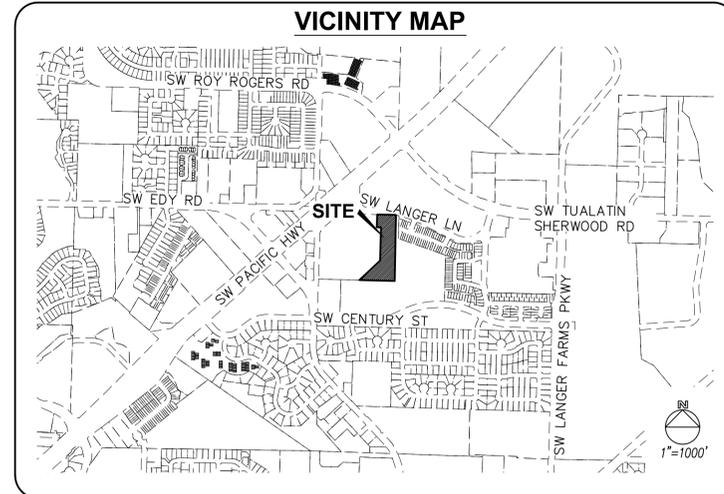


SHERWOOD PARK APARTMENTS

TAX LOT 0400
SW 1/4 SECTION 29, T2S, R1W, W.M.
SHERWOOD, OREGON



LEGEND

- 195 - EXISTING MAJOR CONTOUR LINE
- 194 - EXISTING MINOR CONTOUR LINE
- 220 - PROPOSED MAJOR CONTOUR LINE
- 219 - PROPOSED MINOR CONTOUR LINE
- OHP - OHP - EXISTING OVERHEAD POWER LINES
- XW - XW - EXISTING UNDERGROUND WATER
- XG - XG - EXISTING UNDERGROUND GAS LINE
- XSS - XSS - EXISTING SANITARY SEWER LINE
- XSD - XSD - EXISTING STORM SEWER LINE
- X - X - EXISTING FENCE
- --- EXISTING ROCK WALL
- --- PROPERTY BOUNDARY LINE
- --- PROPOSED LOT LINE
- --- PROPOSED RIGHT-OF-WAY LINE
- - EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- - EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- - EXISTING TELEPHONE VAULT
- ⊙ - EXISTING POWER POLE
- ⊙ - EXISTING GUY ANCHOR
- ⊙ - EXISTING WATER METER
- ⊙ - EXISTING CATCH BASIN
- ⊙ - EXISTING SANITARY MANHOLE
- ⊙ - EXISTING STORM MANHOLE
- ⊙ - EXISTING MAILBOX
- - FOUND MONUMENTS
- ▨ - EXISTING GRAVEL
- ▨ - EXISTING CONCRETE
- ▨ - EXISTING ASPHALT
- ▨ - PROPOSED CURB
- ▨ - PROPOSED SIDEWALK
- W - W - PROPOSED WATER SERVICE LINE
- SS - SS - PROPOSED SANITARY SEWER LINE
- SD - SD - PROPOSED STORM SEWER LINE
- ⊙ - PROPOSED SANITARY CLEANOUT
- ⊙ - PROPOSED STORM MANHOLE WITH GRATED LID
- - STORM DRAINAGE FLOW DIRECTION
- ⊙ - PARKING COUNT
- H - HANDICAP PARKING SPOT

PROJECT CONTACTS

OWNER/APPLICANT
PORTLAND FIXTURE LIMITED PARTNERSHIP
15350 SW SEQUOIA PKWY, STE. 140
PORTLAND, OR 97224
CONTACT: BRIAN SHAHUM
(503) 925-1850 (P)

LAND USE AND CIVIL ENGINEER
EMERIO DESIGN, LLC
8285 SW NIMBUS AVE, STE. 180
BEAVERTON, OR 97008
LAND USE CONTACT: ANNE MARIE SKINNER
ENGINEER CONTACT: ERIC EVANS
(503) 746-8812 (P)
(503) 639-9592 (F)

