

Ridgecrest – Frog Pond Planned Unit Development

City of Wilsonville Development Review Board
December 9, 2024

Project Team

» **West Hills Land Development, LLC –**

Applicant

- » Dan Grimberg, Director of Land Development
- » Wally Remmers, Owner & Vice President

» **AKS Engineering and Forestry, LLC –**

Civil Engineering, Arborist, Surveying, Land Use Planning Services

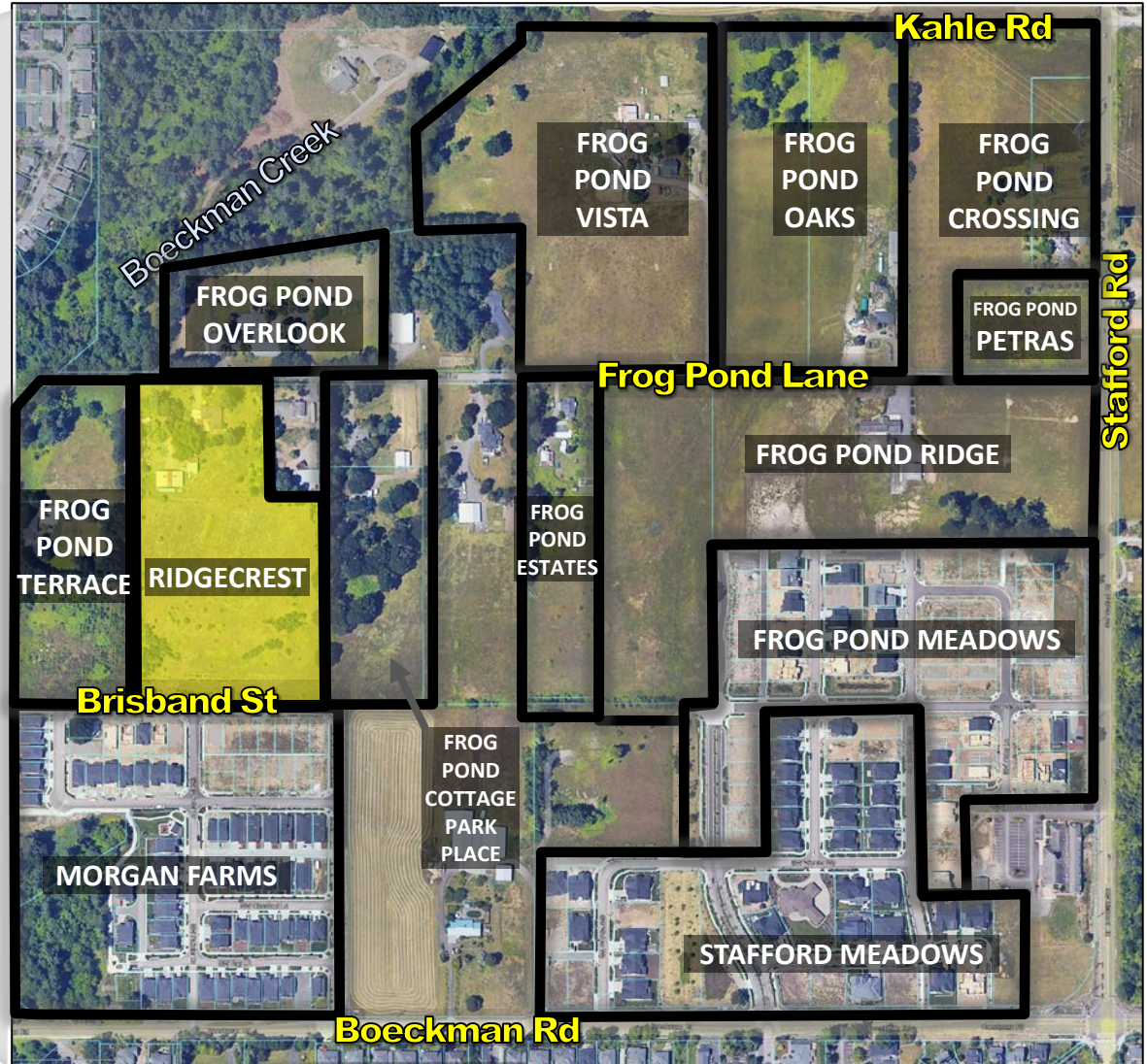
- » Mimi Doukas, AICP, RLA – Principal
- » Glen Southerland, AICP
- » Larry Pankey, PE



WEST HILLS
HOMES NORTHWEST



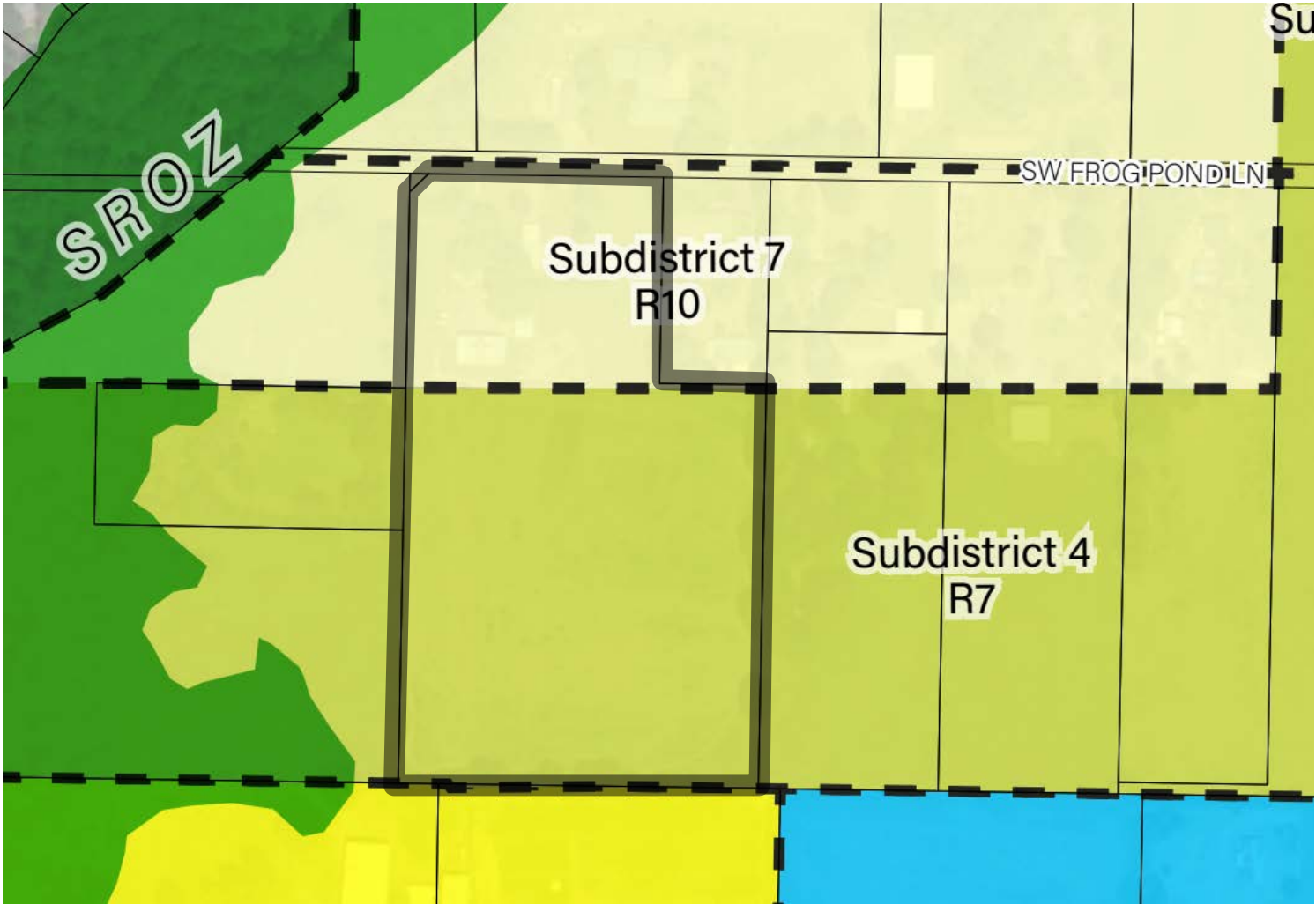
VICINITY MAP: FROG POND WEST NEIGHBORHOOD



FROG POND WEST SUBDISTRICT

SUBDISTRICT 7 (R-10)			
	Ridgecrest		
Site Area	±2.5 acres		
Number of Lots	8 lots with density transfer		
Subdistrict Min	5 lots	Max	6 lots

SUBDISTRICT 4 (R-7)			
	Ridgecrest		
Site Area	±6.6 acres		
Number of Lots	20 lots		
Subdistrict Min	19 lots	Max	24 lots



RIDGECREST Site Aerial

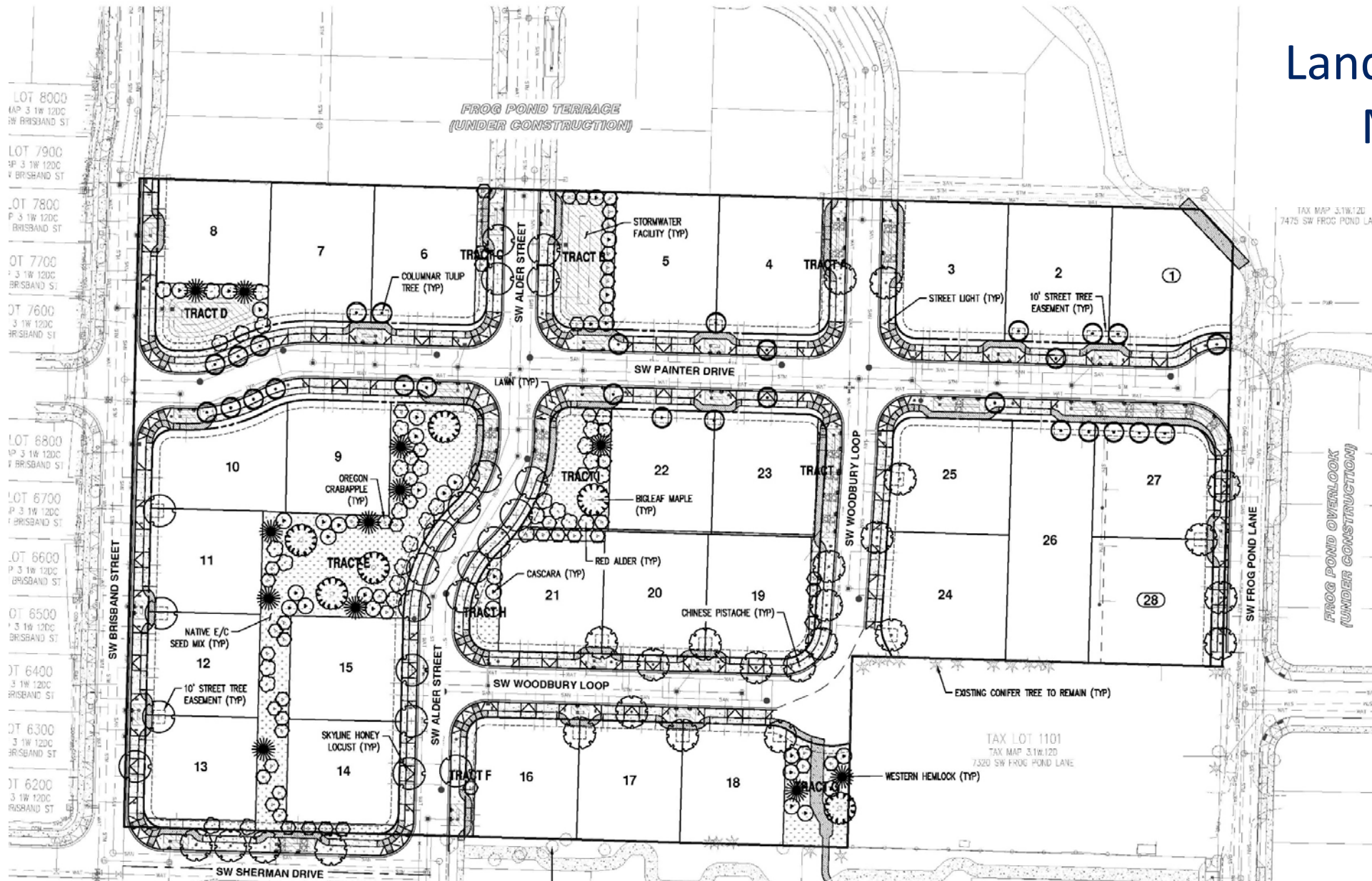


RIDGECREST

Site Plan



RIDGECREST Landscaping / Tree Mitigation Plan

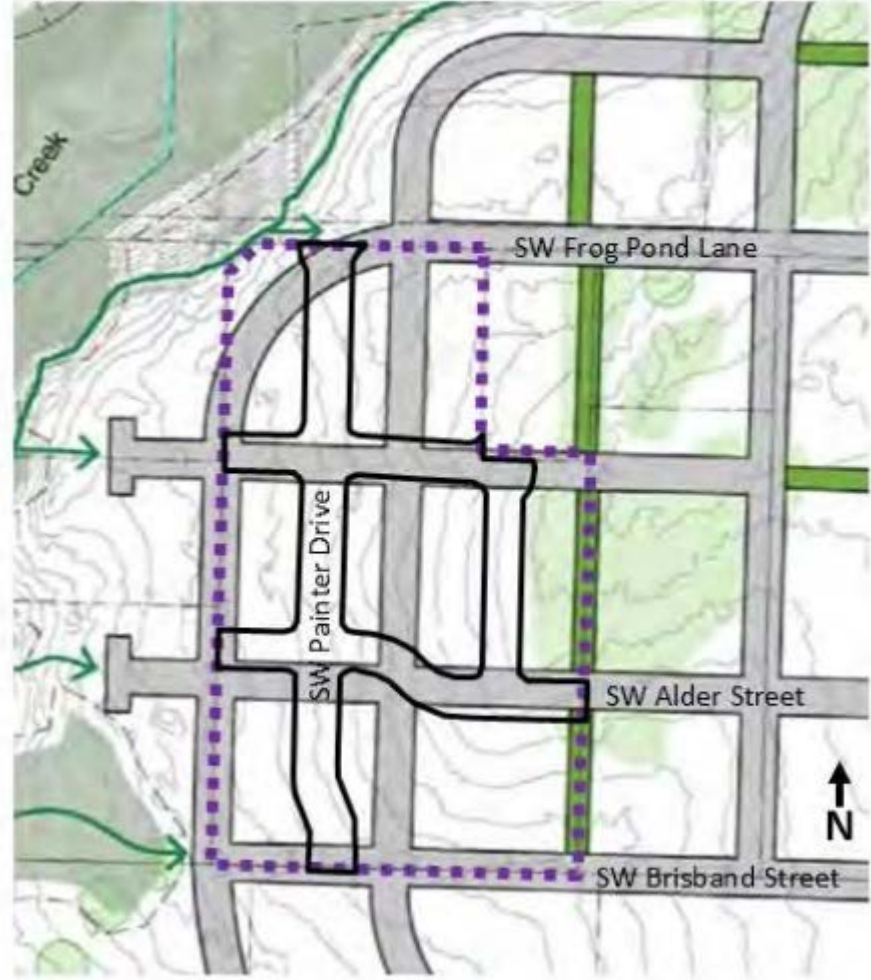


FROG POND WEST STREET DEMONSTRATION PLAN

*Master Plan Street Demonstration Plan
(Figure 18)*



Proposed Project



PROJECT BENEFITS



Provides needed housing

- » 28 residential lots
- » 54 residential units planned through middle housing



Open Space connections and tree mitigation

- » Provision of open space area and tree mitigation plantings



Transportation system improvements

- » Right-of-way dedication for **widening of Frog Pond Lane**
- » Dedication and construction of public streets – Woodbury, Painter, Alder, and a portion of SW Brisband Street
- » **Pedestrian connections** to provide access to surrounding streets and adjacent residential projects (FP Terrace and FP Cottage Park Place)



System Development Charges

- » Provides funds for future **off-site public improvements** in the City of Wilsonville

Thank you to City staff.

