

PINOT GLEN

A 39 LOT SUBDIVISION ON TAX LOT 400, 600 & 700 TAX MAP 2S130CC
21710, 21820 & 21760 SW ELWERT ROAD, SHERWOOD, OREGON, 97140

APPLICANT

RIVERSIDE HOMES
15350 SW SEQUOIA PARKWAY, SUITE 320
BEAVERTON, OR 97006
NIKI MUNSON
PHONE (503) 645 0986
EMAIL: NMUNSON@RIVERSIDEHOME.COM

OWNER

ALEXANDER CATHERINE M TRUST & ALEXANDER FAM CRED. SHELTER TRUST
(TAX LOT 400 & 700)
11401 SW 107TH PL.
TIGARD, OR 97223

SCHENDEL ALAN (TAX LOT 600)
12599 SW BRIDGEVIEW CT.
TIGARD, OR 97223

PLANNING/ENGINEERING/SURVEYING

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

PROJECT ARBORIST

MORGAN HOLEN & ASSOCIATES LLC
3 MONROE PARKWAY, SUITE P 220
LAKE OSWEGO, OREGON 97035
CONTACT: MORGAN HOLEN
PHONE: (971) 409-9354
EMAIL: MORGAN@MHOLEN.COM

LANDSCAPE ARCHITECT

CASCARA LAND DESIGN, LLC.
PHONE (541) 510-3200
CONTACT: CURTIS RILEY, PLA, LEED AP
EMAIL: CURTIS@CASCARALANDDESIGN.COM

SITE INFORMATION

TAX MAP: 2S130CC
TAX LOT: 400, 600, & 700
SITE ADDRESS: 21710, 21820 & 21760 SW ELWERT ROAD
SHERWOOD, OREGON 97140
SITE SIZE: 7.26 ACRES
ZONING: MDRL & MDRH

VERTICAL DATUM

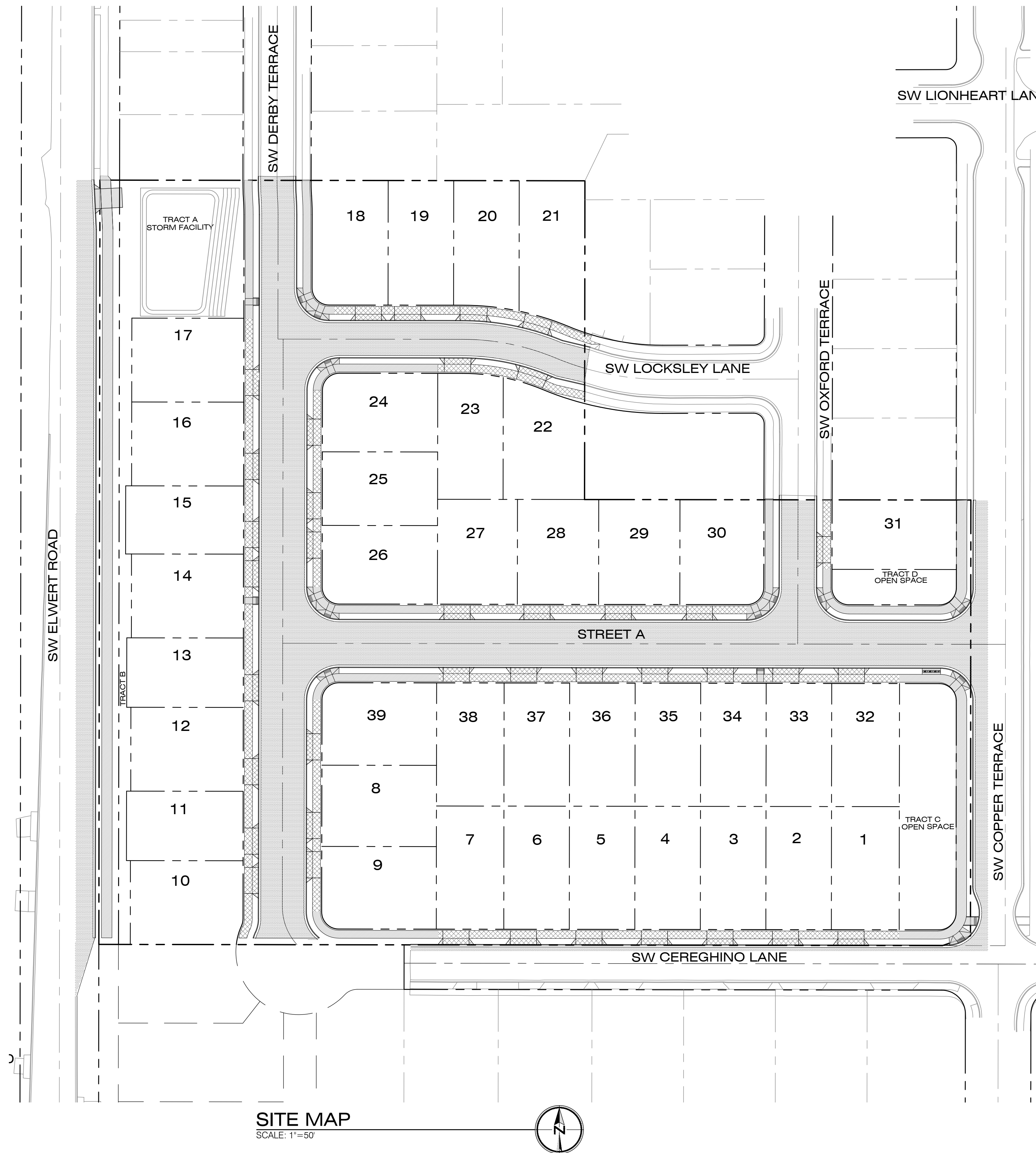
BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 39.