ARCHITECT
STUDIO 3 ARCHITECTURE INC.
JIM TOPOREK
222 COMMERCIAL STREET NE
SALEM, OREGON 97301
(503) 390-6500

SURVEYOR
EMERIO DESIGN, LLC
8285 SW NIMBUS AVE, STE. 180
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CONTACT: KING PHELPS
(503) 746-8812 (P)
(503) 639-9592 (F)

SITE DATA

TOTAL PARCEL: (13.26 AC.)
PROPOSED RESIDENTIAL DEVELOPED AREA: 149,203.7 SF (3.43 AC.)
ZONING: RC
TAX MAP: T2S R1W SEC. 29CB
TAX LOT: 0400

DRAWING INDEX

Sheet Number	Sheet Title
1	OVERALL SITE PLAN
2	EXISTING CONDITIONS - RESIDENTIAL AREA
3	PRELIMINARY GRADING AND EROSION CONTROL PLAN
4	PRELIMINARY UTILITY AND STORMWATER PLAN
5	AERIAL OVERLAY MAP

NOTES:

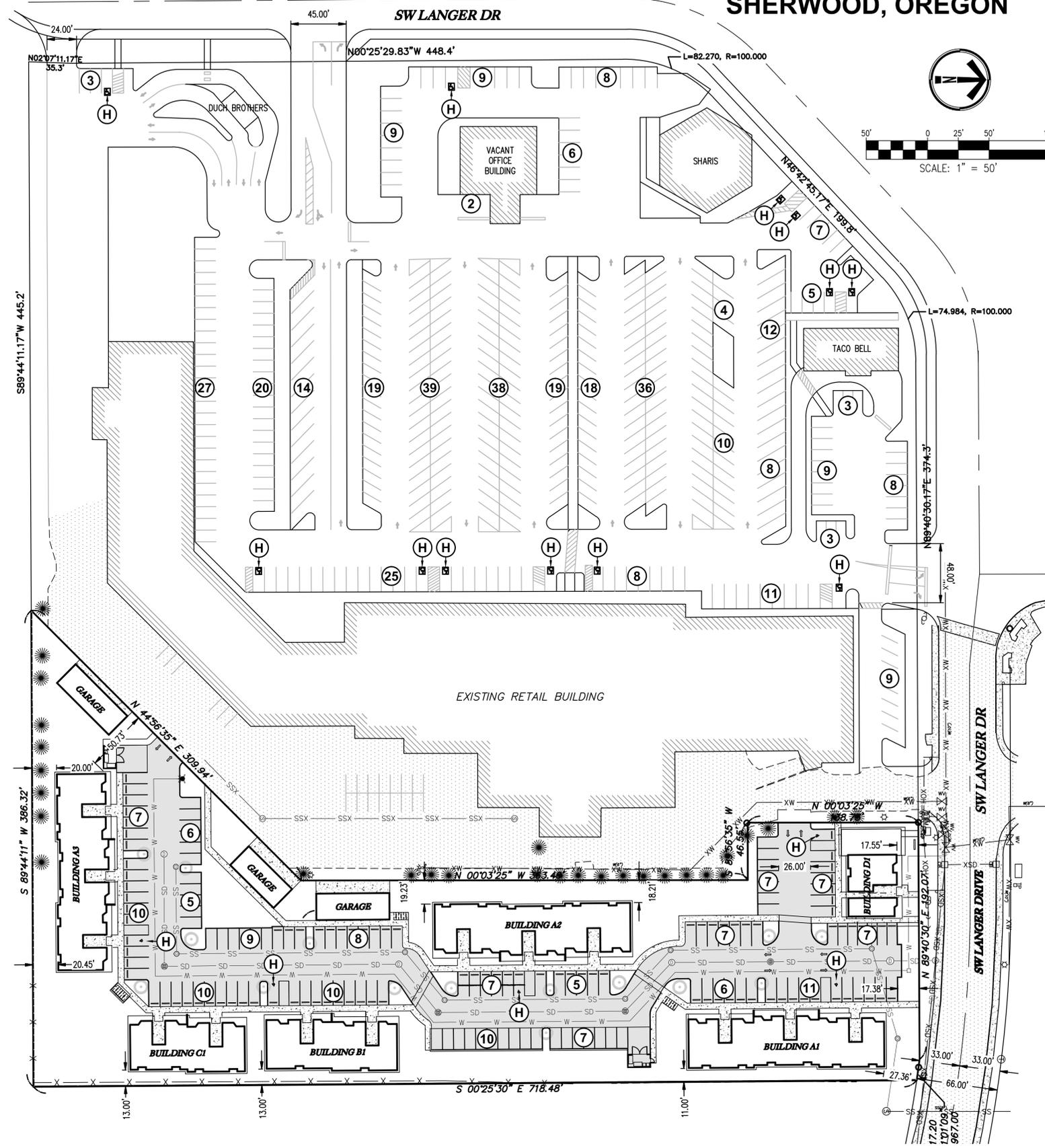
- THE SITE DOES NOT CONTAIN ANY FLOODPLAINS OR WETLANDS

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.



SHERWOOD PLAZA APARTMENTS
A PORTION OF TAX LOT 0400
TAX MAP 2S1 29CB 0400
CITY OF SHERWOOD, OREGON

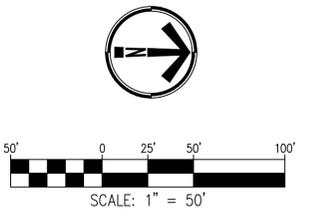
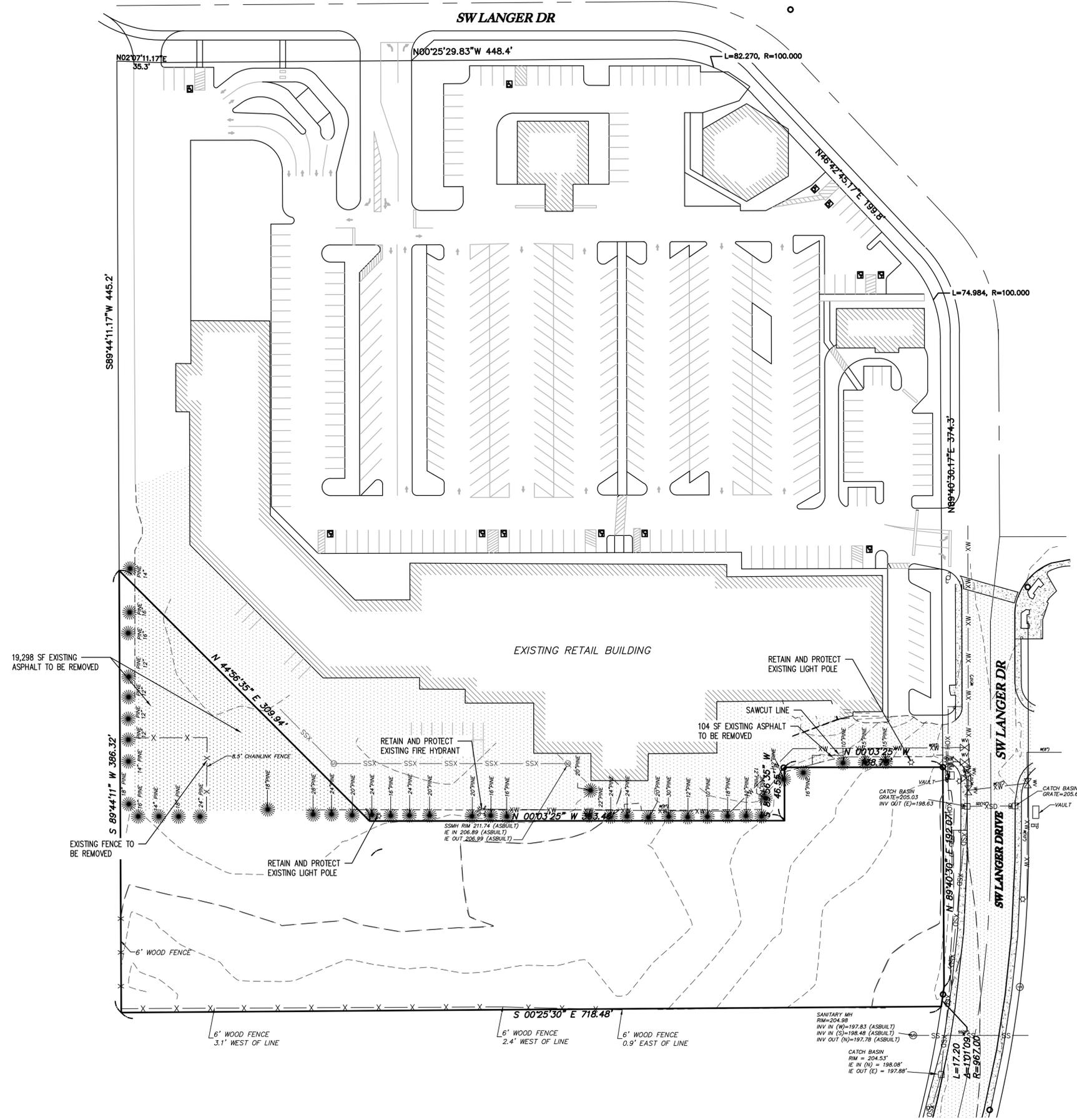
OVERALL SITE PLAN

