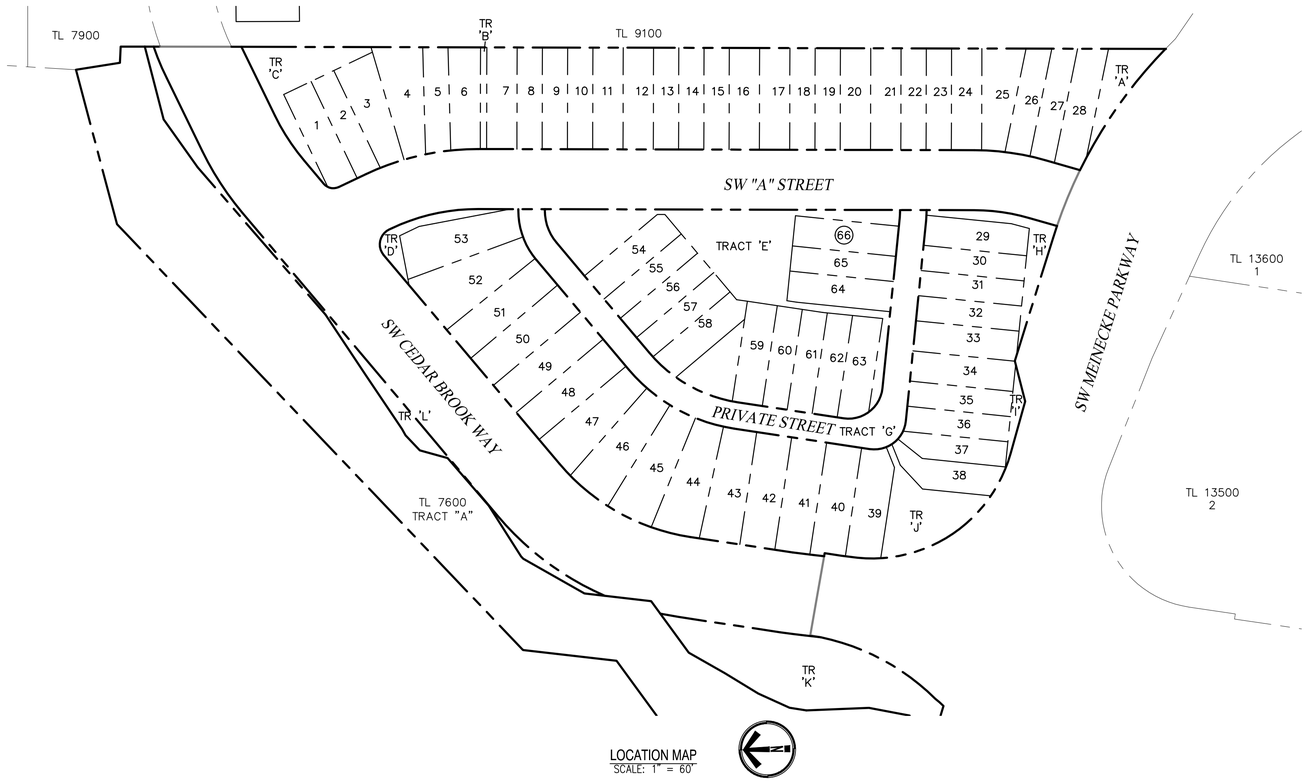
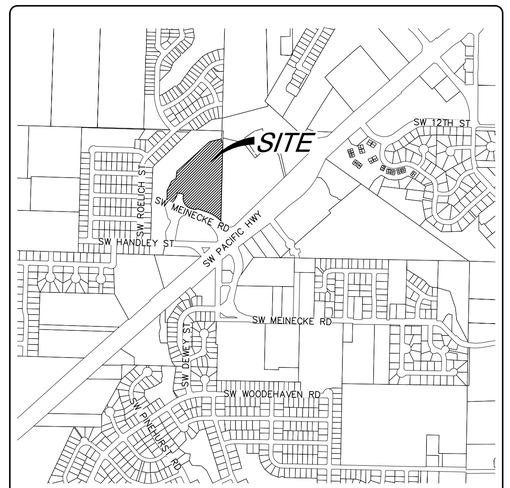
CEDAR BROOK
66-LOT SUBDIVISION AND PLANNED UNIT DEVELOPMENT
SHERWOOD, OREGON



LOCATION MAP
SCALE: 1" = 60'

LEGEND

- PROPERTY/ROW LINE
- ADJACENT/ADJOINING LOT LINE
- CENTER LINE OF ROW
- EASEMENT LINE
- EXISTING CURB
- XSD — EXISTING STORM SEWER & MANHOLE
- XSD — EXISTING STORM SEWER & INLET
- XSS — EXISTING SANITARY SEWER & MANHOLE
- XW — EXISTING WATERLINE & SERVICE
- XW — EXISTING WATER VALVE & BOX
- EXISTING FIRE HYDRANT
- XOH — EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING MAIL BOX
- 199 — EXISTING 1' CONTOUR LINE
- 200 — EXISTING 5' CONTOUR LINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED STORM SEWER & CATCH BASIN
- PROPOSED STORM LATERAL
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER METER
- X — PROPOSED SEDIMENT FENCE
- 199 — PROPOSED 1' CONTOUR LINE
- 200 — PROPOSED 5' CONTOUR LINE



VICINITY MAP
N.T.S.

DRAWING INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. AERIAL PHOTOGRAPH AND NEIGHBORHOOD CIRCULATION
4. SITE PLAN WITH HOUSES AND PARKING
5. PRELIMINARY PLAT
6. PRELIMINARY UTILITY PLAN
7. PRELIMINARY GRADING & EROSION CONTROL PLAN
8. DENSITY CALCULATION MAP
9. STREET TREE PLAN
10. LANDSCAPE PLAN FOR CENTER PARK
11. LANDSCAPE PLAN FOR WESTERLY PARK

PROJECT CONTACTS

OWNER: D.R.HORTON
4380 SW. MACADAM AVENUE, SUITE 100
PORTLAND, OREGON
CONTACT: ANDY TIEMMAN
503-222-4151 EXT. (P)
866-641-8295 (F)

PLANNING/ENGINEER: EMERIO DESIGN
6101 SW MURRAY BLVD, SUITE 147
BEAVERTON, OREGON 97008
CONTACT: RYAN O'BRIEN
(503) 780-4061 (C)
OR NEIL FERNANDO
(503) 746-8812 (P)

