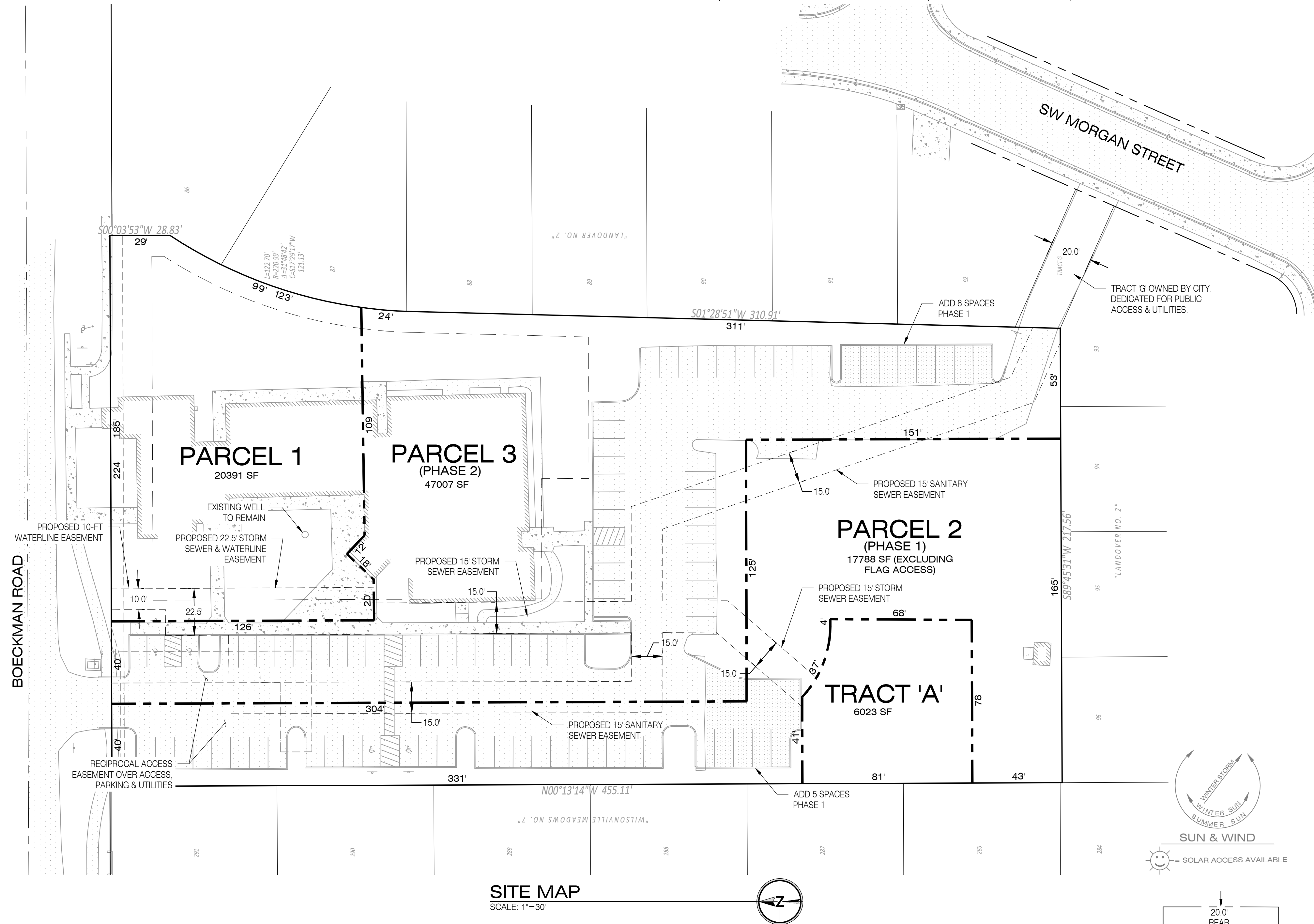


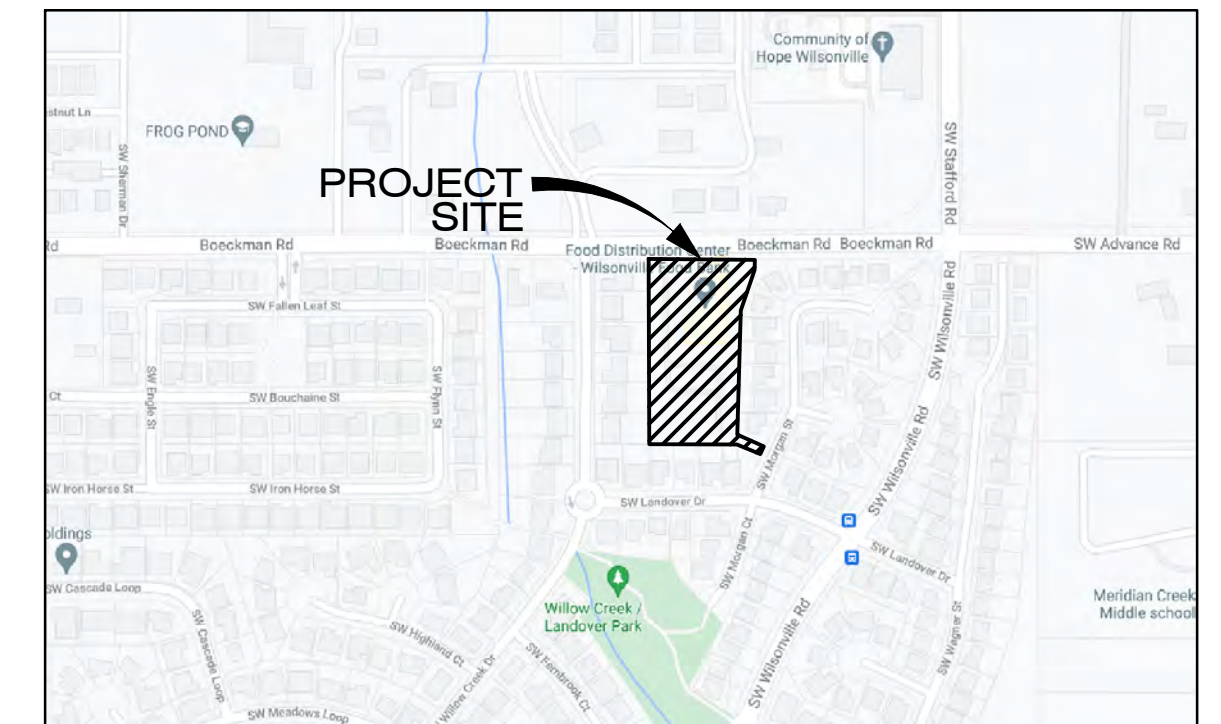
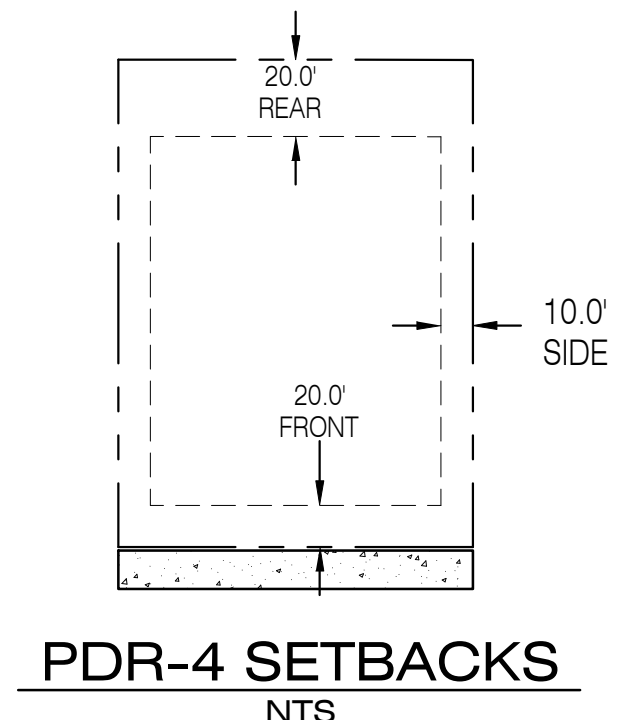
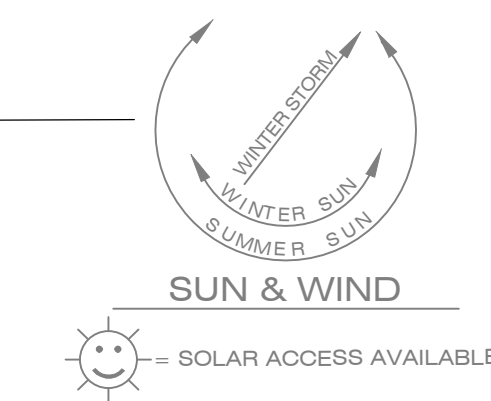
FROG POND CHURCH

