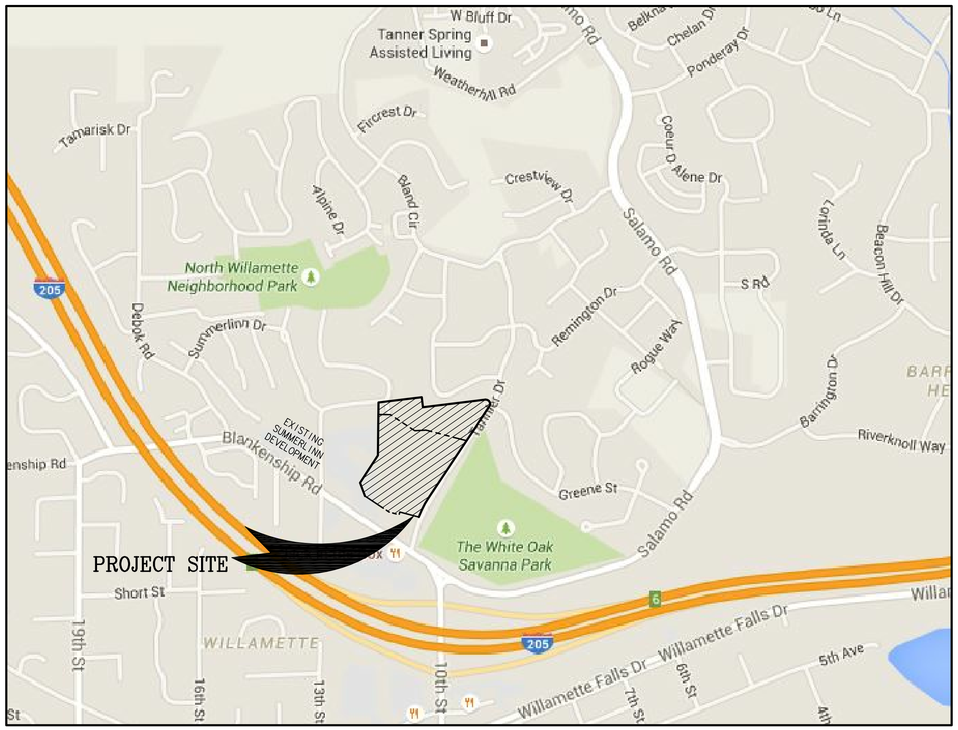
TANNLER DRIVE MIXED-USE DEVELOPMENT

CLASS II DESIGN REVIEW REQUEST & PROPERTY LINE ADJUSTMENT

CITY OF WEST LINN, OREGON



VICINITY MAP
N.T.S.

PROJECT MAP
N.T.S.

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A4.1	BUILDING SIGNAGE

OWNERS

NAME: JEFFREY I. PARKER AND WILLIAM S. WILT
ADDRESS: 1800 BLANKENSHIP ROAD, SUITE 200
WEST LINN, OR 97068

APPLICANT/DEVELOPER

NAME: CONAM PROPERTIES, LLC
CONTACT: ROB MORGAN
ADDRESS: 3990 RUFFIN ROAD, SUITE 100
SAN DIEGO, CA 92123
PHONE: (858) 614-7378

ARCHITECT/CIVIL ENGINEER

NAME: OTAK INCORPORATED
ENGINEER: GARY ALFSON, P.E.
ARCHITECT: RON DEAN, AIA
ADDRESS: 808 SW THIRD AVENUE, SUITE 300
PORTLAND, OR 97204
PHONE: (503) 287-6825
FAX: (503) 415-2304

ARBORIST CONSULTANT

NAME: MORGAN HOLEN & ASSOCIATES
CONTACT: MORGAN HOLEN
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LAKE OSWEGO, OR 97035
PHONE: (503) 971-409-9354
FAX:

TRAFFIC ENGINEER

NAME: MACKENZIE
CONTACT: BRENT AHREND
ADDRESS: PO BOX 14310
PORTLAND, OR 97293
PHONE: (503) 224-9560
FAX: (503) 228-1285

GEOTECHNICAL ENGINEER

NAME: GEODESIGN, INC.
CONTACT: GEORGE SAUNDERS, P.E.
ADDRESS: 15575 SW SEQUOIA PKWY, SUITE 100
PORTLAND, OR 97224
PHONE: (503) 968-8787

SITE INFORMATION

TAX LOTS 100 AND 102 OF CCTM 2S 1E 35C

SITE DESIGN REVIEW APPLICATION SITE INCLUDES ADJUSTED TAX LOTS 100 AND 102. THIS AREA EQUALS 10.19 ACRES

TAX LOT 200 IS INCLUDED FOR PURPOSES OF PROPERTY LINE ADJUSTMENT APPLICATION TO INCREASE THE SIZE OF TAX LOT 102 PRIOR TO DEVELOPMENT.

LAND USE PLANNER/ATTORNEY

NAME: MICHAEL ROBINSON
CONTACT: PERKINS COIE LLP
ADDRESS: 1120 NW COUCH STREET, TENTH FLOOR
PORTLAND, OR 97209-4128
PHONE: (503) 727-2000

LIGHTING DESIGNER

NAME: RICK HARRISON, PE
CONTACT: MEC ENGINEERING, INC
ADDRESS: 520 SW 6TH AVE. SUITE 640
PORTLAND , OR 97204
PHONE: (503) 250-4863

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION

TANNLER DRIVE MIXED-USE DEVELOPMENT
WEST LINN, OREGON

COVER SHEET

NO.	DATE	BY	REVISION COMMENTS	Design	MAP
1	7/29/15		COMPLETENESS REVIEW	Drawn	SLR
2	8/04/15		REVISIONS PER TVF&R COMMENTS	Checked	BS
				Date	05/02
				Initial Issue Date:	

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P0.0
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Resolved
016-WEST SITE EXISTING
P17122X230
P17122X001A
016XTOPO
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WLmap2

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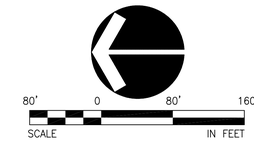

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TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

AERIAL PHOTO/SITE ANALYSIS PLAN

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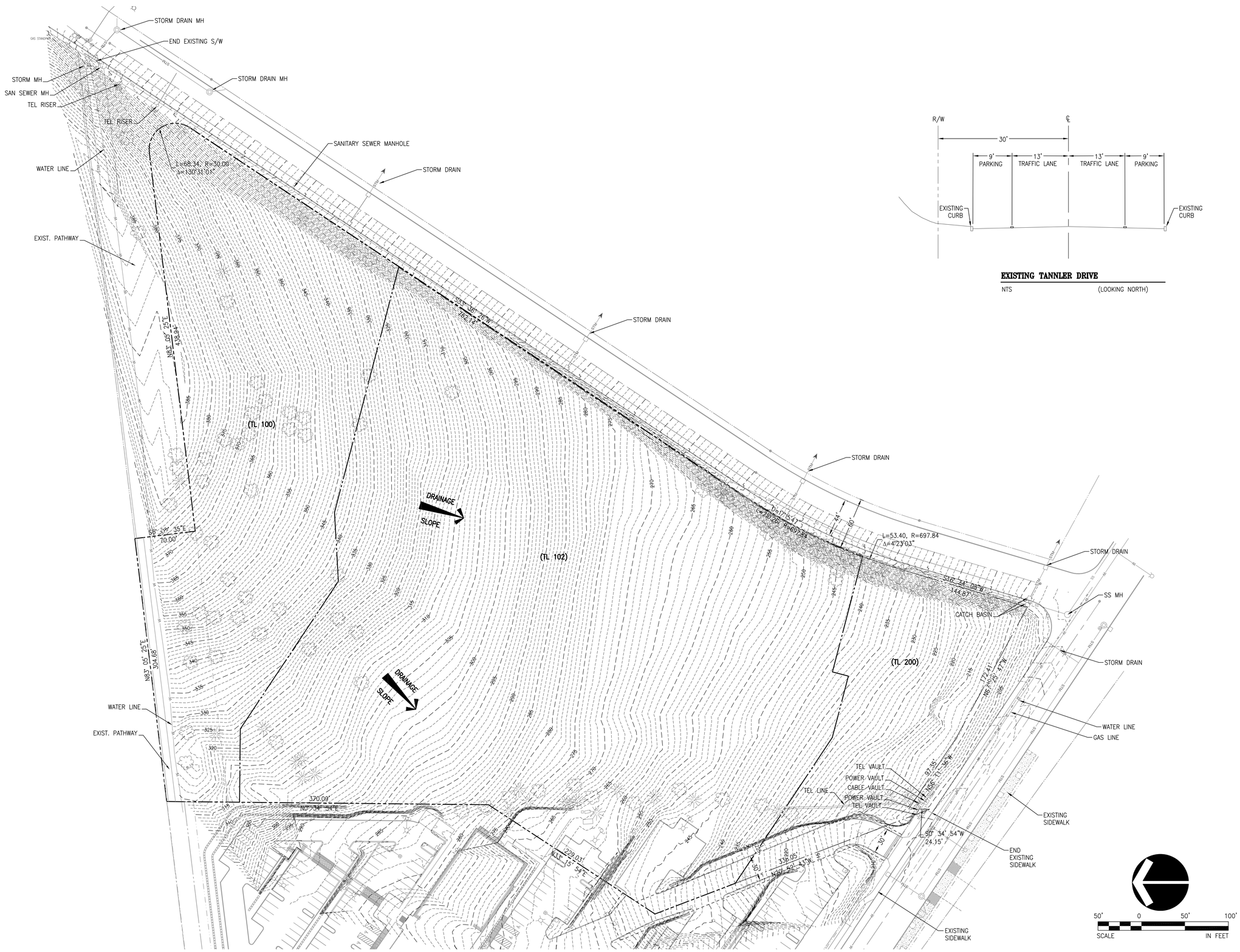

EXISTING TANNLER DRIVE

NTS (LOOKING NORTH)

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TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