CLEAN WATER SERVICES: 2550 SOUTHWEST HILLSBORO HWY
HILLSBORO, OREGON 97123
(503) 681-5101 (P)

CLEANWATER SERVICES PROJECT INFO

PROJECT #
QUARTER SEC
DOWNSTREAM MH

UTILITY CONTACTS

POWER: PORTLAND GENERAL ELECTRIC
9480 SW BOECKMAN ROAD
WILSONVILLE, OREGON 97070

WATER: CITY OF SHERWOOD
22560 SW PINE STREET
SHERWOOD, OR 97140
(503) 625-5522

GAS: NORTHWEST NATURAL GAS COMPANY
220 NW 2ND AVE.
PORTLAND, OREGON 97209

CABLE: FRONTIER/COMCAST
14200 SW BRIGADOON CT.
BEAVERTON, OREGON 97005

FIRE: TUALATIN VALLEY FIRE & RESCUE
7401 WASHO COURT, SUITE 101
TUALATIN, OREGON 97062
(503) 612-7010 (P)

BENCH MARK INFORMATION

WASHINGTON COUNTY BENCH MARK #101
ELEVATION: 158.238

DESCRIPTION: SET IN CONCRETE FILLED WITH STEEL SOUTHEAST CORNER OF THE INTERSECTION OF ELWERT ROAD AND EDY ROAD

SITE DATA

AREA:	5.77 Ac.
ZONING:	HIGH DENSITY RESIDENTIAL
TAX MAP:	2S1 30CD
TAX LOT:	13400

CEDAR BROOK
66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

COVER SHEET

REVISIONS

NO.	DATE	DESCRIPTION

EMERIO Design
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BEAVERTON, OREGON 97008
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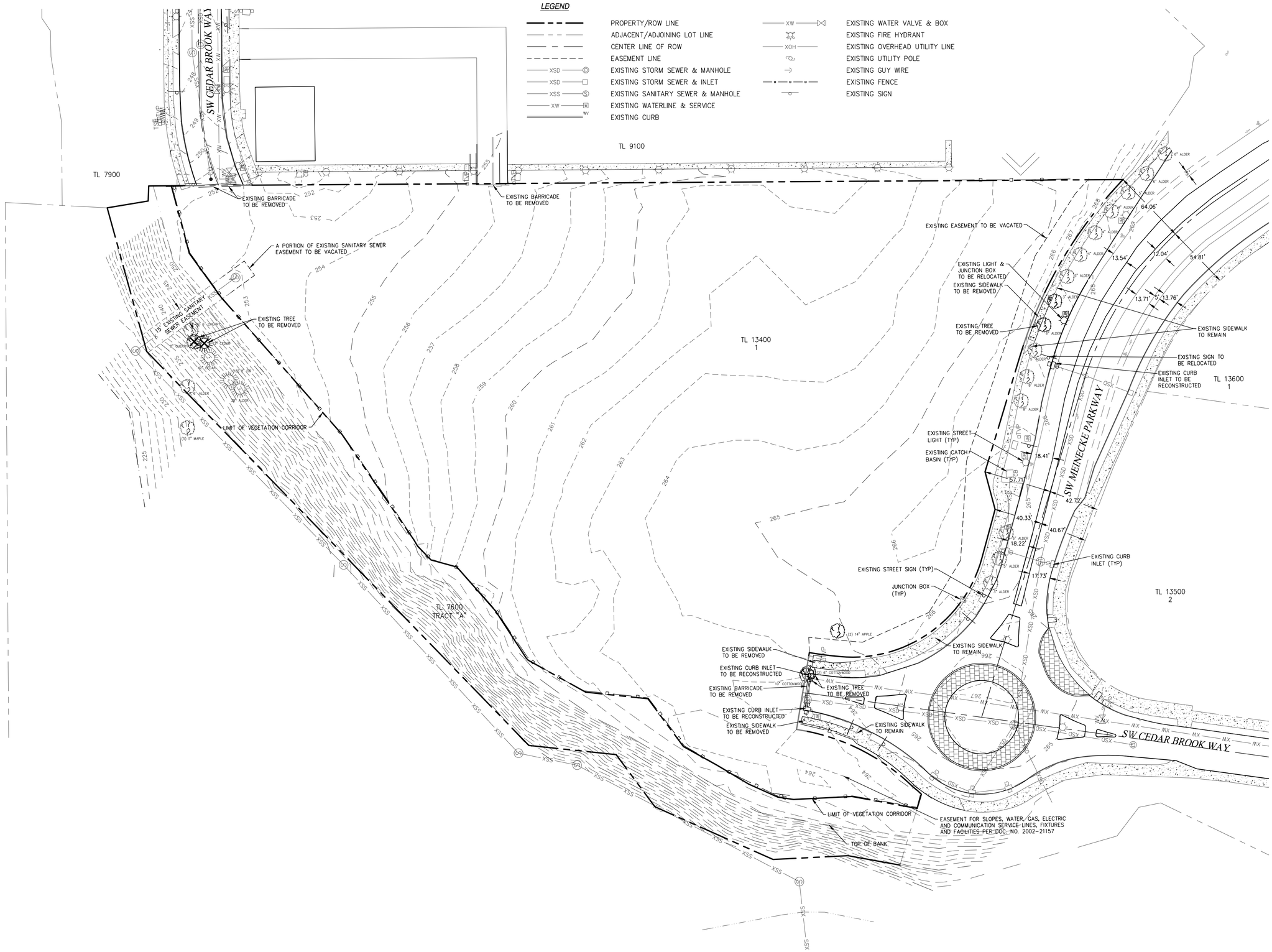

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TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

