

# PHASE 5 NORTH CLERMONT FINAL DEVELOPMENT PLAN

TL 7200, 7290, 7300, 7400, 7500 & 7600, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.  
CITY OF WILSONVILLE, OREGON

**APPLICANT:**

POLYGON WLH, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: JASON BAKER

**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: JESSIE KING, PE

**SURVEYOR:**

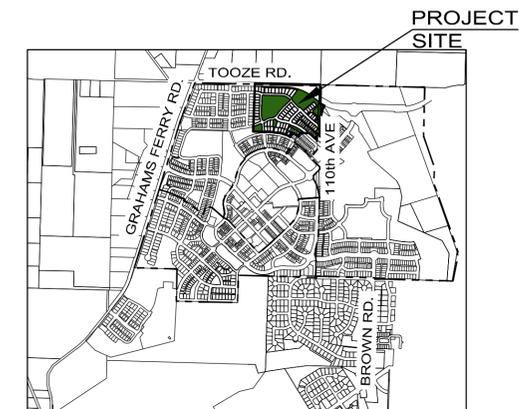
PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

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

**GEOTECHNICAL ENGINEER:**

GEODESIGN, INC.  
15575 SW SEQUOIA PARKWAY, SUITE 100  
PORTLAND, OR 97224  
[P] 503-968-8787  
CONTACT: SHAWN DIMKE, PE



VICINITY MAP

**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

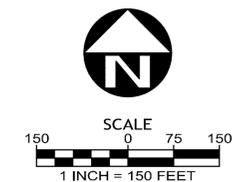
**BENCHMARK:**

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

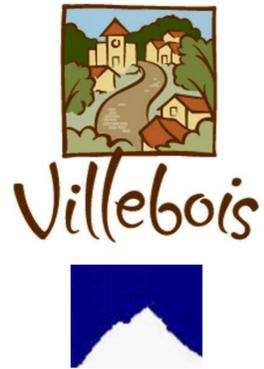
**SHEET INDEX:**

- 1 COVER SHEET
- L1 STREET TREE PLANTING PLAN
- L2 PLANTING LEGEND & DETAILS
- L3 CAVALLO PARK LAYOUT PLAN
- L4 CAVALLO PARK PLANTING PLAN
- L5 OPEN SPACE PLANTING PLAN
- L6 OPEN SPACE PLANTING PLAN
- L7 OPEN SPACE PLANTING PLAN
- L8 DETAILS
- L9 DETAILS



ELEVATION DATUM: NAVD 88

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POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