Questions?

Mimi Doukas

Glen Southerland

Larry Pankey

AKS Engineering & Forestry, LLC

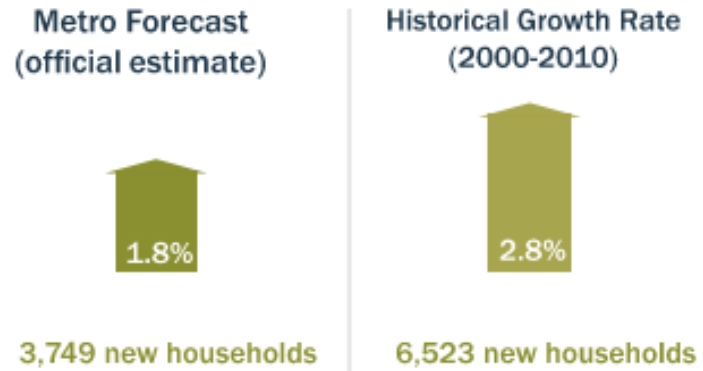
Dan Grimberg

West Hills Land Development, LLC

Wilsonville's Housing Needs

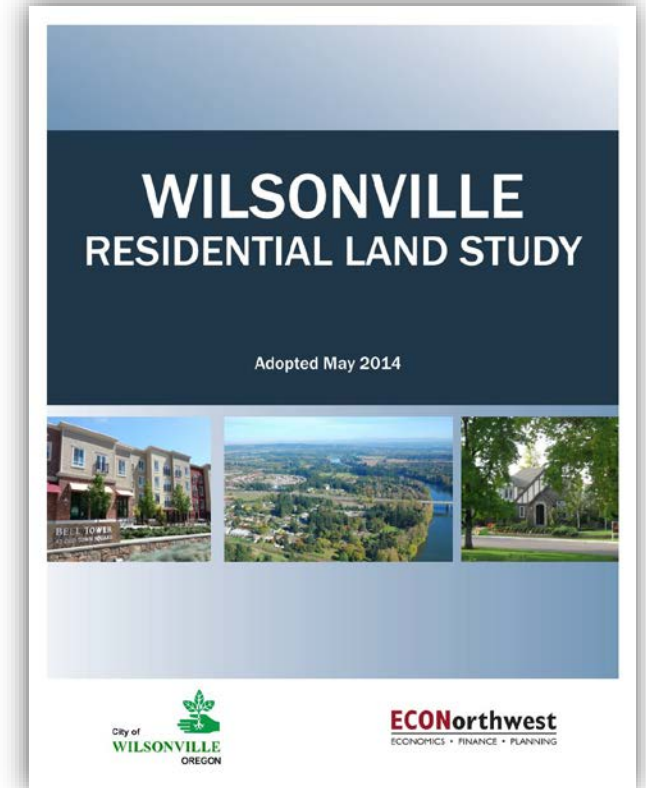
Housing needs forecast for 20 years

- **ESTIMATED HOUSING DEMAND: 3,749 – 6,523 new homes by 2034**



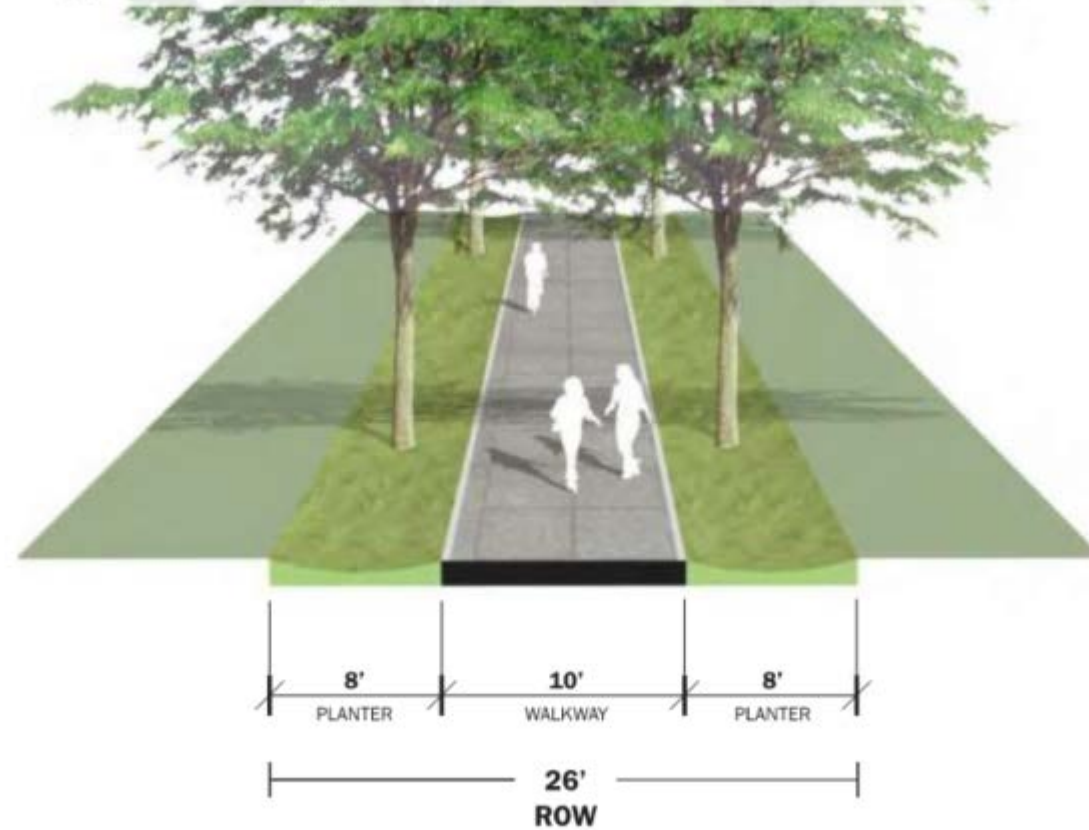
- **ESTIMATED HOUSING SUPPLY: 3,390 – 4,229 new homes by 2034**

The Wilsonville planning area – which includes Frog Pond – has capacity to accommodate between 3,390 and 4,229 new homes



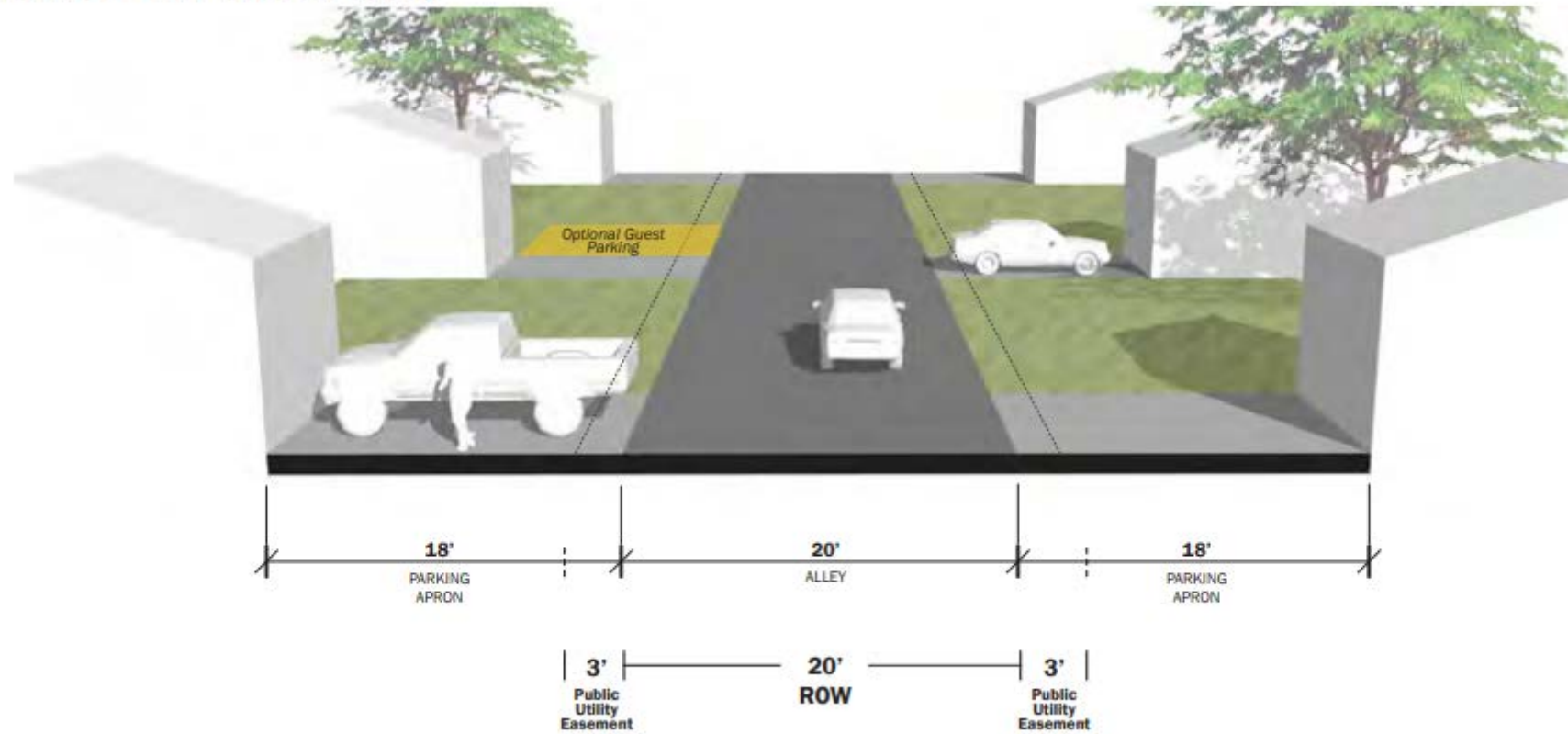
Pedestrian Trails

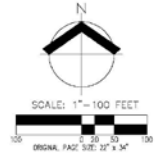
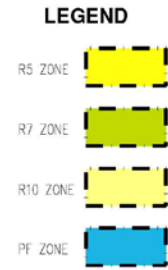
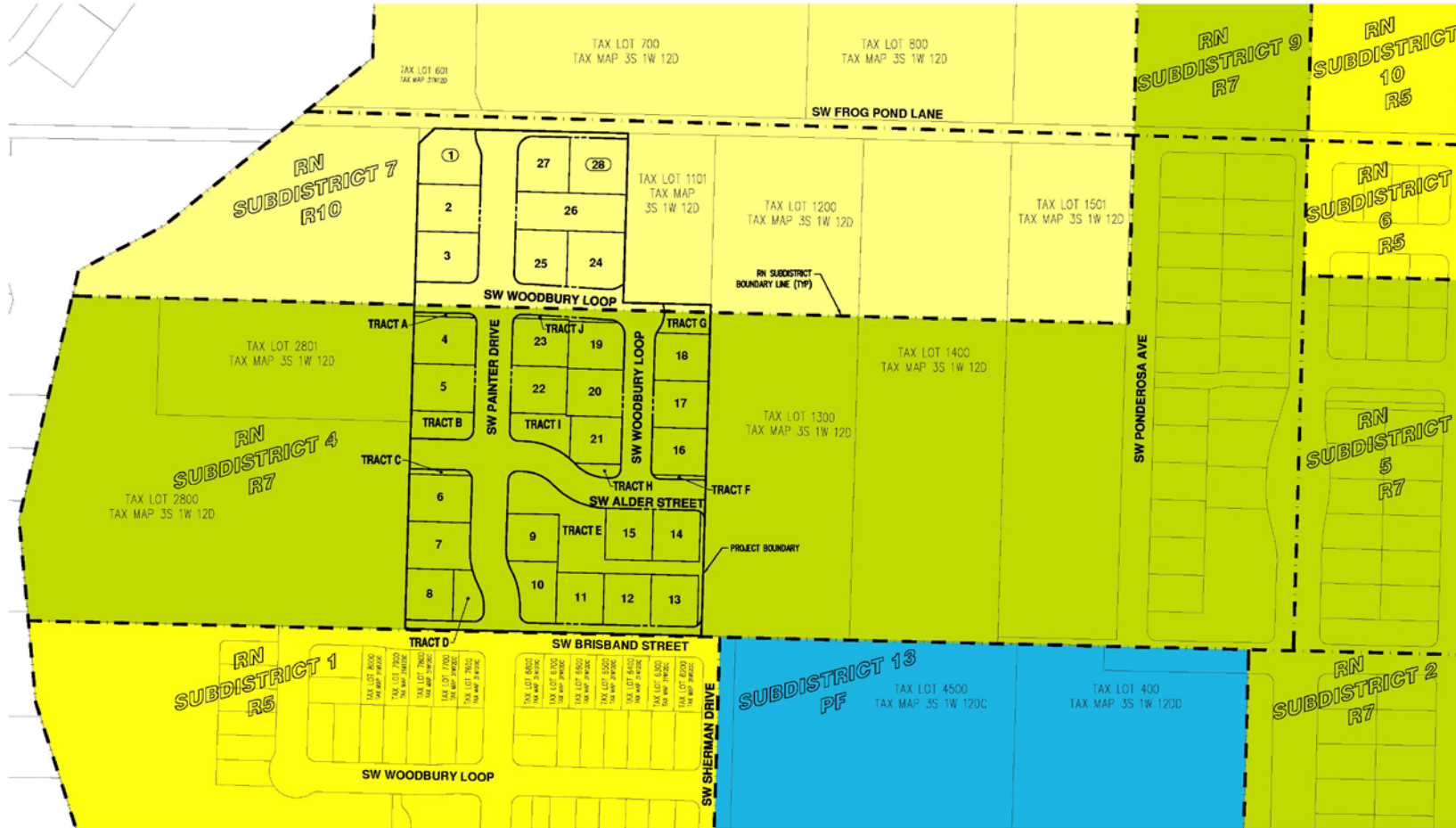
Figure 25. Typical Pedestrian Connection