EXISTING CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION

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SHEET 2 OF 11

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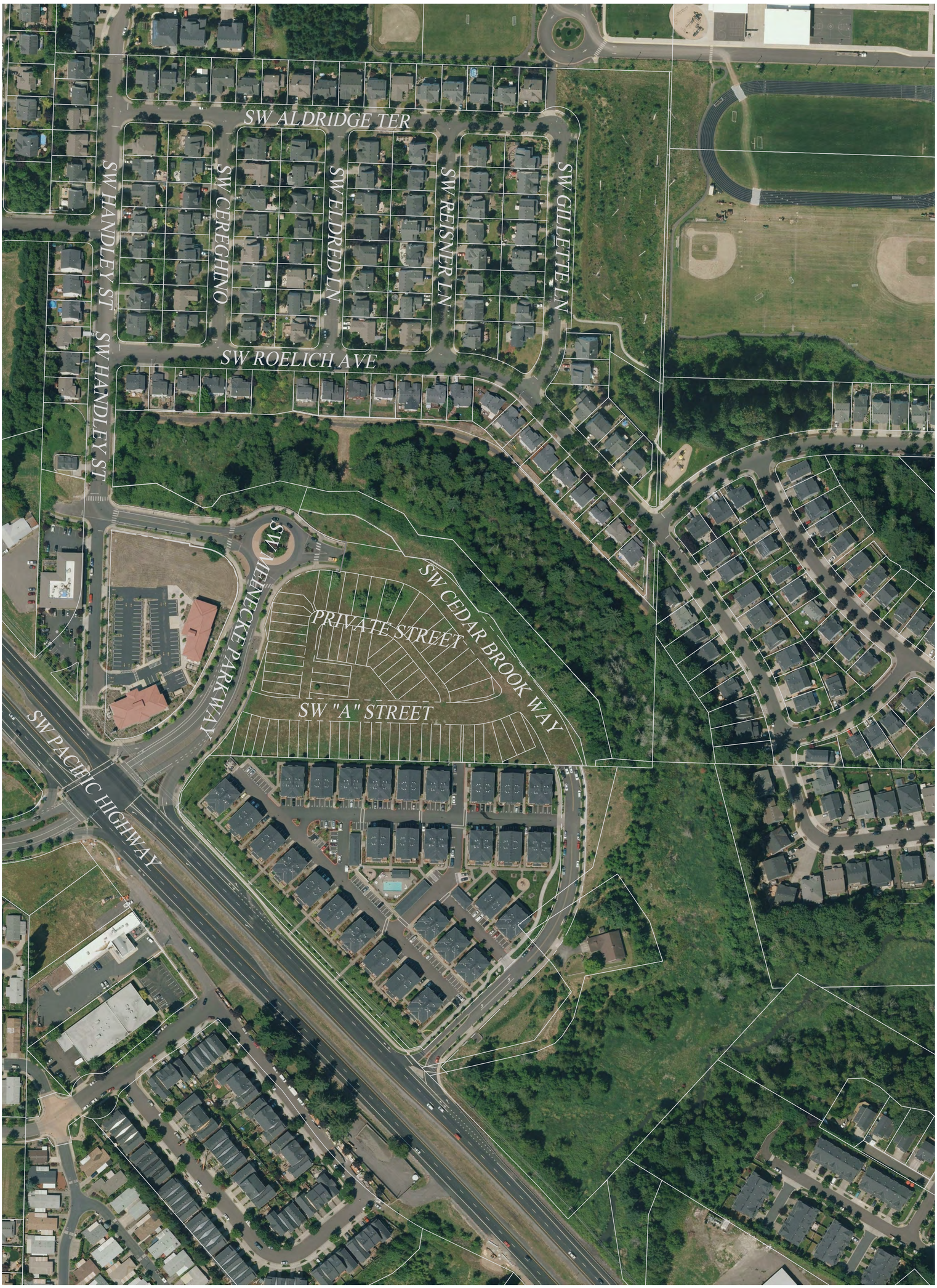

SCALE 0' 100' 200' IN FEET

N

SHEET 3 OF 11

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REVISIONS		
NO.	DATE	DESCRIPTION

AERIAL PHOTOGRAPH AND NEIGHBORHOOD CIRCULATION

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66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

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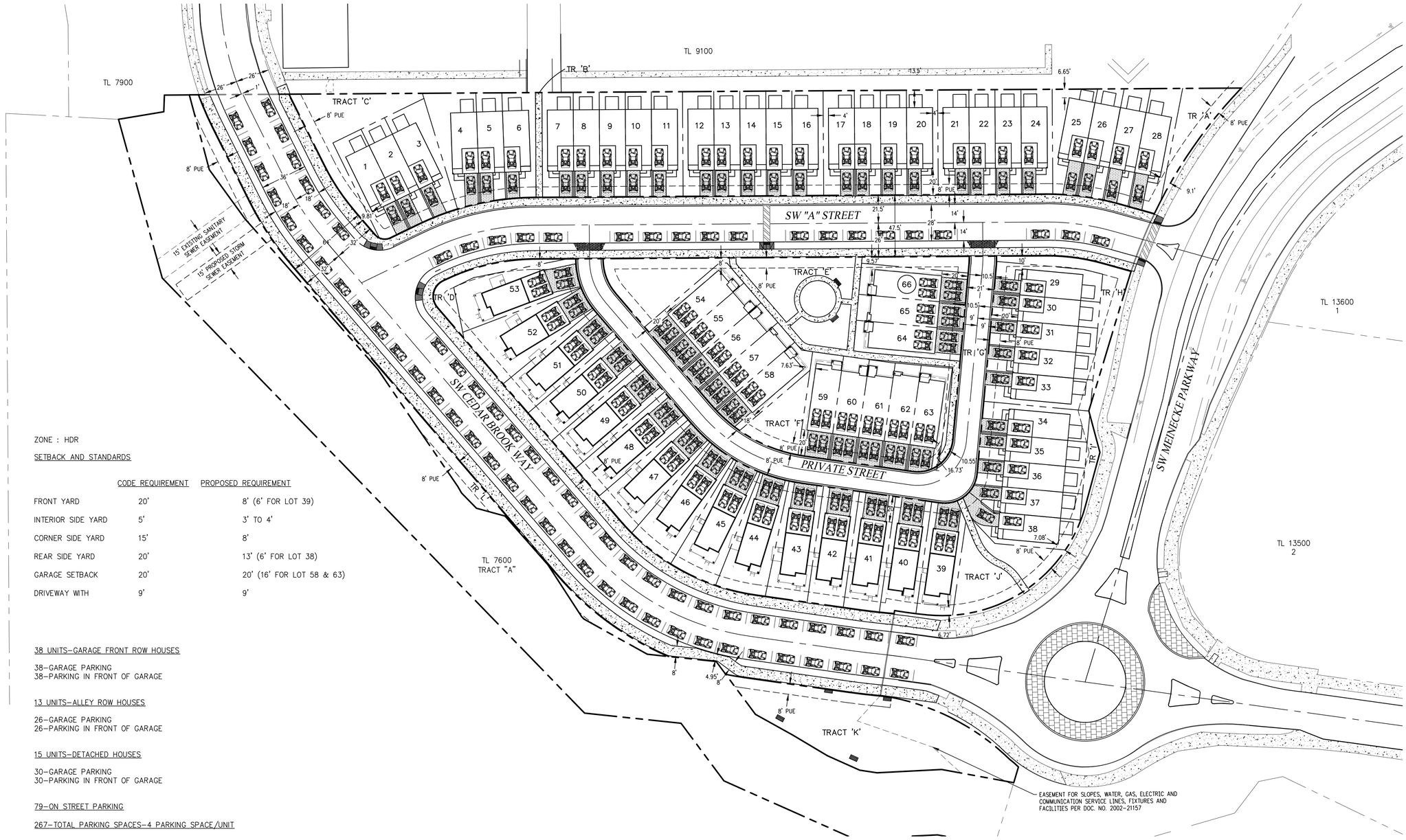
EMERIO PROJECT NO. 150-005



