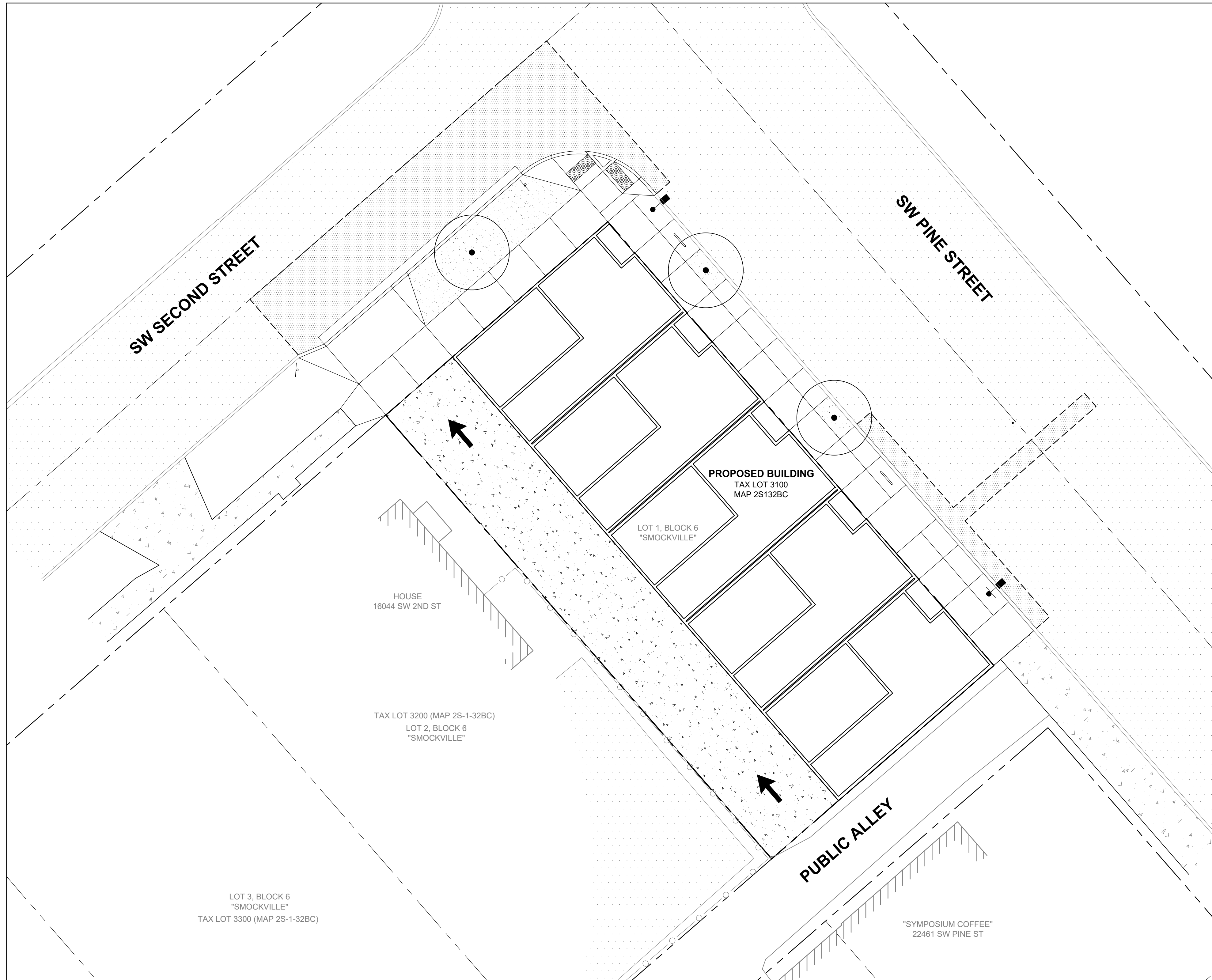
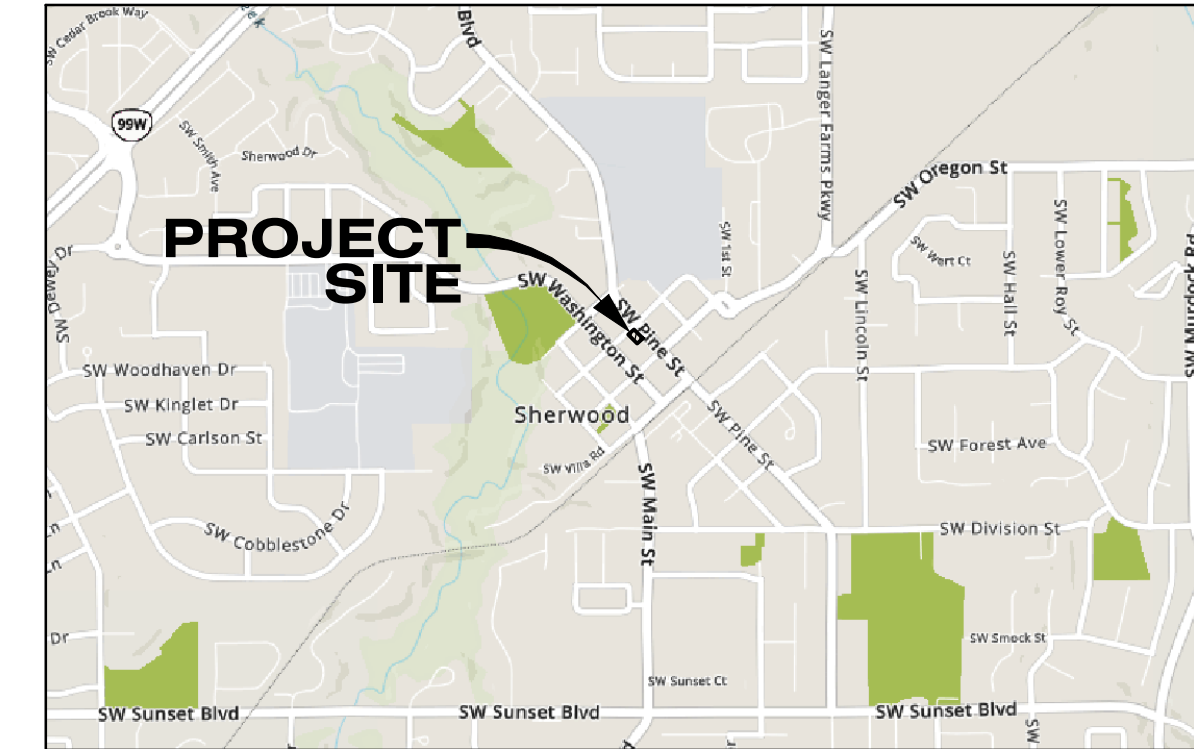
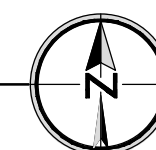


