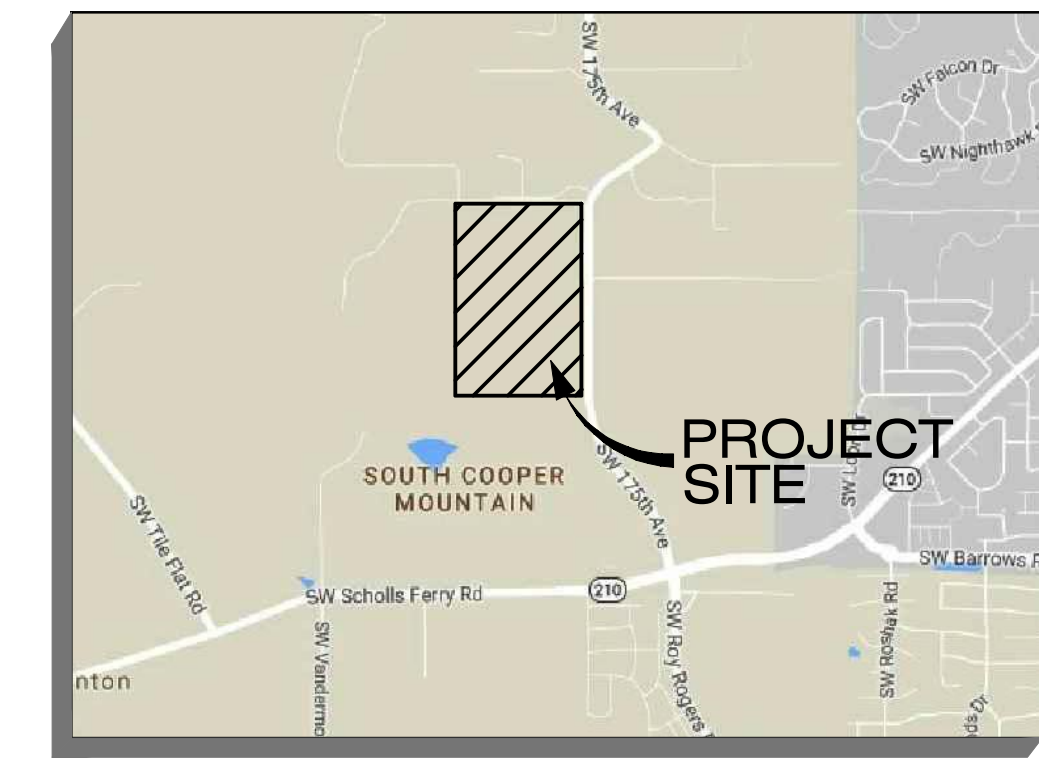


Received Planning Division 11/03/2023

VINEYARD AT COOPER MOUNTAIN - PHASE 2

PHASE 2 - 142 LOTS OF A 297 UNIT PLANNED UNIT DEVELOPMENT ON TAX LOTS 1600 & 1605, TAX MAP 1S1 31C COB PERMIT # SD2023-0007

- 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**
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: MATT SPRAGUE
EMAIL: MSPRAGUE@PD-GRP.COM
- ENGINEERING**
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: GEOFF MIHALKO, PE
EMAIL: GMIHALKO@PD-GRP.COM
- SURVEYING**
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: MIKE HARRIS, PLS
EMAIL: MHARRIS@PD-GRP.COM
- LANDSCAPE ARCHITECT**
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN HOLMES, PLA
EMAIL: BHOLMES@PD-GRP.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
- TRAFFIC ENGINEER**
KITTELSON & ASSOCIATES, INC.
610 SW ALDER ST., SUITE 700
PORTLAND, OR 97205
PHONE (503) 228-5230
CONTACT: MATT BELL
EMAIL: MBELL@KITTELSON.COM
- ARBORIST**
MORGAN HOLLEN & ASSOCIATES, LLC
3 MONROE PARKWAY, SUITE P220
LAKE OSWEGO, OR 97035
PHONE (971) 409-9354
CONTACT: MORGAN HOLLEN
EMAIL: MORGAN@MHOLLEN.COM
- 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
- GEOTECHNICAL ENGINEER (ULTRABLOCK WALLS)**
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
- STRUCTURAL ENGINEER (CIP/L+L/ROCKERY WALLS)**
SFA DESIGN GROUP, LLC
12112 SW GARDEN PLACE
TIGARD, OR 97223
PHONE (971) 708-6254
CONTACT: JESSE DEAN, PE
EMAIL: JDEAN@SFADG.COM
- RESOURCE CROSSINGS (ARCH CULVERTS)**
CONTECH ENGINEERED SOLUTIONS, LLC
11815 NE GLENN WIDING DRIVE
PORTLAND, OR 97220
PHONE (503) 784-5028
CONTACT: MATT HOUSER, PE
EMAIL: MATTHEW.HOUSER@CONTECHES.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



