

PHASE 5 NORTH CLERMONT PRELIMINARY DEVELOPMENT PLAN

TL 7200, 7290, 7300, 7400, 7500 & 7600, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

APPLICANT:

POLYGON WLH, LLC
109 E. 13TH ST.
VANCOUVER, WA 98660
[P] 503-221-1920
CONTACT: JASON BAKER

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

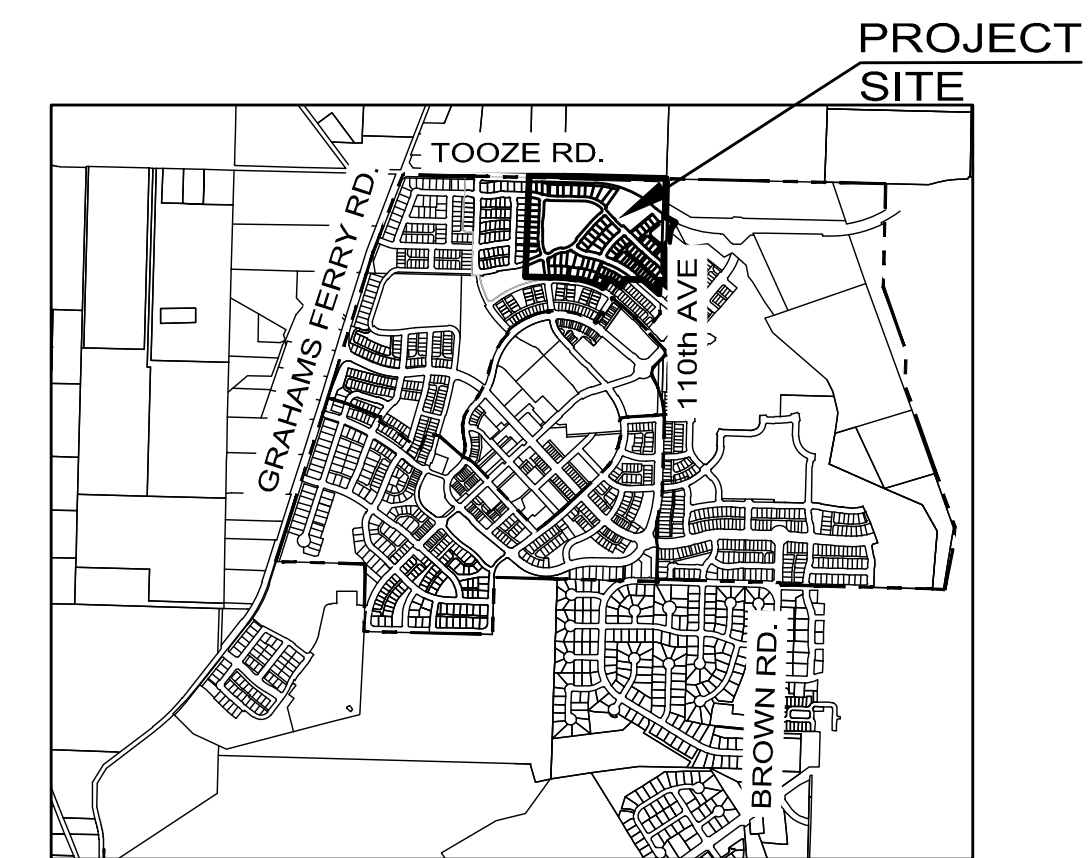
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: SHAWN DIMKE, PE



VICINITY MAP

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

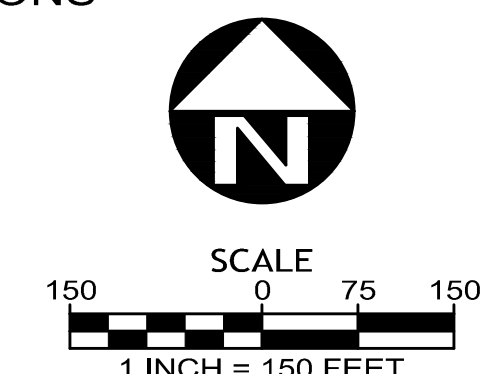
BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

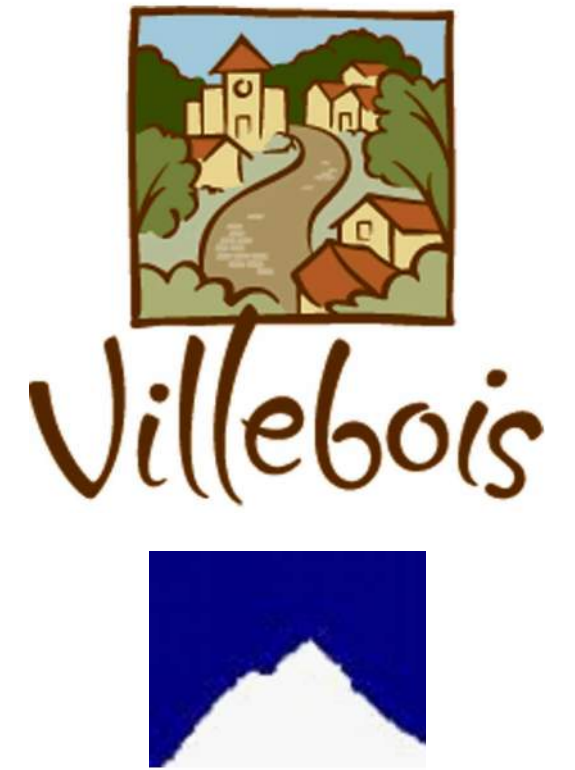
SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8 PARKING PLAN
- 9.1 TREE PRESERVATION PLAN
- 9.2 TREE PRESERVATION PLAN
- 9.3 TREE PRESERVATION PLAN
- 9.4 TREE PRESERVATION PLAN
- 9.5 TREE PRESERVATION PLAN
- 10 STREET TREE / LIGHTING PLAN



ELEVATION DATUM: NAVD 88

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POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

Preliminary
Development
Plan

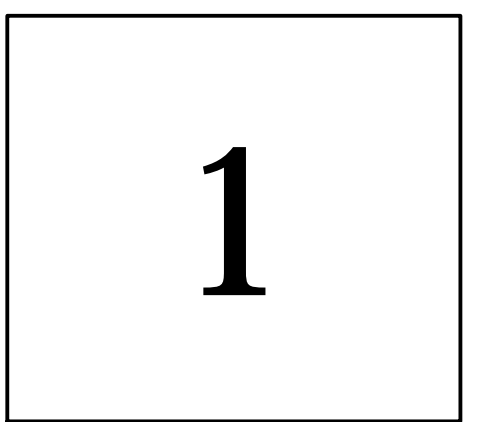
PDP 5N
CLERMONT

City of Wilsonville
Exhibit B3 DB18-0049 et al

COVER
SHEET

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE: 9/28/2018





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POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

