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**CIRCULATION AND AERIAL PLAN**

WESTERN SHADE SUBDIVISION  
HILLSBORO, OREGON

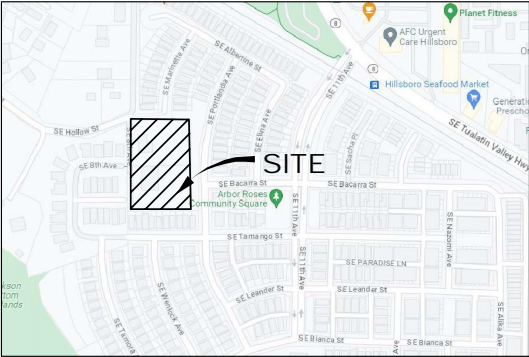
Designed by	M/S	Date	05/2023
Drawn by	BDH	Date	05/2023
Reviewed by	M/S	Date	05/2023
Project No.	999-281	REF.	
Horiz. Scale:			
Vert. Scale:			

By	Revision	Date	No.	Project
				WESTERN SHADE SUBDIVISION
				No. 999-281
				Type PLANNING
				Sheet



# WESTERN SHADE SUBDIVISION

A 14 LOT SUBDIVISION ON TAX LOTS 800 & 900, TAX MAP 1S206D  
1048 SE 8TH AVENUE, HILLSBORO, OREGON



VICINITY MAP

N.T.S.



## APPLICANT

CURTIS RYSTADT  
2390 NW ORIGAMI CT.  
PORTLAND OR. 97229  
PHONE: 503-201-6881  
EMAIL: CURTIS.RYSTADT@GMAIL.COM

## PLANNING/ENGINEERING/SURVEYING

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

## SITE INFORMATION

TAX MAP: 1S206D  
TAX LOT: 800, 900 & 2300  
SITE ADDRESS: 1048 SE 8TH AVENUE, HILLSBORO, OREGON  
SITE SIZE: 2.1 ACRES  
ZONING: MR-1

## VERTICAL DATUM

BENCHMARK: CITY OF HILLSBORO BRASS DISK BENCH MARK NO. 42

DESCRIPTION: LOCATED AT THE NORTH SIDE OF HIGH STREET, 35 FEET EAST OF CENTER OF 7TH AVENUE. LOCATED 1 FOOT BEHIND FACE OF CURB, 18.5 FEET EAST OF POWER POLE. IRON ROD IS SET AT EAST SIDE OF MONUMENT.

ELEVATION: 180.4'

## OWNERS

JOELLE CRAIGWELL  
11441 NW PAULSON LN  
PORTLAND, OR 97229

SERGIO RODRIGUEZ  
PO BOX 377  
NORTH PLAINS, OR 97133

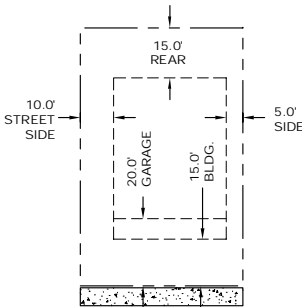
PAHLISCH HOMES INC.  
210 SW WILSON AVE, #100  
BEND, OR 97702

## SHEET INDEX

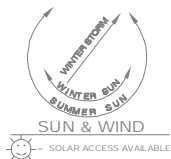
SHEET NUMBER	SHEET DESCRIPTION
P1.0	PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS & DEMOLITION PLAN
P3.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
P4.0	PRELIMINARY STREETS & UTILITIES PLAN
P5.0	TYPICAL STREET SECTIONS & FIRE TRUCK PLAN
P6.0	CIRCULATION & AERIAL PLAN
L1.0 - L1.1	LANDSCAPE PLANTING PLANS, DETAILS & NOTES

## SETBACK REQUIREMENTS

FRONT BUILDING: 12 FT.  
FRONT GARAGE: 20 FT.  
SIDE YARD: 5 FT.  
STREET SIDE YARD: 10 FT.  
REAR BUILDING: 15 FT.

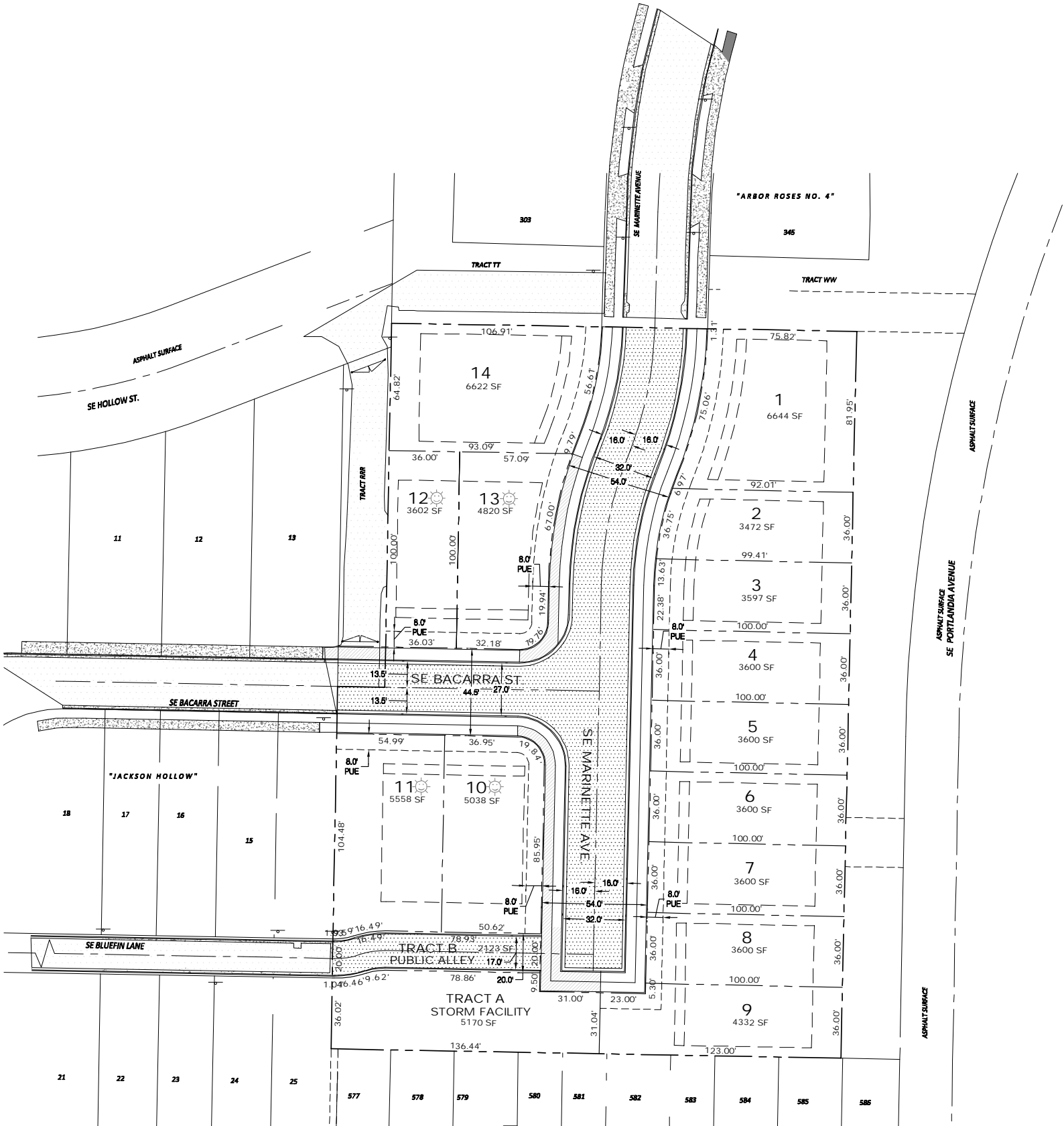


MFR-1 SETBACKS  
NTS



## UTILITIES

WATER - CITY OF HILLSBORO  
SEWER - CITY OF HILLSBORO  
STORM - CITY OF HILLSBORO  
GAS - NORTHWEST NATURAL GAS  
ELECTRIC - PORTLAND GENERAL ELECTRIC  
TELEPHONE - FRONTIER  
CABLE TV - COMCAST



SITE MAP

1"=30'



## PRELIMINARY PLAT

MLS	Date	By
80H	05/2023	Designed by
MLS	05/2023	Drawn by
999-281	05/2023	Reviewed by
REF.		Project No.
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## By

