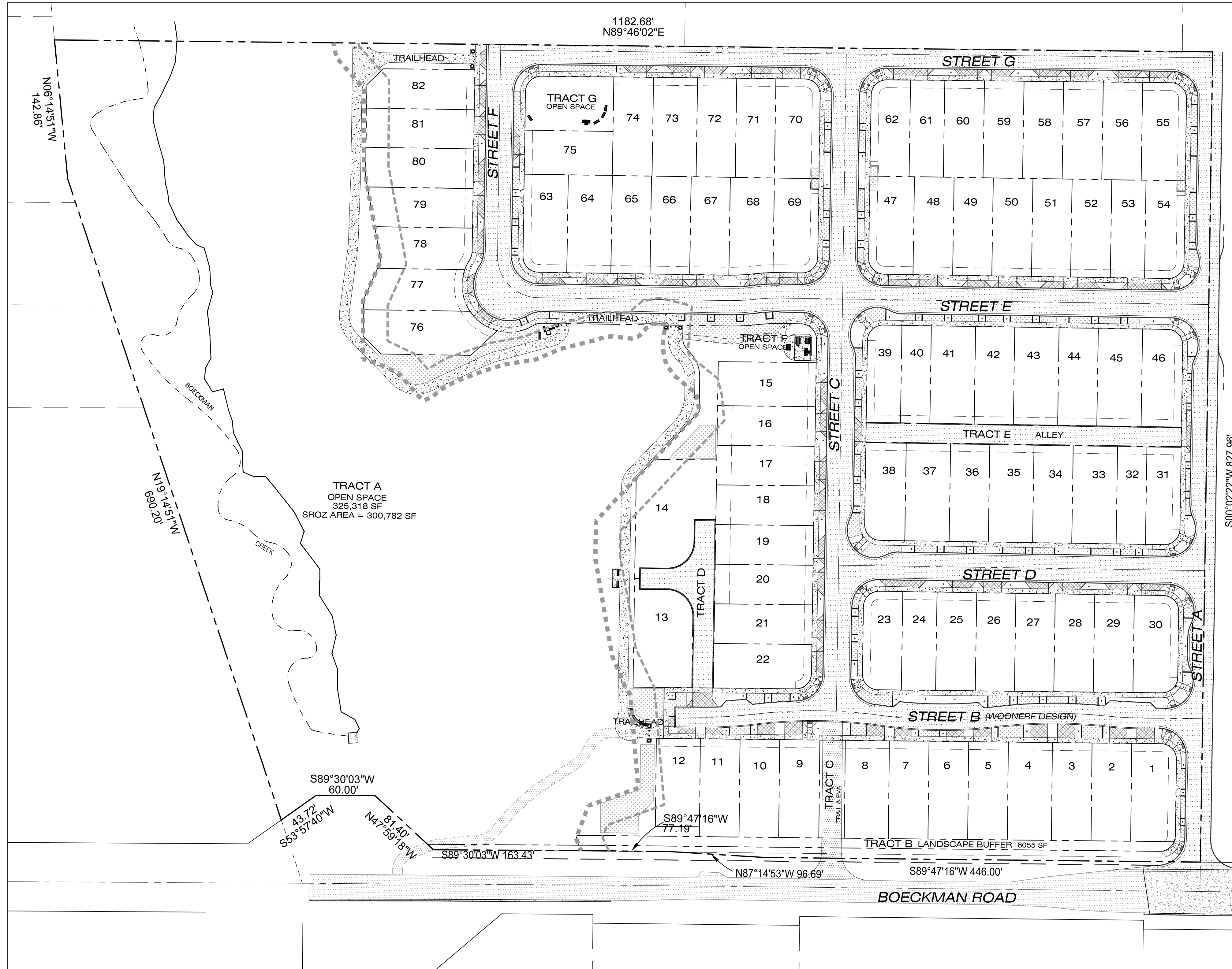


# MORGAN FARM

A PLANNED DEVELOPMENT FOR AN 82-LOT SUBDIVISION  
TAX LOTS 2400, 2600 & 2700, TAX MAP T3S, R1W, SEC. 12D

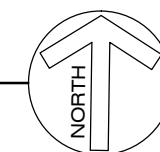


## SITE INFORMATION

SITE ADDRESS: 7331 & 7447 SW BOECKMAN RD.  
1/4 SECTION MAP: T3S R1W SEC 12D  
TAX LOTS: 2400, 2600 & 2700  
SITE SIZE: 20.13 ACRES

## SITE MAP

1" = 60'



## VERTICAL DATUM

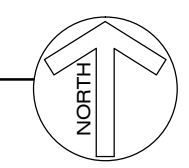
CITY OF WILSONVILLE CONTROL SURVEY PS25218  
STATION #5806 - A 3 1/4" BRASS DISC IN MONUMENT BOX - THE  
SECTION CORNER COMMON TO SECTIONS 11, 12, 13 & 14, T3S R1E, IN  
THE CENTER OF BOECKMAN RD, EAST OF BOONES FERRY RD.

ELEVATION = 213.19'  
DATUM: NAVD 88, US FEET



## VICINITY MAP

N.T.S.



## PROJECT CONTACTS

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E: dhal@rweng.com  
CONTACT: DENNIS HALL

## SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
2A	EXISTING TREE TABLE
3	ZONE MAP AMENDMENT PLAN
4	STAGE I MASTER PLAN - CONCEPTUAL
5	STAGE II DEVELOPMENT PLAN - PRELIMINARY PLAT
6	PRELIMINARY GRADING AND EROSION CONTROL PLAN
7	PRELIMINARY STREETS PLAN
8	TYPICAL STREET SECTIONS
9	PRELIMINARY UTILITY PLAN
10	PRELIMINARY TREE REMOVAL & PROTECTION PLAN
10A	TREE PROTECTION SPECIFICATIONS
11	FUTURE TRAIL PLAN AND PROFILE
12	PRELIMINARY TRAIL A & B PLAN AND PROFILE
13	CIRCULATION AND AERIAL PLAN
L1-L11	LANDSCAPE DESIGN SHEETS
EL0.1-EL1.1	LIGHTING DESIGN SHEETS

## COVER SHEET

Designed by	Date	Reviewed by	Date
MIS	02/2018	TCC	02/2018
Drawn by <td>Date <td>Reviewed by <td>Date </td></td></td>	Date <td>Reviewed by <td>Date </td></td>	Reviewed by <td>Date </td>	Date
MIS	02/2018	MIS	02/2018
Project No.	338-001	REF.	
Horiz. Scale:	1" = 60'		
Vert. Scale:	N/A		

## By

No.

## Revision

Date

## Project

MORGAN FARMS

No.

338-001

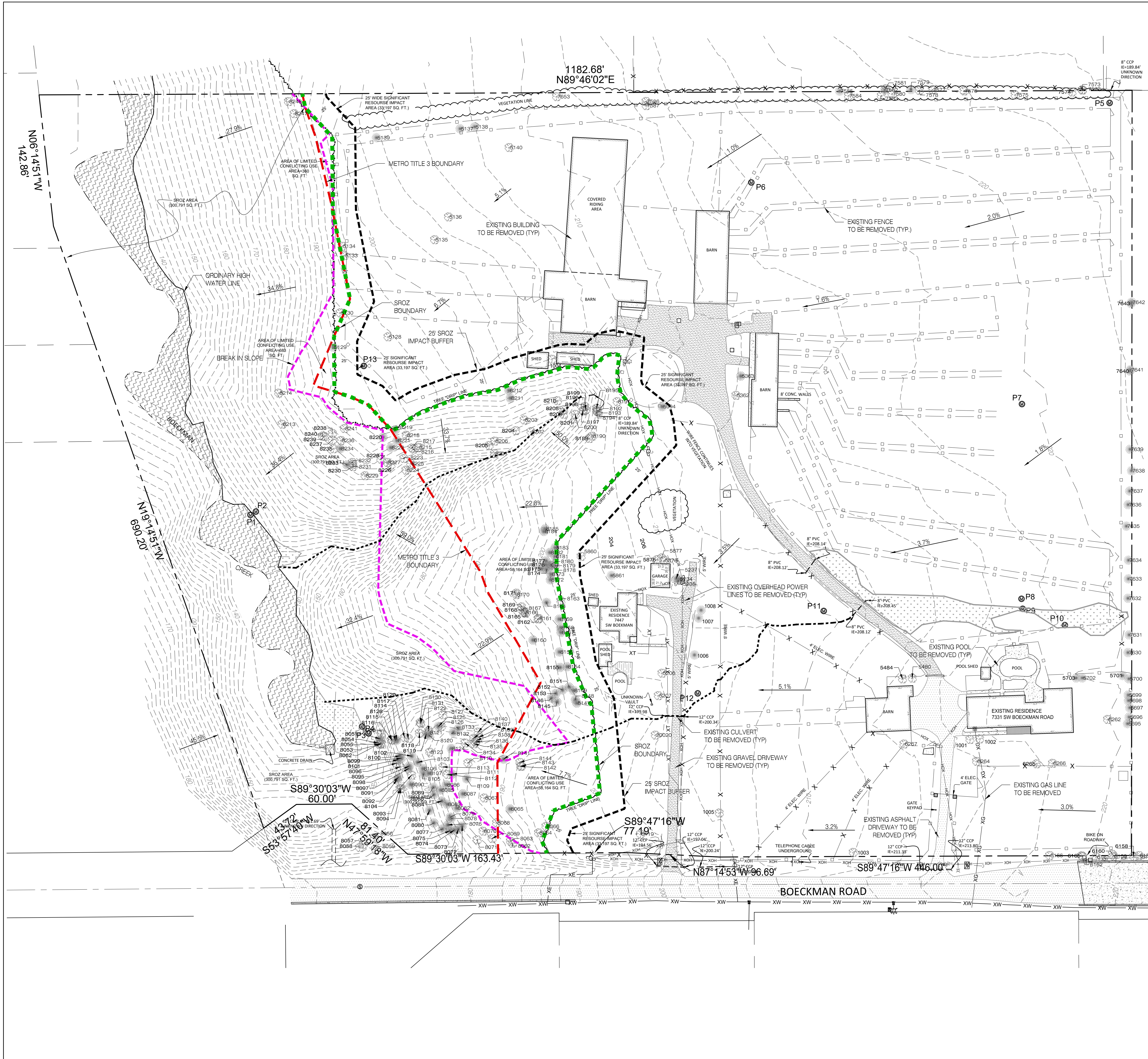
Type

PLANNING

Sheet

1 of 13





**LEGEND**

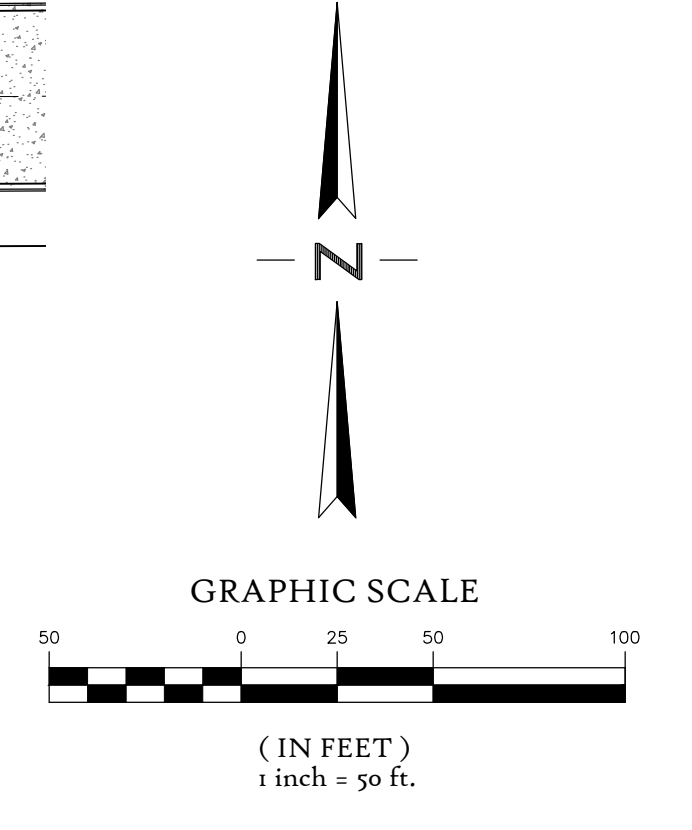
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- VEGETATION LINE
- XSD XSD - STORM DRAINAGE LINE
- XSS XSS - SANITARY SEWER LINE
- XW XW - WATER LINE
- XG XG - GAS LINE
- XCOM XCOM - COMMUNICATION LINE
- XT XT - TELEPHONE LINE
- XE XE - UNDERGROUND POWER LINE
- XOH XOH - OVERHEAD WIRE
- x x x x x - FENCE LINE (AS NOTED)
- 4' - 5' WOOD FENCE LINE
- METAL GATE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- CULVERT
- SIGNIFICANT RESOURCE IMPACT AREA
- SIGNIFICANT RESOURCE OVERLAY ZONE
- TITLE 3 BOUNDARY LINE
- BREAK IN SLOPE LINE
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING BRICK SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING WOOD DECK
- EXISTING WETLANDS
- EXISTING CREEK
- CATCH BASIN/DRAIN INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- IRRIGATION VALVE
- GAS VALVE
- GAS METER
- FIRE HYDRANT ASSEMBLY
- FIRE DEPT. CONNECTION
- TELEPHONE MH/VAULT
- SIGN
- SURVEY MON. FOUND
- MAILBOX
- JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC PEDESTAL
- CLEANOUT
- POWER POLE
- GUY WIRE
- POWER POLE W/ LIGHT
- SIGNAL POLE
- WATER METER
- WATER BLOWOFF
- WATER AIR RELEASE VALVE
- MONITORING / TEST POINT
- GAS VAULT
- UTILITY VAULT
- WATER VAULT
- COMMUNICATION VAULT
- TELECOMM PEDESTAL
- UTILITY CAP
- UTILITY EXTENSION
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)

**SITE INFORMATION**

ADDRESS: 7331 & 7447 SW BOECKMAN RD.  
 1/4 SECTION MAP: T3S R1W SEC 12D  
 TAX LOTS: 2400, 2600 & 2700  
 TOTAL SITE AREA: 20.13 AC.

**EXISTING CONDITIONS AND DEMOLITION PLAN**

Designed by	MJS	02/2018
	TCC	02/2018
	MJS	02/2018
Drawn by	MJS	02/2018
	MJS	02/2018
	MJS	02/2018
Reviewed by	MJS	02/2018
	MJS	02/2018
	MJS	02/2018
Project No.	338-001	REF.
	338-001	REF.
	338-001	REF.
Horiz. Scale:	1" = 50'	
	1" = 50'	
	1" = 50'	
Vert. Scale:	N/A	
	N/A	
	N/A	
Project	MORGAN FARMS	
	MORGAN FARMS	
	MORGAN FARMS	
No.	338-001	
	338-001	
	338-001	
Type	PLANNING	
	PLANNING	
	PLANNING	
Sheet	2	of 13
	2	of 13
	2	of 13





EXISTING TREE TABLE											
POINT #	DESC.-DBHI	POINT #	DESC.-DBHI	POINT #	DESC.-DBHI	POINT #	DESC.-DBHI	POINT #	DESC.-DBHI	POINT #	DESC.-DBHI
1001	DE-10, 16	6166	DE-30	8063	DE-18	8114	EV-30	8164	EV-8	8216	DE-10
1002	DE-16	6262	DE-48	8064	DE-36	8115	DE-8	8165	DE-14	8217	DE-8
1003	DE-16, 2X26	6264	DE-12	8065	EV-10	8116	DE-8	8166	DE-12	8218	DE-20
1004	DE-8	6265	DE-20	8066	DE-16	8117	DE-8	8167	DE-16	8219	EV-22
1005	DE-4X6	6266	DE-2X12, 14	8067	DE-10	8118	DE-6	8168	DE-12	8220	EV-46
1006	EV-32	6267	DE-18	8068	DE-8	8119	EV-26	8169	DE-14	8221	EV-48
1007	EV-16	7572	DE-6	8069	DE-20	8120	EV-26	8170	DE-14	8222	EV-22
1008	EV-20	7573	DE-6	8070	DE-10	8121	DE-12	8171	DE-26	8223	DE-8
5128	DE-48	7574	DE-8	8071	DE-12	8122	DE-6	8172	EV-12	8224	DE-14
5129	EV-24	7575	DE-2X8	8072	EV-18	8123	DE-8	8173	EV-12	8225	DE-10
5130	DE-24	7576	DE-6	8073	EV-18	8124	EV-22	8174	EV-10	8226	DE-8
5133	DE-28	7577	DE-8	8074	EV-22	8125	EV-34	8175	EV-8	8227	DE-22
5134	DE-24	7578	DE-6	8075	EV-18	8126	DE-14	8176	EV-8	8228	DE-14
5135	DE-9x12	7579	EV-24	8076	EV-18	8127	DE-10	8177	EV-6	8229	DE-30
5136	DE-36	7580	DE-6	8077	EV-28	8128	EV-32	8178	EV-14	8230	DE-18
5137	EV-18	7581	DE-24	8078	EV-12	8129	DE-8	8179	EV-10	8231	DE-10
5138	EV-18	7582	EV-10	8079	EV-12	8130	DE-8	8180	EV-14	8232	DE-16
5139	EV-18	7585	EV-30	8080	EV-26	8131	DE-6	8181	EV-12	8233	EV-45
5140	DE-56	7586	DE-8	8081	EV-36	8132	EV-30	8182	EV-14	8234	EV-6
5206	DE-20	7587	DE-6	8082	EV-28	8133	EV-22	8183	EV-14	8235	DE-8
5207	DE-18	7630	EV-28	8083	EV-20	8134	DE-8	8184	EV-12	8236	DE-8
5234	EV-6, 14	7631	EV-28	8084	EV-26	8135	DE-8	8185	EV-10	8237	DE-8
5235	EV-8, 14	7632	EV-12, 18	8085	EV-26	8136	DE-12	8186	DE-26	8238	DE-10
5237	EV-12	7633	EV-16, 18, 10	8086	EV-28	8137	DE-6	8189	DE-20	8239	DE-10
5362	DE-6	7634	EV-16, 8, 2X12	8087	EV-18	8138	DE-6	8190	DE-48 STUMP	8240	DE-8
5363	EV-10	7635	EV-14	8088	EV-18	8139	DE-8	8191	DE-8	8241	DE-26
5480	DE-6, 2X8	7636	EV-14	8089	EV-22	8140	DE-8	8192	DE-26	8242	DE-10
5484	DE-2X8, 14	7637	EV-12	8090	EV-30	8141	EV-12	8193	DE-24	8243	DE-14
5695	EV-26	7638	EV-10	8091	EV-30	8142	DE-18	8194	DE-8	8244	DE-10
5696	EV-36	7639	EV-10	8092	EV-28	8143	DE-20	8195	DE-18	8245	DE-18
5697	EV-24	7640	EV-8	8093	DE-14	8144	DE-16	8196	DE-38	8246	DE-20
5698	EV-34	7641	EV-6	8094	DE-6	8145	EV-14	8197	DE-10	8247	DE-12
5699	EV-16	7642	EV-8	8095	DE-6	8146	EV-6	8198	DE-8	8248	DE-8
5700	EV-24	7643	EV-8	8096	DE-8	8147	EV-18	8199	DE-6	8249	DE-8
5701	EV-18	7653	DE-34	8097	EV-6	8148	EV-15	8200	DE-10	8250	DE-20
5702	EV-36	8050	DE-24	8098	EV-16	8149	EV-8	8201	DE-12	8251	DE-20
5703	EV-44	8051	EV-26	8099	EV-8	8150	NEZ-19	8202	DE-24	8252	DE-40
5860	EV-12	8052	DE-8	8100	EV-14	8151	EV-16	8203	DE-10	20020	DE-6, 12
5861	EV-2X14	8053	DE-8	8101	EV-8	8152	EV-6	8204	DE-32		
5876	DE-18	8054	DE-8	8102	EV-34	8153	EV-8	8205	DE-16		
5877	DE-16	8055	DE-8	8103	EV-32	8154	EV-18	8206	DE-14		
5878	DE-34	8056	DE-20	8104	DE-8	8155	EV-6	8207	DE-8		
5994	EV-48	8057	DE-28	8105	EV-14	8157	EV-12	8208	DE-6		
6119	DE-38	8058	DE-18	8106	EV-18	8158	EV-14	8209	DE-10		
6157	DE-26	8059	DE-22	8107	EV-18	8159	EV-14	8210	DE-26		
6158	DE-22	8062	DE-10	8109	EV-12	8160	EV-10	8211	EV-32		
6159	DE-8			8110	DE-10	8161	DE-14	8212	EV-16		
6160	DE-22			8111	EV-22	8162	DE-24	8213	DE-16		
6161	DE-20			8112	DE-10	8163	DE-12	8214	DE-18		
6162	DE-36			8113	DE-8			8215	DE-18		

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PDR

PIONEER DESIGN GROUP, INC.

EXISTING TREE TABLE

Project: MORGAN FARMS

No.: 338-001

Type: PLANNING

Sheet: 2A of 13

MORGAN FARMS  
CITY OF WILSONVILLE, OREGON

3381\_02a\excn.dwg

Designed by: TCC

Drawn by: TCC

Reviewed by: TCC

Project No.: 338-001

Horiz. Scale: N/A

Vert. Scale: N/A

By: TCC

Revision:

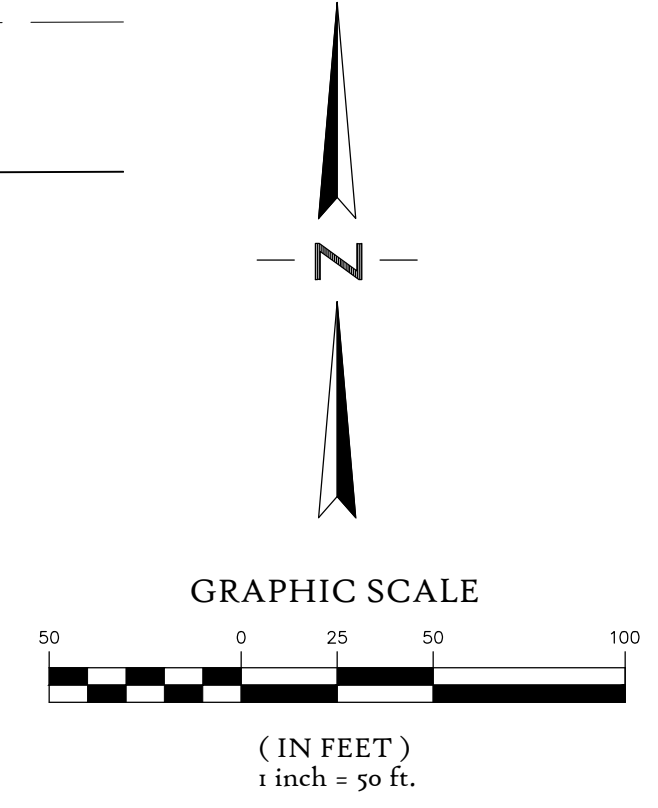
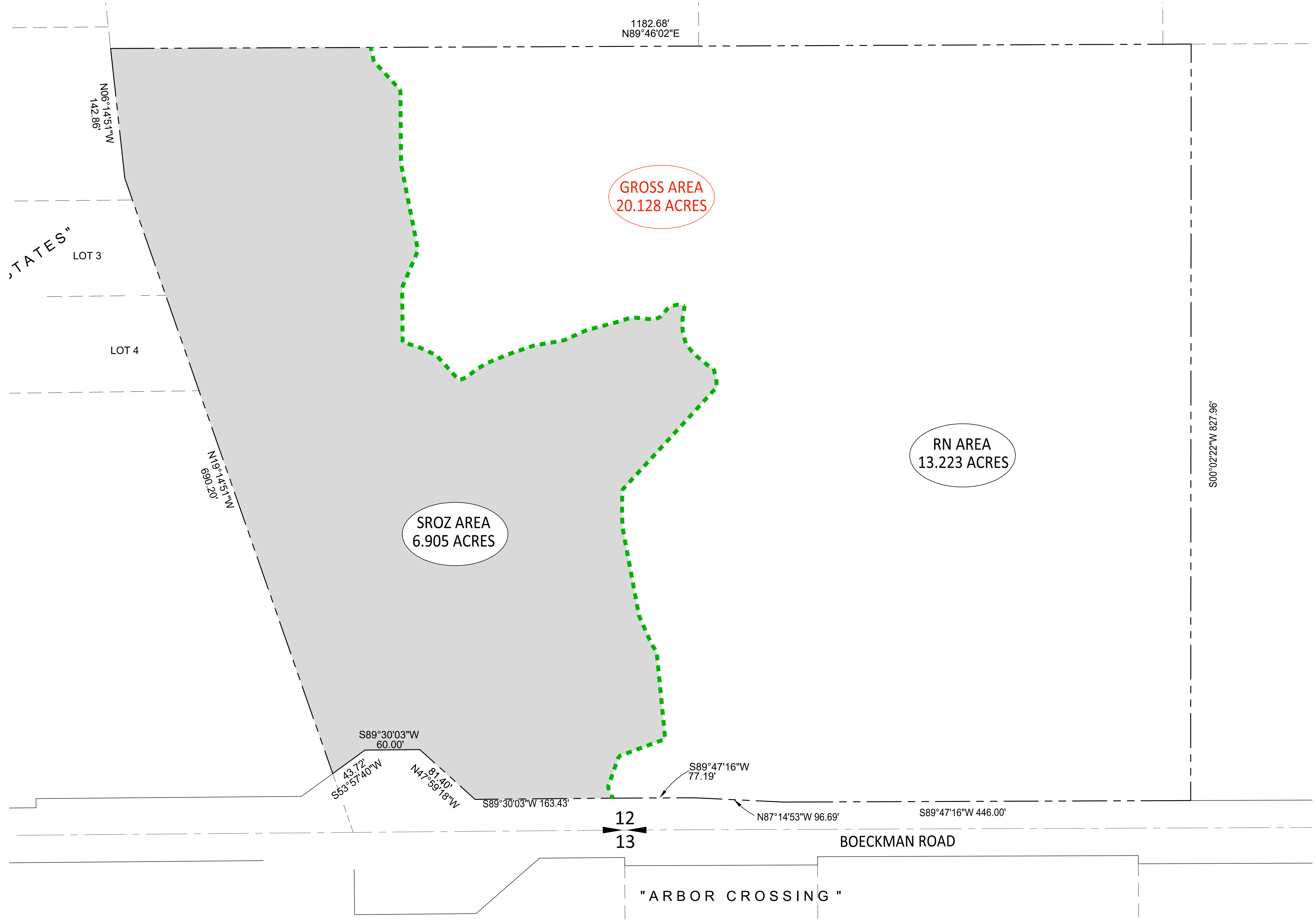
No.	Date	By	Description

02/2018

02/2018

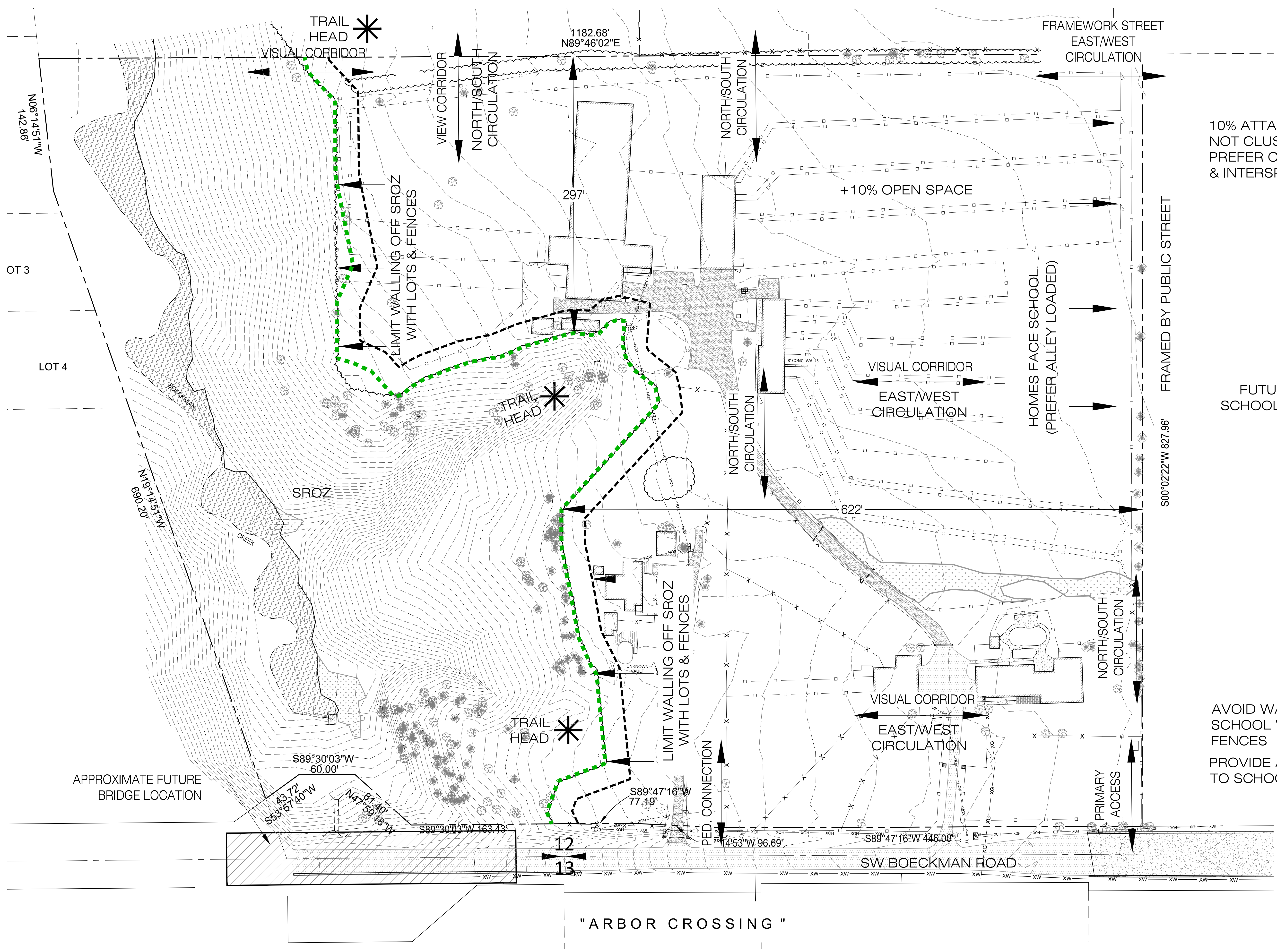
02/2018

REF.



