

PLANTING LEGEND

PROPOSED STREET / OPENSACE TREES

SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CANOPY AREA	TOTAL CANOPY AREA
	9	SILVER LINDEN / TILIA TOMENTOSA	2' CAL., B&B - MIN. 6' HT.	1,256 S.F.	11,304 S.F.
	22	PYRAMIDAL HORNBEAM / CARPINUS BETULUS PYRAMIDALIS	2' CAL., B&B - MIN. 6' HT.	1,256 S.F.	27,632 S.F.
	26	AMERICAN LINDEN / TILIA AMERICANA	2' CAL., B&B - MIN. 6' HT.	1,256 S.F.	32,656 S.F.
	14	TULIP TREE / LIRIODENDRON TULIPIFERA	2' CAL., B&B - MIN. 6' HT.	1,963 S.F.	27,482 S.F.
	8	OREGON WHITE OAK / QUERCUS GARYANNA	2' CAL., B&B - MIN. 6' HT.	1,963 S.F.	15,704 S.F.
					114,778 S.F.

31,000 S.F. LAWN / SOD

OPENSACE PROPOSED PLANTING LEGEND

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE
	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINESIS	2' CAL., B&B - MIN. 6' HT.
	DOUGLAS FIR / PSEUDOTSUGA MENZIESII	2' CAL., B&B - MIN. 6' HT.
	TULIP TREE / LIRIODENDRON TULIPIFERA	2' CAL., B&B - MIN. 6' HT.
	WESETERN RED CEDAR / THUJA PLICATA	2' CAL., B&B - MIN. 6' HT.
	BIG LEAF MAPLE / ACER MACROPHYLLUM	2' CAL., B&B - MIN. 6' HT.
	OREGON WHITE OAK / QUERCUS GARRYANA	6'-8' HT., B&B
	INCENSE CEDAR / CALOCEDRUS DECURRENS	8'-10' HT., B&B

SHRUBS

COMMON NAME / BOTANICAL NAME	SIZE
ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'	2 GAL.
'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'	2 GAL.
DAVID VIBURNUM / VIBURNUM DAVIDII	2 GAL.
DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA'	2 GAL.
DOUBLFILE VIBURNUM / VIBURNUM P. TOMENTOSUM	2 GAL.
FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME'	2 GAL.
KELSEY'S DWARF RED-OSIER / DOGWOOD CORNUS SERICEA 'KELSEY'	2 GAL.
OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN'	2 GAL.
REDTWIG DOGWOOD / CORNUS STOLONIFERA	2 GAL.
RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE'	2 GAL.
RHODODENDRON 'JEAN MARIE DE MONTEGUE'	2 GAL.

LAWN AND GROUND COVER

COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
 PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD.
 AT A RATE OF 8 LBS/1000 SQUARE FEET.

GRASS SEED

COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	PERCENTAGE
CLEAN WATER 'LOWGROW' SEED MIX: 120 LB PER ACRE	
DWARF TALL FESCUE / FESTUCA ARUNDINACEA	40%
PR8820 DWARF PERENNIAL RYEGRASS / LOLIUM PERENNE 'PR8820'	30%
CREEPING RED FESCUE / FESTUCA RUBRA	25%
HIGHLAND COLONIAL BENTGRASS / AGROSTIS TENUIS 'HIGHLAND'	05%

*APPLY WITH 3/8" THICK COVER OF GREEN DUE D FINE GROUND WOOD CELLULOSE MULCH. PROVIDE 100% EROSION AND WEED FREE COVERAGE. RE-SEED AND WEED AS NEEDED.

NOTE:

1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

PROPOSED STORMWATER FACILITIES - PLANTING LEGEND TRACTS 'B' & 'D'

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	CONDITION
	OREGON ASH / FRAXINUS LATIFOLIA: 2 GAL. / 3' HT.	MOIST
	BITTER CHERRY / PRUNUS EMARGINATA 'MOLLIS': 2 GAL. / 3' HT.	MOIST
	VINE MAPLE / ACER CIRCINATUM: 2 GAL. / 3' HT.	MOIST

SHRUBS

COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	CONDITION
MOCK ORANGE / PHILADELPHUS LEWISII: 1 GAL. / 2' HT. / CLUSTER	WET/DRY
RED TWIG DOGWOOD / CORNUS SERICEA: 1 GAL. / 2' HT. / CLUSTER	WET/DRY
PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS: 1 GAL. / 2' HT. / SINGLE	MOIST
CLUSTER ROSE / ROSA PISOCARPA: 1 GAL. / 1.5' HT. / CLUSTER	MOIST
DOUGLAS SPIREA / SPIREA DOUGLASII: 1 GAL. / 1.5' HT. / CLUSTER	WET

HERBACEOUS PLANTS

COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	CONDITION
SPREADING RUSH / JUNCUS PATENS: PLUGS 1"x6"	MOIST
SLOUGH SEDGE / CAREX OBNUPTA: PLUGS 1"x6"	MOIST

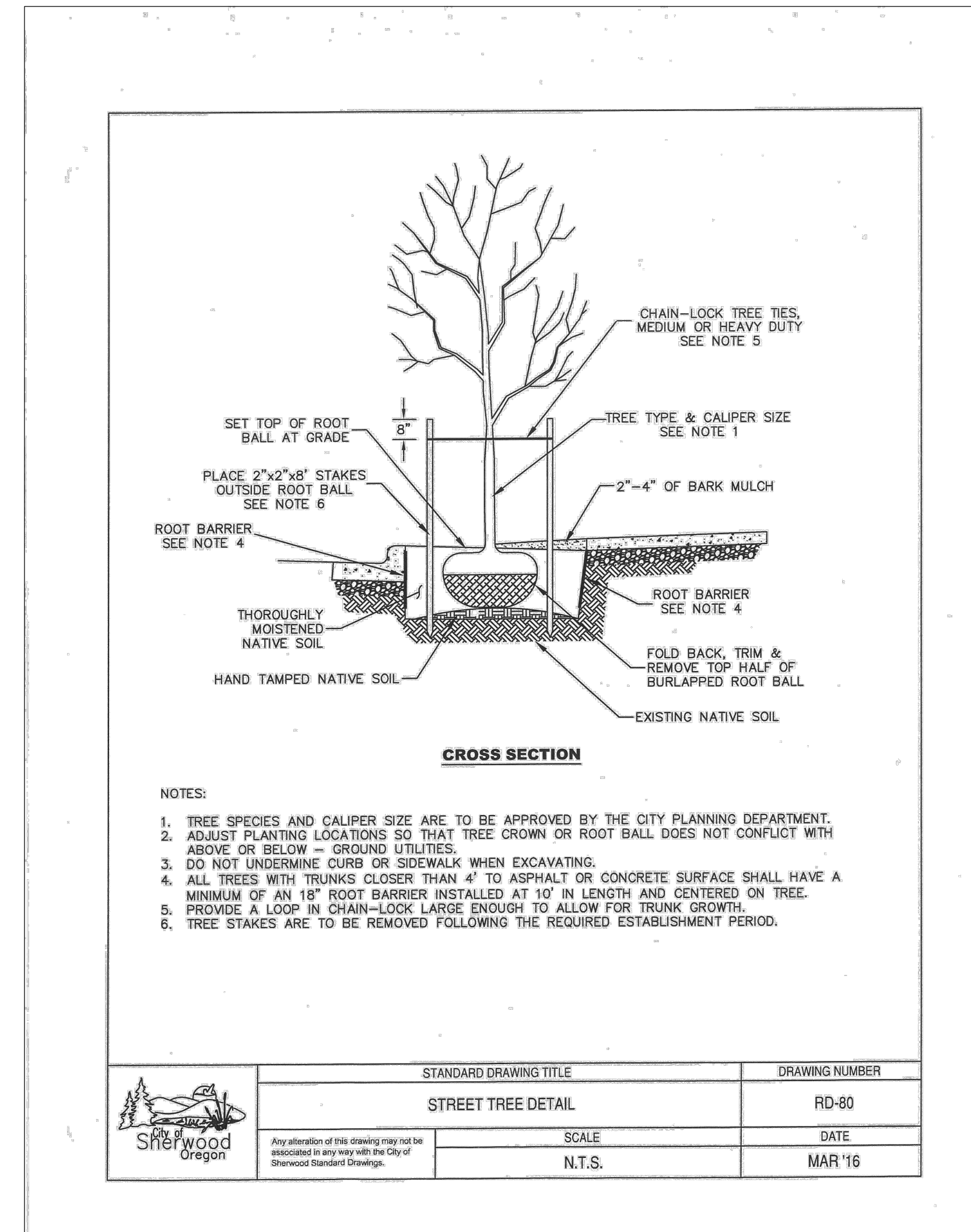
GRASS SEED

COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	PERCENTAGE
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*APPLY WITH 3/8" THICK COVER OF GREEN DUE D FINE GROUND WOOD CELLULOSE MULCH. PROVIDE 100% EROSION AND WEED FREE COVERAGE. RE-SEED AND WEED AS NEEDED.

NOTES:

- ALL STORMWATER REQUIREMENTS INDICATED ARE IN ACCORDANCE WITH CLEAN WATER SERVICES (CWS) R&O 17-05; APPENDIX A - PLANTING REQUIREMENTS.
- CONTOURS SHOWN AT 2' & 10' INTERVALS
- WATER QUALITY FACILITY PLANT MATERIAL SHALL BE PROVIDED WITH A TEMPORARY AUTOMATIC IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER. TEMPORARY IRRIGATION SYSTEM SHALL BE MAINTAINED A MINIMUM OF THREE (3) GROWING SEASONS.



NOTES:

- TREE SPECIES AND CALIPER SIZE ARE TO BE APPROVED BY THE CITY PLANNING DEPARTMENT.
- ADJUST PLANTING LOCATIONS SO THAT TREE CROWN OR ROOT BALL DOES NOT CONFLICT WITH ABOVE OR BELOW - GROUND UTILITIES.
- DO NOT UNDERMINE CURB OR SIDEWALK WHEN EXCAVATING.
- ALL TREES WITH TRUNKS CLOSER THAN 4' TO ASPHALT OR CONCRETE SURFACE SHALL HAVE A MINIMUM OF AN 18" ROOT BARRIER INSTALLED AT 10' IN LENGTH AND CENTERED ON TREE.
- PROVIDE A LOOP IN CHAIN-LOCK LARGE ENOUGH TO ALLOW FOR TRUNK GROWTH.
- TREE STAKES ARE TO BE REMOVED FOLLOWING THE REQUIRED ESTABLISHMENT PERIOD.



STANDARD DRAWING TITLE	DRAWING NUMBER
STREET TREE DETAIL	RD-80
SCALE	DATE
N.T.S.	MAR '16

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PIONEER DESIGN GROUP
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
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PRELIMINARY PLANTING LEGENDS, DETAILS & NOTES

THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

Designed by	Date	Reviewed by	Date	Project No.	Horiz. Scale:	Vert. Scale:
JIS	01/17/20	JIS	01/17/20	359-003		
Drawn by		Reviewed by				

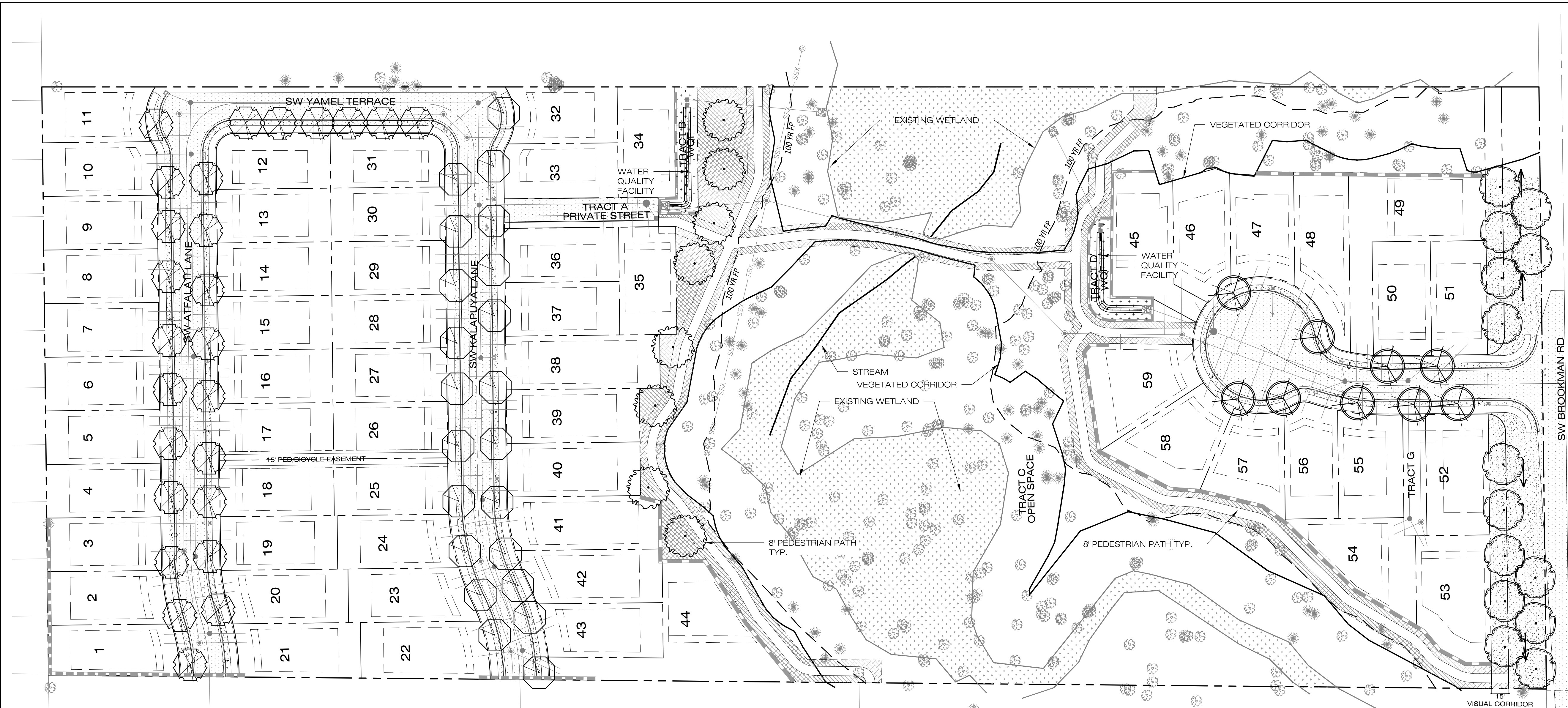
By	Revision	Date	No.