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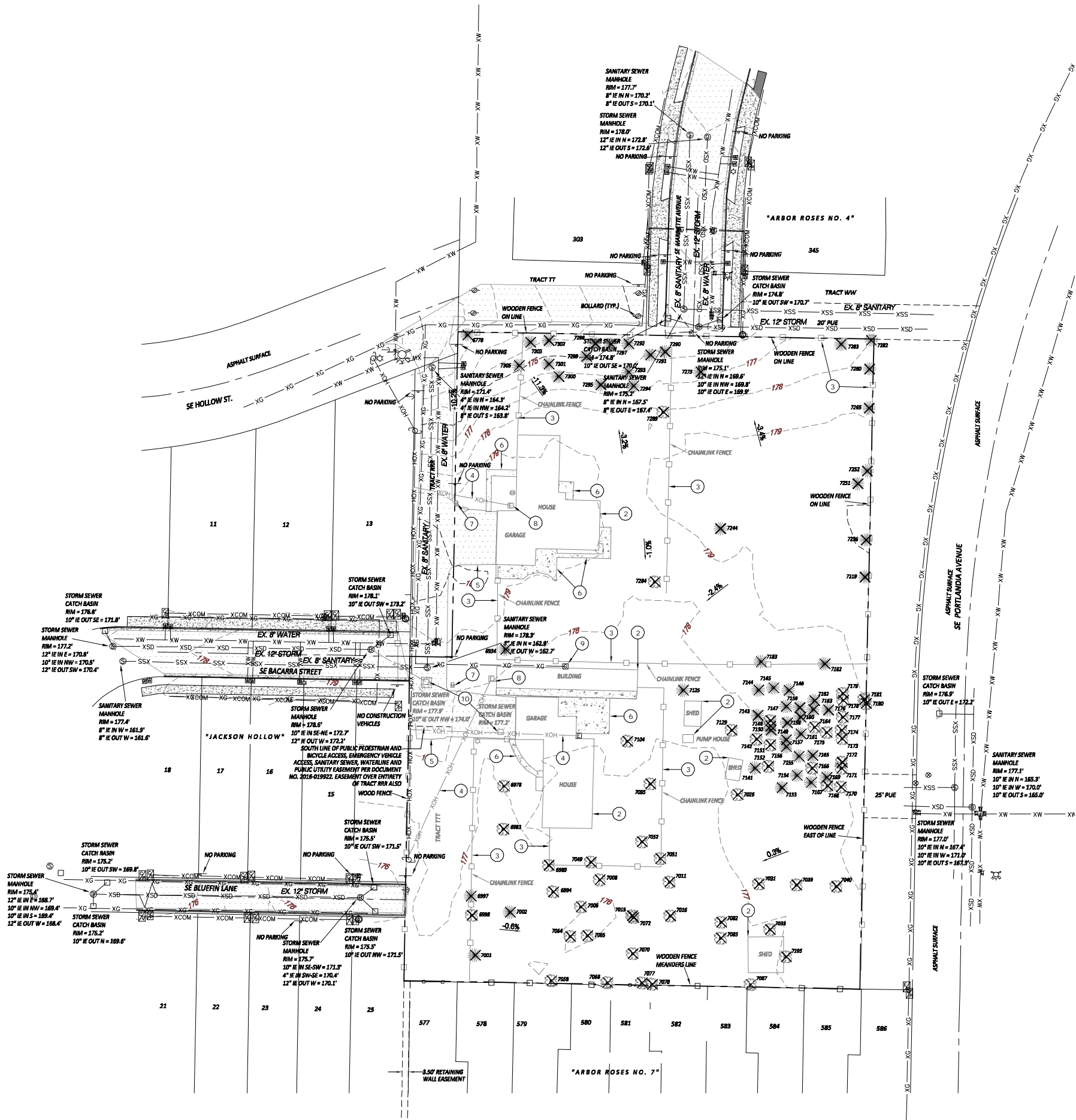
P1.0

PIONEER DESIGN GROUP  
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
PORTLAND, OREGON | HONOLULU, HAWAII  
PH: 503.643.8286 | WWW.PD-QRP.COM

WESTERN SHADE SUBDIVISION  
HILLSBORO, OREGON

Point #	Description
6778	EV--14
6934	EV-- 60
6978	DE-- 28
6983	DE-- 28
6989	DE-- 20
6994	DE--8
6997	EV-- 10
6998	DE-- 8
7001	EV-- 50
7002	EV-- 8
7006	DE-- 8
7008	DE-- 8
7011	DE-- 18X2
7015	DE-- 18X2
7016	DE-- 6
7026	DE-- 6
7031	DE-- 14
7033	DE-- 20
7039	DE-- 8
7040	DE-- 8
7049	DE-- 6
7051	DE-- 10
7052	DE-- 16
7058	DE-- 18
7064	DE-- 8
7065	DE-- 8
7068	DE-- 22
7070	DE-- 8
7072	DE-- 16X2
7077	DE-- 12
7078	DE-- 16
7082	DE-- 12
7083	DE-- 8X3
7087	DE-- 24
7095	DE-- 48
7104	DE-- 24
7125	EV-- 50
7129	EV-- 12
7141	EV-- 12
7142	DE-- 10
7143	EV-- 6
7144	EV-- 6
7145	EV-- 24
7146	EV-- 26
7147	EV-- 12
7148	DE-- 6
7149	DE-- 6
7150	EV-- 10
7151	DE-- 10
7152	DE-- 16
7153	EV-- 34
7154	EV-- 14
7155	EV-- 12
7156	EV-- 22

Point #	Description
7157	EV-- 6
7158	EV-- 18
7159	EV-- 12
7160	EV-- 10
7161	EV-- 14
7162	EV-- 6
7163	EV-- 20
7164	DE-- 6
7165	EV-- 10
7166	DE-- 8
7167	EV-- 26
7168	DE-- 24
7169	EV-- 6
7170	DE-- 6
7171	DE-- 16
7172	DE-- 8
7173	DE-- 10
7174	DE-- 14
7175	DE-- 16
7176	EV-- 8
7177	DE-- 10
7178	DE-- 10
7179	DE-- 6
7180	DE-- 8
7181	DE-- 8
7182	EV-- 28
7183	EV-- 10
7195	DE--6
7219	EV-- 28
7236	EV-- 22
7244	EV--36
7251	EV-- 24
7252	EV--34
7275	EV-- 24
7282	EV-- 22
7283	EV-- 32
7284	DE-- 12X4
7289	DE-- 50
7290	EV-- 6
7291	EV-- 20
7292	EV-- 6
7293	EV-- 10
7294	EV-- 8
7295	EV-- 22
7297	EV-- 22
7298	EV-- 18
7299	EV-- 18
7300	EV-- 18
7301	EV-- 22
7302	EV-- 22
7303	EV-- 8
7305	EV-- 40

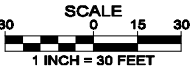


LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- UNDERGROUND POWER LINE
- OVERHEAD WIRE
- WOOD FENCE (AS NOTED)
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- CATCH BASIN/DRAIN INLET
- STORM DITCH INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- GAS VALVE
- GAS METER
- STREET SIGN
- MAILBOX
- ELECTRIC PEDESTAL
- LIGHT POLE
- POWER POLE
- COMMUNICATION VAULT
- TELECOMMUNICATION PEDESTAL
- UTILITY EXTENSION
- FOUND SURVEY MONUMENT AS NOTED
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING WOOD DECK
- EXISTING TREE TO BE REMOVED
- EXISTING SLOPE DIRECTION

