

YORKSHIRE

VILLEBOIS MIXED USE & ROW HOMES

PRELIMINARY DEVELOPMENT PLAN 1C MODIFICATION

**TL 8600, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON**

APPLICANT:

RCS - VILLEBOIS DEVELOPMENT, LLC
371 CENTENNIAL PKWY
LOUISVILLE, CO 80027
[P] 503-535-1615
CONTACT: RUDY KADLUB

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

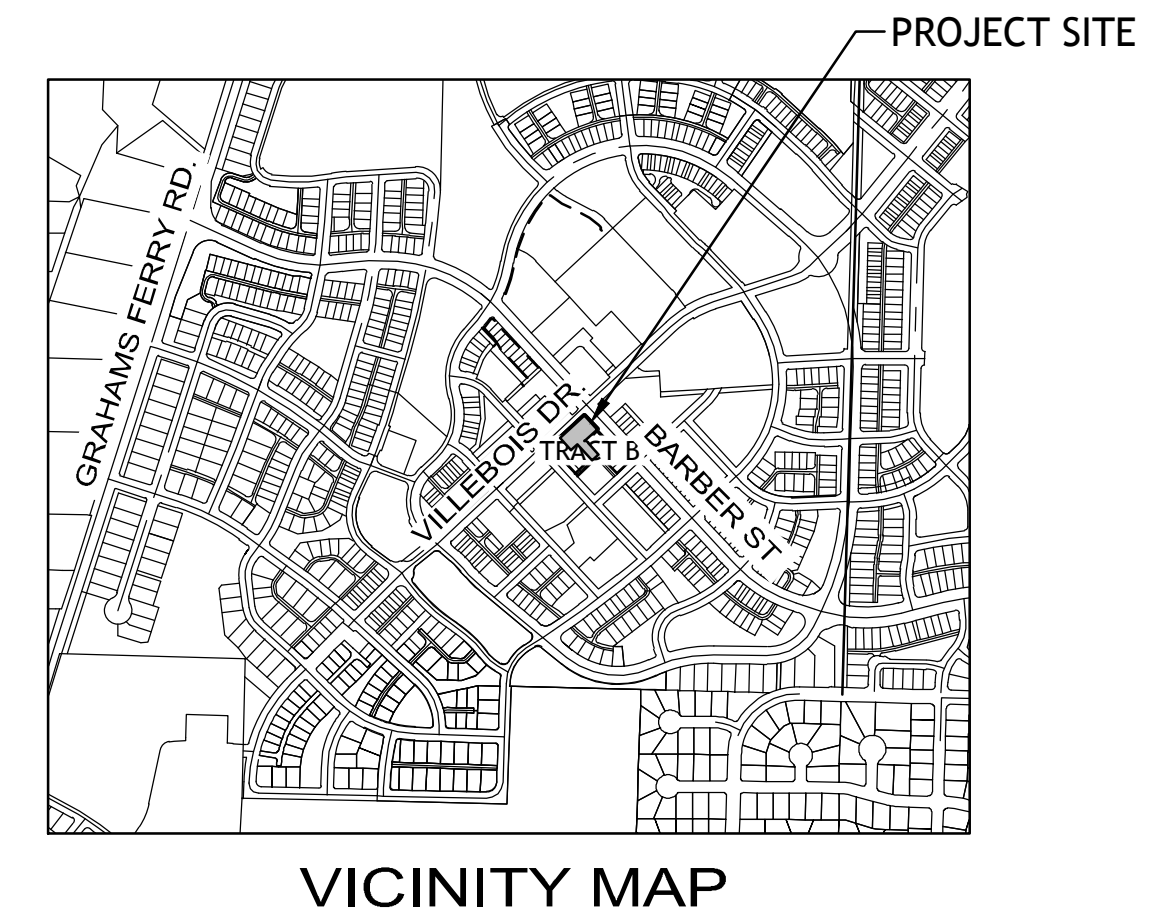
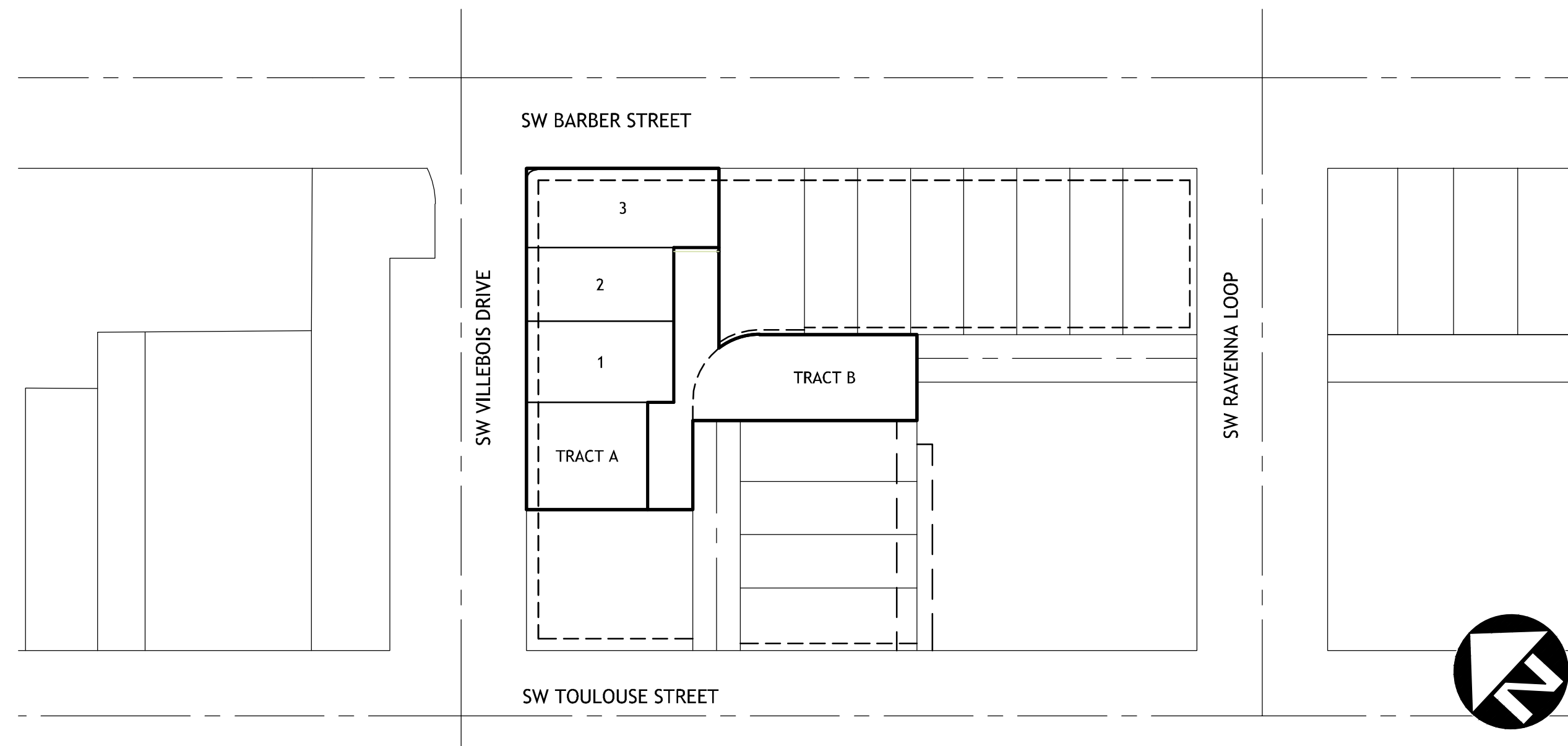
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JAKLIN M. HUNT, PE

SURVEYOR:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB



UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & DEMOLITION PLAN
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8 PARKING PLAN
- 9 TREE PRESERVATION PLAN
- 10 MASTER FENCING PLAN
- L1 PLANTING PLAN NOTES & PLANTING DETAILS

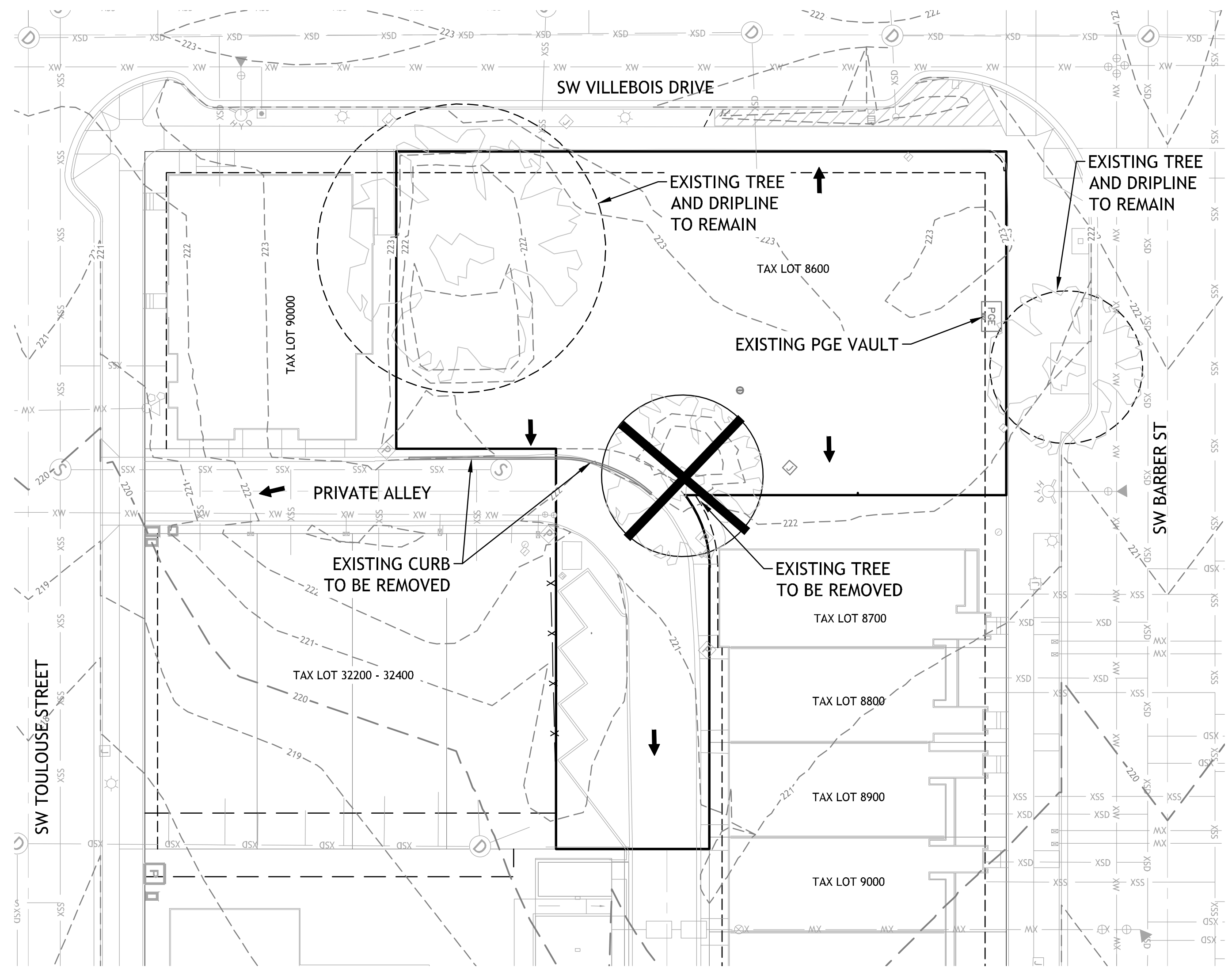
YORKSIRE

PDP 1C

MOD

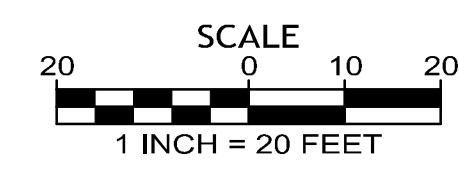
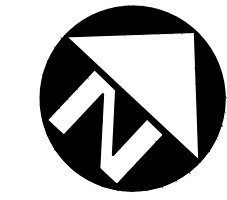
COVER SHEET