ZONE : HDR

SETBACK AND STANDARDS

	CODE REQUIREMENT	PROPOSED REQUIREMENT
FRONT YARD	20'	8' (6' FOR LOT 39)
INTERIOR SIDE YARD	5'	3' TO 4'
CORNER SIDE YARD	15'	8'
REAR SIDE YARD	20'	13' (6' FOR LOT 38)
GARAGE SETBACK	20'	20' (16' FOR LOT 58 & 63)
DRIVEWAY WITH	9'	9'

38 UNITS–GARAGE FRONT ROW HOUSES

38–GARAGE PARKING
38–PARKING IN FRONT OF GARAGE

13 UNITS–ALLEY ROW HOUSES

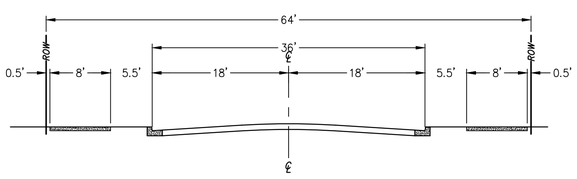
26–GARAGE PARKING
26–PARKING IN FRONT OF GARAGE

15 UNITS–DETACHED HOUSES

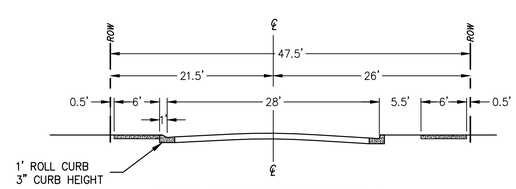
30–GARAGE PARKING
30–PARKING IN FRONT OF GARAGE

79–ON STREET PARKING

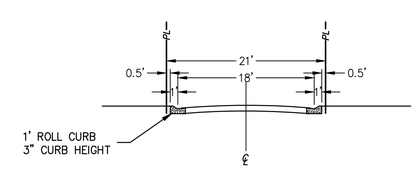
267–TOTAL PARKING SPACES–4 PARKING SPACE/UNIT



TYPICAL SECTION OF CEDAR BROOK WAY
SCALE :1"=10'



TYPICAL SECTION OF PUBLIC STREET "A"
SCALE :1"=10'



SECTION OF PRIVATE ALLEY
SCALE :1"=10'

CEDAR BROOK
66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

SITE PLAN WITH
HOUSES AND PARKING

REVISIONS

NO.	DATE	DESCRIPTION

EMERIO Designs
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SHEET 4 OF 11

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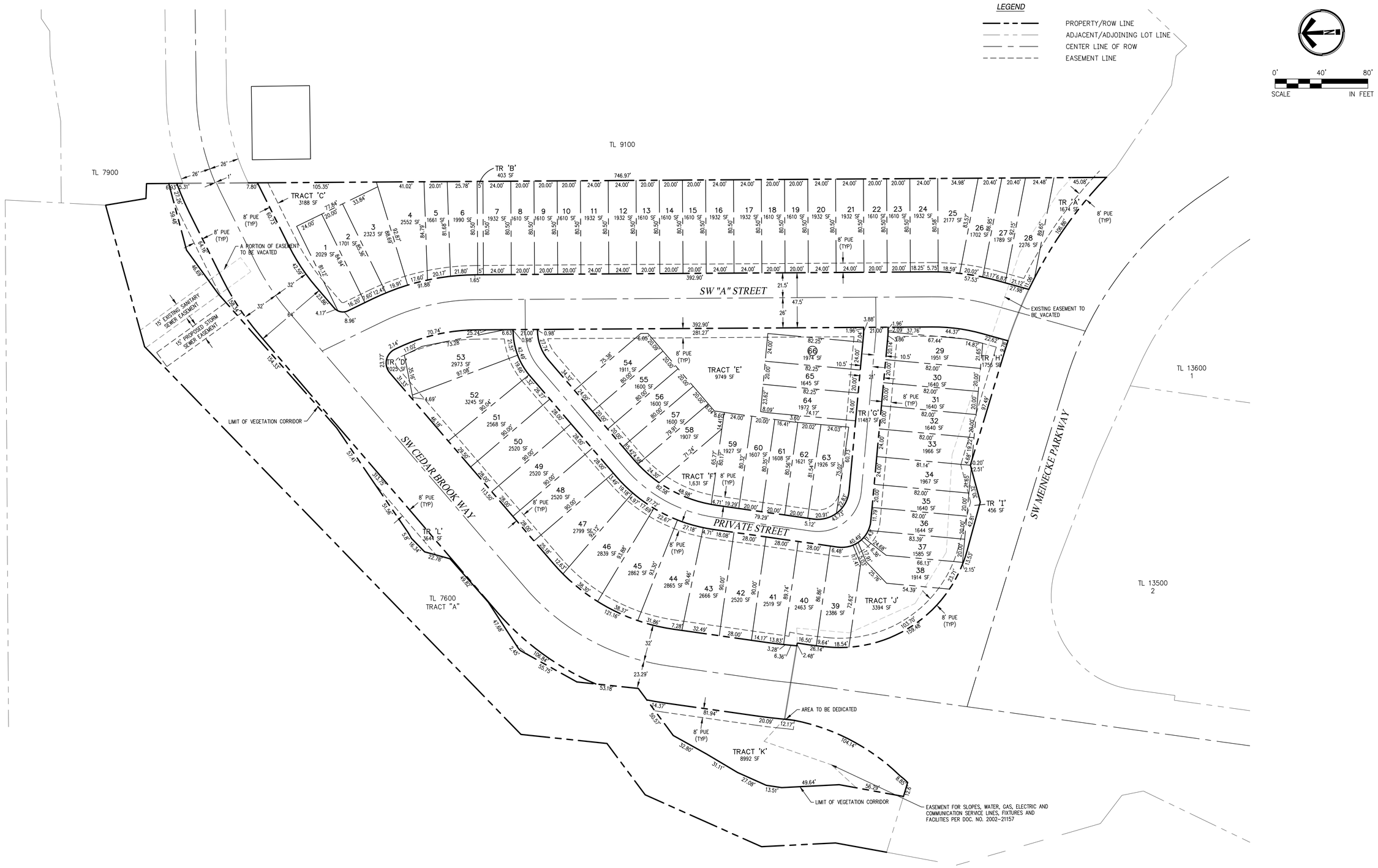

