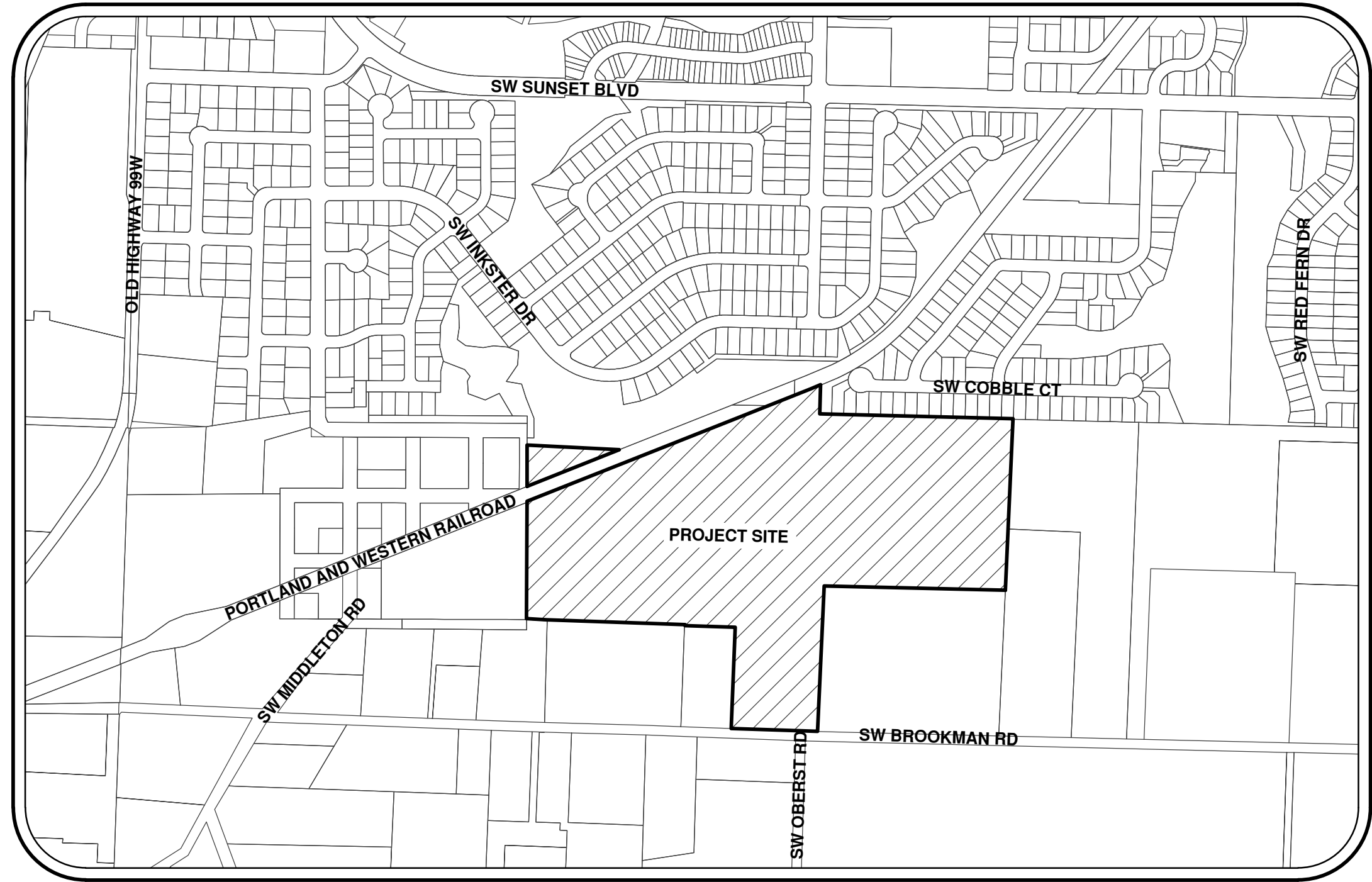


MIDDLEBROOK SUBDIVISION

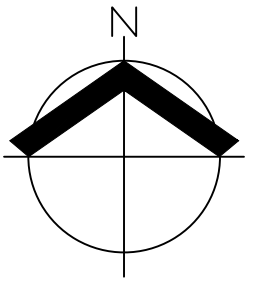
SUBDIVISION APPLICATION



VICINITY MAP
1" = 500'



SITE MAP
1" = 200'



LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
CONIFEROUS TREE			STORM SEWER CATCH BASIN		
FIRE HYDRANT			STORM SEWER AREA DRAIN		
WATER BLOWOFF			STORM SEWER MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			UTILITY POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT		
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT		
MAILBOX			COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		
RIGHT-OF-WAY LINE					
BOUNDARY LINE					
PROPERTY LINE					
CENTERLINE					
DITCH					
CURB					
EDGE OF PAVEMENT					
EASEMENT					
FENCE LINE					
GRAVEL EDGE					
POWER LINE					
OVERHEAD WIRE					
COMMUNICATIONS LINE					
FIBER OPTIC LINE					
GAS LINE					
STORM SEWER LINE					
SANITARY SEWER LINE					
WATER LINE					

SHEET INDEX

P01	COVER SHEET WITH VICINITY AND SITE MAPS
P02	CONCEPTUAL OPEN SPACE PLAN
P03	EXISTING CONDITIONS PLAN (1 OF 3)
P04	EXISTING CONDITIONS PLAN (2 OF 3)
P05	EXISTING CONDITIONS PLAN (3 OF 3)
P06	CITY ZONING MAP
P07	PRELIMINARY SUBDIVISION PLAT
P08	CONCEPTUAL FUTURE BUILDING SETBACK PLAN
P09	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P10	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P11	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P12	PRELIMINARY DEMOLITION PLAN
P13	PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
P14	PRELIMINARY STREET PLAN
P15	PRELIMINARY STREET CROSS-SECTIONS
P16	PRELIMINARY STREET PROFILES (1 OF 2)
P17	PRELIMINARY STREET PROFILES (2 OF 2)
P18	CONCEPTUAL OFFSITE TURN LANE IMPROVEMENT PLAN
P19	PRELIMINARY STREET LIGHTING PHOTOMETRIC PLAN
P20	PRELIMINARY COMPOSITE UTILITY PLAN
P21	CONCEPTUAL FUTURE CONNECTIVITY PLAN
P22	PRELIMINARY LANDSCAPE, STREET TREE & OPEN SPACE PLAN
P23	PRELIMINARY BROOKMAN TRUNK MAIN SEWER PLAN

APPLICANT

BROOKMAN DEVELOPMENT, LLC
P.O. BOX 61426
VANCOUVER, WA 98666

PLANNING/ENGINEERING/SURVEYING/ NATURAL RESOURCES/ARBORIST/ LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: CHRIS GOODELL
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

PROJECT LOCATION: 17495 AND 17601 SW BROOKMAN ROAD
SHERWOOD, OREGON 97140

PROPERTY DESCRIPTION: TAX LOT 103, TAX MAP 3S1 6, AND TAX LOT 100
(ADJUSTED), TAX MAP 3S1 6B, LOCATED IN THE NORTHEAST
AND NORTHWEST 1/4'S OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY,
OREGON.

EXISTING LAND USE: RESIDENTIAL PROPERTIES WITH DRIVEWAYS, HOUSES,
ASSOCIATED BUILDINGS AND FARM FIELDS.

PROJECT PURPOSE: RESIDENTIAL SUBDIVISION FOR THE FUTURE CONSTRUCTION
OF SINGLE-FAMILY DETACHED HOMES.

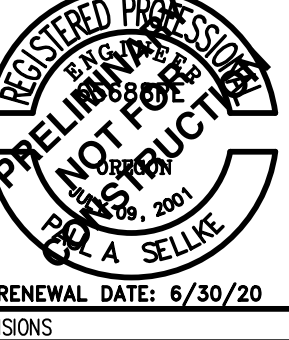
VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY
BENCHMARK NO. 411, LOCATED ON THE EAST SIDE OF
BROOKMAN ROAD, APPROXIMATELY 0.5 MILES EAST OF
OBERST ROAD, AT THE 90 DEGREE CORNER IN BROOKMAN
ROAD. ELEVATION = 224.328 FEET (NGVD 29).

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aks-eng.com

MIDDLEBROOK SUBDIVISION
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 3S 1 06/06B
TAX LOT 103 AND 100 (ADJUSTED)

**COVER SHEET WITH
VICINITY AND SITE MAPS**

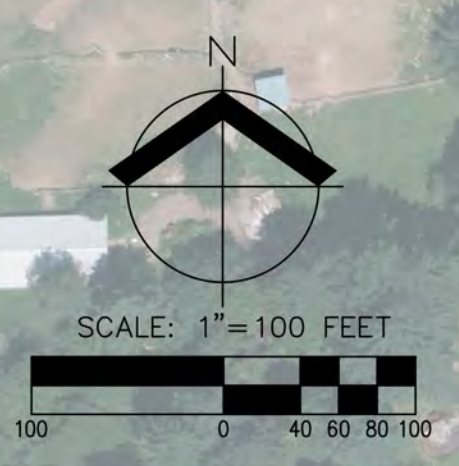
DESIGNED BY: ARS/PAS
DRAWN BY: ARS/CTS
CHECKED BY: AHH
SCALE: AS NOTED
DATE: 12-18-2018



REVISIONS

JOB NUMBER	3591
SHEET	P01

AKS DRAWING FILE: 3591_P01_COVER.DWG | LAYOUT: P01



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MIDDLEBROOK SUBDIVISION
 SHERWOOD OREGON
 WASHINGTON COUNTY TAX MAP 3S 1 06
 TAX LOT 105 AND 100 (ADJUSTED)

CONCEPTUAL OPEN SPACE PLAN

DESIGNED BY: NKP
 DRAWN BY: NKP
 CHECKED BY: KAH
 SCALE: AS NOTED
 DATE: 12-18-2018

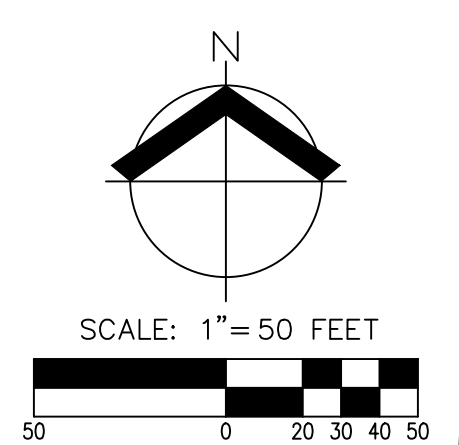
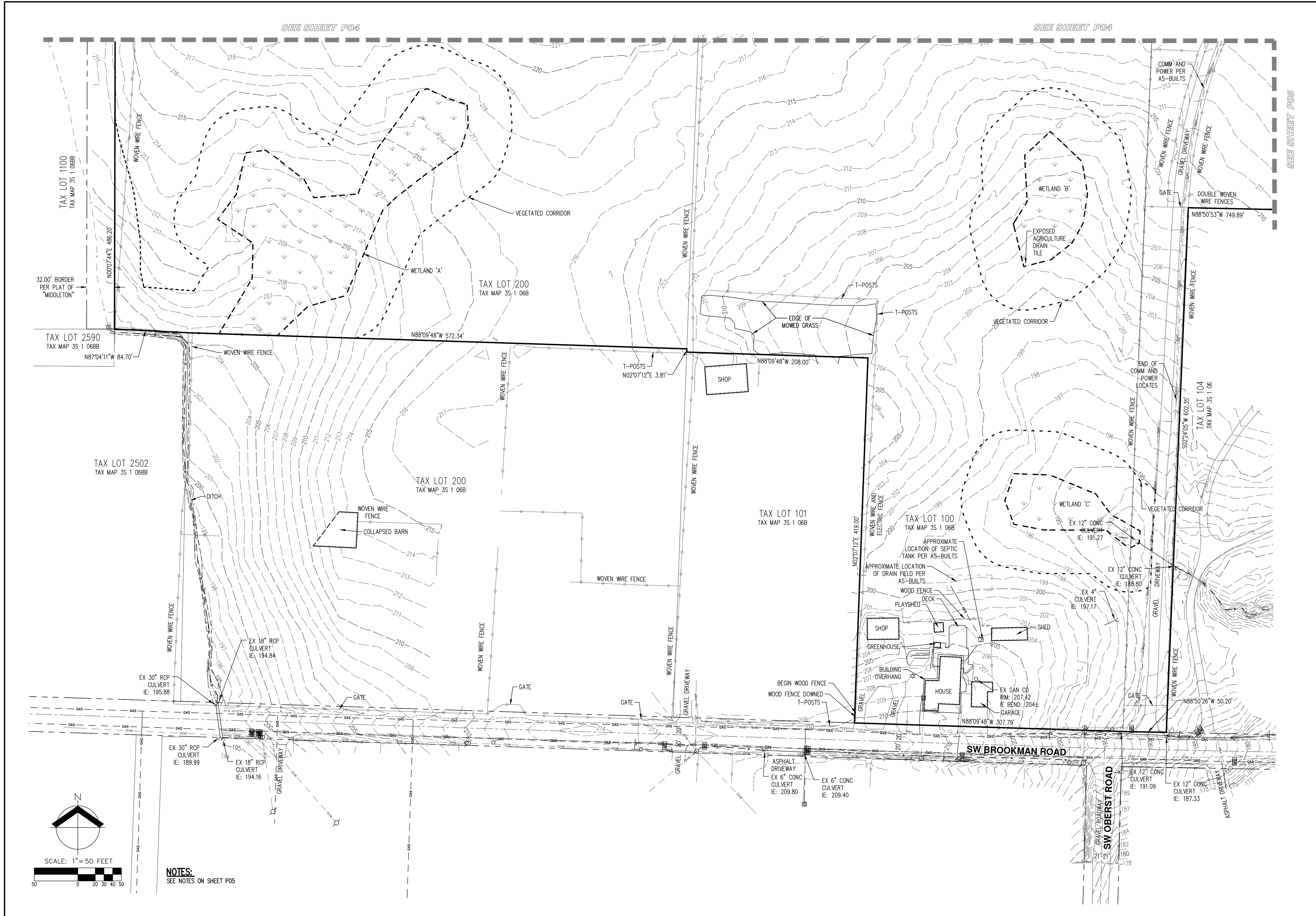
REGISTERED LANDSCAPE ARCHITECT
 STATE OF OREGON
 12/18/13

REVISIONS

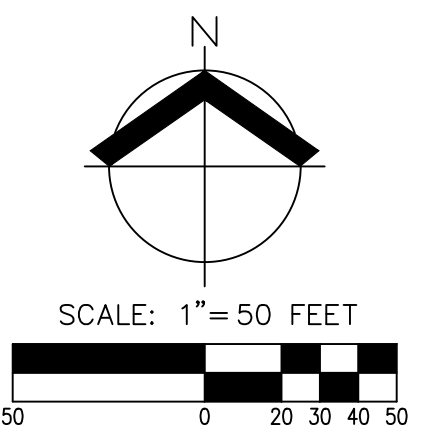
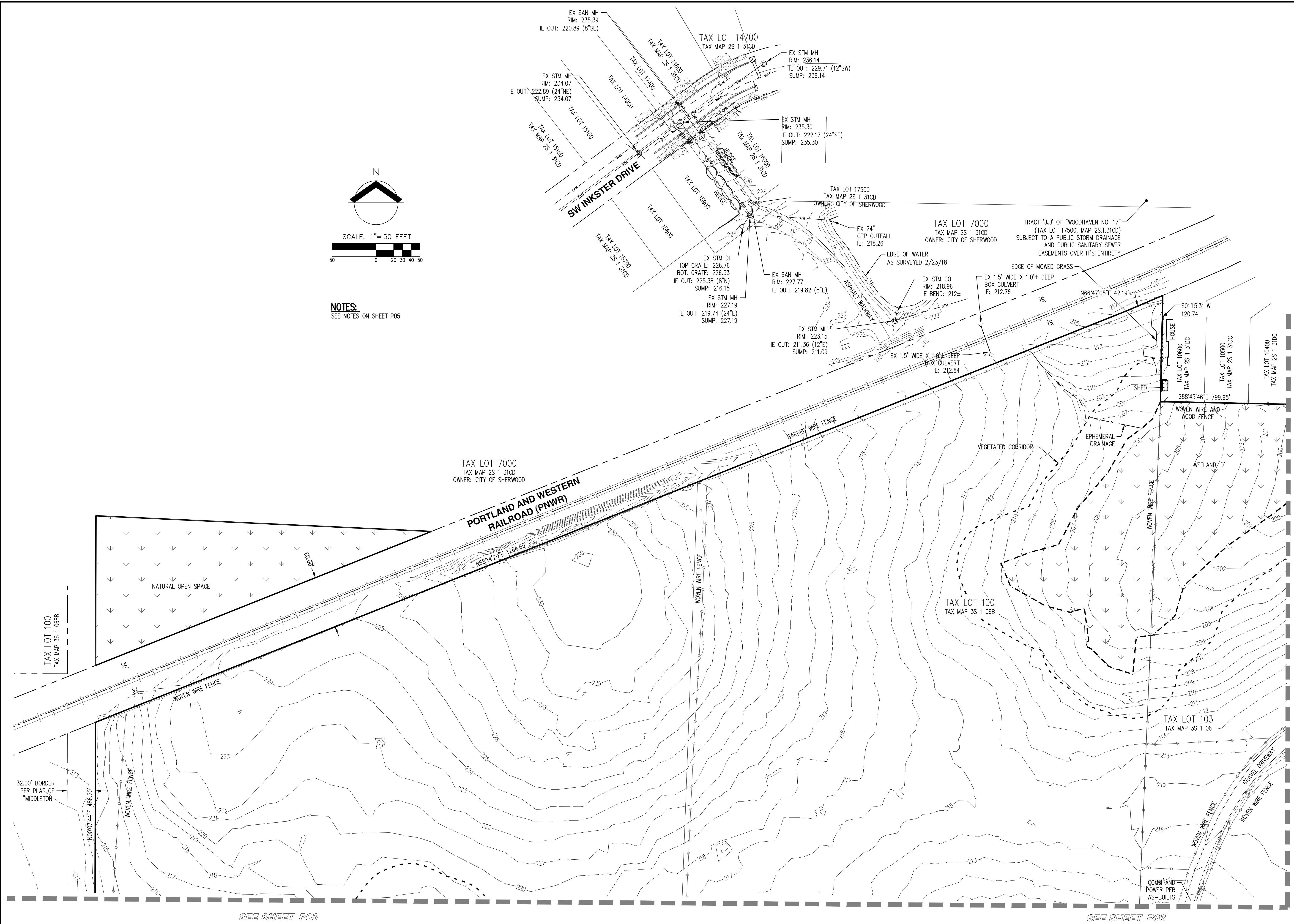
JOB NUMBER
3591

SHEET
P02

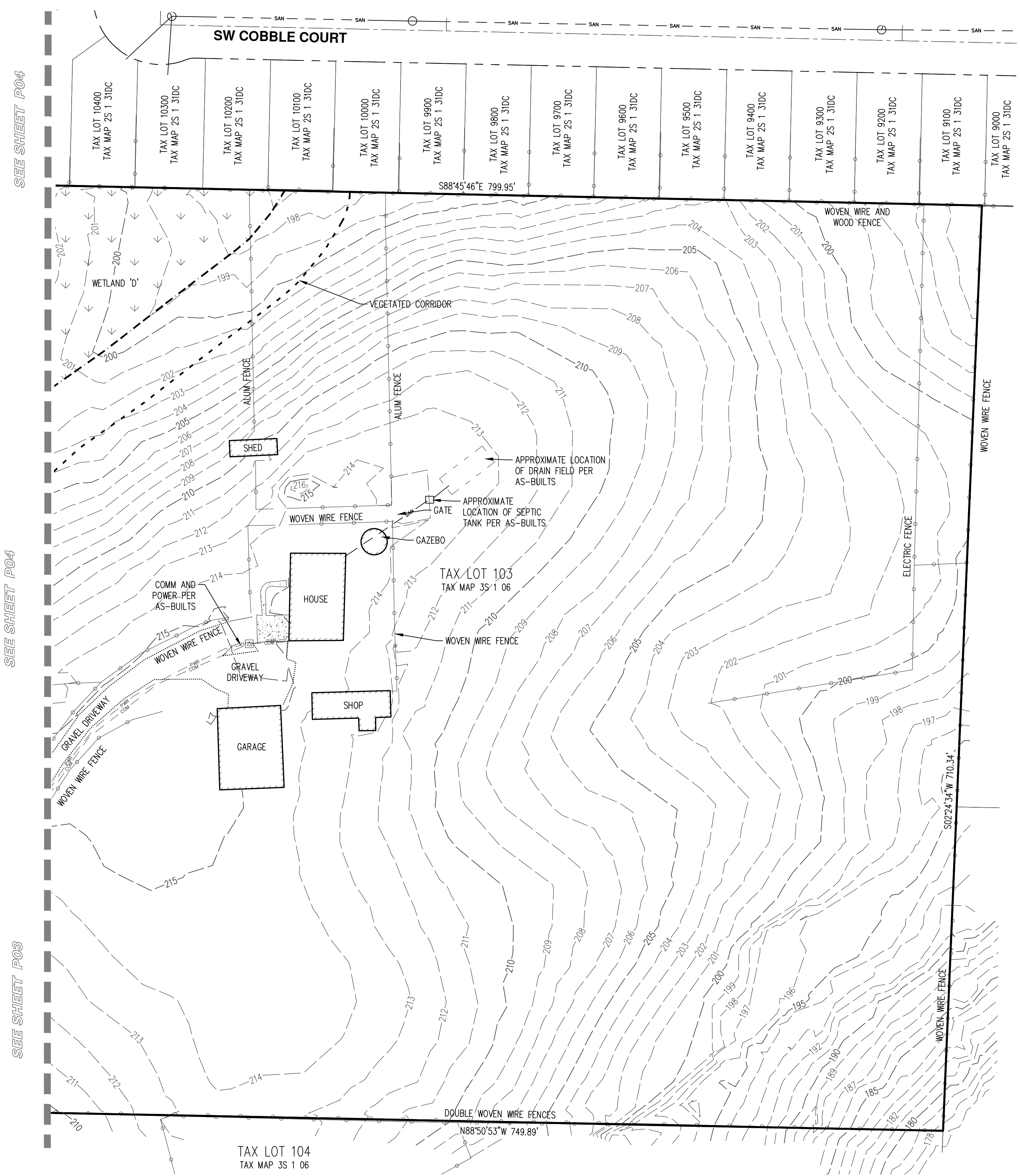
POTENTIAL PLAN ELEMENTS, LOCATIONS, AND DETAILS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE



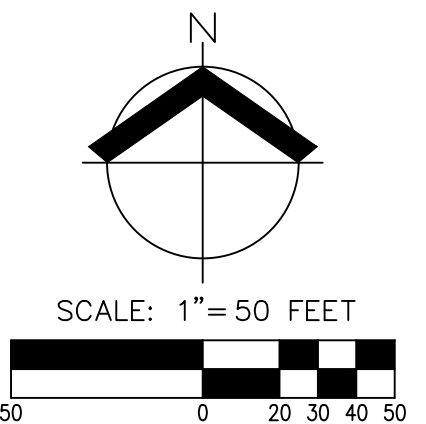
NOTES:
SEE NOTES ON SHEET P05



NOTES:
 SEE NOTES ON SHEET P03



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 18027966 AND 18030724. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED MARCH 17 - APRIL 13, 2017 AND FEBRUARY 5 - MARCH 2, 2018.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 411, LOCATED ON THE EAST SIDE OF BROOKMAN ROAD, APPROXIMATELY 0.5 MILES EAST OF OBERST ROAD, AT THE 90 DEGREE CORNER IN BROOKMAN ROAD. ELEVATION = 224.328 FEET (NGVD 29).
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION. REFER TO TREE PRESERVATION AND REMOVAL PLAN AND ARBORIST TREE INVENTORY.
 - WETLAND BOUNDARIES SHOWN WERE VERIFIED BY AKS ENGINEERING & FORESTRY, LLC. ON MARCH 22-24, 27, 31, 2017, AND FEBRUARY 14, 2018 AND WERE PROFESSIONALLY SURVEYED BY AKS ON MARCH 28-APRIL 1, 2017 AND FEBRUARY 20, 2018.



SEE SHEET P04

SEE SHEET P04

SEE SHEET P03

DESIGNED BY: _____
 DRAWN BY: CC/MK
 CHECKED: MK
 SCALE: AS NOTED
 DATE: 12-18-2018

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY - NOT FOR CONSTRUCTION
 JAMES W. BOGGS
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6730/19

REVISIONS

JOB NUMBER
3591

SHEET
P05



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ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**MIDDLEBROOK
 SUBDIVISION**

SHERWOOD OREGON
 WASHINGTON COUNTY TAX MAP 3S 1 06/06B
 TAX LOT 103 AND 100 (ADJUSTED)

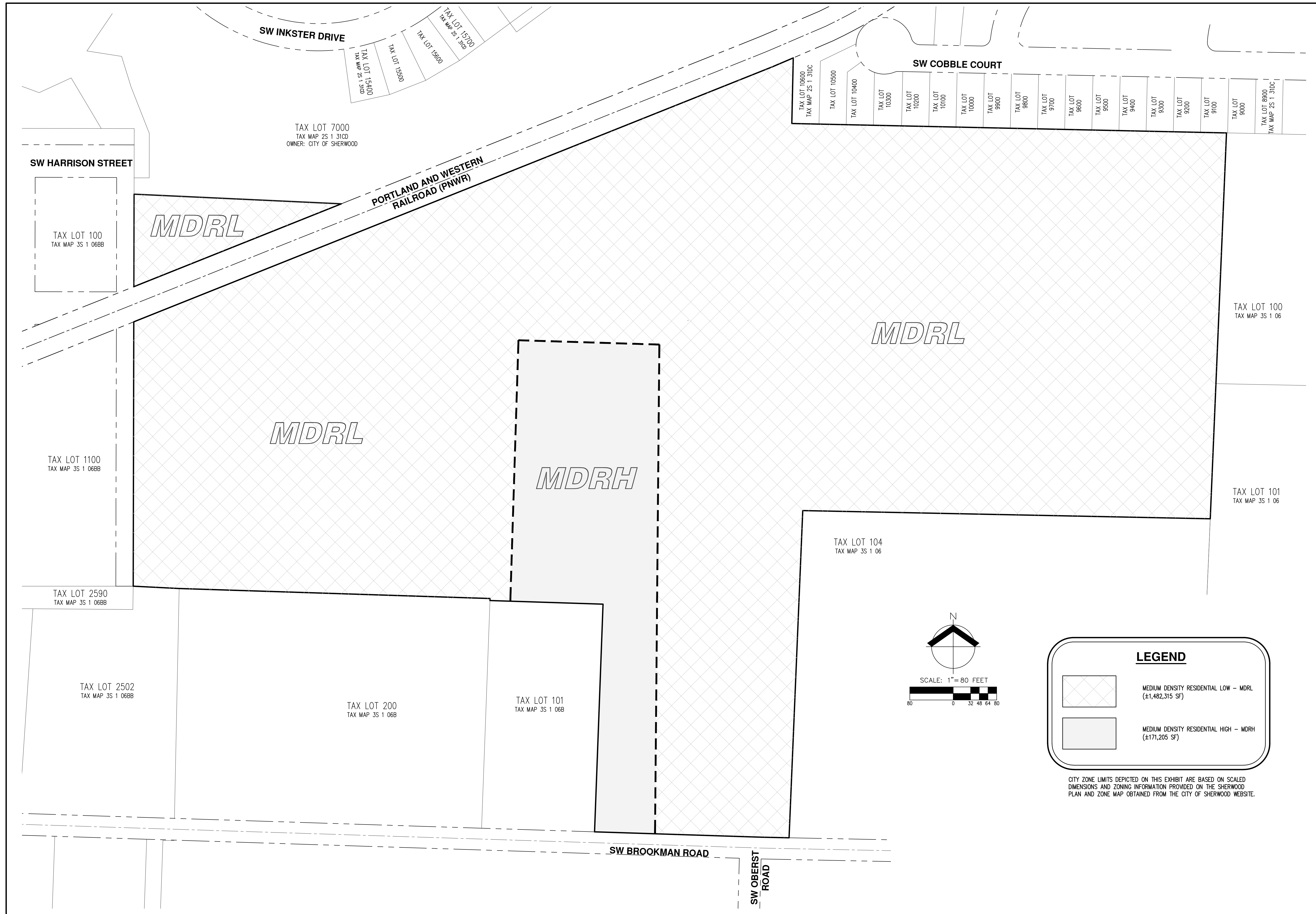
CITY ZONING MAP

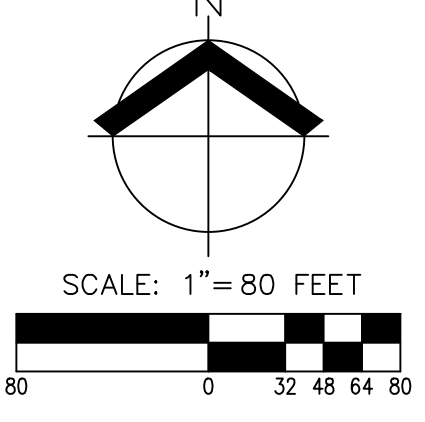
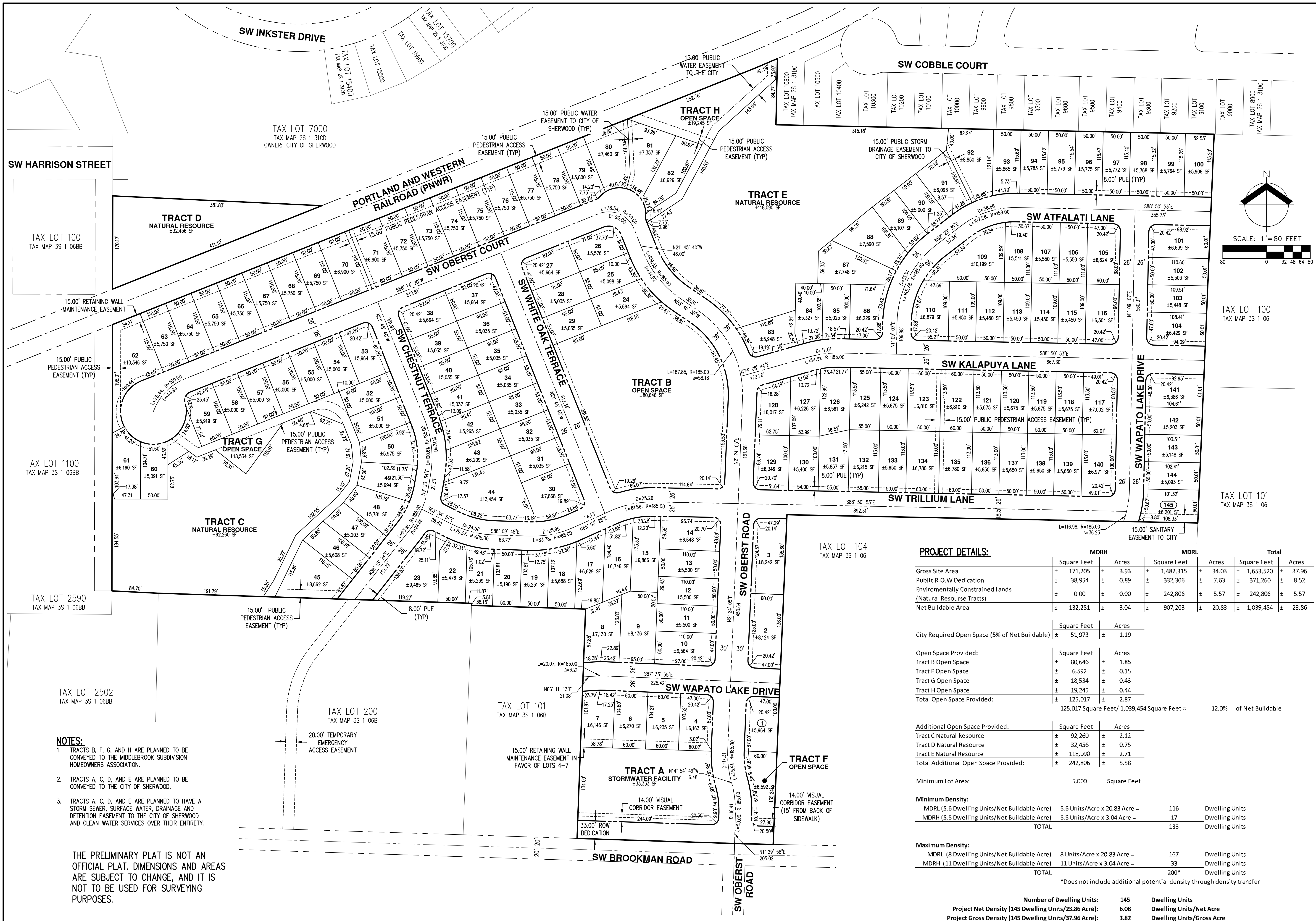
DESIGNED BY: ARS/PAS
 DRAWN BY: ARS/CTS
 CHECKED BY: AHH
 SCALE: AS NOTED
 DATE: 12-18-2018



RENEWAL DATE: 6/30/20
 REVISIONS:

JOB NUMBER
3591
 SHEET
P06





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	± 38,954	± 0.89	± 332,306	± 7.63	± 371,260	± 8.52
Environmentally Constrained Lands (Natural Resource Tracts)	± 0.00	± 0.00	± 242,806	± 5.57	± 242,806	± 5.57
Net Buildable Area	± 132,251	± 3.04	± 907,203	± 20.83	± 1,039,454	± 23.86
	Square Feet	Acres				
City Required Open Space (5% of Net Buildable)	± 51,973	± 1.19				
Open Space Provided:	Square Feet	Acres				
Tract B Open Space	± 80,646	± 1.85				
Tract F Open Space	± 6,592	± 0.15				
Tract G Open Space	± 18,534	± 0.43				
Tract H Open Space	± 19,245	± 0.44				
Total Open Space Provided:	± 125,017	± 2.87				
	125,017 Square Feet / 1,039,454 Square Feet =	12.0%				
Additional Open Space Provided:	Square Feet	Acres				
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	± 5.58				
Minimum Lot Area:	5,000	Square Feet				
Minimum Density:						
MDRL (5.6 Dwelling Units/Net Buildable Acre)	5.6 Units/Acre x 20.83 Acre =	116	Dwelling Units			
MDRH (5.5 Dwelling Units/Net Buildable Acre)	5.5 Units/Acre x 3.04 Acre =	17	Dwelling Units			
TOTAL		133	Dwelling Units			
Maximum Density:						
MDRL (8 Dwelling Units/Net Buildable Acre)	8 Units/Acre x 20.83 Acre =	167	Dwelling Units			
MDRH (11 Dwelling Units/Net Buildable Acre)	11 Units/Acre x 3.04 Acre =	33	Dwelling Units			
TOTAL		200*	Dwelling Units			

*Does not include additional potential density through density transfer

Number of Dwelling Units:	145	Dwelling Units
Project Net Density (145 Dwelling Units/23.86 Acre):	6.08	Dwelling Units/Net Acre
Project Gross Density (145 Dwelling Units/37.96 Acre):	3.82	Dwelling Units/Gross Acre

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

THE PRELIMINARY PLAT IS NOT AN OFFICIAL PLAT. DIMENSIONS AND AREAS ARE SUBJECT TO CHANGE, AND IT IS NOT TO BE USED FOR SURVEYING PURPOSES.



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 aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**MIDDLEBROOK
 SUBDIVISION**

WASHINGTON COUNTY TAX MAP 3S 1 06/06B

SHERWOOD OREGON
 TAX LOT 103 AND 100 (ADJUSTED)

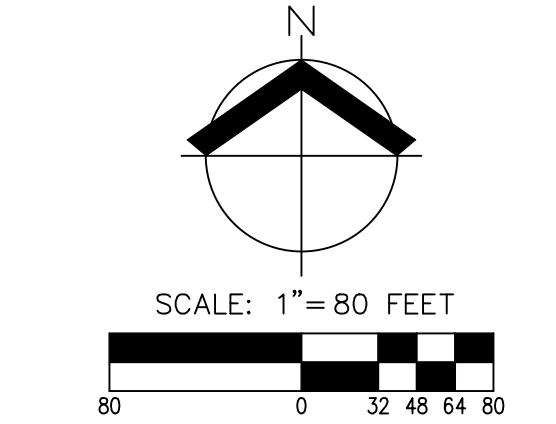
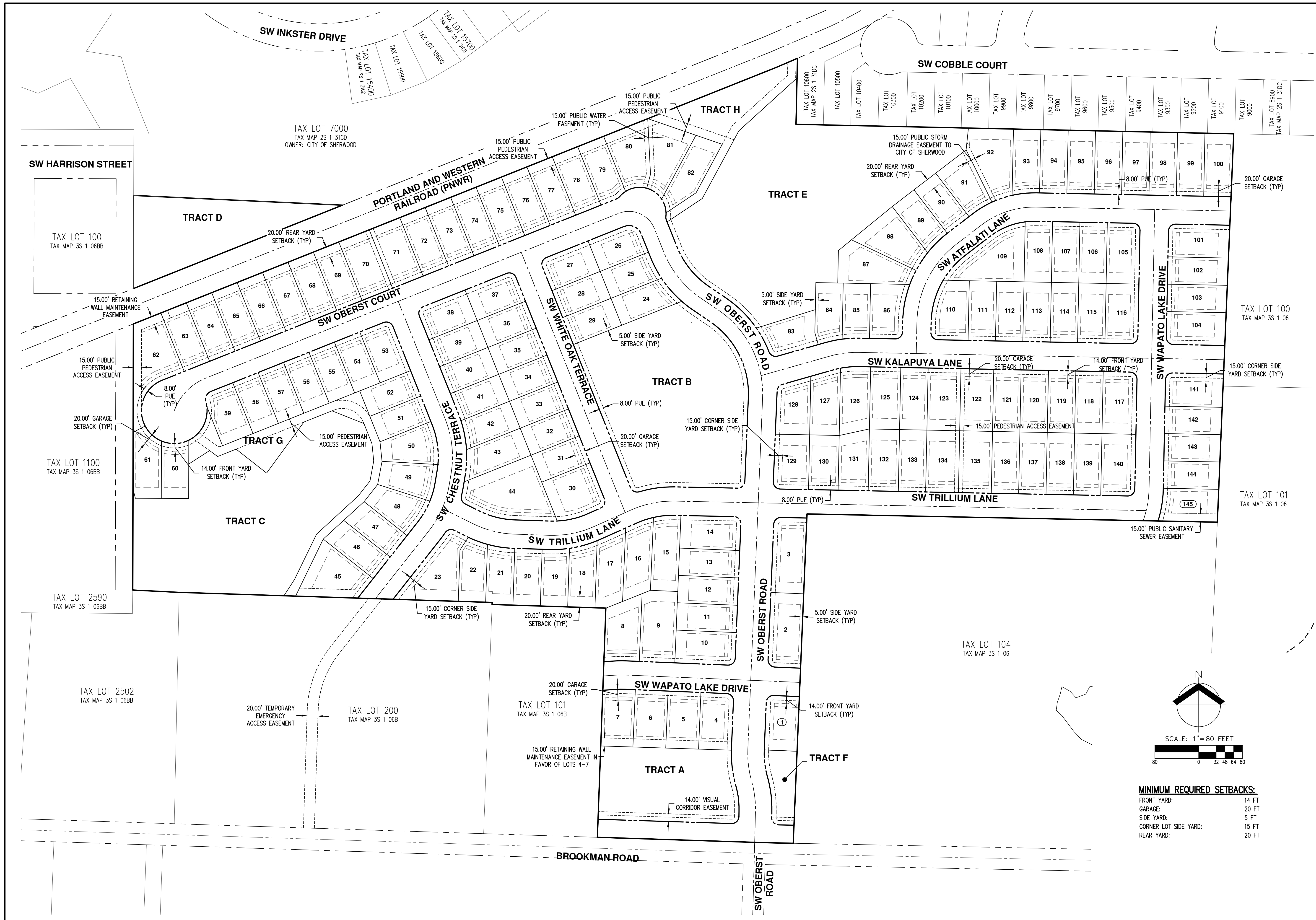
**CONCEPTUAL FUTURE
 BUILDING SETBACK PLAN**