Alley Cross-Section

Figure 26. Typical Alley

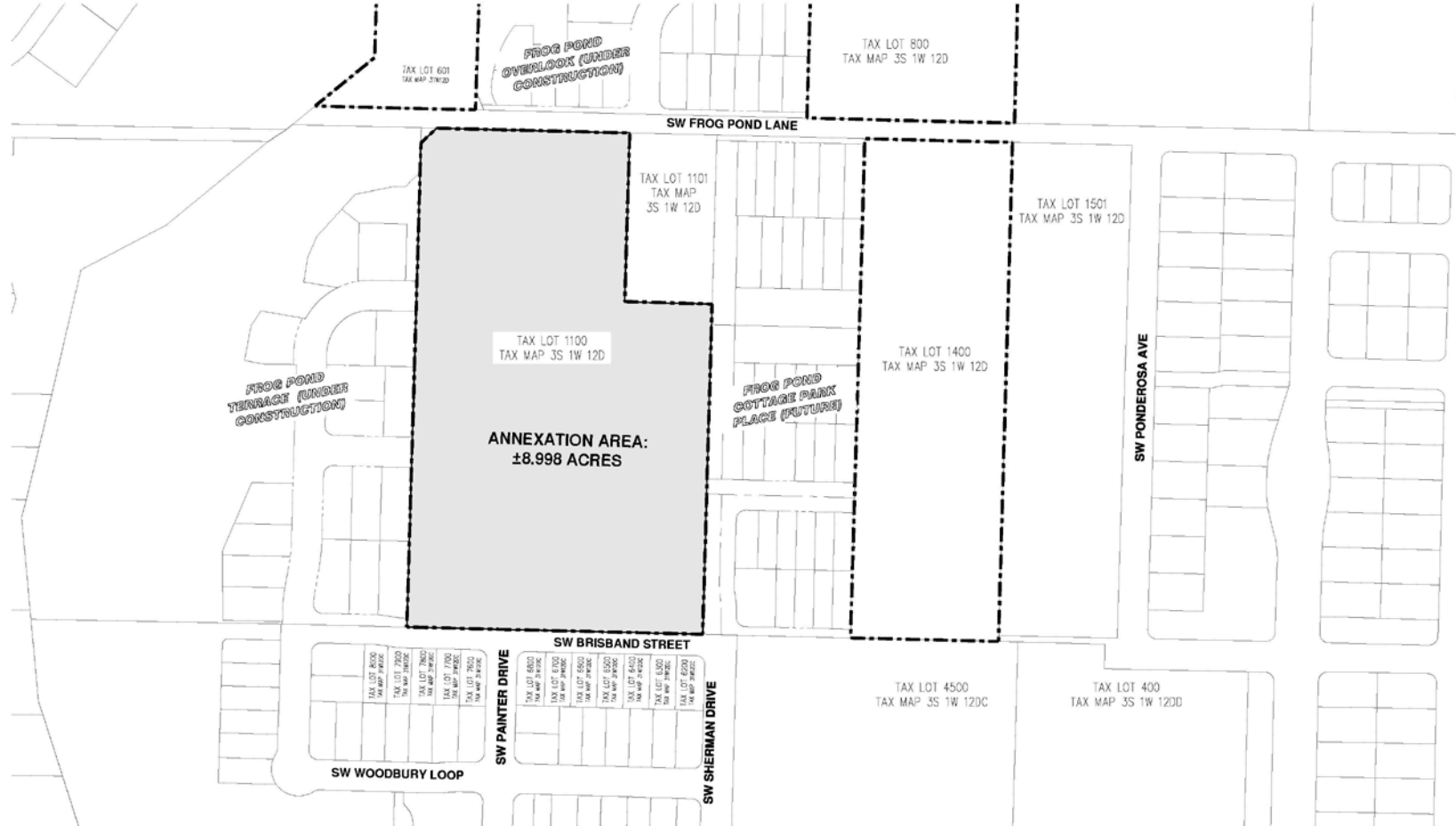




ZONING MAP
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

PROFESSIONAL SEAL
LARRY B. HARRIS
REGISTERED PROFESSIONAL SURVEYOR
GENERAL DATE: 8/20/23

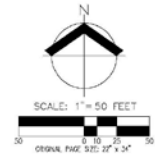
JOB NUMBER: 10411
DATE: 05/09/2024
REVISION BY: LTP
DRAWN BY: AC
CHECKED BY: MBH



LEGEND

AREA TO BE ANNEXED 

CITY LIMITS BOUNDARY 



GENERAL DATE: 5/20/23

JOB NUMBER: 10411

DATE: 05/09/2024

DESIGNED BY: LTP

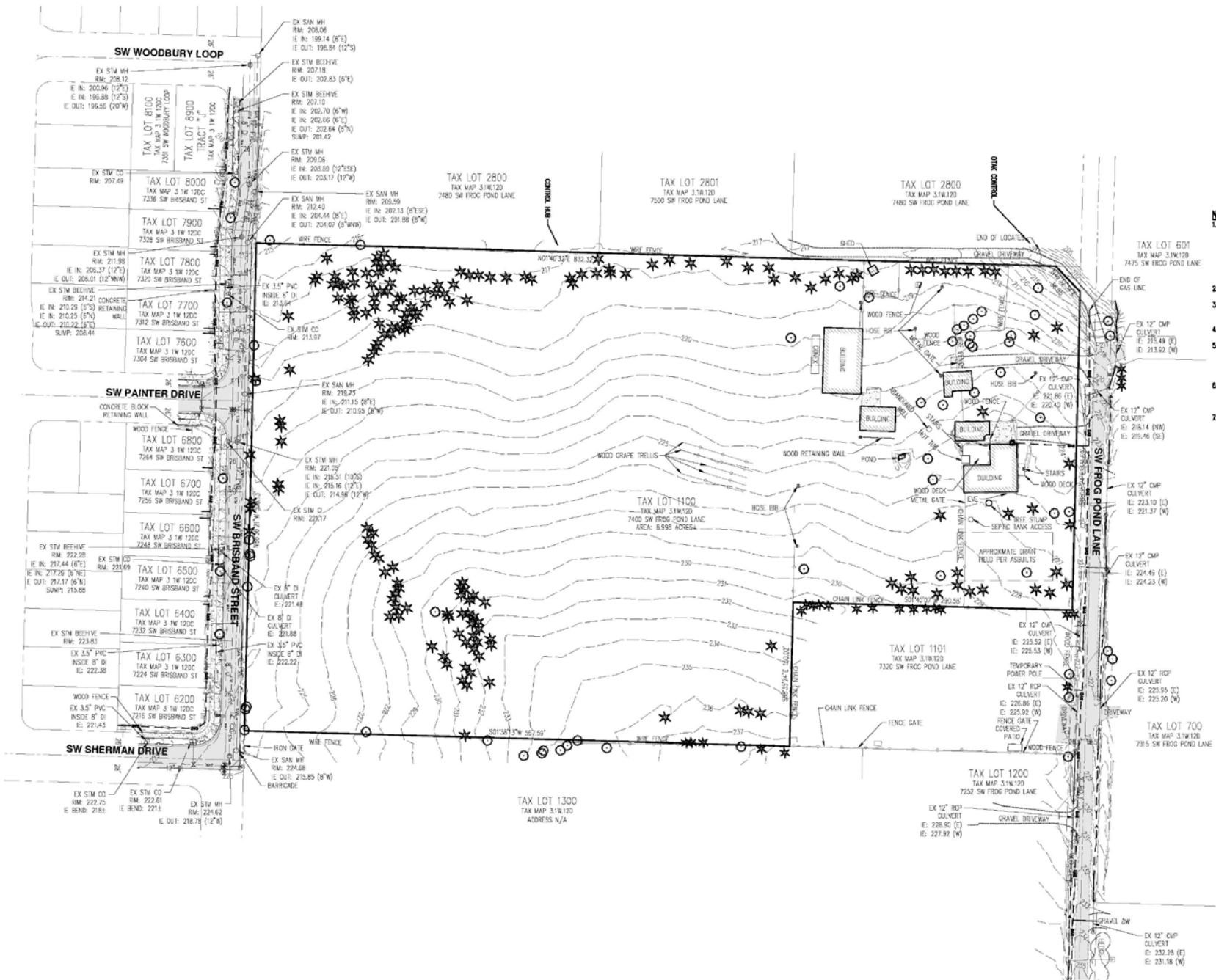
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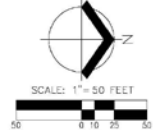
**ANNEXATION PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON**

AKS
AKS ENGINEERING & FORESTRY, LLC
12025 SW HERMAN RD, SUITE 100
WILSONVILLE, OREGON
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY PLANNING - LANDSCAPE ARCHITECTURE



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 2408000 AND 2408004. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED APRIL 8-15, 2024.
 - VERTICAL DATUM: DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK (NAVD 88).
 - CONTOUR INTERVAL IS 1.00 FOOT.
 - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO ARBORIST INSPECTION.

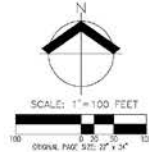


**EXISTING CONDITIONS PLAN
 RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY FOR CONSTRUCTION
 DATE: 08/09/2024
 JOB NUMBER: 10411
 DESIGNED BY: NS/ML
 DRAWN BY: ML/AK
 CHECKED BY: ML/AK

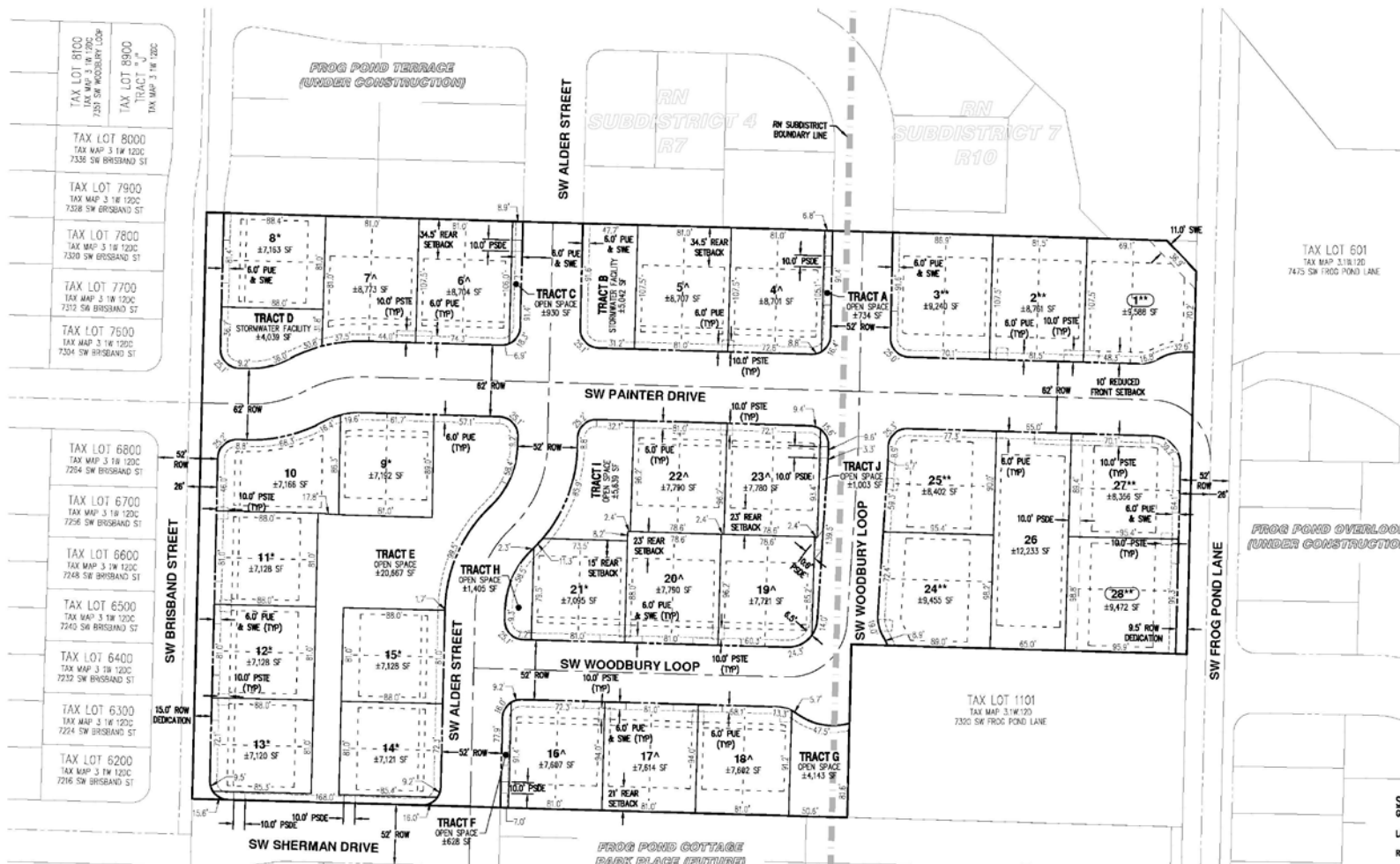


NOTE:
2022 AERIAL BASE MAP PROVIDED BY METRO.

