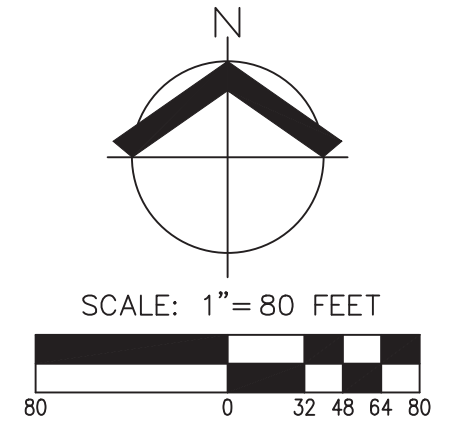
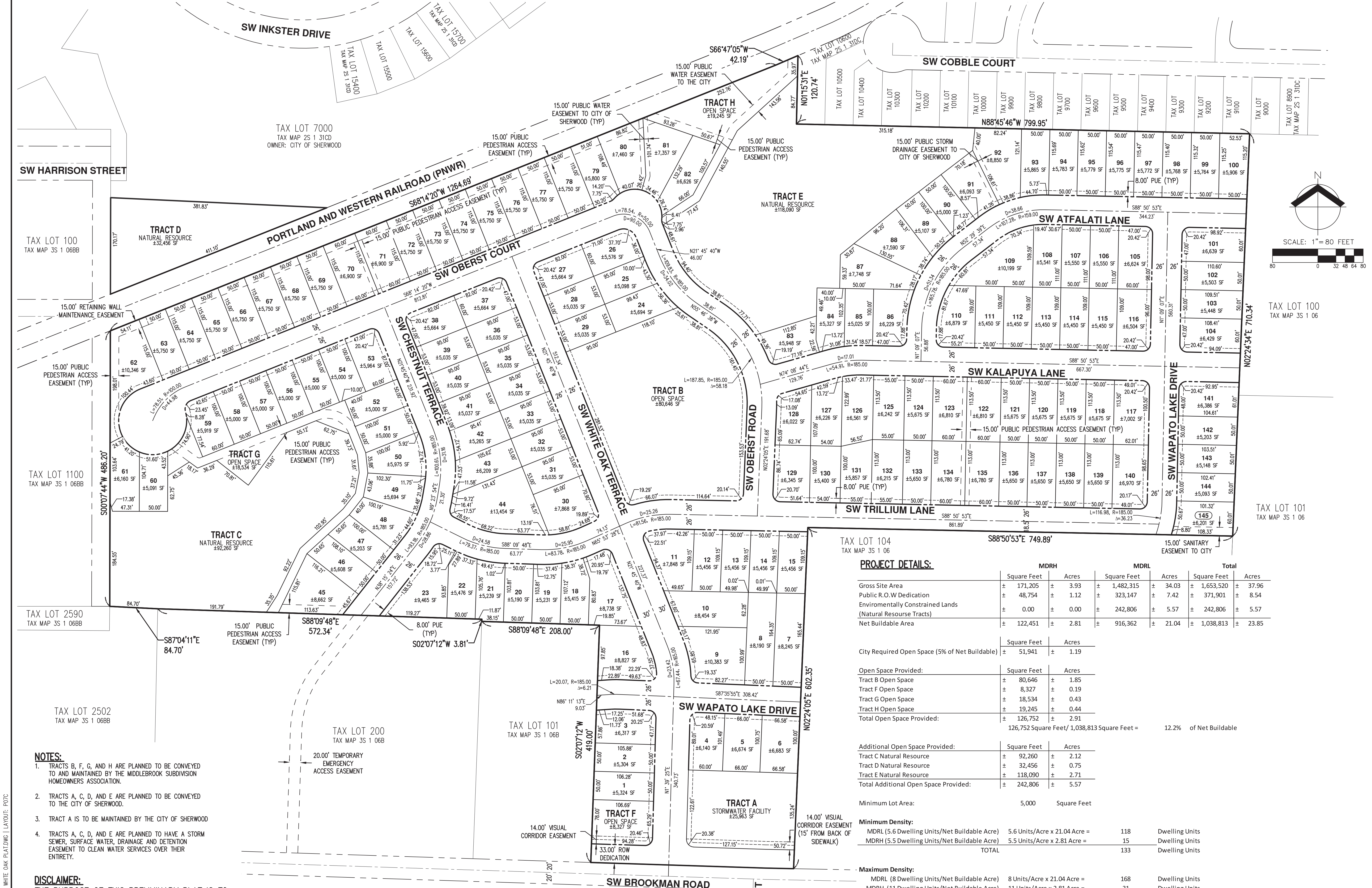