DESIGNED BY: ARS/PAS
 DRAWN BY: ARS/CTS
 CHECKED BY: AHH
 SCALE: AS NOTED
 DATE: 12-18-2018



RENEWAL DATE: 8/30/20

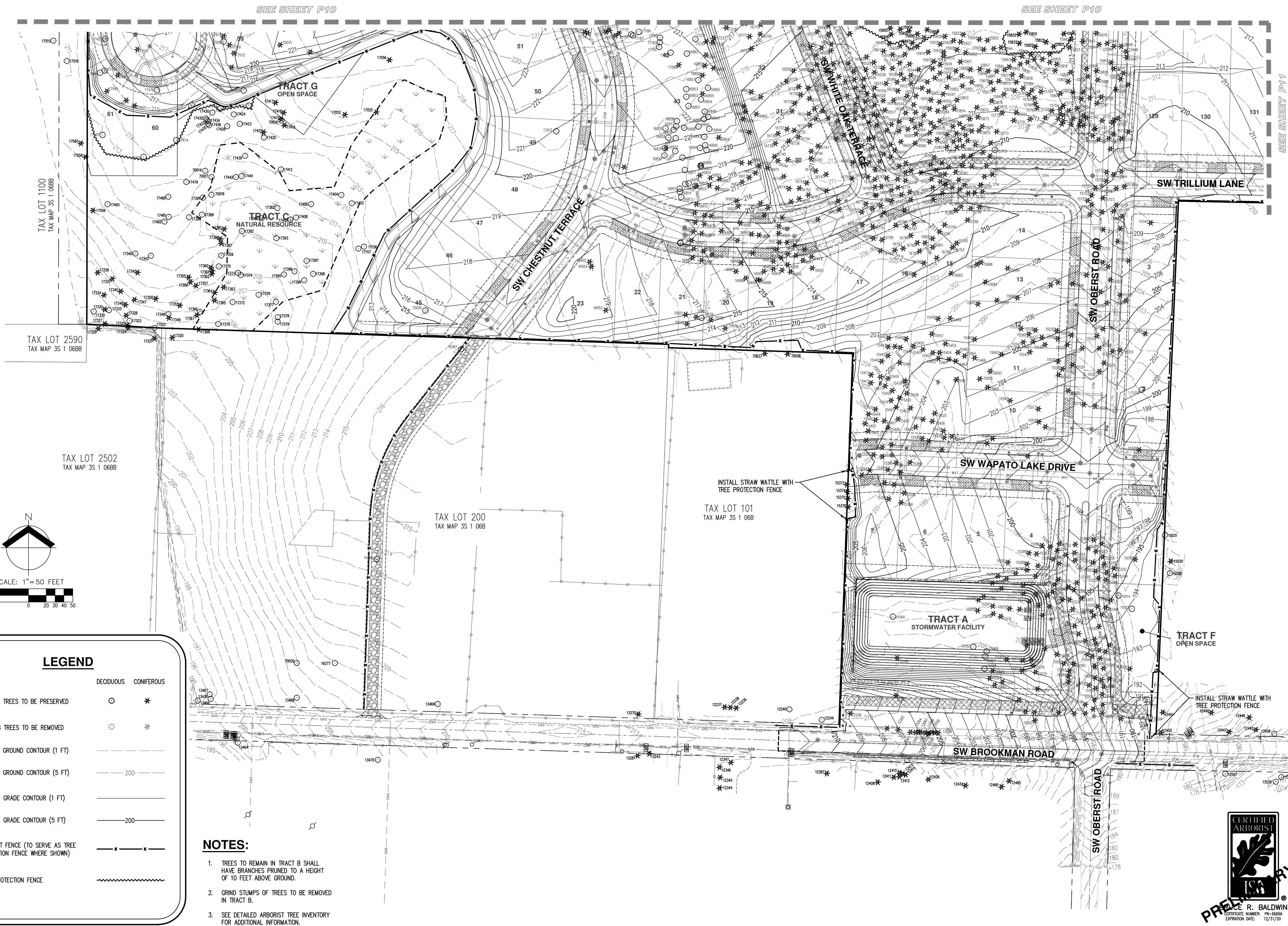
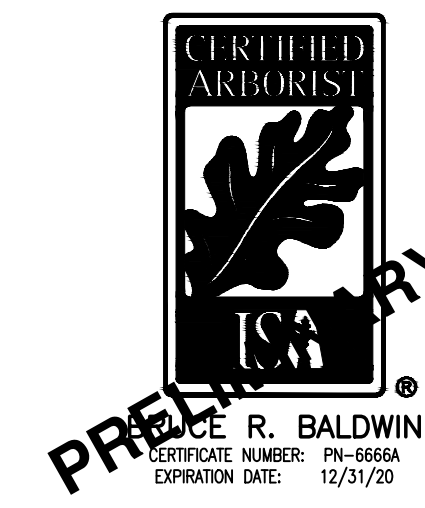
JOB NUMBER
3591
 SHEET
P08



MINIMUM REQUIRED SETBACKS:

FRONT YARD:	14 FT
GARAGE:	20 FT
SIDE YARD:	5 FT
CORNER LOT SIDE YARD:	15 FT
REAR YARD:	20 FT

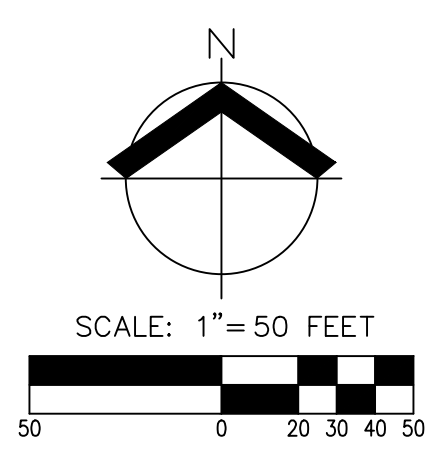
AKS DRAWING FILE: 3591_P04_SETBACK_PLAN.DWG | LAYOUT: P08



LEGEND

	DECIDUOUS	CONIFEROUS
EXISTING TREES TO BE PRESERVED	○	*
EXISTING TREES TO BE REMOVED	○	*
EXISTING GROUND CONTOUR (1 FT)	- - - - -	
EXISTING GROUND CONTOUR (5 FT)	- - - - -	
FINISHED GRADE CONTOUR (1 FT)	—————	
FINISHED GRADE CONTOUR (5 FT)	—————	
SEDIMENT FENCE (TO SERVE AS TREE PROTECTION FENCE WHERE SHOWN)	- x - x -	
TREE PROTECTION FENCE	~~~~~	

- NOTES:**
- TREES TO REMAIN IN TRACT B SHALL HAVE BRANCHES PRUNED TO A HEIGHT OF 10 FEET ABOVE GROUND.
 - GRIND STUMPS OF TREES TO BE REMOVED IN TRACT B.
 - SEE DETAILED ARBORIST TREE INVENTORY FOR ADDITIONAL INFORMATION.



AKS DRAWING FILE: 3591_TREEDWG | LAYOUT: P09

SEE SHEET P10

SEE SHEET P10

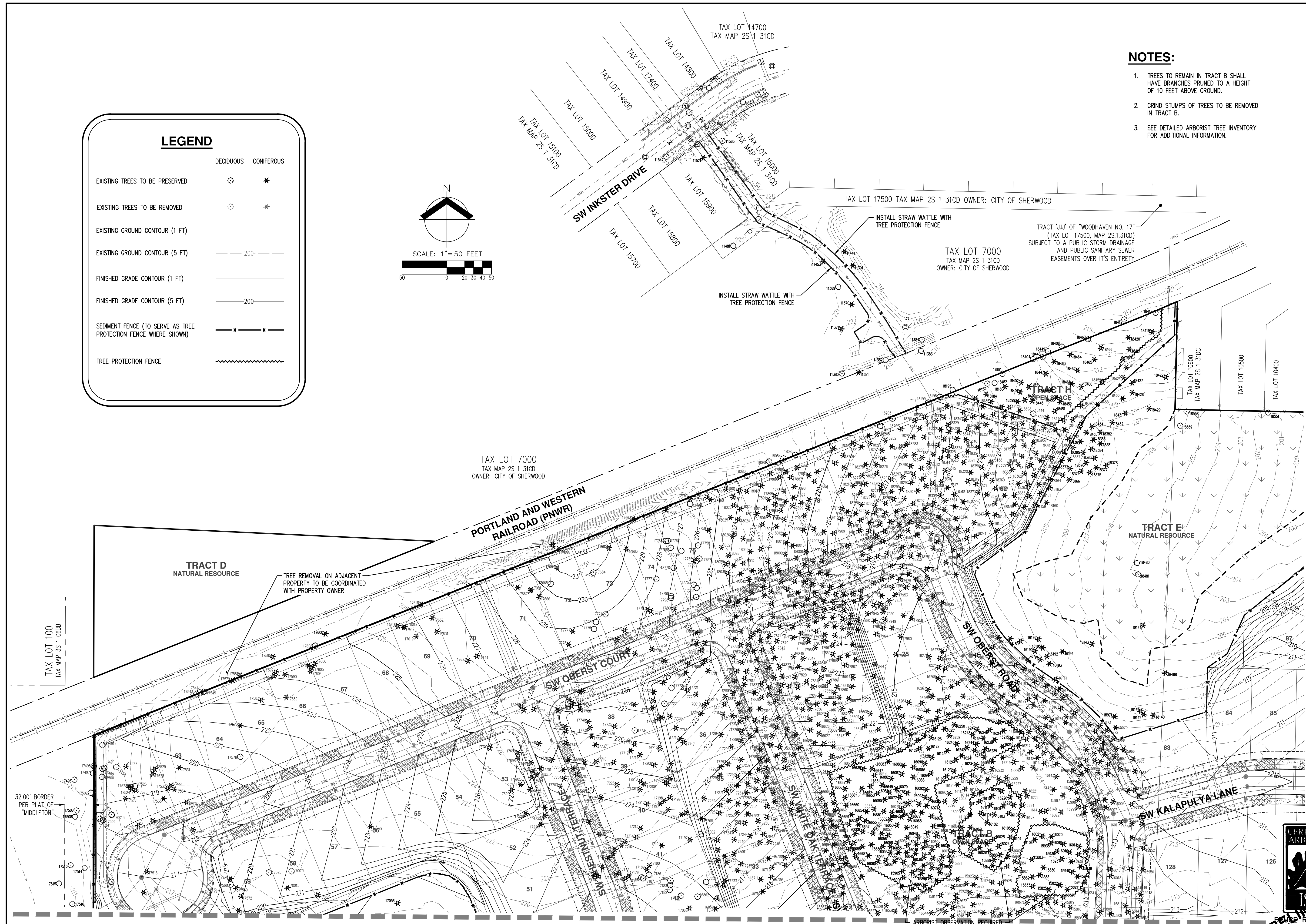
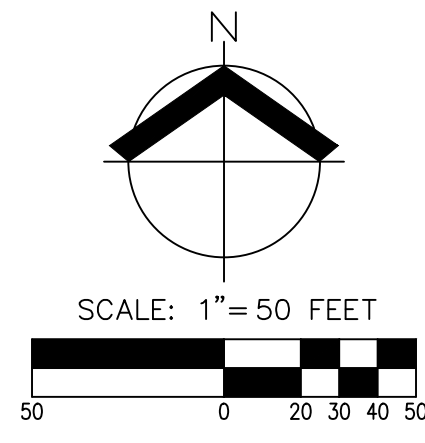
SEE SHEET P11

NOTES:

- TREES TO REMAIN IN TRACT B SHALL HAVE BRANCHES PRUNED TO A HEIGHT OF 10 FEET ABOVE GROUND.
- GRIND STUMPS OF TREES TO BE REMOVED IN TRACT B.
- SEE DETAILED ARBORIST TREE INVENTORY FOR ADDITIONAL INFORMATION.

LEGEND

	DECIDUOUS	CONIFEROUS
EXISTING TREES TO BE PRESERVED	○	*
EXISTING TREES TO BE REMOVED	○	*
EXISTING GROUND CONTOUR (1 FT)	---	
EXISTING GROUND CONTOUR (5 FT)	-200-	
FINISHED GRADE CONTOUR (1 FT)	---	
FINISHED GRADE CONTOUR (5 FT)	-200-	
SEDIMENT FENCE (TO SERVE AS TREE PROTECTION FENCE WHERE SHOWN)	-x-x-	
TREE PROTECTION FENCE	~~~~~	



AKS DRAWING FILE: 3591_TREE.DWG | LAYOUT: P10

SEE SHEET P09

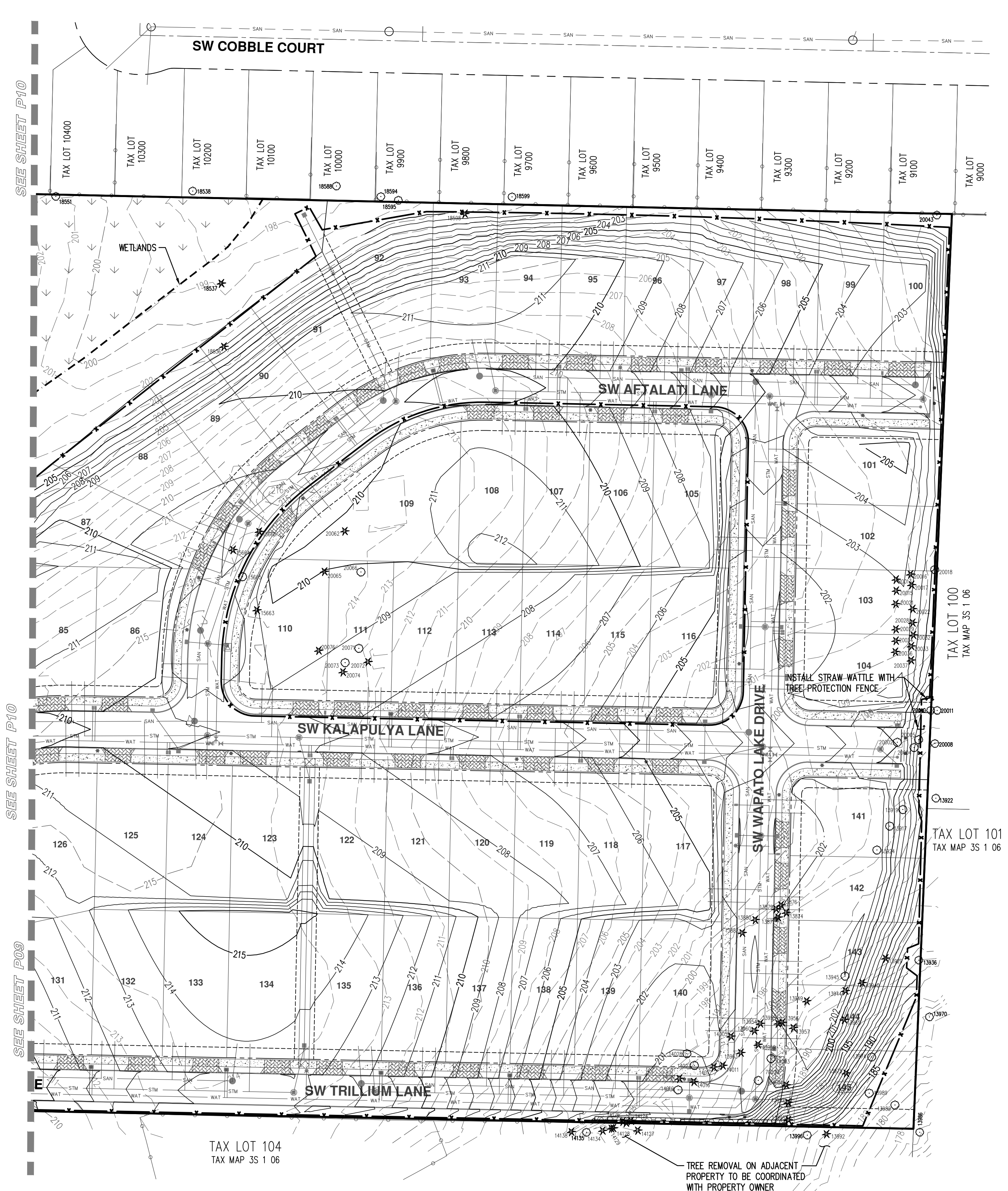
SEE SHEET P09



ROBERT R. BALDWIN
 ARBORIST
 EXPIRATION DATE: 12/31/23

SEE SHEET P11

ARBORIST OBSERVATION REQUIRED DURING TREE REMOVAL BEHIND TREE PROTECTION FENCE.



TREE PRESERVATION NOTES:

- PLACING MATERIALS NEAR TREES:**
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE TREE PROTECTION AREA OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT.

- ATTACHMENTS TO TREES:**
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PROTECTION.

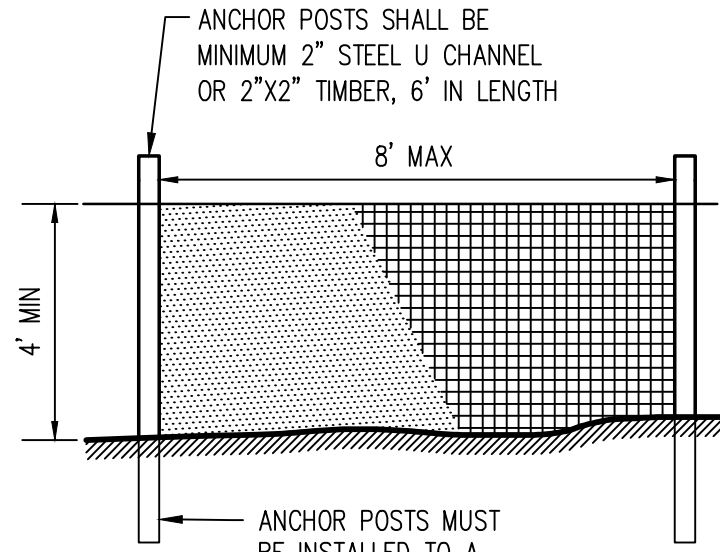
- GRADING NEAR TREES:**
- THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE TREE PROTECTION AREA OF TREES TO BE PRESERVED WITHOUT THE PROJECT ARBORIST'S AUTHORIZATION.
 - IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREE PROTECTION AREA, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.
 - THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE TREE PROTECTION AREA WITHOUT THE AUTHORIZATION OF THE PROJECT ARBORIST. THE PROJECT ARBORIST MAY REQUIRE SPECIFIC CONSTRUCTION METHODS AND/OR USE OF AERATION DEVICES TO ENSURE THE TREE'S SURVIVAL AND TO MINIMIZE THE POTENTIAL FOR ROOT INDUCED DAMAGE TO THE IMPERVIOUS SURFACE.
 - TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION AREA. THE PROJECT ARBORIST MAY REQUIRE THAT UTILITIES BE TUNNELED UNDER THE ROOTS OF TREES TO BE RETAINED IF THE PROJECT ARBORIST DETERMINES THAT TRENCHING WOULD SIGNIFICANTLY REDUCE THE CHANCES OF THE TREE'S SURVIVAL.
 - TREES AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL FOR THE LEAST POSSIBLE AMOUNT OF TIME. SHRUBS, GROUND COVER, AND STUMPS SHALL BE MAINTAINED TO CONTROL EROSION, WHERE FEASIBLE. WHERE NOT FEASIBLE, APPROPRIATE EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED.

- ADDITIONAL REQUIREMENTS:**
- THE PROJECT ARBORIST MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES WHICH ARE CONSISTENT WITH ACCEPTED URBAN FORESTRY PRACTICES.

