

CITY OF LAKE OSWEGO

June 13, 1985

Ron and Kent Ziegler
Lakeview Realty Group, Inc.
18517 SW Bryant Road
Lake Oswego, Oregon 97034

RE: Palisades Lake Estates *PO 2-85E*

Dear Sirs:

The purpose of this letter is to summarize the topics discussed at our meeting at noon, June 7, 1985. Present at the meeting were Ron and Kent Ziegler, Gerald Herrmann, Scott Talbot, Greg Weston and Andy Harris.

We discussed the work that would be conducted in the wetland and stream corridor areas of their project.

1. Sewer Line Construction. A sanitary sewer line will be constructed through the stream and wetland area. Most of this area consists of very wet and soft sediment deposits. The engineer plans first to divert the stream flow around this area in a pipe and allow it to dry out. Next, a narrow access road made with filter fabric and gravel will be built over the sewer alignment to facilitate its construction. Special care will be taken in this area to preserve existing vegetation and habitat features such as fallen logs and snags. Areas to be saved will be marked or fenced off in the field and stock piling areas for materials and spoils will also be identified.
2. Wetland Excavation and Fill. Pond areas and islands will be built within the wetland/stream area. The location of these ponds and islands will be sensitive to preservation of existing vegetation and habitat feature. The exact location and depths of the ponds, especially in the lower stream area, is of special concern and will be determined in the field with the close supervision of the owners and the City. This fact will be noted on the construction plans. The plans will also be revised for approval to show proposed contours which show the pond areas and preservation of existing features.

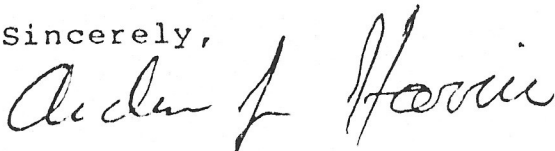
3. Weir Design. Two weirs will be built to create the pond and detention areas. The specific design was discussed and agreed upon. The pond elevations, as governed by the weirs will be set with care not to totally flood the upper wetland area.

The degree of flooding of the upper wetland will be determined in the field to meet the water tolerances of the vegetation existing and proposed there.

4. Landscaping. Plant materials were discussed and the landscape plan will be revised slightly to add a few more native species, add some screening at the west end of the wetland area, and to specify planting zones within the wetland for aquatic and emergent vegetation.
5. Trails. A time schedule and construction details will be provided for construction of the trail system.
6. Construction Schedule. A construction schedule will be submitted which outlines and describes the sequence of construction stages.
7. Landscape Maintenance and Establishment. The landscape plan will include a statement of intent for wet land/stream area landscaping for future use by those who will maintain it. It must be understood that the area is to retain its natural qualities and not become a formal landscaped area.

An establishment period will be set to guarantee that all plantings will survive.

Sincerely,



Andrew J. Harris
Drainage Technician

/ppk

cc: Scott Talbot
Greg Weston
Gerald Herrmann