Project
 RESERVE AT CEDAR CREEK

No.
 359-003

Type
 PLANNING

Sheet
L2



GENERAL NOTES: LANDSCAPE PLAN:

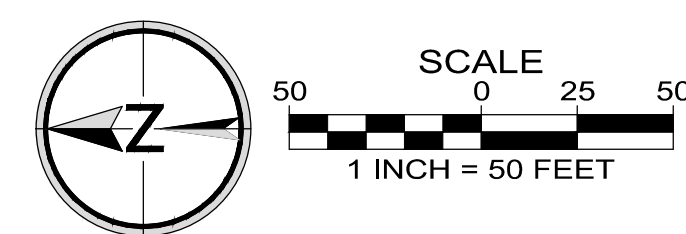
1. THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPED AREAS.
5. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
6. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
7. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
8. WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
9. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
10. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
11. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
12. BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURE'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
13. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
14. ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
15. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.

NOTES:

1. SEE SHEET L2 FOR LANDSCAPE PLANTING LEGENDS, NOTES & DETAILS
2. SEE CITY OF SHERWOOD STREET TREE DETAIL SHEET L2 FOR ALL STREET TREES.
3. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREE LAWN AREAS.
4. ALL STREET TREES ARE TO BE INSTALLED WITH A GEO TEXTILE ROOT CONTROL SYSTEM PER CITY OF SHERWOOD DETAIL SHEET L2.
5. SEE CIVIL PLANS FOR TREE PRESERVATION & REMOVAL PLAN.
6. CONTOURS SHOWN AT 2' AND 10' INTERVALS.

LEGEND:

- SEE SHEET L2 FOR OPENSACE PROPOSED PLANTING LEGEND
- EXISTING TREES TO REMAIN - SEE TREE PRESERVATION AND REMOVAL PLANS



PRELIMINARY STREET TREE & OPENSACE PLANTING PLAN

THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	Horiz. Scale:	Vert. Scale:
JIS	01/17/20	JIS	01/17/20	MLS	01/17/20	359-003	REF.	

No.	Date	Revision

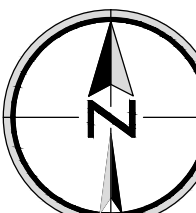
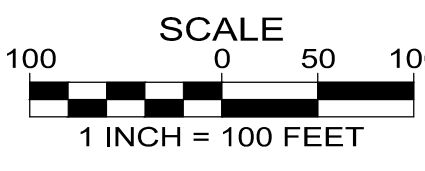
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LEGEND

- ○ ○ ○ ○ PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ↔ ↔ ↔ ↔ ↔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ↔ ↔ ↔ ↔ ↔ EXISTING VEHICULAR / BICYCLE CIRCULATION
- — — — — EXISTING PROPERTY LINE
- - - - - POTENTIAL FUTURE DEVELOPMENT
- - - - - PROPOSED SUBDIVISION PROPERTY LINES
- - - - - PROPOSED SUBDIVISION BOUNDARY

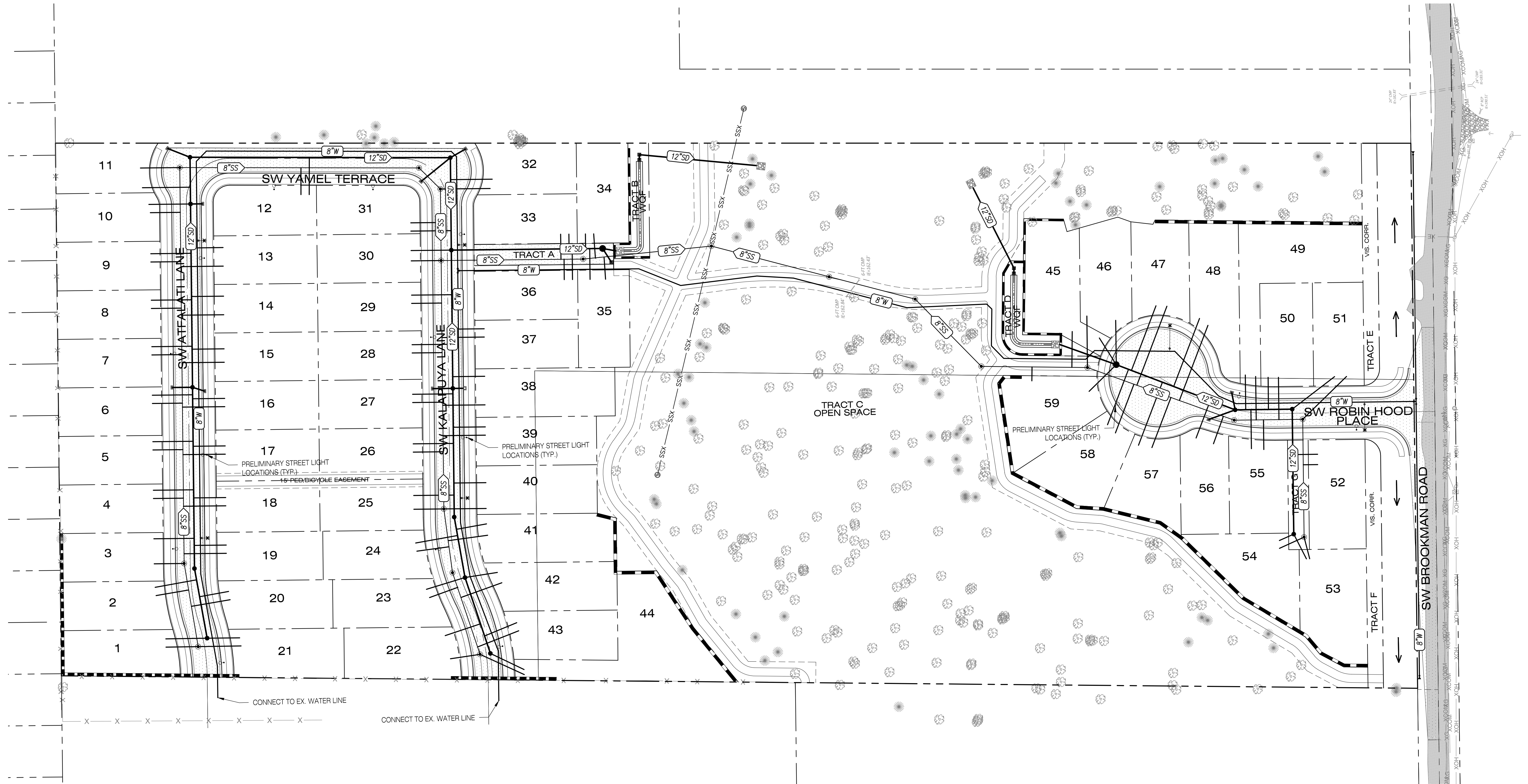



CIRCULATION & FUTURE DEVELOPMENT PLAN
 THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

Designed by	Date	Reviewed by	Date	Project No.	REF.
JIS	01/17/20	MIS	01/17/20	359-003	
Drawn by	JIS	Reviewed by	MIS	Project No.	REF.
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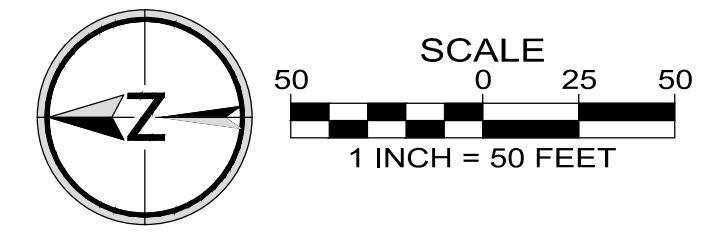
Revision	Date	No.

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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED PAVEMENT
- PROPOSED STANDARD CURB
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED 1" WATER SERVICE & METER
- PROPOSED PRELIMINARY STREET LIGHT LOCATIONS



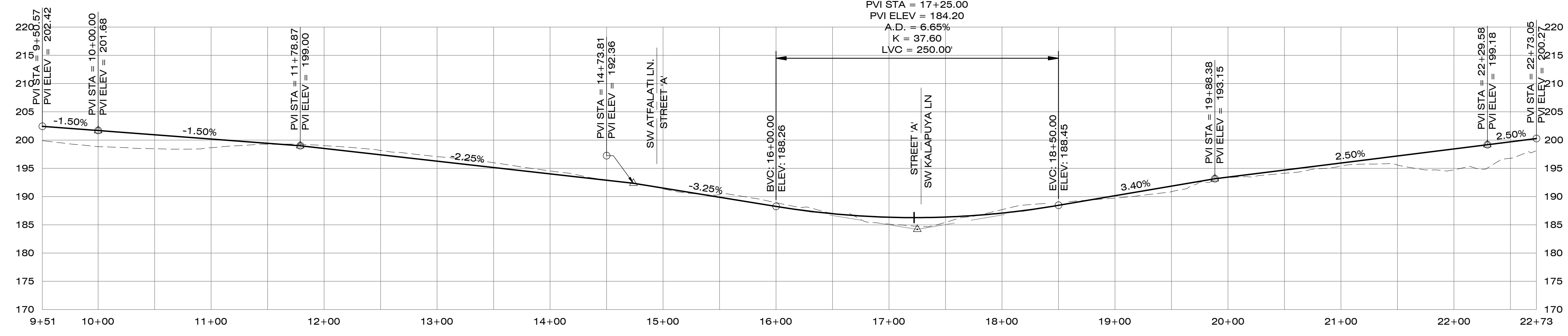
**PRELIMINARY COMPOSITE
 UTILITY PLAN**

THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

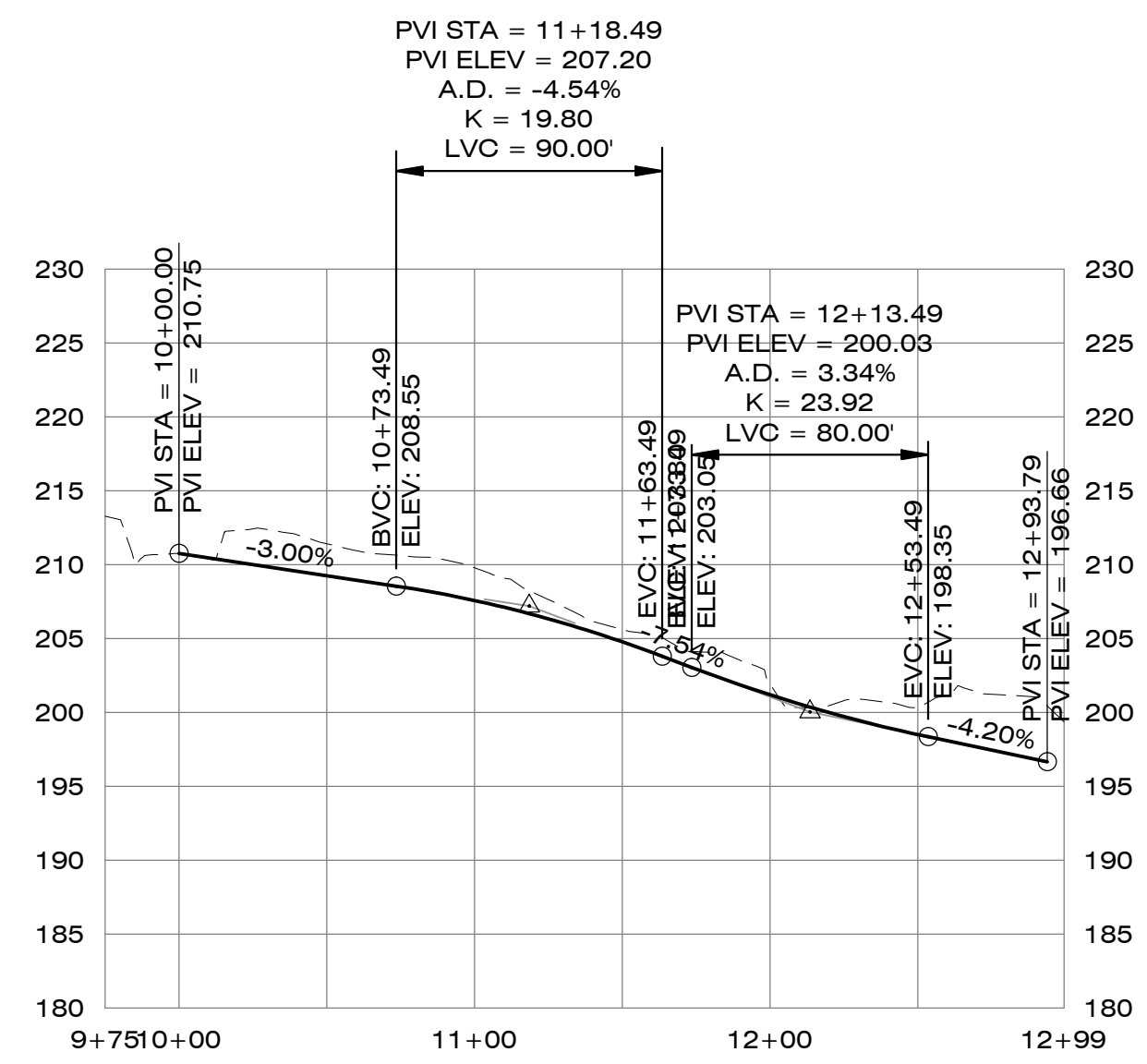
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JIS	01/17/20	JIS	01/17/20	MLS	01/17/20	359-003		1" = 50'	N/A