# PINE STREET MIXED USE

MIXED USE COMMERCIAL PROPERTY ON TAX LOT 3100, TAX MAP 2S132BC  
22415 SW PINE STREET, SHERWOOD OREGON 97140

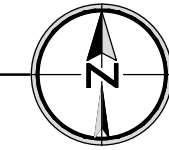


**SITE MAP**  
SCALE: 1"=10'



**VICINITY MAP**

NTS



## OWNER / APPLICANT

AJK INVESTMENTS, LLC  
4660 NE BELKNAP COURT #101U  
HILLSBORO, OR 97124  
CONTACT: JOE KEIZUR  
PHONE: 503-332-3483  
EMAIL: JOEKEIZUR1@GMAIL.COM

## PLANNING/ENGINEERING/SURVEYING

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

## DESIGNER

E DRAFTING CORP.  
6833 NW FRIBERG-STRUNK ST.  
CAMAS, WA 98607  
PHONE: (360)909-4582  
CONTACT: BRIAN EMRICH  
EMAIL: BRIAN@EDRAFTINGCORP.COM

## SITE INFORMATION

TAX MAP: 2S132BC  
TAX LOT: 3100  
SITE ADDRESS: 22415 SW PINE STREET, SHERWOOD OREGON 97140  
SITE SIZE: 5,000 S.F.  
ZONING: (RC) RETAIL COMMERCIAL

PROPOSED AREA OF COMMERCIAL AND RESIDENTIAL USES		
USE	PER UNIT (SF)	5 UNITS (SF)
LIVE/WORK	321	1,605
GARAGE	216	1,080
TOTAL MIXED USE/GARAGE AREA	537	2,685
GROUND FLOOR LIVING AREA	139	695
MAIN FLOOR LIVING AREA	701	3,505
UPPER FLOOR LIVING AREA	746	3,730
TOTAL LIVING AREA	1,586	7,930

## VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO.111

DESCRIPTION: BRASS DISK IN CURB AT SE CORNER OF SUNSET CT AND SHERWOOD BLVD

ELEVATION: 213.55' NGVD 29

## SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1	COVER SHEET
P2	EXISTING CONDITIONS AND DEMOLITION PLAN
P3	SITE, GRADING AND EROSION CONTROL PLAN
P4	COMPOSITE UTILITY PLAN



**PIONEER DESIGN GROUP**  
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
PORTLAND, OREGON | HONOLULU, HAWAII  
PH: 503.643.8286 | WWW.PD-GRP.COM

## COVER SHEET

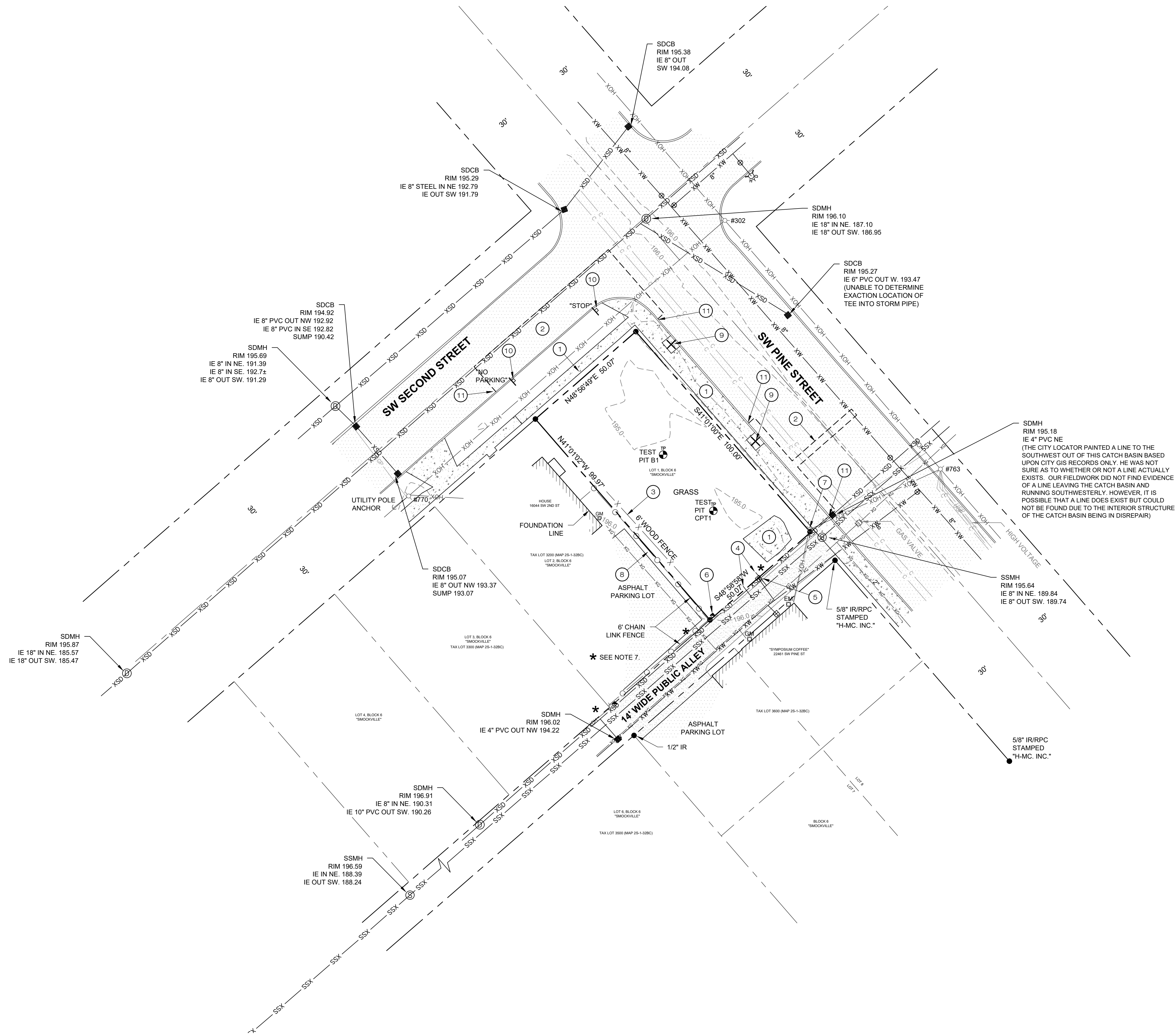
PINE STREET MIXED USE  
SHERWOOD, OREGON