<p>9020 SW WASHINGTON SQUARE RD.          SUITE 170          PORTLAND, OREGON 97223          P 503.643.8288          www.pdg-inc.com</p>  <p>PIONEER DESIGN GROUP, INC.</p>	
<p><b>ZONE MAP AMENDMENT PLAN</b></p> <p>MORGAN FARMS          CITY OF WILSONVILLE, OREGON</p>	
<p>Designed by: MIS          Drawn by: TCC          Reviewed by: MIS          Project No.: 338-001          Horiz. Scale: 1" = 50'          Vert. Scale: N/A          3381_03zone.dwg</p>	<p>Date: 02/2018          Date: 02/2018          Date: 02/2018          REF.          REF.</p>
<p>By: _____          Revision: _____</p>	<p>Date: _____</p>
<p>Project: MORGAN FARMS          No.: 338-001          Type: PLANNING          Sheet: <b>3</b> of <b>13</b></p>	





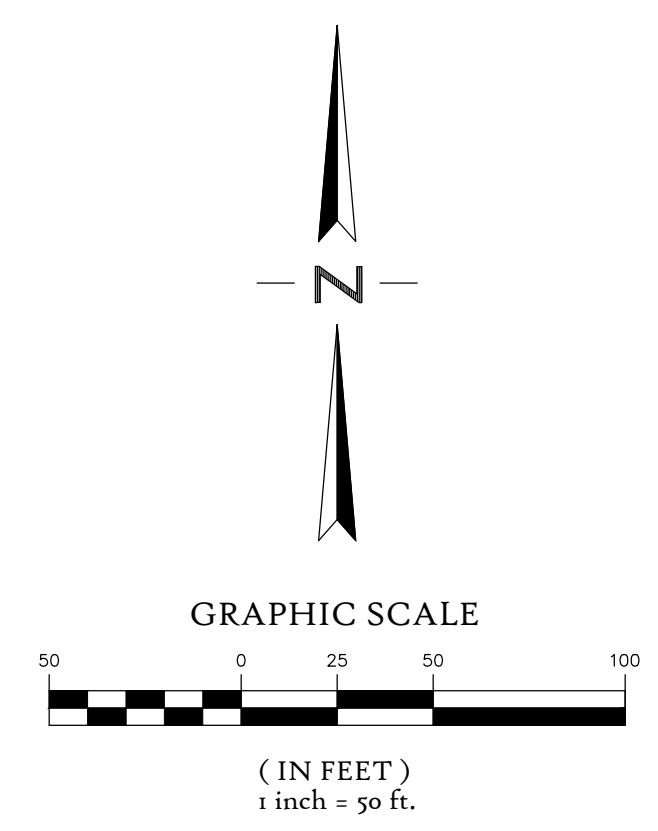
10% ATTACHED UNITS  
NOT CLUSTERED  
PREFER CORNERS  
& INTERSPERSED

FUTURE  
SCHOOL SITE

AVOID WALLING OFF  
SCHOOL WITH LOTS &  
FENCES  
PROVIDE ACCESS (FLEXIBLE)  
TO SCHOOL

FRAMED BY PUBLIC STREET

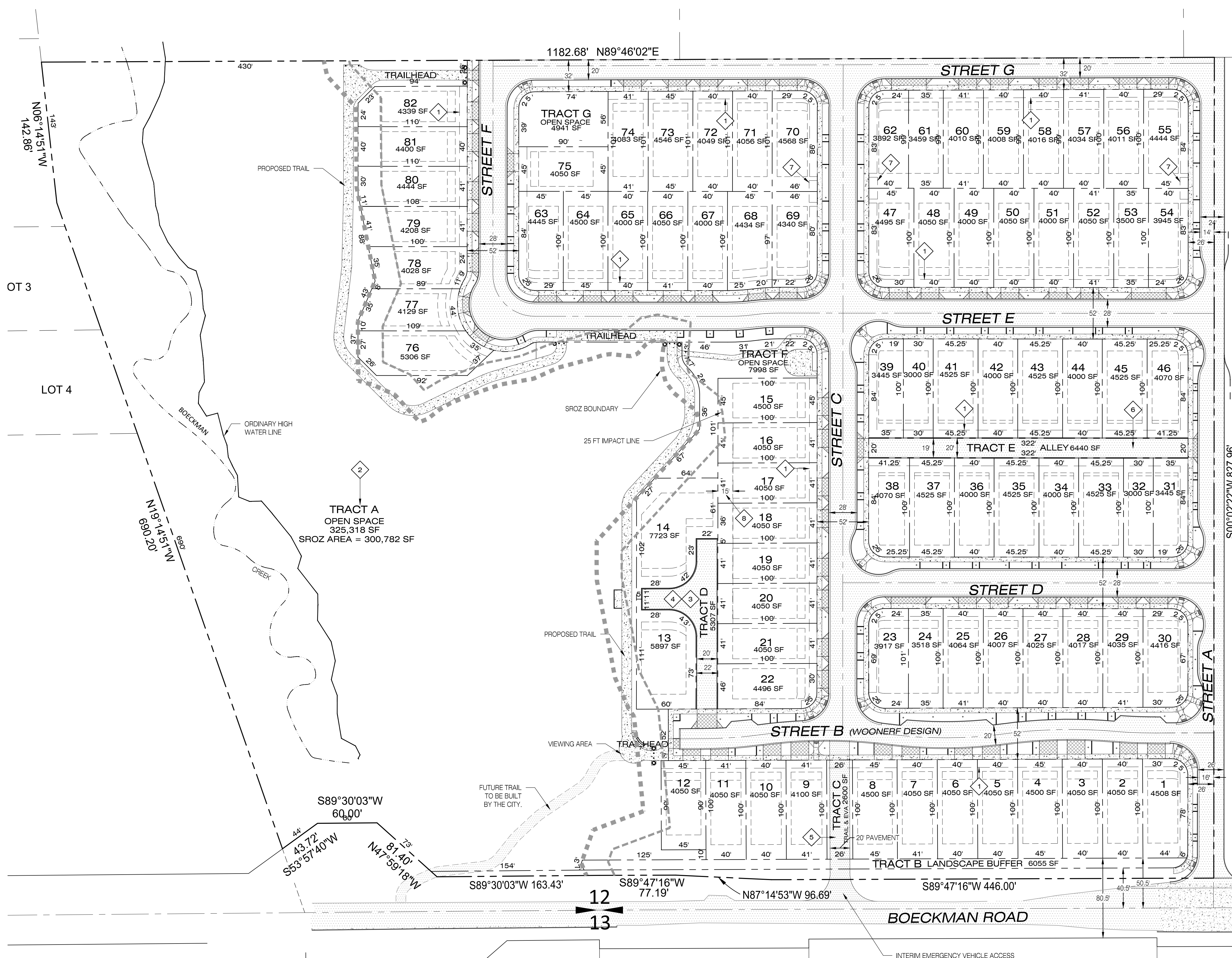
"ARBOR CROSSING"



Designed by	Date	MIS	TCC	MIS	REF.
	02/2018				
Drawn by	02/2018				
Reviewed by	02/2018				
Project No.	338-001				
Horiz. Scale:	1" = 50'				
Vert. Scale:	N/A				

By	Date





### LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED SETBACK LINE
- PROPOSED STANDARD CURB
- PROPOSED STANDARD CURB AND GUTTER
- PROPOSED WEDGE CURB
- SIGNIFICANT RESOURCE IMPACT AREA
- SIGNIFICANT RESOURCE OVERLAY ZONE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED DRIVEWAY
- PROPOSED STREET TREE & TREE WELL

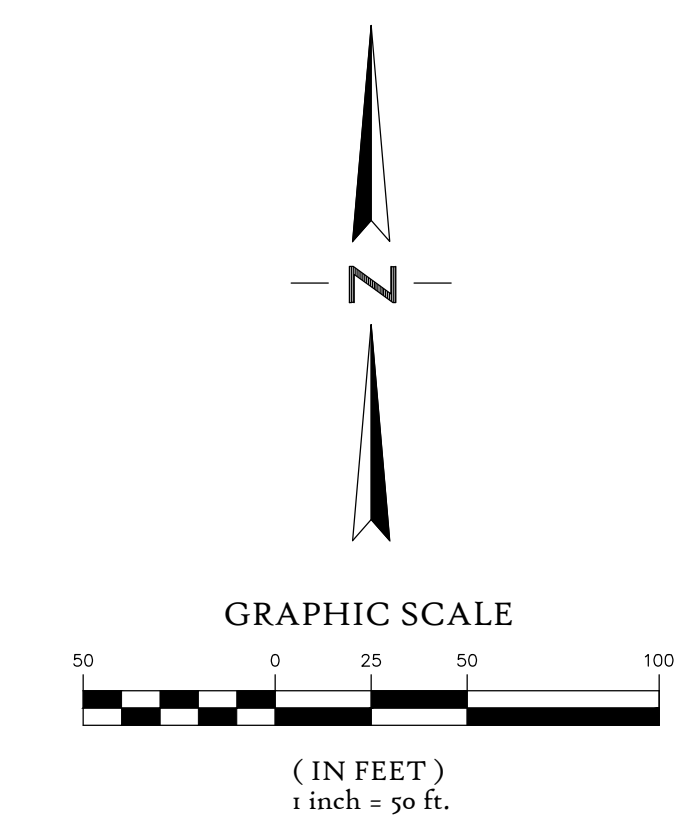
- ### EASEMENT NOTES
- 1 8 FT. PUBLIC UTILITY EASEMENT (TYP.)
  - 2 PUBLIC ACCESS, STORMWATER, SANITARY SEWER AND WATER EASEMENT OVER THE ENTIRETY OF TRACT A.
  - 3 STORMWATER, SANITARY SEWER AND WATER EASEMENT OVER THE ENTIRETY OF TRACT D.
  - 4 ACCESS EASEMENT OVER THE ENTIRETY OF TRACT D BENEFITING LOTS 13 & 14.
  - 5 26 FT. WIDE PEDESTRIAN, BICYCLE, EMERGENCY VEHICLE ACCESS, STORMWATER, SANITARY SEWER AND WATER EASEMENT OVER THE ENTIRETY OF TRACT C.
  - 6 PUBLIC RECIPROCAL ACCESS EASEMENT OVER THE ENTIRETY OF TRACT E.
  - 7 PUBLIC STORMWATER PLANTER EASEMENT TO THE CITY OF WILSONVILLE.
  - 8 15' PUBLIC STORMWATER EASEMENT TO THE CITY OF WILSONVILLE.

### SETBACK REQUIREMENTS

FRONT BUILDING:	12 FT.
FRONT GARAGE:	20 FT.
SIDE YARD:	5 FT.
STREET SIDE YARD:	10 FT.
REAR BUILDING:	15 FT.
REAR ALLEY/GARAGE:	18 FT.

### GENERAL NOTE

PRIVATE STORMWATER FACILITY EASEMENTS WILL BE OPERATED FOR THE LOTS THAT WILL HAVE FUTURE LIDIA PLANTER FACILITIES WHEN THE FINAL LOCATIONS OF THE FACILITIES ARE DETERMINED.



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PIONEER DESIGN GROUP, INC.

---

**STAGE II DEVELOPMENT PLAN -  
PRELIMINARY PLAN**

MORGAN FARMS  
CITY OF WILSONVILLE, OREGON

---

Designed by	Date	MIS	TCC	REF.
	02/2018			
Drawn by	02/2018			
Reviewed by	02/2018			
Project No.	338-001			
Horiz. Scale:	1" = 50'			
Vert. Scale:	N/A			

---

No.	Date	Revision

---

Project: MORGAN FARMS  
No.: 338-001  
Type: PLANNING  
Sheet: **5** of **13**





**TRACT A  
OPEN SPACE**  
325,318 SF

**TRACT B LANDSCAPE BUFFER** 6055 SF

### LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED EROSION CONTROL FENCING
- PROPOSED CONSTRUCTION FENCING
- PROPOSED ALLAN BLOCK RETAINING WALL
- TW = TOP OF WALL  
FG = FINISHED GRADE  
EG = EXISTING GROUND
- CONSTRUCTION ENTRANCE
- STOCKPILE LOCATION

### ALLAN BLOCK RETAINING WALL TYPICAL DETAIL

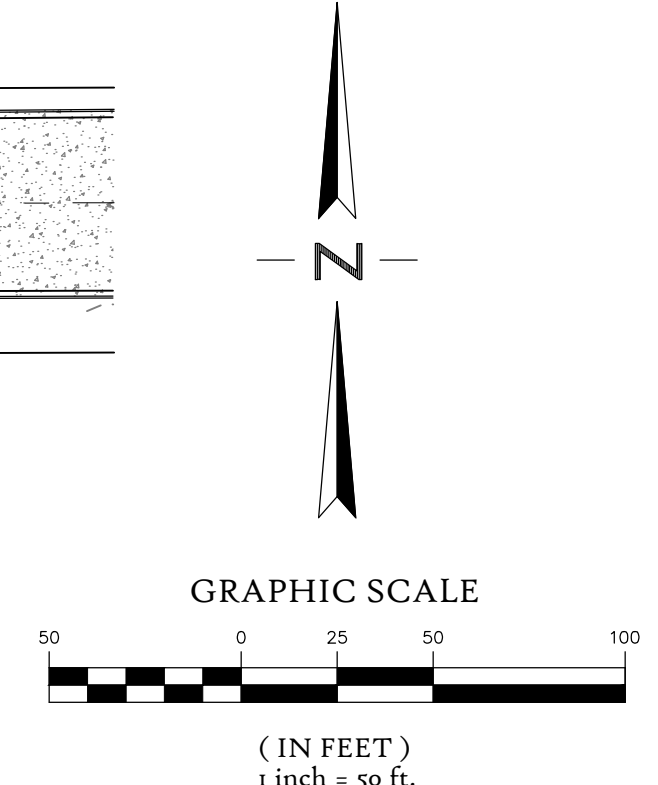
Maximum Exposed Wall Height (H), feet	Min. Geogrid Length (L), feet
5.5	5.5
4.5	5
3	4
-2	No Grid Req.

**NOTES:**

- Wall Height (H) is the exposed wall height.
- Minimum wall embedment is 1 foot.
- MSE facing blocks may consist of Allan Block standard or Ashlar Blend.
- Backfill, block inlets, and leveling pad shall consist of 3/4" - 0 crushed aggregate.
- Geotechnical Engineer should review subgrade soils.
- Geogrids must be of appropriate type and length per the design calculations.
- Finish grade must provide positive drainage. Slopes at base of wall should be level for at least 3 feet.
- This detail is applicable for a maximum 5 degree slope and a 250 psf surcharge at 8 feet from the face of wall.

Project: Iron Ridge Heights, Washington County, Oregon | Project No. 15-3883 | FIGURE 2

**SAMPLE ALLAN BLOCK RETAINING WALL DETAIL**



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PIONEER DESIGN GROUP, INC.

PRELIMINARY GRADING AND EROSION CONTROL PLAN

MORGAN FARMS  
CITY OF WILSONVILLE, OREGON

Designed by  
Date 02/2018

Drawn by  
Date 02/2018

Reviewed by  
Date 02/2018

Project No. 338-001  
REF.

Horiz. Scale: 1" = 50'

Vert. Scale: N/A

No.

Date

Revision

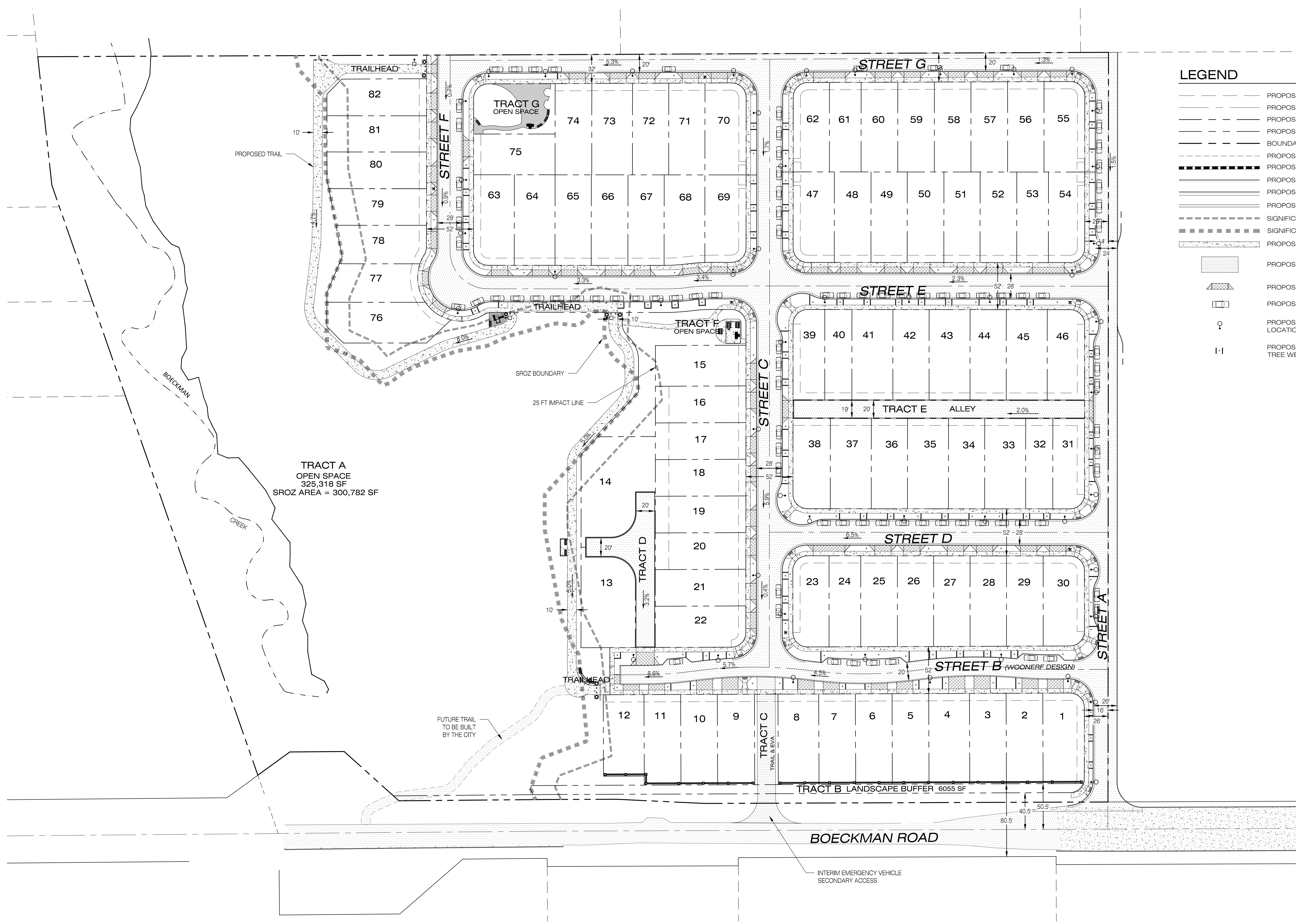
Project  
MORGAN FARMS

No.  
338-001

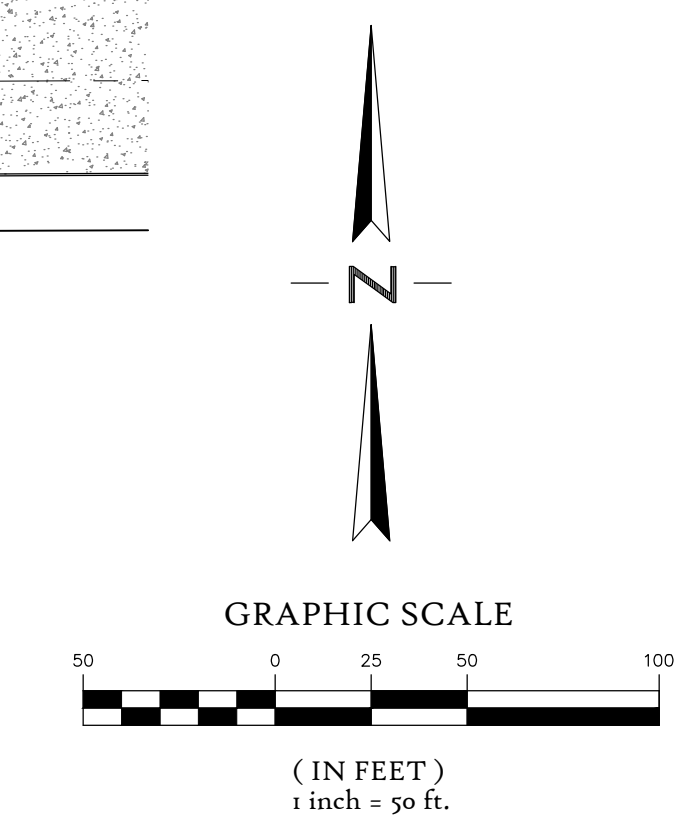
Type  
PLANNING

Sheet  
6 of 13





- ### LEGEND
- PROPOSED EASEMENT LINE
  - PROPOSED CENTERLINE
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED LOT LINE
  - BOUNDARY LINE
  - PROPOSED SETBACK LINE
  - PROPOSED WALL
  - PROPOSED STANDARD CURB
  - PROPOSED STANDARD CURB AND GUTTER
  - PROPOSED WEDGE CURB
  - SIGNIFICANT RESOURCE IMPACT AREA
  - SIGNIFICANT RESOURCE OVERLAY ZONE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED PAVEMENT
  - PROPOSED DRIVEWAY
  - PROPOSED PARKING SPACE
  - PROPOSED STREET LIGHT LOCATION
  - PROPOSED STREET TREE & TREE WELL



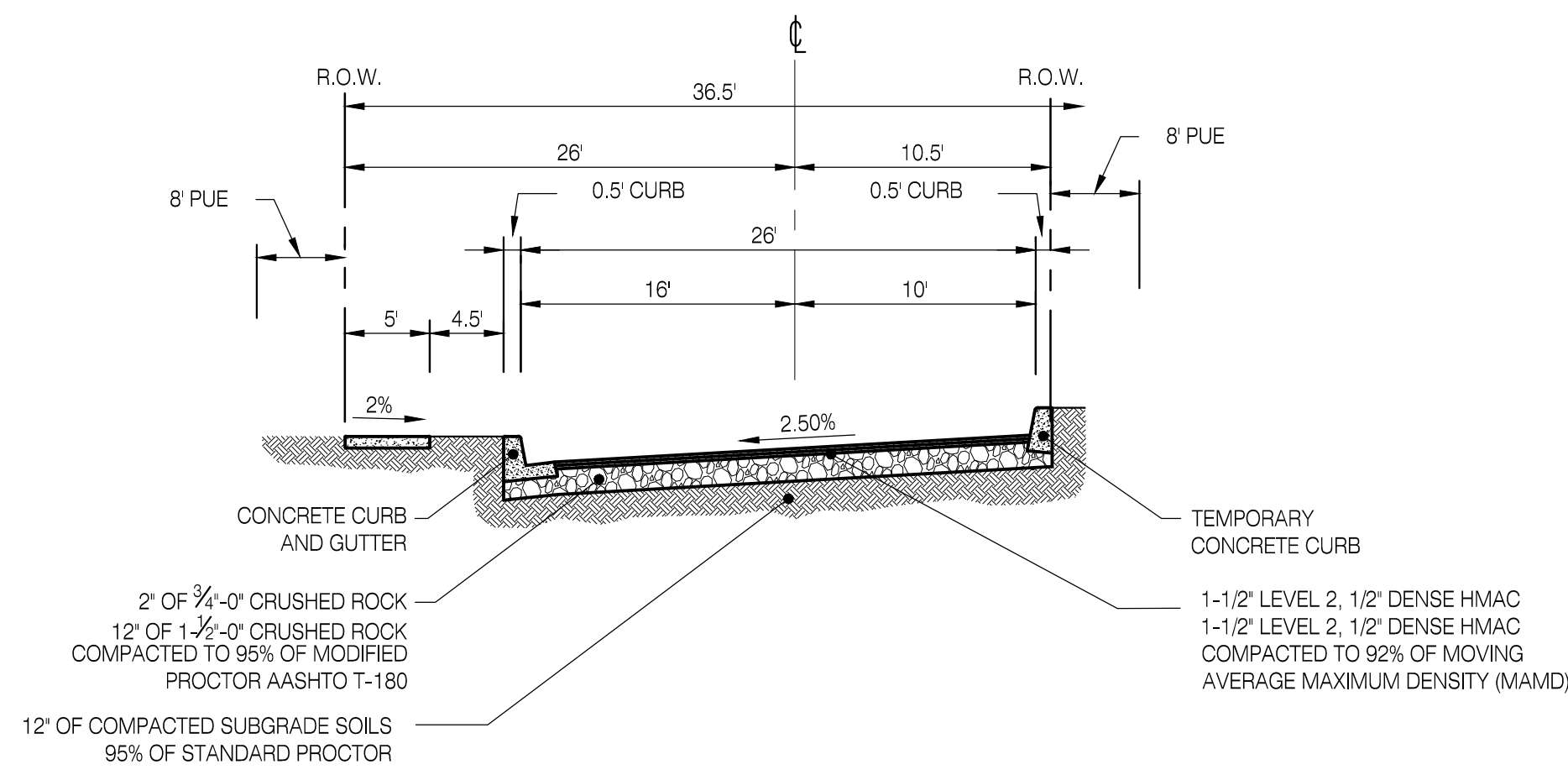
## PRELIMINARY STREETS PLAN

MORGAN FARMS  
 CITY OF WILSONVILLE, OREGON

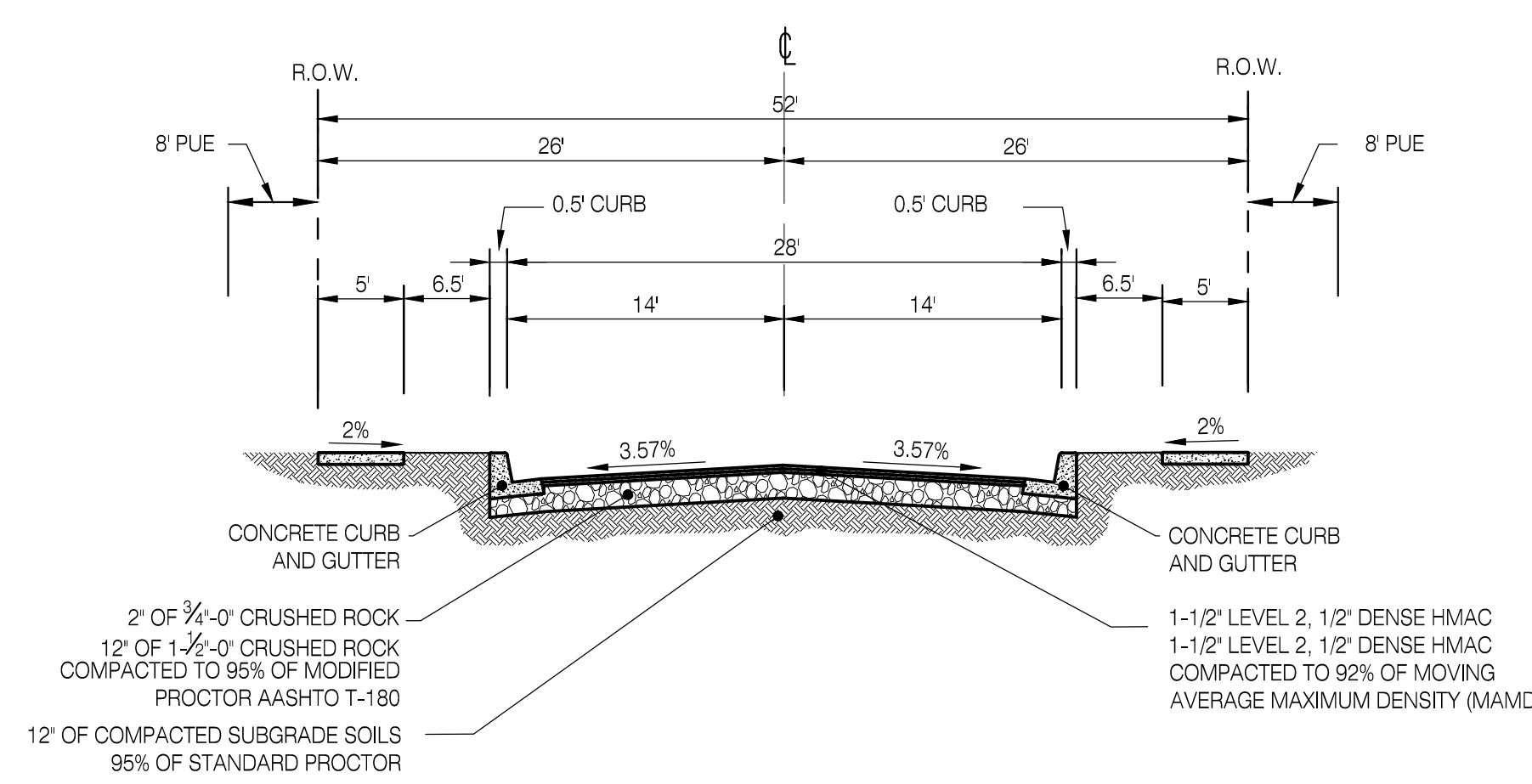
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MIS	02/2018	TCC	02/2018
Drawn by <td> <td>MIS</td> <td>02/2018</td> </td>	<td>MIS</td> <td>02/2018</td>	MIS	02/2018
Project No.	338-001	REF.	
Horiz. Scale:	1" = 50'	Vert. Scale:	N/A

No.	Date	Revision

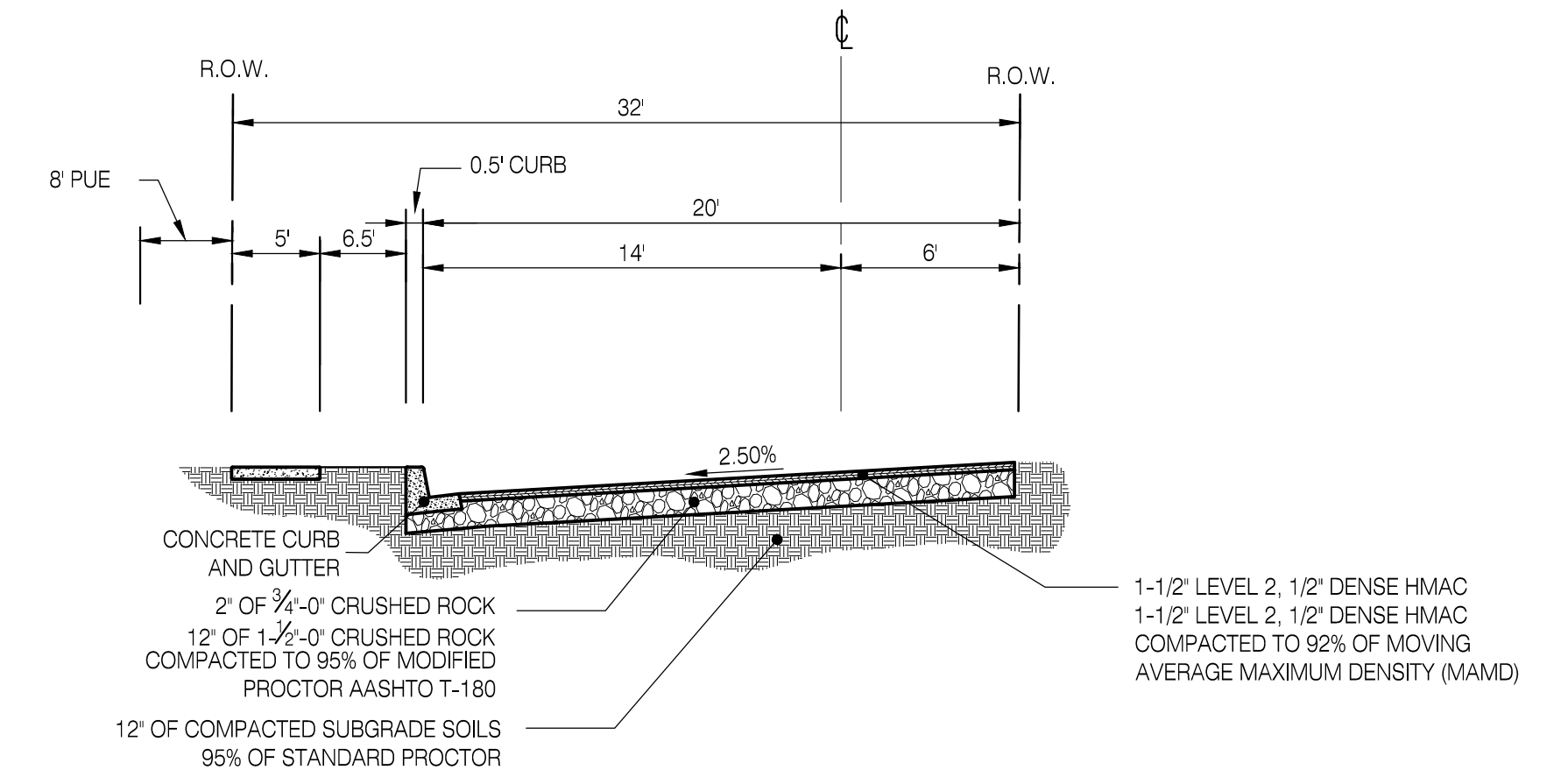




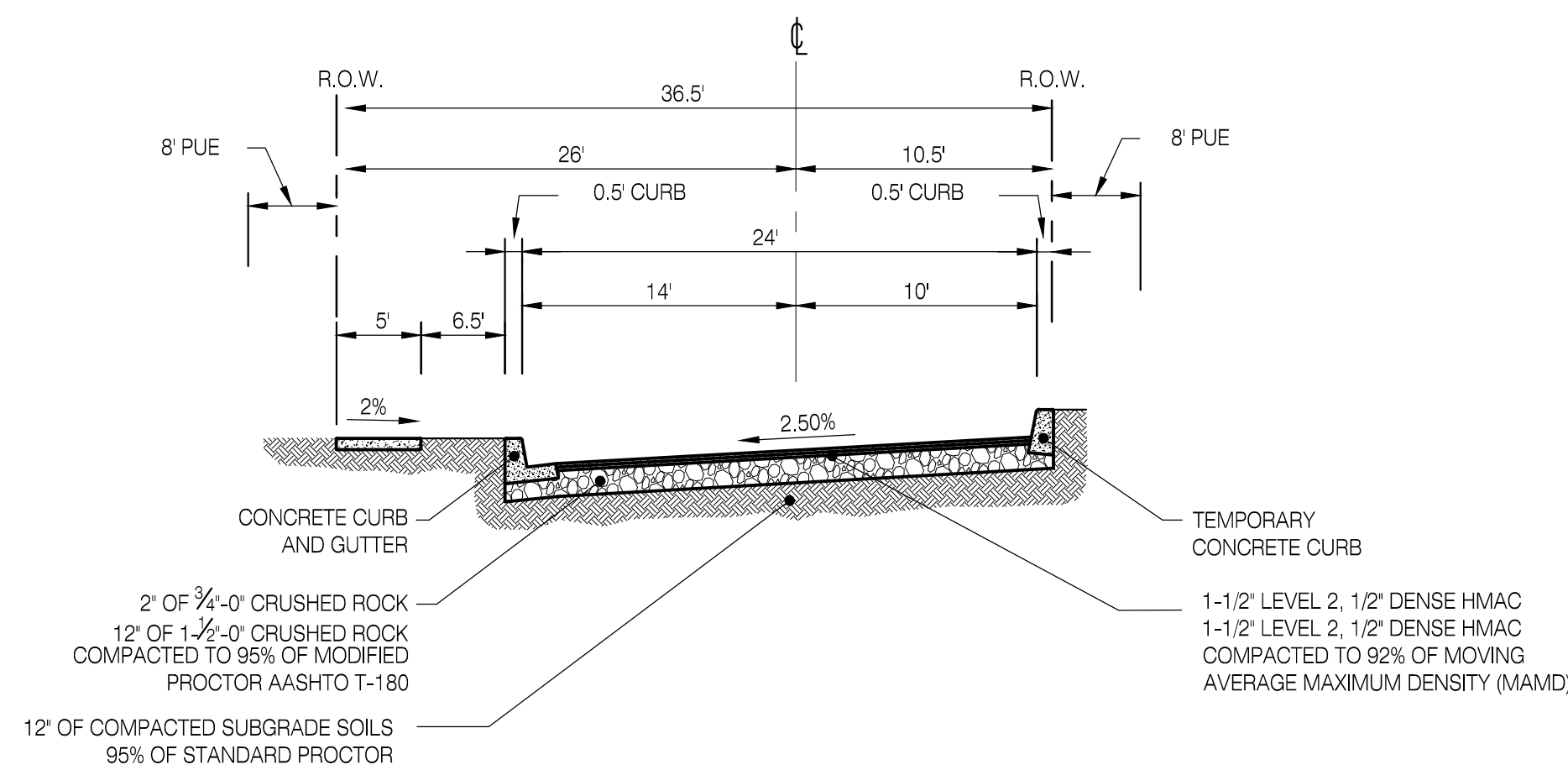
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STREET A (SOUTH OF STREET E)  
N.T.S.**



