
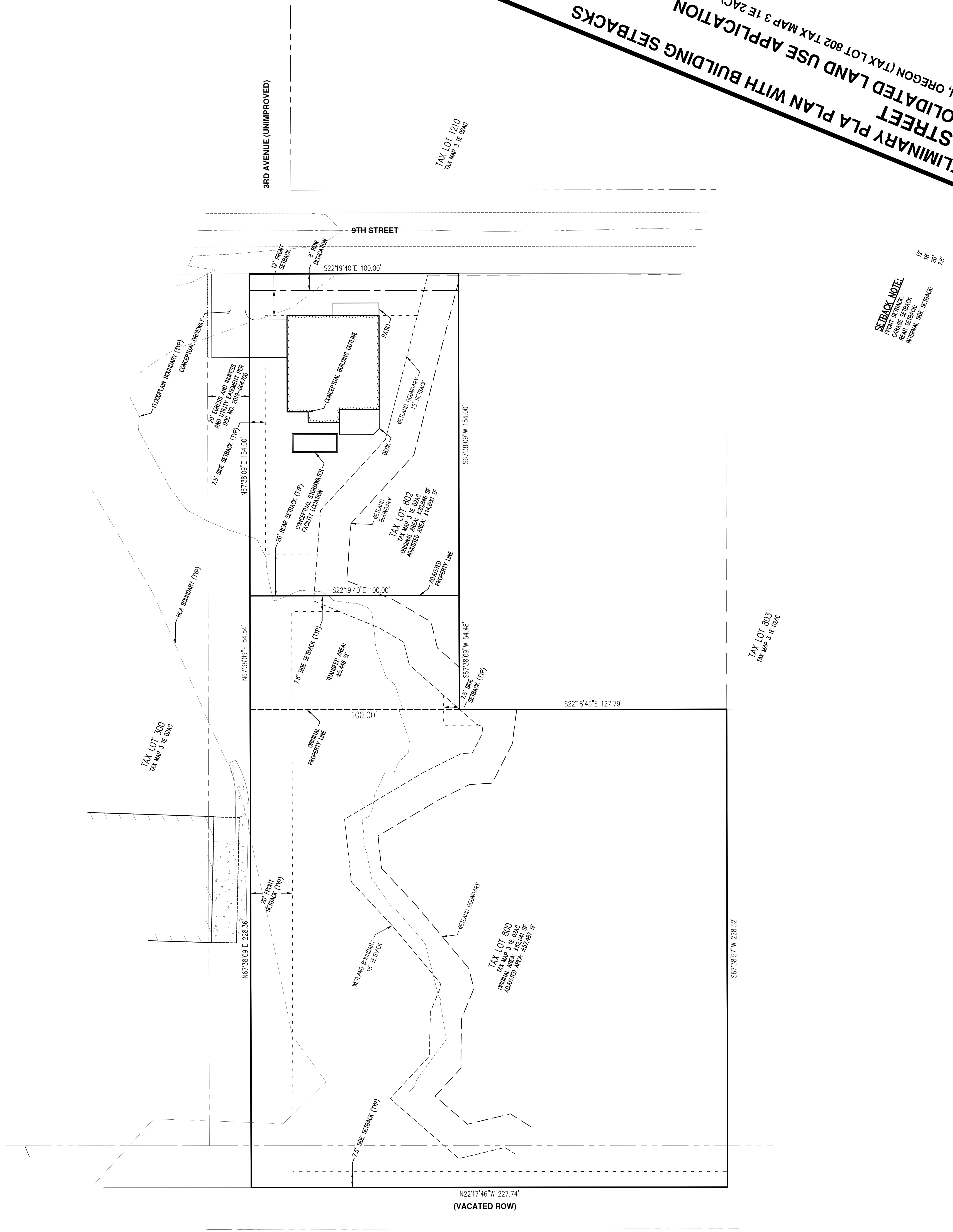
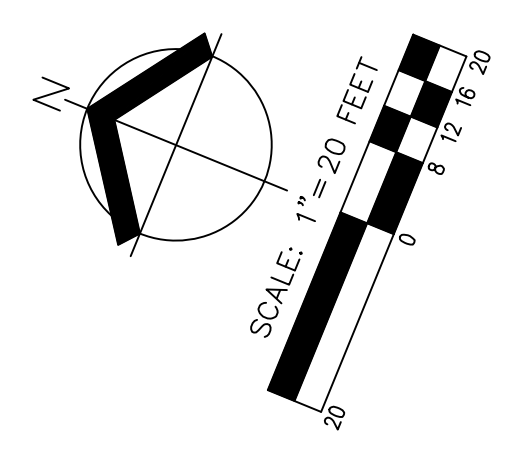