By	Date	Revision

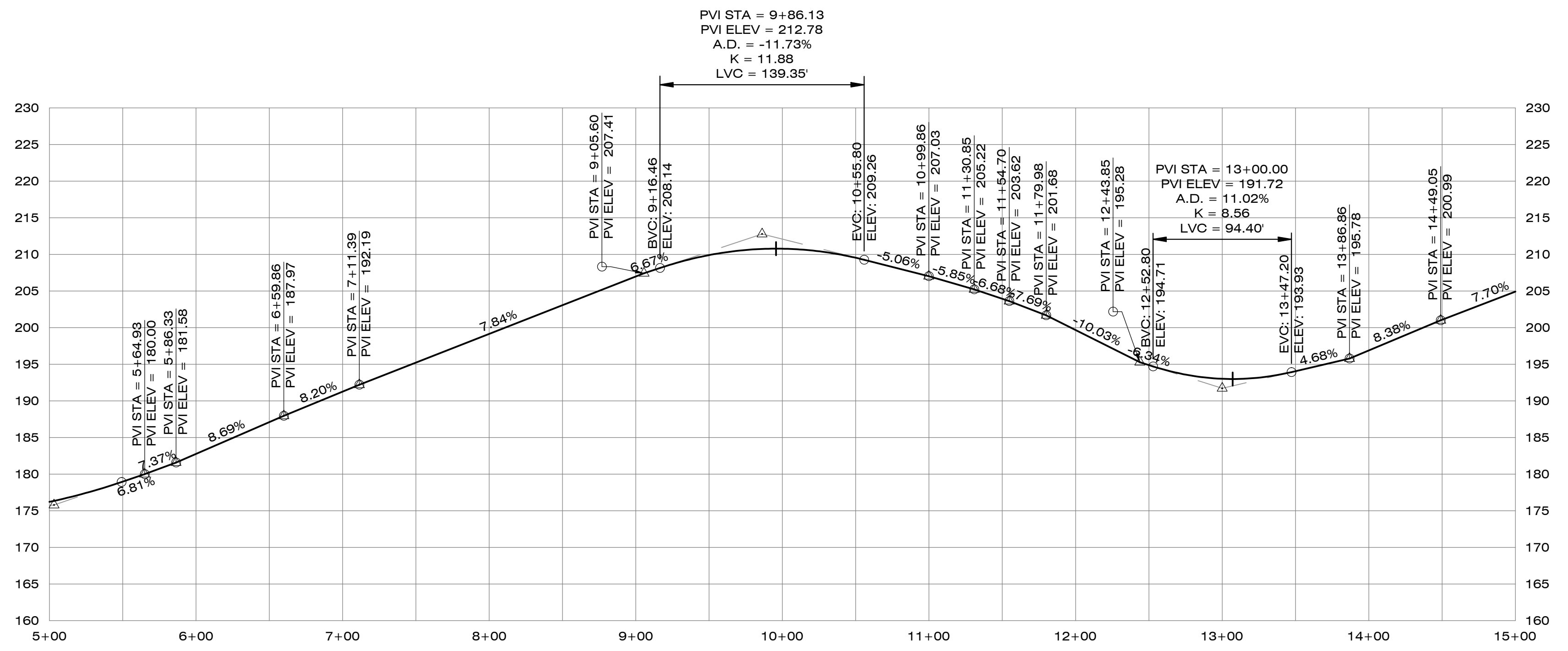
Project: RESERVE AT CEDAR CREEK
 No.: 359-003
 Type: PLANNING
 Sheet: **P6.0**



SW ATFALATI LN / SW KALAPUYA LN / STREET 'A' (PUBLIC) PROFILE
SCALE: 1"=60' (H), 1"=12' (V)



STREET 'B' (PUBLIC) PROFILE
SCALE: 1"=60' (H), 1"=12' (V)



SW BROOKMAN RD (PUBLIC) PROFILE
SCALE: 1"=60' (H), 1"=12' (V)

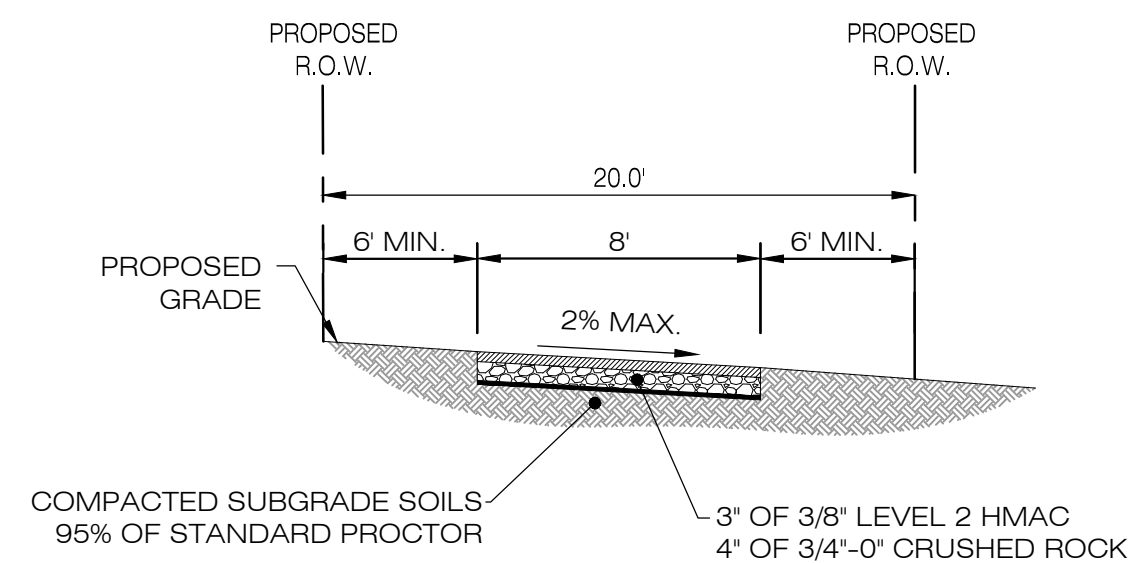
PRELIMINARY STREET PROFILES

THE RESERVE AT CEDAR CREEK
CITY OF SHERWOOD, OREGON

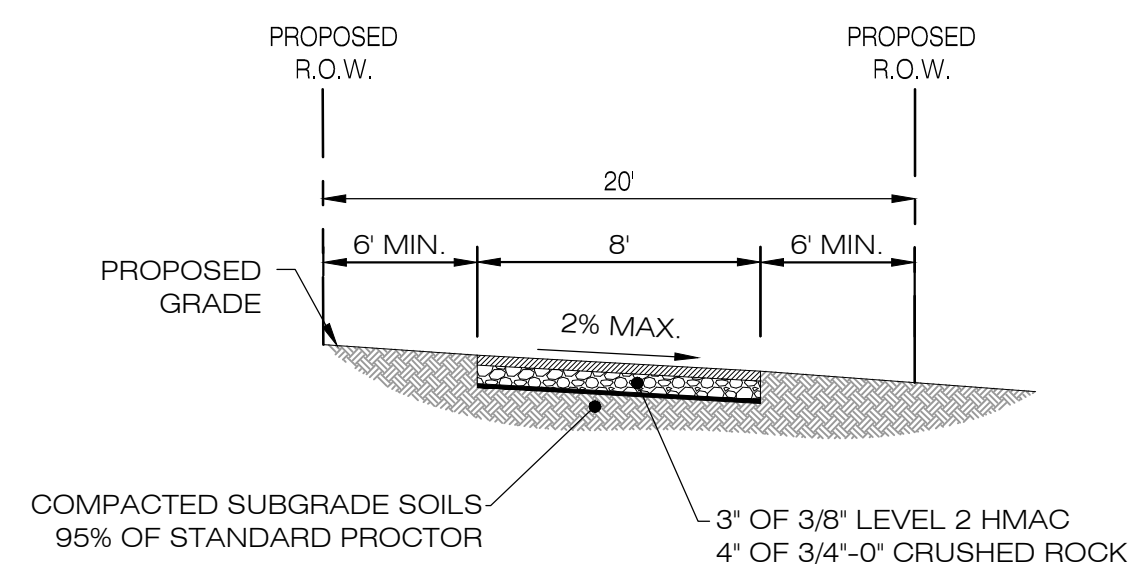
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No.	Date	Revision

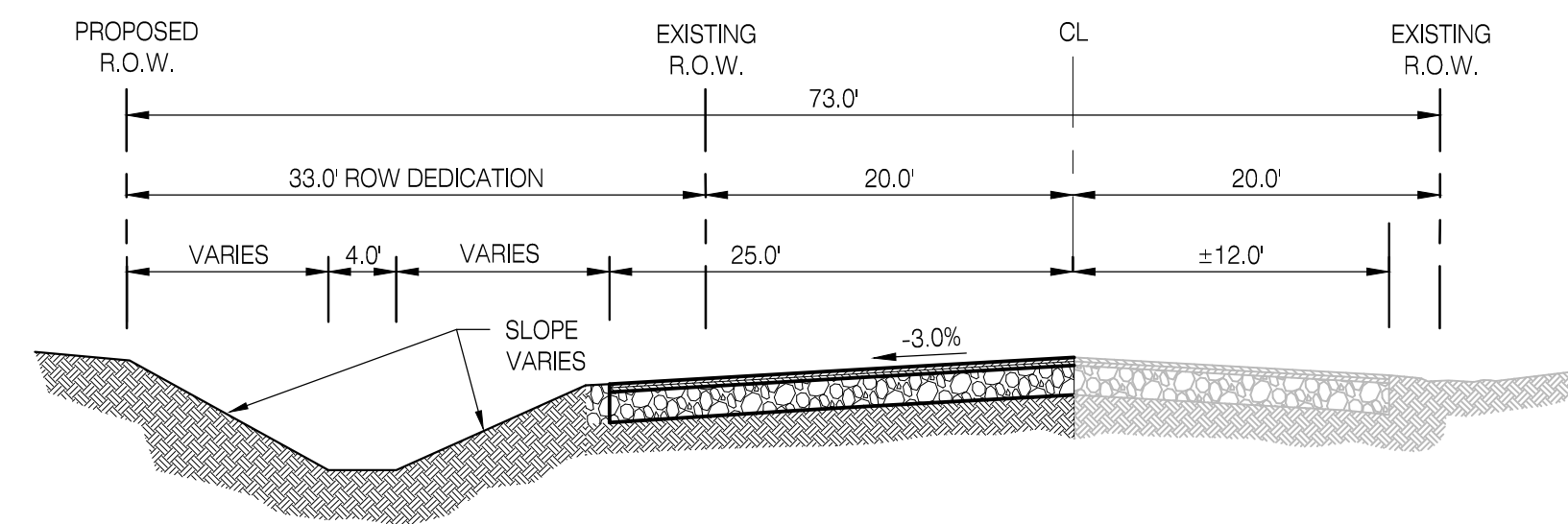
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No.: 359-003
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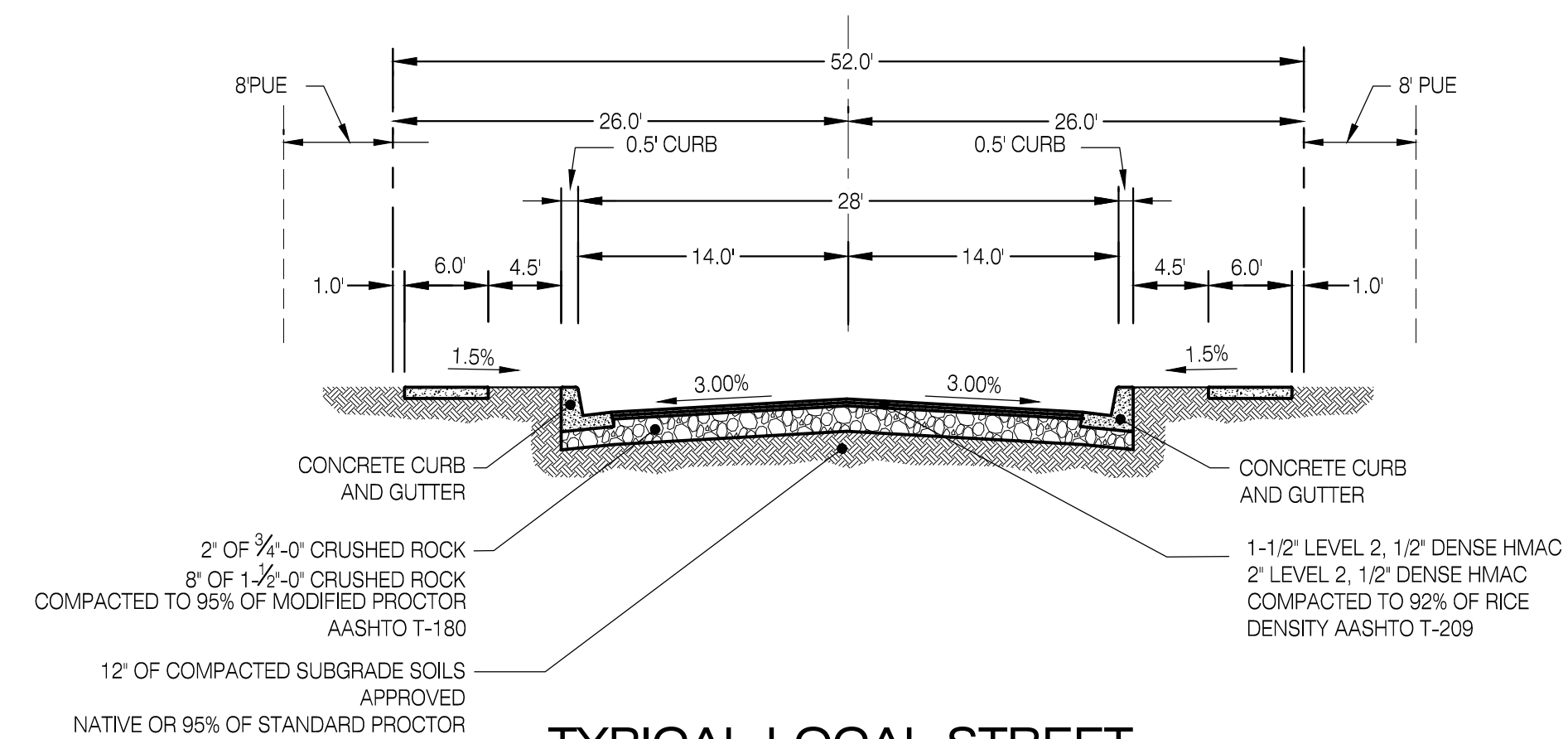
**COMMUNITY TRAIL
ALONG CEDAR CREEK
N.T.S.**