A 3 LOT PARTITION ON TAX LOT 5500, TAX MAP 3S1W 13AA
6750 BOECKMAN RD, WILSONVILLE, OREGON, 97070



SITE MAP
SCALE: 1"=30'

AREA USE	PARCEL 1		PARCEL 2, EXCLUDING FLAG ACCESS		PARCEL 2 FLAG ACCESS ONLY		PARCEL 3	
	SQUARE FOOTAGE	PERCENT OF SITE	SQUARE FOOTAGE	PERCENT OF SITE	SQUARE FOOTAGE	PERCENT OF SITE	SQUARE FOOTAGE	PERCENT OF SITE
BUILDINGS	5,727	28.1%	115	0.6%	0	0.0%	7,462	15.9%
PARKING/PAVED	2,680	13.1%	558	3.1%	9,588	73.4%	26,173	55.7%
LANDSCAPING	11,984	58.8%	17,115	96.2%	3,475	26.6%	13,372	28.4%
EXISTING TOTAL	20,391	100.0%	17,788	100.0%	13,063	100.0%	47,007	100.0%



VICINITY MAP
N.T.S.

OWNER/APPLICANT

MERIDIAN UNITED CHURCH OF CHRIST
6750 SW BOECKMAN ROAD
WILSONVILLE, OR 97070
PHONE: (503) 682-0339 & (971) 344-6990
CONTACT: MARISA GUNTER & RICHARD TRUITT

PLANNING/ENGINEERING/SURVEYING

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

SITE INFORMATION

TAX MAP: 3S1W 13AA
TAX LOTS: TL#05500
SITE ADDRESS: 6750 BOECKMAN RD
SITE SIZE: 2.39 ACRES
ZONING: PDR-4

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	PRELIMINARY PLAT & STAGE I MASTER PLAN
P2.0	EXISTING CONDITIONS & DEMOLITION PLAN
P3.0	ZONE CHANGE EXHIBIT
P3.1	PHASE I PRELIMINARY PLAT
P3.2	PHASE II PRELIMINARY PLAT & STAGE II DEVELOPMENT PLAN
P4.0	UTILITIES MASTER PLAN
P4.1	PHASE I UTILITY PLAN
P5.0	TVF&R FS1 PLAN
P6.0	AERIAL CIRCULATION PLAN
L1.0	EXISTING AND PROPOSED LANDSCAPE PLAN

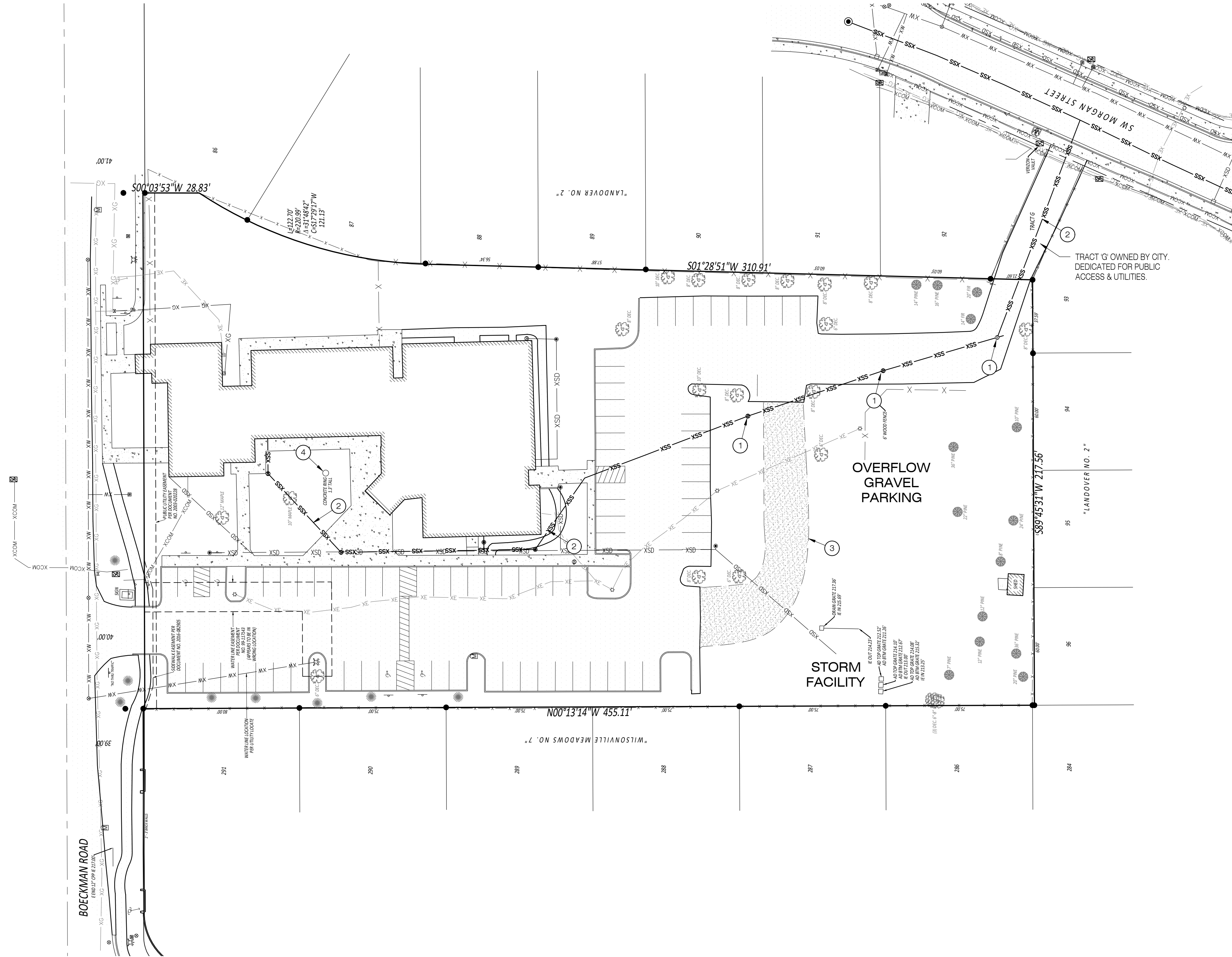
TRACT NOTES

- TRACT 'A' TO BE COMMONLY OWNED AND MAINTAINED BY PARCELS 1 & 3.

Designed by	Date	Reviewed by	Date	Project No.	Horiz. Scale:	Vert. Scale:
BA	5/2021	JPB	5/2021	999-255	REF.	