Final  
Development  
Plan

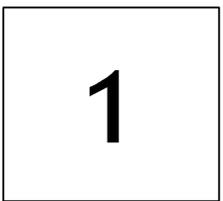
PDP 5N  
CLERMONT

COVER  
SHEET

City of Wilsonville  
Exhibit B4 DB18-0049 et al

PROJECT NUMBER: 395-079

2ND SUBMITTAL DATE: 9/28/2018



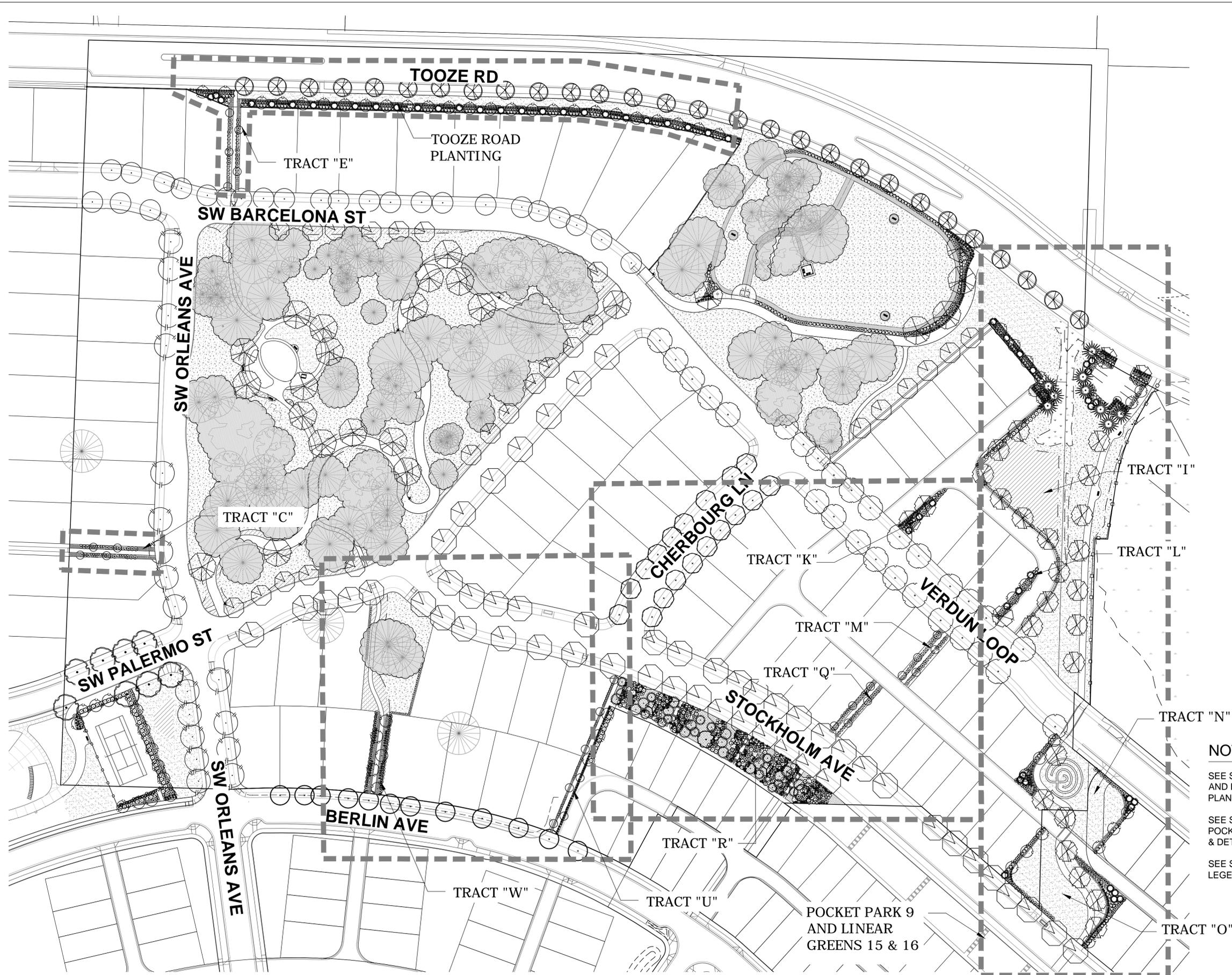
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NO.	DATE	DESCRIPTION

PDP 5N  
CLERMONT  
AT VILLEBOIS

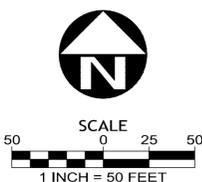
Final  
Development  
Plan  
STREET TREE  
PLANTING  
PLAN

PROJECT NO.: 395-079  
TYPE: PLANNING  
REVIEWED BY: JJK

L1



**NOTE:**  
SEE SHEET L5 AND L6 FOR TRACT AND POCKET PARK PLANTING PLANS  
SEE SHEETS L2 FOR TRACT AND POCKET PARK 9 LEGENDS, NOTES & DETAILS.  
SEE SHEET L2 FOR STREET TREE LEGEND, NOTES AND DETAILS.



1 STREET TREE PLANTING PLAN

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**STREET TREE LEGEND:**

QTY.	SYMBOL	BOTANICAL NAME /	SIZE	SPACING
12		WHITE OAK Quercus ALBA	2" cal., B&B	30' o.c.
29		AUTUMN APPLAUSE ASH Fraxinus americana 'Autumn Applause'	2" cal., B&B	30' o.c.
52		ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal., B&B	30' o.c.
18		ZELKOVA SERR. 'GREEN VASE' Green Vase Zelkova	2" cal., B&B	30' o.c.
28		RED OAK Quercus rubra	2 1/2" cal., B&B	40' o.c.
8		QUERCUS ROBUR English Oak	2" cal., B&B	30' o.c.
25		FAGUS SYLVATICA European Beech	2 " cal., B&B	30' o.c.
17		YELLOWWOOD CLADRASTIS KENTUKEA	2 " cal., B&B	30' o.c.

**GENERAL NOTES: LANDSCAPE PLAN**

- THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUD ALL TURF AREAS PRIOR TO SEEDING. TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
- BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURE'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
- GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.