EXISTING CONDITIONS PLAN

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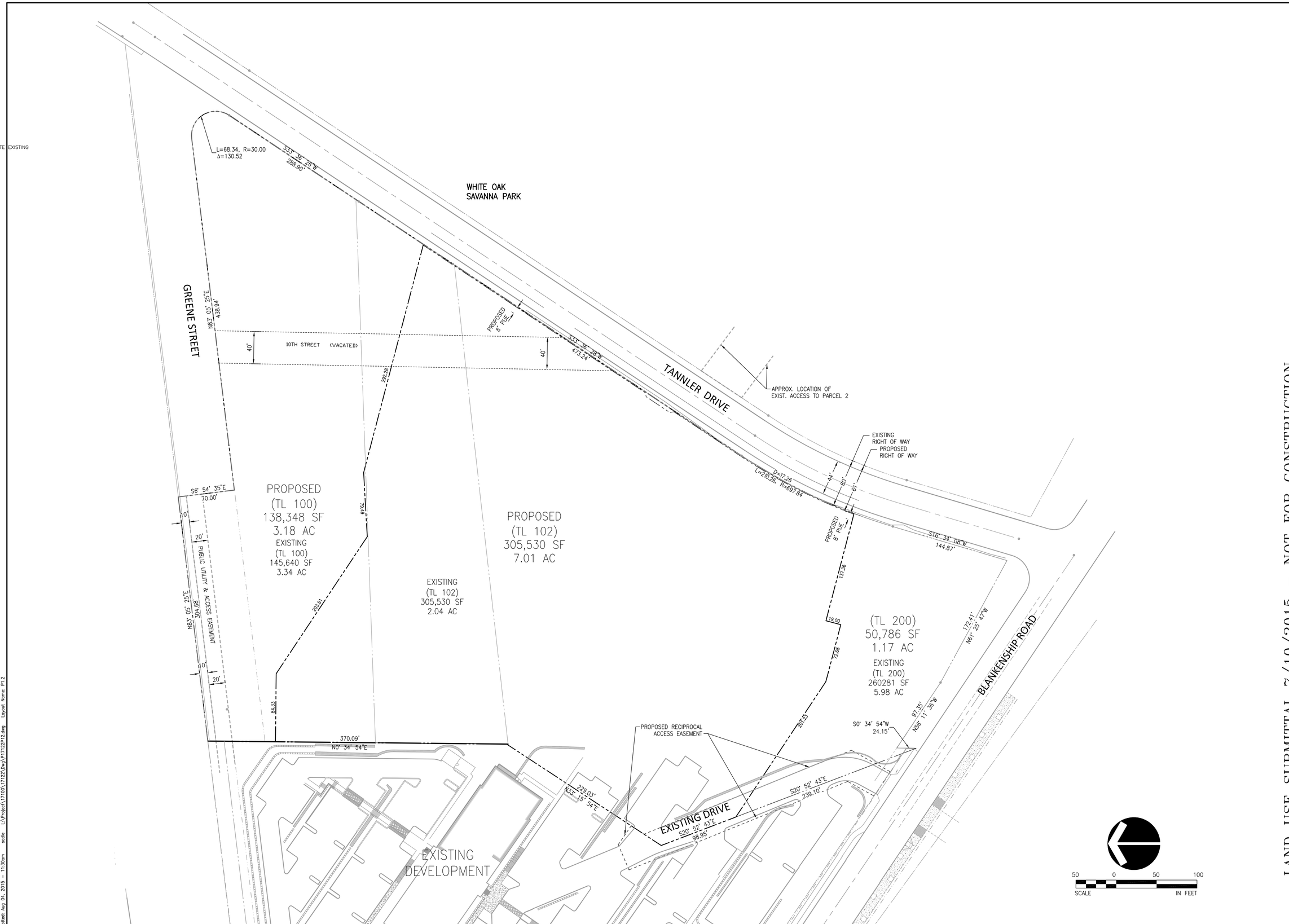

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TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

PROPERTY LINE ADJUSTMENT PLAN

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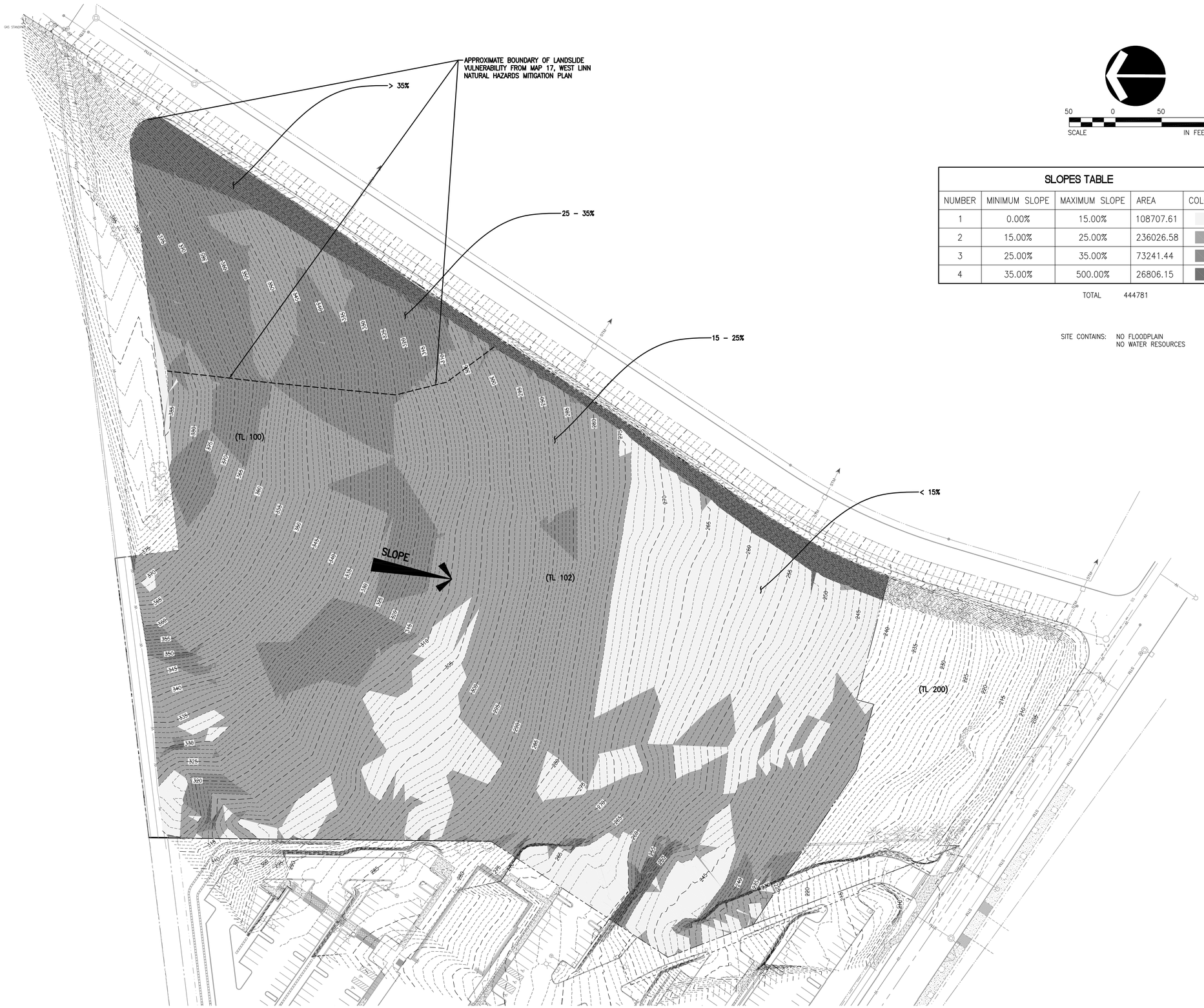

50 0 50 100
SCALE IN FEET

SLOPES TABLE

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR	% OF TOTAL
1	0.00%	15.00%	108707.61		24.4
2	15.00%	25.00%	236026.58		53.1
3	25.00%	35.00%	73241.44		16.5
4	35.00%	500.00%	26806.15		6.0

TOTAL 444781

SITE CONTAINS: NO FLOODPLAIN
NO WATER RESOURCES

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TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

SLOPE ANALYSIS PLAN

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P1.3
Sheet No.

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TOTAL SITE AREA= 7.01 AC (ADJUSTED TL 102)
OPEN SPACE AREA= 0.93 AC (13%)
BUILDING FOOTPRINT= 1.88 AC (27%)

GREENE STREET
10TH STREET (VACATED)
TANNLER DRIVE
BLANKENSHIP ROAD
EXISTING DRIVE
(TL 100) RESERVED FOR OPEN SPACE NATURAL AREA
(TL 102)
(TL 200) RESERVED FOR FUTURE DEVELOPMENT
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
CLUBHOUSE
POOL
OPEN SPACE= 12446 SF
OPEN SPACE= 15810 SF
OPEN SPACE= 1481 SF
OPEN SPACE= 1139 SF
OPEN SPACE= 6201 SF
OPEN SPACE= 3330 SF
GARAGES (TYP.)
PROPOSED HALF STREET IMPROVEMENT
PROPOSED TANNLER ACCESS
TRASH ENCLOSURE
PROPOSED 300 SF LIDA FACILITY
PROPOSED SIDEWALK CONNECTION FROM TANNLER TO SITE
PROPOSED 8' SIDEWALK WITH TREEWELLS
PROPOSED COMMERCIAL SPACE (TYP.)
PROPOSED PARKING STRIPE
PROPOSED LEFT TURN LANE
PROPOSED RETAINING WALL (TYP.)
PROPOSED WATER QUALITY SWALE
PROPOSED SIDEWALK CONNECTION FROM BLANKENSHIP TO SITE
EXISTING DRIVEWAY
PROPOSED PEDESTRIAN ENHANCEMENT
PROPOSED BLANKENSHIP ACCESS
PROPOSED DETENTION POND
VACATED STREET UTILITY EASEMENT
20' WIDE PUBLIC ACCESS AND UTILITY EASEMENT

50' 0' 50' 100'
SCALE IN FEET

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TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

PRELIMINARY SITE PLAN

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P2.0
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PARKING NOTES / DIMENSIONS

1. ADA ACCESSIBLE PARKING SPACE: 9'X18', 9'X20' ALONG MAIN ACCESS
2. TYPICAL PARKING SPACE: 9'X18', 9'X20' ALONG MAIN ACCESS
3. COVERED UNDER BUILDING PARKING
4. GARAGE PARKING
5. ON-STREET PARALLEL PARKING, 7'X23'

TANNLER DRIVE SECTION A–A

NTS

TANNLER DRIVE SECTION B–B

NTS

KEY NOTES

1. 8' CONCRETE SIDEWALK
2. ASPHALTIC CONCRETE PAVEMENT
3. 24' COMMERCIAL DRIVEWAY APPROACH (PUBLIC IMPROVEMENT)
4. PROPOSED VERTICAL CURB
5. FIRE HYDRANT
6. TRASH ENCLOSURE
7. PEDESTRIAN CROSSING
8. 6' CONCRETE SIDEWALK
9. PROPOSED LIDA FACILITY

