

# **Natural Resource Review Dollar Street School Project in West Linn, Oregon**

**Prepared for**  
**West Linn-Wilsonville School District**  
**c/o Remo Douglas, Capital Construction Program Manager**  
2755 SW Borland Road  
Tualatin, OR 97062

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PHS Project Number: 6960  
**March 16, 2021**



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## **1.0 INTRODUCTION**

Pacific Habitat Services, Inc. (PHS) has prepared this Water Resource Area (WRA) for the construction of a new middle school, and associated roadways, parking, utilities, athletic fields, and appurtenant structures. The HCA Map is the basis for identifying and designating the habitat conservation areas in the City. A WRA, and the Tualatin River Protection Area exist within the project area boundary. Impacts to both of these resource areas are proposed, and therefore a Water Resource Protection Area Impact Report is required. The format follows the pertinent sections of the City of West Linn Planning and Community Development Code (WLCDC Chapter 28, and Chapter 32). For ease of review by the City, key portions of the ordinance language are included (*italicized*), followed by specific responses to the requirements.

## **2.0 APPLICANT INFORMATION**

### **2.1 Applicant**

West Linn-Wilsonville School District  
2755 SW Borland Road  
Tualatin, OR 97062

### **2.2 Applicant's Agent**

Pacific Habitat Services, Inc.  
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## **3.0 SITE INFORMATION**

The following information is for the parcels which is the subject of this natural resource review.

**Site Address:** 840 Dollar Street, and 945 Dollar Street in West Linn, Oregon

**Zoning:** Residential

**Legal Description:** Township 2 South, Range 1 East Section 34, tax lots 600; and Section 34DC tax lots 900, 1001

### **3.1 Site Description**

The 21.81-acre project area is located at 840 Dollar Street and 945 Dollar Street in West Linn, Oregon, and is north of Willamette Falls Drive. The study area consists primarily of second growth forest with some areas dominated by herbaceous or shrub species, and generally slopes from north to south. Land use adjacent to the study area is primarily residential with developed athletic fields located to the south. The Tualatin River flows near the northwest corner of the site to the south and east. There is also a depression/ravine/swale near the eastern boundary of the study area that generally

slopes north to south. Elevations range between approximately 208 and 104 feet according to survey data provided by Compass Land Surveyors.

Vegetation within the study area is largely forested. An area in the north-central portion of the site was previously planted with Douglas fir (*Pseudotsuga menziesii*, FACU) trees. The understory in this area consists of sword fern (*Polystichum munitum*, FACU), Himalayan blackberry (*Rubus armeniacus*, FAC), and red elderberry (*Sambucus racemosa*, FACU). The remainder of the site has been allowed to reforest through natural succession; species in these areas are generally a mix of deciduous trees with scattered Douglas fir. Dominant species include bigleaf maple (*Acer macrophyllum*, FACU), red alder (*Alnus rubra*, FAC), black walnut (*Juglans nigra*, UPL), and English hawthorn (*Crataegus monogyna*, FAC). Wetland vegetation was generally uncommon within the study area, areas that were dominated by wetland vegetation were lacking hydric soils and wetland hydrology.

On June 11, 2020 PHS identified and delineated the ordinary high water of one ephemeral stream/channel within the study area. Stream 1 (0.01 acres/ 591 sf) is an ephemeral channel in the eastern portion of the study area. The stream originates from a stormwater pipe and flows south through a small ravine. The upstream area of stream 1 is entirely fed by stormwater from adjacent residential areas. Channel development within Stream 1 is poor and it loses definition and then infiltrates into the soil prior to reaching the bottom of the ravine. Areas immediately downstream of Stream 1 are well vegetated and do not exhibit a defined streambed, streambanks, or an ordinary high-water mark. A catch basin collects drainage at the bottom of the ravine and directs it to another storm pipe, which flows offsite. A delineation report was completed on September 17, 2020 and the Oregon Department of State Lands concurred with the findings of the report on January 4, 2021.

#### **4.0 PROJECT DESCRIPTION**

The West Linn-Wilsonville School District is proposing to construct a new 110,972 square-foot middle school on the District's vacant 21-acre Dollar Street site as a part of the 2019 Capital Bond Program. The new facility will relocate the existing Athey Creek Middle School currently located in unincorporated Clackamas County.

The new school building will have 28 classrooms with a capacity for 850 students. The proposed building will be two stories in height. The building has been designed to step down with the natural topography of the site. Site improvements will include both a west and east entry plaza, soft and hard surface play areas, a running track, a turf athletic field, and outdoor learning areas. Staff parking and bus loading will be accessed from Dollar Street and will be located southeast of the building. Visitor Parking will be accessed from an extension of Brandon Place and will be located west of the building. A total of 186 parking stalls will be provided on site. Pedestrian pathways will connect the main school building with site facilities and surrounding pedestrian infrastructure. The site will include pedestrian level lighting within the parking lot and around the building for safety. The track and field will also include LED lighting for afterhours events.

The proposed development will include frontage and offsite improvements to Dollar Street and Willamette Falls Drive. An extension of Brandon Place from Dollar Street to Willamette Falls Drive,

consistent with the West Linn's 2016 Transportation System Plan is proposed to meet the City's access standards. A roundabout is proposed at the new intersection of Willamette Falls Drive and Brandon Place. Sidewalks will be installed along the property frontage on Dollar Street and Willamette Falls Drive. The proposed extension of Brandon Place will include sidewalks on both sides, providing a pedestrian connection between Dollar Street and Willamette Falls Drive.

As part of the proposed development, the District is proposing to consolidate the three tax lots that property is comprised of into a single tax lot.

## **5.0 EXISTING TUALATIN RIVER PROTECTION AREA AND WATER RESOURCE PROTECTION AREA**

Habitat Conservation Area Boundary Verification and Map Administration is described in Chapter 28, and Chapter 32 of the West Linn CDC. Sections 5.1 and 5.2, below, describe the verification of WQR and HCA on the project site in accordance with the municipal code.

### **5.1 Tualatin River Protection Area and Habitat Conservation Areas**

#### ***West Linn City Development Code 28.030 APPLICABILITY***

***A. The Willamette and Tualatin River Protection Area is an overlay zone. The zone boundaries are identified on the City's zoning map, and include:***

- 1. All land within the City of West Linn's Willamette River Greenway Area.***
- 2. All land within 200 feet of the ordinary low water mark of the Tualatin River, and all land within the 100-year floodplain of the Tualatin River.***
- 3. In addition to the Willamette Greenway and Tualatin River Protection Area boundaries, this chapter also relies on the HCA Map to delineate where development should or should not occur. Specifically, the intent is to keep out of, or minimize disturbance of, the habitat conservation areas (HCAs). Therefore, if all, or any part, of a lot or parcel is in the Willamette Greenway and Tualatin River Protection Area boundaries, and there are HCAs on the lot or parcel, a Willamette and Tualatin River Protection Area permit shall be required unless the development proposal is exempt per CDC 28.040.***

In accordance with WLCDC 28.030(A)(2), All land within 200 feet of the ordinary low water mark of the Tualatin River, and all land within the 100-year floodplain of the Tualatin River are within the Tualatin River Protection Area. PHS mapped the ordinary high-water mark of the Tualatin River adjacent to the project area. A 200 -foot buffer was applied to the ordinary high-water mark to determine the Tualatin River Protection Area within the project site. The Tualatin River protection area is shown on Figure 5. A total of 10,980 sf of the protection area will be impacted to facilitate the construction of the school campus.

## 5.2 Habitat Conservation Areas

### ***West Linn City Development Code 28.070 PLANNING DIRECTOR VERIFICATION OF METRO HABITAT PROTECTION MAP BOUNDARIES***

***The HCA Map is the basis for identifying and designating the habitat conservation areas in the City. A copy of the latest, updated HCA Map is on file at the City and is adopted by reference for use with this chapter.***

***B. The Planning Director shall verify the appropriate HCA or non-HCA designation by site visits or consultations with Metro or by other means. Determination is based on whether the Metro criteria are met or whether the Metro designation was based solely on tree overstory in which case a redesignation is appropriate. In cases where the determination is that the map is incorrect, the Planning Director will make a written finding of this as well as the site conditions that led to that conclusion. [Emphasis added.]***

The HCA map (Figure 3) designates HCA areas along Willamette Falls Drive, and within the northwest end of the project area.

The HCA area along Willamette Falls Drive is approximately 22,434 sf/ 0.52 acres. The HCA is disconnected from adjacent riparian habitat and is designated based on presence of tree canopy within 150' of the mapped flood area.

Table 32-4 in West Linn CDC 32.080 provides a list of ecological functions and the landscape features which provide these functions. The HCA areas described above is upland forest canopy that is disconnected from water resource areas, therefore none of the functions found within table 32-4 are being performed by the HCAs. Therefore, the applicant is requesting that these areas be redesignated as non-HCA in accordance with CDC 28.070.

Additional High and Moderate quality HCA are identified on the HCA map in the northwest portion of the project area. Given the location and proximity of these areas to the Tualatin River, the applicant believes that these HCA designations are appropriate. A total of 359 sf of High-quality HCA, and 1,291 sf of Moderate quality HCA are proposed for impact. These areas overlap with the Tualatin River Protection Area.

## 5.3 Water Resource Areas

West Linn Development Code Chapter 32 establishes protections to water resource areas in order to comply with Title 3, and Title 13 Requirements.

PHS identified the limits of an ephemeral stream during the June 11, 2020 field investigation. The stream is also identified on the City of West Linn Wetland, Riparian, and Wildlife Habitat Inventory as a potentially jurisdictional drainage. Stream 1 appears to be ephemeral, only flowing in direct response to precipitation events, and is more accurately described as a storm water swale, than a functioning stream channel. In accordance with the CDC 32.060 the width of the Water Resource Area is 15' from the centerline of the stream. The onsite area is 6,456 sf. As stated above, A delineation report was completed on September 17, 2020 by PHS, and the Oregon Department of

State Lands concurred with the findings of the report on January 4, 2021, agreeing that the flow regime of Stream 1 is ephemeral. A copy of the DSL concurrence is provided in Attachment C. No impacts to the Water Resource Area associated with Stream 1 are proposed.

#### **5.4 Application Submittal Requirements.**

##### ***28.090 SUBMITTAL REQUIREMENTS: APPLICATION***

- A. An application for a protection area permit shall be initiated by the property owner or the owner's authorized agent. Evidence shall be provided to demonstrate that the applicant has the legal right to use the land above the OLW. The property owner's signature is required on the application form.***
- B. A prerequisite to the filing of an application is a pre-application conference at which time the Planning Director shall explain the provisions of this chapter and provide appropriate forms as set forth in CDC 99.030(B).***
- C. An application for a protection area permit shall include the completed application and:***
- 1. Narrative which addresses the approval criteria of CDC 28.110.***
  - 2. A site plan, with HCA boundaries shown and by low, moderate, high type shown (CDC 28.120).***
  - 3. A grading plan if applicable (CDC 28.130).***
  - 4. Architectural drawings if applicable (CDC 28.140).***
  - 5. A landscape plan if applicable (CDC 28.150).***
  - 6. A mitigation plan if applicable (CDC 28.160).***
  - 7. A storm detention and treatment plan and narrative statement pursuant to CDC 92.010(E)***

**Response:** This submittal constitutes the narrative requirement listed above. Site plans (Figure 6-6G), Grading plans (Figure 7-7G), architectural drawings (Figure 10-10C), tree removal (Figure 8A-8B) and landscape plans (Figure 9A-9L), and mitigation plans (Figure 11A-11D) are included in the attached figures. A drainage report which includes storm water treatment and detention was developed for the site by KPFF and is included as Attachment B.

## 5.5 Application Approval Criteria

### ***CDC28.110 APPROVAL CRITERIA***

*No application for development on property within the protection area shall be approved unless the decision-making authority finds that the following standards have been met or can be met by conditions of approval. The development shall comply with the following criteria as applicable:*

*A. Development: All sites.*

*1. Sites shall first be reviewed using the HCA Map to determine if the site is buildable or what portion of the site is buildable. HCAs shall be verified by the Planning Director per CDC 28.070 and site visit. Also, “tree canopy only” HCAs shall not constitute a development limitation and may be exempted per CDC 28.070(A). The municipal code protection for trees and Chapters 55 and 85 CDC tree protection shall still apply.*

**Response:** The HCA map is attached as Figure 5 the applicant is requesting HCA map verification in this submittal. Slopes within the mapped HCA areas do not exceed 25%, and these areas are located more than 150’ from the nearest surface stream or wetland. As such, PHS has determined that HCA areas identified on the HCA map have been assigned by Metro based on presence of tree canopy within 150 feet of a mapped flood area. Previous construction and disturbance has fragmented the mapped HCAs from the floodway of the Tualatin River, minimizing the functions provided by the HCA. The HCAs onsite total 36,955 sf, or approximately 4% of the nearly 22-acre project site. The remainder of the project site contains similar habitat as the mapped HCAs; however, The City of West Linn in accordance with Metro Title 13 recommendations, has determined that these forested areas are buildable and can allow development. Due to the abundance of similar habitat on-site, it is appropriate to revise the HCA designation in accordance with WLCDC.

*2. HCAs shall be avoided to the greatest degree possible and development activity shall instead be directed to the areas designated “Habitat and Impact Areas Not Designated as HCAs,” consistent with subsection (A)(3) of this section.*

**Response:** HCAs have been avoided to the extent practicable. Impacts to HCAs are associated with construction of a roundabout, and new roadways to connect Dollar Street and Borland Road.

*3. If the subject property contains no lands designated “Habitat and Impact Areas Not Designated as HCAs” and development within HCA land is the only option it shall be directed towards the low HCA areas first, then medium HCA areas and then to high HCA as the last choice. The goal is to, at best, avoid or, at least, minimize disturbance of the HCAs. (Water-dependent uses are exempt from this provision.)*

**Response:** This submittal is requesting the mapped HCAs be designated as non-HCA. If the planning director determines that a redesignation is appropriate, then no development will occur within designated HCAs.

*4. All development, including exempted activities of CDC 28.040, shall have approved erosion control measures per Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, in place prior to site disturbance and be subject to the requirements of CDC 32.070 and 32.080 as deemed applicable by the Planning Director.*

**Response:** An Erosion Prevention and Sediment Control Plan has been prepared in accordance with CDC 28.040.

### **CDC28.110**

**D. Development of lands designated for industrial, commercial, office, public and other non-residential uses.**

*1. Development of lands designated for industrial, multi-family, mixed use, commercial, office, public and other non-single-family residential uses shall be permitted on the following land designations and in the following order of preference with “a” being the most appropriate for development and “d” being the least appropriate:*

- a. “Habitat and Impact Areas Not Designated as HCAs”*
- b Low HCA*
- c Moderate HCA*
- d High HCA*

**Developing HCA land.**

- A. Where non-HCA or areas designated as “Habitat and Impact Areas Not Designated as HCAs” are lacking or are in such limited supply as to render uses allowed by the underlying zone (e.g., general industrial) functionally impractical, the HCA may be utilized and built upon but shall emphasize “b” and “c” designations.*
- B. Where it is proposed that a “d” or high HCA classification be used, the property owner must demonstrate that the proposed use is clearly a water-dependent use. Proximity to the river for the purpose of views is not valid grounds. However, public interpretive facilities of historic facilities such as the government locks will be permitted as well as wildlife interpretive facilities and ADA-accessible platforms.*

**Response:** Impacts to high and moderate HCA land is proposed; however, the impacts to the HCA is the minimum necessary to construct a roundabout and surface street connection between Borland Road, Dollar Street and Brandon Place. Given the location of the existing roadways, no practicable alternative exists which would not result in impacts to the HCAs. This impact is allowable in accordance with CDC 28.110 L.

## 5.6 Mitigation Plan

### *CDC 28.160 MITIGATION PLAN*

*If any HCA is permanently disturbed as a result of the proposed development of any uses or structures, the applicant shall prepare and implement a revegetation and mitigation plan pursuant to the provisions of CDC 32.070 and 32.080. (Ord. 1576, 2008)*

**Response:** The code citation above appears to be in error, as revegetation and mitigation are outlined in provisions of CDC 32.090, and 32.100. The applicant has prepared a mitigation plan to compensate for the permanent impacts to 359 sf of High HCA, 5,402 sf of Moderate HCA, and 5,219 sf of Tualatin River Protection Zone.

### *32.090 MITIGATION PLAN*

*A. A mitigation plan shall only be required if development is proposed within a WRA (including development of a PDA). (Exempted activities of CDC 32.040 do not require mitigation unless specifically stated. Temporarily disturbed areas, including TDAs associated with exempted activities, do not require mitigation, just grade and soil restoration and re-vegetation.) The mitigation plan shall satisfy all applicable provisions of CDC 32.100, Re- Vegetation Plan Requirements.*

**Response:** Mitigation is required in accordance with CDC 28.160

### *CDC 32.090*

*B. Mitigation shall take place in the following locations, according to the following priorities (subsections (B)(1) through (4) of this section):*

- 1. On-site mitigation by restoring, creating or enhancing WRAs.*
- 2. Off-site mitigation in the same sub-watershed will be allowed, but only if the applicant has demonstrated that:*
  - a. It is not practicable to complete mitigation on-site, for example, there is not enough area on-site;*



- b. The mitigation will provide equal or superior ecological function and value.*
- 3. Off-site mitigation outside the sub-watershed will be allowed, but only if the applicant has demonstrated that:*
  - a. It is not practicable to complete mitigation on-site, for example, there is not enough area on-site; and*
  - b. The mitigation will provide equal or superior ecological function and value.*
- 4. Purchasing mitigation credits through DSL or other acceptable mitigation bank.*

**Response:** Mitigation will occur onsite within existing WRAs and HCAs.

CDC 32.090

- C. Amount of mitigation.*
  - 1. The amount of mitigation shall be based on the square footage of the permanent disturbance area by the application. For every one square foot of non-PDA disturbed area, on-site mitigation shall require one square foot of WRA to be created, enhanced or restored.*
  - 2. For every one square foot of PDA that is disturbed, on-site mitigation shall require one half a square foot of WRA vegetation to be created, enhanced or restored.*

**Response:** The total impacts to HCAs and Tualatin River Protection Area is 10,980 sf. PHS has determined that a total of 4,642 sf of the HCAs proposed for permanent impact were previously disturbed. This disturbance occurred between 2009 and 2011 during construction of the Borland Road Bridge. The HCAs were disturbed to facilitate construction equipment storage during the bridge construction. In accordance with this section of the CDC, the applicant is proposing a total of 8,659 sf of compensatory mitigation. The bulk of this mitigation (6,465 sf) will occur within the existing WRA associated with Stream 1, and 2,194 will occur within the existing HCAs in the northwest portion of the project area.

- 3. For any off-site mitigation, including the use of DSL mitigation credits, the requirement shall be for every one square foot of WRA that is disturbed, two square feet of WRA shall be created, enhanced or restored. The DSL mitigation credits program or mitigation bank shall require a legitimate bid on the cost of on-site mitigation multiplied by two to arrive at the appropriate dollar amount.*

**Response:** Not applicable, mitigation will occur onsite. Mitigation credits will not be used to fulfill any portion of the required mitigation.

*CDC 32.090 E. A mitigation plan shall contain the following information:*

*1. A list of all responsible parties including, but not limited to, the owner, applicant, contractor, or other persons responsible for work on the development site.*

**Response:** The responsible parties are provided below. Mitigation plantings will be installed by contractors who have not been selected at this time.

|                      |                                                                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Owner:      | <b>West Linn-Wilsonville School District</b><br>2755 SW Borland Rd<br>Tualatin, OR 97062<br>Contact: Remo Douglas<br>Phone: 503-673-7988<br>Email: douglasr@wlwv.k12.or.us              |
| Planning Consultant: | <b>3J Consulting, Inc.</b><br>9600 SW Nimbus Avenue, Suite 100<br>Beaverton, OR 97008<br>Contact: Mercedes Serra<br>Phone: 503-946-9365 x211<br>Email: mercedes.serra@3j-consulting.com |
| Architect:           | <b>IBI Group</b><br>907 SW Harvey Milk Street<br>Portland, OR 97205<br>Contact: Jim Fitzpatrick<br>Phone: 503-226-6950<br>Email: jim.fitzpatrick@IBIGroup.com                           |
| Civil Engineer:      | <b>KPFF Consulting</b><br>111 SE Fifth Avenue, Suite 2500<br>Portland, Oregon 97204<br>Contact: Mark Wharry<br>Phone: 503-542-3860<br>Email: mark.wharry@kpff.com                       |
| Landscape Architect: | <b>Walker Macy</b><br>111 SW Oak Street, Suite 200<br>Portland, OR 97204                                                                                                                |

Contact: Mike Zilis  
Phone: 503-228-3122  
Email: mzilis@walkermacy.com

*2. A map showing where the specific adverse impacts will occur and where the mitigation activities will occur.*

**Response:** Figures 6 through 6G shows the impact areas, Figure 11-11C shows the mitigation areas.

*3. A re-vegetation plan for the area(s) to be mitigated that meets the standards of CDC 32.100.*

*4. An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, and reporting. All in-stream work in fish bearing streams shall be done in accordance with the Oregon Department of Fish and Wildlife.*

**Response:** Mitigation will be installed concurrently with construction and will be conducted as soon as practicable based on the construction schedule. Construction of the proposed project is anticipated to begin in November 2021. Monitoring of the mitigation area will be conducted in the summer of 2022. An annual monitoring report documenting the survival of the mitigation plantings will be submitted to the City of Milwaukie by December 31 of each monitoring year. Plants that die shall be replaced in kind as needed to ensure the minimum 80% of the required quantity of 90 trees and 435 shrubs survive. No in-stream work is proposed to occur as part of this project.

*5. Assurances shall be established to rectify any mitigation actions that are not successful within the first three years. This may include bonding or other surety. (Ord. 1623 § 1, 2014)*

**Response:** The applicant will work with the City of West Linn to establish appropriate assurances or bonds in order meet this requirement.

### ***32.100 RE-VEGETATION PLAN REQUIREMENTS***

*A. In order to achieve the goal of re-establishing forested canopy, native shrub and ground cover and to meet the mitigation requirements of CDC 32.090 and vegetative enhancement of CDC 32.080, tree and vegetation plantings are required according to the following standards:*

*1. All trees, shrubs and ground cover to be planted must be native plants selected from the Portland Plant List.*

**Response:** Only native species will be installed in the revegetation plantings. All species proposed for planting are selected from the Portland Plant List A list of species to be planted is provided on Figure 11x.

*2. Plant size. Replacement trees must be at least one-half inch in caliper, measured at six inches above the ground level for field grown trees or above the soil line for container grown trees (the one-half inch minimum size may be an average caliper measure, recognizing that trees are not uniformly round), unless they are oak or madrone which may be one gallon size. Shrubs must be in at least a one-gallon container or the equivalent in ball and burlap and must be at least 12 inches in height.*

**Response:** All trees will be a minimum one-half inch caliper, and all shrubs will be at least one-gallon container or equivalent ball and burlap and at least 12 inches in height.

*3. Plant coverage.*

*a. Native trees and shrubs are required to be planted at a rate of five trees and 25 shrubs per every 500 square feet of disturbance area (calculated by dividing the number of square feet of disturbance area by 500, and then multiplying that result times five trees and 25 shrubs, and rounding all fractions to the nearest whole number of trees and shrubs; for example, if there will be 330 square feet of disturbance area, then 330 divided by 500 equals 0.66, and 0.66 times five equals 3.3, so three trees must be planted, and 0.66 times 25 equals 16.5, so 17 shrubs must be planted). Bare ground must be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.*

*b. Trees shall be planted between eight and 12 feet on center and shrubs shall be planted between four and five feet on center, or clustered in single species groups of no more than four plants, with each cluster planted between eight and 10 feet on center. When planting near existing trees, the dripline of the existing tree shall be the starting point for plant spacing measurements.*

**Response:** Trees and shrubs will be planted in accordance with the density requirements above. A total of 7,645 sf of mitigation will be revegetated. Mitigation is separated into two distinct areas. Area A and Area B. Mitigation Area A consists of the 6,465 sf WRA in the eastern portion of the site. Tables 1 and 2 specify the plant species and quantities proposed for each mitigation area. Trees will

be installed between 8 and 12 feet on center, and shrubs will be installed between four and five feet on center.

**Table 1 Enhancement Area A (6,465 sf) Planting List**

| Species                       | Common Name           | Quantity   | Stock Type               | Plant Size   |
|-------------------------------|-----------------------|------------|--------------------------|--------------|
| <b>Trees</b>                  |                       |            |                          |              |
| <i>Acer macrophyllum</i>      | Bigleaf maple         | 22         | Container or field grown | ½ in caliper |
| <i>Quercus garyana</i>        | Oregon Oak            | 22         | Container or field grown | ½ in caliper |
| <i>Pseudotsuga menzieszii</i> | Douglas Fir           | 22         | Container or field-grown | ½ in caliper |
| <b>Shrubs</b>                 |                       |            |                          |              |
| <i>Cornus alba</i>            | Red-osier dogwood     | 65         | 1 gal.                   | 12 in        |
| <i>Lonicera involucrata</i>   | Twinberry Honeysuckle | 65         | 1 gal.                   | 12 in        |
| <i>Physocarpus capitatus</i>  | Pacific ninebark      | 65         | 1 gal.                   | 12 in        |
| <i>Sambucus racemosa</i>      | Red elderberry        | 65         | 1 gal.                   | 12 in        |
| <i>Symphoricarpos alba</i>    | Snowberry             | 65         | 1 gal.                   | 12 in        |
| <b>Herbaceous seed mix</b>    |                       |            |                          |              |
| <i>Agrostis exarata</i>       | Spike bentgrass       | 2.0 lbs/ac | Seed                     | n/a          |
| <i>Bromus carinatus</i>       | California brome      | 2.0 lbs/ac | Seed                     | n/a          |
| <i>Deschampsia cespitosa</i>  | Tufted hairgrass      | 3.0 lbs/ac | Seed                     | n/a          |
| <i>Elymus glaucus</i>         | Blue wildrye          | 3.0 lbs/ac | Seed                     | n/a          |
| <i>Hordeum brachyantherum</i> | Meadow barley         | 2.0 lbs/ac | Seed                     | n/a          |

**Enhancement Area B (2,194 sf) Planting List**

| Species                       | Common Name           | Quantity | Stock Type               | Plant Size   |
|-------------------------------|-----------------------|----------|--------------------------|--------------|
| <b>Trees</b>                  |                       |          |                          |              |
| <i>Acer macrophyllum</i>      | Bigleaf maple         | 8        | Container or field grown | ½ in caliper |
| <i>Quercus garyana</i>        | Oregon Oak            | 8        | Container or field grown | ½ in caliper |
| <i>Pseudotsuga menzieszii</i> | Douglas Fir           | 8        | Container or field-grown | ½ in caliper |
| <b>Shrubs</b>                 |                       |          |                          |              |
| <i>Cornus alba</i>            | Red-osier dogwood     | 22       | 1 gal.                   | 12 in        |
| <i>Lonicera involucrata</i>   | Twinberry Honeysuckle | 22       | 1 gal.                   | 12 in        |
| <i>Physocarpus capitatus</i>  | Pacific ninebark      | 22       | 1 gal.                   | 12 in        |
| <i>Sambucus racemosa</i>      | Red elderberry        | 22       | 1 gal.                   | 12 in        |
| <i>Symphoricarpos alba</i>    | Snowberry             | 22       | 1 gal.                   | 12 in        |

| Herbaceous seed mix           |                  |            |      |     |
|-------------------------------|------------------|------------|------|-----|
| <i>Agrostis exarata</i>       | Spike bentgrass  | 2.0 lbs/ac | Seed | n/a |
| <i>Bromus carinatus</i>       | California brome | 2.0 lbs/ac | Seed | n/a |
| <i>Deschampsia cespitosa</i>  | Tufted hairgrass | 3.0 lbs/ac | Seed | n/a |
| <i>Elymus glaucus</i>         | Blue wildrye     | 3.0 lbs/ac | Seed | n/a |
| <i>Hordeum brachyantherum</i> | Meadow barley    | 2.0 lbs/ac | Seed | n/a |

CDC 32.100 A.

*5. Invasive vegetation. Invasive non-native or noxious vegetation must be removed within the mitigation area prior to planting.*

**Response:** *All invasive non-native or noxious weeds will be removed or treated prior to planting mitigation areas.*

*6. Tree and shrub survival. A minimum survival rate of 80 percent of the trees and shrubs planted is expected by the third anniversary of the date that the mitigation planting is completed.*

**Response:** *A minimum 80 percent survival of trees and shrubs planted will be achieved within three years of mitigation construction.*

*7. Monitoring and reporting. Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die must be replaced in kind.*

**Response:** *Plants will be replaced in kind up to the minimum needed in order to achieve 80 percent survival.*

*8. To enhance survival of tree replacement and plantings, the following practices are required:*

*a. Mulching. Mulch new plantings a minimum of three inches in depth and 18 inches in diameter to retain moisture and discourage weed growth.*

**Response:** *Mulch will be applied to new plantings within mitigation areast at the time of installation.*

*b. Irrigation. Water new plantings one inch per week between June 15th to October 15th, for the three years following planting.*

**Response:** *New plantings will be irrigated to ensure survival beyond the monitoring period.*

*c. Weed control. Remove, or control, non-native or noxious vegetation throughout maintenance period.*

**Response:** Weeds will be monitored and controlled as needed throughout the maintenance period.

*d. Planting season. Plant bare root trees between December 1st and February 28th, and potted plants between October 15th and April 30th.*

**Response:** Trees and shrubs will be planted between October 15, and April 30.

*e. Wildlife protection. Use plant sleeves or fencing to protect trees and shrubs against wildlife browsing and resulting damage to plants.*

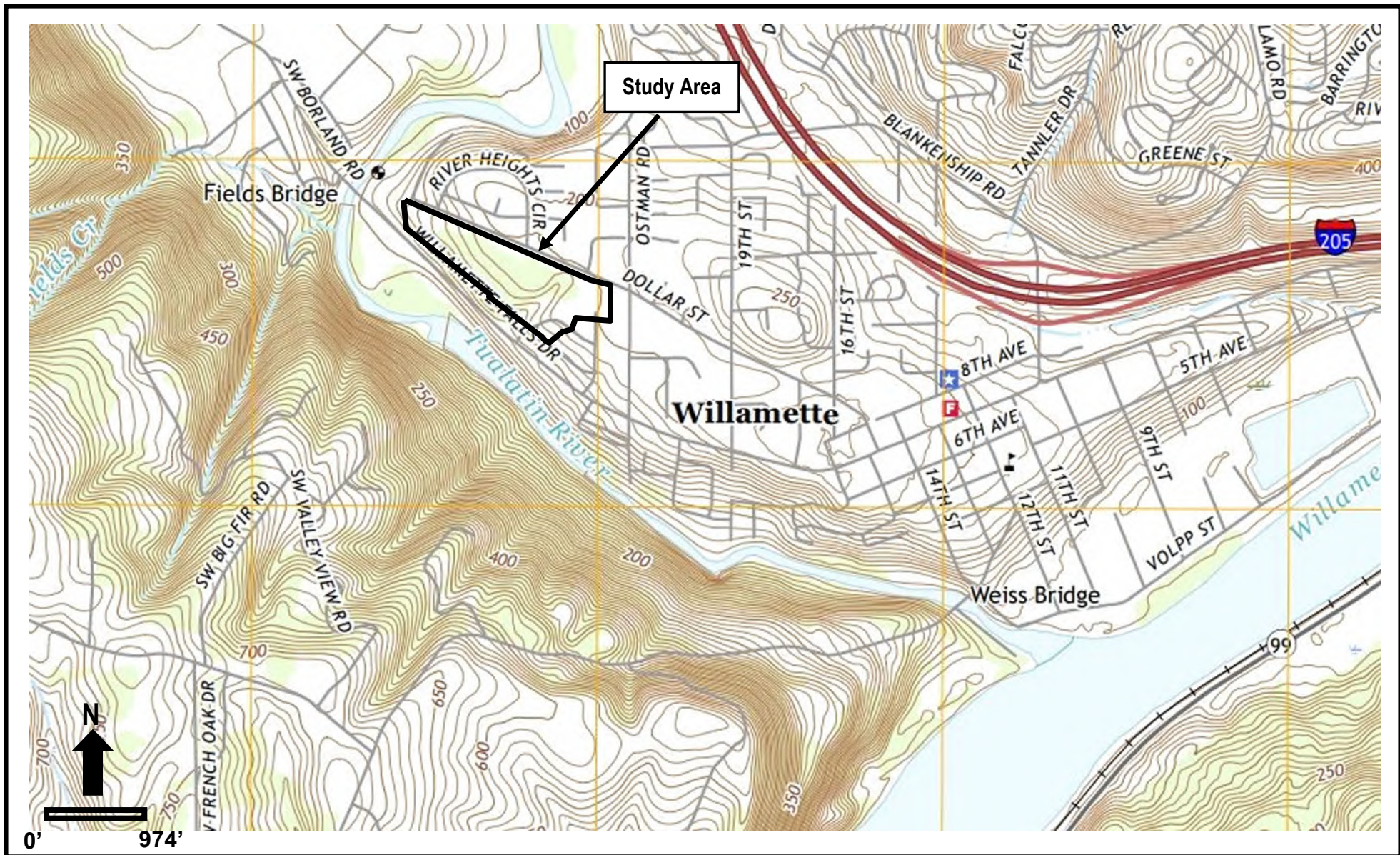
**Response:** Plant sleeves will be utilized on trees and shrubs to minimize damage from wildlife browse.