CEDAR BROOK
66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

PRELIMINARY PLAT

REVISIONS

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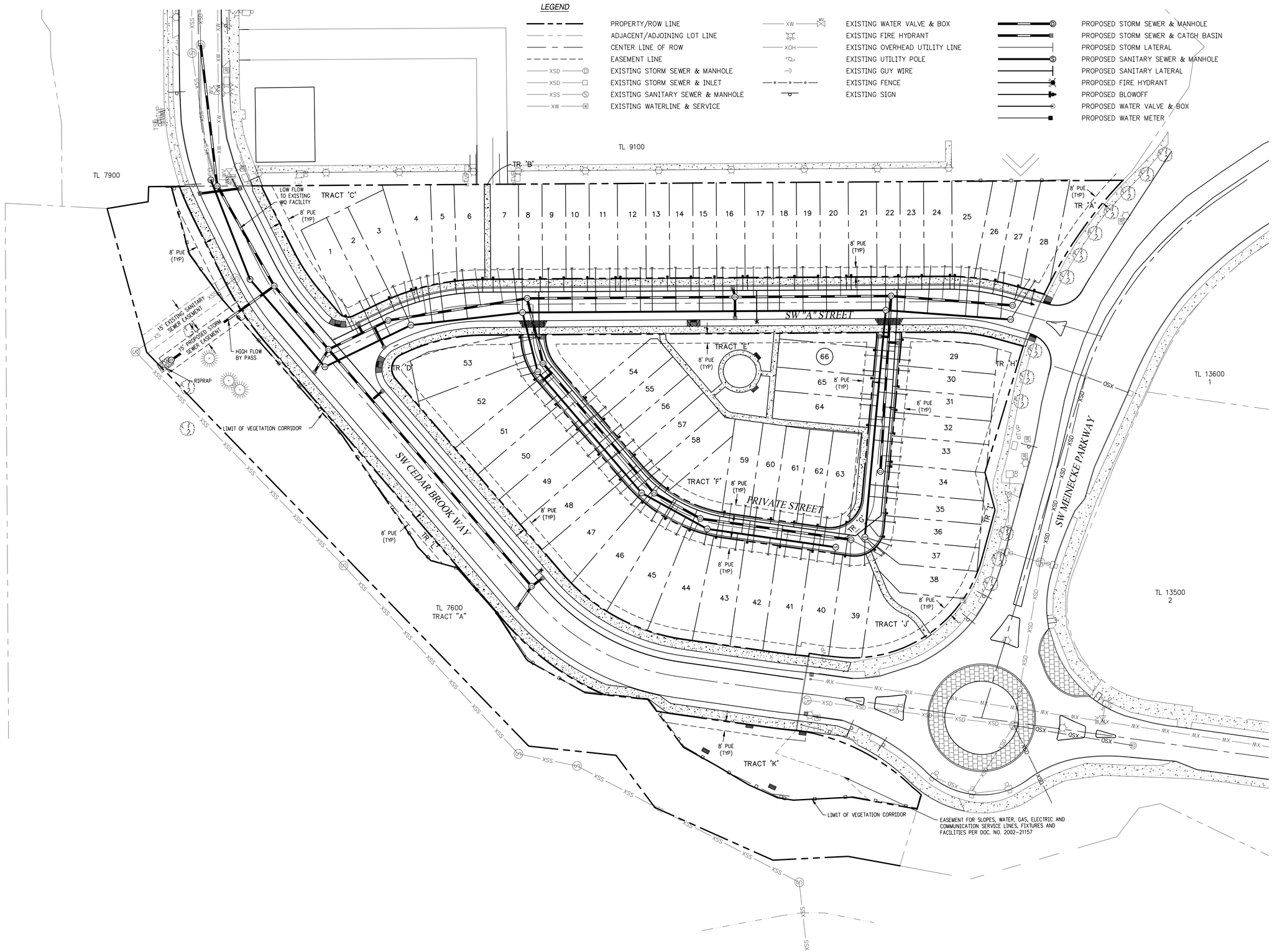

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TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