WEST LINN, OREGON (TAX LOT 802 TAX MAP 3 1E 24C)
9TH STREET
CONSOLIDATED LAND USE APPLICATION
PRELIMINARY PLA PLAN WITH BUILDING SETBACKS

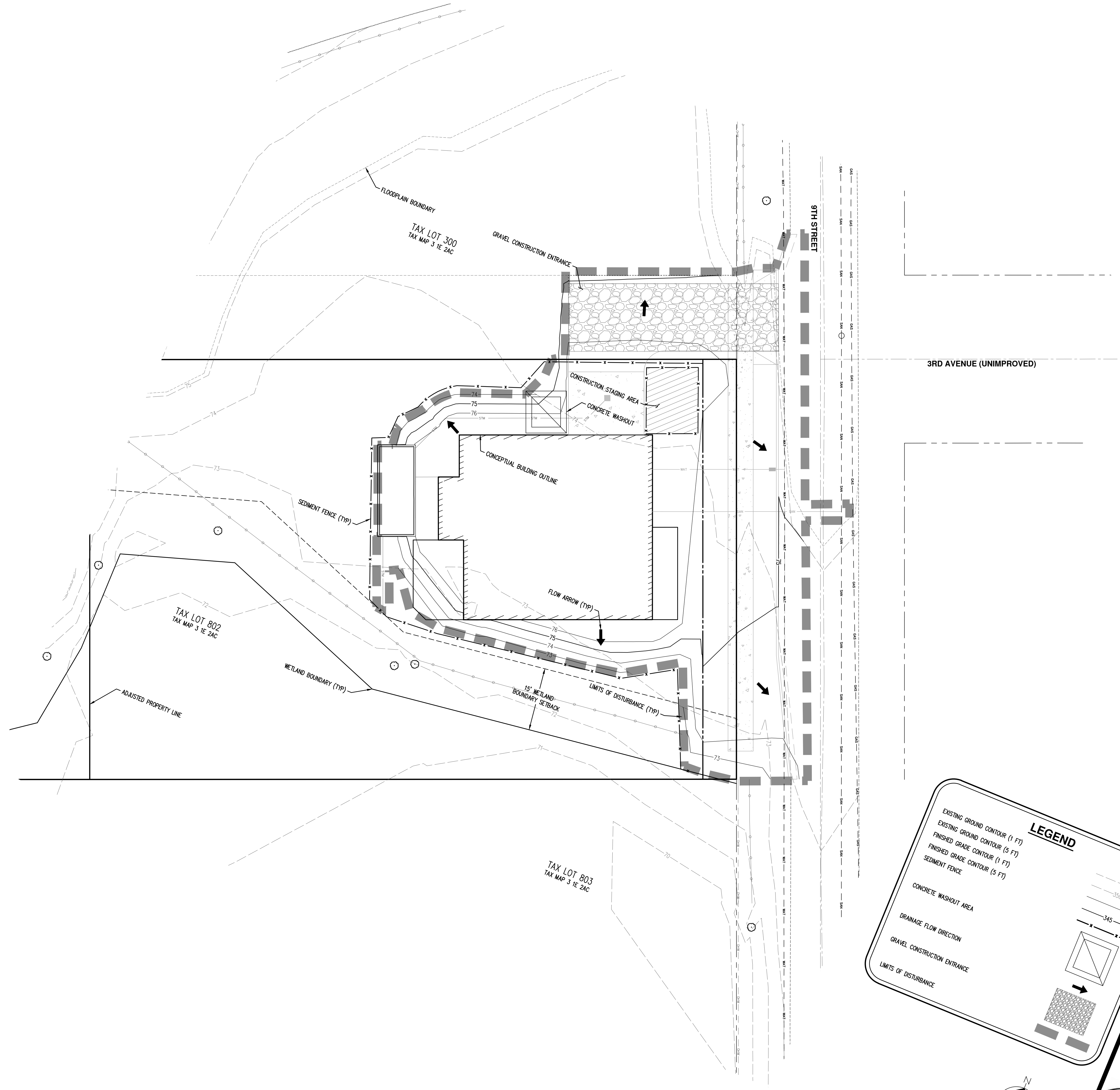

 ORIGINAL DATE: 12/31/20
 DATE: 07/07/2023
 DESIGNED BY: JPC & LJP
 DRAWN BY: JPC
 CHECKED BY: JPC
P03



SETBACK NOTE:
 FRONT SETBACK
 GARAGE SETBACK
 INTERIOR SETBACK
 INTERNAL SIDE SETBACK

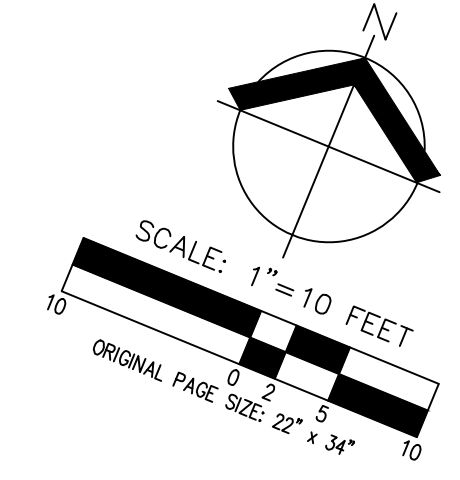


AKS DRAWING FILE: 2020 CONSOLIDATED LAND USE P05



LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- SEDIMENT FENCE
- CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION
- GRAVEL CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE



PROFESSIONAL ENGINEER
WEST Linn, Oregon
 JOHN M. MOORE
 LICENSE NO. 12345

RENEWAL DATE: 12/31/20
 JOB NUMBER: 5928
 DATE: 01/07/2020
 DESIGNED BY: APC & LTP
 DRAWN BY: APC
 CHECKED BY: MM

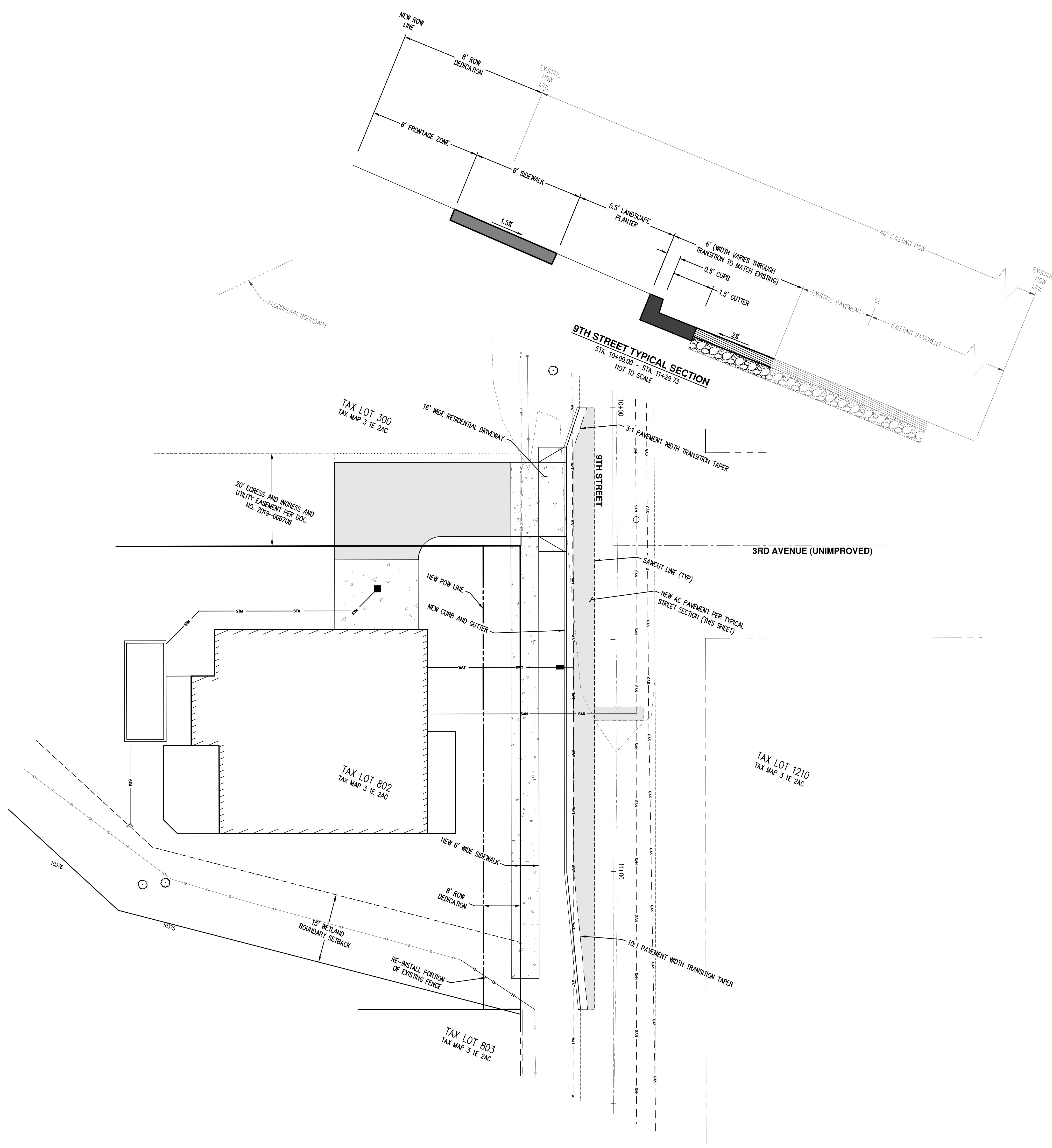
P05

CONSTRUCTION MANAGEMENT PLAN
9TH STREET
CONSOLIDATED LAND USE APPLICATION
 WEST LINN, OREGON (TAX LOT 802 TAX MAP 3 1E 24C)

AKS
 AKS ENGINEERING & FORESTRY, LLC
 1100 SW 10TH AVE, SUITE 100
 SEASIDE, OREGON 97138
 WWW.AKS-ENG.COM

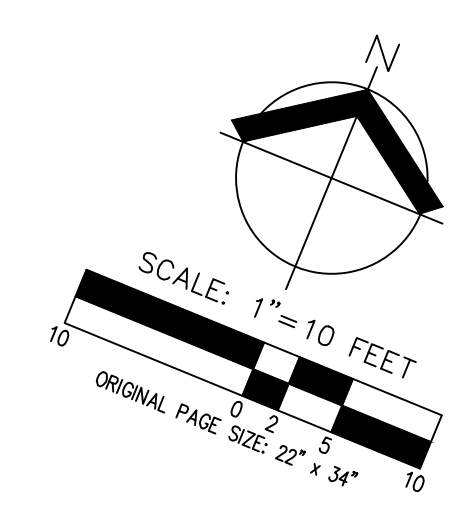
ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

