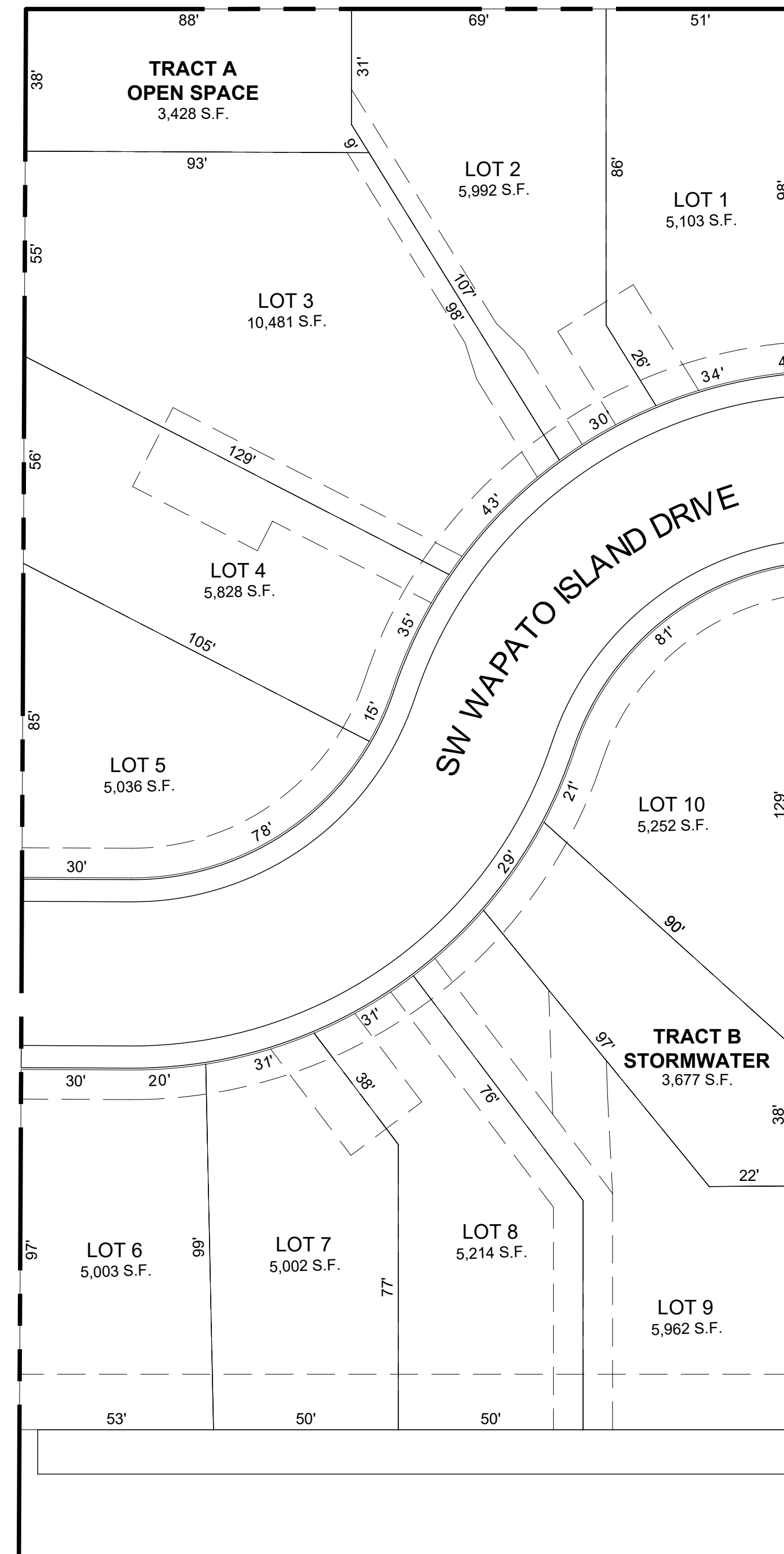
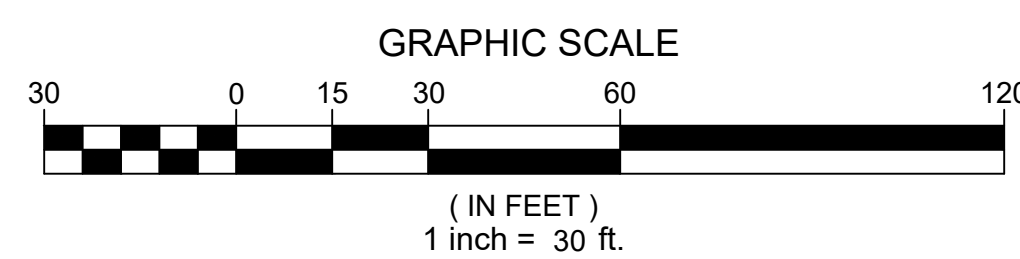


BROOKMAN PLACE TENTATIVE PLAT

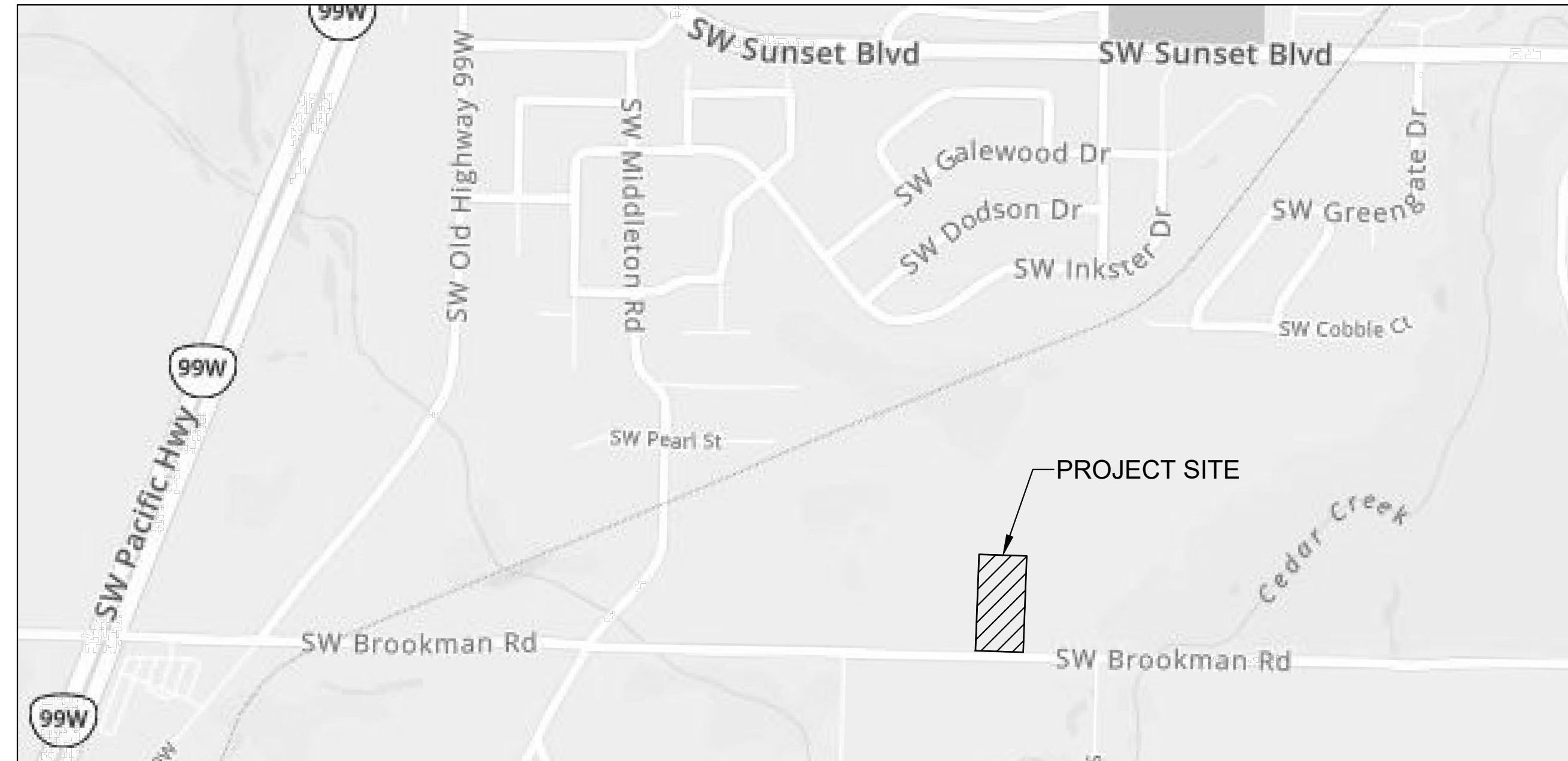
SHERWOOD, OREGON



SW BROOKMAN ROAD



SITE PLAN
SCALE: 1" = 30'