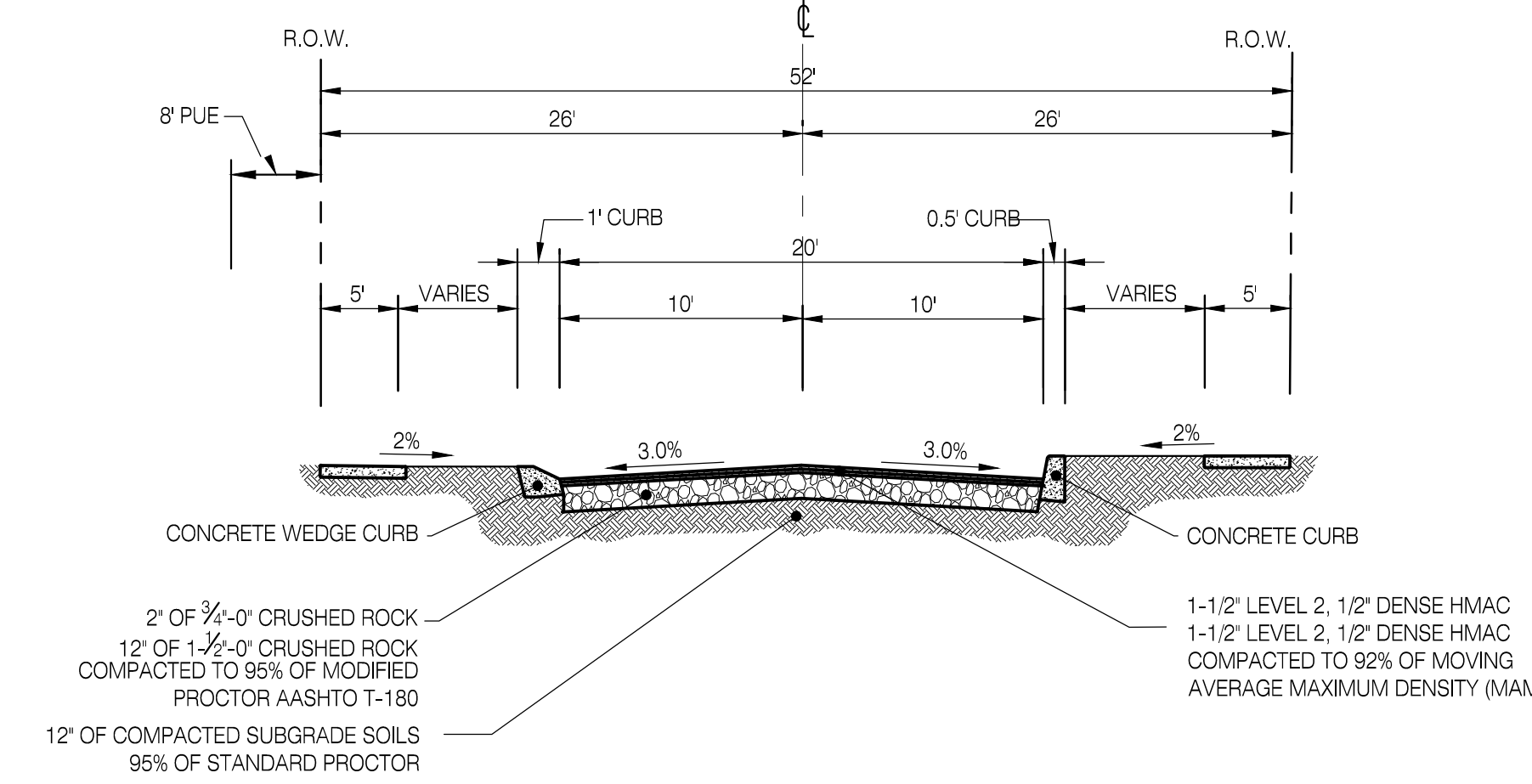
**TYPICAL LOCAL STREET  
STREETS C, D, E & F  
N.T.S.**



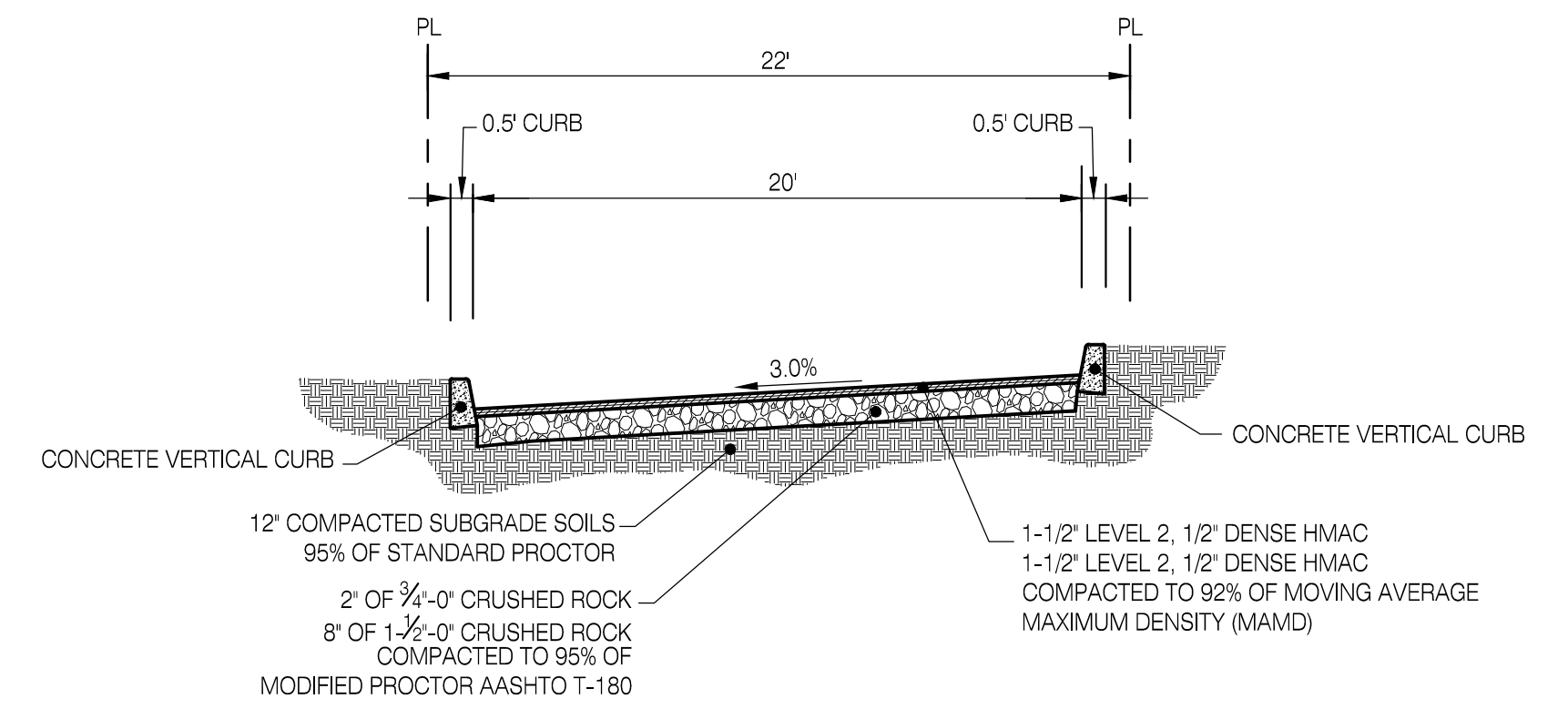
**TYPICAL LOCAL STREET  
STREET G  
N.T.S.**



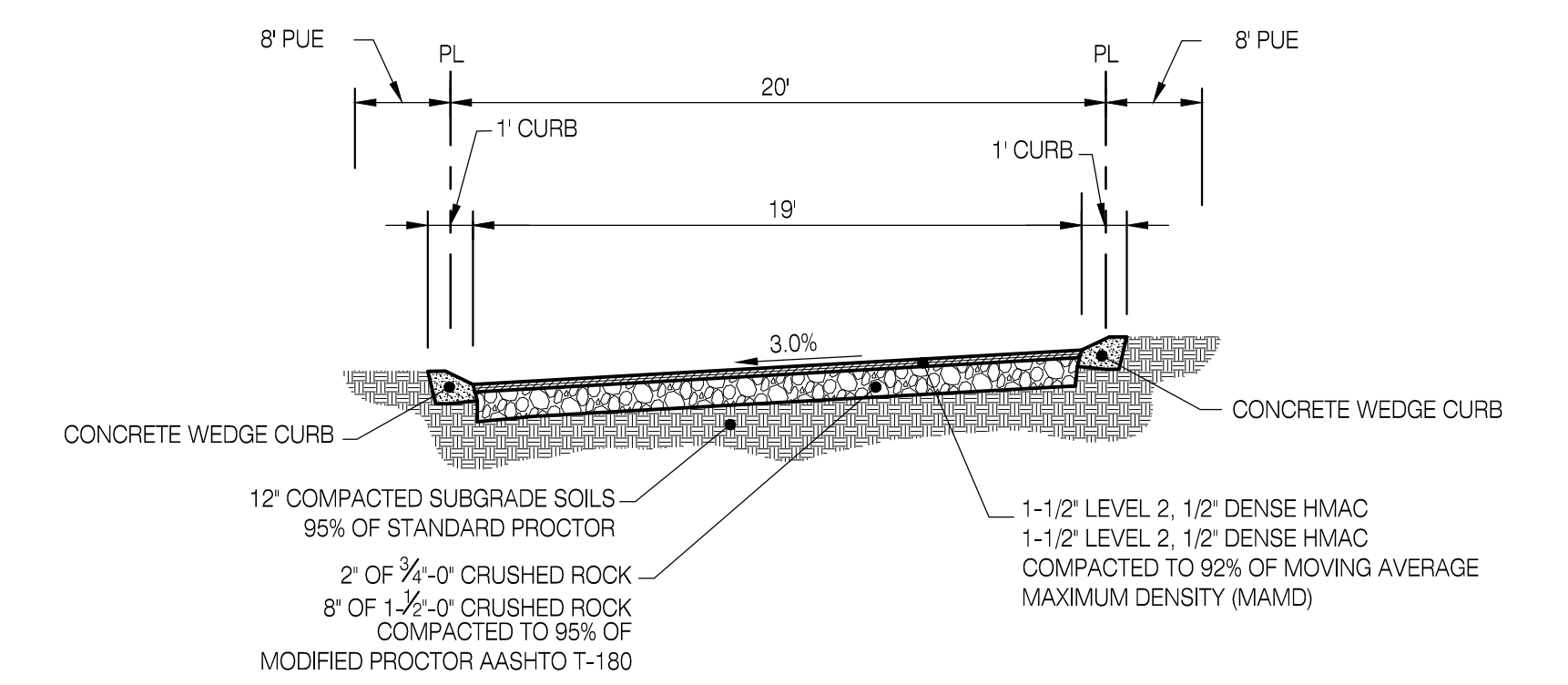
**TYPICAL LOCAL STREET  
STREET A (NORTH OF STREET E)  
N.T.S.**



**WOONERF DESIGN LOCAL STREET  
STREET B  
N.T.S.**



**TYPICAL PRIVATE STREET  
TRACT D (SERVING LOTS 13 & 14)  
N.T.S.**



**TYPICAL ALLEY  
TRACT E  
N.T.S.**



**TYPICAL STREET  
SIGN TOPPER  
N.T.S.**

**TYPICAL STREET SECTIONS**

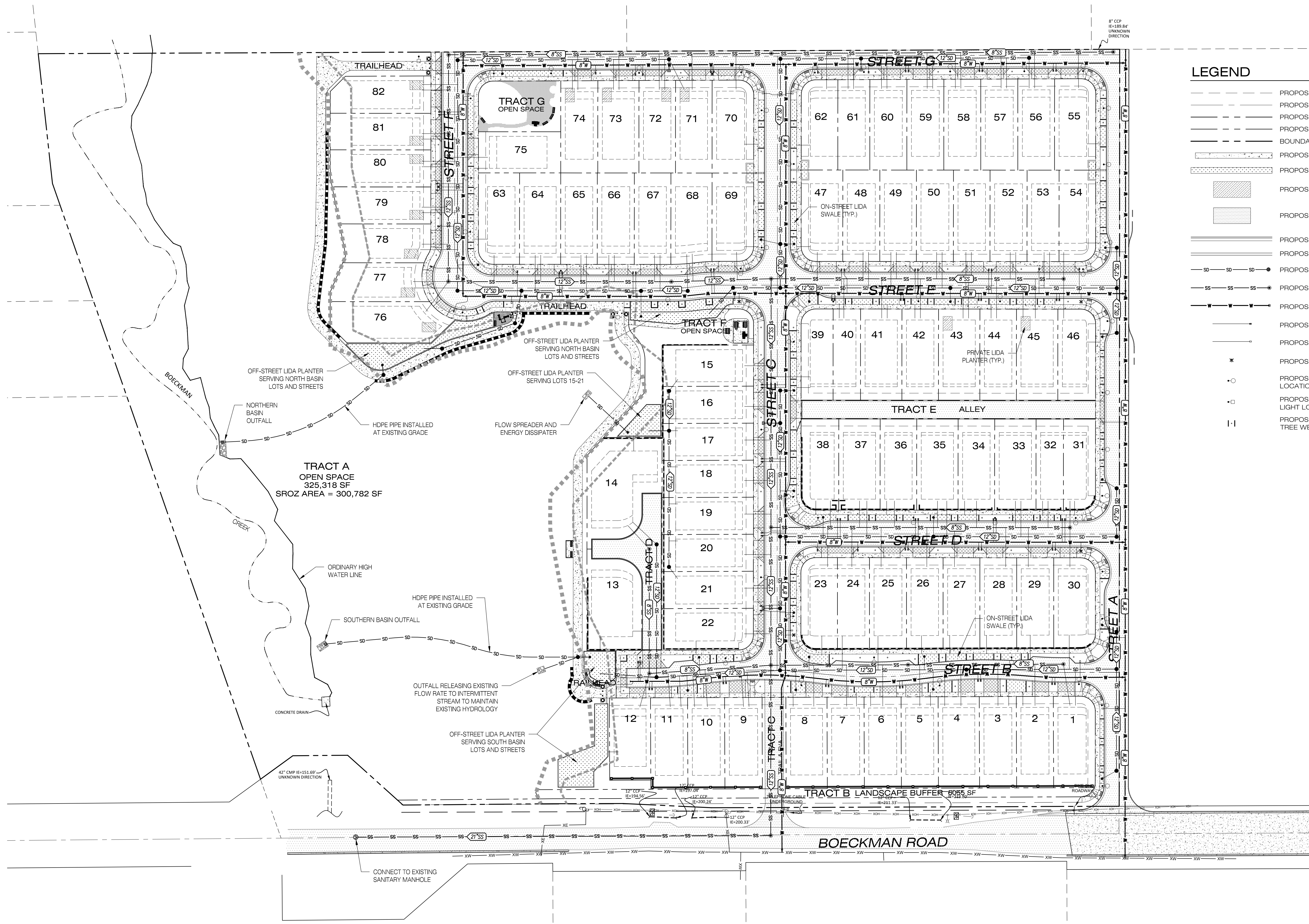
MORGAN FARMS  
CITY OF WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date
MIS	02/2018	TCC	02/2018
Drawn by		MIS	02/2018
Project No.	338-001	REF.	
Horiz. Scale:	N/A	Vert. Scale:	N/A
338_L_03sect.dwg			

By	Revision	Date

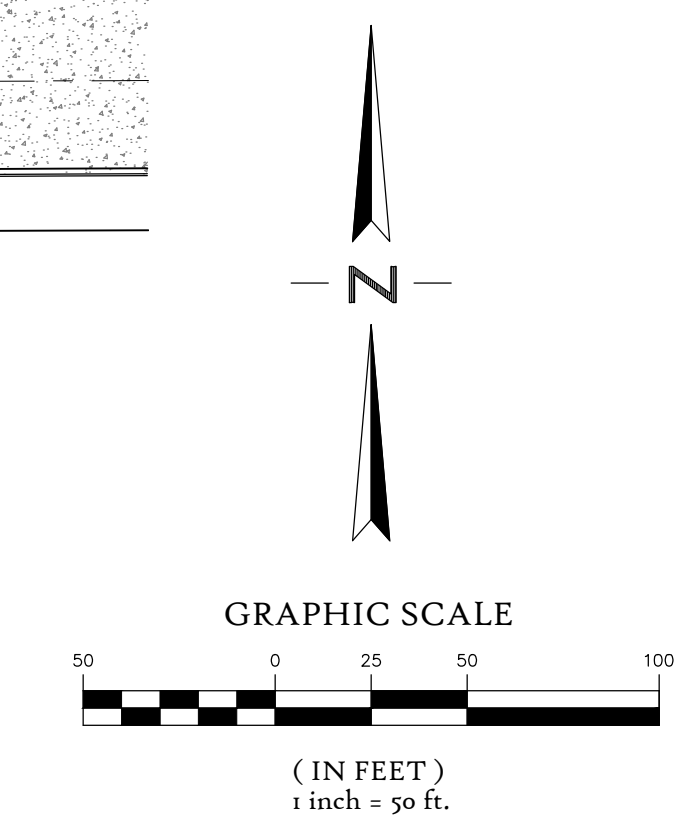
Project	MORGAN FARMS
No.	338-001
Type	PLANNING
Sheet	8 of 13





**LEGEND**

	PROPOSED EASEMENT LINE
	PROPOSED CENTERLINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	BOUNDARY LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ON-STREET LIDA SWALE
	PROPOSED PRIVATE LIDA PLANTER
	PROPOSED PAVEMENT
	PROPOSED STANDARD CURB AND GUTTER
	PROPOSED WEDGE CURB
	PROPOSED STORM LINE & MANHOLE
	PROPOSED SANITARY LINE & MANHOLE
	PROPOSED WATERLINE & VALVE
	PROPOSED WATER METER & SERVICE
	PROPOSED IRRIGATION METER & SERVICE
	PROPOSED HYDRANT
	PROPOSED STREET LIGHT LOCATION
	PROPOSED TRAIL HEAD LIGHT LOCATION
	PROPOSED STREET TREE & TREE WELL



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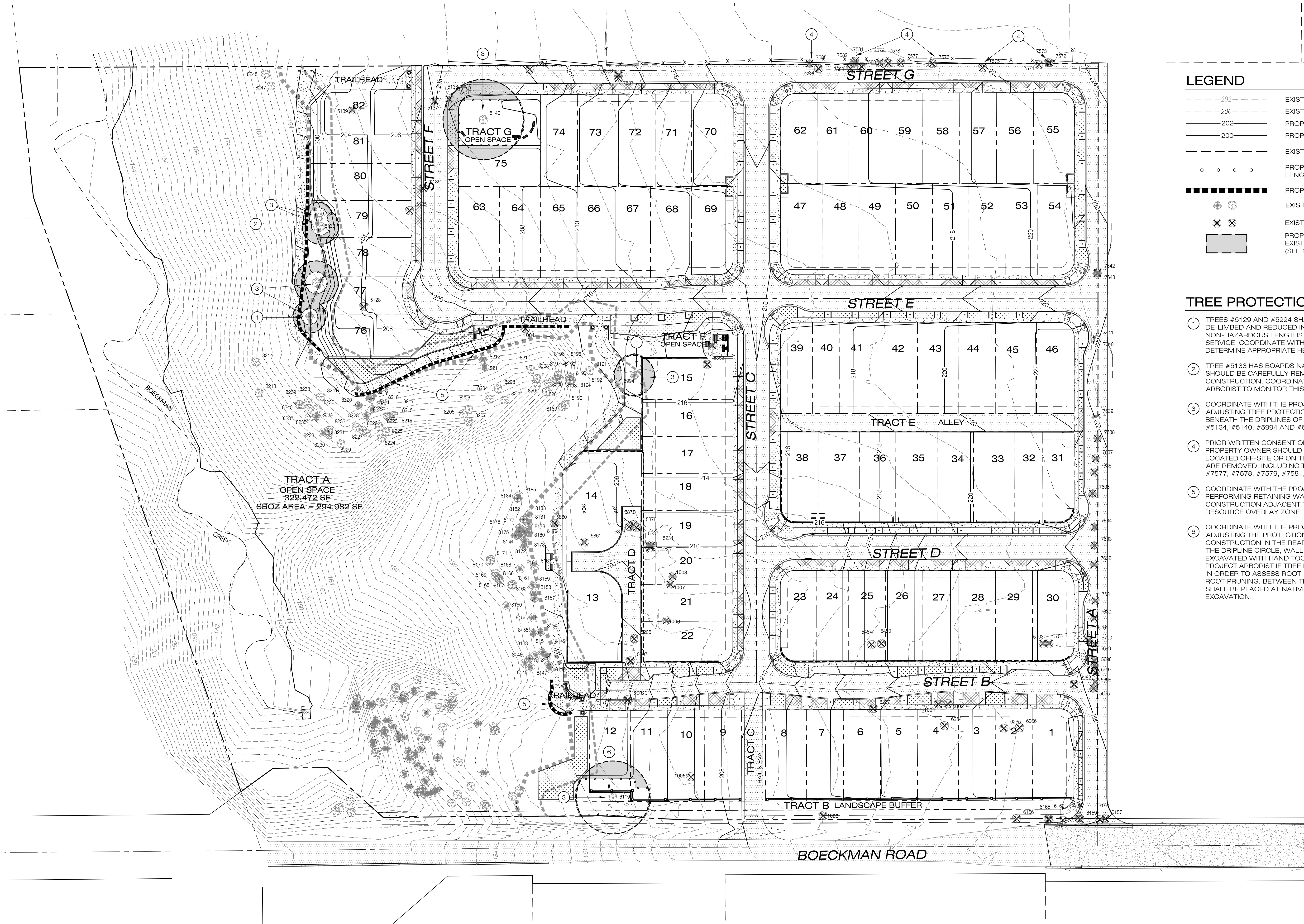
**PIONEER DESIGN GROUP, INC.**

**PRELIMINARY UTILITY PLAN**

MORGAN FARMS  
 CITY OF WILSONVILLE, OREGON

Designed by	MIS	Date	02/2018
Drawn by	TCC	Date	02/2018
Reviewed by	MIS	Date	02/2018
Project No.	338-001	REF.	
Horiz. Scale:	1" = 50'		
Vert. Scale:	N/A		
By			
Revision			
No.		Date	
Project	MORGAN FARMS		
No.	338-001		
Type	PLANNING		
Sheet	9	of	13





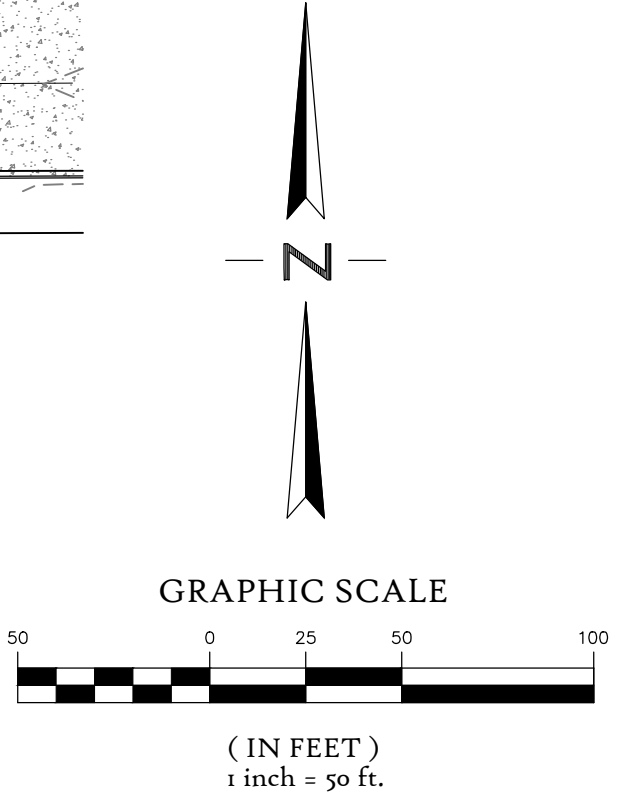
TRACT A  
OPEN SPACE  
322,472 SF  
SROZ AREA = 294,982 SF

**LEGEND**

- - - 202 - - - EXISTING 2' CONTOUR
- - - 200 - - - EXISTING 10' CONTOUR
- - - 202 - - - PROPOSED 2' CONTOUR
- - - 200 - - - PROPOSED 10' CONTOUR
- - - - - EXISTING TREE DRIP LINE
- - - - - PROPOSED TREE PROTECTION FENCING
- - - - - PROPOSED RETAINING WALL
- ☀ EXISTING TREE TO REMAIN
- ✕ ✕ EXISTING TREE TO BE REMOVED
- ▭ PROPOSED IMPACT AREA TO EXISTING TREE DRIP LINE (SEE NOTE 3 BELOW)

**TREE PROTECTION NOTES**

- ① TREES #5129 AND #5994 SHALL BE RETAINED, BUT DE-LIMBED AND REDUCED IN HEIGHT TO NON-HAZARDOUS LENGTHS BY A QUALIFIED TREE SERVICE. COORDINATE WITH THE PROJECT ARBORIST TO DETERMINE APPROPRIATE HEIGHTS.
- ② TREE #5133 HAS BOARDS NAILED INTO THE TRUNK THAT SHOULD BE CAREFULLY REMOVED DURING CONSTRUCTION. COORDINATE WITH THE PROJECT ARBORIST TO MONITOR THIS WORK.
- ③ COORDINATE WITH THE PROJECT ARBORIST PRIOR TO ADJUSTING TREE PROTECTION FENCING OR WORKING BENEATH THE DRIPLEINES OF TREES #5129, #5130, #5133, #5134, #5140, #5994 AND #6119.
- ④ PRIOR WRITTEN CONSENT OF THE NEIGHBORING PROPERTY OWNER SHOULD BE OBTAINED BEFORE TREES LOCATED OFF-SITE OR ON THE PROPERTY BOUNDARY ARE REMOVED, INCLUDING TREES #7572, #7573, #7576, #7577, #7578, #7579, #7581, #7582, AND #7585.
- ⑤ COORDINATE WITH THE PROJECT ARBORIST PRIOR TO PERFORMING RETAINING WALL AND TRAIL CONSTRUCTION ADJACENT TO THE SIGNIFICANT RESOURCE OVERLAY ZONE.
- ⑥ COORDINATE WITH THE PROJECT ARBORIST PRIOR TO ADJUSTING THE PROTECTION FENCING FOR WALL CONSTRUCTION IN THE REAR OF LOTS 11 AND 12. WITHIN THE DRIPLEINE CIRCLE, WALL COLUMNS SHALL BE EXCAVATED WITH HAND TOOLS ONLY. CONTACT THE PROJECT ARBORIST IF TREE ROOTS ARE ENCOUNTERED IN ORDER TO ASSESS ROOT IMPACTS AND DOCUMENT ROOT PRUNING. BETWEEN THE COLUMNS, THE WALL SHALL BE PLACED AT NATIVE GRADE WITH NO EXCAVATION.



**PRELIMINARY TREE REMOVAL & PROTECTION PLAN**

Designed by	MIS	Date	02/2018
Drawn by	TCC	Date	02/2018
Reviewed by	MIS	Date	02/2018
Project No.	338-001	REF.	
Horiz. Scale:	1" = 50'		
Vert. Scale:	N/A		
			3381_10tree.dwg

By	Revision	Date



# TREE PROTECTION SPECIFICATIONS

1. PRE-CONSTRUCTION MEETING. PRIOR TO ANY SITE ACTIVITY, A PRE-CONSTRUCTION MEETING WITH THE OWNER, CONTRACTORS, AND PROJECT ARBORIST SHALL TAKE PLACE TO REVIEW TREE PROTECTION MEASURES AND ADDRESS QUESTIONS OR CONCERNS ON SITE.
2. FENCING. TREES TO REMAIN ON SITE SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING TO PREVENT INJURY TO TREE TRUNKS OR ROOTS, OR SOIL COMPACTION WITHIN THE ROOT PROTECTION AREA, WHICH GENERALLY COINCIDES WITH TREE DRIPLINES. FENCES SHALL BE A MINIMUM 6-FOOT HIGH 2-INCH MESH CHAIN LINK SECURED TO A MINIMUM 1.5-INCH DIAMETER STEEL OR ALUMINUM POSTS SET TO A DEPTH OF NO LESS THAN 2- FEET IN NATIVE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST PRIOR TO OPENING OR MAKING ADJUSTMENTS TO TREE PROTECTION FENCING.
3. TREE PROTECTION ZONE. WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:
  - a. GRADE CHANGE OR CUT AND FILL;
  - b. NEW IMPERVIOUS SURFACES;
  - c. UTILITY OR DRAINAGE FIELD PLACEMENT;
  - d. STAGING OR STORAGE OF MATERIALS AND EQUIPMENT; OR
  - e. VEHICLE MANEUVERING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO WORKING BENEATH PROTECTED TREE DRIPLINES. ROOT PROTECTION ZONES MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING, AND, SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS.
4. TAGGING. ALL TREES TO REMAIN ON THE SITE ARE TO BE DESIGNATED WITH METAL TAGS THAT ARE TO REMAIN IN PLACE THROUGHOUT THE DEVELOPMENT. THOSE TAGS SHALL BE NUMBERED, WITH THE NUMBERS KEYED TO THE TREE INVENTORY AND PROTECTION PLAN.
5. PRUNING. PRUNING MAY BE NEEDED TO PROVIDE OVERHEAD CLEARANCE TO AVOID CROWN DAMAGE DURING CONSTRUCTION AND TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY WHERE PRUNING IS NECESSARY ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS PREPARED FOR CONSTRUCTION. CROWN PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
6. EXCAVATION. EXCAVATION BENEATH THE DRIPLINES OF PROTECTED TREES SHALL BE AVOIDED IF ALTERNATIVES ARE FEASIBLE, OR ELSE CONDUCTED UNDER THE ON-SITE SUPERVISION OF THE PROJECT ARBORIST. EXCAVATION IMMEDIATELY ADJACENT TO ROOTS LARGER THAN 2-INCHES IN DIAMETER BENEATH THE DRIPLINE OF RETAINED TREES SHALL BE BY HAND OR OTHER NON-INVASIVE TECHNIQUES TO ENSURE THAT ROOTS ARE NOT DAMAGED. WHERE FEASIBLE, MAJOR ROOTS SHALL BE PROTECTED BY TUNNELING OR OTHER MEANS TO AVOID DESTRUCTION OR DAMAGE. EXCEPTIONS CAN BE MADE IF, IN THE OPINION OF THE PROJECT ARBORIST, UNACCEPTABLE DAMAGE WILL NOT OCCUR TO THE TREE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO PERFORMING ANY EXCAVATION BENEATH A PROTECTED TREE DRIPLINE REGARDLESS OF THE APPROVED LOCATION OF TREE PROTECTION FENCING.
7. SURFACING. WHERE NEW SURFACING IS PROPOSED BENEATH THE DRIPLINE OF PROTECTED TREES, COORDINATE WITH THE PROJECT ARBORIST TO MONITOR CONSTRUCTION. AVOID EXCAVATION AND USE A MODIFIED PROFILE TO BUILD UP FROM EXISTING GRADE (FIGURE 1). THE PROFILE INCLUDES A LAYER OF PERMEABLE GEOTEXTILE FABRIC ON THE GROUND SURFACE AND CLEAN CRUSHED ROCK TO RAISE THE GRADE AS NEEDED. SURFACING MAY INCLUDE ASPHALT, CONCRETE, OR OTHER MATERIALS.

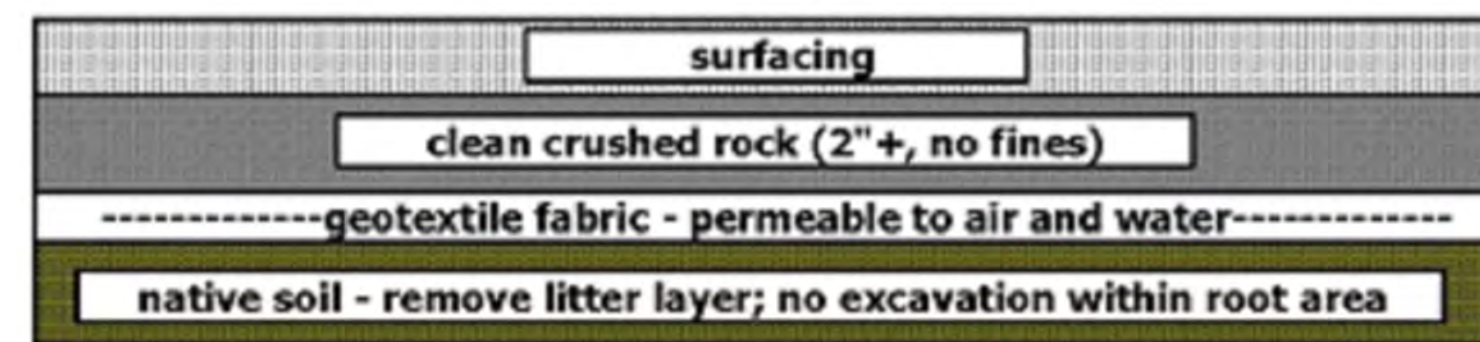


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

8. LANDSCAPING. FOLLOWING CONSTRUCTION AND WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCHES OF MULCH BENEATH THE DRIPLINE OF PROTECTED TREES IN A MINIMUM 5-FOOT RADIUS AROUND TREE TRUNKS; DO NOT PILE MULCH DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED BENEATH PROTECTED TREE DRIPLINES, BUT NO CLOSER THAN 5- FEET TO TREE TRUNKS. IF IRRIGATION IS USED, USE DRIP IRRIGATION OR LOW FLOW EMITTERS INSTALLED AT NATIVE GRADE (NO TRENCHING) ONLY BENEATH THE DRIPLINES OF PROTECTED TREES. LANDSCAPING SHALL BE PERFORMED BY HAND AND WITH HAND TOOLS ONLY BENEATH PROTECTED TREE DRIPLINES; ADJUST THE LOCATION OF PLANTS TO AVOID TREE ROOT IMPACTS.
9. QUALITY ASSURANCE. THE PROJECT ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENCROACH ON RETAINED TREES. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CITY FOLLOWING EACH SITE VISIT PERFORMED DURING CONSTRUCTION.

*This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.*

**NOTES:**

1. FENCE SHALL BE 6' IN HEIGHT AND SET AT TREE DRIP LINE.
2. FENCE MATERIALS SHALL CONSIST OF 2" MESH CHAIN LINKS SECURED TO A MINIMUM 1 1/2" DIA. STEEL OR ALUMINUM LINE POSTS.
3. POSTS SHALL BE SET TO A DEPTH OF NO LESS THAN 2 FEET IN NATIVE SOIL.
4. FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

Tree Protection Fencing			CITY OF WILSONVILLE  PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1230	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD-1230.DWG	APPROVED BY: NK	DATE: 4/2/14	

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9020 SW WASHINGTON SQUARE RD.  
 SUITE 170  
 PORTLAND, OREGON 97223  
 P 503.288.8888  
 F 503.288.8888  
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PDRG

PIONEER DESIGN GROUP, INC.