AKS DRAWING FILE: 2026 - STREETWORK / LAYOUT / P07



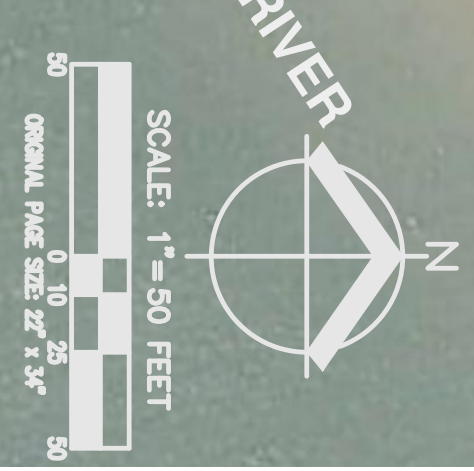
AKS
 AKS ENGINEERING & FORESTRY, LLC
 7100 SW FOREMAN BLVD, STE 100
 BOULDER, CO 80501
 WWW.AKS-ENG.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRELIMINARY STREET PLAN
9TH STREET
CONSOLIDATED LAND USE APPLICATION
 WEST LINN, OREGON (TAX LOT 802 TAX MAP 3 1E 24C)



RENEWAL DATE: 12/31/25
 SHEET NUMBER: 5928
 DATE: 01/07/2020
 DESIGNED BY: APC & LTP
 DRAWN BY: APC
 CHECKED BY: MM

P07



PRELIMINARY AERIAL PHOTOGRAPH PLAN
9TH STREET
CONSOLIDATED LAND USE APPLICATION
 WEST LINN, OREGON (TAX LOT 802 TAX MAP 3 1E 2AC)

P08

REGISTERED PROFESSIONAL ENGINEER
 STATE OF OREGON
 No. 12345
 EXPIRES 12/31/2020

JOB NUMBER: 5926
 DATE: 01/02/2020
 DESIGNED BY: APC & LTP
 DRAWN BY: APC
 CHECKED BY: JMM

RENEWAL DATE: 12/31/20

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM

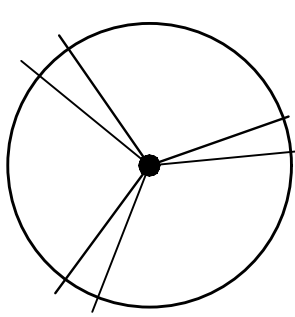
AKS


ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE





JOB NUMBER:	5926
DATE:	01/02/2020
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	KAH/TEB

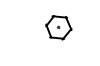
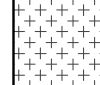
PRELIMINARY PLANT SCHEDULE - STREET TREES

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	3	ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MOUNTAIN GLOW MAPLE	2" CAL. B&B	AS SHOWN

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	139	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL CONT	24" o.c.

