

Received
Planning Division
11/03/2023

THE VINEYARD AT COOPER MOUNTAIN - PHASE 2 - TOWNHOMES

APPLICANT

STANTON STREET BUILDING COMPANY, LLC
PO BOX 1297
CANNON BEACH, OR 97110
PHONE (503) 313-7795
CONTACT: PAM VERDADERO
EMAIL: PAMV@STANTON-STREET.COM

OWNER

AG EHC II (NWHM) MULTI STATE 2 LLC
15231 LAGUNA CANYON ROAD, SUITE 250
IRVINE, CA 92618
PHONE (949) 382-7807
CONTACT: MARK KAWANAMI
EMAIL: MKAWANAMI@NWHM.COM

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: MATT SPRAGUE/WAYNE HAYSON
LANDSCAPE ARCHITECT

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN HOLMES

SURVEY

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: MIKE HARRIS, PLS

TRAFFIC ENGINEER

KITTELSON & ASSOCIATES, INC.
610 SW ALDER ST., SUITE 700
PORTLAND, OR 97205
PHONE (503) 228-5230
CONTACT: MATT BELL

ARBORIST

MORGAN HOLEN & ASSOCIATES, LLC
3 MONROE PARKWAY, SUITE P220
LAKE OSWEGO, OR 97035
PHONE (971) 409-9354
CONTACT: MORGAN HOLEN

GEOTECHNICAL ENGINEER

HARDMAN GEOTECHNICAL SERVICES, INC. (HGS)
10110 SW NIMBUS AVE. SUITE B-5
TIGARD, OR 97223
PHONE (503) 575-5634
CONTACT: SCOTT HARDMAN, PE, GE
EMAIL: SHARDMAN.HGS@FRONTIER.COM

BIOLOGIST

ENVIRONMENTAL SCIENCE & ASSESSMENT, LLC
107 SE WASHINGTON ST., SUITE 249
PORTLAND, OR 97202
PHONE (503) 478-0424
CONTACT: JACK DALTON
EMAIL: JACK@ESAPDX.COM

LIGHTING ENGINEER

R&W ENGINEERING, INC.
9615 SW ALLEN BLVD, SUITE 107
BEAVERTON, OR 97005
PHONE (503) 726-3317
CONTACT: DENNIS HALL
EMAIL: DHALL@RWENG.COM

VERTICAL DATUM

WASHINGTON COUNTY BENCHMARK NO. 107 LOCATED ON THE SOUTH SIDE OF S.W. SCHOLLS FERRY ROAD NEAR PROJECTED CENTERLINE OF S.W. 175TH AVENUE.

ELEVATION: 306.55

LOCATION

MAP 1S1 31, TAX LOTS 1600 & 1605
17520 SW HORSE TALE DR.
BEAVERTON, OR 97007



THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.



VICINITY MAP

N.T.S.

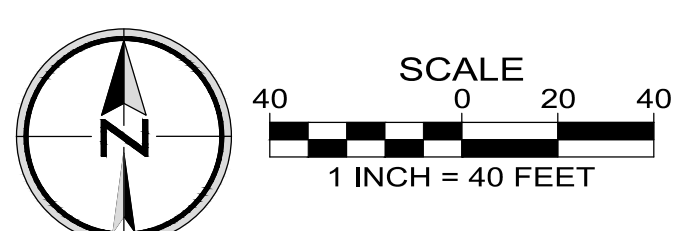
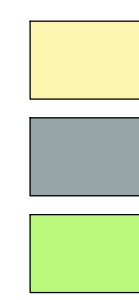
SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET
P1.1	LOT IMPROVEMENTS DIMENSIONING PLAN
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P3.0	PRELIMINARY PLAT
P4.0	GRADING PLAN
P5.0	OVERALL STREET PLAN
P6.0	COMPOSITE UTILITY PLAN
P7.0-P7.1	TOWNHOME PLANTING PLAN

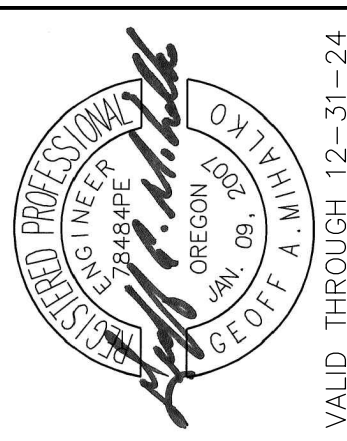
SITE ANALYSIS DATA

ITEM	LOT COVERAGE IN SQUARE FEET (SF)	LOT COVERAGE %
BUILDING AREA	31,769 SF	39.51%
PARKING AND DRIVING	9,919 SF	12.34%
LANDSCAPING / OPEN SPACE	38,715 SF	48.15%
TOTAL AREA*	80,403 SF	100.00%

*DOES NOT INCLUDE SW 176TH AVE RIGHT OF WAY OR TRACTS 'P' & 'Q'