# Attachment A

## Figures







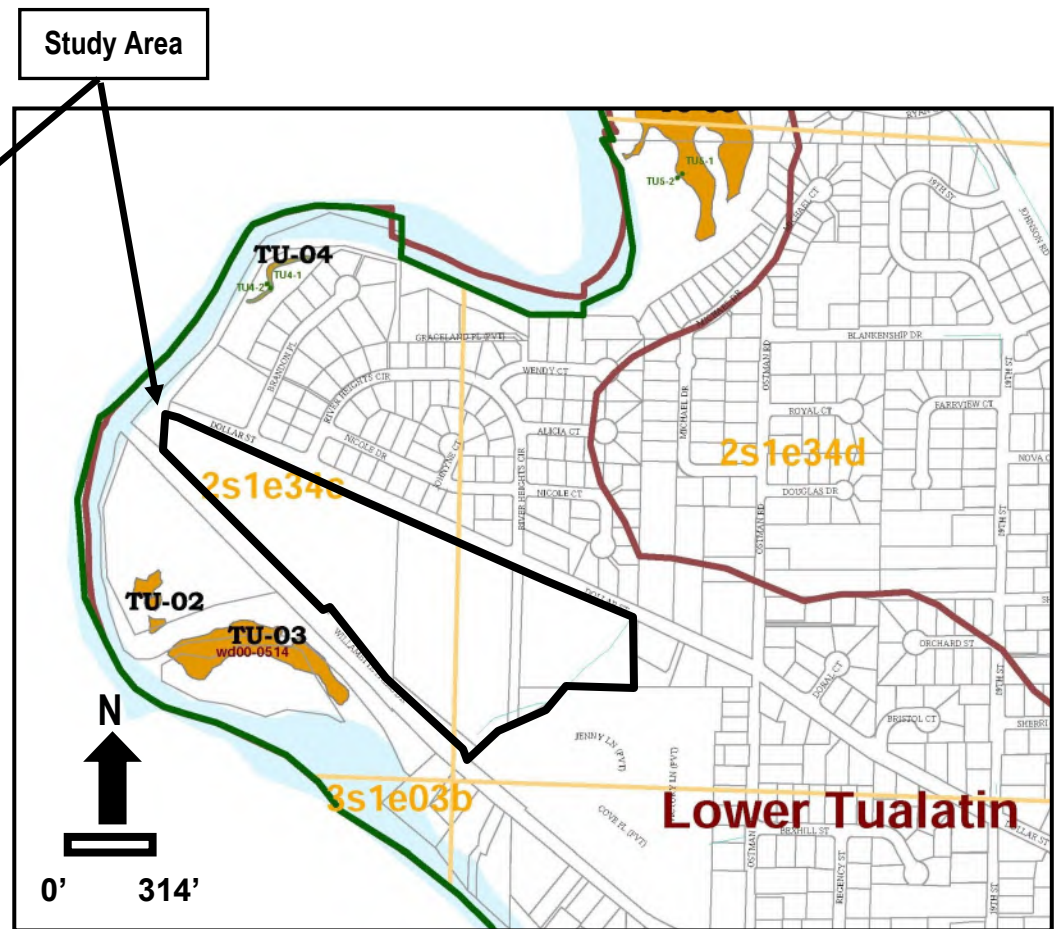
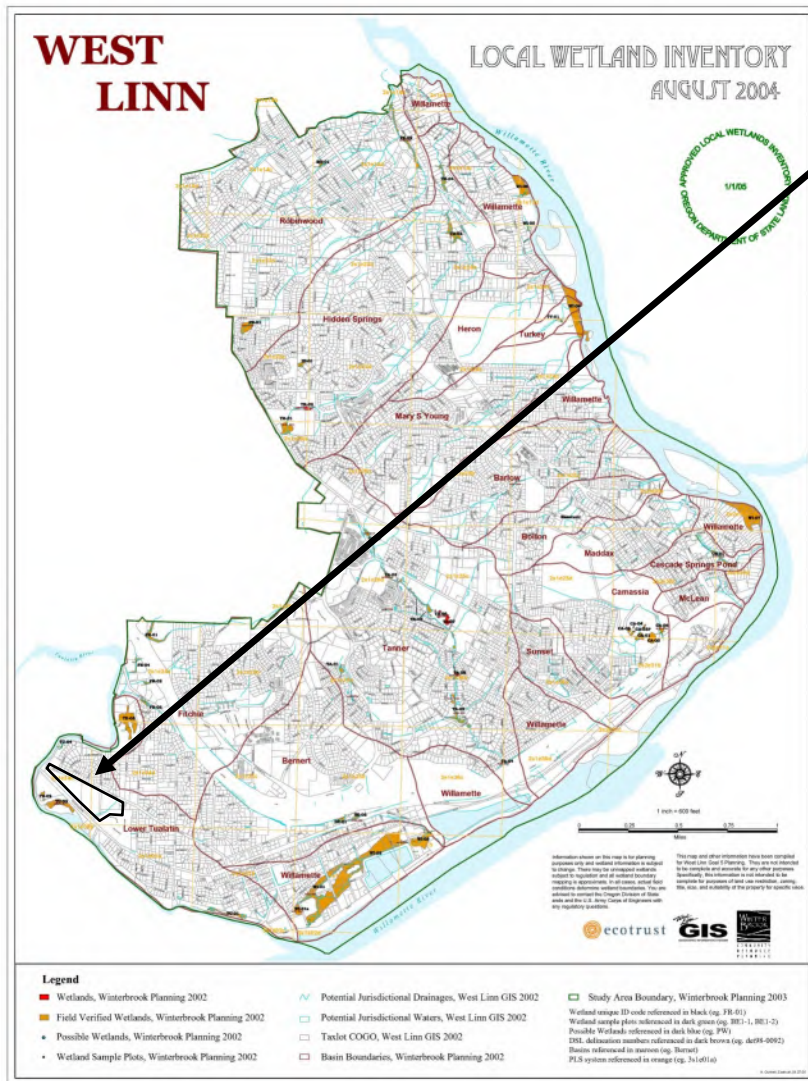
General Location and Topography  
 Dollar Street West Linn School Siting - West Linn, Oregon  
 United States Geological Survey (USGS) Canby, Oregon 7.5 quadrangle, 2020  
 (viewer.nationalmap.gov/basic)

FIGURE  
 1









#6960  
7/29/2020



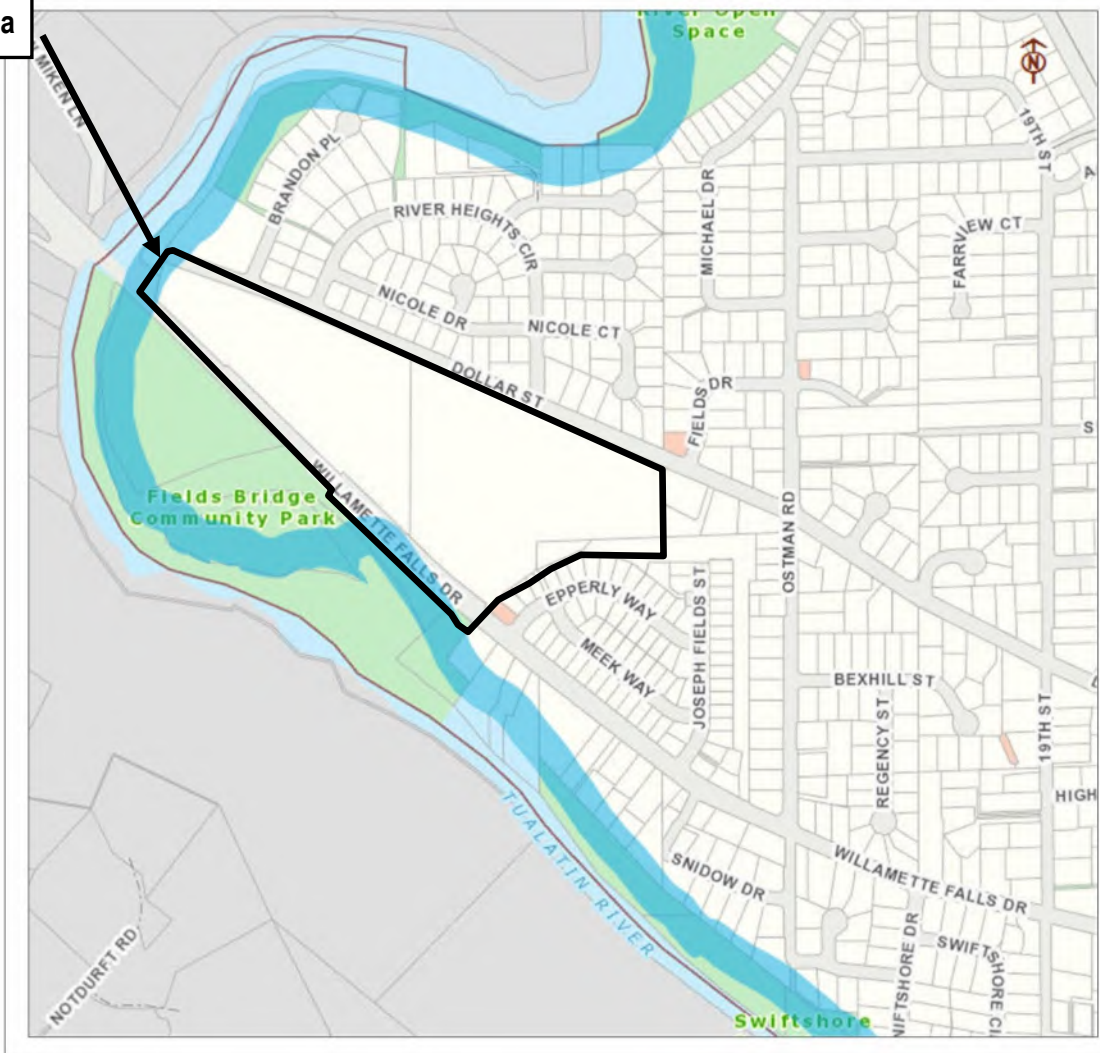
Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

LWI  
Dollar Street West Linn School Siting - West Linn, Oregon  
Winterbrook Planning, 2005

FIGURE

3

Project Area



**Legend**

- Tualatin River Protection Area
- City Limit
- Parks and Open Space
- City Owned Property



**Notes**

This map was automatically generated using Geocortex Essentials.

Project #6960  
7/29/2020



Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

Soils

Dollar Street West Linn School Siting - West Linn, Oregon  
Natural Resources Conservation Services, Web Soil Survey, 2020  
(websoilsurvey.sc.egov.usda.gov)

FIGURE  
**4**





Project #6960  
7/29/2020



Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

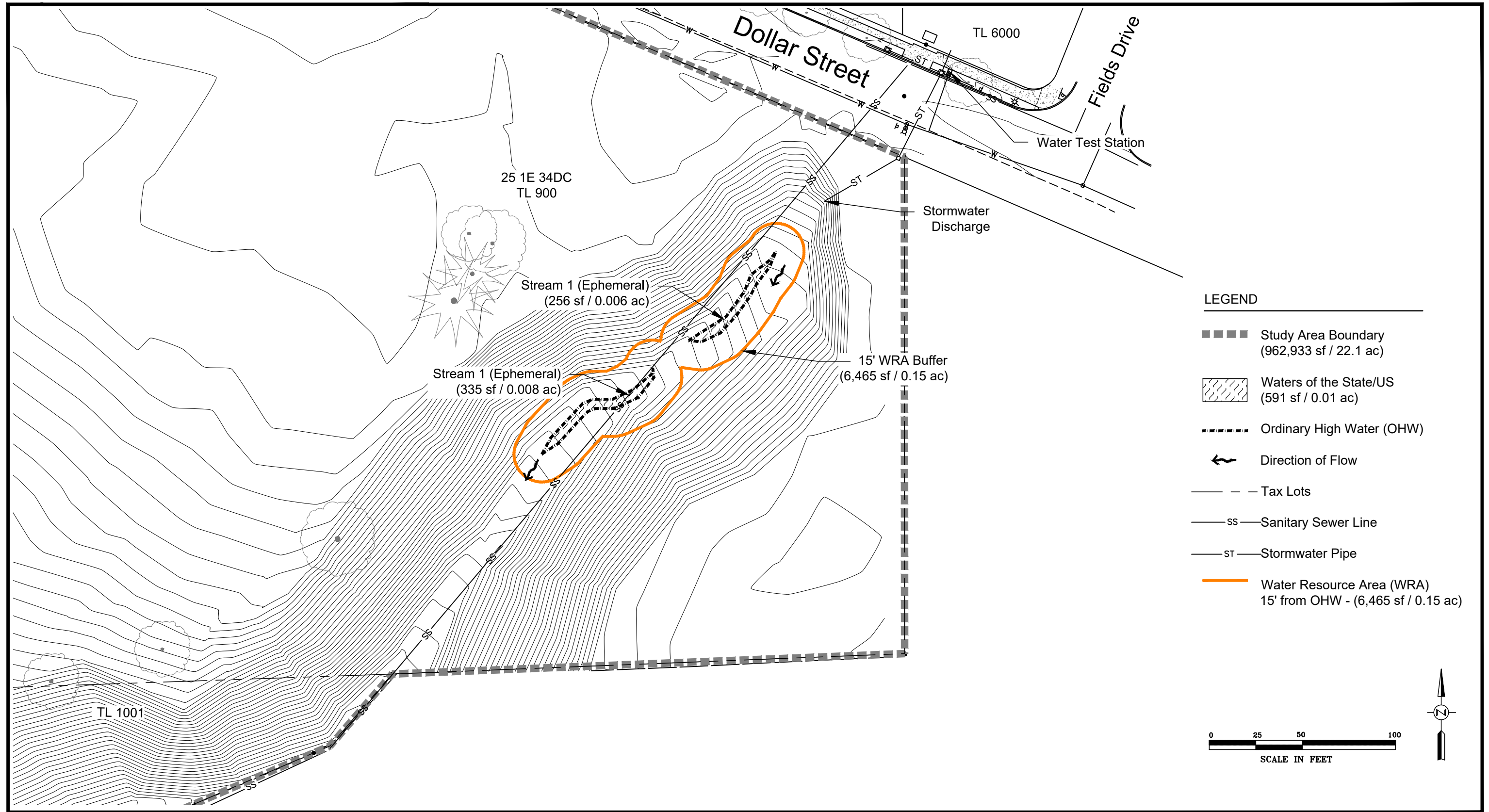
Aerial Photo  
Dollar Street West Linn School Siting - West Linn, Oregon  
GoogleEarth, 2020

FIGURE

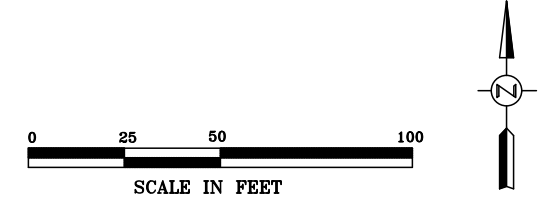
5







- LEGEND**
- ■ ■ ■ Study Area Boundary  
(962,933 sf / 22.1 ac)
  - ▨ Waters of the State/US  
(591 sf / 0.01 ac)
  - - - - Ordinary High Water (OHW)
  - ↖ Direction of Flow
  - - - Tax Lots
  - SS — Sanitary Sewer Line
  - ST — Stormwater Pipe
  - Water Resource Area (WRA)  
15' from OHW - (6,465 sf / 0.15 ac)



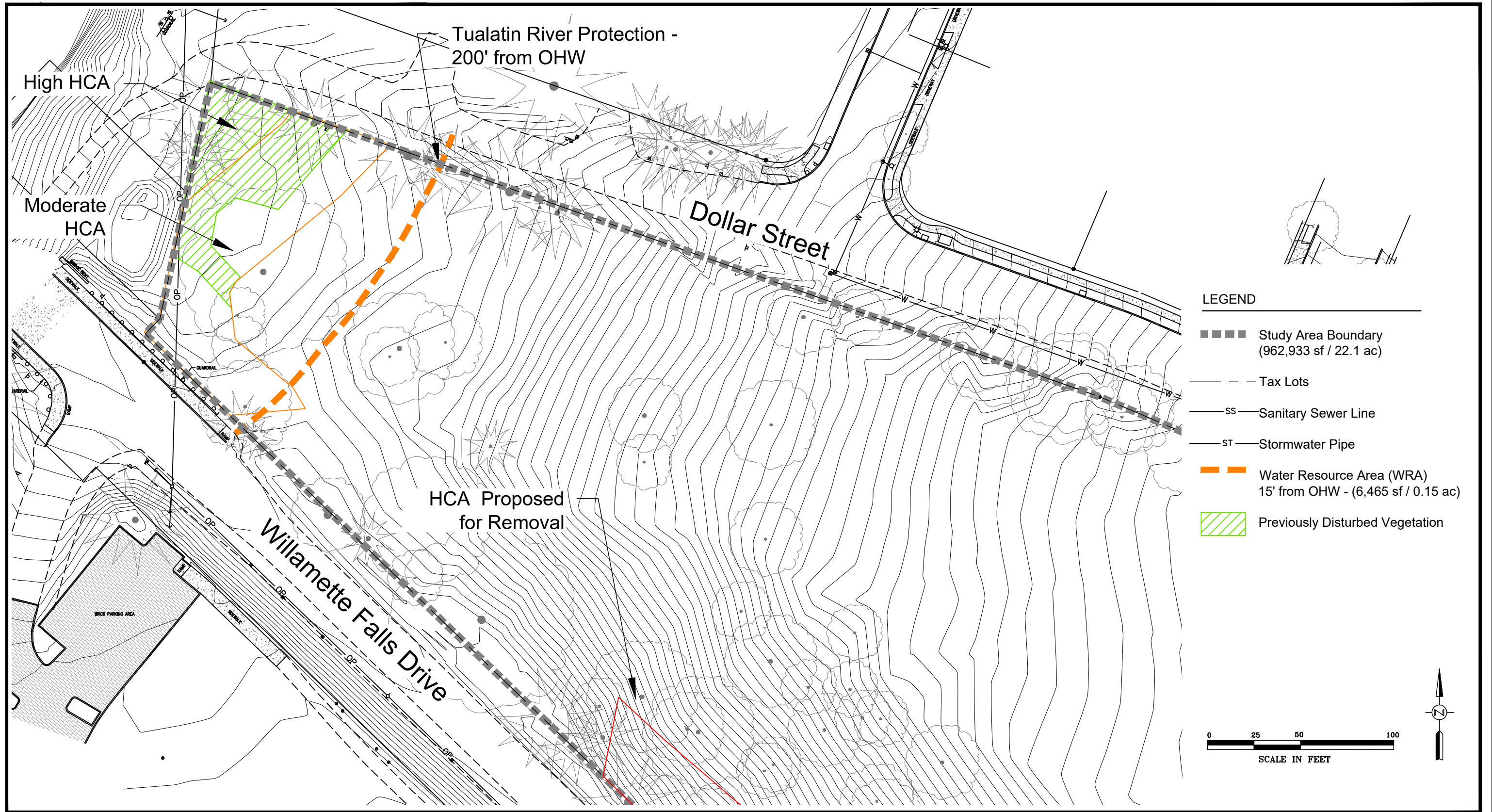
Survey including Study Area boundary,  
 provided by Compass Land Surveying.  
 Survey and Sample point accuracy is  
 sub-centimeter.

Existing Conditions  
 Dollar Street - West Linn, Oregon

**FIGURE**  
**5A**

3-3-2021





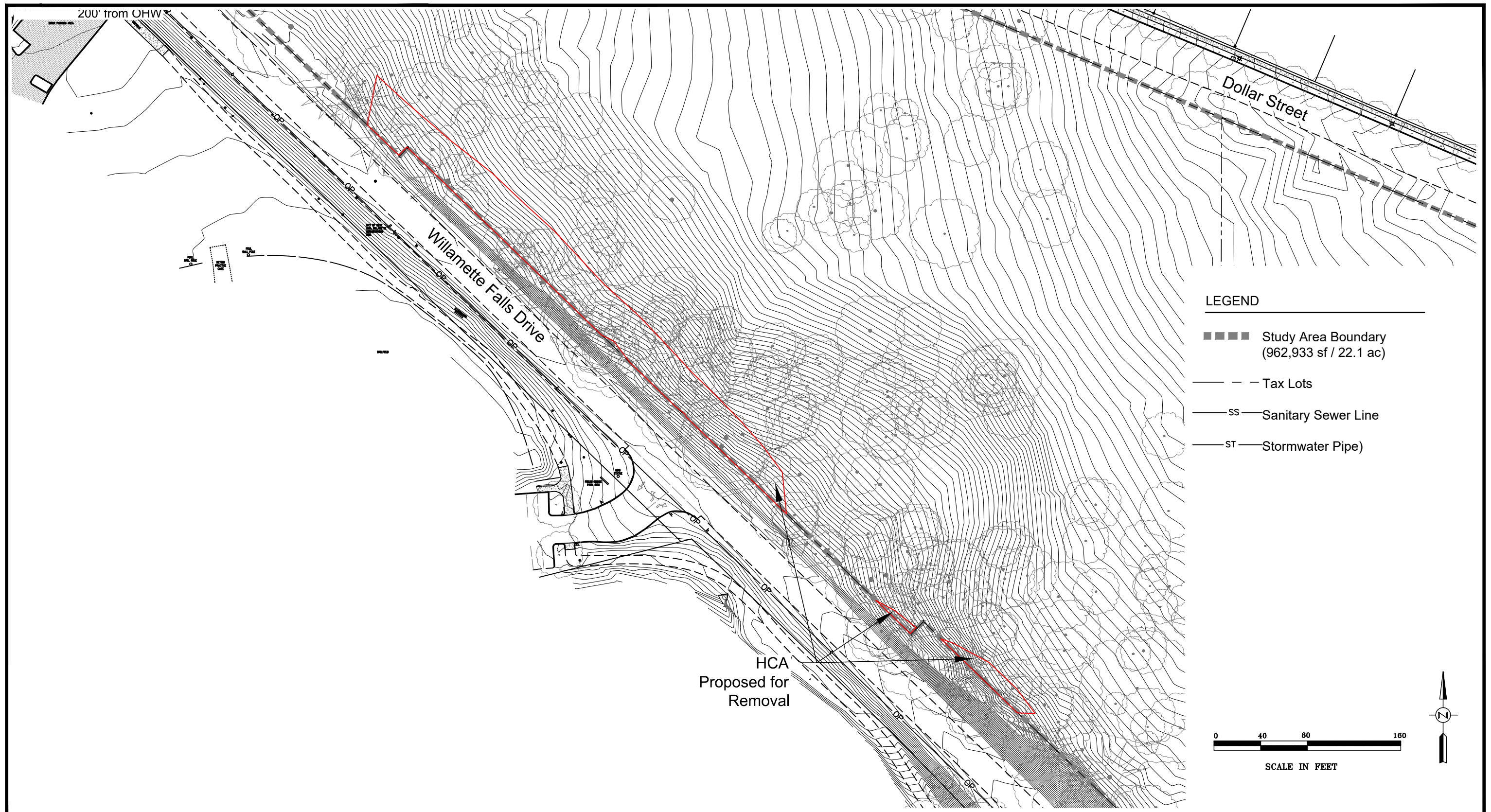
Survey including Study Area boundary, provided by Compass Land Surveying. Survey and Sample point accuracy is sub-centimeter.

Existing Conditions  
Dollar Street - West Linn, Oregon

FIGURE  
**5B**

3-11-2021





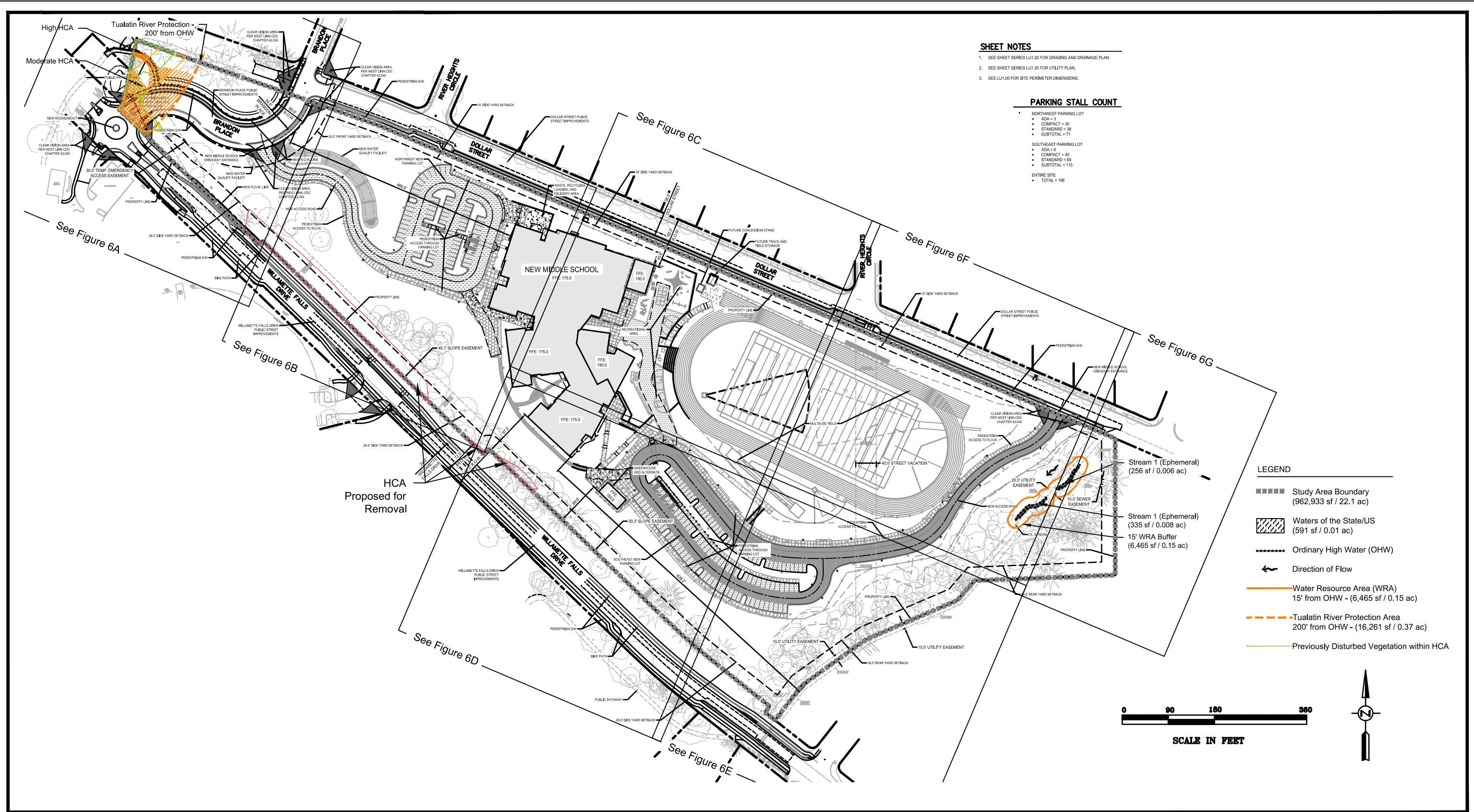
Survey including Study Area boundary,  
provided by Compass Land Surveying.  
Survey and Sample point accuracy is  
sub-centimeter.

Existing Conditions  
Dollar Street - West Linn, Oregon

FIGURE  
**5C**

3-11-2021





**SHEET NOTES**

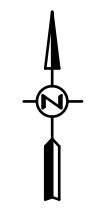
1. SEE SHEET SERIES LUT.20 FOR GRADING AND DRAINAGE PLAN.
2. SEE SHEET SERIES LUT.30 FOR UTILITY PLAN.
3. SEE LUT.00 FOR SITE PERIMETER DIMENSIONS.

**PARKING STALL COUNT**

- NORTHWEST PARKING LOT
  - ADA = 3
  - COMPACT = 30
  - STANDARD = 38
  - SUBTOTAL = 71
- SOUTHEAST PARKING LOT
  - ADA = 6
  - COMPACT = 40
  - STANDARD = 69
  - SUBTOTAL = 115
- ENTIRE SITE
  - TOTAL = 186

- LEGEND**
- Study Area Boundary (962,933 sf / 22.1 ac)
  - Waters of the State/US (591 sf / 0.01 ac)
  - Ordinary High Water (OHW)
  - Direction of Flow
  - Water Resource Area (WRA) 15' from OHW - (6,465 sf / 0.15 ac)
  - Tualatin River Protection Area 200' from OHW - (16,261 sf / 0.37 ac)
  - Previously Disturbed Vegetation within HCA

0 90 180 360  
**SCALE IN FEET**



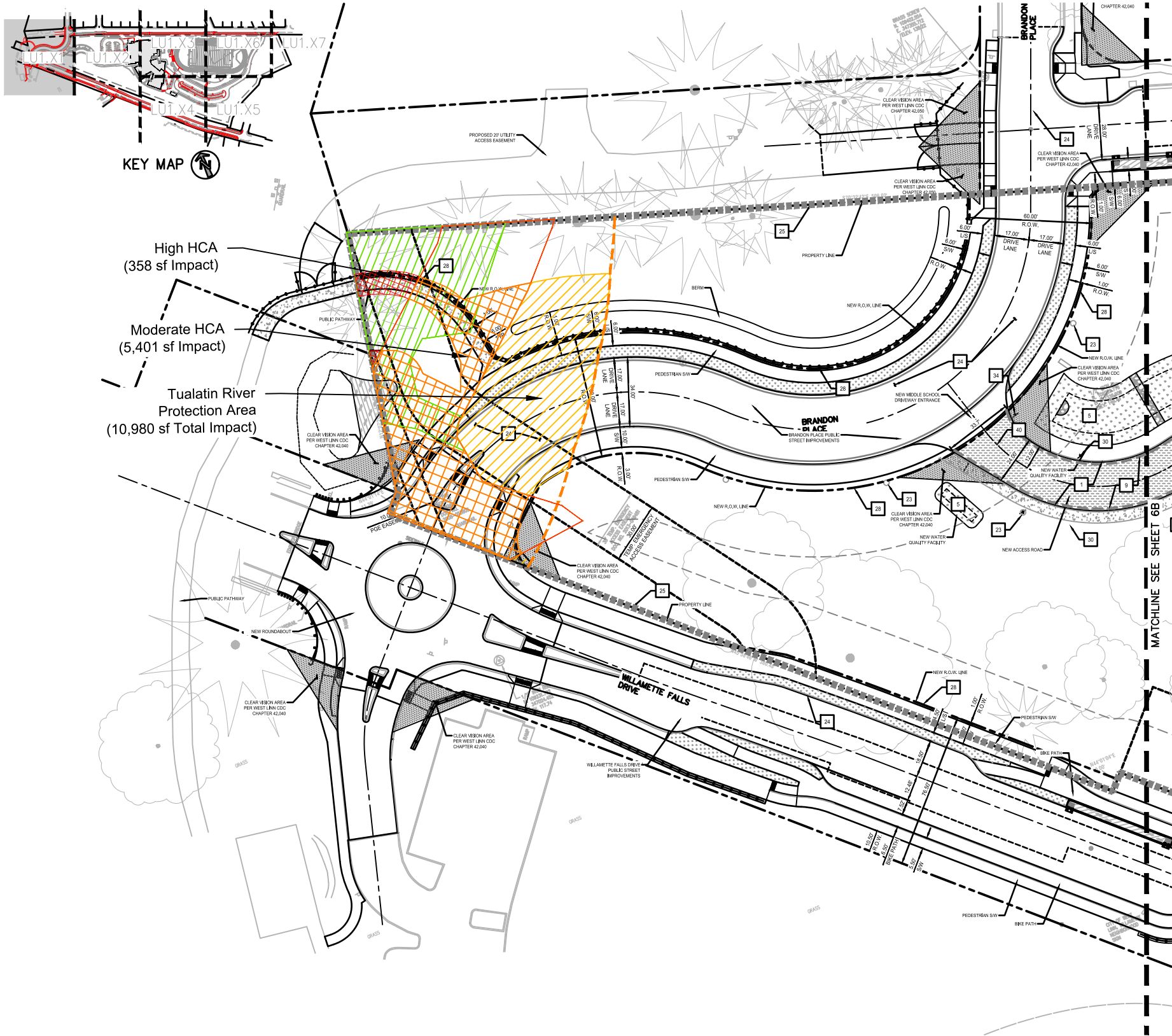
Base provided by KPFF.