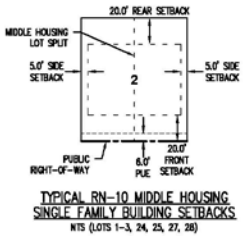
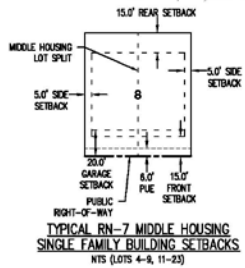


JOB NUMBER:	10411
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DRAWN BY:	AC
CHECKED BY:	MBH

PRELIMINARY AERIAL PHOTOGRAPH PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

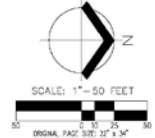


TAX LOT 8100 TAX MAP 3 1W 120C 731 SW WOODSBURY LOOP TRACT V TAX MAP 3 1W 120C	TAX LOT 8000 TAX MAP 3 1W 120C 7338 SW BRISBAND ST	TAX LOT 7900 TAX MAP 3 1W 120C 7338 SW BRISBAND ST	TAX LOT 7800 TAX MAP 3 1W 120C 7330 SW BRISBAND ST	TAX LOT 7700 TAX MAP 3 1W 120C 7312 SW BRISBAND ST	TAX LOT 7600 TAX MAP 3 1W 120C 7304 SW BRISBAND ST
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TAX LOT 6200 TAX MAP 3 1W 120C 7216 SW BRISBAND ST					



EASEMENT LEGEND	
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
SNE	SIDEWALK EASEMENT
PSFE	PUBLIC STREET TREE EASEMENT

DISCLAIMER:
THE PURPOSE OF THIS PRELIMINARY DIMENSIONED SUBDIVISION PLAN IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.



SUBDISTRICT 7 RESIDENTIAL NEIGHBORHOOD (RN) (R-10 LARGE LOT) DEVELOPMENT STANDARDS:
LOT DIMENSIONS
 • MIN. SINGLE FAMILY LOT SIZE - 8,000 SF
 • MIN. LOT DEPTH - 60'
 • MIN. LOT WIDTH - 40'
MIN. SETBACKS:
 • FRONT - 20' - FRONT PORCH MAY EXTEND 5' INTO SETBACK
 • REAR - 20'
 • GARAGE - 20'
 • SIDE - ON LOTS GREATER THAN 10,000 SF WITH FRONTAGE 70' OR WIDER, MIN. COMBINED SIDE YARD SETBACKS TOTAL 20' WITH MIN. OF 10'. ON OTHER LOTS, MIN. SIDE SETBACK IS 5'. ON CORNER LOTS, MIN. IS 10'.
LOT COVERAGE
 • MAX. LOT COVERAGE BY BUILDINGS: 40%
 • MIN. DENSITY - 5
 • MAX DENSITY - 6

SUBDISTRICT 4 RESIDENTIAL NEIGHBORHOOD (RN) (R-7 MEDIUM LOT) DEVELOPMENT STANDARDS:
LOT DIMENSIONS
 • MIN. SINGLE FAMILY LOT SIZE - 6,000 SF
 • MIN. LOT DEPTH - 60'
 • MIN. LOT WIDTH - 35'
MIN. SETBACKS:
 • FRONT - 15' - FRONT PORCH MAY EXTEND 5' INTO SETBACK
 • REAR - 15'
 • GARAGE - 20'
 • SIDE - ON LOTS GREATER THAN 10,000 SF WITH FRONTAGE 70' OR WIDER, MIN. COMBINED SIDE YARD SETBACKS TOTAL 20' WITH MIN. OF 10'. ON OTHER LOTS, MIN. SIDE SETBACK IS 5'. ON CORNER LOTS, MIN. IS 10'.
LOT COVERAGE
 • MAX. LOT COVERAGE BY BUILDINGS: 45%
 • MIN. DENSITY - 10
 • MAX DENSITY - 24

- NOTES:**
- TRACTS E, G, H, AND I ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS OPEN SPACE AND ARE SUBJECT TO A PUBLIC ACCESS EASEMENT OVER THEIR ENTIRETY.
 - TRACTS A, C, F, AND J ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS OPEN SPACE.
 - TRACTS B AND D ARE FOR STORMWATER TREATMENT AND LANDSCAPE PURPOSES. THEY ARE SUBJECT TO A STORM DRAINAGE EASEMENT OVER THEIR ENTIRETY TO BENEFIT THE CITY OF WILSONVILLE.
 - THESE PLANS ASSUME THE NEARBY FROG POND OVERLOOK, FROG POND TERRACE, AND FROG POND COTTAGE PARK PLACE SUBDIVISIONS WILL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS DEVELOPMENT.
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SUMMARY OF LAND USES:

GROSS PLAT AREA:	±391,923 SF	
LANDSCAPE AREA/OPEN SPACE (TRACTS):	±35,149 SF	9.0% OF TOTAL
RIGHT-OF-WAY:	±119,171 SF	30.4% OF TOTAL
LOT AREA:	±228,540 SF	58.3% OF TOTAL
STORMWATER FACILITY (TRACTS):	±9,061 SF	2.3% OF TOTAL



**PRELIMINARY DIMENSIONED SUBDIVISION PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON**



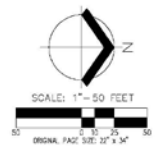
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DESIGNED BY:	LTP
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LEGEND

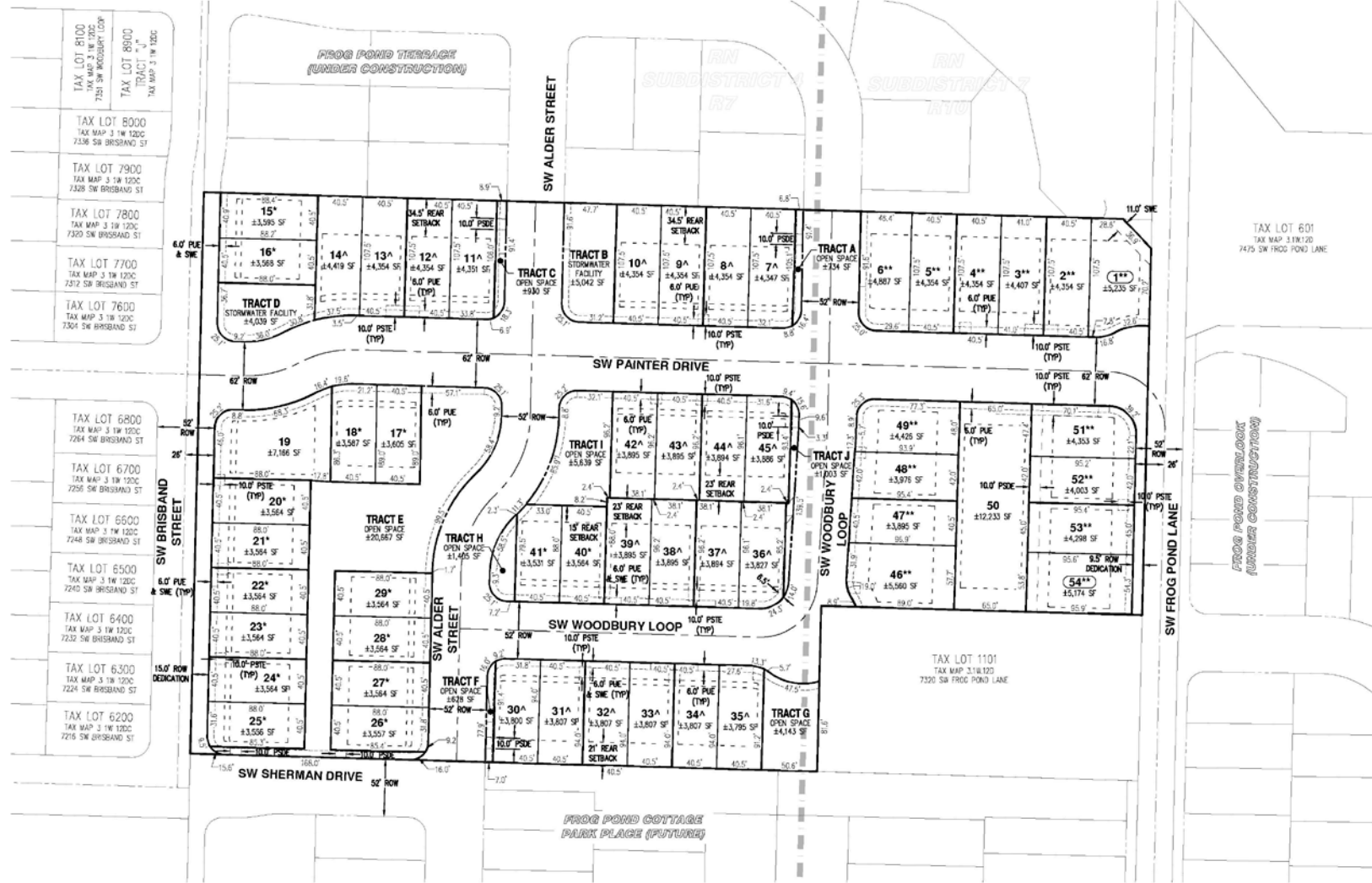
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PRELIMINARY LOT STANDARD ADJUSTMENT PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

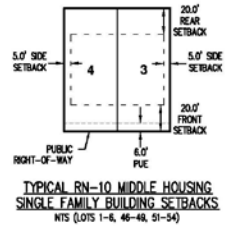
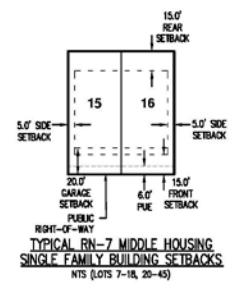
PROPOSED IMPROVEMENTS
CONSTRUCTION
GENERAL DATE: 8/20/23

JOB NUMBER: 10411
DATE: 08/09/2024
DESIGNED BY: LTP
DRAWN BY: AC
CHECKED BY: MBH



TAX LOT 8100 7261 SW BRISSAND ST TRACT J TAX MAP 3 1W 120C	TAX LOT 8030 TAX MAP 3 1W 120C 7336 SW BRISSAND ST	TAX LOT 7900 TAX MAP 3 1W 120C 7328 SW BRISSAND ST	TAX LOT 7800 TAX MAP 3 1W 120C 7320 SW BRISSAND ST	TAX LOT 7700 TAX MAP 3 1W 120C 7312 SW BRISSAND ST	TAX LOT 7600 TAX MAP 3 1W 120C 7304 SW BRISSAND ST
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EASEMENT LEGEND

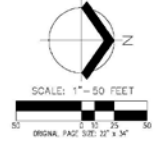
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- PSDE PRIVATE STORM DRAINAGE EASEMENT
- SWE SIDEWALK EASEMENT
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 - MIN. LOT DEPTH - 60'
 - MIN. LOT WIDTH - 40'
- MIN. SETBACKS:**
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 - REAR - 20'
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 - MIN. LOT WIDTH - 30'
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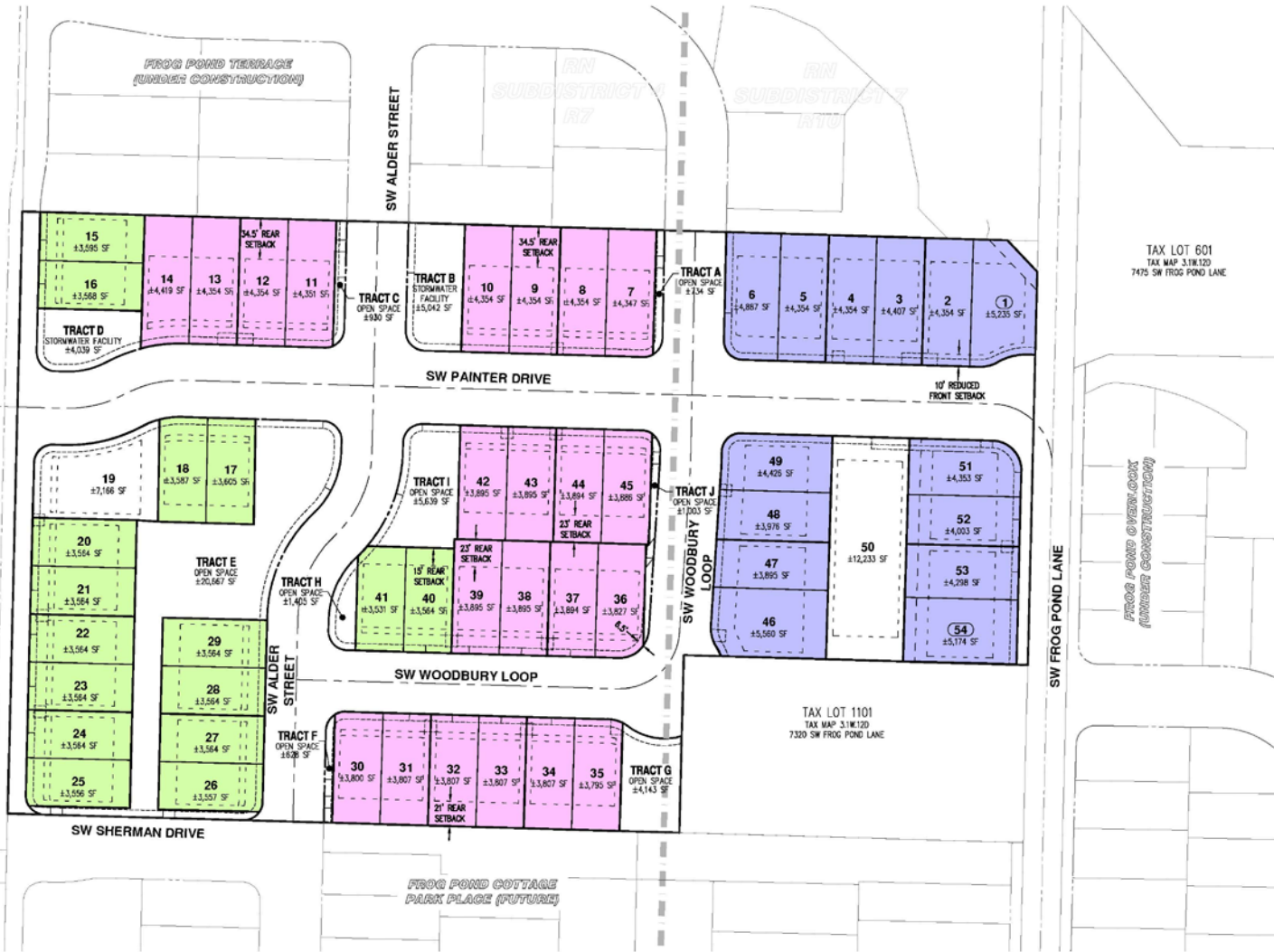
**PRELIMINARY MIDDLE HOUSING LAND DIVISION PLAT
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON**