No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS

Project: FROG POND CHURCH
No.: 999-255
Type: PLANNING
Sheet:



LEGEND

- RIGHT-OF-WAY LINE
- - - BOUNDARY LINE
- - - EXISTING LOT LINE
- - - CENTER LINE
- SD SD STORM DRAINAGE LINE
- XSS XSS SANITARY SEWER LINE
- XW XW WATER LINE
- XG XG GAS LINE
- XCOM XCOM COMMUNICATION LINE
- XE XE UNDERGROUND POWER LINE
- XOH XOH OVERHEAD WIRE
- ○ CHAIN LINK FENCE (AS NOTED)
- □ WOOD FENCE (AS NOTED)
- - - 201 EXISTING 1' CONTOUR
- - - 200 EXISTING 5' CONTOUR
- ☀ DECIDUOUS TREE (DBH)
- ☀ CONIFEROUS TREE (DBH)
- CATCH BASIN/DRAIN INLET
- STORM DITCH INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- GAS VALVE
- GAS METER
- STREET SIGN
- MAILBOX
- ELECTRIC PEDESTAL
- LIGHT POLE
- POWER POLE
- COMMUNICATION VAULT
- TELECOMMUNICATION PEDESTAL
- UTILITY EXTENSION
- FOUND SURVEY MONUMENT AS NOTED
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BUILDING FOOTPRINT
- ✖ EXISTING TREE TO BE REMOVED
- EXISTING SLOPE DIRECTION

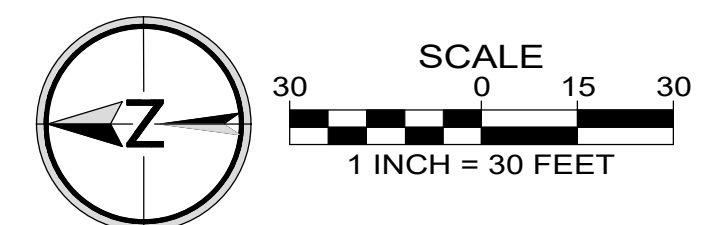
DEMOLITION NOTES

- ① EXISTING CLEANOUT TO BE REMOVED.
- ② EXISTING PRIVATE SANITARY LINE TO BE REMOVED AND REPLACED WITH PUBLIC LINE.
- ③ EXISTING GRAVEL DRIVE TO BE REMOVED.
- ④ EXISTING WELL TO REMAIN.

TABLE 1: EXISTING LAND USE AREA

AREA USE	SQUARE FOOTAGE	PERCENT OF SITE
BUILDINGS	16,820	16.1%
PARKING/PAVED	35,383	33.9%
LANDSCAPING	52,068	49.9%
EXISTING TOTAL	104,271*	100.0%

*SITE AREA PER SURVEY. 2003 ROW DEDICATION REDUCED LOT AREA BY 2,638 SF.

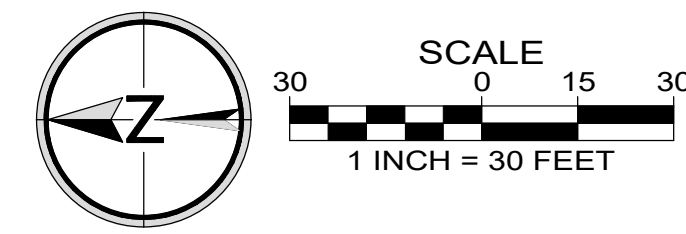
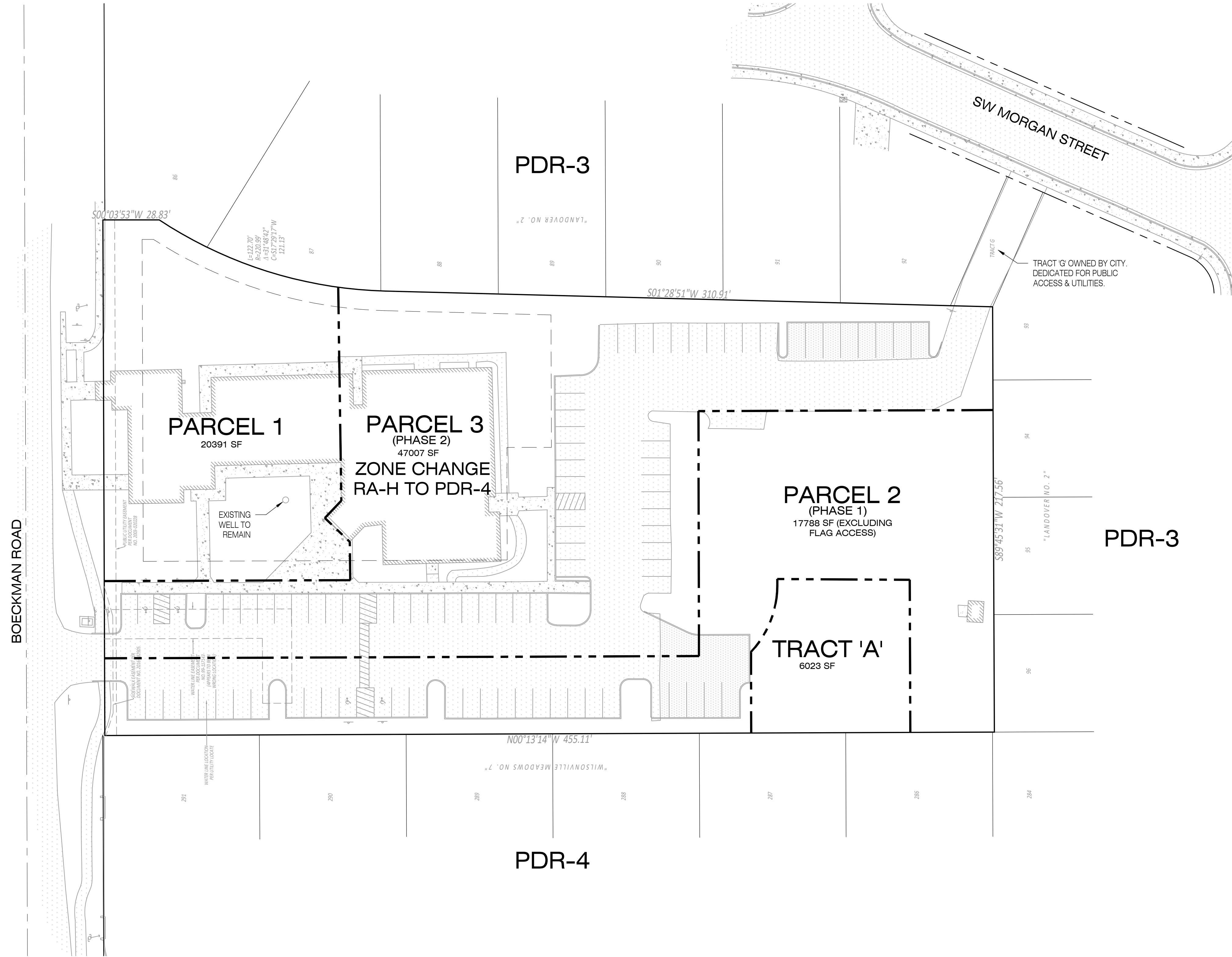


EXISTING CONDITIONS & DEMOLITION PLAN

Designed by	Date	Reviewed by	Date	REF.
BA	5/2021	JPB	5/2021	
JPB	5/2021	JPB	5/2021	
JPB	5/2021	JPB	5/2021	

No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS

Project
FROG POND CHURCH
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Type
PLANNING
Sheet