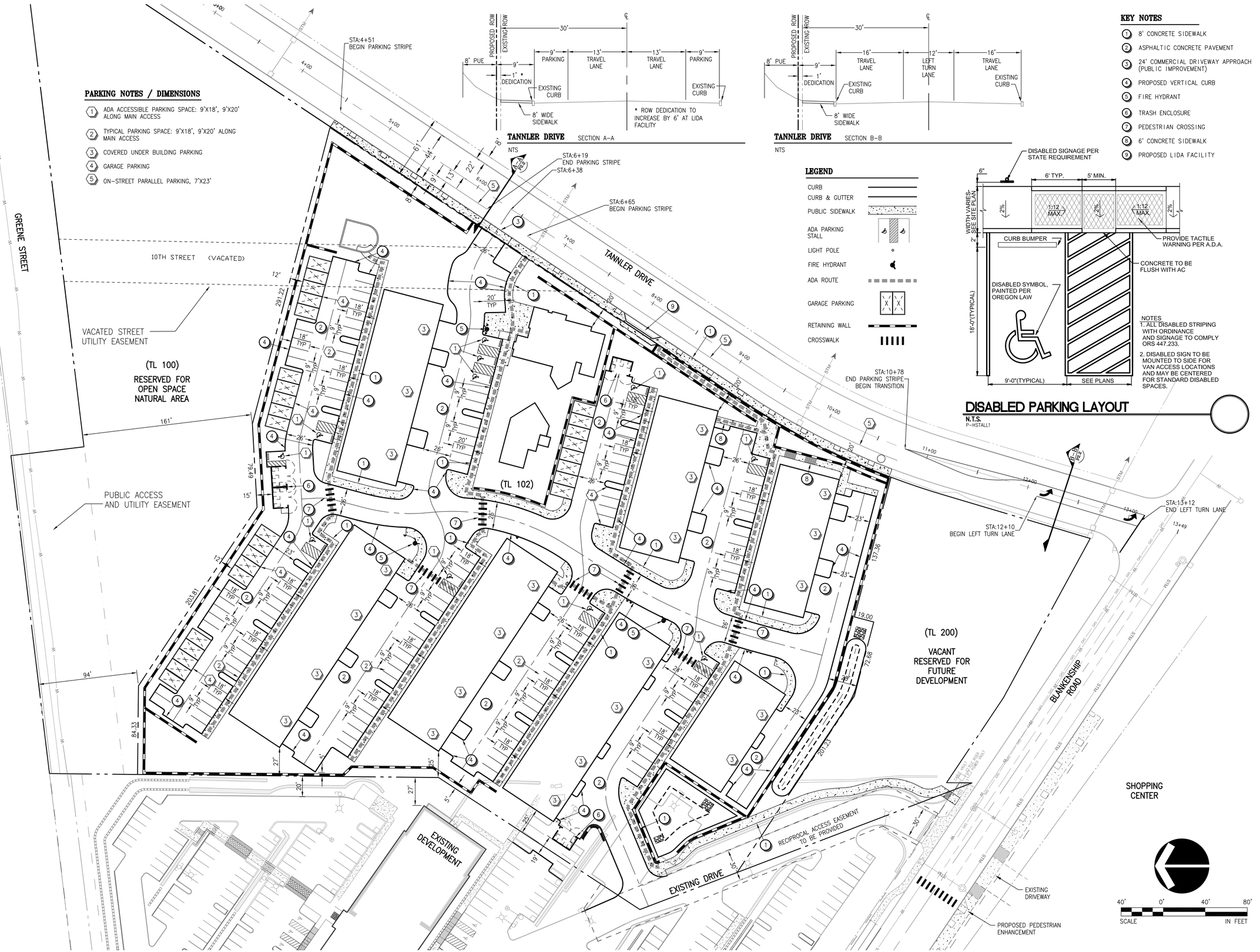
LEGEND

- CURB
- CURB & GUTTER
- PUBLIC SIDEWALK
- ADA PARKING STALL
- LIGHT POLE
- FIRE HYDRANT
- ADA ROUTE
- GARAGE PARKING
- RETAINING WALL
- CROSSWALK

NOTES
1. ALL DISABLED STRIPING WITH ORDINANCE AND SIGNAGE TO COMPLY ORS 447.233.
2. DISABLED SIGN TO BE MOUNTED TO SIDE FOR VAN ACCESS LOCATIONS AND MAY BE CENTERED FOR STANDARD DISABLED SPACES.

DISABLED PARKING LAYOUT

N.T.S.
P-HSTALL1



40' 0' 40' 80'
SCALE IN FEET

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MAP				

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TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

PRELIMINARY SITE DIMENSION PLAN

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DATE: 07.08.15
DRAWN BY: JTJ
CHECKED BY: BTA
JOB NO: 2130529.05

RECOMMENDED MITIGATION

TANNLER MIXED-USE PROJECT
WEST LINN, OREGON

FIGURE 10

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION

TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

OFF-SITE INTERSECTION MITIGATION

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17122 P17122P22
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P2.2
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O16-WEST SITE EXISTING
P17122X3014
P17122X430

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TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

PRELIMINARY GRADING PLAN

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Ltscale: 40

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P17122X230
016-WEST SITE EXISTING
016XTOPO
P17122X001A
P17122X430

MATCHLINE SEE RIGHT.

GREENE STREET

RESERVED FOR OPEN SPACE NATURAL AREA

TANNLER DRIVE

PROPOSED DOMESTIC WATER AND FIRE PROTECTION VAULTS WITHIN PUBLIC EASEMENT

PROPOSED LIDA FACILITY

EXIST. ACCESS EASEMENT FOR PARCEL 2

CLUBHOUSE

POOL

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

SANITARY SEWER LATERAL TO EACH BUILDING

PROPOSED PRESSURE REDUCTION VALVE AT BUILDING

PROPOSED FDC AT EACH BUILDING

CONNECT TO EXISTING WATER

MATCHLINE SEE LEFT.

INSTALL MANHOLE CONNECT TO EXISTING SANITARY SEWER

RESERVED FOR FUTURE DEVELOPMENT

PROPOSED WATER QUALITY SWALE

BLANKENSHIP ROAD

INSTALL MANHOLE CONNECT TO EXISTING STORM SEWER

EXISTING DEVELOPMENT

EXISTING DRIVE

PROPOSED POND 12' MAINTENANCE ACCESS

PROPOSED STORM WATER DETENTION POND

LEGEND

PUBLIC STORM LINE	SD
STORM MANHOLE	
STORM CATCH BASIN	
STORM CLEANOUT	
PUBLIC SANITARY LINE	SS
SANITARY MANHOLE	
SANITARY CLEANOUT	
PUBLIC WATER LINE	W
PRIVATE DOMESTIC	DW
PRIVATE FIRE WATER LINE	FW
WATER BLOWOFF	
FIRE HYDRANT	

SCALE 40' 0' 40' 80' IN FEET

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LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION

TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

PRELIMINARY COMPOSITE UTILITY PLAN

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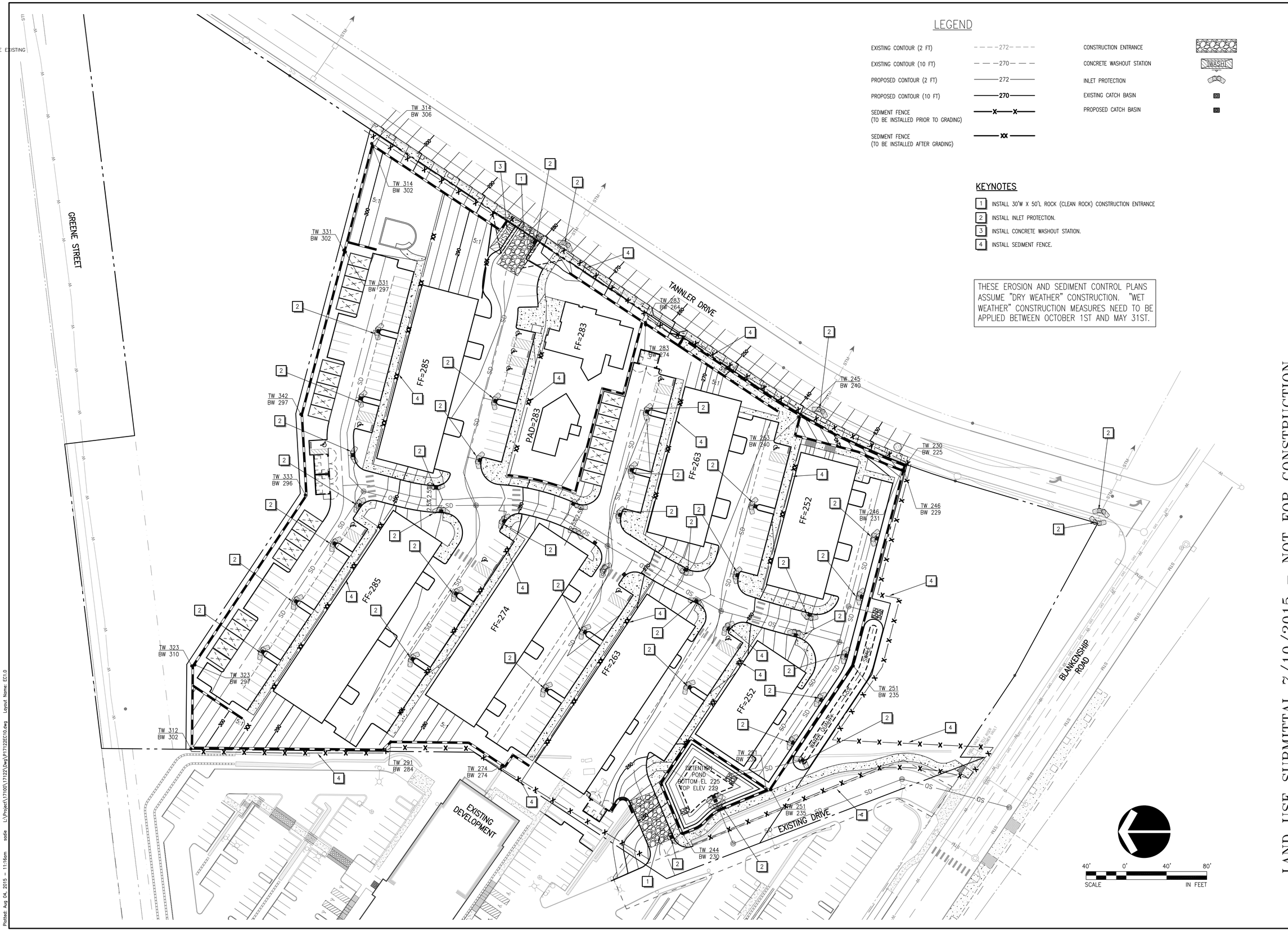
P17122X001A
P17122X430
P17122X600



LEGEND

EXISTING CONTOUR (2 FT)	272
EXISTING CONTOUR (10 FT)	270
PROPOSED CONTOUR (2 FT)	272
PROPOSED CONTOUR (10 FT)	270
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	X X
SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING)	XX
CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT STATION	WASH
INLET PROTECTION	
EXISTING CATCH BASIN	
PROPOSED CATCH BASIN	

KEYNOTES

1. INSTALL 30'W X 50'L ROCK (CLEAN ROCK) CONSTRUCTION ENTRANCE
2. INSTALL INLET PROTECTION.
3. INSTALL CONCRETE WASHOUT STATION.
4. INSTALL SEDIMENT FENCE.

THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

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PHONE: (858) 614-7200
FAX: (858) 614-1646

LAND USE SUBMITTAL 7/10/2015 – NOT FOR CONSTRUCTION

TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

PRELIMINARY EROSION CONTROL PLAN

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
www.otak.com

Datum: NGVD 29

17122 P17122EC10
Project No. Drawing No.
EC1.0
Sheet No.

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Plotted: Aug 04, 2015 – 11:16am sadie L:\Project\17100\17122\Dwg\P17122EC10.dwg Layout Name: EC1.0