DEMOLITION NOTES

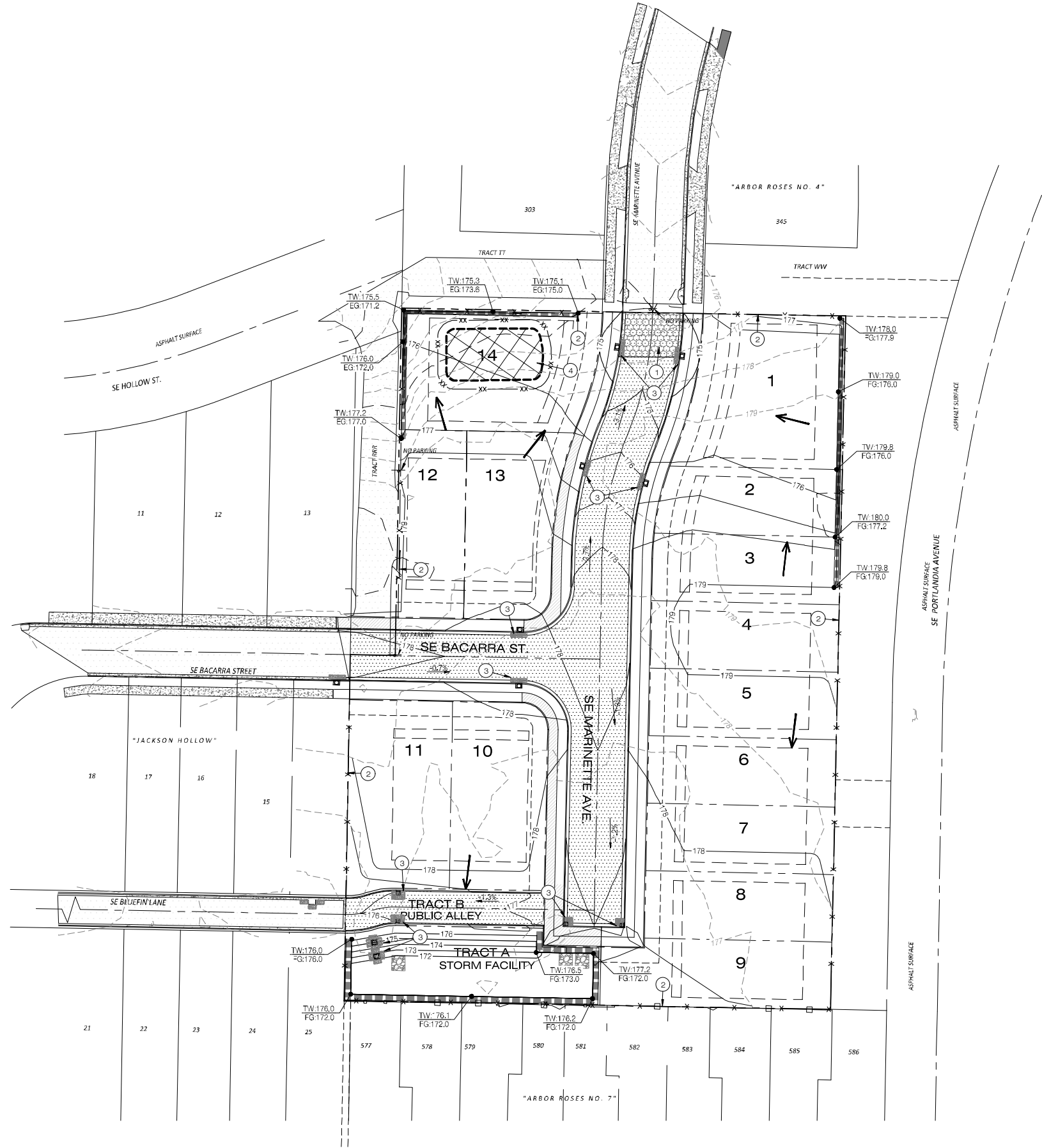
- EXISTING DRIVEWAY TO BE REMOVED.
- EXISTING BUILDING TO BE REMOVED.
- EXISTING FENCE TO BE REMOVED.
- EXISTING OVERHEAD POWER TO BE REMOVED.
- EXISTING PAVEMENT TO BE REMOVED.
- EXISTING CONCRETE TO BE REMOVED.
- EXISTING MAILBOX TO BE REMOVED
- EXISTING ELECTRIC METER TO BE REMOVED
- EXISTING GAS METER TO BE REMOVED
- EXISTING STORM STRUCTURES TO BE REMOVED.



EXISTING CONDITIONS AND DEMOLITION PLAN

Designed by	ML5	Date	05/2023
Drawn by	BDH	Date	05/2023
Reviewed by	ML5	Date	05/2023
Project No.	999-281	REF.	
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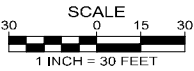


LEGEND

- 171 --- EXISTING 1' CONTOUR
- 175 --- EXISTING 5' CONTOUR
- 171 --- PROPOSED 1' CONTOUR
- 175 --- PROPOSED 5' CONTOUR
- x - x - PROPOSED EROSION CONTROL FENCING
- [Pattern] PROPOSED RETAINING WALL
- [Arrow] PROPOSED FLOW LINE
- [Pattern] PROPOSED CONSTRUCTION ENTRANCE
- [Pattern] PROPOSED STOCKPILE LOCATION
- [Point] TW:170.8 FG:168.7 PROPOSED WALL HEIGHT
- [Symbol] TYPE 4 INLET PROTECTION

CONSTRUCTION NOTES

- 1 PROPOSED CONSTRUCTION ENTRANCE.
- 2 PROPOSED PERIMETER SILT FENCE, TYP.
- 3 PROPOSED TYPE 4 INLET PROTECTION, TYP.
- 4 PROPOSED STOCKPILE LOCATION.

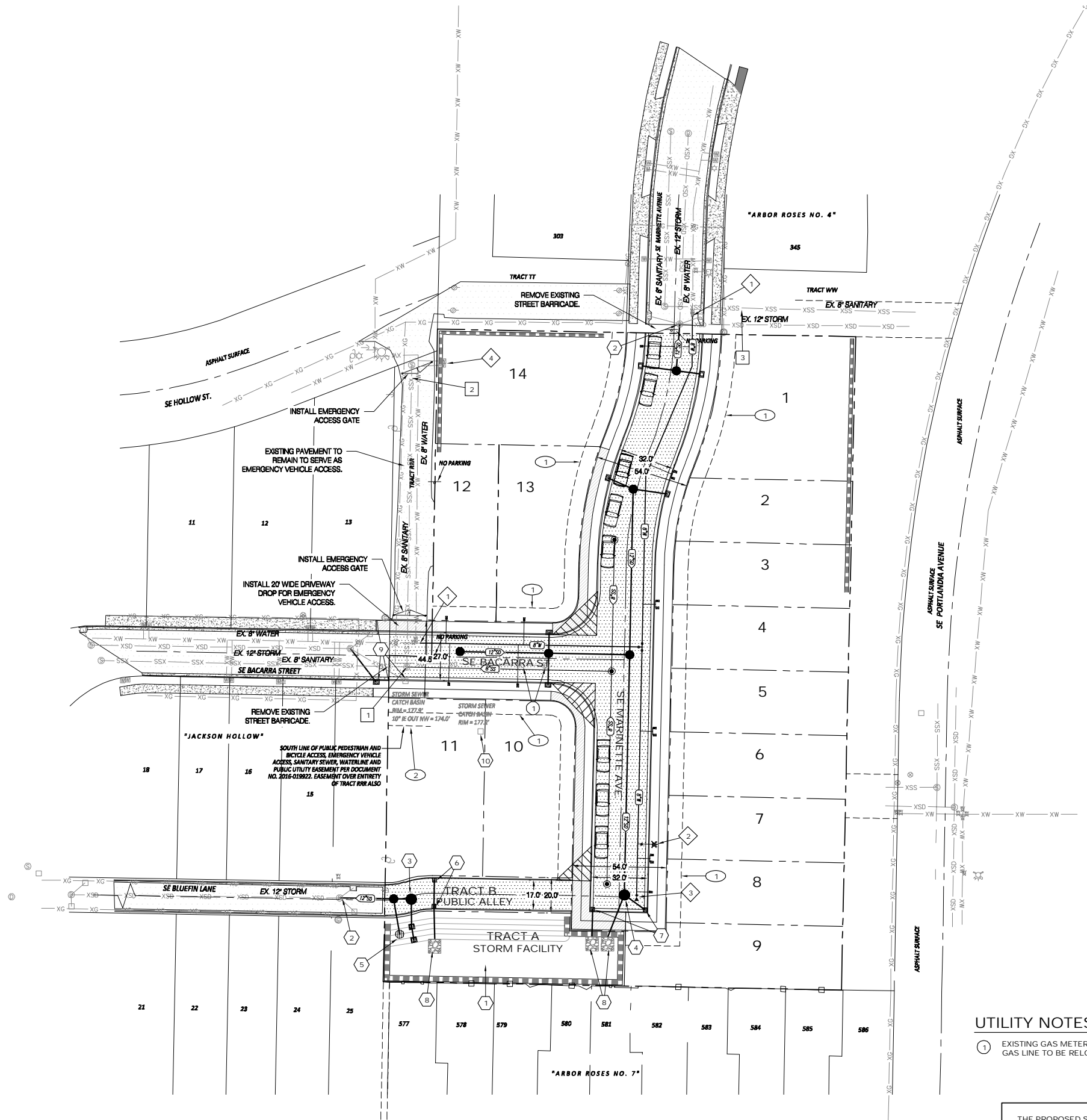


PRELIMINARY GRADING AND EROSION CONTROL PLAN

WESTERN SHADE SUBDIVISION  
HILLSBORO, OREGON

Designed by	M/S	Date	05/2023
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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- NEW PROPERTY LINE
- BOUNDARY LINE
- PROPOSED SIDEWALK WITH FACILITY PERMIT
- PROPOSED SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED 1" WATER SERVICE & METER
- PROPOSED STREET LIGHT
- PROPOSED STREET PARKING
- VISION CLEARANCE TRIANGLE