NO.	DATE	REVISIONS	DESCRIPTION

EMERIO Design
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BEAVERTON, OREGON 97008
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www.emeriodesign.com

Plotted: Apr. 26, 2016 - 11:03am - P:\500-012\Sherwood\dwg\plan\500-012-1-corr.dwg, Layout: 1 - OVERALL SITE PLAN

SHEET
1 OF 5



LEGEND

	INDICATES WATER METER
	INDICATES WATER VALVE
	INDICATES FIRE HYDRANT
	INDICATES POWER POLE
	INDICATES GUY WIRE
	INDICATES CATCH BASIN
	INDICATES SIGN
	INDICATES SANITARY SEWER MANHOLE
	INDICATES TELEPHONE PEDESTAL
	INDICATES TELEVISION PEDESTAL
	INDICATES TELEPHONE MANHOLE
	INDICATES ELECTRIC PEDESTAL
	INDICATES STREET LIGHT
	INDICATES EVERGREEN TREE
	INDICATES 5 FOOT INTERVAL CONTOUR
	INDICATES 1 FOOT INTERVAL CONTOUR
	INDICATES EDGE OF PAVEMENT
	INDICATES FENCELINE

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON WASHINGTON COUNTY BENCHMARK NO. 39 ELEVATION=210.23 WASHINGTON COUNTY DATUM.

A TRIMBLE 5600 SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE THIS SURVEY. BOUNDARIES WERE DRAWN PER PLAT AND MONUMENTS FOUND. THIS IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