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016-WEST SITE EXISTING
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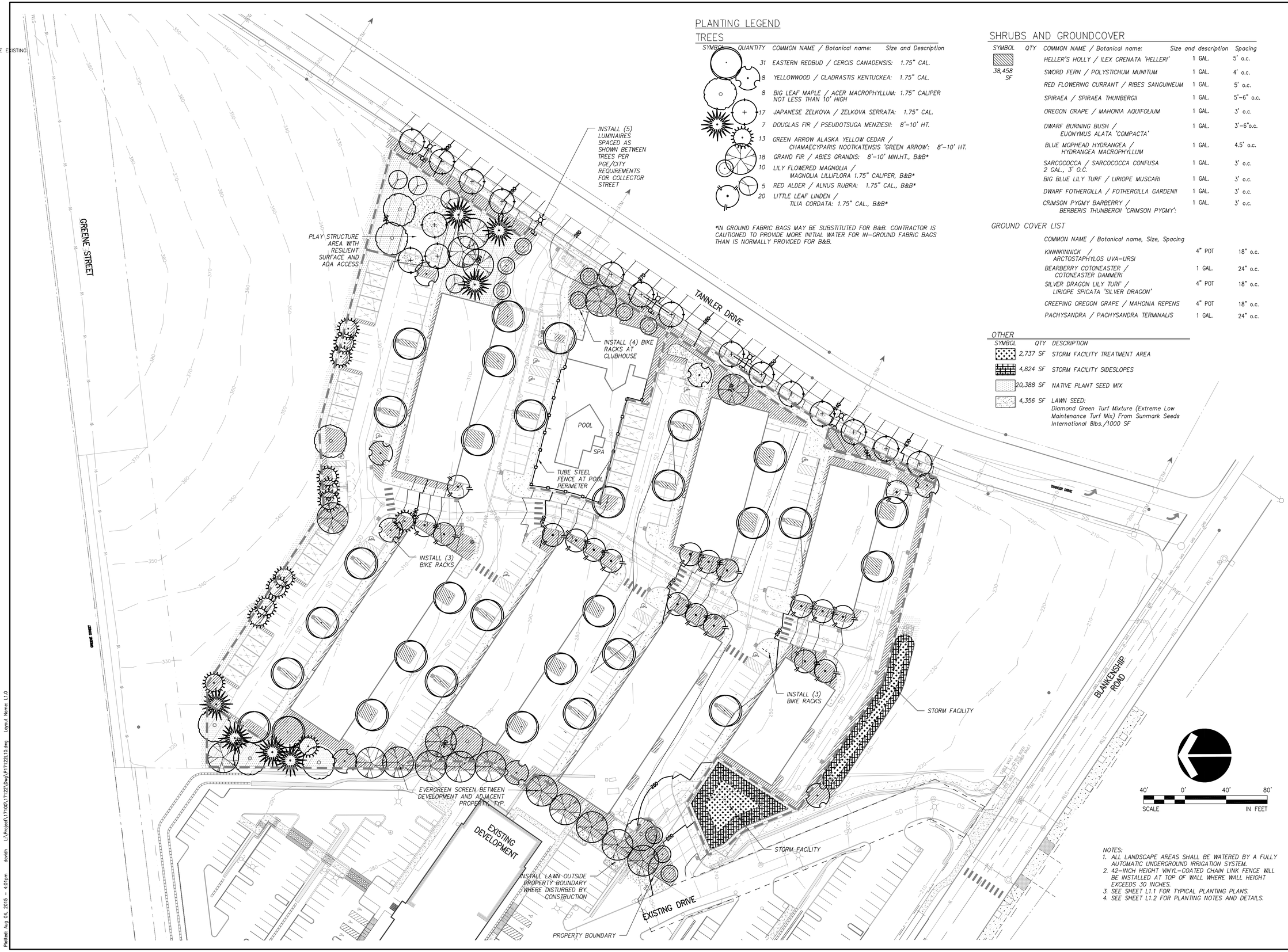
P17122X430



PLANTING LEGEND

TREES

SYMBOL	QUANTITY	COMMON NAME / Botanical name:	Size and Description
	31	EASTERN REDBUD / CERCIS CANADENSIS:	1.75" CAL.
	8	YELLOWWOOD / CLADRASTIS KENTUCKEA:	1.75" CAL.
	8	BIG LEAF MAPLE / ACER MACROPHYLLUM:	1.75" CALIPER NOT LESS THAN 10' HIGH
	17	JAPANESE ZELKOVA / ZELKOVA SERRATA:	1.75" CAL.
	7	DOUGLAS FIR / PSEUDOTSUGA MENZIESII:	8'-10' HT.
	13	GREEN ARROW ALASKA YELLOW CEDAR / CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW':	8'-10' HT.
	18	GRAND FIR / ABIES GRANDIS:	8'-10' MIN.HT., B&B*
	10	LILY FLOWERED MAGNOLIA / MAGNOLIA LILLIFLORA 1.75" CALIPER,	B&B*
	5	RED ALDER / ALNUS RUBRA:	1.75" CAL., B&B*
	20	LITTLE LEAF LINDEN / TILIA CORDATA:	1.75" CAL., B&B*

*IN GROUND FABRIC BAGS MAY BE SUBSTITUTED FOR B&B. CONTRACTOR IS CAUTIONED TO PROVIDE MORE INITIAL WATER FOR IN-GROUND FABRIC BAGS THAN IS NORMALLY PROVIDED FOR B&B.

SHRUBS AND GROUNDCOVER

SYMBOL	QTY	COMMON NAME / Botanical name:	Size and description	Spacing
	38,458 SF	HELLER'S HOLLY / ILEX CRENATA 'HELLERI'	1 GAL.	5' o.c.
		SWORD FERN / POLYSTICHUM MUNITUM	1 GAL.	4' o.c.
		RED FLOWERING CURRANT / RIBES SANGUINEUM	1 GAL.	5' o.c.
		SPIRAEA / SPIRAEA THUNBERGII	1 GAL.	5'-6" o.c.
		OREGON GRAPE / MAHONIA AQUIFOLIUM	1 GAL.	3' o.c.
		DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA'	1 GAL.	3'-6"o.c.
		BLUE MOPHEAD HYDRANGEA / HYDRANGEA MACROPHYLLUM	1 GAL.	4.5' o.c.
		SARCOCOCCA / SARCOCOCCA CONFUSA 2 GAL., 3' O.C.	1 GAL.	3' o.c.
		BIG BLUE LILY TURF / LIRIOPE MUSCARI	1 GAL.	3' o.c.
		DWARF FOTHERGILLA / FOTHERGILLA GARDENII	1 GAL.	3' o.c.
		CRIMSON PYGMY BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	1 GAL.	3' o.c.

GROUND COVER LIST

COMMON NAME / Botanical name, Size, Spacing		
KINNIKINNICK / ARCTOSTAPHYLOS UVA-URSI	4" POT	18" o.c.
BEARBERRY COTONEASTER / COTONEASTER DAMMERI	1 GAL.	24" o.c.
SILVER DRAGON LILY TURF / LIRIOPE SPICATA 'SILVER DRAGON'	4" POT	18" o.c.
CREEPING OREGON GRAPE / MAHONIA REPENS	4" POT	18" o.c.
PACHYSANDRA / PACHYSANDRA TERMINALIS	1 GAL.	24" o.c.

OTHER

SYMBOL	QTY	DESCRIPTION
	2,737 SF	STORM FACILITY TREATMENT AREA
	4,824 SF	STORM FACILITY SIDESLOPES
	20,388 SF	NATIVE PLANT SEED MIX
	4,356 SF	LAWN SEED: Diamond Green Turf Mixture (Extreme Low Maintenance Turf Mix) From Sunmark Seeds International 8lbs./1000 SF

NOTES:
1. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
2. 42-INCH HEIGHT VINYL-COATED CHAIN LINK FENCE WILL BE INSTALLED AT TOP OF WALL WHERE WALL HEIGHT EXCEEDS 30 INCHES.
3. SEE SHEET L1.1 FOR TYPICAL PLANTING PLANS.
4. SEE SHEET L1.2 FOR PLANTING NOTES AND DETAILS.

NO.	DATE	REVISION COMMENTS	BY
1	7/20/15	COMPLETENESS REVIEW	
2	8/04/15	REVISIONS PER TVF&R COMMENTS	

Design MAP | Drawn SLR | Checked BS | Date 05/02 | Initial Issue Date:

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17122 P17122L10
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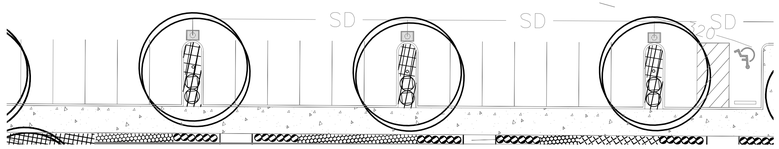
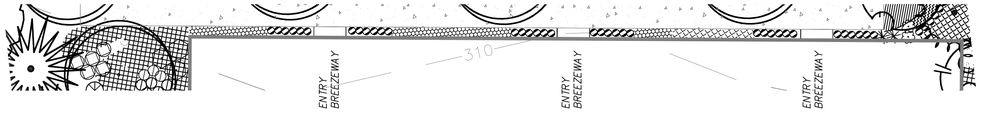
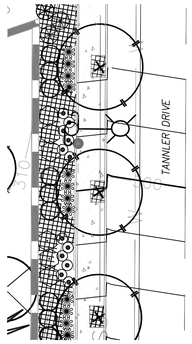


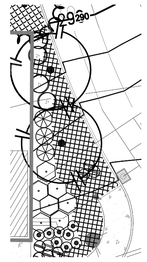
TYPICAL PARKING LOT PENINSULA PLANTING



TYPICAL PLANTING AT NORTH SIDE BUILDING ENTRIES



TYPICAL PLANTING TANNLER DRIVE WALL



TYPICAL PLANTING AT EAST SIDE OF BUILDINGS

PLANTING LEGEND

TREES

SYMBOL	COMMON NAME / Botanical name:	Size and Description
	EASTERN REDBUD / CERCIS CANADENSIS:	1.75" CAL.
	YELLOWWOOD / CLADRASTIS KENTUCKEA:	1.75" CAL.
	BIG LEAF MAPLE / ACER MACROPHYLLUM:	1.75" CALIPER
	JAPANESE ZELKOVA / ZELKOVA SERRATA:	1.75" CAL.
	DOUGLAS FIR / PSEUDOTSUGA MENZIESII:	8'-10' HT.
	GREEN ARROW ALASKA YELLOW CEDAR / CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW':	8'-10' HT.
	GRAND FIR / ABIES GRANDIS:	8'-10' MIN.HT., B&B*
	LILY FLOWERED MAGNOLIA / MAGNOLIA LILLIFLORA 1.75" CALIPER, B&B*	
	RED ALDER / ALNUS RUBRA:	1.75" CAL., B&B*
	LITTLE LEAF LINDEN / TILIA CORDATA:	1.75" CAL., B&B*

*IN GROUND FABRIC BAGS MAY BE SUBSTITUTED FOR B&B. CONTRACTOR IS CAUTIONED TO PROVIDE MORE INITIAL WATER FOR IN-GROUND FABRIC BAGS THAN IS NORMALLY PROVIDED FOR B&B.

SHRUBS AND GROUNDCOVER LIST

SYMBOL	COMMON NAME / Botanical name:	Size and description	Spacing
	HELLER'S HOLLY / ILEX CRENATA 'HELLERI'	1 GAL.	5' o.c.
	SWORD FERN / POLYSTICHUM MUNITUM	1 GAL.	4' o.c.
	RED FLOWERING CURRANT / RIBES SANGUINEUM	1 GAL.	5' o.c.
	SPIRAEA / SPIRAEA THUNBERGII	1 GAL.	5'-6" o.c.
	OREGON GRAPE / MAHONIA AQUIFOLIUM	1 GAL.	3' o.c.
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA': 24" HT., 4' O.C.	1 GAL.	3'-6"o.c.
	BLUE MOPHEAD HYDRANGEA / HYDRANGEA MACROPHYLLUM	1 GAL.	4.5' o.c.
	SARCOCOCCA / SARCOCOCCA CONFUSA	1 GAL.	3' o.c.
	BIG BLUE LILY TURF / LIRIOPE MUSCARI	1 GAL.	3' o.c.
	DWARF FOTHERGILLA / FOTHERGILLA GARDENII	1 GAL.	3' o.c.
	CRIMSON PYGMY BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	1 GAL.	3' o.c.
	RED FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM'	1 GAL.	3' o.c.

GROUND COVERS

	COMMON NAME / Botanical name, Size, Spacing		
	KINNIKINNICK / Arctostaphylos uva-ursi	4" POT	18" o.c.
	BEARBERRY COTONEASTER / Cotoneaster dammeri	1 GAL.	24" o.c.
	SILVER DRAGON LILY TURF / Liriope spicata 'Silver Dragon'	4" POT	18" o.c.
	CREEPING OREGON GRAPE / Mahonia repens	4" POT	18" o.c.
	PACHYSANDRA / Pachysandra terminalis	1 GAL.	24" o.c.

20' 0' 20' 40'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial
1	7/10/15		COMPLETENESS REVIEW	05/02	BS
2	8/04/15		REVISIONS PER TVF&R COMMENTS		SLR
					MAP

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LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION

TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

TYPICAL PLANTING PLANS

Datum: NGVD 29

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17122 P17122L10
Project No. Drawing No.

L1.1
Sheet No.