PRUNING/TREE REMOVAL NOTES:

- THE CONTRACTOR SHALL PROVIDE AN ADEQUATE CREW OF PERSONNEL, EQUIPMENT, AND MATERIALS TO SAFELY AND EFFICIENTLY COMPLETE THE ASSIGNED WORK. EACH SUCH CREW SHALL INCLUDE AN INDIVIDUAL WHO SHALL BE DESIGNATED AS THE CREW SUPERVISOR, BE RESPONSIBLE FOR THE CREW'S ACTIVITIES, RECEIVE INSTRUCTION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE, AND DIRECT THE CREW TO ACCOMPLISH SUCH WORK.
- WHENEVER A TREE, WHICH IS NOT SCHEDULED TO BE REMOVED, MUST BE TRIMMED OR PRUNED, THE CONTRACTOR SHALL ENSURE THAT SUCH TRIMMING AND PRUNING IS CARRIED OUT UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST. ALL PRUNING AND TRIMMING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF ANSI A300 "STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE".
- UNLESS AS OTHERWISE DIRECTED BY THE OWNER, ROOT BALLS FROM TREES BEING REMOVED SHALL BE COMPLETELY REMOVED UNLESS THE ROOT REMOVAL CROSSES ONTO ADJACENT PROPERTIES OR WOULD COMPROMISE TREES BEING PRESERVED. IN THOSE CASES, THE STUMPS SHALL BE GROUND AS NECESSARY SO AS NOT TO CAUSE DAMAGE TO THE ROOT ZONES OF ADJACENT TREES TO BE PRESERVED ON THE SUBJECT PARCEL OR ADJUTING PARCELS. STUMPS NEAR PROPERTY LINES SHALL ALSO BE GROUND AS NECESSARY SO AS NOT TO CAUSE DISTURBANCE TO ADJACENT PARCELS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST GOVERNMENTAL SAFETY REGULATIONS. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ANSI Z133.1 "PRUNING, TRIMMING, REPAIRING, MAINTAINING AND REMOVING TREES AND CUTTING BRUSH-SAFETY REQUIREMENTS" WITH SPECIAL EMPHASIS GIVEN TO THE REQUIREMENT THAT ONLY QUALIFIED LINE-CLEARANCE TREE TRIMMERS BE ASSIGNED TO WORK WHERE A POTENTIAL ELECTRICAL HAZARD EXISTS.
- THE CONTRACTOR SHALL MAKE ALL THE NECESSARY ARRANGEMENTS WITH ANY UTILITY THAT MUST BE PROTECTED OR RELOCATED IN ORDER TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF THE OPERATING CONDITION OF ALL ACTIVE UTILITIES WITHIN THE AREA OF CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES.
- ANY MATERIAL RESULTING FROM THE TRIMMING OR REMOVAL OF ANY TREES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OF.
- HAZARDOUS TREE REPORTING: ANY PERSON ENGAGED IN TRIMMING OR PRUNING WHO BECOMES AWARE OF A TREE OF DOUBTFUL STRENGTH, THAT COULD BE DANGEROUS TO PERSONS AND PROPERTY, SHALL REPORT SUCH TREE(S) TO THE OWNER OR THE OWNER'S REPRESENTATIVE. SUCH TREES SHALL INCLUDE THOSE THAT ARE OVER MATURE, DISEASED, OR SHOWING SIGNS OF DECAY OR OTHER STRUCTURAL WEAKNESS.
- TREES DETERMINED TO BE A HAZARD SHALL BE REMOVED AS SOON AS POSSIBLE.
- DAMAGES: ANY DAMAGE CAUSED BY THE CONTRACTOR, INCLUDING, BUT NOT LIMITED TO, BROKEN SIDEWALK, CURB, RUTTED LAWN, BROKEN WATER SHUT-OFFS, WIRE DAMAGE, BUILDING DAMAGE, STREET DAMAGE, ETC., WILL BE REPAIRED OR REPLACED IN A TIMELY MANNER, TO THE OWNER'S SATISFACTION, AND ALL COSTS PAID BY THE CONTRACTOR.
- ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION AREA SHALL BE ACCOMPLISHED WITH HAND OPERATED EQUIPMENT.
- TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM TREES TO REMAIN AND TO AVOID PULLING AND BREAKING OF ROOTS TO REMAIN. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES DESIGNATED FOR RETENTION.
- ALL DOWNED BRUSH AND TREES SHALL BE REMOVED FROM THE TREE PROTECTION AREA EITHER BY HAND OR WITH EQUIPMENT STAGED OUTSIDE OF THE TREE PROTECTION AREA. EXTRACTION SHALL OCCUR BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING IT ACROSS THE GROUND.
- IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER TREE PROTECTION AREA, A ROADBED OF STEEL PLATES, OR 6 INCHES OF MULCH, OR 6 INCHES OF GRAVEL SHALL BE PLACED TO PREVENT SOIL COMPACTION IF DETERMINED NECESSARY BY THE PROJECT ARBORIST. THE ROADBED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH.
- PRUNING: THE CONTRACTOR SHALL CONSULT WITH THE PROJECT ARBORIST PRIOR TO ANY PRUNING ACTIVITIES NECESSARY FOR CONSTRUCTION ACTIVITIES. ALL PRUNING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS. PRUNING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- CUT BRANCHES AND ROOTS WITH SHARP PRUNING INSTRUMENTS THAT DO NOT CHOP OR TEAR.
- FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO CLEARING, GRADING, EXCAVATION, OR DEMOLITION WORK, AND SHALL BE REMOVED ONLY AFTER THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPING AND IRRIGATION INSTALLATION.
- TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.

- NOTES:**
- TREES TO REMAIN IN TRACT B SHALL HAVE BRANCHES PRUNED TO A HEIGHT OF 10 FEET ABOVE GROUND.
 - GRIND STUMPS OF TREES TO BE REMOVED IN TRACT B.
 - SEE DETAILED ARBORIST TREE INVENTORY FOR ADDITIONAL INFORMATION.

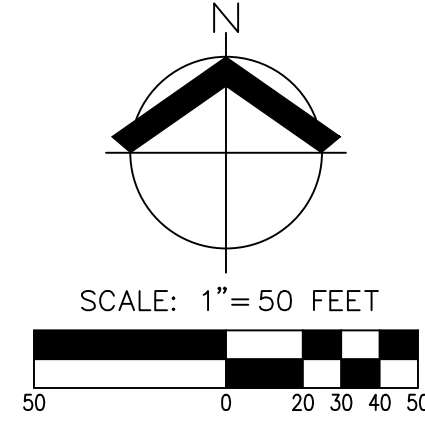


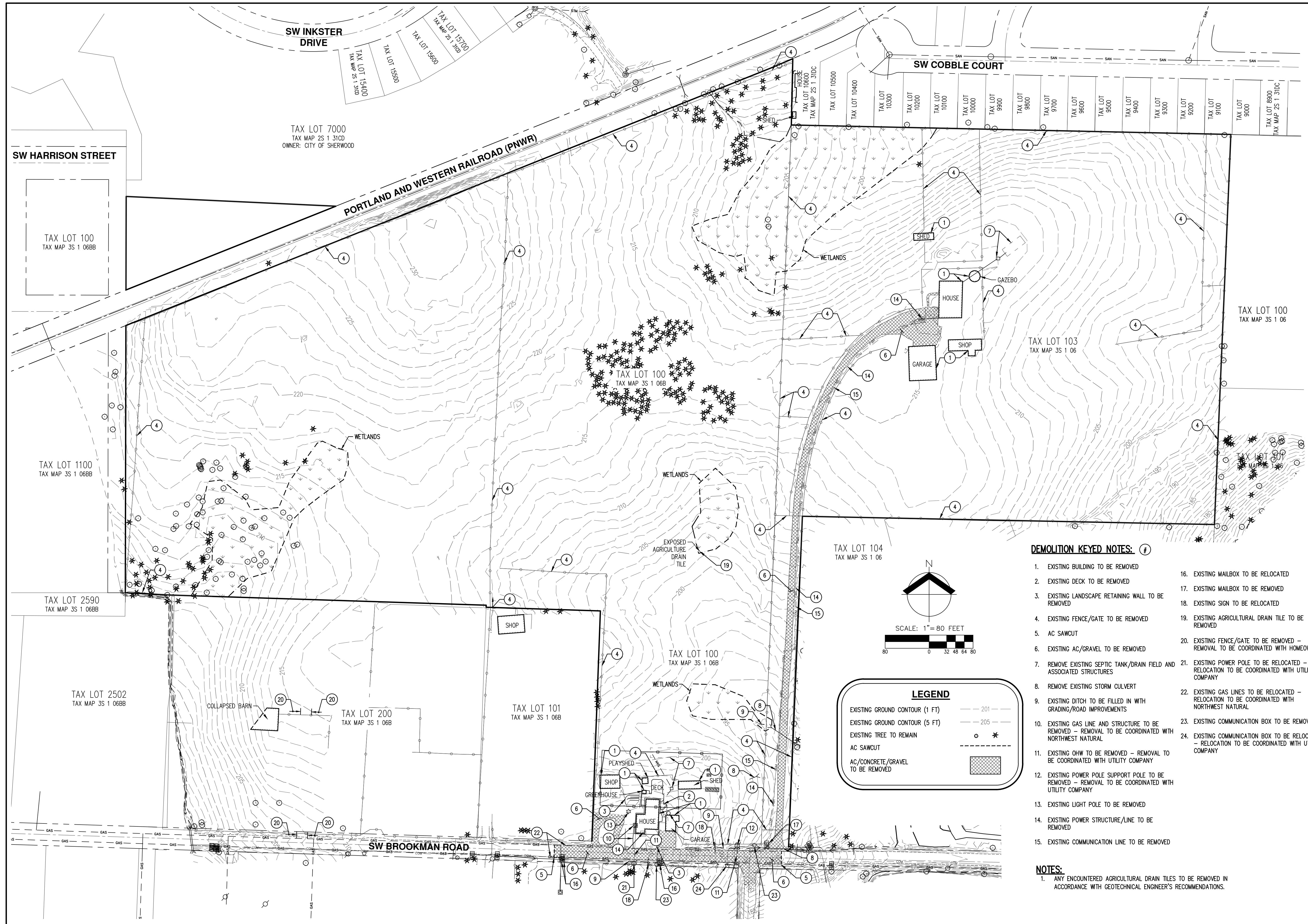
- NOTES:**
- BLAZE ORANGE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 - DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION / CONSTRUCTION FENCE

LEGEND

	DECIDUOUS	CONIFEROUS
EXISTING TREES TO BE PRESERVED	○	*
EXISTING TREES TO BE REMOVED	○	*
EXISTING GROUND CONTOUR (1 FT)	- - - - -	
EXISTING GROUND CONTOUR (5 FT)	- - - 200 - - -	
FINISHED GRADE CONTOUR (1 FT)	—————	
FINISHED GRADE CONTOUR (5 FT)	————— 200 —————	
SEDIMENT FENCE (TO SERVE AS TREE PROTECTION FENCE WHERE SHOWN)	- x - x -	
TREE PROTECTION FENCE	~~~~~	





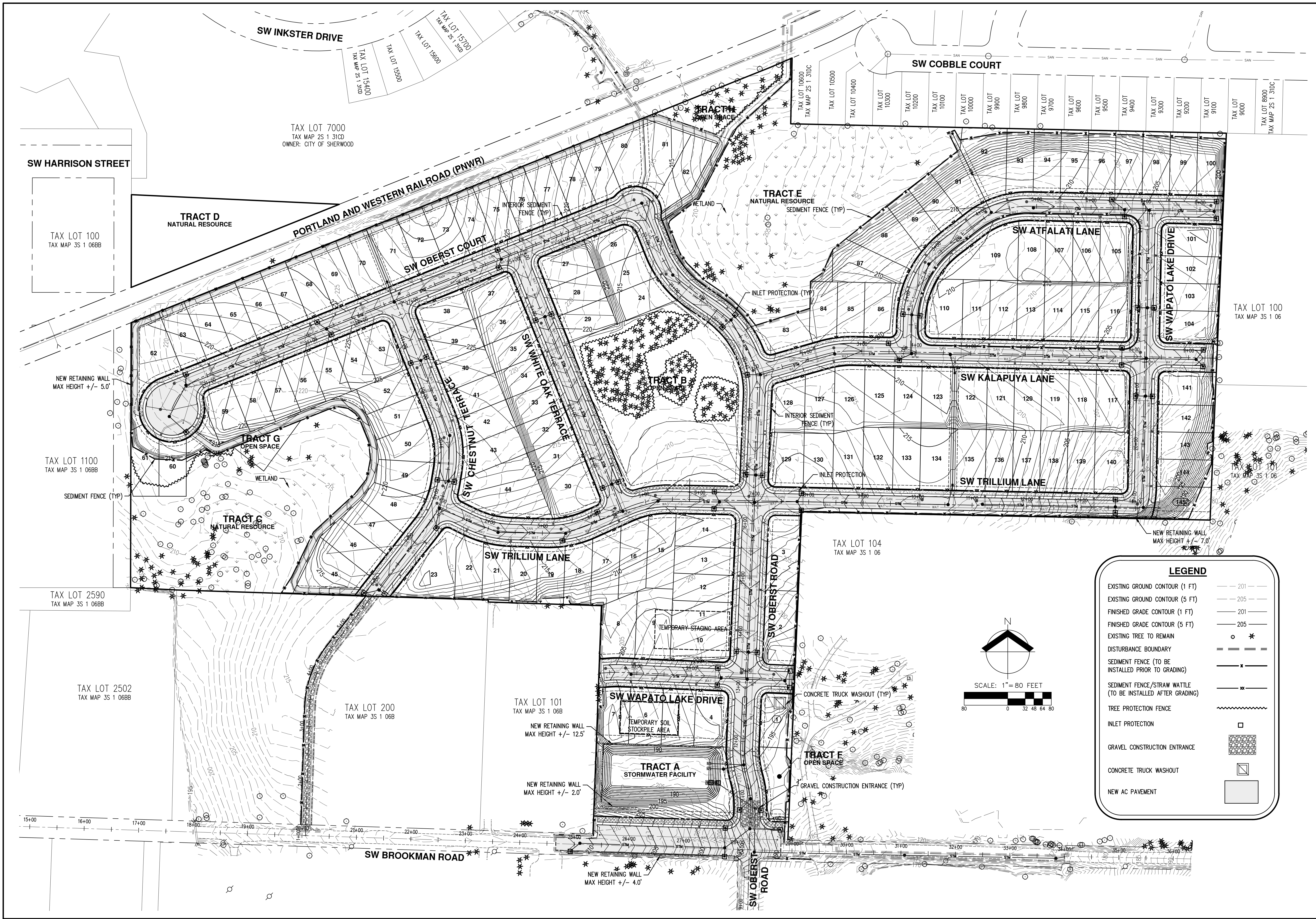
DEMOLITION KEYED NOTES: (F)

- | | |
|--|--|
| 1. EXISTING BUILDING TO BE REMOVED | 16. EXISTING MAILBOX TO BE RELOCATED |
| 2. EXISTING DECK TO BE REMOVED | 17. EXISTING MAILBOX TO BE REMOVED |
| 3. EXISTING LANDSCAPE RETAINING WALL TO BE REMOVED | 18. EXISTING SIGN TO BE RELOCATED |
| 4. EXISTING FENCE/GATE TO BE REMOVED | 19. EXISTING AGRICULTURAL DRAIN TILE TO BE REMOVED |
| 5. AC SAWCUT | 20. EXISTING FENCE/GATE TO BE REMOVED - REMOVAL TO BE COORDINATED WITH HOMEOWNER |
| 6. EXISTING AC/GRAVEL TO BE REMOVED | 21. EXISTING POWER POLE TO BE RELOCATED - RELOCATION TO BE COORDINATED WITH UTILITY COMPANY |
| 7. REMOVE EXISTING SEPTIC TANK/DRAIN FIELD AND ASSOCIATED STRUCTURES | 22. EXISTING GAS LINES TO BE RELOCATED - RELOCATION TO BE COORDINATED WITH NORTHWEST NATURAL |
| 8. REMOVE EXISTING STORM CULVERT | 23. EXISTING COMMUNICATION BOX TO BE REMOVED |
| 9. EXISTING DITCH TO BE FILLED IN WITH GRADING/ROAD IMPROVEMENTS | 24. EXISTING COMMUNICATION BOX TO BE RELOCATED - RELOCATION TO BE COORDINATED WITH UTILITY COMPANY |
| 10. EXISTING GAS LINE AND STRUCTURE TO BE REMOVED - REMOVAL TO BE COORDINATED WITH NORTHWEST NATURAL | |
| 11. EXISTING OHW TO BE REMOVED - REMOVAL TO BE COORDINATED WITH UTILITY COMPANY | |
| 12. EXISTING POWER POLE SUPPORT POLE TO BE REMOVED - REMOVAL TO BE COORDINATED WITH UTILITY COMPANY | |
| 13. EXISTING LIGHT POLE TO BE REMOVED | |
| 14. EXISTING POWER STRUCTURE/LINE TO BE REMOVED | |
| 15. EXISTING COMMUNICATION LINE TO BE REMOVED | |

LEGEND

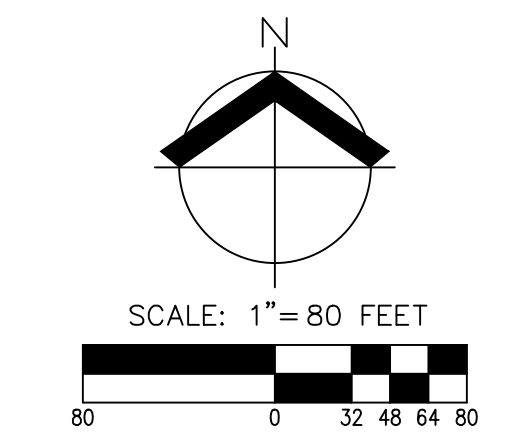
EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
EXISTING TREE TO REMAIN	o *
AC SAWCUT	---
AC/CONCRETE/GRAVEL TO BE REMOVED	▨

NOTES:
 1. ANY ENCOUNTERED AGRICULTURAL DRAIN TILES TO BE REMOVED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

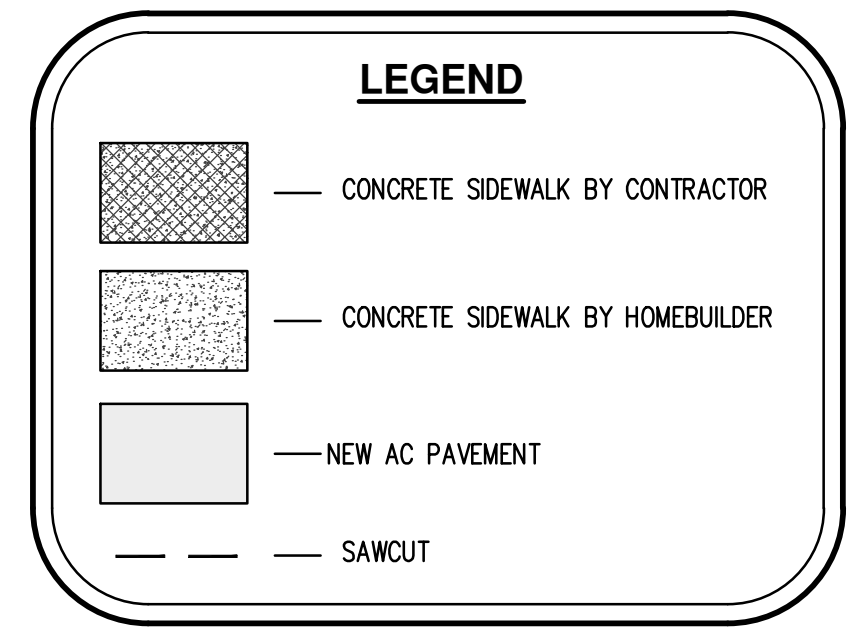
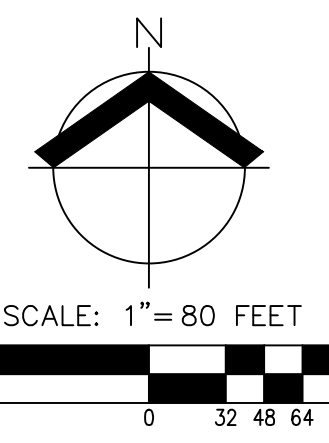
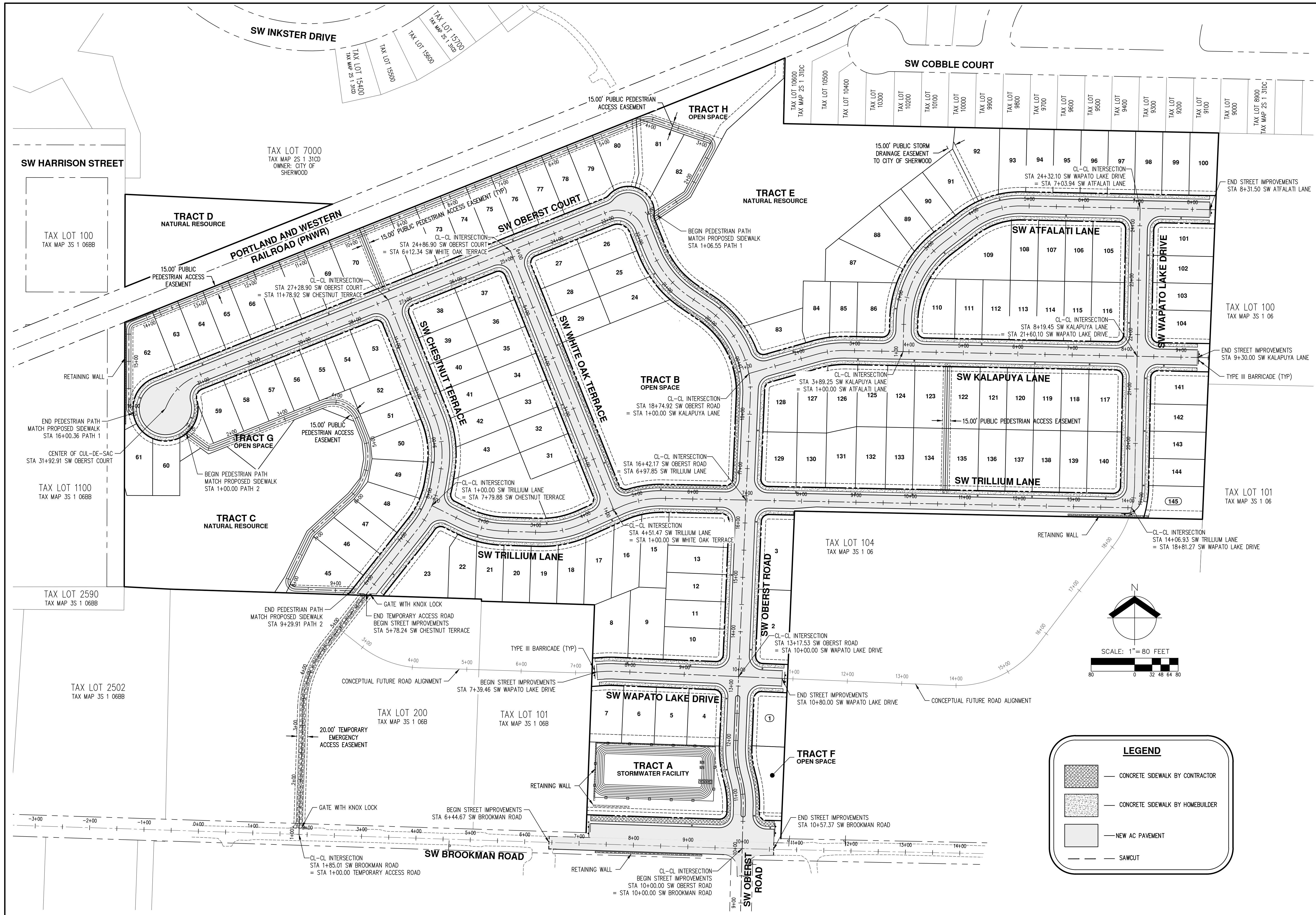