DESCRIPTION: A 3" BRASS DISK INSCRIBED "WASH. CO. BM 118" SET CONCRETE
FILLED WITH METAL, NORTH SIDE OF BROOKMAN ROAD ON THE EXTENDED
CENTERLINE OF OBERST ROAD

ELEVATION: 210.23' NGVD 29

UTILITIES

WATER: CITY OF SHERWOOD
SEWER: CITY OF SHERWOOD
STORM: CITY OF SHERWOOD
GAS: NORTHWEST NATURAL GAS
COMMUNICATIONS: ZIPLY



SITE MAP
SCALE: 1"=50'



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P0.0	COVER SHEET
P1.0	PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P2.1	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P2.2	PRELIMINARY TREE PRESERVATION NOTES AND TREE TABLE
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY STREET PLAN
P4.1	TYPICAL SECTIONS
P4.2	PRELIMINARY STREET PROFILES
P4.3	PRELIMINARY STREET PROFILES
P4.4	PRELIMINARY STREET PROFILES
P4.5	PRELIMINARY STREET PROFILES
P4.6	PRELIMINARY STREET PROFILES
P5.0	PRELIMINARY COMPOSITE UTILITY PLAN
P6.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE, OPEN SPACE & WATER QUALITY PLANTING PLAN

B:\Projects\131-035\Planning\131035_PO_0covr.dwg 4/20/2026 1:59:32 PM

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

PRELIMINARY

COVER SHEET

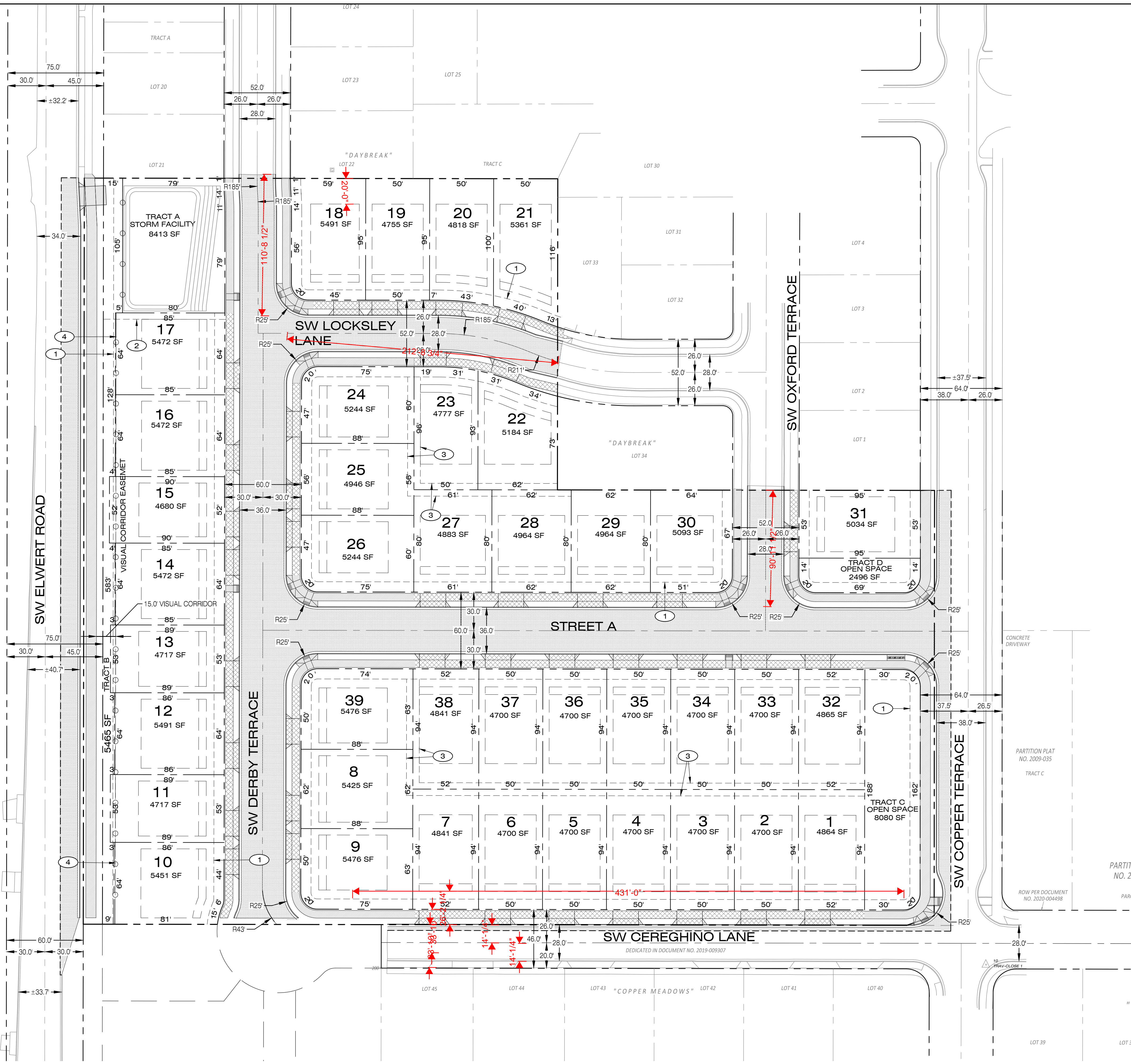
Designed by	WID	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