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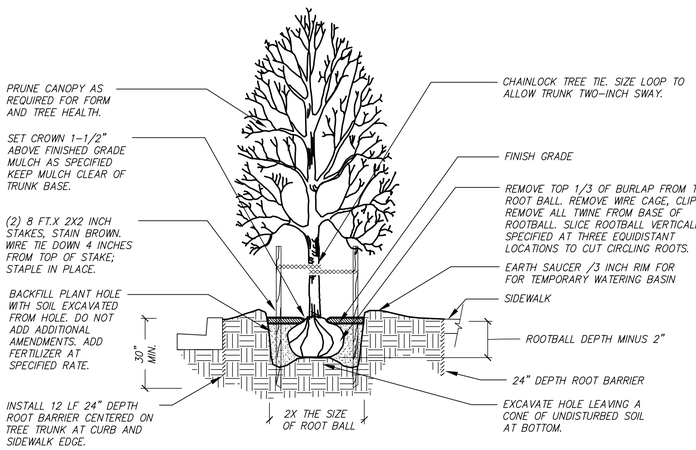

TREE PLANTING WITH ROOT BARRIER — 8 / L1.2

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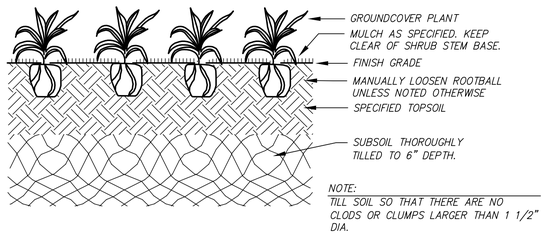
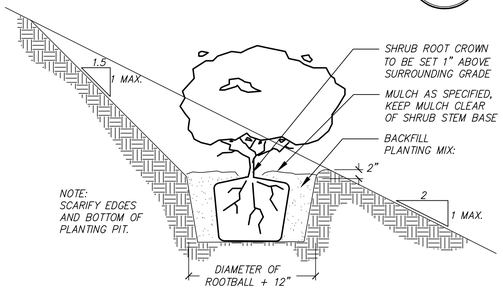


NOTE:
TILL SOIL SO THAT THERE ARE NO CLODS OR CLUMPS LARGER THAN 1 1/2" DIA.

GROUNDCOVER PLANTING DETAIL — 5 / L1.2

SCALE: N.T.S.

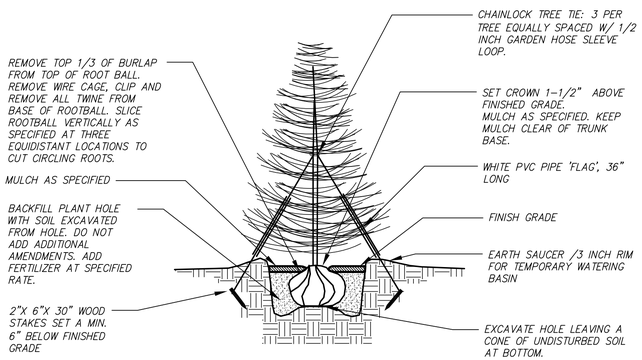


UTILITY NOTE:

CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POTHOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

LANDSCAPE NOTES:

1. GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
2. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
3. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
4. IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
5. PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
6. IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
7. TOPSOIL: 8" DEPTH IMPORT TOPSOIL SHALL BE PREPARED AND AMENDED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. DO NOT APPLY TOPSOIL AT STORM FACILITIES.
8. SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST AND AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
9. COMPOST: APPLY 4 INCH DEPTH SPECIFIED COMPOST OVER ALL PLANTING AREAS EXCEPT STORM FACILITIES. TILL IN TO IMPORT TOPSOIL TO A DEPTH OF 6 INCHES.
10. FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS. DO NOT APPLY FERTILIZER AT STORM FACILITIES.
11. BARK MULCH: SPREAD 3 INCH DEPTH FINE-MEDIUM GRADE FIR/HEMLOCK BARK OVER ALL SHRUB BEDS EXCEPT AT STORM FACILITIES. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE.
12. PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
13. PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
14. LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
15. PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT CENTER OF GROUND COVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING.
16. WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
17. SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
18. SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.



EVERGREEN TREE PLANTING — 7 / L1.2

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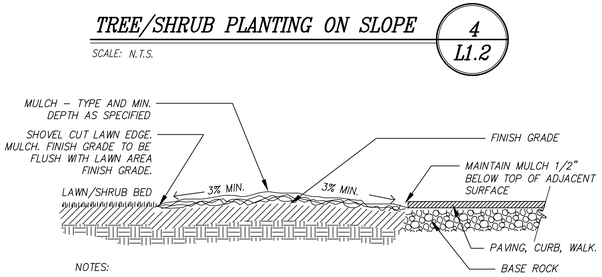


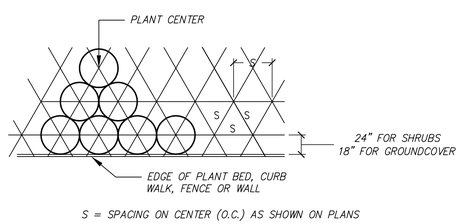
NOTES:
1. THE MINIMUM SLOPE FOR PLANTING AREAS IS 3%.

TREE/SHRUB PLANTING ON SLOPE — 4 / L1.2

SCALE: N.T.S.

SECTION - PLANTING BED GRADING — 3 / L1.2

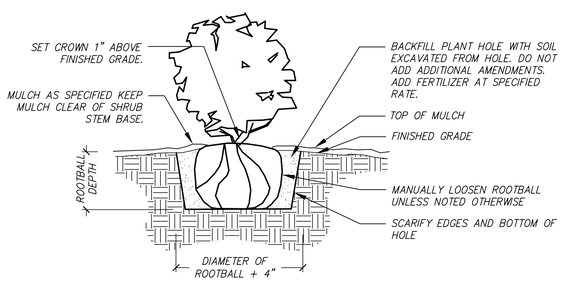
SCALE: N.T.S.



S = SPACING ON CENTER (O.C.) AS SHOWN ON PLANS

PLANT SPACING — 6 / L1.2

SCALE: N.T.S.



SHRUB PLANTING DETAIL — 2 / L1.2

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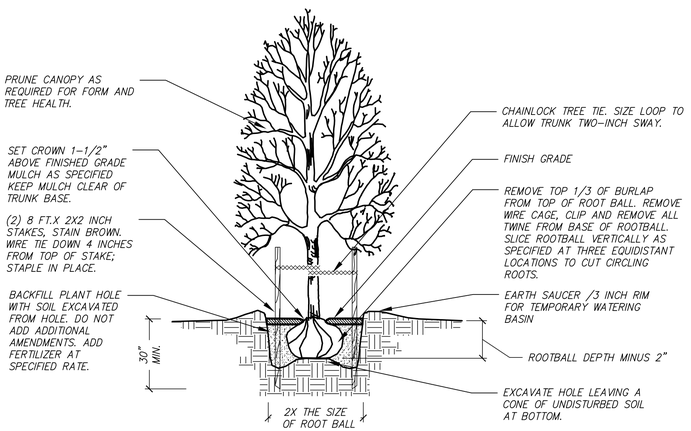

TREE PLANTING DETAIL — 1 / L1.2

SCALE: N.T.S.

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016-WEST SITE EXISTING
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45302 S.F. AREA OF ALL SIGNIFICANT TREES
19808 S.F. AREA OF REMOVED SIGNIFICANT TREES
20 % TREE CANOPY REQ'D TO BE RETAINED
56 % TREE CANOPY RETAINED

TREE PROTECTIVE FENCING
TREE TO BE REMOVED
PROTECTION ZONE: 10' BEYOND DRIP LINE OF TREE
TREE CANOPY
ARBORIST TO MONITOR EXCAVATION

GREENE STREET

TANNLER DRIVE

BLANKENSHIP ROAD

EXISTING DRIVE

NOTES:

1. THE CONTRACTOR IS REQUIRED TO MEET ON SITE WITH THE PROJECT ARBORIST TO DISCUSS REMOVAL AND TREE PROTECTION PRIOR TO ANY CONSTRUCTION.
2. THE LOCATION OF THE TREE PROTECTION ZONE IS 10 FEET BEYOND THE DRIPLINE OF THE SIGNIFICANT TREES AND AT THE DRIPLINE OF NON-SIGNIFICANT TREES AS SHOWN ON THE PLAN.
3. THE TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO DEMOLITION, GRUBBING, GRADING, OR CONSTRUCTION BEGINS.
4. TREE PROTECTION FENCING SHOULD BE 6' HIGH CHAIN LINK FENCING SECURED TO 2" DIAMETER GALVANIZED IRON POSTS, DRIVEN TO A DEPTH OF AT LEAST 2' AND NO FURTHER APART THAN 10'.
5. AN 8.5x11-INCH SIGN STATING, "WARNING: TREE PROTECTION ZONE," SHOULD BE DISPLAYED ON EACH PROTECTION FENCE AT ALL TIMES.
6. PRIOR TO START OF CONSTRUCTION, THE PROJECT ARBORIST SHALL VERIFY IN WRITING TO THE CITY ARBORIST THAT THE TREE PROTECTION FENCING HAS BEEN SATISFACTORILY INSTALLED.
7. THE TREE PROTECTION ZONE SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION UNLESS DIRECTED BY THE PROJECT ARBORIST, IN COORDINATION WITH THE CITY ARBORIST.

NOTES: (CONT.)

8. THE CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION ZONE.
9. EXCAVATION WITHIN THE TPZ WILL NOT BE ALLOWED EXCEPT UNDER THE GUIDANCE OF A QUALIFIED ARBORIST.
10. THE PROJECT ARBORIST SHALL SUPERVISE THE EXECUTION OF THIS PLAN DURING CONSTRUCTION ACTIVITIES THAT COULD IMPACT RETAINED TREES AND PROVIDE TREE PROTECTION REPORTS TO THE CLIENT AND CITY ON A REGULAR BASIS.
11. THE ARBORIST SHALL PROVIDE A FINAL REPORT TO THE DEVELOPER AND THE CITY. THE REPORT SHALL INCLUDE CONCERNS ABOUT ANY TREES NEGATIVELY IMPACTED DURING CONSTRUCTION AND DESCRIBE MEASURES NEEDED TO MAINTAIN AND PROTECT REMAINING TREES FOR A MINIMUM OF TWO YEARS AFTER PROJECT COMPLETION.

NOTE:
ARBORIST'S REPORT INCLUDED IN APPLICATION PACKET.