SITE LEGEND

NOTE: LINETYPE THICKNESS OR TEXT MAY BE MODIFIED TO DESCRIBE SIZE OF PIPE

EXISTING		PROPOSED	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	ADJACENT PROPERTY LINE	---	ADJACENT PROPERTY LINE
---	SUBJECT PROPERTY LINE	---	PROPERTY LINE
---	EASEMENT	---	EASEMENT
~ ~ ~	MAJOR CONTOUR	~ ~ ~	MAJOR CONTOUR
~ ~ ~	MINOR CONTOUR	~ ~ ~	MINOR CONTOUR
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
▨	PAVEMENT	▨	PAVEMENT
▨	GRAVEL	▨	GRAVEL
▨	CONCRETE	▨	CONCRETE
▨	BUILDING	▨	BUILDING
X X	FENCE	X X	FENCE
—SD—SD—	STORM LINE	—SD—SD—	STORM LINE
D	STORM MANHOLE	D	STORM MANHOLE
■	STORM INLET	■	STORM INLET / DITCH INLET
■	CURB INLET	■	CURB INLET
▭	CULVERT	▭	CULVERT
—W—W—	WATERLINE	—W—W—	WATERLINE
■	WATER METER	■	WATER METER
☀	FIRE HYDRANT	☀	FIRE HYDRANT
WV	WATER VALVE	WV	WATER VALVE
—SS—SS—	SANITARY SEWER LINE	—SS—SS—SS—	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE	⊙	SANITARY SEWER MANHOLE
⊙	SANITARY CLEANOUT	⊙	SANITARY CLEANOUT
—OHE—OHE—	OVERHEAD POWER	—UGE—UGE—	UNDERGROUND POWER
☀	STREET LIGHT	☀	PARKING LIGHT / STREET LIGHT
⊙	UTILITY POLE	⊙	UTILITY POLE
—COM—COM—	COMMUNICATIONS LINE	—COM—COM—	COMMUNICATIONS LINE
—GAS—GAS—	GAS PIPELINE	—GAS—GAS—	GAS PIPELINE
⊙	SIGN	⊙	SIGN
—TELE—TELE—	TELEPHONE LINE	—TELE—TELE—	TELEPHONE LINE
☀	TREE TO REMAIN	☀	LANDSCAPED AREA
☀	TREE TO BE REMOVED	☀	TREE

OWNER/DEVELOPER:
OLIVIA BEACH SALES & CONSTRUCTION
3329 SW HWY 101
LINCOLN CITY, OR 97367
PHONE: 541-921-1247
EMAIL: info@oliviabeach.com

CIVIL ENGINEERING:
REECE & ASSOCIATES, INC
C/O DAVID J. REECE, PE
321 FIRST AVENUE EAST, SUITE 3A
ALBANY, OR 97321
PHONE: 541-926-2428
EMAIL: dave@r-aengineering.com

SURVEYOR:
COLE SURVEYING, LLC
6765 PHILOMATH BLVD
CORVALLIS, OR 97333
TELEPHONE: 541-929-5500
EMAIL: colesurveying.com

ARBORIST:
DAVID D. HUNTER, CONSULTING ARBORIST, LLC
REGISTERED CONSULTING ARBORIST #408
C/O DAVID D. HUNTER
P.O. BOX 324
FOREST GROVE, OR 97116-0324
EMAIL: ddhunterarborist@aol.com

PROPERTY INFORMATION:
TAX LOT 101
N.W. 1/4 SECTION 6
T. 03 S. - R. 01 W., W.M.

PROPERTY ADDRESS:
17687 SW BROOKMAN RD

ZONING:
MDRH - MEDIUM DENSITY RESIDENTIAL HIGH

WATER SYSTEM:
WATER DISTRIBUTION IS BY THE CITY OF SHERWOOD

SANITARY SEWER:
SANITARY SEWER IS BY THE CITY OF SHERWOOD

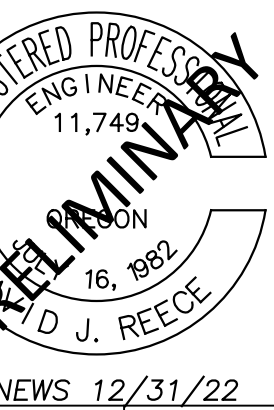
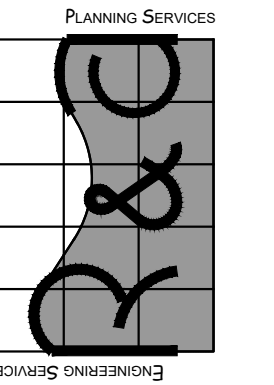
AREA RATIONALE:
GROSS AREA: 87,150 S.F. (2.00 AC.)
AREA IN R/W: 22,855 S.F. (0.52 AC.)
AREA IN TRACT: 7,105 S.F. (0.08 AC.)
NET BUILDABLE AREA: 64,295 S.F. (1.48 AC.)
NUMBER OF LOTS: 10

NET DENSITY CALCULATION:
6.8 DWELLING UNITS PER ACRE

SENSITIVE AREAS:
1. THERE ARE NO STREAMS ON THE SITE.
2. THERE ARE NO PONDS ON THE SITE.
3. THERE ARE NO DELINEATED WETLANDS ON THE SITE.
4. THERE ARE NO DRAINAGE WAYS ON THE SITE.
5. THERE ARE NO SENSITIVE AREAS ON THE SITE THAT REQUIRE A VEGETATIVE CORRIDOR.
6. THIS SITE IS LOCATED WITHIN ZONE "X", OUTSIDE OF THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 41067C0603F, LAST REVISED OCTOBER 19, 2018.

SHEET INDEX:
1.0 COVER SHEET
2.0 SURROUNDING LAND USES
3.0 EXISTING SITE CONDITIONS
4.0 TRANSPORTATION
5.0 GRADING & EROSION CONTROL
6.0 UTILITIES
7.0 LANDSCAPE PLAN
8.0 TENTATIVE PLAN

Reece & Associates, Inc.
321 First Avenue East, Suite 3A
Albany, Oregon 97321
Phone: 541-926-2428
Fax: 541-926-2456