Project
PINOT GLEN
No.
131-035
Type
PLANNING
Sheet
P0.0

PINOT GLEN
CITY OF SHERWOOD, OREGON

B:\Projects\131-035\Planning\131035_P1_Oplat.dwg 4/20/2026 2:11:35 PM

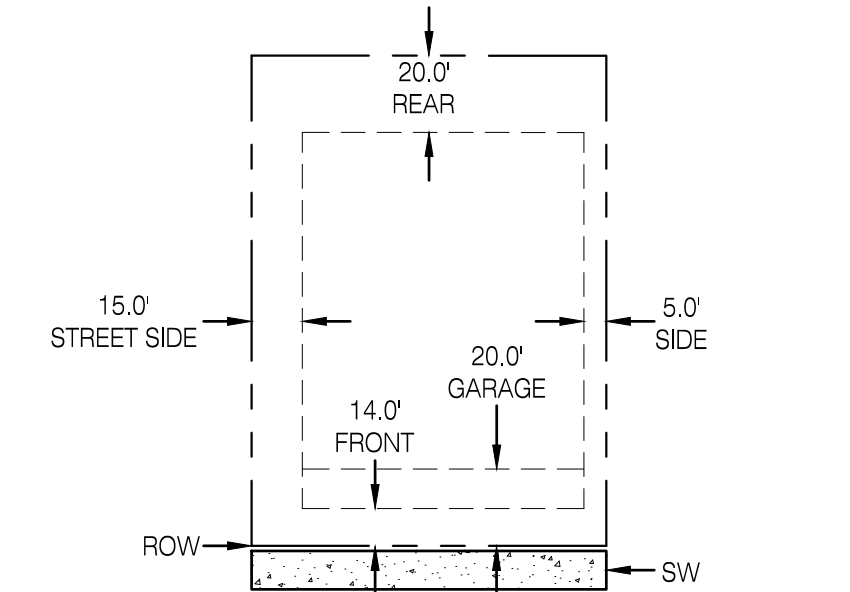


LEGEND

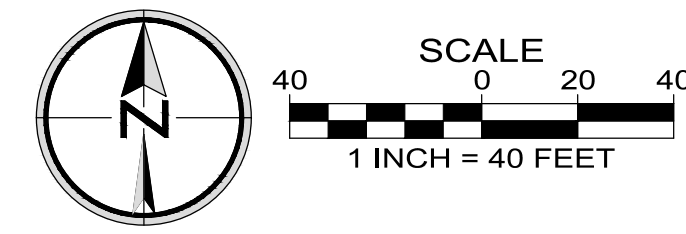
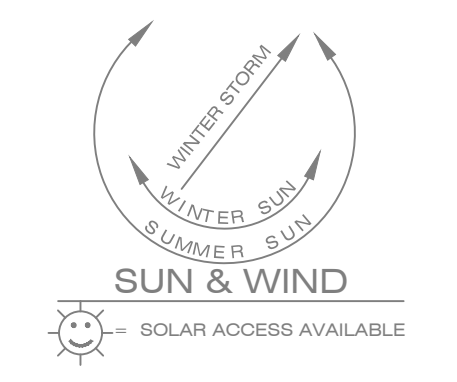
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEOWNER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER

- ### EASEMENT NOTES
- ① PROPOSED 8.0' WIDE P.U.E. (TYP.)
 - ② PROPOSED 5.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
 - ③ PROPOSED 10.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
 - ④ PROPOSED 10.0' WIDE VISUAL CORRIDOR EASEMENT (15.0' VISUAL CORRIDOR).

- ### SETBACKS (MDRL & MDRH)
- FRONT BUILDING: 14 FT.
 FRONT GARAGE: 20 FT.
 SIDE YARD: 5 FT.
 STREET SIDE YARD: 15 FT.
 REAR BUILDING: 20 FT.