Designed by	Date	Reviewed by	Date	REF.
MLS	02/2021	BDH	02/2021	
Reviewed by	02/2021	Project No.	382-001	
Horiz. Scale:		Vert. Scale:		

By	Revision	Date

**Project**  
PINE STREET  
**No.**  
382-001  
**Type**  
PLANNING  
**Sheet**

**P1**

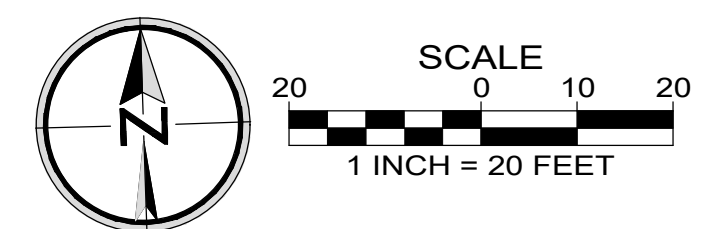


**LEGEND**

	RIGHT-OF-WAY LINE
	BOUNDARY LINE
	EXISTING LOT LINE
	CENTER LINE
	STORM DRAINAGE LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	COMMUNICATION LINE
	UNDERGROUND POWER LINE
	OVERHEAD WIRE
	CHAIN LINK FENCE (AS NOTED)
	WOOD FENCE (AS NOTED)
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CONIFEROUS TREE (DBH)
	DECIDUOUS TREE (DBH)
	CATCH BASIN/DRAIN INLET
	STORM DITCH INLET
	STORM MANHOLE
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	WATER METER
	GAS VALVE
	GAS METER
	STREET SIGN
	MAILBOX
	ELECTRIC PEDESTAL
	LIGHT POLE
	POWER POLE
	COMMUNICATION VAULT
	TELECOMMUNICATION PEDESTAL
	UTILITY EXTENSION
	FOUND SURVEY MONUMENT AS NOTED
	EXISTING CONCRETE
	EXISTING ASPHALT PAVEMENT
	EXISTING BUILDING FOOTPRINT
	EXISTING TREE TO BE REMOVED
	EXISTING SLOPE DIRECTION