VICINITY MAP
N.T.S.

TOTAL AREA - PHASE 2
26.20 ACRES

LOCATION
MAP 1S1 31C, TAX LOTS 1600 & 1605

17520 SW HORSE TALE DR.
BEAVERTON, OR 97007

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 (NGVD 29)

DISTURBED AREA

ONSITE	=	945,126 SF
OFFSITE	=	76,728 SF
TOTAL DISTURBED AREA	=	1,021,854 SF
		(23.60 AC)

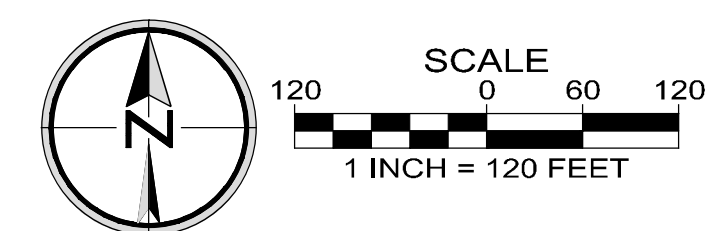
WASHINGTON COUNTY PERMITS
SW 175TH IMPROVEMENTS - PHASE 2 CDA#18-801

ENVIRONMENTAL PERMITS

DSL	61611RF
USACE	NWP-2019-033
NMFS	2013-10411

FOR OFFICIAL USE ONLY

Plan approval means that the plans have been reviewed for reasonableness and compliance with minimum City's specifications and standards. This approval does not supersede those standards and specifications unless specifically varied, in writing, by the City Engineer. Plan approval does not relieve the Design Professional from responsibility for errors, omissions, or deficiencies in the plans.



CITY OF BEAVERTON APPROVED PLAN CONTENTS

<input checked="" type="checkbox"/> Water System	<input checked="" type="checkbox"/> Sanitary Sewer	<input checked="" type="checkbox"/> Site Grading
<input checked="" type="checkbox"/> COB	<input checked="" type="checkbox"/> Storm Drainage	<input checked="" type="checkbox"/> Floodplain Mgmt.
<input type="checkbox"/> TWD	<input checked="" type="checkbox"/> Streets	<input checked="" type="checkbox"/> Erosion Control
<input type="checkbox"/> WSD	<input checked="" type="checkbox"/> Traffic Control	<input checked="" type="checkbox"/> Site Paving
<input type="checkbox"/> RWD	<input checked="" type="checkbox"/> Street Lights	<input checked="" type="checkbox"/> Driveway/Sidewalk
<input type="checkbox"/> Other:		

Plans bearing this stamp shall be available at the construction site. Approval of this plan does not relieve the applicant of the conditions set forth in the land use approval process. Any deviation from this plan requires prior approval from the Design Professional of Record and the City.

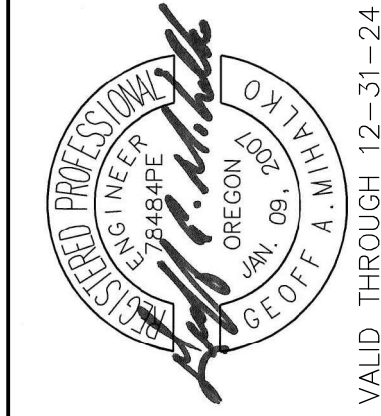
CITY OF BEAVERTON SITE DEVELOPMENT PERMIT #SD2023-0007

<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED
Development Engineer: Khoi Q. Le 8/24/2023	
Transportation Engineer: Jabra Khasho Date: _____	
Fire Marshal (FV&R): _____ Date: _____	
Operations and Maintenance: _____ Date: _____	
Development Planner: Jana Fox Date: _____	

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.