REVISIONS		
NO.	DATE	DESCRIPTION



LEGEND

- EASEMENT LINES
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- - - EX 1-FOOT CONTOURS
- - - EX 5-FOOT CONTOURS
- EX SANITARY SEWER
- EX STORM DRAIN
- EX WATER LINE
- XW EX WATER LINE
- XG EX GAS LINE
- XE EX BURIED POWER LINE
- EX OVERHEAD POWER LINE
- XCOM EX CABLE TV LINE
- XT EX TELEPHONE LINE
- ⊙ EX SANITARY MANHOLE
- ⊙ EX SANITARY CLEANOUT
- ⊙ EX STORM MANHOLE
- EX AREA DRAIN
- ⊙ EX CURB INLET
- EX STORM CLEANOUT
- ⊙ EX FIRE HYDRANT
- ⊙ EX WATER METER
- ⊙ EX WATER VALVE
- ⊙ EX BLOW-OFF
- ⊙ EX AIR RELEASE VALVE
- ⊙ EX GAS VALVE
- ⊙ EX CABLE RISER
- ⊙ EX TELEPHONE RISER
- ☆ EX LIGHT POLE
- EXISTING FENCE
- EXISTING ELECTRIC VAULT
- EXISTING RETAINING WALL
- ☀ EX TREES TO REMAIN
- DRAINAGE SLOPE DIRECTION



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MOD

EXISTING
CONDITIONS &
DEMOLITION
PLAN

PROJECT NO.: 398-062
TYPE: PLANNING
REVIEWED BY: JMH

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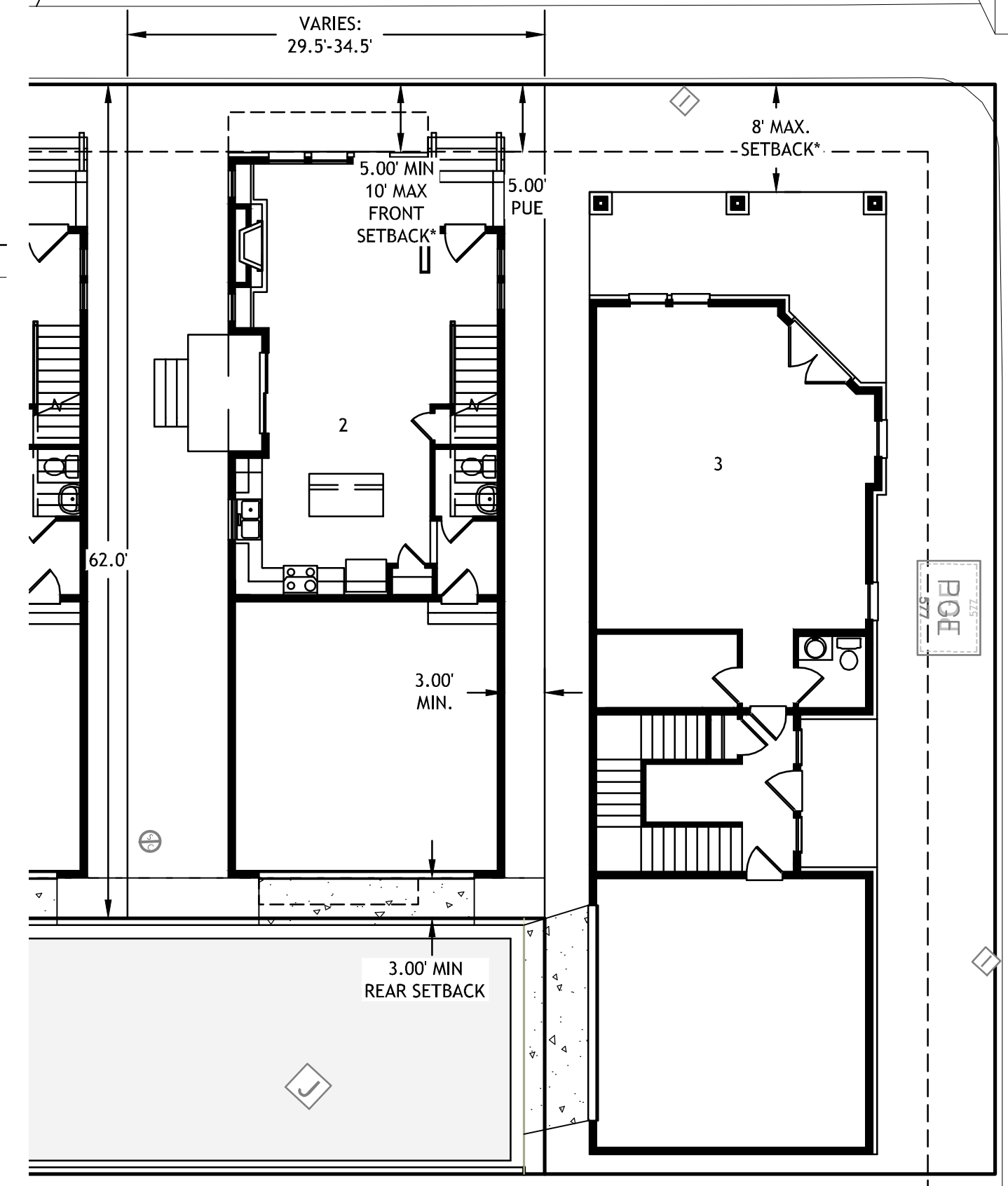
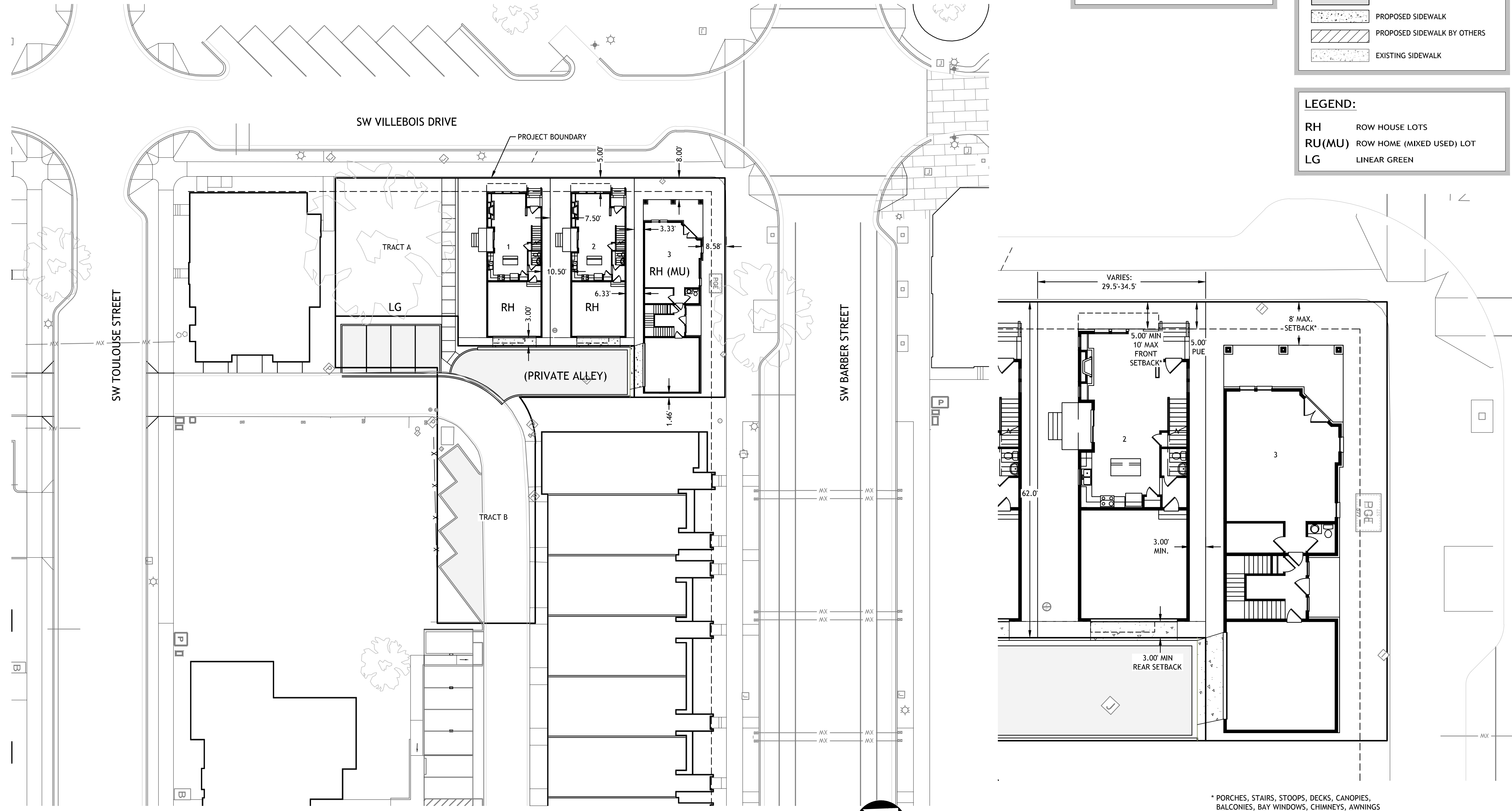
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NO.	DATE	DESCRIPTION

