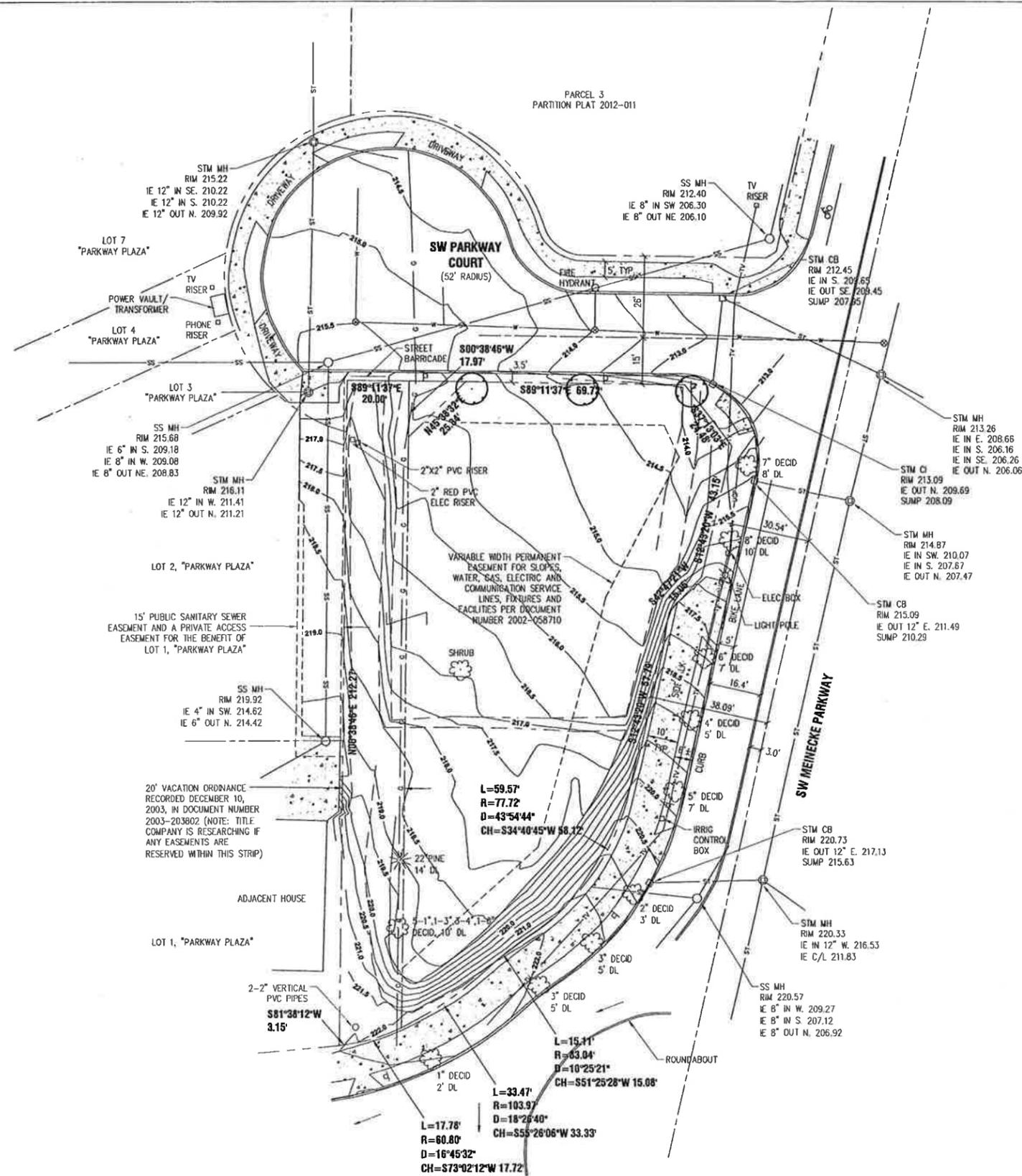


Drawing Name: P:\Data_Short\14-053\Eng\Eng.dwg Apr 24, 2014 - 2:46pm - ChosenH



Scale: 1" = 20'