Site Plan  
Dollar Street - West Linn, Oregon

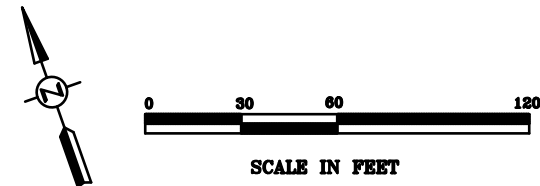
**FIGURE 6**

3-11-2021





- LEGEND**
- Study Area Boundary (962,933 sf / 22.1 ac)
  - Waters of the State/US (591 sf / 0.01 ac)
  - Ordinary High Water (OHW)
  - Direction of Flow
  - HCA Lines
  - Tualatin River Protection Area - 200' from OHW (16,261 sf / 0.37 ac)
  - Previously Disturbed Vegetation within HCA
  - High HCA Impact (358 sf)
  - Moderate HCA Impact (5,401 sf)
  - Other Impact in Tualatin River Protection Area (10,980 sf Total Impact)



- SHEET NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
  - SEE SHEET C.X.X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
  - SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
  - BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  - ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXICX.
  - PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
- KEY NOTES**
- CONSTRUCT STANDARD CURB
  - CONSTRUCT MOUNTABLE CURB
  - 4" WHITE STRIPE
  - CROSSWALK
  - STORMWATER TREATMENT FACILITY. SEE C61XX SERIES SHEETS FOR DETAILS
  - FLUSH CURB
  - ADA PARKING STALLS AND STRIPING
  - CURB RAMP TYPE X
  - FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
  - COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
  - BOLLARD
  - SEE LANDSCAPE PLANS FOR FENCING, HANDGUARD RAILS
  - BIKE PARKING RACKS - SEE LANDSCAPE PLANS
  - WHEEL STOP
  - COMPACT PARKING SPACES
  - CONCRETE TO ASPHALT PAVEMENT TRANSITION
  - CURB CUT TO CURB SPILLWAY
  - DIRECTIONAL ARROWS
  - INSTALL DETECTABLE WARNING STRIP
  - SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
  - RETAINING WALL
  - MULTI-USE FIELD - SEE LANDSCAPE PLANS
  - LIGHT POLE - SEE ELECTRICAL PLANS
  - OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
  - EXISTING PROPERTY LINE
  - ACCESS GATE
  - STAIRS - SEE LANDSCAPE PLANS
  - PROPOSED PROPERTY LINE
  - "NO PARKING" SIGN
  - "NO PARKING FIRE LANE" SIGN
  - "SERVICE VEHICLES ONLY" SIGN
  - "NO PARKING UNLOADING ZONE" SIGN
  - "BUS ONLY" SIGN
  - "STOP" SIGN
  - "CARPOOL/VANPOOL" SIGN
  - "VISITOR PARKING" SIGN
  - "STUDENT DROP OFF AND PICK UP" SIGN
  - (NOT USED)
  - SCURPER DRAIN
  - ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
  - RETAINING WALL WITH GUARD RAIL
  - PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
  - CONSTRUCT CONCRETE CURB ENDING
  - CURB RAMP TYPE XX
  - CURB RAMP TYPE XXX
- SHEET LEGEND**
- PROPERTY LINE TO BE DEDICATED
  - CONVEYANCE SWALE
  - SAWCUT LINE
  - PROPOSED FENCE (SEE LANDSCAPE PLANS)
  - CENTERLINE ROADWAY
  - STANDARD CURB
  - PAINTED CURB - FIRE LANE
  - SITE WALL
  - PROPOSED BUILDING
  - STORMWATER TREATMENT FACILITY
  - ASPHALT PAVEMENT: HEAVY DUTY
  - ASPHALT PAVEMENT: MEDIUM DUTY
  - ASPHALT PAVEMENT: LIGHT DUTY
  - PEDESTRIAN ASPHALT - SEE LANDSCAPE
  - HEAVY CONCRETE PAVEMENT
  - PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
  - GRASS PAVERS - SEE LANDSCAPE PLANS
- C COMPACT PARKING STALLS  
LT LEFT  
PC POINT OF CURVATURE  
PCC POINT OF COMPOUND CURVE  
PI POINT OF INTERSECTION  
PT POINT OF TANGENT  
R RADIUS  
RT RIGHT

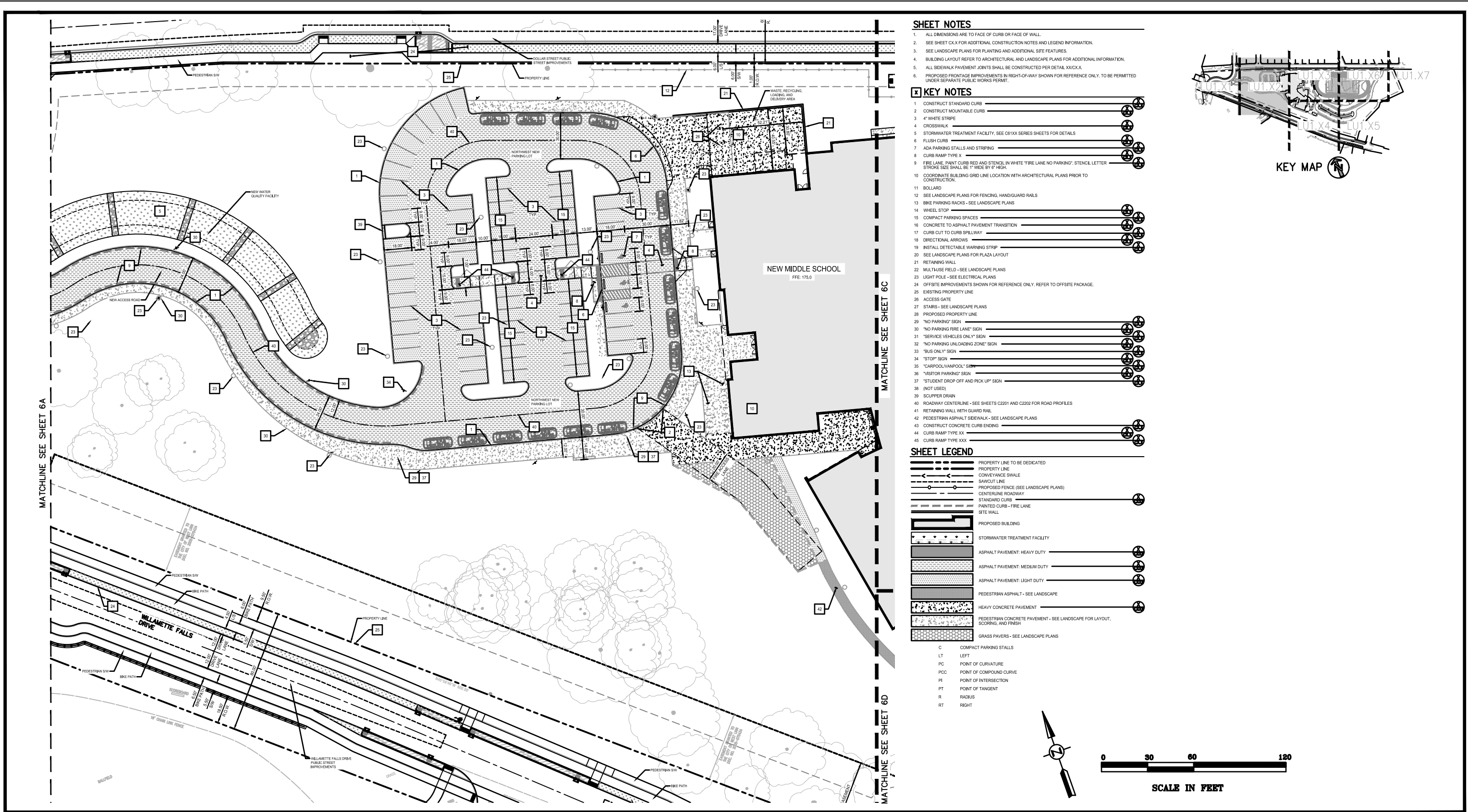


Base provided by KPFF.

Site Plan  
Dollar Street - West Linn, Oregon

FIGURE  
6A

3-11-2021



**PHS**

**Pacific Habitat Services, Inc.**

9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070

Phone: (503) 570-0800 Fax: (503) 570-0855

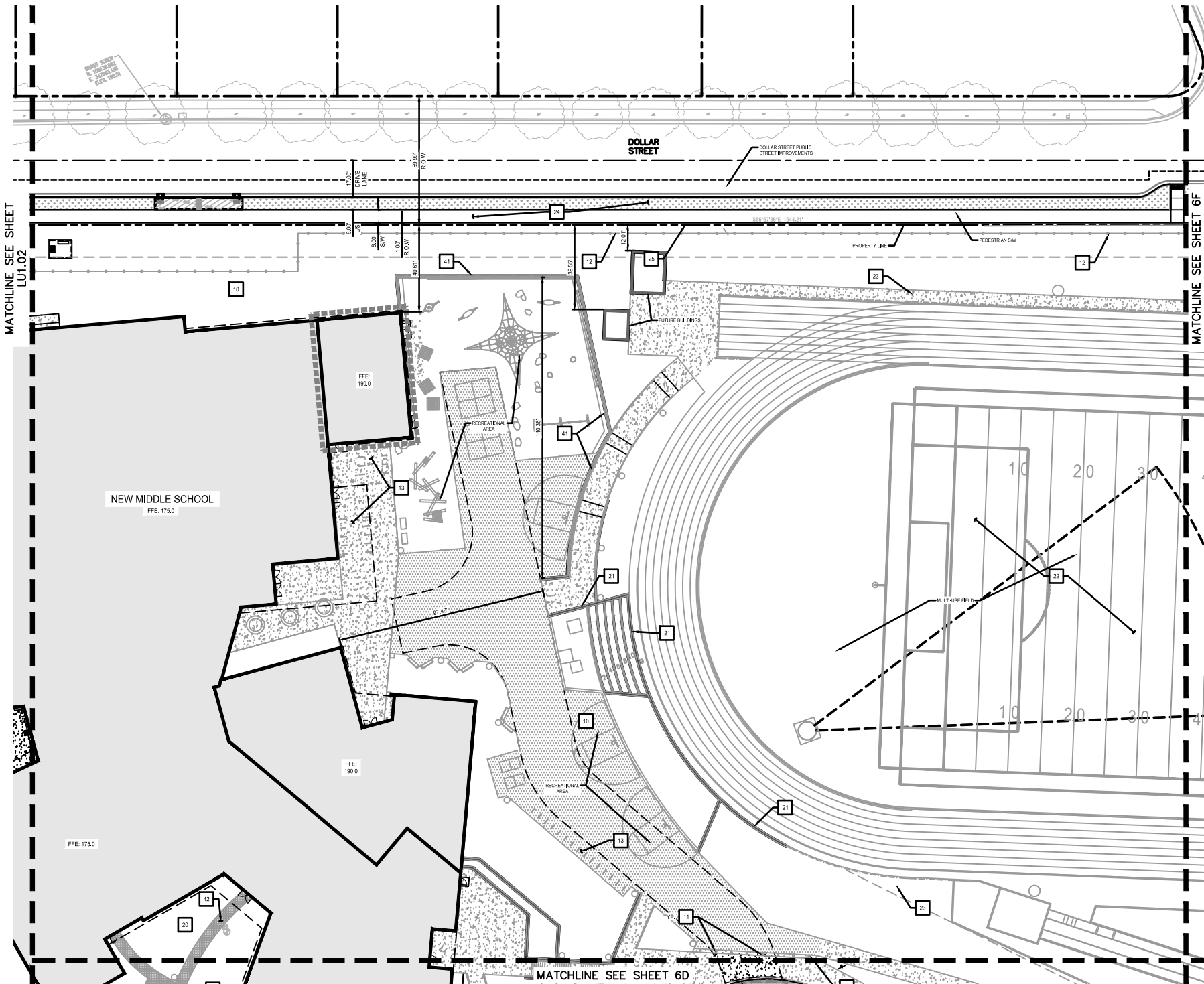
Base provided by KPFF.

Site Plan

Dollar Street - West Linn, Oregon

**FIGURE 6B**





**SHEET NOTES**

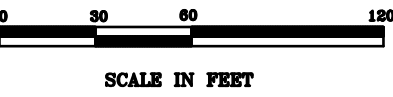
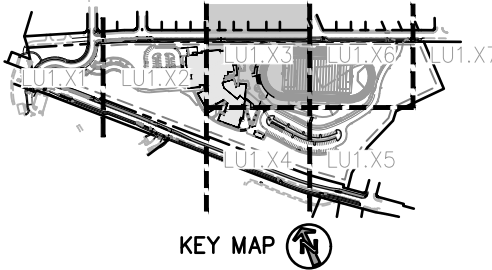
- 1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- 2. SEE SHEET C.X.X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
- 3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
- 4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXXXX.
- 6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

**KEY NOTES**

- 1. CONSTRUCT STANDARD CURB
- 2. CONSTRUCT MOUNTABLE CURB
- 3. 4" WHITE STRIPE
- 4. CROSSWALK
- 5. STORMWATER TREATMENT FACILITY - SEE C61XX SERIES SHEETS FOR DETAILS
- 6. FLUSH CURB
- 7. ADA PARKING STALLS AND STRIPING
- 8. CURB RAMP TYPE X
- 9. FIRE LANE - PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STRIKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
- 10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION
- 11. BOLLARD
- 12. SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
- 13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
- 14. WHEEL STOP
- 15. COMPACT PARKING SPACES
- 16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
- 17. CURB CUT TO CURB SPILLWAY
- 18. DIRECTIONAL ARROWS
- 19. INSTALL DETECTABLE WARNING STRIP
- 20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
- 21. RETAINING WALL
- 22. MULTI-USE FIELD - SEE LANDSCAPE PLANS
- 23. LIGHT POLE - SEE ELECTRICAL PLANS
- 24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
- 25. EXISTING PROPERTY LINE
- 26. ACCESS GATE
- 27. STAIRS - SEE LANDSCAPE PLANS
- 28. PROPOSED PROPERTY LINE
- 29. "NO PARKING" SIGN
- 30. "NO PARKING FIRE LANE" SIGN
- 31. "SERVICE VEHICLES ONLY" SIGN
- 32. "NO PARKING UNLOADING ZONE" SIGN
- 33. "BUS ONLY" SIGN
- 34. "STOP" SIGN
- 35. "CARPOOL/VANPOOL" SIGN
- 36. "VISITOR PARKING" SIGN
- 37. "STUDENT DROP OFF AND PICK UP" SIGN
- 38. (NOT USED)
- 39. SCUPPER DRAIN
- 40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
- 41. RETAINING WALL WITH GUARD RAIL
- 42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
- 43. CONSTRUCT CONCRETE CURB ENDING
- 44. CURB RAMP TYPE XL
- 45. CURB RAMP TYPE XXX

**SHEET LEGEND**

- PROPERTY LINE TO BE DEDICATED
- PROPERTY LINE
- CONVEYANCE SWALE
- SAWCUT LINE
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- CENTERLINE ROADWAY
- STANDARD CURB
- PAINTED CURB - FIRE LANE
- SITE WALL
- PROPOSED BUILDING
- STORMWATER TREATMENT FACILITY
- ASPHALT PAVEMENT: HEAVY DUTY
- ASPHALT PAVEMENT: MEDIUM DUTY
- ASPHALT PAVEMENT: LIGHT DUTY
- PEDESTRIAN ASPHALT - SEE LANDSCAPE
- HEAVY CONCRETE PAVEMENT
- PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
- GRASS PAVERS - SEE LANDSCAPE PLANS
- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT

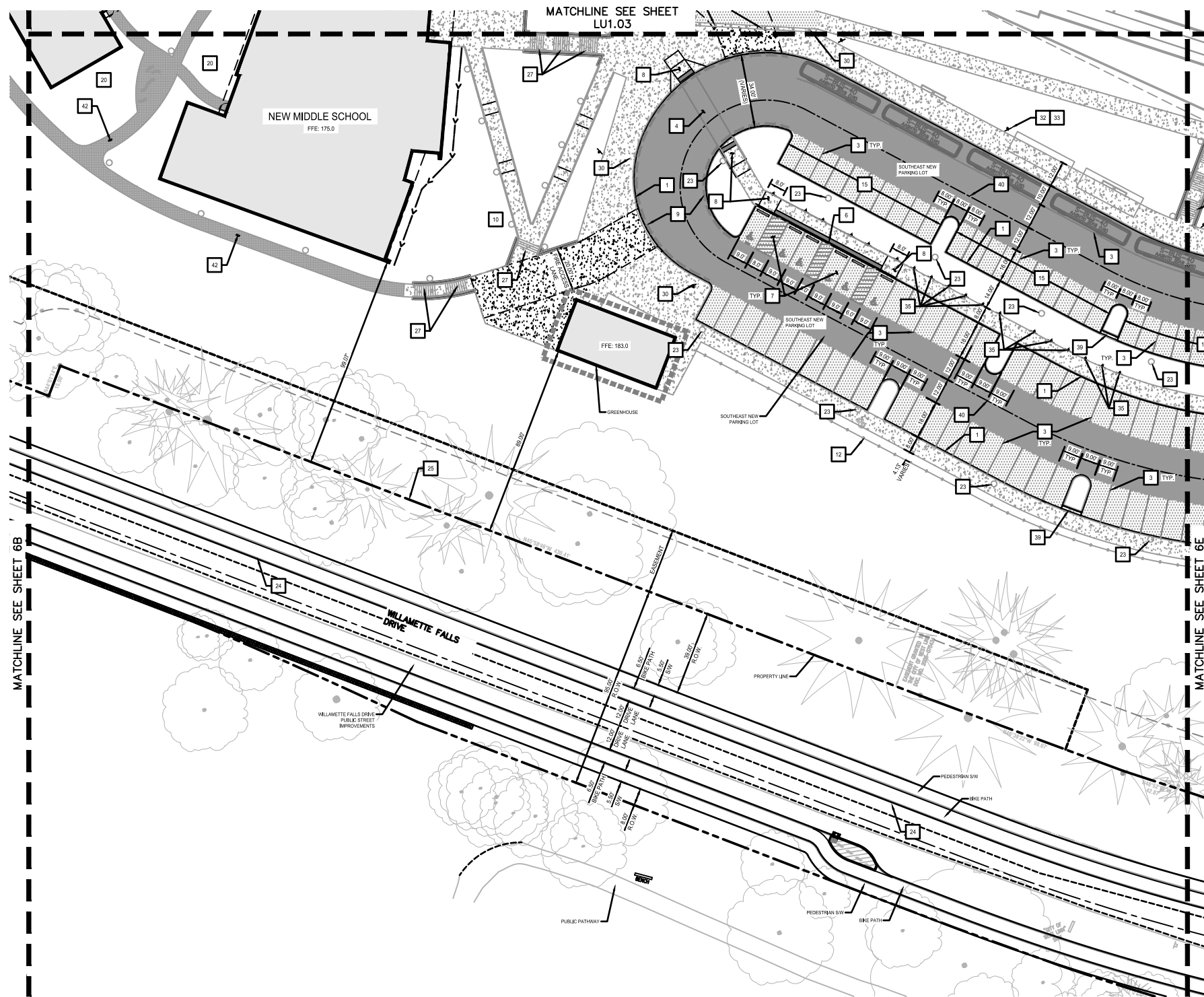


Base provided by KPFF.

Site Plan  
Dollar Street - West Linn, Oregon

FIGURE  
**6C**

3-3-2021



#### SHEET NOTES

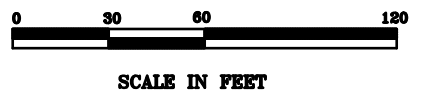
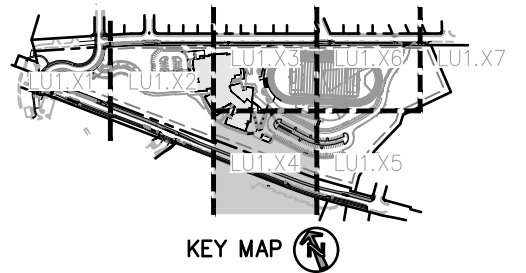
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. SEE SHEET CXX FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XX/CXX.
6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

#### KEY NOTES

1. CONSTRUCT STANDARD CURB
2. CONSTRUCT MOUNTABLE CURB
3. 4" WHITE STRIPE
4. CROSSWALK
5. STORMWATER TREATMENT FACILITY, SEE 051XX SERIES SHEETS FOR DETAILS
6. FLUSH CURB
7. ADA PARKING STALLS AND STRIPING
8. CURB RAMP TYPE X
9. FIRE LANE, PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING", STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 8" HIGH
10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
11. BOLLARD
12. SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
14. WHEEL STOP
15. COMPACT PARKING SPACES
16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
17. CURB CUT TO CURB SPILLWAY
18. DIRECTIONAL ARROWS
19. INSTALL DETECTABLE WARNING STRIP
20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
21. RETAINING WALL
22. MULTI-USE FIELD - SEE LANDSCAPE PLANS
23. LIGHT POLE - SEE ELECTRICAL PLANS
24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
25. EXISTING PROPERTY LINE
26. ACCESS GATE
27. STAIRS - SEE LANDSCAPE PLANS
28. PROPOSED PROPERTY LINE
29. "NO PARKING" SIGN
30. "NO PARKING FIRE LANE" SIGN
31. "SERVICE VEHICLES ONLY" SIGN
32. "NO PARKING LOADING ZONE" SIGN
33. "BUS ONLY" SIGN
34. "STOP" SIGN
35. "CARPOOL/VANPOOL" SIGN
36. "VISITOR PARKING" SIGN
37. "STUDENT DROP OFF AND PICK UP" SIGN
38. (NOT USED)
39. SCUPPER DRAIN
40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
41. RETAINING WALL WITH GUARD RAIL
42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
43. CONSTRUCT CONCRETE CURB ENDING
44. CURB RAMP TYPE XX
45. CURB RAMP TYPE XXX

#### SHEET LEGEND

- |     |                                                                             |
|-----|-----------------------------------------------------------------------------|
|     | PROPERTY LINE TO BE DEDICATED                                               |
|     | PROPERTY LINE                                                               |
|     | CONVEYANCE SWALE                                                            |
|     | SAWCUT LINE                                                                 |
|     | PROPOSED FENCE (SEE LANDSCAPE PLANS)                                        |
|     | CENTERLINE ROADWAY                                                          |
|     | STANDARD CURB                                                               |
|     | PAINTED CURB - FIRE LANE                                                    |
|     | SITE WALL                                                                   |
|     | PROPOSED BUILDING                                                           |
|     | STORMWATER TREATMENT FACILITY                                               |
|     | ASPHALT PAVEMENT: HEAVY DUTY                                                |
|     | ASPHALT PAVEMENT: MEDIUM DUTY                                               |
|     | ASPHALT PAVEMENT: LIGHT DUTY                                                |
|     | PEDESTRIAN ASPHALT - SEE LANDSCAPE                                          |
|     | HEAVY CONCRETE PAVEMENT                                                     |
|     | PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SIZING, AND FINISH |
|     | GRASS PAVERS - SEE LANDSCAPE PLANS                                          |
| C   | COMPACT PARKING STALLS                                                      |
| LT  | LEFT                                                                        |
| PC  | POINT OF CURVATURE                                                          |
| PCC | POINT OF COMPOUND CURVE                                                     |
| PI  | POINT OF INTERSECTION                                                       |
| PT  | POINT OF TANGENT                                                            |
| R   | RADIUS                                                                      |
| RT  | RIGHT                                                                       |





**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. SEE SHEET CXX FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXXXX.
6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY, TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

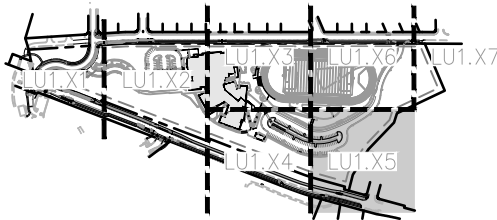
**KEY NOTES**

1. CONSTRUCT STANDARD CURB
2. CONSTRUCT MOUNTABLE CURB
3. 4" WHITE STRIPE
4. CROSSWALK
5. STORMWATER TREATMENT FACILITY, SEE C81XX SERIES SHEETS FOR DETAILS
6. FLUSH CURB
7. ADA PARKING STALLS AND STRIPING
8. CURB RAMP TYPE Y
9. FIRE LANE, PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
11. BOLLARD
12. SEE LANDSCAPE PLANS FOR FENCING, HANDGUARD RAILS
13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
14. WHEEL STOP
15. COMPACT PARKING SPACES
16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
17. CURB CUT TO CURB SPILLWAY
18. DIRECTIONAL ARROWS
19. INSTALL DETECTABLE WARNING STRIP
20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
21. RETAINING WALL
22. MULTI-USE FIELD - SEE LANDSCAPE PLANS
23. LIGHT POLE - SEE ELECTRICAL PLANS
24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY, REFER TO OFFSITE PACKAGE.
25. EXISTING PROPERTY LINE
26. ACCESS GATE
27. STAIRS - SEE LANDSCAPE PLANS
28. PROPOSED PROPERTY LINE
29. "NO PARKING" SIGN
30. "NO PARKING FIRE LANE" SIGN
31. "SERVICE VEHICLES ONLY" SIGN
32. "NO PARKING UNLOADING ZONE" SIGN
33. "BUS ONLY" SIGN
34. "STOP" SIGN
35. "CARPOOL/VANPOOL" SIGN
36. "VISITOR PARKING" SIGN
37. "STUDENT DROP OFF AND PICK UP" SIGN
38. (NOT USED)
39. SCUPPER DRAIN
40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
41. RETAINING WALL WITH GUARD RAIL
42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
43. CONSTRUCT CONCRETE CURB ENDING
44. CURB RAMP TYPE XX
45. CURB RAMP TYPE XXX

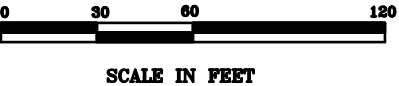
**SHEET LEGEND**

- PROPERTY LINE TO BE DEDICATED
- PROPERTY LINE
- CONVEYANCE SWALE
- SAWCUT LINE
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- CENTERLINE ROADWAY
- STANDARD CURB
- PAINTED CURB - FIRE LANE
- SITE WALL
- PROPOSED BUILDING
- STORMWATER TREATMENT FACILITY
- ASPHALT PAVEMENT: HEAVY DUTY
- ASPHALT PAVEMENT: MEDIUM DUTY
- ASPHALT PAVEMENT: LIGHT DUTY
- PEDESTRIAN ASPHALT - SEE LANDSCAPE
- HEAVY CONCRETE PAVEMENT
- PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
- GRASS PAVERS - SEE LANDSCAPE PLANS

- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT



KEY MAP



SCALE IN FEET



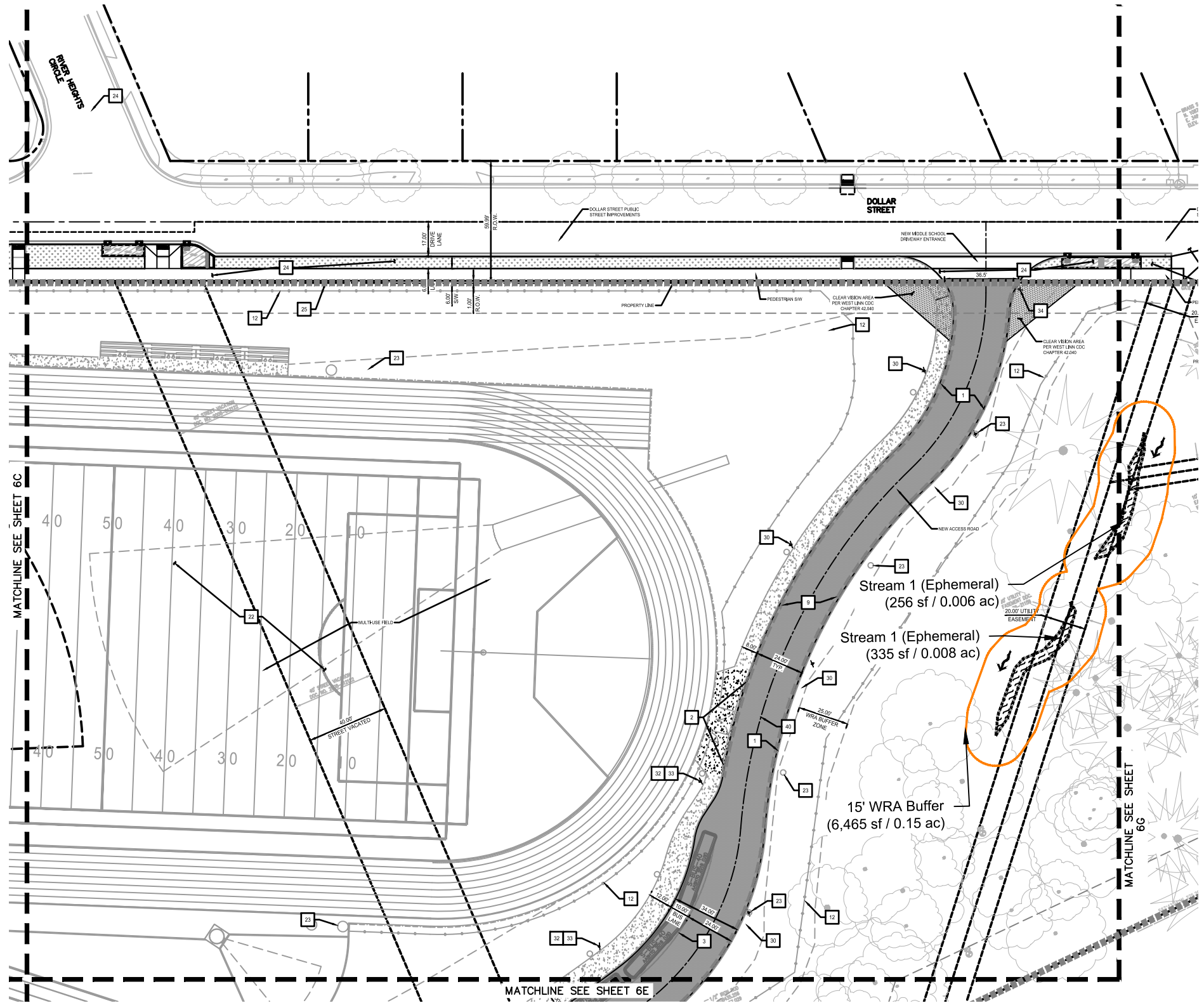
Base provided by KPFF.