**DEMOLITION NOTES**

- 1 REMOVE EXISTING CONCRETE.
- 2 REMOVE EXISTING ASPHALT PAVING.
- 3 REMOVE EXISTING WOOD FENCE INCLUDING FOOTINGS, POSTS AND ASSOCIATED APPURTENANCES.
- 4 REMOVE EXISTING SANITARY LATERAL.
- 5 REMOVE EXISTING WATER METER AND SERVICE. COORDINATE WITH THE CITY OF SHERWOOD.
- 6 REMOVE AND RELOCATE EXISTING TELEPHONE PEDESTAL. COORDINATE WITH APPROPRIATE FRANCHISE UTILITY COMPANY.
- 7 RELOCATE EXISTING UTILITY POLE. CONTRACTOR TO COORDINATE WITH APPROPRIATE FRANCHISE UTILITY COMPANY.
- 8 PROTECT EXISTING CHAIN LINK FENCE ON ADJACENT PROPERTY.
- 9 REMOVE EXISTING STREET TREE.
- 10 REMOVE AND REPLACE EXISTING SIGN AND POSTS.
- 11 REMOVE EXISTING CURB.



**EXISTING CONDITIONS AND DEMOLITION PLAN**

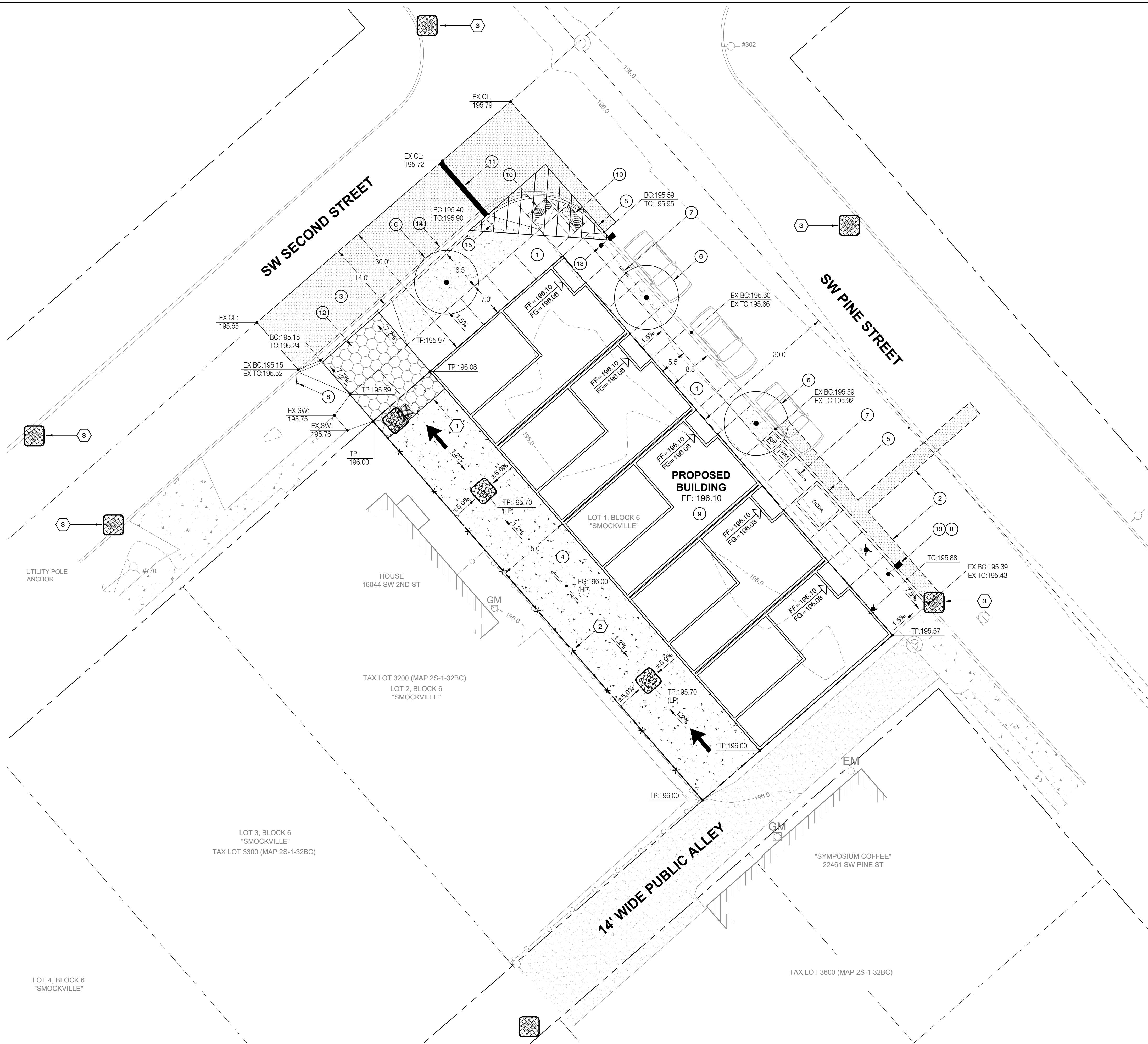
PINE STREET MIXED USE  
 SHERWOOD, OREGON

Designed by	MLS	Date	02/2021
Drawn by	BDH	Date	02/2021
Reviewed by	MLS	Date	02/2021
Project No.	382-001	REF.	
Horiz. Scale:		Vert. Scale:	

By	
Revision	
No.	
Date	

Project  
 PINE STREET  
 No.  
 382-001  
 Type  
 PLANNING  
 Sheet  
**P2**

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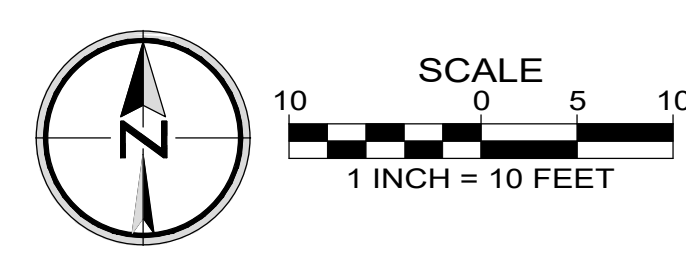
### LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED EROSION CONTROL FENCING
- PROPOSED FLOW LINE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION
- TC: 201.50  
BC: 201.00  
TP: 201.50
- FG 201.50  
EG: 201.00
- EX BC: 201.50
- PROPOSED PARKING STALL
- CORNER VISION TRIANGLE

TC = TOP OF CURB ELEVATION  
BC = BOTTOM OF CURB ELEVATION  
TP = TOP OF PAVEMENT ELEVATION  
FG = FINISH GRADE ELEVATION  
EG = EXISTING GROUND ELEVATION  
EX BC = EXISTING BOTTOM OF CURB ELEVATION

- ### CONSTRUCTION NOTES
- 1 CONSTRUCT CONCRETE SIDEWALK
  - 2 PROPOSED ASPHALT PAVEMENT TRENCH PATCH
  - 3 PROPOSED LOCAL STREET ASPHALT PAVEMENT SECTION.
  - 4 PROPOSED CONCRETE DRIVEWAY
  - 5 PROPOSED CONCRETE STANDARD CURB
  - 6 PROPOSED STREET TREE
  - 7 INSTALL BIKE RACK
  - 8 INSTALL NEW "NO PARKING" STREET SIGN
  - 9 PROPOSED LIVE WORK BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - 10 INSTALL DUAL ADA RAMPS
  - 11 PROPOSED STRIPING
  - 12 PROPOSED COMMERCIAL DRIVEWAY
  - 13 INSTALL STREET LIGHTS
  - 14 INSTALL CONCRETE CURB AND GUTTER
  - 15 REINSTALL EXISTING STREET SIGN

- ### EROSION CONTROL NOTES
- 1 PROPOSED CONSTRUCTION ENTRANCE.
  - 2 PROPOSED PERIMETER SILT FENCE, TYP.
  - 3 PROPOSED INLET PROTECTION, TYP.



**SITE, GRADING AND EROSION CONTROL PLAN**  
 PINE STREET MIXED USE  
 SHERWOOD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.
MLS	02/2021	BDH	02/2021	MLS	02/2021	382-001	

By	Revision	Date