EXISTING CONDITIONS

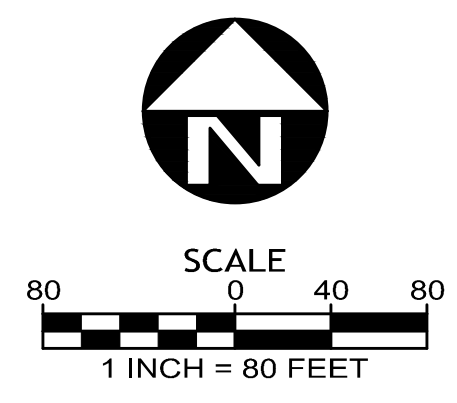
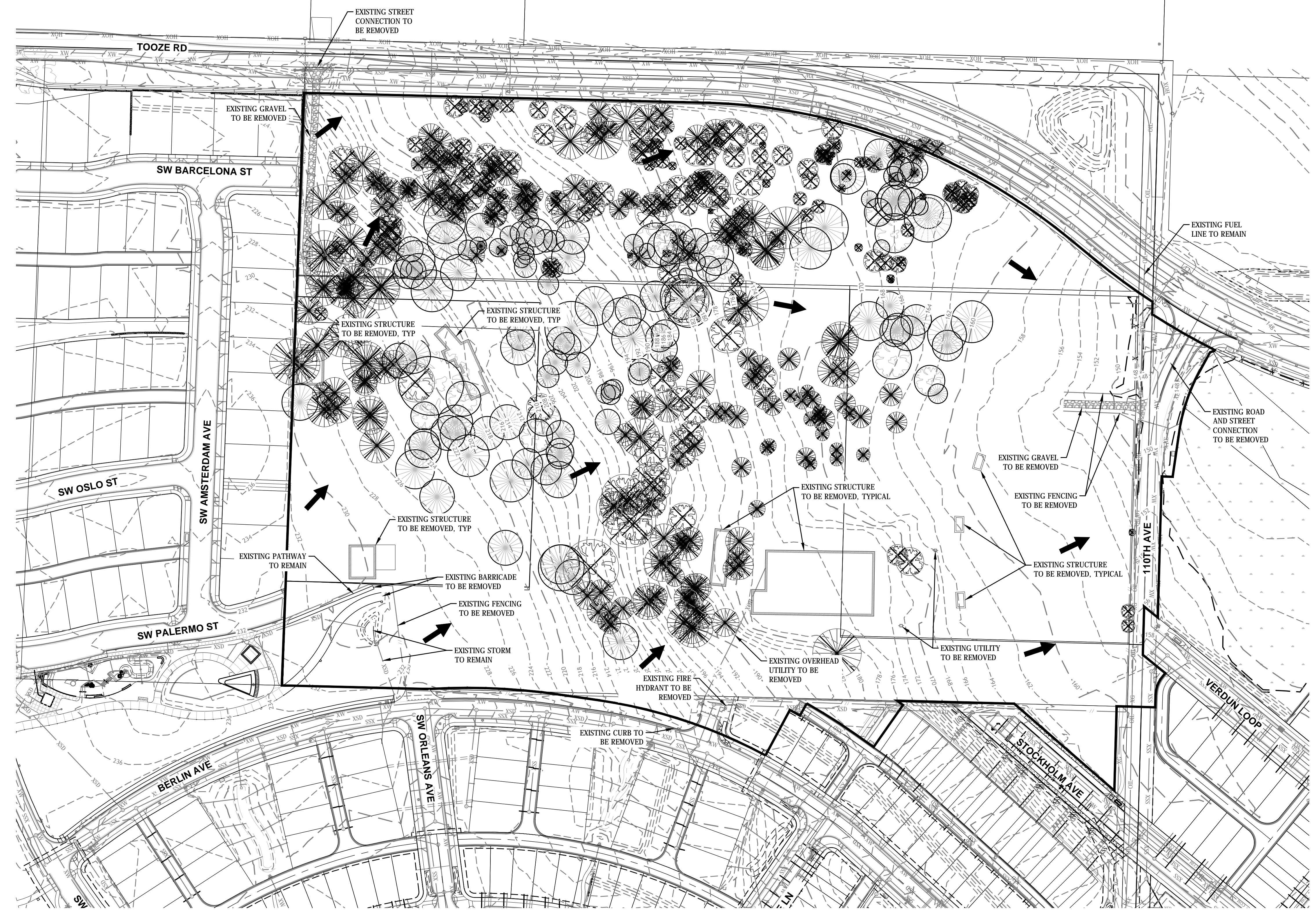
PROJECT NUMBER: 395-079
 2ND SUBMITTAL DATE: 9/28/2018

LEGEND

- EASEMENT LINES
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- 324 EX 1-FOOT CONTOURS
- 325 EX 5-FOOT CONTOURS
- EX SANITARY SEWER
- EX STORM DRAIN
- XW EX WATER LINE
- XG EX GAS LINE
- XE EX BURIED POWER LINE
- EX OVERHEAD POWER LINE
- XCOM EX CABLE TV LINE
- XT EX TELEPHONE LINE
- ⊙ EX SANITARY MANHOLE
- ⊙ EX SANITARY CLEANOUT
- ⊙ EX STORM MANHOLE
- ⊙ EX AREA DRAIN
- ⊙ EX CURB INLET
- ⊙ EX STORM CLEANOUT
- ⊙ EX FIRE HYDRANT
- ⊙ EX WATER METER
- ⊙ EX WATER VALVE
- ⊙ EX BLOW-OFF
- ⊙ EX AIR RELEASE VALVE
- ⊙ EX GAS VALVE
- ⊙ EX CABLE RISER
- ⊙ EX TELEPHONE RISER
- ⊙ EX LIGHT POLE
- EXISTING FENCE
- EXISTING ELECTRIC VAULT
- EXISTING RETAINING WALL
- DRAINAGE SLOPE DIRECTION
- EXISTING WETLAND

TREE LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- ⊙ EXISTING TREES TO REMAIN
- ⊙ EXISTING TREES LIKELY TO BE REMOVED
- ⊙ EXISTING TREES TO BE REMOVED



ELEVATION DATUM: NAVD 88

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GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

SITE PLAN

PROJECT NUMBER: 395-079
 2ND SUBMITTAL DATE: 9/28/2018

3

LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- === PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- - - PROPOSED PUBLIC UTILITY EASEMENT
- - - PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PDP BOUNDARY LINE
- ▭ PROPOSED HANDICAP RAMP
- ▨ PROPOSED A.C. PAVING
- ▨ PROPOSED SIDEWALK
- ▨ PROPOSED SIDEWALK BY OTHERS
- ▨ EXISTING SIDEWALK

LEGEND:

- SM ROW HOUSE LOTS
- STD STANDARD LOTS
- M MEDIUM LOTS
- L LARGE LOTS
- LG LINEAR GREEN
- RP REGIONAL PARK
- PP POCKET PARK

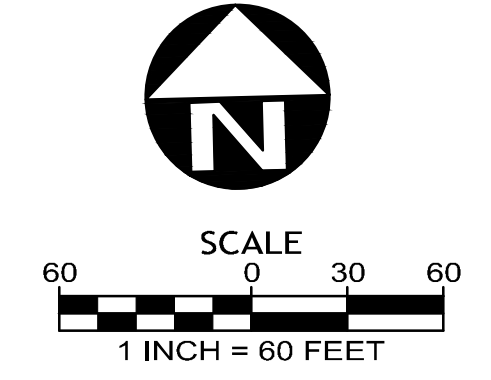
LOT COUNT:

32	SMALL LOTS
41	STANDARD LOTS
9	MEDIUM LOTS
7	LARGE LOTS
89	TOTAL

LAND AREA TABLE:

TOTAL AREA:	26.65 AC
PUBLIC STREETS:	7.71 AC
LINEAR GREEN SPACE:	1.73 AC
RP-6:	6.40 AC
PORTION OF RP-5:	0.50 AC
LOTS & ALLEYS:	10.31 AC
AVG. DENSITY PER NET ACRE:	8.63 UNITS / AC
89 / 10.31 =	

NOTE: * DENOTES SINGLE-LEVEL HOMES



ELEVATION DATUM: NAVD 88

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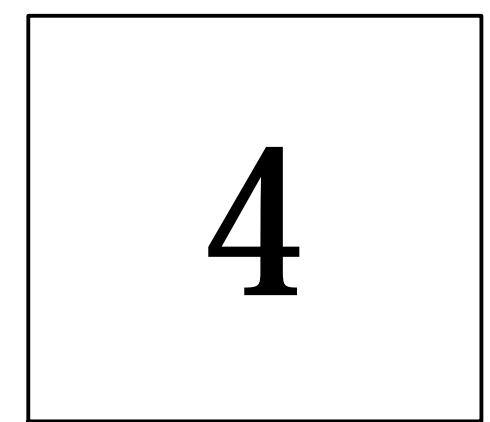
REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

PRELIMINARY PLAT

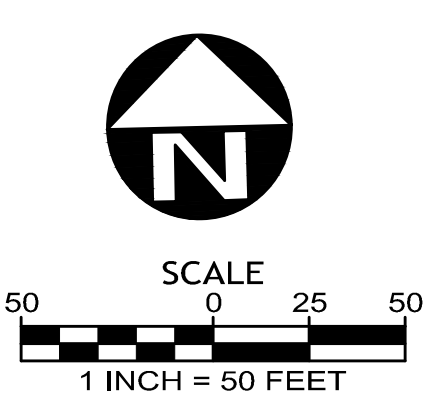
PROJECT NUMBER: 395-079
 2ND SUBMITTAL DATE: 9/28/2018