**TRACT AND POCKET PARK PLANTING LEGEND  
TREES**

SYMBOL	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK
	INCENSE CEDAR / CALOEDRUS DECURRENS:	8' HT., B&B
	CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL':	2" CAL., B&B
	RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED':	2 CAL., B&B
	GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE':	2" CAL., B&B
	CHINESE REDBUD / CERCIS CHINENSIS:	2" CAL., B&B
	SLENDER HINOKI FALSE CYPRESS / CHAMAECYPARIS OBTUSA 'GRACILIS':	6'-8' HT., AS SHOWN
	COLUMNAR EASTERN WHITE PINE PINUS STROBUS 'FASTIGIATA':	6'-8' HT., AS SHOWN

**SHRUBS**

SYMBOL	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	5 GAL.
	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL.
	'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	2 GAL.
	FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME':	2 GAL.
	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN':	2 GAL.
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	3 GAL.
	DOUBFILE VIBURNUM / VIBURNUM P. TOMENTOSUM:	3 GAL.
	MOPS MUGO PINE / PINUS MUGO 'MOPS':	3 GAL.
	WICHITA BLUE JUNIPER / JUNIPERUS SCOPULORUM 'WICHITA':	6' HT.

**ORNAMENTAL GRASSES**

SYMBOL	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" O.C.
	PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM':	2 GAL., 30" O.C.
	JAPANESE BLOOD GRASS / IMPERATA CYLINDRICA 'RED BARON':	2 GAL.
	VARIEGATED JAPANESE SILVER GRASS MISCANTHUS SINENSIS 'VARIEGATUS':	2 GAL.
	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS:	2 GAL., 2" O.C.

**LAWN AND GROUND COVER**

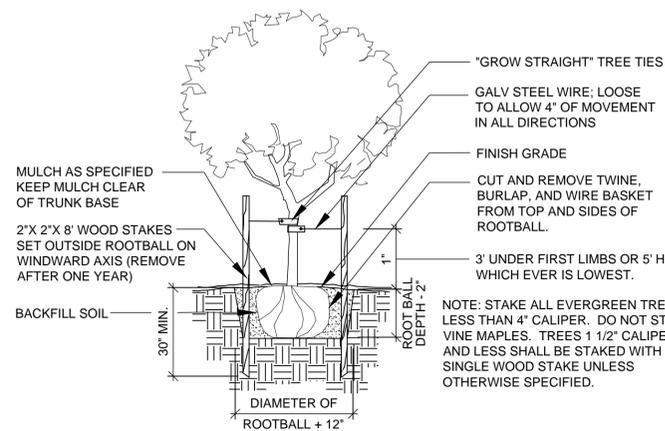
SYMBOL	CODE	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	LAWN	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD.	AT A RATE OF 6LBS/1000 SQUARE FEET.
	MULCH	DOUGLAS FIR BARK MULCH- MEDIUM GRIND 2" LAYER	

**NOTE:**

- 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.

**WATER QUALITY FACILITY PLANTING LEGEND**

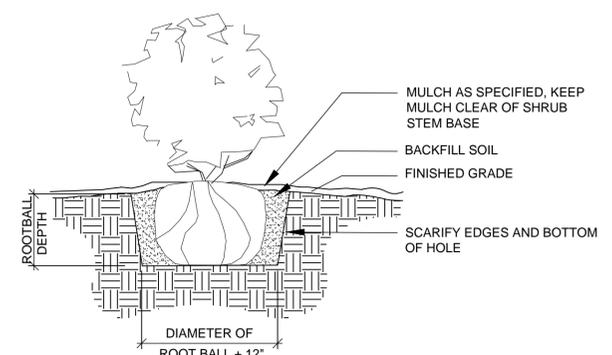
SYMBOL	TREES/SHRUBS COMMON NAME / Botanical name:	Size and Description
	WEeping ALASKAN CEDAR / Chamaecyparis nootkatensis 'Pendula':	7-8' Ht., B&B
	PACIFIC DOGWOOD / Cornus nuttallii:	2" Cal., B&B
	NOOTKA ROSE / Rosa nutkana:	#1 CONTAINER
	RED TWIG DOGWOOD / Cornus sericea:	#1 CONTAINER
	KELSEY DOGWOOD / Cornus sericea 'Kelsey':	#1 CONTAINER
	SNOWBERRY / Symphoricarpos alba:	#1 CONTAINER
	'WET/MOIST' AREA PLUGS:	(4" PLUGS @ 12" O.C.)
	SLOUGH SEDGE / Carex obovata	34%
	SOFT RUSH / Juncus tenuis	33%
	SMALL FRUITED BULRUSH / Scirpus microcarpus	33%



**TREE STAKING DETAIL**

SCALE: N.T.S.

1  
L2



**SHRUB PLANTING DETAIL**

SCALE: N.T.S.