RENEWS 12/31/22

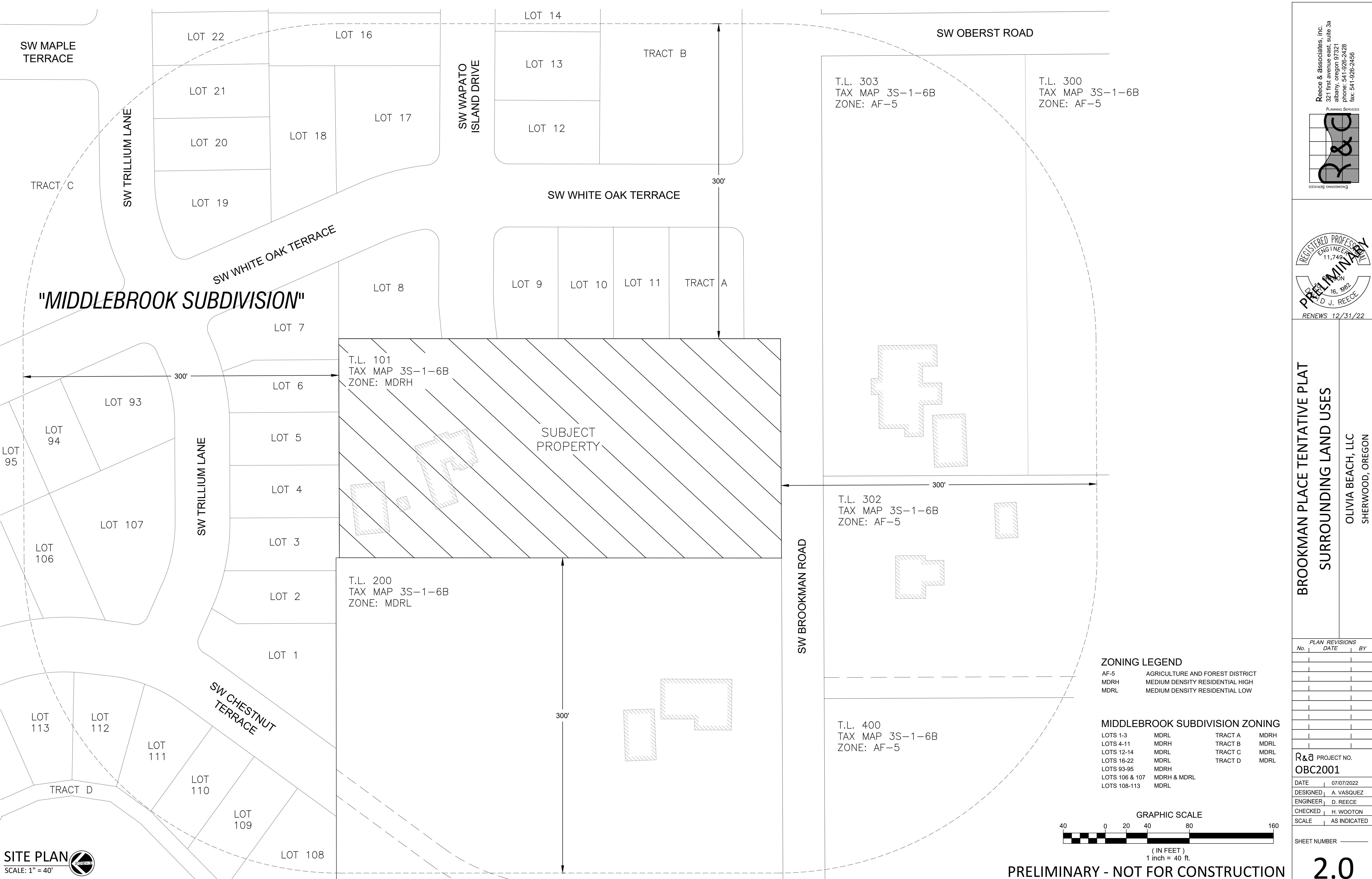
BROOKMAN PLACE TENTATIVE PLAT
COVER SHEET
 OLIVIA BEACH, LLC
 SHERWOOD, OREGON

PLAN REVISIONS		
No.	DATE	BY

PROJECT NO. **OBC2001**
 DATE 07/07/2022
 DESIGNED A. VASQUEZ
 ENGINEER D. REECE
 CHECKED H. WOOTON
 SCALE AS INDICATED

SHEET NUMBER **1.0**

PRELIMINARY - NOT FOR CONSTRUCTION



"MIDDLEBROOK SUBDIVISION"

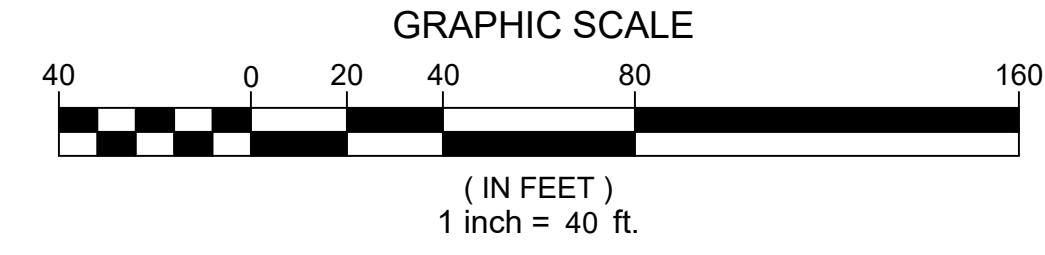
SUBJECT PROPERTY

ZONING LEGEND

AF-5 AGRICULTURE AND FOREST DISTRICT
MDRH MEDIUM DENSITY RESIDENTIAL HIGH
MDRL MEDIUM DENSITY RESIDENTIAL LOW

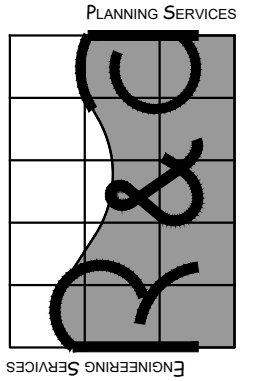
MIDDLEBROOK SUBDIVISION ZONING

LOTS 1-3 MDRL TRACT A MDRH
LOTS 4-11 MDRH TRACT B MDRL
LOTS 12-14 MDRL TRACT C MDRL
LOTS 16-22 MDRL TRACT D MDRL
LOTS 93-95 MDRH
LOTS 106 & 107 MDRH & MDRL
LOTS 108-113 MDRL



PRELIMINARY - NOT FOR CONSTRUCTION

Reece & Associates, Inc.
321 First Avenue East, Suite 3a
Albany, Oregon 97321
Phone: 541-926-2428
Fax: 541-926-2456