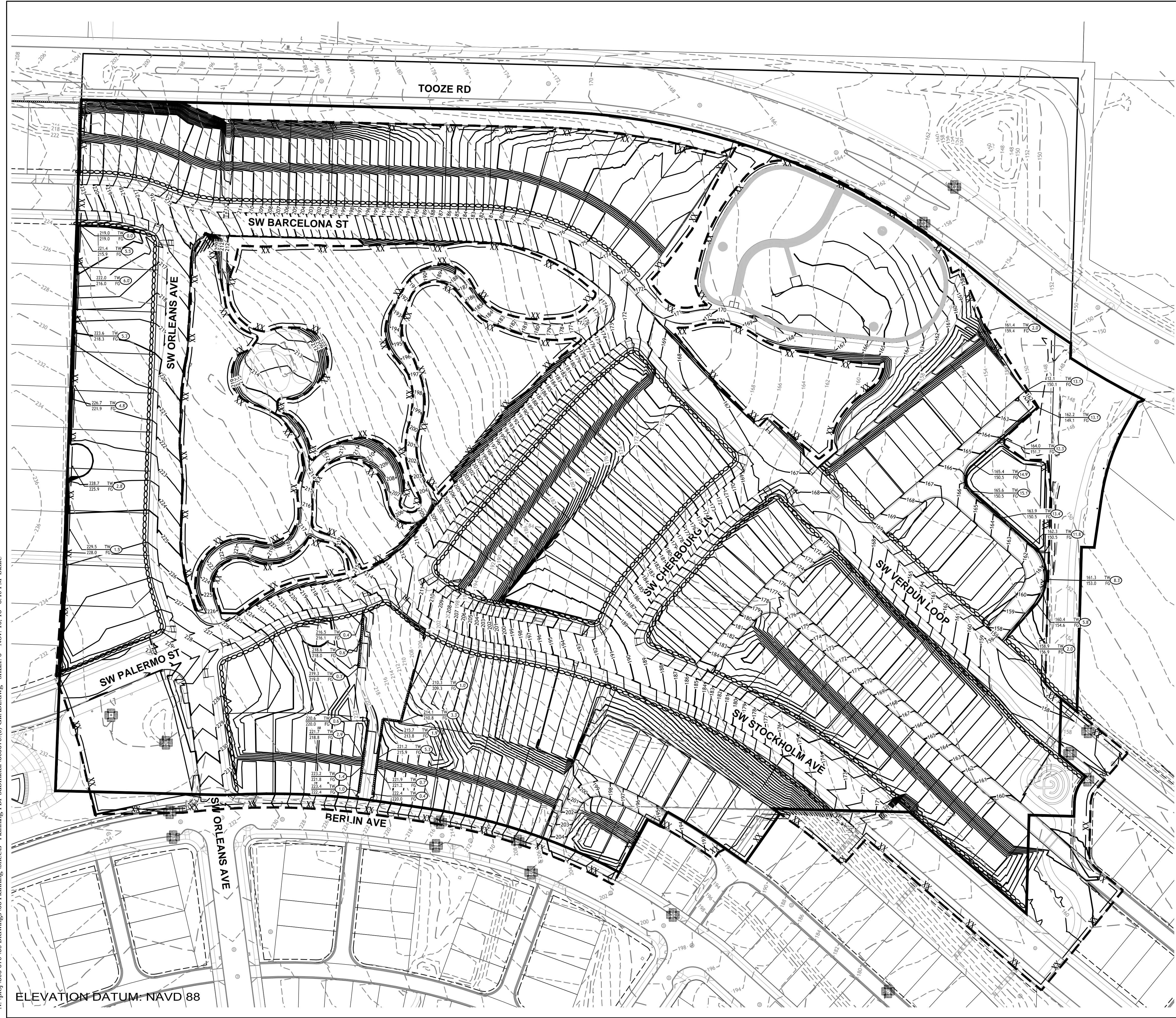
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ELEVATION DATUM: NAVD 88



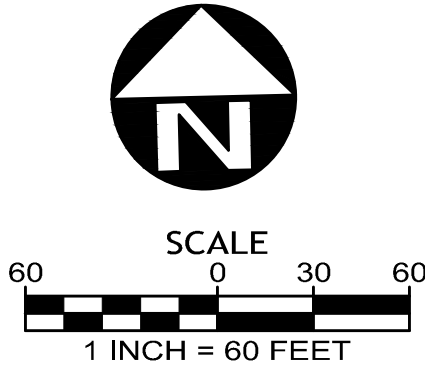
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LEGEND

- - - - -324 EX 2-FT CONTOUR
- - - - -320 EX 10-FT CONTOUR
- - - - -324 FG 2-FT CONTOUR
- - - - -320 FG 10-FT CONTOUR
- ▬▬▬▬▬▬▬ PROPOSED RETAINING WALL
- ▬▬▬▬▬▬▬ GRADING LIMITS
- EXISTING FENCE
- XX SEDIMENT FENCE
- ▬▬▬▬▬▬▬ CONSTRUCTION FENCING
- ▬▬▬▬▬▬▬ WATTLES
- BIO-BAG PROTECTION

ELEVATION DATUM: NAVD 88



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REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

GRADING & EROSION CONTROL PLAN

PROJECT NUMBER: 395-079
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REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

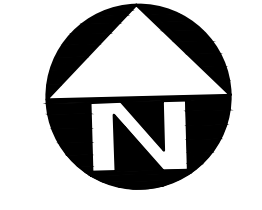
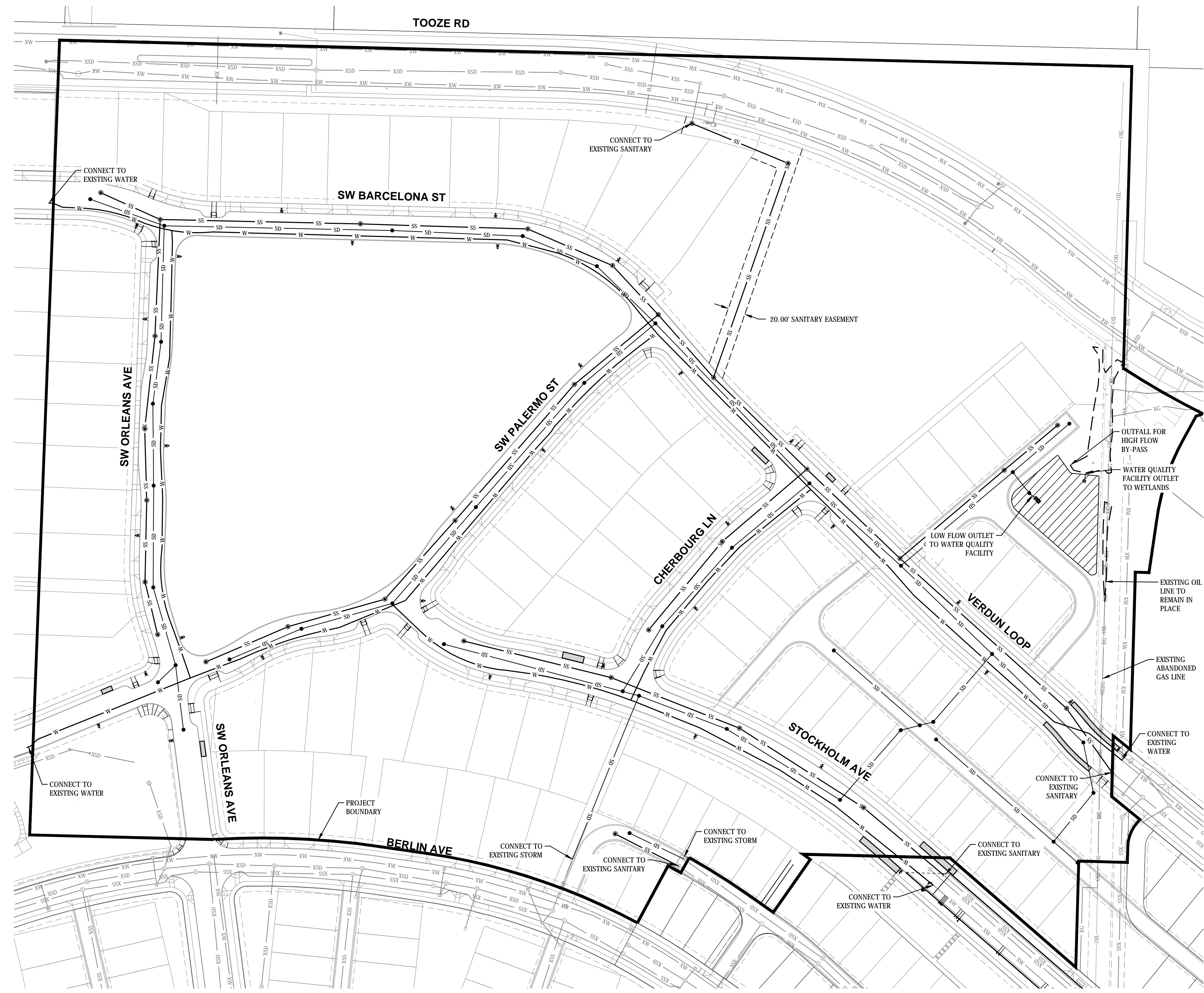
COMPOSITE UTILITY PLAN