2  
L2

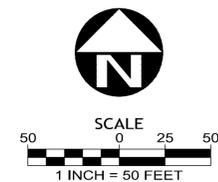
PDP 5N  
CLERMONT  
AT VILLEBOIS

Final Development Plan  
CAVALLO PARK LAYOUT PLAN

LEGEND

- 1 TENNIS COURT, ASPHALT WITH LIQUID APPLIED ACRYLIC SURFACE, COURT FENCE 10' HEIGHT BLACK CHAINLINK WITH 2 SINGLE LEAF GATES
- 2 BENCH
- 3 TRASH RECEPTACLE
- 4 TONQUIN REGIONAL TRAIL
- 5 ROCKERY WALL
- 6 LAWN PLAY
- 7 PICNIC TABLE
- 8 PEDESTRIAN POLE LIGHT
- 9 PLAY AREA- TOTLOT
- 10 PLAY AREA- YOUTH LOT
- 11 STAIRS
- 12 12' x 12' DOG PARK SHELTER WITH 2 BENCHES
- 13 DOG WASH STATION MINOR WATER FEATURE
- 14 PERIMETER DOG PARK 4' HEIGHT BLACK CHAINLINK FENCE
- 15 LARGE DOG PARK ENTRY/EXIT DOUBLE GATES
- 16 LARGE DOG PARK 5' WIDE WOODCHIP PATH ALONG FENCE LINE
- 17 DOG PARK BENCH IN WOODCHIPS
- 18 SMALL DOG PARK 5' WIDE WOODCHIP PATH ALONG FENCE LINE
- 19 5' WIDE SIDEWALK
- 20 DOG PARK PET WASTE STATION
- 21 LITTLE DOG AREA- SINGLE ENTRY/EXIT GATE
- 22 INTERIOR DOG PARK 4' HEIGHT BLACK CHAINLINK FENCE
- 23 EXISTING WATER QUALITY FACILITY TO REMAIN

NOTE:  
SEE DRAWING L7 AND L8 FOR DETAILS

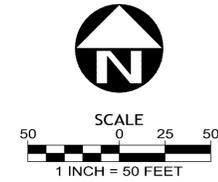


1 CAVALLO PARK LAYOUT PLAN

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PDP 5N  
CLERMONT  
AT VILLEBOIS