SANITARY NOTES

- CORE DRILL AND CONNECT TO EXISTING 48" SANITARY SEWER MANHOLE AND EXTEND LINES TO SERVE SITE.
- CONNECT TO EXISTING 8" SANITARY SEWER LINE WITH INSERTA TEE TO SERVE LOT 14.
- CONNECT TO EXISTING 8" SANITARY SEWER LINE WITH INSERTA TEE TO SERVE LOT 1.

WATER NOTES

- REMOVE EXISTING BLOWOFF VALVE AND CONNECT WITH NEW 8" DUCTILE IRON WATER LINE TO SERVE THE SITE.
- INSTALL STANDARD FIRE HYDRANT.
- INSTALL STANDARD BLOWOFF VALVE PER CITY OF HILLSBORO WATER DEPARTMENT STANDARDS.
- REMOVE EXISTING WATER METERS AND ABANDON EXISTING SERVICE CONNECTIONS. CONTRACTOR TO RETURN METERS TO CITY OF HILLSBORO FOR METER CREDIT.

STORM NOTES

- PROPOSED WATER QUALITY AND DETENTION POND TO TREAT AND DETAIN STORMWATER RUNOFF FROM THE SITE.  
POND BOTTOM ELEV = 172 FT  
25 YEAR STORM ELEV. = 174.52 FT.  
TOP OF POND ELEV = 176.0 FT.
- CORE DRILL AND CONNECT TO EXISTING 48" STORM SEWER MANHOLE TO SERVE SITE.
- PROPOSED 60" FLOW CONTROL MANHOLE TO METER FLOWS FROM THE DETENTION POND.
- PROPOSED 60" WATER QUALITY MANHOLE TO PROVIDE PRETREATMENT FOR RUNOFF PRIOR TO DISCHARGE TO THE POND.
- PROPOSED 48" OVERFLOW MANHOLE WITH RABBIT CAGE GRATE AND FRAME TO CONVEY 100-YEAR STORM EVENT OUT OF POND.
- INSTALL 2 STANDARD AREA DRAIN STRUCTURES WITH SUMPS TO COLLECT RUNOFF FROM PUBLIC ALLEY AND OUTFALL DIRECTLY INTO THE POND.
- INSTALL MODIFIED CG-2 STRUCTURES FOR DROPPED CURB IN FRONT OF PUBLIC ALLEY DRIVEWAY DROP AND LOT 8 & 9 DRIVEWAY DROP.
- INSTALL 7'W X 8'L CLASS 50 RIPRAP PAD FOR ALL OUTFALLS TO THE WATER QUALITY POND.
- EXISTING AREA DRAIN TO BE REMOVED AND NEW CG-30 TO BE INSTALLED AND CONNECTED TO EXISTING STORM MANHOLE.
- EXISTING AREA DRAIN TO BE REMOVED.

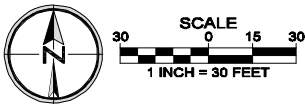
EASEMENT NOTES

- 8.0' WIDE PUE.
- EXISTING EASEMENT TO BE VACATED.

UTILITY NOTES

- EXISTING GAS METER TO BE REMOVED. EXISTING GAS LINE TO BE RELOCATED AS NECESSARY.

THE PROPOSED STORM STRUCTURES CONVEYING THE WATER FROM THE POND TO THE EXISTING STORM SYSTEM WILL HAVE 0.1' DROP ACROSS THE STRUCTURE TO ALLOW US TO KEEP THE BOTTOM OF THE POND AS LOW AS POSSIBLE. THE EXISTING STORM SYSTEM CONNECTION IS ±5.3' IN DEPTH. THE SHALLOW CONNECTION AND THE RELATIVELY FLAT SITE WITH TWO BASINS PRECLUDES THE SYSTEM FROM CONVEYING THE ENTIRE SITE.



PRELIMINARY STREETS AND UTILITIES PLAN

Designed by	ML5	Date	05/2023
Drawn by	BDH	Date	05/2023
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Project No.	999-281	REF.	
Horiz. Scale:			
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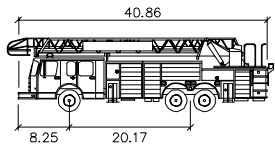
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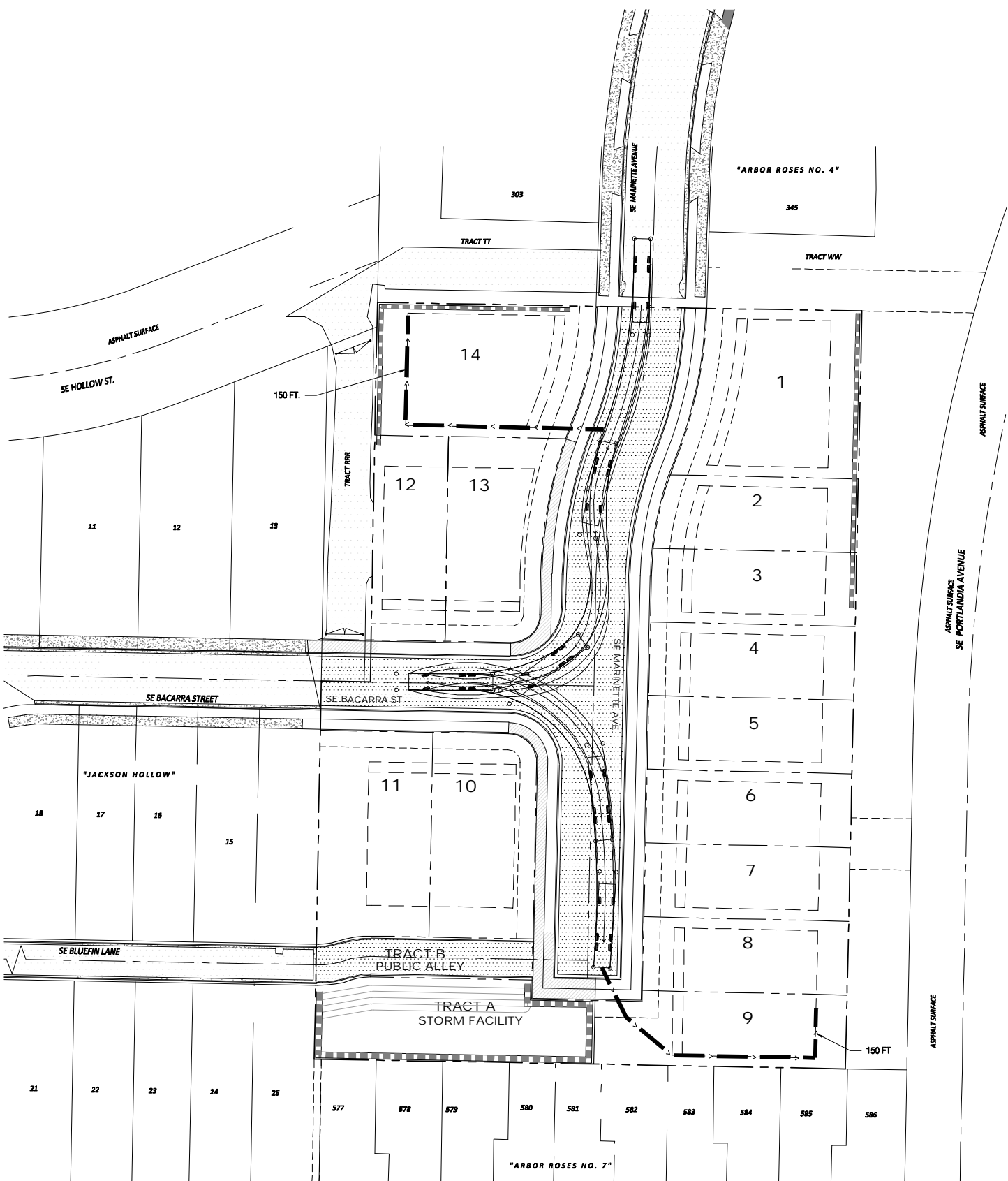