LOT COUNT:	
1	ROW HOME (MIXED USE) LOT
2	ROW HOUSE LOTS
3	TOTAL

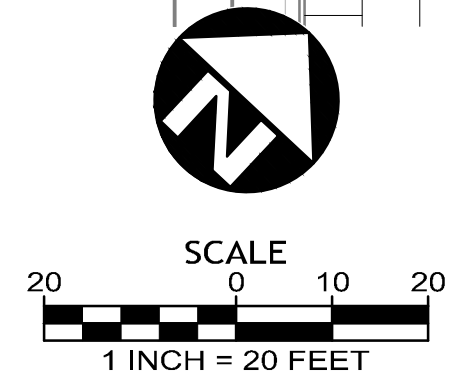
LAND AREA TABLE:	
TOTAL AREA:	0.33 AC
PARKS & OPEN SPACE:	0.05 AC
LOTS & ALLEYS:	0.27 AC
AVG. DENSITY PER NET ACRE:	3 / 0.27 = 11.11 UNITS / AC

LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

LEGEND:	
RH	ROW HOUSE LOTS
RU(MU)	ROW HOME (MIXED USED) LOT
LG	LINEAR GREEN



* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCROACH UP TO THE PUBLIC WAY.
TYPICAL LOT PLAN
SCALE: 1"=10'

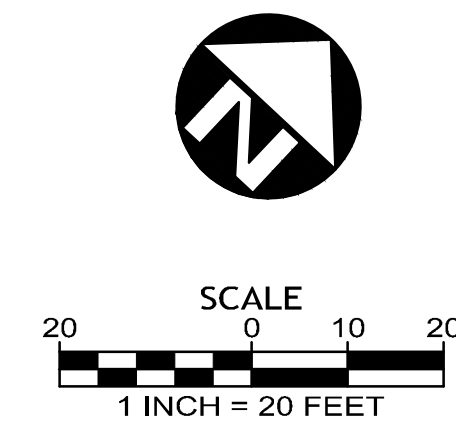
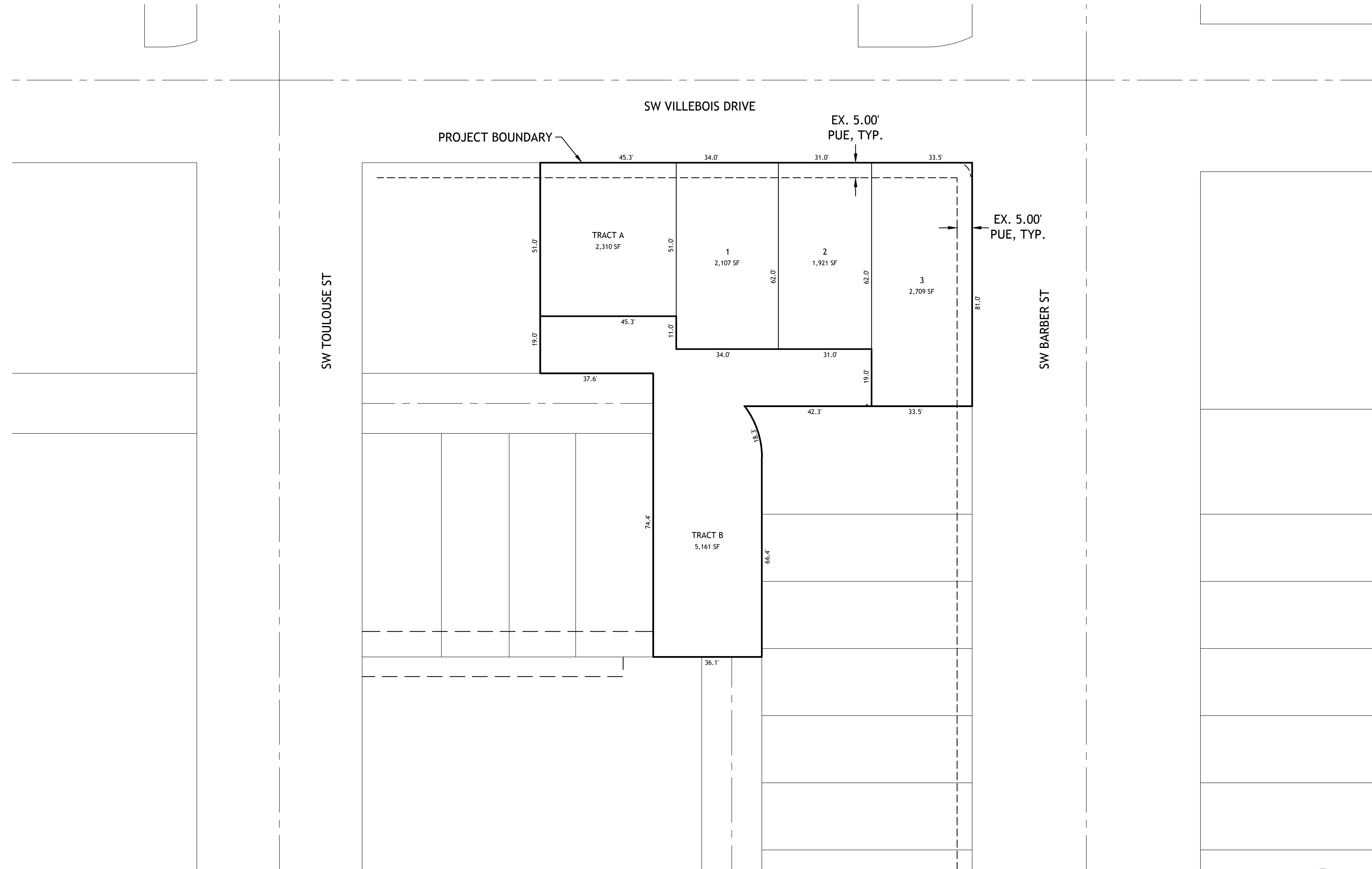


YORKSIRE
PDP 1C
MOD

SITE & LAND USE PLAN

PROJECT NO.:	398-062
TYPE:	PLANNING
REVIEWED BY:	JMH

REVISIONS		
NO.	DATE	DESCRIPTION



YORKSIRE
PDP 1C
MOD

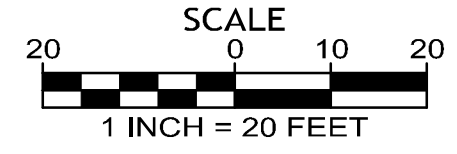
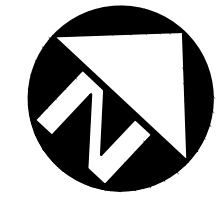
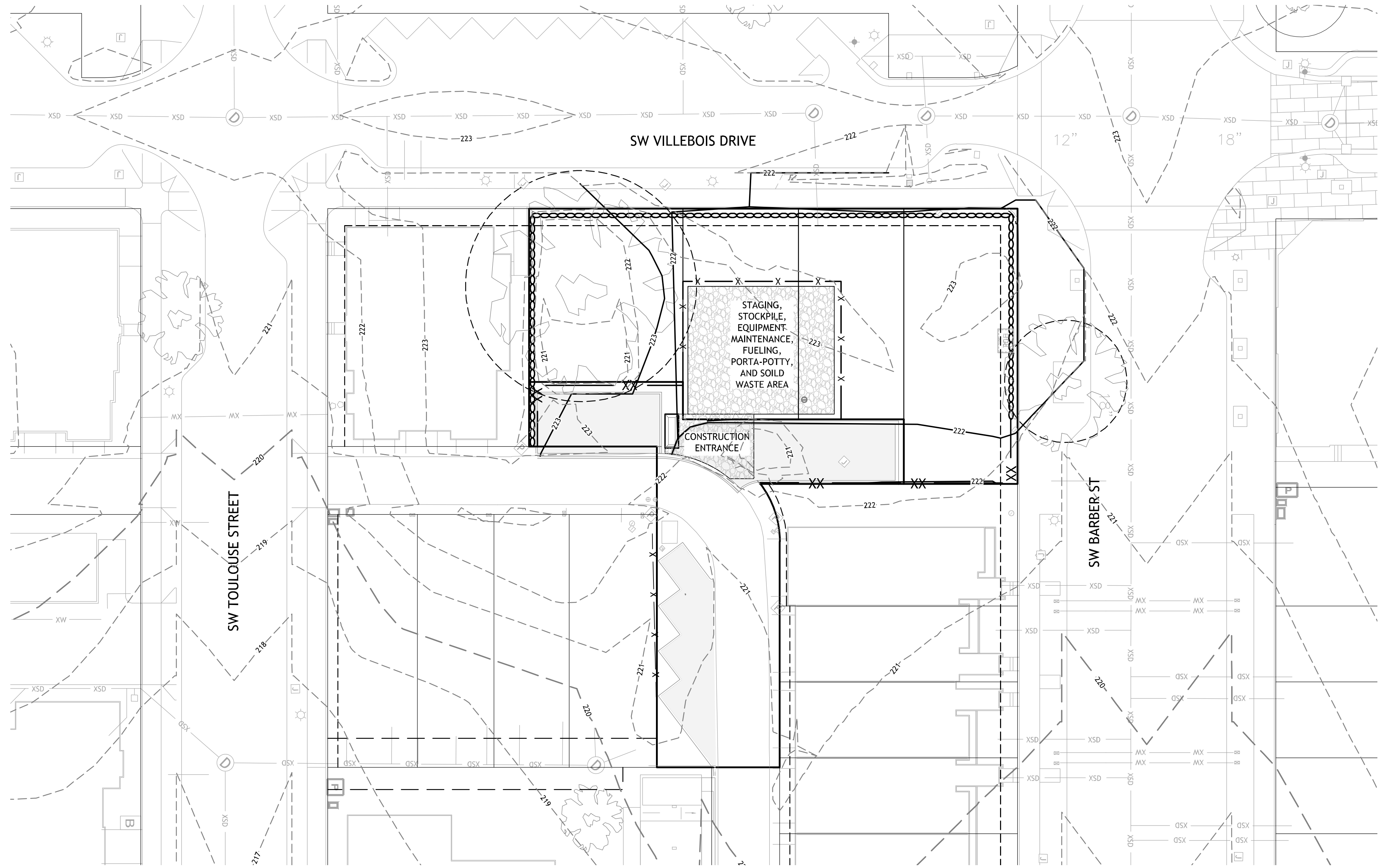
PRELIMINARY
PLAT

PROJECT NO.: 398-062
TYPE: PLANNING
REVIEWED BY: JMH

REVISIONS		
NO.	DATE	DESCRIPTION

LEGEND:

--- 324 ---	EX 1-FT CONTOUR
--- 320 ---	EX 5-FT CONTOUR
--- 324 ---	FG 1-FT CONTOUR
--- 320 ---	FG 5-FT CONTOUR
□□□□□□	PROPOSED RETAINING WALL
—	GRADING LIMITS
—	EXISTING FENCE
— XX —	SEDIMENT FENCE
—	WATTLES
☀	EX TREES TO REMAIN