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9020 SW WASHINGTON SQUARE RD., SUITE 170 PORTLAND, OREGON 97223
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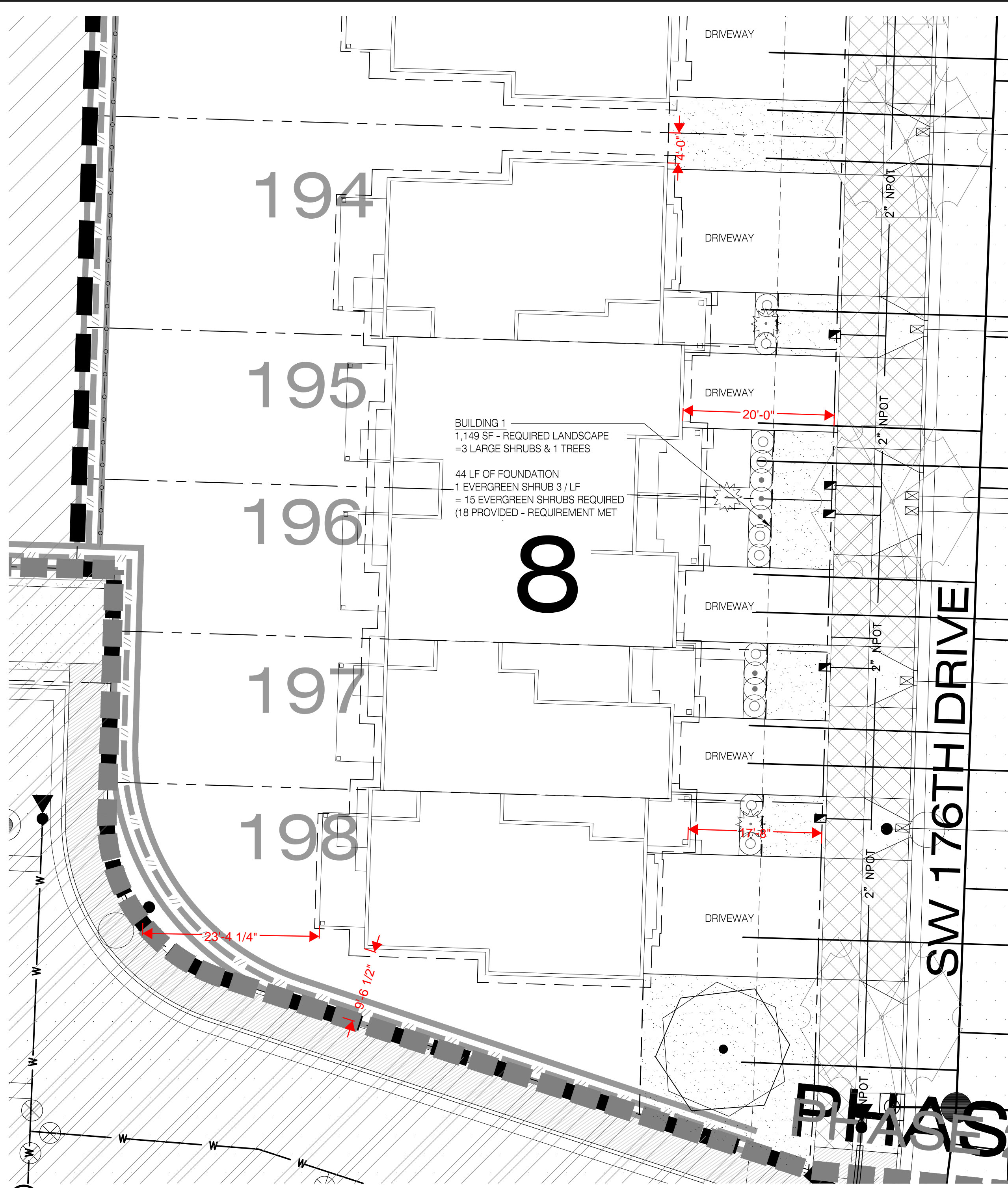
COVER SHEET
VINEYARD AT COOPER MOUNTAIN - PHASE 2 - TOWNHOMES
BEAVERTON, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	REF.
GAM	07/2023	BDH	07/2023	GAM	07/2023	
Project No.	386-003					
Horiz. Scale:						
Vert. Scale:						