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08/08/2023



COVER SHEET

Designed by	Date	Reviewed by	Date
GAM	07/2023	GAM	07/2023
GAM	07/2023	GAM	07/2023
GAM	07/2023	GAM	07/2023

Project No. 235-048
Horiz. Scale:
Vert. Scale:

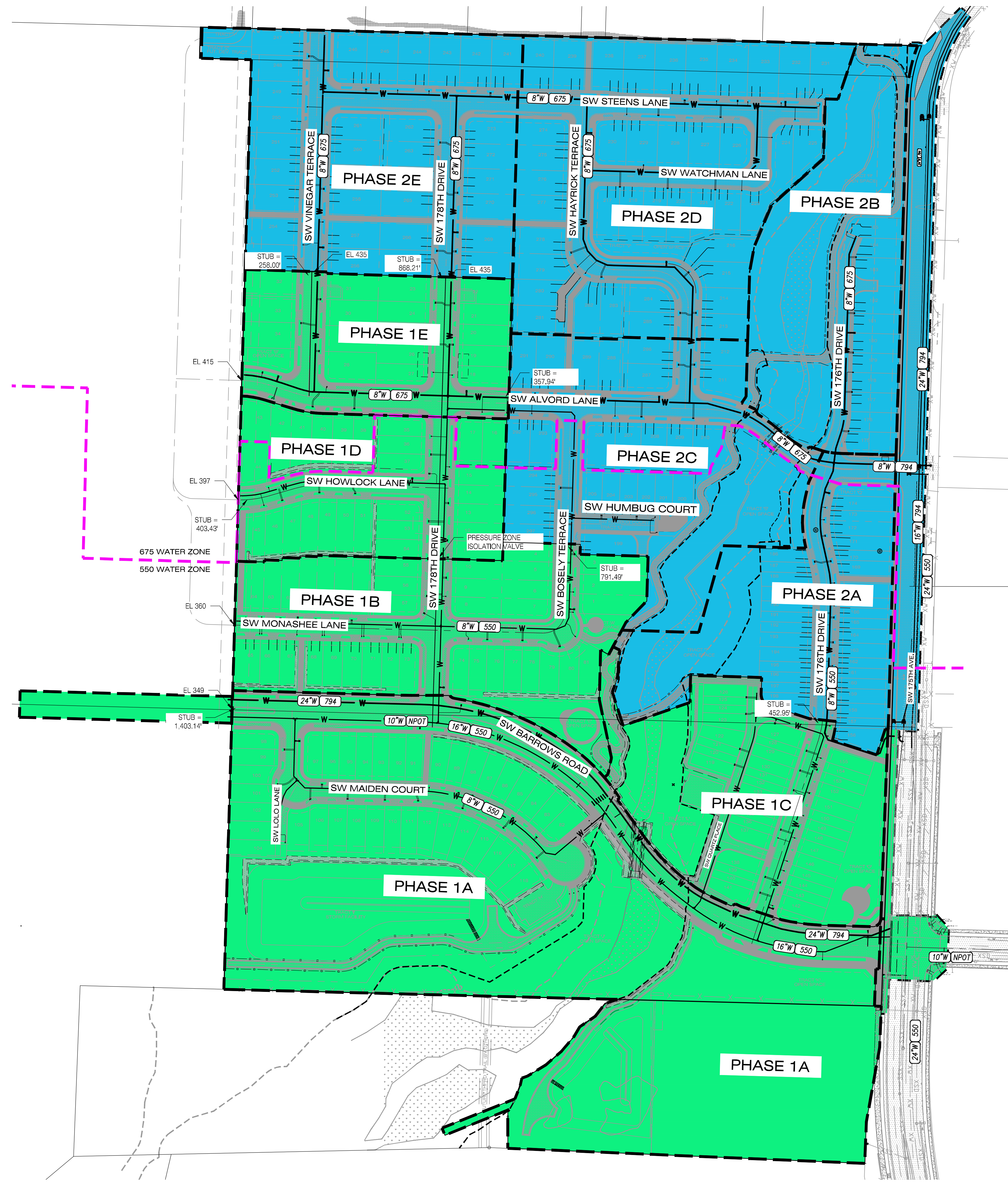
By	Date
GAM	07/2023
GAM	07/2023
CES	07/2023