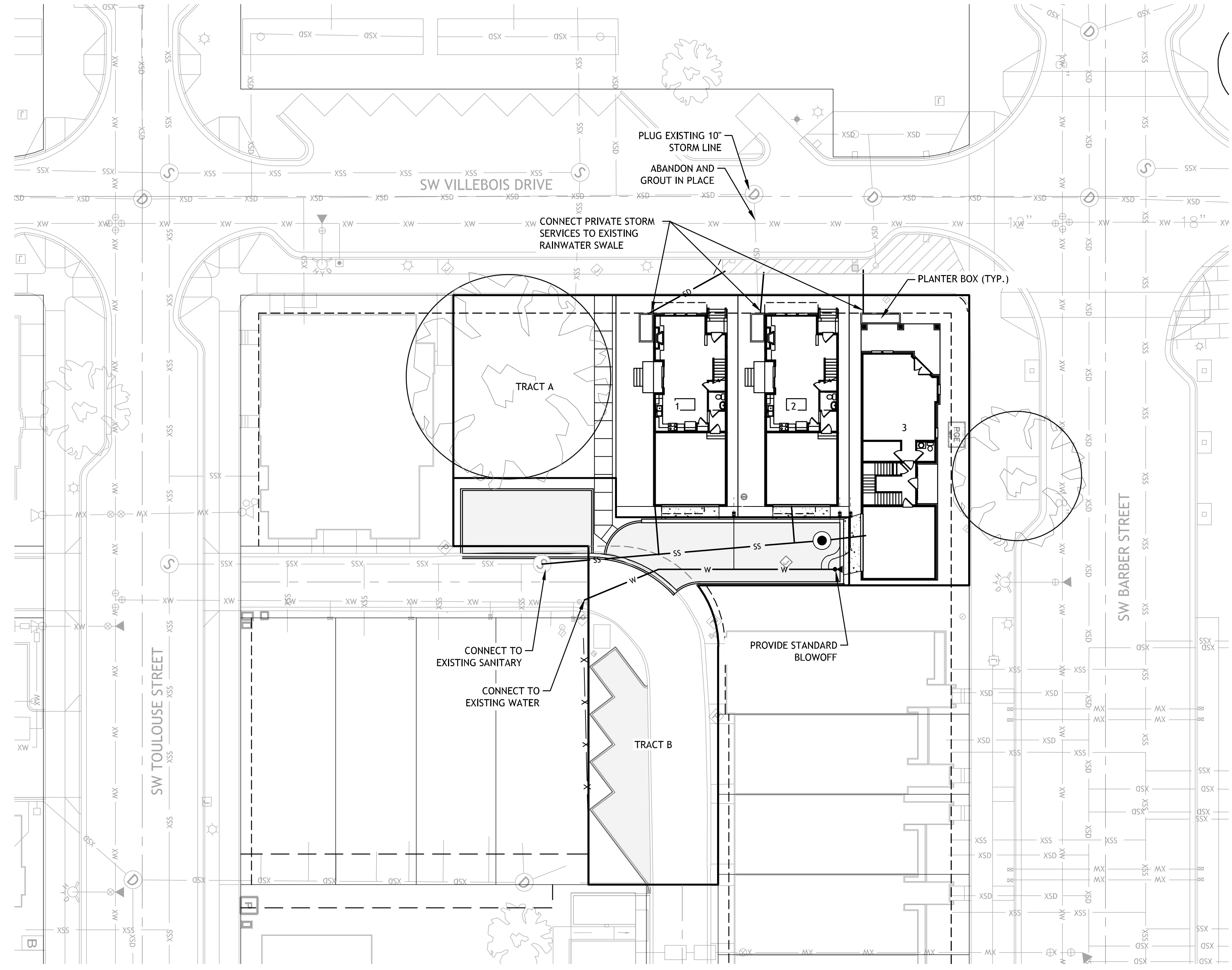


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MOD**

**PRELIMINARY
GRADING
PLAN**

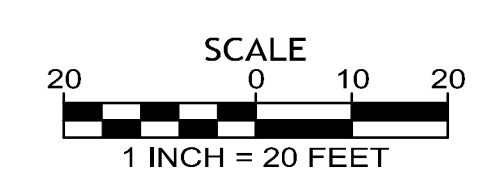
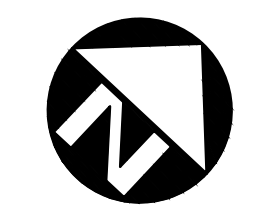
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TYPE: PLANNING
REVIEWED BY: JMH

REVISIONS		
NO.	DATE	DESCRIPTION



LEGEND

---	EASEMENT LINES
SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
SD	PROPOSED STORM DRAIN
XSD	EX STORM DRAIN
W	PROPOSED WATER LINE
XW	EX WATER LINE
XG	EX GAS LINE
XE	EX BURIED POWER LINE
XOH	EX OVERHEAD POWER LINE
XCOM	EX CABLE TV LINE
XT	EX TELEPHONE LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
⊙	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
■	EX CATCH BASIN
○	PROPOSED STORM CLEANOUT
○	EX STORM CLEANOUT
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
⊙	PROPOSED BLOW-OFF
⊙	EX BLOW-OFF
⊙	PROPOSED AIR RELEASE VALVE
⊙	EX AIR RELEASE VALVE
⊙	PROPOSED THRUST BLOCK
⊙	EX THRUST BLOCK
⊙	EX GAS VALVE
⊙	EX CABLE RISER
⊙	EX TELEPHONE RISER



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COMPOSITE
UTILITY
PLAN

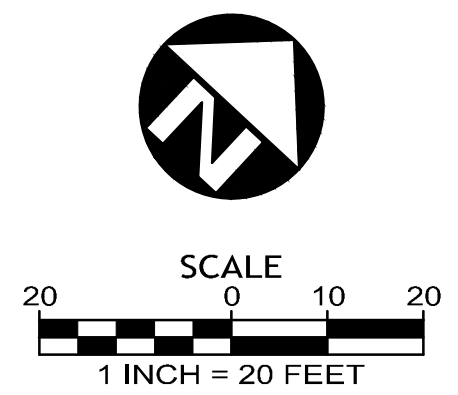
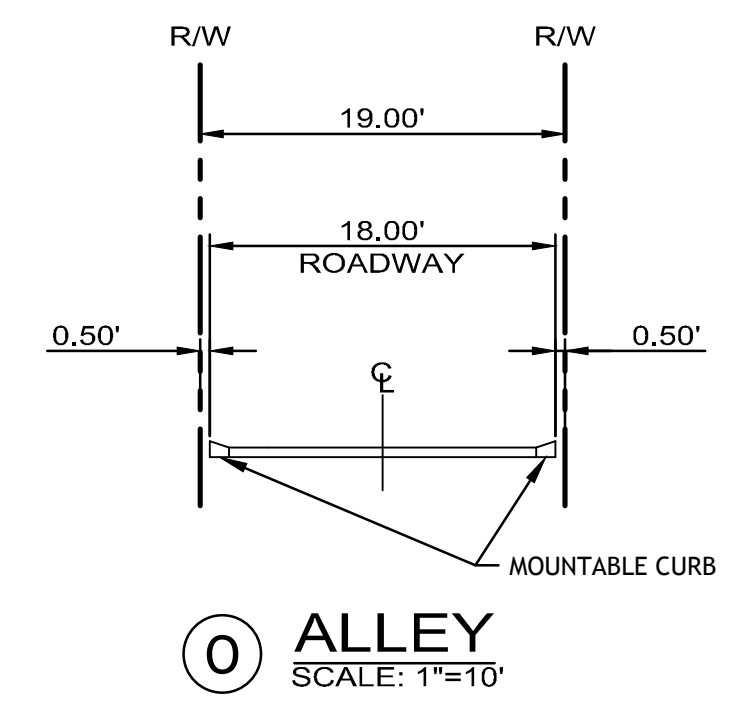
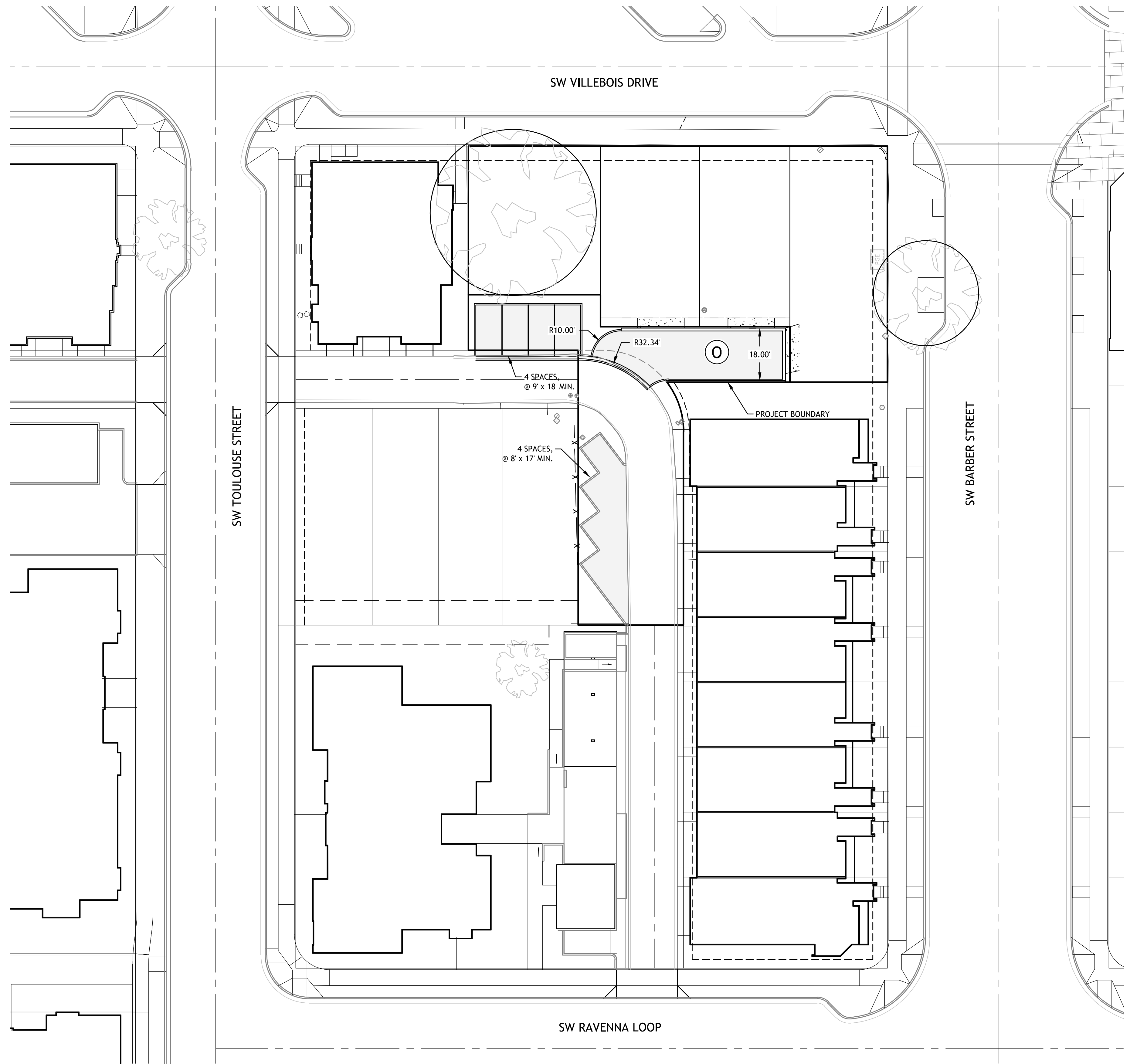
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TYPE: PLANNING
REVIEWED BY: JMH