Site Plan  
Dollar Street - West Linn, Oregon

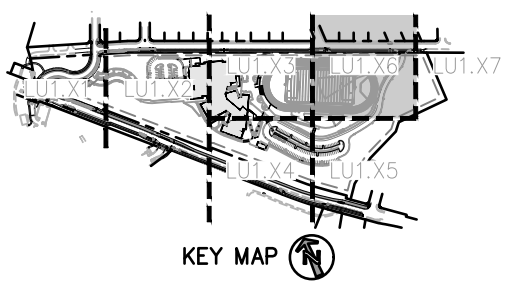
FIGURE  
**6E**

3-3-2021

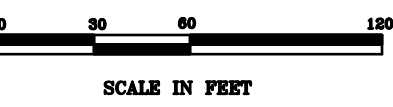




- SHEET NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
  2. SEE SHEET CXX FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
  3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
  4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XX/CXX.
  6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
- KEY NOTES**
1. CONSTRUCT STANDARD CURB
  2. CONSTRUCT MOUNTABLE CURB
  3. 4" WHITE STRIPE
  4. CROSSWALK
  5. STORMWATER TREATMENT FACILITY. SEE C81XX SERIES SHEETS FOR DETAILS
  6. FLUSH CURB
  7. ADA PARKING STALLS AND STRIPING
  8. CURB RAMP TYPE X
  9. FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
  10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
  11. BOLLARD
  12. SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
  13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
  14. WHEEL STOP
  15. COMPACT PARKING SPACES
  16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
  17. CURB CUT TO CURB SPILLWAY
  18. DIRECTIONAL ARROWS
  19. INSTALL DETECTABLE WARNING STRIP
  20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
  21. RETAINING WALL
  22. MULT-USE FIELD - SEE LANDSCAPE PLANS
  23. LIGHT POLE - SEE ELECTRICAL PLANS
  24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
  25. EXISTING PROPERTY LINE
  26. ACCESS GATE
  27. STAIRS - SEE LANDSCAPE PLANS
  28. PROPOSED PROPERTY LINE
  29. "NO PARKING" SIGN
  30. "NO PARKING FIRE LANE" SIGN
  31. "SERVICE VEHICLES ONLY" SIGN
  32. "NO PARKING UNLOADING ZONE" SIGN
  33. "BUS ONLY" SIGN
  34. "STOP" SIGN
  35. "CARPOOL/VANPOOL" SIGN
  36. "VISITOR PARKING" SIGN
  37. "STUDENT DROP OFF AND PICK UP" SIGN
  38. (NOT USED)
  39. SCUPPER DRAIN
  40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
  41. RETAINING WALL WITH GUARD RAIL
  42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
  43. CONSTRUCT CONCRETE CURB ENDING
  44. CURB RAMP TYPE XX
  45. CURB RAMP TYPE XXX
- SHEET LEGEND**
- |                                                                              |                                    |
|------------------------------------------------------------------------------|------------------------------------|
| PROPERTY LINE TO BE DEDICATED                                                | PROPERTY LINE                      |
| CONVEYANCE SWALE                                                             | SAWTOOTH LINE                      |
| PROPOSED FENCE (SEE LANDSCAPE PLANS)                                         | CENTERLINE ROADWAY                 |
| STANDARD CURB                                                                | PAINTED CURB - FIRE LANE           |
| SITE WALL                                                                    | PROPOSED BUILDING                  |
| STORMWATER TREATMENT FACILITY                                                | ASPHALT PAVEMENT: HEAVY DUTY       |
| ASPHALT PAVEMENT: MEDIUM DUTY                                                | ASPHALT PAVEMENT: LIGHT DUTY       |
| PEDESTRIAN ASPHALT - SEE LANDSCAPE                                           | HEAVY CONCRETE PAVEMENT            |
| PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH | GRASS PAVERS - SEE LANDSCAPE PLANS |
- C COMPACT PARKING STALLS  
LT LEFT  
PC POINT OF CURVATURE  
PCC POINT OF COMPOUND CURVE  
PI POINT OF INTERSECTION  
PT POINT OF TANGENT  
R RADIUS  
RT RIGHT



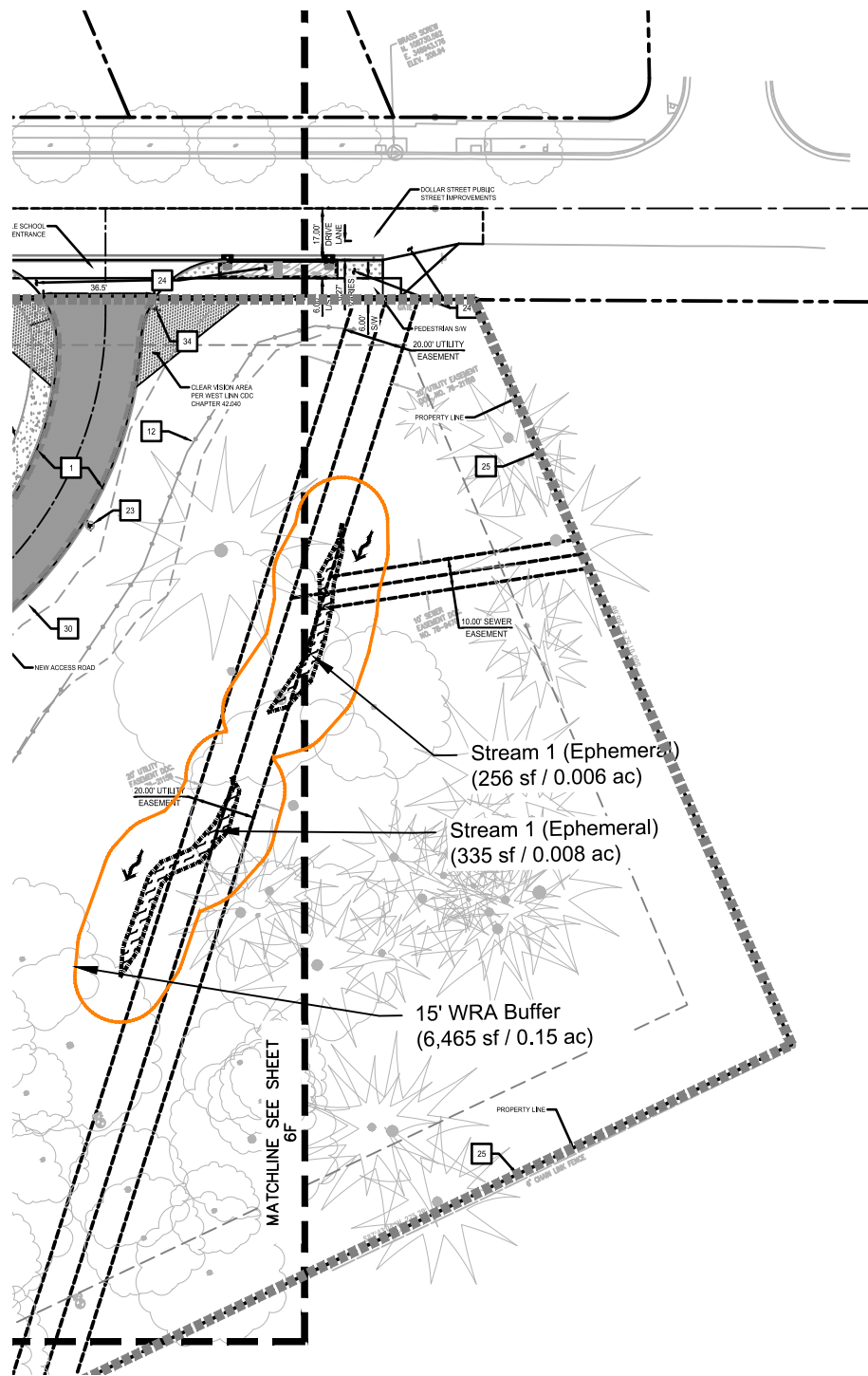
- LEGEND**
- Study Area Boundary (962,933 sf / 22.1 ac)
  - Waters of the State/US (591 sf / 0.01 ac)
  - Ordinary High Water (OHW)
  - Direction of Flow
  - WRA Buffer (15' from OHW)
  - Tualatin River Protection Area 200' from OHW - (16,261 sf / 0.37 ac)



Base provided by KPFF.

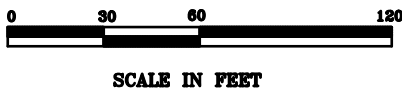
Site Plan  
Dollar Street - West Linn, Oregon  
**FIGURE 6F**

3-3-2021



LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- WRA Buffer (15' from OHW)
- Tualatin River Protection Area 200' from OHW - (16,261 sf / 0.37 ac)



SHEET NOTES

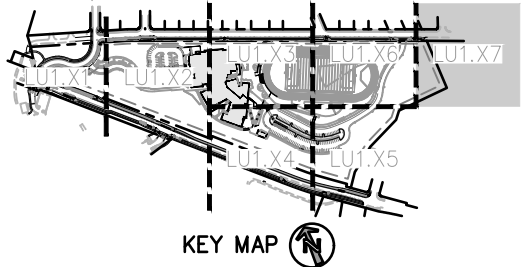
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- SEE SHEET CXX FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
- SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
- BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXCXX.
- PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

KEY NOTES

- CONSTRUCT STANDARD CURB
- CONSTRUCT MOUNTABLE CURB
- 4" WHITE STRIPE
- CROSSWALK
- STORMWATER TREATMENT FACILITY. SEE C01XX SERIES SHEETS FOR DETAILS
- FLUSH CURB
- ADA PARKING STALLS AND STRIPING
- CURB RAMP TYPE X
- FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 4" WIDE BY 6" HIGH.
- COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- BOLLARD
- SEE LANDSCAPE PLANS FOR FENCING, HANDGUARD RAILS
- BIKE PARKING RACKS - SEE LANDSCAPE PLANS
- WHEEL STOP
- COMPACT PARKING SPACES
- CONCRETE TO ASPHALT PAVEMENT TRANSITION
- CURB CUT TO CURB SPILLWAY
- DIRECTIONAL ARROWS
- INSTALL DETECTABLE WARNING STRIP
- SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
- RETAINING WALL
- MULTI-USE FIELD - SEE LANDSCAPE PLANS
- LIGHT POLE - SEE ELECTRICAL PLANS
- OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
- EXISTING PROPERTY LINE
- ACCESS GATE
- STAIRS - SEE LANDSCAPE PLANS
- PROPOSED PROPERTY LINE
- "NO PARKING" SIGN
- "NO PARKING FIRE LANE" SIGN
- "SERVICE VEHICLES ONLY" SIGN
- "NO PARKING UNLOADING ZONE" SIGN
- "BUS ONLY" SIGN
- "STOP" SIGN
- "CARPOOL/VANPOOL" SIGN
- "VISITOR PARKING" SIGN
- "STUDENT DROP OFF AND PICK UP" SIGN
- (NOT USED)
- SCUPPER DRAIN
- ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
- RETAINING WALL WITH GUARD RAIL
- PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
- CONSTRUCT CONCRETE CURB ENDING
- CURB RAMP TYPE XX
- CURB RAMP TYPE XXX

SHEET LEGEND

- PROPERTY LINE TO BE DEDICATED
- PROPERTY LINE
- CONVEYANCE SWALE
- SAWCUT LINE
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- CENTERLINE ROADWAY
- STANDARD CURB
- PAINTED CURB - FIRE LANE
- SITE WALL
- PROPOSED BUILDING
- STORMWATER TREATMENT FACILITY
- ASPHALT PAVEMENT: HEAVY DUTY
- ASPHALT PAVEMENT: MEDIUM DUTY
- ASPHALT PAVEMENT: LIGHT DUTY
- PEDESTRIAN ASPHALT - SEE LANDSCAPE
- HEAVY CONCRETE PAVEMENT
- PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
- GRASS PAVERS - SEE LANDSCAPE PLANS
- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT



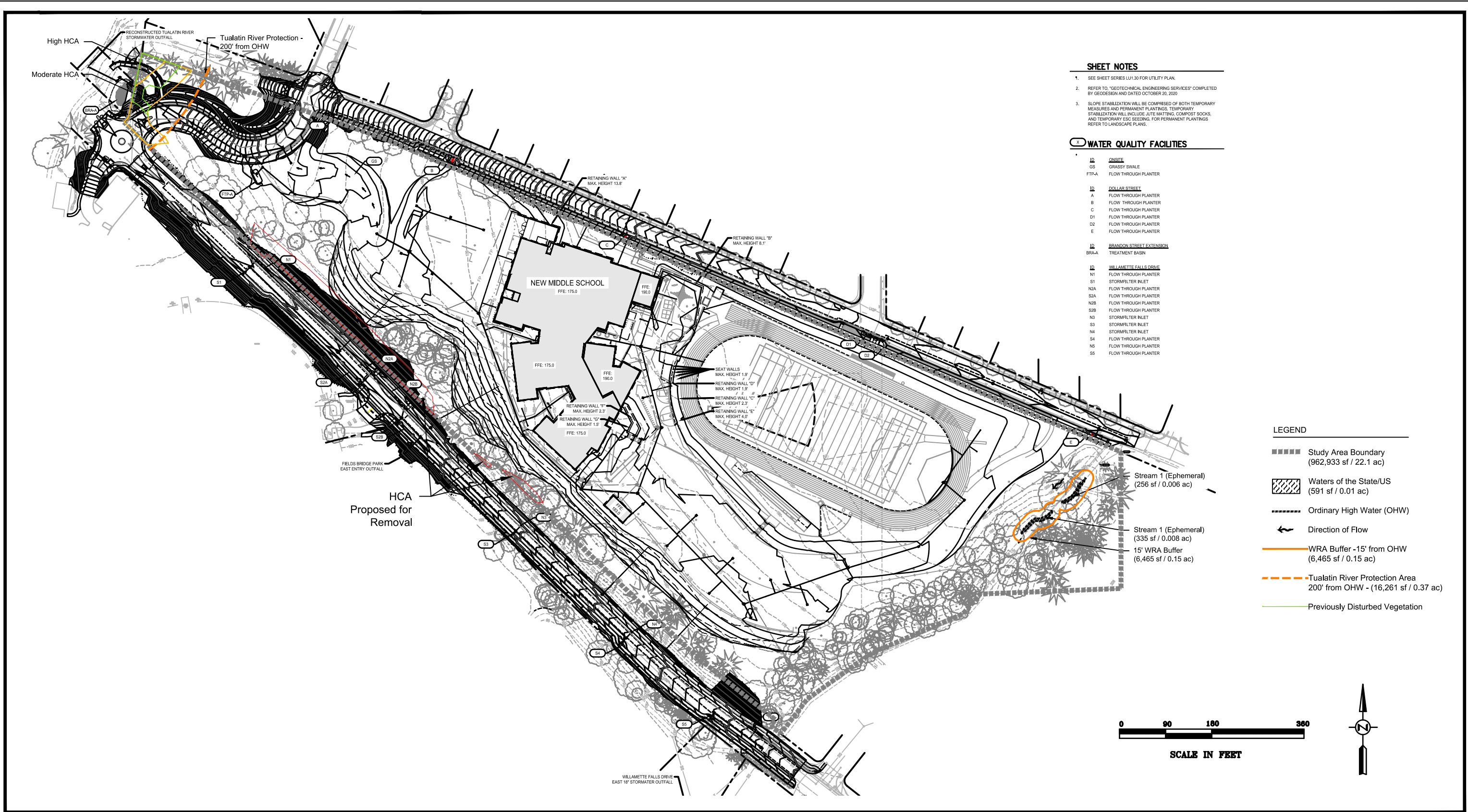
Base provided by KPFF.

Site Plan  
Dollar Street - West Linn, Oregon

FIGURE  
6G

3-3-2021





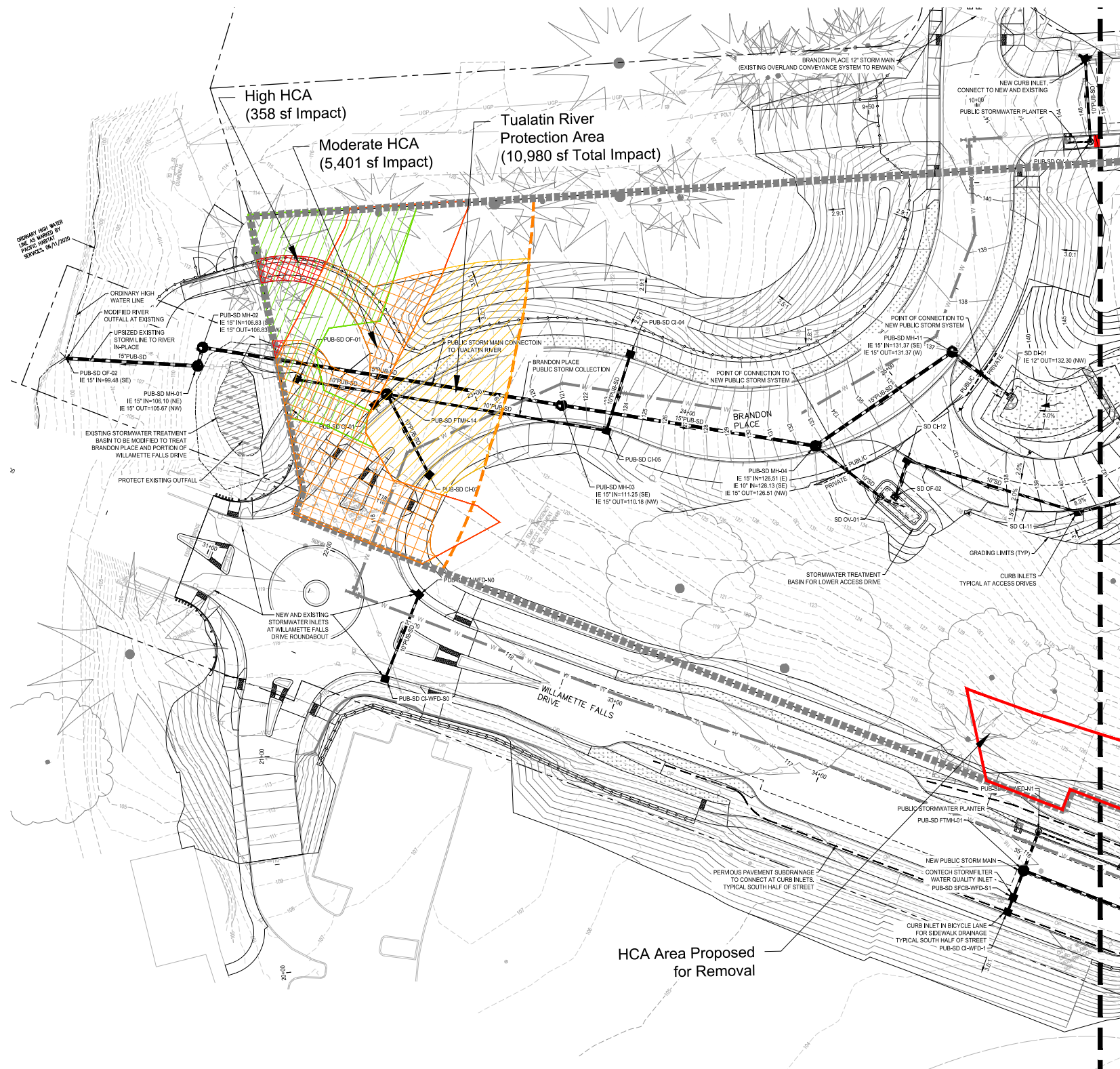
Base provided by KPFF.

Grading and Drainage Plan  
Dollar Street - West Linn, Oregon

FIGURE  
7

3-16-2021





GRADING LABEL LEGEND

| CALLOUT | DESCRIPTION                            |
|---------|----------------------------------------|
| X.X%    | GRADING SLOPE AND DIRECTION (DOWNHILL) |

SHEET LEGEND

| SYMBOL | DESCRIPTION             |
|--------|-------------------------|
|        | DRAINAGE FLOW DIRECTION |
|        | GRADE BREAK             |
|        | EX. CONTOUR MINOR       |
|        | EX. CONTOUR MAJOR       |
|        | CONTOUR MINOR (FG)      |
|        | CONTOUR MAJOR (FG)      |
|        | CONVEYANCE SWALE        |

UTILITY LABEL LEGEND

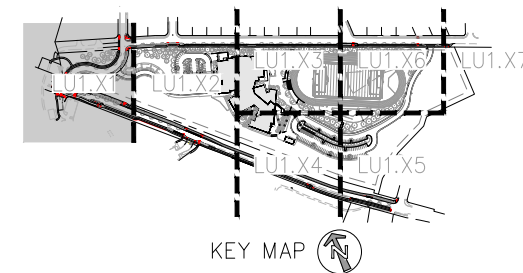
| STRUCTURE LABEL                                            |                                   |
|------------------------------------------------------------|-----------------------------------|
| UTILITY TYPE (SD=STORM DRAINAGE PUB=PUBLIC STORM DRAINAGE) | STRUCTURE TYPE CALLOUT            |
|                                                            | ID NUMBER (WHERE APPLICABLE)      |
| XX XXX                                                     | STRUCTURE INFO (WHERE APPLICABLE) |
| IE IN = XXX                                                |                                   |
| IE OUT = XXX                                               |                                   |

PIPE LABEL

| SYMBOL  | DESCRIPTION    |
|---------|----------------|
| XX" XX" | UTILITY SIZE   |
| XX" XX" | NETWORK NAME   |
| XX" XX" | FLOW DIRECTION |

STRUCTURE TYPE

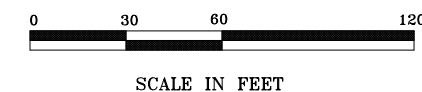
| CALLOUT | DESCRIPTION             |
|---------|-------------------------|
| AD      | AREA DRAIN              |
| BWV     | BACKWATER VALVE         |
| CB      | CATCH BASIN             |
| CI      | CURB INLET              |
| CO      | CLEANOUT TO GRADE       |
| DI      | DITCH INLET             |
| FTMH    | FLAT TOP MANHOLE        |
| GI      | GUTTER INLET            |
| MH      | MANHOLE                 |
| OF      | OUTFALL                 |
| OV      | OVERFLOW INLET          |
| SFCB    | STORMFILTER CATCH BASIN |
| WQMH    | WATER QUALITY MANHOLE   |



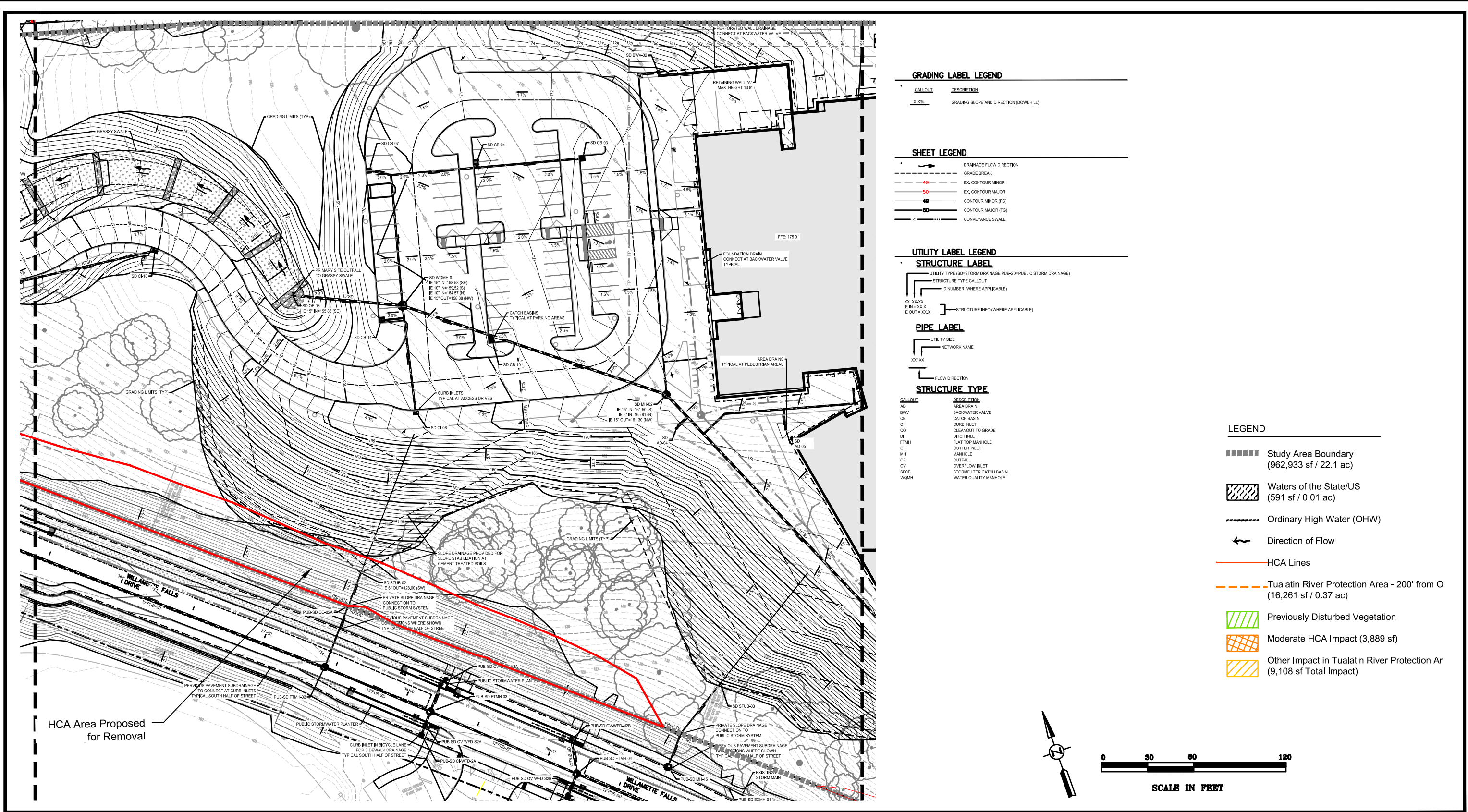
Previously Disturbed Vegetation

LEGEND

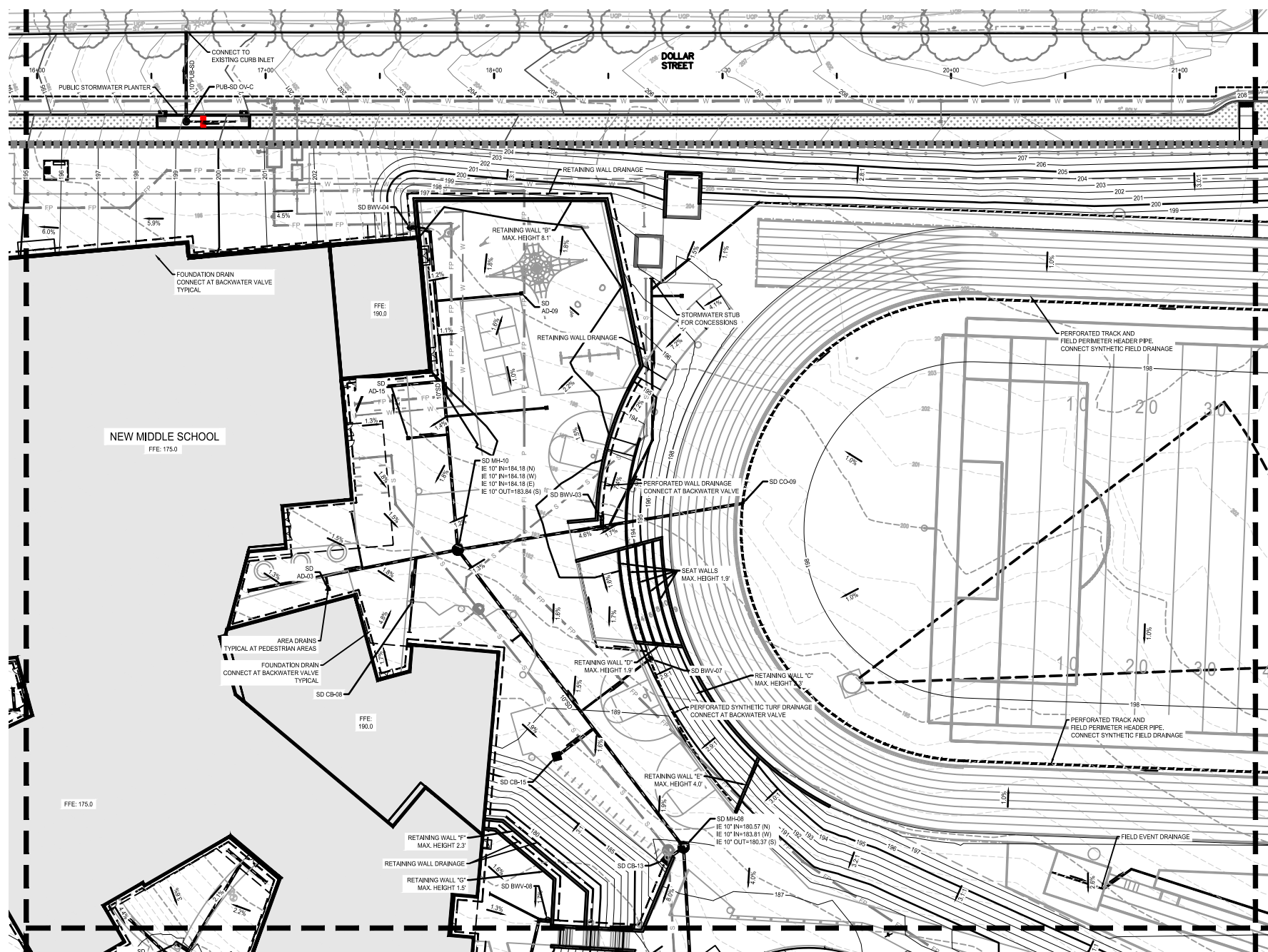
- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- HCA Lines
- Tualatin River Protection Area - 200' from O (16,261 sf / 0.37 ac)
- Previously Disturbed Vegetation
- High Impact HCA (358 sf)
- Moderate HCA Impact (5,401 sf)
- Other Impact in Tualatin River Protection Ar (10,980 sf Total Impact)











#### GRADING LABEL LEGEND

| CALLOUT | DESCRIPTION                            |
|---------|----------------------------------------|
| X.X%    | GRADING SLOPE AND DIRECTION (DOWNHILL) |

#### SHEET LEGEND

|  |                         |
|--|-------------------------|
|  | DRAINAGE FLOW DIRECTION |
|  | GRADE BREAK             |
|  | EX. CONTOUR MINOR       |
|  | EX. CONTOUR MAJOR       |
|  | CONTOUR MINOR (FS)      |
|  | CONTOUR MAJOR (FS)      |
|  | CONVEYANCE SWALE        |

#### UTILITY LABEL LEGEND

| STRUCTURE LABEL                                            |
|------------------------------------------------------------|
| UTILITY TYPE (SD=STORM DRAINAGE PUB=PUBLIC STORM DRAINAGE) |
| STRUCTURE TYPE CALLOUT                                     |
| ID NUMBER (WHERE APPLICABLE)                               |
| XX XXXX<br>IE IN = XXX<br>IE OUT = XXX                     |
| STRUCTURE INFO (WHERE APPLICABLE)                          |

#### PIPE LABEL

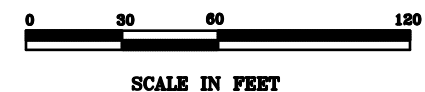
|                |
|----------------|
| UTILITY SIZE   |
| NETWORK NAME   |
| XX' XX         |
| FLOW DIRECTION |

#### STRUCTURE TYPE

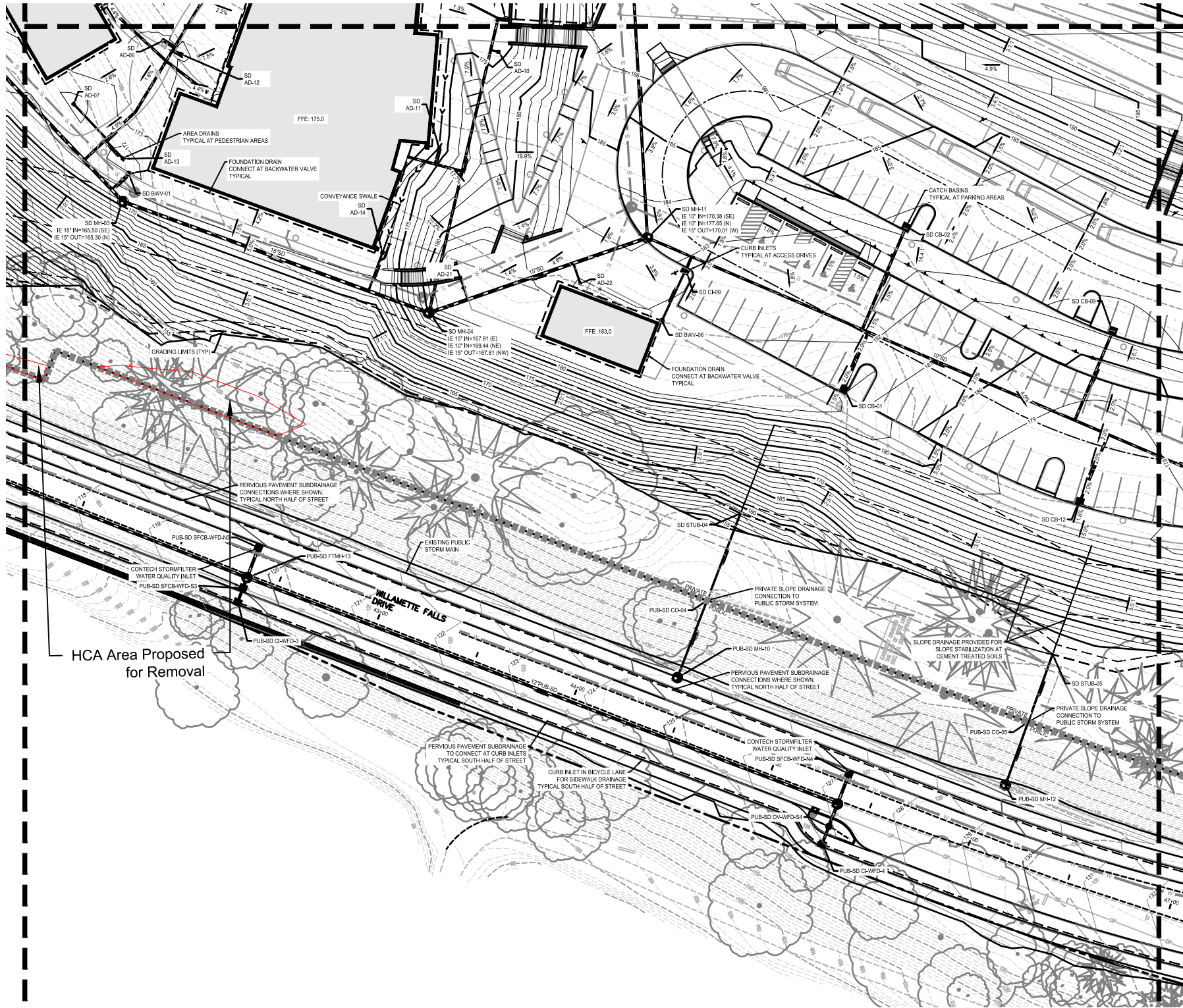
| CALLOUT | DESCRIPTION             |
|---------|-------------------------|
| AD      | AREA DRAIN              |
| BDV     | BACKWATER VALVE         |
| CB      | CATCH BASIN             |
| CI      | CURB INLET              |
| CD      | CLEANOUT TO GRADE       |
| DI      | DITCH INLET             |
| FTMH    | FLAT TOP MANHOLE        |
| GI      | GUTTER INLET            |
| MH      | MANHOLE                 |
| OF      | OUTFALL                 |
| OV      | OVERFLOW INLET          |
| SFOB    | STORMFILTER CATCH BASIN |
| WQMH    | WATER QUALITY MANHOLE   |