REGISTERED PROFESSIONAL
ENGINEER
11,749
DATE 08/16/2018
D. J. REECE
RENEWES 12/31/22

**BROOKMAN PLACE TENTATIVE PLAT
SURROUNDING LAND USES**

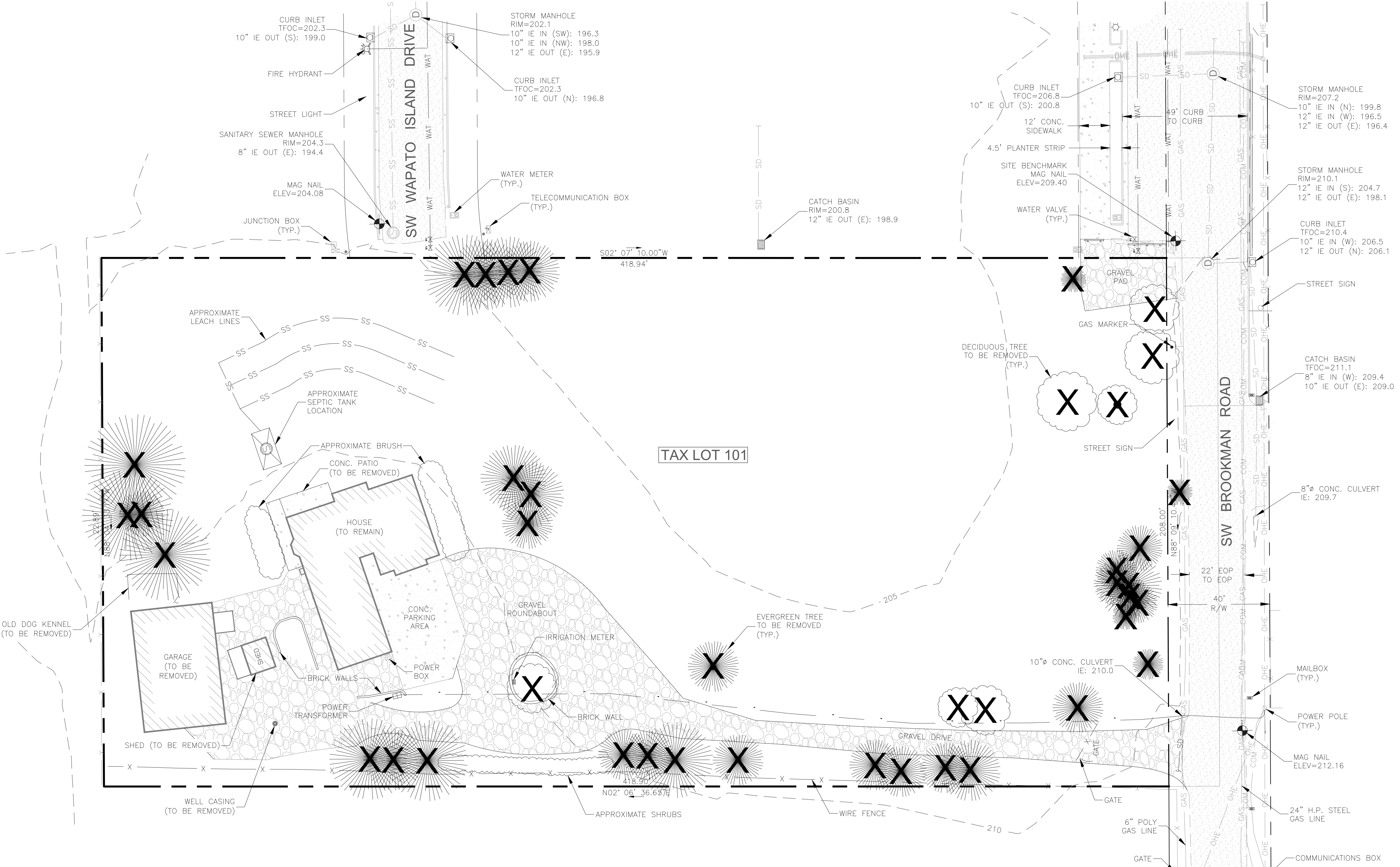
OLIVIA BEACH, LLC
SHERWOOD, OREGON

PLAN REVISIONS No.	DATE	BY

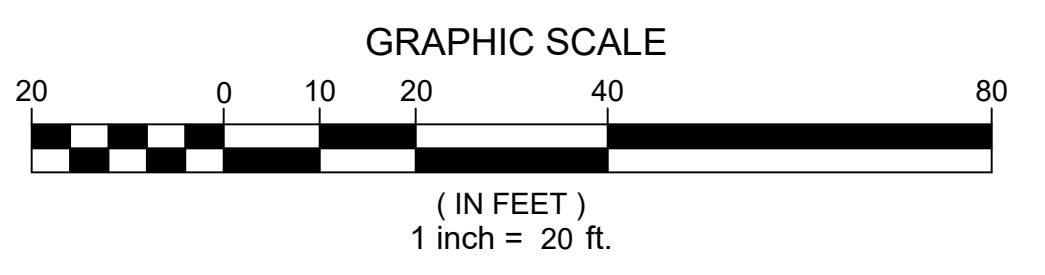
R&A PROJECT NO.
OBC2001
DATE | 07/07/2022
DESIGNED | A. VASQUEZ
ENGINEER | D. REECE
CHECKED | H. WOOTON
SCALE | AS INDICATED

SHEET NUMBER **2.0**

SITE PLAN
SCALE: 1" = 40'



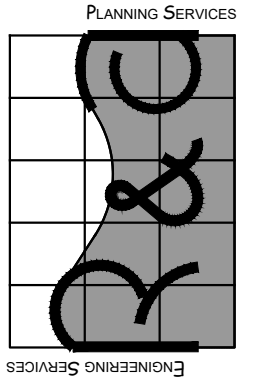
SITE PLAN
SCALE: 1" = 20'



NOTES:

- ELEVATIONS ARE BASED ON BENCHMARK NO. 963. A 2" BRASS DISK ESTABLISHED BY WASHINGTON COUNTY. THE ELEVATION OF THE BENCHMARK IS 187.53 (NGVD 29). THE SITE BENCHMARK IS A MAG NAIL NEAR THE SOUTHEAST PROPERTY CORNER, ELEVATION=209.40.
- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE BASED ON FIELD TIES OF EXISTING SURVEY MONUMENTATION AND THE VARIOUS SURVEYS OF RECORD.
- LOCATION OF SEPTIC TANK, DISTRIBUTION BOXES, SPLITTER BOXES, AND DRAIN LINES WERE ALL DRAWN IN BASED STRICTLY ON FIELD TIES AND RECORD INFORMATION FROM THE HOME OWNER. THE LOCATION OF SAID ITEMS COULD NOT BE FIELD VERIFIED AND WERE SHOWN AS AN APPROXIMATE LOCATION.

Reece & associates, inc.
321 first avenue east, suite 3a
albany, oregon 97321
phone: 541-926-2428
fax: 541-926-2456



REGISTERED PROFESSIONAL
ENGINEER
11,749
PRELIMINARY
16, 1981
D. J. REECE
RENEWS 12/31/22

**BROOKMAN PLACE TENTATIVE PLAT
EXISTING SITE CONDITIONS**

OLIVIA BEACH, LLC
SHERWOOD, OREGON

PLAN REVISIONS		
No.	DATE	BY

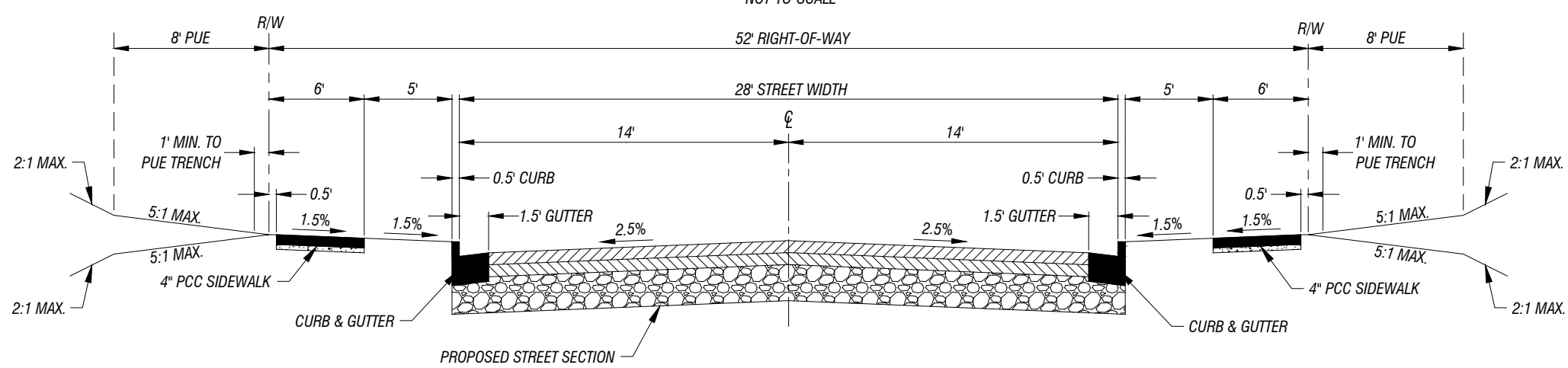
R&A PROJECT NO.	OBC2001
DATE	07/07/2022
DESIGNED	A. VASQUEZ
ENGINEER	D. REECE
CHECKED	H. WOOTON
SCALE	AS INDICATED