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REVISIONS		
NO.	DATE	DESCRIPTION

LEGEND

○ STREET SECTION



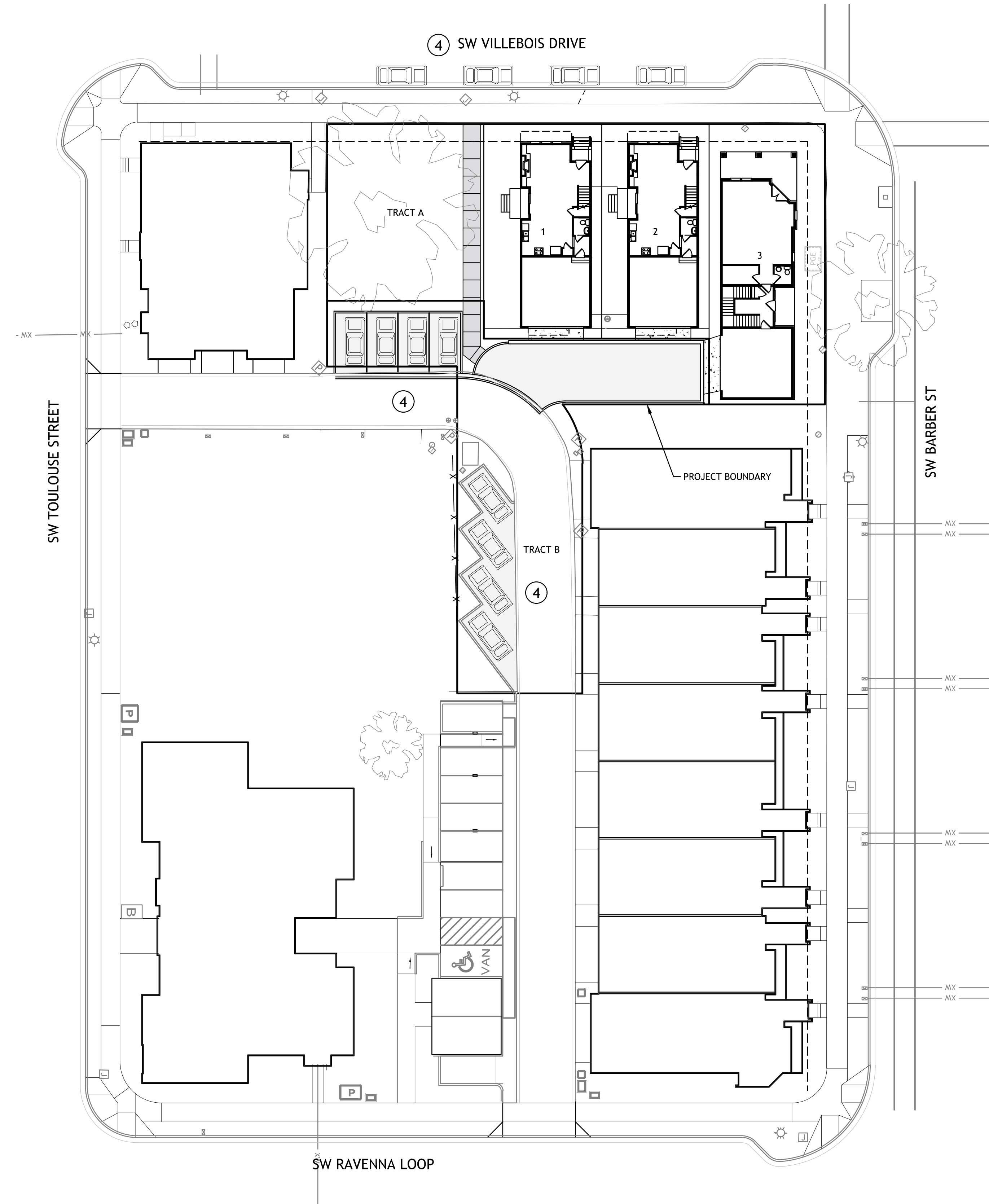
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MOD**

**CIRCULATION
PLAN &
STREET
SECTIONS**

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REVIEWED BY: JMH

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REVISIONS		
NO.	DATE	DESCRIPTION



LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ==== PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- ▤ PROPOSED HANDICAP RAMP
- ▨ PROPOSED SIDEWALK
- ▩ EXISTING SIDEWALK
- PARKING SPACE (25')

OFF STREET PARKING

REQUIRED

- ROW HOUSES:
2 UNITS AT 1 SPACE/UNIT = 2 SPACES
- MIXED USE:
1 UNIT AT 1 SPACE/UNIT = 1 SPACES
COMM. FLEX SPACE = 2/1,000 SF = 2 SPACES
5 SPACES

PROVIDED

- ROW HOUSES:
2 - UNITS W/2 CAR GARAGE = 4 SPACES
- MIXED USE:
1 - UNIT W/2 CAR GARAGE = 2 SPACES
6 SPACES

ON STREET PARKING

PROVIDED

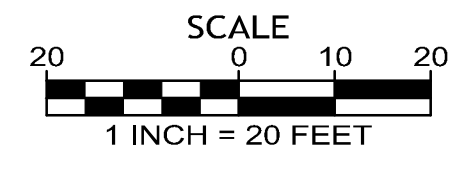
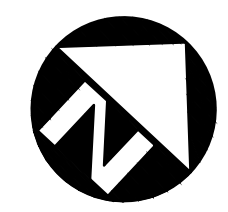
- ROW HOUSES:
• VILLEBOIS DR: 4 SPACES
• ALLEY PARKING: 4 SPACES
• ANGLED PARKING: 4 SPACES
12 SPACES

TOTAL PARKING REQUIRED: 5 SPACES

TOTAL PARKING PROVIDED: 18 SPACES

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PARKING PLAN



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PROJECT NO.: 398-062
TYPE: PLANNING
REVIEWED BY: JMH

LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO BE REMOVED
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING
	GRADING LIMITS

NOTES

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLAN PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:

1. HEALTH
2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
3. COMPATIBILITY WITH DEVELOPMENT
4. FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

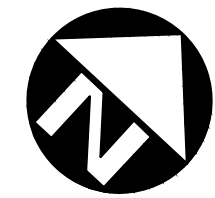
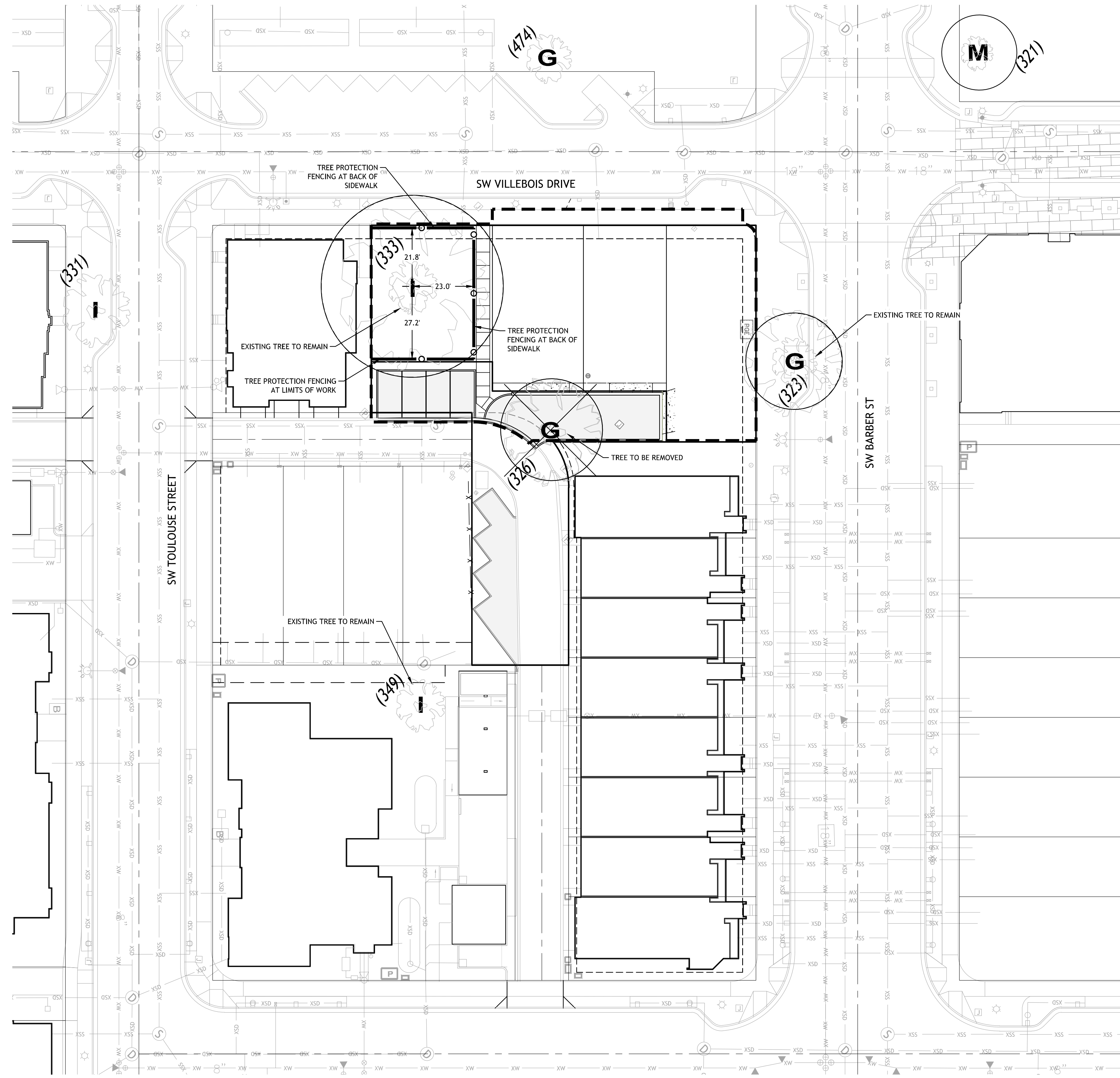
TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:

1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE APPLICATION MATERIALS.