PROJECT NUMBER: 395-079
 2ND SUBMITTAL DATE: 9/28/2018

6

LEGEND:

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- XSD — EX STORM DRAIN
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- EX SANITARY MANHOLE
- EX STORM MANHOLE
- EX AREA DRAIN
- EX CURB INLET
- EX STORM CLEANOUT
- EX FIRE HYDRANT
- EX WATER METER
- EX WATER VALVE
- EX BLOW-OFF
- EX AIR RELEASE VALVE
- EX GAS VALVE
- EX CABLE RISER
- EX TELEPHONE RISER
- EX LIGHT POLE
- EXISTING FENCE
- EX TREES
- ▨ PROPOSED RAINWATER MANAGEMENT FACILITY
- ▨ PROPOSED BIORETENTION CELL

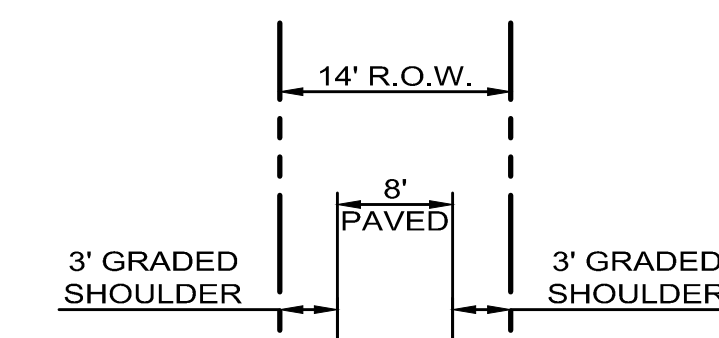


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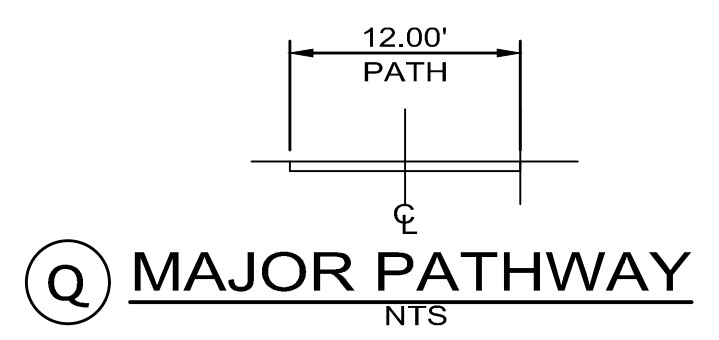
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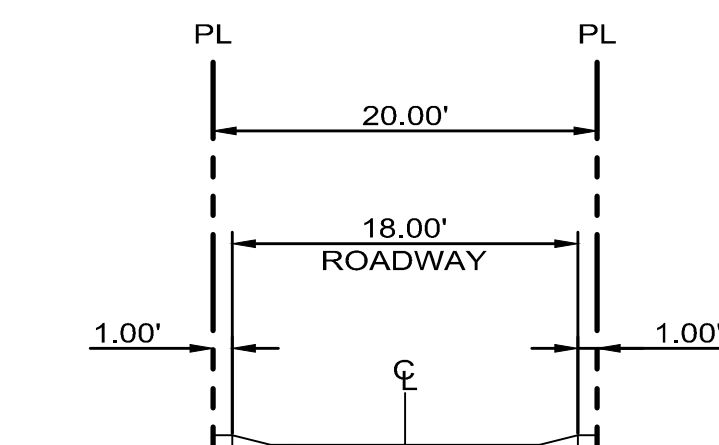
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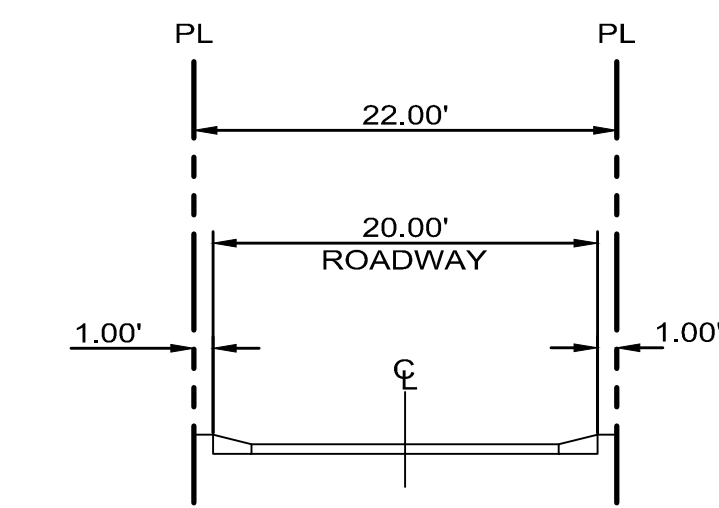
(S) MINOR PATHWAY
NTS