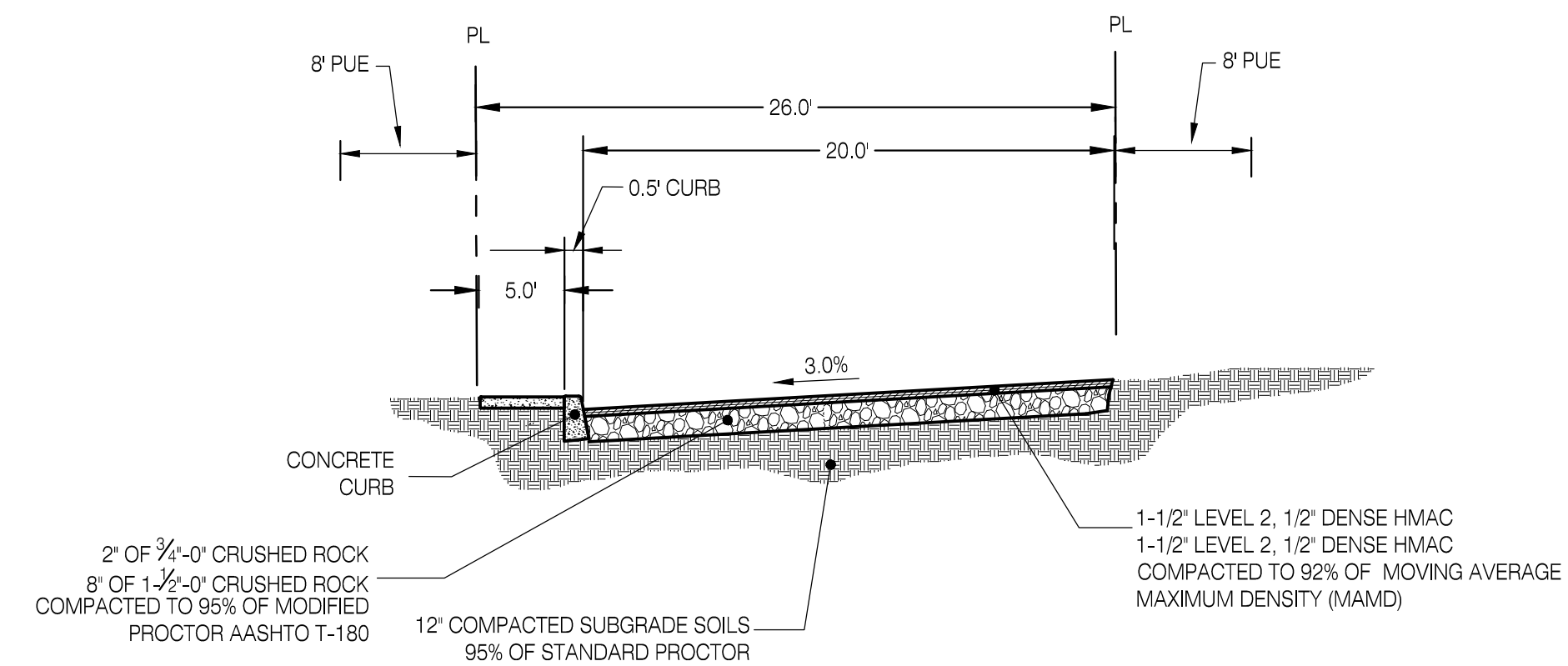
**CONNECTOR TRAIL
CONNECTING ACROSS CEDAR CREEK
N.T.S.**



**TYPICAL ARTERIAL STREET
SW BROOKMAN ROAD
N.T.S.**



**TYPICAL LOCAL STREET
SW ATFALATI LN, SW KALAPUYA LN, STREET A, STREET B
N.T.S.**



**TYPICAL PRIVATE STREET
TRACT A
N.T.S.**

TYPICAL STREET SECTIONS

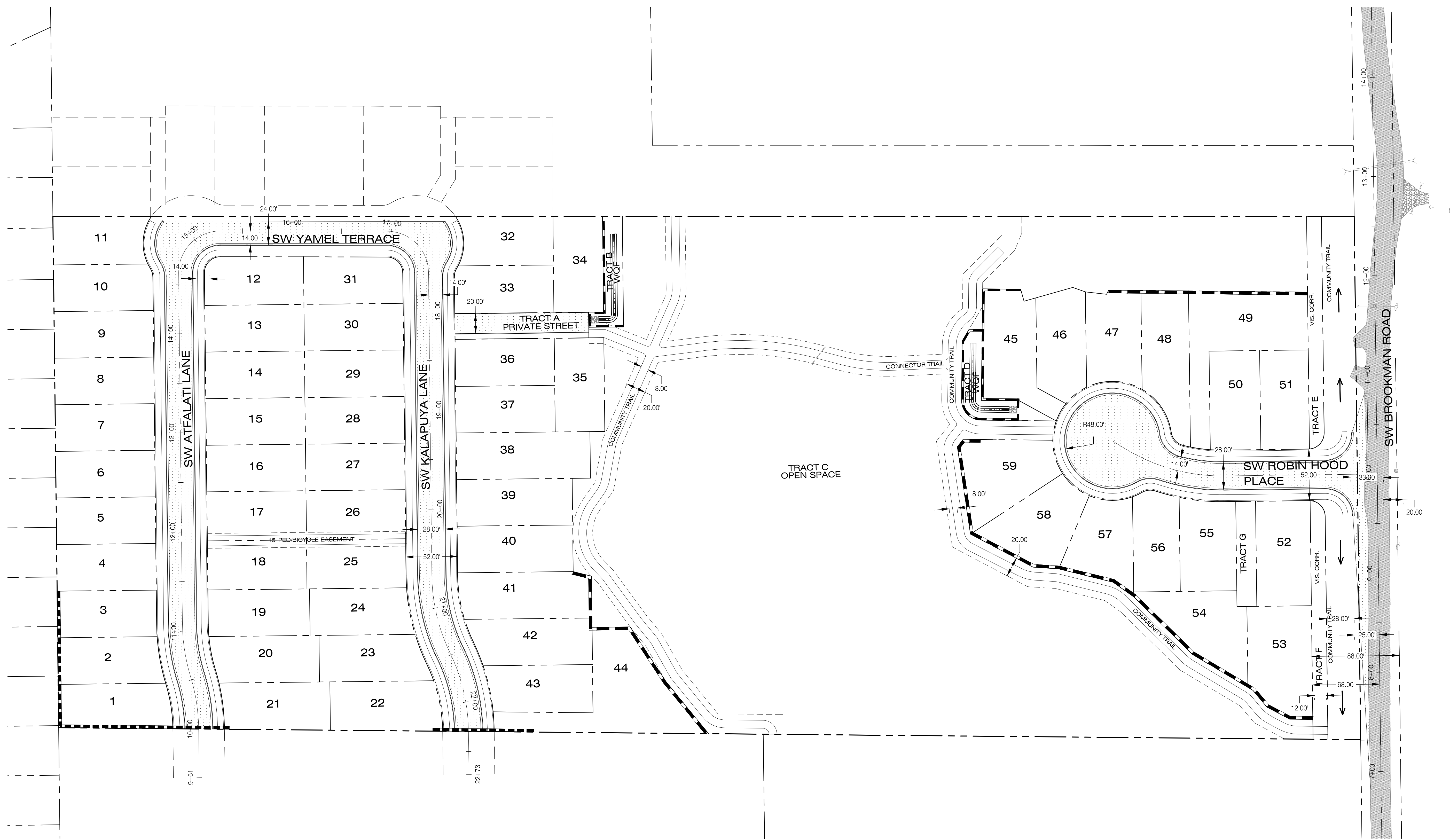
THE RESERVE AT CEDAR CREEK
CITY OF SHERWOOD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	REF.
JIS	01/17/20	JIS	01/17/20	MLS	01/17/20	
Project No.	359-003	Horiz. Scale:	1" = 50'	Vert. Scale:	N/A	

By	Revision	Date	No.

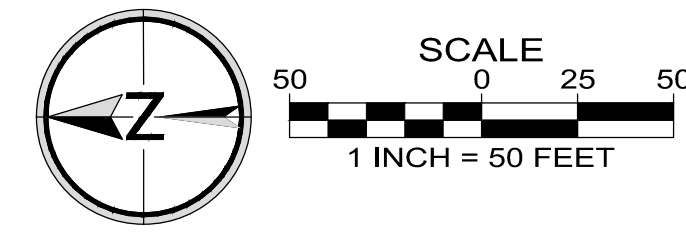
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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT



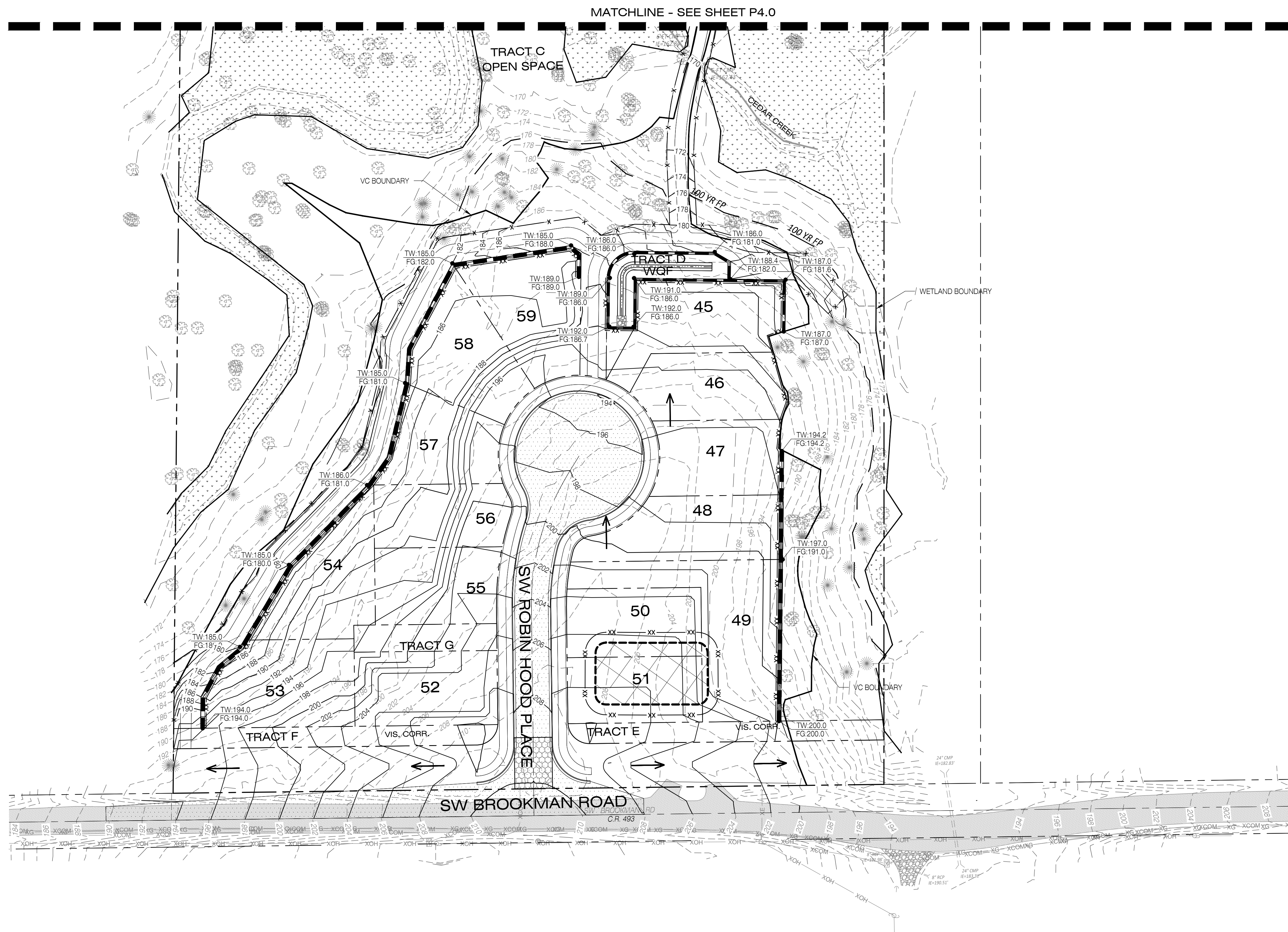
OVERALL STREET PLAN

Designed by	JIS	Date	01/17/20
Drawn by	JIS	Date	01/17/20
Reviewed by	MLS	Date	01/17/20
Project No.	359-003	REF.	
Horiz. Scale:	1" = 50'		
Vert. Scale:	N/A		

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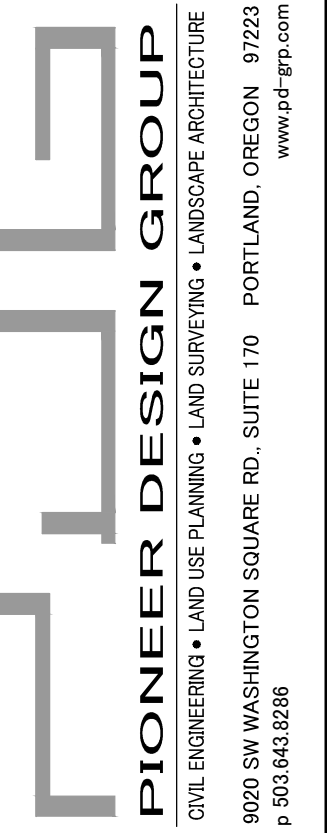
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LEGEND