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SCALE IN FEET

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				Drawn	
				Checked	

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WEST LINN, OREGON

TREE REMOVAL AND PRESERVATION PLAN

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P17122X230
016XTOPO
016—WEST SITE EXISTING
17122X001

Morgan Holen & Associates

MHA1472 Tannler and Blankenship - Tree Data 4-28-15 Rev. 7-9-15.xlsx
Page 1 of 3

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Defects and Comments	Sig?	Treatment
1	Norway maple	*Acer platanoides*	10	12	F	invasive species, some included bark, street tree	Off-site	protect
1b	bigleaf maple	*Acer macrophyllum*	2x8	12	F	moderate structure	Off-site	protect
2	paific madrone	*Arbutus menziesii*	12	16	G	visual assessment inhibited by blackberries	Off-site	protect
2b	paific madrone	*Arbutus menziesii*	8	10	G	visual assessment inhibited by blackberries	Off-site	protect
3	Douglas-fir	*Pseudotsuga menziesii*	12	14	F	moderate structure	No	remove
4	black cottonwood	*Populus trichocarpa*	15	22	F	inherent species limitations, old broken top with new leader, increased risk potential	No	remove
4b	bigleaf maple	*Acer macrophyllum*	14	20	F	natural regen on slope above street	No	remove
5	Douglas-fir	*Pseudotsuga menziesii*	12	14	G	visual assessment inhibited by blackberries	No	remove
6	Douglas-fir	*Pseudotsuga menziesii*	18	16	G	visual assessment inhibited by blackberries	No	remove
7	black cottonwood	*Populus trichocarpa*	20	20	F	inherent species limitations, moderate structure, trunk decay	No	remove
8	Douglas-fir	*Pseudotsuga menziesii*	34	25	G	visual assessment inhibited by blackberries, few broken branches, long lateral limbs	Yes	retain
9	Oregon white oak	*Quercus garryana*	10	14	G	visual assessment inhibited by blackberries	Yes	retain
10	Oregon white oak	*Quercus garryana*	20	24	P	very poor structure, trunk decay	No	remove
11	Oregon white oak	*Quercus garryana*	50	40	G	codominant stems with included bark and a prominent seam, high risk	No	remove
12	paific madrone	*Arbutus menziesii*	10	14	F	some branch dieback, moderate structure	No	remove
13	Oregon white oak	*Quercus garryana*	20	20	P	very poor structure, trunk decay	No	remove
14	Oregon white oak	*Quercus garryana*	22	24	G	no major defects, dead branches	Yes	retain
15	Oregon white oak	*Quercus garryana*	10	10	G	no major defects, retain with group	Yes	retain
15b	Oregon white oak	*Quercus garryana*	2x8	10	G	codominant stems, retair with group	Yes	retain
15c	Oregon white oak	*Quercus garryana*	10	10	G	no major defects, retain with group	Yes	retain
16	Oregon white oak	*Quercus garryana*	18	20	G	no major defects, moderate structure	Yes	retain
16b	Oregon white oak	*Quercus garryana*	2x10	10	G	no major defects, codominant stems at ground level	Yes	retain
17	Oregon white oak	*Quercus garryana*	6,8,3x12	16	F	moderate structure, retain with group	Yes	retain
18	Oregon white oak	*Quercus garryana*	2x8	10	G	no major defects, codominant stems just above ground level	Yes	retain
19	Oregon white oak	*Quercus garryana*	2x6,12	12	G	epicormic sprouts, codominant stems just above ground level	Yes	retain
20	Oregon white oak	*Quercus garryana*	12	12	G	no major defects, few dead and broken branches	Yes	retain
21	Oregon white oak	*Quercus garryana*	18	14	F	twig dieback, poor vigor, possible decline	No	retain
22	Oregon white oak	*Quercus garryana*	24	18	G	no major defects	Yes	retain
23	Oregon white oak	*Quercus garryana*	6,8	16	G	codominant stems at ground level	Yes	retain
24	Douglas-fir	*Pseudotsuga menziesii*	10	16	G	visual assessment inhibited by blackberry, few broken branches	Off-site	protect
24b	Oregon white oak	*Quercus garryana*	10	14	G	visual assessment inhibited by blackberry	Off-site	protect
24c	Oregon white oak	*Quercus garryana*	14	14	G	visual assessment inhibited by blackberry	Off-site	protect
25	Oregon white oak	*Quercus garryana*	8,3x12	12	G	codominant stems at ground level, visual assessment limited to south side of tree	Off-site	protect
26	Douglas-fir	*Pseudotsuga menziesii*	38	20	G	visual assessment limited to south side of tree	Yes	retain
27	Oregon white oak	*Quercus garryana*	2x8	10	G	no major defects, codominant stems just above ground level	Yes	retain
28	Oregon white oak	*Quercus garryana*	26	24	G	basal trunk wound on north face	Yes	retain
29	Oregon white oak	*Quercus garryana*	2x8	10	F	codominant stems just above ground level, old trunk wounds on eastern stem	Yes	retain
30	Oregon white oak	*Quercus garryana*	4x10	16	G	codominant stems at ground level, moderate structure, retain with group	Yes	retain
31	Oregon white oak	*Quercus garryana*	10	12	G	few dead branches	Yes	retain
32	Oregon white oak	*Quercus garryana*	11	4	P	broken top, advanced trunk decay with hollow 0-10', suppressed beneath crown of tree 33, high risk	No	remove
33	Oregon white oak	*Quercus garryana*	24	26	G	no major defects	Yes	retain
34	Oregon white oak	*Quercus garryana*	14	12	G	one-sided crown, old trunk wound on east face	Yes	retain
35	Oregon white oak	*Quercus garryana*	10,14	14	G	codominant stems at ~2' above ground level, visual assessment limited to south side of tree	Yes	retain
36	bigleaf maple	*Acer macrophyllum*	7x12	20	F	poor structure, advanced basal decay with hollow, high risk	No	remove
37	Oregon white oak	*Quercus garryana*	30	18	F	advanced trunk decay with hollow, decay in plane of lean to south, dead and broken branches, crown decay, high risk	No	remove
38	Oregon white oak	*Quercus garryana*	24	16	F	extensive ivy up trunk into crown, advanced basal and trunk decay with hollow, high risk	No	remove
39	Oregon white oak	*Quercus garryana*	22	22	G	no major defects, barbed wire compartmentalized in trunk	Yes	remove
40	Oregon white oak	*Quercus garryana*	7x6	12	G	codominant stems at ground level, moderate structure, retain with group	Yes	remove
41	Oregon white oak	*Quercus garryana*	22	22	G	few dead branches, branch decay	Yes	remove

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MHA1472 Tannler and Blankenship - Tree Data 4-28-15 Rev. 7-9-15.xlsx
Page 2 of 3

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Defects and Comments	Sig?	Treatment
42	Oregon white oak	*Quercus garryana*	8,10	14	G	codominant stems ~1' above ground level	Yes	remove
43	Oregon white oak	*Quercus garryana*	26	20	G	no major defects, barbed wire compartmentalized in trunk	Yes	remove
44	Oregon white oak	*Quercus garryana*	2x16	18	F	codominant stems ~1' above ground level, dead branches, moderate vigor, old wounds on north side	Yes	retain
45	Oregon white oak	*Quercus garryana*	10	14	F	moderate structure, previous report notes roots cut 2' from trunk on north side and hazard potential	Yes	retain
46	Douglas-fir	*Pseudotsuga menziesii*	32	20	F	a few small *Phellinus pini* conks	Yes	retain
47	Douglas-fir	*Pseudotsuga menziesii*	24	14	G	no major defects	Yes	remove
48	Oregon white oak	*Quercus garryana*	28	28	F	moderate vigor	Yes	remove
49	Douglas-fir	*Pseudotsuga menziesii*	34	20	G	codominant crown class, few dead branches, only suitable for retention in group with 49-52	Yes	remove
50	Douglas-fir	*Pseudotsuga menziesii*	36	20	G	codominant crown class, old basal wound on east face, only suitable for retention in group with 49-52	Yes	remove
51	Douglas-fir	*Pseudotsuga menziesii*	32	20	F	codominant crown class, old wound on west face, a few small *Phellinus pini* conks, dead and defective branches, only suitable for retention in group with 49-52	Yes	remove
52	Douglas-fir	*Pseudotsuga menziesii*	22,36	20	F	codominant crown class, codominant stems ~1' above ground level, moderate crown structure, dead and defective branches, only suitable for retention in group with 49-52	Yes	remove
53	Oregon white oak	*Quercus garryana*	2x18	16	F	codominant crown class, codominant stems at ~3' above ground level, some included bark with a small seam, trunk wound on west face, decay, retain with group	Off-site	protect
53b	Oregon white oak	*Quercus garryana*	32	26	F	trunk decay 0-10', barbed wire compartmentalized in trunk	Off-site	protect
53c	Austrian pine	*Pinus nigra*	12	9	P	dead top, suppressed beneath 53b	No	remove
54	Austrian pine	*Pinus nigra*	14	11	G	moderate structure, sweep in lower trunk, wound on east face at 10'	No	remove
54b	green ash	*Fraxinus pennsylvanica*	8	6	P	very poor crown structure, suppressed beneath 53b	No	remove
54c	Austrian pine	*Pinus nigra*	10	10	G	forked top	No	remove
55	London planetree	*Platanus × acerifolia*	12	14	G	no major defects	No	remove
56	Austrian pine	*Pinus nigra*	14	14	F	moderate structure, forked tops	No	remove
57	Austrian pine	*Pinus nigra*	8	12	F	moderate structure, forked tops	No	remove
58	Austrian pine	*Pinus nigra*	10	12	F	moderate structure, forked tops	No	remove
59	London planetree	*Platanus × acerifolia*	10	16	G	blackberry growing into lower crown	No	remove
60	green ash	*Fraxinus pennsylvanica*	10	12	F	codominant stem failure, wound on east face	No	remove
60b	Douglas-fir	*Pseudotsuga menziesii*	8	10	F	crowded by adjacent trees	No	remove
60c	Douglas-fir	*Pseudotsuga menziesii*	8	10	G	blackberry growing into lower crown	No	remove
61	London planetree	*Platanus × acerifolia*	14	16	G	no major defects	No	remove
61b	Douglas-fir	*Pseudotsuga menziesii*	10	6	F	poor structure, overcrowded by 61	No	remove
62	London planetree	*Platanus × acerifolia*	12	14	G	some crown asymmetry	No	remove
63	Austrian pine	*Pinus nigra*	6	8	G	some crown asymmetry	No	remove
64	London planetree	*Platanus × acerifolia*	10	14	G	blackberry growing into lower crown	No	remove
65	London planetree	*Platanus × acerifolia*	14	16	G	no major defects	No	remove
66	Douglas-fir	*Pseudotsuga menziesii*	14	8	F	poor crown structure, suppressed	No	remove
67	London planetree	*Platanus × acerifolia*	12	20	G	no major defects	Off-site	protect
68	scots pine	*Pinus sylvatica*	10	8	F	blackberry growing into lower crown, moderate structure	Off-site	protect
69	London planetree	*Platanus × acerifolia*	12	16	G	no major defects	Off-site	protect
70	scots pine	*Pinus sylvatica*	6	0	D	whole tree failure	Off-site	protect
71	scots pine	*Pinus sylvatica*	8	8	F	visual assessment inhibited by blackberry, moderate structure	Off-site	protect
72	Leyland cypress	*Cupressus × leylandii*	14	16	G	no major defects	Off-site	protect
73	Leyland cypress	*Cupressus × leylandii*	14	16	G	no major defects	Off-site	protect
74	Douglas-fir	*Pseudotsuga menziesii*	12	14	G	no major defects, south edge of row on slope above street	Off-site	protect
75	black cottonwood	*Populus trichocarpa*	14	12	G	inherent species limitations	Off-site	protect
76	paific madrone	*Arbutus menziesii*	10	8	F	phototropic lean to west	Off-site	protect
77	black cottonwood	*Populus trichocarpa*	12	8	F	inherent species limitations	Off-site	protect
78	Douglas-fir	*Pseudotsuga menziesii*	9	6	F	crowded in dense row on steep slope above street	Off-site	protect
79	black cottonwood	*Populus trichocarpa*	16,22	18	F	inherent species limitations, codominant stems with included bark	Off-site	protect