Final Development Plan  
CAVALLO PARK  
PLANTING PLAN

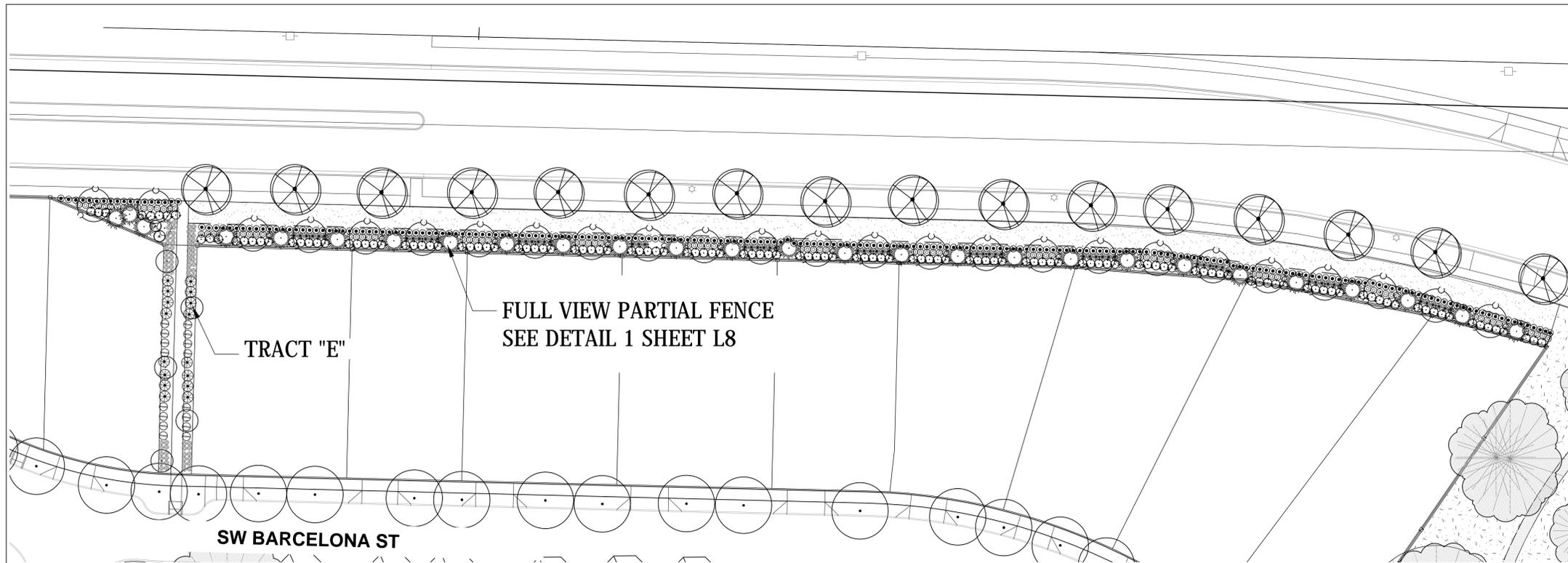


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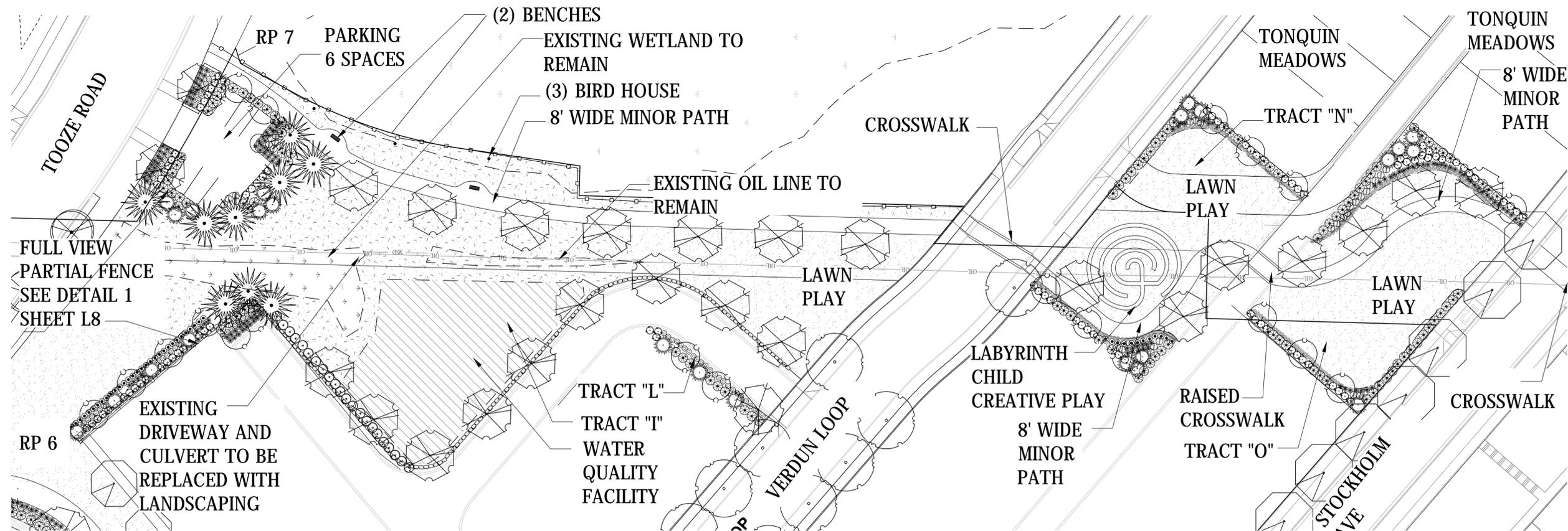
1 CAVALLO PARK PLANTING PLAN

NOTE:

SEE SHEETS L2 FOR TRACT AND POCKET PARK 9 LEGENDS, NOTES & DETAILS.



1 TOOZE ROAD AND TRACT "E" PLANTING PLAN

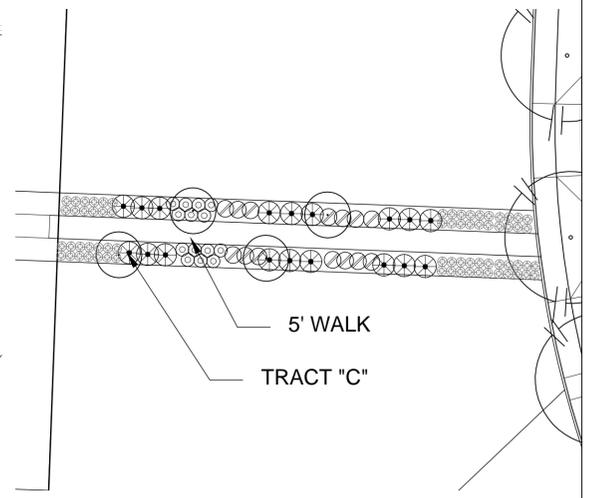


2 TRACT "L", TRACT "I", POCKET PARK 9 AND LINEAR GREENS 15 & 16 PLANTING PLAN



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REVISIONS		
NO.	DATE	DESCRIPTION



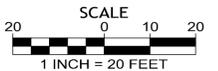
3 TRACT "C" PLANTING PLAN



1 TRACTS "K", "M", "Q", "R" PLANTING PLAN

**NOTE:**

SEE SHEETS L2 FOR TRACT AND  
POCKET PARK 9 LEGENDS, NOTES  
& DETAILS.