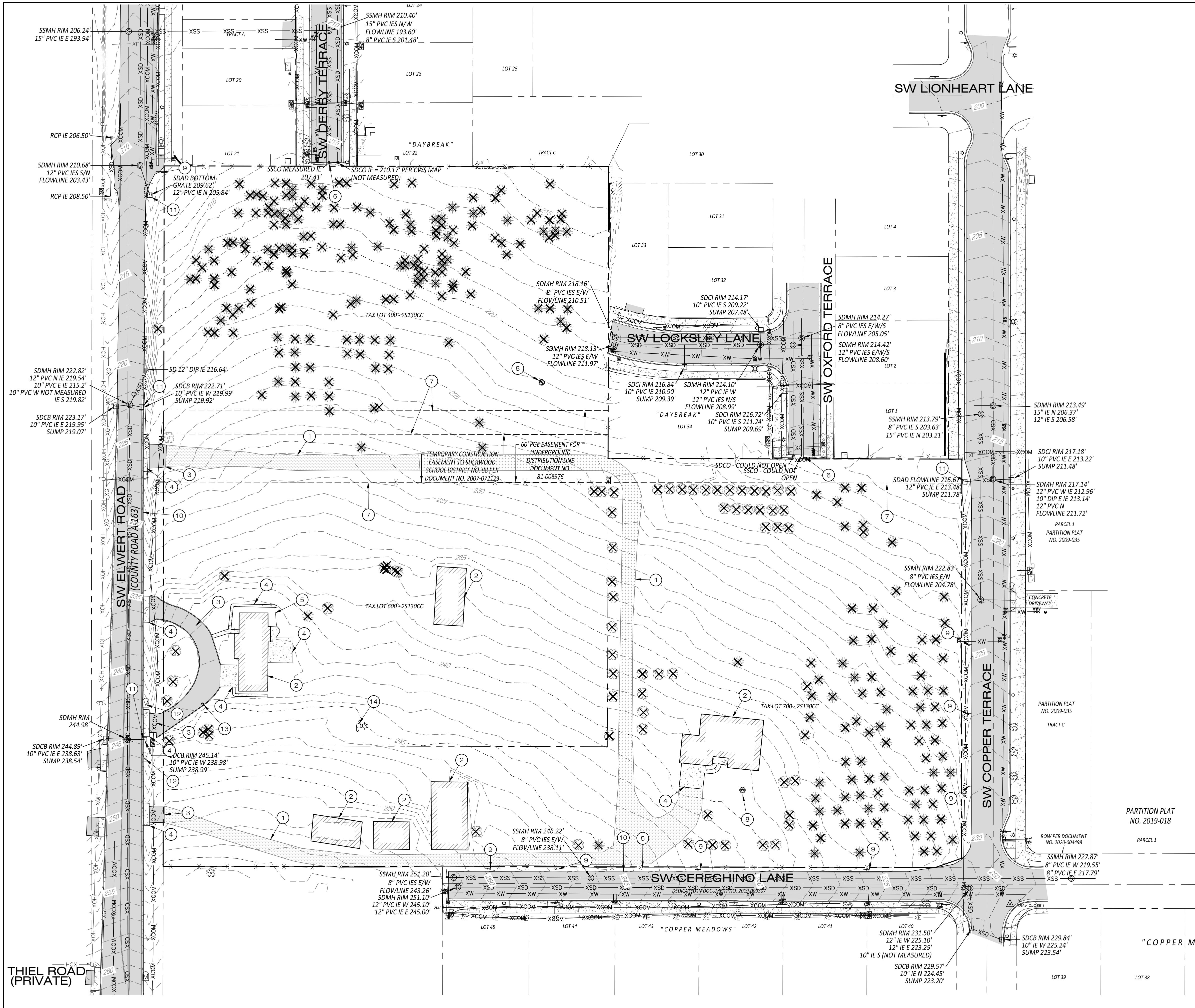


PROPOSED MDRL & MDRH SETBACKS
NTS



Designed by	WID	Date
RAS <td>02/2026</td> <td>02/2026</td>	02/2026	02/2026
Drawn by	MLS	Date
MLC <td>02/2026</td> <td>02/2026</td>	02/2026	02/2026
Reviewed by	REF.	Date
131-035		
Project No.	Horiz. Scale:	Vert. Scale:
131035_P1_Oplat.dwg		

No.	Date	Revision

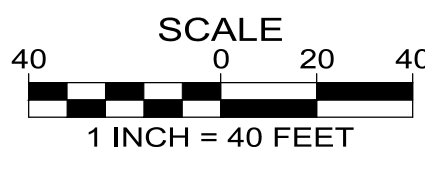
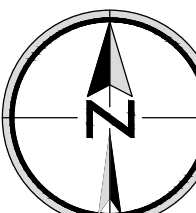


LEGEND

- 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
- WOOD FENCE (AS NOTED)
- EXISTING 2' CONTOUR
- EXISTING 10' 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 GRAVEL SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING WOOD DECK
- EXISTING TREE TO BE REMOVED
- EXISTING SLOPE DIRECTION

DEMOLITION NOTES

- 1 EXISTING GRAVEL DRIVEWAY TO BE REMOVED.
- 2 EXISTING BUILDING TO BE REMOVED.
- 3 EXISTING PAVEMENT TO BE REMOVED.
- 4 EXISTING CONCRETE TO BE REMOVED.
- 5 EXISTING FENCE TO BE REMOVED.
- 6 EXISTING BARRICADE TO BE REMOVED.
- 7 EXISTING EASEMENT TO BE VACATED.
- 8 EXISTING WELL TO BE REMOVED.
- 9 EXISTING SIGN TO BE REMOVED/RELOCATED.
- 10 EXISTING CURB TO BE REMOVED.
- 11 EXISTING CATCH BASIN TO BE REMOVED.
- 12 EXISTING MAILBOX TO BE REMOVED.
- 13 EXISTING POLE TO BE REMOVED.



Designed by	02/2026
WID	Date
RAS	02/2026
Drawn by	Date
MLS	02/2026
Reviewed by	Date
131-035	REF.
Project No.	
131-035	
Horiz. Scale:	
Vert. Scale:	
131035_P2_06xcn.dwg	

No.	Date	Revision

B:\Projects\131-035\Planning\131035_P2_1tree.dwg 4/20/2026 2:00:08 PM



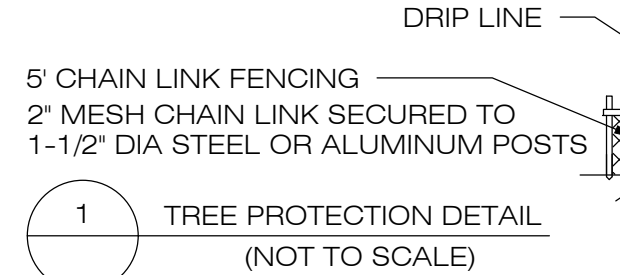
LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED TREE PROTECTION FENCING
- EXISTING TREE DRIP LINE TO BE PRESERVED AND PROTECTED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- ARBORIST SUPERVISION REQUIRED