Revision	Date	Description
1	05/17/2023	EARLY GRADING PERMIT SUBMITTAL
2	06/29/2023	CITY 2ND REVIEW COMMENTS
3	08/08/2023	CITY 3RD REVIEW COMMENTS

Project: VINEYARD - PHASE 2
No. 235-048
Type: ENGINEERING
Sheet: **C0.0**

VINEYARD AT COOPER MOUNTAIN - PHASE 2
BEAVERTON, OREGON

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LEGEND

- PHASE 1 - 155 LOTS
- PHASE 2 - 142 LOTS
- 675 WATER ZONE
- 550 WATER ZONE
- HYDRAULIC GRADE LINE

WATER PHASING GENERAL NOTES

PHASE 1 (INCLUDING PHASES 1D AND 1E) TO BE CONSTRUCTED UNDER THIS PERMIT IN THE 550 HGL ZONE WITH A HGL/PHASE-BREAK VALVE AS INDICATED ON THIS PLAN. ONCE THE 675 LINE COMES ON LINE IN FUTURE PHASE 2 UPON COMPLETION OF THE ALFORD WETLAND CROSSING, THEN THE HGL/PHASE-BREAK VALVE SHALL BE CLOSED AND EVERYTHING NORTH OF IT BECOMES THE 675 HGL ZONE AND EVERYTHING SOUTH OF IT REMAINS IN THE 550 ZONE.

WATER MODELING CALCULATIONS

MINIMUM STATIC PRESSURE = 50 PSI
 MINIMUM PRESSURE DURING FIRE SCENARIO = 32 PSI
 FIRE HYDRANT FLOW = 1,500 GPM

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Professional Engineer Seal for **Gregory A. ...**, License No. 12345, State of Oregon. Valid Through 12-31-24.

PHASING PLAN
 VINEYARD AT COOPER MOUNTAIN - PHASE 2
 BEAVERTON, OREGON

Designed by	Date	Reviewed by	Date
GAM	02/2023	GAM	02/2023
Drawn by <td>GAM</td> <td>GAM</td> <td>02/2023</td>	GAM	GAM	02/2023
Reviewed by <td>GAM</td> <td>GAM</td> <td>02/2023</td>	GAM	GAM	02/2023
Project No.	235-048		
Horiz. Scale:	REF.		
Vert. Scale:	REF.		