- 172 --- EXISTING 1' CONTOUR
- 180 --- EXISTING 5' CONTOUR
- 172 --- PROPOSED 1' CONTOUR
- 180 --- PROPOSED 5' CONTOUR
- x - x - PROPOSED EROSION CONTROL FENCING
- ▬▬▬▬▬ PROPOSED RETAINING WALL
- ← PROPOSED FLOW LINE
- ▨ PROPOSED CONSTRUCTION ENTRANCE
- ▭▭▭▭ PROPOSED STOCKPILE LOCATION
- TW:170.8
FG:168.7 PROPOSED WALL HEIGHT



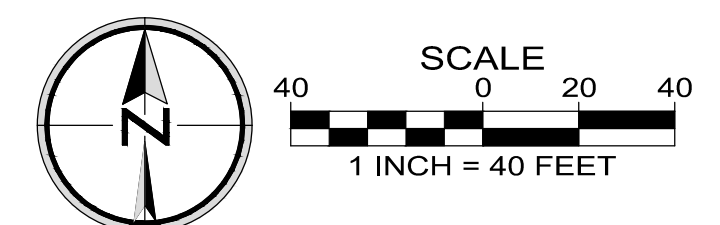
PRELIMINARY GRADING AND EROSION CONTROL PLAN (SOUTH)

THE RESERVE AT CEDAR CREEK
CITY OF SHERWOOD, OREGON

Designed by	JIS	Date	01/17/20
Drawn by	JIS	Date	01/17/20
Reviewed by	MLS	Date	01/17/20
Project No.	359-003	REF.	
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Vert. Scale:	N/A		

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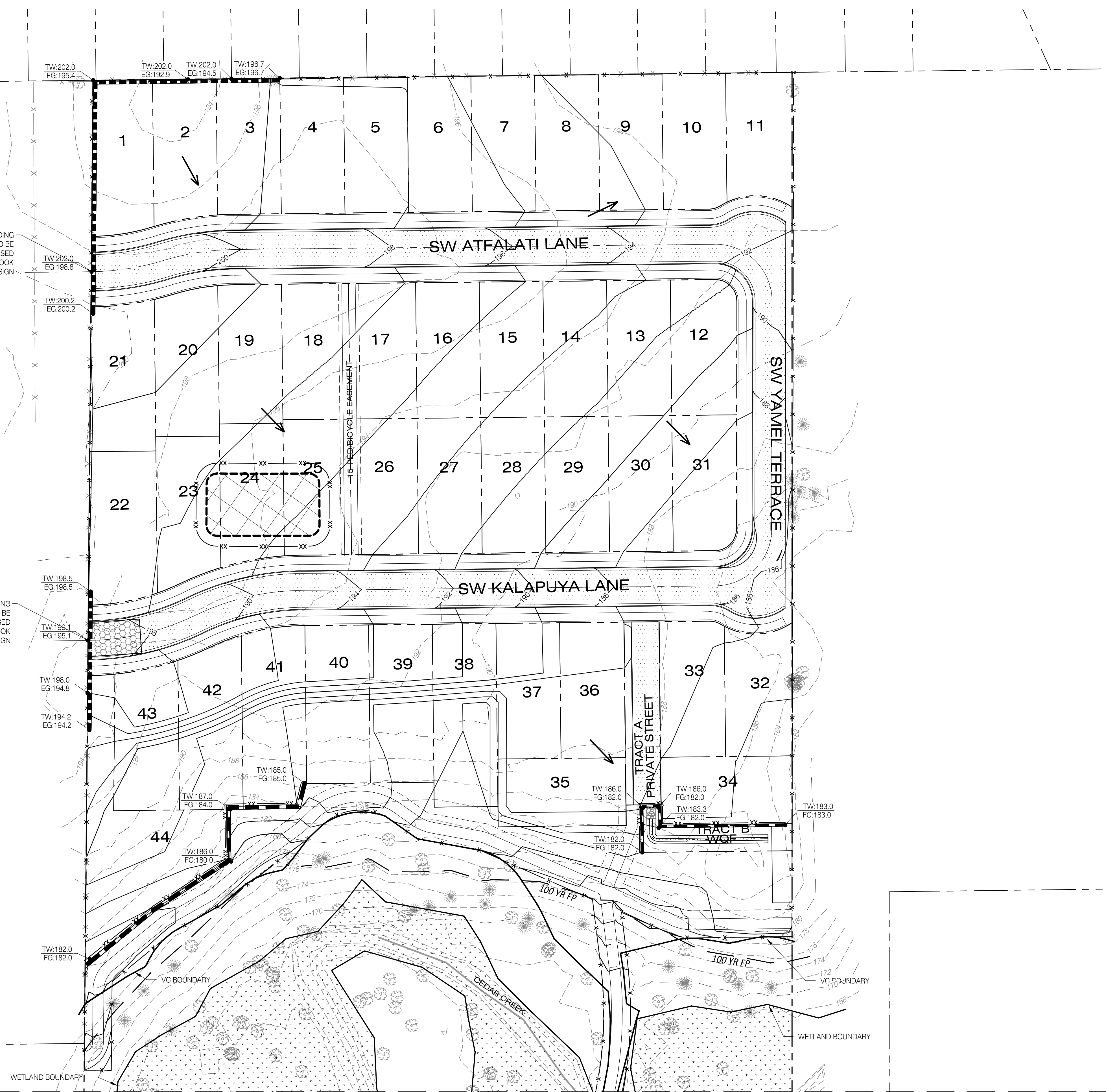
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NOTE: FINAL GRADING AND WALLS TO BE DETERMINED BASED ON MIDDLEBROOK SUBDIVISIONS DESIGN

NOTE: FINAL GRADING AND WALLS TO BE DETERMINED BASED ON MIDDLEBROOK SUBDIVISIONS DESIGN



LEGEND

- 172 --- EXISTING 1' CONTOUR
- 180 --- EXISTING 5' CONTOUR
- 172 --- PROPOSED 1' CONTOUR
- 180 --- PROPOSED 5' CONTOUR
- x - x - PROPOSED EROSION CONTROL FENCING
- ▬▬▬▬▬▬ PROPOSED RETAINING WALL
- ← PROPOSED FLOW LINE
- ▨ PROPOSED CONSTRUCTION ENTRANCE
- ▣ PROPOSED STOCKPILE LOCATION
- TW:170.8
FG:168.7 PROPOSED WALL HEIGHT

MATCHLINE - SEE SHEET P4.1

PIONEER DESIGN GROUP
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 9020 SW WASHINGTON SQUARE RD., SUITE 170 PORTLAND, OREGON 97223
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PRELIMINARY GRADING AND EROSION CONTROL PLAN (NORTH)
 THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

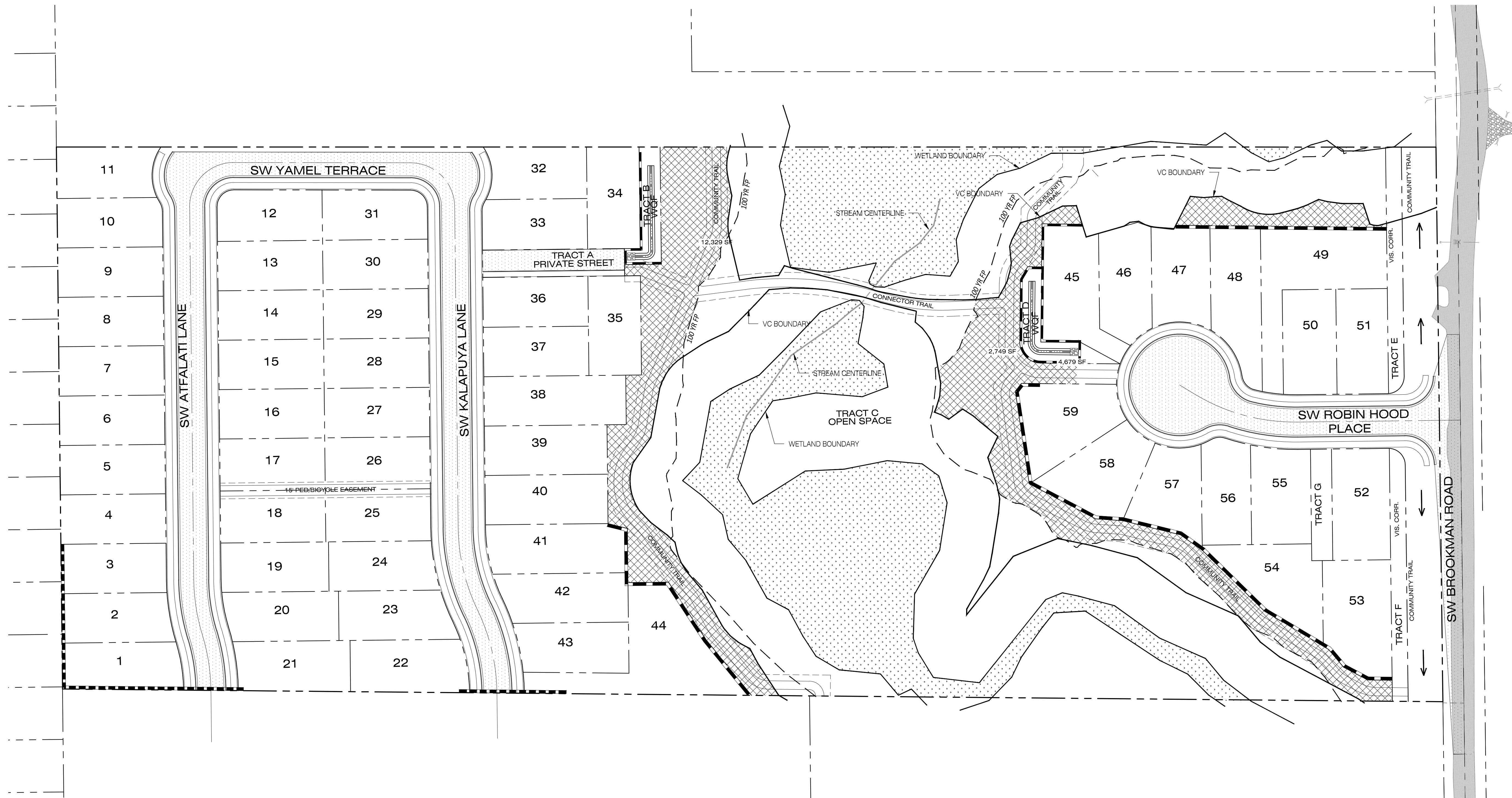
Designed by	Date	Reviewed by	Date	Project No.	REF.
JIS	01/17/20	JIS	01/17/20	359-003	
MLS					

Horiz. Scale: 1" = 40'
 Vert. Scale: N/A

No.	Date	Revision

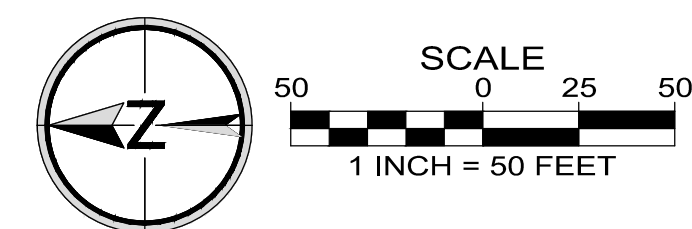
Project: RESERVE AT CEDAR CREEK
 No.: 359-003
 Type: PLANNING
 Sheet

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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED ACTIVE OPEN SPACE (13% OF NET AREA)
- EXISTING WETLAND



CONCEPTUAL OPEN SPACE PLAN

THE RESERVE AT CEDAR CREEK
CITY OF SHERWOOD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.	Horiz. Scale:	Vert. Scale:
JIS	01/17/20	JIS	01/17/20	MLS	01/17/20	359-003		1" = 50'	N/A

No.	Date	Revision	By

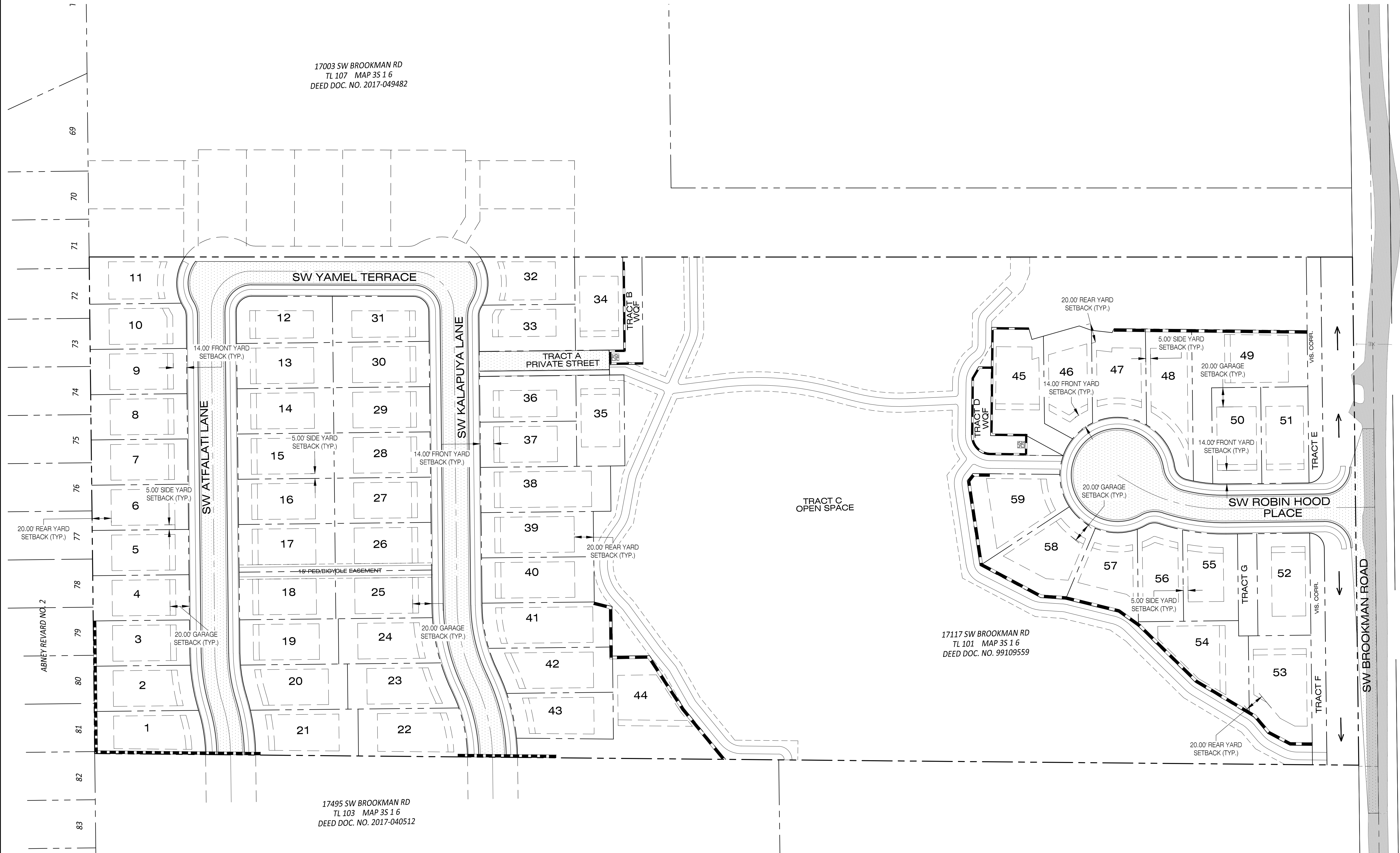
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No.: 359-003
Type: PLANNING
Sheet