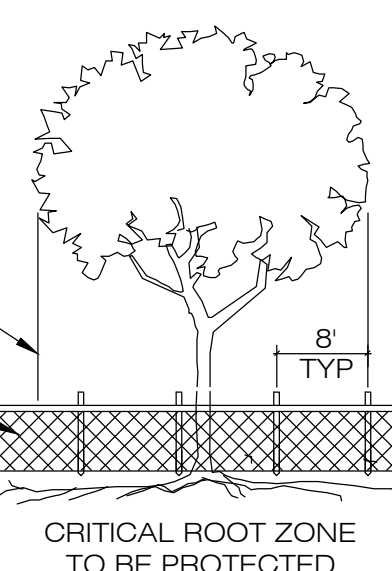
NOTE:
NOTIFY MORGAN HOLEN AND ASSOCIATES BEFORE CONDUCTING ANY WORK WITHIN THE CRITICAL ROOT ZONE OF TREES TO REMAIN.

FENCES SHALL BE IN PLACE PRIOR TO CONSTRUCTION!

FENCE SHALL IDEALLY BE LOCATED AT THE OUTER PERIMETER OF THE CRITICAL ROOT ZONE. SEE TREE PROTECTION PLAN.



1 TREE PROTECTION DETAIL (NOT TO SCALE)



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

PRELIMINARY

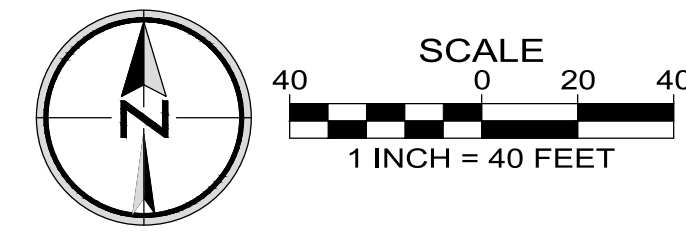
PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.
WID	02/2026	RAS	02/2026	MLS	02/2026	131-035	
Horiz. Scale:							Vert. Scale:
131035_P2_1tree.dwg							