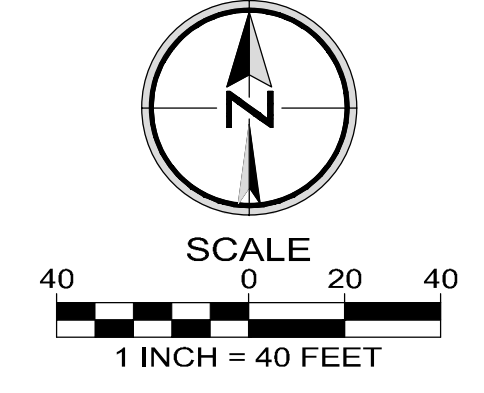
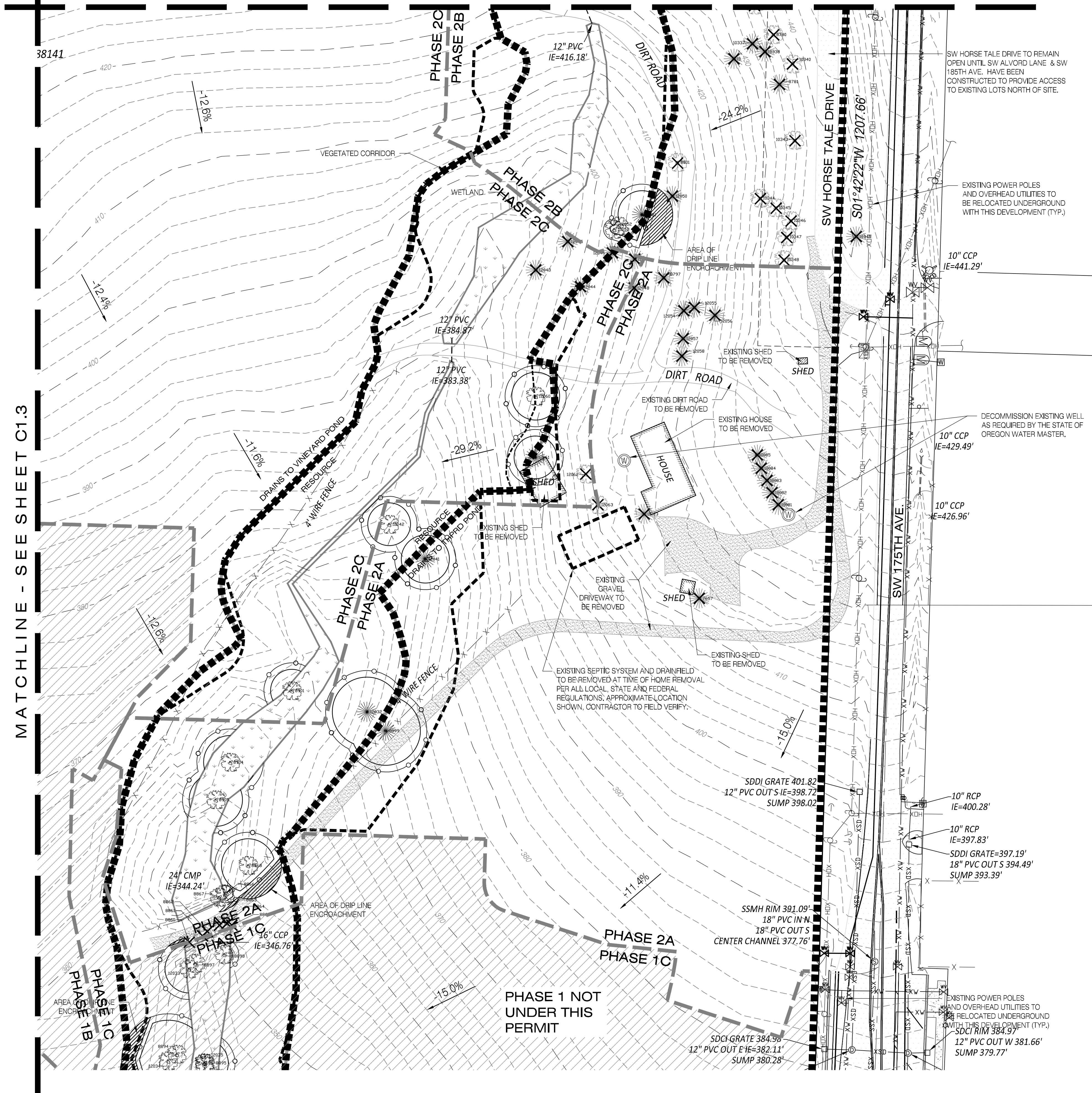
No.	Date	Revision
1	05/11/2023	EARLY GRADING PERMIT SUBMITTAL
2	06/29/2023	CITY 2ND REVIEW COMMENTS
3	08/08/2023	CITY 3RD REVIEW COMMENTS

Project: VINEYARD - PHASE 2
 No.: 235-048
 Type: ENGINEERING
 Sheet: **C0.8**



MATCHLINE - SEE SHEET C1.3

MATCHLINE - SEE SHEET C1.2



LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE (AS NOTED)
- UNDERGROUND POWER LINE
- OVERHEAD WIRE
- GAS LINE
- WATER LINE
- EXISTING TREE DRIP LINE
- 2' CONTOUR
- 10' CONTOUR
- VEGETATED CORRIDOR
- WETLAND LINE
- FIRE HYDRANT
- CULVERT
- CATCH BASIN / DRAIN INLET
- STORM MANHOLE
- WATER VALVE
- GAS VALVE
- EXISTING SIGN
- MAILBOX
- JUNCTION BOX
- LIGHT POLE
- POWER POLE W/ GUY WIRE
- ELECTRIC PEDESTAL
- WATER METER
- TEST PIT
- MONITORING WELL
- GAS VAULT
- UTILITY VAULT
- WELL
- COMMUNICATION VAULT
- UTILITY EXTENSION
- EXCEPTION NUMBER FOR NOTED EASEMENT PER TITLE REPORT
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING SLOPE DIRECTION
- DRILINE ENCROACHMENT

TREE PROTECTION NOTES

- 1 CONTRACTOR SHALL COORDINATE WITH PROJECT ARBORIST PRIOR TO ADJUSTING TREE PROTECTION FENCING AND SILT FENCING FOR CONSTRUCTION OF STREET, SIDEWALK AND LOT GRADING.