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Page 3 of 3

No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Defects and Comments	Sig?	Treatment
80	black cottonwood	*Populus trichocarpa*	2x20	16	F	inherent species limitations, codominant stems with included bark, trunk decay	Off-site	protect
81	Douglas-fir	*Pseudotsuga menziesii*	6	6	P	suppressed	Off-site	protect
82	Douglas-fir	*Pseudotsuga menziesii*	20	10	G	crowded in dense row on steep slope above street	Off-site	protect
83	Douglas-fir	*Pseudotsuga menziesii*	16	8	F	crowded in dense row on steep slope above street	Off-site	protect
84	Douglas-fir	*Pseudotsuga menziesii*	11	10	P	suppressed	Off-site	protect
85	black cottonwood	*Populus trichocarpa*	3x16	14	F	inherent species limitations, poor structure	Off-site	protect
86	Douglas-fir	*Pseudotsuga menziesii*	16	8	F	crowded in dense row on steep slope above street	Off-site	protect
87	Douglas-fir	*Pseudotsuga menziesii*	13	8	F	crowded in dense row on steep slope above street, crown asymmetry	Off-site	protect
88	Douglas-fir	*Pseudotsuga menziesii*	8	8	P	suppressed	Off-site	protect
89	Douglas-fir	*Pseudotsuga menziesii*	7	8	P	suppressed	Off-site	protect
90	paific madrone	*Arbutus menziesii*	10,16	14	F	crowded in dense row on steep slope above street, crown asymmetry	Off-site	protect
91	black cottonwood	*Populus trichocarpa*	13	12	G	inherent species limitations	Off-site	protect
92	Douglas-fir	*Pseudotsuga menziesii*	17	10	F	crowded in dense row on steep slope above street, crown asymmetry	Off-site	protect
93	black cottonwood	*Populus trichocarpa*	17	12	G	inherent species limitations	No	remove
94	black cottonwood	*Populus trichocarpa*	12	10	G	inherent species limitations	No	remove
95	black cottonwood	*Populus trichocarpa*	10	10	F	inherent species limitations, poor structure	No	remove
96	Douglas-fir	*Pseudotsuga menziesii*	9	8	P	suppressed	No	remove
97	black cottonwood	*Populus trichocarpa*	14	12	F	inherent species limitations, high live crown	No	remove
98	bigleaf maple	*Acer macrophyllum*	12	10	F	crowded in dense row on steep slope above street, crown asymmetry	No	remove
99	bigleaf maple	*Acer macrophyllum*	10	10	F	crowded in dense row on steep slope above street, one-sided crown	No	remove
100	Douglas-fir	*Pseudotsuga menziesii*	12	8	F	crowded in dense row on steep slope above street	No	remove
101	black cottonwood	*Populus trichocarpa*	24	14	G	inherent species limitations	No	remove
102	Douglas-fir	*Pseudotsuga menziesii*	8	6	F	crowded in dense row on steep slope above street	No	remove
103	Douglas-fir	*Pseudotsuga menziesii*	8	6	F	crowded in dense row on steep slope above street, crown asymmetry	No	remove
104	Douglas-fir	*Pseudotsuga menziesii*	8	6	F	suppressed	No	remove
105	black cottonwood	*Populus trichocarpa*	12	10	F	inherent species limitations, poor structure, old broken top with new leacer, trunk wound on east face	No	remove
106	black cottonwood	*Populus trichocarpa*	17	12	G	inherent species limitations, basal wound on east face	No	remove
107	Douglas-fir	*Pseudotsuga menziesii*	10	6	P	suppressed	No	remove
108	Douglas-fir	*Pseudotsuga menziesii*	8	6	P	suppressed	No	remove
109	Douglas-fir	*Pseudotsuga menziesii*	16	8	G	crowded in dense row on steep slope above street, crown asymmetry	No	remove
110	black cottonwood	*Populus trichocarpa*	14	12	F	inherent species limitations	No	remove
111	black cottonwood	*Populus trichocarpa*	14	12	F	inherent species limitations	No	remove
112	black cottonwood	*Populus trichocarpa*	10	12	F	inherent species limitations	No	remove
113	bigleaf maple	*Acer macrophyllum*	10	12	F	inherent species limitations	No	remove
114	black cottonwood	*Populus trichocarpa*	2x16	16	F	inherent species limitations, moderate structure	No	remove
115	bigleaf maple	*Acer macrophyllum*	2x10	14	F	crowded in dense row on steep slope above street, moderate structure	No	remove
116	black cottonwood	*Populus trichocarpa*	16	16	F	inherent species limitations, moderate structure	No	remove
117	black cottonwood	*Populus trichocarpa*	16	14	F	inherent species limitations, moderate structure	No	remove
118	Douglas-fir	*Pseudotsuga menziesii*	9	6	P	suppressed	No	remove
119	Douglas-fir	*Pseudotsuga menziesii*	10	8	P	suppressed	No	remove
120	black cottonwood	*Populus trichocarpa*	2x14	14	F	inherent species limitations, poor structure	No	remove
120b	bigleaf maple	*Acer macrophyllum*	16	10	F	crowded in dense row on steep slope above street, poor structure	No	remove
121	black cottonwood	*Populus trichocarpa*	18	12	G	inherent species limitations	No	remove
121b	bigleaf maple	*Acer macrophyllum*	7	8	F	crowded in dense row on steep slope above street, poor structure	No	remove
121c	Douglas-fir	*Pseudotsuga menziesii*	16	10	G	crowded in dense row on steep slope above street, moderate structure	No	remove
122	black cottonwood	*Populus trichocarpa*	17	12	G	inherent species limitations	No	remove
123	bigleaf maple	*Acer macrophyllum*	10	12	F	multiple attachments with included bark	No	remove

***DBH** is tree diameter measured at breast height, 4.5-feet above the ground level (inches); codominant trunks splitting below DBH are measured individually and separated by a comma, except for codominant stems of equal size are noted as quantity x size.
^C-Rad is the average crown radius measured in feet.
#Cond is an arborist assigned rating to generally describe the condition of individual trees as follows: Dead; Poor; Fair; or Good Condition.
Sig? asks whether or not on-site trees are considered potentially significant, either Yes (likely significant) or No (not considered significant).

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NO.	DATE	BY	REVISION COMMENTS
1	7/20/15		COMPLETENESS REVIEW
2	8/04/15		REVISIONS PER TVF&R COMMENTS

Design | Drawn | Checked | Date | Initial Issue Date:

PRELIMINARY

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LAND USE SUBMITTAL 7/10/2015 – NOT FOR CONSTRUCTION

TANNLER DRIVE MIXED-USE DEVELOPMENT

WEST LINN, OREGON

TREE REMOVAL AND PRESERVATION DATA

Datum: NGVD 29

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17122 TP17122P10
Project No. Drawing No.

TP1.1
Sheet No.

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COMMERCIAL SPACE

1 PARKING SPACE UNDER BUILDING

V VISITOR PARKING

SINGLE CAR GARAGE

PARKING SUMMARY

UNIT MIX		PARKING PER BEDROOM	REQUIRED PARKING
1–BDRM	61 UNITS	1.25 STALLS / BDRM	77 REQUIRED
2–BDRM	97 UNITS	1.5 STALLS / BDRM	146 REQUIRED
3–BDRM	22 UNITS	1.75 STALLS / BDRM	39 REQUIRED
TOTAL	180 UNITS		
VISITOR PARKING .33 PER DWELLING UNIT			60 REQUIRED
COMMERICAL PARKING 1 STALL PER 200 SF			10 REQUIRED
TOTAL REQUIRED PARKING STALLS			332 REQUIRED

SURFACE PARKING PROVIDED	106
SURFACE VISITOR SPACES PROVIDED	42
PARKING UNDER BUILDINGS PROVIDED	146
SINGLE STALL GARAGES PROVIDED	28
ON STREET (TANNLER DRIVE) PROVIDED	20
TOTAL PROVIDED	342

BIKE PARKING REQUIRED	208
BIKE PARKING PROVIDED	208

VICINITY MAP

CLUBHOUSE

POOL

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

TRASH AND RECYCLE

TRASH AND RECYCLE

TRASH AND RECYCLE

VICINITY MAP

A

A

B

B

40' 0' 40' 80'

SCALE IN FEET

LAND USE SUBMITTAL 7/10/2015 – NOT FOR CONSTRUCTION

TANNLER DRIVE MIXED–USE DEVELOPMENT

WEST LINN, OREGON

ARCHITECTURAL SITE PLAN

NO.	DATE	BY	REVISION COMMENTS:
1	7/20/15		COMPLETENESS REVIEW
2	8/04/15		REVISIONS PER TVF&R COMMENTS

	Drawn	Checked	Date / Initial Issue Date:
Design	SLR	BS	05/02
MAP			

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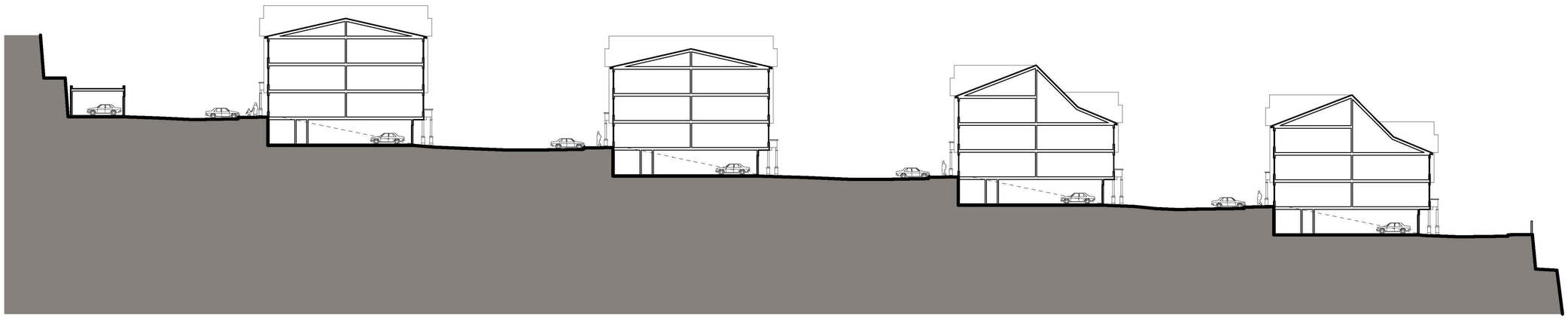

SITE SECTION A

SCALE: 1" = 20'-0"

0' 10' 20' 40'

SITE SECTION B

SCALE: 1" = 20'-0"

0' 10' 20' 40'

NO.	DATE	BY	REVISION COMMENTS
1	7/10/15		COMPLETENESS REVIEW
2	8/24/15		REVISIONS PER TVFAR COMMENTS

Design: Drawn: Checked: Date: Initial Issue Date:

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LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION

WEST LINN MIXED USE DEVELOPMENT

WEST LINN, OREGON

SITE SECTIONS

Datum: NGVD 29

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Project No. Drawing No.

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Sheet No.