#### LEGEND

|  |                                                                         |
|--|-------------------------------------------------------------------------|
|  | Study Area Boundary<br>(962,933 sf / 22.1 ac)                           |
|  | Waters of the State/US<br>(591 sf / 0.01 ac)                            |
|  | Ordinary High Water (OHW)                                               |
|  | Direction of Flow                                                       |
|  | HCA Lines                                                               |
|  | Tualatin River Protection Area - 200' from C<br>(16,261 sf / 0.37 ac)   |
|  | Previously Disturbed Vegetation                                         |
|  | Moderate HCA Impact (3,889 sf)                                          |
|  | Other Impact in Tualatin River Protection Ar<br>(9,108 sf Total Impact) |







#### GRADING LABEL LEGEND

| CALLOUT | DESCRIPTION                             |
|---------|-----------------------------------------|
| X-X%    | GRADING SLOPE AND DIRECTION (DOWN/HILL) |

#### SHEET LEGEND

|  |                         |
|--|-------------------------|
|  | DRAINAGE FLOW DIRECTION |
|  | GRADE BREAK             |
|  | EX. CONTOUR MINOR       |
|  | EX. CONTOUR MAJOR       |
|  | CONTOUR MINOR (FG)      |
|  | CONTOUR MAJOR (FG)      |
|  | CONVEYANCE SWALE        |

#### UTILITY LABEL LEGEND

| STRUCTURE LABEL |                                                            |
|-----------------|------------------------------------------------------------|
|                 | UTILITY TYPE (SD=STORM DRAINAGE PUB=PUBLIC STORM DRAINAGE) |
|                 | STRUCTURE TYPE CALLOUT                                     |
|                 | ID NUMBER (WHERE APPLICABLE)                               |
|                 | XX' X"X"X"<br>IE IN' = XXX'<br>IE OUT' = XXX'              |
|                 | STRUCTURE INFO (WHERE APPLICABLE)                          |

#### PIPE LABEL

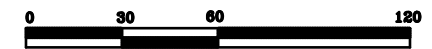
|  |                |
|--|----------------|
|  | UTILITY SIZE   |
|  | NETWORK NAME   |
|  | XX' XX'        |
|  | FLOW DIRECTION |

#### STRUCTURE TYPE

| CALLOUT | DESCRIPTION                   |
|---------|-------------------------------|
| AD      | AREA DRAIN                    |
| BWV     | BACKWATER VALVE               |
| CB      | CATCH BASIN                   |
| CI      | CURB INLET                    |
| CO      | CLEANOUT TO GRADE             |
| DI      | DITCH INLET                   |
| FTMH    | FLAT TOP MANHOLE              |
| GI      | GUTTER INLET                  |
| MH      | MANHOLE                       |
| OF      | OUTFALL                       |
| OV      | OVERFLOW INLET                |
| SFCB    | STORMWATER FILTER CATCH BASIN |
| WQMH    | WATER QUALITY MANHOLE         |

#### LEGEND

|  |                                                                         |
|--|-------------------------------------------------------------------------|
|  | Study Area Boundary<br>(962,933 sf / 22.1 ac)                           |
|  | Waters of the State/US<br>(591 sf / 0.01 ac)                            |
|  | Ordinary High Water (OHW)                                               |
|  | Direction of Flow                                                       |
|  | HCA Lines                                                               |
|  | Tualatin River Protection Area - 200' from O<br>(16,261 sf / 0.37 ac)   |
|  | Previously Disturbed Vegetation                                         |
|  | Moderate HCA Impact (3,889 sf)                                          |
|  | Other Impact in Tualatin River Protection Ar<br>(9,108 sf Total Impact) |



SCALE IN FEET



Base provided by KPFF.

Grading Plan Detail  
Dollar Street - West Linn, Oregon

FIGURE  
7D

3-4-2021





**GRADING LABEL LEGEND**

| CALLOUT | DESCRIPTION                            |
|---------|----------------------------------------|
| X.X%    | GRADING SLOPE AND DIRECTION (DOWNHILL) |

**SHEET LEGEND**

|  |                         |
|--|-------------------------|
|  | DRAINAGE FLOW DIRECTION |
|  | GRADE BREAK             |
|  | EX. CONTOUR MINOR       |
|  | EX. CONTOUR MAJOR       |
|  | CONTOUR MINOR (FG)      |
|  | CONTOUR MAJOR (FG)      |
|  | CONVEYANCE SWALE        |

**UTILITY LABEL LEGEND**

**STRUCTURE LABEL**

|  |                                                               |
|--|---------------------------------------------------------------|
|  | UTILITY TYPE (SD-STORM DRAINAGE PUB-SD-PUBLIC STORM DRAINAGE) |
|  | STRUCTURE TYPE CALLOUT                                        |
|  | ID NUMBER (WHERE APPLICABLE)                                  |
|  | STRUCTURE INFO (WHERE APPLICABLE)                             |

**PIPE LABEL**

|  |                |
|--|----------------|
|  | UTILITY SIZE   |
|  | NETWORK NAME   |
|  | FLOW DIRECTION |

**STRUCTURE TYPE**

| CALLOUT | DESCRIPTION             |
|---------|-------------------------|
| AD      | AREA DRAIN              |
| BWV     | BACKWATER VALVE         |
| CB      | CATCH BASIN             |
| CI      | CURB INLET              |
| CO      | CLEANOUT TO GRADE       |
| DI      | DITCH INLET             |
| FTMH    | FLAT TOP MANHOLE        |
| GI      | GUTTER INLET            |
| MH      | MANHOLE                 |
| OF      | OUTFALL                 |
| OV      | OVERFLOW INLET          |
| SFCB    | STORMFILTER CATCH BASIN |
| WQMH    | WATER QUALITY MANHOLE   |

**LEGEND**

Study Area Boundary  
(962,933 sf / 22.1 ac)

Waters of the State/US  
(591 sf / 0.01 ac)

Ordinary High Water (OHW)

Direction of Flow

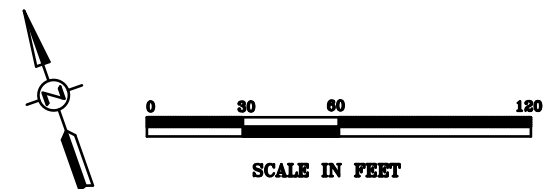
HCA Lines

Tualatin River Protection Area - 200' from C  
(16,261 sf / 0.37 ac)

Previously Disturbed Vegetation

Moderate HCA Impact (3,889 sf)

Other Impact in Tualatin River Protection Ar  
(9,108 sf Total Impact)



**Pacific Habitat Services, Inc.**  
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070  
Phone: (503) 570-0800 Fax: (503) 570-0855

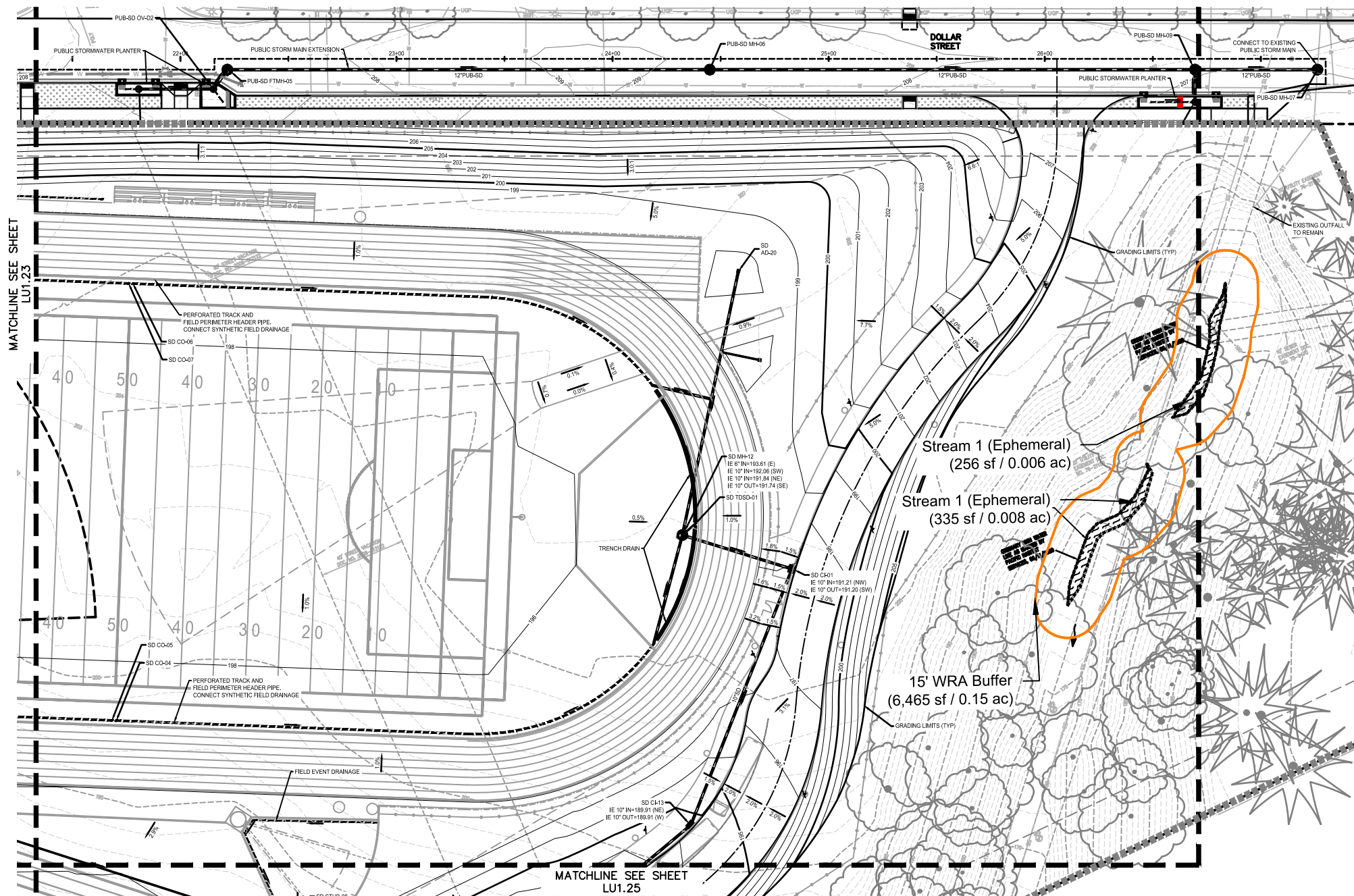
Base provided by KPFF.

Grading Plan Detail

Dollar Street - West Linn, Oregon

**FIGURE**  
**7E**

3-4-2021



| GRADING LABEL LEGEND |                                        |
|----------------------|----------------------------------------|
| CALLOUT              | DESCRIPTION                            |
| X.X%                 | GRADING SLOPE AND DIRECTION (DOWNHILL) |

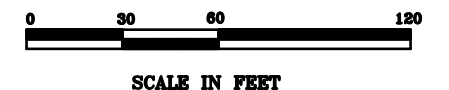
| SHEET LEGEND |                         |
|--------------|-------------------------|
| CALLOUT      | DESCRIPTION             |
| →            | DRAINAGE FLOW DIRECTION |
| ---          | GRADE BREAK             |
| 49           | EX. CONTOUR MINOR       |
| 50           | EX. CONTOUR MAJOR       |
| 40           | CONTOUR MINOR (FG)      |
| 50           | CONTOUR MAJOR (FG)      |
| <---         | CONVEYANCE SWALE        |

| UTILITY LABEL LEGEND                      |                                                               |
|-------------------------------------------|---------------------------------------------------------------|
| STRUCTURE LABEL                           |                                                               |
| ---                                       | UTILITY TYPE (SD=STORM DRAINAGE PUB-SD=PUBLIC STORM DRAINAGE) |
| ---                                       | STRUCTURE TYPE CALLOUT                                        |
| ---                                       | ID NUMBER (WHERE APPLICABLE)                                  |
| XX XX-XX<br>IE IN = XX.X<br>IE OUT = XX.X | STRUCTURE INFO (WHERE APPLICABLE)                             |

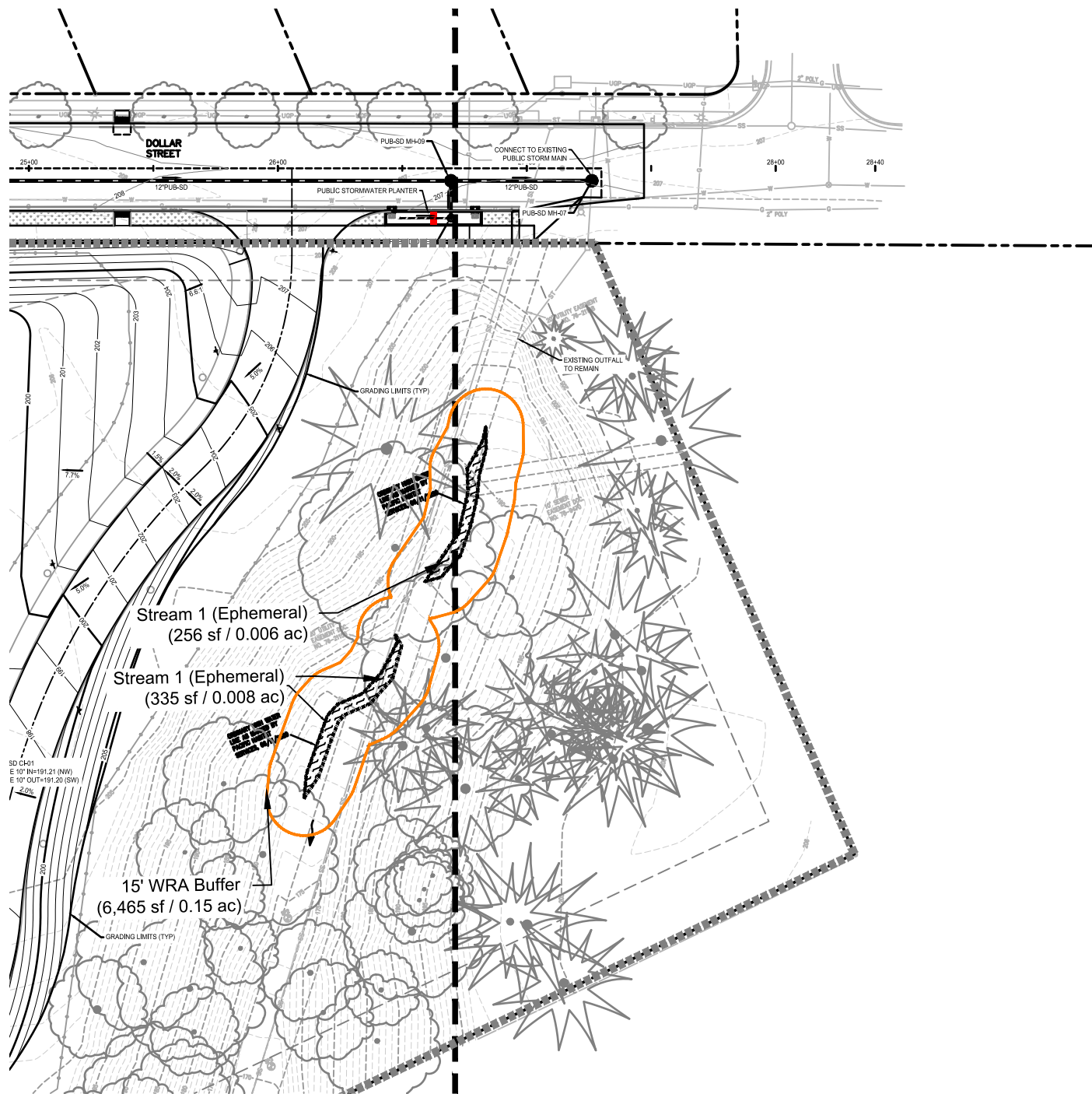
| PIPE LABEL |                |
|------------|----------------|
| ---        | UTILITY SIZE   |
| ---        | NETWORK NAME   |
| XX' XX     | FLOW DIRECTION |

| STRUCTURE TYPE |                          |
|----------------|--------------------------|
| CALLOUT        | DESCRIPTION              |
| AD             | AREA DRAIN               |
| BWV            | BACKWATER VALVE          |
| CB             | CATCH BASIN              |
| CI             | CURB INLET               |
| CO             | CLEANOUT TO GRADE        |
| DI             | DITCH INLET              |
| FTMH           | FLAT TOP MANHOLE         |
| GI             | GUTTER INLET             |
| MH             | MANHOLE                  |
| OF             | OUTFALL                  |
| OV             | OVERFLOW INLET           |
| SFCB           | STORM/FILTER CATCH BASIN |
| WQMH           | WATER QUALITY MANHOLE    |

| LEGEND    |                                                                         |
|-----------|-------------------------------------------------------------------------|
| ■■■■■     | Study Area Boundary<br>(962,933 sf / 22.1 ac)                           |
| ▨         | Waters of the State/US<br>(591 sf / 0.01 ac)                            |
| =====     | Ordinary High Water (OHW)                                               |
| →         | Direction of Flow                                                       |
| —         | WRA Buffer (15' from OHW)                                               |
| - - - - - | Tualatin River Protection Area<br>200' from OHW - (16,261 sf / 0.37 ac) |
| ▨         | Previously Disturbed Vegetation                                         |







**GRADING LABEL LEGEND**

| CALLOUT  | DESCRIPTION                            |
|----------|----------------------------------------|
| XX%<br>↓ | GRADING SLOPE AND DIRECTION (DOWNHILL) |

**SHEET LEGEND**

|       |                         |
|-------|-------------------------|
| →     | DRAINAGE FLOW DIRECTION |
| ---   | GRADE BREAK             |
| 49    | EX. CONTOUR MINOR       |
| 50    | EX. CONTOUR MAJOR       |
| 40    | CONTOUR MINOR (FG)      |
| 50    | CONTOUR MAJOR (FG)      |
| -< -> | CONVEYANCE SWALE        |

**UTILITY LABEL LEGEND**

**STRUCTURE LABEL**

|                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| ---                                 | UTILITY TYPE (SD=STORM DRAINAGE PUB-SD=PUBLIC STORM DRAINAGE) |
| ---                                 | STRUCTURE TYPE CALLOUT                                        |
| ---                                 | ID NUMBER (WHERE APPLICABLE)                                  |
| XX XX-XX<br>IE IN=XXX<br>IE OUT=XXX | STRUCTURE INFO (WHERE APPLICABLE)                             |

**PIPE LABEL**

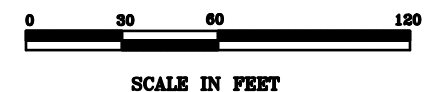
|        |                |
|--------|----------------|
| ---    | UTILITY SIZE   |
| ---    | NETWORK NAME   |
| XX" XX | FLOW DIRECTION |

**STRUCTURE TYPE**

| CALLOUT | DESCRIPTION             |
|---------|-------------------------|
| AD      | AREA DRAIN              |
| SWV     | BACKWATER VALVE         |
| CB      | CATCH BASIN             |
| CI      | CURB INLET              |
| CO      | CLEANOUT TO GRADE       |
| DI      | DITCH INLET             |
| FTMH    | FLAT TOP MANHOLE        |
| GI      | GUTTER INLET            |
| MH      | MANHOLE                 |
| OF      | OUTFALL                 |
| OV      | OVERFLOW INLET          |
| SFCB    | STORMFILTER CATCH BASIN |
| WQMH    | WATER QUALITY MANHOLE   |

**LEGEND**

|       |                                                                         |
|-------|-------------------------------------------------------------------------|
| ▬▬▬▬▬ | Study Area Boundary<br>(962,933 sf / 22.1 ac)                           |
| ▨▨▨▨▨ | Waters of the State/US<br>(591 sf / 0.01 ac)                            |
| ----- | Ordinary High Water (OHW)                                               |
| ←     | Direction of Flow                                                       |
| ---   | HCA Lines                                                               |
| ---   | Tualatin River Protection Area - 200' from O<br>(16,261 sf / 0.37 ac)   |
| ▨▨▨▨▨ | Previously Disturbed Vegetation                                         |
| ▨▨▨▨▨ | Moderate HCA Impact (3,889 sf)                                          |
| ▨▨▨▨▨ | Other Impact in Tualatin River Protection Ar<br>(9,108 sf Total Impact) |



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Grading Plan Detail  
Dollar Street - West Linn, Oregon

FIGURE  
**7G**

3-4-2021



Tualatin River Protection -  
200' from OHW

#### LEGEND

--- LIMIT OF DEMOLITION WORK

EXISTING TREE FARM-  
ALL TREES TO BE REMOVED AND BRANCHES  
CHIPPED ON SITE. CHIPS TO BE SPREAD AS  
DIRECTED BY OWNER'S REPRESENTATIVE.

TEMPORARY TREE PROTECTION FENCE-  
MAINTAIN 10' BEYOND DRIPLINE OF TREES. FOR  
AREAS WHERE CONSTRUCTION REQUIRES LESS THAN  
10' TREES WILL BE MONITORED FOR HEALTH  
DURING CONSTRUCTION.

PROTECT EXISTING TREE TO REMAIN

PROTECT EXISTING SIGNIFICANT TREE TO REMAIN  
TOTAL OF 19

REMOVE EXISTING TREE

REMOVE EXISTING SIGNIFICANT TREES TOTAL OF 23

HAZARD TREES TO EVALUATE TOTAL OF 5

#### GENERAL NOTES

1. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE TEMPORARY TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT.
3. TREES WEST OF WILLAMETTE FALLS DRIVE SHOWN FOR REFERENCE ONLY AND NOT PART OF THIS LAND USE SUBMITTAL.

#### KEY NOTES

- ① ALL TREES TO BE REMOVED AND BRANCHES CHIPPED ON SITE. CHIPS TO BE SPREAD AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ② NEIGHBORING PROPERTY- PROTECT TREES DURING CONSTRUCTION

#### LEGEND

Study Area Boundary  
(962,933 sf / 22.1 ac)

Waters of the State/US  
(591 sf / 0.01 ac)

Ordinary High Water (OHW)

Direction of Flow

HCA Lines

Tualatin River Protection Area - 200' from OHW  
(16,261 sf / 0.37 ac)

Previously Disturbed Vegetation

Moderate HCA Impact (3,889 sf)

Other Impact in Tualatin River Protection Area  
(9,108 sf Total Impact)

HCA Proposed for  
Removal



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Base provided by KPFF.

Tree Removal Plan  
Dollar Street - West Linn, Oregon

FIGURE  
8A

3-11-2021





Pacific Habitat Services, Inc.  
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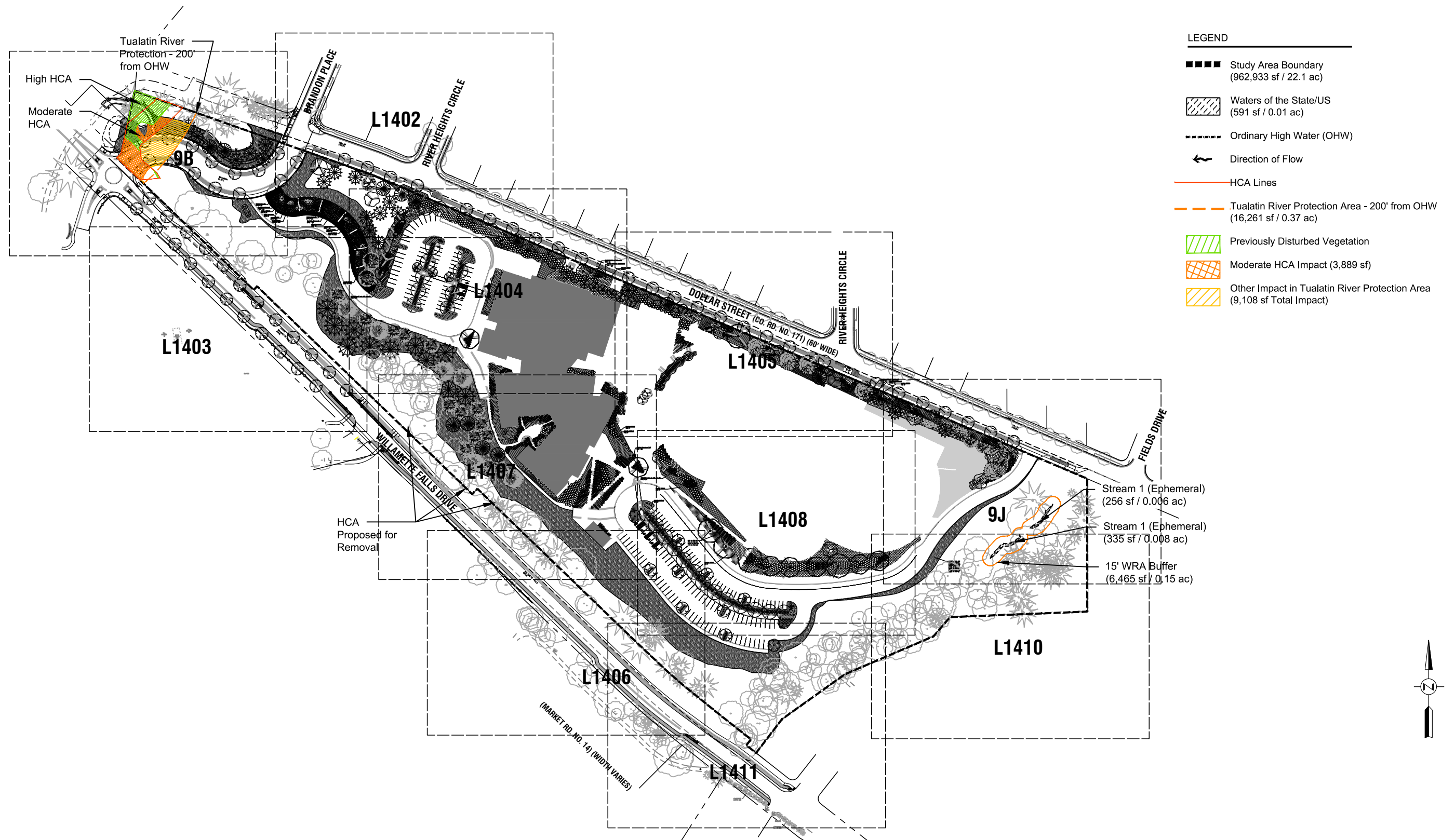
Base provided by Walker Macy.