TREE PROTECTION SPECIFICATIONS

MORGAN FARMS  
 CITY OF WILSONVILLE, OREGON

Designed by	MIS	Date	02/2018
Drawn by	TCC	Date	02/2018
Reviewed by	MIS	Date	02/2018
Project No.	338-001	REF.	
Horiz. Scale:	N/A	Vert. Scale:	N/A

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Revision

No.	Date

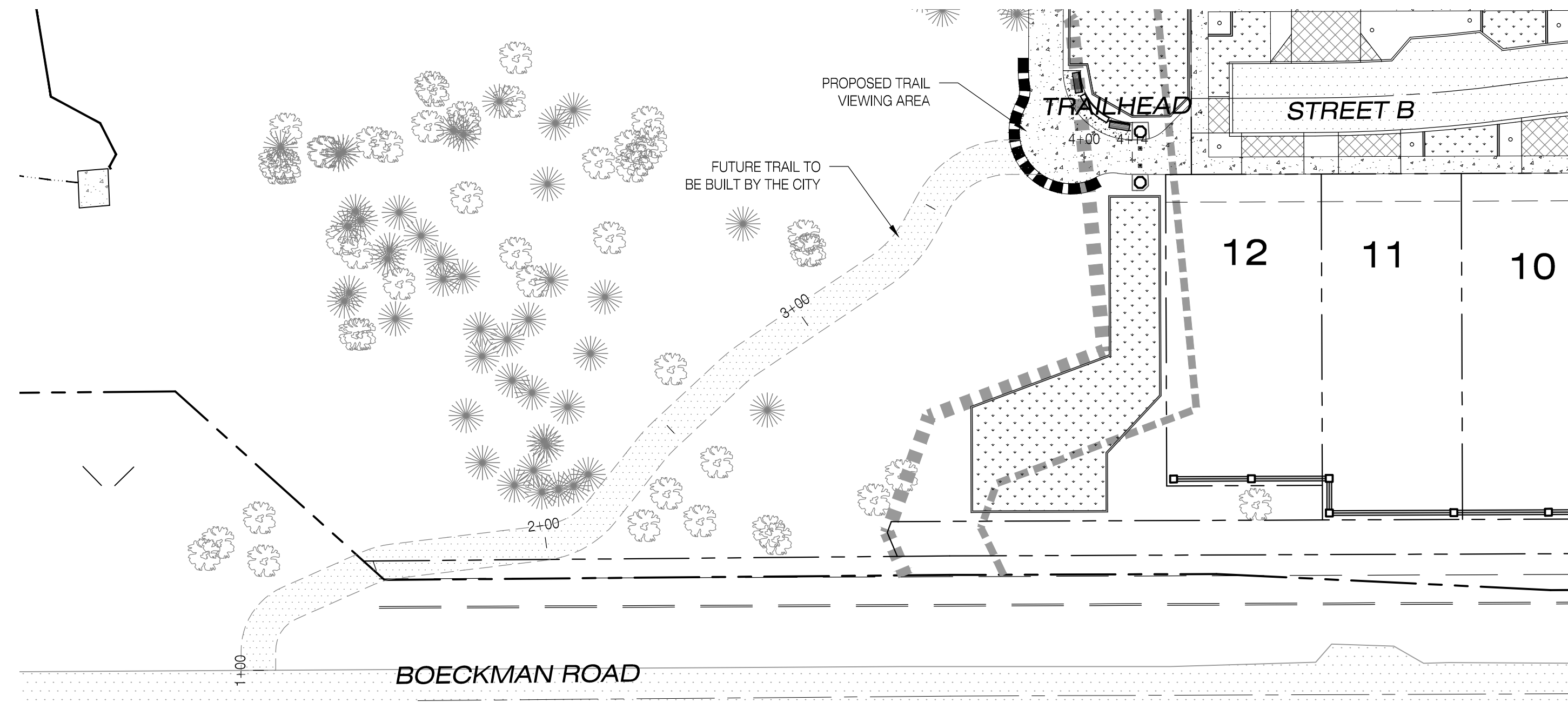
Project

MORGAN FARMS  
 No. 338-001  
 Type PLANNING  
 Sheet

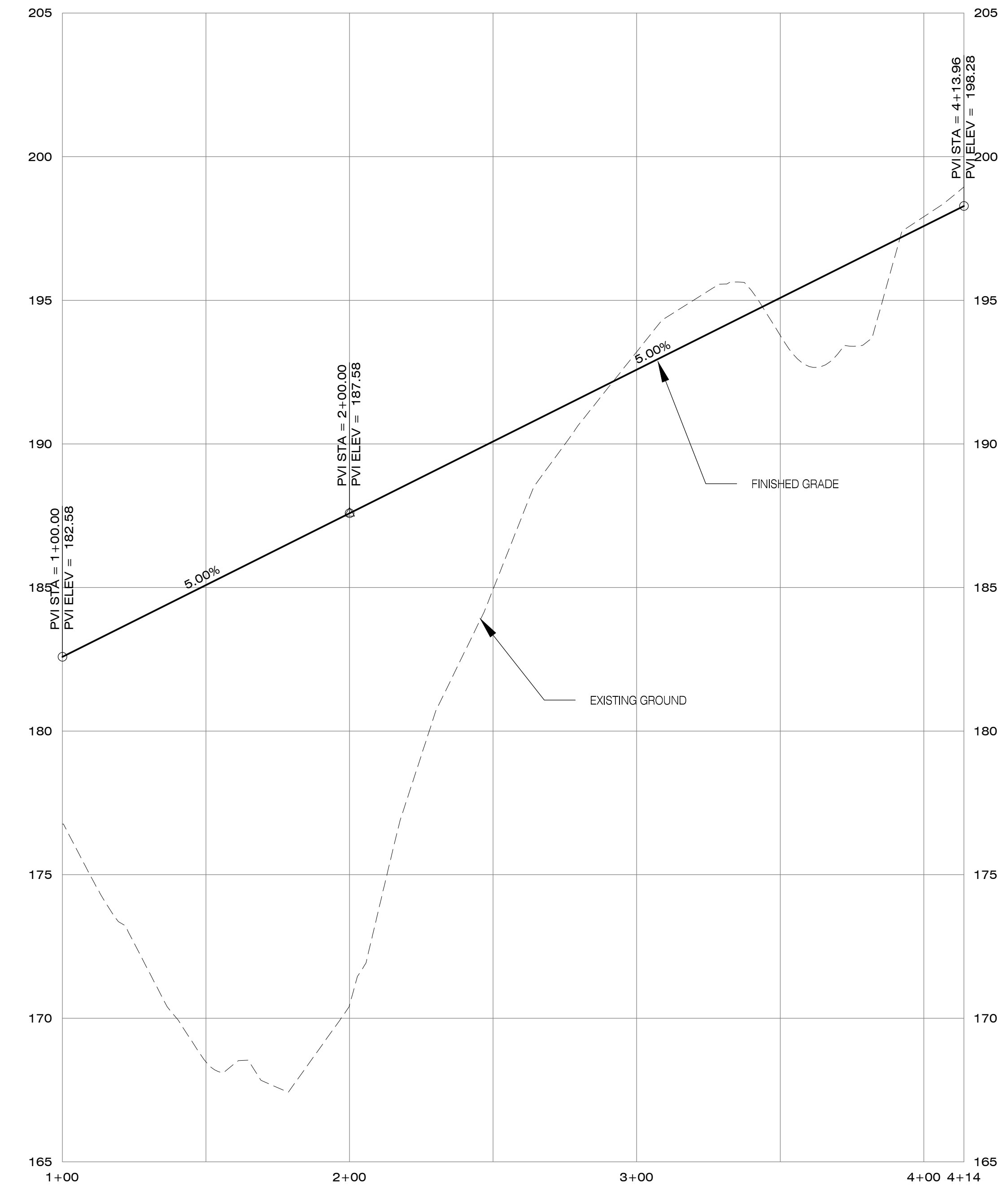
10A

of 13

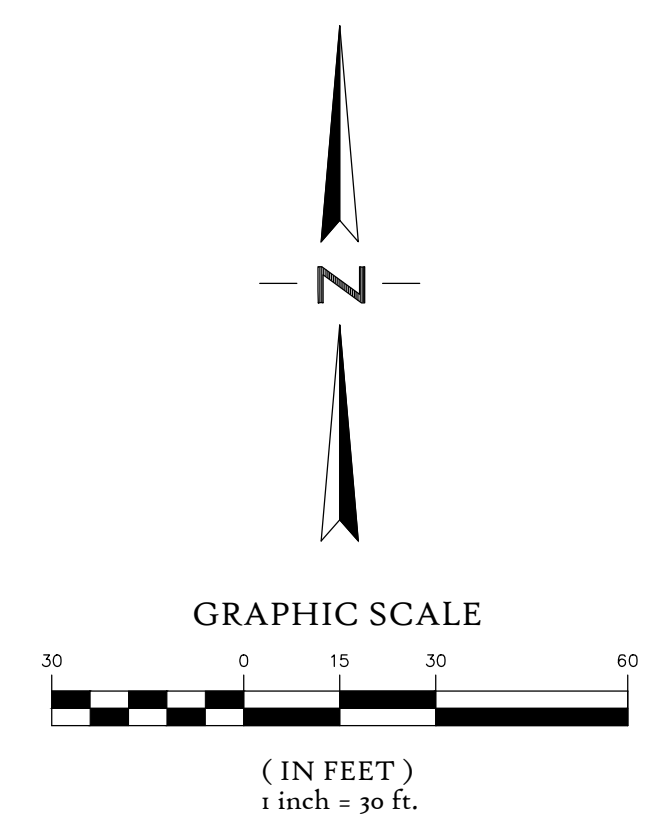




**FUTURE TRAIL PLAN**  
SCALE: 1"=30' (H)



**FUTURE TRAIL PROFILE**  
SCALE: 1"=30' (H), 1"=3' (V)



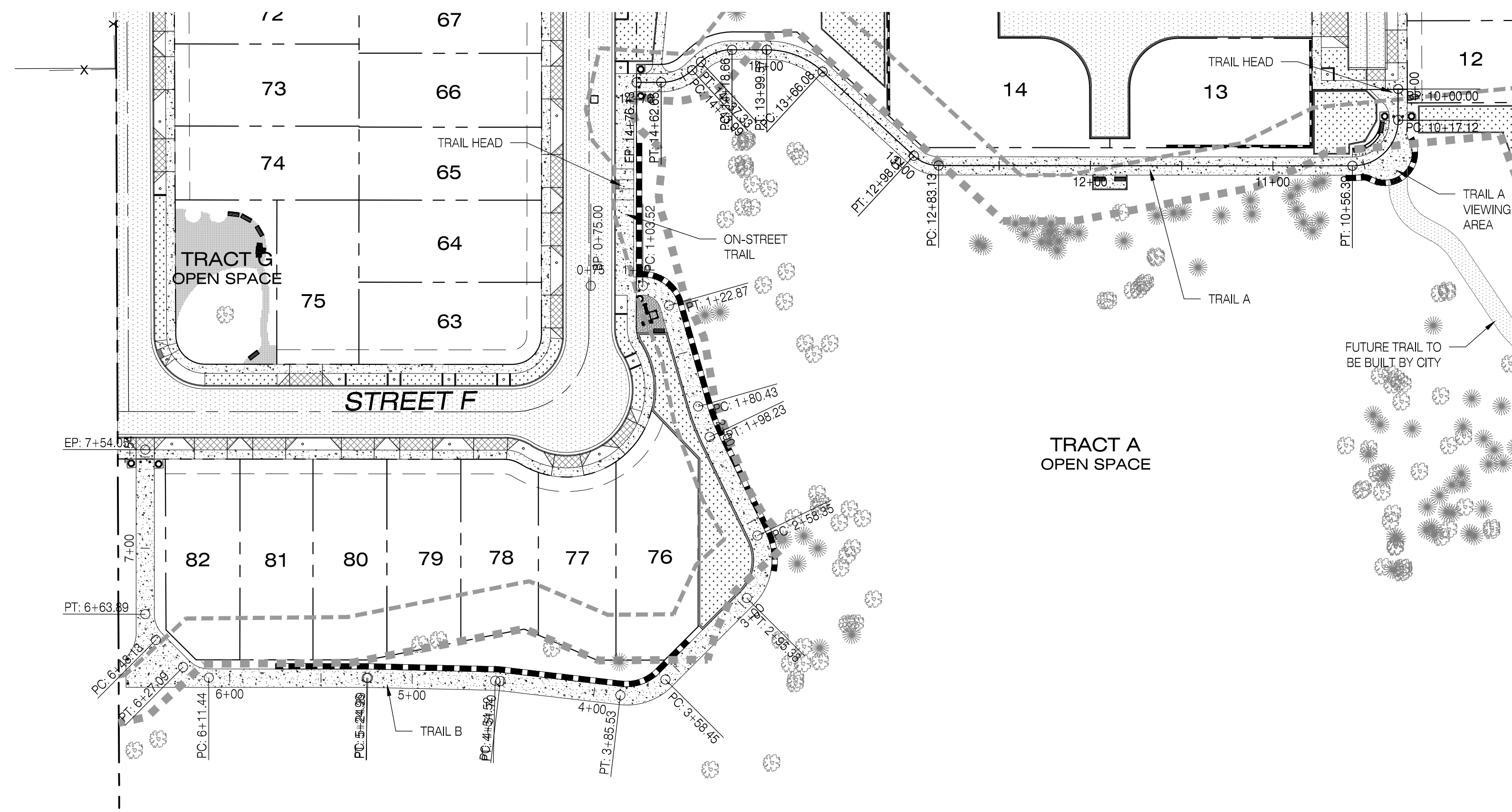
**FUTURE TRAIL PLAN AND PROFILE**

Designed by	Date	MIS	02/2018
Drawn by	02/2018	TCC	
Reviewed by	02/2018	MIS	
Project No.	REF.	338-001	
Horiz. Scale:	1" = 30'		
Vert. Scale:	1" = 3'		

Revision	Date	By

Project	MORGAN FARMS
No.	338-001
Type	PLANNING
Sheet	11 of 13

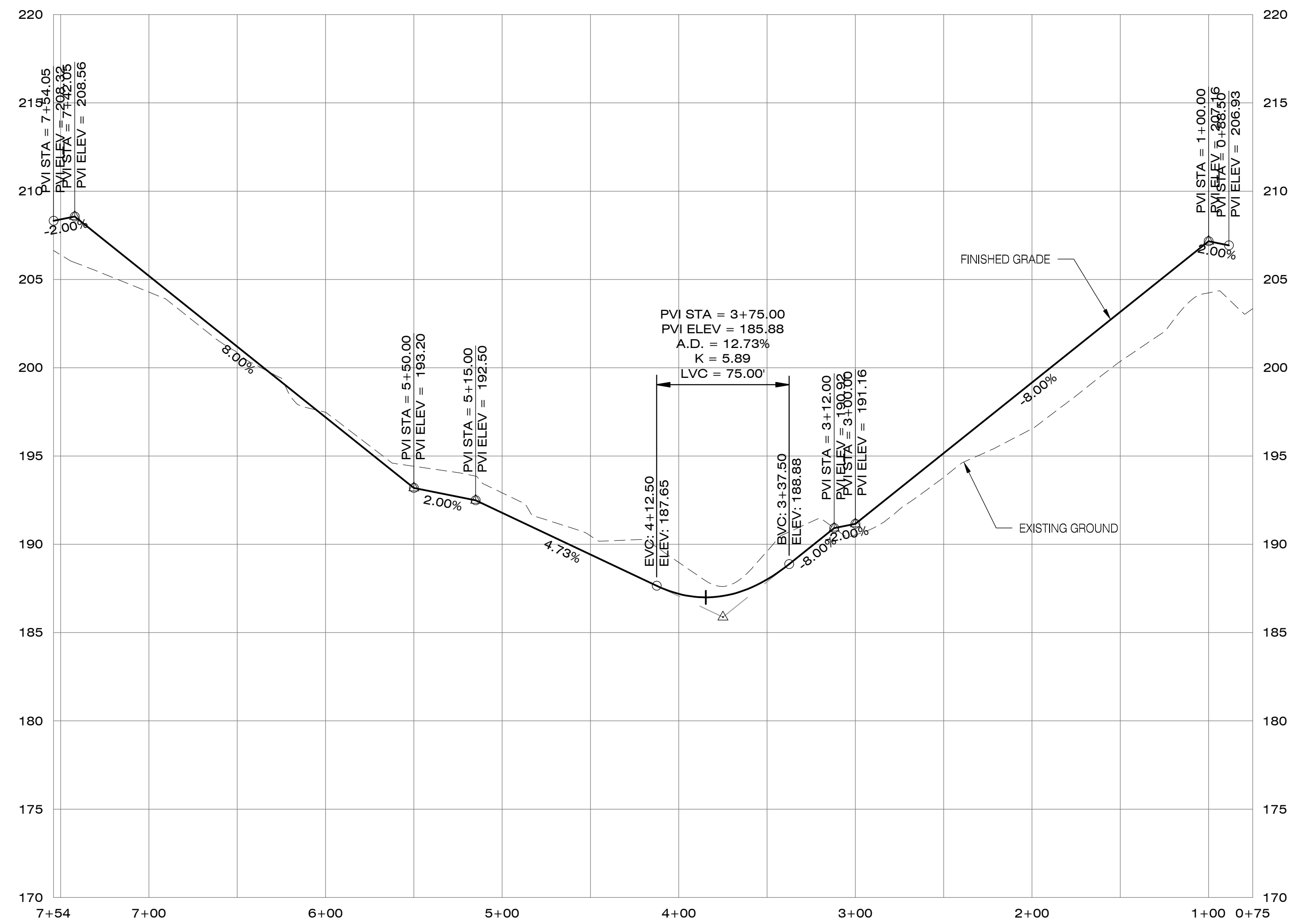




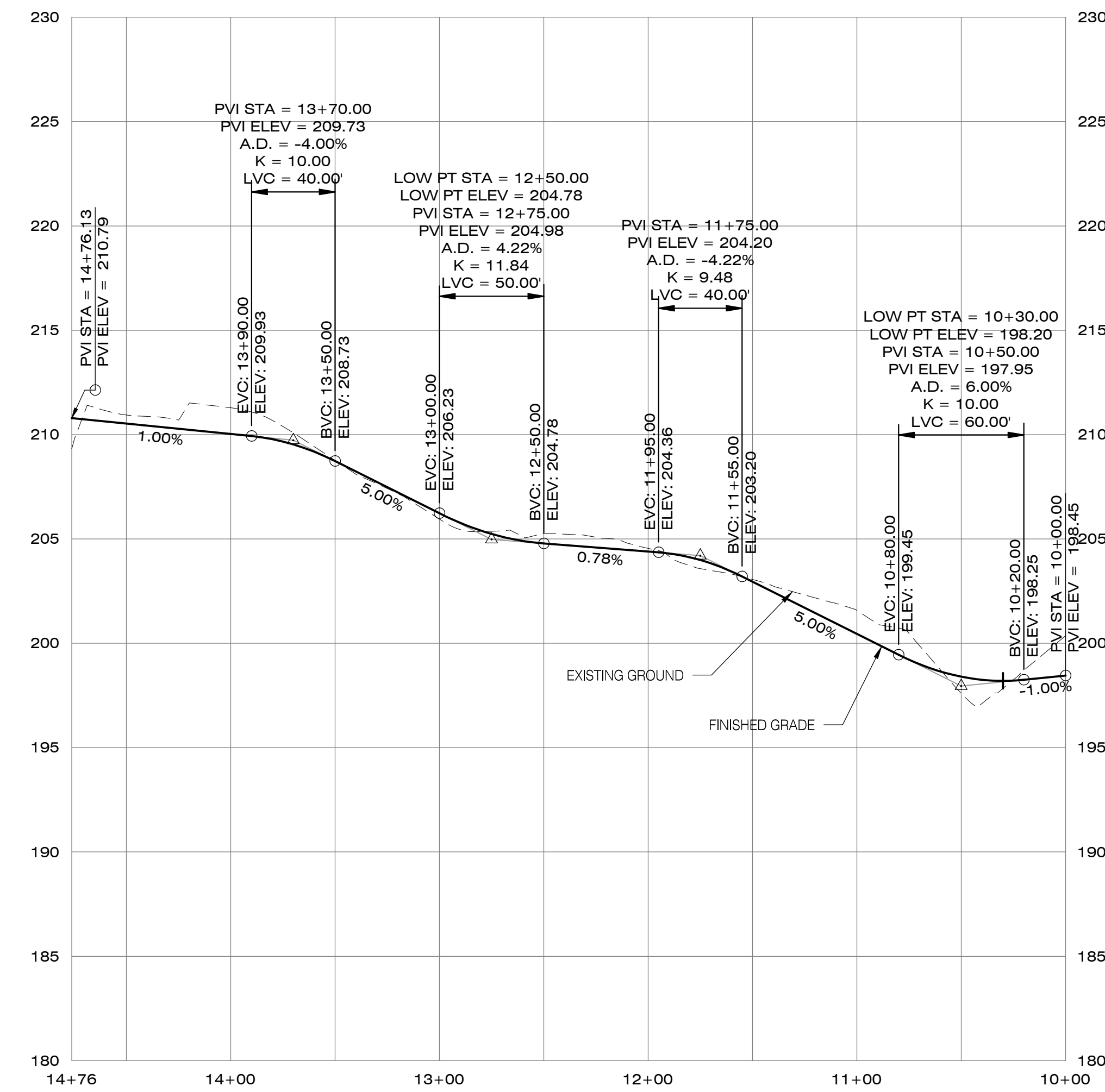
TRAIL A & B PLAN  
SCALE: 1"=50' (H)

LEGEND

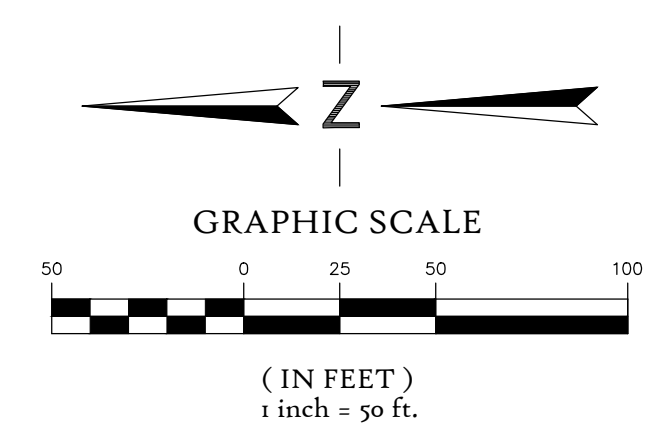
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- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED STANDARD CURB
- PROPOSED STANDARD CURB AND GUTTER
- PROPOSED WEDGE CURB
- SIGNIFICANT RESOURCE IMPACT AREA
- SIGNIFICANT RESOURCE OVERLAY ZONE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAVEMENT
- EXISTING TREE TO REMAIN



TRAIL B - PROFILE  
SCALE: 1"=50' (H), 1"=5' (V)



TRAIL A - PROFILE  
SCALE: 1"=50' (H), 1"=5' (V)



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PRELIMINARY TRAIL A & B  
PLAN AND PROFILE

Designed by	Date	Reviewed by	Date
MIS	02/2018	TCC	02/2018
MIS	02/2018	MIS	02/2018

Project No. 338-001  
REF.  
Horiz. Scale: 1" = 50'  
Vert. Scale: 1" = 5'  
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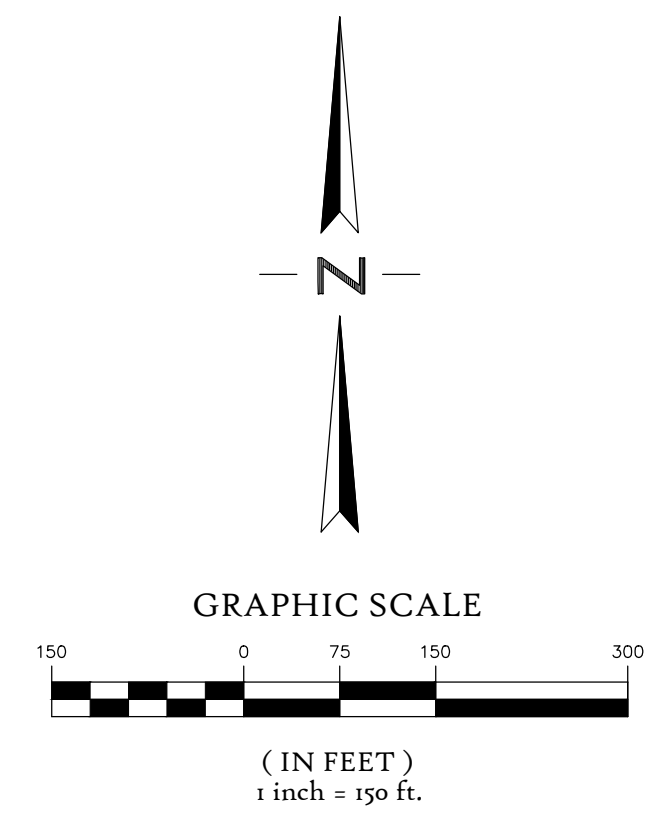
No.	Date	Revision





**LEGEND**

- PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ↔ ↔ ↔ ↔ ↔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ↔ ↔ ↔ ↔ ↔ EXISTING VEHICULAR / BICYCLE CIRCULATION



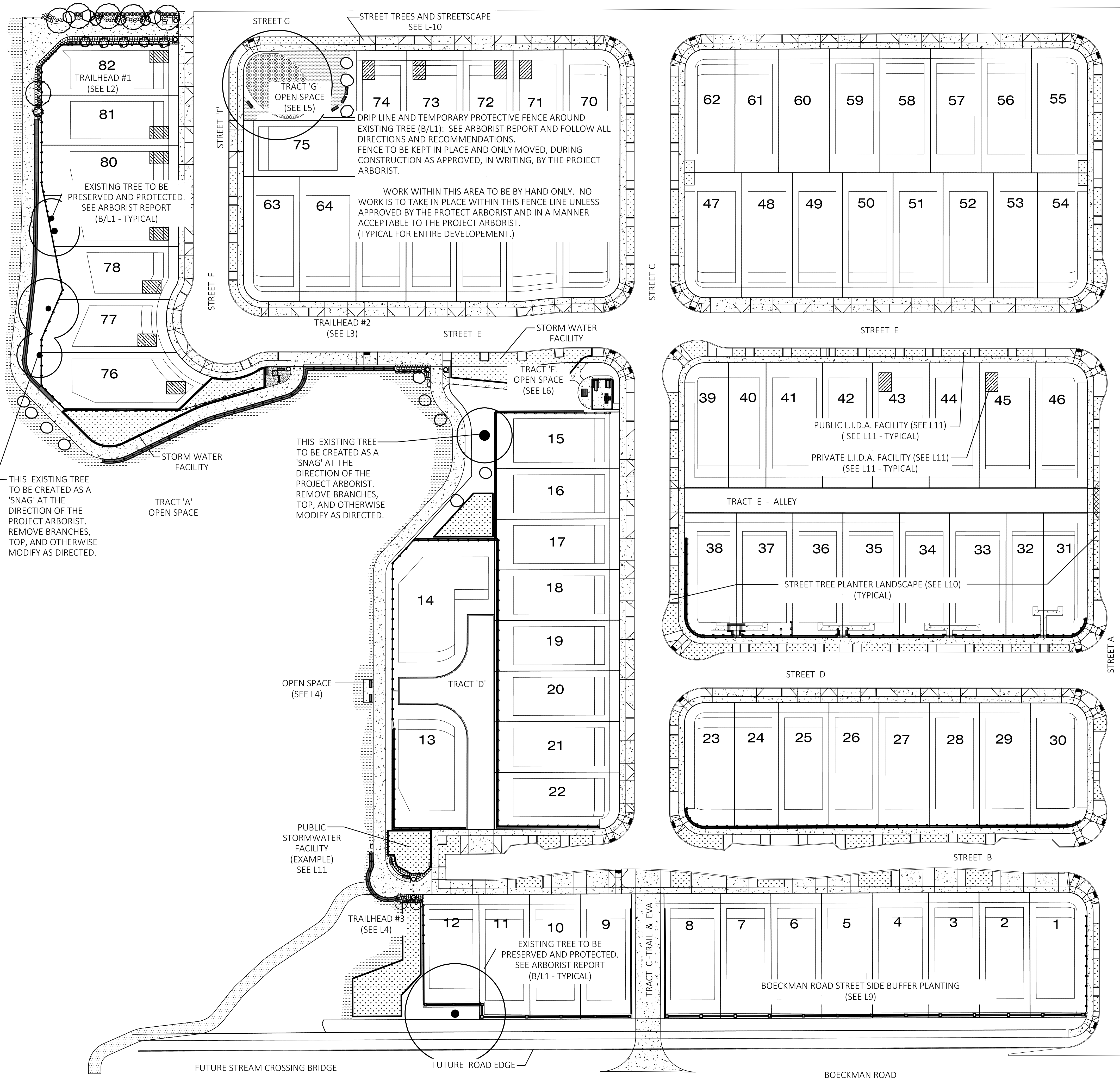
**CIRCULATION AND AERIAL PLAN**

Designed by	MIS	Date	02/2018
Drawn by	TCC	Date	02/2018
Reviewed by	MIS	Date	02/2018
Project No.	338-001	REF.	
Horiz. Scale:	1" = 150'		
Vert. Scale:	N/A		
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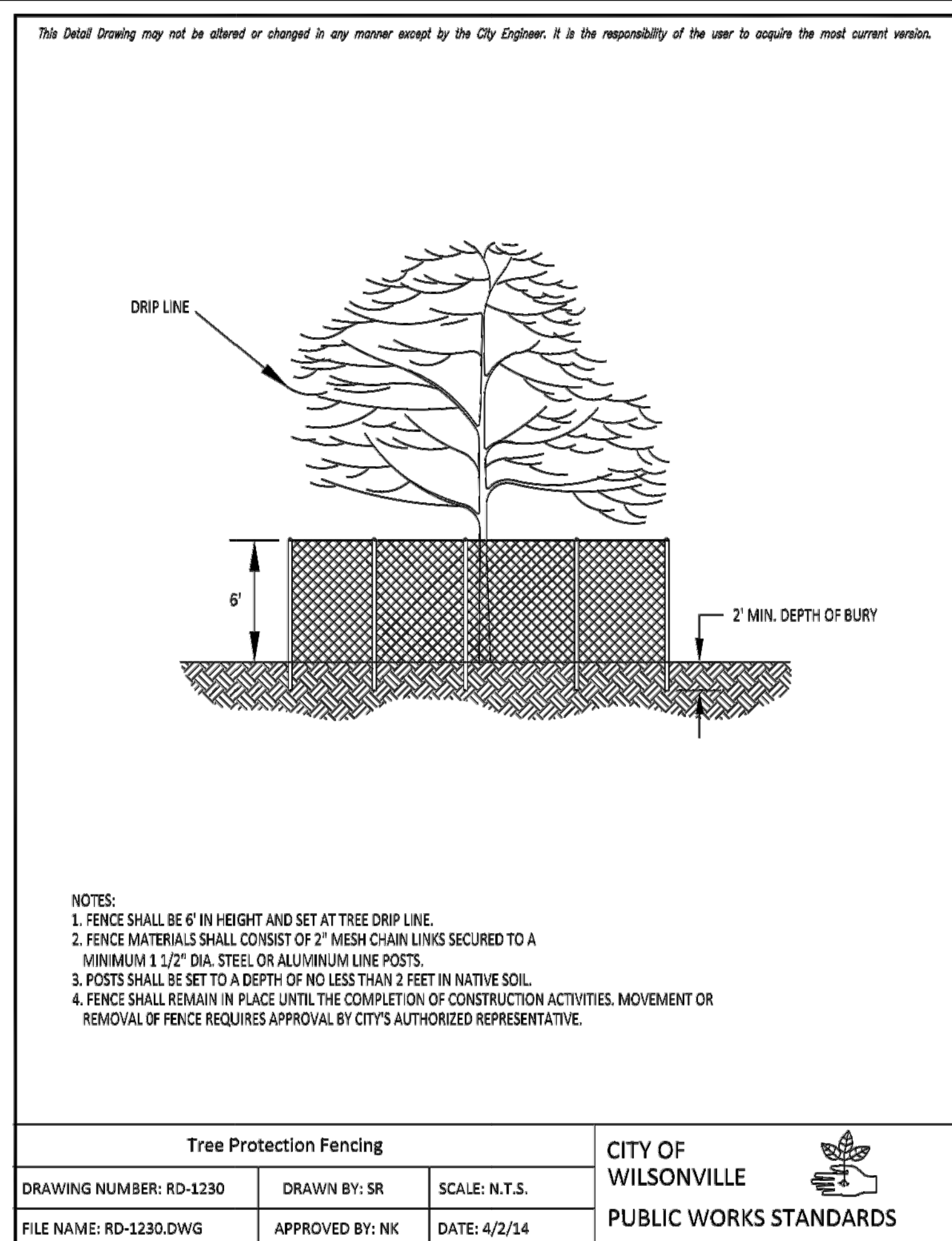
No.	Date	Revision

Project	MORGAN FARMS
No.	338-001
Type	PLANNING
Sheet	13 of 13



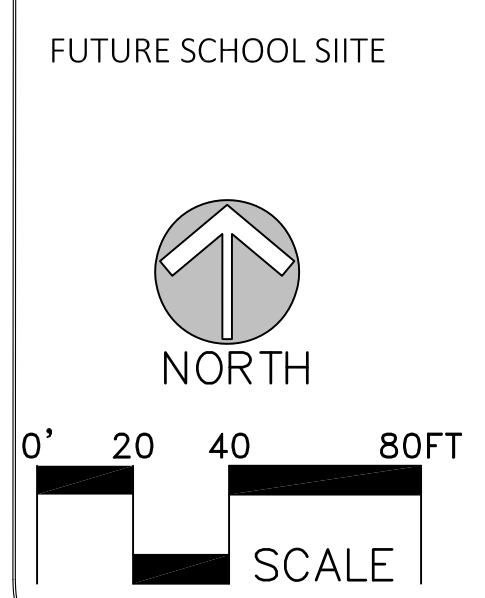


(A) TRAILHEAD CONTEXT / KEY PLAN



(B) TEMPORARY TREE PROTECTION FENCE

- LANDSCAPE SHEET LEGEND:
- L1 - CONTEXT / KEY PLAN - LANDSCAPE
  - L2 - TRAIL HEAD #1 - LANDSCAPE PLAN
  - L3 - TRAIL HEAD #2 - LANDSCAPE PLAN
  - L4 - TRAIL HEAD #3 - LANDSCAPE PLAN
  - L5 - PRIVATE OPEN SPACE - TRACT 'G'
  - L6 - PRIVATE OPEN SPACE - TRACT 'F'
  - L7 - SITE FURNISHINGS
  - L8 - SITE FURNISHINGS
  - L9 - LANDSCAPE ALONG BOECKMAN ROAD
  - L10 - DEVELOPMENT STREET TREES
  - L11 - PRIVATE and PUBLIC L.I.D.A. FACILITIES



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 OREGON  
 97293  
 perlandscape@gmail.com  
 503-939-3547