ZONE CHANGE EXHIBIT

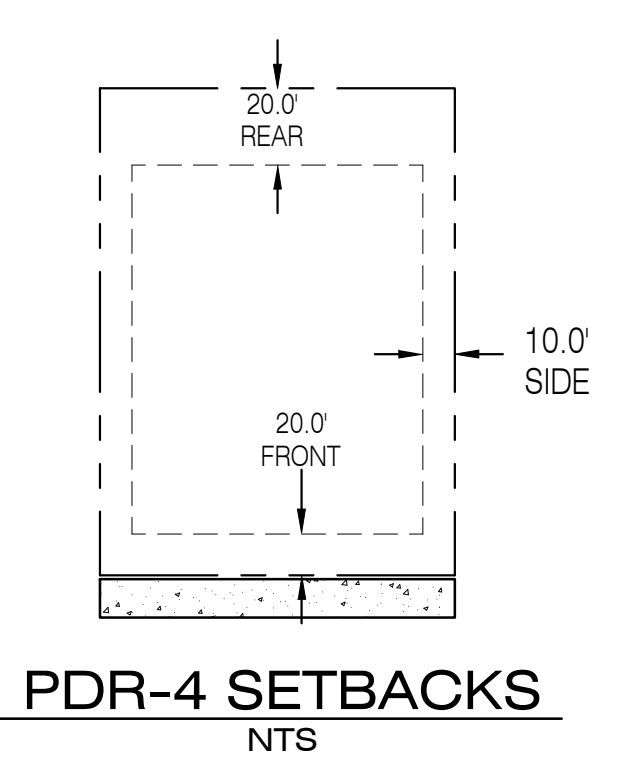
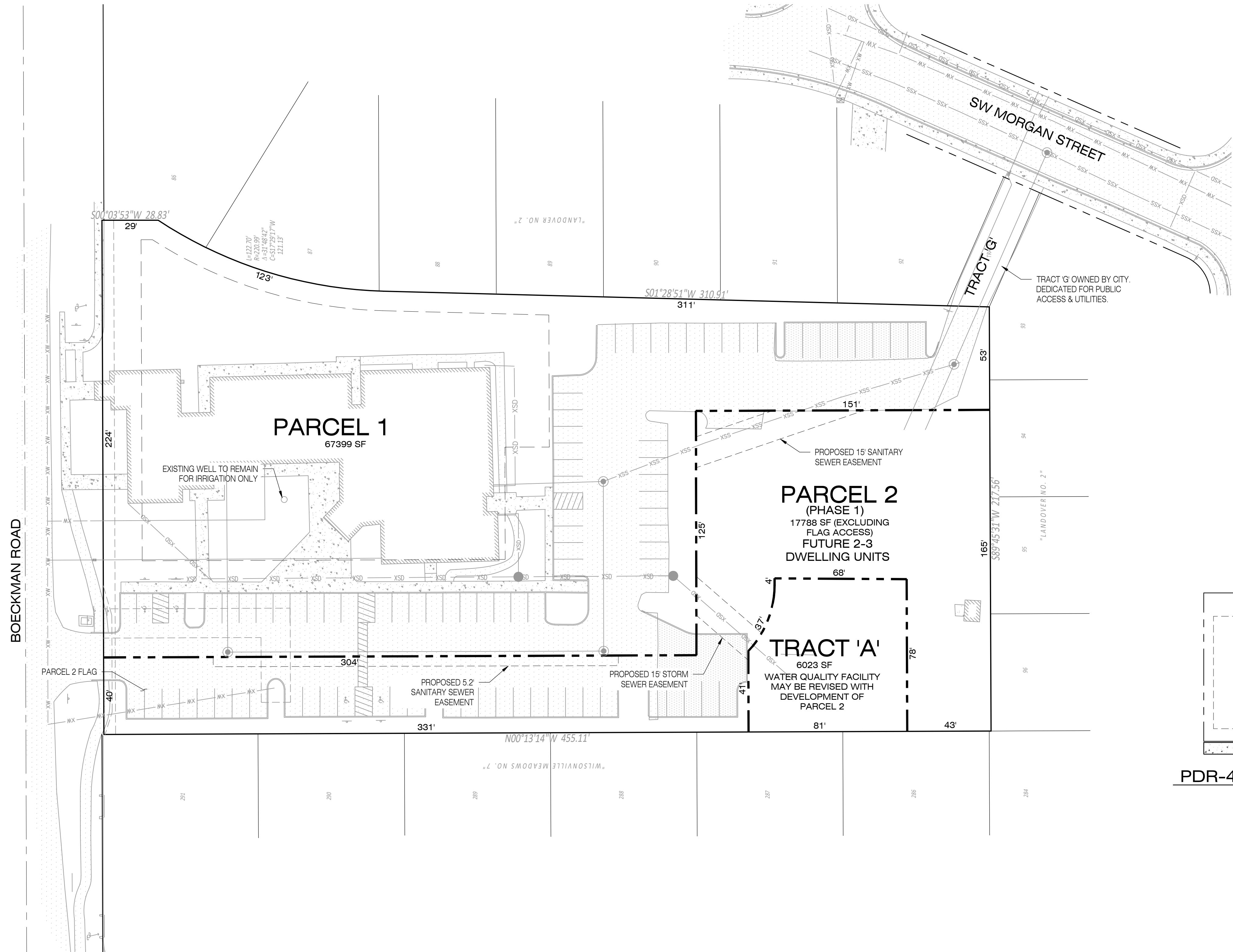
FROG POND CHURCH
 WILSONVILLE, OR

Designed by	Date	By	Revision
BA	5/2021	JPB	LOT LAYOUT REVISIONS
JPB	5/2021	JPB	LOT LAYOUT REVISIONS
BA	5/2021		

Project No. 999-255
 Horiz. Scale: REF.
 Vert. Scale:

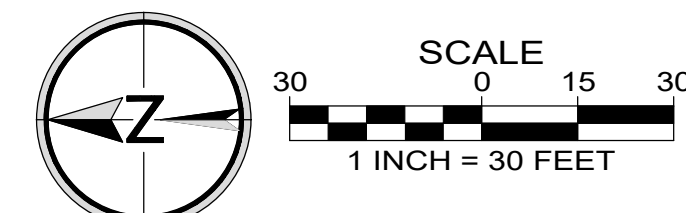
No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS

Project: FROG POND CHURCH
 No. 999-255
 Type: PLANNING
 Sheet: **P3.0**



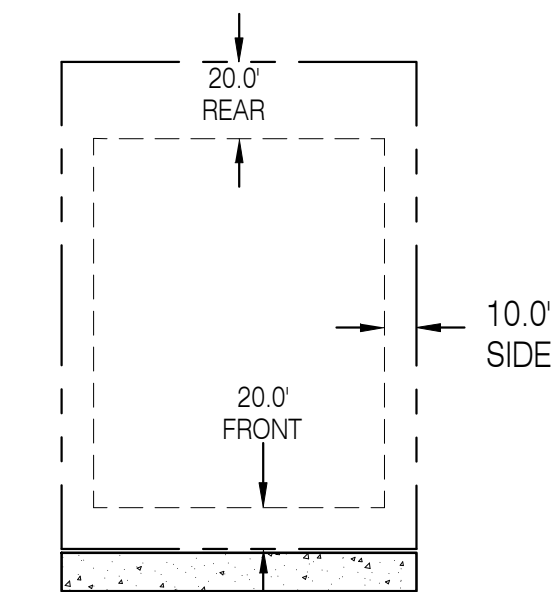
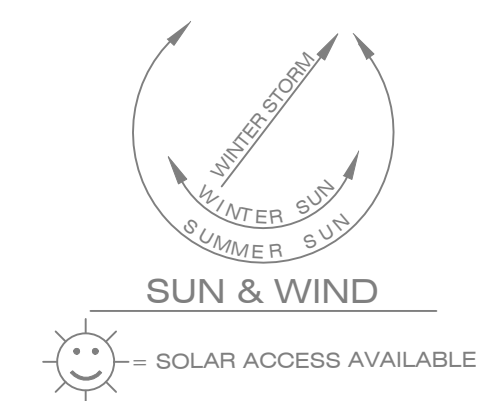
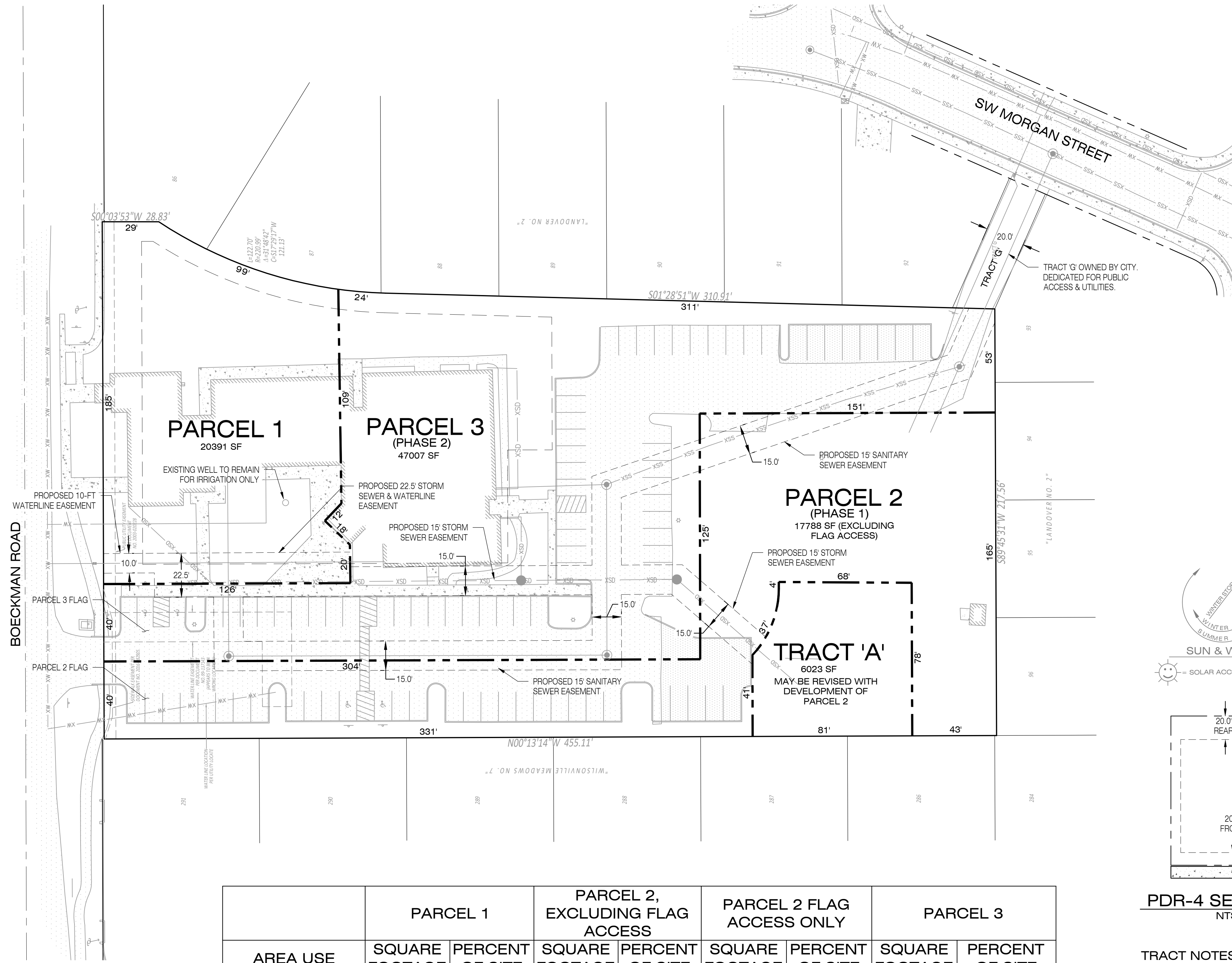
AREA USE	PARCEL 1		PARCEL 2, EXCLUDING FLAG ACCESS		PARCEL 2 FLAG ACCESS ONLY	
	SQUARE FOOTAGE	PERCENT OF SITE	SQUARE FOOTAGE	PERCENT OF SITE	SQUARE FOOTAGE	PERCENT OF SITE
BUILDINGS	13,189	19.6%	115	0.6%	0	0.0%
PARKING/PAVED	28,853	42.8%	558	3.1%	9,588	73.4%
LANDSCAPING	25,357	37.6%	17,115	96.2%	3,475	26.6%
EXISTING TOTAL	67,399	100.0%	17,788	100.0%	13,063	100.0%