PRELIMINARY UTILITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

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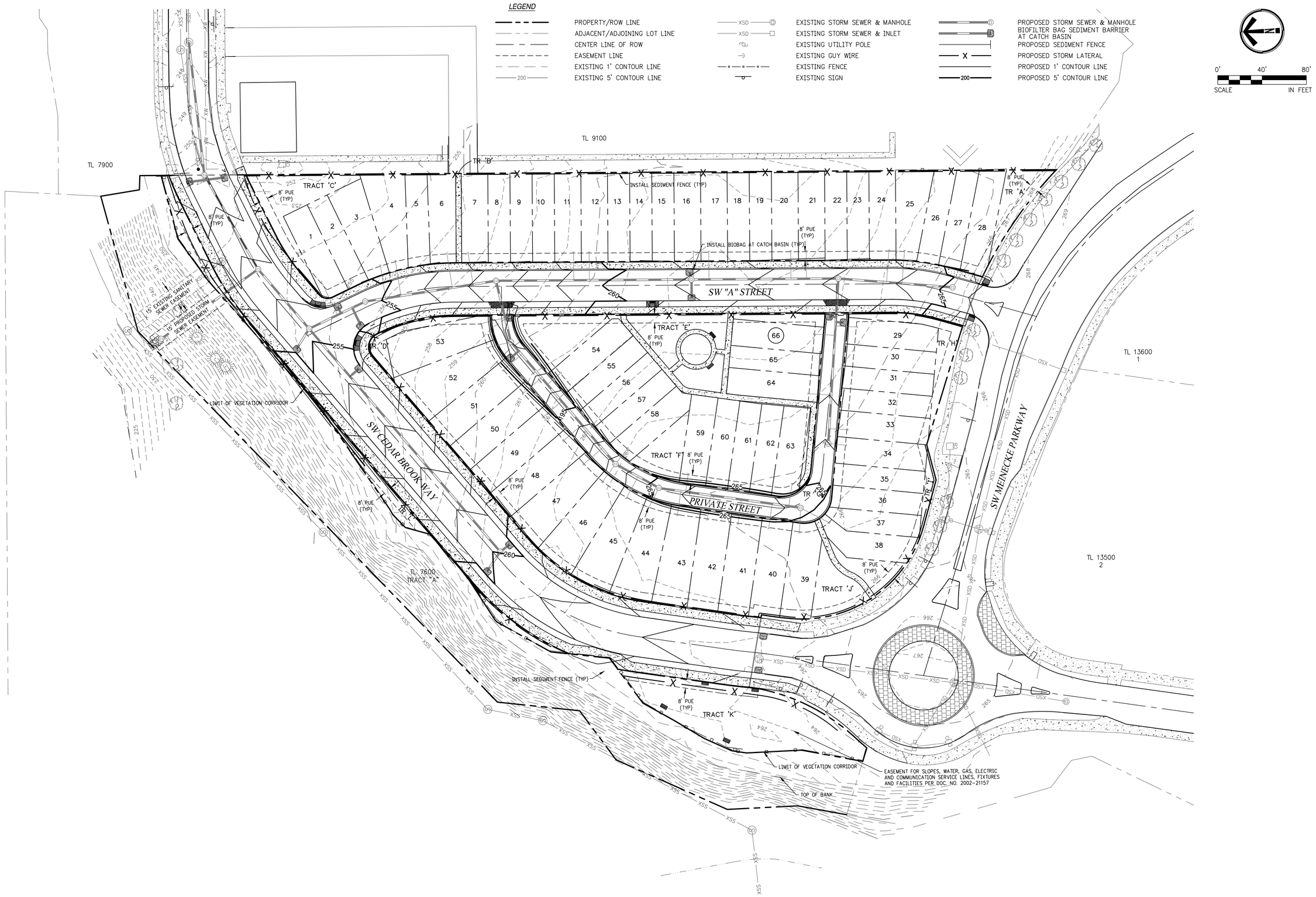

CEDAR BROOK
66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

PRELIMINARY GRADING & EROSION CONTROL PLAN

REVISIONS

NO.	DATE	DESCRIPTION

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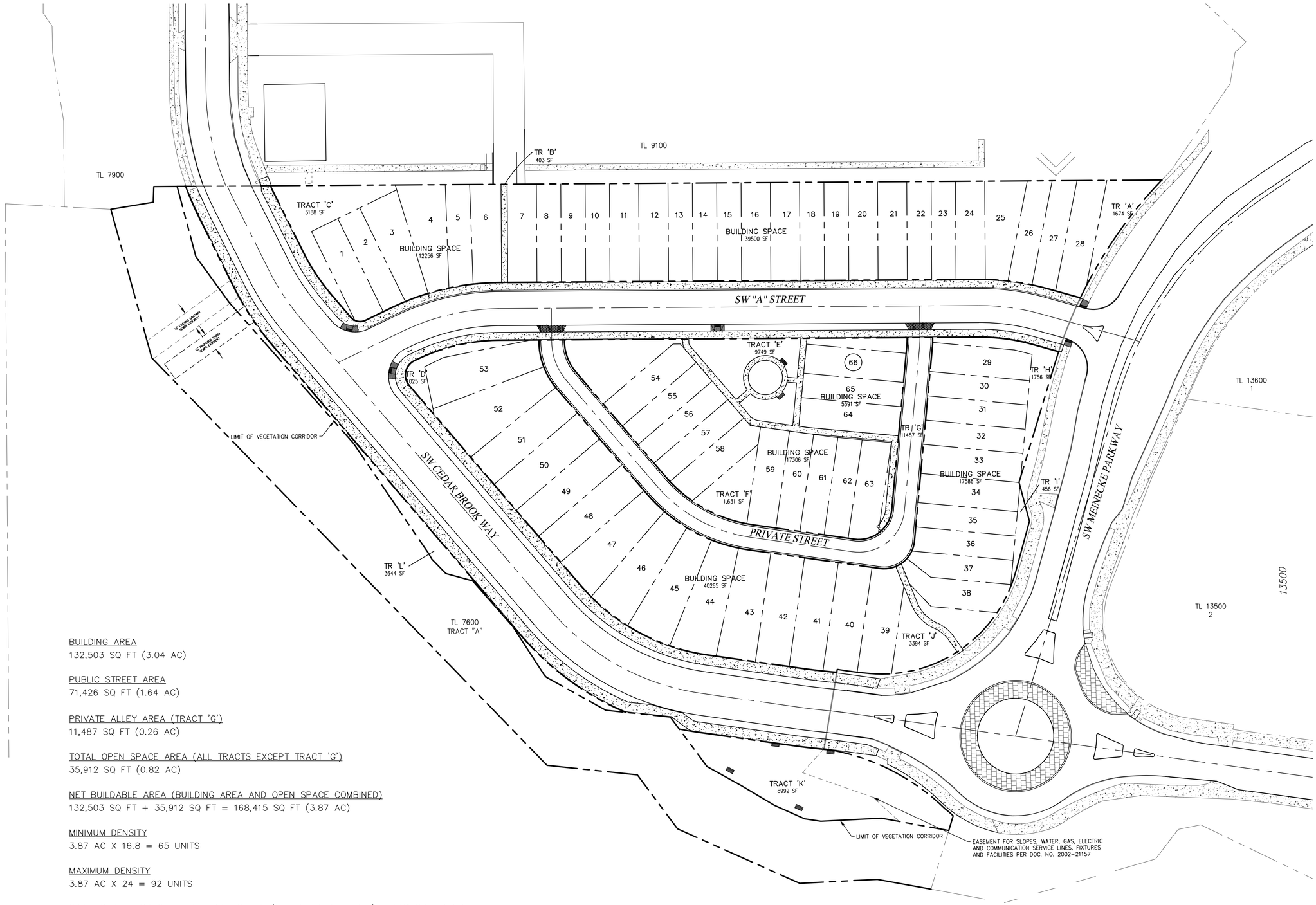

BUILDING AREA
132,503 SQ FT (3.04 AC)

PUBLIC STREET AREA
71,426 SQ FT (1.64 AC)

PRIVATE ALLEY AREA (TRACT 'G')
11,487 SQ FT (0.26 AC)