SHEET NUMBER _____

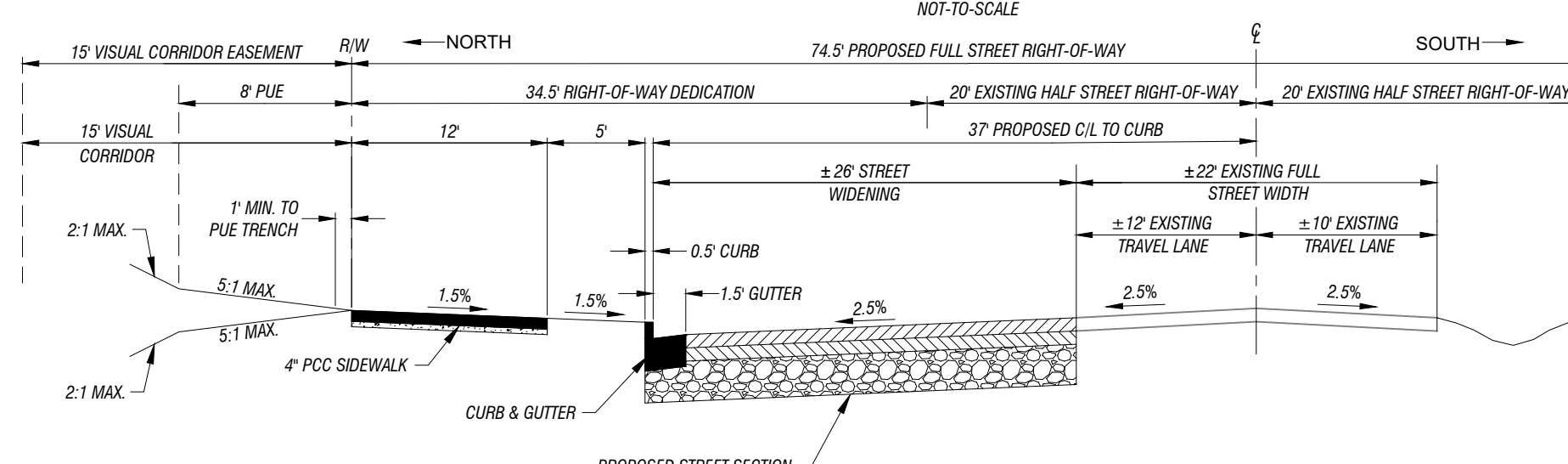
3.0

PRELIMINARY - NOT FOR CONSTRUCTION

LOCAL STREET TYPICAL SECTION
SW WAPATO ISLAND DRIVE
NOT-TO-SCALE



ARTERIAL STREET TYPICAL SECTION
SW BROOKMAN ROAD RIGHT-OF-WAY DEDICATION & HALF STREET WIDENING
NOT-TO-SCALE



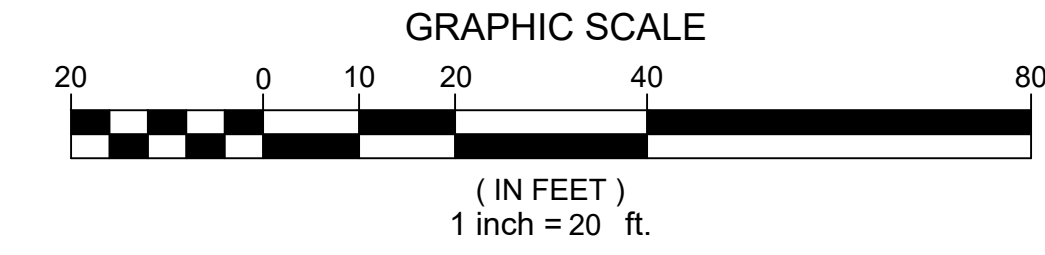
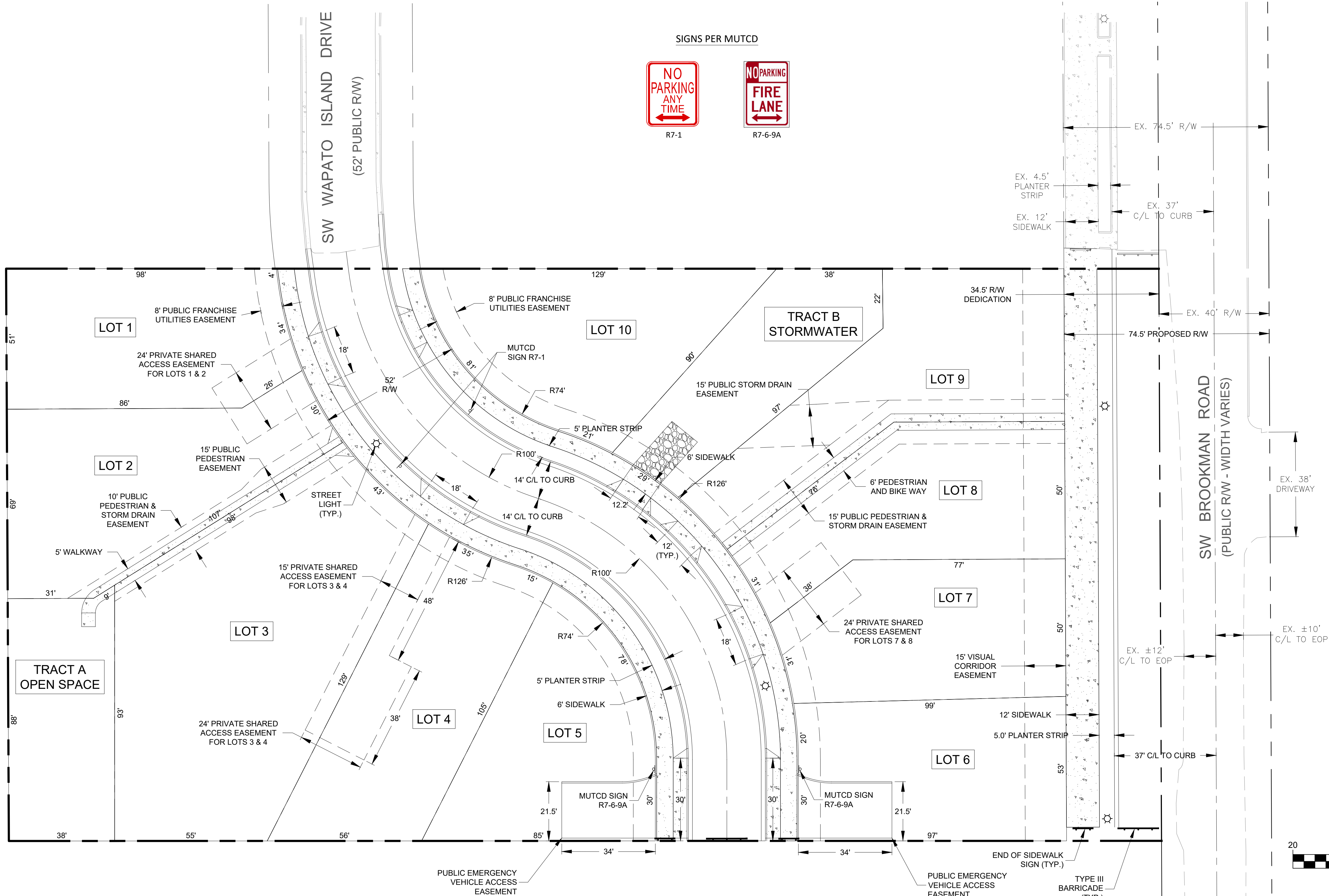
SIGNS PER MUTCD



R7-1



R7-6-9A



Reece & Associates, Inc.
321 First Avenue East, Suite 3a
Albany, Oregon 97321
Phone: 541-926-2428
Fax: 541-926-2456