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17003 SW BROOKMAN RD
TL 107 MAP 35 1 6
DEED DOC. NO. 2017-049482

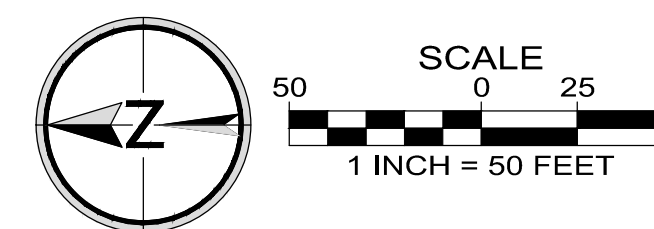
17495 SW BROOKMAN RD
TL 103 MAP 35 1 6
DEED DOC. NO. 2017-040512

17117 SW BROOKMAN RD
TL 101 MAP 35 1 6
DEED DOC. NO. 99109559



SETBACK REQUIREMENTS

FRONT YARD:	14 FT.
FACE OF GARAGE:	20 FT.
SIDE YARD:	5 FT.
STREET SIDE YARD:	15 FT.
REAR BUILDING:	20 FT.



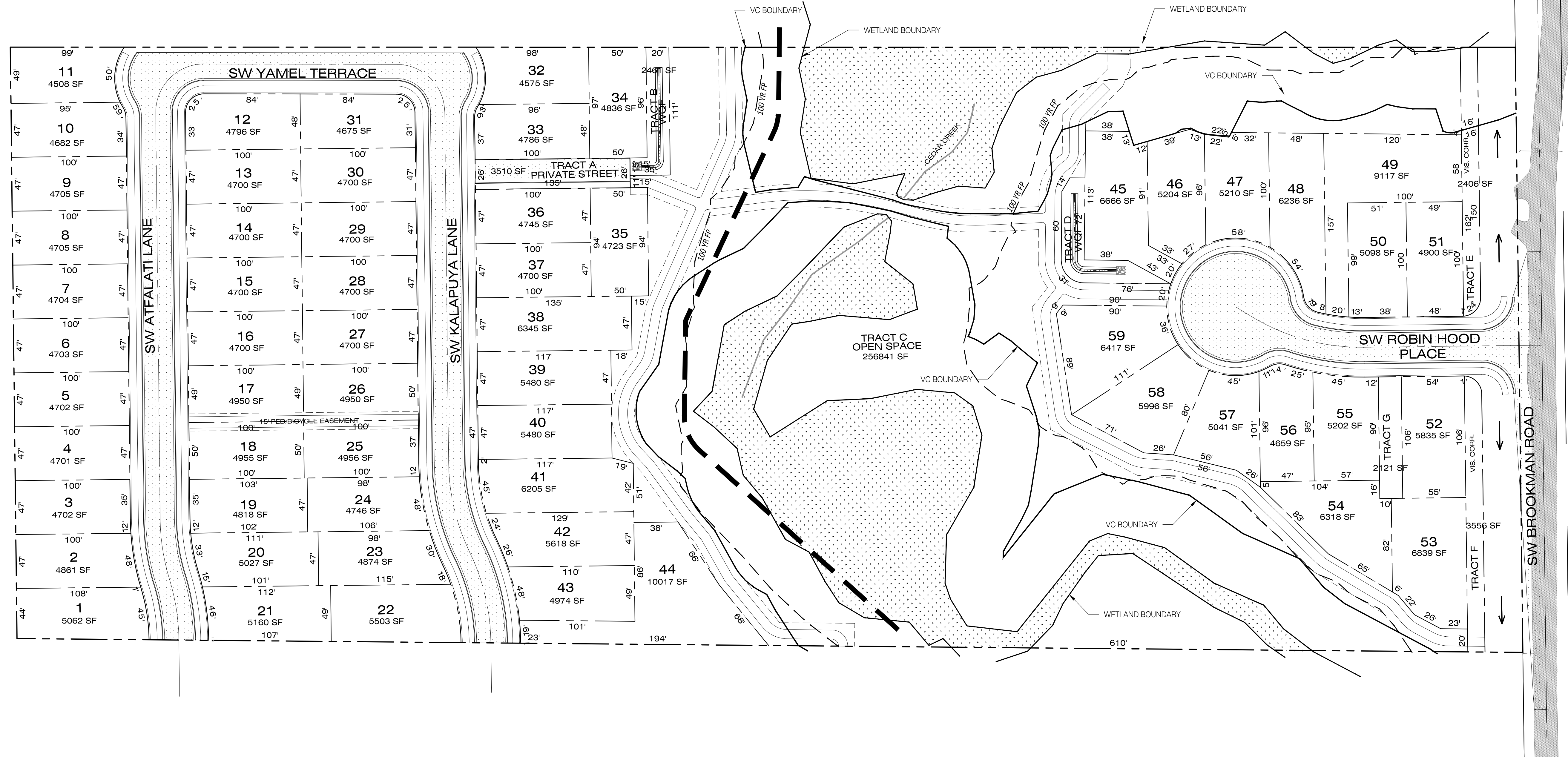
CONCEPTUAL BUILDING SETBACK PLAN

THE RESERVE AT CEDAR CREEK
CITY OF SHERWOOD, OREGON

Designed by	JIS	Date	01/17/20
Drawn by	JIS	Date	01/17/20
Reviewed by	MLS	Date	01/17/20
Project No.	359-003	REF.	
Horiz. Scale:	1" = 50'		
Vert. Scale:	N/A		

No.		Date		Revision	
By					

Project
RESERVE AT CEDAR CREEK
No.
359-003
Type
PLANNING
Sheet

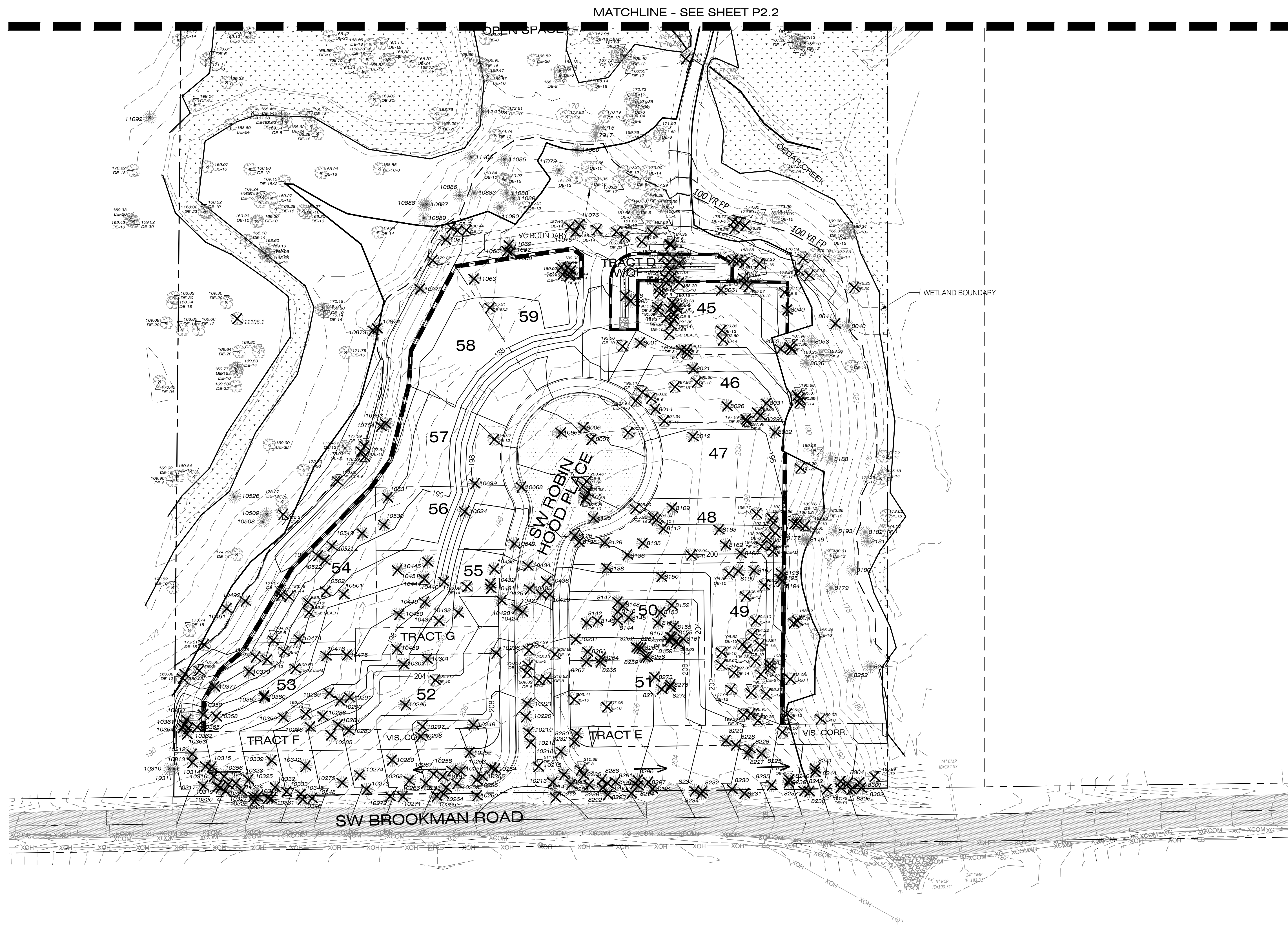


PRELIMINARY PLAT
 THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.	Horiz. Scale:	Vert. Scale:
JIS	01/17/20	JIS	01/17/20	MLS	01/17/20	359-003		1" = 50'	N/A

No.	Date	Revision

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LEGEND

- 172 --- EXISTING 2' CONTOUR
- 180 --- EXISTING 10' CONTOUR
- 172 --- PROPOSED 2' CONTOUR
- 180 --- PROPOSED 10' CONTOUR
- ☀ EXISTING TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED

PIONEER DESIGN GROUP
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 8020 SW WASHINGTON SQUARE RD., SUITE 170 PORTLAND, OREGON 97233
 P 503.643.8286 WWW.PDRPG.COM

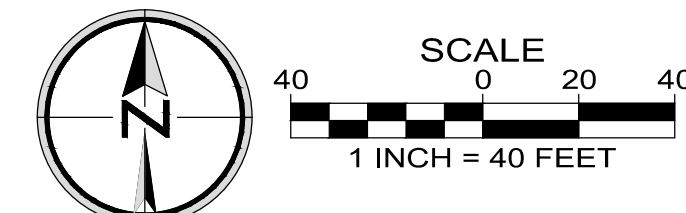
PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN (SOUTH)

THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

Designed by	JIS	Date	01/17/20
Drawn by	JIS	Date	01/17/20
Reviewed by	MLS	Date	01/17/20
Project No.	359-003	REF.	
Horiz. Scale:	1" = 40'		
Vert. Scale:	N/A		