TOTAL OPEN SPACE AREA (ALL TRACTS EXCEPT TRACT 'G')
35,912 SQ FT (0.82 AC)

NET BUILDABLE AREA (BUILDING AREA AND OPEN SPACE COMBINED)
132,503 SQ FT + 35,912 SQ FT = 168,415 SQ FT (3.87 AC)

MINIMUM DENSITY
3.87 AC X 16.8 = 65 UNITS

MAXIMUM DENSITY
3.87 AC X 24 = 92 UNITS

0.82 AC OPEN SPACE DIVIDED BY 3.87 AC (NET BUILDABLE AREA) = 21% OPEN SPACE
15% OPEN SPACE = REQUIRED OPEN SPACE FOR A PUD

CEDAR BROOK
66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

DENSITY CALCULATION MAP

REVISIONS

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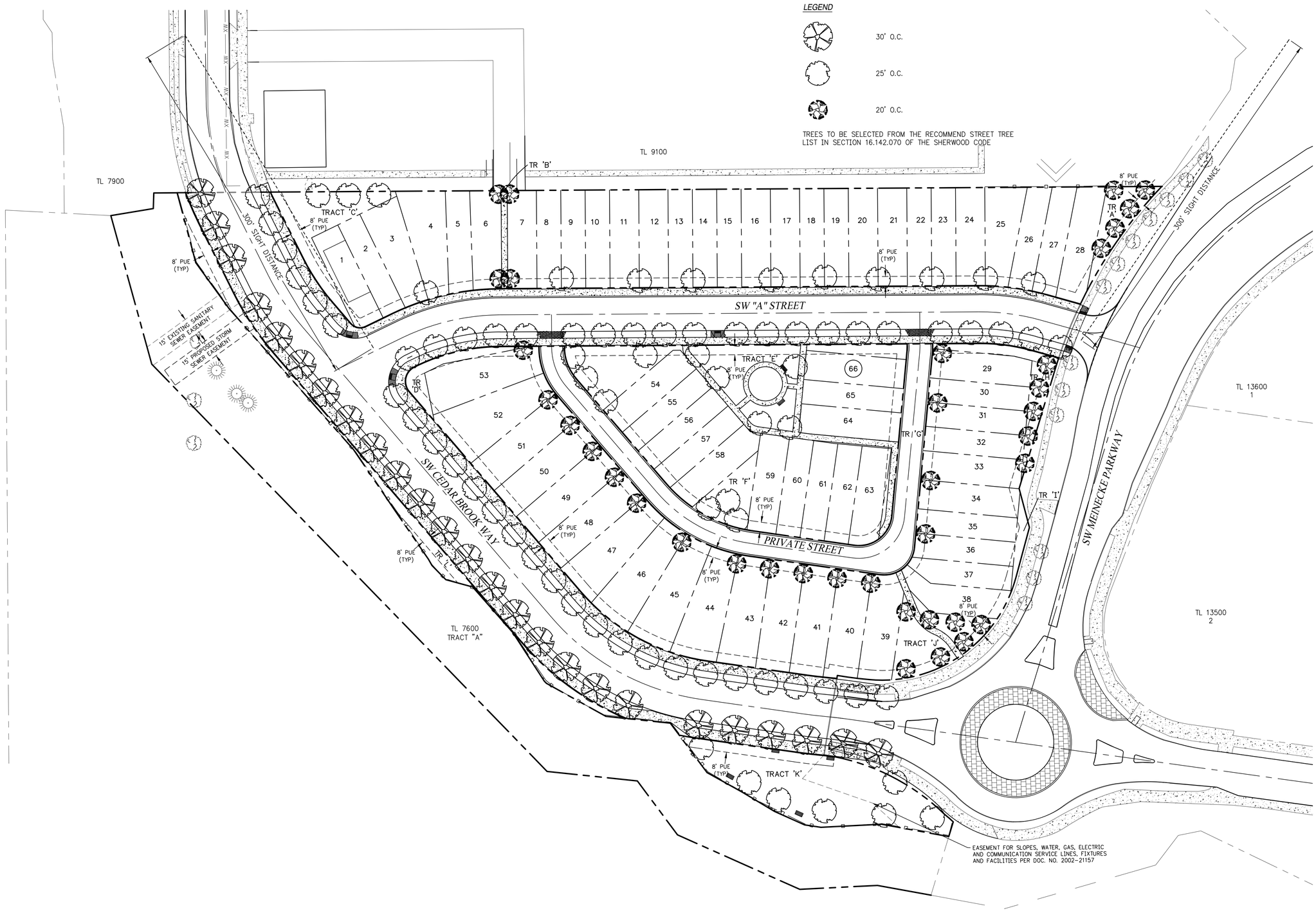