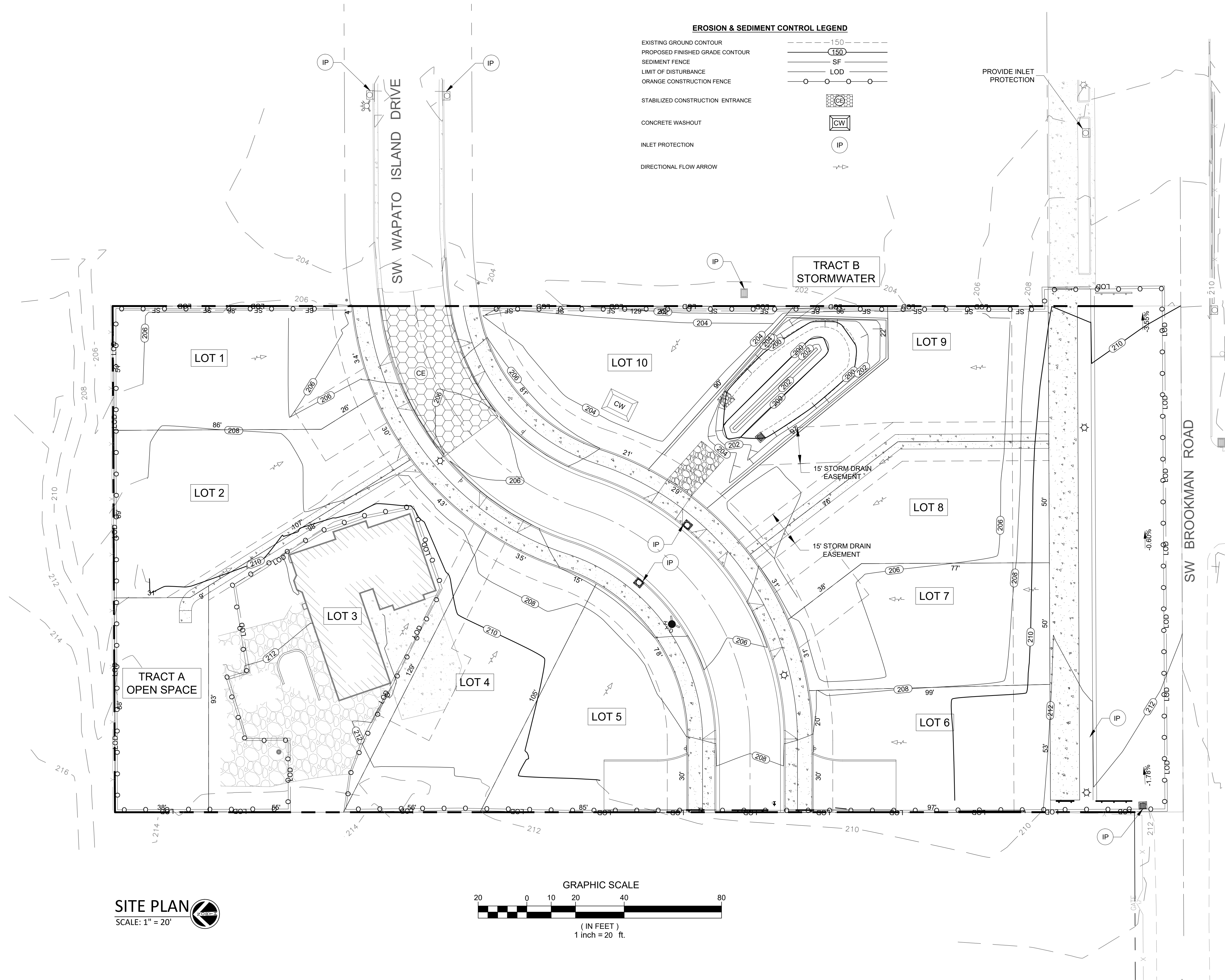
PLANNING SERVICES

REGISTERED PROFESSIONAL
ENGINEER
11,749
D. J. REECE
16, 1981
PRELIMINARY
RENEWS 12/31/22

BROOKMAN PLACE TENTATIVE PLAT
TRANSPORTATION
OLIVIA BEACH, LLC
SHERWOOD, OREGON

No.	PLAN REVISIONS	DATE	BY

R&A PROJECT NO.
OBC2001
DATE 07/07/2022
DESIGNED A. VASQUEZ
ENGINEER D. REECE
CHECKED H. WOOTON
SCALE AS INDICATED



SITE PLAN
SCALE: 1" = 20'

Reece & Associates, Inc.
321 First Avenue East, Suite 3a
Albany, Oregon 97321
phone: 541-926-2428
fax: 541-926-2456

PLANNING SERVICES

R&A

REGISTERED PROFESSIONAL ENGINEER
11,749

PRELIMINARY

18, 1991

D. J. REECE

RENEWS 12/31/22

**BROOKMAN PLACE TENTATIVE PLAT
GRADING & EROSION CONTROL**

OLIVIA BEACH, LLC
SHERWOOD, OREGON

PLAN REVISIONS	DATE	BY
No.		

R&A PROJECT NO.
OBC2001

DATE 07/07/2022

DESIGNED A. VASQUEZ

ENGINEER D. REECE

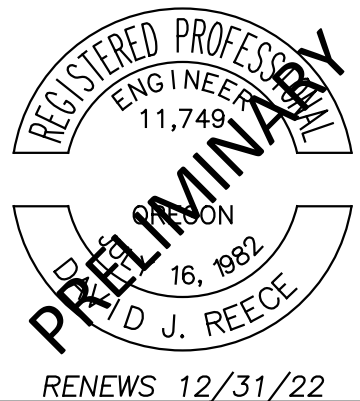
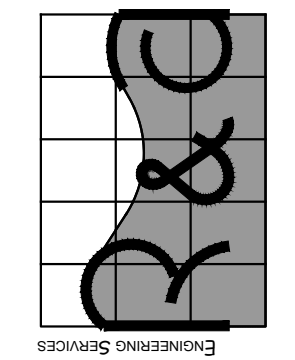
CHECKED H. WOOTON

SCALE AS INDICATED

SHEET NUMBER

5.0

PRELIMINARY - NOT FOR CONSTRUCTION



RENEWS 12/31/22

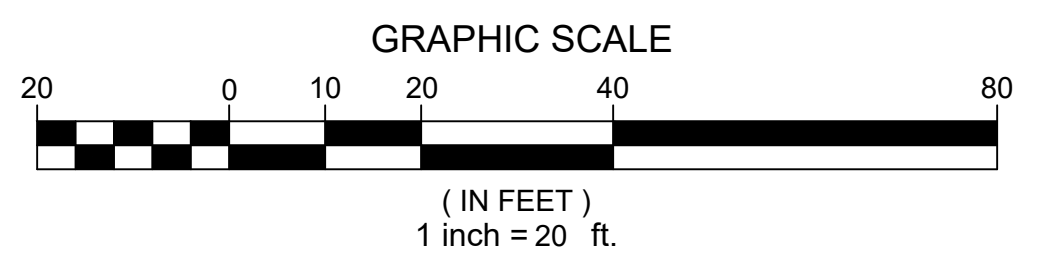
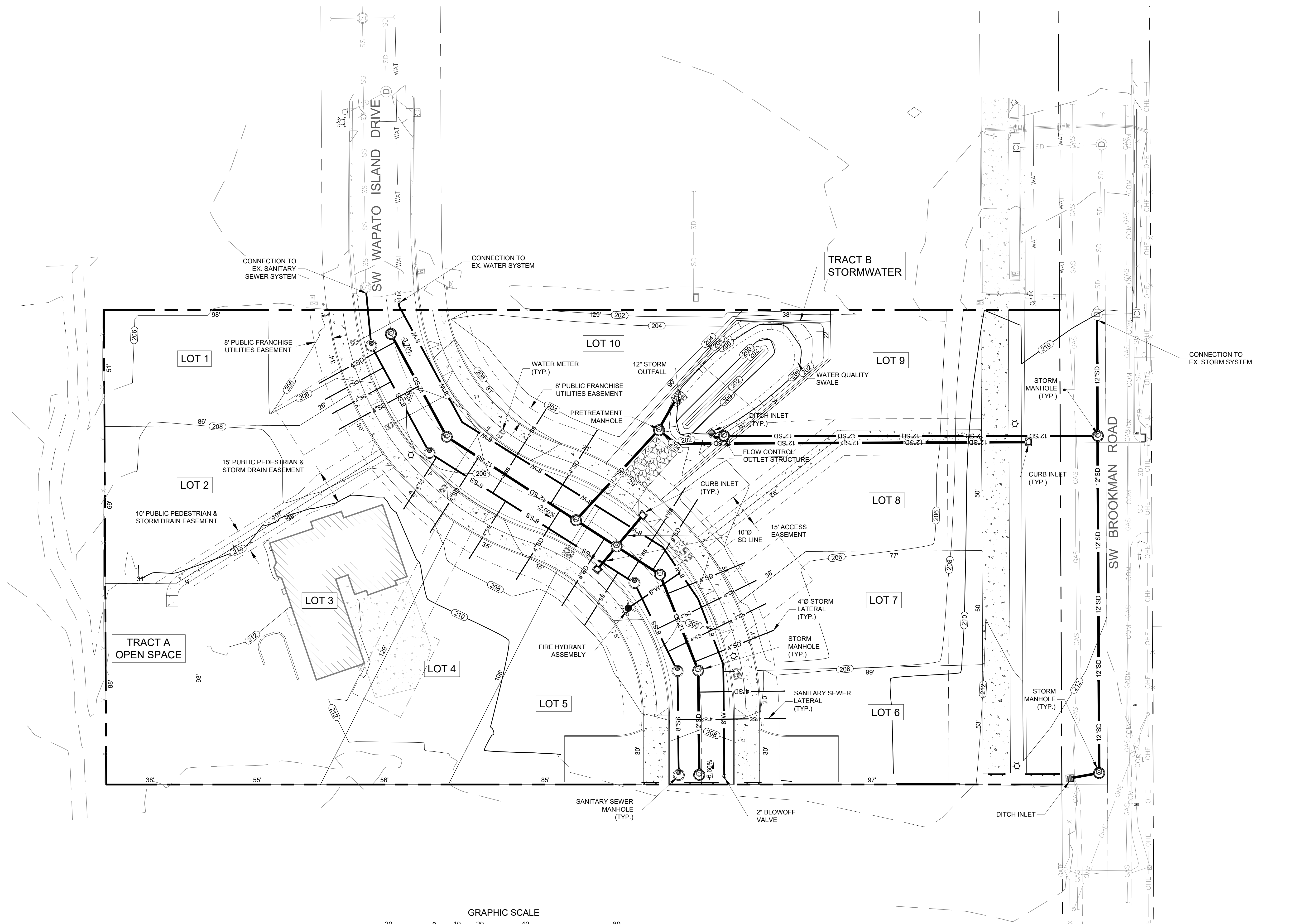
**BROOKMAN PLACE TENTATIVE PLAT
 UTILITIES**
 OLIVIA BEACH, LLC
 SHERWOOD, OREGON