TRACT NOTES
 1. TRACT 'A' TO BE OWNED AND MAINTAINED BY PARCEL 1.



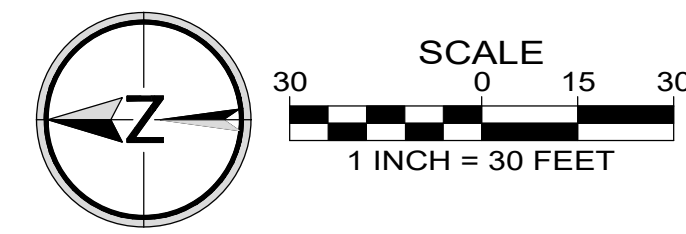
Designed by	Date	Reviewed by	Date	Project No.	REF.
BA	5/2021	JPB	5/2021	999-255	
JPB	5/2021	BA	5/2021		

By	Revision	Date	Description
JPB	1	7/21/2021	LOT LAYOUT REVISIONS
JPB	2	7/26/2021	LOT LAYOUT REVISIONS



- TRACT NOTES**
- TRACT 'A' TO BE COMMONLY OWNED AND MAINTAINED BY PARCELS 1 & 3.

AREA USE	PARCEL 1		PARCEL 2, EXCLUDING FLAG ACCESS		PARCEL 2 FLAG ACCESS ONLY		PARCEL 3	
	SQUARE FOOTAGE	PERCENT OF SITE	SQUARE FOOTAGE	PERCENT OF SITE	SQUARE FOOTAGE	PERCENT OF SITE	SQUARE FOOTAGE	PERCENT OF SITE
BUILDINGS	5,727	28.1%	115	0.6%	0	0.0%	7,462	15.9%
PARKING/PAVED	2,680	13.1%	558	3.1%	9,588	73.4%	26,173	55.7%
LANDSCAPING	11,984	58.8%	17,115	96.2%	3,475	26.6%	13,372	28.4%
EXISTING TOTAL	20,391	100.0%	17,788	100.0%	13,063	100.0%	47,007	100.0%



**PHASE II PRELIMINARY PLAT
 STAGE II DEVELOPMENT PLAN**

FROG POND CHURCH
 WILSONVILLE, OR

Designed by	Date	Reviewed by	Date	Project No.	REF.
BA	5/2021	JPB	5/2021	999-255	
JPB	5/2021	BA	5/2021		REF.

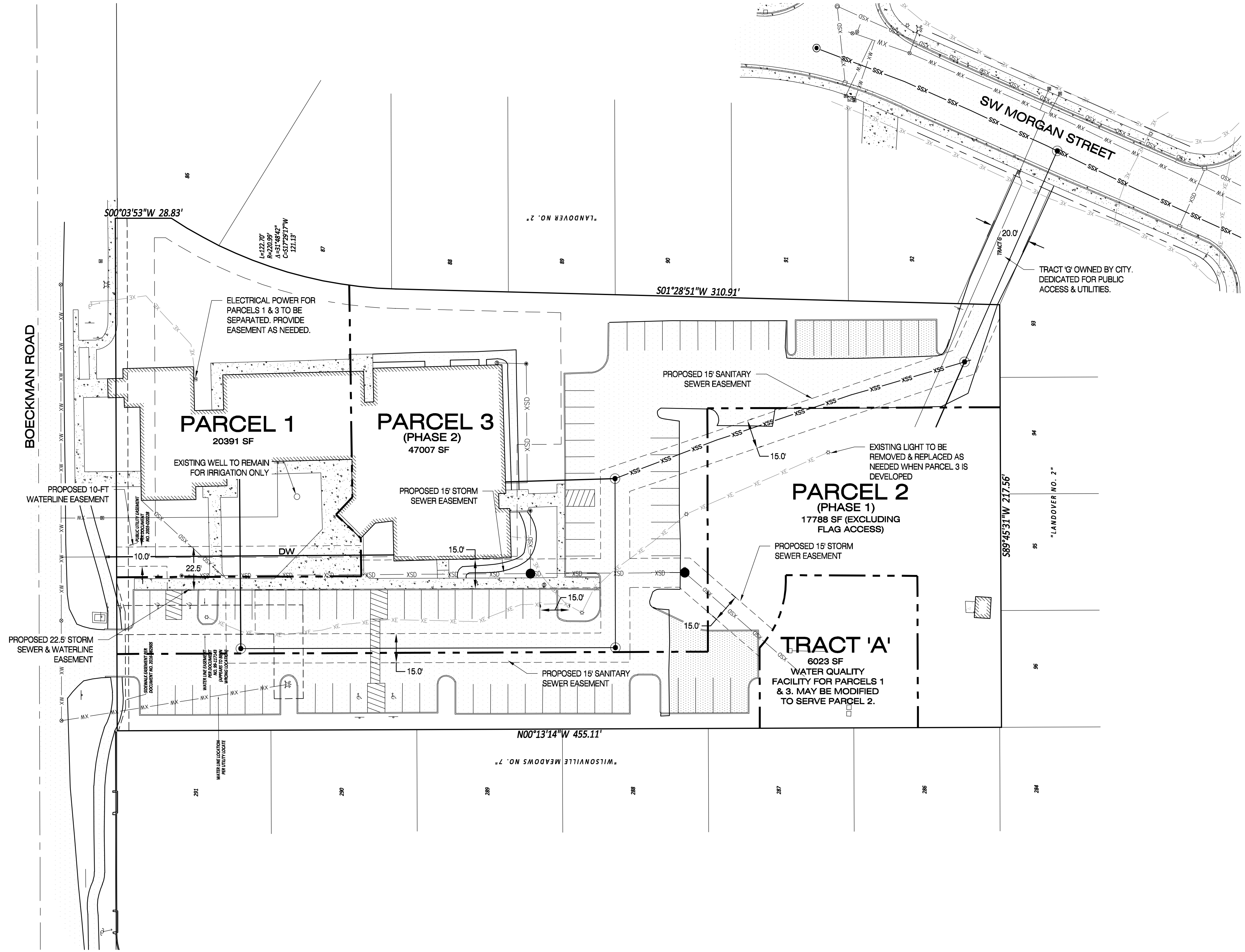
No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS

Project
 FROG POND CHURCH

No.
 999-255

Type
 PLANNING

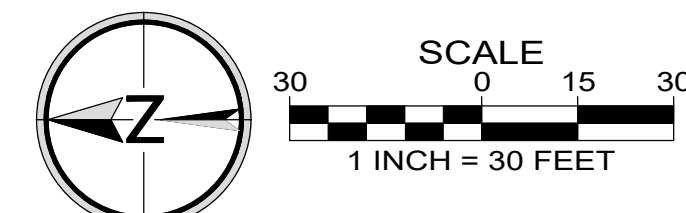
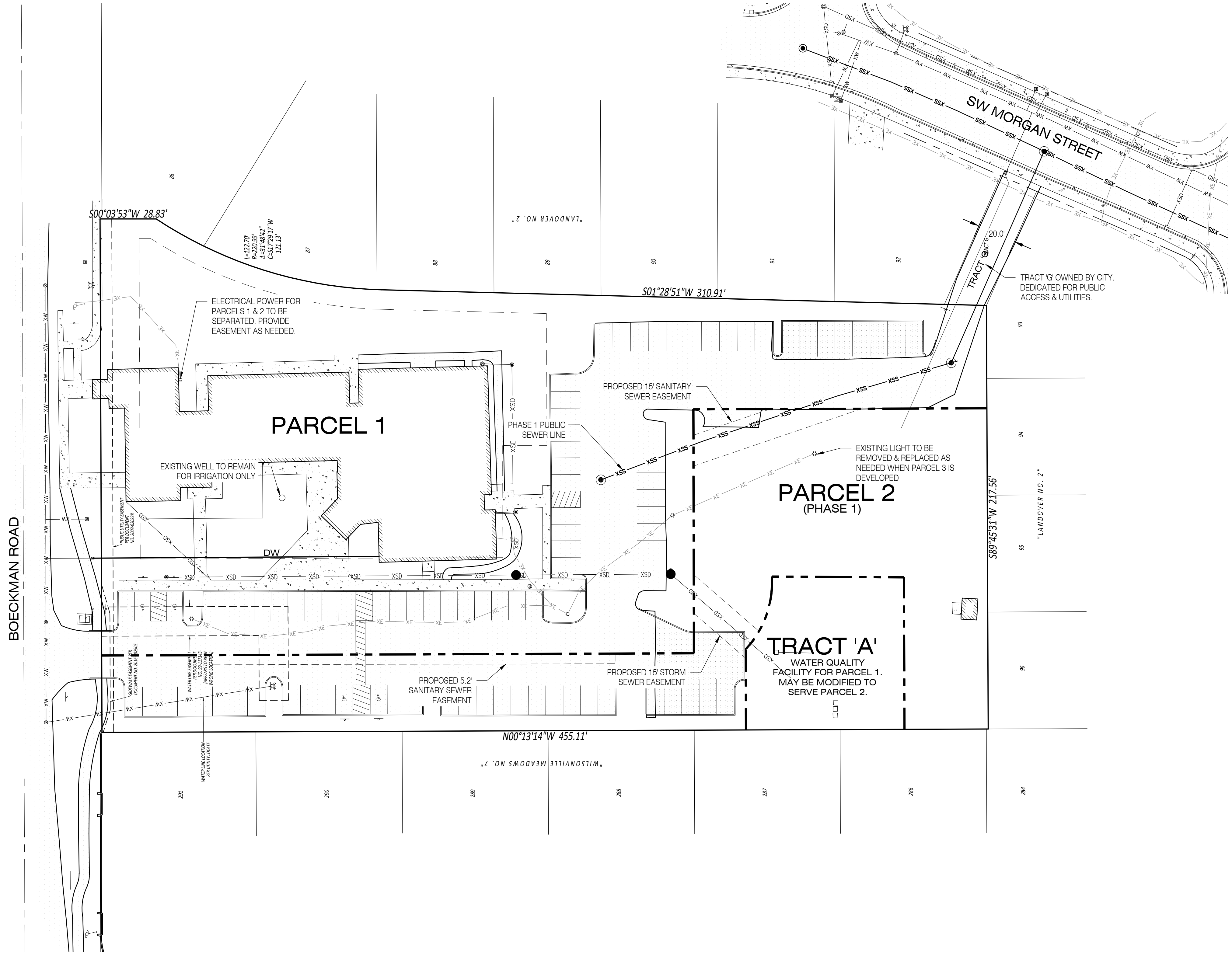
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UTILITIES MASTER PLAN
 FROG POND CHURCH
 WILSONVILLE, OR

Designed by	BA	Date	5/2021
Drawn by	JPB	Date	5/2021
Reviewed by	BA	Date	5/2021
Project No.	999-255	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS



PHASE I UTILITY PLAN

FROG POND CHURCH
WILSONVILLE, OR

Designed by	Date	By	Revision	No.	Date
BA	5/2021	JPB	LOT LAYOUT REVISIONS	1	7/21/2021
JPB	5/2021	JPB	LOT LAYOUT REVISIONS	2	7/26/2021

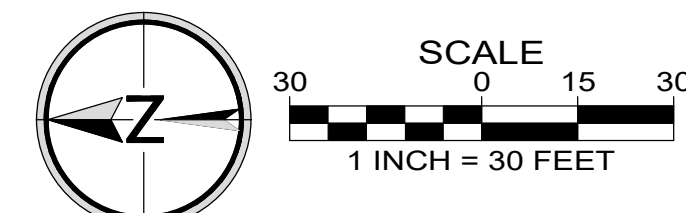
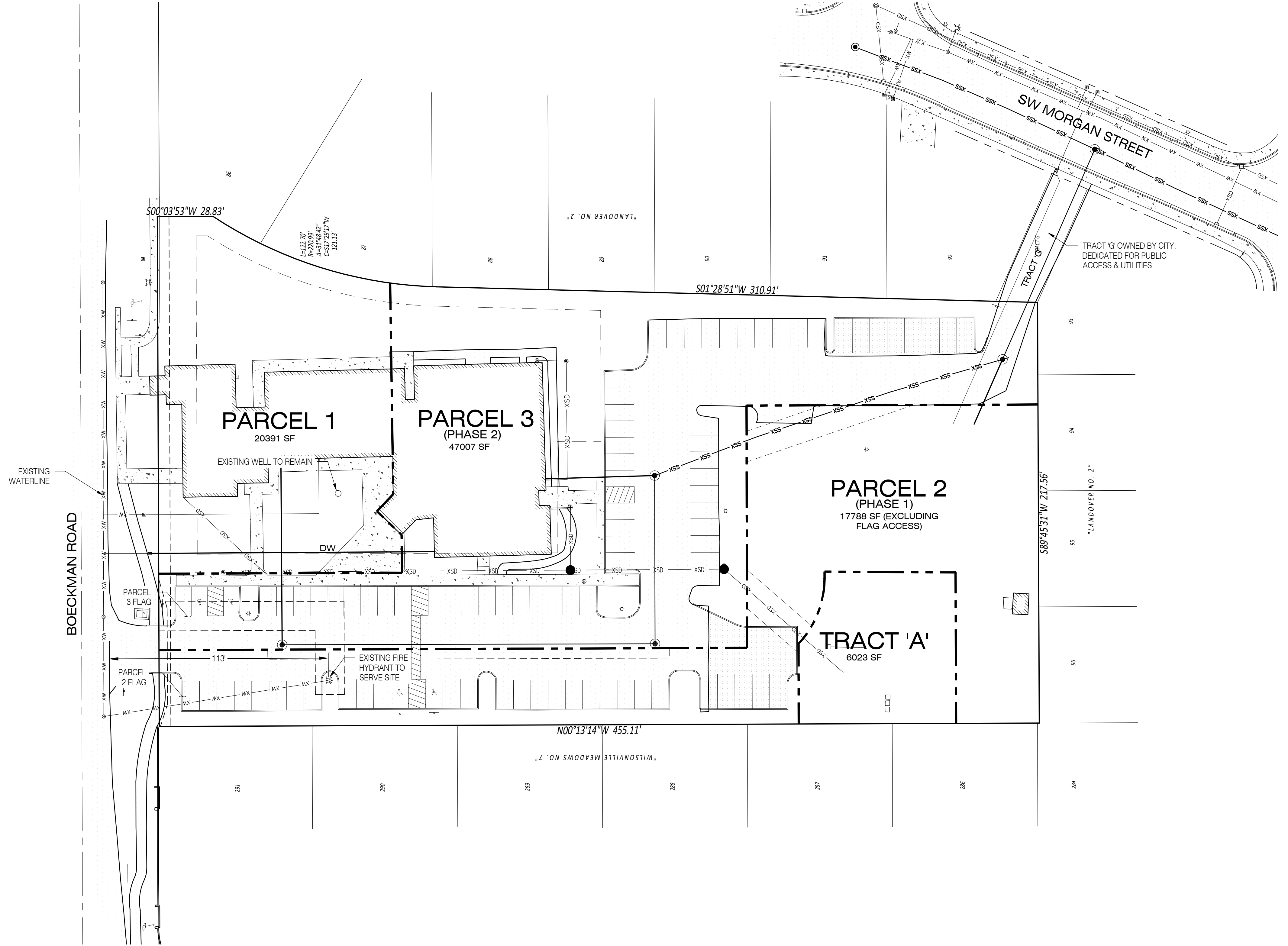
Drawn by	Date	Project No.	Horiz. Scale:	Vert. Scale:
JPB	5/2021	999-255	REF.	