CEDAR BROOK
66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

STREET TREE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

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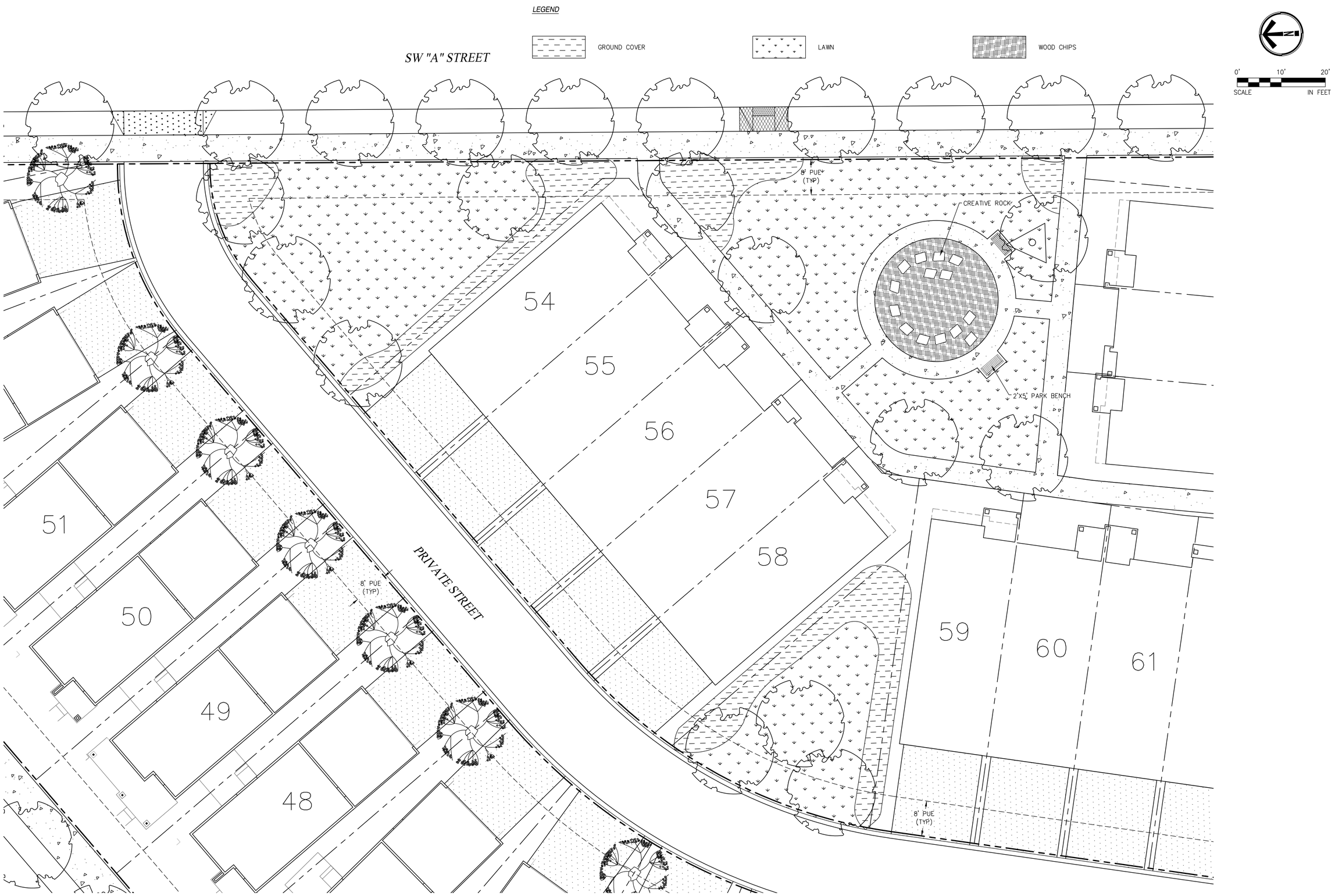

CEDAR BROOK
66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

LANDSCAPE PLAN FOR CENTER PARK

REVISIONS

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SHEET 10 OF 11

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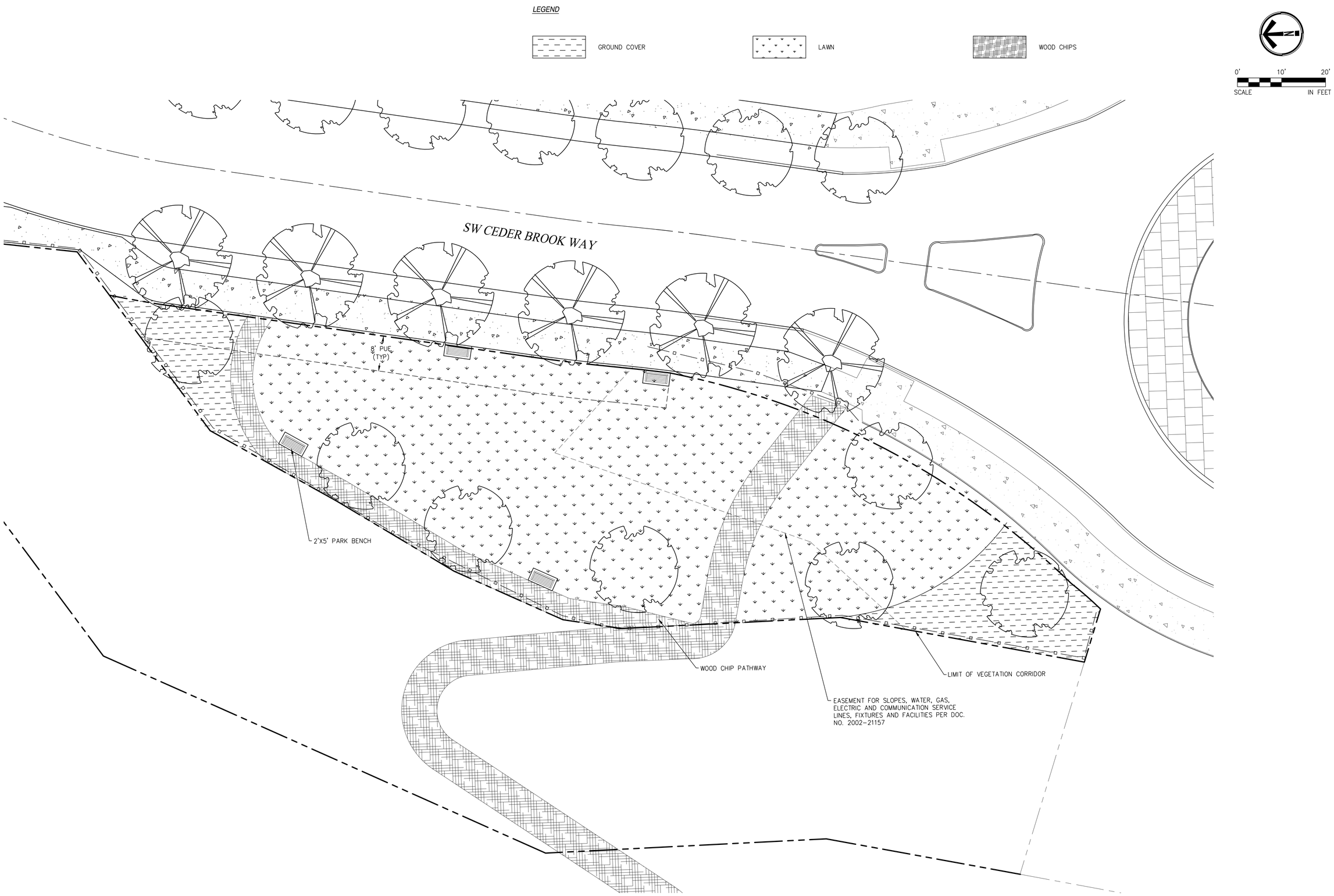

CEDAR BROOK
66-LOT SUBDIVISION & PUD
TAX MAP T2S R1W 30CD
TAX LOT 13400
SHERWOOD, OREGON

EMERIO PROJECT NO. 150-005

LANDSCAPE PLAN FOR WESTERLY PARK

REVISIONS

NO.	DATE	DESCRIPTION

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SHEET 11 OF 11

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