LEGEND

- CONCRETE SIDEWALK BY CONTRACTOR
- CONCRETE SIDEWALK BY HOMEBUILDER
- NEW AC PAVEMENT

AKS DRAWING FILE: 3591_P14B STREET PLAN WHITE OAK.DWG | LAYOUT: P14B



- NOTES:**
- TRACTS B, F, G, AND H ARE PLANNED TO BE CONVEYED TO AND MAINTAINED BY THE MIDDLEBROOK SUBDIVISION HOMEOWNERS ASSOCIATION.
 - TRACTS A, C, D, AND E ARE PLANNED TO BE CONVEYED TO THE CITY OF SHERWOOD.
 - TRACT A IS TO BE MAINTAINED BY THE CITY OF SHERWOOD.
 - TRACTS A, C, D, AND E ARE PLANNED TO HAVE A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO CLEAN WATER SERVICES OVER THEIR ENTIRETY.

DISCLAIMER:
 THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS TO AID THE CONTRACTOR DURING CONSTRUCTION. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

PROJECT DETAILS:

	MDRH		MDRL		Total	
	Square Feet	Acres	Square Feet	Acres	Square Feet	Acres
Gross Site Area	± 171,205	± 3.93	± 1,482,315	± 34.03	± 1,653,520	± 37.96
Public R.O.W Dedication	± 48,754	± 1.12	± 323,147	± 7.42	± 371,901	± 8.54
Environmentally Constrained Lands (Natural Resource Tracts)	± 0.00	± 0.00	± 242,806	± 5.57	± 242,806	± 5.57
Net Buildable Area	± 122,451	± 2.81	± 916,362	± 21.04	± 1,038,813	± 23.85
City Required Open Space (5% of Net Buildable)						
	± 51,941	± 1.19				
Open Space Provided:						
Tract B Open Space	± 80,646	± 1.85				
Tract F Open Space	± 8,327	± 0.19				
Tract G Open Space	± 18,534	± 0.43				
Tract H Open Space	± 19,245	± 0.44				
Total Open Space Provided:	± 126,752	± 2.91				
	126,752 Square Feet / 1,038,813 Square Feet =		12.2%		of Net Buildable	
Additional Open Space Provided:						
Tract C Natural Resource	± 92,260	± 2.12				
Tract D Natural Resource	± 32,456	± 0.75				
Tract E Natural Resource	± 118,090	± 2.71				
Total Additional Open Space Provided:	± 242,806	± 5.57				
Minimum Lot Area: 5,000 Square Feet						
Minimum Density:						
MDRL (5.6 Dwelling Units/Net Buildable Acre)	5.6 Units/Acre x 21.04 Acre =	118	Dwelling Units			
MDRH (5.5 Dwelling Units/Net Buildable Acre)	5.5 Units/Acre x 2.81 Acre =	15	Dwelling Units			
TOTAL		133	Dwelling Units			
Maximum Density:						
MDRL (8 Dwelling Units/Net Buildable Acre)	8 Units/Acre x 21.04 Acre =	168	Dwelling Units			
MDRH (11 Dwelling Units/Net Buildable Acre)	11 Units/Acre x 2.81 Acre =	31	Dwelling Units			
TOTAL		199*	Dwelling Units			

*Does not include additional potential density through density transfer

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MIDDLEBROOK SUBDIVISION
SHERWOOD OREGON
 WASHINGTON COUNTY TAX MAP 3S 1 06/06B
 TAX LOTS 103 AND 101 (ADJUSTED)

PRELIMINARY SUBDIVISION PLAT
WHITE OAK

DESIGNED BY: DRS/PAS
 DRAWN BY: DRS
 MANAGED BY: PAS
 CHECKED BY: PAS/AHH
 DATE: 06/25/2019
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NOT FOR CONSTRUCTION
 JANEL S. KALINA
 89558PLS
 RENEWS: 6/30/21
 REVISIONS:

JOB NUMBER
3591
 SHEET
P07B

AKS DRAWING FILE: 3591 WHITE OAK PLATING | LAYOUT: P07C