwg\plan\0463-005_15p.mxd, Layout: L1_LANDSCAPE PLAN, Plot Date: 3/17/2021 8:37 AM, by: Kyung Han