EXISTING CONDITIONS & DEMOLITION PLAN

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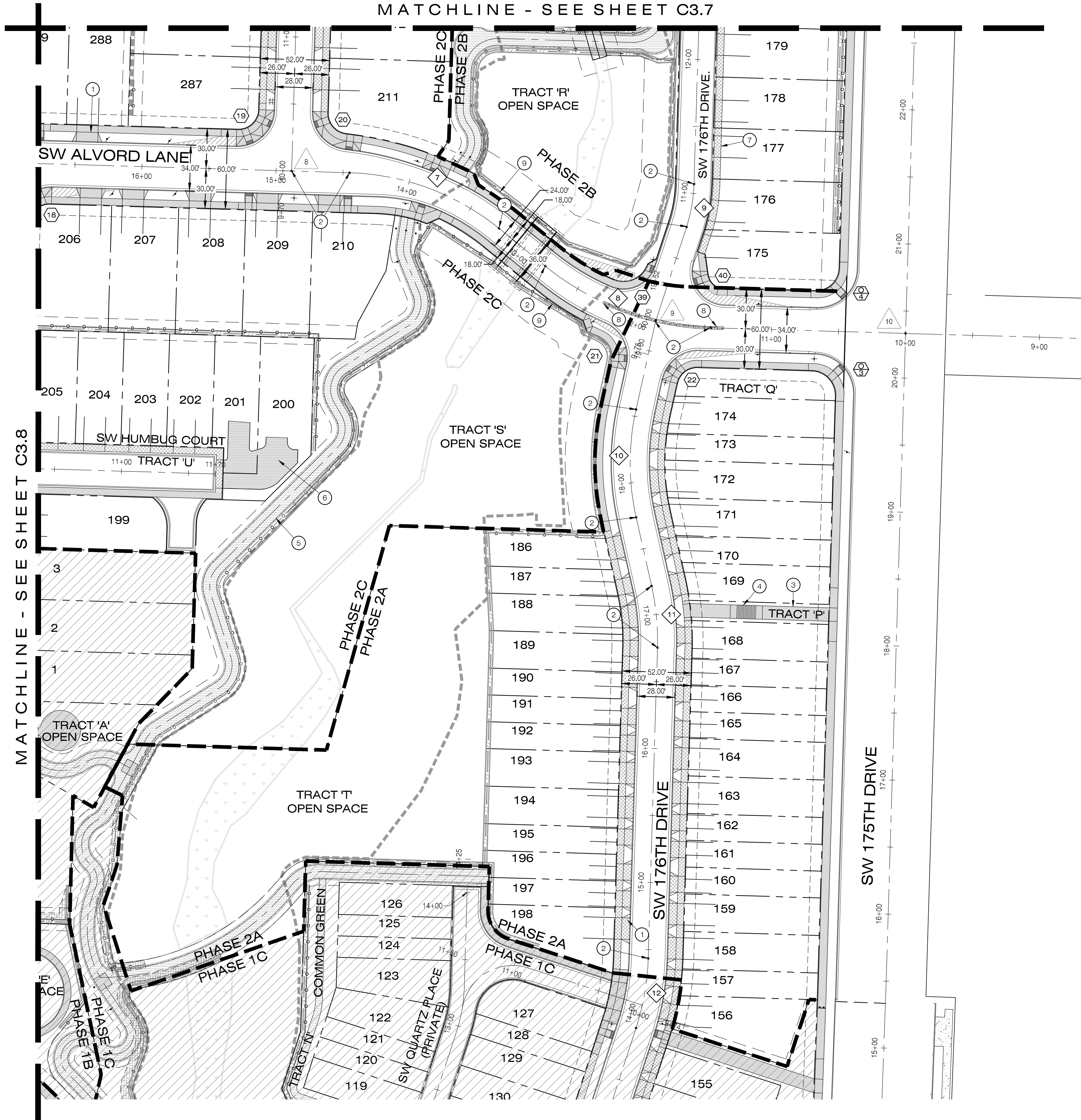
Professional Engineer Seal for **Michael J. Williams**, License No. 12345, State of Oregon, Civil Engineering. Valid through 12-31-24.