LEGEND

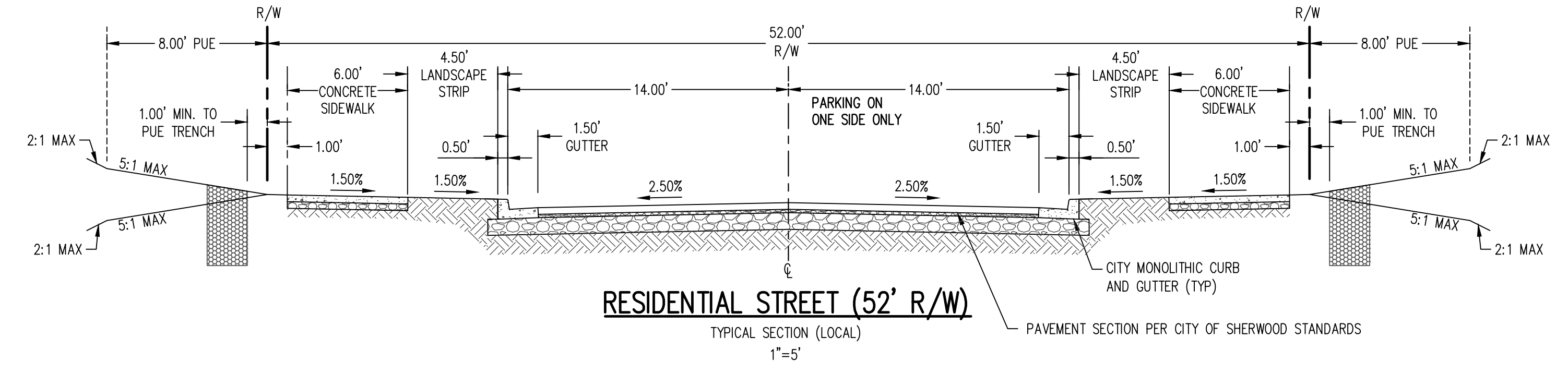
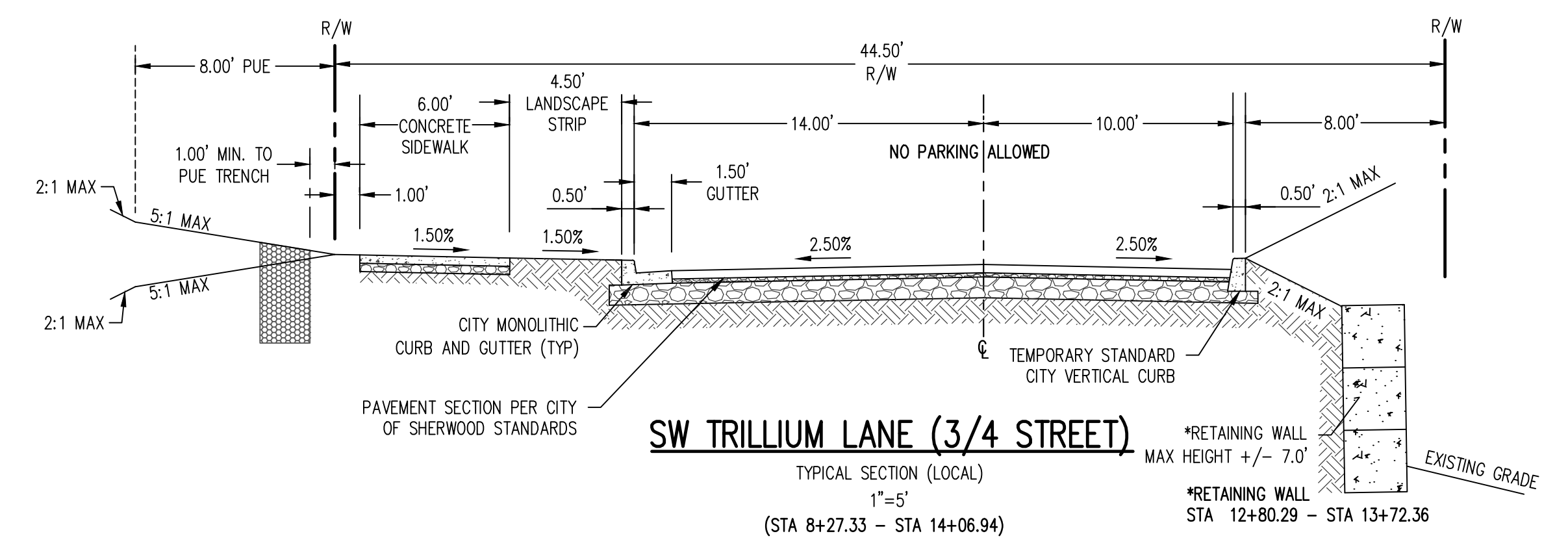
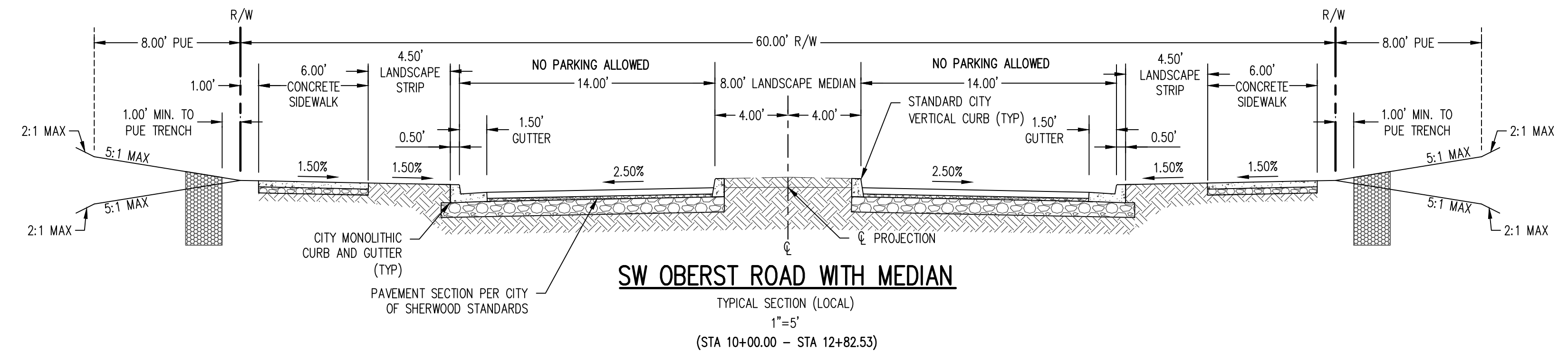
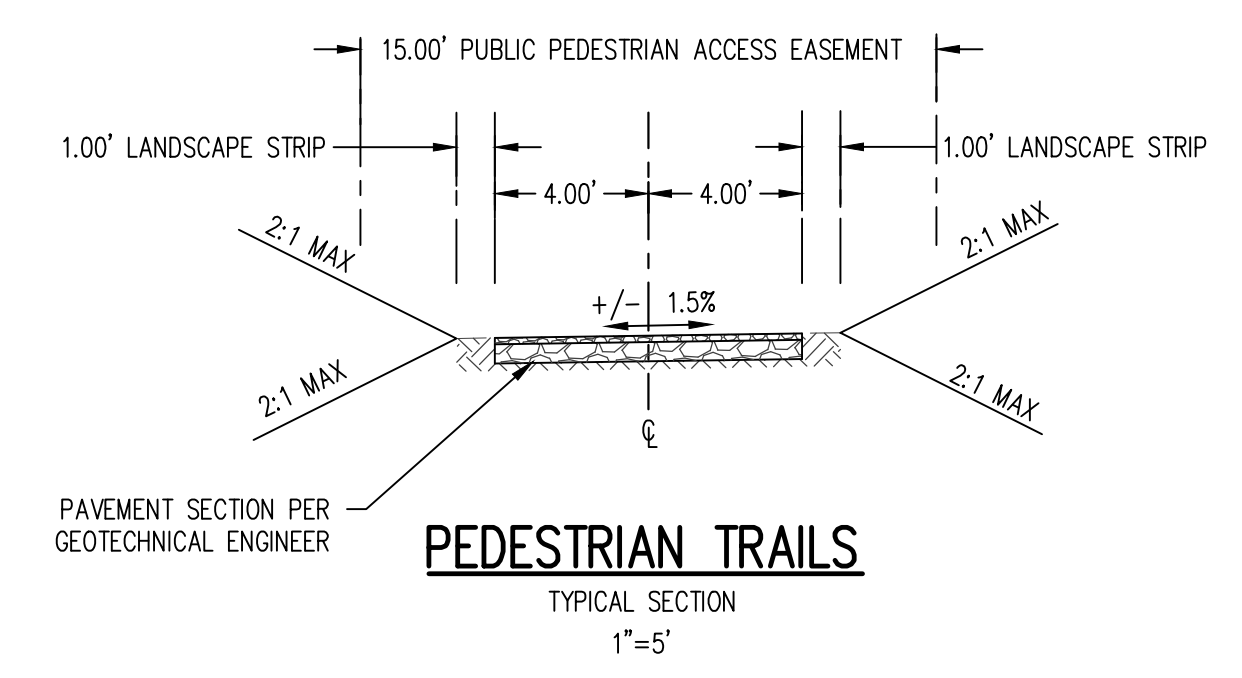
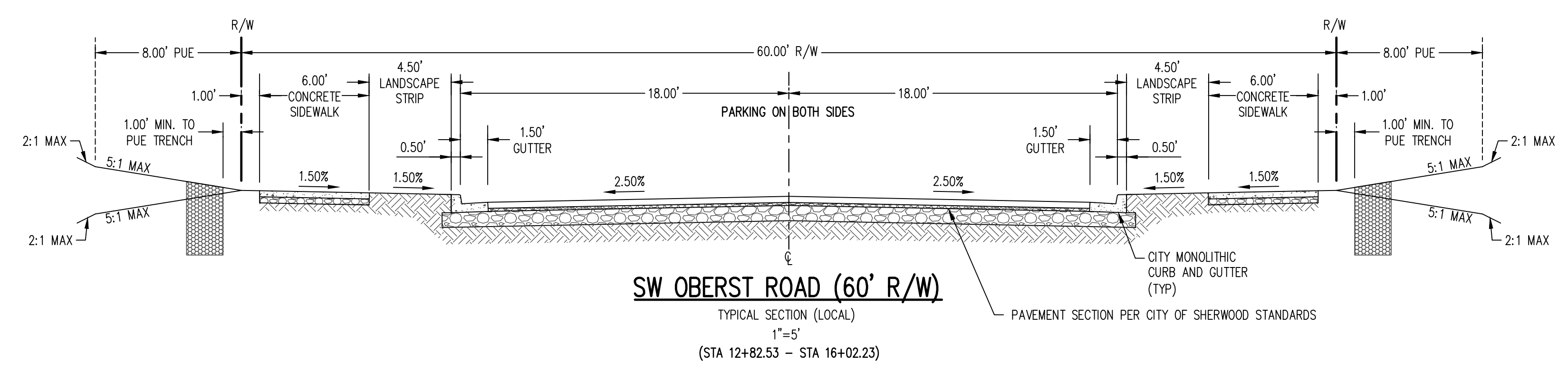
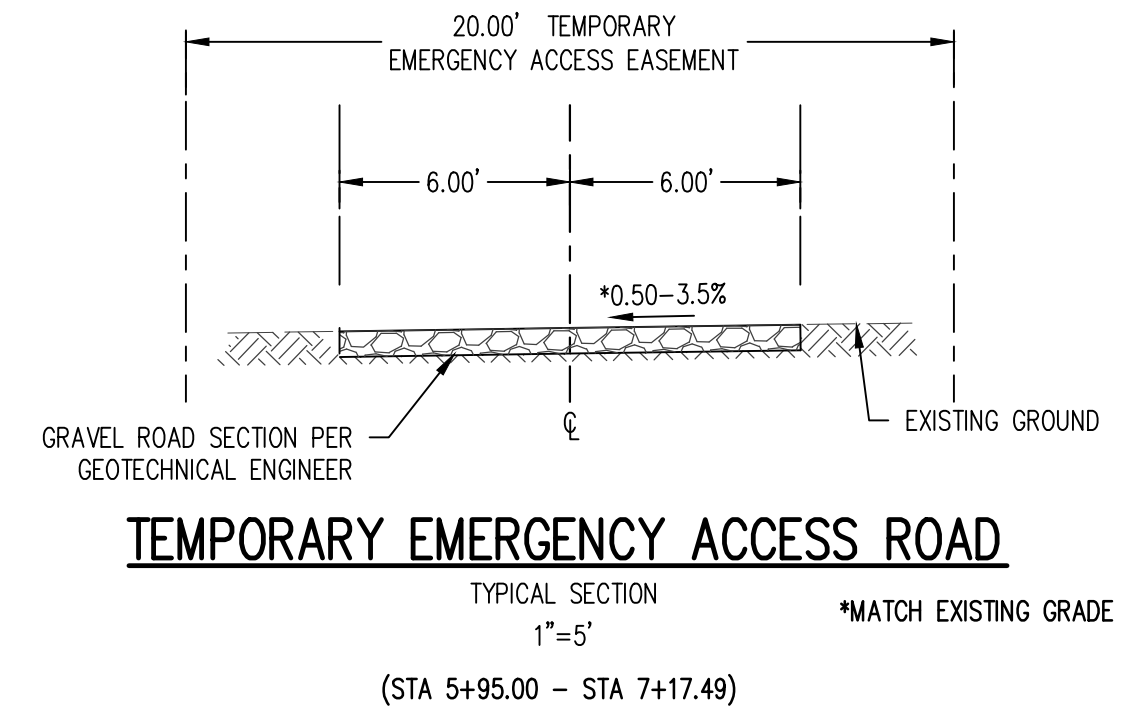
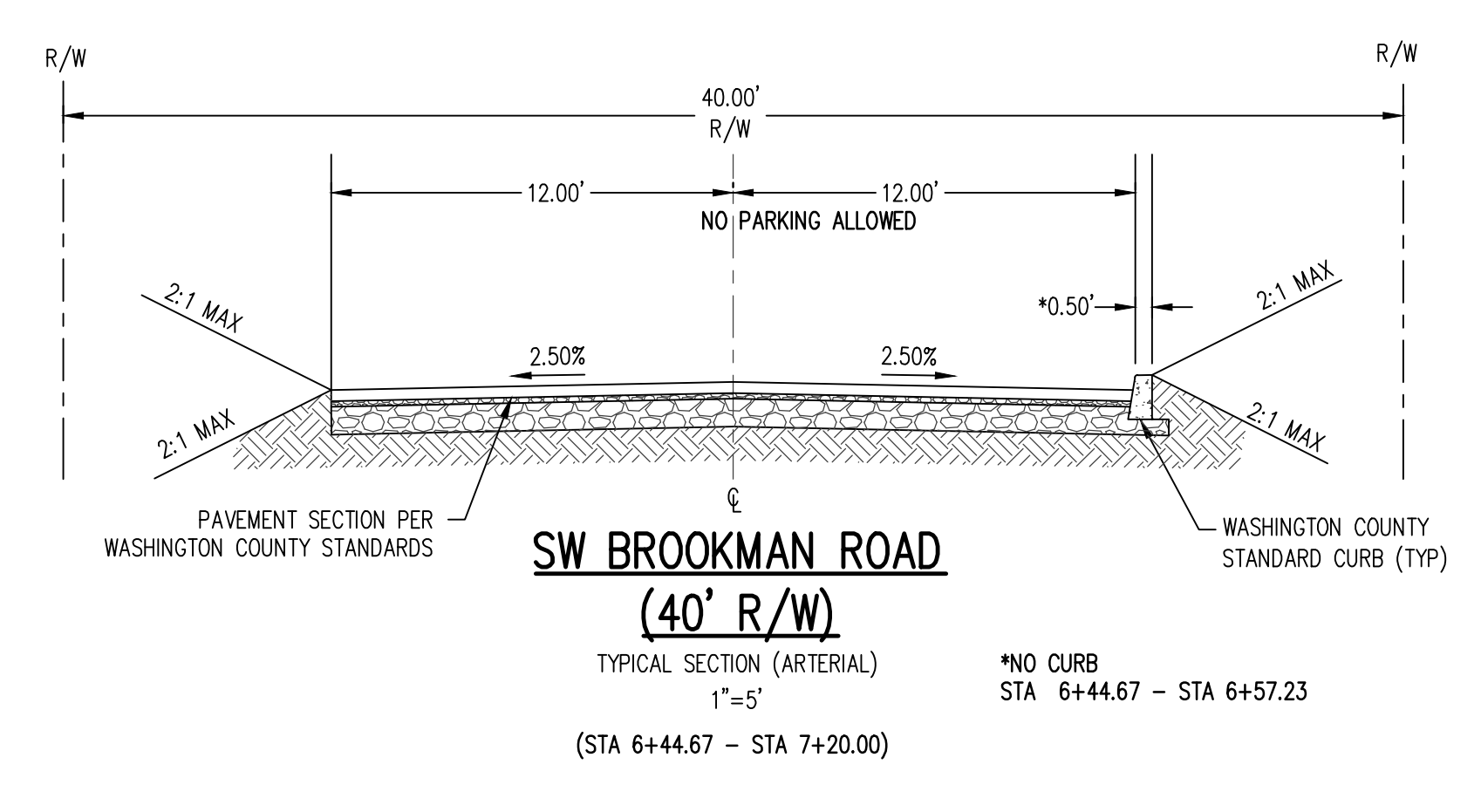
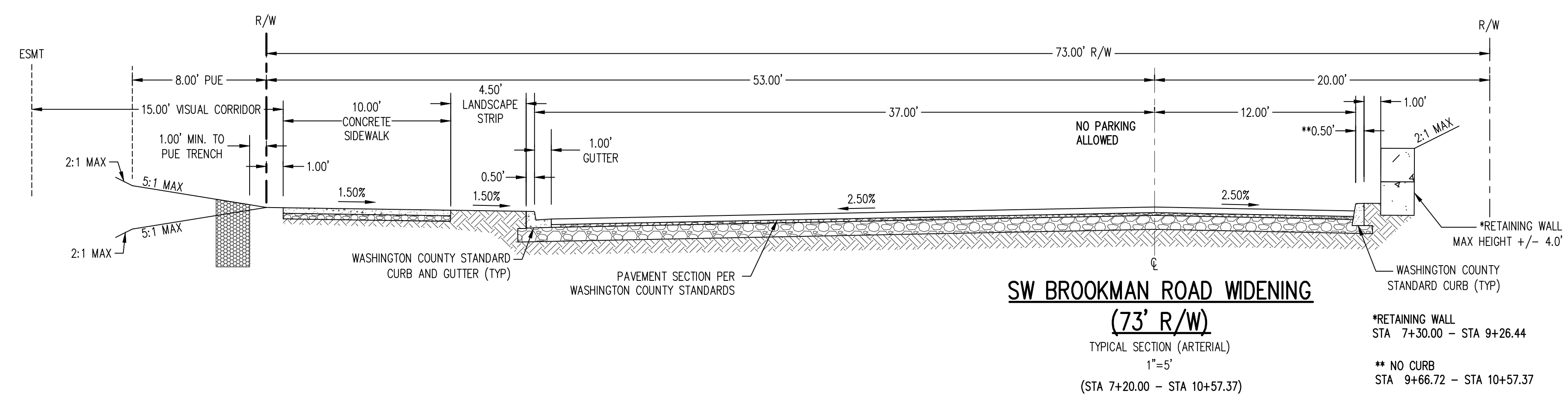
EXISTING GROUND CONTOUR (1 FT)	--- 201 ---
EXISTING GROUND CONTOUR (5 FT)	--- 205 ---
FINISHED GRADE CONTOUR (1 FT)	--- 201 ---
FINISHED GRADE CONTOUR (5 FT)	--- 205 ---
EXISTING TREE TO REMAIN	○ *
DISTURBANCE BOUNDARY	--- --- ---
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	--- ---
SEDIMENT FENCE/STRAW WATTLE (TO BE INSTALLED AFTER GRADING)	--- ---
TREE PROTECTION FENCE	~ ~ ~ ~ ~
INLET PROTECTION	□
GRAVEL CONSTRUCTION ENTRANCE	▣
CONCRETE TRUCK WASHOUT	▣
NEW AC PAVEMENT	▣