No.	Date	Revision

Project: THE VINEYARD - PH2 - TH
No. 386-003
Type: PLANNING
Sheet: **P1.0**

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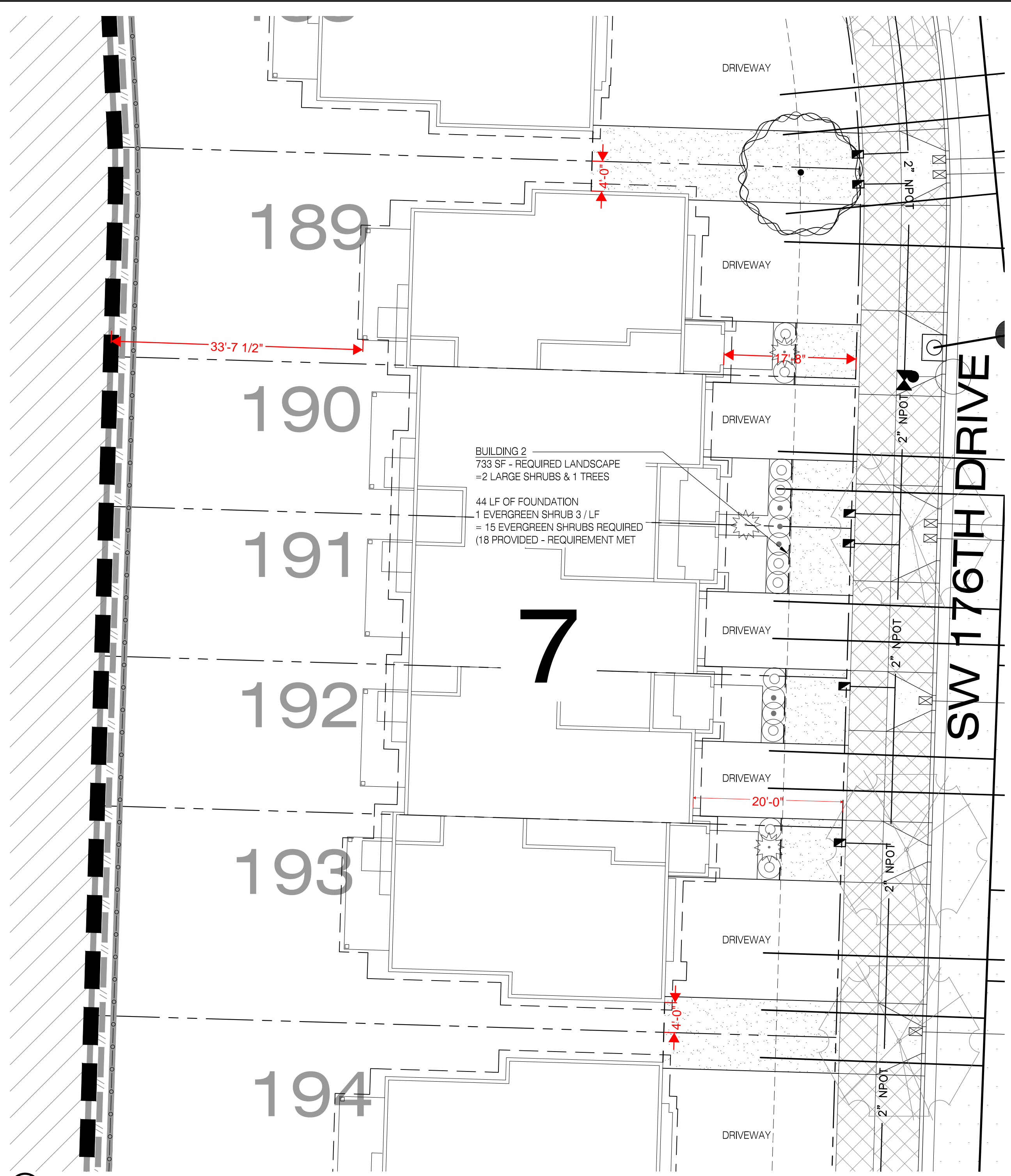


7 BUILDING 8 - PLANTING PLAN

PLANTING LEGEND - BUILDING 8

TREES			
SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	
	1	CHINESE REDBUD / CERCOIS CHINENSIS: 2" CAL., B&B	
EVERGREEN SHRUBS			
SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	
	3	SILVER PRINCESS EUONYMUS / EUONYMUS JAPONICUS 'MONESS': 2 GAL. - EVERGREEN	
	6	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL. - EVERGREEN	
	2	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL. - LARGE EVERGREEN SHRUB	
LAWN AND GROUNDCOVER			
SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	
	559 S.F.	LAWN / SOD	
		BARK OR ROCK	

NOTE:
 1. PLANT VARIETIES SELECTED FOR CODE COMPLIANCE AND AVAILABILITY. DEVELOPER/CONTRACTOR TO REQUEST APPROVAL PRIOR TO ANY SUBSTITUTIONS.
 2. PLANT SUBSTITUTIONS MUST COMPLY WITH CITY OF BEAVERTON LANDSCAPE STANDARDS.



6 BUILDING 2 - PLANTING PLAN

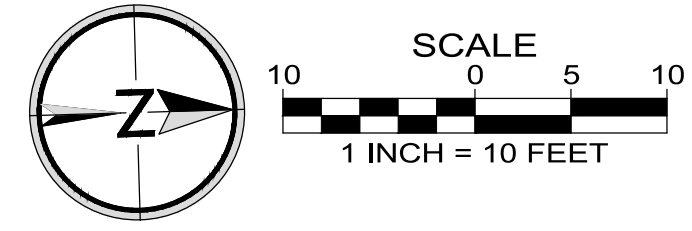
PLANTING LEGEND - BUILDING 7

TREES			
SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	
	1	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINESIS: 2" CAL.	
EVERGREEN SHRUBS			
SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	
	4	SILVER PRINCESS EUONYMUS / EUONYMUS JAPONICUS 'MONESS': 2 GAL. - EVERGREEN	
	10	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL. - EVERGREEN	
	3	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL. - LARGE EVERGREEN SHRUB	
LAWN AND GROUNDCOVER			
SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	
	624 S.F.	LAWN / SOD	
		BARK OR ROCK	

NOTE:
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KEYMAP NTS



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 9020 SW WASHINGTON SQUARE RD., SUITE 170 PORTLAND, OREGON 97223
 P. 503.643.8288 WWW.PDGP.COM