Legend:

- PROPERTY LINE
- GAS LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND PHONE LINE
- UNDERGROUND TV LINE
- WATER LINE
- CB CATCH BASIN
- DL DRIP LINE
- IE INVERT ELEVATION
- ⊠ TRAFFIC SIGN
- ⊙ WATER VALVE
- ▭ CONCRETE
- ASPHALT

Notes:

1. UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
2. VERTICAL DATUM: NAVD '88.
3. CONTOUR INTERVAL IS ONE-HALF FOOT.
4. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
5. PRELIMINARY BOUNDARY LINES SHOWN ARE BASED ON EXISTING SURVEYS OF RECORD FROM THE WASHINGTON COUNTY SURVEY DEPARTMENT.

EXISTING CONDITIONS MAP

DATE	NO.	REVISION

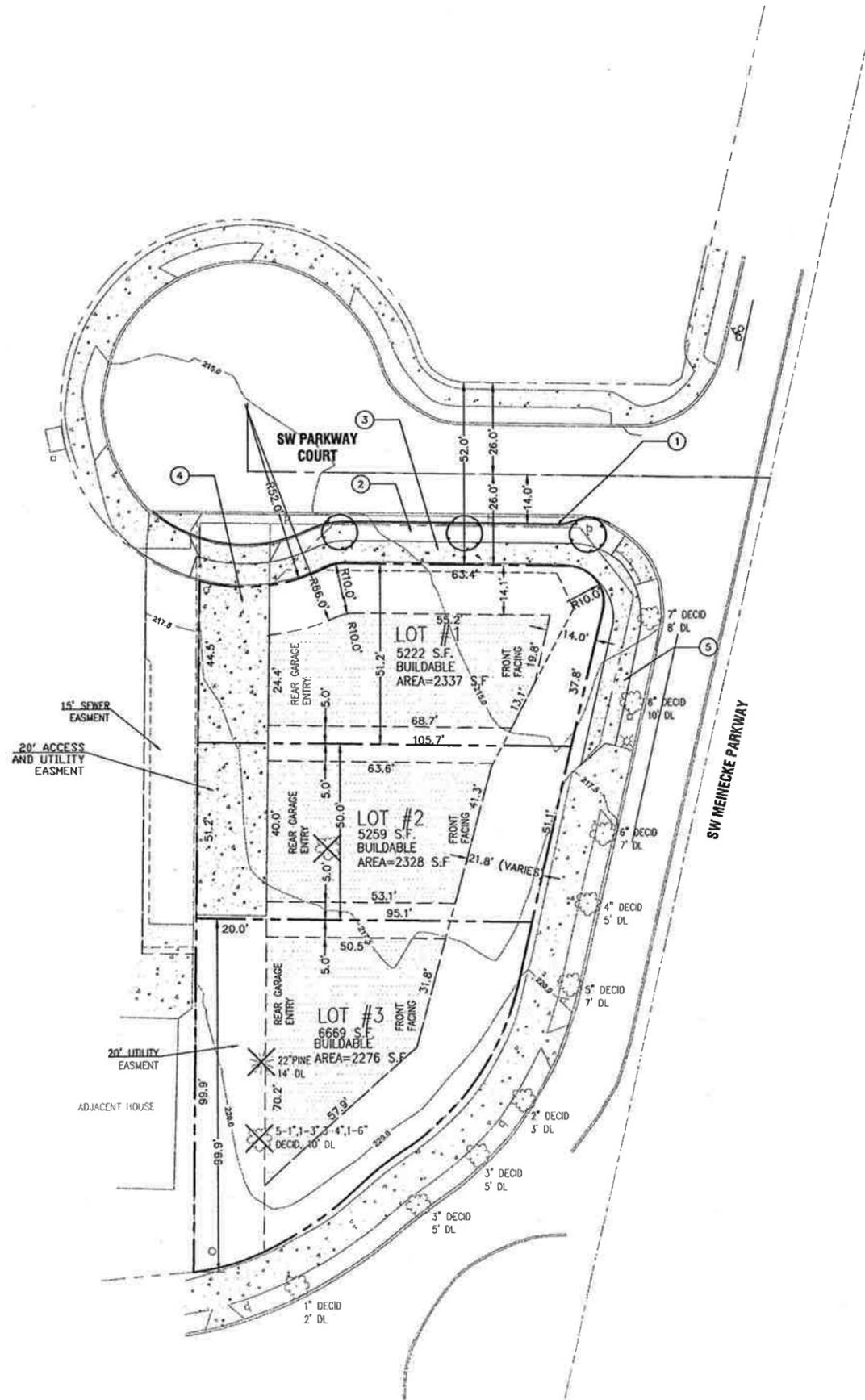
DRAWN	MM	DESIGN	CHECK	MAR
SCALE	1" = 20'	DATE	FEBRUARY, 2014	
PLAN	7337 Topo.dwg			