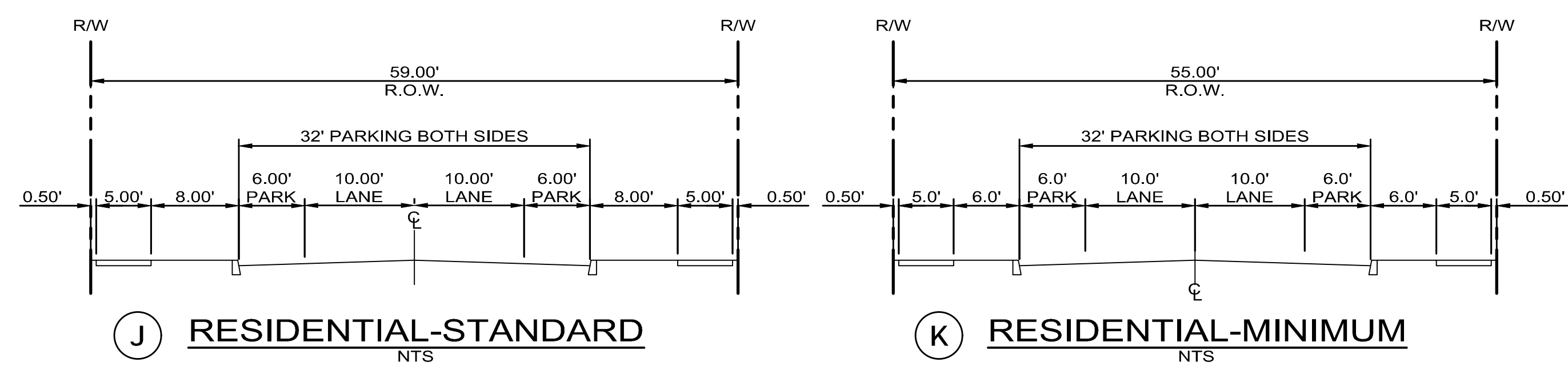
(Q) MAJOR PATHWAY
NTS



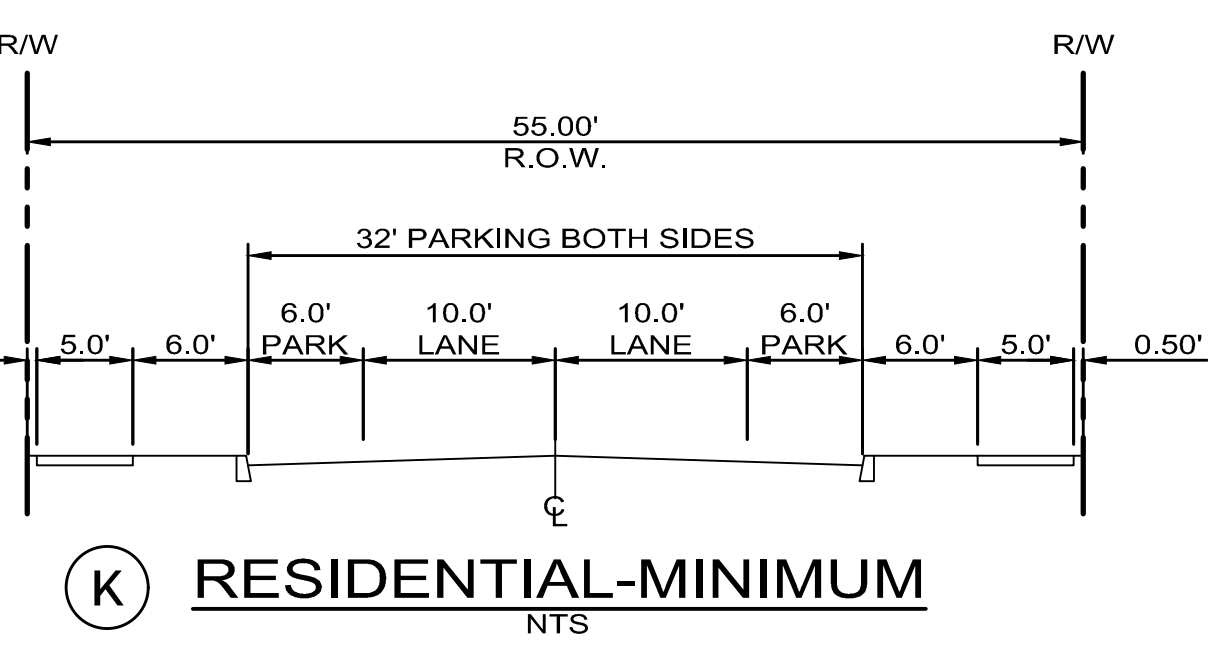
(O) PRIVATE LANE
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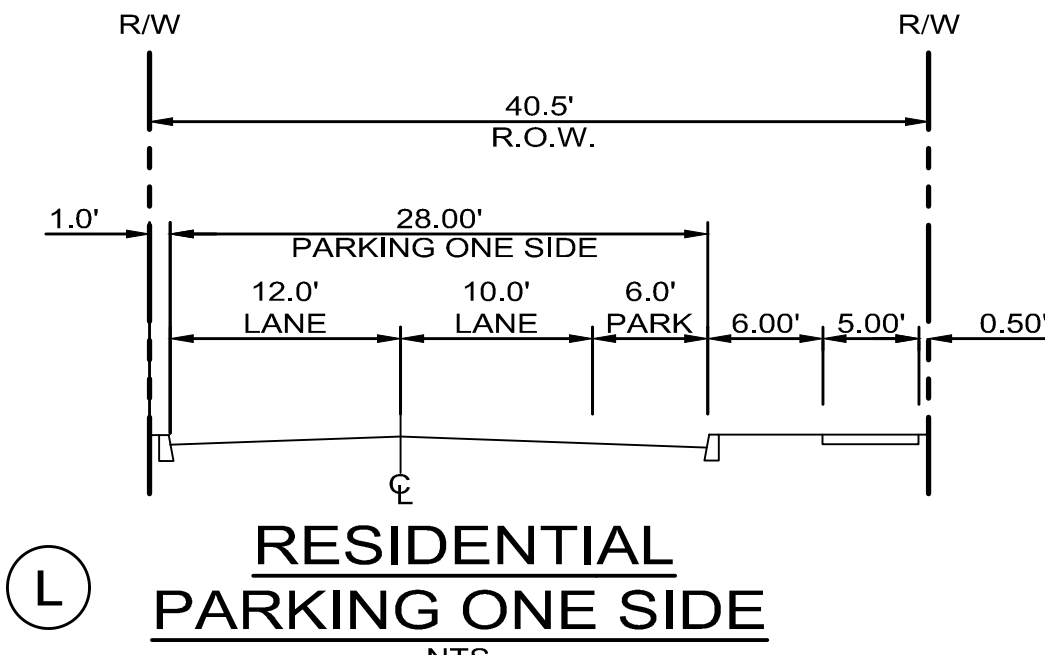
(O2) PRIVATE LANE FIRE ACCESS
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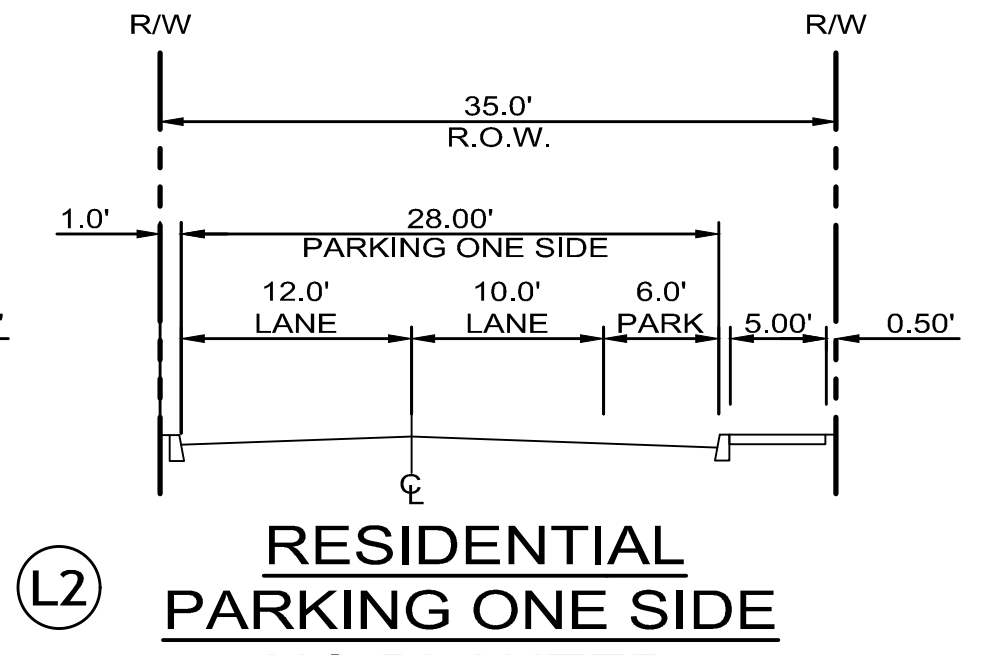
(J) RESIDENTIAL-STANDARD
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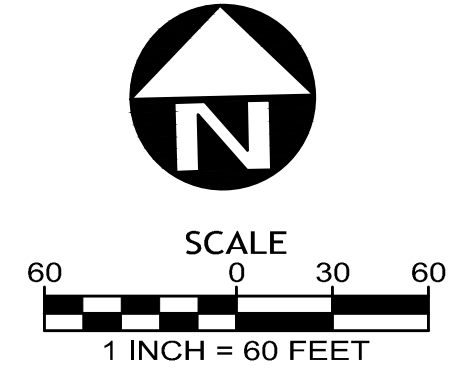
(K) RESIDENTIAL-MINIMUM
NTS



(L) RESIDENTIAL PARKING ONE SIDE
NTS



(L2) RESIDENTIAL PARKING ONE SIDE NO PLANTER
NTS



ELEVATION DATUM: NAVD 88



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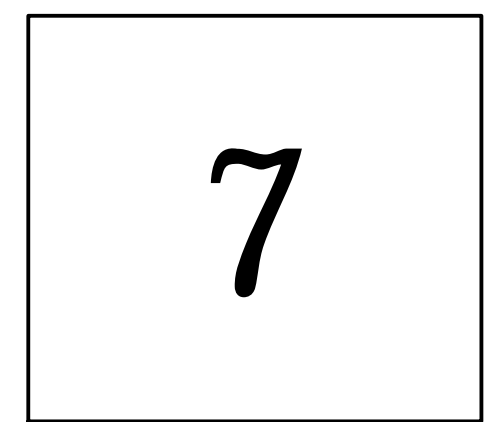
REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

CIRCULATION PLAN & STREET SECTIONS

PROJECT NUMBER: 395-079
2ND SUBMITTAL DATE: 9/28/2018



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ELEVATION DATUM: NAVD 88

LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- ◡ PROPOSED HANDICAP RAMP
- ▨ PROPOSED SIDEWALK
- ▭ EXISTING SIDEWALK
- ◻ PARKING SPACE

OFF STREET PARKING

REQUIRED

- SINGLE FAMILY HOUSES:
89 UNITS AT 1 SPACE/UNIT = 89 SPACES

PROVIDED

- SINGLE FAMILY HOUSES:
30 - UNITS W/2 CAR GARAGE = 60 SPACES
59 - UNITS W/2 CAR GARAGE AND 2 DRIVEWAY SPACE = 236 SPACES
296 SPACES