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**PDP 5N  
CLERMONT  
AT VILLEBOIS**

Final  
Development  
Plan  
**OPEN SPACE  
PLANTING  
PLAN**

PROJECT NO.: 395-079  
TYPE: PLANNING  
REVIEWED BY: JJK

**L6**

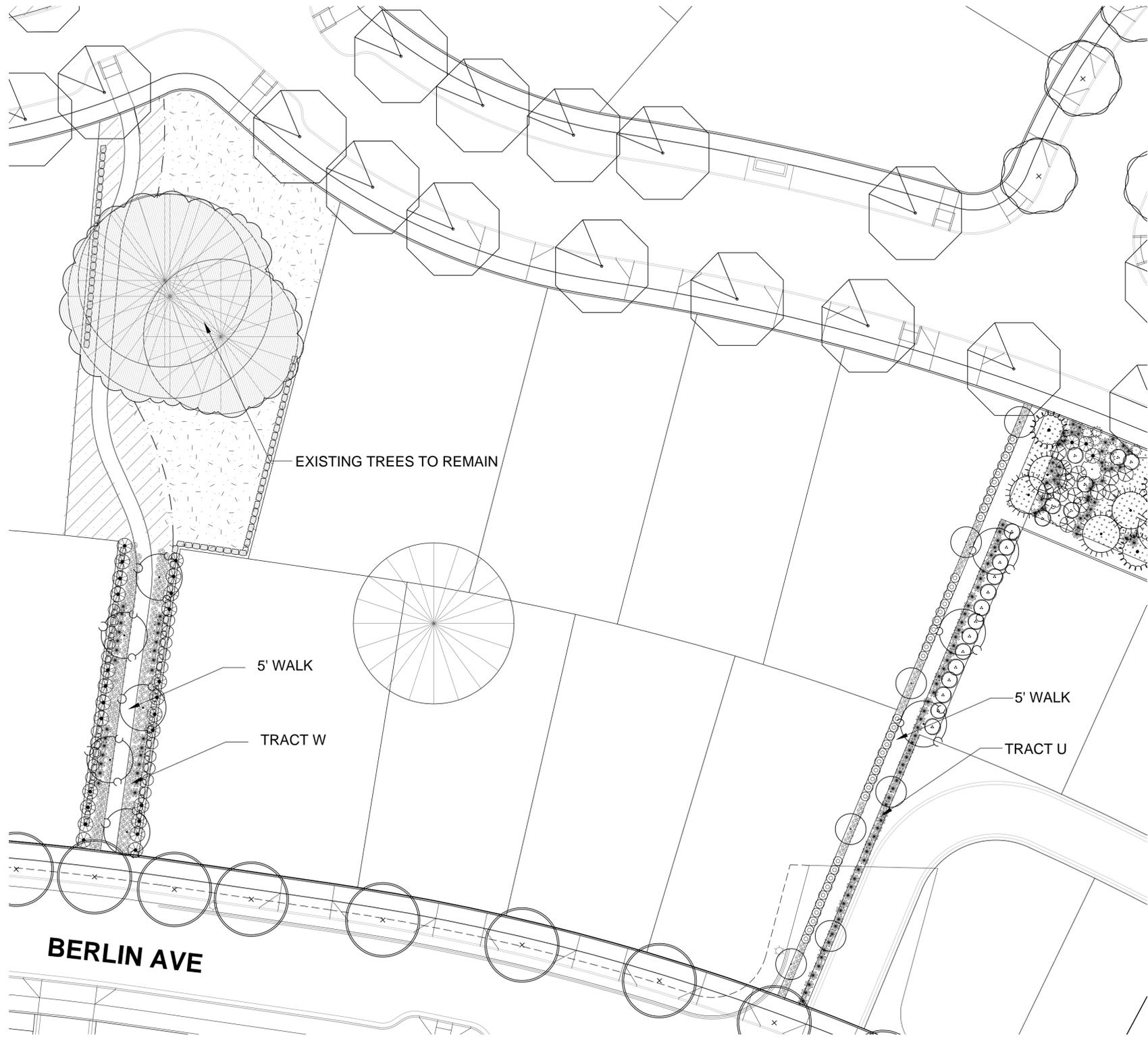
REVISIONS		
NO.	DATE	DESCRIPTION

PDP 5N  
CLERMONT  
AT VILLEBOIS

Final  
Development  
Plan  
OPEN SPACE  
PLANTING  
PLAN

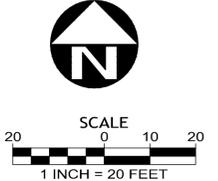
PROJECT NO.:	395-079
TYPE:	PLANNING
REVIEWED BY:	JJK