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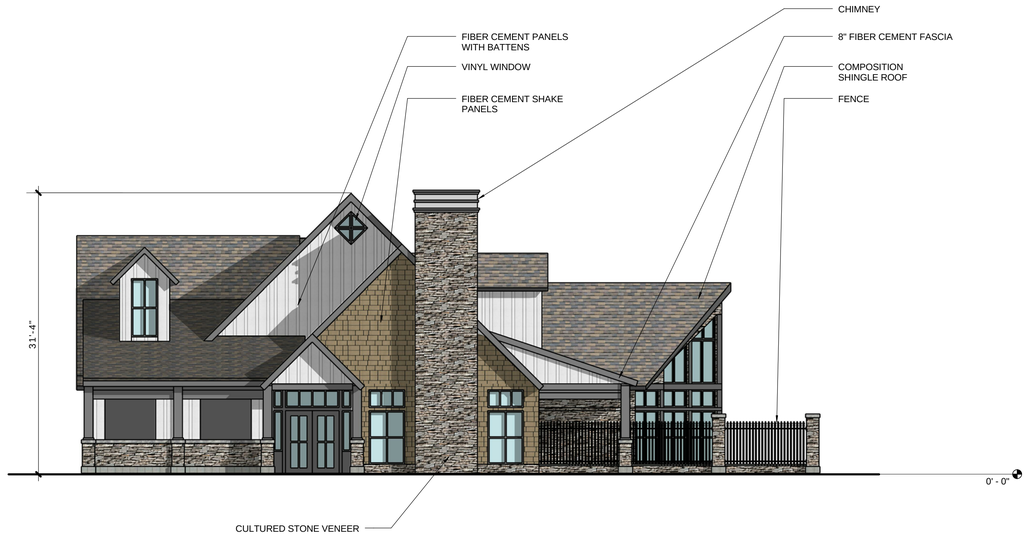
CLUBHOUSE ELEVATION WEST

SCALE: 1/8" = 1'-0"



CLUBHOUSE ELEVATION NORTH

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

CLUBHOUSE ELEVATION SOUTH

SCALE: 1/8" = 1'-0"

CLUBHOUSE ELEVATION EAST

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NO	DATE	BY	REVISION COMMENTS	Design	Drawn	Checked	Date
1	7/10/15		COMPLETENESS REVIEW				Initial Issue Date:
2	8/04/15		REVISIONS PER TVF&R COMMENTS				

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LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION

WEST LINN MIXED USE DEVELOPMENT

WEST LINN, OREGON

CLUBHOUSE ELEVATIONS

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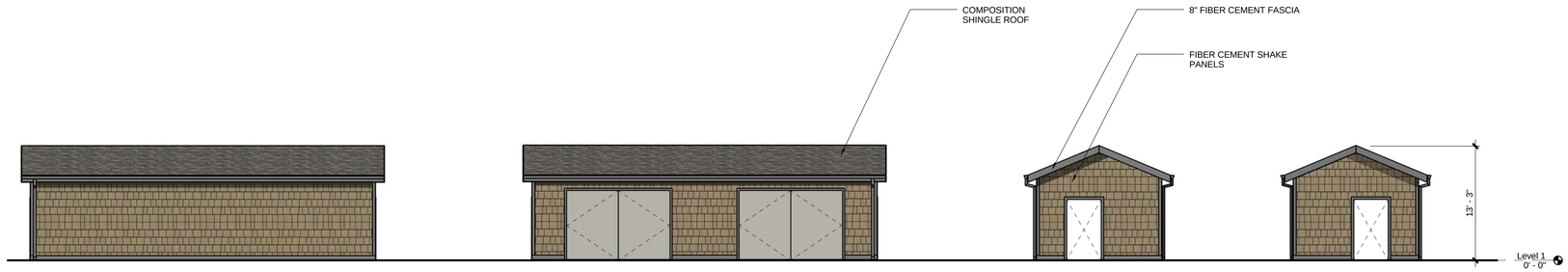
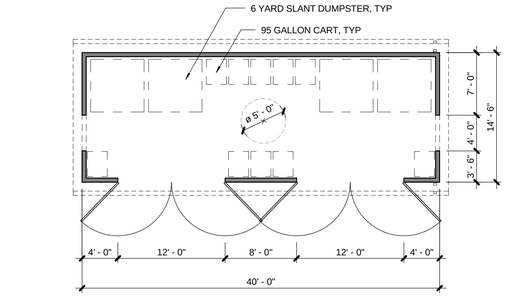


DOUBLE TRASH ENCLOSURE ELEVATIONS (SINGLE TRASH ENCLOSURE SIMILAR)

SCALE: 1/8" = 1'-0"

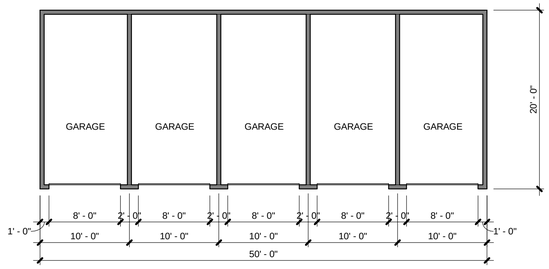


DOUBLE TRASH ENCLOSURE PLAN

SCALE: 1/8" = 1'-0"

GARAGE ELEVATIONS (8 BAY GARAGE SIMILAR)

SCALE: 1/8" = 1'-0"



GARAGE PLAN

SCALE: 1/8" = 1'-0"

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WEST LINN, OREGON

TRASH ENCLOSURES AND GARAGES

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BUILDING TYPE 1 FRONT ELEVATION

SCALE:1/8" = 1'-0"

0' 4' 8' 16'

0' 4' 8' 16'

BUILDING TYPE 1 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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BUILDING TYPE 1 BACK ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 1 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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BUILDING TYPE 2 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 2 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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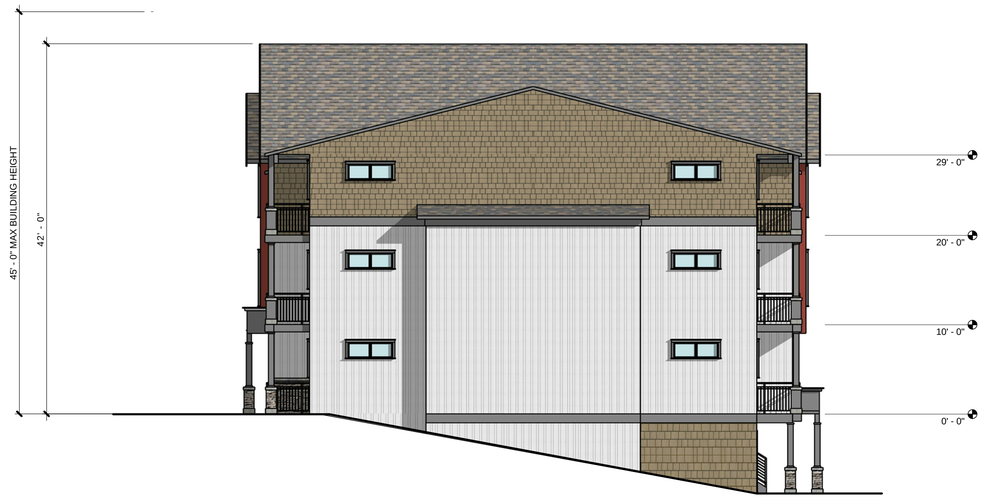
BUILDING TYPE 2 BACK ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING TYPE 2 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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BUILDING TYPE 3 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 3 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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2	8/24/15		REVISIONS PER TVFAR COMMENTS

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BUILDING TYPE 3 BACK ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING TYPE 3 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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BUILDING TYPE 4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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BUILDING TYPE 4 ELEVATIONS

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BUILDING TYPE 4 BACK ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING TYPE 4 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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BUILDING TYPE 4 ELEVATIONS

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BUILDING TYPE 5 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 5 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NO.	DATE	BY	REVISION COMMENTS
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BUILDING TYPE 5 BACK ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 5 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NO.	DATE	BY	REVISION COMMENTS	Design	Drawn	Checked	Date	Initial Issue Date:
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BUILDING TYPE 6 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 6 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NO.	DATE	BY	REVISION COMMENTS
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2	8/04/15		REVISIONS PER TVFAR COMMENTS

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Checked:

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BUILDING TYPE 6 ELEVATIONS

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BUILDING TYPE 6 BACK ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 6 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NO.	DATE	BY	REVISION COMMENTS
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BUILDING TYPE 6 ELEVATIONS

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BUILDING TYPE 7 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 7 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NO.	DATE	BY	REVISION COMMENTS
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BUILDING TYPE 7 BACK ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

BUILDING TYPE 7 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NO.	DATE	BY	REVISION COMMENTS	Designed	Drawn	Checked	Date
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BUILDING TYPE 7 ELEVATIONS

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APARTMENTS

BLDG 1	101-308
BLDG 2	101-312
BLDG 3	101-312
BLDG 4	101-310
BLDG 5	101-304
BLDG 6	101-308
BLDG 7	101-308

BUSINESSES

A	*Tenant*
B	*Tenant*
C	*Tenant*
D	*Tenant*
E	*Tenant*
F	*Tenant*
G	*Tenant*

Site Entry Wayfinding Sign - Detail

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SITE INFORMATION SIGN

Unnamed

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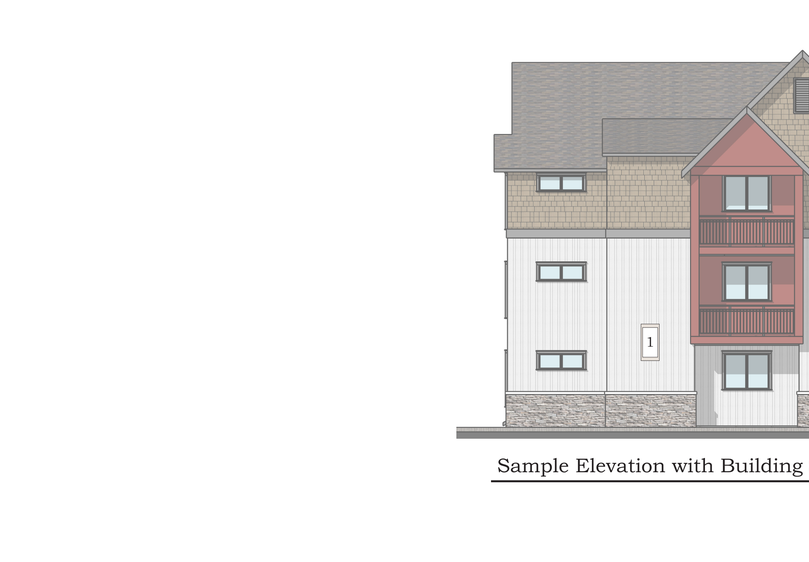
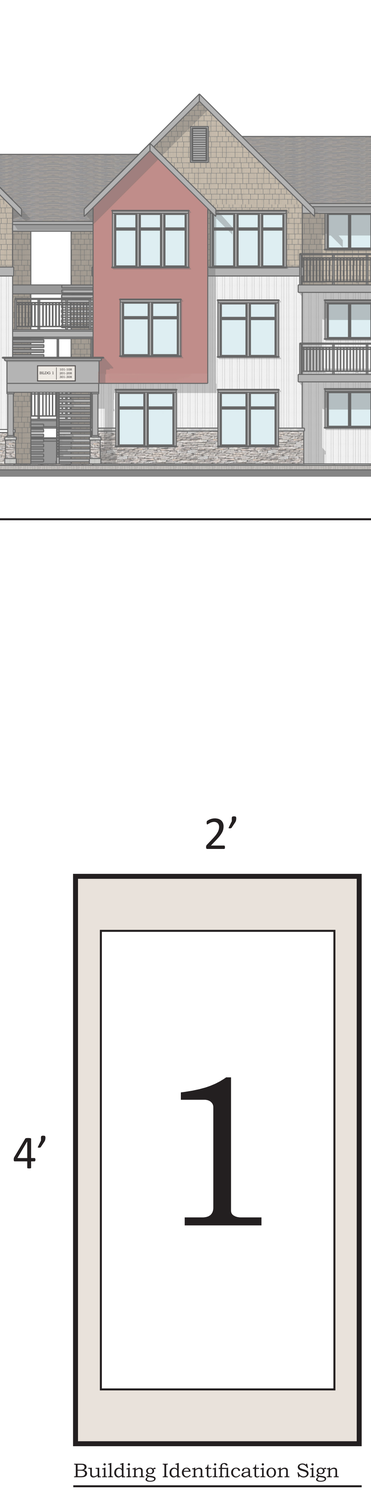
Sample Elevation with Building Signage



Site Entry Wayfinding Sign



Building Identification Sign

Sample Elevation with Building Signage

Building Entry / Apartment Identification Sign

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