GENERAL DATE: 8/24/23

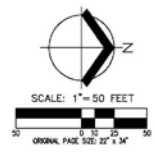
JOB NUMBER:	10411
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DESIGNED BY:	LTP
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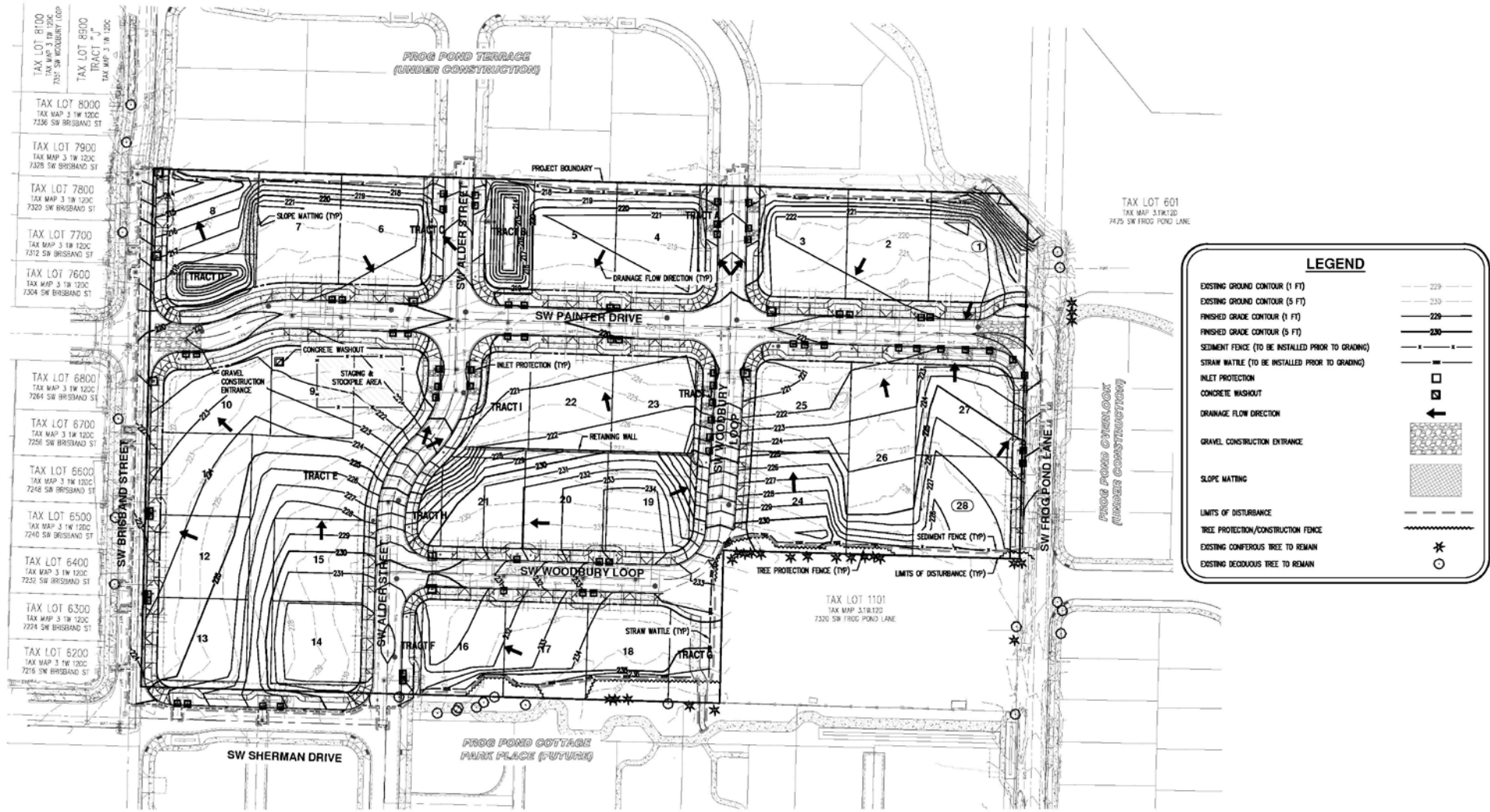
LEGEND

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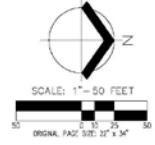
PLANNING & ZONING DEPARTMENT
GENERAL DATE: 6/20/23
JOB NUMBER: 10411
DATE: 05/09/2024
DESIGNED BY: LWP
DRAWN BY: AC
CHECKED BY: MBR

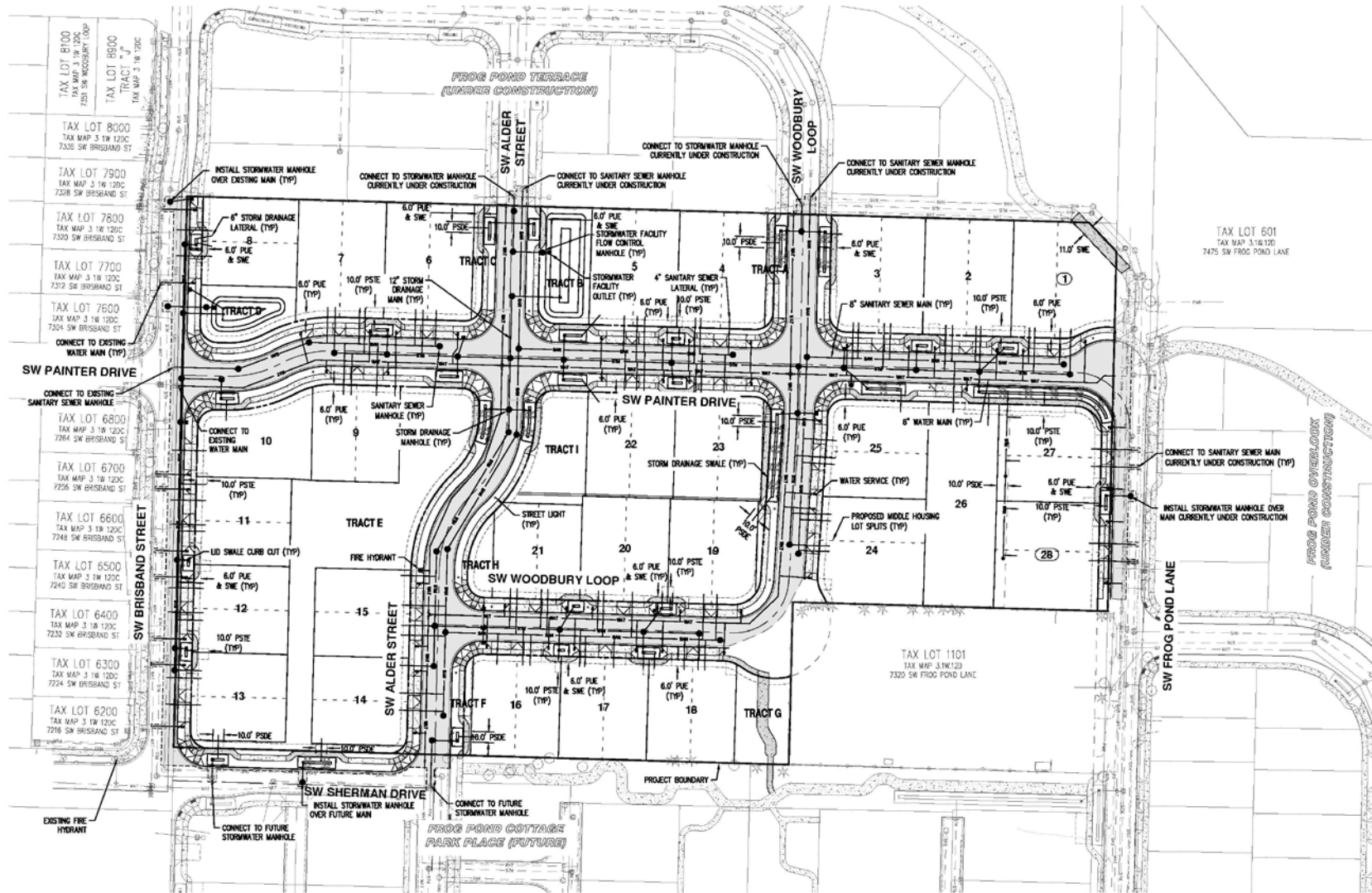


**PRELIMINARY GRADING AND EROSION CONTROL PLAN
 RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**



GENERAL DATE: 8/20/23
 JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: LTP
 DRAWN BY: AC
 CHECKED BY: MBH



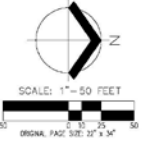


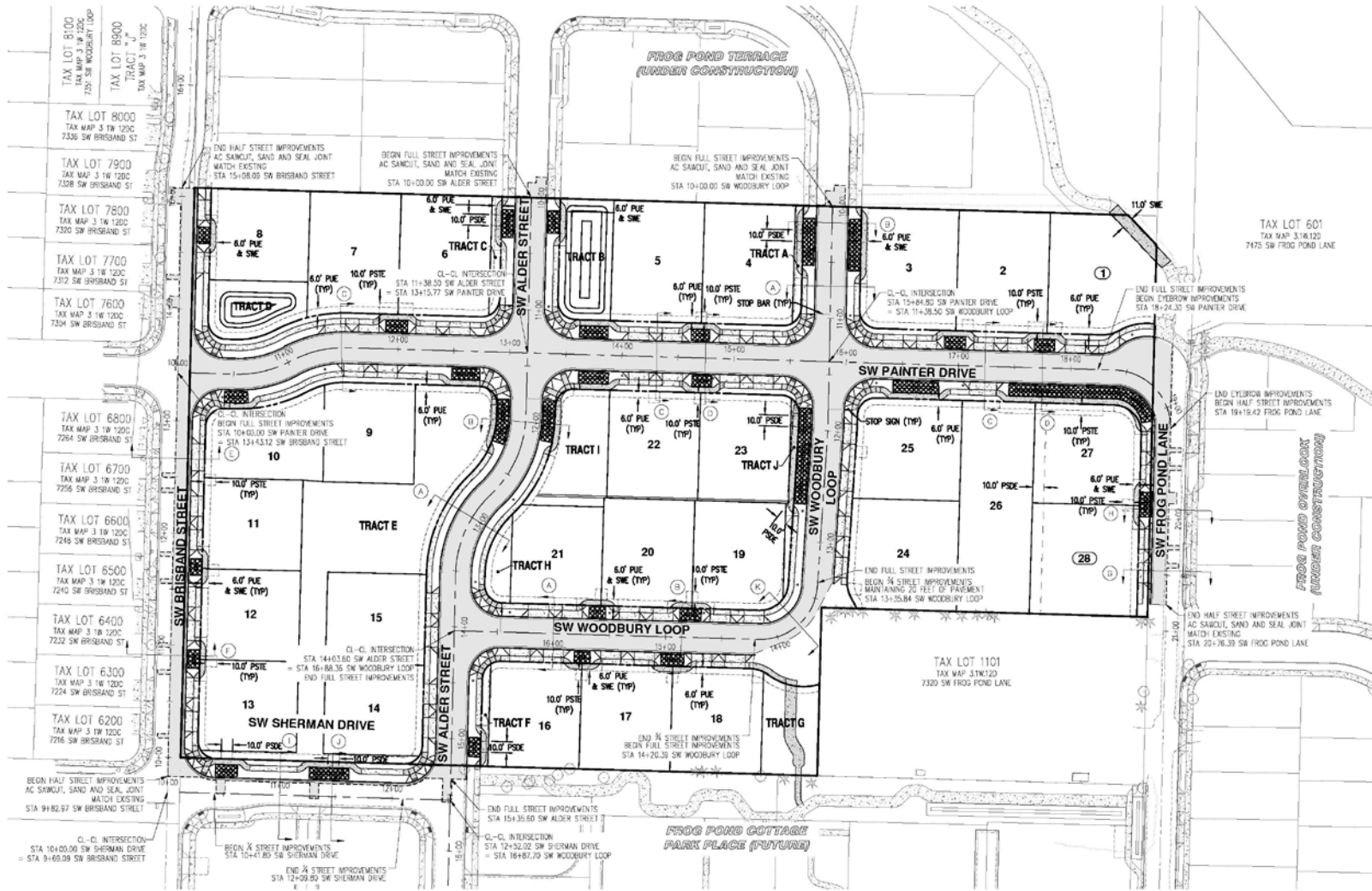
**PRELIMINARY COMPOSITE UTILITY PLAN
 RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**



ISSUE DATE: 8/20/23
 JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: LTP
 DRAWN BY: AC
 CHECKED BY: MBH

EASEMENT LEGEND	
PUE	PUBLIC ACCESS AND UTILITY EASEMENT
PSE	PUBLIC UTILITY EASEMENT
PSSE	PUBLIC STREET SEWER EASEMENT
SNE	SIDEWALK EASEMENT