Professional Engineer
 State of Oregon
 License No. 12345
 Valid Through 12-31-24

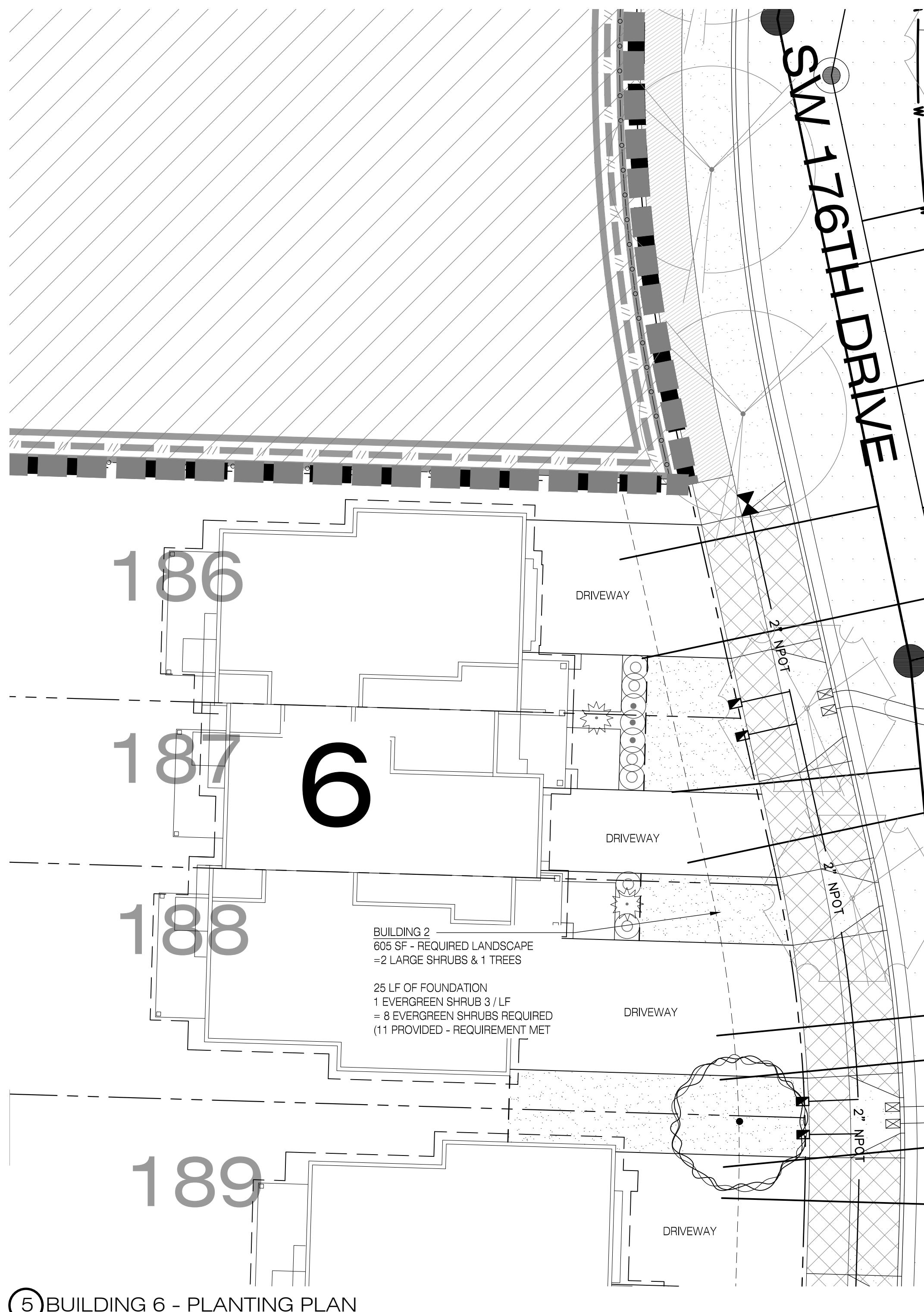
PLANTING PLAN
 VINEYARD AT COOPER MOUNTAIN - PHASE 2 - TOWNHOMES
 BEAVERTON, OREGON

Designed by	GAM	Date	07/2023
Drawn by	BDH	Date	07/2023
Reviewed by	GAM	Date	07/2023
Project No.	386-003	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

Project: THE VINEYARD - PH2 - TH
 No. 386-003
 Type: PLANNING
 Sheet: **P7.3**

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5 BUILDING 6 - PLANTING PLAN

PLANTING LEGEND - BUILDING 6

TREES

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	1	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B