Tree Removal Plan  
Dollar Street - West Linn, Oregon

FIGURE  
8B

3-11-2021







| TREES                                                                               | CODE    | BOTANICAL NAME                   | COMMON NAME                   | SIZE         | SPACING  | QTY |
|-------------------------------------------------------------------------------------|---------|----------------------------------|-------------------------------|--------------|----------|-----|
|    | ACE CIR | ACER CIRCINATUM                  | VINE MAPLE                    | 2" CAL.      | AS SHOWN | 7   |
|    | ACE GRI | ACER GRISEUM                     | PAPERBARK MAPLE               | 2" CAL.      | AS SHOWN | 9   |
|    | ACE MAC | ACER MACROPHYLLUM                | BIG LEAF MAPLE                | 2" CAL.      | AS SHOWN | 1   |
|    | ACE RBR | ACER RUBRUM                      | RED MAPLE                     | 2.5" CAL.    | AS SHOWN | 36  |
|    | ACE AUT | ACER RUBRUM 'AUTUMN FLAME'       | AUTUMN FLAME RED MAPLE        | 2.5" CAL.    | AS SHOWN | 63  |
|    | ACE BRD | ACER RUBRUM 'BOWHALL'            | BOWHALL RED MAPLE             | 2" CAL.      | AS SHOWN | 19  |
|    | ALN RUB | ALNUS RUBRA                      | RED ALDER                     | 2" CAL.      | AS SHOWN | 3   |
|    | CER CAN | CERCIS CANADENSIS                | EASTERN REDBUD                | 2" CAL.      | AS SHOWN | 8   |
|    | COR NUT | CORNUS NUTTALLII                 | PACIFIC DOGWOOD               | 2" CAL.      | AS SHOWN | 16  |
|    | MAG ST3 | MAGNOLIA STELLATA                | STAR MAGNOLIA                 | 2" CAL.      | AS SHOWN | 5   |
|    | PIC SIT | PICEA SITCHENSIS                 | SITKA SPRUCE                  | 6' TO 8' HT. | AS SHOWN | 7   |
|    | PSE DOU | PSEUDOTSUGA MENZIESII            | DOUGLAS FIR                   | 6' TO 8' HT. | AS SHOWN | 20  |
|    | QUE COC | QUERCUS COCCINEA                 | SCARLET OAK                   | 2.5" CAL.    | AS SHOWN | 8   |
|    | QUE PAL | QUERCUS PALUSTRIS                | PIN OAK                       | 2.5" CAL.    | AS SHOWN | 11  |
|    | QUE RUB | QUERCUS RUBRA                    | RED OAK                       | 2.5" CAL.    | AS SHOWN | 5   |
|    | THU PLI | THUJA PLICATA                    | WESTERN RED CEDAR             | 6' TO 8' HT. | AS SHOWN | 15  |
|   | ZEL GRE | ZELKOVA SERRATA 'GREEN VASE'     | GREEN VASE SAWLEAF ZELKOVA    | 2" CAL.      | AS SHOWN | 2   |
| SHRUBS                                                                              | CODE    | BOTANICAL NAME                   | COMMON NAME                   | SIZE         | SPACING  | QTY |
|  | BER LAV | BERBERIS THUNBERGII 'MARTHA' TM  | LAVA NUGGET JAPANESE BARBERRY | 1 GAL.       | 36" O.C. | 171 |
|  | CAR BUC | CAREX BUCHANANII                 | LEATHER LEAF SEDGE            | 1 GAL.       | AS SHOWN | 206 |
|  | CIS COR | CISTUS CORBARIENSIS              | WHITE ROCKROSE                | 3 GAL.       | 60" O.C. | 212 |
|  | CLE ALN | CLETHRA ALNIFOLIA                | SUMMERSWEET CLETHRA           | 1 GAL.       | 36" O.C. | 767 |
|  | COR RES | CORNUS SERICEA                   | RED TWIG DOGWOOD              | 2 GAL.       | 48" O.C. | 79  |
|  | DAS FRU | DASIPHORA FRUTICOSA              | SHRUBBY CINQUEFOIL            | 1 GAL.       | 30" O.C. | 291 |
|  | FOT BLU | FOTHERGILLA GARDENII 'BLUE MIST' | BLUE MIST FOTHERGILLA         | 1 GAL.       | 36" O.C. | 431 |
|  | ILE GR3 | ILEX CRENATA 'GREEN ISLAND'      | GREEN ISLAND JAPANESE HOLLY   | 1 GAL.       | 24" O.C. | 198 |
|  | JUN PAT | JUNCUS PATENS                    | CALIFORNIA GRAY RUSH          | 1 GAL.       | 24" O.C. | 601 |
|  | LON PIL | LONICERA PILEATA                 | PRIVET HONEYSUCKLE            | 1 GAL.       | 18" O.C. | 101 |
|  | POMU    | POLYSTICHUM MUNITUM              | WESTERN SWORD FERN            | 1 GAL.       | 36" O.C. | 725 |
|  | RHO LKE | RHODODENDRON X 'DARK LORD'       | DARK LORD RHODODENDRON        | 3 GAL.       | 60" O.C. | 162 |
|  | RHO UNQ | RHODODENDRON X 'UNIQUE'          | UNIQUE RHODODENDRON           | 2 GAL.       | 48" O.C. | 308 |
|  | SAR DIG | SARCOCOCCA HOOKERIANA DIG'NA     | SLENDER SWEETBOX              | 3 GAL.       | 60" O.C. | 14  |
|  | SPI TOR | SPIRAEA BETULIFOLIA 'TOR'        | TOR BIRCHLEAF SPIREA          | 1 GAL.       | 36" O.C. | 921 |

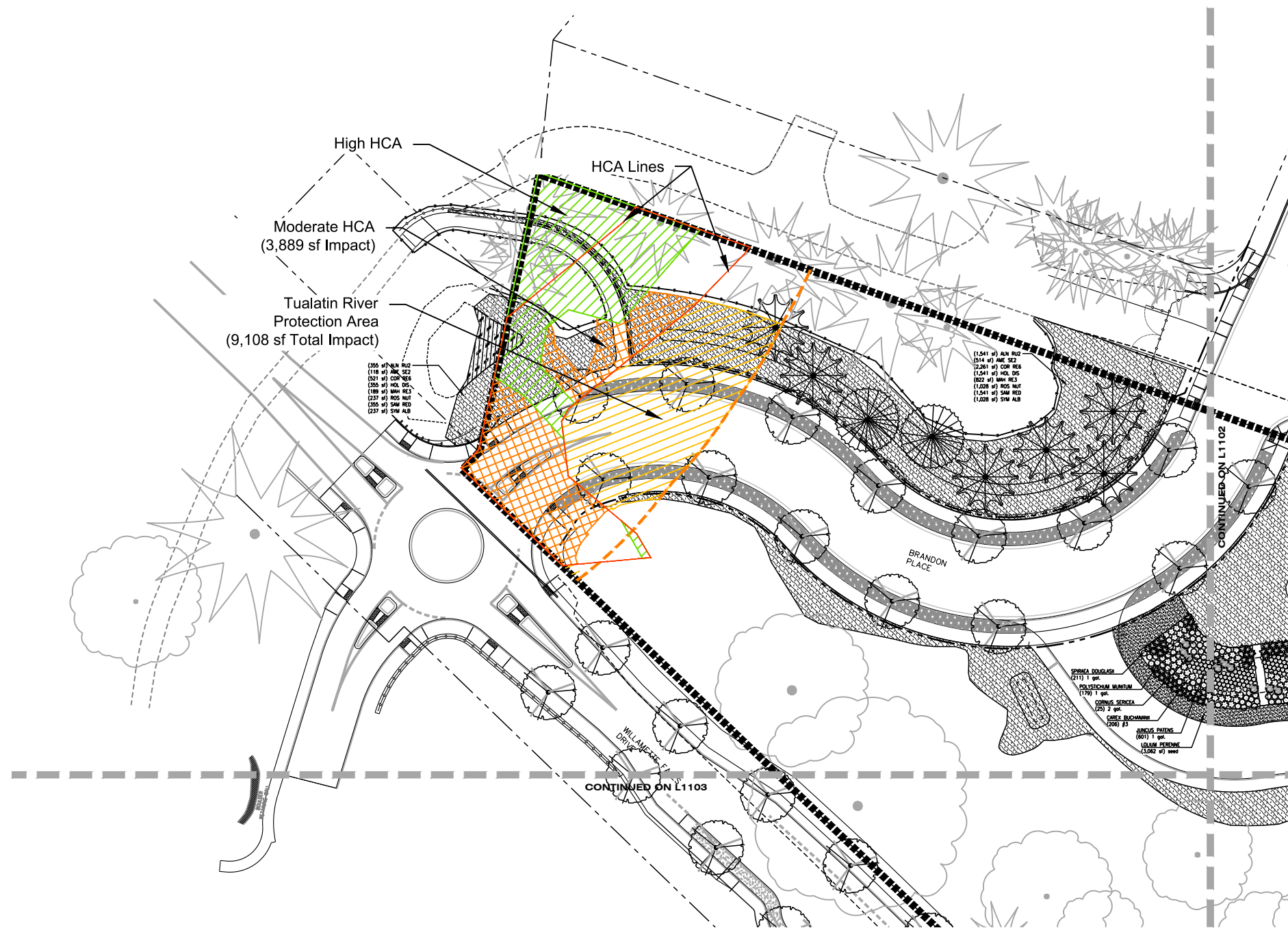
|  | WESP    | SPIRAEA DOUGLASII                 | WESTERN SPIREA     | 1 GAL.      | 36" O.C. |          | 229       |
|-------------------------------------------------------------------------------------|---------|-----------------------------------|--------------------|-------------|----------|----------|-----------|
|  | SPI NIP | SPIRAEA NIPPONICA 'SNOWMOUND'     | SNOWMOUND SPIREA   | 1 GAL.      | 36" O.C. |          | 593       |
|  | SYR MEY | SYRINGA MEYERI 'PALIBIN'          | DWARF KOREAN LILAC | 2 GAL.      | 48" O.C. |          | 234       |
|  | VIB DAV | VIBURNUM DAVIDII                  | DAVID VIBURNUM     | 2 GAL.      | 48" O.C. |          | 90        |
| GROUND COVERS                                                                       | CODE    | BOTANICAL NAME                    | COMMON NAME        | SIZE        | SPACING  | SPACING  | QTY       |
|  | ARC CN3 | ARCTOSTAPHYLOS UVA URSI UVA URSI  | KINKINNICK         | 1 GAL.      | 15" O.C. | 15" o.c. | 11,416    |
|  | LOL PER | LOLIUM PERENNE                    | PERENNIAL RYEGRASS | SEED        |          |          | 15,459 SF |
|  | MA RE   | MAHONIA REPENS                    | CREEPING MAHONIA   | 1 GAL.      | 36" O.C. | 36" o.c. | 1,887     |
|  | RUB PEN | RUBUS PENTALOBUS 'EMERALD CARPET' | BRAMBLE            | BULB/4" POT | 18" O.C. | 18" o.c. | 1,570     |

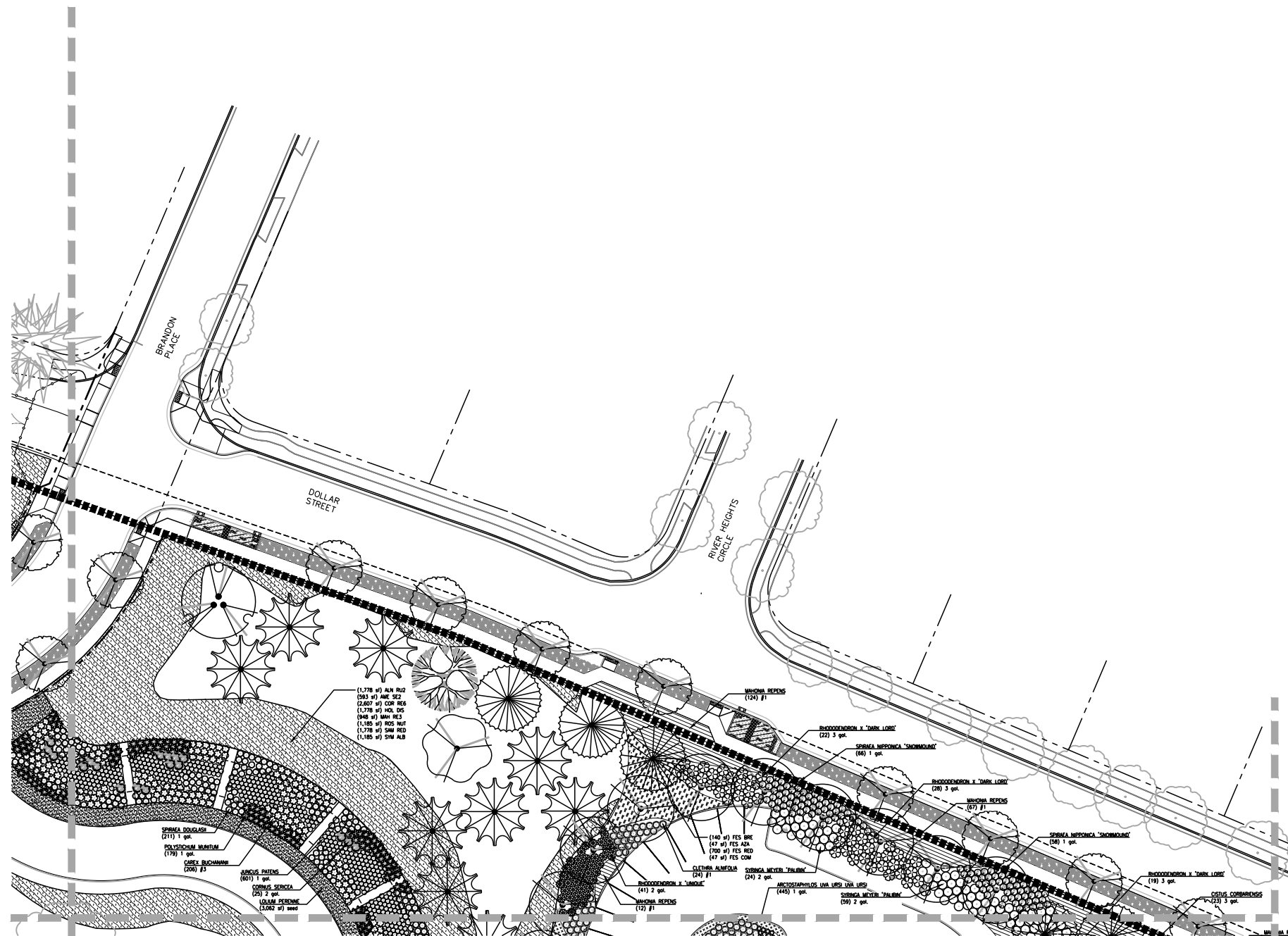
#### PLANT SCHEDULE – RESTORATION AREA

|                                                                                     |                                                                                                                                                                                                                                                                                                                       |                                                                                                                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  | PSEUDOTSUGA MENZIESII<br>4' HT.<br>PSEUDOTSUGA MENZIESII / DOUGLAS FIR                                                                                                                                                                                                                                                | 11                                                                                                               |
|  | ACER MACROPHYLLUM<br>3' HT.<br>ACER MACROPHYLLUM / BIG LEAF MAPLE                                                                                                                                                                                                                                                     | 6                                                                                                                |
|  | ALNUS RUBRA<br>3' HT.<br>ALNUS RUBRA / RED ALDER                                                                                                                                                                                                                                                                      | 14                                                                                                               |
|  | THUJA PLICATA<br>4' HT.<br>THUJA PLICATA / WESTERN RED CEDAR                                                                                                                                                                                                                                                          | 4                                                                                                                |
|  | WOODLAND MIX<br>ALNUS RUBRA / RED ALDER<br>AMELANCHIER ALNIFOLIA / SERVICEBERRY<br>CORNUS SERICEA / RED TWIG DOGWOOD<br>HOLODISCUS DISCOLOR / OCEAN-SPRAY<br>MAHONIA REPENS / CREEPING MAHONIA<br>ROSA NUTKANANA / NODDIA ROSE<br>SAMBUCUS RACEMOSA / RED ELDERBERRY<br>SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY | 113,741 SF<br>17,061 SF<br>5,687 SF<br>25,023 SF<br>17,061 SF<br>9,099 SF<br>11,374 SF<br>17,061 SF<br>11,374 SF |
|  | NO-MOW<br>FESTUCA BREVIPILOSA / HARD FESCUE<br>FESTUCA OVINA 'AZAY' / AZAY SHEEP FESCUE<br>FESTUCA RUBRA / RED FESCUE<br>FESTUCA RUBRA COMMUTATA / CHEWINGS FESCUE                                                                                                                                                    | 20,247 SF<br>3,037 SF<br>1,012 SF<br>15,186 SF<br>1,012 SF                                                       |

#### PLANTING NOTES

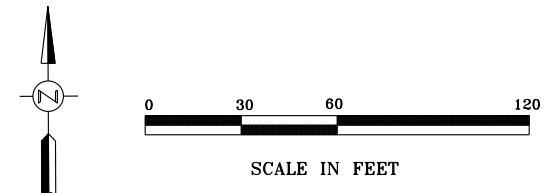
- CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
- PLANTING AREAS TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
- IDENTIFY ALL PLANTING AREAS IN FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL. PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
- FOR PLANTING OCCURRING IN MASSES OF SAME SPECIES PLANT, LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS. REFER TO DETAILS AND LEGEND FOR SPACING INFORMATION.
- THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
- SHRUBS AND GROUND COVER TO BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGES; UNLESS OTHERWISE NOTED.
- PROVIDE ROOT BARRIER AROUND ALL TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, UTILITY DUCTS AND OTHER APPURTENANCES.
- PLANT QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND LOCATIONS SHOWN ON DRAWINGS.
- PROVIDE JUTE NETTING ON ALL SLOPES WITH GRADIENT OF 3:1 OR GREATER AS DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. STAPLE FABRIC TO GROUND WITH METAL STAKES AT 4' O.C.



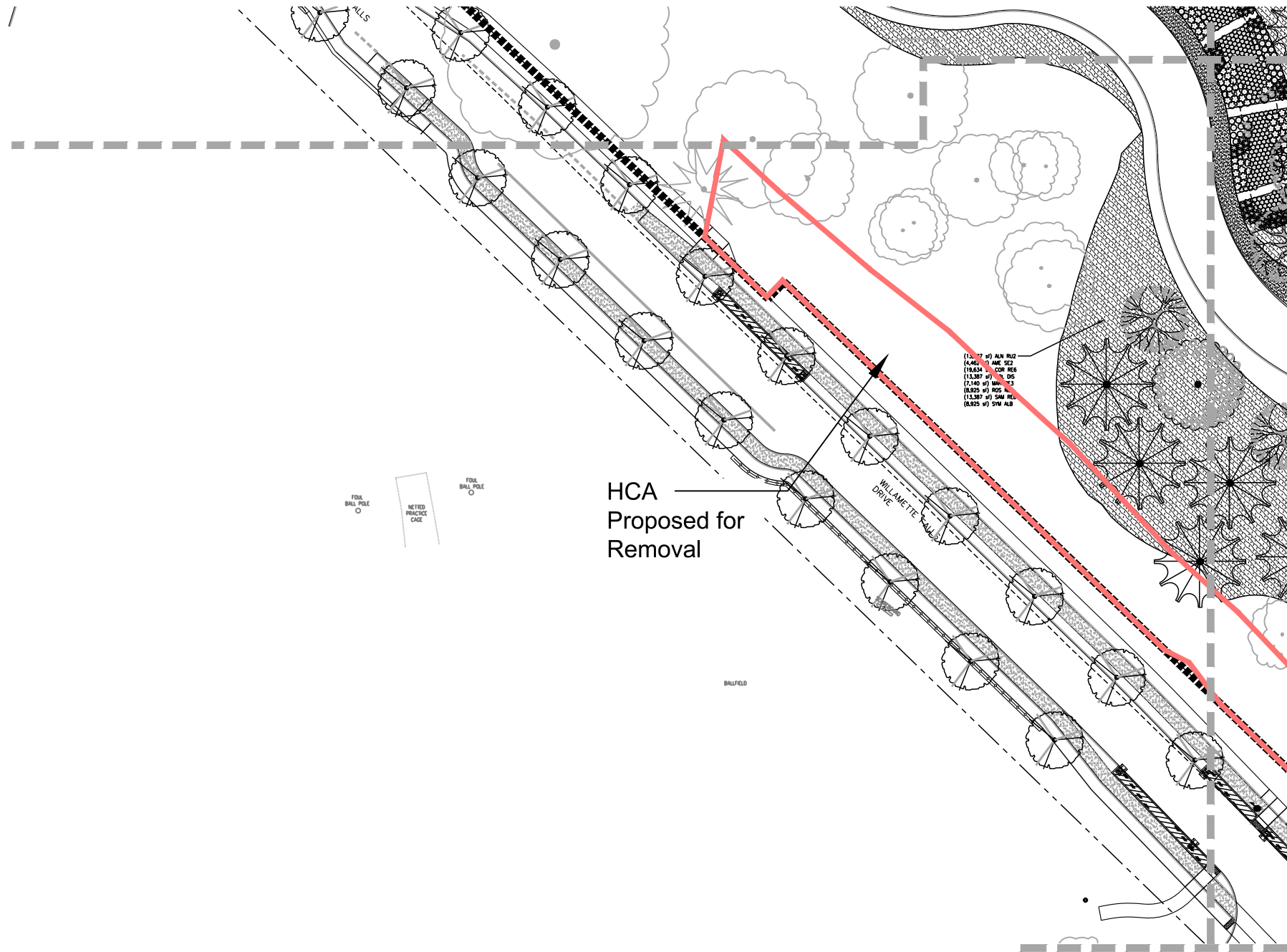


# LEGEND

- Study Area Boundary  
(962,933 sf / 22.1 ac)
- Waters of the State/US  
(591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- HCA Lines
- Tualatin River Protection Area - 200' from OHW  
(16,261 sf / 0.37 ac)
- Previously Disturbed Vegetation
- Moderate HCA Impact (3,889 sf)
- Other Impact in Tualatin River Protection Area  
(9,108 sf Total Impact)

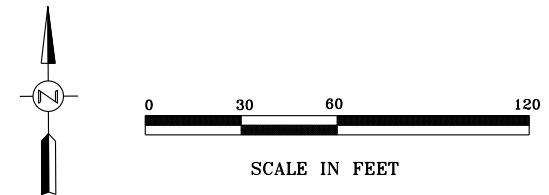


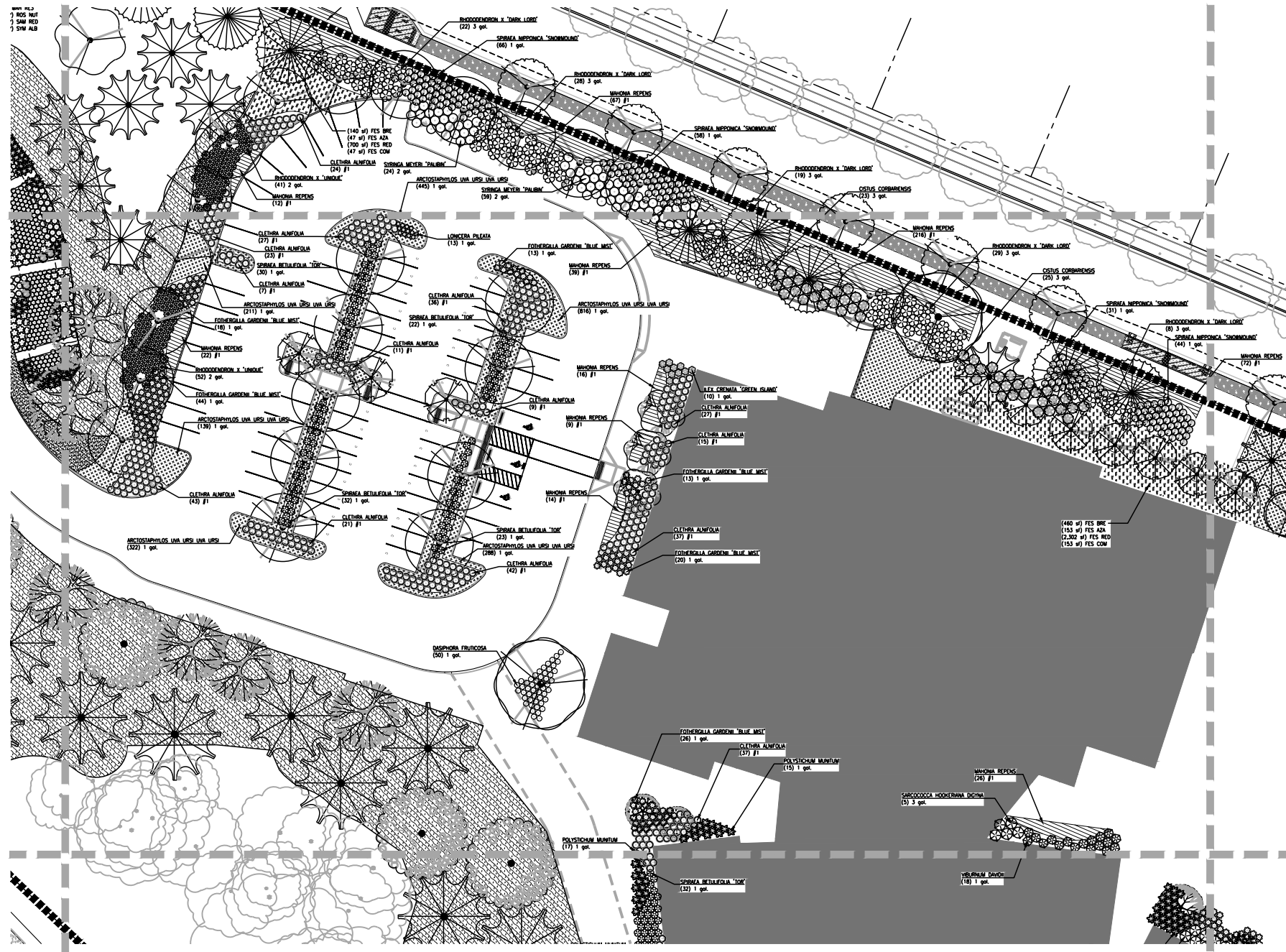




#### LEGEND

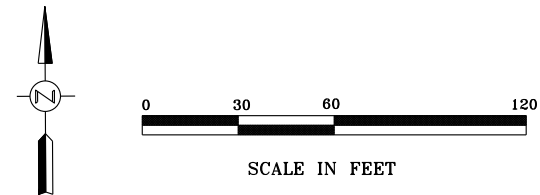
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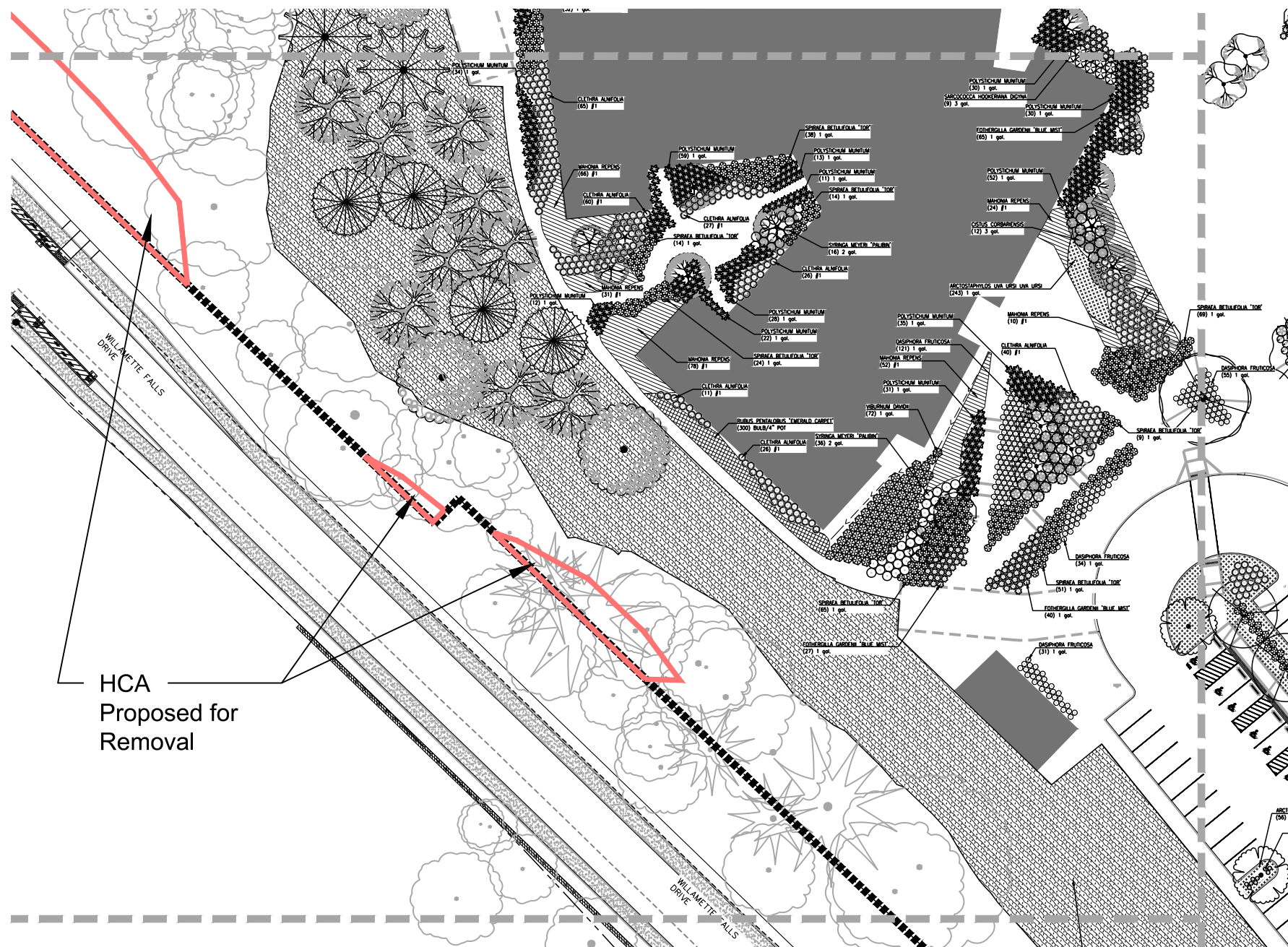
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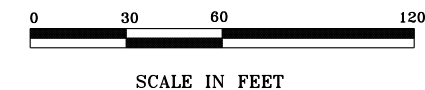
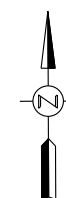






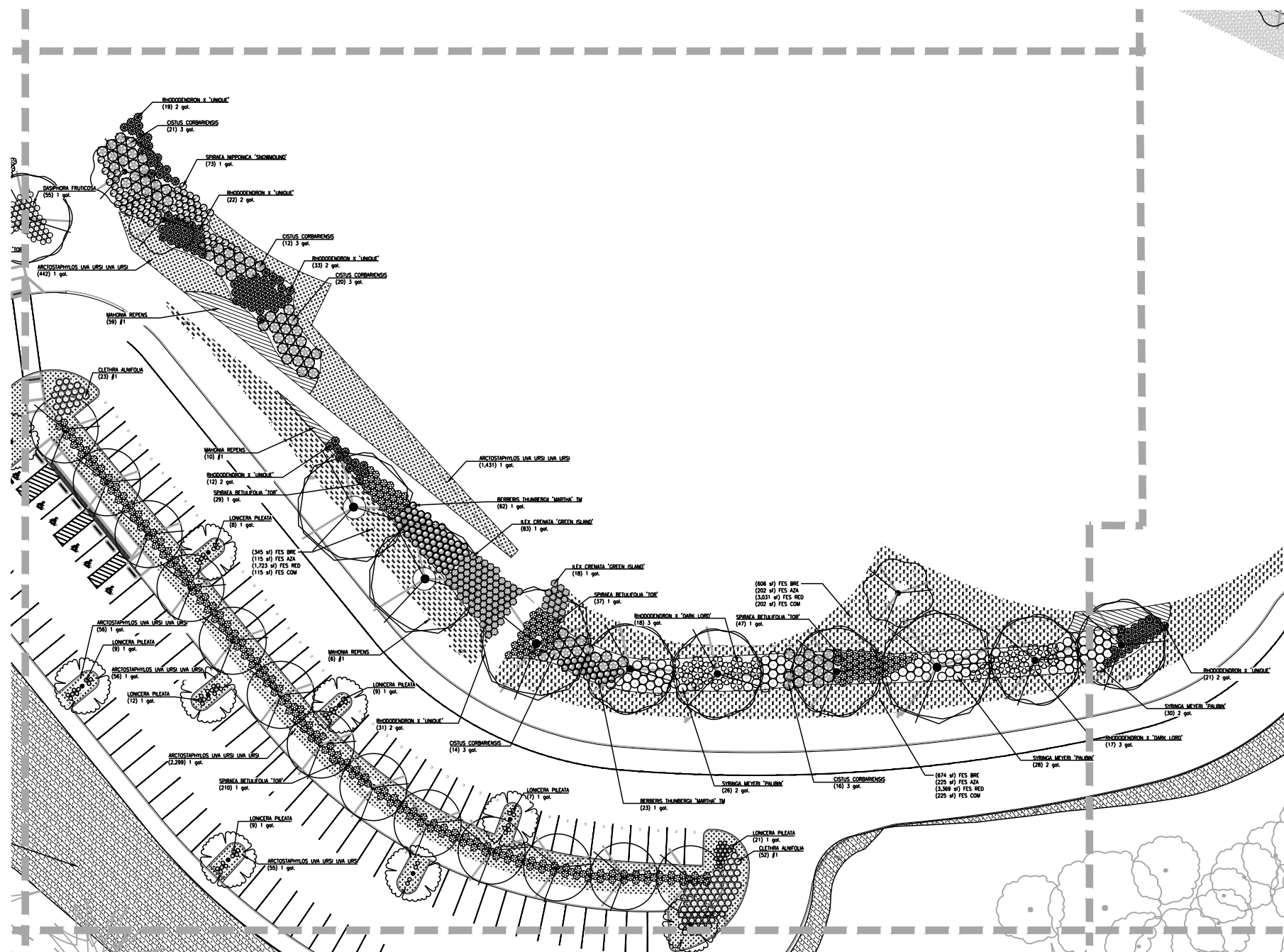
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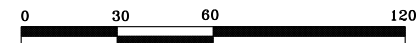
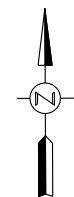






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SCALE IN FEET



Base provided by Walker Macy.