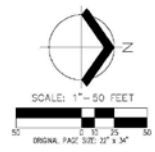
EASEMENT LEGEND

- PAE PUBLIC ACCESS AND UTILITY EASEMENT
- PU PUBLIC UTILITY EASEMENT
- PST PUBLIC STREET TREE EASEMENT
- SNE SIDEWALK EASEMENT

LEGEND

- SIDEWALK TO BE INSTALLED BY HOMEOWNER
- SIDEWALK AND DRIVEWAY APPROACHES TO BE INSTALLED BY CONTRACTOR
- STORMWATER SWALE TO BE CONSTRUCTED BY CONTRACTOR
- ASPHALT CONCRETE PAVEMENT
- SAWCUT LINE

NOTE:
STREET CROSS SECTIONS
A THROUGH K ON SHEET P-13



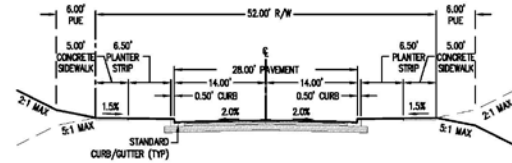
AKS
AKS ENGINEERING & FORESTRY, LLC
12025 SW TILMAN RD, SUITE 100
WILSONVILLE, OR 97158
WWW.AKS-ENG.COM

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

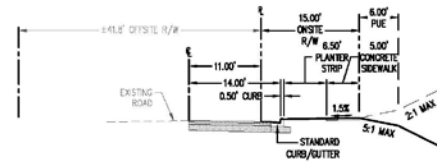
**PRELIMINARY STREET PLAN
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON**



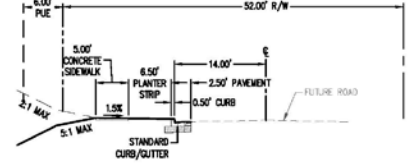
JOB NUMBER: 10411
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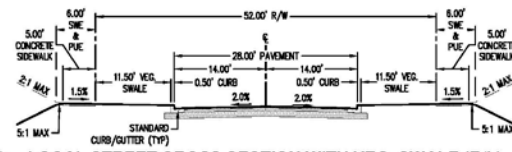
A LOCAL STREET CROSS SECTION NTS



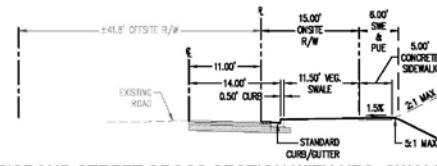
E SW BRISBAND STREET CROSS SECTION NTS



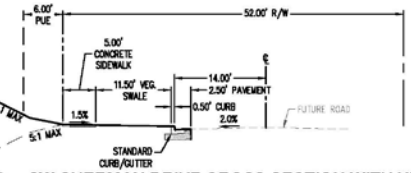
I SW SHERMAN DRIVE CROSS SECTION WITH VEG. SWALE (R) NTS



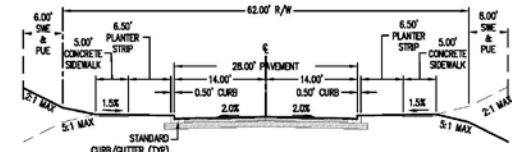
B LOCAL STREET CROSS SECTION WITH VEG. SWALE (R/L) NTS



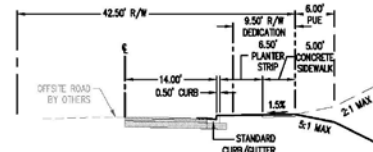
F SW BRISBAND STREET CROSS SECTION WITH VEG. SWALE (R) NTS



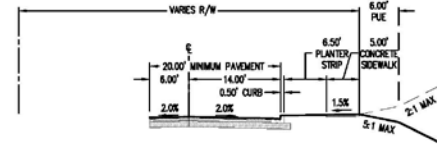
J SW SHERMAN DRIVE CROSS SECTION WITH VEG. SWALE (R) NTS



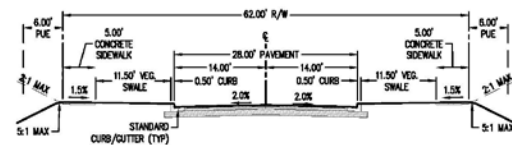
C SW PAINTER STREET CROSS SECTION NTS



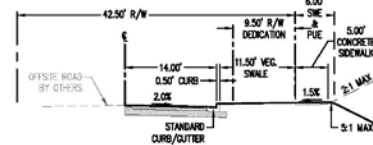
G SW FROG POND LANE CROSS SECTION NTS



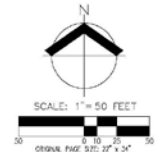
K SW WOODBURY LANE 3/4 CROSS SECTION NTS



D SW PAINTER STREET CROSS SECTION WITH VEG. SWALE (R/L) NTS



H SW FROG POND LANE CROSS SECTION WITH VEG. SWALE (R) NTS

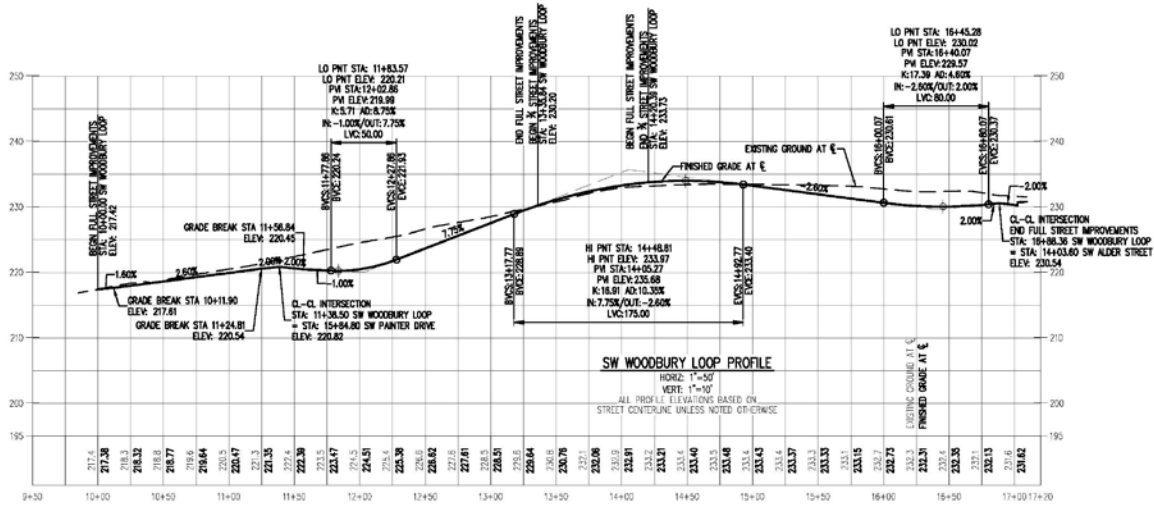
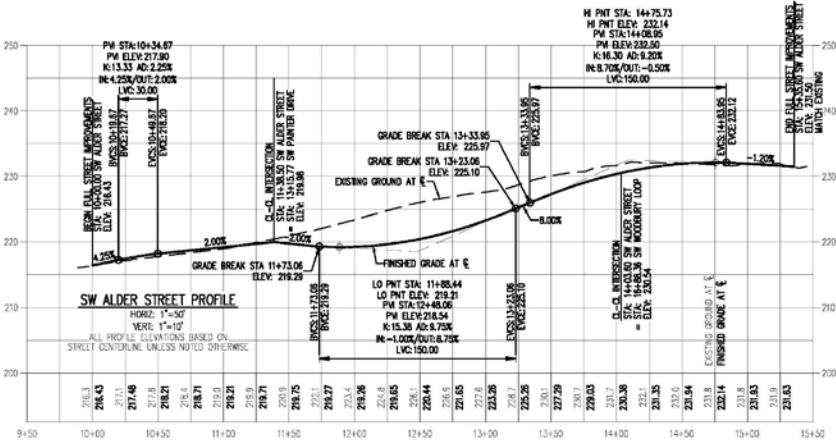
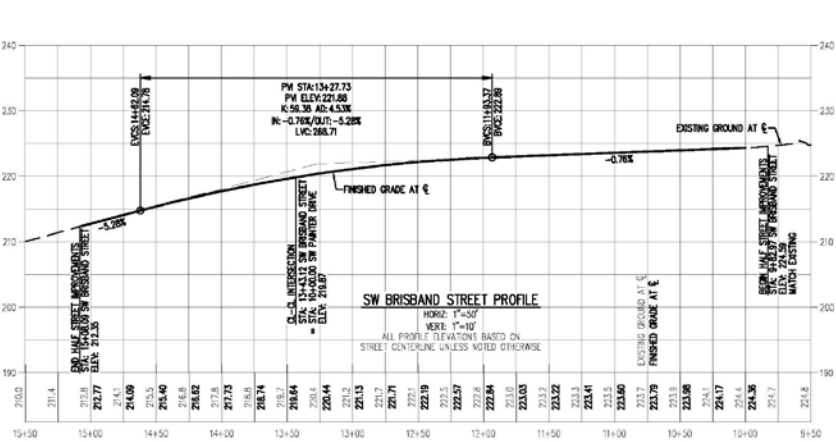
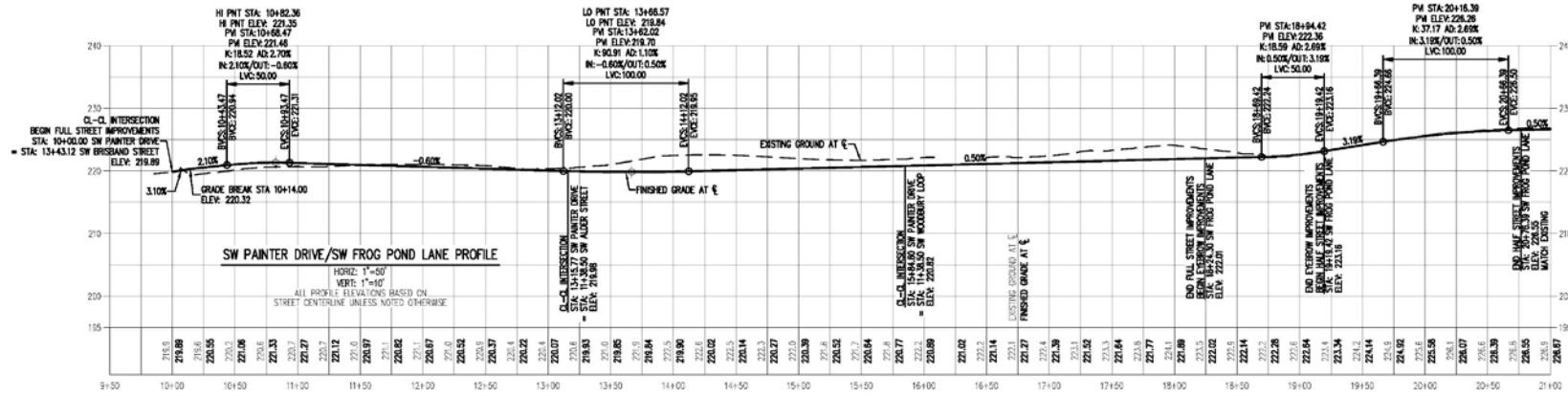


**PRELIMINARY STREET CROSS SECTIONS
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON**



JOB NUMBER:	10411
DATE:	08/09/2024
DESIGNED BY:	LTP
DRAWN BY:	AC
CHECKED BY:	MBH

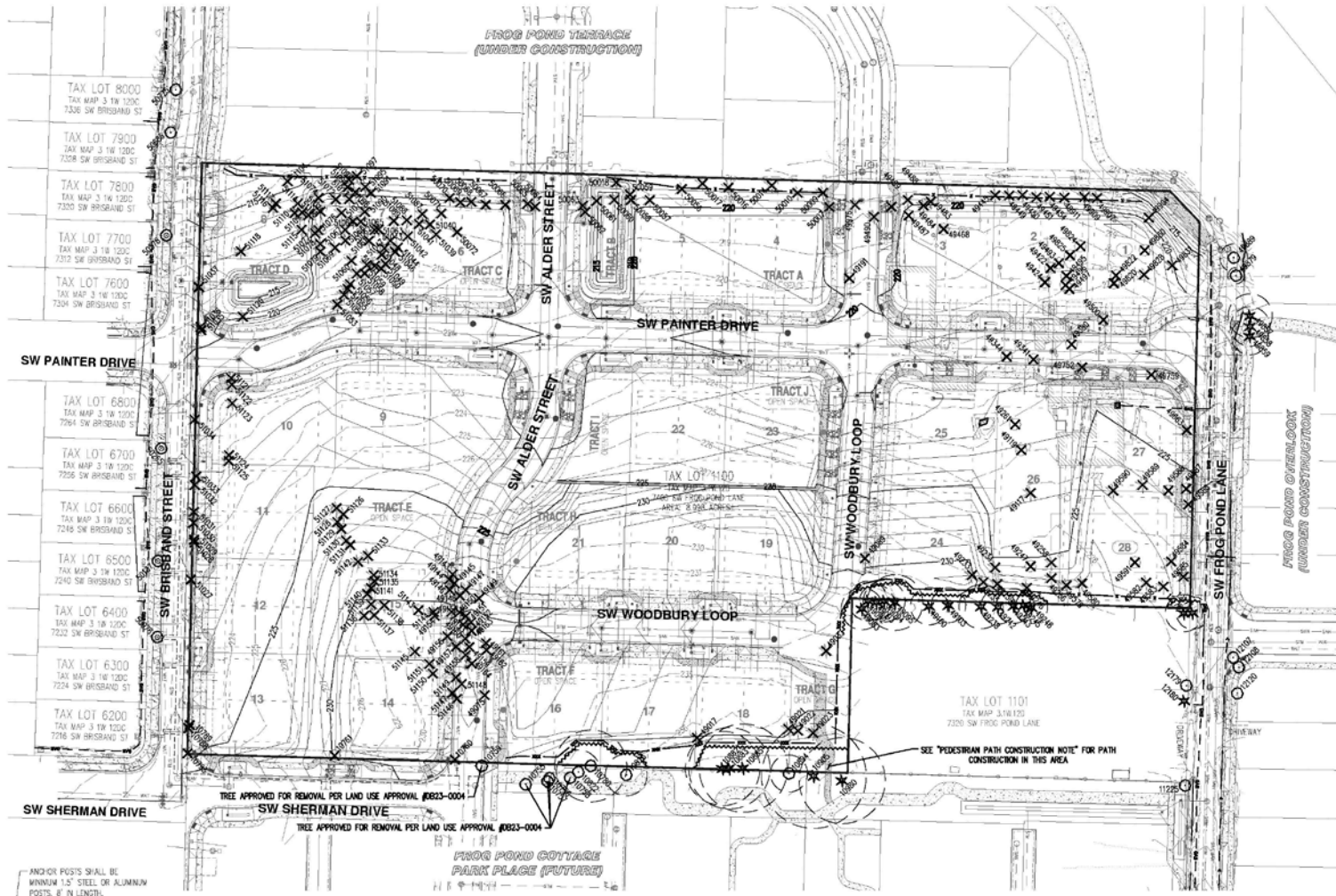
AKS DRAWING FILE: 10411 STREET CROSS SECTIONS.DWG | LAYOUT P-13



PRELIMINARY STREET PROFILES
RIDGECREST
WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

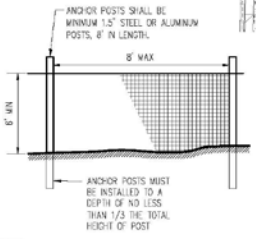


JOB NUMBER:	10411
DATE:	08/09/2024
DESIGNED BY:	LTP
DRAWN BY:	AC
CHECKED BY:	MBH



LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE REMOVAL
- TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)
- ORANGE SEDIMENT FENCE
- STRAW MATTE
- ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)