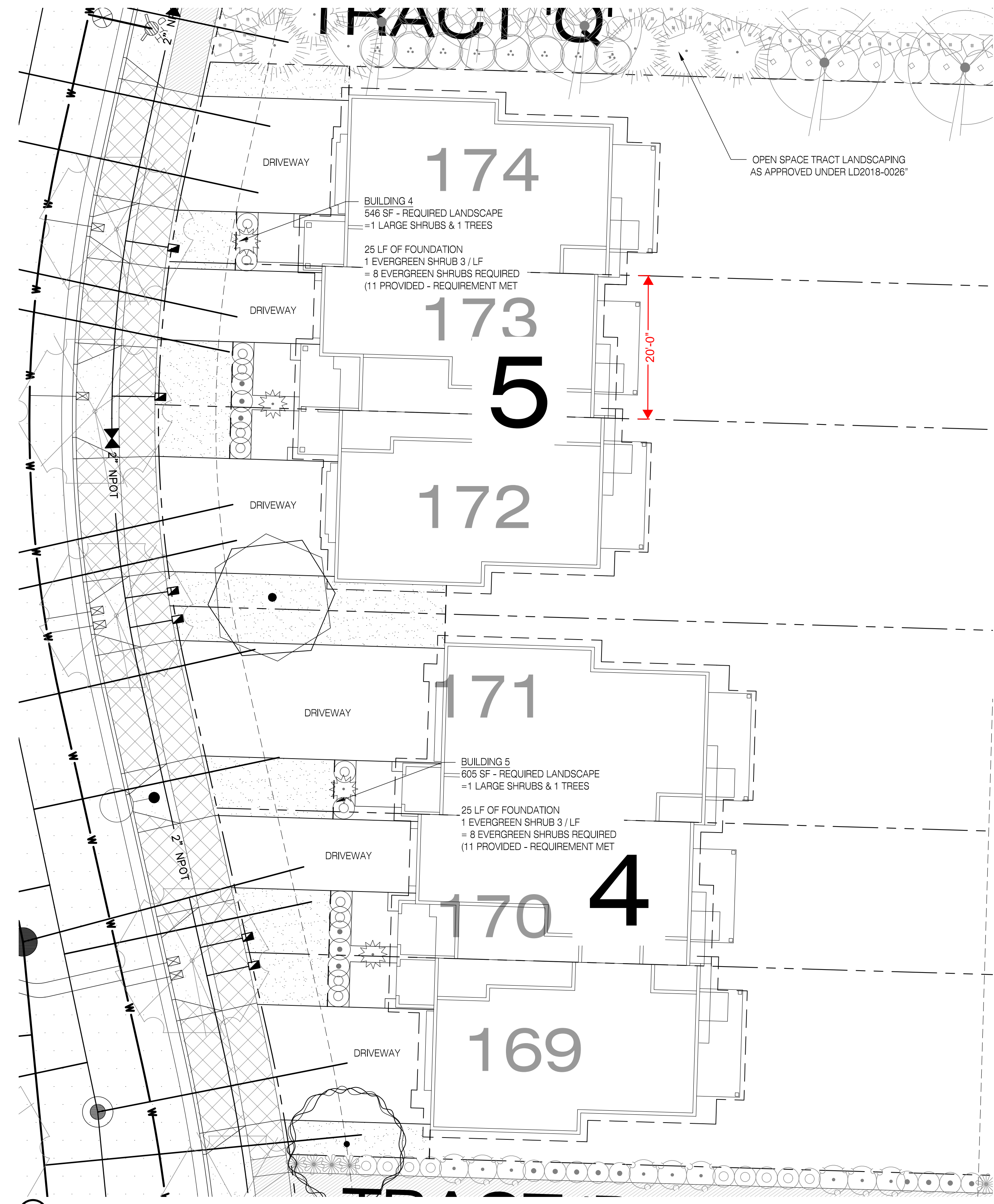
EVERGREEN SHRUBS

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	3	SILVER PRINCESS EUONYMUS / EUONYMUS JAPONICUS 'MONESS': 2 GAL. - EVERGREEN
	6	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL.
	2	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.

LAWN AND GROUNDCOVER

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	526 S.F.	LAWN / SOD
		BARK OR ROCK

NOTE:
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4 BUILDINGS 4 & 5 - PLANTING PLAN

PLANTING LEGEND - BUILDINGS 4 & 5

TREES

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	1	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINENSIS: 2" CAL.
	1	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B

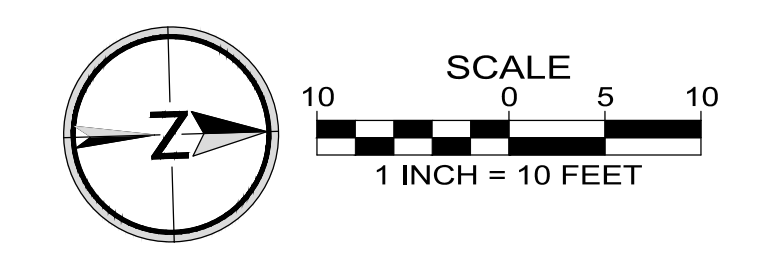
EVERGREEN SHRUBS

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	6	SILVER PRINCESS EUONYMUS / EUONYMUS JAPONICUS 'MONESS': 2 GAL. - EVERGREEN
	12	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL.
	4	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.