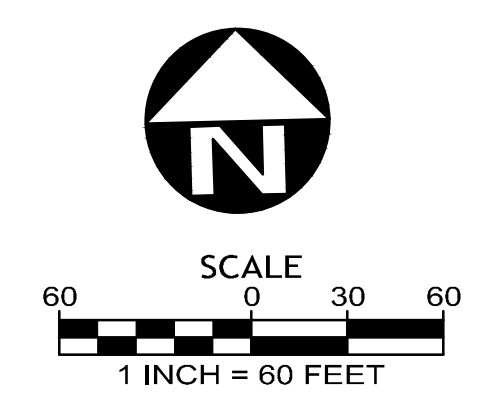
ON STREET PARKING

PROVIDED

- SINGLE FAMILY HOUSES: 17 SPACES
- SW BARCELONA ST: 13 SPACES
- SW ORLEANS AVE: 14 SPACES
- SW PALERMO ST: 15 SPACES
- SW CHERBOURG LN: 45 SPACES
- SW STOCKHOLM AVE: 48 SPACES
- SW VERDUN LP: 11 SPACES
- SW BERLIN AVE: 6 SPACES
- PARKING LOT FOR PARK: 167 SPACES

TOTAL PARKING REQUIRED: 89 SPACES

TOTAL PARKING PROVIDED: 463 SPACES



POLYGON NW COMPANY



GEODESIGN, INC

DATE	REVISIONS DESCRIPTION

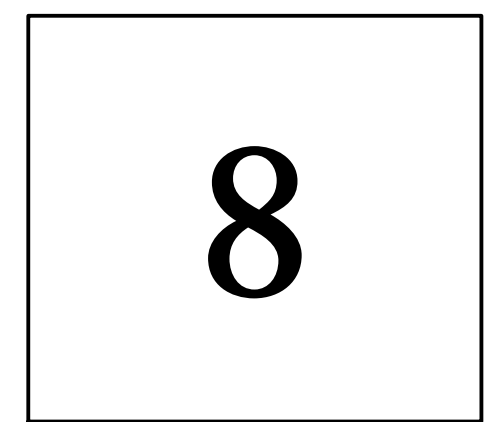
Preliminary Development Plan

PDP 5N CLERMONT

PARKING PLAN

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE: 9/28/2018



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LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Green circle) EXISTING TREES TO REMAIN
- (Orange circle) EXISTING TREES LIKELY TO REMAIN
- (Black cross) EXISTING TREES TO BE REMOVED
- (Line with circle) TREE PROTECTION FENCING
- (Dashed line) GRADING LIMITS
- (Blue hatched box) SIDEWALK SECTION - MODIFIED PROFILE, SEE DETAIL SHEET 9.1

NOTES

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLLEN PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:

1. HEALTH
2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
3. COMPATIBILITY WITH DEVELOPMENT
4. FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLLEN AND WAS PROVIDED IN A TREE REPORT DATE JULY 30, 2018 INCLUDED WITH THE APPLICATION MATERIALS.

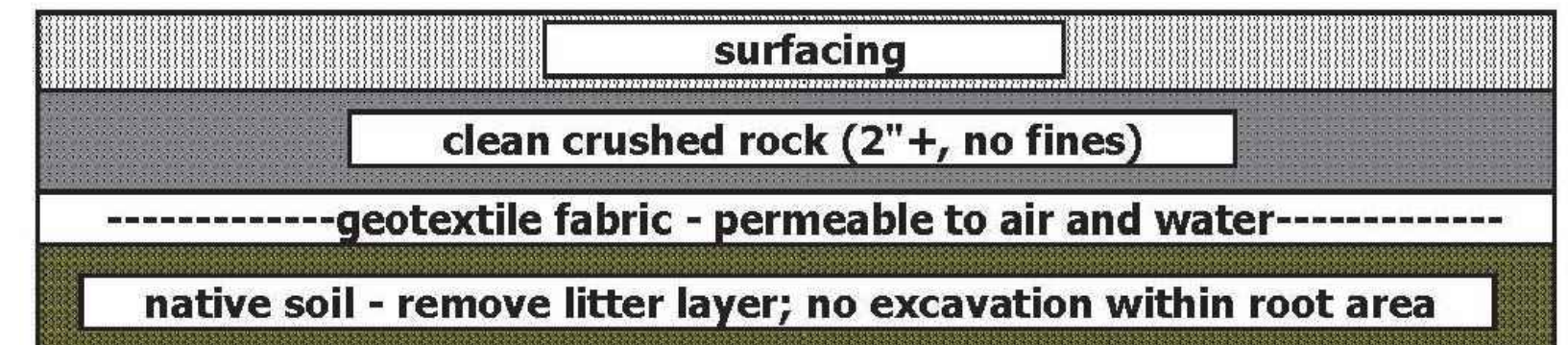
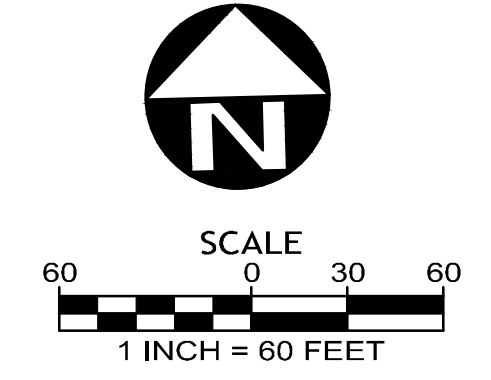