CONTEXT / KEY PLAN  
 LANDSCAPE

MORGAN FARMS  
 CITY OF WILSONVILLE, OREGON

Designed by	Date
JDP	1/31/18
Drawn by	Date
JDP	1/31/18
Reviewed by	Date
JDP	2/1/18

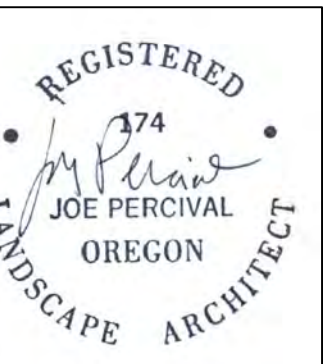
No.	Date	Revision
4	5/10/18	REVISION REDLINES
3	4/23/18	COMPLETENESS REDLINES
2	3/30/18	COMPLETENESS REDLINES
1	2/12/18	CITY DESIGN REVIEW

Project  
 MORGAN FARMS  
 No. 1715  
 Type D.R. PLAN  
 Sheet





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OREGON  
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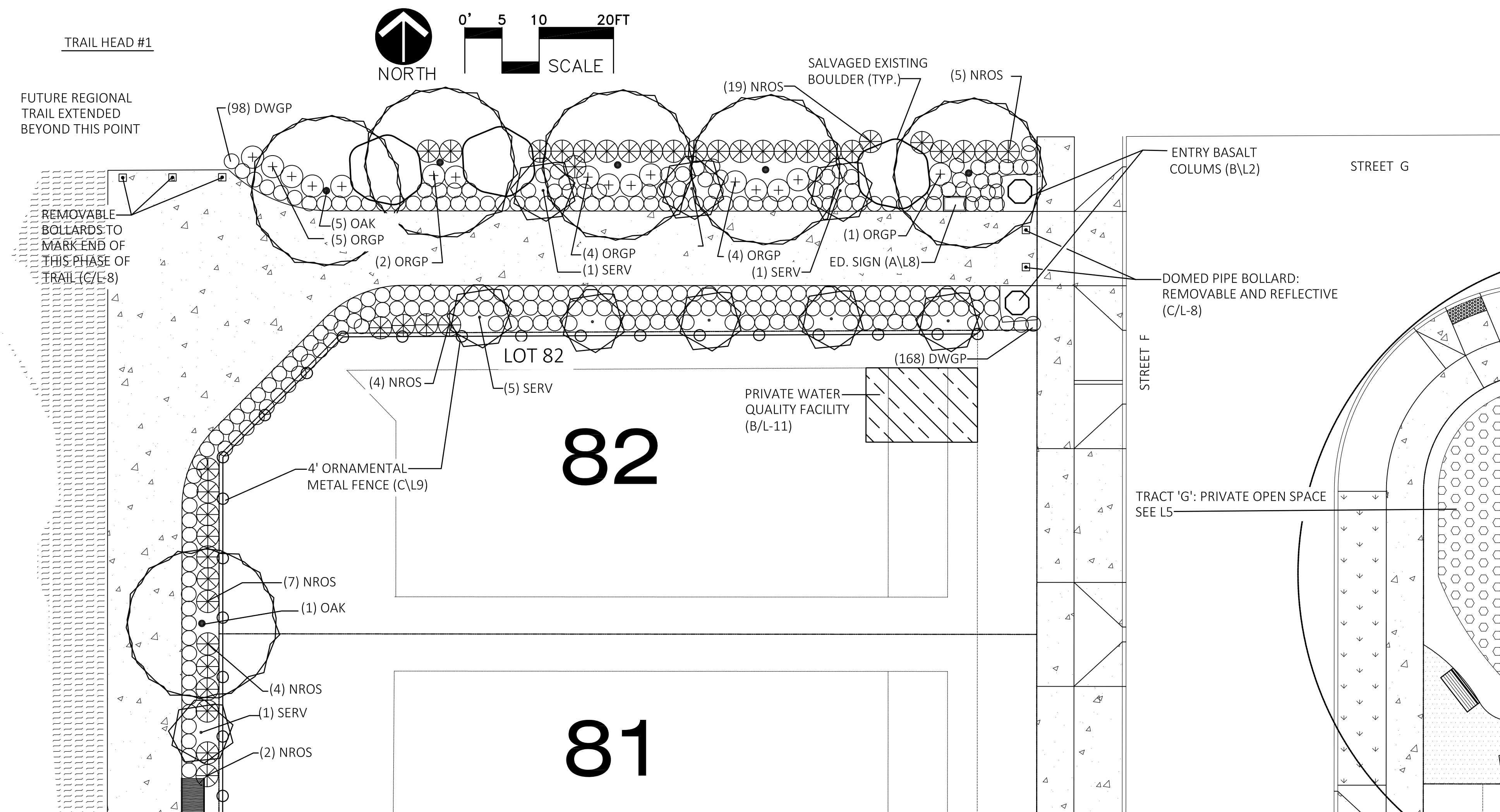


TRAILHEAD #1 - LANDSCAPE PLAN

MORGAN FARMS  
CITY OF WILSONVILLE, OREGON

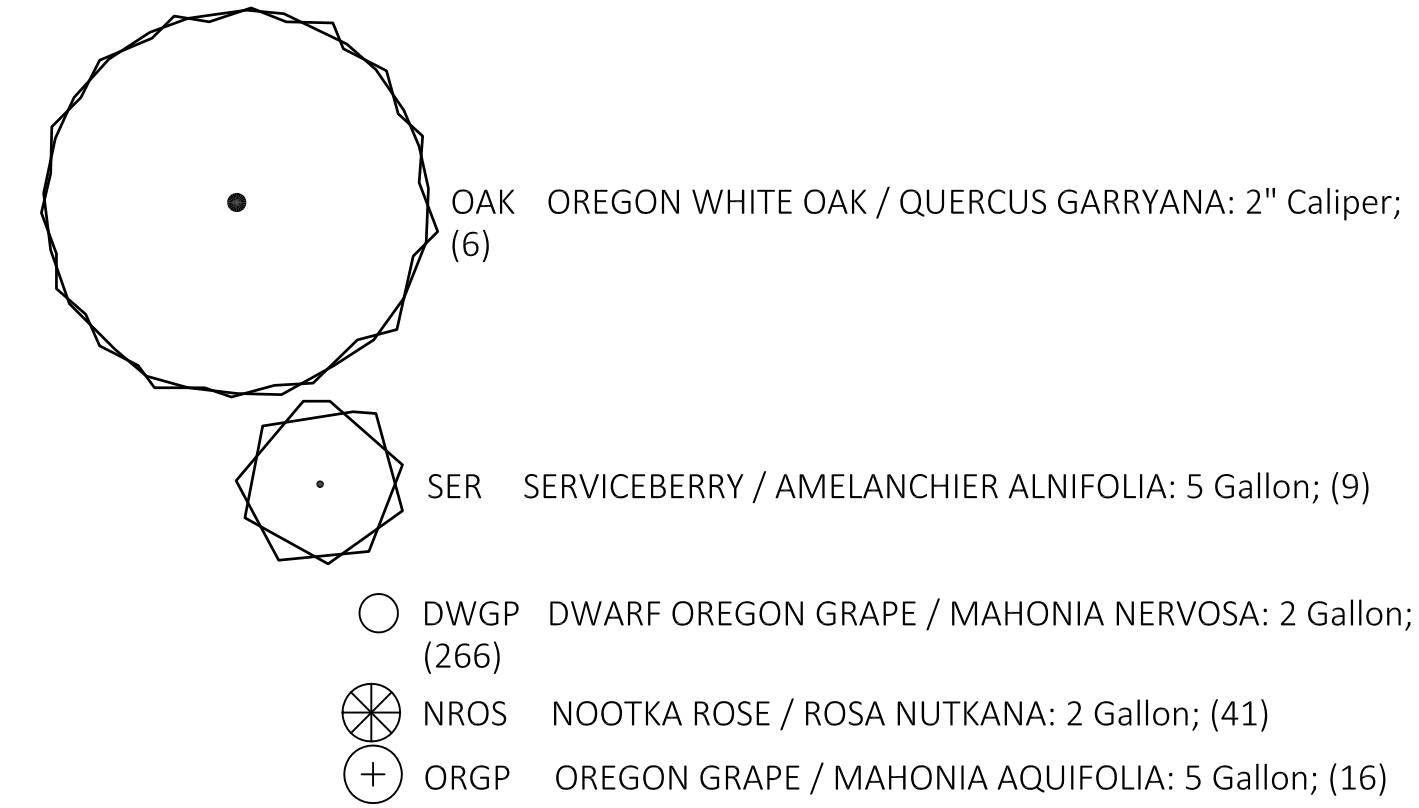
NOTE:

1. THESE NOTES APPLY TO ALL TRAIL HEADS AND SURROUNDING AREAS SHOWN ON SHEETS L2, L3, AND L4.
2. THE DETAIL AND SIZE OF THE TRAIL HEAD BENCHES, SIGNS, AND "MARKERS / COLUMNS" WILL BE COORDINATED AND DEVELOPED WITH INPUT AND REVIEW BY THE CITY. THESE IMPROVEMENTS ARE TO BE CONSISTENT AND IN COMPLIANCE WITH THE DETAILS FOR THIS REGIONAL TRAIL SYSTEM.
3. ERADICATE AND REMOVE ALL WEEDS, NON-NATIVE SPECIES, AND INVASIVE PLANTS. KEEP ALL AREAS WEED FREE UNTIL FINAL ACCEPTANCE.
4. PRESERVE AND PROTECT EXISTING NATIVE PLANTS REMAINING AFTER ALL OTHER WORK AND IMPROVEMENTS.
5. PROVIDE PLANS GROWN IN A LICENSED NURSERY. PLANTS SHALL BE IN GOOD CONDITION, WEED FREE, WITH IN-TACK ROOT BALLS, HEALTHY, WELL FORMED, WELL LEAFED, AND ACCEPTABLE TO OWNER.
6. ALL NEW PLANTING AREAS TO BE PROVIDED WITH AUTOMATICALLY CONTROLLED IRRIGATION. ALL PLANTS SHALL BE WATERED AS NEEDED TO MAINTAIN GOOD AND GROWING CONDITION.
7. PROVIDE A MINIMUM OF A 3" DEEP SETTLED LAYER OF MULCH AROUND ALL TREES, SHRUBS, AND GROUND COVER. PROVIDE A MINIMUM OF A 3' CIRCLE OF MULCH AROUND EACH SHRUB AND 4' AROUND EACH TREE. JOIN TOGETHER IF CIRCLES ARE WITHIN 12". MAINTAIN, WEED AND GRASS FREE UNTIL FINAL ACCEPTANCE.



TRAIL HEAD #1 - PLANT MATERIAL LEGEND

symbol tag common name / botanic name: size and (quantity)

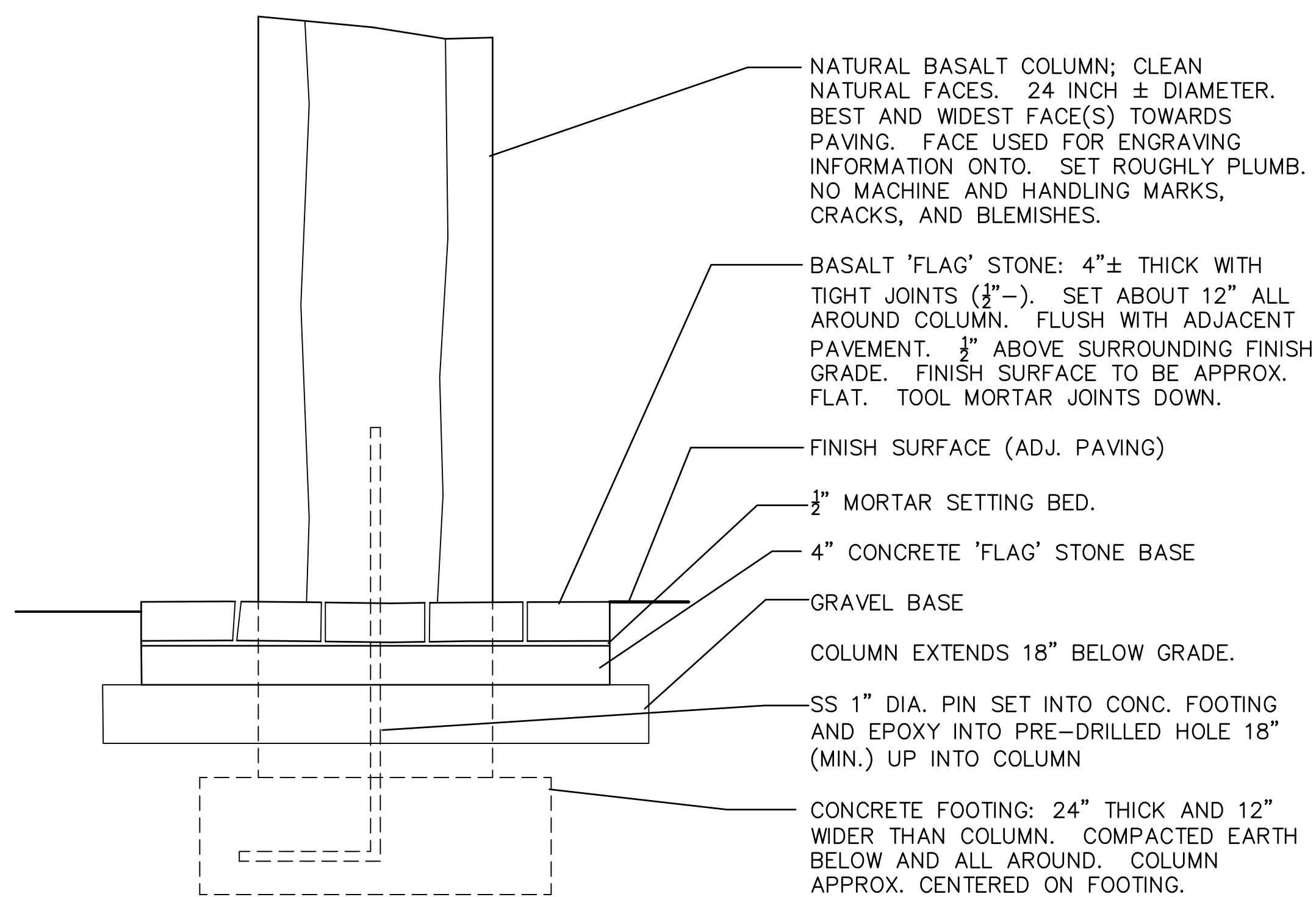


STORMWATER FACILITY PER CITY STANDARDS AND REQUIREMENTS

ROUGH SEED: PROVIDE THE FOLLOWING LOW NATIVE GRASS SEEDING AT A RATE OF 3 POUNDS PER 1,000 SQ. FT.:

- DWARF TALL FESCUE (40%)
- DWARF PERENNIAL RYE (30%)
- CREeping RED FESCUE (25%)
- COLONIAL BENT GRASS (5%)

A TRAILHEAD #1



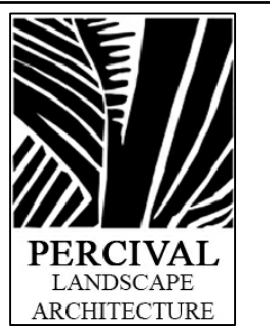
B TRAIL HEAD BASALT COLUMNS ('Trail Markers')

Designed by	Date	1/31/18
JDP	JDP	JDP
Drawn by	Date	1/31/18
JDP	JDP	JDP
Reviewed by	Date	2/1/18
JDP	JDP	JDP

No.	Date	Revision
4	5/10/18	REVISION REDLINES
3	4/23/18	COMPLETENESS REDLINES
2	3/30/18	COMPLETENESS REDLINES
1	2/12/18	CITY DESIGN REVIEW

Project  
MORGAN FARMS  
No.  
1715  
Type  
D.R. PLAN  
Sheet  
L2





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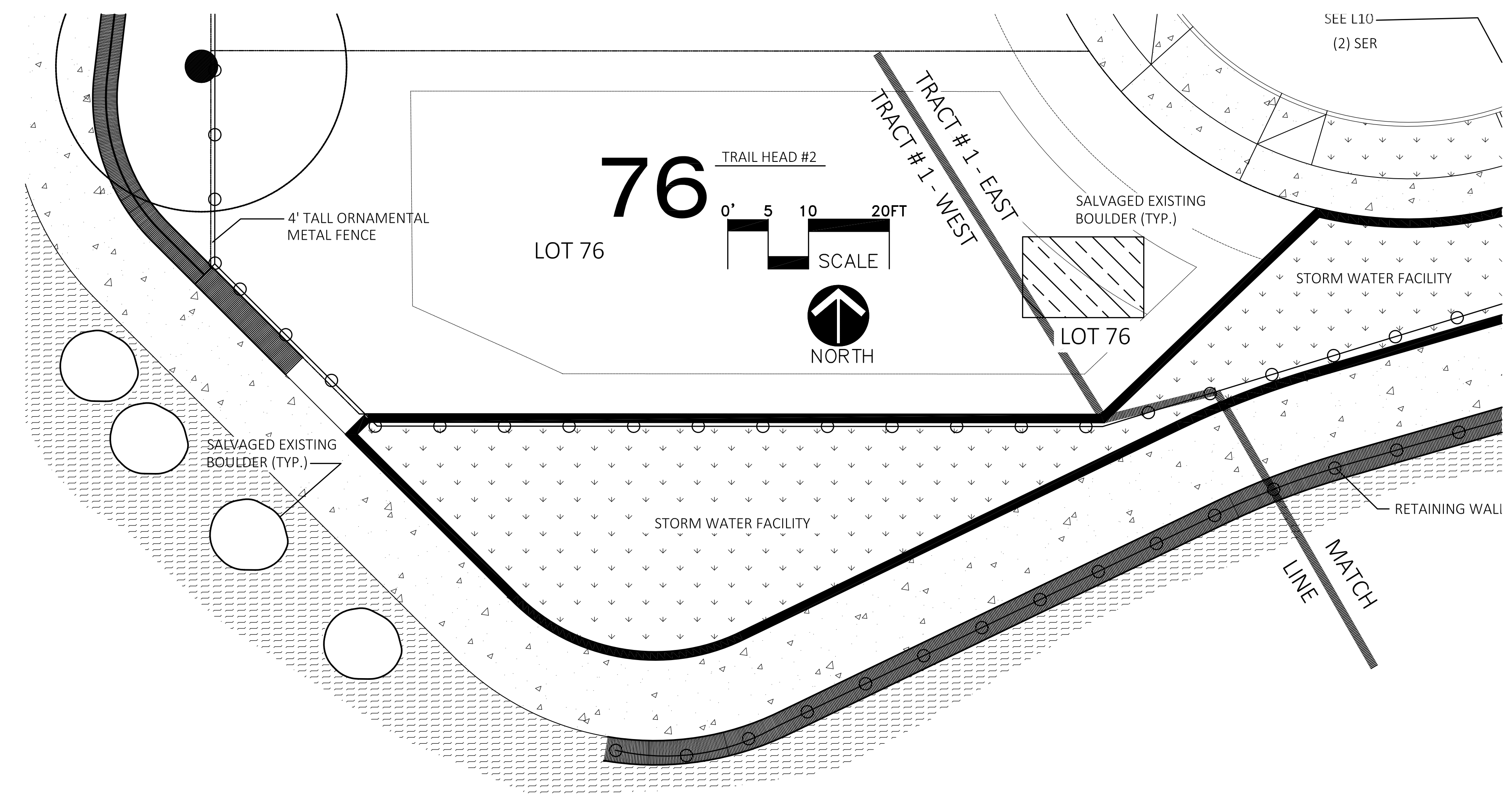


TRAILHEAD #2 - LANDSCAPE PLAN

MORGAN FARMS  
 CITY OF WILSONVILLE, OREGON

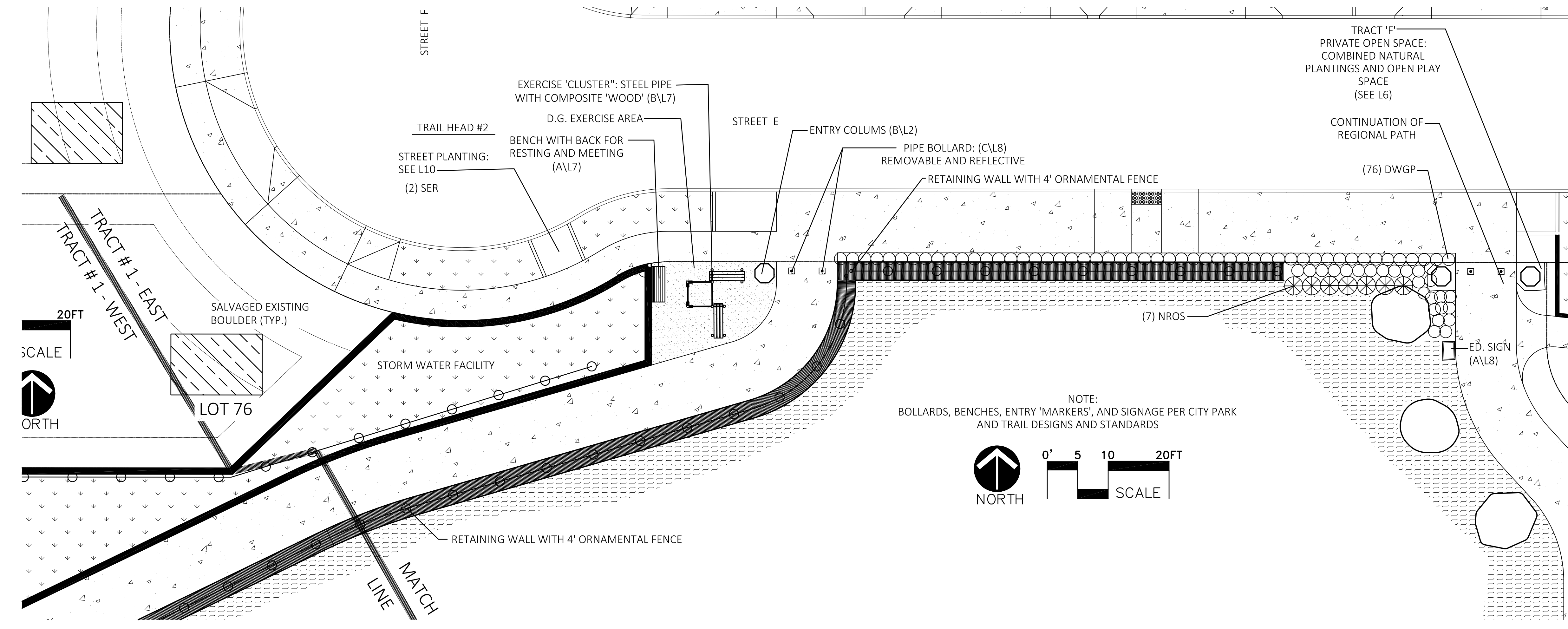
TRAIL HEAD #2 - PLANT MATERIAL LEGEND

symbol	common name / botanic name: size and (quantity)
	ROUGH SEED: PROVIDE THE FOLLOWING LOW NATIVE GRASS SEEDING AT A RATE OF 3 POUNDS PER 1,000 SQ. FT.: DWARF TALL FESCUE (40%) DWARF PERENNIAL RYE (30%) CREEPING RED FESCUE (25%) COLONIAL BENT GRASS (5%)
	STORMWATER FACILITY PER CITY STANDARDS AND REQUIREMENTS



Ⓐ TRAILHEAD #2 - WEST END

NOTE:  
 THE DETAIL AND SIZE OF THE TRAILHEAD BENCHES, SIGNS, AND "MARKERS / COLUMNS" WILL BE COORDINATED AND DEVELOPED WITH INPUT AND REVIEW BY THE CITY. THESE IMPROVEMENTS ARE TO BE CONSISTENT AND IN COMPLIANCE WITH THE DETAILS FOR THIS REGIONAL TRAIL SYSTEM.



Ⓑ TRAILHEAD #2 - EAST END

By	Designed by	Date	Drawn by	Date	Reviewed by	Date
JDP	JDP	1/31/18	JDP	1/31/18	JDP	2/1/18

No.	Date	Revision
4	5/10/18	REVISION REDLINES
3	4/23/18	COMPLETENESS REDLINES
2	3/30/18	COMPLETENESS REDLINES
1	2/12/18	CITY DESIGN REVIEW

Project  
 MORGAN FARMS  
 No. 1715  
 Type D.R. PLAN  
 Sheet L3



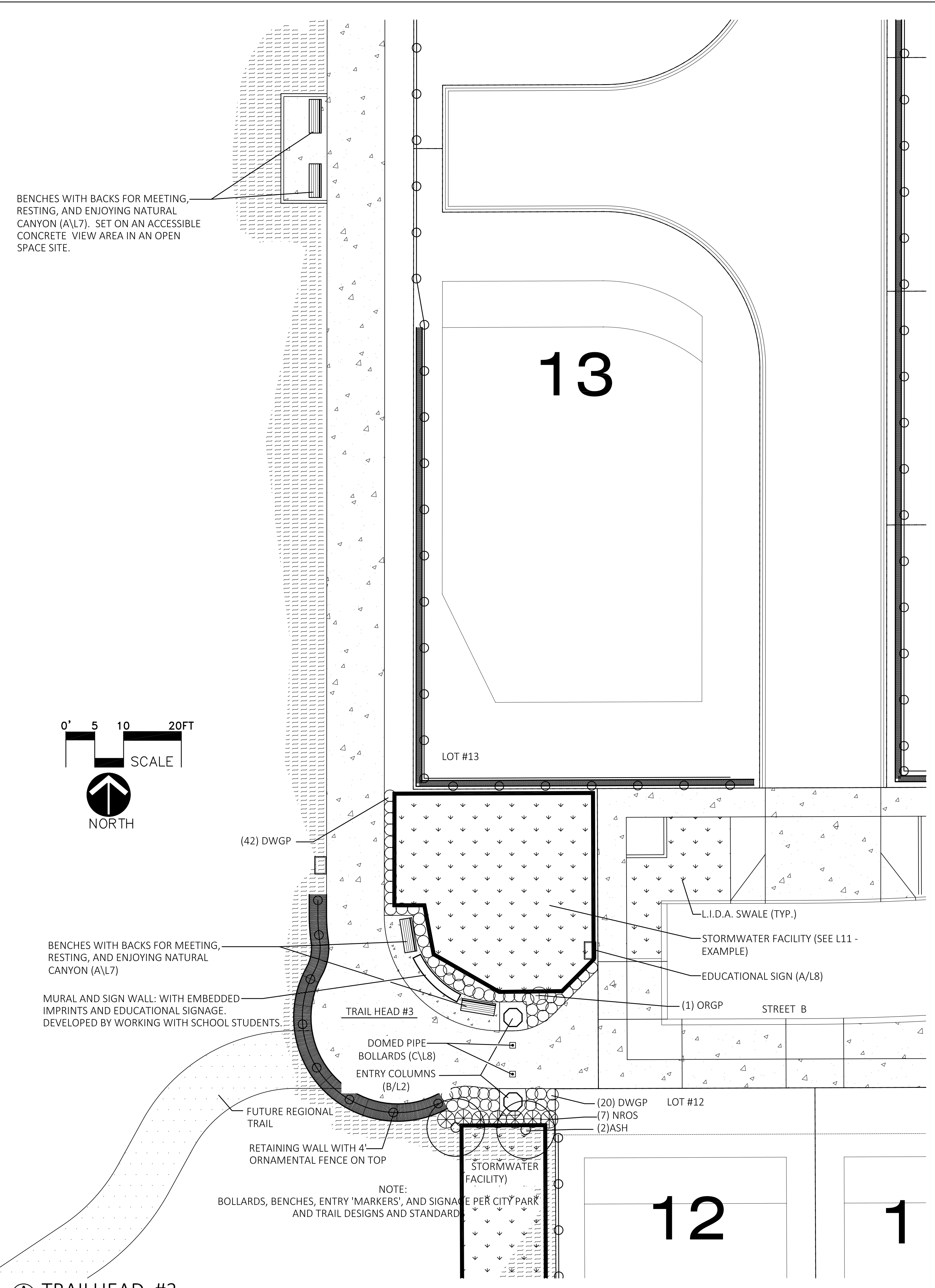


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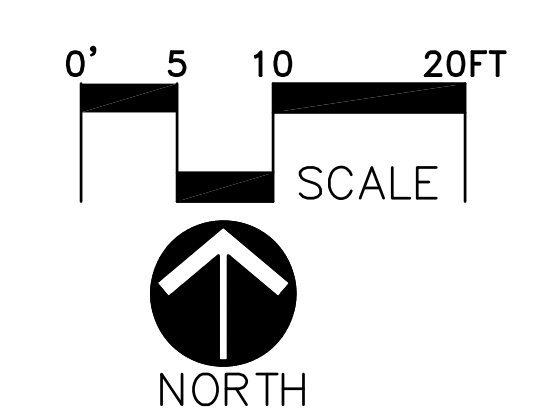


TRAILHEAD #3 - LANDSCAPE PLAN

MORGAN FARMS  
CITY OF WILSONVILLE, OREGON



BENCHES WITH BACKS FOR MEETING, RESTING, AND ENJOYING NATURAL CANYON (A/L7). SET ON AN ACCESSIBLE CONCRETE VIEW AREA IN AN OPEN SPACE SITE.



(A) TRAILHEAD #3

TRAIL HEAD #3 - PLANT MATERIAL LEGEND

symbol	tag	common name / botanic name: size and (quantity)
○	ASH	OREGON ASH / FRAXINUS LATIFOLIA: 2" Caliper; (2)
○	DWGP	DWARF OREGON GRAPE / MAHONIA NERVOSA: 2 Gallon; (59)
⊗	NROS	NOOTKA ROSE / ROSA NUTKANA: 2 Gallon; (7)
⊕	ORGP	OREGON GRAPE / MAHONIA AQUIFOLIA: 5 Gallon; (1)
⊙	SROS	SWAMP ROSE / ROSA PISOCARPA: 2Gallon; (14)
⊙	RDOG	REDTWIG DOGWOOD / CORNUS SERICEA: 2 Gallon; (12)
▭		PUBLIC STORMWATER FACILITY
▨		ROUGH SEED: PROVIDE THE FOLLOWING LOW NATIVE GRASS SEEDING AT A RATE OF 3 POUNDS PER 1,000 SQ. FT.: DWARF TALL FESCUE (40%) DWARF PERENNIAL RYE (30%) CREEPING RED FESCUE (25%) COLONIAL BENT GRASS (5%)

NOTE:  
THE DETAIL AND SIZE OF THE TRAILHEAD BENCHES, SIGNS, AND "MARKERS / COLUMNS" WILL BE COORDINATED AND DEVELOPED WITH INPUT AND REVIEW BY THE CITY. THESE IMPROVEMENTS ARE TO BE CONSISTENT AND IN COMPLIANCE WITH THE DETAILS FOR THIS REGIONAL TRAIL SYSTEM.

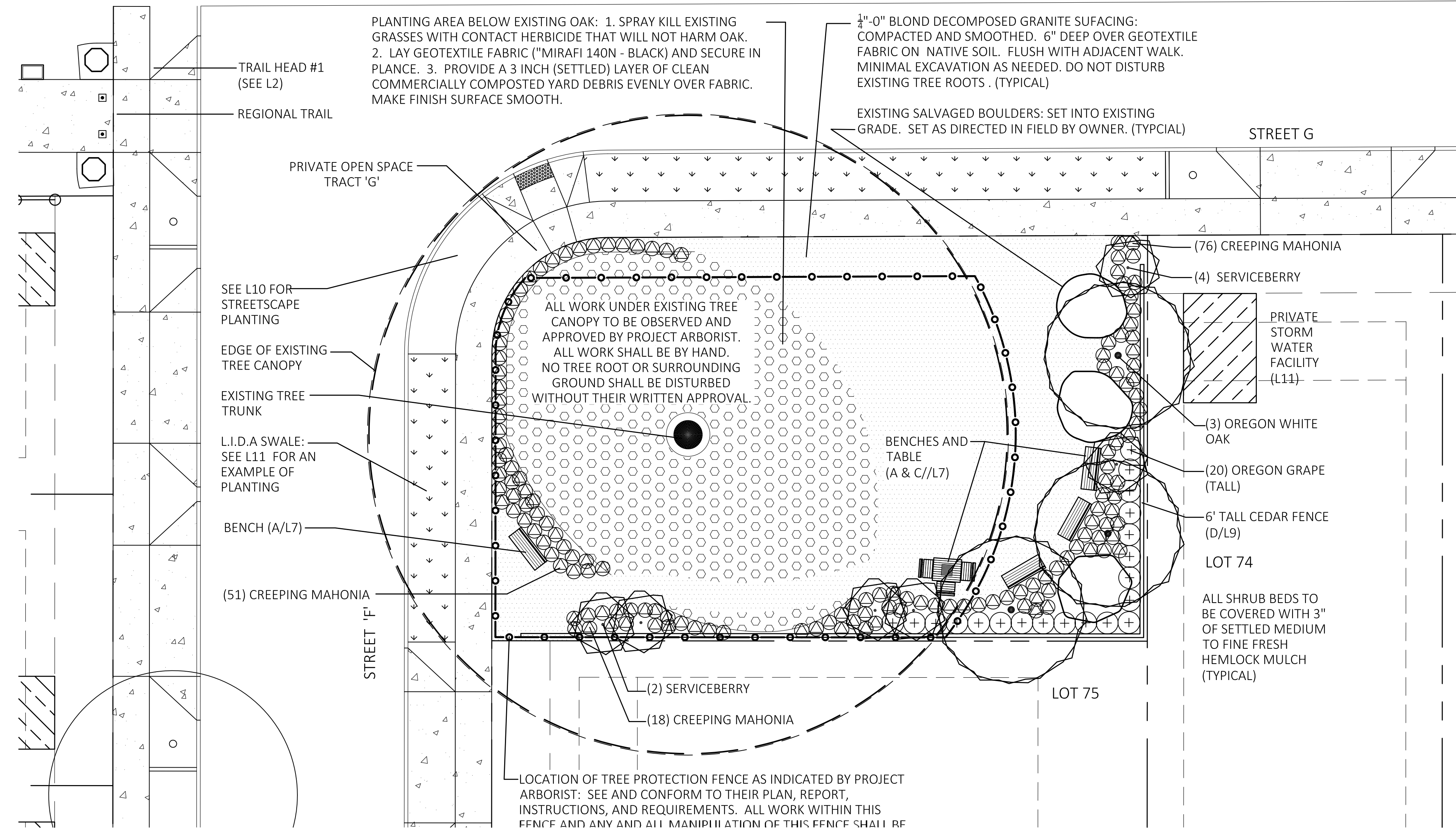
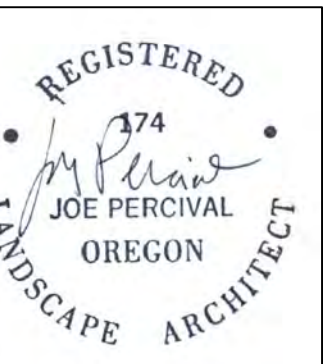
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		JDP		JDP		JDP	
		JDP		JDP		JDP	
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Project  
MORGAN FARMS  
No. 1715  
Type D.R. PLAN  
Sheet L4





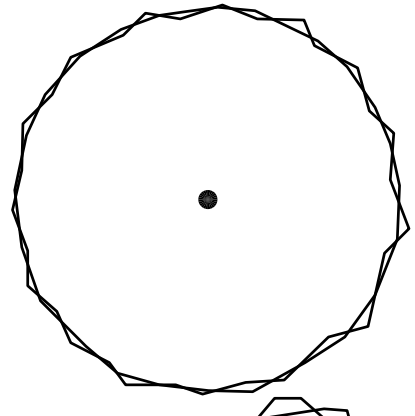
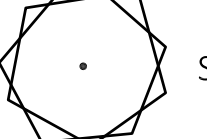

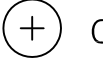
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(A) PRIVATE OPEN SPACE 'G'

PRIVATE OPEN SPACE 'G' - PLANT MATERIAL LEGEND

symbol      common name / botanic      name: size and (quantity)

-  OREGON WHITE OAK / QUERCUS GARRYANA: 3" Caliper; ( 3 )
-  SERVICEBERRY / AMELANCHIER ALNIFOLIA: 15 Gallon; ( 6 )
-  CREEPING MAHONIA / MAHONIA REPENS: 2 Gallon; ( 145 ) WITH FULL LUSH FOLIAGE
-  OREGON GRAPE / MAHONIA AQUIFOLIA: 5 Gallon; ( 20 ) WITH FULL LUSH FOLIAGE FROM TOP TO BOTTOM.