By	Date	Revision

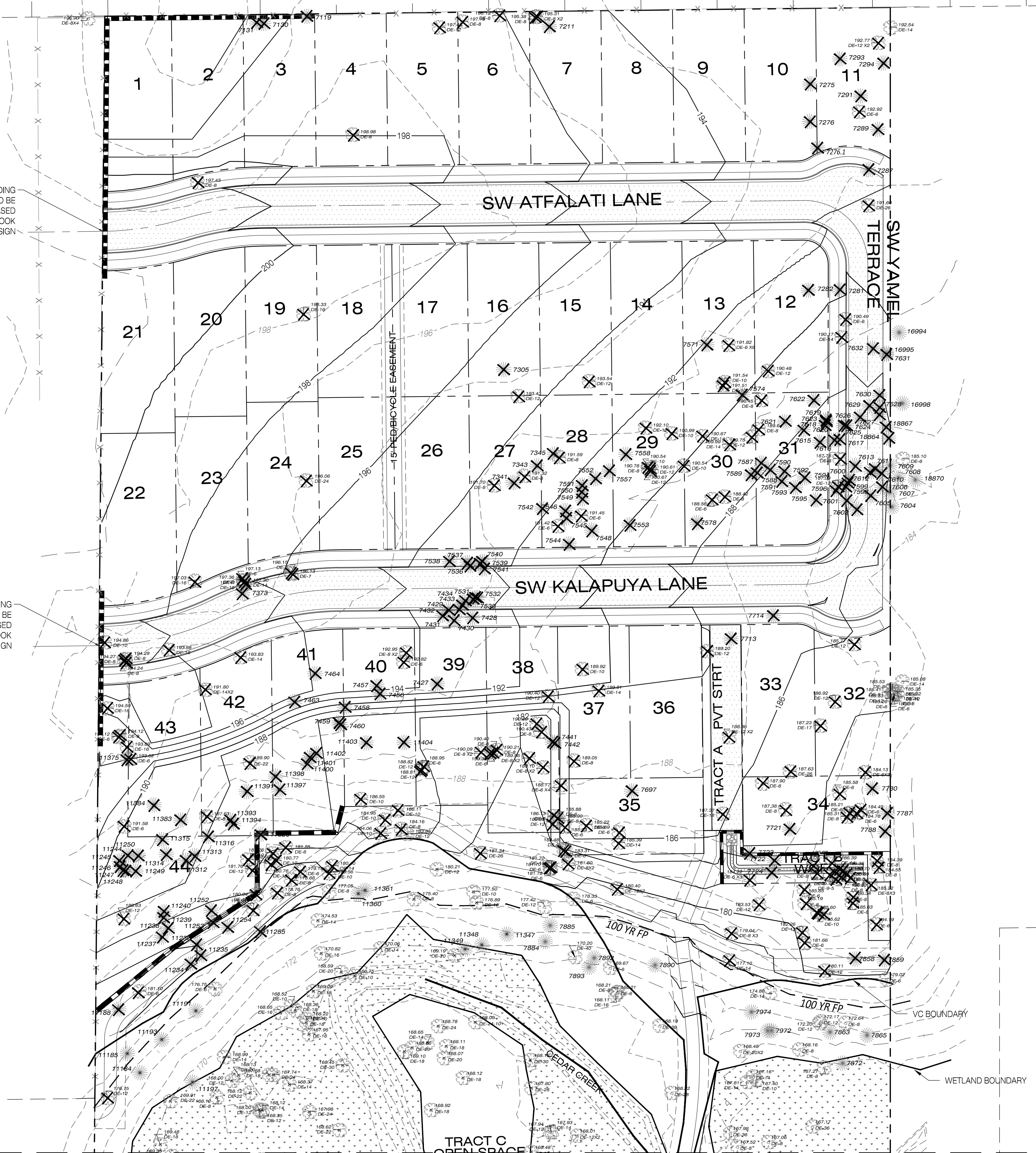
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 No.: 359-003
 Type: PLANNING
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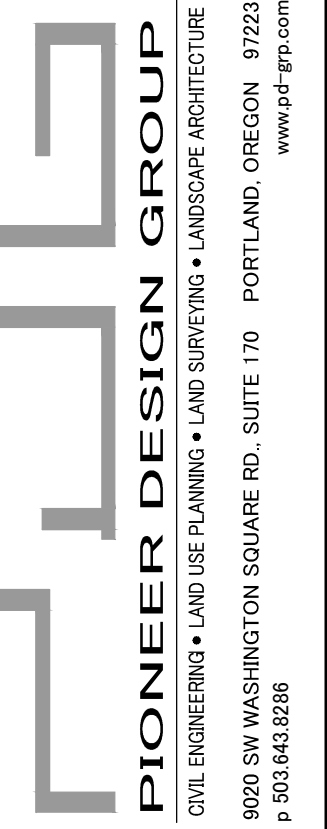
NOTE: FINAL GRADING AND WALLS TO BE DETERMINED BASED ON MIDDLEBROOK SUBDIVISIONS DESIGN

NOTE: FINAL GRADING AND WALLS TO BE DETERMINED BASED ON MIDDLEBROOK SUBDIVISIONS DESIGN



LEGEND

- 172 --- EXISTING 2' CONTOUR
- 180 --- EXISTING 10' CONTOUR
- 172 --- PROPOSED 2' CONTOUR
- 180 --- PROPOSED 10' CONTOUR
- ☼ EXISTING TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED



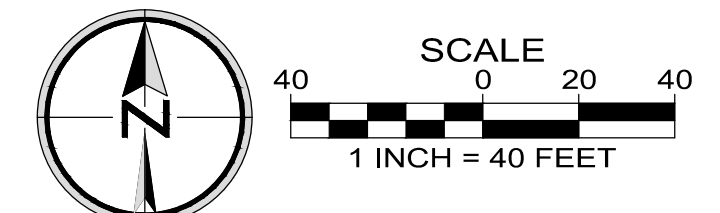
PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN (NORTH)

THE RESERVE AT CEDAR CREEK CITY OF SHERWOOD, OREGON

Designed by	JIS	Date	01/17/20
Drawn by	JIS	Date	01/17/20
Reviewed by	MLS	Date	01/17/20
Project No.	359-003	REF.	
Horiz. Scale:	1" = 40'		
Vert. Scale:	N/A		

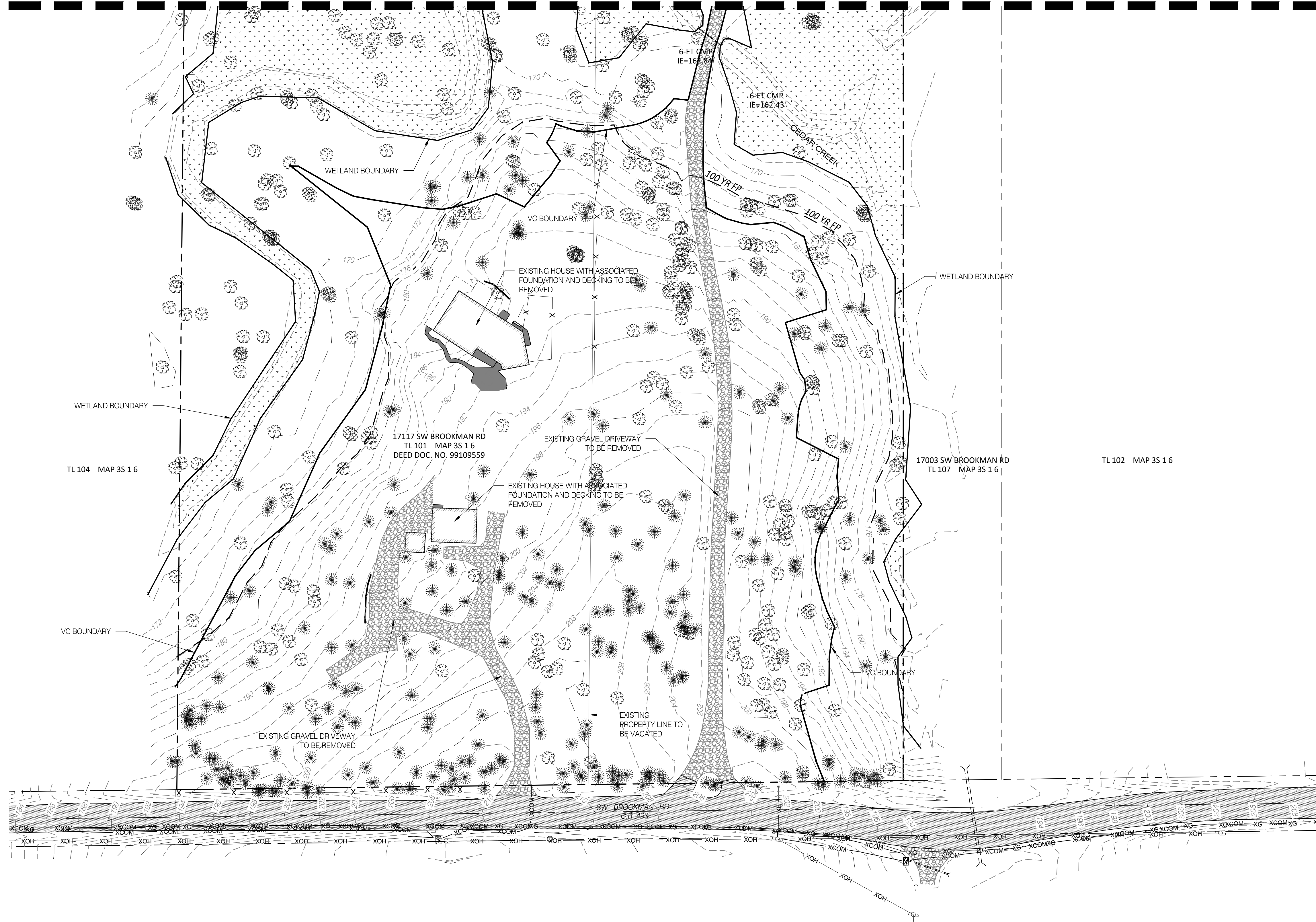
No.	Date	Revision

Project: RESERVE AT CEDAR CREEK
 No.: 359-003
 Type: PLANNING
 Sheet:



MATCHLINE - SEE SHEET P2.3

MATCHLINE - SEE SHEET P2.0



LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- TELEPHONE LINE
- UNDERGROUND POWER LINE
- OVERHEAD WIRE
- FENCE LINE (AS NOTED)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CULVERT
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- DIAMETER (INCHES) AT BREAST HEIGHT
- CATCH BASIN/DRAIN INLET
- STORM DITCH INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- IRRIGATION VALVE
- GAS VALVE
- GAS METER
- GAS RISER
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- TELEPHONE MH/VAULT
- SIGN
- SURVEY MONUMENT FOUND
- MAILBOX
- JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC PEDESTAL
- CLEANOUT
- SEPTIC
- LIGHT POLE
- POWER POLE
- GUY WIRE
- POWER POLE W/ LIGHT
- TRAFFIC SIGNAL POLE
- SIGNAL POLE
- WATER METER
- WATER BLOWOFF
- WATER AIR RELEASE VALVE
- TEST PIT
- MONITORING WELL
- GAS VAULT
- UTILITY VAULT
- UTILITY PEDESTAL
- WATER VAULT
- COMMUNICATION VAULT
- TELECOMM PEDESTAL
- UTILITY CAP
- UTILITY EXTENSION
- HANDICAP MARKER
- EXCEPTION NUMBER FOR NOTED EASEMENT PER TITLE REPORT
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING BRICK SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING WOOD DECK

EXISTING CONDITION AND DEMOLITION PLAN (SOUTH)

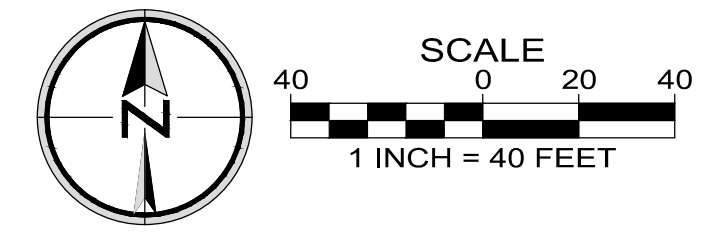
THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

Designed by	Date	Reviewed by	Date	Project No.	REF.	Horiz. Scale:	Vert. Scale:
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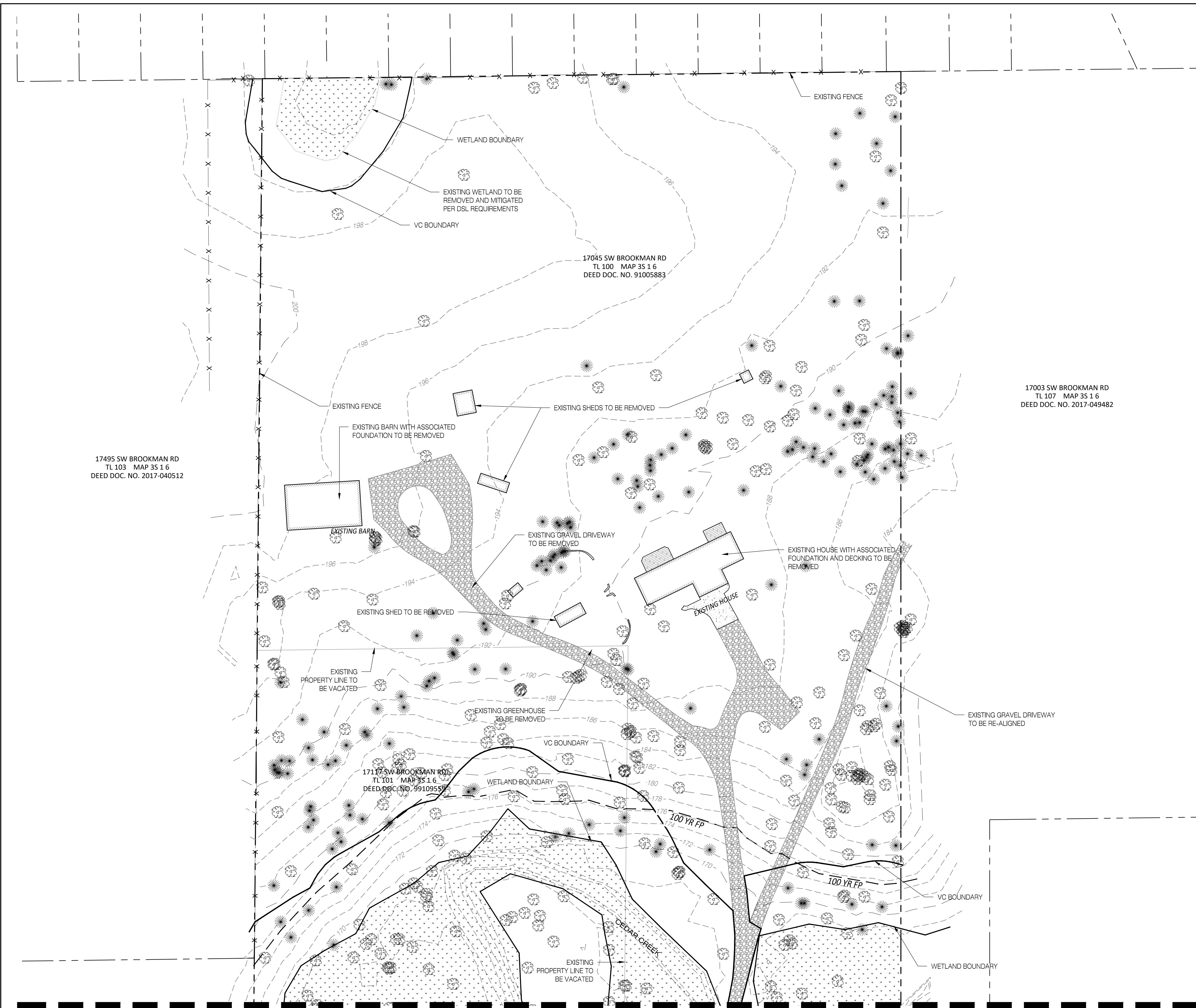
By	Date	No.	Revision