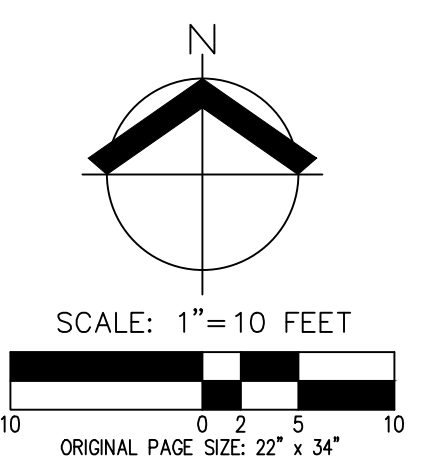
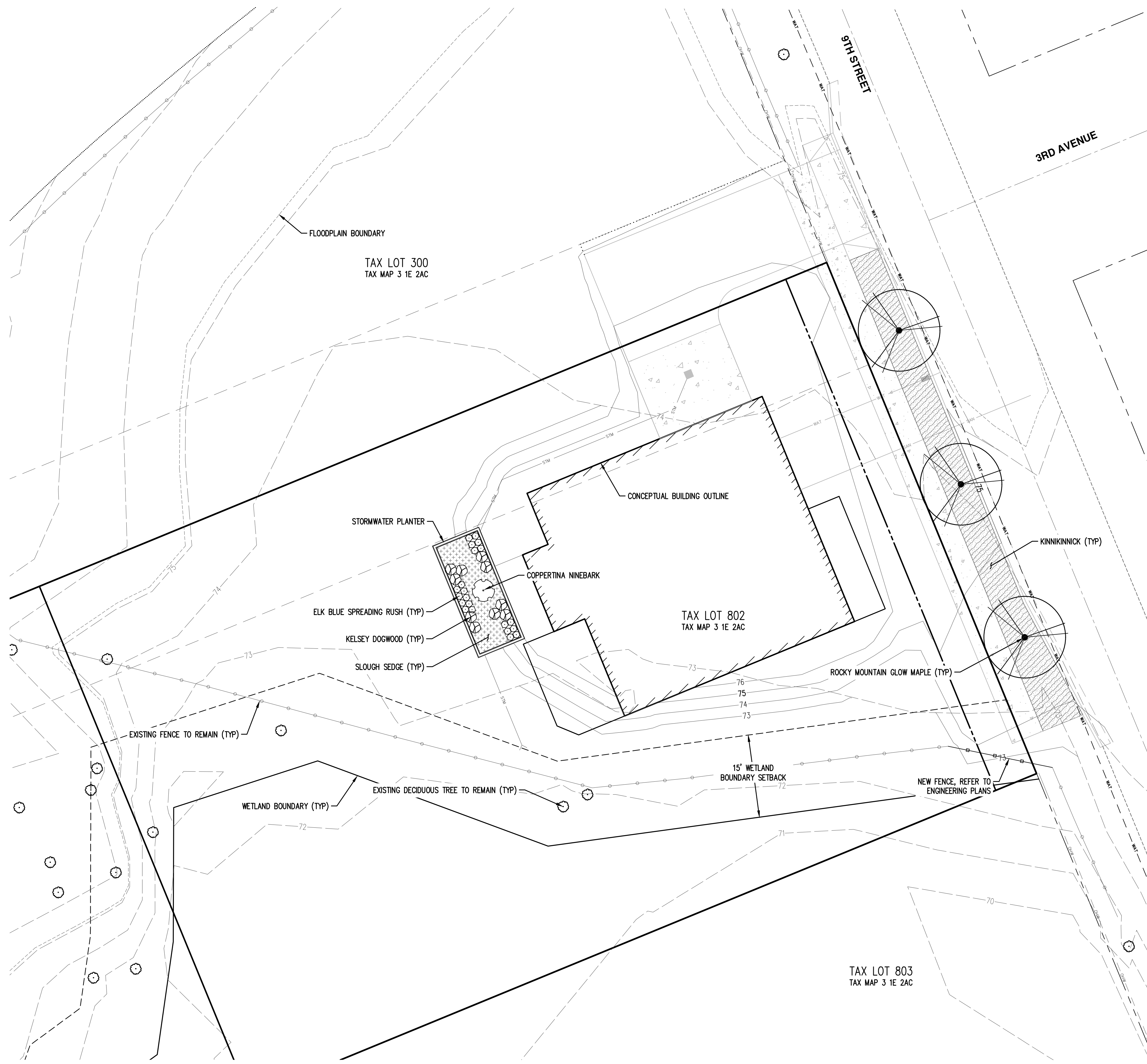
PRELIMINARY PLANT SCHEDULE - STORMWATER PLANTER

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	10	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	1 GAL CONT.	24" o.c.
	1	PHYSOCARPUS OPULIFOLIUS 'COPPERTINA'	COPPERTINA NINEBARK	3 GAL CONT.	48" o.c.