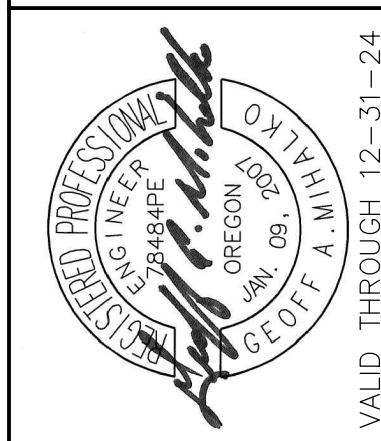
LAWN AND GROUNDCOVER

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	1,159 S.F.	LAWN / SOD
		BARK OR ROCK

NOTE:
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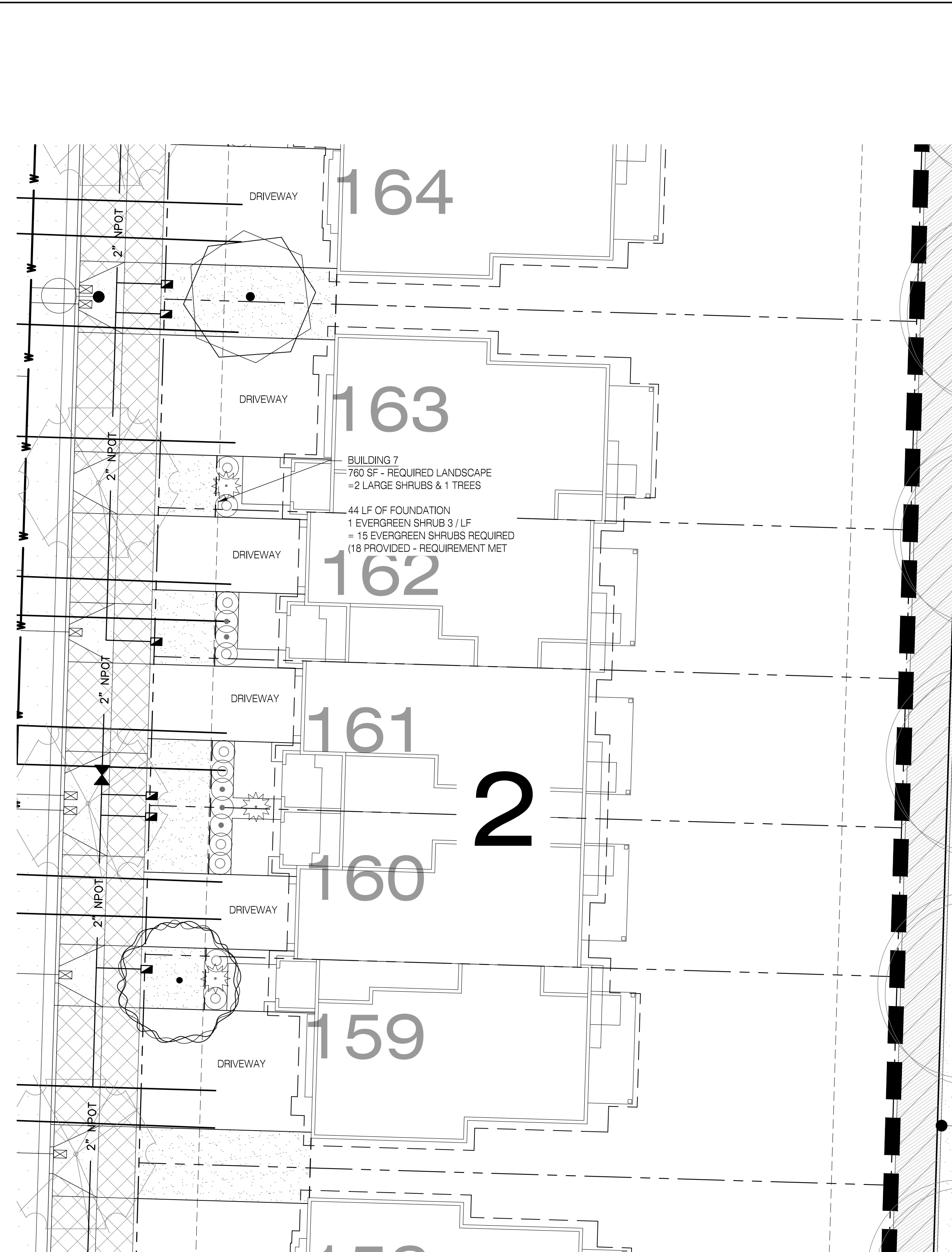
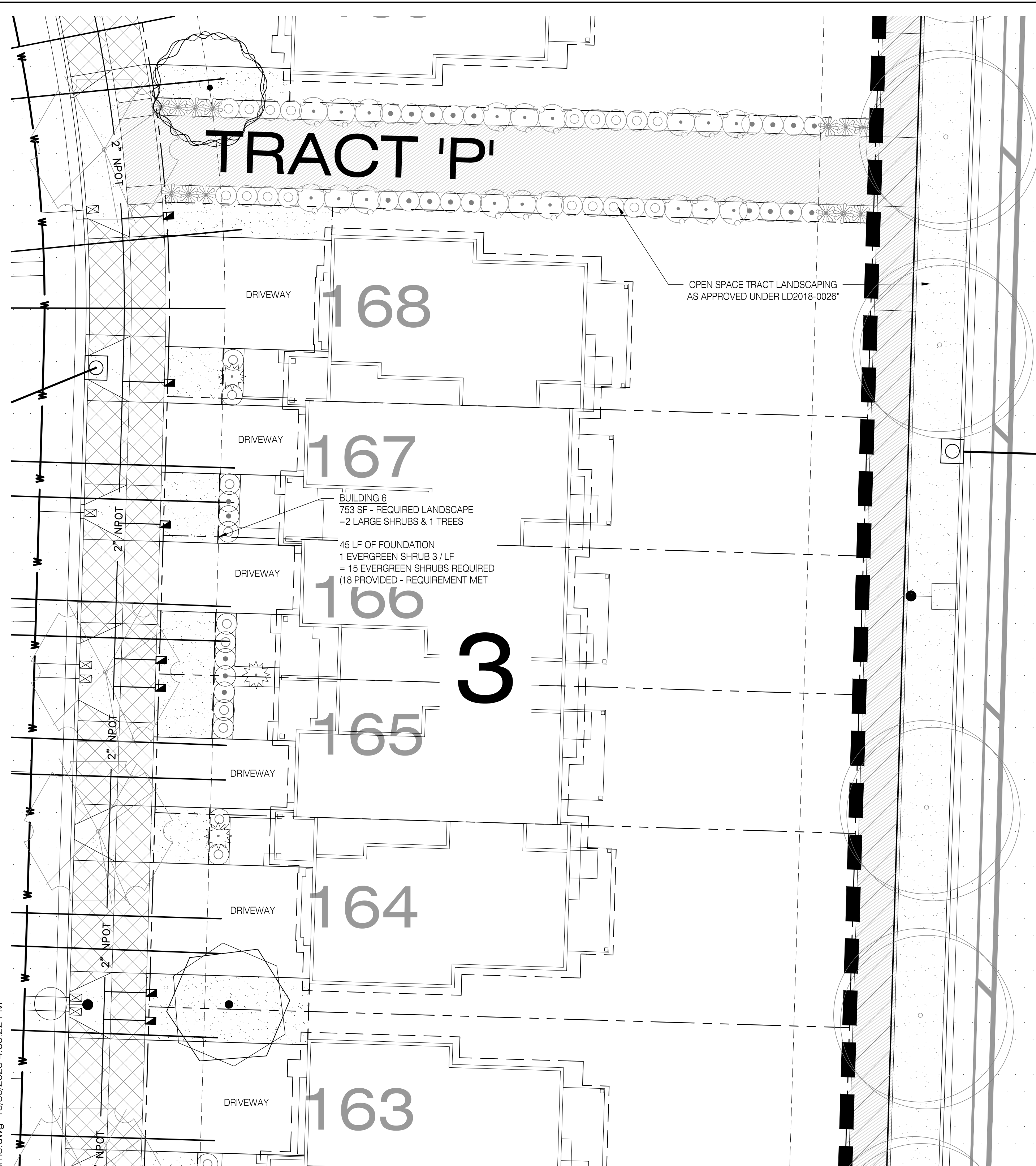