VINEYARD AT COOPER MOUNTAIN - PHASE 2
 BEAVERTON, OREGON

Designed by	Date
GAM	02/2023
Drawn by <td>Date</td>	Date
GAM	02/2023
Reviewed by <td>Date</td>	Date
GAM	02/2023
Project No.	235-048
REF.	
Horiz. Scale:	
Vert. Scale:	235048_C1-4excen-ph2.dwg

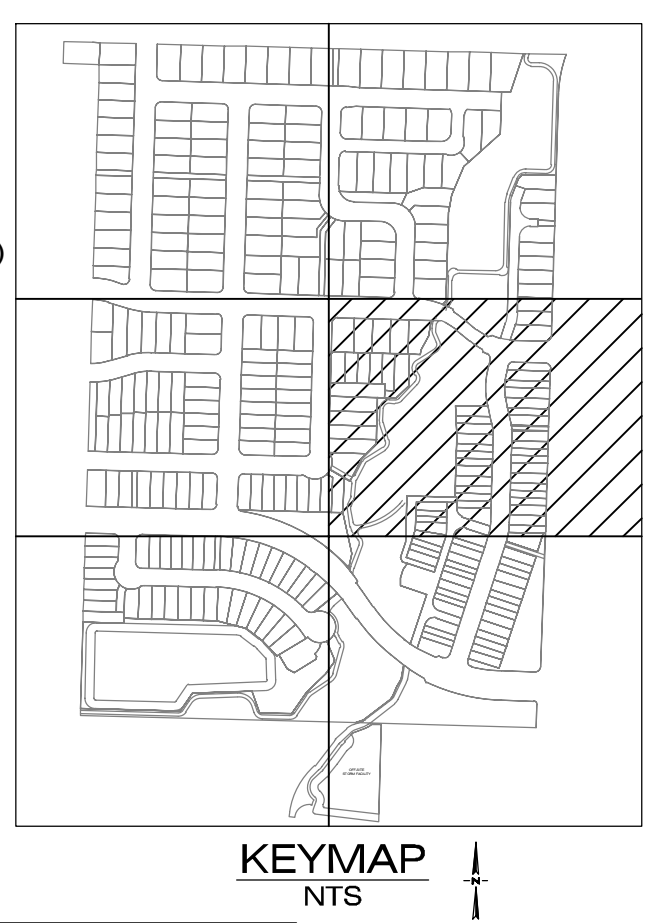
No.	Date	Revision
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Project: VINEYARD - PHASE 2
 No.: 235-048
 Type: ENGINEERING
 Sheet: **C1.4**



INTERSECTION EQUATIONS

8	STA 14+88.78 SW ALVORD LN. = STA 10+00.00, SW HAYRICK TER.
9	STA 11+86.86, SW ALVORD LN. = STA 19+23.14, SW 176TH DR. (PUBLIC) STA 10+00.94, SW 178TH DR. (PRIVATE)
10	STA 10+00.00, SW ALVORD LN. = STA 20+33.13 SW 175TH AVE.



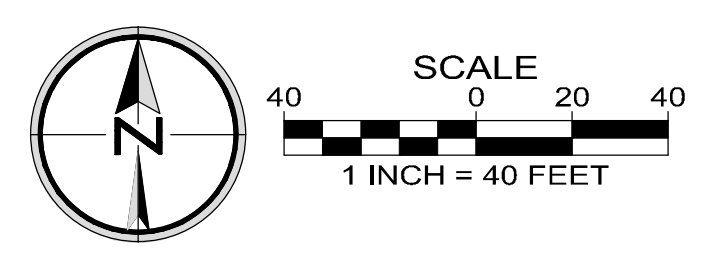
LEGEND

PROPOSED CONCRETE CURB AND GUTTER	
SAWCUT LINE	
EASEMENT LINE	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
PROPOSED SIDEWALK WITH FACILITY PERMIT	
PROPOSED SIDEWALK (BY HOMEOWNER)	
PROPOSED SURVEY MONUMENT	
CURB RETURN # SEE CURB RETURN SHEETS (TYP. ALL STREET PLANS)	
OFF-SITE CURB RETURN # SEE OFF-SITE CURB RETURN PLANS.	
CENTERLINE CURVE #	