COH Fire Truckfeet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 27.0

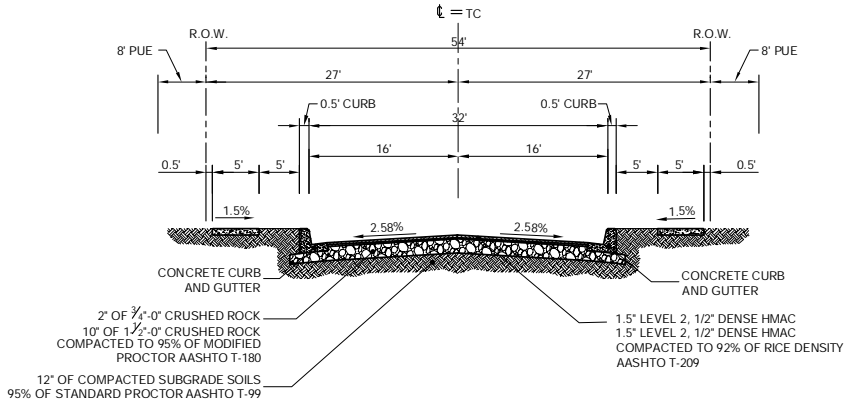
COH FIRE TRUCK DIMENSION

Truck Inputs:  
Lock to Lock Time: 6.0 seconds  
Steering Lock Angle = 27.0 degrees  
Width = 8.00'  
Overall Length = 40.86'  
Front of Vehicle to Front Axle = 14.39'  
Wheelbase = 20.17'  
Front Track = 8.00'  
Rear Track = 8.00'  
Tire Diameter = 41.0"  
Tire Width = 16.5"  
Rear Tire Spacing = 4.0"  
Rear Axle Spacing = 55.0"  
Horiz. chamfers = none  
Height = 12.00'  
Front ground clearance = 0.83'  
Rear ground clearance = 0.83'

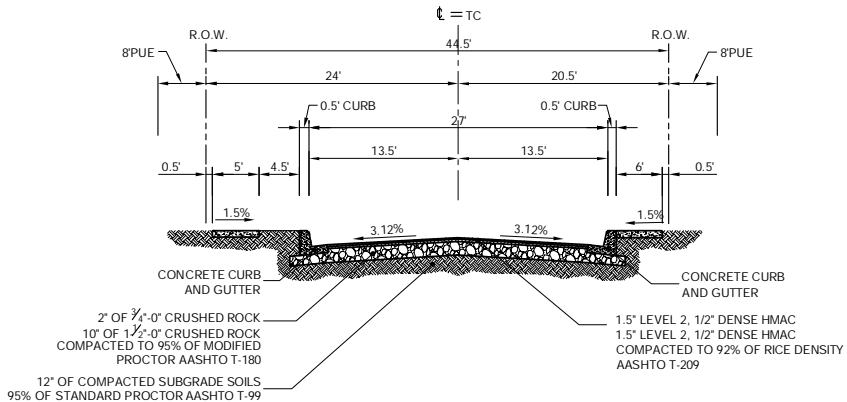
Load Inputs:  
Point 1 - 4.00' Left - 6.14' Forward  
Point 2 - 4.00' Right - 6.14' Forward  
Point 3 - 4.00' Left - 6.14' Behind  
Point 4 - 4.00' Right - 6.14' Forward



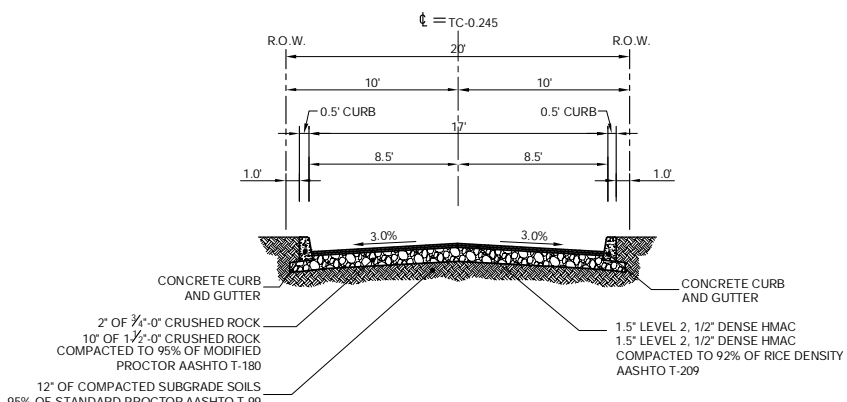
FIRE TRUCK TURNING & HOSE LAY EXHIBIT  
Scale: 1"=30'



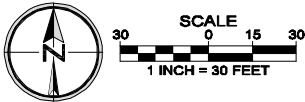
LOCAL STREET - 54' R/W.  
SE Marquette Ave.  
N.T.S.



LOCAL STREET - 44.5' R/W.  
SE BACARRA ST.  
N.T.S.



PUBLIC ALLEY - 20' R/W.  
SE BLUEFIN LN.  
N.T.S.