SHERWOOD PLAZA
APARTMENTS
A PORTION OF TAX LOT 0400
TAX MAP 2S1 29CB 0400
CITY OF SHERWOOD, OREGON

EXISTING
CONDITIONS -
RESIDENTIAL AREA

NO.	DATE	REVISIONS	DESCRIPTION

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www.emeriodesign.com

SHEET
2
OF
5

LEGEND

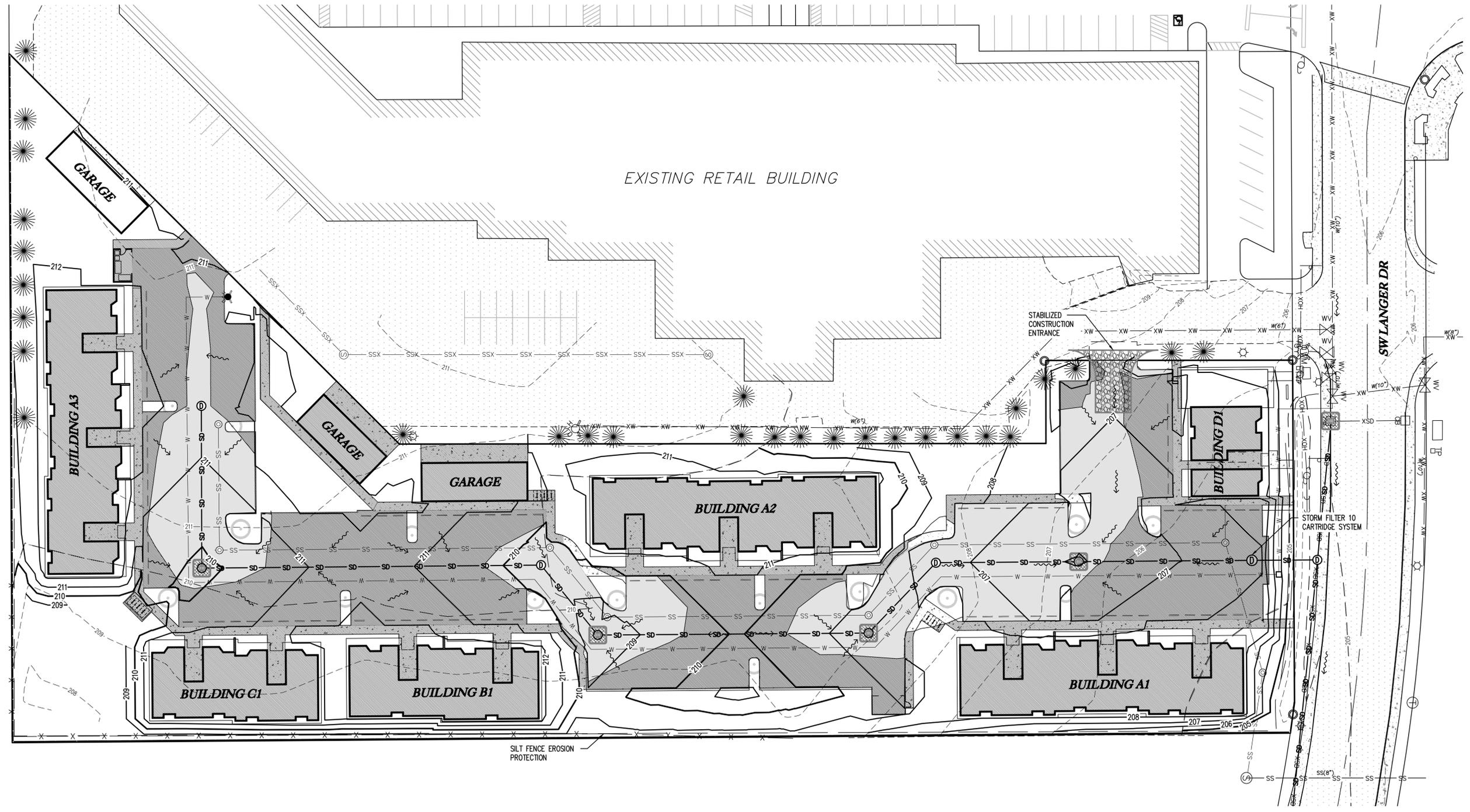
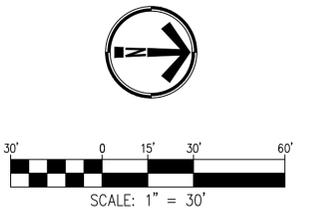
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED SILT FENCE
- DRAINAGE FLOW DIRECTION
- INLET PROTECTION - BIOBAGS & INLET INSERT
- AREA OF STRUCTURAL FILL