AKS DRAWING FILE: 3591_P07_GRADING ESC PLANNING | LAYOUT: P13



AKS DRAWING FILE: 3591_P08_STREET_PLAN.DWG | LAYOUT: P14



SW ATRALATI LANE	(STA 1+00.00 - STA 8+31.50)	SW TRILLIUM LANE	(STA 1+00.00 - STA 8+27.33)
SW CHESTNUT DRIVE	(STA 5+78.24 - STA 11+78.92)	SW WAPATO LAKE DRIVE	(STA 7+39.46 - STA 10+80.00)
SW KALAPUYA LANE	(STA 1+00.00 - STA 9+30.00)	SW WAPATO LAKE DRIVE	(STA 18+81.27 - STA 24+32.10)
SW OBERST ROAD	(STA 16+02.23 - STA 22+55.63)	SW WHITE OAK TERRACE	(STA 1+00.00 - STA 6+12.34)
SW OBERST COURT	(STA 22+55.63 - STA 31+91.91)		

AKS DRAWING FILE: 3591_P08 STREET PLANNING | LAYOUT: P15

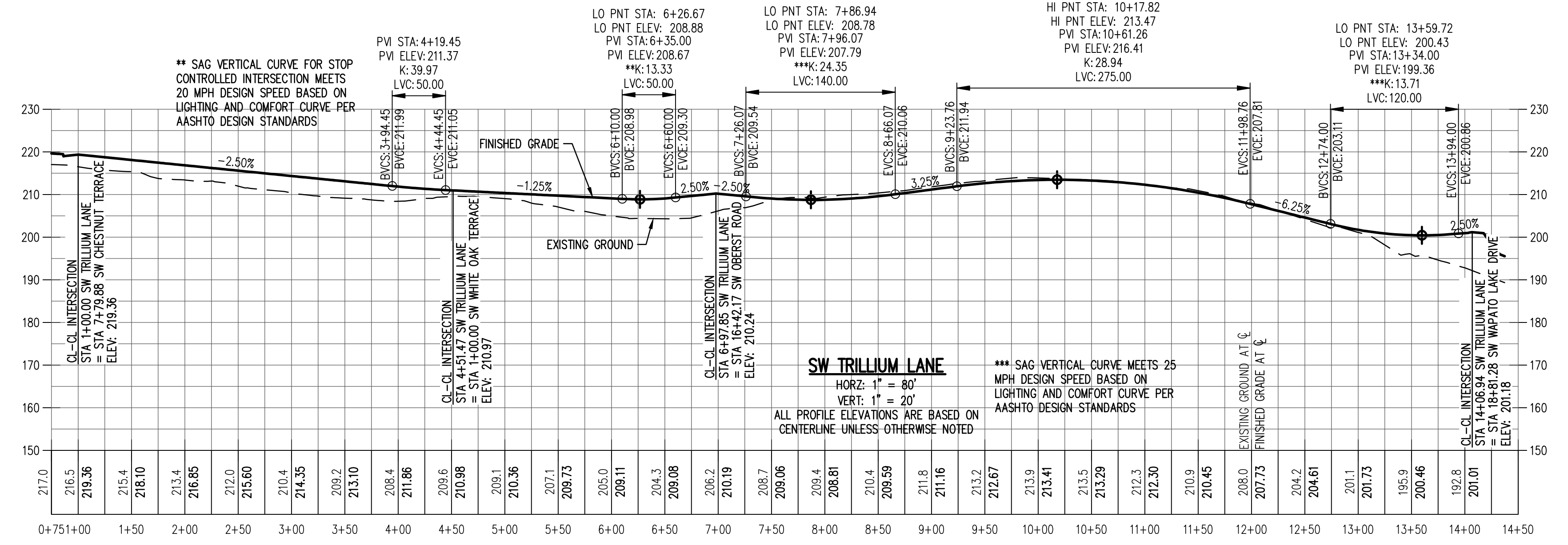
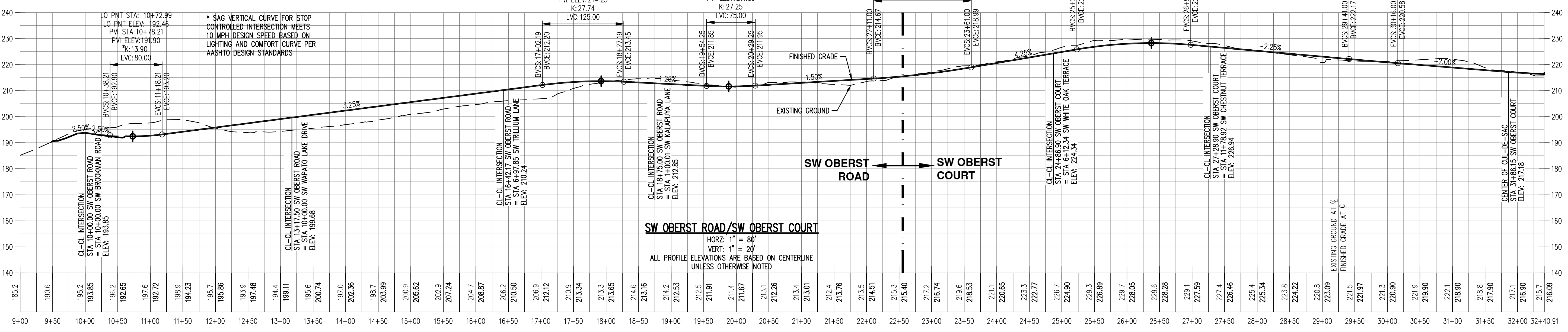
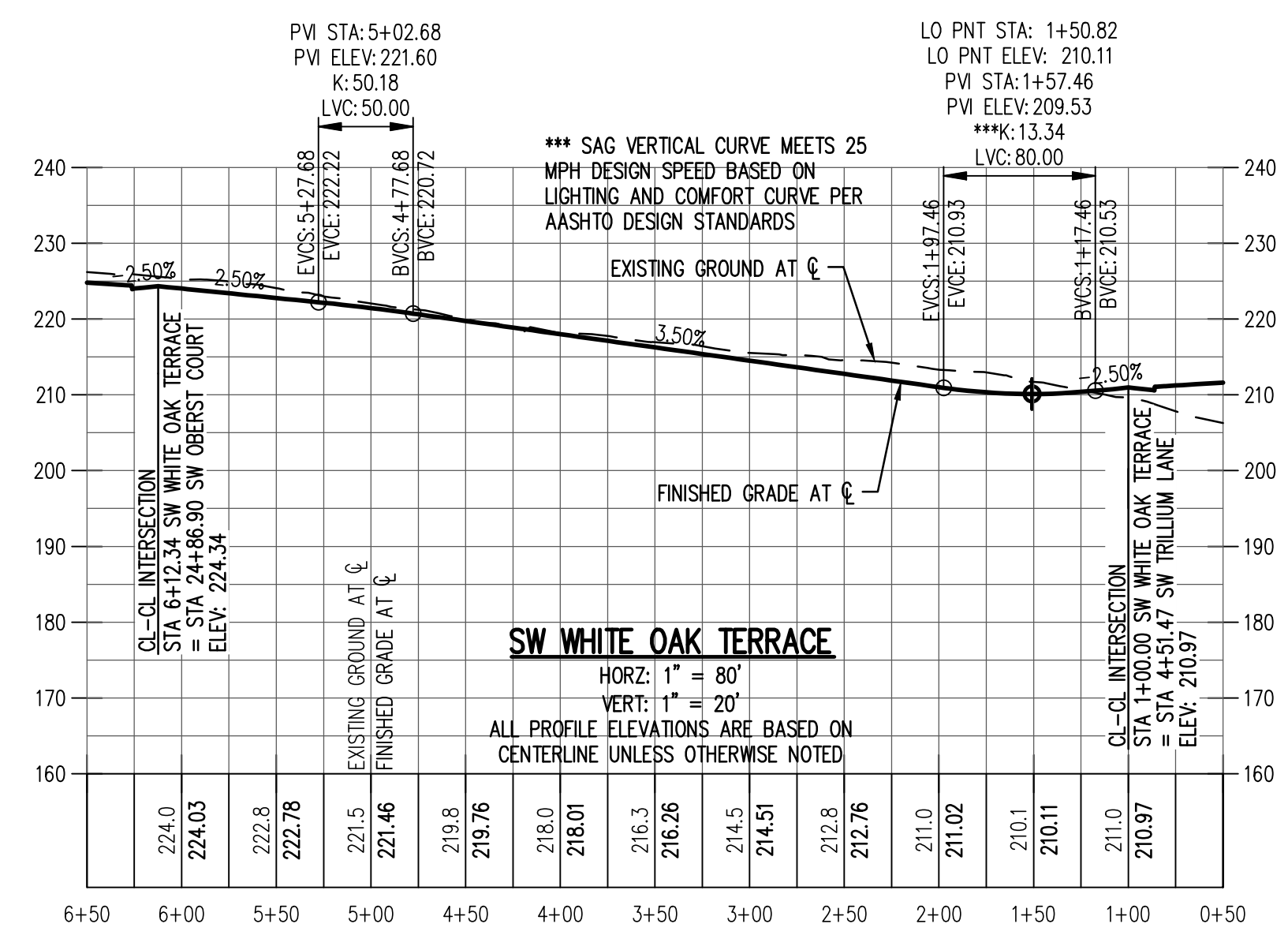
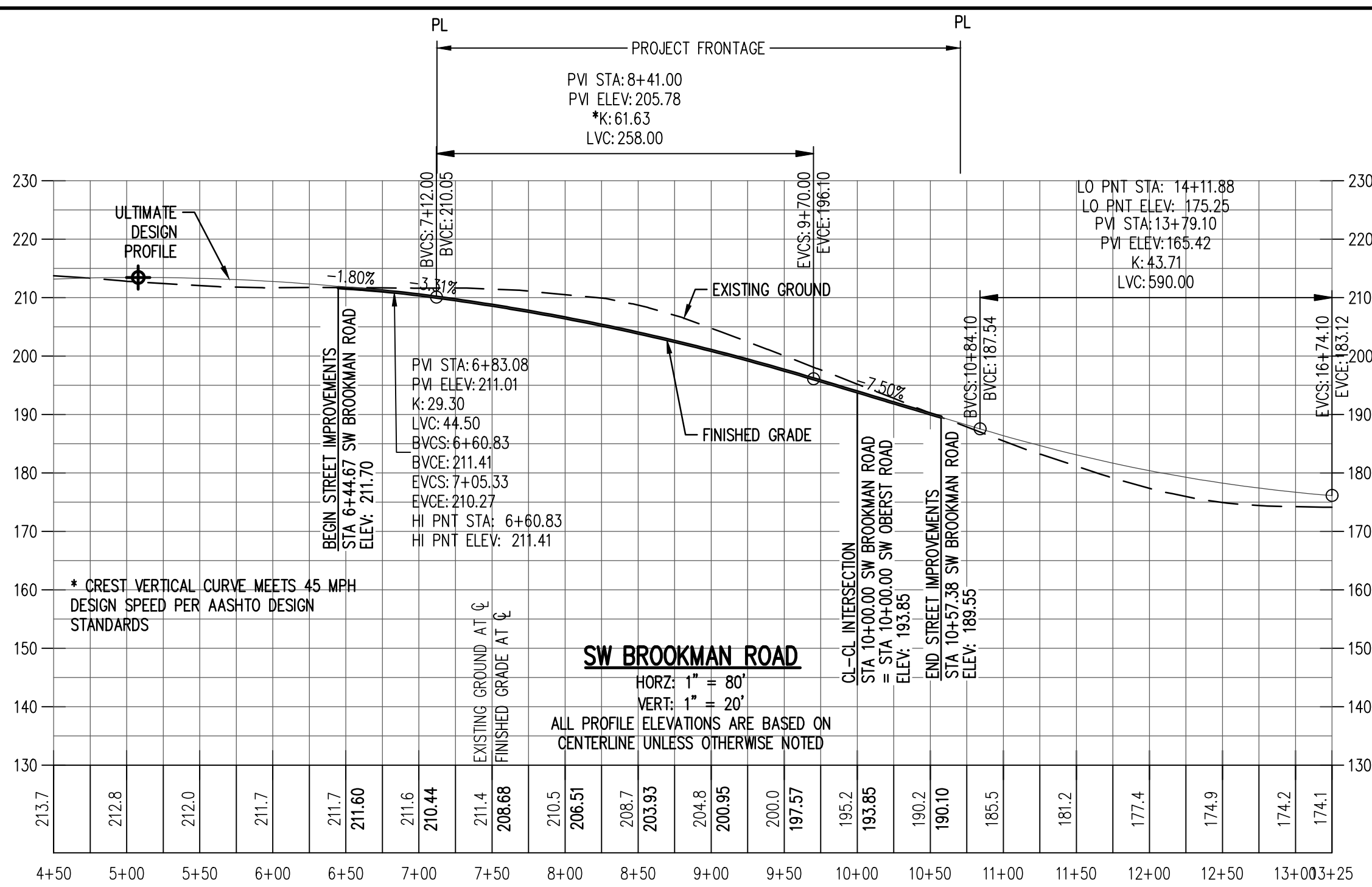
DESIGNED BY: ARS/PAS
DRAWN BY: ARS/CTS
CHECKED BY: AHF
SCALE: AS NOTED
DATE: 12-18-2018