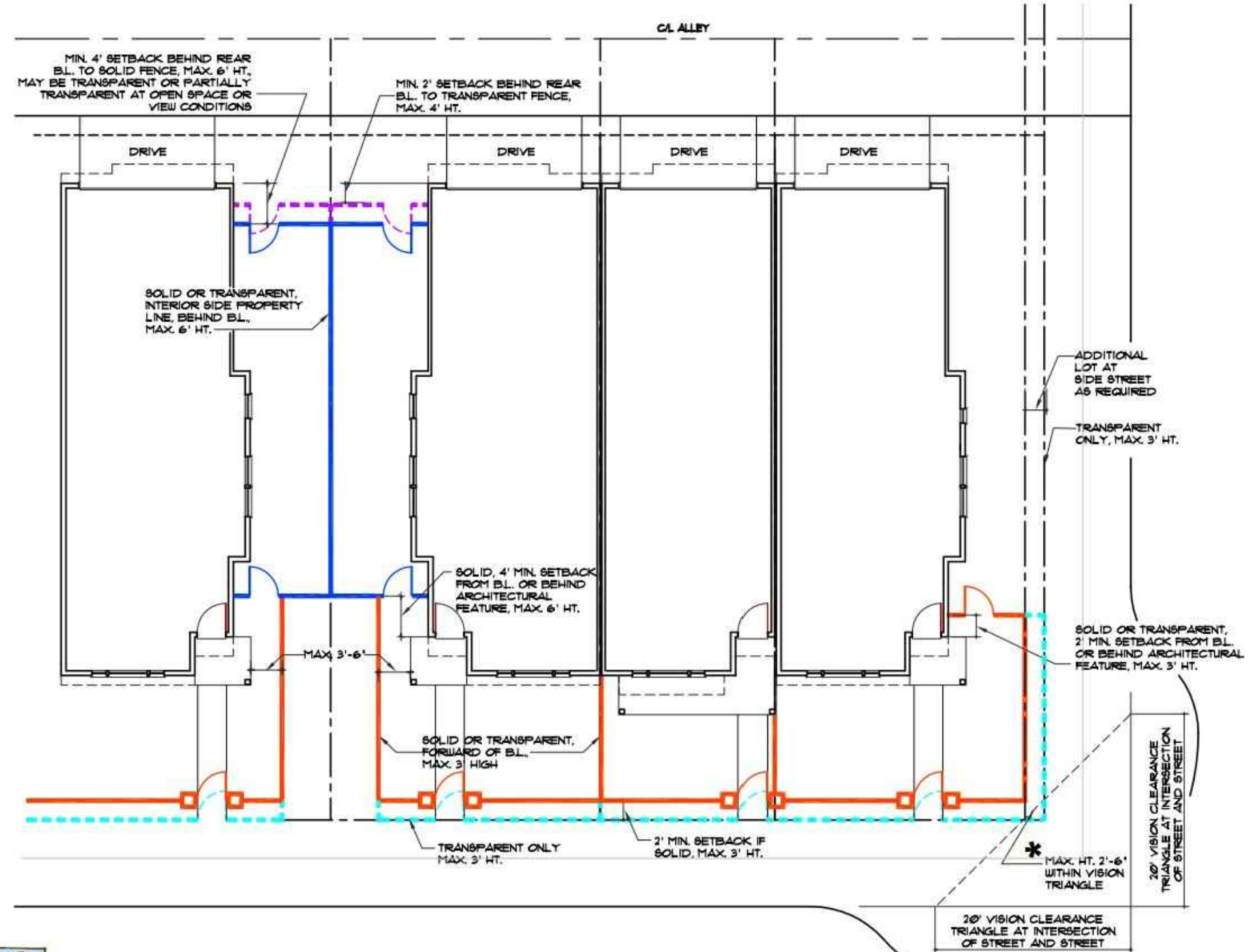
SCALE
0 10 20
1 INCH = 20 FEET

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TREE PRESERVATION PLAN

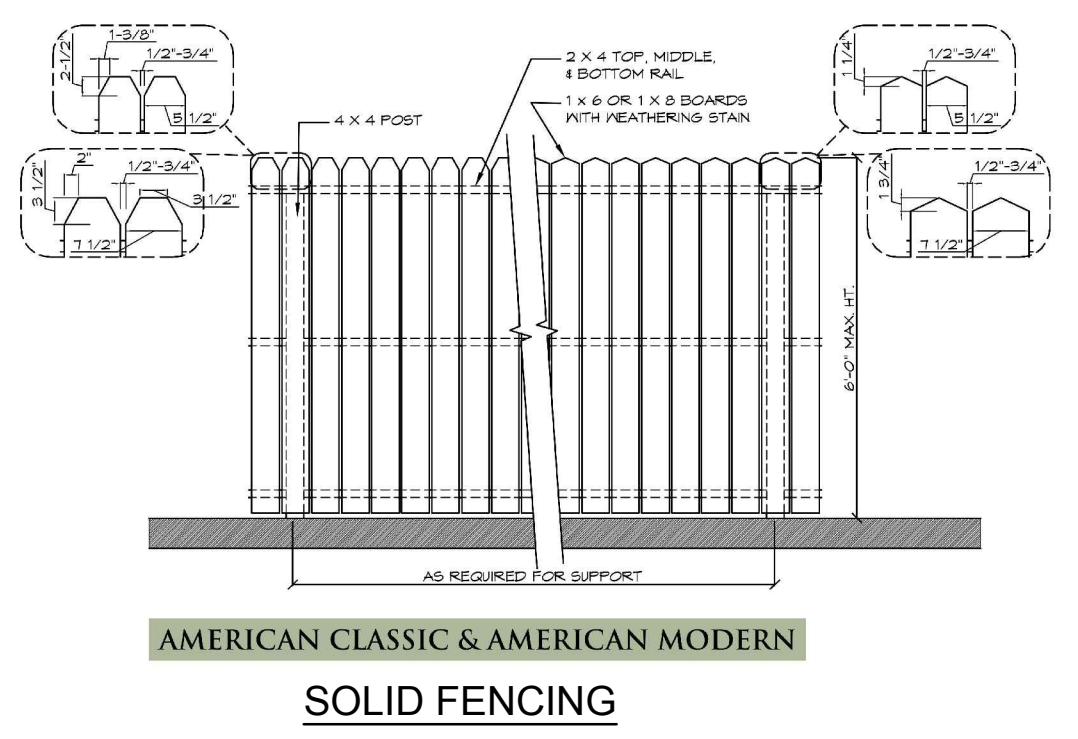
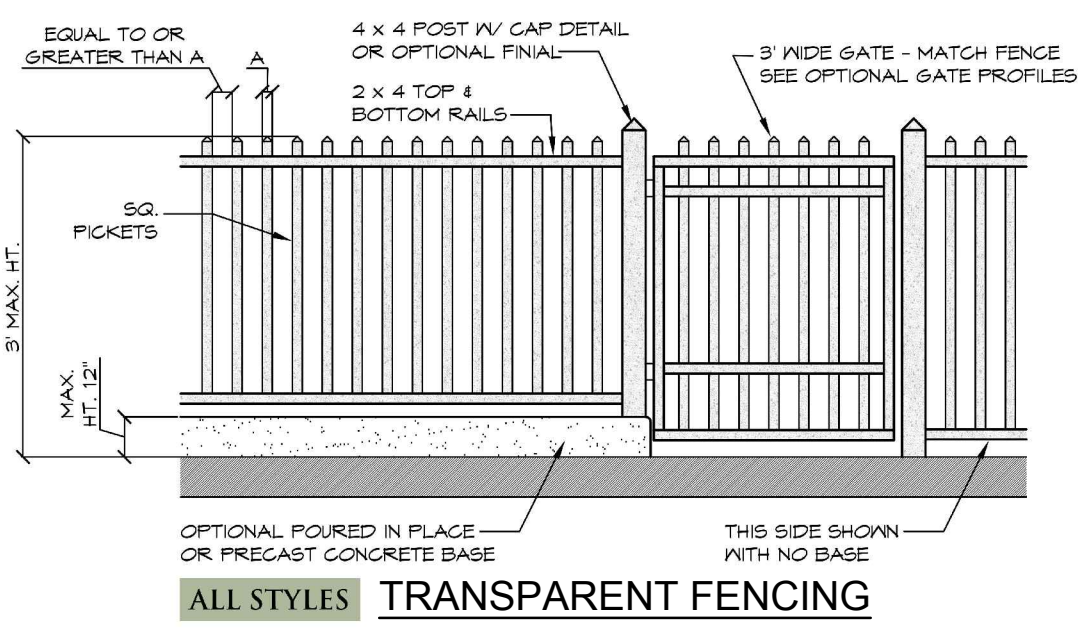
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REVISIONS

NO.	DATE	DESCRIPTION
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- LEGEND
- SOLID - MAX. HT. 3'-0"
 - SOLID - MAX. HT. 6'-0"
 - TRANSPARENT - MAX. HT. 3'-0"
 - ALLEY - SOLID OR TRANSPARENT - MAX. HT. 6'-0"



- LEGEND:
- PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED CURB AND GUTTER
 - PROPOSED CENTERLINE
 - EXISTING CENTERLINE
 - PROPOSED PUBLIC UTILITY EASEMENT
 - PROPOSED BUILDING SETBACK
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PDP BOUNDARY LINE
 - PROPOSED HANDICAP RAMP
 - PROPOSED A.C. PAVING
 - PROPOSED SIDEWALK
 - PROPOSED SIDEWALK BY OTHERS
 - EXISTING SIDEWALK