Project
FROG POND CHURCH

No.
999-255

Type
PLANNING

Sheet
P4.1



TV&R FS1 PLAN

FROG POND CHURCH
 WILSONVILLE, OR

Designed by	Date	By	Revision
BA	5/2021	PJB	LOT LAYOUT REVISIONS
JPB	5/2021	PJB	LOT LAYOUT REVISIONS
BA	5/2021		

Project No. 999-255
 Horiz. Scale: REF.
 Vert. Scale:

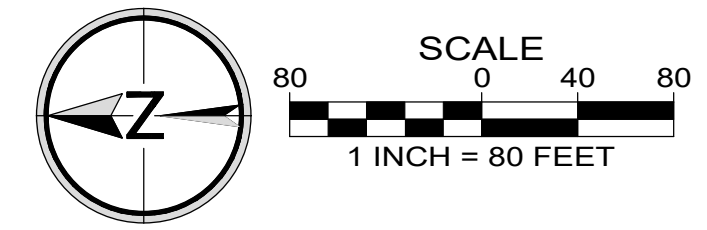
No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS

Project: FROG POND CHURCH
 No.: 999-255
 Type: PLANNING
 Sheet: **P5.0**



LEGEND

- ● ● ● PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ↔ ↔ ↔ ↔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ↔ ↔ ↔ ↔ EXISTING VEHICULAR / BICYCLE CIRCULATION
- — — — PROPOSED PARTITION PROPERTY LINES
- — — — PROPOSED PARTITION BOUNDARY



Designed by	Date
BA	5/2021
Drawn by	Date
JPB	5/2021
Reviewed by	Date
BA	5/2021
Project No.	REF.
999-255	
Horiz. Scale:	Vert. Scale:

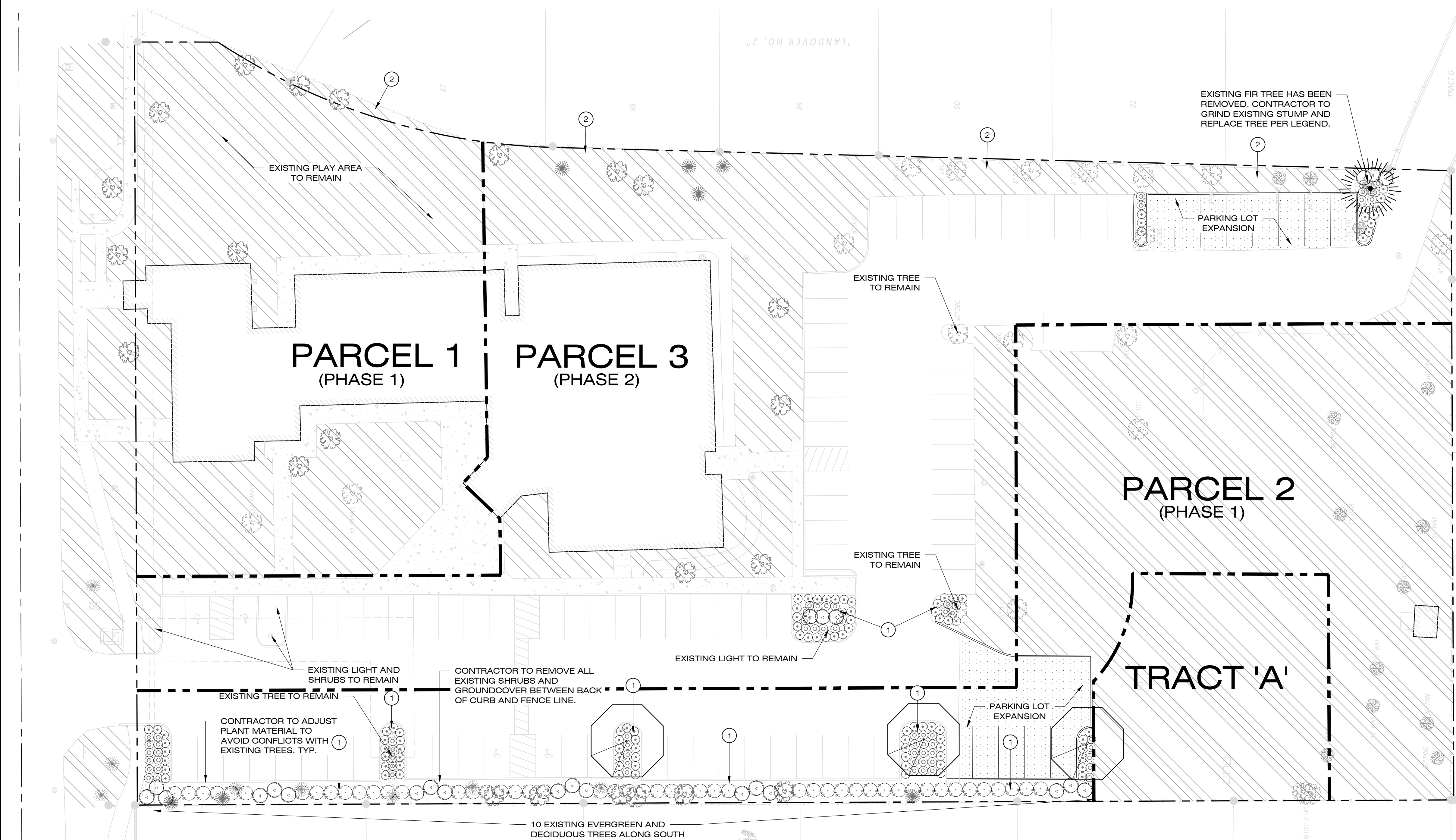
No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS

Project
FROG POND CHURCH
No.
999-255
Type
PLANNING
Sheet

AERIAL CIRCULATION PLAN

FROG POND CHURCH
WILSONVILLE, OR

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LEGEND

- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- EXISTING SIGHT OBSCURING CEDAR FENCE TO REMAIN
- EXISTING LANDSCAPE AREA TO REMAIN
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BUILDING FOOTPRINT
- FUTURE DEVELOPMENT AREA

- GENERAL NOTES**
- GENERAL NOTES:
- CONTRACTOR TO PROTECT ALL EXISTING TREES DURING CONSTRUCTION.
 - NO EXISTING TREES SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER AND THE CITY.
 - CONTRACTOR TO CONFIRM EXISTING IRRIGATION SYSTEM IS WORKING CONDITION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
 - ALL NEWLY PLANTING LANDSCAPE BEDS TO BE FINISHED WITH FIR BARK.
- CONSTRUCTION NOTES**
- CONTRACTOR TO REMOVE ALL EXISTING WEEDS, SHRUBS AND GROUND COVER PRIOR TO NEW PLANTINGS.
 - PERIMETER LANDSCAPE TO REMAIN.