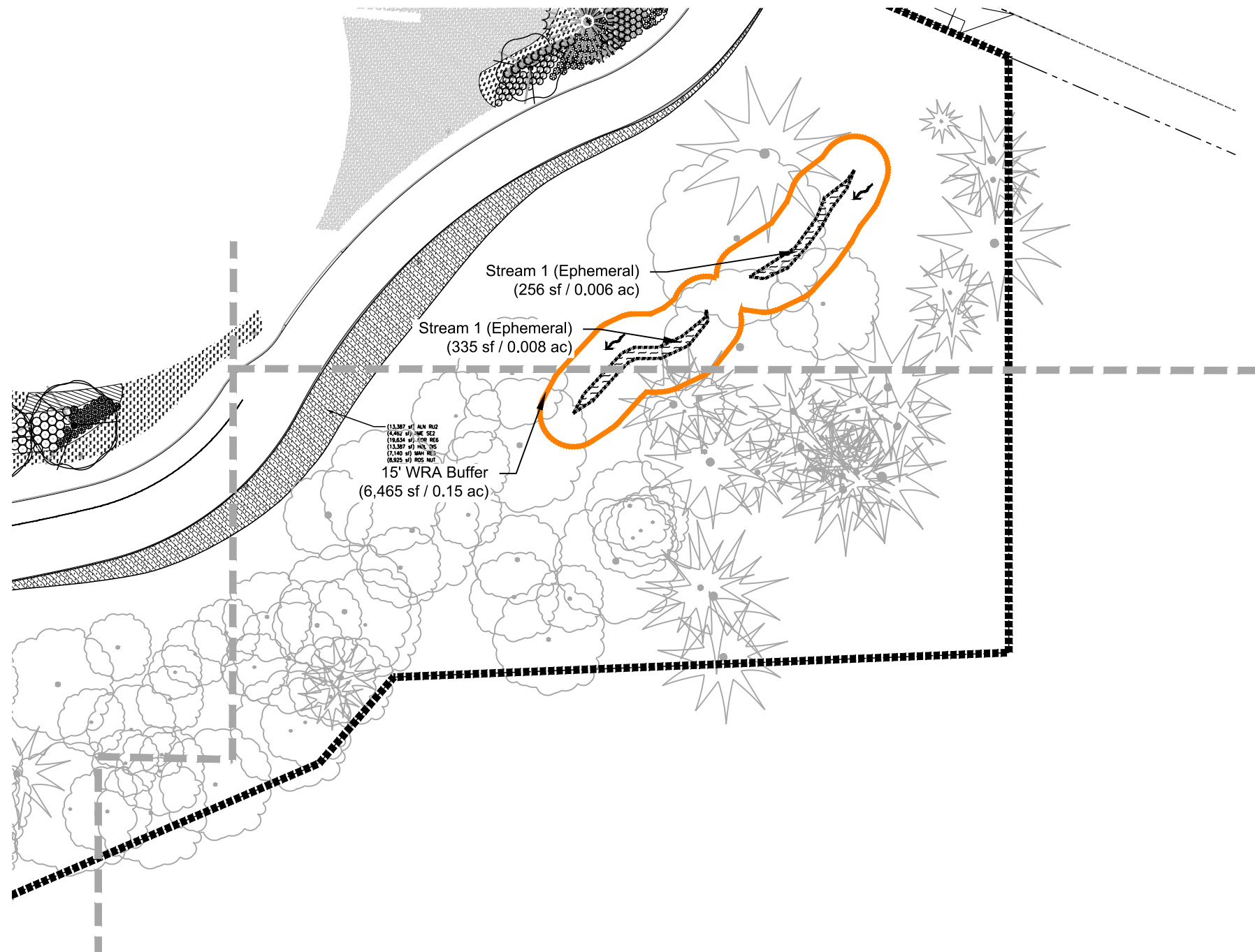
Landscape Plan Details  
Dollar Street - West Linn, Oregon

FIGURE  
91

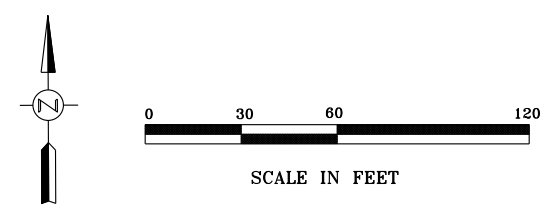
3-5-2021







- LEGEND**
- Study Area Boundary  
(962,933 sf / 22.1 ac)
  - Waters of the State/US  
(591 sf / 0.01 ac)
  - Ordinary High Water (OHW)
  - Direction of Flow
  - HCA Lines
  - Tualatin River Protection Area - 200' from OHW  
(16,261 sf / 0.37 ac)
  - Previously Disturbed Vegetation
  - Moderate HCA Impact (3,889 sf)
  - Other Impact in Tualatin River Protection Area  
(9,108 sf Total Impact)



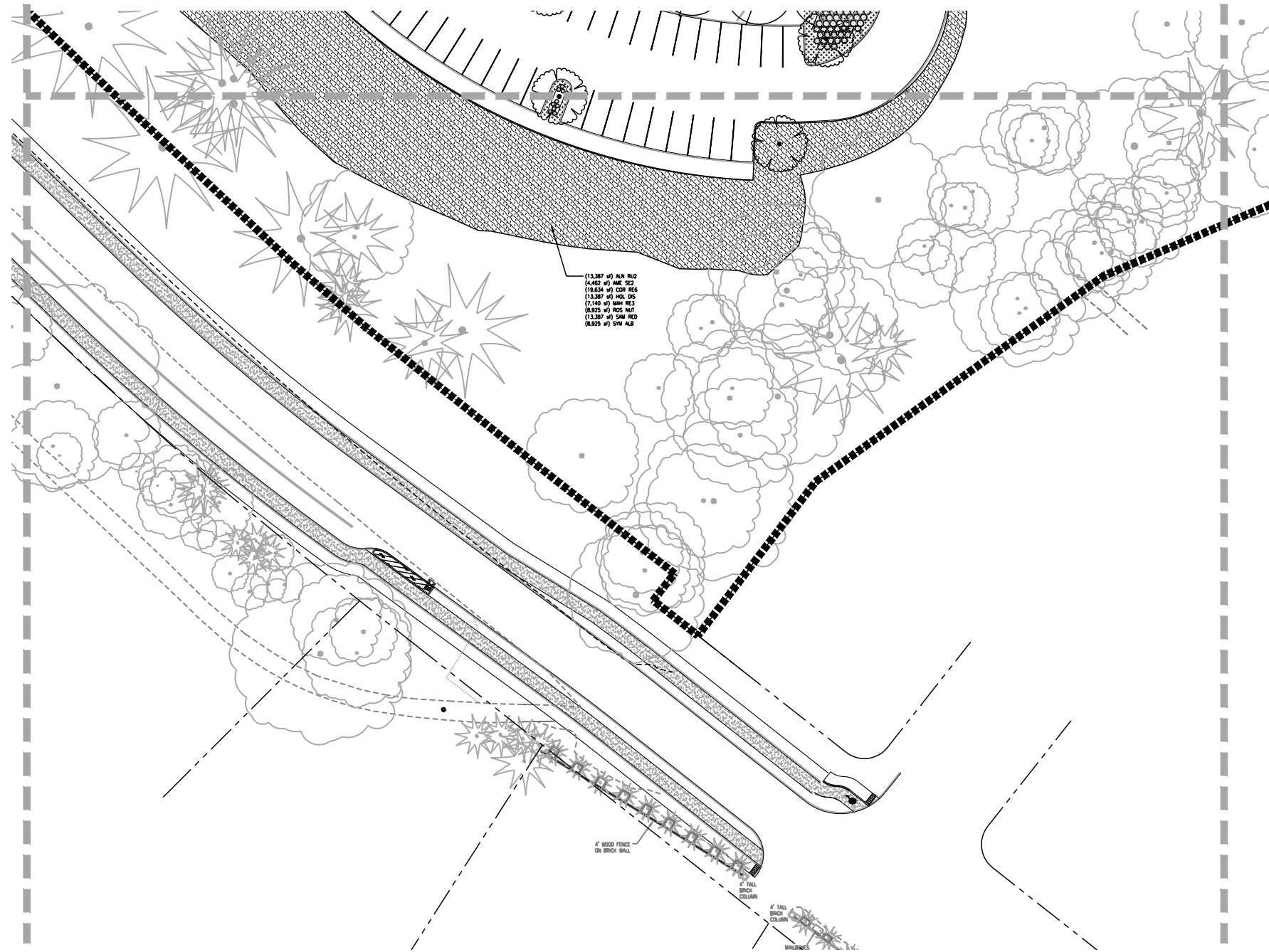
Base provided by Walker Macy.

Landscape Plan Details  
Dollar Street - West Linn, Oregon

FIGURE  
**9K**

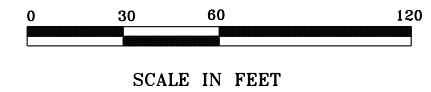
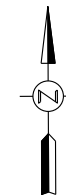
3-5-2021



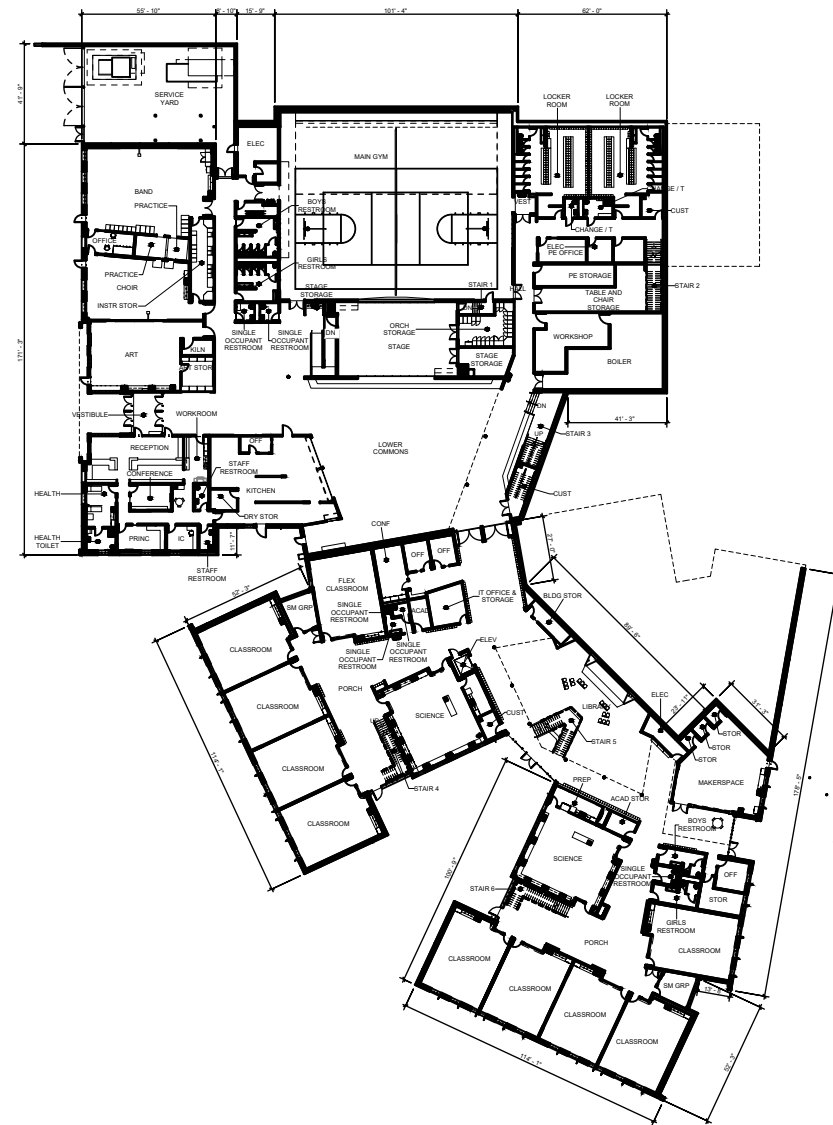


# LEGEND

- Study Area Boundary  
(962,933 sf / 22.1 ac)
- Waters of the State/US  
(591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- HCA Lines
- Tualatin River Protection Area - 200' from OHW  
(16,261 sf / 0.37 ac)
- Previously Disturbed Vegetation
- Moderate HCA Impact (3,889 sf)
- Other Impact in Tualatin River Protection Area  
(9,108 sf Total Impact)

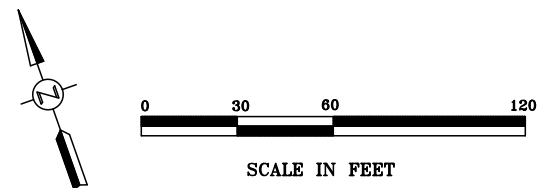
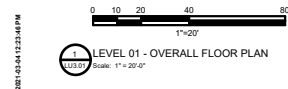






**SUMMARY:**

- SITE TOTAL NET AREA: 802,194 SQUARE FEET OR 21.4 ACRES
- BUILDING LOT COVERAGE: 77,670 SQUARE FEET
- EXCLUDING THE AREA WEST OF BRANDON PLACE FROM THE LOT COVERAGE STANDARDS, TOTAL SITE AREA IS 914,760 SQUARE FEET
- TOTAL LOT COVERAGE OF THE SITE IS 8.5 PERCENT
- TOTAL BUILDING FLOOR AREA: 110,972 SQUARE FEET
- MAXIMUM BUILDING HEIGHT: 38.5 1/2'

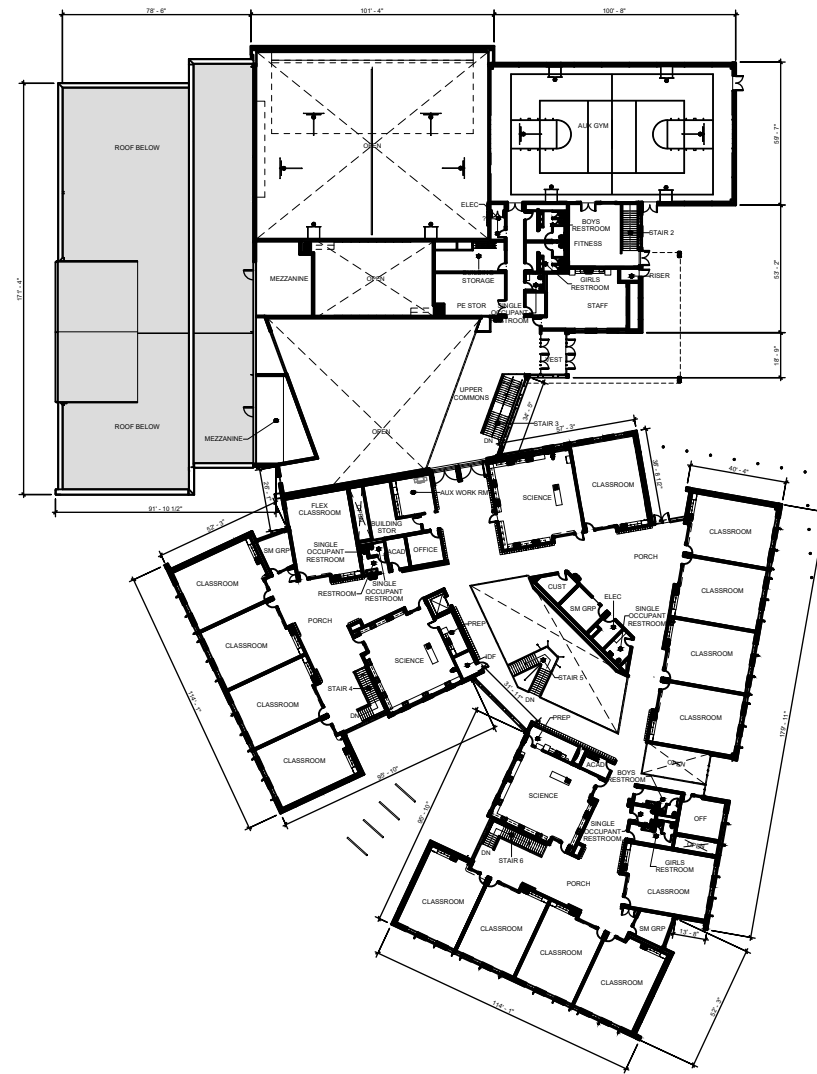


Base provided by IBI.

Architectural Plans  
Dollar Street - West Linn, Oregon

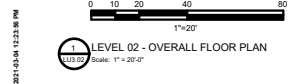
FIGURE  
10A

3-3-2021

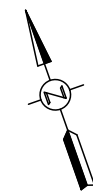


| SUMMARY: |                                                                                                                  |
|----------|------------------------------------------------------------------------------------------------------------------|
| •        | SITE TOTAL NET AREA: 932,194 SQUARE FEET OR 21.4 ACRES                                                           |
| •        | BUILDING LOT COVERAGE: 77,670 SQUARE FEET                                                                        |
| •        | EXCLUDING THE AREA WEST OF BRANDON PLACE FROM THE LOT COVERAGE STANDARDS, TOTAL SITE AREA IS 914,760 SQUARE FEET |
| •        | TOTAL LOT COVERAGE OF THE SITE IS 8.5 PERCENT                                                                    |
| •        | TOTAL BUILDING FLOOR AREA: 110,972 SQUARE FEET                                                                   |
| •        | MAXIMUM BUILDING HEIGHT: 38'-5 1/2"                                                                              |

No.  
A



Author

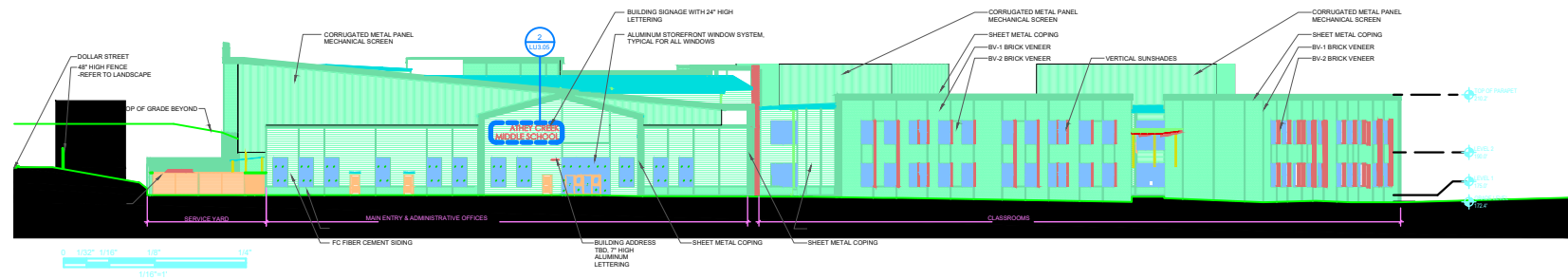


Base provided by IBI.

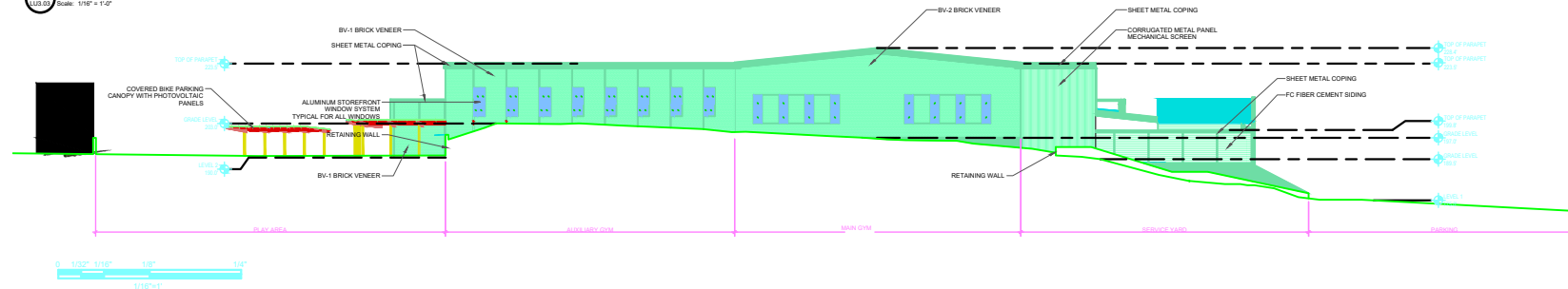
Architectural Plans  
Dollar Street - West Linn, Oregon

FIGURE  
10B

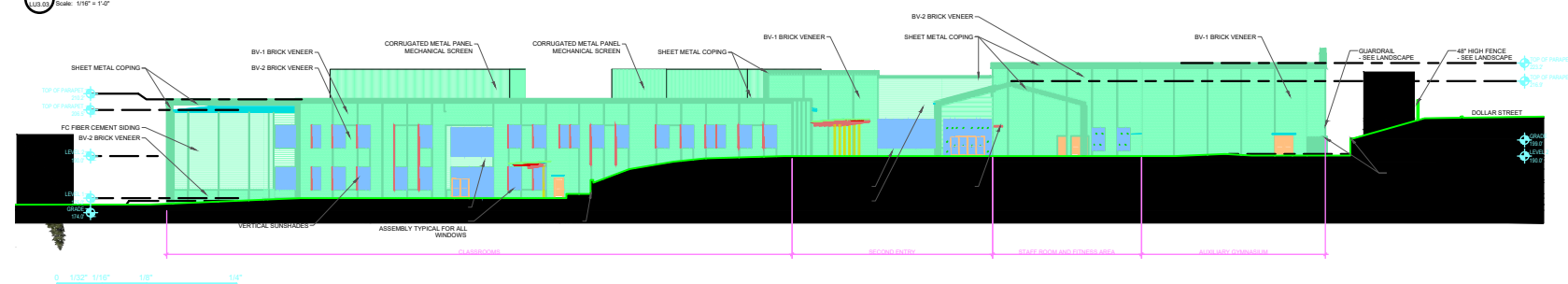
3-3-2021



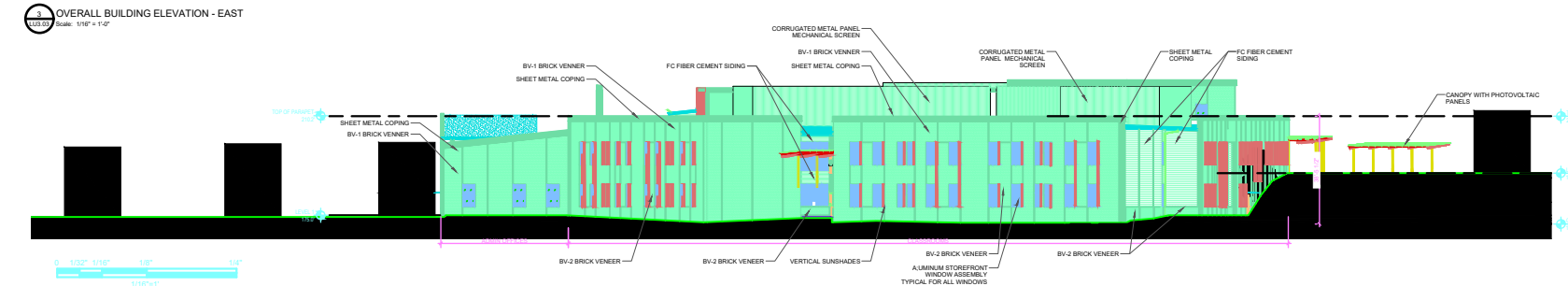
1 OVERALL BUILDING ELEVATION - WEST  
Scale: 1/16" = 1'-0"



2 OVERALL BUILDING ELEVATION - NORTH  
Scale: 1/16" = 1'-0"

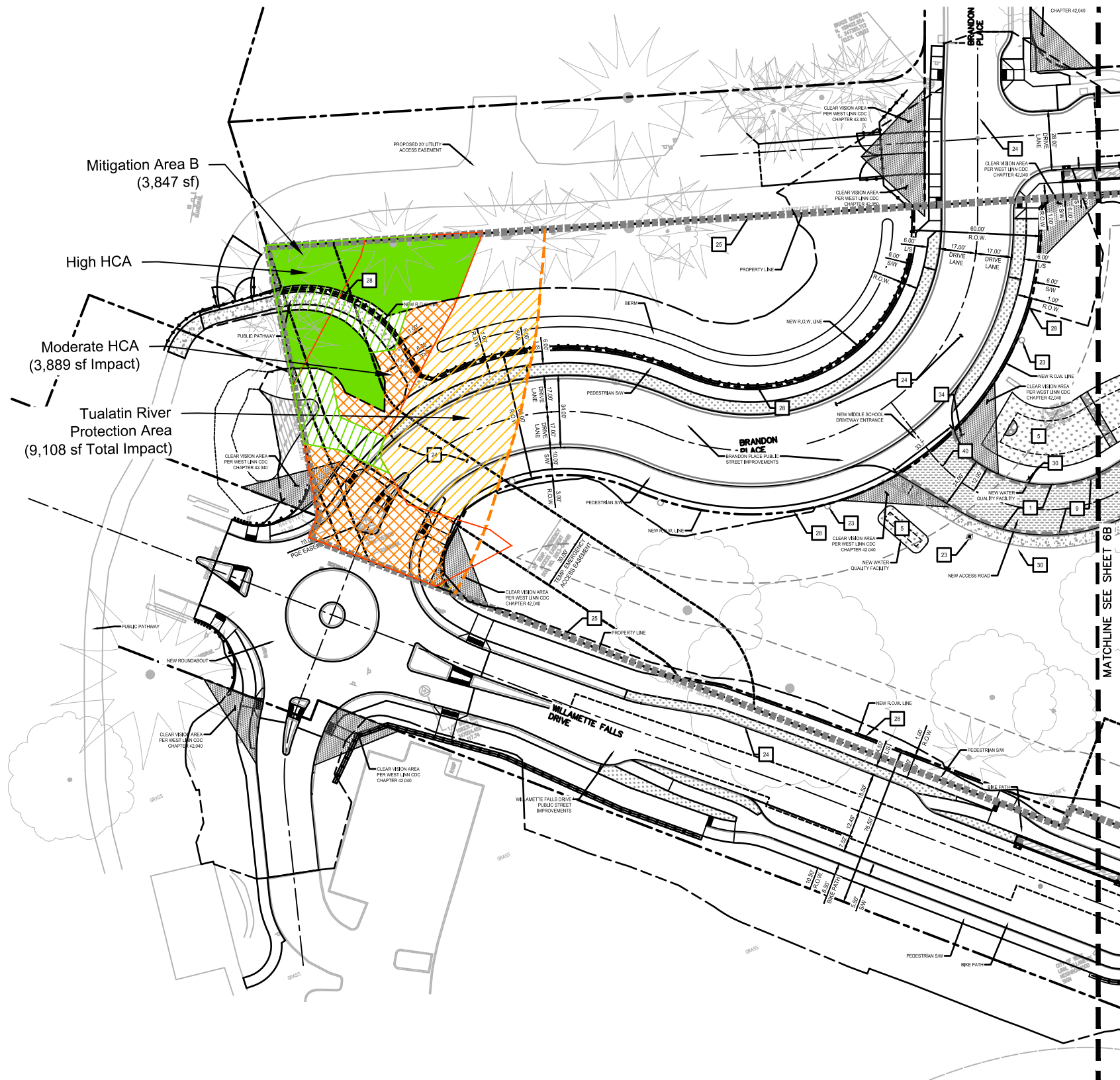


3 OVERALL BUILDING ELEVATION - EAST  
Scale: 1/16" = 1'-0"



4 OVERALL BUILDING ELEVATION - SOUTH  
Scale: 1/16" = 1'-0"

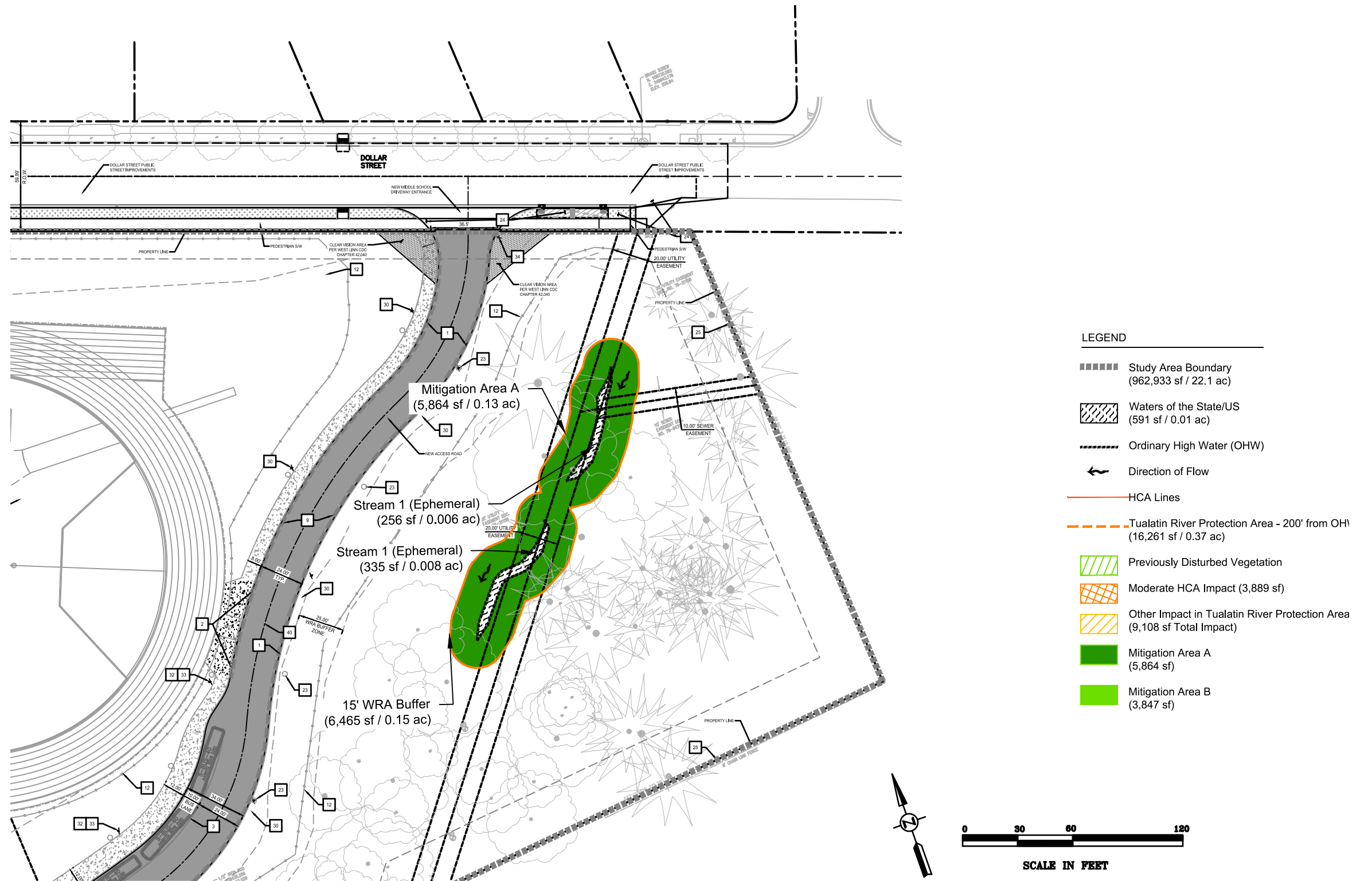




- LEGEND**
- Study Area Boundary (962,933 sf / 22.1 ac)
  - Waters of the State/US (591 sf / 0.01 ac)
  - Ordinary High Water (OHW)
  - Direction of Flow
  - HCA Lines
  - Tualatin River Protection Area - 200' from OHW (16,261 sf / 0.37 ac)
  - Previously Disturbed Vegetation
  - Moderate HCA Impact (3,889 sf)
  - Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)
  - Mitigation Area A (5,864 sf)
  - Mitigation Area B (3,847 sf)



0 30 60 120  
SCALE IN FEET



Mitigation Area A (6,465 sf) Planting List

| Species                       | Common Name           | Quantity   | Stock Type               | Plant Size   |
|-------------------------------|-----------------------|------------|--------------------------|--------------|
| Trees                         |                       |            |                          |              |
| <i>Acer macrophyllum</i>      | Bigleaf maple         | 22         | Container or field grown | ½ in caliper |
| <i>Quercus garyana</i>        | Oregon Oak            | 22         | Container or field grown | ½ in caliper |
| <i>Pseudotsuga menzieszii</i> | Douglas Fir           | 22         | Container or field-grown | ½ in caliper |
| Shrubs                        |                       |            |                          |              |
| <i>Cornus alba</i>            | Red-osier dogwood     | 65         | 1 gal.                   | 12 in        |
| <i>Lonicera involucrata</i>   | Twinberry Honeysuckle | 65         | 1 gal.                   | 12 in        |
| <i>Physocarpus capitatus</i>  | Pacific ninebark      | 65         | 1 gal.                   | 12 in        |
| <i>Sambucus racemosa</i>      | Red elderberry        | 65         | 1 gal.                   | 12 in        |
| <i>Symphoricarpos alba</i>    | Snowberry             | 65         | 1 gal.                   | 12 in        |
| Herbaceous seed mix           |                       |            |                          |              |
| <i>Agrostis exarata</i>       | Spike bentgrass       | 2.0 lbs/ac | Seed                     | n/a          |
| <i>Bromus carinatus</i>       | California brome      | 2.0 lbs/ac | Seed                     | n/a          |
| <i>Deschampsia cespitosa</i>  | Tufted hairgrass      | 3.0 lbs/ac | Seed                     | n/a          |
| <i>Elymus glaucus</i>         | Blue wildrye          | 3.0 lbs/ac | Seed                     | n/a          |
| <i>Hordeum brachyantherum</i> | Meadow barley         | 2.0 lbs/ac | Seed                     | n/a          |

Mitigation Area B (2,194 sf) Planting List

| Species                       | Common Name           | Quantity   | Stock Type               | Plant Size   |
|-------------------------------|-----------------------|------------|--------------------------|--------------|
| Trees                         |                       |            |                          |              |
| <i>Acer macrophyllum</i>      | Bigleaf maple         | 8          | Container or field grown | ½ in caliper |
| <i>Quercus garyana</i>        | Oregon Oak            | 8          | Container or field grown | ½ in caliper |
| <i>Pseudotsuga menzieszii</i> | Douglas Fir           | 8          | Container or field-grown | ½ in caliper |
| Shrubs                        |                       |            |                          |              |
| <i>Cornus alba</i>            | Red-osier dogwood     | 22         | 1 gal.                   | 12 in        |
| <i>Lonicera involucrata</i>   | Twinberry Honeysuckle | 22         | 1 gal.                   | 12 in        |
| <i>Physocarpus capitatus</i>  | Pacific ninebark      | 22         | 1 gal.                   | 12 in        |
| <i>Sambucus racemosa</i>      | Red elderberry        | 22         | 1 gal.                   | 12 in        |
| <i>Symphoricarpos alba</i>    | Snowberry             | 22         | 1 gal.                   | 12 in        |
| Herbaceous seed mix           |                       |            |                          |              |
| <i>Agrostis exarata</i>       | Spike bentgrass       | 2.0 lbs/ac | Seed                     | n/a          |
| <i>Bromus carinatus</i>       | California brome      | 2.0 lbs/ac | Seed                     | n/a          |
| <i>Deschampsia cespitosa</i>  | Tufted hairgrass      | 3.0 lbs/ac | Seed                     | n/a          |
| <i>Elymus glaucus</i>         | Blue wildrye          | 3.0 lbs/ac | Seed                     | n/a          |
| <i>Hordeum brachyantherum</i> | Meadow barley         | 2.0 lbs/ac | Seed                     | n/a          |



Plant List  
Dollar Street - West Linn, Oregon

FIGURE  
11C

3-11-2021



# **Attachment B**

**Drainage Plan Prepared By KPFF**



# Attachment C

## DSL Wetland Delineation Concurrence Letter





# Oregon

Kate Brown, Governor

## Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

[www.oregon.gov/dsl](http://www.oregon.gov/dsl)

### State Land Board

January 4, 2021

West Linn Wilsonville School District  
Attn: Remo Douglas, Capital Construction Program Manager  
2755 SW Borland Road  
Tualatin, OR 97062

Kate Brown  
Governor

Bev Clarno  
Secretary of State

Re: WD # 2020-0622 **Approved**  
Wetland Delineation Report for the Dollar Street Site, West Linn,  
Clackamas County; T2S R1E S34DC TLs 900 and 1001, and  
S34C TL600

Tobias Read  
State Treasurer

Dear Mr. Douglas:

The Department of State Lands has reviewed the wetland determination report prepared by Pacific Habitat Services, Inc. for the site referenced above. Based upon the information presented in the report, we concur that there are no jurisdictional wetlands or other waters of the state within the study area, as indicated on the attached Figure 6 and 6A. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, one ephemeral stream was identified. Normally, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). However, ephemeral streams are non-jurisdictional per OAR 141-085-0515(3); therefore, it is not subject to these state permit requirements.