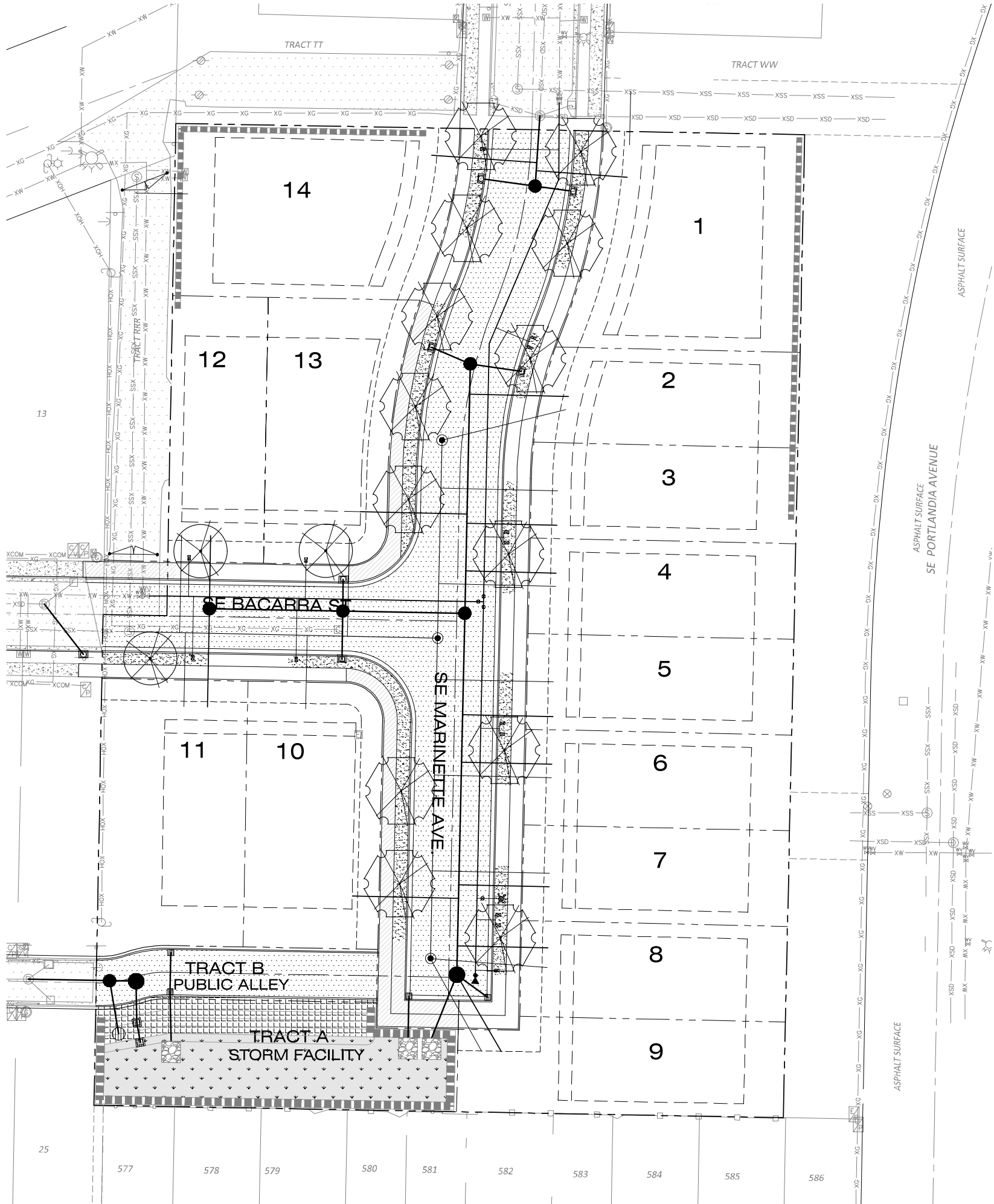
TYPICAL STREET SECTIONS AND FIRE TRUCK EXHIBITS

ML	Date	ML	Date	ML	Date
ML	05/2023	ML	05/2023	ML	05/2023
BDH		BDH		BDH	
Designed by		Reviewed by		Project No.	999-281
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**NOTES:**

1. STORM WATER FACILITY TO BE DESIGNED TO CURRENT CWS CODE, R&O 19-22.
2. SEE CIVIL PLANS FOR ALL FENCING, WALLS, UTILITIES AND GRADING.
3. CONTOURS SHOWN AT 2' & 10' INTERVALS FOR REFERENCE ONLY. SEE CIVIL PLANS FOR ALL GRADING.
4. ALL STREET TREES TO BE INSTALLED PER WASHINGTON COUNTY STANDARD DETAIL.
5. MAINTAIN A MINIMUM SEPARATION OF 20FT BETWEEN STREET LIGHTS AND TREES PER WASHINGTON COUNTY STANDARDS.

**LEGEND**

CONCRETE SIDEWALK TO BE BUILT BY HOMEBUILDER - ADJACENT STREET TREES TO BE DEFERRED TO HOME BUILDER.

CONCRETE SIDEWALK TO BE BUILT WITH FACILITY PERMIT - ADJACENT STREET TREES TO BE INSTALLED AT TIME OF CONSTRUCTION

**STREET TREE - PLANTING LEGEND**

**STREET TREES**

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE AND DESCRIPTION
	3	WILDFIRE TUPELO / NYSSA SYLVATICA 'WILDFIRE'	1.5' CAL., B&B
	13	METRO GOLD MAPLE / ACER CAMPESTRE 'PANACEK'	1.5' CAL., B&B
	2,541 SF	LAWN / SOD	

**NOTE:**

1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

**WATER QUALITY FACILITY TRACT 'B' - PLANTING LEGEND**

**SHRUBS**

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME	SIZE AND DESCRIPTION	CONDITION
	14	MOCK ORANGE / PHILADELPHUS LEWISII	1 GAL. / 2' HT. / CLUSTER	WET/DRY
	14	RED TWIG DOGWOOD / CORNUS SERICEA	1 GAL. / 2' HT. / CLUSTER	WET/DRY
	14	OCEANSPRAY / HOLODISCUS DISCOLOR	1 GAL. / 1.5' HT. / SINGLE	DRY
	14	SNOWBERRY / SYMPHORICARPUS ALBUS	1 GAL. / 1.5' HT. / CLUSTER	DRY
	13	DOUGLAS SPIREA / SPIREA DOUGLASII	1 GAL. / 1.5' HT. / CLUSTER	WET
<b>TOTAL</b>	69	1,383 S.F X .05 = 69 REQUIRED SHRUBS		

**HERBACEOUS PLANTS**

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME	SIZE AND DESCRIPTION
	8,550	SMALL FRUITED BULRUSH/ SCIRPUS MICROCARPUS	PLUGS 1"X6"
	8,550	ROSSI SEDGE / CAREX ROSSI	PLUGS 1"X6"
<b>TOTAL</b>	17,100	2,850 X 6 (6 PLUGS PER SQ. FT.) = REQUIRED EMERGENTS	

\*ALL HERBACEOUS PLANTS ABOVE ARE TO BE LIVE VIABLE PLUGS - 1"X6" LONG, NURSERY GROWN.

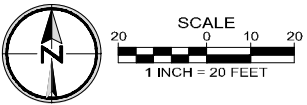
**GRASS SEED**

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME	SIZE AND DESCRIPTION
	1,383 S.F.	CLEAN WATER 'LOWGROW' SEED MX	120 LB PER ACRE
		DWARF TALL FESCUE / FESTUCA ARUNDINACEA	40%
		PR8820 DWARF PERENNIAL RYEGRASS / LOLIUM PERENNE 'PR8820'	30%
		CREEPING RED FESCUE / FESTUCA RUBRA	25%
		HIGHLAND COLONIAL BENTGRASS / AGROSTIS TENUIS 'HIGHLAND'	05%

\*APPLY WITH 3/4" THICK COVER OF GREEN DUED FINE GROUND WOOD CELLULOSE MULCH. PROVIDE 100% EROSION AND WEED FREE COVERAGE. RE-SEED AND WEED AS NEEDED.

**NOTES:**

1. WATER QUALITY FACILITY PLANT MATERIAL SHALL BE PROVIDED WITH A TEMPORARY AUTOMATIC IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER. TEMPORARY IRRIGATION SYSTEM SHALL BE MAINTAINED A MINIMUM OF THREE (3) GROWING SEASONS.
2. REQUIREMENTS INDICATED ARE IN ACCORDANCE WITH CLEAN WATER SERVICES (CWS) R&O 19-22; APPENDIX A - PLANTING REQUIREMENTS.



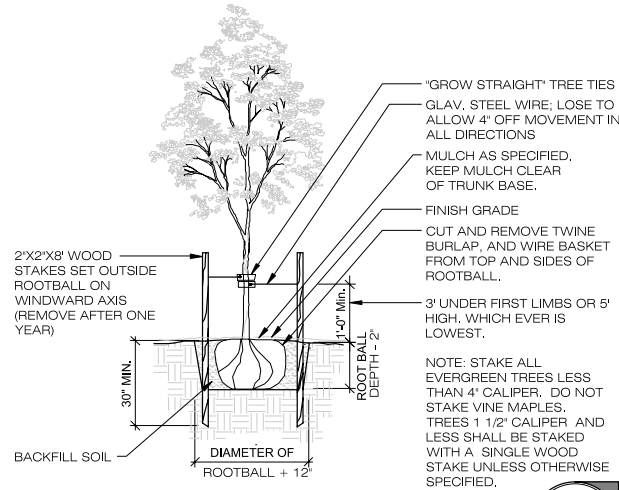
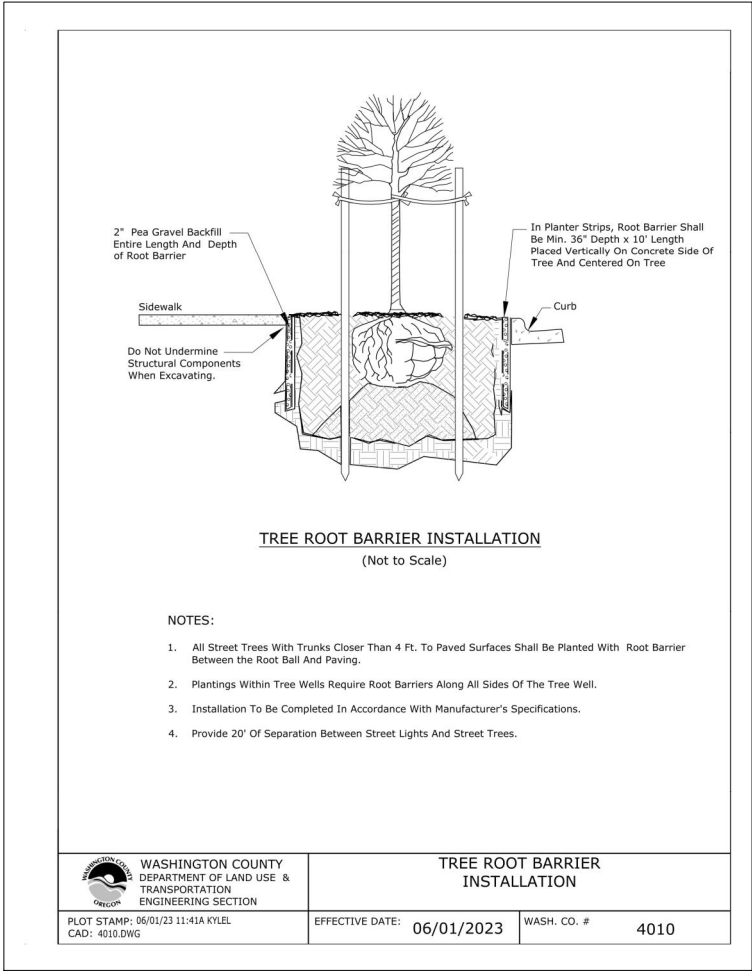
STREET TREE & WATER QUALITY  
PLANTING PLAN