HERBACEOUS PLANTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	21	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL CONT.	15" o.c.
	64	CAREX OBNUPTA	SLOUGH SEDGE	1 GAL CONT	15" o.c.

GENERAL NOTES

1. PLANTING PLAN IS PRELIMINARY AND MEANT TO PORTRAY THE CHARACTER OF THE SITE LANDSCAPING. REVISIONS OR SUBSTITUTIONS TO PLANTINGS, INCLUDING CHANGES TO LOCATION, QUANTITIES, SPECIES, SIZES, SPACING, ETC. MAY BE MADE WHERE ALLOWED BY CITY OF WEST LINN DESIGN STANDARDS, PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
3. ALL PLANTS AND TREES INSTALLED WITHIN THE CITY OF WEST LINN SHALL CONFORM WITH AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1 CURRENT EDITION IN ALL WAYS. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE OF PLANT DISEASE AND INSECT PESTS AND THEIR EGGS. CONTAINER STOCK SHALL BE GROWN FOR AT LEAST 8-MONTHS IN CONTAINERS IN WHICH DELIVERED AND SHALL NOT BE ROOT BOUND OR HAVE GIRDLING ROOTS. TREES SHALL NOT HAVE BEEN TOPPED OR HEADED. PLANTS AND TREES WITH BROKEN TOPS, BRANCHES OR INJURED TRUNKS SHALL BE REJECTED.
4. MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH IN PLANTING BEDS, EXCLUDING STORMWATER PLANTER, TAKING CARE NOT TO COVER FOLIAGE OR BURY ROOT CROWNS OF PLANT MATERIAL.
5. ALL PLANTS AND PLANTINGS WITHIN THE STORMWATER PLANTER SHALL CONFORM TO STORMWATER DESIGN STANDARDS AS ADOPTED BY CITY OF WEST LINN AND TO AMERICAN NURSERY STANDARDS (ANSI Z60.1). PLANTINGS SHOULD PREFERABLY BE INSTALLED BETWEEN FEBRUARY 1 AND MAY 1 OR BETWEEN OCTOBER 1 AND NOVEMBER 15. IF PLANTING OCCURS DURING OTHER TIMES OF THE YEAR, ADDITIONAL MEASURES, SUCH AS DEEP WATERING, MAY BE NECESSARY TO ENSURE PLANT SURVIVAL.
6. SOIL PLACEMENT AND PLANTING SHALL OCCUR IN CONDITIONS THAT DO NOT RESULT IN OVER-COMPACTION OR EROSION, SATURATED SOIL OR OTHER CONDITIONS SUCH AS FREEZING OR ABOVE AVERAGE TEMPERATURES, RAINY CONDITIONS, ETC. SOIL SHALL BE IN FRABLE (WORKABLE) CONDITION WHEN PLACED. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE SET IN GRADING PLANS.
7. TEMPORARY IRRIGATION HAND WATERING, OR OTHER METHODS OF IRRIGATION FOR NEW PLANTS SHALL BE PROVIDED FOR 2 YEARS OR UNTIL ESTABLISHED.
8. STORMWATER PLANTER IS TO BE MAINTAINED IN GOOD CONDITION, FREE OF WEEDS AND OTHER INVASIVE SPECIES.





Tax Lots 800 & 802 West Linn - WRA/HCA Mitigation Enhancement Planting Specifications
 Planting specifications for the enhancement of 4,999 square feet of enhancement area.