PLAN REVISIONS	No.	DATE	BY

R&A PROJECT NO.	OBC2001
DATE	07/07/2022
DESIGNED	A. VASQUEZ
ENGINEER	D. REECE
CHECKED	H. WOOTON
SCALE	AS INDICATED

SHEET NUMBER _____

6.0



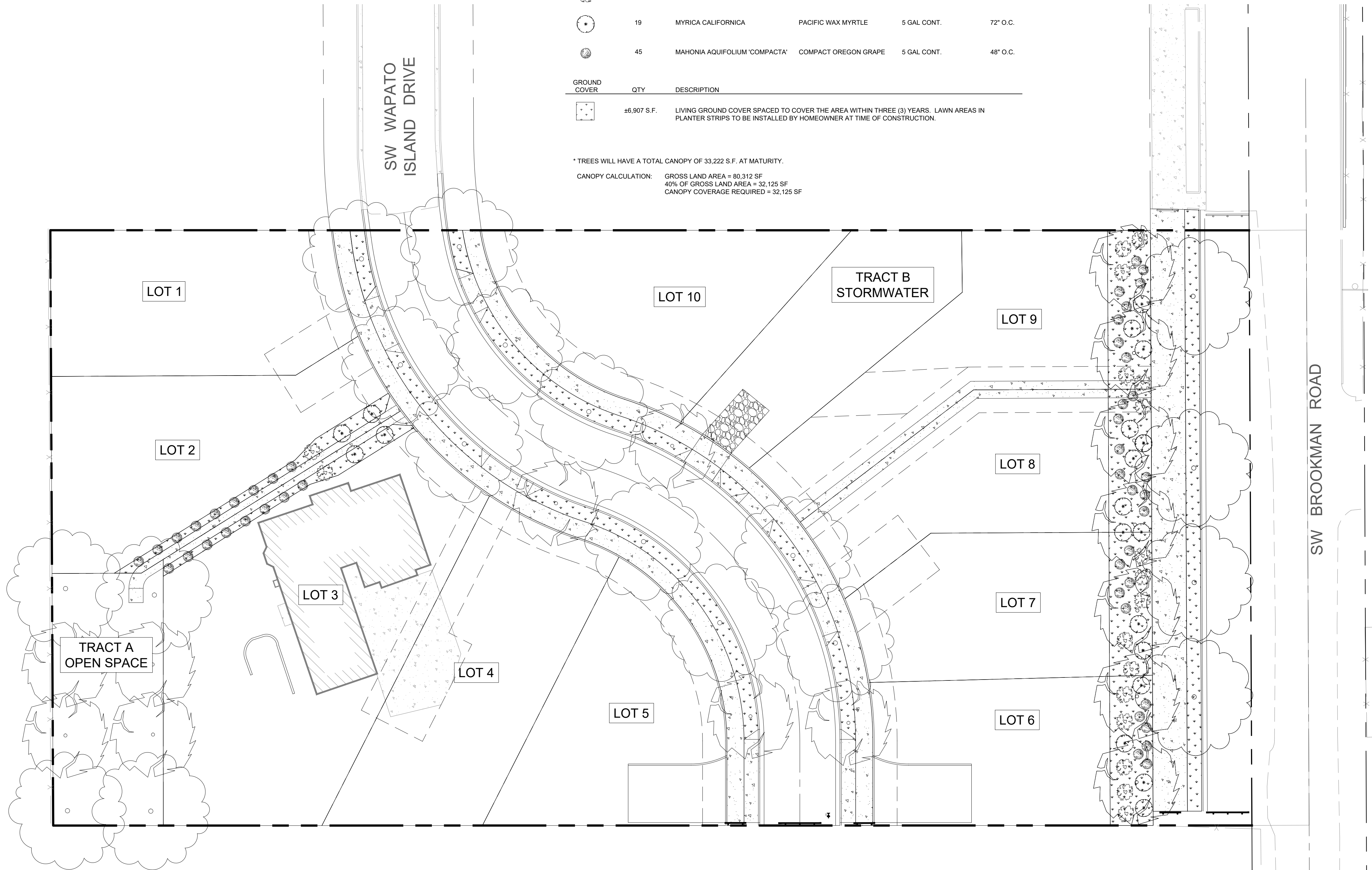
SITE PLAN
 SCALE: 1" = 20'

PRELIMINARY - NOT FOR CONSTRUCTION

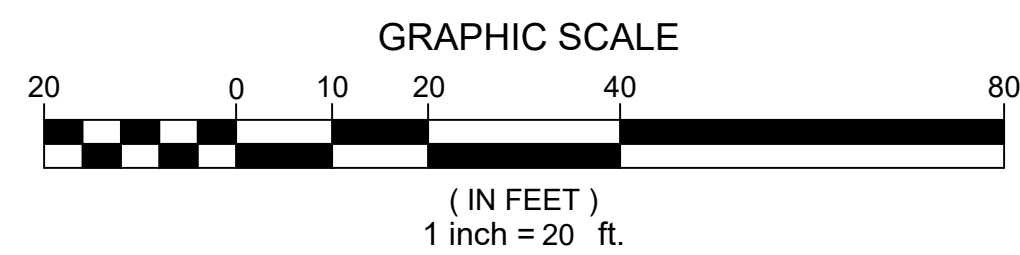
STREET TREE LEGEND & PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY SPREAD *
	18	TILIA AMERICANA	AMERICAN LINDEN	2" CAL B&B (MIN. 6' HT)	40'
	15	ACER RUBRUM 'TILFORD'	TILFORD RED MAPLE	2" CAL B&B (MIN. 6' HT)	30'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
	18	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	1 GAL CONT.	72" O.C.
	19	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL CONT.	72" O.C.
	45	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL CONT.	48" O.C.
GROUND COVER	QTY	DESCRIPTION			
	±6,907 S.F.	LIVING GROUND COVER SPACED TO COVER THE AREA WITHIN THREE (3) YEARS. LAWN AREAS IN PLANTER STRIPS TO BE INSTALLED BY HOMEOWNER AT TIME OF CONSTRUCTION.			