L7



1 TRACT "W" & "U" PLANTING PLAN

**NOTE:**  
SEE SHEETS L2 FOR TRACT AND  
POCKET PARK 9 LEGENDS, NOTES  
& DETAILS.



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URBAN / GREENWAY BENCH  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: THE PLAINWELL SERIES  
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
 SIZE: 72" LENGTH

**BENCH DETAIL**

SCALE: N.T.S

1  
L8



**LABYRINTH  
 CHILD CREATIVE PLAY**

SCALE: N.T.S

4  
L8



PICNIC TABLE  
 MANUFACTURER: TIMBERFORM  
 MODEL: ARBOR PICNIC TABLE WITH SEATS, MODEL 2242-6  
 FINISH: SEASONED DOUGLAS FIR, CLEAR PRESERVATIVE  
 SIZE: LENGTH 5'-10" WIDTH 5'-7", HEIGHT 2'-6"

**PICNIC TABLE**

SCALE: N.T.S

2  
L8



STONE VENEER  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY OLD  
 COUNTRY FIELD STONE

**CULTURED STONE VENEER**

SCALE: N.T.S

5  
L8



LOCAL CONTACT:  
 NORTHERN ILLUMINATION  
 17400 SW UPPER BOONES  
 FERRY ROAD, PORTLAND  
 503-226-3633

MANUFACTURER: PHILIPS HADCO  
 URBAN LUMINAIRE: WESTBROOK CXF14  
 POLE: 13' DECORATIVE CAST ALUMINUM  
 ARM: SINGLE (HFP710)  
 FOOTING: AB CHANCE - C11242NG4TK W/ROUND MOUNTING PLATE  
 FINISH: BLACK  
 DARK SKY FRIENDLY  
 HPS  
 PROVIDE AUTO PROFILE DIMMING - COORDINATE PROFILE WITH  
 CITY OF WILSONVILLE AND MANUFACTURE

**DARK SKY FRIENDLY  
 PEDESTRIAN POLE LIGHT**

SCALE: N.T.S

7  
L8



TRASH RECEPTACLE  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: THE PLAINWELL LITTER RECEPTACLE  
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
 SIZE: 30" DIAMETER, 38" HEIGHT, 35 GALLON CAPACITY

**TRASH RECEPTACLE**

SCALE: N.T.S

3  
L8



**DOG WASH STATION  
 MINOR WATER FEATURE-DOG PARK**

SCALE: N.T.S

6  
L8



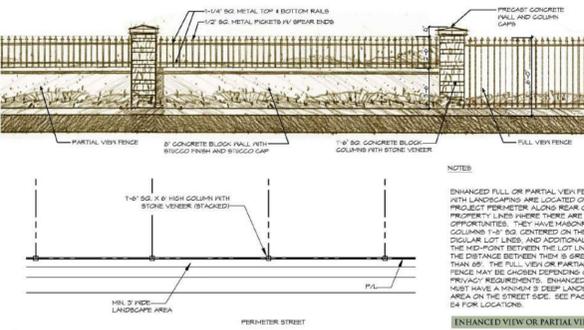
PET WASTE STATION SIGN AND POST  
 MANUFACTURER: PET WASTE ELIMINATOR  
 POST MODEL: STEEL SIGN POST 8' HT.  
 COLOR: GREEN  
 SIGN MODEL: PLEASE CLEAN UP AFTER  
 YOUR PET  
 MODEL: STARTER, INCLUDES PET WASTE  
 BAGS AND DISPENSER

**PET WASTE STATION**

SCALE: N.T.S

8  
L8

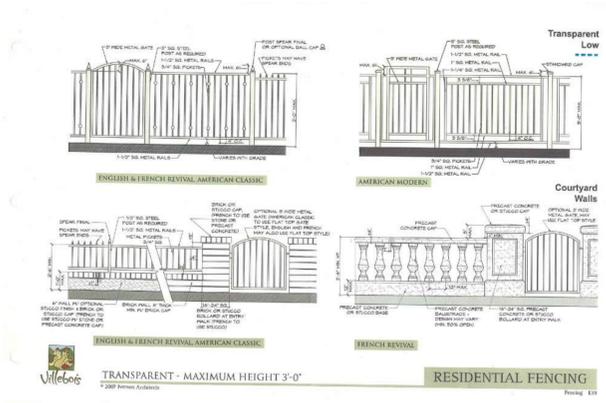




FULL VIEW PARTIAL FENCE

SCALE: N.T.S.