CUT/FILL AREA

TOTAL AREA OF CUT:	25,120 SF
TOTAL AREA OF FILL:	112,757 SF
STRUCTURAL FILL:	69,825 SF
NON-STRUCTURAL FILL:	42,932 SF

GRADING NOTES:

- NO RETAINING WALLS ARE PROPOSED ON THIS SITE.



SHERWOOD PLAZA
APARTMENTS
A PORTION OF TAX LOT 0400
TAX MAP 2S1 29CB 0400
CITY OF SHERWOOD, OREGON

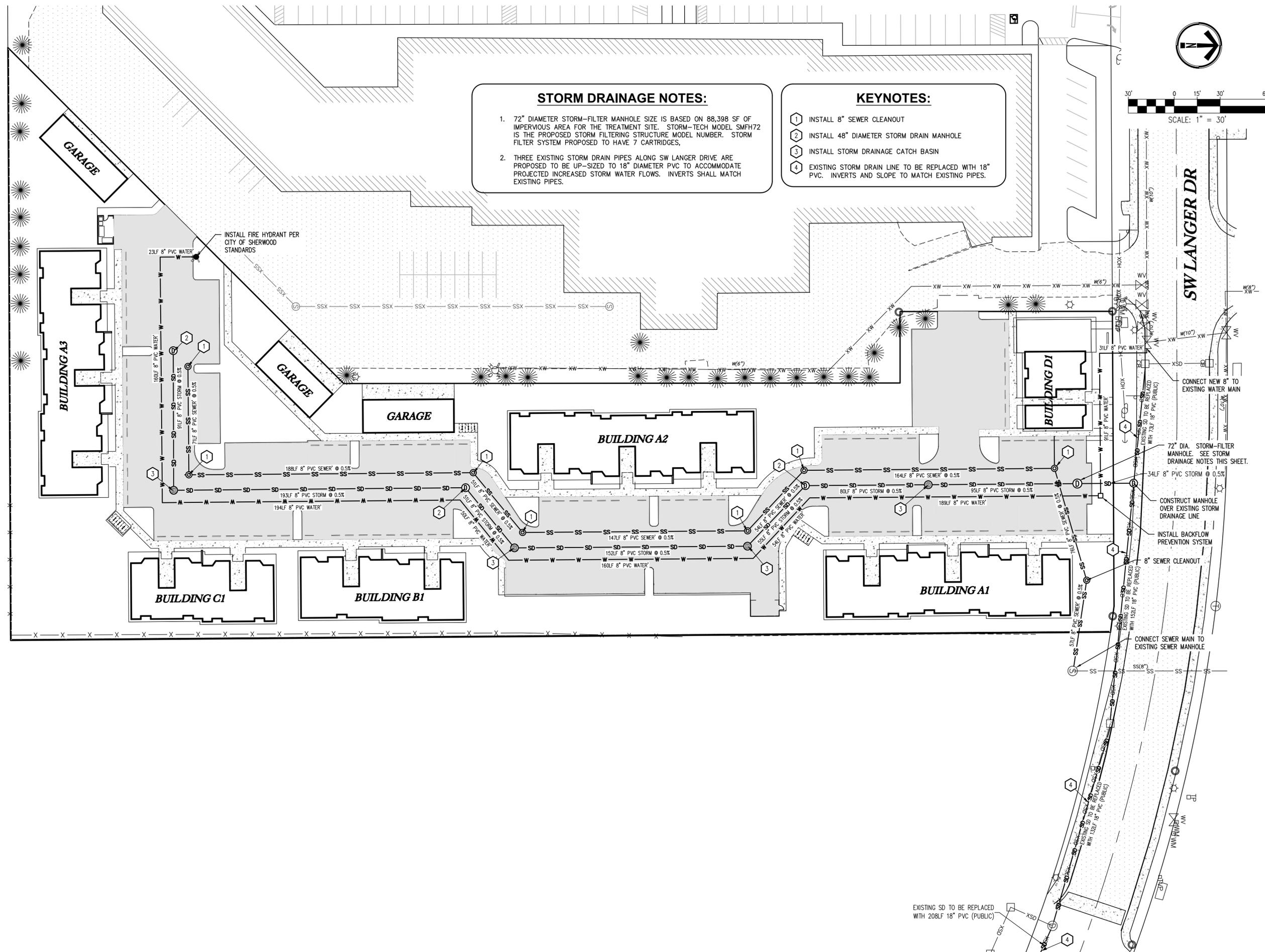
**PRELIMINARY
GRADING AND
EROSION CONTROL
PLAN**

NO.	DATE	REVISIONS DESCRIPTION

EMERIO
Design

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BEAVERTON, OREGON 97008
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Plotted: Apr. 26, 2016 - 11:04am. P:\500-012 Sherwood\dwg\plan\500-012-3-grading.dwg. Layout: 3 PRELIMINARY GRADING AND EROSION CONTROL PLAN

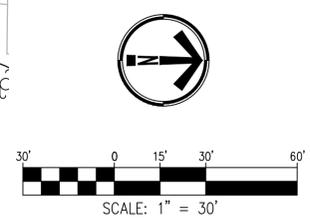


STORM DRAINAGE NOTES:

- 72" DIAMETER STORM-FILTER MANHOLE SIZE IS BASED ON 88,398 SF OF IMPERVIOUS AREA FOR THE TREATMENT SITE. STORM-TECH MODEL SMFH72 IS THE PROPOSED STORM FILTERING STRUCTURE MODEL NUMBER. STORM FILTER SYSTEM PROPOSED TO HAVE 7 CARTRIDGES.