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

SIDEWALK SECTION - MODIFIED PROFILE

ELEVATION DATUM: NAVD 88



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

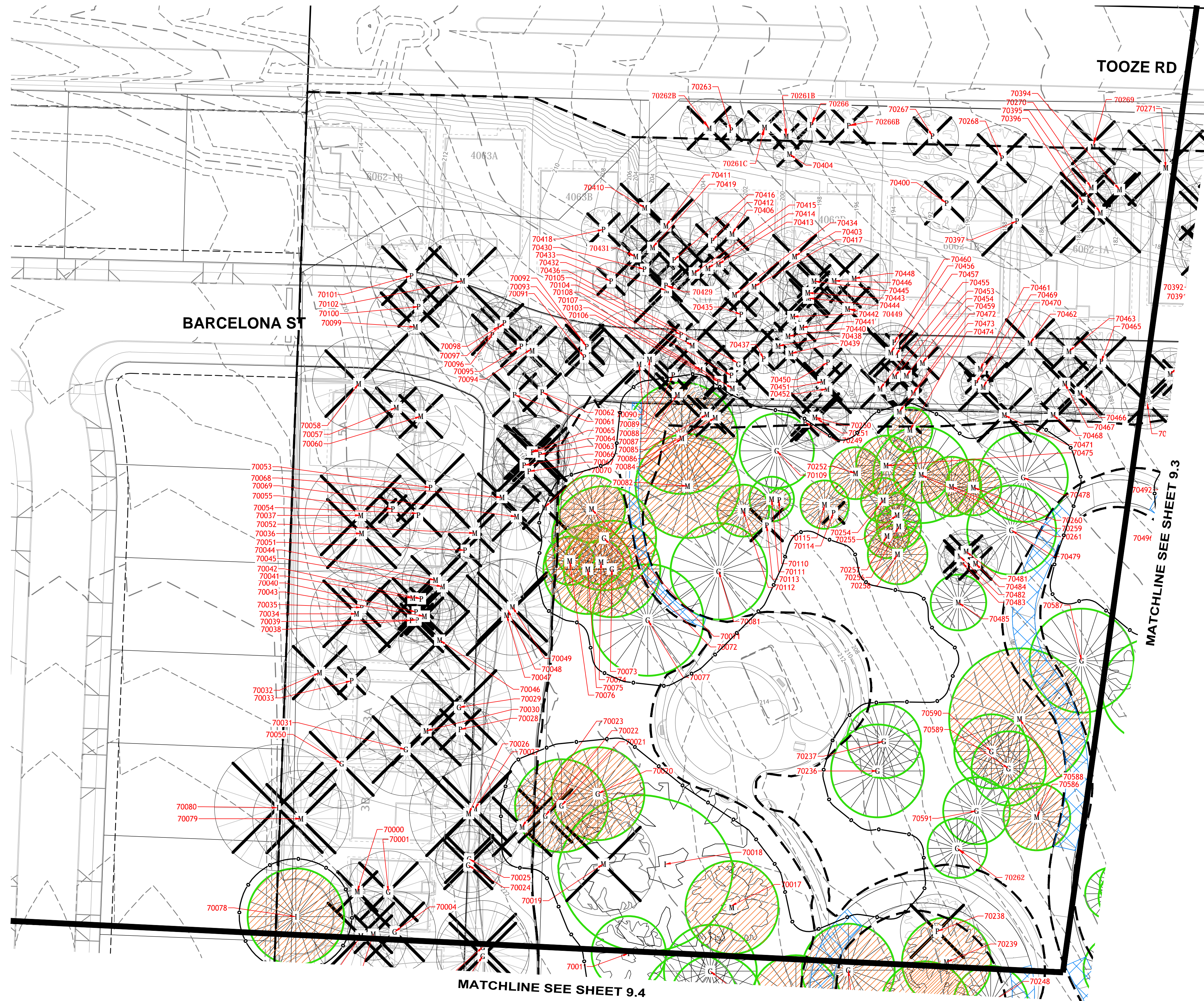
TREE PRESERVATION PLAN

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE 9/28/2018

9.1

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LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Green circle) EXISTING TREES TO REMAIN
- (Orange circle) EXISTING TREES LIKELY TO REMAIN
- (Black circle with X) EXISTING TREES TO BE REMOVED
- (Line with dots) TREE PROTECTION FENCING
- (Dashed line) GRADING LIMITS
- (Blue hatched area) SIDEWALK SECTION - MODIFIED PROFILE. SEE DETAIL SHEET 9.1

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POLYGON NW COMPANY

Pacific Community Design

GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

TREE PRESERVATION PLAN

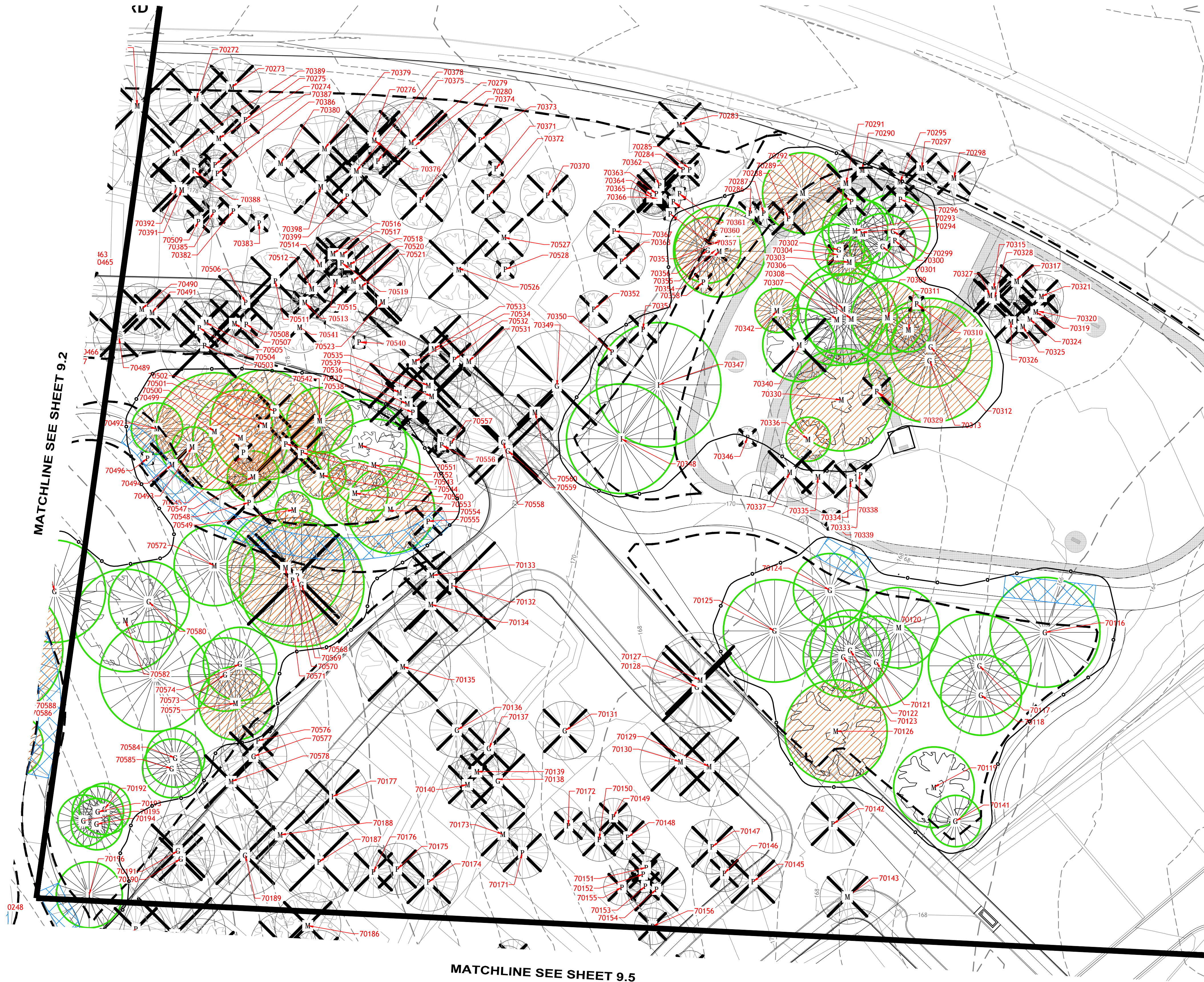
PROJECT NUMBER: 395-079
 2ND SUBMITTAL DATE: 9/28/2018

9.2

ELEVATION DATUM: NAVD 88

SCALE
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 1 INCH = 30 FEET

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LEGEND:

- I IMPORTANT
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- EXISTING TREES TO REMAIN
- EXISTING TREES LIKELY TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION FENCING
- GRADING LIMITS
- SIDEWALK SECTION - MODIFIED PROFILE. SEE DETAIL SHEET 9.1



GEODESIGN, INC

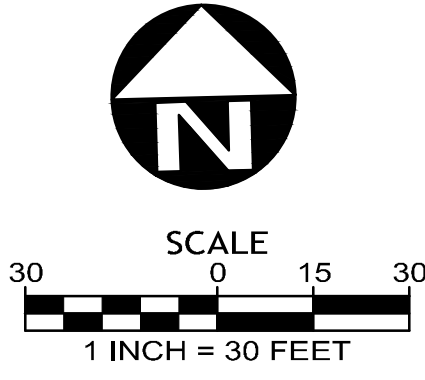
REVISIONS	
DATE	DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

TREE PRESERVATION PLAN

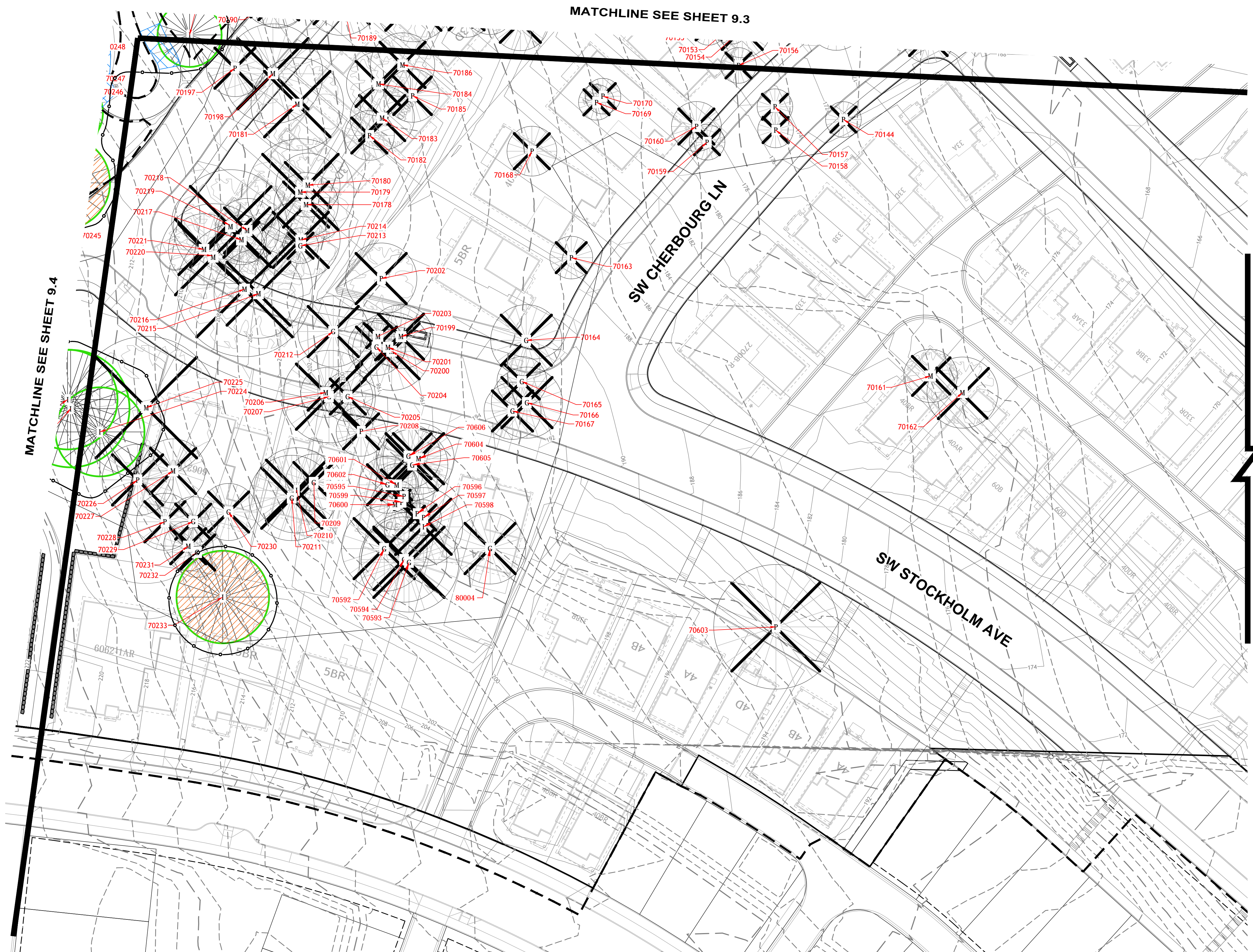
PROJECT NUMBER: 395-079
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ELEVATION DATUM: NAVD 88