No.	Date	Revision

Project: PINOT GLEN
 No.: 131-035
 Type: PLANNING
 Sheet: **P2.1**

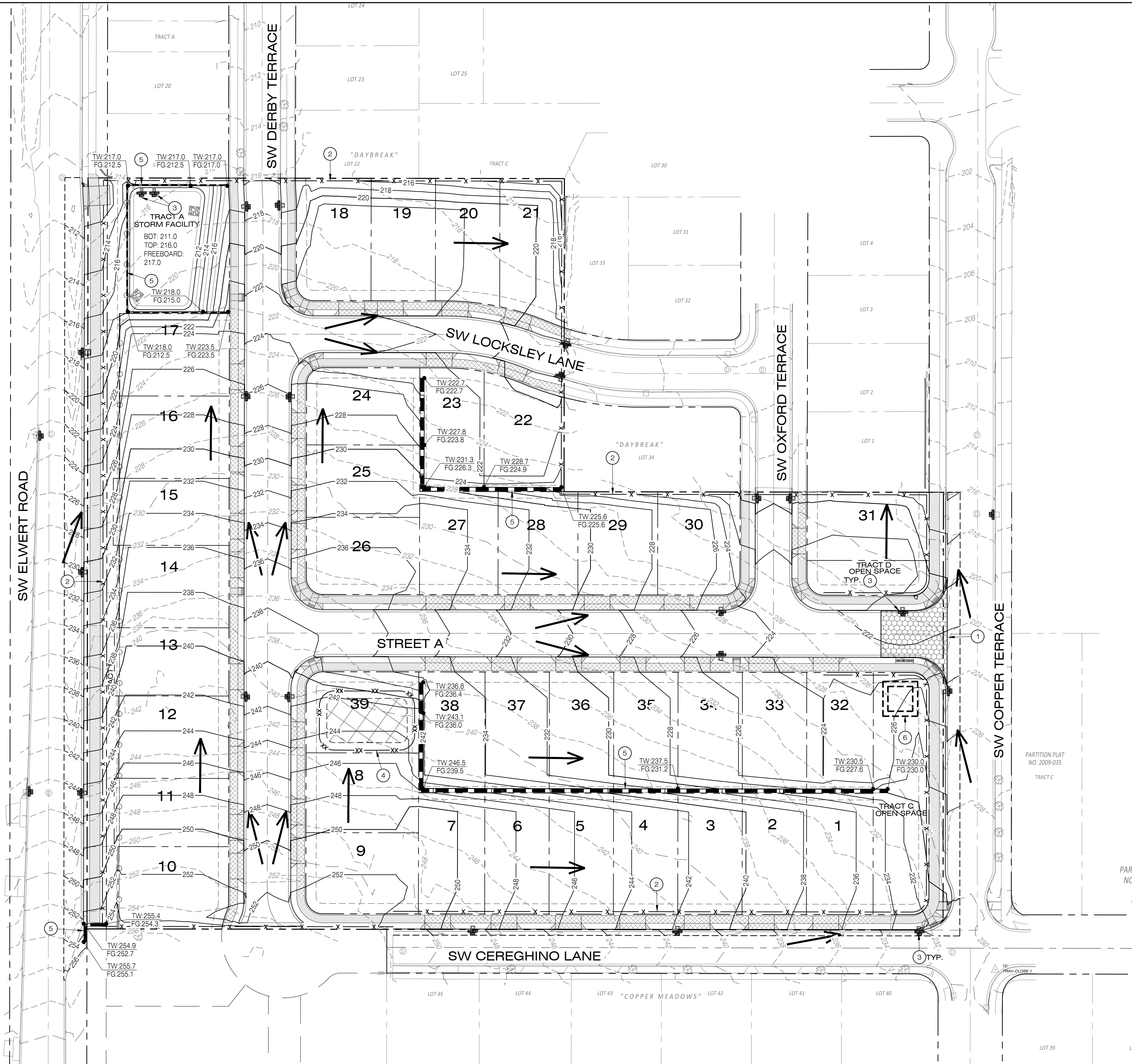


No.	Species	DBH ¹	C-Rad ²	Cond ³	Treatment
1269	Douglas-fir	37	30	G	Remove
1287	pear	10	10	P	Remove
1288	Scouler's willow	11,12	16	F	Remove
1291	English walnut	22	32	P	Remove
1293	black walnut	13	25	F	Remove
1296	Douglas-fir	6	9	G	Remove
1297	Douglas-fir	7	11	G	Remove
1601	bald cypress	18	19	F	Remove
1602	European white birch	11	16	F	Remove
1603	European white birch	9	11	F	Remove
1604	white ash	7	17	F	Remove
1605	white ash	7	17	F	Remove
1606	European white birch	11	12	G	Remove
1607	white ash	7	20	F	Remove
1608	white ash	7	14	F	Remove
1609	European white birch	11	15	G	Remove
1610	white ash	8	17	F	Remove
1611	English hawthorn	15	13	F	Remove
1612	dogwood	11	14	F	Remove
1613	dogwood	14	17	F	Remove
1614	black cottonwood	22	25	G	Protect
1615	English walnut	10,12	21	P	Remove
1616	grand fir	16	9	G	Remove
1617	grand fir	8	8	F	Remove
1619	grand fir	7	6	G	Remove
1620	grand fir	12	9	G	Remove
1621	Douglas-fir	6	6	G	Remove
1622	grand fir	8	8	G	Remove
1623	grand fir	5,8	7	F	Remove
1624	Douglas-fir	7	7	G	Remove
1625	Port-Orford-cedar	18	15	G	Remove
1626	Douglas-fir	8	8	G	Remove
1627	plum	14	15	F	Remove
1628	white ash	9	13	F	Remove
1629	white ash	11	16	F	Remove
1630	white ash	9	18	F	Remove
1631	white ash	9	19	F	Remove
1632	white ash	8	20	F	Remove
1633	European white birch	13	13	F	Remove
1634	European white birch	10	13	F	Remove
1635	plum	16	16	F	Remove
1636	cherry	10	11	P	Remove
1637	sweet cherry	7	10	F	Remove
1638	sweet cherry	9	12	F	Remove
1639	European white birch	13	14	F	Remove
1640	pear	10	9	F	Remove
1641	pear	10	9	F	Remove
1642	apple	14	11	F	Remove
1643	apple	16	14	F	Remove
1644	plum	10	13	P	Remove
1645	cherry	7,10,11	18	F	Remove
1801	grand fir	6	3	P	Remove
1802	noble fir	5	5	G	Remove
1803	Douglas-fir	12	13	G	Remove
1804	grand fir	11	10	G	Remove
1805	grand fir	10	9	G	Remove
1806	Douglas-fir	11	9	F	Remove
1807	Douglas-fir	10	11	G	Remove
1808	Douglas-fir	11	10	G	Remove
1809	Douglas-fir	16	13	G	Remove
1810	grand fir	10	9	G	Remove
1811	grand fir	11	10	F	Remove
1812	grand fir	5	5	F	Remove
1813	Douglas-fir	10	10	F	Remove
1814	Douglas-fir	11	12	F	Remove
1815	Douglas-fir	5	5	P	Remove
1816	Douglas-fir	6	7	P	Remove
1817	Douglas-fir	7	7	F	Remove
1818	Douglas-fir	10	10	F	Remove
1819	Douglas-fir	8	7	F	Remove
1820	Douglas-fir	10	10	F	Remove
1821	Douglas-fir	10	10	F	Remove
1822	Douglas-fir	8	9	F	Remove
1823	grand fir	10	9	G	Remove
1824	grand fir	8	6	F	Remove
1825	Douglas-fir	7	7	F	Remove
1826	grand fir	8	9	F	Remove
1827	Douglas-fir	10	10	F	Remove
1828	grand fir	11	9	G	Remove
1829	Douglas-fir	11	12	F	Remove
1830	grand fir	8	8	F	Remove
1831	Douglas-fir	14	12	F	Remove
1832	grand fir	20	12	G	Remove
1833	grand fir	10	9	G	Remove
1834	Douglas-fir	10	9	F	Remove
1835	Douglas-fir	10	9	F	Remove
1836	Douglas-fir	10	10	F	Remove
1837	Douglas-fir	8	6	F	Remove
1838	grand fir	10	9	G	Remove
1839	Douglas-fir	12	12	F	Remove
1840	Douglas-fir	9	14	F	Remove
1841	Douglas-fir	14	12	G	Remove
1842	Douglas-fir	14	11	G	Remove
1843	Douglas-fir	9	8	F	Remove
1844	Douglas-fir	13	13	G	Remove
1845	Douglas-fir	12	13	F	Remove
1846	Douglas-fir	15	14	F	Remove
1847	Douglas-fir	15	17	F	Remove