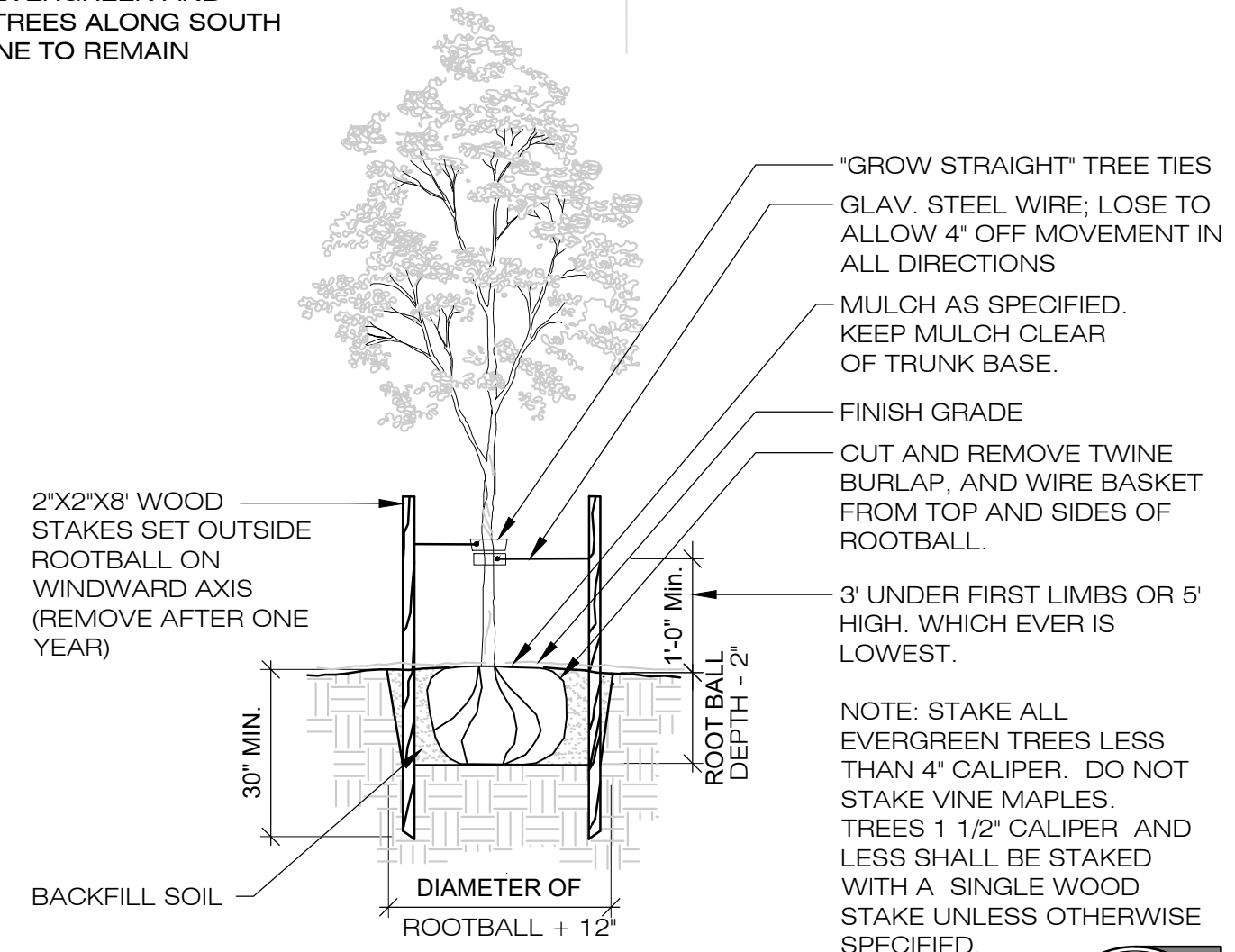
PLANTING LEGEND
DECIDUOUS TREES

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	3	GREEN VASE ZELKOVA / ZELKOVA SERRATA 'GREEN VASE': 2' CAL., B&B
	1	DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 6'-8' HT.

SHRUBS

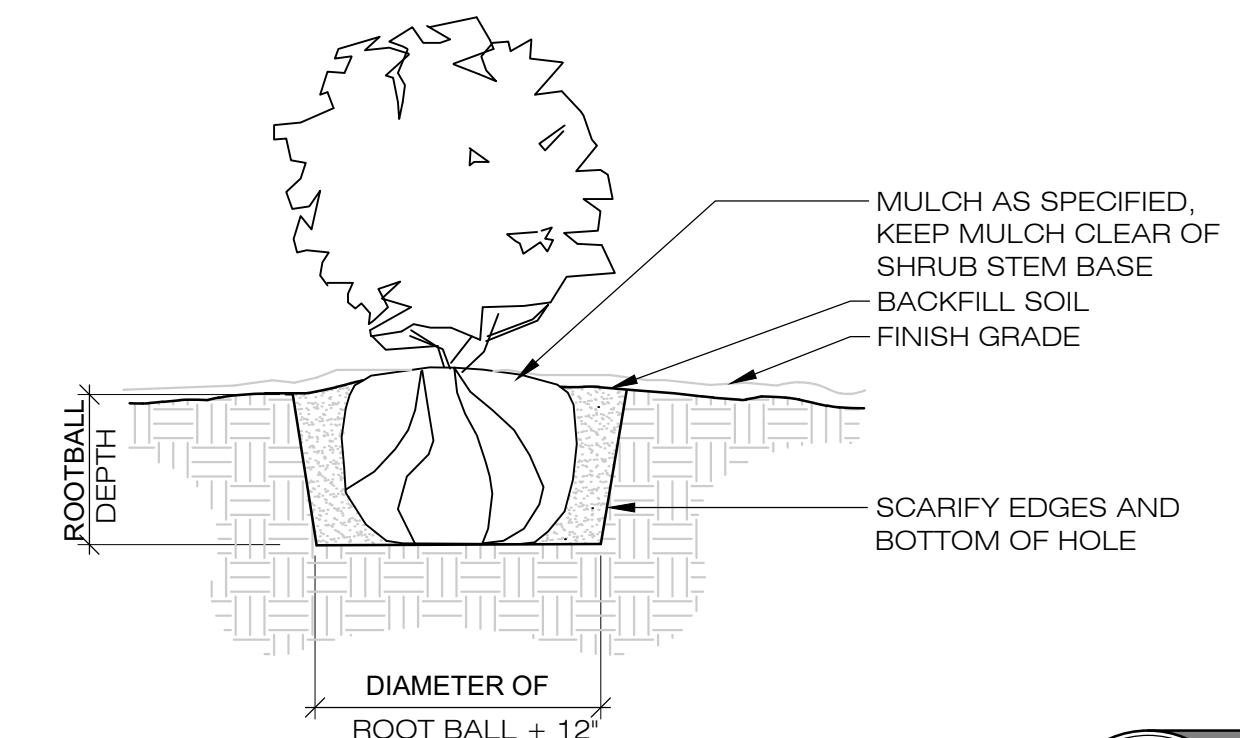
SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	50	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN': 2 GAL.
	96	CRIMSON PYGMY BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY': 2 GAL.
	69	DAVID VIBURNUM / VIBURNUM DAVIDII: 2 GAL.
	26	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA': 2 GAL.

NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.



TREE STAKING DETAIL
SCALE: N.T.S.

1
L1.0



SHRUB PLANTING DETAIL
SCALE: N.T.S.

2
L1.0



PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286 | WWW.PD-GRP.COM

EXISTING & PROPOSED LANDSCAPE PLAN

FROG POND CHURCH
WILSONVILLE, OR

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	Horiz. Scale:	Vert. Scale:
BA	5/2021	JPB	5/2021	BA	5/2021	999-255	REF.	

No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS

Project: FROG POND CHURCH
No.: 999-255
Type: PLANNING
Sheet: **L1.0**