

## Delaney Knox

---

**From:** Dave Prutzman <samishbay@gmail.com>  
**Sent:** Friday, October 17, 2025 8:02 AM  
**To:** Stacie Pratschner  
**Subject:** ULS  
**Attachments:** Coffee Creek Street Tree Plan.pdf

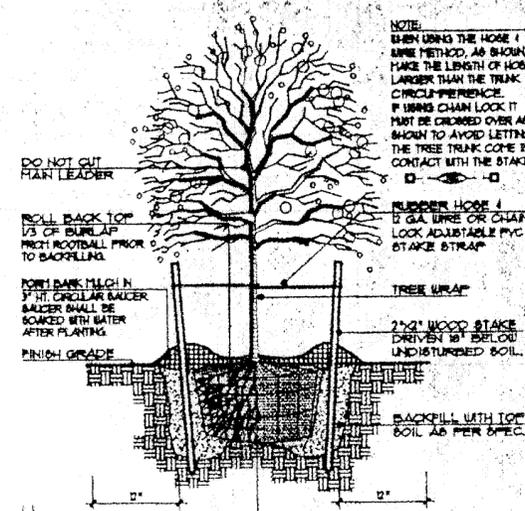
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Caution External Message

Stacie,

Attached is a site plan for a ULS product I did in Hillsboro, Oregon. It is a series of homes sited on private road cul-de-sacs. Very well done and very well received. I've also seen them done in Snohomish and Whatcom Counties. Question, why is this type of design being limited to short plat procedures which would include 9 lots/tracts? As developable sites become more impacted by critical areas and density pressures this would be a very useful tool....sites such as Eaglemont. Thanks.

Dave Prutzman  
Samish Bay Real Estate Group  
(425)308-9397  
samishbay@gmail.com



NOTE:  
WHEN USING THE HOSE & STRAP METHOD, ALWAYS MAKE THE LENGTH OF HOSE LARGER THAN THE TRUNK CIRCUMFERENCE. IF USING CHAIN LOCK IT MUST BE CROSSED OVER AS SHOWN TO AVOID LETTING THE TREE TRUNK COME IN CONTACT WITH THE STAKE.

RUBBER HOSE & LOCK ADJUSTABLE PVC STRAP

2"x2" WOOD STAKE DRIVEN 18" BELOW UNDISTURBED SOIL

BACKFILL WITH TOP SOIL AS PER SPEC.

**GENERAL NOTES: LANDSCAPE PLAN**

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR OLD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.

**PLANT MATERIALS SCHEDULE**

| COMMON NAME       | BOTANICAL NAME               | SIZE    | SPACING  | REMARKS |
|-------------------|------------------------------|---------|----------|---------|
| LONDON PLANE TREE | PLATANUS ACERIFOLIA          | 2" CAL. | AS SHOWN |         |
| REDSPINE PEAR     | PIRUS CALLERYANA REDSPINE    | 2" CAL. | AS SHOWN |         |
| CHANTICLEER PEAR  | PIRUS CALLERYANA CHANTICLEER | 2" CAL. | AS SHOWN |         |

1. DETAIL: DECIDUOUS TREE STAKING



**W R C**  
 DESIGN INC.  
 10450 SW Nimbus Ave., Portland, Oregon 97223  
 503 | 603-9933 FAX: 503 | 603-9944  
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

**STREET TREE PLAN**  
**COFFEE CREEK AT JONES FARM**  
 HILLSBORO, OREGON  
 RYLAND HOMES INC., 4500 SW KRUISE WAY #100, LAKE OSWEGO, OREGON 97035

|              |             |    |
|--------------|-------------|----|
| REV.         | DATE        | BY |
|              |             |    |
| PROJECT NO.  | RG1001      |    |
| DATE         | 3/28/97     |    |
| DESIGNED     | JKS         |    |
| ARCHITECT    | JKS         |    |
| CHECKED      |             |    |
| SHEET TITLE  | STREET TREE |    |
| SHEET NUMBER | 1           |    |