This concurrence is based on information provided to the agency and is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or



complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact Chris Stevenson, the Jurisdiction Coordinator for Clackamas County at (503) 986-5246.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, with the first name "Peter" and last name "Ryan" clearly distinguishable.

Peter Ryan, SPWS  
Aquatic Resource Specialist

Enclosures

ec: Mike See, Pacific Habitat Services, Inc.  
West Linn Planning Department (Maps enclosed for updating LWI)  
Trey Fraley, Corps of Engineers  
Michael De Blasi, DSL

**WETLAND DELINEATION / DETERMINATION REPORT COVER FORM**

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a single PDF file of the report cover form and report (minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF attachment of the completed cover form and report may be e-mailed to [Wetland\\_Delineation@dsl.state.or.us](mailto:Wetland_Delineation@dsl.state.or.us). For submittal of PDF files larger than 10 MB, e-mail instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address:                                                                                                                                                                                                                                                                                                   | Business phone # 503-799-6891<br>Mobile phone # (optional)<br>E-mail: <a href="mailto:douglasr@wlvw.k12.or.us">douglasr@wlvw.k12.or.us</a> |
| <b>Remo Douglas, Capital Construction Program Manager</b><br><b>West Linn Wilsonville School District</b><br>2755 SW Borland Road<br>Tualatin, OR 97062                                                                                                                                                                                                                                                           |                                                                                                                                            |
| <input type="checkbox"/> Authorized Legal Agent, Name and Address:                                                                                                                                                                                                                                                                                                                                                | Business phone #<br>Mobile phone #<br>E-mail:                                                                                              |
| I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.<br>Typed/Printed Name: <u>REMO DOUGLAS</u> Signature: <u>[Signature]</u><br>Date: <u>11-6-20</u> Special instructions regarding site access: |                                                                                                                                            |

**Project and Site Information** (using decimal degree format for lat/long., enter centroid of site or start & end points of linear project)

|                                                         |                                                        |                                 |
|---------------------------------------------------------|--------------------------------------------------------|---------------------------------|
| Project Name: Dollar St. Site West Linn                 | Latitude: 45.34842103,                                 | Longitude: -122.67227190        |
| Proposed Use: School Campus                             | Tax Map # 21E34C TL600<br>and 21E34DC Tls 900 and 1001 |                                 |
| Project Street Address (or other descriptive location): | Township 2S                                            | Range 1E Section 34 QQ          |
| 840 Dollar St.                                          | Tax Lot(s)                                             |                                 |
| City: West Linn                                         | County: Clackamas                                      | Waterway: NWI Quad(s): Canby OR |
|                                                         |                                                        | River Mile:                     |

**Wetland Delineation Information**

|                                                                                                                                                                                        |                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Wetland Consultant Name, Firm and Address:                                                                                                                                             | Phone # 503-570-0800                                                     |
| <b>Pacific Habitat Services, Inc.</b>                                                                                                                                                  | Mobile phone #                                                           |
| Attn: Mike See                                                                                                                                                                         | E-mail: <a href="mailto:ms@pacifichabitat.com">ms@pacifichabitat.com</a> |
| 9450 SW Commerce Circle, Suite 180                                                                                                                                                     |                                                                          |
| Wilsonville, OR 97070                                                                                                                                                                  |                                                                          |
| The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.                                                              |                                                                          |
| Consultant Signature: <u>Michael See</u>                                                                                                                                               | Date: 11/9/2020                                                          |
| Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent |                                                                          |
| Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                            | Study Area size: 21.81 acres Total Wetland Acreage: 0.01ac/591sf         |

**Check Box Below if Applicable:****Fees:**

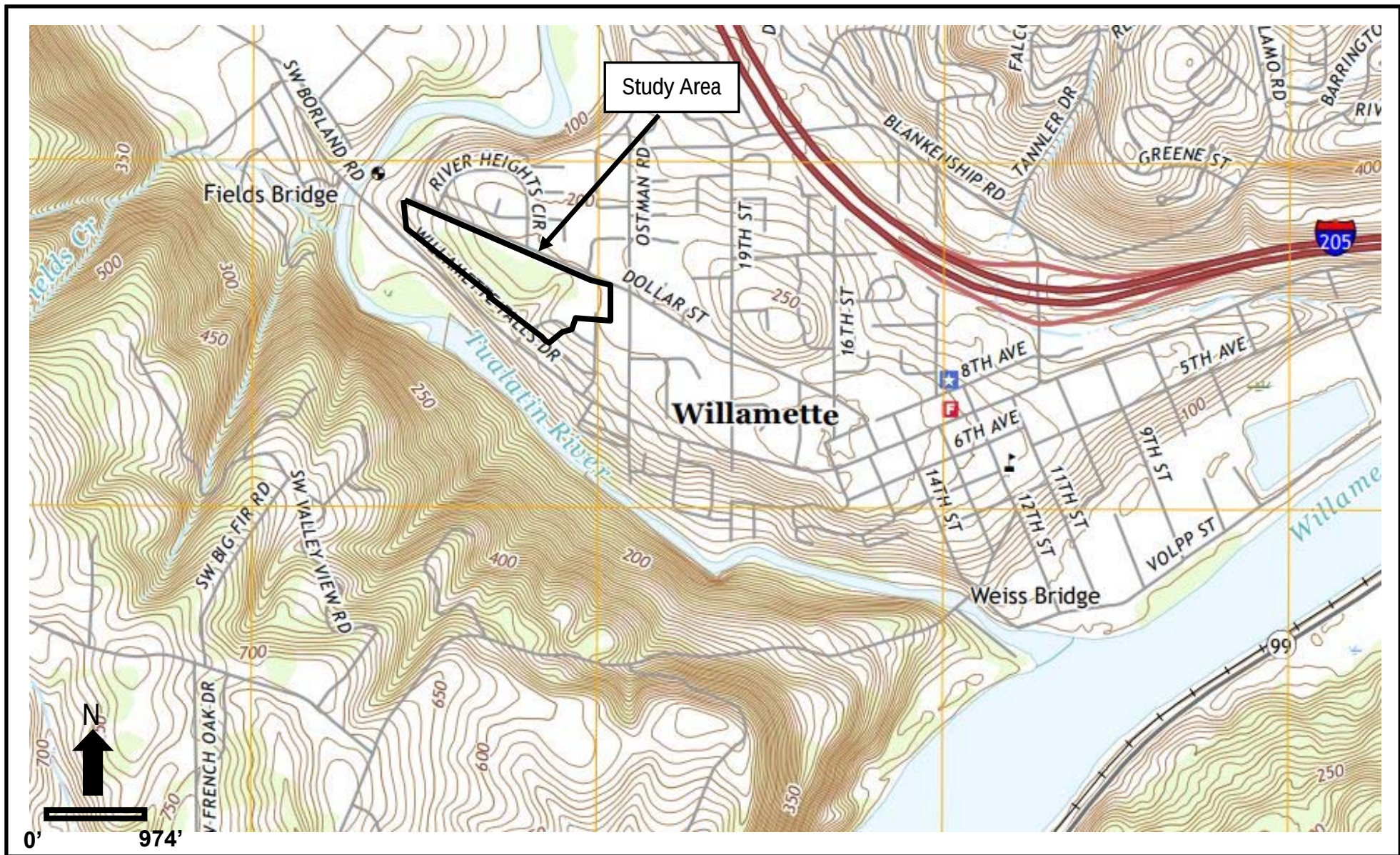
|                                                                                   |                                                                                       |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> R-F permit application submitted                         | <input type="checkbox"/> Fee payment submitted \$                                     |
| <input type="checkbox"/> Mitigation bank site                                     | <input type="checkbox"/> Fee (\$100) for resubmittal of rejected report               |
| <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) | <input type="checkbox"/> No fee for request for reissuance of an expired report       |
| <input type="checkbox"/> Industrial Land Certification Program Site               |                                                                                       |
| <input type="checkbox"/> Reissuance of a recently expired delineation             |                                                                                       |
| Previous DSL # _____ Expiration date _____                                        |                                                                                       |
| <b>Other Information:</b>                                                         | Y N                                                                                   |
| Has previous delineation/application been made on parcel?                         | <input type="checkbox"/> <input checked="" type="checkbox"/> If known, previous DSL # |
| Does LWI, if any, show wetland or waters on parcel?                               | <input checked="" type="checkbox"/> <input type="checkbox"/>                          |

**For Office Use Only**

|                                                                                   |                                   |                           |
|-----------------------------------------------------------------------------------|-----------------------------------|---------------------------|
| DSL Reviewer: <u>CS</u>                                                           | Fee Paid Date: ____ / ____ / ____ | DSL WD # <u>2020-0622</u> |
| Date Delineation Received: <u>11 / 17 / 20</u>                                    | DSL Project # _____               | DSL Site # _____          |
| Scanned: <input checked="" type="checkbox"/> Final Scan: <input type="checkbox"/> | DSL WN # _____                    | DSL App. # _____          |

**Electronic Submittal**





General Location and Topography  
 Dollar Street West Linn School Siting - West Linn, Oregon  
 United States Geological Survey (USGS) Canby, Oregon 7.5 quadrangle, 2020  
 (viewer.nationalmap.gov/basic)

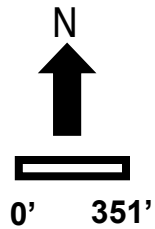
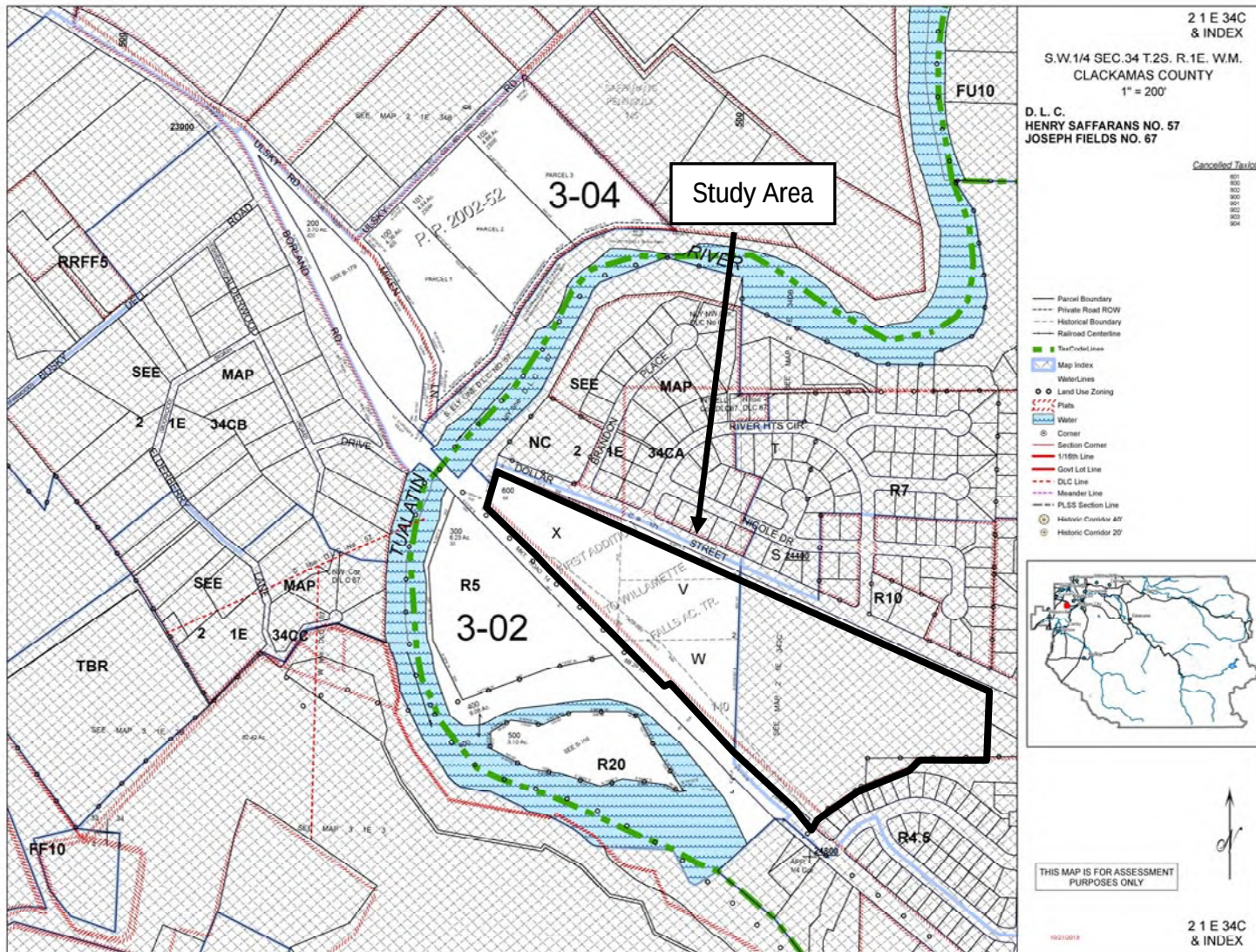
FIGURE  
 1

#6960  
 7/29/2020

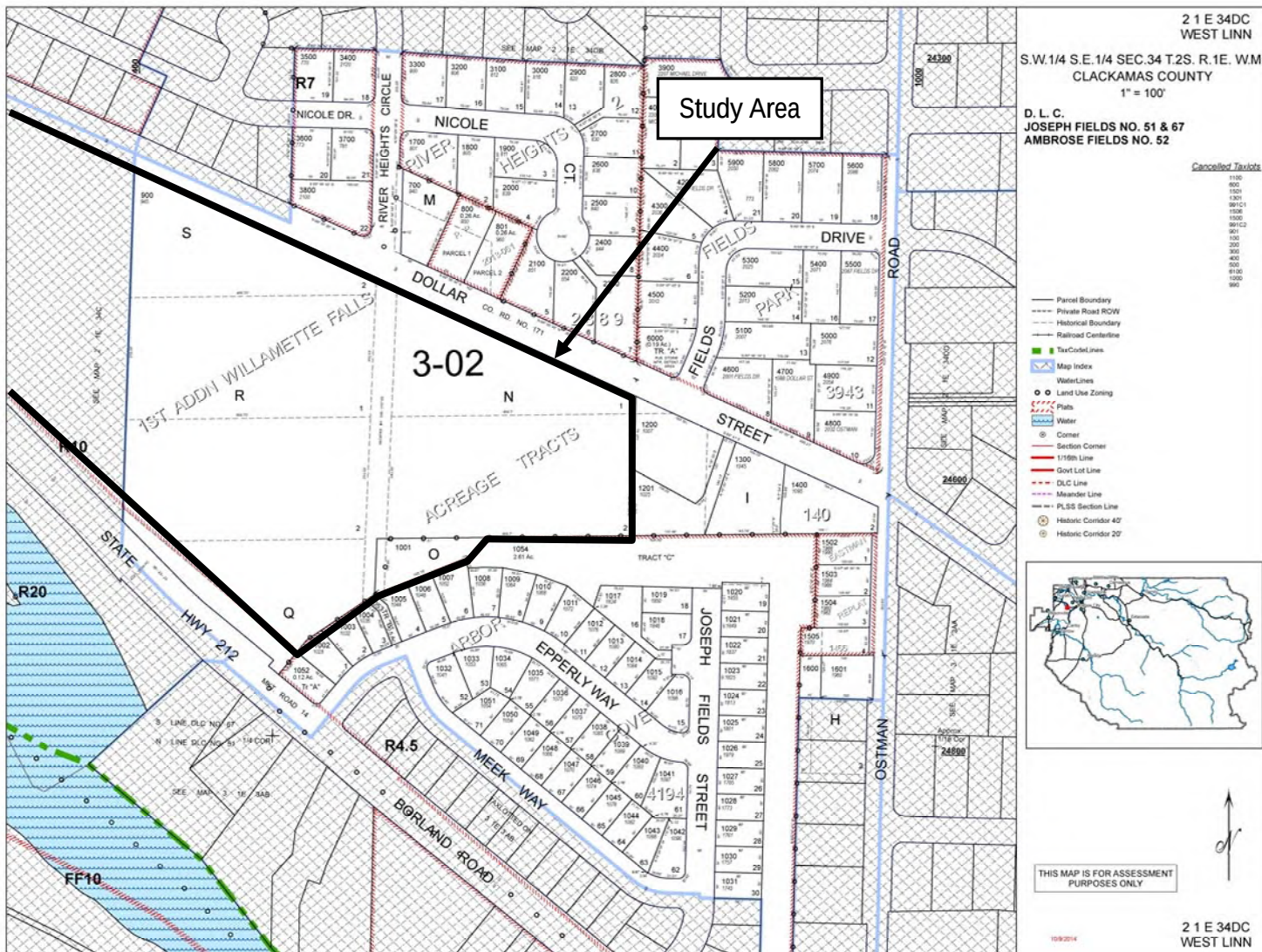
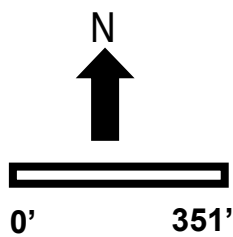


Pacific Habitat Services, Inc.  
 9450 SW Commerce Circle, Suite 180  
 Wilsonville, OR 97070









#6960  
7/29/2020

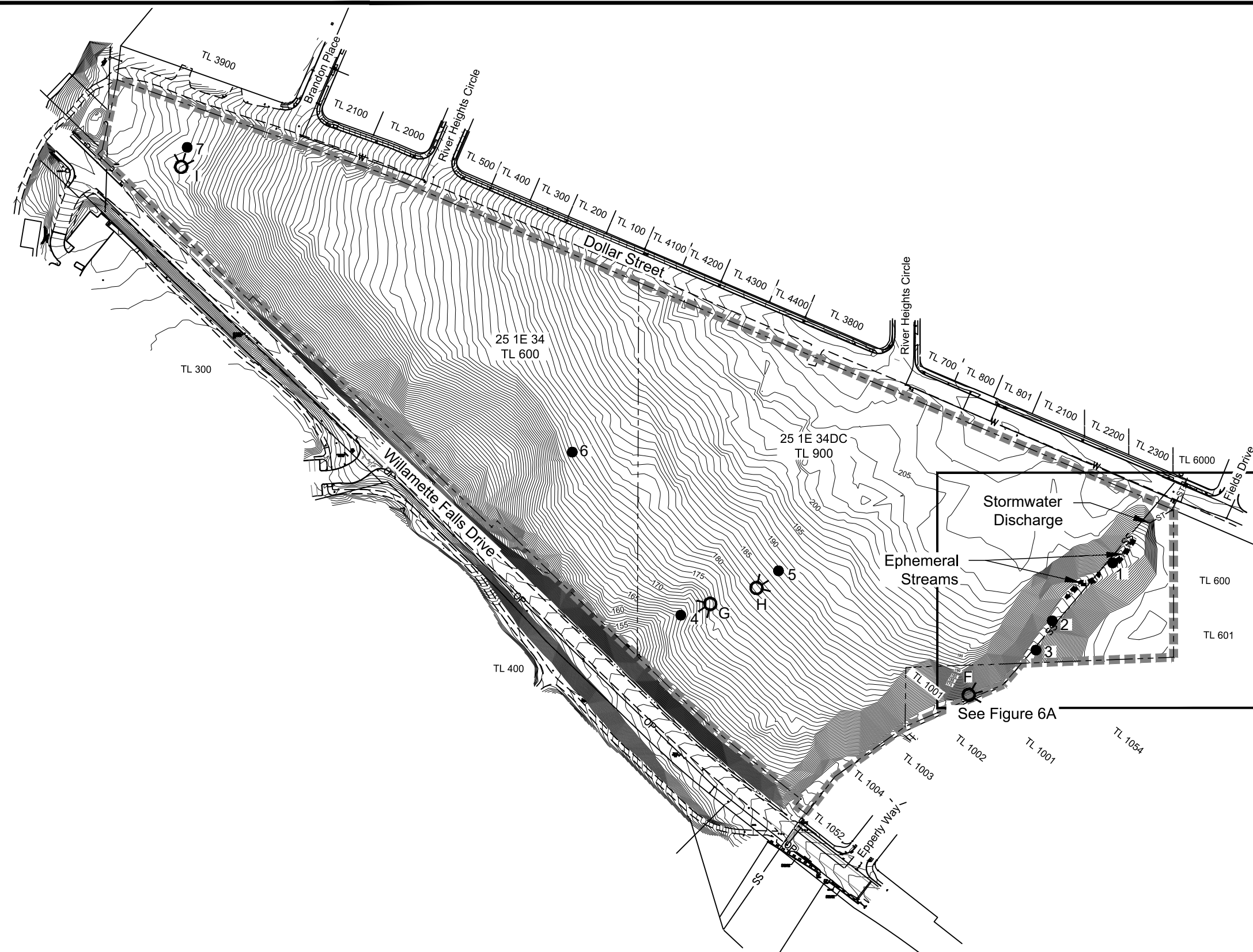


Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

Tax Lot Map  
Dollar Street West Linn School Siting - West Linn, Oregon  
The Oregon Map (ormap.net)

FIGURE  
2B

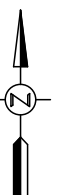




# LEGEND

- Study Area Boundary  
(962,933 sf / 22.1 ac)
- Waters of the State/US  
(591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- Sample Point
- Photo Point
- Contours
- Tax Lots
- SS — Sanitary Sewer Line
- ST — Stormwater Pipe

0 100 200 400  
SCALE IN FEET



Survey includes Study Area boundary,  
provided by Compass Land Surveying.  
Survey and Sample point accuracy is  
sub-centimeter.

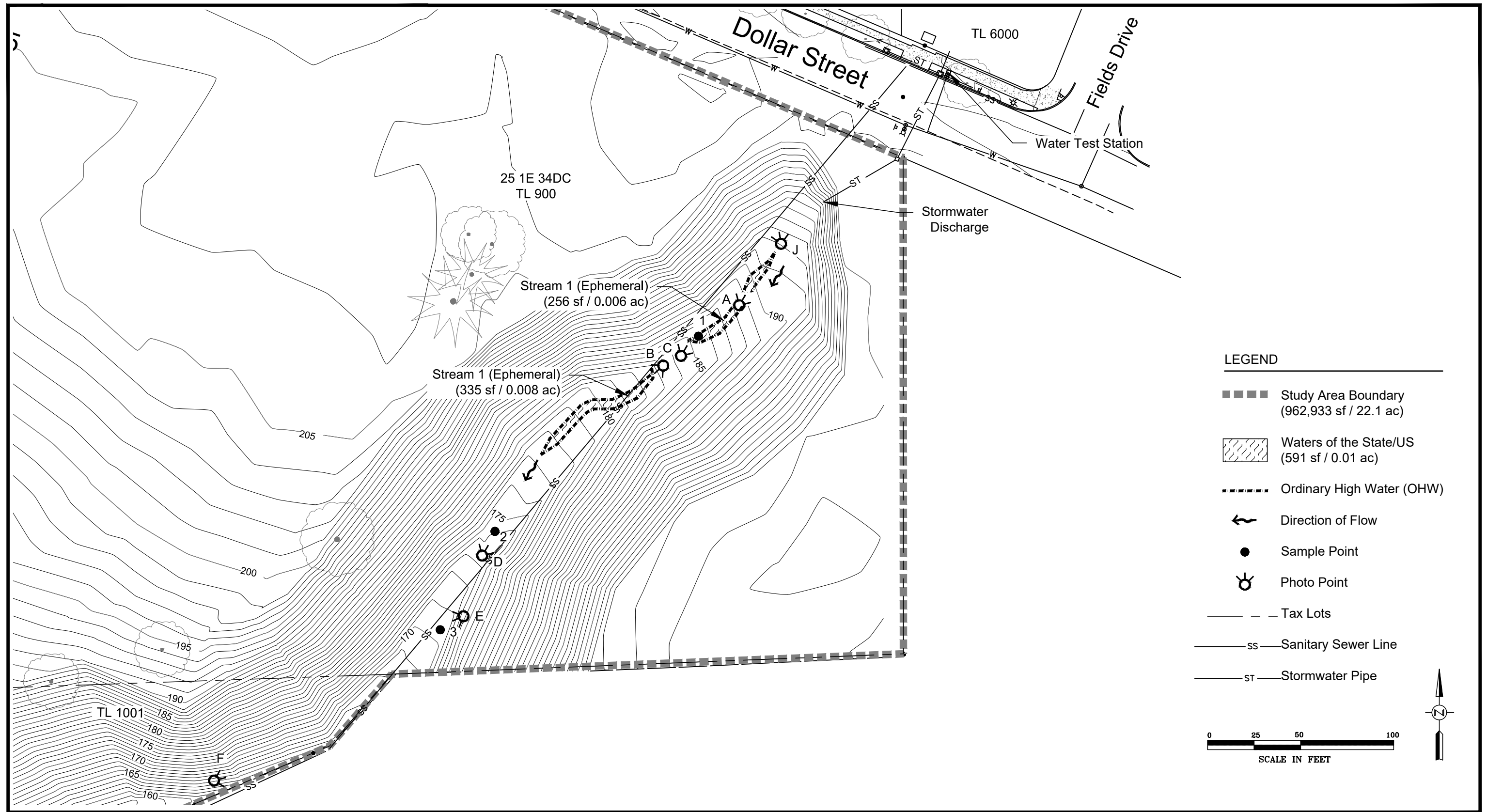
DSL WD # 2020-0622  
Approval Issued 1/4/2021  
Approval Expires 1/4/2026

Wetland Delineation  
Dollar Street - West Linn, Oregon

FIGURE  
6

9-17-2020





Survey including Study Area boundary, provided by Compass Land Surveying. Survey and Sample point accuracy is sub-centimeter.

DSL WD # 2020-0622  
Approval Issued 1/4/2021  
Approval Expires 1/4/2026

Wetland Delineation  
Dollar Street - West Linn, Oregon

FIGURE  
**6A**

9-17-2020



**Pacific Habitat Services, Inc.**  
**9450 SW Commerce Circle, Suite 180**  
**Wilsonville, Oregon 97070**

**Telephone number: (503) 570-0800      Fax number: (503) 570-0855**

**MEMORANDUM**

**Date:**      August 27, 2020

**To:**      Angela Caffrey, Senior Construction Project Manager  
         West Linn Wilsonville School District  
         WLWV 2019 Capital Bond Program

**From:**     Christie Galen, Senior Ecologist

**Re:**      Bald Eagle and Raptor Assessment  
         West Linn School District Proposed School Site:  
         Willamette Falls Drive / Dollar Street  
         PHS # 6960

---

**PROJECT BACKGROUND**

Pacific Habitat Services, Inc. (PHS) was contracted by the West Linn School District to conduct a bald eagle assessment of a proposed school project site located east of Fields Bridge Park between Willamette Falls Drive and Dollar Street in West Linn, Clackamas County, Oregon. The purpose of this assessment was to address neighborhood concerns that a bald eagle was observed in the vicinity and might be nesting on the site. While on the property, PHS ornithologists also reviewed whether other raptors were nesting.

**BALD EAGLE**

Bald eagles (*Haliaeetus leucocephalus*) are common resident species in Oregon. They are associated with rivers and other large bodies of water where they fish and nest in close proximity. Two general bald eagle habitats are of primary concern: nesting and wintering.

**Nesting**

Bald eagles nest in large trees, such as Douglas fir (*Pseudotsuga menziesii*) and black cottonwood (*Populus balsamifera*), near open water. They build huge nests near the tops of sturdy mature trees.

Large trees are necessary to support their large, bulky nests, and also to provide unobstructed perches for seeking prey. Bald eagles have high nest site fidelity and return to a particular breeding

territory year after year. In Oregon, courtship begins in January; egg laying mid-February to late April; hatching late March to late May; and fledging late June to mid-August (Marshall et al 2003). Nests are reused multiple times.

### **Wintering**

In winter, they often congregate at specific wintering sites that are generally close to open water and offer good perch trees and night roosts (Marshall et al 2003). Wintering areas offer an abundance of prey and carrion that are typically associated with large concentrations of waterfowl and/or large mammals.

The Bald and Golden Eagle Protection Act protects bald eagles and their nests; activities that could potentially harm them or their nests or identified winter roost sites require special permits issued through the U.S. Fish and Wildlife Service.

### **SURVEY METHODOLOGY**

Two PHS ornithologists conducted a site visit during the bald eagle breeding season, on June 10 and 11, 2020. Every appropriate tree on the project site was scanned with binoculars to see if bald eagle, eagle sign, or bald eagle nests were present. The site was also viewed from the Fields Bridge Park to scan for nests and eagle activity. In addition to bald eagle nests, a survey was also conducted for other raptor nests.

### **RESULTS**

The subject site is located near the confluence of the Tualatin and Willamette Rivers. Vegetation consists of a mixed coniferous/deciduous forest consisting of Douglas fir (*Pseudotsuga menziesii*), big leaf maple (*Acer macrophyllum*), and black cottonwood (*Populus balsamifera*). The understory has patches of native sword fern (*Polystichum munitum*) but is dominated by non-native species.

Trees that are large enough to provide potential nesting habitat for bald eagle are present on the periphery of the site, but their tops are intact with too many branches to provide sufficient eagle access. Their size and structure provide perching opportunities for bald eagles but are not suitable for bald eagle nesting. All of the trees were surveyed for nests and no nests were observed.

One adult bald eagle flew high over the vicinity of the site heading west. An osprey was observed hunting near the bridge adjacent to Fields Bridge Park, but no bald eagle flew by to harass it. If bald eagles were nesting in the grove, they would have chased the osprey away from the site.

The property was also reviewed for other raptors, including red-tailed hawks, Cooper's hawks, Osprey, barred owls, and great horned owls. No nests and no active use of the property was observed by these raptors.

### **SUMMARY**

Bald eagles are not nesting on the project site; no nests or eagle sign was detected. Bald eagles might periodically perch in trees by the river or on site. Removing trees on the project site will not affect bald eagle nests. In addition, no other raptors (i.e. red-tailed hawks, Cooper's hawks, Osprey, barred owls, and great horned owls) were found to be nesting within the property.



## **REFERENCES**

Marshall, D.B., M.G. Hunter, and A.L. Contreras, Eds. 2003. Birds of Oregon: A General Reference. Oregon State University Press, Corvallis, OR. 768 pp.