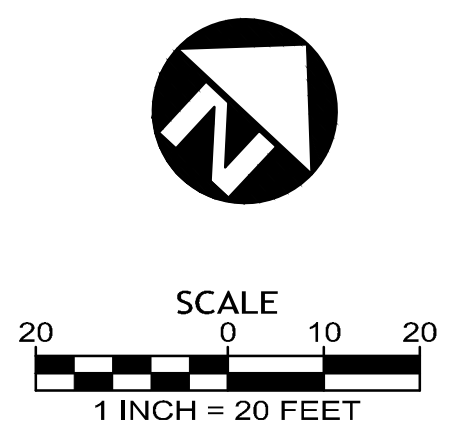
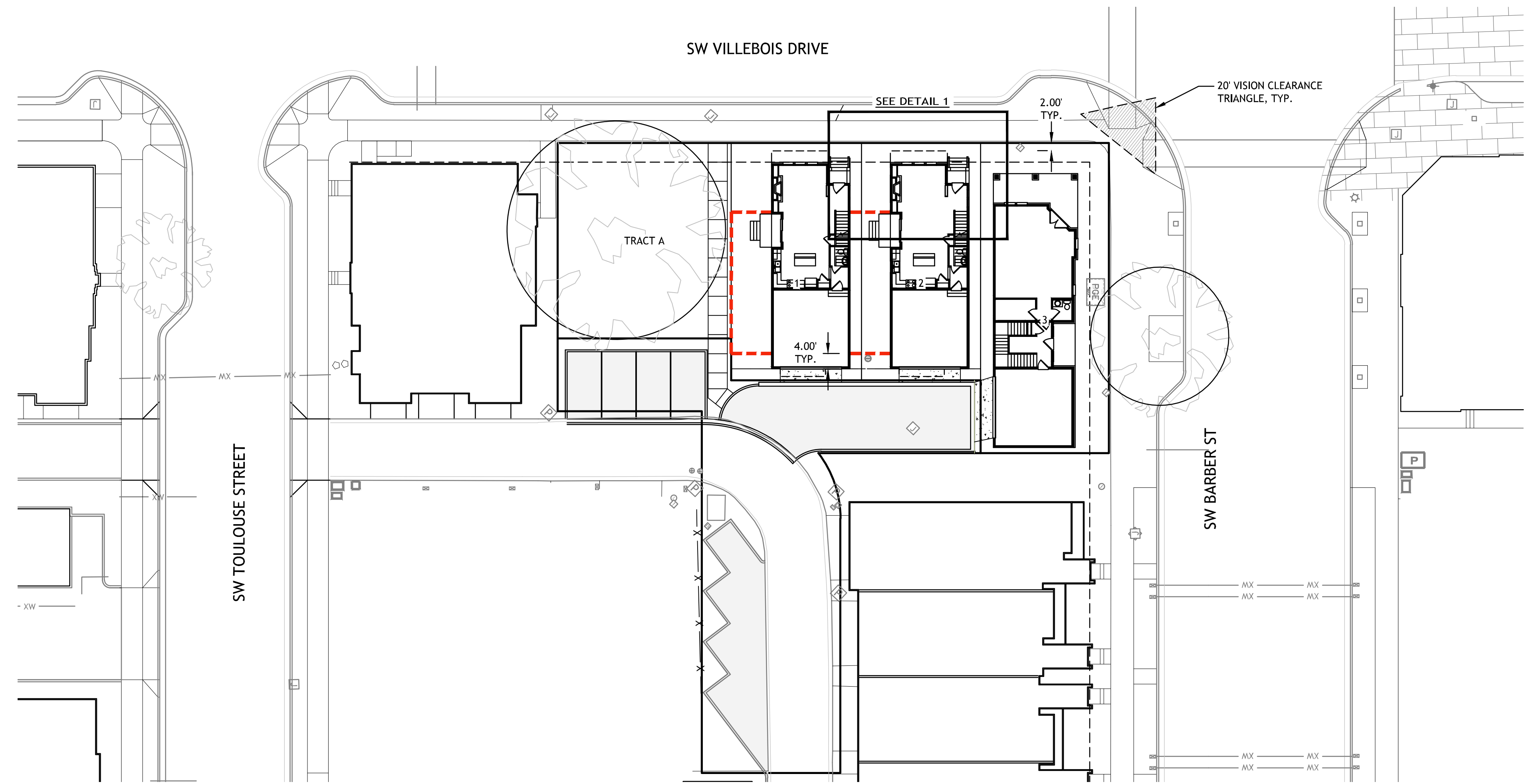
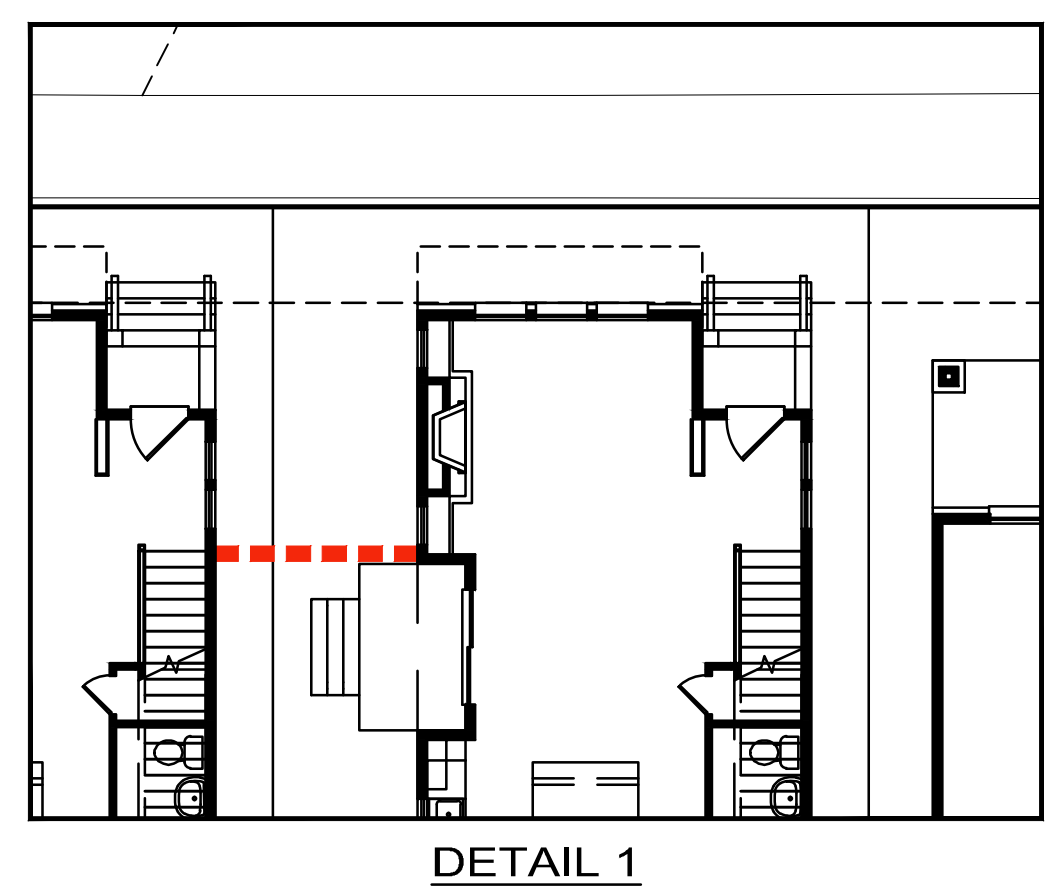
- LEGEND:
- PROPOSED 6-FT SOLID FENCE
 - PROPOSED 6-FT PARTIALLY TRANSPARENT FENCE

- FENCE NOTES:
- REFER TO THE SAP CENTRAL PATTERN BOOK AND THE VILLEBOIS VILLAGE CENTER ARCHITECTURAL STANDARDS FOR APPROVED FENCE MATERIALS AND STYLES.
 - FOR MINIMUM AND MAXIMUM FENCE SETBACKS REFER TO FENCING LOT DIAGRAM, THIS SHEET.



FENCING LOT DIAGRAMS

Fencing E11

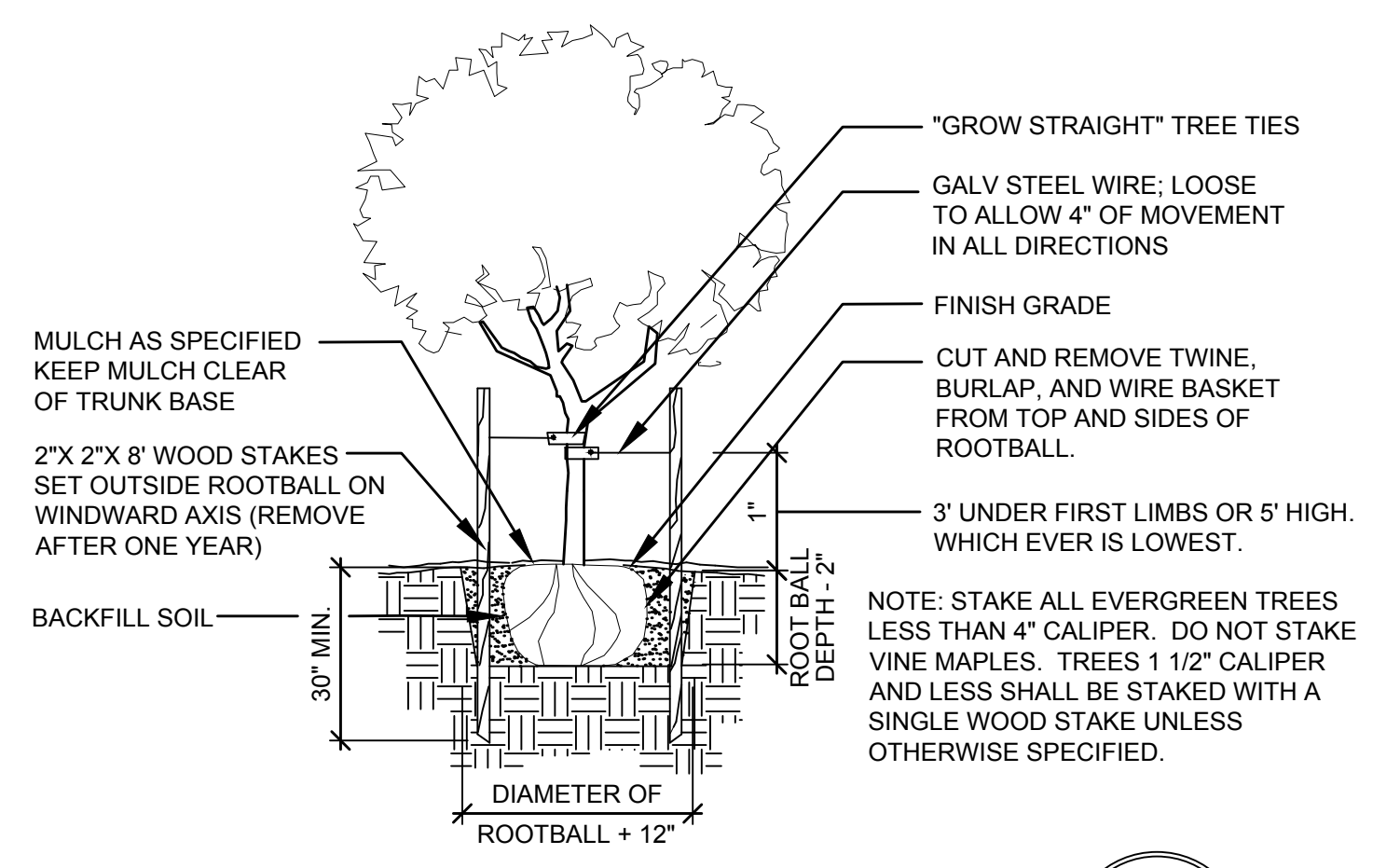
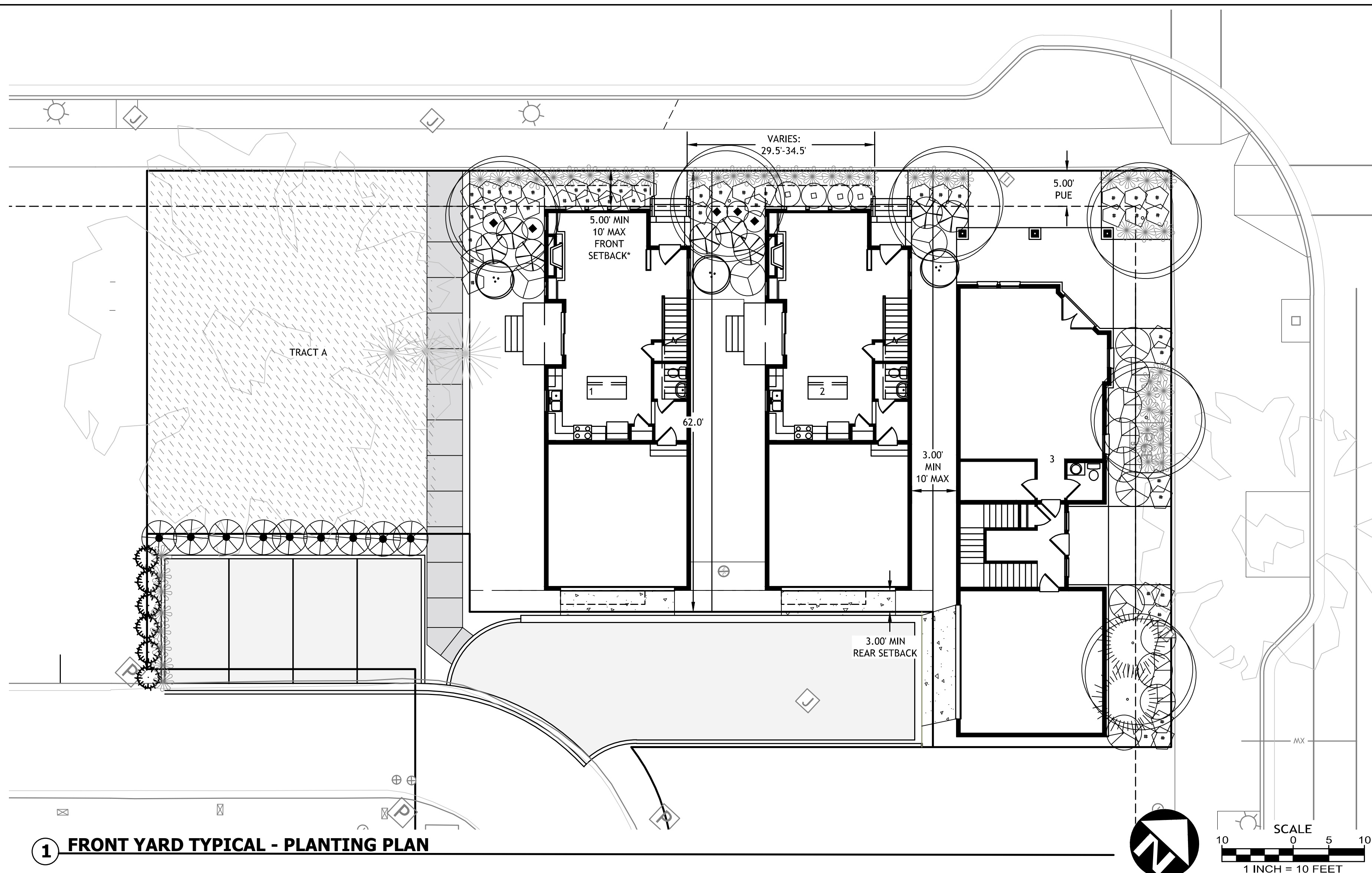