PRIVATE OPEN SPACE - TRACT 'G'  
LANDSCAPE PLAN

MORGAN FARMS  
CITY OF WILSONVILLE, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date
JDP	1/31/18	JDP	1/31/18	JDP	2/1/18

No.	Date	Revision	By
3	4/23/18	COMPLETENESS REDLINE	JDP
2	3/30/18	COMPLETENESS REDLINE	JDP
1	2/12/18	CITY DESIGN REVIEW	JDP

Project  
MORGAN FARMS  
No. 1715  
Type D.R. PLAN  
Sheet L5



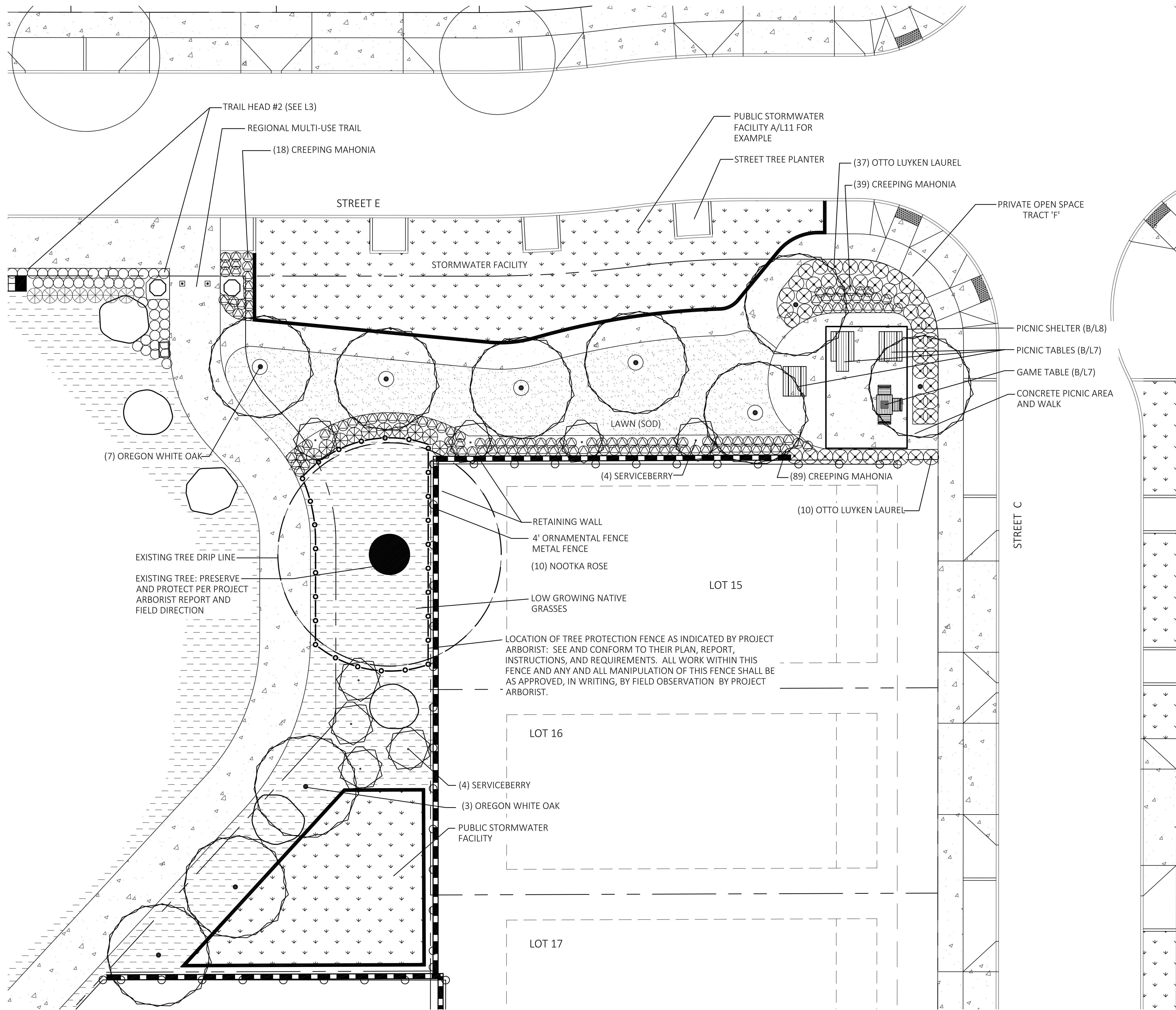


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PRIVATE OPEN SPACE - TRACT 'F'  
 LANDSCAPE PLAN

MORGAN FARMS  
 CITY OF WILSONVILLE, OREGON



PRIVATE OPEN SPACE 'F' - PLANT MATERIAL LEGEND

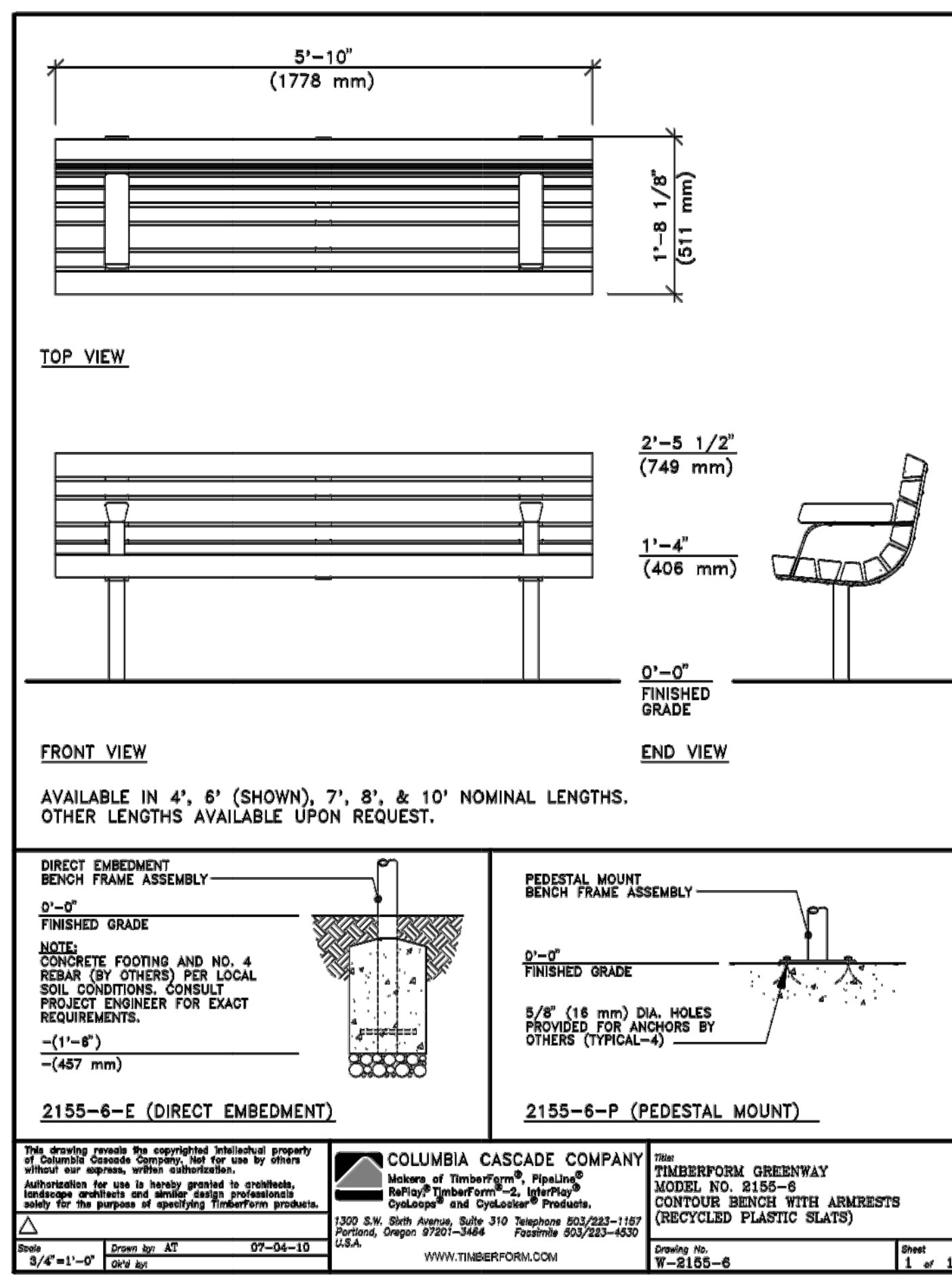
- | symbol | common name / botanic name: size and (quantity)  |
|--------|--|
|        | OREGON WHITE OAK / QUERCUS GARRYANA: 3" Caliper; ( 10 )  |
|        | SERVICEBERRY / AMELANCHIER ALNIFOLIA: 15 Gallon; ( 8 )   |
|        | CREEPING MAHONIA / MAHONIA REPENS: 2 Gallon; ( 130 ) WITH FULL LUSH FOLIAGE  |
|        | OTTO LUYKEN LAUREL / PRUNUS LAU. 'OTTO LUYKEN': 24"x24"; ( 47 )  |
|        | NOOTKA ROSE / ROSA NUTKANA: 5 Gallon; ( 10 )   |
|        | ROUGH SEED: PROVIDE THE FOLLOWING LOW NATIVE GRASS SEEDING AT A RATE OF 3 POUNDS PER 1,000 SQ. FT.:<br>DWARF TALL FESCUE (40%)<br>DWARF PERENNIAL RYE (30%)<br>CREEPING RED FESCUE (25%)<br>COLONIAL BENT GRASS (5%) |
|        | PUBLIC STORMWATER FACILITY PER CITY STANDARDS (TYPICAL - ALL LOCATIONS)  |

(A) PRIVATE OPEN SPACE 'F'

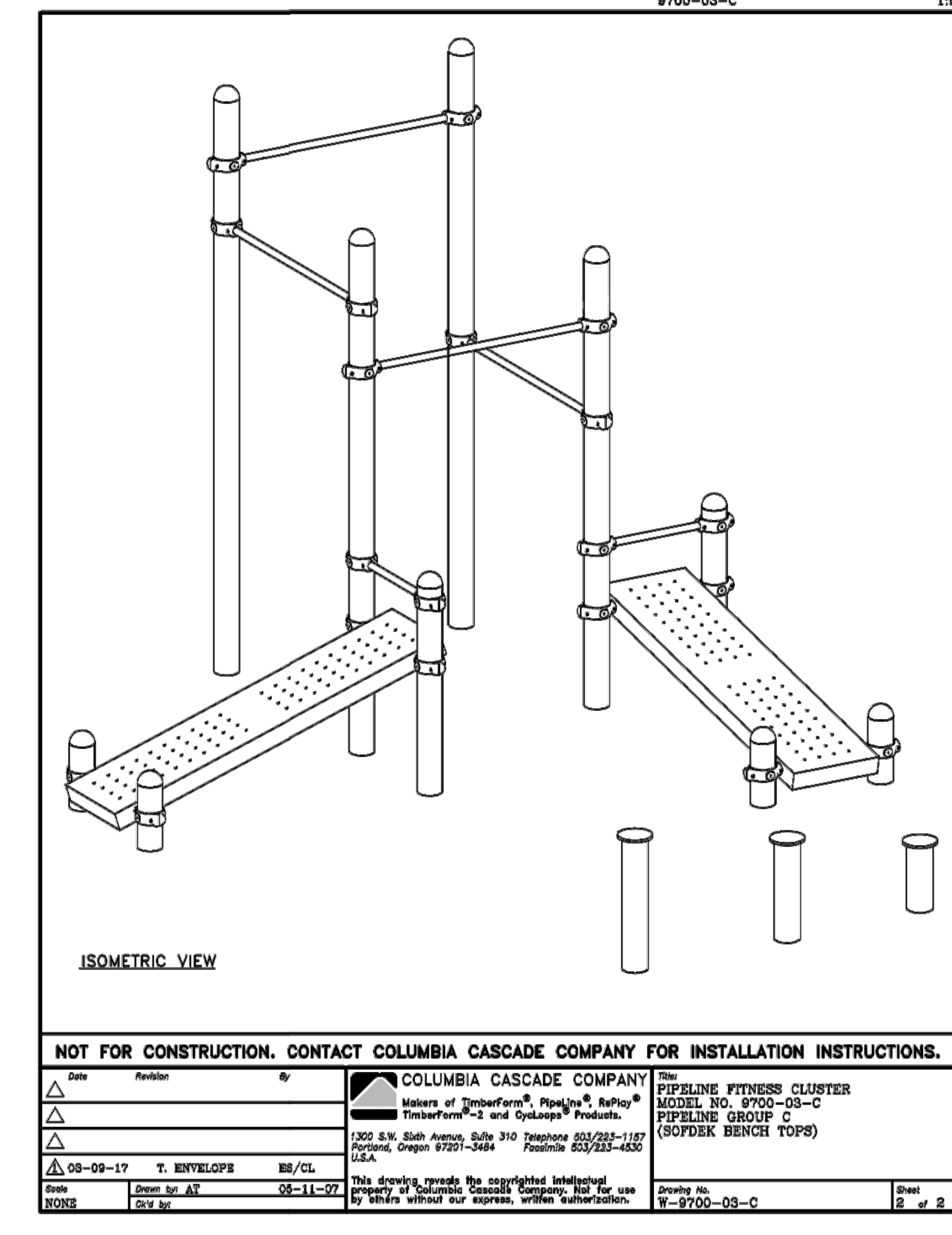
No.	Date	Revision	By	Designed by	Date	Drawn by	Date	Reviewed by	Date
4	5/10/18	REVISION REDLINE	JDP	JDP	1/31/18	JDP	1/31/18	JDP	1/31/18
3	4/23/18	COMPLETENESS REDLINE	JDP	JDP	2/1/18	JDP	2/1/18	JDP	2/1/18
2	3/30/18	COMPLETENESS REDLINE	JDP	JDP		JDP		JDP	
1	2/12/18	CITY DESIGN REVIEW	JDP	JDP		JDP		JDP	

Project  
 No. MORGAN FARMS  
 1715  
 Type D.R. PLAN  
 Sheet L6

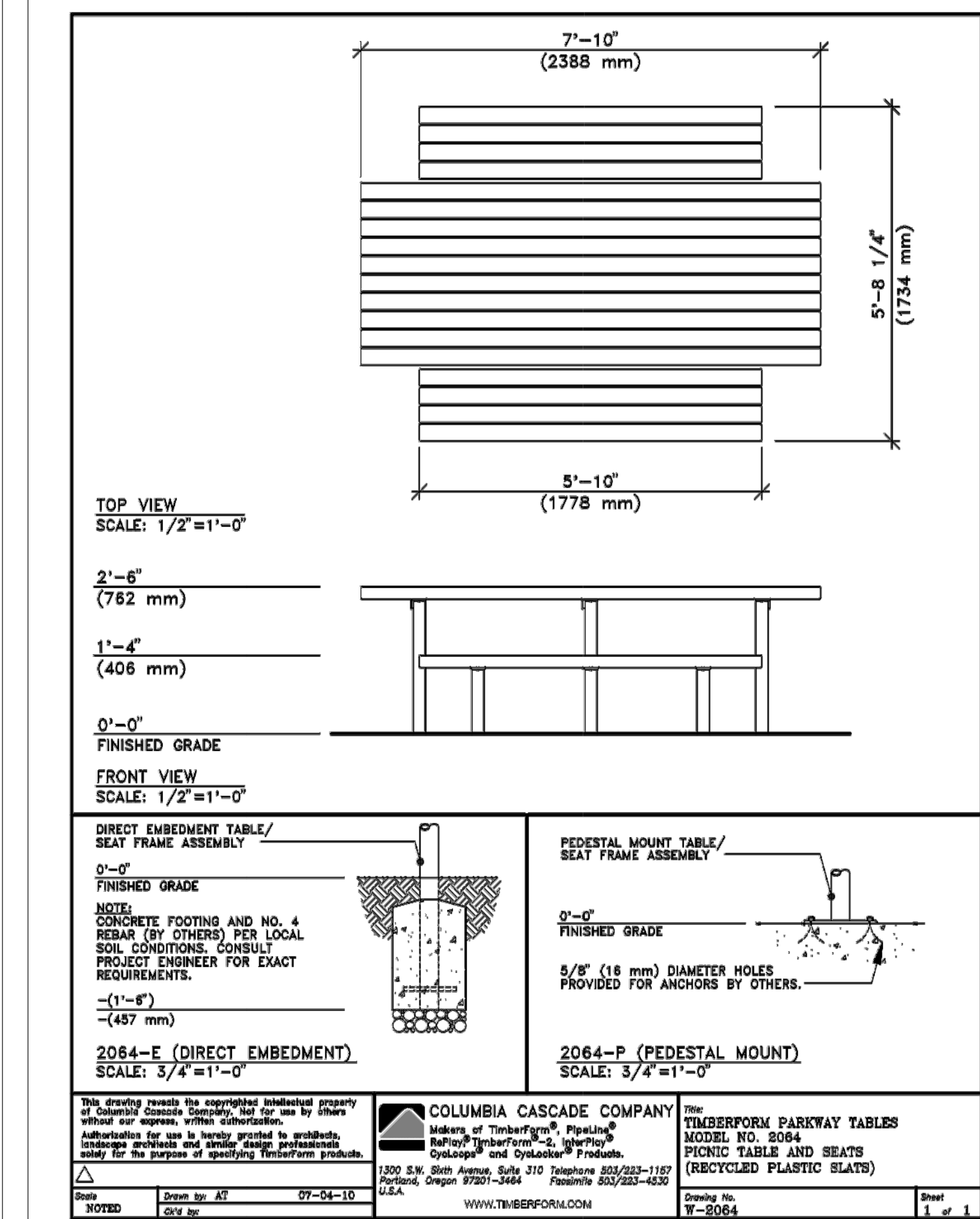
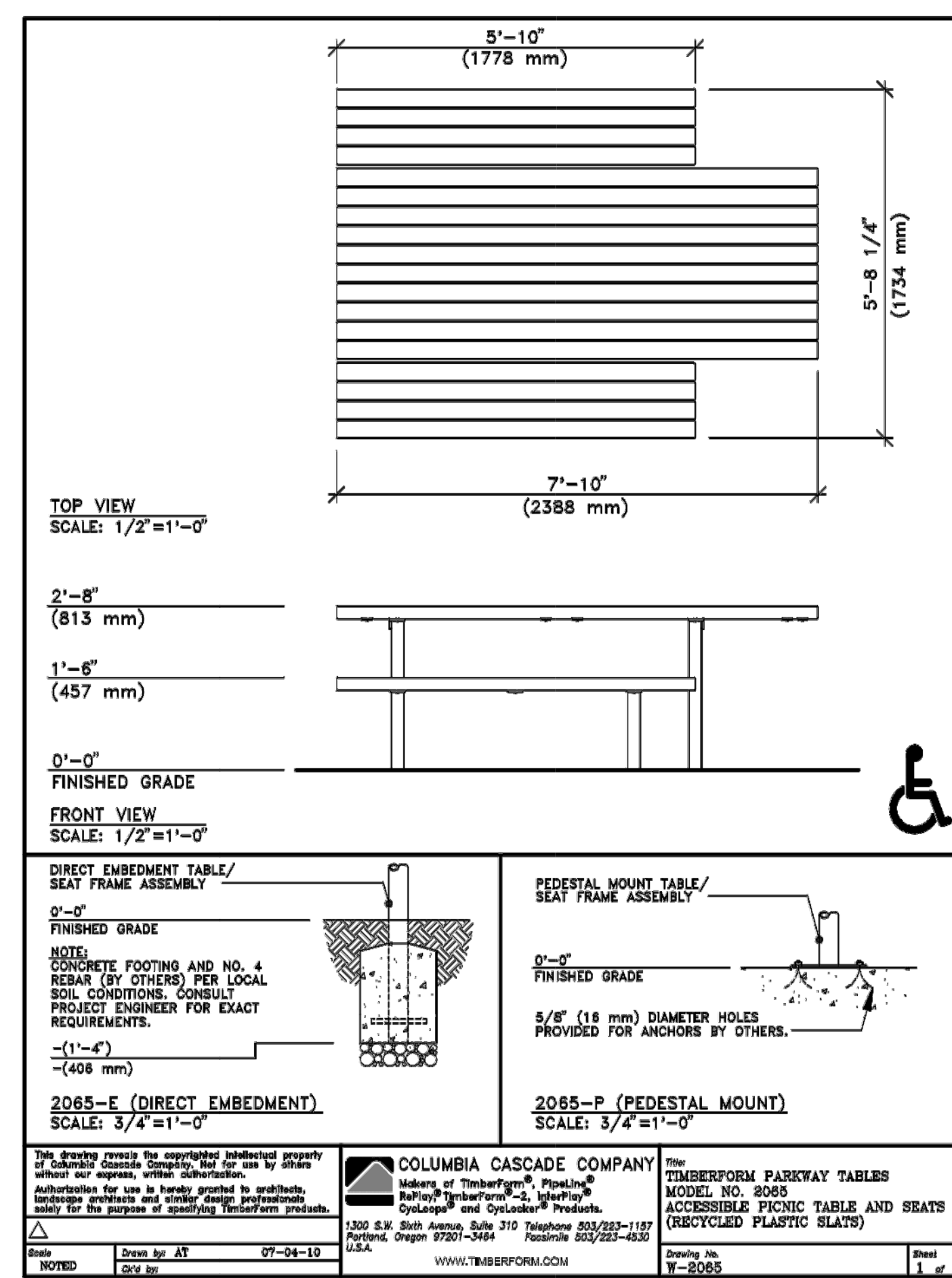




A BENCH



B EXERCISE STATION



C PICNIC TABLES AND GAME TABLE

**FURNISHINGS NOTE:**  
THE ATTACHED IMAGES OF PROPOSED FURNISHINGS ON THIS PAGE REPRESENT THE CHARACTER AND QUALITY OF FURNISHINGS TO BE PROVIDED. THESE OR EQUAL PRODUCTS WILL BE PROVIDED.

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Drawn by	JDP	Date	1/31/18
Reviewed by	JDP	Date	2/1/18

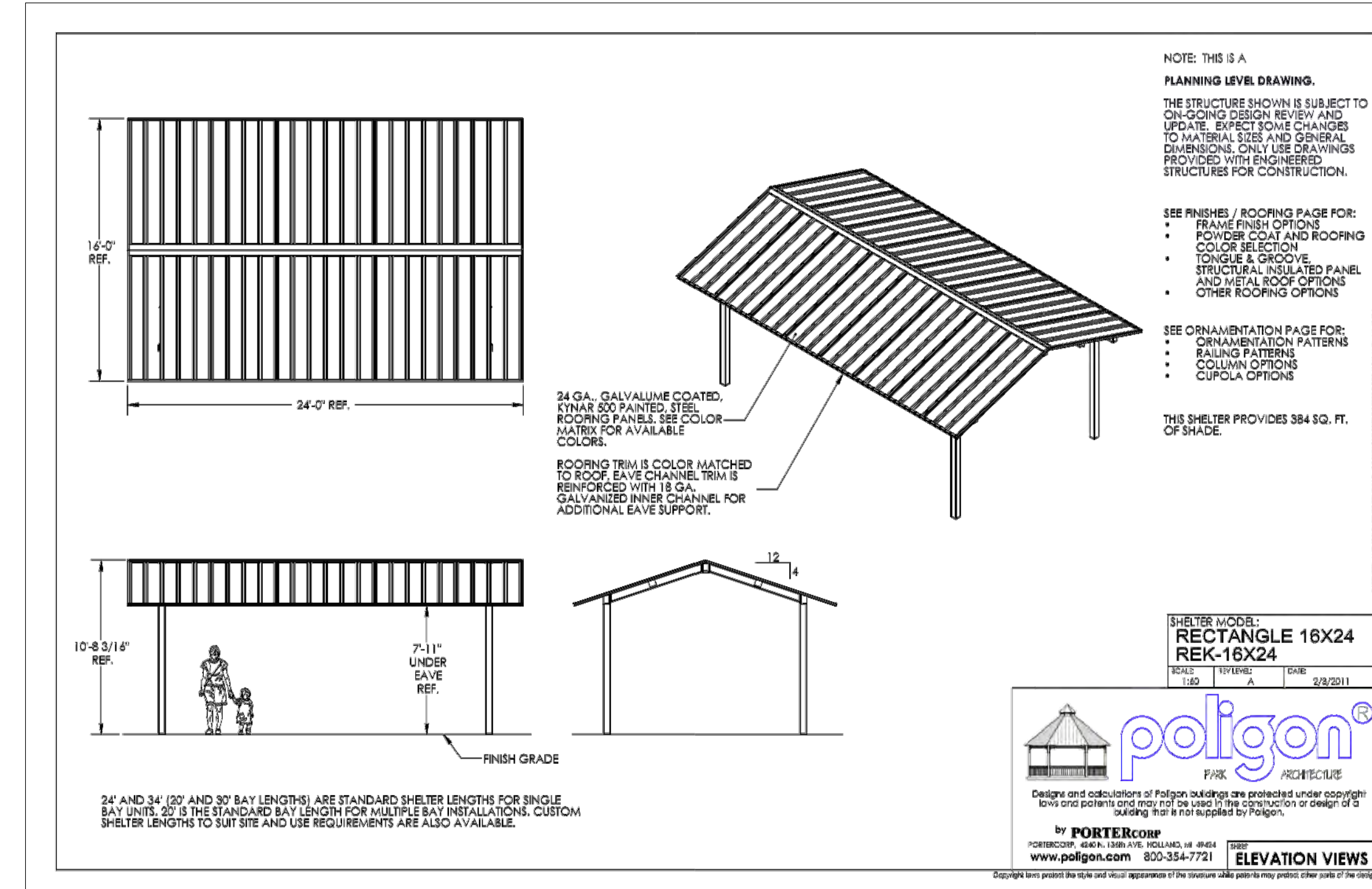
By	JDP
Revision	
Date	
No.	1
Date	3/30/18
NEW DRAWING	

Project	MORGAN FARMS
No.	1715
Type	D.R. PLAN
Sheet	L7

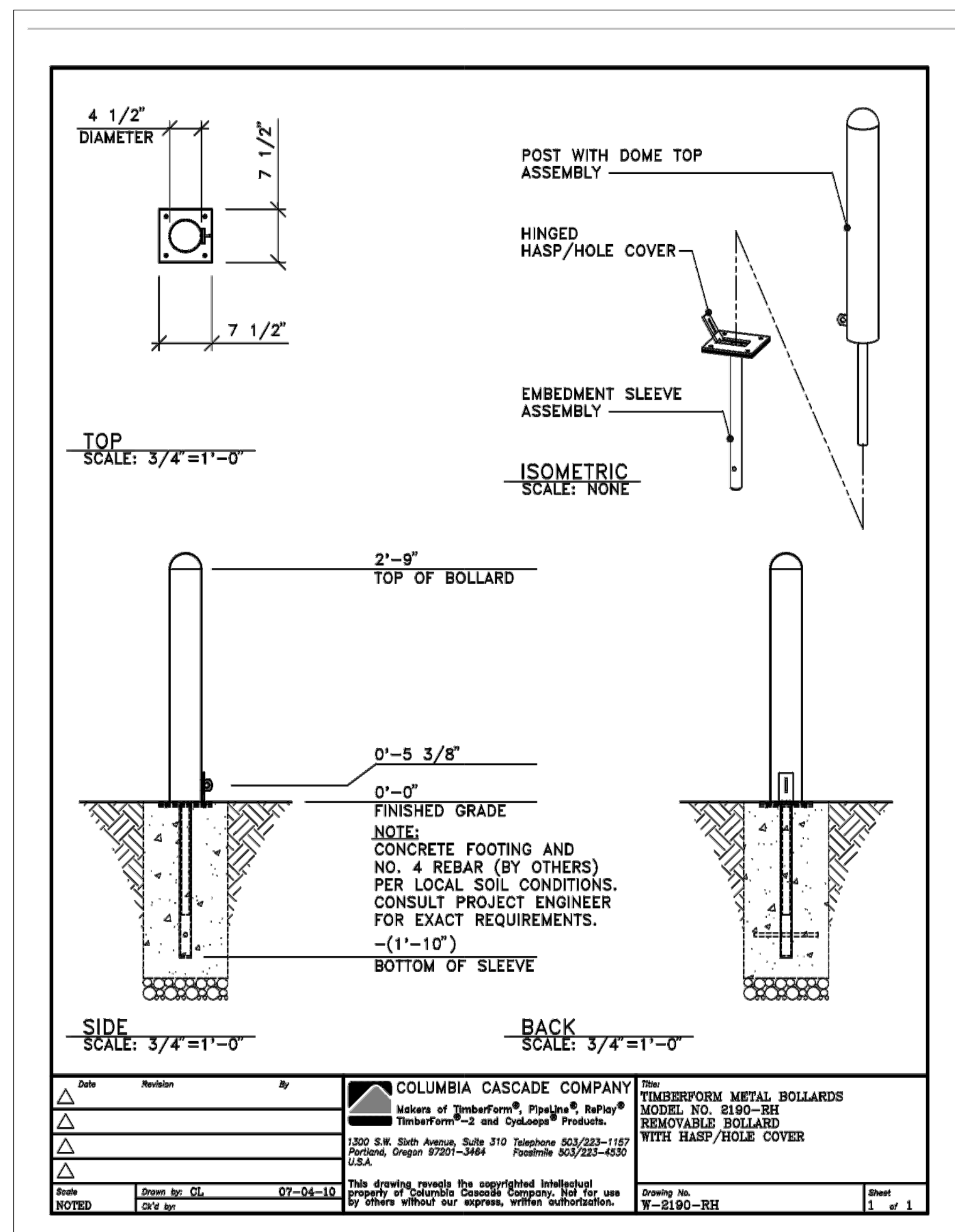
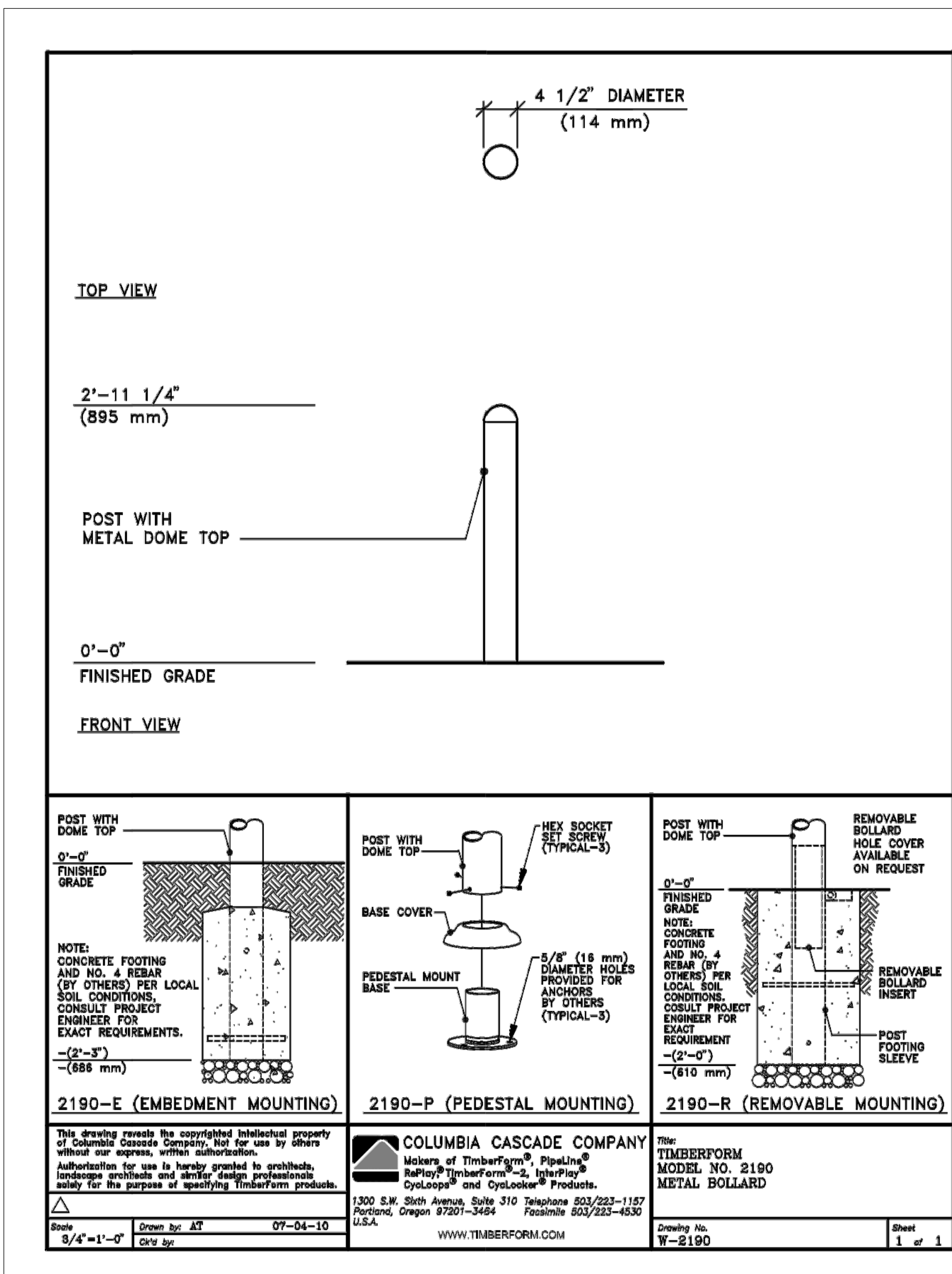