PLANTING PLAN
 VINEYARD AT COOPER MOUNTAIN - PHASE 2 - TOWNHOMES
 BEAVERTON, OREGON

Designed by	GAM	Date	07/2023
Drawn by	BDH	Date	07/2023
Reviewed by	GAM	Date	07/2023
Project No.	386-003	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

Project: THE VINEYARD - PH2 - TH
 No. 386-003
 Type: PLANNING
 Sheet: **P7.2**



3 BUILDING 3 - PLANTING PLAN

2 BUILDING 2 - PLANTING PLAN

PLANTING LEGEND - BUILDING 3

TREES

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	1	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B

EVERGREEN SHRUBS

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	5	SILVER PRINCESS EUONYMUS / EUONYMUS JAPONICUS 'MONESS': 2 GAL. - EVERGREEN
	10	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL.
	3	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.

LAWN AND GROUNDCOVER

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	417 S.F.	LAWN / SOD
		BARK OR ROCK

PLANTING LEGEND - BUILDING 2

TREES

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	1	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINENSIS: 2" CAL.

EVERGREEN SHRUBS

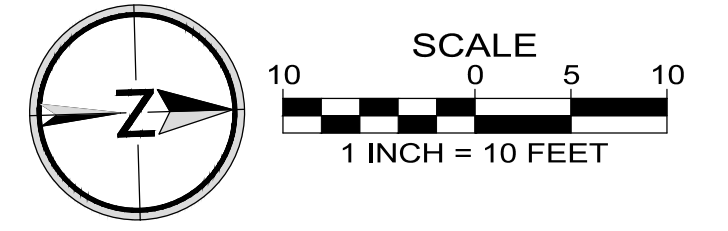
SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	5	SILVER PRINCESS EUONYMUS / EUONYMUS JAPONICUS 'MONESS': 2 GAL. - EVERGR
	10	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL.
	3	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.