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MASTER FENCING PLAN

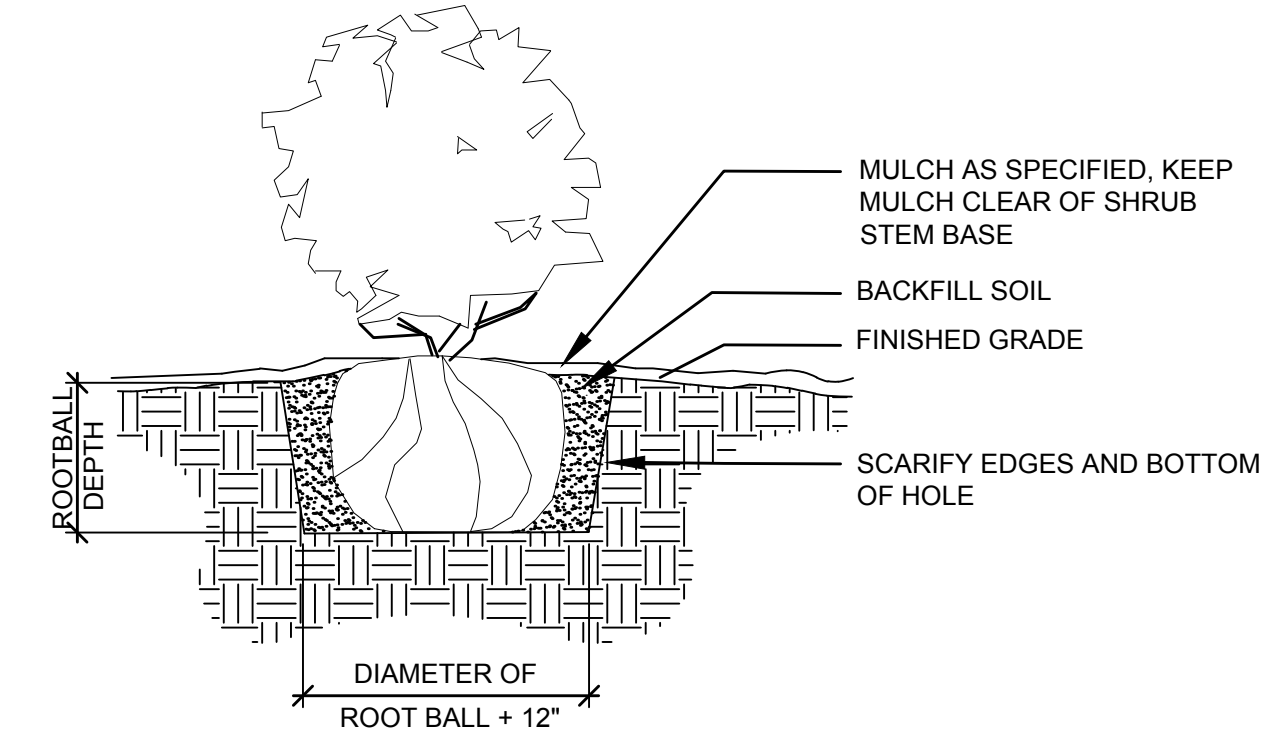
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TREE STAKING DETAIL
SCALE: N.T.S.



SHRUB PLANTING DETAIL
SCALE: N.T.S.

1 FRONT YARD TYPICAL - PLANTING PLAN

PLANTING LEGEND

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	JAPANESE MAPLE / ACER PALMATUM: 2" CAL., B&B
	INCENSE CEDAR / CALOCDRUS DECURRENS: 8'-10' HT., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD': 6' HT., B&B
	KELSEY REDOSIER DOGWOOD / CORNUS V. SERICEA 'KELSEY': 3 GAL.
	THUNBERG SPIREA / SPIREA THUNBERGII : 3 GAL.
	DOUBLEFILE VIBURNUM / VIBURNUM PLICATUM 'TOMENTOSUM' : 3 GAL.
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA' : 3 GAL.
	CAROL MACKIE DAPHNE / DAPHNE BURKWOODII 'CAROL' : 3 GAL.

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.
	CABARET JAPANESE SILVER GRASS / MISCANTHUS SINENSIS 'CABARET': 2 GAL.

MULCH MULCH 3" MIN. DEPTH, MEDIUM TO FINE GROUND DOUGLAS FIR
NO IRRIGATION WITHIN THE MULCHED AREAS OR UNDER THE EXISTING TREES TO REMAIN DRIPLINE.
DIRECT ANY SURROUNDING IRRIGATION HEAD SPRAY AWAY FROM THE TREE DRIPLINE.

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.
2. DO NOT PROVIDE IRRIGATION WITHIN THE EXISTING TREES TO REMAIN DRIPLINE.

PLANTING LEGEND

TYPICAL FRONT YARD PLANT LIST

SMALL ORNAMENTAL TREES 2" CAL.	CHINESE REDBUD / Cercis chinensis: 2" Cal., B&B CAPITAL SELECT FLOWERING PEAR / Pyrus calleryana 'Capital': 2" Cal., B&B BLUREIANA PLUM / Prunus x blireiana: 2" Cal. B&B CHINESE KOUSA DOGWOOD / Cornus kousa 'Chinensis': 2" Cal., B&B JAPANESE MAPLE / ACER PALMATUM : 8' HT. YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B
PEDESTRAIN ZONE LOW ORNAMENTAL PLANTINGS 1-2 GAL.	BLUE OAT GRASS / Helictotrichon sempervirens DWARF FOUNTAIN GRASS /PENNISETUM ALOPECUROIDES 'HAMELN' SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL' DAYLILIES / HEMEROCALLIS 'STELLA DORO', 'LA PECHE' AND HEATH / ERICA CARNEA 'KING GEORGE', ERICXDARLYENSIS 'CD EASON' ENGLISH LAVENDAR VARITES / LAVANDULA ANGUSTIFOLIA VAR.
ORNAMENTAL GRASSES AND GROUNDCOVERS 1-2 GAL.	DWARF FOUNTAIN GRASS /Pennisetum alopecuroides 'Hamlen' BLUE OAT GRASS / Helictotrichon sempervirens PURPLE FOUNTAIN GRASS /PENNISETUM SETACEUM 'RUBRUM' 'MASSACHUSETTS KINNIKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.' BEARBERRY /COTONEASTER / COTONEASTER DAMMERI SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL'
MEDIUM TO LARGE ORNAMENTAL SHRUBS 3 GAL.	SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SAKAE' FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME' RHODODENDRON 'JEAN MARIE DE MONTEGUE' 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE' RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE' DOUBLFILE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT. THUNBERG SPIREA / SPIREA THUNBERGII DAVID VIBURNUM / VIBURNUM DAVIDII
SMALL ORNAMENTAL SHRUBS 3 GAL.	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI' COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA' 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY' AZALEA / VARIES ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'

* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCRUCH UP TO THE PUBLIC WAY.

TYPICAL LOT PLAN
SCALE: 1"=10'

YORKSIRE
PDP 1C
MOD

PLANTING PLAN
NOTES AND
PLANTING DETAILS

City of Wilsonville
EXHIBIT B2.B3
DB18-0040 et seq.

PROJECT NO.: 398-062
TYPE: PLANNING
REVIEWED BY: JMH

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