1  
L9

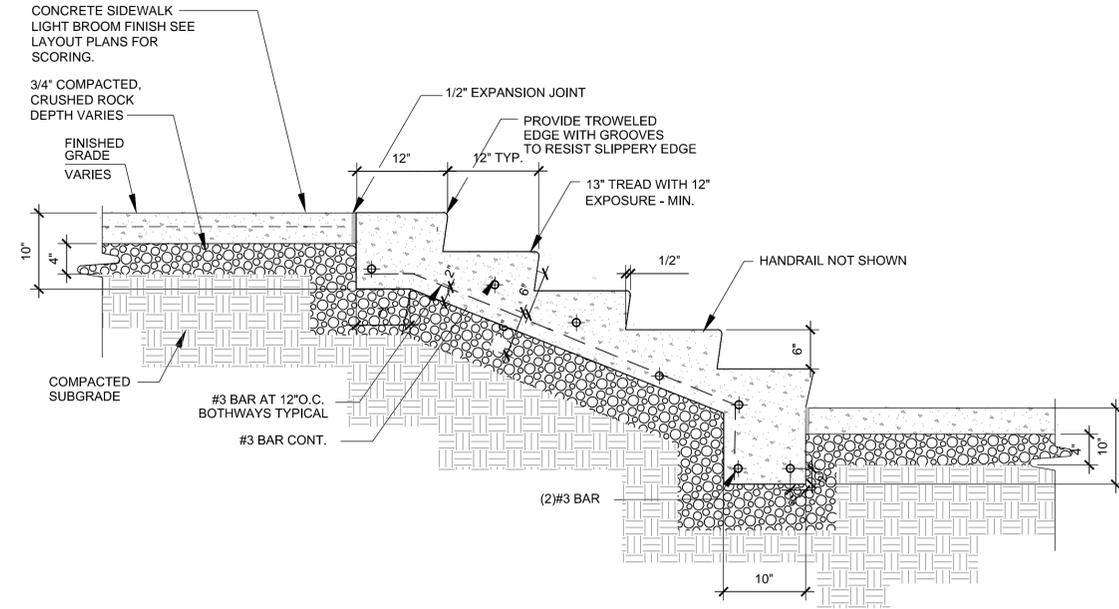


NOTE:  
HANDRAIL DESIGN BY OTHERS AND TO MATCH RESIDENTIAL FENCE DETAIL 8 SHEET L4.02 PER CONDITION WHEN HANDRAIL IS DESIGNED IT WILL NEED TO GO THROUGH A CLASS I ADMINISTRATIVE REVIEW TO BE SUBMITTED AT A LATER DATE.

STAIR HANDRAIL DESIGN- SIMILAR

SCALE: N.T.S.

4  
L9



CONCRETE STAIR

SCALE: N.T.S.

6  
L9



DOG PARK SHELTER

SCALE: N.T.S.

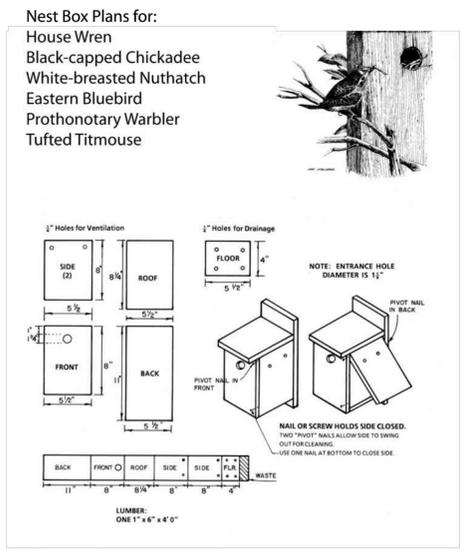
2  
L9



ROCKERY WALLS AT PATH EDGE

SCALE: N.T.S.

5  
L9



BIRD NEST BOX

SCALE: N.T.S.

7  
L9



TENNIS COURTS

SCALE: N.T.S.

3  
L9



DOG PARK- FENCING

SCALE: N.T.S.

8  
L9

PDP 5N  
CLERMONT  
AT VILLEBOIS

Final  
Development  
Plan  
DETAILS

N:\proj\395-079 Drawings\03 Planning\Sheets - Planning\FDP Submittal\LANDSCAPE\_395079\_(L4) DETAILS-001.dwg - SHEET: L9 Nov 02, 2018 - 2:59pm.kel