Project: RESERVE AT CEDAR CREEK
 No.: 359-003
 Type: PLANNING
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LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT LINE
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- EXISTING BRICK SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING WOOD DECK

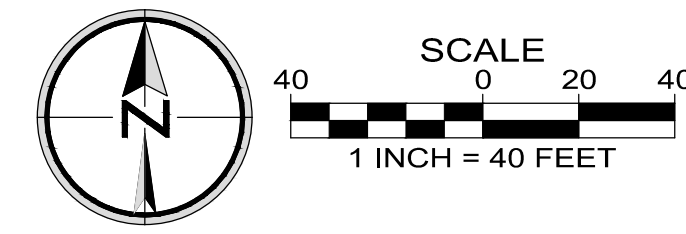
EXISTING CONDITION AND DEMOLITION PLAN (NORTH)

THE RESERVE AT CEDAR CREEK
 CITY OF SHERWOOD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.	Horiz. Scale:	Vert. Scale:
JIS	01/17/20	JIS	01/17/20	MLS	01/17/20	359-003		1" = 40'	N/A

By	Revision	No.	Date

Project: RESERVE AT CEDAR CREEK
 No.: 359-003
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 Sheet



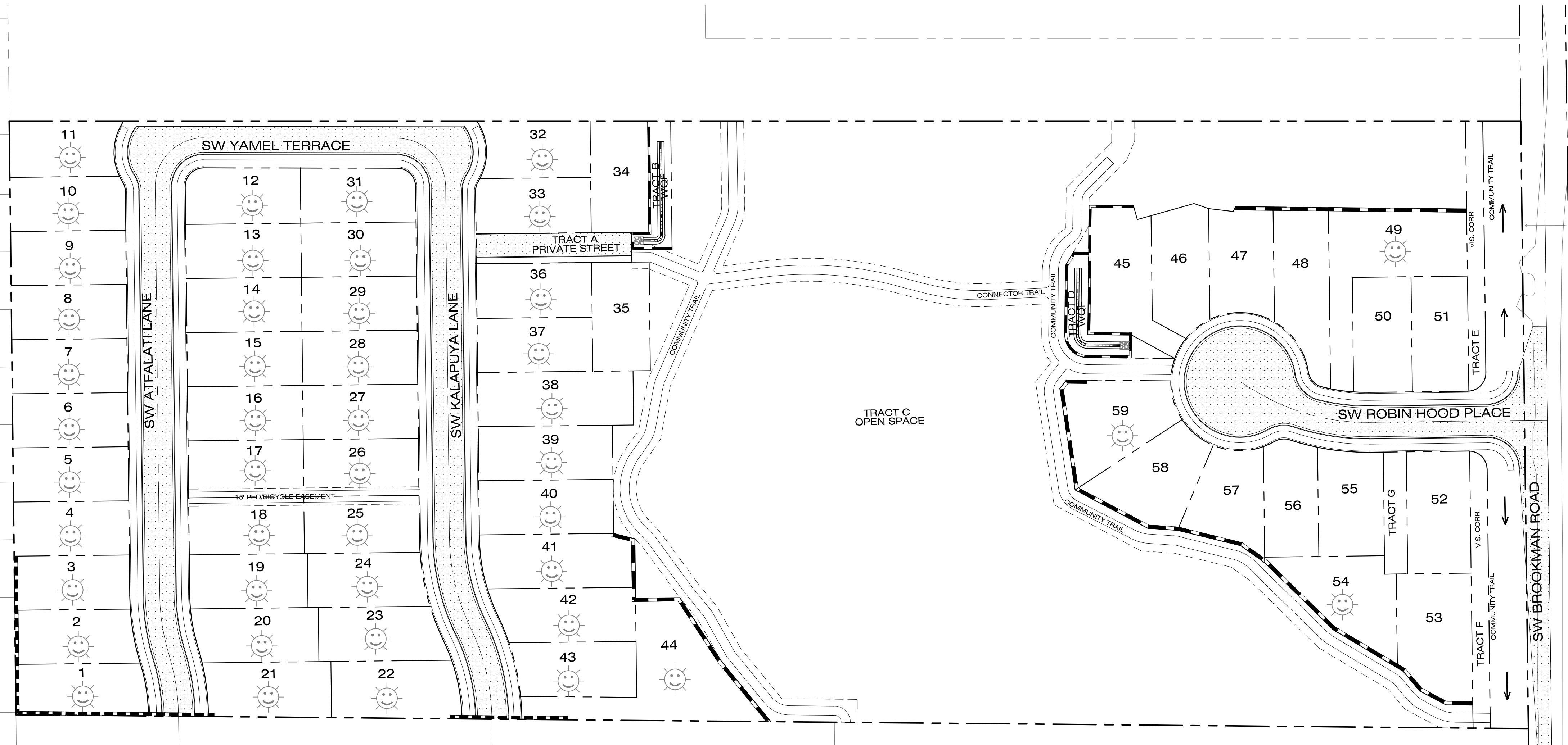
MATCHLINE - SEE SHEET P2.1

THE RESERVE AT CEDAR CREEK

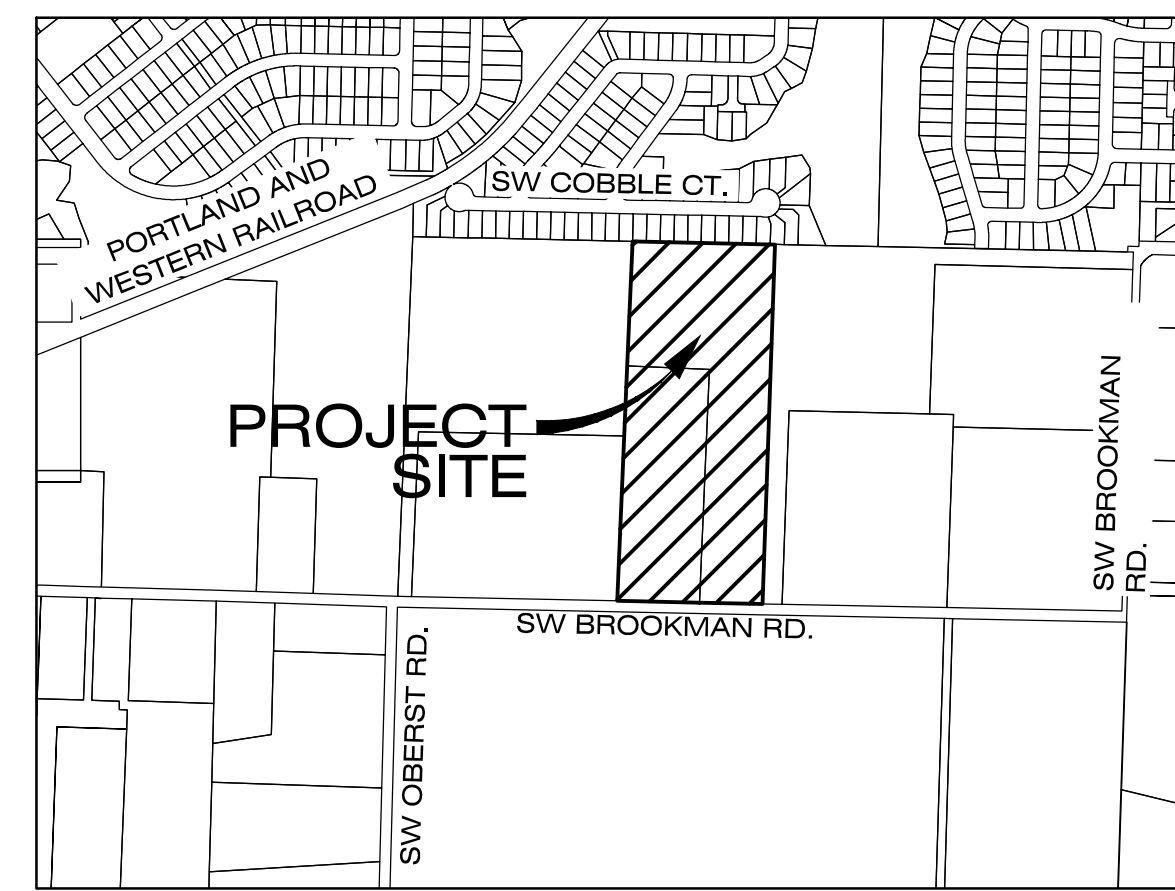
A 59 LOT SUBDIVISION ON TAX LOT 100 & 101, TAX MAP 3S106
17045 AND 17117 SW BROOKMAN ROAD, SHERWOOD, OREGON, 97140

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN (NORTH)
P2.1	EXISTING CONDITIONS AND DEMOLITION PLAN (SOUTH)
P2.2	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN (NORTH)
P2.3	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN (SOUTH)
P3.0	PRELIMINARY PLAT
P3.1	CONCEPTUAL BUILDING SETBACK PLAN
P3.2	CONCEPTUAL OPEN SPACE PLAN
P4.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN (NORTH)
P4.1	PRELIMINARY GRADING AND EROSION CONTROL PLAN (SOUTH)
P5.0	OVERALL STREET PLAN
P5.1	TYPICAL STREET SECTIONS
P5.2	PRELIMINARY STREET PROFILES
P6.0	PRELIMINARY COMPOSITE UTILITY PLAN
P7.0	CONCEPTUAL FUTURE CONNECTIVITY PLAN
L1	PRELIMINARY STREET TREE AND OPEN SPACE PLANTING PLAN
L2	PRELIMINARY PLANTING LEGENDS, DETAILS AND NOTES



SITE MAP
SCALE: 1"=60'



VICINITY MAP
1" = 700'

OWNERS

GERALD & LIZ OULLETTE
17045 SW BROOKMAN ROAD
SHERWOOD, OR 97140

BONNIE JEAN DAVID
17117 SW BROOKMAN ROAD
SHERWOOD, OR 97140

APPLICANT

DAVID WEEKLEY HOMES, LLC
1930 THOREAU DR., SUITE 160
SCHEUMBERG, IL
PHONE (224) 415-6619
CONTACT: AZIZ SIDDIQUI

PLANNING/ENGINEERING/SURVEYING

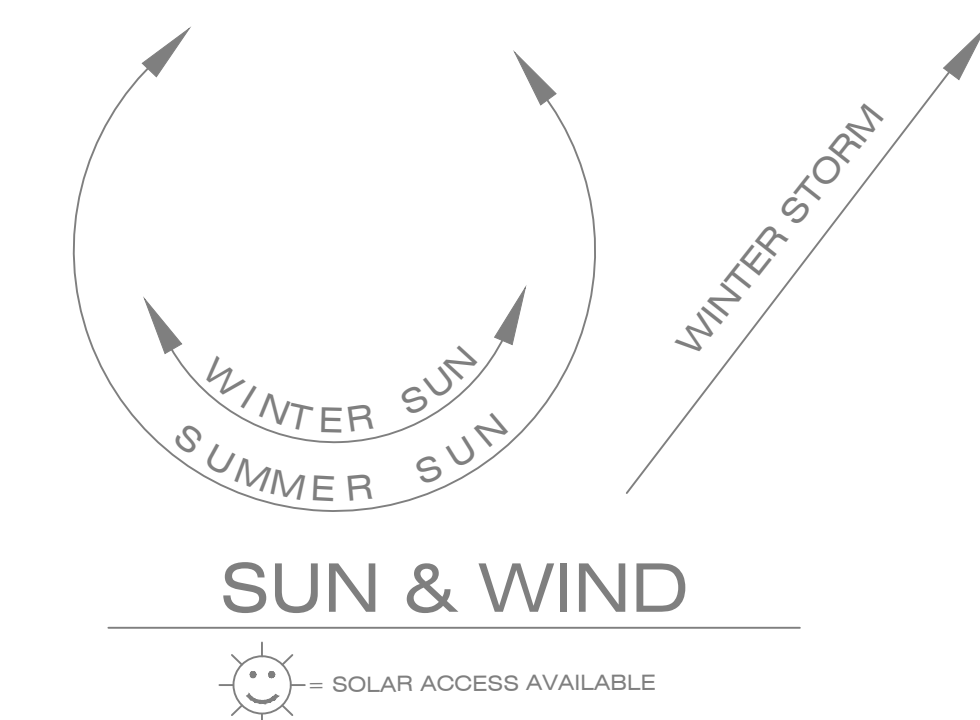
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: WAYNE HAYSON

SITE INFORMATION

TAX MAP: 3S106
TAX LOT: 100 & 101
SITE ADDRESS: 17045 AND 17117 SW BROOKMAN ROAD
SITE SIZE: 15.72 ACRES
ZONING: MEDIUM DENSITY RESIDENTIAL LOW (MDRL)

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO.118.
DESCRIPTION: A 3" BRASS DISK INSCRIBED "WASH. CO. BM 118" SET IN CONCRETE FILLED WITH METAL, NORTH SIDE OF SW BROOKMAN ROAD ON THE EXTENDED CENTERLINE OF SW OBERST RD
ELEVATION: 194.775' NGVD 29



COVER SHEET

THE RESERVE AT CEDAR CREEK
CITY OF SHERWOOD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.	Horiz. Scale:	Vert. Scale:
JIS	01/17/20	JIS	01/17/20	MLS	01/17/20	359-003		1" = 60'	N/A

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Project: RESERVE AT CEDAR CREEK
No.: 359-003
Type: PLANNING
Sheet: **P1.0**