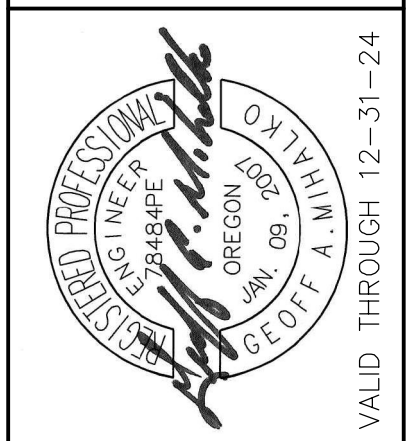
CENTERLINE CURVE DATA

<p>7</p> $\Delta = 37^{\circ}29'24''$ $R = 185.00'$ $T = 67.78'$ $L = 121.05'$	<p>8</p> $\Delta = 37^{\circ}31'32''$ $R = 205.00'$ $T = 69.64'$ $L = 134.26'$	<p>9</p> $\Delta = 16^{\circ}28'34''$ $R = 113.00'$ $T = 16.36'$ $L = 32.49'$
<p>10</p> $\Delta = 25^{\circ}07'03''$ $R = 185.00'$ $T = 41.21'$ $L = 81.10'$	<p>11</p> $\Delta = 14^{\circ}20'47''$ $R = 185.00'$ $T = 23.28'$ $L = 46.32'$	<p>12</p> $\Delta = 16^{\circ}23'41''$ $R = 185.00'$ $T = 26.65'$ $L = 52.94'$

- CONSTRUCTION NOTES**
- RESIDENTIAL DRIVEWAY WITH PLANTER STRIP (SEE CITY OF BEAVERTON DETAIL 211 ON SHEET C8.0), TYP.
 - INSTALL SURVEY MONUMENT PER CITY OF BEAVERTON DETAIL 130 ON SHEET C8.0
 - CONSTRUCT 10' WIDE CONCRETE SIDEWALK PER CITY OF BEAVERTON DETAIL 215 ON SHEET C8.0, TYP.
 - CONSTRUCT CONCRETE STAIRS AND HANDRAILS PER ODOT DETAIL RD120 ON SHEET C8.5, TYP.
 - CONSTRUCT THPRD PATH PER SHEETS C4.14 - C4.16
 - PRIVATE DRIVEWAY TO BE CONSTRUCTED UNDER BUILDING PERMITS FOR THE HOMES.
 - RESIDENTIAL DRIVEWAY WITH CURB-TIGHT SIDEWALK (SEE CITY OF BEAVERTON DETAIL 211 ON SHEET C8.0), TYP.
 - INSTALL 2-WIDE ODOT TYPE C TRAFFIC SEPARATOR, PER ODOT DETAIL RD706 ON SHEET C8.5 WITH 48" TALL YELLOW FLEXSTAKE REFLECTIVE DELINEATORS SPACED 10' ON CENTER
 - 4'-8" HIGH ODOT PEDESTRIAN RAIL FOR FALL PROTECTION ON WALL, PER ODOT DETAIL BR246 ON SHEET C8.6 AND DETAIL #5 ON SHEET C2.6B



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STREET PLAN
 VINEYARD AT COOPER MOUNTAIN - PHASE 2
 BEAVERTON, OREGON

No.	Date	Revision
1	05/11/2023	EARLY GRADING PERMIT SUBMITTAL
2	06/29/2023	CITY 2ND REVIEW COMMENTS
3	08/08/2023	CITY 3RD REVIEW COMMENTS

Designed by: GAM
 Drawn by: GAM
 Reviewed by: GAM
 Project No.: 235-048
 Horiz. Scale: 1" = 100'
 Vert. Scale: N/A
 235048_C3_Site-ph2.dwg

Project: VINEYARD - PHASE 2
 No.: 235-048
 Type: ENGINEERING
 Sheet: **C3.9**