A EDUCATIONAL SIGN SUPPORTS (Signs To Be Provided By City)



B PICNIC SHELTER



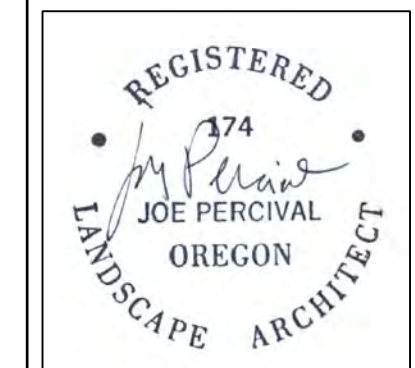
FURNISHINGS NOTE:  
 THE ATTACHED IMAGES OF PROPOSED  
 FURNISHINGS ON THIS PAGE REPRESENT THE  
 CHARACTER AND QUALITY OF FURNISHINGS  
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C BOLLARDS



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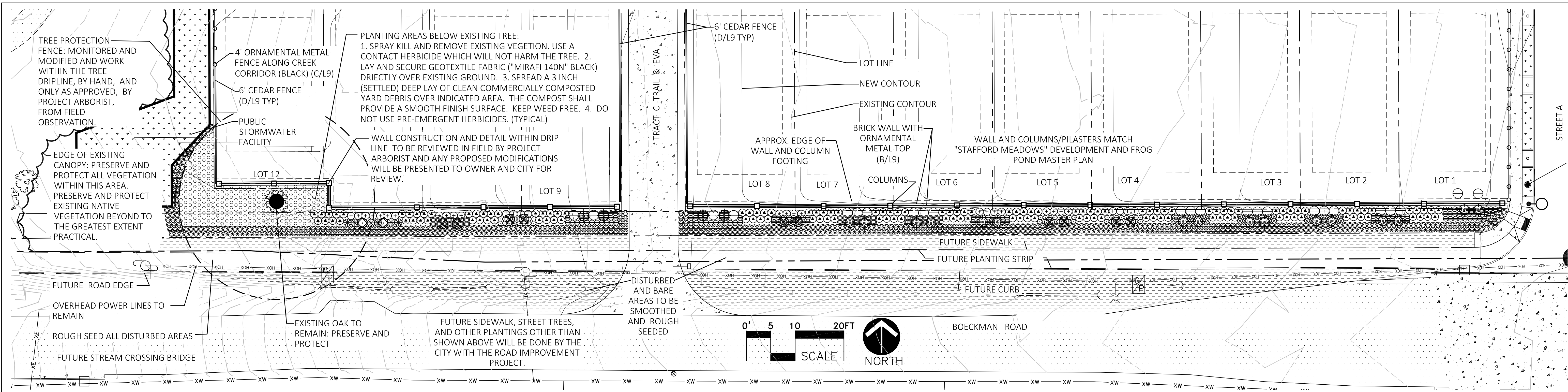
SITE FURNISHINGS  
 MORGAN FARMS  
 CITY OF WILSONVILLE, OREGON

Designed by	JDP	Date	1/31/18
Drawn by	JDP	Date	1/31/18
Reviewed by	JDP	Date	2/1/18

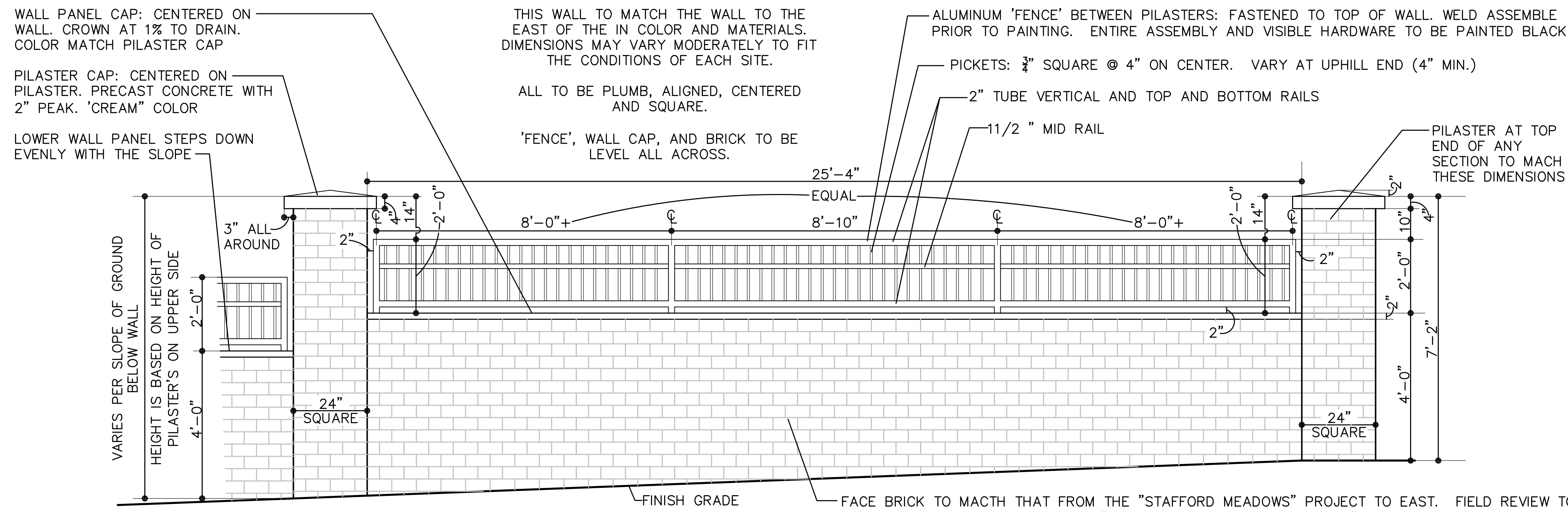
By	JDP
Revision	
Date	
No.	1
Date	3/30/18
Sheet	NEW DRAWING

Project  
 MORGAN FARMS  
 No. 1715  
 Type D.R. PLAN  
 Sheet 18





**(A) BOECKMAN ROAD OPEN SPACE BUFFER**



**BOECKMAN ROAD BUFFER - PLANT MATERIAL LEGEND**

symbol	common name / botanic name: size and (l)
○	-/ CROCOSMIA ' LUCIFER': 1 Gallon.; (42)
⊙	DAVID VIBURNUM / VIBURNUM DAVIDII: 5 Gallon; (135)
⊕	DAYLILY / HEMEROCALLIS 'FRAGRANT RETURNS': 1 Gallon; (121)
⊗	DWARF OREGON GRAPE / MAHONIA REPENS: 2 Gallon; (582); WITH FULL LUSH FOLIAGE
⊕	LILAC (COMMON) / SYRINGA VULGARIS (DARK PURPLE): 48" Ht.; (20)
⊗	NOOTKA ROSE / ROSA NUTKANA: 2 Gallon; (6)
⊕	OREGON GRAPE (Tall) / MAHONIA AQUIFOLIA: 5 Gallon; (31); FULL LUSH FOLIAGE
⊕	RED FLOWERING CURRANT / RIBES SANGUINEUM (RED): 5 Gallon; (2)
⊕	RUGOSA ROSE / ROSA RUGOSA (NON-HYBRID): 5 Gallon.; (24)
⊗	SERVICEBERRY / AMELANCHIER ALNIFOLIA: 5 Gallon; (10)
⊕	SIBERIAN IRIS (Purple Flower) / IRIS SIBIRICA: 1 Gallon.; (42)
⊕	THREADLEAF COREOPSIS / COREOPSIS VERTICILLATA ' GOLDEN SHOWNER': 1 Gallon.; (42)
▨	ROUGH SEED: PROVIDE THE FOLLOWING LOW NATIVE GRASS SEEDING AT A RATE OF 3 POUNDS PER 1,000 SQ. FT.:

**(B) BOECKMAN ROAD BRICK WALL WITH ORNAMENTAL METAL ON TOP**  
 1" = 2'-0"



**(D) 4' TALL OPEN ORNAMENTAL FENCE ALONG CREEK CORRIDOR**



**(E) 6' TALL CEDAR FENCE (With Clear Stain)**

Designed by	Date	1/31/18
JDP	Date	1/31/18
Drawn by	Date	2/1/18
JDP	Date	2/1/18
Reviewed by	Date	
JDP	Date	

By	Revision	Date
JDP	REVISION REDLINES	5/10/18
JDP	COMPLETENESS REVISIONS	3/30/18
JDP	COMPLETENESS REVISIONS	3/30/18
JDP	CITY DESIGN REVIEW	2/12/18



NOTES:

1. SEE ARBORIST REPORT FOR EXISTING TREES TO BE REMOVED AND FOR EVALUATION OF EACH TREE.

2. COMPLY WITH THE CITY OF WILSONVILLE STREET TREE DETAILS AND ROOT BARRIER REQUIREMENTS.

PLANT TREES ACCORDING TO DETAIL (DRAWING) NUMBER P-5000 FOR B & B TREES. STAKE TREES PER DRAWING NUMBER P-5005, FOR TREES LESS THAN 3" CALIPER. PROVIDE ROOT BARRIERS PER DRAWING NUMBER RD-1240

3. SEE CIVIL DRAWING FOR MATERIALS AND CONSTRUCTION OF WATER QUALITY SWALES SHOWN ALONG STREET.

4. ADJUST PLANTING LOCATIONS AS NEEDED TO PROVIDE AT LEAST MINIMUM REQUIRED CLEARANCE FROM INSTALLED UTILITIES, IF DIFFERENT THAN SHOWN. SEE DRAWING NUMBER RD-1240. NOTE THAT CLEARANCE FROM STREET LIGHTS SHALL BE 25' RATHER THAN WHAT IS INDICATED ON THAT DRAWING.

5. IRRIGATION FOR STREETScape, STREET TREES, STREET SIDE (PUBLIC) LIDA SWALES, AND PRIVATE STORM FACILITIES WILL BE PROVIDED AND MAINTAINED BY THE LOT WHEN DEVELOPED.

IRRIGATION FOR PARKS (OPEN SPACES) WILL BE PROVIDED AND MAINTAINED BY THE DEVELOPMENT FROM DEDICATED WATER METERS ON THE STREET ADJACENT TO THE STREET.

IRRIGATION FOR THE TRAIL, TRAIL HEADS, AND ANY REQUIRED FOR ADJACENT STREAM CORRIDOR AREAS WILL BE PROVIDED BY DEDICATED WATER METERS AND SYSTEMS PROVIDED BY THE DEVELOPMENT BUT MAINTAINED AND OPERATED BY THE CITY.

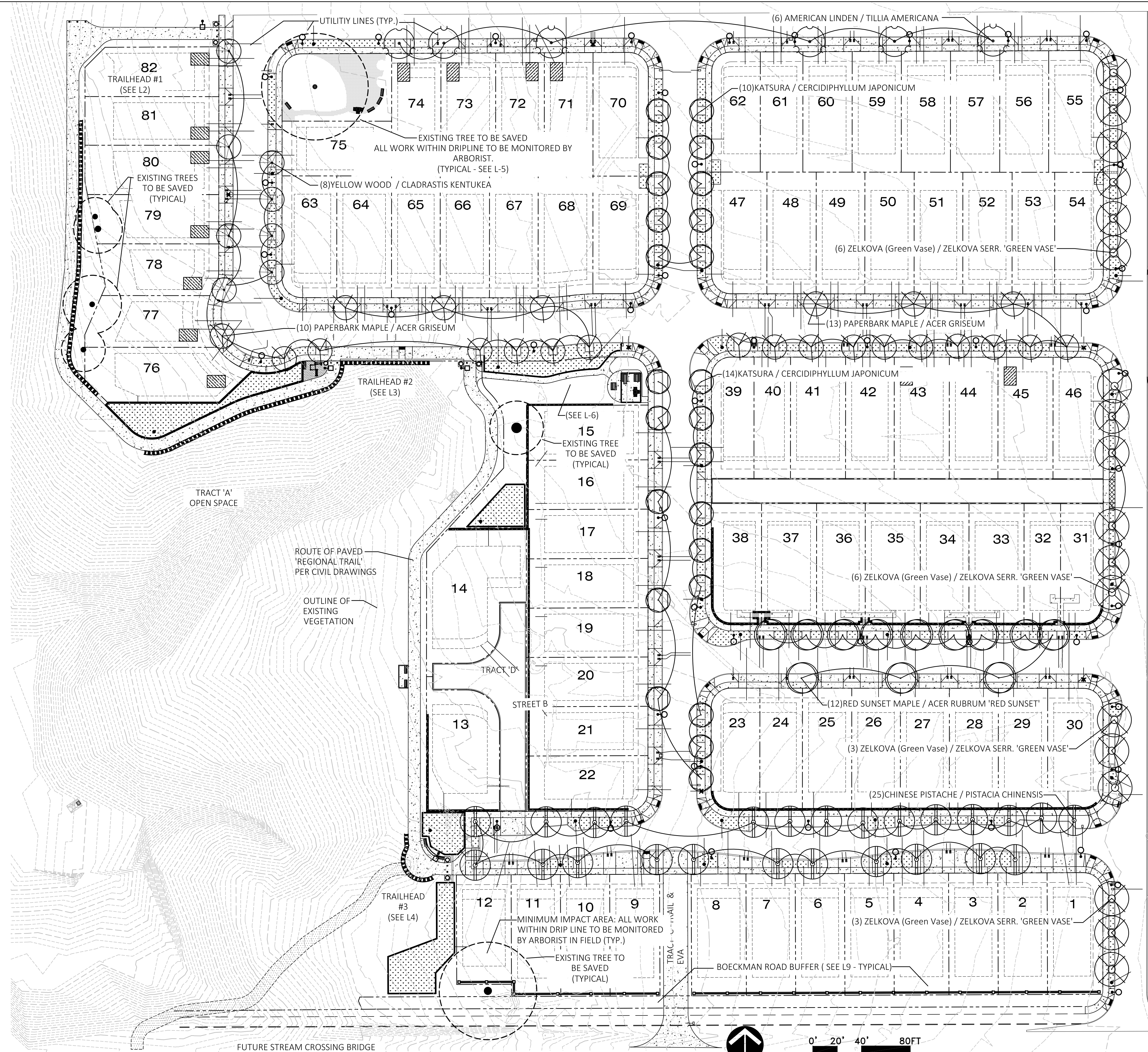
IRRIGATION CONTROLLERS WILL BE PROVIDED AT THE AREAS BEING PROVIDED AND WILL BE CONTROLLED AND OPERATED BY THOSE PROVIDING THE IRRIGATION.

IRRIGATION FOR EXISTING TREES TO REMAIN WILL BE PROVIDED, OPERATED, AND MAINTAINED ONLY AS APPROVED AND DIRECTED. IRRIGATION BELOW THE EXISTING TREES WILL BE BY DRIPPER LINE INSTALLED ON THE SURFACE OF GROUND BELOW THE TREES AND WILL BE COVERED BY THE ADJACENT MULCH COMPOST. ONE QUICK COUPLER WILL BE PROVIDED JUST OUTSIDE THE EDGE OF THE EXISTING TREE CANOPY TO PROVIDE FOR MANUAL WATERING AS NEEDED.

STREET TREE - PLANT MATERIAL LEGEND

symbol	common name / botanic name: size; (quantity)
	AMERICAN LINDEN / TILLIA AMERICANA: 3" Caliper; (6)
	CHINESE PISTACHE / PISTACIA CHINENSIS : 2 1/2" Caliper; (25)
	KATSURA / CERCIDIPHYLLUM JAPONICUM : 2 1/2" Caliper; (24)
	PAPERBARK MAPLE / ACER GRISEUM: 2 1/2" Caliper; (23)
	RED SUNSET MAPLE / ACER RUBRUM 'RED SUNSET': 2 1/2" Caliper; (12)
	YELLOW WOOD / CLADRASTIS KENTUCKEA: 2 1/2" Caliper; (8)
	ZELKOVA (Green Vase) / ZELKOVA SERR. 'VILLAGE GREEN': 3" Caliper; (18)
	PUBLIC L.I.D.A. SWALE (SEE CIVIL DRAWINGS TOO)
	PRIVATE STORM WATER FACILITY (SEE CIVIL DRAWINGS TOO)
	(SEE L11 FOR EXAMPLES OF PUBLIC AND PRIVATE STORM FACILITIES)
	STORM LINE AND DRAIN
	WATER LINE AND METER

STREETSIDE PLANTING STRIPS, WHERE THERE IS NO WATER QUALITY (L.I.D.A.) PLANTING, SHALL BE PLANTED WITH NATIVE STRAWBERRIES / FRAGARIA CHILOENSIS, 4" POTS @ 12" ON CENTER (TRIANGULAR SPACING) (NOTE NO HATCH IS SHOWN IN THESE AREAS AND THEY INCLUDE THE AREAS AROUND STREET TREES)



(A) STREET TREE PLANTING PLAN

Designed by	Date	1/31/18
JDP	Date	1/31/18
Drawn by	Date	2/1/18
JDP	Date	2/1/18
Reviewed by	Date	
JDP	Date	

No.	Revision	Date	By
3	COMPLETENESS REDLINES	4/23/18	JDP
2	COMPLETENESS REDLINES	3/30/18	JDP
1	CITY DESIGN REVIEW	2/12/18	JDP



**STREET -SIDE L.I.D.A. FACILITY NOTES:**

1. SEE CIVIL DRAWINGS FOR CONSTRUCTION AND MATERIALS FOR THE ROAD SIDE SWALE.
2. SEE "CITY OF WILSONVILLE "STORMWATER & SURFACE WATER DESIGN AND CONSTRUCTION STANDARDS", SECTION 3 - PUBLIC WORK STANDARDS, APPENDIX "A" FOR THE REFERENCED REFERENCES AND REQUIREMENTS. CONFORM TO ALL CONSTRUCTION AND MAINTENANCE REQUIREMENTS INDICATED THERE IN AND TO REFERENCED "DRAWING NUMBERS" (DETAILS).
3. FACILITIES ARE TO BE AS PER CITY OF WILSONVILLE DETAIL (DRAWING NUMBER) ST-6045 ("VEGETATED SWALE - FILTRATION) AND DRAWING NUMBER ST-6035 ("VEGETATED FILTER STRIP").  
THIS FACILITY IS COMPRISED OF "MOISTURE ZONES" TYPE 'S'
4. ROAD SIDE PLANTERS WILL VARY AND EACH WILL RECEIVE PLANT TYPES AND QUANTITIES MATCHING OR EXCEEDING THAT WHICH IS REQUIRED BY THE CITY OF WILSONVILLE STORMWATER FACILITY STANDARDS APPROPRIATE FOR EACH.

**PUBLIC STORMWATER FACILITY (SWALES) ANALYSIS:**

SWALE PLANT COUNTS WERE BASED ON "APPENDIX A" AND THE PLANTING QUANTITY REQUIREMENTS THEREIN.

**A. ANALYSIS OF PLANT QUANTITIES:**

- 1) AROUND STREET TREES GROUND COVER AT THE REQUIRED DENSITY OF 115 PLANTS PER 100 SQ. FT. ARE SHOWN. THIS MEETS THE CITY OF WILSONVILLE REQUIREMENTS.
- 2) STORM WATER FACILITY MEETS OR EXCEEDS THE TYPE AND QUANTITY OF PLANTS REQUIRED.
- 3) THE STORMWATER FACILITY USED FOR THE EXAMPLE IS 1,005 SQUARE FEET IN SIZE.

**STORMWATER FACILITY PLANT MATERIAL LEGEND**

**SMALL TREES**

VINE MAPLE / ACER CIRCINATUM: 5 GALLON, (11)

**SMALL SHRUBS**

SWAMP ROSE / ROSA PISOCARPA: 1 GALLON, (14)

DWARF OREGON GRAPE / MAHONIA NERVOSA: 1 GAL., (24)

DWARF REDWIG DOGWOOD / CORNUS 'KELSEYI': 2 GALLON, (8)

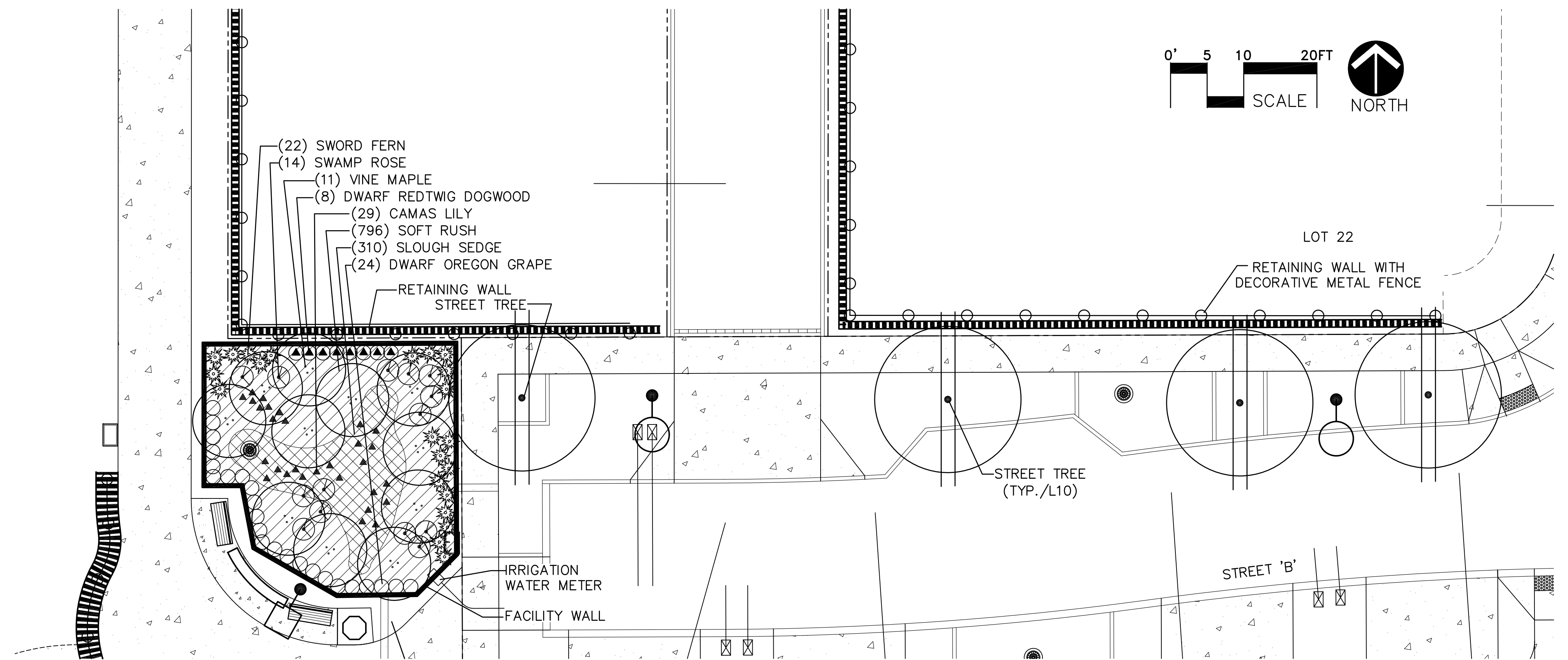
**HERBACEOUS PLANTS / GROUND COVER**

CAMAS (BLUE FLOWER) / CAMASSIA QUAMASH: 1 GALLON, (29)

SWORD FERN / POLYSTICHUM MUNITUR: 1 GAL., (22)

SLOUGH SEDGE / CAREX OBNUPTA: 4" POTS, (83)

SPREADING RUSH / JUNCUS PATENS: 4" POTS, (182)



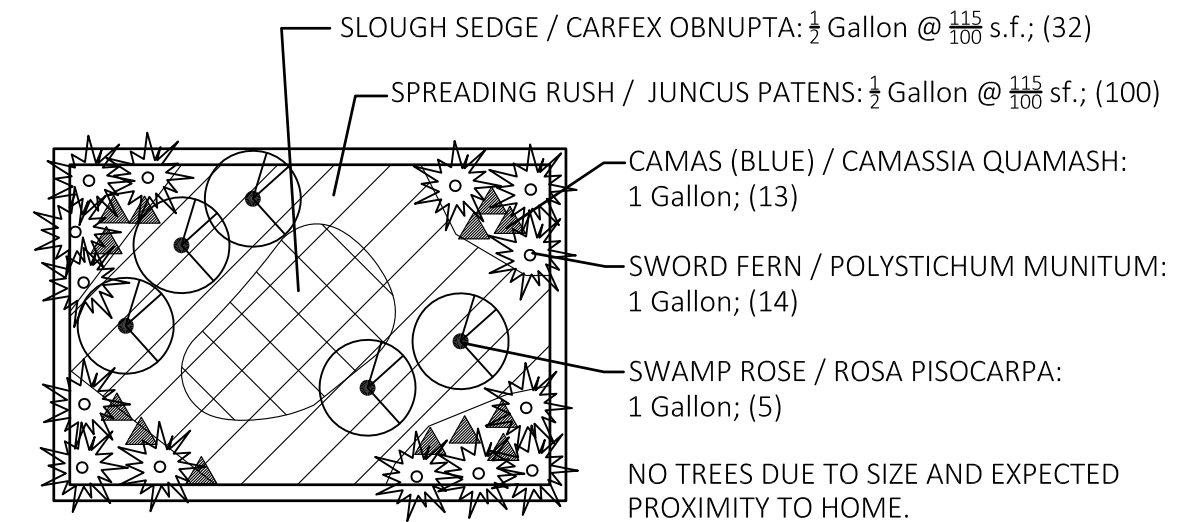
**(A) PUBLIC STORMWATER FACILITY (EXAMPLE)**  
( note: all will be detailed for the Engineering / Final Permitting Stage)

**NOTE:**

SEE CIVIL DRAWING AND CITY OF WILSONVILLE DRAWING NUMBER ST-6005 FOR MATERIALS AND DETAILING OF PRIVATE STORMWATER FILTRATION PLANTER.

PLANT CALCULATIONS ARE BASED ON AT LEAST THE TYPE AND QUANTITY OF PLANTS INDICATED IN THE CITY OF WILSONVILLE STORMWATER FACILITY GUIDE AND ON A TYPICAL FACILITY SIZE OF 150 SQ.FT.

PLANT TYPES ARE BASED ON APPENDIX 'A' OF THE CITY STORMWATER (FACILITY) STANDARDS.



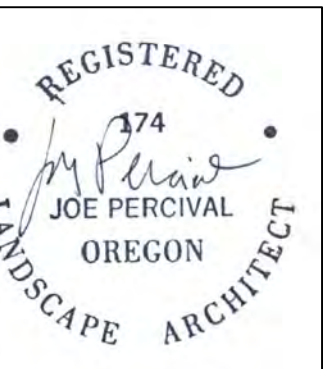
**(B) PRIVATE L.I.D.A. FACILITY (EXAMPLE)**  
( note: all will be detailed for the Engineering / Final Permitting Stage)

**PRIVATE FACILITY NOTES:**

1. SEE CIVIL DRAWINGS FOR CONSTRUCTION AND MATERIALS FOR THE PRIVATE STORM FACILITY (PLANTER)
2. SEE "CITY OF WILSONVILLE "STORMWATER & SURFACE WATER DESIGN AND CONSTRUCTION STANDARDS", SECTION 3 - PUBLIC WORK STANDARDS, APPENDIX "A" FOR THE REFERENCED REFERENCES AND REQUIREMENTS. CONFORM TO ALL CONSTRUCTION AND MAINTENANCE REQUIREMENTS INDICATED THERE IN AND TO REFERENCED "DRAWING NUMBERS" (DETAILS).
3. THIS DEPICTS AN EXAMPLE OR TYPICAL SWALE AND NOT THE COMPOSITION OF EACH. THIS WILL BE VARIED AS NEEDED TO CONFORM TO THE SIZE AND SHAPE OF EACH FACILITY.



PERCIVAL  
LANDSCAPE  
ARCHITECTURE  
P.O. BOX 14676  
PORTLAND,  
OREGON  
97293  
perlandscape@gmail.com  
503-939-3547



PRIVATE and PUBLIC L.I.D.A. (STORMWATER)  
FACILITIES  
LANDSCAPE PLAN  
MORGAN FARMS  
CITY OF WILSONVILLE, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date
JDP	1/31/18	JDP	1/31/18	JDP	2/1/18

No.	Date	Revision
3	5/10/18	REVISION REDLINES
2	3/30/18	COMPLETENESS REDLINES
1	2/12/18	CITY DESIGN REVIEW

Project  
MORGAN FARMS  
No.  
1715  
Type  
D.R. PLAN  
Sheet





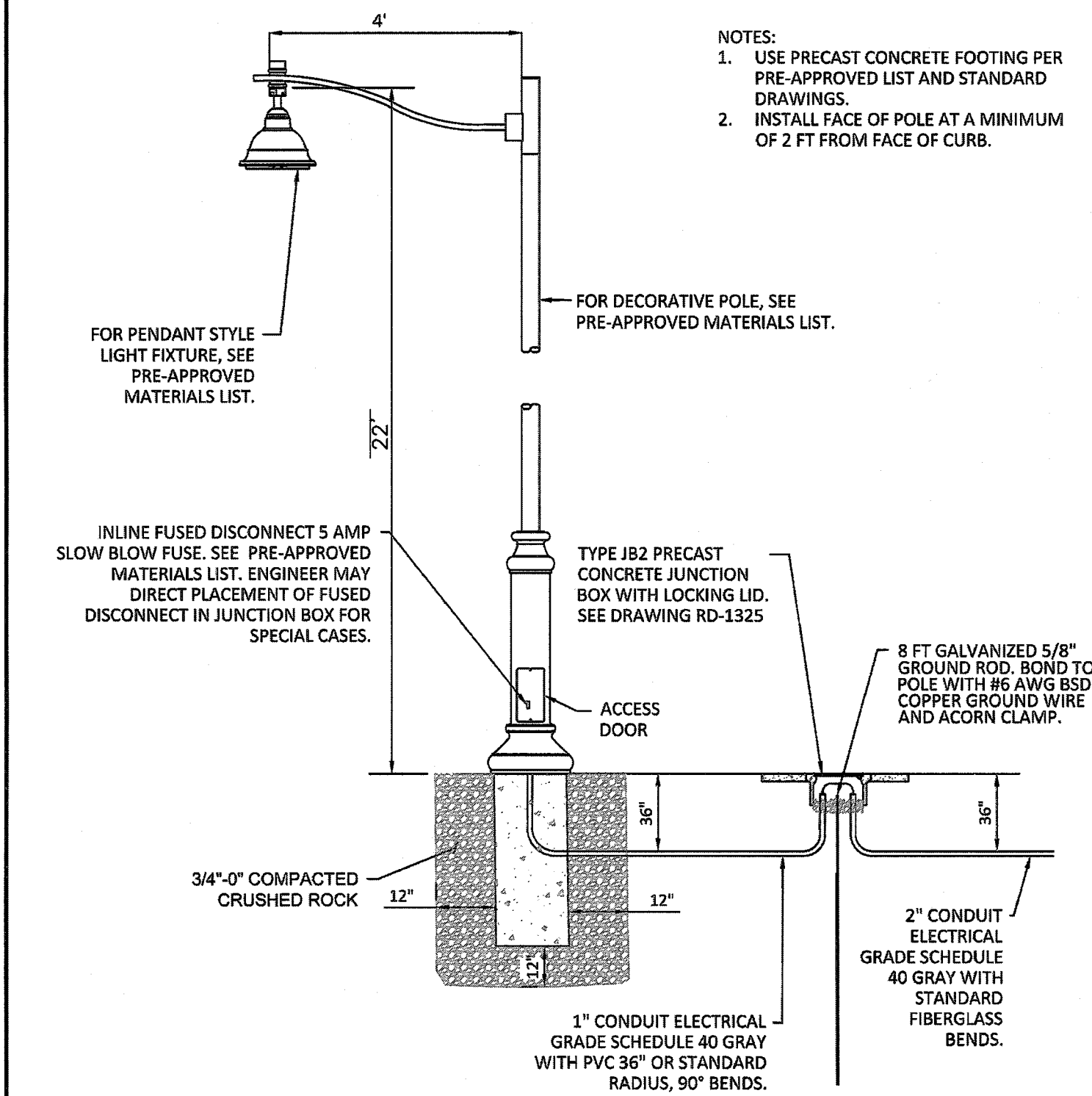


This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.

