



CIVIL LAND USE PLANNING SURVEY
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9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

Exhibit 3.11

**Received
Planning Division
11/03/2023**

August 1, 2023

Silas Shields, PE
Project Engineer

City of Beaverton Site Development
12725 SW Millikan Way
Beaverton, Oregon 97076

RE: Vineyard Phase 2 - Townhomes, 17520 SW Horse Tale Lane,
Beaverton, Oregon 97007
SD2023-0007
Pioneer Project No.: 386-003

Dear Silas,

The following memo outlines the stormwater condition generated by the townhome portion of the Vineyard Phase 2 subdivision.

The original storm drainage report, designed at the time of the site development plans, estimated the private impervious area from the townhomes in Phase 2 to be 32 lots at 2,640 sf per lot, which totalled 84,480 sf of impervious area. The project now has accurate townhome footprints representing what is to be constructed. Those townhome footprints have been shown on the proposed design review plans as well as the attached Townhome Impervious Area Exhibit. The actual square footage of the proposed townhomes is 41,688 sf, thus under the original square footage proposed under the site development permit. Therefore, the storm drainage design approved under the site development permit can adequately convey stormwater from the proposed townhome portion of the subdivision.

Sincerely,
Pioneer Design Group, Inc.

Geoff A. Mihalko, PE
Senior Project Manager



VALID THROUGH 12-31-24

Attached: Townhome Impervious Area Exhibit (Lots 156-174 & 186-198)

TOWNHOME IMPERVIOUS AREA EXHIBIT (LOTS 156-174 & 186-198)

VINEYARD AT COOPER MOUNTAIN - PHASE 2 TOWNHOMES

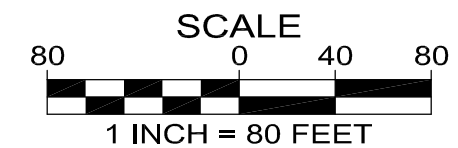
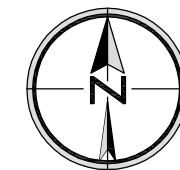


PROPOSED UNDER THIS DESIGN REVIEW

ITEM	IMPERVIOUS AREA IN SQUARE FEET (SF)
BUILDING AREA	31,769 SF
PRIVATE DRIVEWAYS/WALKS	9,919 SF
TOTAL AREA	41,688 SF

APPROVED UNDER SITE DEVELOPMENT

ITEM	IMPERVIOUS AREA IN SQUARE FEET (SF)
32 LOTS @ 2,640 SF EA.	84,480 SF



PIONEER DESIGN GROUP
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
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Designed by	GAM	Date	08/2023
Drawn by	GAM	Date	08/2023
Reviewed by	GAM	Date	08/2023
Project No.	386-003	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	N/A		

PH 2-TOWNHOME

Project
PH 2 - TOWNHOMES
No.
386-003
Type
ENGINEERING
Sheet