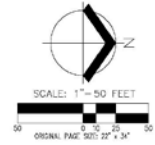


- NOTES:
- 2" MESH CHAIN LINK FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
 - AVOID DAMAGE TO TREE ROOT ZONE. DO NOT DAMAGE OR SEVERE LARGE ROOTS WHEN INSTALLING POSTS.
 - DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE

PEDESTRIAN PATH CONSTRUCTION NOTE:

PEDESTRIAN PATH BEING PLACED NEAR TREES TO BE PRESERVED SHALL BE CONSTRUCTED BY STRIPPING GRASS/ORGANIC MATERIAL TO BARE SOIL, BEING CAREFUL NOT TO DAMAGE TREE ROOTS, AND THEN PLACING PATH CONSTRUCTION MATERIALS. EXCAVATION BEYOND STRIPPING GRASS/ORGANIC MATERIAL SHALL NOT OCCUR. IF NECESSARY TO LEVEL THE PATH, MINOR AMOUNTS OF FILL MATERIAL SHALL BE USED INSTEAD OF EXCAVATING SOIL. THE PROJECT ARBORIST MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES OR ALTERNATIVE CONSTRUCTION METHODS. A CERTIFIED ARBORIST SHALL BE ON-SITE DURING PATH CONSTRUCTION IN THIS AREA.



CERTIFIED ARBORIST
PRELIMINARY LOT/EAS CONSTRUCTION
ISA
 BENNETT R. KOCCIS
 LICENSE NUMBER: 24,402
 EXPIRES: 08/09/2024



JOB NUMBER:	10411
DATE:	08/09/2024
DESIGNED BY:	LTP
DRAWN BY:	AC
CHECKED BY:	MBH

AKS
 AKS ENGINEERING & FORESTRY, LLC
 1000 SW HERMAN RD, SUITE 100
 WILSONVILLE, OREGON 97158
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 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
RIDGECREST WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON

Detailed Tree Inventory for Frog Pond O'Hagan

AKS Job No. [10411] - Evaluation Date: 05/10/2024 - Evaluated by: BRC	Tree #	Diameter (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Reason/Preserve?
	10755	20.12	19	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #0423-0004	2	1	Preserve
	10756	31	25	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #0423-0004	1	2	Preserve
	10757	10.7	30	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #0423-0004	2	2	Preserve
	10758	25	0	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #0423-0004	3	3	Preserve
	10759	39	31	Oregon White Oak (Quercus garryana)	OFFSITE; Removed with land use approval #0423-0004	1	2	Preserve
	10760	23	27	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	10761	49	31	Oregon White Oak (Quercus garryana)	Suspected oak borer infestation; Large section of dieback and flagging in crown; Codominant base	2	3	Remove
	10780	31	31	Oregon White Oak (Quercus garryana)	LINE TREE	1	1	Preserve
	10788	8	0	English Hawthorn (Crataegus monogyna)	LINE TREE; Dead ("15")	3	3	Remove
	10789	7	0	English Hawthorn (Crataegus monogyna)	Dead ("15")	3	3	Remove
	10793	6, 6, 6, 6, 7	0	English Hawthorn (Crataegus monogyna)	LINE TREE; Dead ("15")	3	3	Remove
	10822	19	13	Oregon White Oak (Quercus garryana)	OFFSITE; Many epicormic sprouts; Dead branches; Sparse canopy	2	2	Preserve
	10823	18.17	15	Oregon White Oak (Quercus garryana)	OFFSITE; Codominant base	1	1	Preserve
	10882	32	20	Douglas-Fir (Pseudotsuga menziesii)	LINE TREE	1	1	Preserve
	10883	35	23	Douglas-Fir (Pseudotsuga menziesii)	LINE TREE	1	1	Preserve
	10885	38	30	Douglas-Fir (Pseudotsuga menziesii)	LINE TREE	1	1	Preserve
	10894	16	19	Bighorn Maple (Acer macrophyllum)	OFFSITE; Evaluated from behind a fence; 1-sided canopy (W); Lean (W)	1	2	Preserve
	10905	45	16	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE; Abnormal dead branches; epicormic sprouting	2	1	Preserve
	10960	37	15	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE; Abnormal dead branches; epicormic sprouting	2	1	Preserve
	11225	10.6, 6	31	Norway Maple (Acer platanoides)		1	1	Remove
	12027	26	40	Red Oak (Quercus rubra)	OFFSITE	1	1	Preserve
	12028	17, 18	37	Red Oak (Quercus rubra)	OFFSITE; Slight lean (S)	1	1	Preserve
	12177	14	10	Scotch Pine (Pinus sylvestris)	OFFSITE; 1-sided canopy (E)	1	1	Preserve
	12178	16	17	Scotch Pine (Pinus sylvestris)	OFFSITE; Topped for overhead wires; Many leaders at top	2	3	Preserve
	12179	9	16	Scotch Pine (Pinus sylvestris)	OFFSITE	1	1	Preserve
	12179	9	16	Japanese Maple (Acer palmatum)	OFFSITE	1	1	Preserve
	12180	17	19	Decid. Cedar (Cedrus decidua)	OFFSITE; Some limbs pruned for overhead wires	1	1	Preserve
	49017	7	6	Ponderosa Pine (Pinus ponderosa)		1	1	Remove
	49017	7	5	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49022	6	5	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49023	6	5	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49033	8	6	Ponderosa Pine (Pinus ponderosa)		1	1	Remove
	49075	6	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	49083	18	14	Douglas-Fir (Pseudotsuga menziesii)	Offsite; Evaluated from behind a fence	1	1	Preserve
	49089	12	15	Cherry (Prunus spp.)		1	1	Remove
	49092	17	17	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE; Evaluated from behind a fence; Broken top; Weak leaders	2	3	Preserve
	49093	15	9	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49094	18	18	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49095	24	19	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE; Evaluated from behind a fence; Sweep (W)	1	1	Preserve
	49100	16	11	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49169	15	10	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49117	35	26	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49119	14	15	Norway Maple (Acer platanoides)		1	1	Remove
	49143	6, 8	10	Leyland Cypress (Cupressus x leylandii)		1	1	Remove
	49144	7	8	Leyland Cypress (Cupressus x leylandii)		1	1	Remove
	49145	8	4	Leyland Cypress (Cupressus x leylandii)		1	1	Remove
	49146	9	4	Leyland Cypress (Cupressus x leylandii)		1	1	Remove
	49147	9	9	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	49148	9	10	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49149	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	49150	10	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	49151	8	7	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49152	6	6	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49153	8	4	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49154	8	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	49155	8	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	49156	7	3	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49157	10	4	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49158	9	3	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49159	8	4	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49160	9	3	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49161	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	49162	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	49163	9	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	49164	12	10	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
	49191	10	12	Norway Maple (Acer platanoides)		1	1	Remove
	49213	6	11	Norway Spruce (Picea abies)		1	1	Remove
	49214	5	5	Ponderosa Pine (Pinus ponderosa)		1	1	Remove
	49215	7	8	Scotch Pine (Pinus sylvestris)		1	1	Remove
	49218	19	12	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49219	9	5	Income Cedar (Calocedrus decurrens)		1	1	Remove
	49242	15	13	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49243	15	11	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49245	9	11	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49246	6	6	Western Redcedar (Thuja plicata)		1	1	Remove
	49247	8	7	Horse Chestnut (Aesculus hippocastanum)		1	1	Remove
	49248	14	11	Scotch Pine (Pinus sylvestris)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
	49256	10	6	Giant Sequoia (Sequoiadendron giganteum)		1	1	Remove
	49258	7	6	Western Redcedar (Thuja plicata)		1	1	Remove
	49261	9	11	Cherry (Prunus spp.)	Some broken and dead limbs	1	1	Remove
	49241	33	34	Black Walnut (Juglans nigra)	Some broken and dead limbs	2	1	Remove
	49244	43	22	Black Walnut (Juglans nigra)	Some broken and dead limbs	2	1	Remove
	49282	6, 6, 6, 6, 6, 6	13	English Holly (Ilex aquifolium)		1	1	Remove
	49422	10	10	American Elm (Ulmus americana)	Broken top; Many broken limbs	2	3	Remove

Detailed Tree Inventory for Frog Pond O'Hagan

AKS Job No. [10411] - Evaluation Date: 05/10/2024 - Evaluated by: BRC	Tree #	Diameter (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Reason/Preserve?
	49424	16	21	American Elm (Ulmus americana)	1-sided canopy (S)	1	1	Remove
	49445	25	21	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49443	13	9	Douglas-Fir (Pseudotsuga menziesii)	Broken at 30'	3	3	Remove
	49450	15	16	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49451	20	16	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49454	17	16	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49468	9	11	Oregon Ash (Fraxinus latifolia)		1	1	Remove
	49483	21	7	Giant Sequoia (Sequoiadendron giganteum)	Dead at very top	2	1	Remove
	49484	9	13	Decid. Cedar (Cedrus decidua)		1	1	Remove
	49487	6	5	Mountain Ash (Sorbus americana)	Many bare holes	2	2	Remove
	49488	10	7	Blue Alder Cedar (Cedrus atlantica)		1	1	Remove
	49489	8	6	Weeping Cypress (Chamaecyparis spp.)		1	1	Remove
	49490	8	7	Blue Spruce (Picea pungens)		1	1	Remove
	49493	8	10	American Elm (Ulmus americana)	broken top; Lean (SW)	2	3	Remove
	49495	16	20	American Elm (Ulmus americana)	lean (W); Some dead branches	1	2	Remove
	49496	16	21	American Elm (Ulmus americana)	Lean (S)	1	2	Remove
	49497	18	22	American Elm (Ulmus americana)	Lean (E)	1	2	Remove
	49500	15, 25, 27, 28	30	Horse Chestnut (Aesculus hippocastanum)	Stuffing bar; Dead wood in base; Bare holes; Some limbs pruned for overhead wires	2	3	Remove
	49519	17	14	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49580	6	4	Giant Sequoia (Sequoiadendron giganteum)		1	1	Remove
	49582	10	10	Blue Alder Cedar (Cedrus atlantica)		1	1	Remove
	49583	6	3	Income Cedar (Calocedrus decurrens)		1	1	Remove
	49584	10	6	Income Cedar (Calocedrus decurrens)		1	1	Remove
	49585	19	14	Douglas-Fir (Pseudotsuga menziesii)	Some limbs pruned for overhead wires	1	1	Remove
	49586	9	10	Arizona Cypress (Cupressus arizonica)		1	1	Remove
	49587	7	12	Rhododendron (Rhododendron spp.)		1	1	Remove
	49588	10	11	Oregon White Oak (Quercus garryana)		1	1	Remove
	49589	37	30	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49590	9	13	Redwood Sequoia sempervirens		1	1	Remove
	49591	7	7	Norway Maple (Acer platanoides)	Cavity with decay up bole; Stuffing bar; Dieback	3	2	Remove
	49683	15	13	Lodgepole Pine (Pinus contorta)	Topped for overhead wires; Lean (S)	2	3	Remove
	49752	17	15	Redwood Sequoia sempervirens		1	1	Remove
	49759	11	15	Purpleleaf Plum (Prunus cerasifera)	Failed codominant stem; Fungal growth on base; Dieback	2	3	Remove
	49820	8	16	American Elm (Ulmus americana)		1	1	Remove
	49822	6	15	American Elm (Ulmus americana)	broken top; 1-sided canopy (W)	2	3	Remove
	49824	6	13	American Elm (Ulmus americana)	broken top; 1-sided canopy (W)	2	3	Remove
	49825	10	9	American Elm (Ulmus americana)	broken top; 1-sided canopy (W)	2	3	Remove
	49828	17	17	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49830	9, 9	13	English Walnut (Juglans nigra)	Many broken limbs with decay; Insignificant decline	3	3	Remove
	49831	7	8	Lodgepole Pine (Pinus contorta)	Broken at 0'	3	3	Remove
	49837	19	15	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE	1	1	Preserve
	49838	17	20	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE; Historically broken top; Cracked top	2	2	Preserve
	49839	16	15	Douglas-Fir (Pseudotsuga menziesii)	OFFSITE	1	1	Preserve
	49879	7	17	Cherry (Prunus spp.)	OFFSITE	1	1	Preserve
	49889	9, 12	18	Cherry (Prunus spp.)	OFFSITE	1	1	Preserve
	49904	7, 8, 8	0	English Walnut (Juglans nigra)	Dead	3	3	Remove
	49907	15	14	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49909	12	13	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49911	12	12	Douglas-Fir (Pseudotsuga menziesii)		1	1	Remove
	49976	6, 6, 8, 9	15	Income Cedar (Calocedrus decurrens)		1	1	Remove
	50007	6	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50009	9	5	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
	50010	8	7	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50014	6	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50015	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50017	7	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	50018	6	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50055	7	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50057	6	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50058	8	7	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50059	6	4	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	50060	8	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50061	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50062	8	4	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
	50063	6	8	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	50064	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
	50065	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
	50066	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
	50067	5	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
	50068	7	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	50069	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
	50070	6	5	Norway Spruce (Picea abies)	Nursery Stock	1	1	Remove
	50071	10	8	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
	50072	14	10	Scotch Pine (Pinus sylvestris)	Nursery Stock	1	1	Remove
	50078	2	1	Redbud (Cercis canadensis)	OFFSITE; Street Tree			