WESTERN SHADE SUBDIVISION  
HILLSBORO, OREGON

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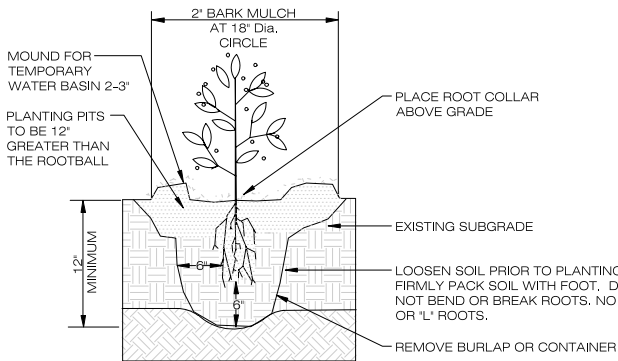
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#### C.W.S. CONDITIONS FOR PONDS:

- CLEAN WATER SERVICES SHALL BE NOTIFIED 72 HOURS PRIOR TO THE START AND COMPLETION OF ENHANCEMENT/RESTORATION ACTIVITIES. ENHANCEMENT/RESTORATION ACTIVITIES SHALL COMPLY WITH THE GUIDELINES PROVIDED IN APPENDIX A: LANDSCAPE REQUIREMENTS (R&O 19-22; APPENDIX A).
- PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL INVASIVE VEGETATION SUCH AS HIMALAYAN BLACKBERRY, ENGLISH IVY, AND ENGLISH HAWTHORN, WITHIN THE VEGETATED CORRIDOR SHALL BE REMOVED. DURING REMOVAL OF INVASIVE VEGETATION CARE SHALL BE TAKEN TO MINIMIZE IMPACTS TO EXISTING NATIVE TREES AND SHRUB SPECIES.
- PLANTINGS SHALL BE TAGGED FOR DORMANT SEASON IDENTIFICATION. TAGS TO REMAIN ON PLANT MATERIAL AFTER PLANTING FOR MONITORING PURPOSES.
- AN APPROVED OREGON DEPARTMENT OF FORESTRY NOTIFICATION IS REQUIRED FOR ONE OR MORE TREES HARVESTED FOR SALE, TRADE, OR BARTER, ON ANY NON-FEDERAL LANDS WITHIN THE STATE OF OREGON.
- APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL, IN ACCORDANCE WITH THE CWS EROSION CONTROL TECHNICAL GUIDANCE MANUAL SHALL BE USED PRIOR TO, DURING, AND FOLLOWING EARTH DISTURBING ACTIVITIES.
- PRIOR TO CONSTRUCTION, A STORM WATER CONNECTION PERMIT FROM THE DISTRICT OR ITS DESIGNEE IS REQUIRED PURSUANT TO ORDINANCE 27, SECTION 4.B.
- REMOVAL OF NATIVE, WOODY VEGETATION SHALL BE LIMITED TO THE GREATEST EXTENT PRACTICABLE.
- SHOULD FINAL DEVELOPMENT PLANS DIFFER SIGNIFICANTLY FROM THOSE SUBMITTED FOR REVIEW BY THE DISTRICT, THE APPLICANT SHALL PROVIDE UPDATED DRAWINGS, AND IF NECESSARY, OBTAIN A REVISED SERVICE PROVIDER LETTER.
- MAINTENANCE AND MONITORING REQUIREMENTS SHALL COMPLY WITH SECTION 2.11.2 OF R&O 19-22. IF AT ANY TIME DURING THE WARRANTY PERIOD THE LANDSCAPING FALLS BELOW THE 80% SURVIVAL LEVEL, THE OWNER SHALL REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE PLANTING OPPORTUNITY AND THE TWO YEAR MAINTENANCE PERIOD SHALL BEGIN AGAIN FROM THE DATE OF REPLANTING.
- THE WATER QUALITY POND SHALL BE PLANTED WITH DISTRICT APPROVED NATIVE SPECIES, AND DESIGNED TO BLEND INTO THE NATURAL SURROUNDINGS.
- SITE PREPARATIONS:** REMOVE ALL NONNATIVE PLANT MATERIALS, INCLUDING PLANTS, ROOTS, AND SEEDS PRIOR TO ADDING TOPSOIL. (SEE IVAM GUIDELINES) TILL THE SUB-GRADE IN THESE AREAS TO A DEPTH OF AT LEAST 4" AND ADD AT LEAST 12" OF CLEAN COMPOST-AMENDED TOPSOIL. THE COMPOST AMENDED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS TO ENSURE A GOOD GROWING MEDIUM:  
A) TEXTURE - MATERIAL PASSES THROUGH ONE-INCH SCREEN  
B) FERTILITY - 35% ORGANIC MATTER.
- SOIL PREPARATION:** TO ENSURE ORGANIC MATTER, LEAF COMPOST MAYBE PLACED UNIFORMLY ON TOPSOIL. OTHER AMENDMENT, CONDITIONERS, BIO-AMENDMENTS MAY BE ADDED AS NEEDED TO SUPPORT THE SPECIFIED PLANTS OR ADJUST THE SOIL PH. TRADITIONAL FERTILIZATION TECHNIQUES (APPLYING N-P-K) ARE NOT NECESSARY FOR NATIVE PLANTS AND SHOULD NOT BE USED.
- TIMING:** CONTAINER STOCK SHALL BE INSTALLED ONLY FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15. BARE ROOT STOCK SHALL BE INSTALLED ONLY FROM DECEMBER 15 THOUGH APRIL 15. PLANTINGS OUTSIDE THESE TIMES MAY REQUIRE, ADDITIONAL MEASURES TO ENSURE SURVIVAL.
- EROSION CONTROL:** GRADING, SOIL PREPARATION, AND SEEDING SHALL BE PERFORMED DURING OPTIMAL WEATHER CONDITIONS AND AT LOW FLOW LEVELS TO MINIMIZE SEDIMENT IMPACTS. SITE DISTURBANCE SHALL BE MINIMIZED AND DESIRABLE VEGETATION RETAINED, WHERE POSSIBLE. SLOPES SHALL BE GRADED TO SUPPORT THE ESTABLISHMENT OF VEGETATION. WHERE SEEDING IS USED FOR EROSION CONTROL, AN APPROPRIATE NATIVE GRASS, REGREEN (OR ITS EQUIVALENT), OR STERILE WHEAT SHALL BE USED TO STABILIZE SLOPES UNTIL PERMANENT VEGETATION IS ESTABLISHED. BIODEGRADABLE FABRICS (COIR, COCONUT OR APPROVED JUTE MATTING (MINIMUM 1/4" SQUARE HOLES) MAY BE USED TO STABILIZE SLOPES AND CHANNELS. FABRICS SUCH AS BURLAP MAY BE USED TO SECURE PLANT PLUGS IN PLACE AND TO DISCOURAGE FLOATING UPON INUNDATION. NO PLASTIC MESH THAT CAN ENTANGLE WILDLIFE IS PERMITTED. CONSULT CHAPTER 6 - EROSION PREVENTION AND SEDIMENT CONTROL FOR ADDITIONAL INFORMATION.
- MULCHING:** TREES, SHRUBS, AND GROUNDCOVERS PLANTED IN UPLAND AREAS SHALL BE MULCHED A MINIMUM OF THREE INCHES IN DEPTH AND 18 INCHES IN DIAMETER, TO RETAIN MOISTURE AND DISCOURAGE WEED GROWTH AROUND NEWLY INSTALLED PLANT MATERIAL. APPROPRIATE MULCHES ARE MADE FROM COMPOSTED BARK OR LEAVES THAT HAVE NOT BEEN CHEMICALLY TREATED. THE USE OF MULCH IN FREQUENTLY INUNDATED AREAS SHALL BE LIMITED, TO AVOID ANY POSSIBLE WATER QUALITY IMPACTS INCLUDING THE LEACHING OF TANNINS AND NUTRIENTS, AND THE MIGRATION OF MULCH INTO WATERWAYS.
- PLANT PROTECTION FROM WILDLIFE:** DEPENDING ON SITE CONDITIONS, APPROPRIATE MEASURES SHALL BE TAKEN TO LIMIT WILDLIFE-RELATED DAMAGE (SEE IVAM GUIDANCE).
- IRRIGATION:** APPROPRIATE PLANT SELECTION, ALONG WITH ADEQUATE SITE PREPARATION AND MAINTENANCE, REDUCES THE NEED FOR IRRIGATION. HOWEVER, UNLESS SITE HYDROLOGY IS CURRENTLY ADEQUATE, A DISTRICT/CITY APPROVED IRRIGATION SYSTEM OR EQUIVALENT (I.E., POLYMER, PLUS WATERING) SHALL BE USED DURING THE TWO-YEAR PLANT ESTABLISHMENT PERIOD. WATERING SHALL BE AT A MINIMUM RATE OF AT LEAST ONE INCH PER WEEK FROM JUNE 15 THROUGH OCTOBER 15. OTHER IRRIGATION TECHNIQUES, SUCH AS DEEP WATERING, MAY BE ALLOWED WITH PRIOR APPROVAL BY DISTRICT STAFF.
- ACCESS:** MAINTENANCE ACCESS FOR PLANT MAINTENANCE SHALL BE PROVIDED FOR SENSITIVE AREAS AND VEGETATED CORRIDORS VIA A FIVE-FOOT EASEMENT OR SHARED BOUNDARY WITH STORMWATER FACILITIES. STORMWATER FACILITIES ACCESS REQUIREMENTS ARE PROVIDED IN CHAPTER 4 OF CWS DESIGN AND CONSTRUCTION STANDARDS MANUAL.