- ALL CONCRETE FOOTINGS NEED TO BE INSTALLED WITH TOP OF BASE FLUSH TO CURB/SIDEWALK.
- ALL CROSSINGS MUST EXTEND FROM PROPERTY LINE TO PROPERTY LINE. CROSSINGS TO BE 48 INCHES DEEP, MEASURED FROM FINAL GRADE.
- DIRECTIONAL BORING REQUIREMENTS: BLACK HDPE (HIGH DENSITY POLYETHYLENE) DUCT OR SCHEDULE 40 PVC WITH A MECHANICAL CONNECTION (CERTA-LOK OR LIKE MECHANICAL CONNECTION PRODUCT) PROJECT EXTRUDED RED STRIPES (WHICH IS A SPECIFICATION REQUIREMENT) MANDREL TEST OF HDPE PIPE IS REQUIRED AFTER INSTALLATION WITH CITY INSPECTOR PRESENT.
- TRENCH AND ELBOW CONFIGURATIONS, ALL CONDUIT, VAULT AND PAD INSTALLATIONS MUST BE INSPECTED PRIOR TO BACKFILLING.
- ALL CONDUCTORS TO BE INSTALLED IN GRAY, SCHEDULE 40, ELECTRICAL GRADE, PVC CONDUIT WITH NYLON PULL STRINGS (MIN 500 LBS. TEST). PGE TO DETERMINE THE SIZE AND NUMBER OF CONDUITS REQUIRED. MAINTAIN 12 VERTICAL INCHES AND 24 HORIZONTAL INCHES CLEARANCE BETWEEN GAS AND OTHER UTILITIES. ALL ELBOWS 4 INCH & SMALLER TO BE 36 INCH RADIUS. ALL BENDS MUST BE FACTORY MADE. ALL ELBOWS LARGER THAN 4 INCH TO BE 60 INCH RADIUS. RIGID STEEL OR PGE APPROVED. FIBERGLASS BENDS ARE REQUIRED FOR RUNS OF 151 FEET OR LONGER, OR FOR ANY LENGTH RUN WITH MORE THAN 180 DEGREES IN BENDS. PVC SCHEDULE 40 BENDS ARE ACCEPTABLE FOR RUNS OF 150 FEET OR LESS. THE MAXIMUM TOTAL BENDS IN ANY CONDUIT RUN IS 270 DEGREES.
- THE AIR GAP, IF ANY BETWEEN THE TOP OF THE FOOTING/PEDESTAL AND THE BOTTOM OF THE POLE SHALL BE GROUTED WITH HIGH STRENGTH, NON-SHRINK GROUT.

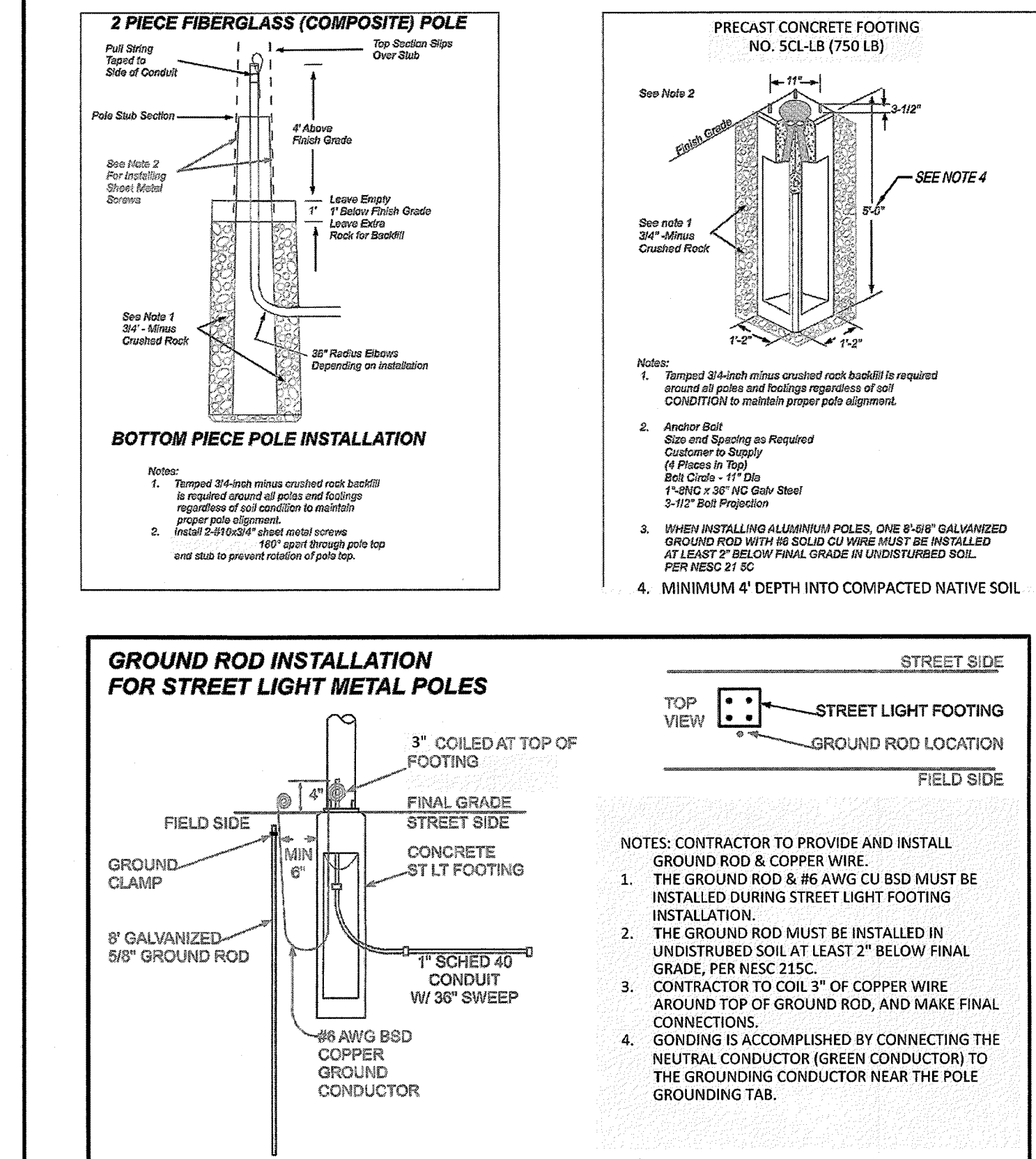
STREETLIGHT FOOTING REQUIREMENTS			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1340	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD-1340.dwg	APPROVED BY: NK	DATE: 08/08/17	

This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.



Type 6- Pendant (Westbrook) Streetlight/Black Decorative Pole			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1315	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD1315.dwg	APPROVED BY: NK	DATE: 09/08/17	

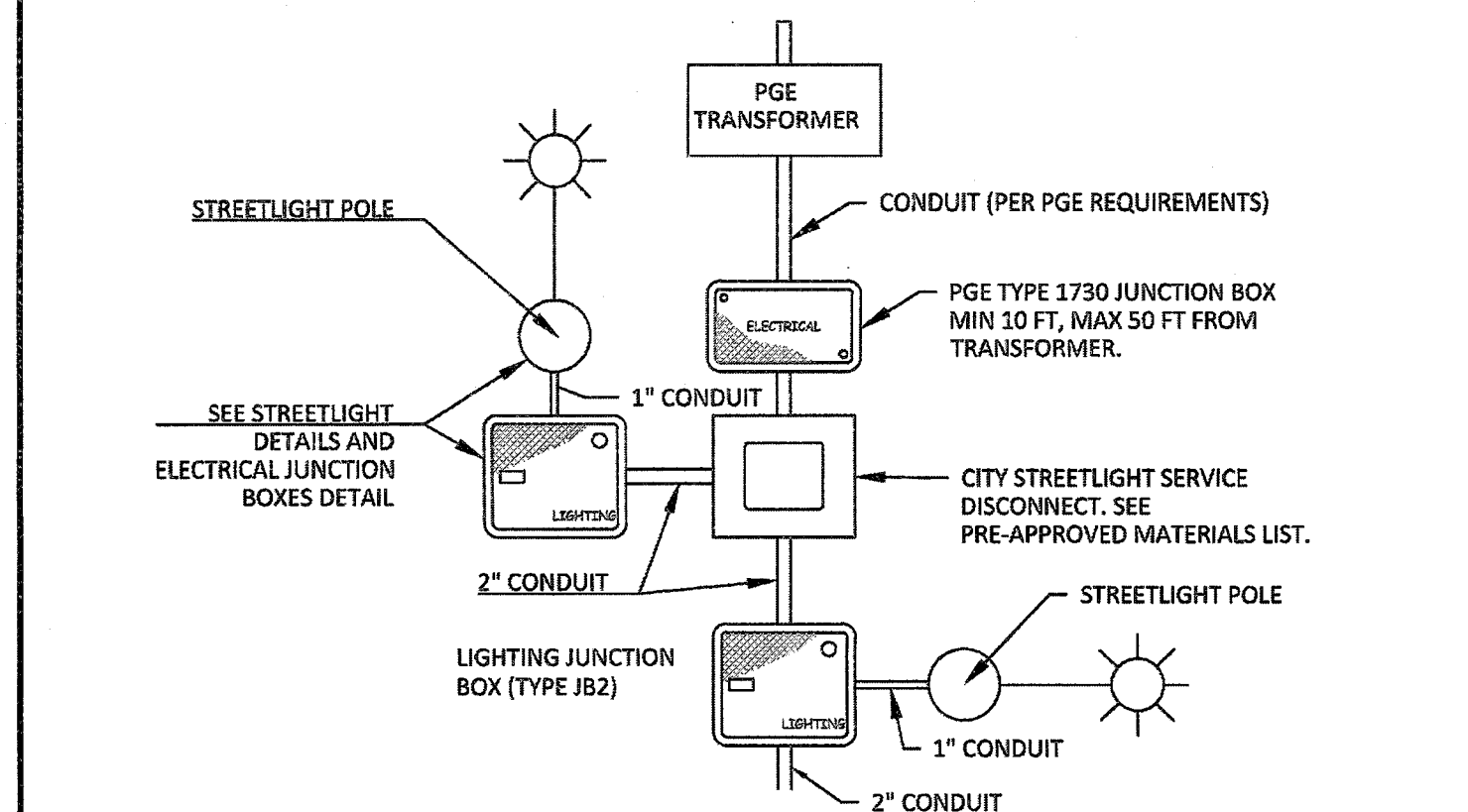
This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.



Streetlight Footing Requirements			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1335	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD-1335.dwg	APPROVED BY: NK	DATE: 08/08/17	

DISCLAIMER: DETAIL PROVIDED BY CITY OF WILSONVILLE, NOT PREPARED BY E.O.R.

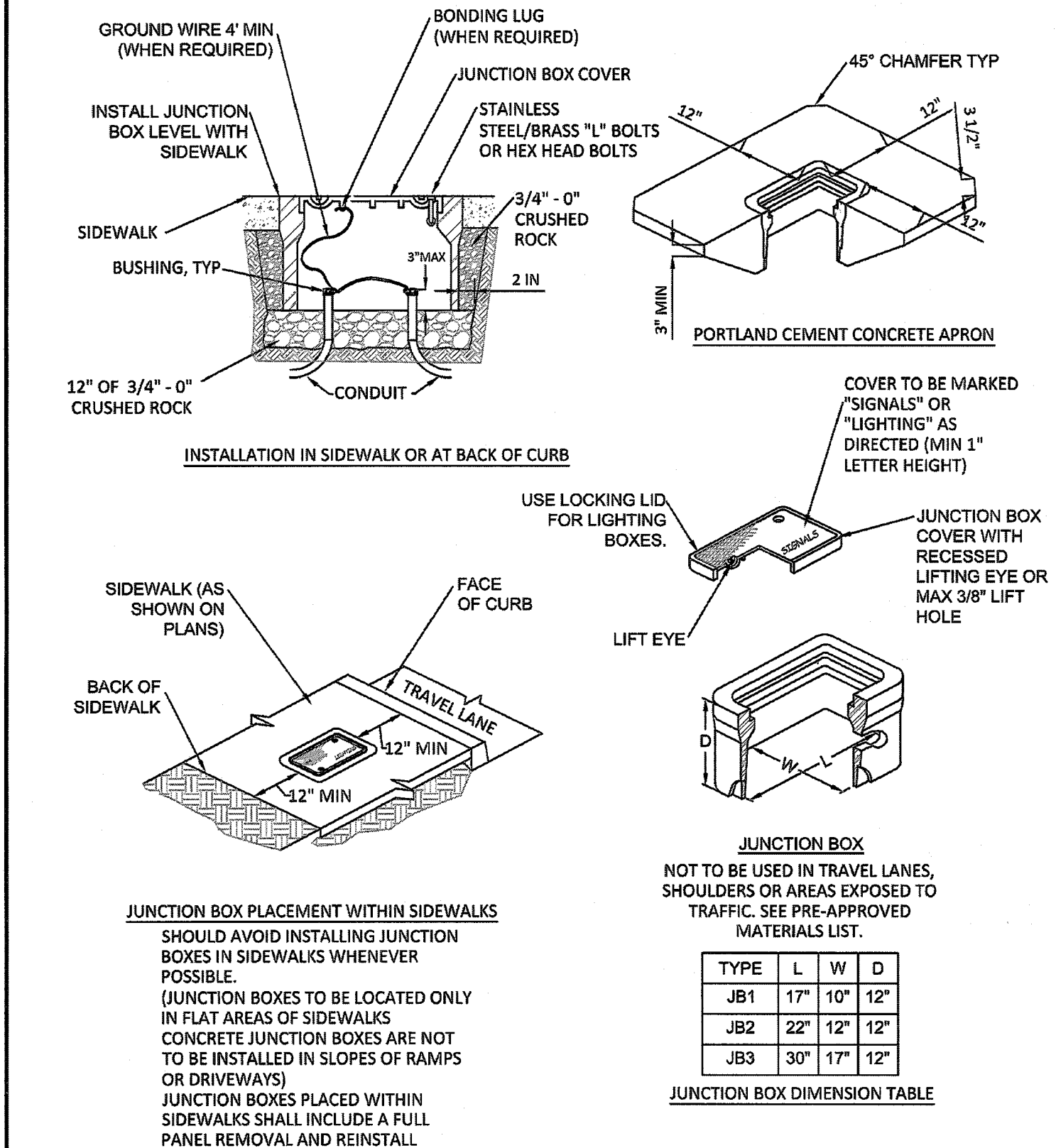
This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.



- NOTES:
- MINIMUM CONDUCTOR SIZE SHALL BE 10 GA. CONDUCTORS SHALL BE UPSIZED IF REQUIRED TO KEEP VOLTAGE DROP TO LESS THAN 3%. 3-CONDUCTOR 7-STRAND COPPER WIRE WITH .030" XLPE INSULATION, FILLERS, AND CLEAR MYLAR WRAP TAPE NON-SHIELDED OVERALL .045" BLACK PVC JACKET (UL) TC-ER XHHW-2/VV-1 600V 90C DRY/WET, SUN RESISTANT, DIRECT BURY, CC: BLACK/RED/GREEN FOR 220 VOLT AND BLACK/WHITE/GREEN FOR 120 VOLT.
  - ALL EMPTY CONDUITS MUST HAVE A #14 LOCATE WIRE AND A NONCONDUCTIVE PULL LINE, 500 POUND RATED, WITH 6 FEET OF LINE EXTENDING FROM EACH END OF THE CONDUIT.
  - INSTALL ELECTRICAL GRADE SCHEDULE 40 GRAY PVC CONDUIT WITH FIBERGLASS BENDS. ALL PVC JOINTS SHALL BE GLUED. ALL FACTORY OR FIELD CUT CONDUITS SHALL BE CHAMFERED TO PREVENT DAMAGE TO CABLES. A WOODEN, PLASTIC, OR HARD RUBBER MANDREL CONFIGURED FOR THE CONDUIT INSIDE DIAMETER SHALL BE PULLED THROUGH TO TEST FOR OBSTRUCTIONS AND OUT-OF-ROUND CONDUIT.
  - ELECTRICAL BUILDING PERMIT REQUIRED.

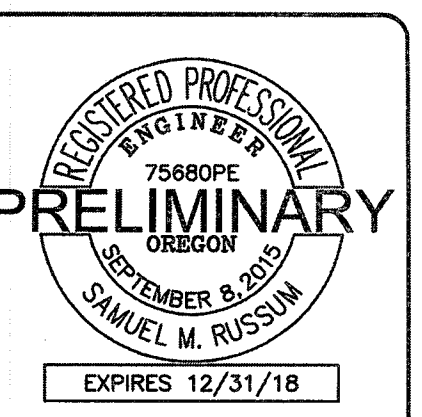
Streetlight Disconnect			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1330	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD1330.dwg	APPROVED BY: NK	DATE: 08/08/17	

This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.



Electrical Junction Boxes			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: RD-1325	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: RD1325.dwg	APPROVED BY: NK	DATE: 08/08/17	

1 STANDARD DETAILS  
E0.2 NOT TO SCALE



**R&W**  
ENGINEERING, INC.

R&W ENGINEERING, INC.  
"Engineering Integrated Solutions"  
9815 S.W. Allen Blvd., Suite 107  
Beaverton, Oregon 97005  
Phone: (503) 726-3317  
Fax: (503) 726-3326  
E-mail: dthall@rweg.com

REV	DATE	DESCRIPTION	BY

FROG POND WEST  
WILSONVILLE, OR  
STREET LIGHTING  
DETAILS

DESIGNED: DDH
DRAWN: MJP
CONTACT: DENNIS HAL
PROJECT #: 1427.007.001
DATE: 4/23/2018

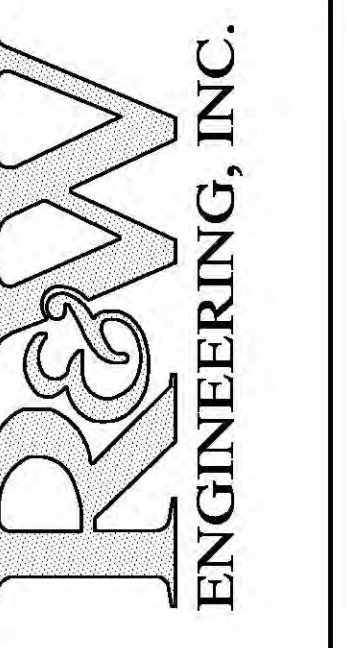
DRAWING NO.

E0.2

THIS LINE IS 2 INCHES  
AT FULL SCALE  
IF IT DOES NOT MEASURE 2  
INCHES, SCALE ACCORDINGLY

SHEET 2 OF 4





**R&W ENGINEERING, INC.**  
 Engineering Integrated Solutions®  
 9815 S.W. Allen Blvd., Suite 107  
 Beaverton, Oregon 97005  
 Phone: (503) 726-3317  
 Fax: (503) 726-3328  
 E-mail: chad@rweng.com

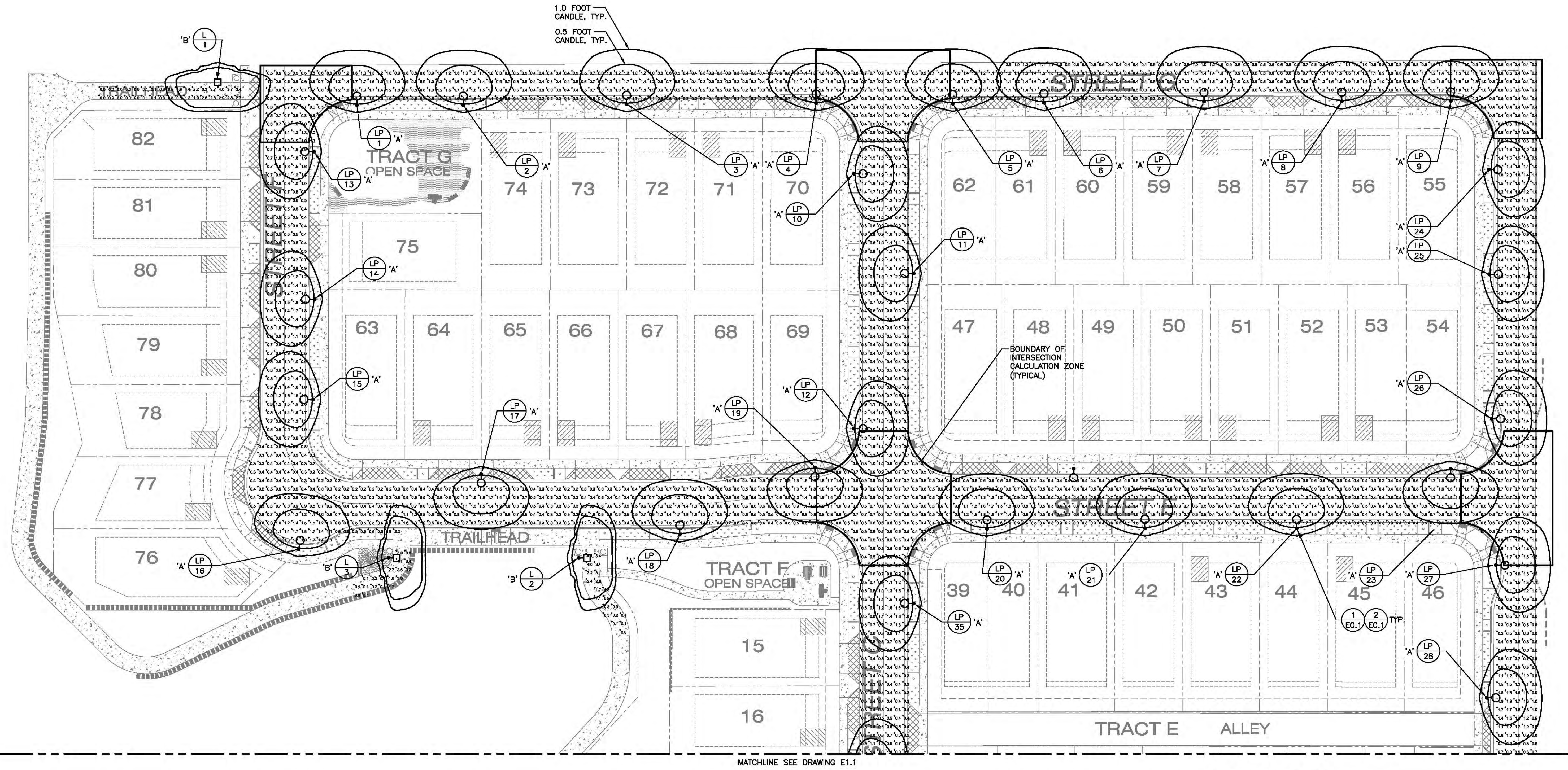
REV	DATE	DESCRIPTION

**FROG POND WEST  
 WILSONVILLE, OR**  
**STREET LIGHTING  
 PARTIAL SITE PLAN PHOTOMETRIC**

DESIGNED: DDH  
 DRAWN: MJP  
 CONTACT: DENNIS HAL  
 PROJECT #: 1427.007.001  
 DATE: 4/23/2018

DRAWING NO.  
**E1.0**  
 SHEET 3 OF 4

W:\WP\1427\_Publish\Homes\007\_Frog Pond Street Lighting\001\_Design\_Development\DWG\E1.0.dwg Apr 23, 2018 - 3:03pm Dennis



**1 STREET LIGHTING PHOTOMETRIC PLAN**  
 E1.0 SCALE: 1"=30'-0"

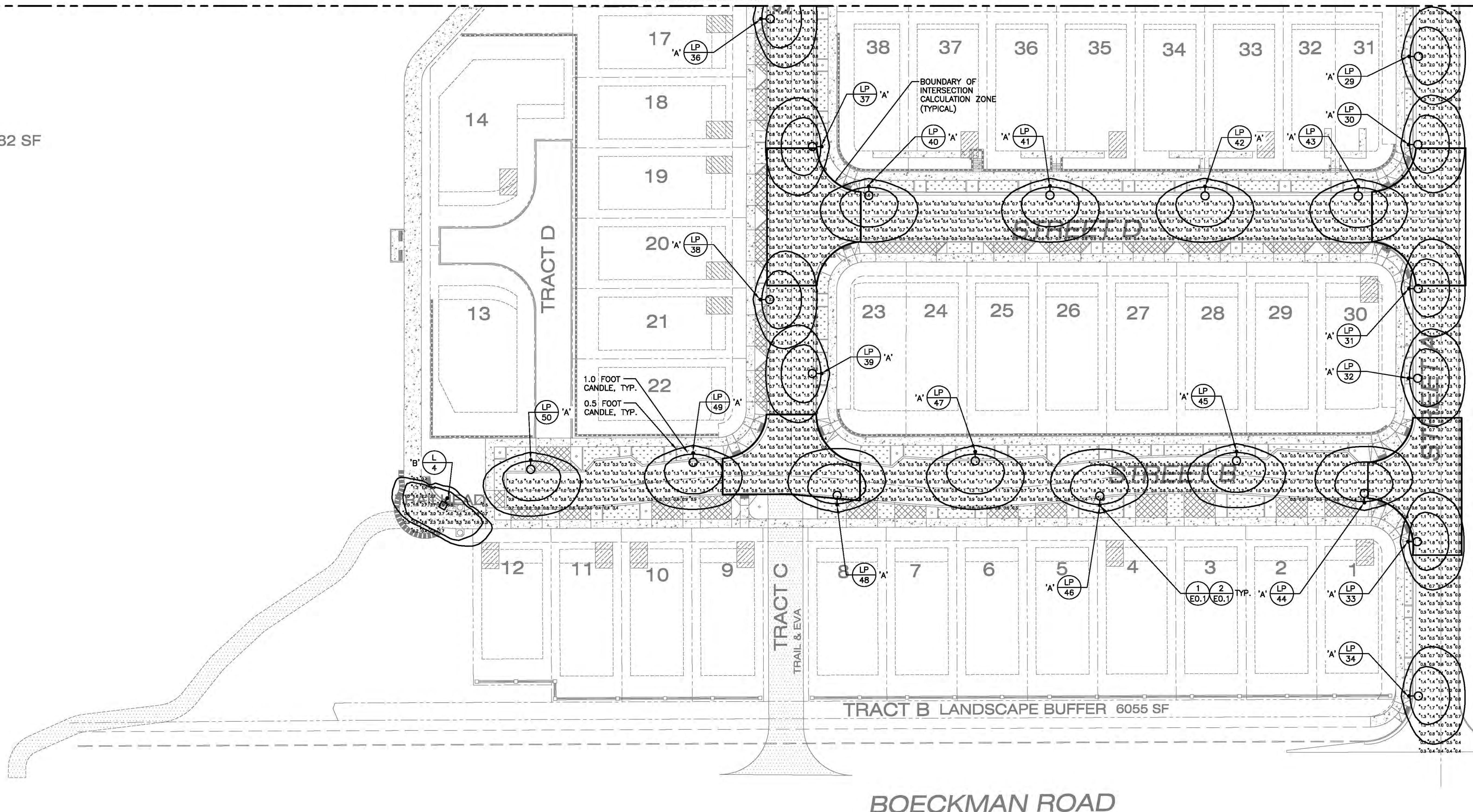
- GENERAL NOTES**
- A. SEE DRAWING E0.1 FOR SCHEDULES, NOTES AND LEGEND
  - B. SEE DRAWING E0.2 FOR STREET LIGHTING DETAILS.
  - C. ALL FOOT CANDLE CALCULATIONS ARE BASED ON A SINGLE CALCULATION ZONE.
  - D. ALL STREET LIGHTING LUMINAIRES ARE MOUNTED AT 22'-0" ABOVE FINISHED GRADE.
  - E. ALL PEDESTRIAN PATHWAY LIGHTING AT TRAIL HEAD MOUNTED AT 10'-0" ABOVE FINISHED GRADE.

THIS LINE IS 2 INCHES  
 AT FULL SCALE  
 IF IT DOES NOT MEASURE 2  
 INCHES, SCALE ACCORDINGLY



MATCHLINE SEE DRAWING E1.0

**TRACT A  
OPEN SPACE  
325,318 SF  
AREA = 300,782 SF**

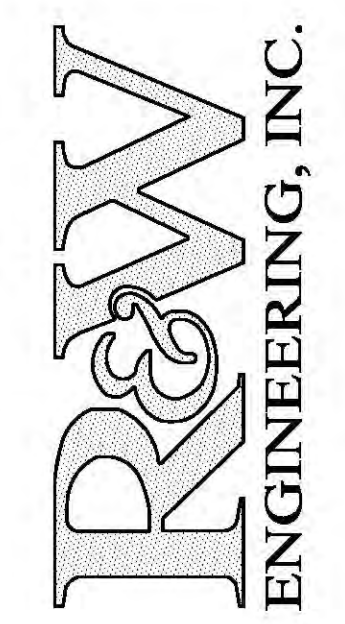
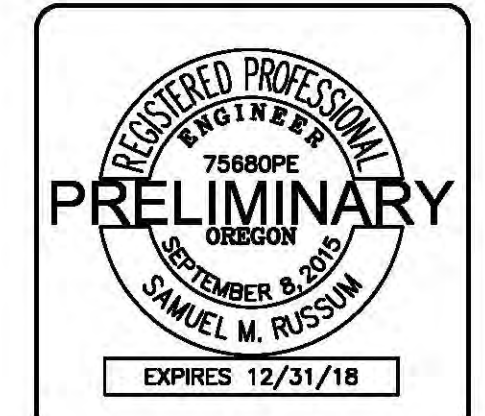


**1 STREET LIGHTING PHOTOMETRIC PLAN**  
E1.1 SCALE: 1"=30'-0"

**GENERAL NOTES**

- A. SEE DRAWING E0.1 FOR SCHEDULES, NOTES AND LEGEND
- B. SEE DRAWING E0.2 FOR STREET LIGHTING DETAILS.
- C. ALL FOOT CANDLE CALCULATIONS ARE BASED ON A SINGLE CALCULATION ZONE.
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THIS LINE IS 2 INCHES  
AT FULL SCALE  
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INCHES, SCALE ACCORDINGLY



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Engineering Integrated Solutions  
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Phone: (503) 726-3317  
Fax: (503) 726-3328  
E-mail: chhal@rweg.com

REV	DATE	DESCRIPTION

**FROG POND WEST  
WILSONVILLE, OR**  
**STREET LIGHTING  
PARTIAL SITE PLAN PHOTOMETRIC**

DESIGNED: DDH  
DRAWN: MJP  
CONTACT: DENNIS HAL  
PROJECT #: 1427.007.001  
DATE: 4/23/2018

DRAWING NO.  
**E1.1**  
SHEET 4 OF 4

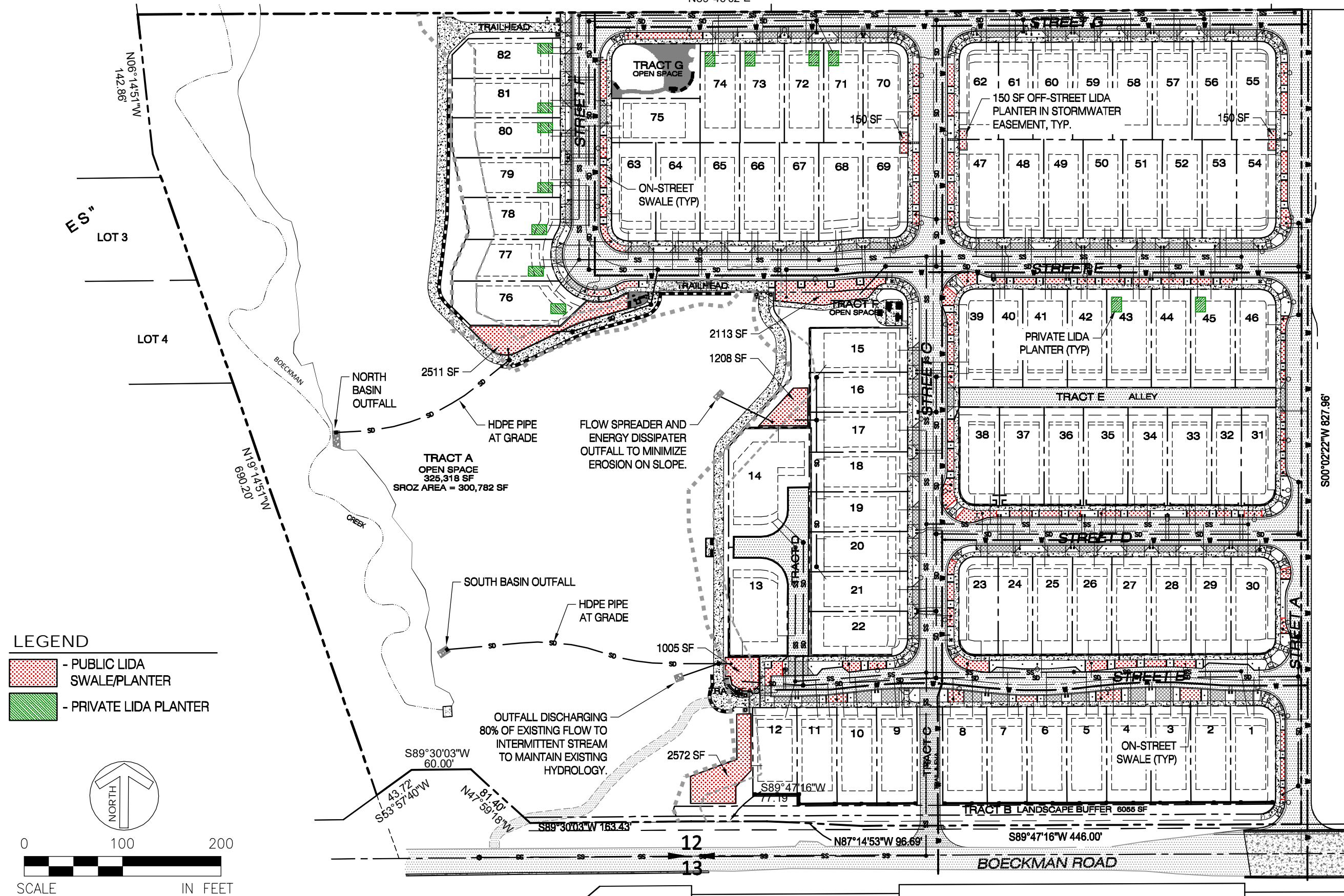


# PRELIMINARY STORMWATER MANAGEMENT PLAN

## MORGAN FARM

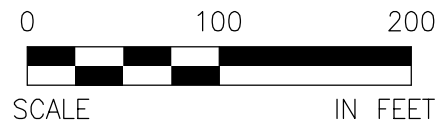
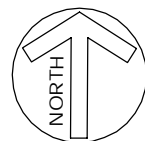
N89°46'02"E

B:\Land Projects 2004\338-001\hydro\Planning\Preliminary Stormwater Management Plan.dwg 5/9/2018 8:37:52 AM



### LEGEND

- PUBLIC LIDA SWALE/PLANTER
- PRIVATE LIDA PLANTER



9020 SW WASHINGTON SQUARE RD.  
SUITE 170  
PORTLAND, OREGON 97223  
p 503.643.8286  
f 844.715.4743  
www.pd-grp.com



PIONEER DESIGN GROUP, INC.

Designed by	Date
TCC <td>05/18</td>	05/18
Drawn by	Date
BEF <td>05/18</td>	05/18
Reviewed by	Date
321-002 <td>REF.</td>	REF.
Project No.	REF.
321-002 <td></td>	
Horiz. Scale:	1"=100'
Vert. Scale:	

**Project**  
MORGAN FARM

**No.**  
321-002

**Type**  
ENGINEERING

**Sheet**