9.3

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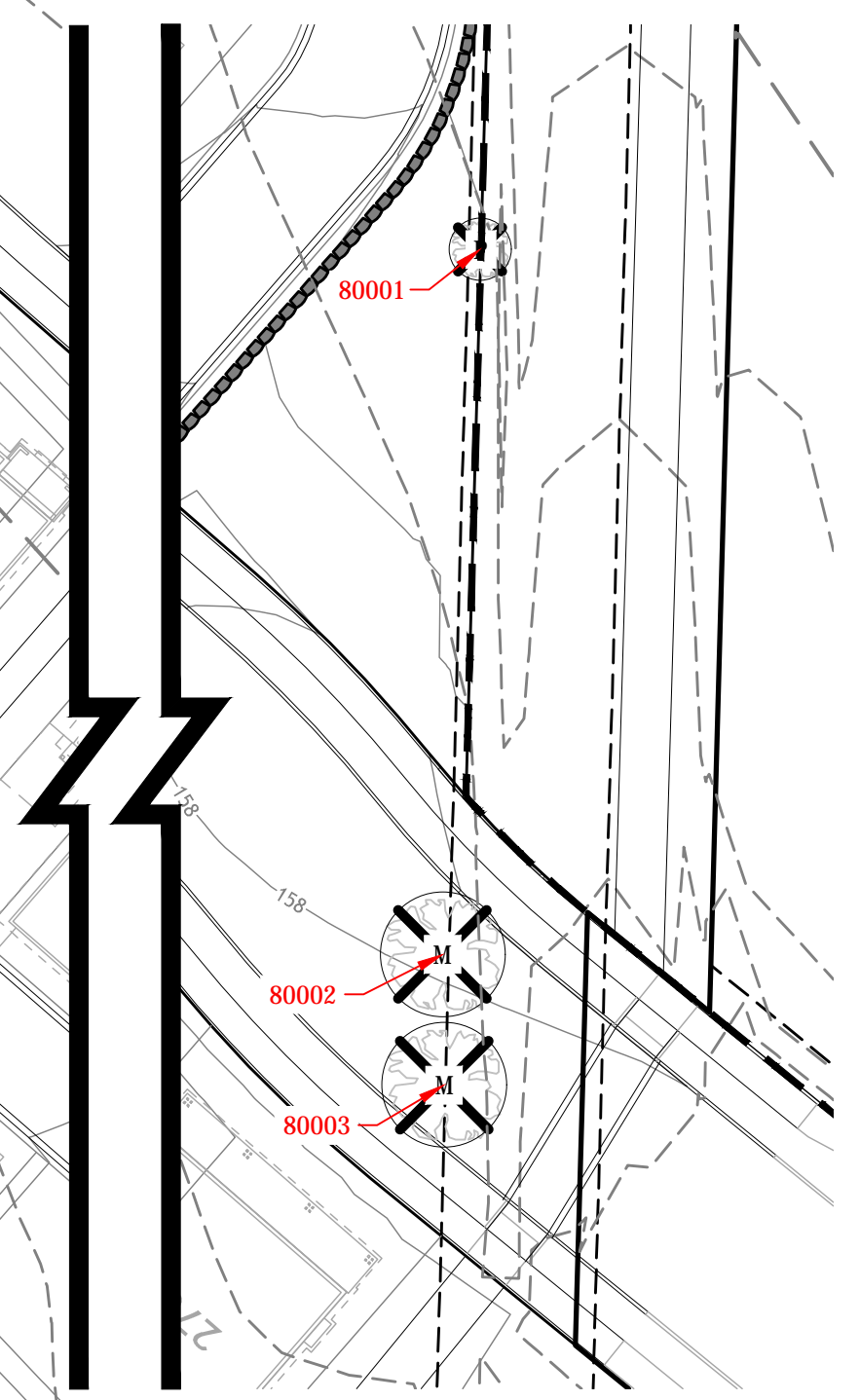


LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- EXISTING TREES LIKELY TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION FENCING
- GRADING LIMITS
- SIDEWALK SECTION - MODIFIED PROFILE. SEE DETAIL SHEET 9.1

MATCHLINE SEE SHEET 9.4

MATCHLINE SEE SHEET 9.3



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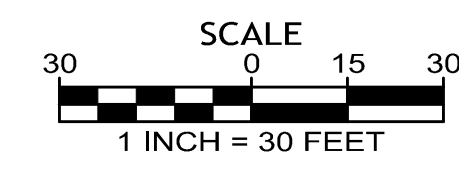
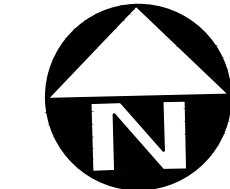
DATE	REVISIONS DESCRIPTION

Preliminary Development Plan

PDP 5N CLERMONT

TREE PRESERVATION PLAN

PROJECT NUMBER: 395-079
2ND SUBMITTAL DATE: 9/28/2018



ELEVATION DATUM: NAVD 88

9.5

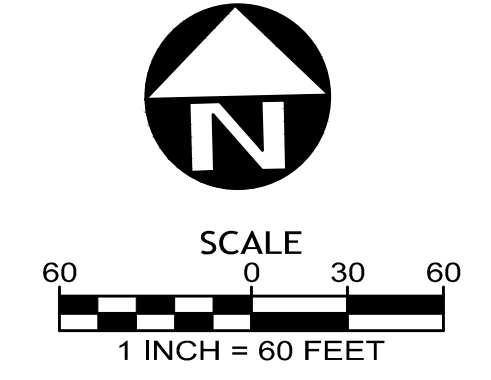
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STREET TREE LEGEND:

QTY.	SYMBOL	BOTANICAL NAME /	SIZE	SPACING
12		WHITE OAK Quercus ALBA	2" cal., B&B	30' o.c.
29		AUTUMN APPLAUSE ASH Fraxinus americana 'Autumn Applause'	2" cal., B&B	30' o.c.
52		ACER & FREEMAN'S 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal., B&B	30' o.c.
18		ZELKOVA SERR 'GREEN VASE' Green Vase Zelkova	2" cal., B&B	30' o.c.
28		RED OAK Quercus rubra	2 1/2" cal., B&B	40' o.c.
8		QUERCUS ROBUR English Oak	2" cal., B&B	30' o.c.
25		FAGUS SYLVATICA European Beech	2" cal., B&B	30' o.c.
17		YELLOWWOOD CLADRASTIS KENTUCKEA	2" cal., B&B	30' o.c.

ELEVATION DATUM: NAVD 88



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

Preliminary
Development
Plan

PDP 5N
CLERMONT

STREET TREE/
LIGHTING
PLAN

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE 9/28/2018

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