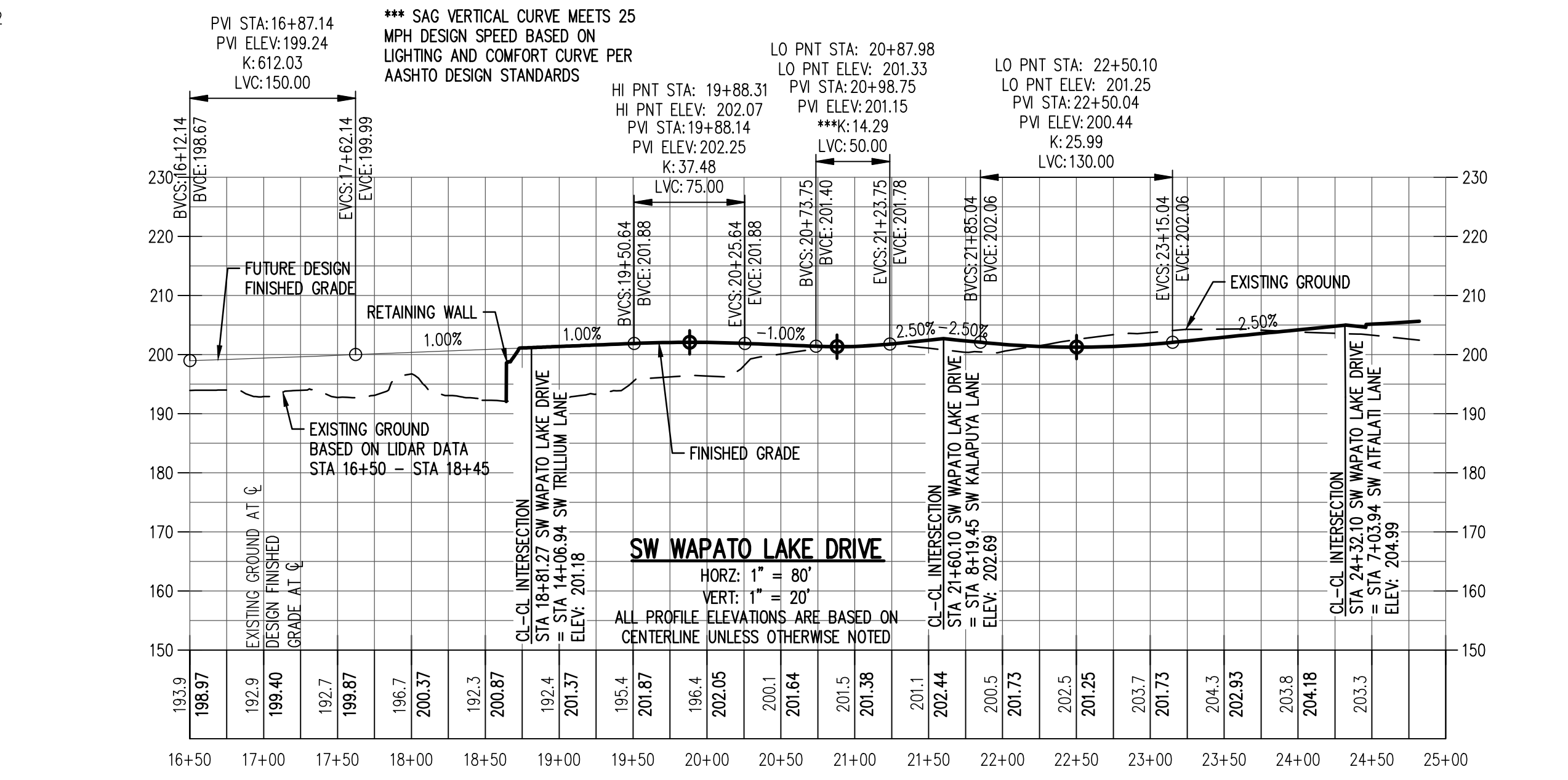
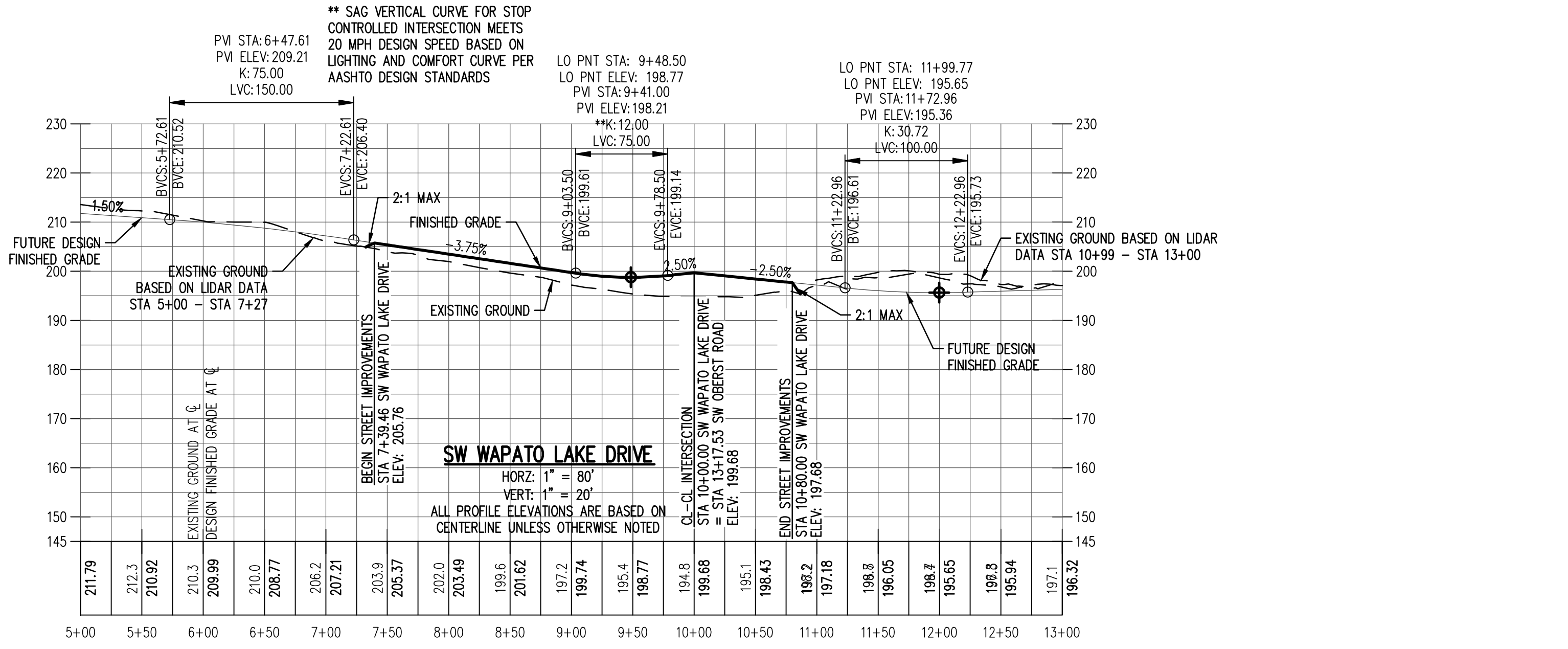
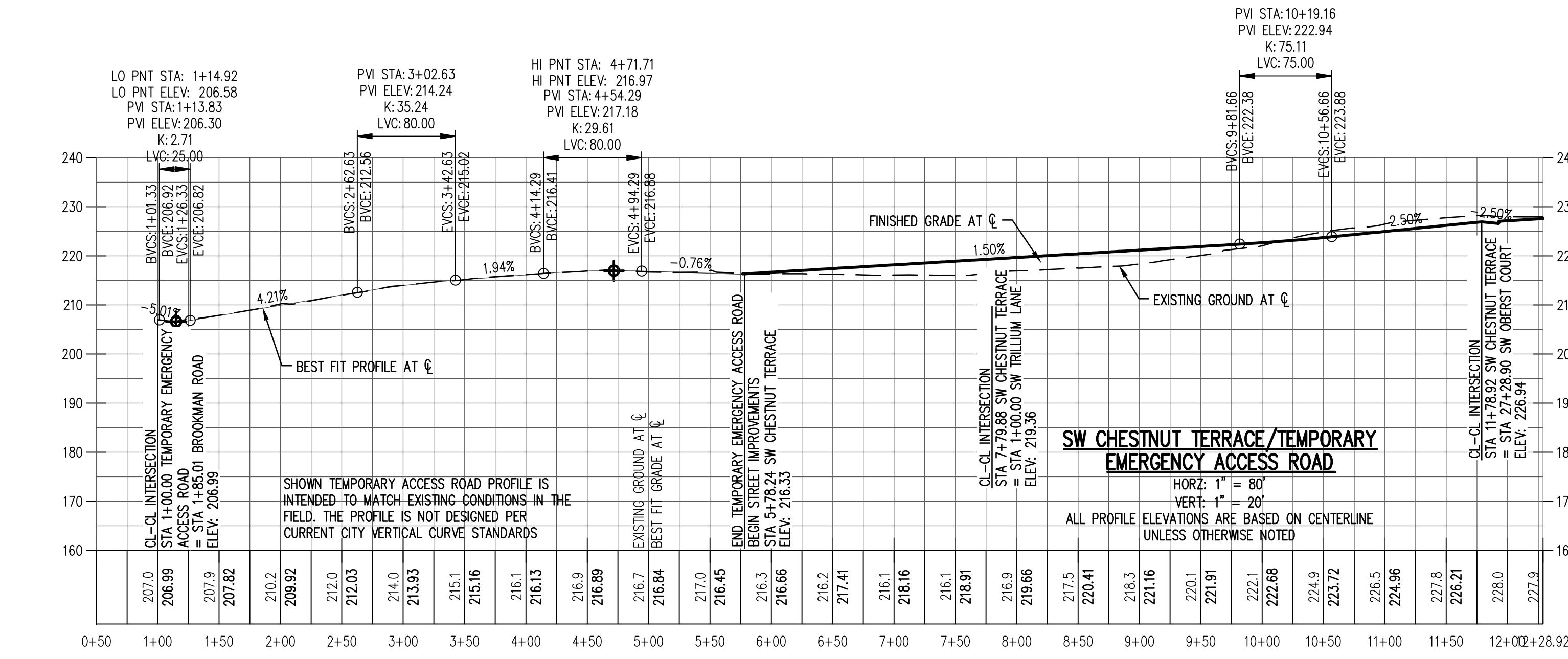
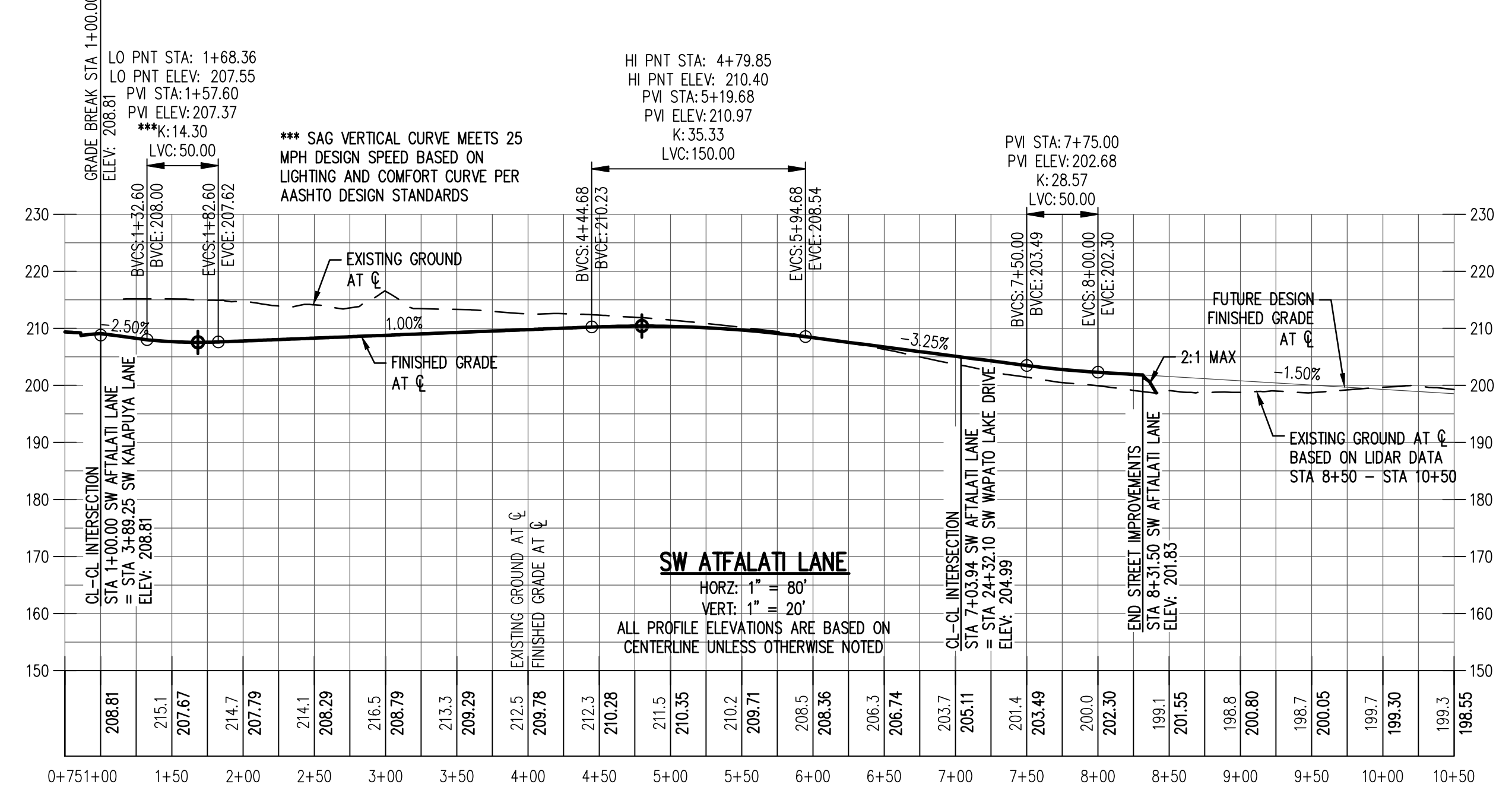
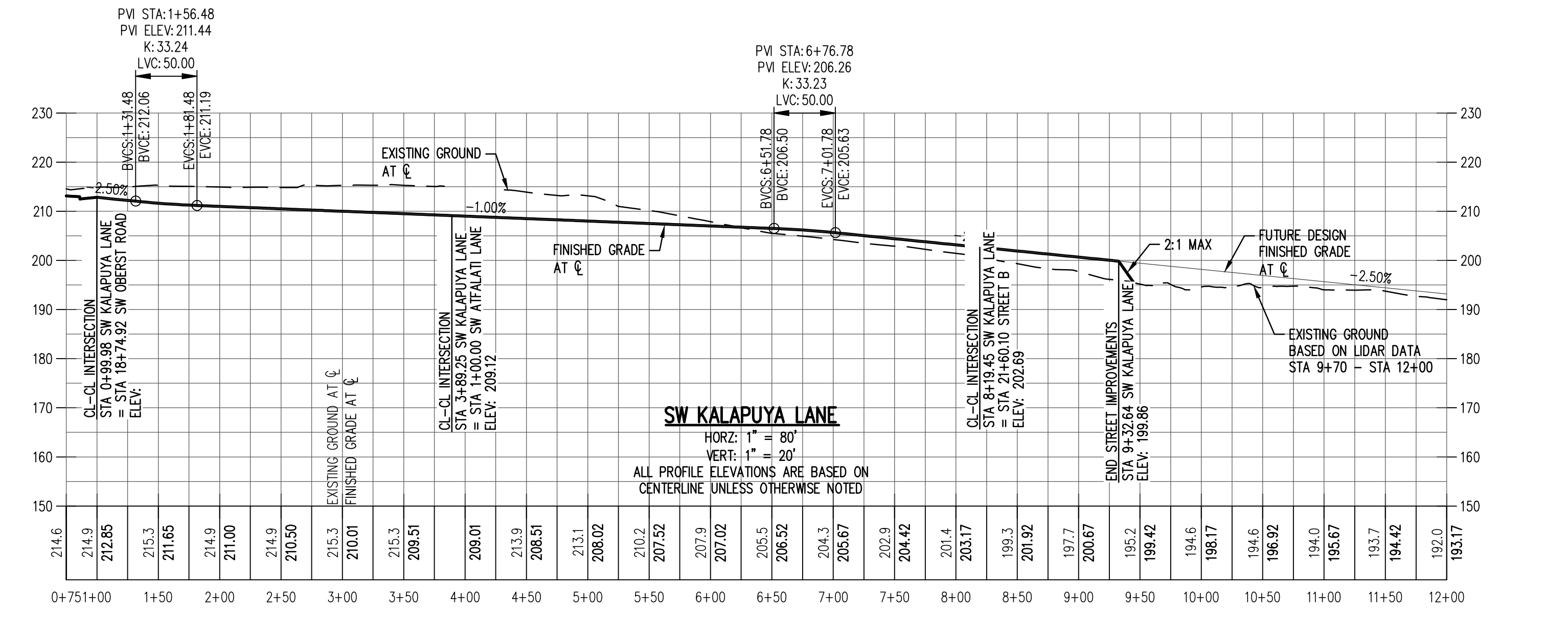


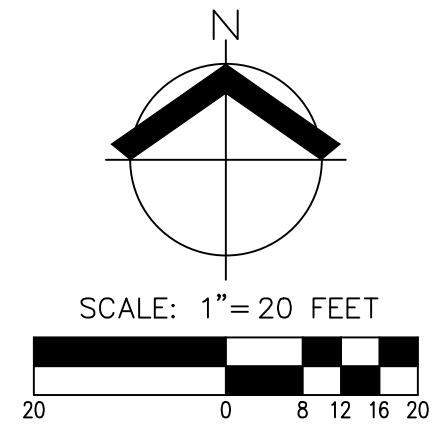
RENEWAL DATE: 6/30/20

JOB NUMBER
3591

SHEET
P16







LEGEND

NEW AC PAVEMENT

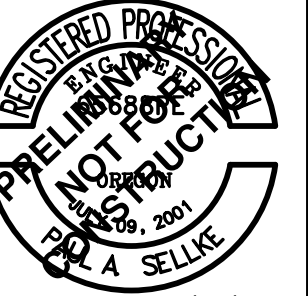
AKS
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 12065 SW HERMAN RD. STE 100
 TUALATIN, OR 97062
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 F: 503.563.6152
 aks-eng.com

**MIDDLEBROOK
 SUBDIVISION**

SHERWOOD OREGON
 TAX LOT 103 AND 100 (ADJUSTED)
 WASHINGTON COUNTY TAX MAP 3S 1 05/06B

**CONCEPTUAL OFFSITE
 TURN LANE IMPROVEMENT
 PLAN**

DESIGNED BY: ARS/PAS
 DRAWN BY: ARS/CTS
 CHECKED BY: AHH
 SCALE: AS NOTED
 DATE: 12-18-2018

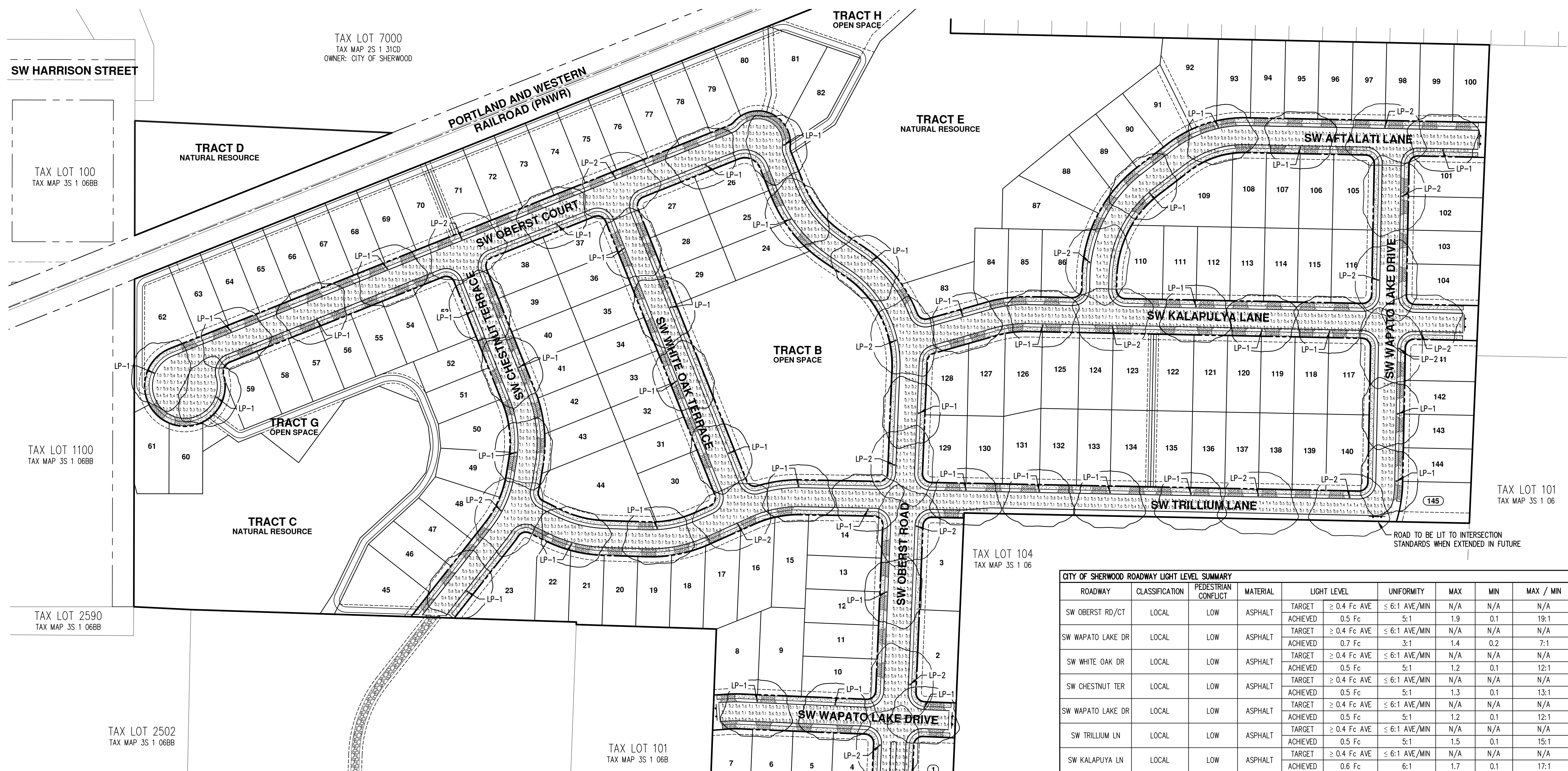


RENEWAL DATE: 6/30/20

REVISIONS

JOB NUMBER
3591

SHEET
P18



TAX LOT 7000
TAX MAP 2S 1 31CD
OWNER: CITY OF SHERWOOD

SW HARRISON STREET

TAX LOT 100
TAX MAP 3S 1 06BB

TAX LOT 1100
TAX MAP 3S 1 06BB

TAX LOT 2590
TAX MAP 3S 1 06BB

TAX LOT 2502
TAX MAP 3S 1 06BB

TAX LOT 101
TAX MAP 3S 1 06B

TAX LOT 104
TAX MAP 3S 1 06

TAX LOT 101
TAX MAP 3S 1 06

LUMINAIRE AND LIGHT POLE SCHEDULE										
SYMBOL	QUANTITY	LABEL	STYLE	LUMINAIRE						LIGHT POLE
				TYPE	INITIAL DELIVERED LUMENS	WATTS	LLF	DISTRIBUTION	POLE STYLE	
*	43	LP-1	PROPOSED	HPS	6,400	70W	0.720	TYPE 3	HPS, WESTBROOKE LUMINAIRE (22' M.H., 4' MAST ARM)	
*	19	LP-2	PROPOSED	HPS	9,500	100W	0.720	TYPE 3	HPS, WESTBROOKE LUMINAIRE (22' M.H., 4' MAST ARM)	
*	3	LP-3	PROPOSED	LED	14,200	134W	0.900	TYPE 2	LED, LEOTEK GREEN COBRA (35' M.H., 8' MAST ARM)	

NOTE:
* M.H. IS ABOVE ROAD GRADE

WASHINGTON COUNTY ROADWAY LIGHT LEVEL SUMMARY									
ROADWAY	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
SW BROOKMAN RD	ARTERIAL	LOW	ASPHALT	TARGET	≥ 0.9 Fc AVE	≤ 3:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.9 Fc	2:1	1.8	0.4	5:1

WASHINGTON COUNTY INTERSECTION LIGHT LEVEL SUMMARY									
INTERSECTION	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
SW BROOKMAN RD/SW OBERST RD	ARTERIAL/LOCAL	LOW	ASPHALT	TARGET	≥ 1.3 Fc AVE	≤ 3:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	1.3 Fc	2:1	2.4	0.7	3:1

NOTE:
TARGET = CODE REQUIRED PER WASHINGTON COUNTY STANDARDS FOR ROADWAY ILLUMINATION
ACHIEVED = DESIGN VALUE

CITY OF SHERWOOD ROADWAY LIGHT LEVEL SUMMARY									
ROADWAY	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
SW OBERST RD/CT	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	5:1	1.9	0.1	19:1
SW WAPATO LAKE DR	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.7 Fc	3:1	1.4	0.2	7:1
SW WHITE OAK DR	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	5:1	1.2	0.1	12:1
SW CHESTNUT TER	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	5:1	1.3	0.1	13:1
SW WAPATO LAKE DR	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	5:1	1.2	0.1	12:1
SW TRILLIUM LN	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	5:1	1.5	0.1	15:1
SW KALAPUYA LN	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.6 Fc	6:1	1.7	0.1	17:1
SW ATFALATI LN	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	5:1	1.5	0.1	15:1

CITY OF SHERWOOD INTERSECTION LIGHT LEVEL SUMMARY									
INTERSECTION	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
SW OBERST RD/SW WAPATO DR	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.7	0.2	9:1
SW OBERST RD/SW TRILLIUM LN	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	3:1	1.9	0.3	6:1
SW OBERST RD/SW KALAPUYA LN	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.7	0.2	9:1
SW OBERST CT/SW WHITE OAK TER	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.6	0.2	8:1
SW OBERST CT/SW CHESTNUT TER	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.6	0.2	8:1
SW TRILLIUM LN/SW WHITE OAK TER	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.5	0.2	8:1
SW TRILLIUM LN/SW CHESTNUT TER	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.6	0.2	8:1
SW WAPATO DR/SW KALAPUYA LN	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.8	0.2	9:1
SW WAPATO DR/SW ATFALATI LN	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.4	0.2	7:1
SW KALAPUYA LN/SW ATFALATI LN	LOCAL/LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	4:1	1.7	0.2	9:1

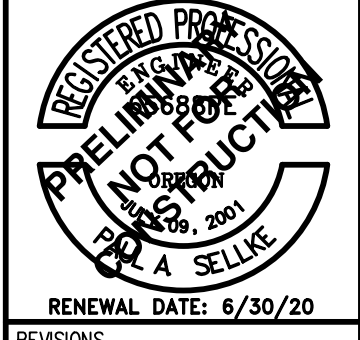
NOTE:
TARGET = CODE REQUIRED PER CITY OF SHERWOOD STANDARDS FOR ROADWAY ILLUMINATION
ACHIEVED = DESIGN VALUE

AKS
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MIDDLEBROOK SUBDIVISION
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 3S 1 06/06B
TAX LOT 103 AND 100 (ADJUSTED)