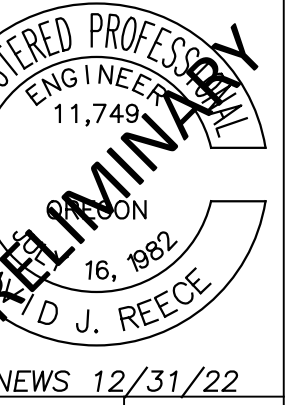
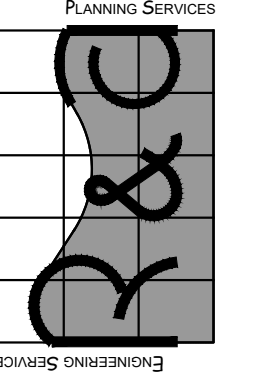
* TREES WILL HAVE A TOTAL CANOPY OF 33,222 S.F. AT MATURITY.
 CANOPY CALCULATION: GROSS LAND AREA = 80,312 SF
 40% OF GROSS LAND AREA = 32,125 SF
 CANOPY COVERAGE REQUIRED = 32,125 SF



SITE PLAN
 SCALE: 1" = 20'



Reece & Associates, Inc.
 321 First Avenue East, Suite 3a
 Albany, Oregon 97321
 phone: 541-926-2428
 fax: 541-926-2456



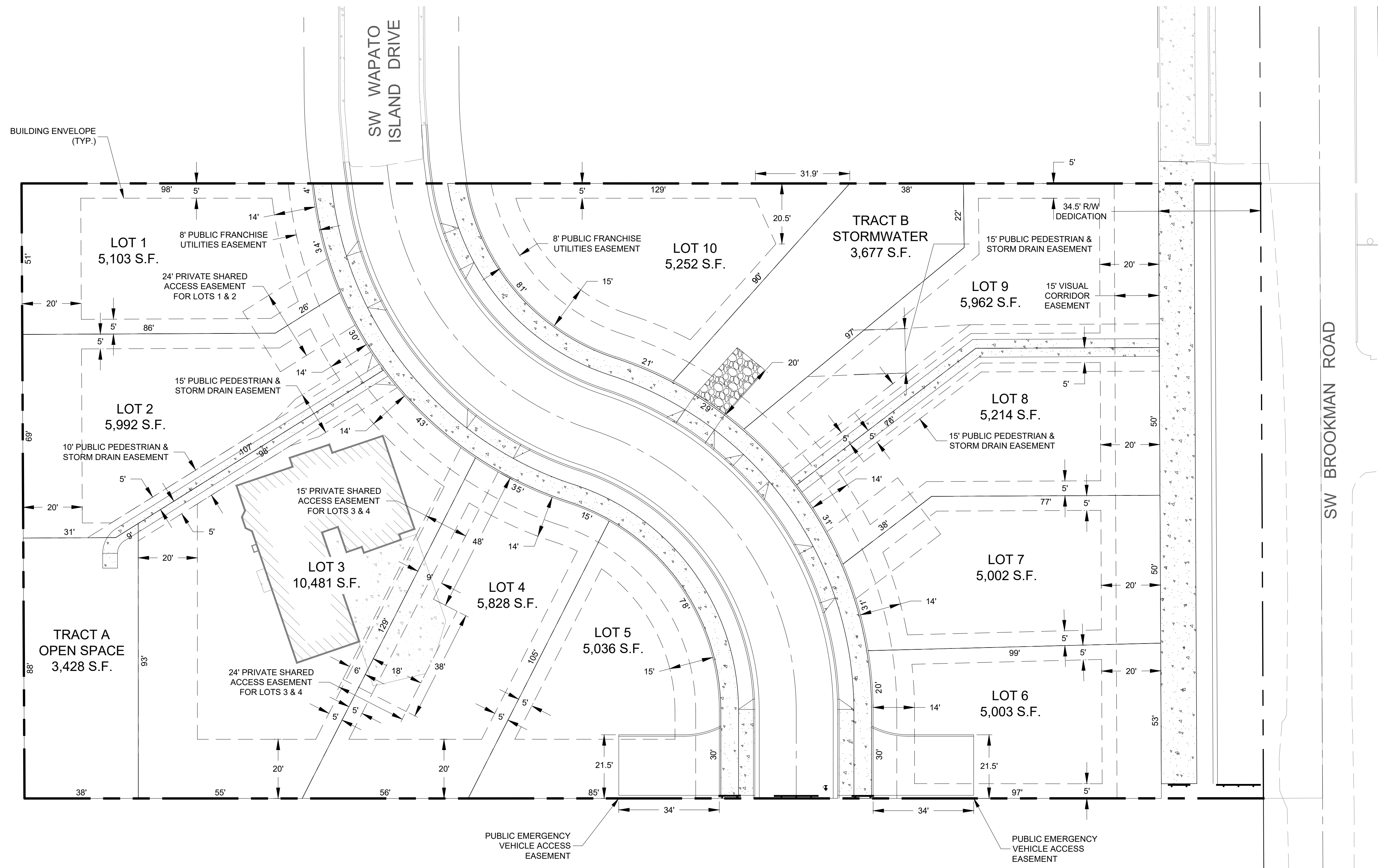
**BROOKMAN PLACE TENTATIVE PLAT
 LANDSCAPE PLAN**
 OLIVIA BEACH, LLC
 SHERWOOD, OREGON

PLAN REVISIONS		
No.	DATE	BY

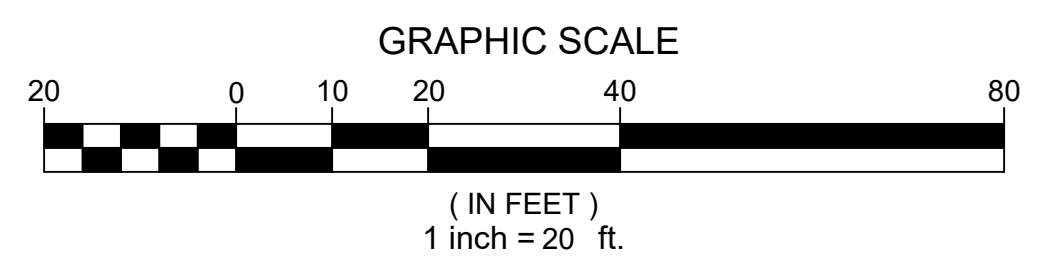
R&A PROJECT NO.
OBC2001
 DATE | 07/07/2022
 DESIGNED | A. VASQUEZ
 ENGINEER | D. REECE
 CHECKED | H. WOOTON
 SCALE | AS INDICATED

SHEET NUMBER _____
7.0

PRELIMINARY - NOT FOR CONSTRUCTION

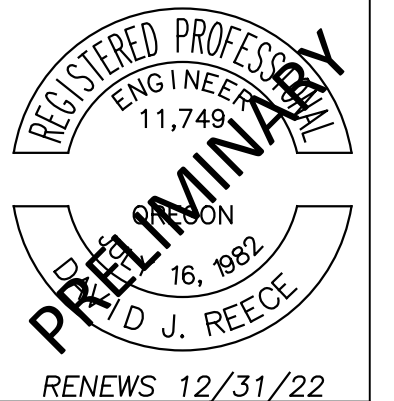
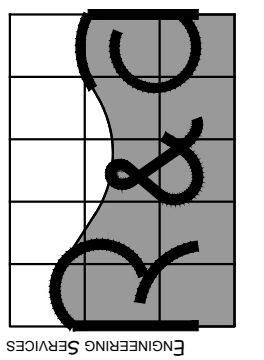


SITE PLAN
SCALE: 1" = 20'



PRELIMINARY - NOT FOR CONSTRUCTION

Reece & Associates, Inc.
321 First Avenue East, Suite 3a
Albany, Oregon 97321
phone: 541-926-2428
fax: 541-926-2456



BROOKMAN PLACE TENTATIVE PLAT
TENTATIVE PLAN
OLIVIA BEACH, LLC
SHERWOOD, OREGON

PLAN REVISIONS	No.	DATE	BY

R&A PROJECT NO.
OBC2001

DATE | 07/07/2022
 DESIGNED | A. VASQUEZ
 ENGINEER | D. REECE
 CHECKED | H. WOOTON
 SCALE | AS INDICATED

SHEET NUMBER _____
8.0