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#### WATER QUALITY POND PLANTING NOTES:

- ALL NEW PLANTING MATERIAL WILL BE PROVIDED WITH A TEMPORARY AUTOMATIC IRRIGATION SYSTEM DESIGNED BY CONTRACTOR IN CONFORMANCE TO ALL LOCAL CITY AND STATE CODES. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE EXISTING WATER METER. TEMPORARY IRRIGATION SYSTEM SHALL BE MAINTAINED FOR A MINIMUM OF (2) GROWING SEASONS.
  - SEE ENGINEERING DRAWINGS FOR EROSION CONTROL FENCING AND DETAILS.
  - THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
  - IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
  - FACILITY TOPSOIL: REMOVE ALL NONNATIVE PLANT MATERIALS, INCLUDING PLANTS, ROOTS, AND SEEDS PRIOR TO ADDING TOPSOIL (SEE IVAM GUIDELINES). TILL THE SUB-GRADE IN THESE AREAS TO A DEPTH OF AT LEAST 4" AND ADD AT LEAST 12" OF CLEAN COMPOST-AMENDED TOPSOIL. THE COMPOST AMENDED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS TO ENSURE A GOOD GROWING MEDIUM:  
A) TEXTURE - MATERIAL PASSES THROUGH ONE-INCH SCREEN  
B) FERTILITY - 35% ORGANIC MATTER.
  - PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN ON THE PLAN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES
  - ALL VEGETATED FACILITY PLANTING IS TO BE PLANTED PER CLEAN WATER SERVICES LANDSCAPE REQUIREMENTS.
  - PLANTING IS SPECIFIED AS PER CLEAN WATER SERVICES RECOMMENDATIONS F, LOW IMPACT DEVELOPMENT HANDBOOK.
  - PRIMARY TREATMENT WILL OCCUR IN THE TOP 12 INCHES OF THE FACILITY. AMENDED SOIL IN THE TREATMENT AREA IS COMPOSED OF THE IMPORTED SOIL, MIX OF ONE PART ORGANIC COMPOST, ONE PART GRAVELLY SAND, AND ONE PART TOP SOIL. COMPOST IS WEED-FREE, DECOMPOSED, NON-WOODY PLANT MATERIAL; ANIMAL WASTE IS NOT ALLOWED.
  - THE VEGETATED WATER QUALITY FACILITY TREATMENT AREA HAS ECONOJUTE OR COCONUT MATTING OVER 12 INCHES OF NATIVE TOPSOIL. THE TOPSOIL AND JUTE/MATTING EXTENDS TO THE TOP OF THE TREATMENT AREA, TOPSOIL AND JUTE MATTING EXTENDS TO THE EDGE OF THE WATER QUALITY TRACT OR EASEMENT AREA.
  - \*BARE ROOT STOCK SHALL BE INSTALLED ONLY FROM DECEMBER 15 THROUGH APRIL 15. CONTAINERIZED STOCK SHALL BE INSTALLED ONLY FROM FEBRUARY 1 THOUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15.  
\*\*CLUSTER = GROUPS OF 3-7 PLANTS IN SAME AREA WITH GRASS IN BETWEEN. SEEDING RATE: PURE LIVE SEED (PLS) POUNDS PER ACRE.
- PLANTING NOTES (PER CWS DESIGN & CONSTRUCTION STANDARDS, APPENDIX A PLANTING REQUIREMENTS:
- TREE PLANTINGS SHOULD BE PROTECTED FROM WILDLIFE DAMAGE (DEER BROWSE) BY INSTALLING TREE-PROTECTOR TUBES OR WIRE MESH CYLINDERS AROUND NEWLY INSTALLED PLANTINGS. (SEE IVAM GUIDELINES)

#### MAINTENANCE AND MONITORING:

- BI-ANNUAL MONITORING OF THE SITE WILL BE CONDUCTED BY OWNER IN THE SPRING (BY JUNE 1) AND FALL (BY SEPTEMBER 30), FOLLOWING THE FIRST GROWING SEASON AFTER THE PLANT INSTALLATION. ENSURE A MINIMUM OF 80% SURVIVAL RATE OR BETTER WITH 90% FACILITY COVERAGE OF THE REQUIRED VEGETATION. NOTES ON THE PLANT MORTALITY AND HERBACEOUS COVER WILL BE NOTED. NECESSARY MAINTENANCE WILL BE DETERMINED TO REDUCE INVASIVE PLANT SPECIES OR OTHER MEASURES TO AID IN THE SURVIVAL OF THE INSTALLED PLANT MATERIAL. ENSURE THAT NO MORE THAN 20% NON-NATIVES OCCUPY THE SITE. IF IT IS DETERMINED DURING THE MAINTENANCE PERIOD THAT THE PLANT COVERAGE OF THE HERBACEOUS SPECIES OR THE INSTALLED PLANTINGS DO NOT MEET THE CONDITIONS REQUIRED BY C.W.S. OUTLINED IN THE SERVICE PROVIDER LETTER, A PLAN WILL BE DEVELOPED AND IMPLEMENTED TO MEET THOSE CONDITIONS.

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#### GENERAL NOTES: LANDSCAPE PLAN

- THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH, DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED, VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
- BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURER'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
- GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.
- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

#### PLANTING LEGENDS, DETAILS, NOTES & CONDITIONS

Designed by	Date	Reviewed by	Date	Project No.	Horizontal Scale:	Vertical Scale:
M.S.	05/2023	M.S.	05/2023	999-281		
Drawn by	Date	Reviewed by	Date	Project No.	Horizontal Scale:	Vertical Scale:
B.D.H.	05/2023	M.S.	05/2023	999-281		
By	Date	Reviewed by	Date	Project No.	Horizontal Scale:	Vertical Scale:
Revision	Date	Reviewed by	Date	Project No.	Horizontal Scale:	Vertical Scale:
No.	Date	Reviewed by	Date	Project No.	Horizontal Scale:	Vertical Scale:
Project No.	Date	Reviewed by	Date	Project No.	Horizontal Scale:	Vertical Scale:
999-281						
Type	Date	Reviewed by	Date	Project No.	Horizontal Scale:	Vertical Scale:
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Sheet	Date	Reviewed by	Date	Project No.	Horizontal Scale:	Vertical Scale:

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