LAWN AND GROUNDCOVER

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	417 S.F.	LAWN / SOD
		BARK OR ROCK

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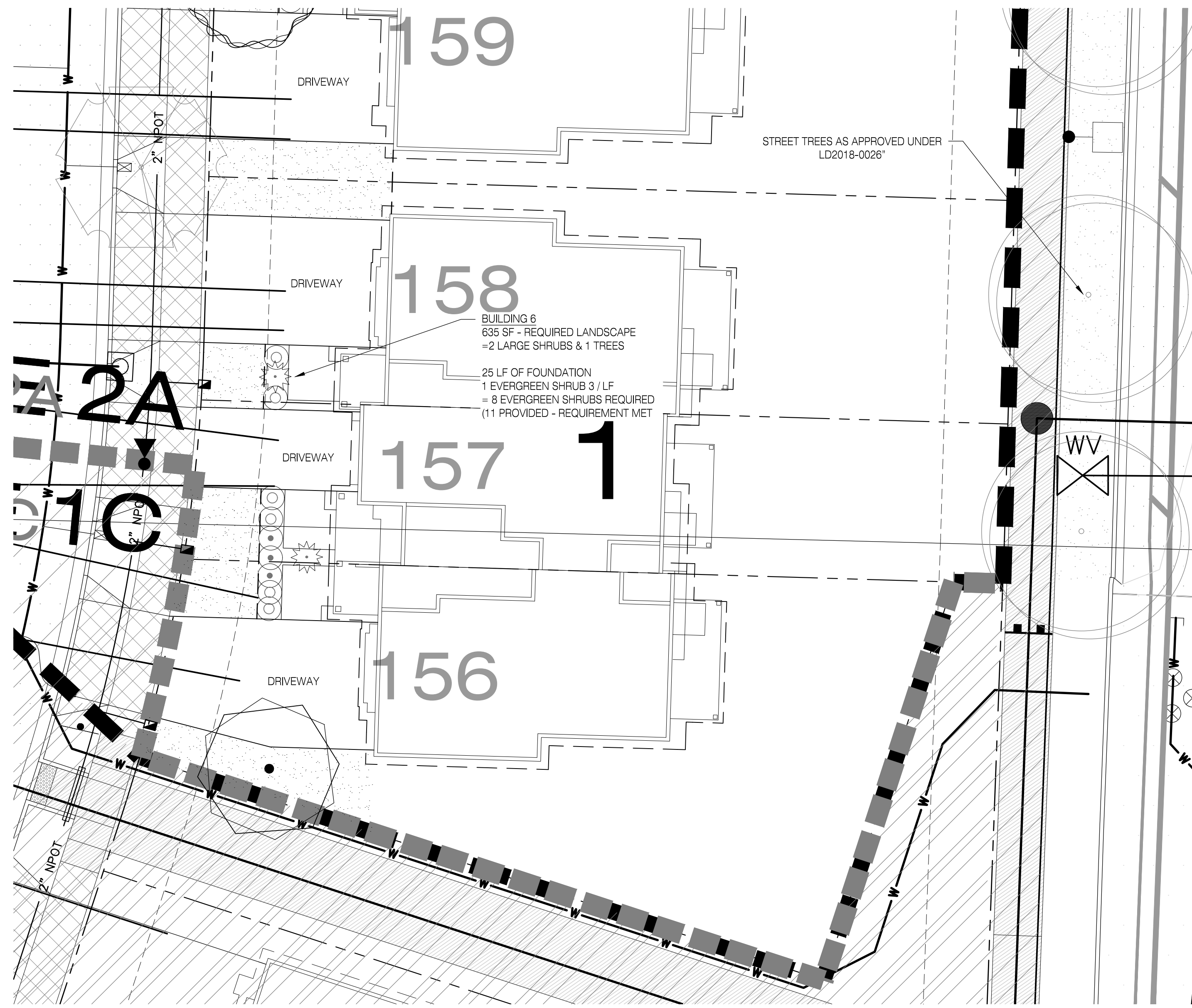


Designed by	GAM	Date	07/2023
Drawn by	BDH	Date	07/2023
Reviewed by	GAM	Date	07/2023
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Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

Project: THE VINEYARD - PH2 - TH
 No. 386-003
 Type: PLANTING
 Sheet: **P7.1**

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1 BUILDING 1 - PLANTING PLAN

PLANTING LEGEND - BUILDING 1

TREES
SYMBOL QTY. COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION

	1	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B
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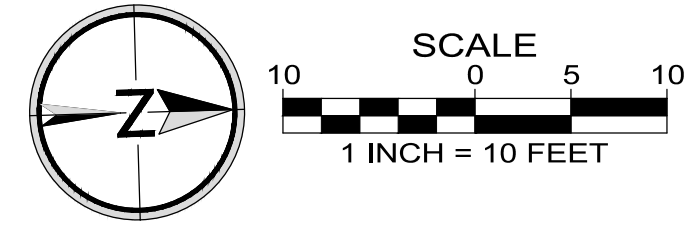
EVERGREEN SHRUBS
SYMBOL QTY. COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION

	3	SILVER PRINCESS EUONYMUS / EUONYMUS JAPONICUS 'MONESS': 2 GAL. - EVERGREEN
	6	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL. - EVERGREEN
	2	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL. - LARGE EVERGREEN SHRUB

LAWN AND GROUNDCOVER
SYMBOL QTY. COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION

	559 S.F.	LAWN / SOD
		BARK OR ROCK

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Professional Engineer Seal
STATE OF OREGON
GEO. F. A. M. 12-31-24
VALID THROUGH 12-31-24

PLANTING PLAN
VINEYARD AT COOPER MOUNTAIN - PHASE 2 - TOWNHOMES
BEAVERTON, OREGON

Designed by	GAM	Date	07/2023
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Project
THE VINEYARD - PH2 - TH

No.
386-003

Type
PLANNING

Sheet
P7.0