1848	Douglas-fir	13	14	F	Remove
1849	Douglas-fir	13	15	F	Remove
1850	Douglas-fir	18	13	G	Remove
1851	Douglas-fir	16	12	G	Remove
1852	Douglas-fir	19	13	G	Remove
1853	Douglas-fir	18	13	G	Remove
1854	grand fir	11	8	G	Remove
1855	Douglas-fir	10	12	G	Remove
1856	grand fir	14	8	G	Remove
1857	grand fir	13	9	G	Remove
1858	grand fir	13	9	G	Remove
1859	grand fir	14	10	G	Remove
1860	grand fir	14	10	G	Remove
1861	grand fir	7	7	G	Remove
1862	grand fir	11	8	G	Remove
1863	grand fir	9	7	G	Remove
1864	grand fir	11	7	F	Remove
1865	grand fir	8	7	G	Remove
1866	grand fir	7	7	F	Remove
1867	grand fir	8	6	G	Remove
1868	grand fir	8	8	G	Remove
1869	grand fir	11	8	G	Remove
1870	grand fir	12	8	G	Remove
1871	grand fir	17	10	G	Remove
1888	grand fir	14	9	G	Remove
1889	Douglas-fir	16	14	G	Remove
1890	Douglas-fir	12	10	F	Remove
1891	grand fir	12	10	G	Remove
1892	grand fir	15	8	G	Remove
1893	grand fir	12	8	F	Remove
1895	Douglas-fir	14	13	F	Remove
1896	Douglas-fir	16	12	F	Remove
1897	Douglas-fir	16	12	G	Remove
1898	grand fir	13	9	G	Remove
1900	grand fir	10	8	G	Remove
1901	grand fir	13	9	G	Remove
1902	Douglas-fir	6	8	G	Remove
1903	grand fir	9	7	G	Remove
1904	grand fir	11	10	G	Remove
1905	grand fir	7	7	G	Remove
1906	grand fir	9	9	G	Remove
1907	grand fir	8	6	F	Remove
1908	grand fir	9	7	F	Remove
1909	grand fir	7	6	F	Remove
1910	grand fir	7	6	G	Remove
1911	Douglas-fir	6	7	G	Remove
1912	grand fir	10	7	G	Remove
1913	grand fir	12	9	G	Remove
1914	grand fir	9	8	G	Remove
1915	grand fir	9	5	G	Remove
1916	grand fir	7	8	F	Remove
1917	grand fir	8	8	G	Remove
1918	grand fir	7	7	G	Remove
1919	grand fir	9	7	G	Remove
1920	grand fir	10	8	G	Remove
1921	grand fir	8	8	G	Remove
1922	grand fir	9	7	G	Remove
1923	Douglas-fir	7	9	G	Remove
1924	Douglas-fir	7	8	G	Remove
1925	Douglas-fir	7	7	G	Remove
1926	grand fir	11	8	G	Remove
1927	grand fir	9	6	G	Remove
1928	grand fir	9	7	G	Remove
1929	grand fir	13	9	G	Remove
1930	grand fir	10	8	G	Remove
1932	grand fir	9	9	F	Remove
1933	grand fir	7	6	G	Remove
1934	grand fir	8	7	G	Remove
1935	Douglas-fir	6	6	G	Remove
1936	grand fir	7	6	G	Remove
1937	grand fir	9	8	G	Remove
1938	grand fir	11	9	G	Remove
1939	grand fir	8	8	G	Remove
1940	grand fir	6	6	F	Remove
1941	grand fir	6	7	G	Remove
1942	grand fir	7	7	G	Remove
1943	Douglas-fir	22	16	G	Remove
1944	grand fir	8	8	G	Remove
1945	grand fir	8	8	G	Remove
1947	grand fir	10	8	G	Remove
1948	grand fir	11	8	G	Remove
1949	grand fir	7	7	G	Remove
1950	grand fir	9	7	G	Remove
1951	grand fir	10	8	G	Remove
1952	grand fir	6	6	G	Remove
1953	Douglas-fir	15	13	G	Remove
1954	sweet cherry	12	13	P	Remove
1955	grand fir	8	8	G	Remove
1956	Douglas-fir	5	6	F	Remove
1959	grand fir	9	6	G	Remove
1960	grand fir	8	7	G	Remove
1961	Douglas-fir	8	9	G	Remove
1962	Douglas-fir	6	7	F	Remove
1963	grand fir	4,6,2x9	8	G	Remove
1964	Douglas-fir	7	9	G	Remove
1965	grand fir	7	7	G	Remove
1966	grand fir	8	7	G	Remove
1967	Douglas-fir	8	9	G	Remove
1968	Douglas-fir	5	6	F	Remove
1969	Douglas-fir	7	7	G	Remove