- THREE EXISTING STORM DRAIN PIPES ALONG SW LANGER DRIVE ARE PROPOSED TO BE UP-SIZED TO 18" DIAMETER PVC TO ACCOMMODATE PROJECTED INCREASED STORM WATER FLOWS. INVERTS SHALL MATCH EXISTING PIPES.

KEYNOTES:

- INSTALL 8" SEWER CLEANOUT
- INSTALL 48" DIAMETER STORM DRAIN MANHOLE
- INSTALL STORM DRAINAGE CATCH BASIN
- EXISTING STORM DRAIN LINE TO BE REPLACED WITH 18" PVC. INVERTS AND SLOPE TO MATCH EXISTING PIPES.



SHERWOOD PLAZA
APARTMENTS
A PORTION OF TAX LOT 0400
TAX MAP 2S1 29CB 0400
CITY OF SHERWOOD, OREGON

**PRELIMINARY
UTILITY AND
STORMWATER PLAN**

NO.	DATE	REVISIONS	DESCRIPTION

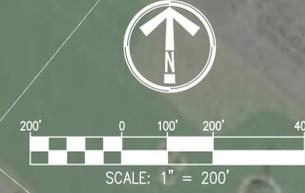
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SHEET
4
OF
5

SHERWOOD PARK APARTMENTS

TAX LOT 0400
 SW 1/4 SECTION 29, T2S, R1W, W.M.
 SHERWOOD, OREGON



SHERWOOD PLAZA
 APARTMENTS
 A PORTION OF TAX LOT 0400
 TAX MAP 2S1 29CB 0400
 CITY OF SHERWOOD, OREGON

AERIAL OVERLAY MAP

NO.	DATE	REVISIONS DESCRIPTION

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SHEET
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