Scientific Name	Common Name	Size*	Spacing/Seeding Rate	Quantity
Trees (total 43)				
<i>Alnus rubra</i>	red alder	1 gallon	8-12 feet on center	20
<i>Populus balsamifera</i>	Balsam poplar	1 gallon	8-12 feet on center	20
<i>Salix sitchensis</i>	Sika willow	1 gallon	8-12 feet on center	10
Shrubs (total 250)				
<i>Athyrium filix-femina</i>	lady fern	1 gallon	4-5 feet on center	50
<i>Cornus alba</i>	red-osier dogwood	1 gallon	4-5 feet on center	50
<i>Pycocarpus capitatus</i>	Pacific ninebark	1 gallon	4-5 feet on center	50
<i>Rosa pisocarpa</i>	swamp rose	1 gallon	4-5 feet on center	50
<i>Rubus spectabilis</i>	salmonberry	1 gallon	4-5 feet on center	50
Seed Mix				
<i>Agrostis exarata</i>	spike bent grass	seed	1 lb pls/acre	As needed for bare-soil
<i>Glyceria elata</i>	tall manna-grass	seed	2 lbs pls/acre	areas >25 square feet

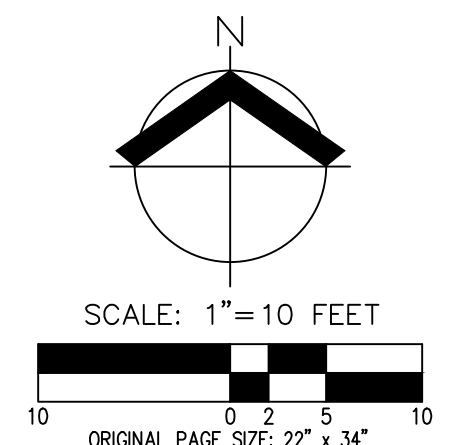
*Bare-root plants may be substituted for container plants based on availability. If bare-root plants are used, they must be planted during the late winter/early spring dormancy period.

Planting Notes (per City of West Linn Community Development Code (CDC) Chapter 32, Water Resource Area Protection, Section 32.100, Re-Vegetation Plan Requirements):

- Plantings should preferably be installed between December 1 and February 28 for bare roots and seeds and between October 15 and April 30 for containers.
- Tree plantings must be at least 0.5 inches in caliper measured at 6 inches above the ground level or soil line. Shrub plantings must be in at least a 1-gallon container, or the equivalent in ball and burlap, and must be at least 12 inches in height. All plantings must be selected from the Portland Plant List.
- All non-native, invasive, or noxious vegetation shall be removed from mitigation planting area prior to installing native enhancement plantings. Invasive species control shall continue throughout the maintenance period.
- Irrigation may be necessary for the survival of the enhancement plantings. Irrigation or other water practices (i.e., polymer plus watering) are recommended during the three-year monitoring period following planting. Watering shall be provided at a rate of at least 1 inch per week between June 15 and October 15.
- Plantings shall be mulched a minimum of 3 inches in depth and 18 inches in diameter to retain moisture and discourage weed growth around newly installed plant material.
- When weather or other conditions prohibit planting according to schedule, the applicant will ensure that disturbed areas are correctly protected with erosion control measures and provide the City with funds in the amount of 125% of a bid from a recognized landscaper or nursery to cover the cost of the plant materials, installation, and any follow-up maintenance. Once the planting conditions are favorable, the applicant will proceed with the plantings and receive the funds back from the City upon completion, or the City will complete the plantings using those funds.

Maintenance and Monitoring Plan

- Monitoring and Reporting:** The City requires a three-year maintenance period for the WRA mitigation enhancement area. Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die must be replaced in kind.
- Plant Survival:** The City's success criterion for WRA enhancement is 80% survival of tree and shrub plantings expected by the third anniversary of the date the mitigation planting was installed. If any mortality is noted on the site, the factor likely to have caused mortality of the plantings is to be determined and corrected if possible. If survival falls below 80% at any time during the three-year maintenance period, the plantings shall be replaced and other corrective measures, such as mulching or irrigation, may need to be implemented.



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