COMPASS Land Surveyors
 4107 SE International Way, Suite 705
 Milwaukie, Oregon 97222 503-653-9093

LEGACY HOMES INC
 18025 SW BROOKMAN ROAD
 SHERWOOD, OREGON 97140

**A PORTION OF PARCEL 3, PARTITION PLAT NO. 1998-116
 IN THE NE 1/4 OF SECTION 31, T.2S., R.1W., W.M.
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON**



CONSTRUCTION NOTES:

- ① PROPOSED STANDARD CURB
- ② PROPOSED PLANTER AREA
- ③ PROPOSED 6' SIDEWALK
- ④ PROPOSED 20' DRIVEWAY
- ⑤ PROPOSED 8' SIDEWALK

- PROPOSED EUROPEAN HORN BEAN STREET TREE
- ✕ REMOVE EXISTING TREE

TREE TABLE	
	AREA (S.F.)
PROPERTY	17150
EXISTING TREE MATURE CANOPY	6361.73
PROPOSED TREE MATURE CANOPY	2886.34
TOTAL MATURE TREE CANOPY	9248.07
40% OF TOTAL PROPERTY AREA	6860

TREE CANOPY NOTES:

- ALL EXISTING TREES ARE OREGON ASH WITH A 30' MATURE CANOPY.
- ALL PROPOSED STREET TREES ARE TO BE EUROPEAN HORN BEAN WITH A 2.5" DIA. TRUNK AND 35' MATURE CANOPY

TREE CALCULATIONS

W.B. WELLS & ASSOCIATES, INC. 4230 NE FREMONT ST. PORTLAND, OREGON 97213

DATE: 04/23/14

PROJECT: LEGACY HOMES DEVELOPMENT

DESIGNED BY: BSS

DRAWN BY: CAH

CHECKED BY: BSS

DATE: 4-17-14

JOB NO: 14-053

TREE CALCULATIONS

TOTAL PROPERTY AREA = 17150 S.F.

40% OF TOTAL PROPERTY AREA = 6860 S.F.

EXISTING MATURE TREE CANOPY = 6361.73 S.F.

PROPOSED MATURE TREE CANOPY = 2886.34 S.F.

TOTAL MATURE TREE CANOPY = 9248.07 S.F.

REQUIREMENT: 40% OF TOTAL PROPERTY AREA = 6860 S.F.

9248.07 S.F. > 6860 S.F.

W.B. WELLS & Associates, Inc.
 ENGINEERS/SURVEYORS/PLANNERS
 4230 NE FREMONT STREET
 PORTLAND, OREGON 97213
 PHONE (503) 284-0888 FAX (503) 284-4530
 e-mail address: info@wbwells.com



SITE PLAN
 FOR
LEGACY HOMES DEVELOPMENT
SHERWOOD, OR 97140



LEGACY HOMES INC
BRAD MILLER
 18025 SW BROOKMAD RD.
 SHERWOOD, OR 97140

REVISIONS:

DESIGNED BY: BSS
 DRAWN BY: CAH
 CHECKED BY: BSS
 © W.B. WELLS 2005
 PLOT DATE: 4-17-14
 JOB NO: 14-053