PRELIMINARY STREET LIGHTING PHOTOMETRIC PLAN

DESIGNED BY: MKK
DRAWN BY: MKK
CHECKED BY: MTS
SCALE: AS NOTED
DATE: 12-18-2018

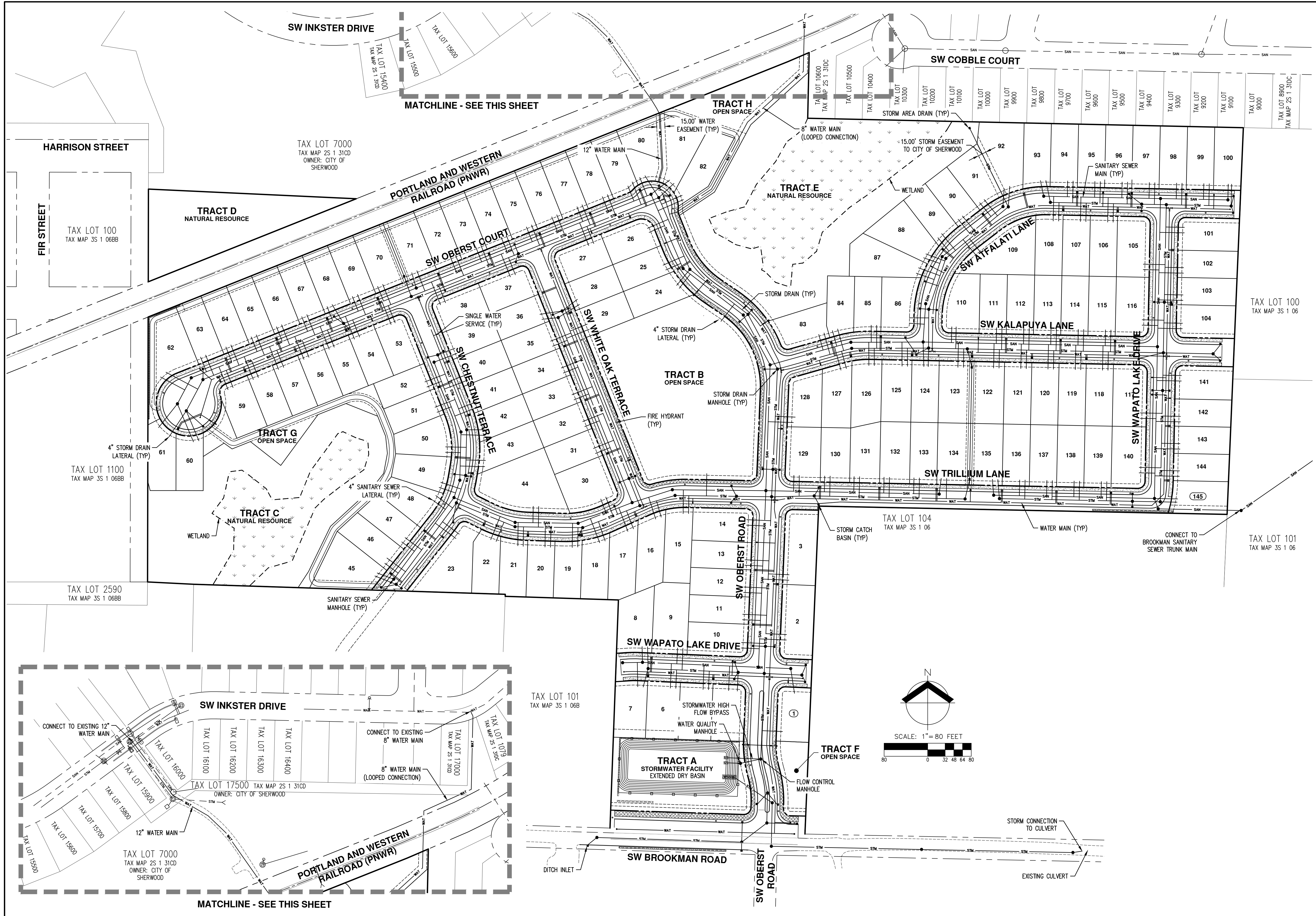


RENEWAL DATE: 6/30/20

JOB NUMBER
3591

SHEET
P19

AKS DRAWING FILE: 3591_P09_LIGHTING_PLAN.DWG | LAYOUT: P19



AKS
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 aks-eng.com

MIDDLEBROOK SUBDIVISION
 SHERWOOD OREGON
 WASHINGTON COUNTY TAX MAP 3S 1 06 06B
 TAX LOT 103 AND 100 (ADJUSTED)

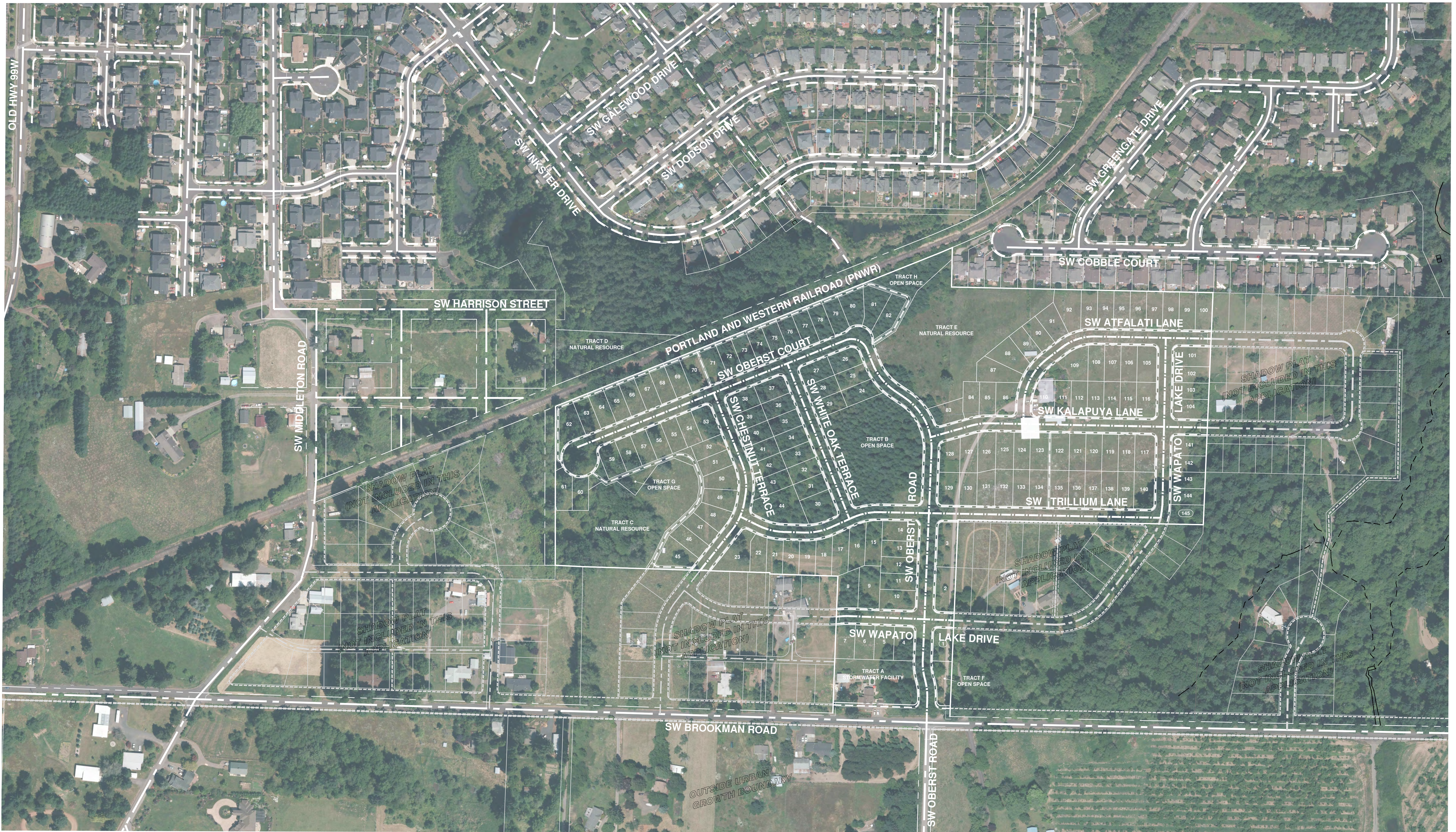
PRELIMINARY COMPOSITE UTILITY PLAN

DESIGNED BY: ARS/PAS
 DRAWN BY: ARS/CTS
 CHECKED BY: AHH
 SCALE: AS NOTED
 DATE: 12-18-2018

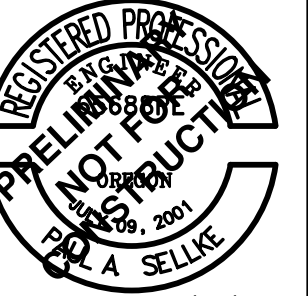
RENEWAL DATE: 6/30/20

JOB NUMBER
3591
 SHEET
P20

AKS DRAWING FILE: 3591_P10_COMPOSITE_UTILITY.DWG | LAYOUT: P20



DESIGNED BY: ARS/PAS
 DRAWN BY: ARS/CTS
 CHECKED BY: AHH
 SCALE: AS NOTED
 DATE: 12-18-2018



REVISIONS

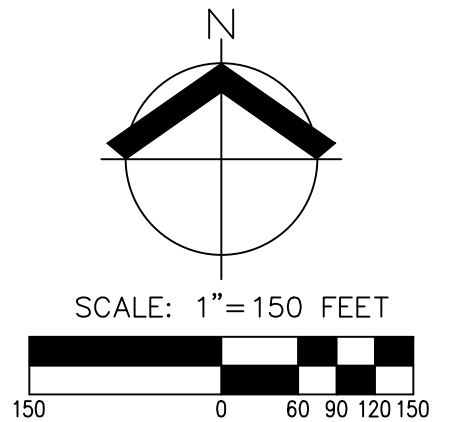
JOB NUMBER
3591
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NOTES:

- POTENTIAL OFF-SITE FUTURE STREET AND TRAILS ARE CONCEPTUAL AND INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT BINDING ON OFF-SITE PROPERTIES.
- THESE AREAS ARE NOT INCLUDED IN THE SUBDIVISION APPLICATION AND DEVELOPMENT OF THESE OFF-SITE PROPERTIES IS NOT PROPOSED IN THE PROJECT.

LEGEND

	EXISTING STREETS
	STREET IMPROVEMENTS INCLUDED IN PROJECT
	POTENTIAL STREET IMPROVEMENTS
	EXISTING PEDESTRIAN CONNECTIONS
	PEDESTRIAN IMPROVEMENTS INCLUDED IN PROJECT
	POTENTIAL PEDESTRIAN IMPROVEMENTS
	URBAN GROWTH BOUNDARY



PRELIMINARY GENERAL NOTES:

1. PLANTING PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT AND THAT APPLICABLE STANDARDS OF THE CITY OF SHERWOOD ZONING & COMMUNITY DEVELOPMENT CODE CAN BE MET. PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, FIXTURES AND FURNISHING, AND OTHER PLAN ELEMENTS MAY BE SUBSTITUTED OR REVISED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL WHERE ALLOWED BY CITY OF SHERWOOD STANDARDS.
2. LAWN OR OTHER GROUND COVER PLANTS TO BE PLANTED IN BETWEEN THE CURB AND SIDEWALK. MAINTAIN A MINIMUM 3" DIAMETER MULCH RING FOR EASE OF MOWING AROUND EACH STREET TREE.



SUGGESTED PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CONTAINER	SPACING	CANOPY AREA	TOTAL CANOPY AREA
	82	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2" CAL B&B (MIN 6' HT)	AS SHOWN	(20' DIA) 314 SF	25,748 SF
	80	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL B&B (MIN 6' HT)	AS SHOWN	(30' DIA) 707 SF	56,560 SF
	80	FRAXINUS ORNUS	FLOWERING ASH	2" CAL B&B (MIN 6' HT)	AS SHOWN	(30' DIA) 707 SF	56,560 SF
	3	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	2" CAL B&B (MIN 6' HT)	AS SHOWN	(35' DIA) 962 SF	2,886 SF
	4	QUERCUS COCCINEA	SCARLET OAK	2" CAL B&B (MIN 6' HT)	AS SHOWN	(40' DIA) 1,256 SF	5,024 SF
	5	QUERCUS ROBUR X ALBA 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	2" CAL B&B (MIN 6' HT)	AS SHOWN	(15' DIA) 177 SF	885 SF
	60	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" CAL B&B (MIN 6' HT)	AS SHOWN	(25' DIA) 491 SF	29,460 SF
	6	THUJA PLICATA	WESTERN RED CEDAR	2" CAL B&B (MIN 6' HT)	AS SHOWN	(30' DIA) 707 SF	4,242 SF

SUGGESTED NEW SITE TREES:

TREE TYPE	ESTIMATED MATURE CANOPY AREA	QUANTITY	TOTAL CANOPY AREA (CANOPY AREA X QUANTITY)
AUTUMN GOLD GINKGO	(35' DIA) 962 SF	3	±2,886 SF
CRIMSON SPIRE OAK	(15' DIA) 177 SF	5	±885 SF
EASTERN REDBUD	(30' DIA) 707 SF	80	±56,560 SF
FLOWERING ASH	(30' DIA) 707 SF	80	±56,560 SF
JAPANESE SNOWBELL	(25' DIA) 491 SF	60	±29,460 SF
PYRAMIDAL EUROPEAN HORNBEAM	(20' DIA) 314 SF	82	±25,748 SF
SCARLET OAK	(40' DIA) 1,256 SF	4	±5,024 SF
WESTERN RED CEDAR	(30' DIA) 707 SF	6	±4,242 SF

TOTAL PLANTED TREE CANOPY AREA: ±181,365 SF

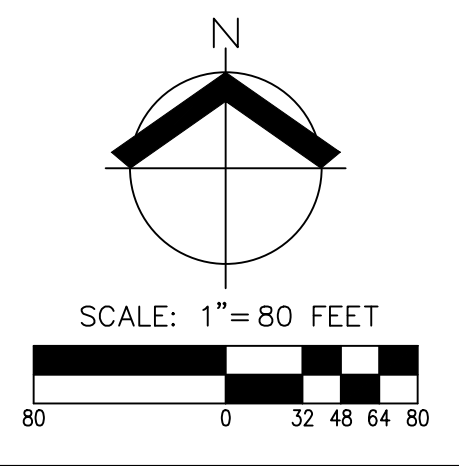
EXISTING PRESERVED SITE TREES:

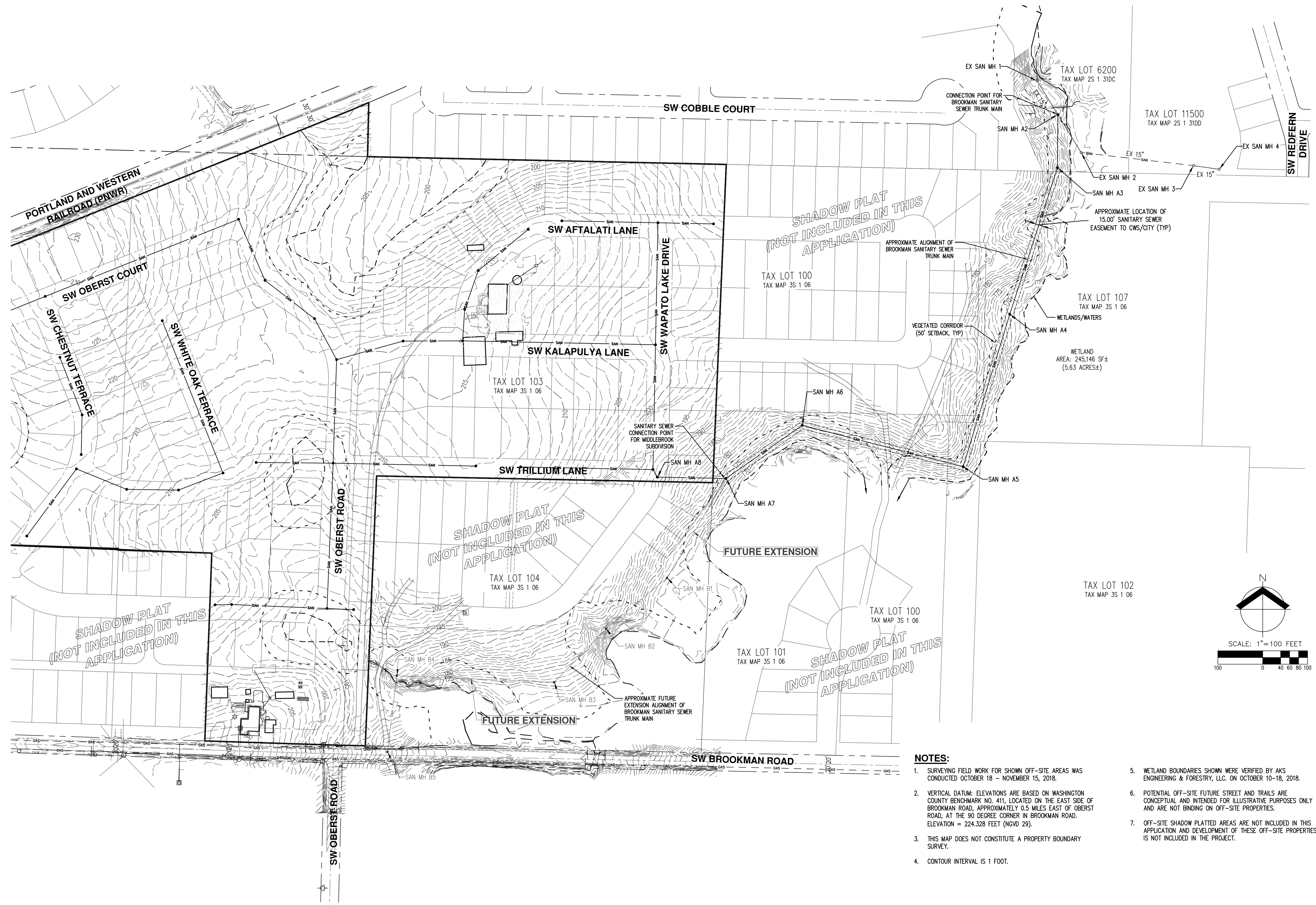
TREE TYPE	MATURE CANOPY AREA	QUANTITY	TOTAL CANOPY AREA (CANOPY AREA X QUANTITY X 2)
APPLE	(20' DIA) 314 SF	1	±628 SF
CASCARA	(15' DIA) 177 SF	1	±354 SF
CHERRY	(20' DIA) 314 ST	1	±628 SF
DOUGLAS FIR	(40' DIA) 1,256 SF	245	±615,440 SF
EUROPEAN WHITE BIRCH	(35' DIA) 962 SF	1	±1,924 SF
HAWTHORN	(18' DIA) 254 SF	31	±15,748 SF
HAZELNUT	(15' DIA) 177 SF	1	±354 SF
OREGON ASH	(40' DIA) 1,256 SF	32	±80,384 SF
PACIFIC SERVICEBERRY	(10' DIA) 79 SF	4	±632 SF
PONDEROSA PINE	(30' DIA) 707 SF	6	±8,484 SF
WESTERN RED CEDAR	(30' DIA) 707 SF	2	±2,828 SF
WILLOW	(30' DIA) 707 SF	2	±2,828 SF

TOTAL EXISTING TREE CANOPY AREA: ±730,232 SF

NET BUILDABLE SITE AREA: ±1,039,454 SF (±23.86 AC)
 MINIMUM REQUIRED TREE CANOPY COVERAGE: ±415,781 SF (40%)
 TOTAL TREE CANOPY COVERAGE: ±911,597 SF (88%)

PLANTING AREA	DESCRIPTION	PLANTING AREA (CONT'D)	DESCRIPTION
	EXISTING TREES/SHRUBS TO REMAIN		*NATURAL RESOURCE AREA - PLANTED TO CWS STANDARDS WHERE REQUIRED; REFER TO THE NATURAL RESOURCES ASSESSMENT.
	GROUND COVER PLANTS IN PLANTER STRIP		OPEN SPACE - LEFT IN NATURAL STATE OR PLANTED WITH NATIVE AND NATURALIZED PLANTS TO COMPLEMENT THE NATURAL RESOURCES AREAS WHERE DISTURBED.
	LAWN		LANDSCAPED AREA
	STORMWATER FACILITY AREA - PLANTED TO CWS STANDARDS		





- NOTES:**
1. SURVEYING FIELD WORK FOR SHOWN OFF-SITE AREAS WAS CONDUCTED OCTOBER 18 - NOVEMBER 15, 2018.
 2. VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 411, LOCATED ON THE EAST SIDE OF BROOKMAN ROAD, APPROXIMATELY 0.5 MILES EAST OF OBERST ROAD, AT THE 90 DEGREE CORNER IN BROOKMAN ROAD. ELEVATION = 224.328 FEET (NGVD 29).
 3. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 4. CONTOUR INTERVAL IS 1 FOOT.
 5. WETLAND BOUNDARIES SHOWN WERE VERIFIED BY AKS ENGINEERING & FORESTRY, LLC. ON OCTOBER 10-18, 2018.
 6. POTENTIAL OFF-SITE FUTURE STREET AND TRAILS ARE CONCEPTUAL AND INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT BINDING ON OFF-SITE PROPERTIES.
 7. OFF-SITE SHADOW PLATTED AREAS ARE NOT INCLUDED IN THIS APPLICATION AND DEVELOPMENT OF THESE OFF-SITE PROPERTIES IS NOT INCLUDED IN THE PROJECT.

AKS DRAWING FILE: 3591_P23_BROOKMAN TRUNK.DWG | LAYOUT: P23