Detailed Tree Inventory for Frog Pond O'Hagan

AKS Job No. 10411 - Evaluation Date: 05/10/2024 - Evaluated by: BRC

Tree #	DIBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
S1032	6	0	Douglas-Fir (Pseudotsuga menziesii)	LINE TREE; Dead (20)	3	3	Remove
S1033	11, 32	0	Douglas-Fir (Pseudotsuga menziesii)	LINE TREE; Dead (20)	3	3	Remove
S1034	37	0	Douglas-Fir (Pseudotsuga menziesii)	LINE TREE; Dead (20)	3	3	Remove
S1035	14	20	Norway Maple (Acer platanoides)		1	1	Remove
S1036	11	0	Douglas-Fir (Pseudotsuga menziesii)	Dead (25)	3	3	Remove
S1037	6	11	Willow (Salix spp.)	LINE TREE	1	1	Remove
S1039	9	5	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1040	12	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1041	7	4	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1042	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1043	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1044	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1046	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1047	6	3	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1048	8	3	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1049	7	4	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1050	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1051	6	3	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1053	7	4	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1054	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1055	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1056	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1057	8	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1058	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1059	7	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1060	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1061	11	12	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1062	7	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1063	6	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1065	6	10	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1066	7, 8	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1067	6, 6, 7, 7	8	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1068	7	9	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1069	6, 8	6	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1071	7	7	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1072	14	10	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1073	8	10	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1074	8	7	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1075	7	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1076	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1077	9	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1078	9	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1079	6	4	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1087	6	6	Decid. Cedar (Cedrus decidua)	Nursery Stock	1	1	Remove
S1088	9	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1089	6	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1090	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1091	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1095	10	8	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1096	10	6	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1097	9	7	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1098	6, 9	7	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1099	8	5	Leyland Cypress (Cupressus x leylandii)	Nursery Stock	1	1	Remove
S1104	9	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1108	6	4	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1109	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1110	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1114	10	8	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1115	6	4	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1116	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1117	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1118	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1120	7	5	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1121	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1122	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1123	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1124	7	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1125	6	3	Giant Sequoia (Sequoiadendron giganteum)	Nursery Stock	1	1	Remove
S1126	7	4	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1127	7	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1128	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1129	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1130	7	4	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1131	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1133	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1134	6	4	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1135	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1136	8	7	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1137	10	8	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1138	8	6	Ponderosa Pine (Pinus ponderosa)	Nursery Stock	1	1	Remove
S1139	9	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1140	8	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1141	6	7	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1142	6	8	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1143	6	7	Norway Maple (Acer platanoides)	Nursery Stock	1	1	Remove

Detailed Tree Inventory for Frog Pond O'Hagan

AKS Job No. 10411 - Evaluation Date: 05/10/2024 - Evaluated by: BRC

Tree #	DIBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
S1144	8	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1145	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1146	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1147	7	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1148	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1149	6	6	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1150	6	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove
S1151	7	5	Douglas-Fir (Pseudotsuga menziesii)	Nursery Stock	1	1	Remove

Total # of Existing Trees Inventoried = 252

Total # of Existing Onsite Trees = 230

Total # of Existing Onsite Trees to be Preserved = 0

Total # of Existing Onsite Trees to be Removed = 230

Total # of Existing Offsite Trees = 41

Total # of Existing Offsite Trees to be Preserved = 41

Total # of Existing Offsite Trees to be Removed = 0

Health Rating:

- 1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.
- 2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be treated or abated with supplemental treatments.
- 3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

Structure Rating:

- 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
- 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or shows some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.
- 3 = Poor Structure - A tree that exhibits extremely abnormal physical form characteristics and/or significant structural defects that substantially reduce the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

Advisory Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot predict every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, removal treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To be near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.



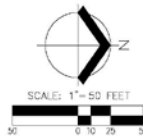
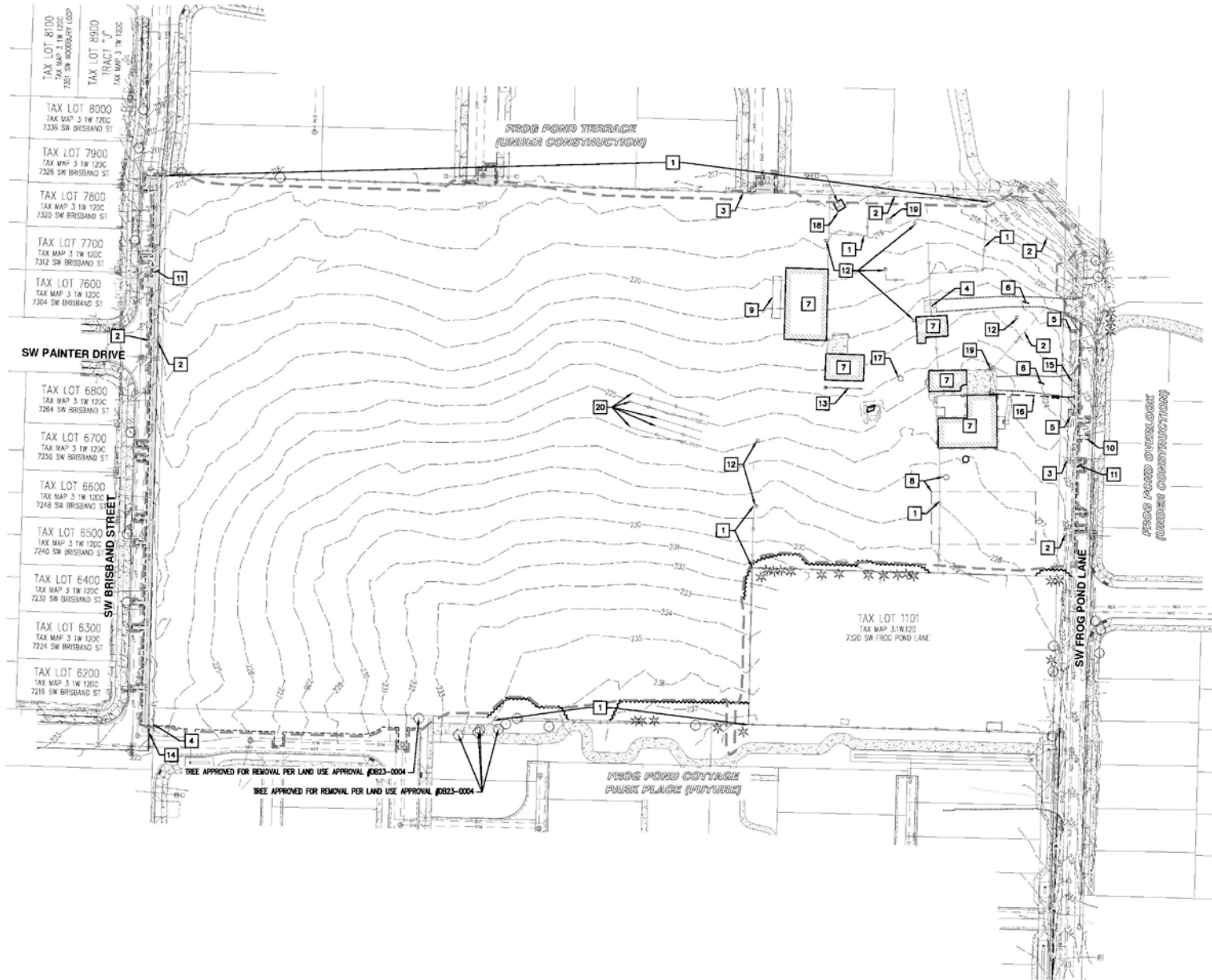
PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
RIDGECREST WEST HILLS LAND DEVELOPMENT, LLC
WILSONVILLE, OREGON



BENNETT R. KOCIS
 FORESTRY CONSULTANT
 LICENSE NO. 127/565



JOB NUMBER: 10411
 DATE: 05/09/2024
 DESIGNED BY: LTP
 DRAWN BY: AC
 CHECKED BY: MBH



- DEMOLITION KEYED NOTES**
1. REMOVE OR RELOCATE EXISTING FENCE. COORDINATE WITH ADJACENT PROPERTY OWNER FOR PERIMETER FENCING.
 2. REMOVE EXISTING OVERHEAD WIRE OR RELOCATE TO BE UNDERGROUND.
 3. REMOVE EXISTING UTILITY POLE.
 4. REMOVE EXISTING GATE.
 5. REMOVE EXISTING MAILBOX.
 6. REMOVE EXISTING GRAVEL DRIVEWAY.
 7. REMOVE EXISTING BUILDING AND ASSOCIATED STRUCTURES.
 8. DECOMMISSION EXISTING SANITARY SEPTIC TANK AND DRAIN FIELD.
 9. REMOVE EXISTING CONEX.
 10. SAWCUT LINE (TYP).
 11. REMOVE ASPHALT PAVEMENT TO SAWCUT LINE (TYP).
 12. REMOVE EXISTING HOSE BIB.
 13. REMOVE EXISTING RETAINING WALL.
 14. REMOVE EXISTING BARRICADE.
 15. REMOVE EXISTING STORM CULVERT.
 16. REMOVE EXISTING GAS LINE.
 17. DECOMMISSION EXISTING WELL.
 18. REMOVE EXISTING SHED.
 19. REMOVE EXISTING POWER AND ASSOCIATED WIRING.
 20. REMOVE EXISTING TRELISES.

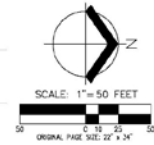
LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
LIMITS OF DISTURBANCE	---
TREE PROTECTION FENCE (SEE SHEETS P-15, P-16, & P-17)	---
EXISTING TREE TO REMAIN	* ○
AC PAVEMENT TO BE REMOVED	■

**PRELIMINARY DEMOLITION PLAN
 RIDGECREST
 WEST HILLS LAND DEVELOPMENT, LLC
 WILSONVILLE, OREGON**

PROFESSIONAL SEAL
 L. T. PETERSON
 CIVIL ENGINEER
 OREGON
 EXPIRES 12/31/25
 GENERAL DATE: 8/20/25

JOB NUMBER: 10411
 DATE: 08/09/2024
 DESIGNED BY: LTP
 DRAWN BY: AC
 CHECKED BY: MBH



PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
MITIGATION TREES					
	6	ACER MACROPHYLLUM (NATIVE, LOW WATER USAGE)	BROLEAF MAPLE	2" CAL. BAB	AS SHOWN
	33	ALNUS RUBRA (NATIVE, LOW WATER USAGE)	RED ALDER	2" CAL. BAB	AS SHOWN
	59	MALLUS FUSCA (NATIVE, LOW WATER USAGE)	OREGON CRABAPPLE	2" CAL. BAB	AS SHOWN
	31	FRAXINUS PURSHIANA (NATIVE, LOW WATER USAGE)	CASCARA	2" CAL. BAB	AS SHOWN
	12	TSUGA HETEROPHYLLA (NATIVE, LOW WATER USAGE)	WESTERN HEMLOCK	6" HT. BAB	AS SHOWN
TOTAL ON-SITE MITIGATION TREES: 147					
STREET TREES					
	22	GLEHNSIA TRIACANTHOS NERMIS 'SKYLINE' TM (LOW WATER USAGE)	SKYLINE HONEY LOCUST	2" CAL. BAB	AS SHOWN
	29	LIRIODENDRON 'LILIPERA 'ASTIGATA' (LOW WATER USAGE)	COLUMNAR TULIP TREE	2" CAL. BAB	AS SHOWN
	25	PISTACIA CHINENSIS (LOW WATER USAGE)	CHINESE PISTACHE	2" CAL. BAB	AS SHOWN
TOTAL STREET TREES: 76					
EXISTING TREES REMOVED: 217					
NEW TREES PROPOSED TOTAL: 217					

SYMBOL	QTY	DESCRIPTION
	12,396 SF±	STORMWATER FACILITIES PLANTED PER CITY OF WILSONVILLE STANDARDS (MODERATE WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)
	35,782 SF±	EROSION CONTROL SEED MIX: NATIVE E/C MIX - SUNMARK SEEDS (OR APPROVED EQUAL); MEADOW BARLEY (HORDEUM BRACHYANTHERUM) 40%; CALIFORNIA BRUME (BRUMUS CARINATUS) 30%; NATIVE RED FESCUE (FESTUCA RUBRA RUBRA) 20%; TUFTED HARDGRASS (DESCHAMPSIA CESPYGOSA) 3%; SPIKE BENTGRASS (AGROSTIS EXERA) 2%
	11,100 SF±	LAWN: NORTHWEST SUPREME LAWN SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL); DASHER 3 PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. DASHER 3); 30%; CUTLER II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. CUTLER II); 30%; GARNET CREEPING RED FESCUE (FESTUCA RUBRA VAR. GARNET); 15%; WINDWARD CREEPING FESCUE (FESTUCA RUBRA SPP. FALLAX VAR. WINDWARD); 15%
APPLY AT A RATE OF 1 LB PER 1,000 SQ FT, OR AS RECOMMENDED BY SUPPLIER. (MODERATE WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)		
APPLY AT A RATE OF 8 LBS. PER 1,000 SQ FT OR AS RECOMMENDED BY SUPPLIER. (HIGH WATER USAGE - PERMANENT IRRIGATION)		

GENERAL NOTE
1. REFER TO SHEET P-20 FOR PRELIMINARY LANDSCAPE DETAILS AND NOTES.



JOB NUMBER:	10411
DATE:	06/09/2024
DESIGNED BY:	TEB
DRAWN BY:	CJM
CHECKED BY:	TEB