1970	Douglas-fir	8	10	G	Remove
1971	Douglas-fir	7	7	G	Remove
1972	Douglas-fir	5	6	G	Remove
1973	Douglas-fir	7	8	G	Remove
1974	grand fir	11	8	G	Remove
1975	grand fir	7	7	G	Remove
1976	grand fir	7	6	G	Remove
1977	grand fir	13	8	G	Remove
1978	grand fir	7	7	G	Remove
1979	grand fir	7	8	G	Remove
1981	Douglas-fir	7	7	G	Remove
1985	grand fir	6,7,8	8	G	Remove
1986	grand fir	10	8	G	Remove
1987	Douglas-fir	7	7	G	Remove
1988	Douglas-fir	8	9	G	Remove
1989	Douglas-fir	7	7	G	Remove
1990	Douglas-fir	7	9	G	Remove
1991	Douglas-fir	8	8	G	Remove
1992	Douglas-fir	8	9	G	Remove
1993	Douglas-fir	7	9	G	Remove
1994	grand fir	10	8	G	Remove
1999	grand fir	12	9	G	Remove
2901	Douglas-fir	8	9	G	Remove
2902	Douglas-fir	6	8	G	Remove
2903	Douglas-fir	7	12	G	Remove
2904	Douglas-fir	8	10	G	Remove
2905	Douglas-fir	7	11	G	Remove
2906	Douglas-fir	8	9	G	Remove
2907	Douglas-fir	7	8	G	Remove
2908	Douglas-fir	7	9	F	Remove
2909	Douglas-fir	8	9	G	Remove
2910	Douglas-fir	8	10	G	Remove
2911	Douglas-fir	7	9	G	Remove
2912	Douglas-fir	6	7	G	Remove
2913	Douglas-fir	7	9	G	Remove
2914	Douglas-fir	5,6	8	F	Remove
2915	Douglas-fir	7	9	G	Remove
2916	cherry	14	12	F	Remove
2917	Douglas-fir	7	9	G	Remove
2918	Douglas-fir	7	9	G	Remove
2919	Douglas-fir	7	8	G	Remove
2920	Douglas-fir	7	9	G	Remove
2921	Douglas-fir	8	7	G	Remove
2922	Douglas-fir	8	9	G	Remove
2923	Douglas-fir	8	8	G	Remove
2924	Douglas-fir	7	11	G	Remove
2925	Douglas-fir	6	7	G	Remove
2926	Douglas-fir	7	9	G	Remove
2927	Douglas-fir	9	9	G	Remove
2928	Douglas-fir	7	9	G	Remove
2929	Douglas-fir	7	10	G	Remove
2930	Douglas-fir	5	7	G	Remove
2931	Douglas-fir	7	7	G	Remove
2932	Douglas-fir	8	8	G	Remove
2933	Douglas-fir	9	9	G	Remove
2934	Douglas-fir	8	9	G	Remove
2935	Douglas-fir	6	7	G	Remove
2936	Douglas-fir	8	9	G	Remove
2938	Douglas-fir	6	9	F	Remove
2940	Douglas-fir	7	9	G	Remove
2941	Douglas-fir	8	10	G	Remove
2942	Douglas-fir	7	9	G	Remove
2943	Douglas-fir	6	7	G	Remove
2944	Douglas-fir	7	8	G	Remove
2945	Douglas-fir	6	7	G	Remove
2946	Douglas-fir	15	14		

B:\Projects\131-035\Planning\131035_P3_Ograd.dwg 4/20/2026 2:11:56 PM



LEGEND

- 302 --- EXISTING 2' CONTOUR
- 310 --- EXISTING 10' CONTOUR
- 302 --- PROPOSED 2' CONTOUR
- 310 --- PROPOSED 10' CONTOUR
- SAWCUT LINE
- X X SEDIMENT BARRIER (SEDIMENT FENCE OR WATTLES)
- PROPOSED RETAINING WALL
- XX XX TEMPORARY STOCKPILE LOCATION
- PROPOSED CONSTRUCTION ENTRANCE
- TW:170.8 FG:168.7 PROPOSED WALL ELEVATIONS
- PROPOSED TYPE 4 INLET PROTECTION
- PROPOSED CONCRETE WASHOUT LOCATION
- PROPOSED FLOW LINE

CONSTRUCTION NOTES

- 1 PROPOSED CONSTRUCTION ENTRANCE.
- 2 PROPOSED PERIMETER SILT FENCE, TYP.
- 3 PROPOSED INLET PROTECTION.
- 4 PROPOSED STOCKPILE LOCATION.
- 5 PROPOSED RETAINING WALL
- 6 PROPOSED CONCRETE WASHOUT

CUT / FILL

PROPOSED STRIPPING = 5,989 CY
 PROPOSED CUT = 13,803 CY
 PROPOSED FILL = 17,720 CY
 NET CUT / FILL = 3,917 CY FILL*
 *EXCLUDES TRENCH SPOLS

PIONEER DESIGN GROUP
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 PORTLAND, OREGON | HONOLULU, HAWAII
 PH: 503.843.8286 | WWW.PD-GRP.COM

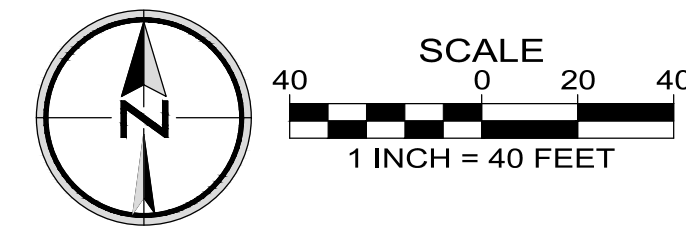
PRELIMINARY

PRELIMINARY GRADING AND EROSION CONTROL PLAN

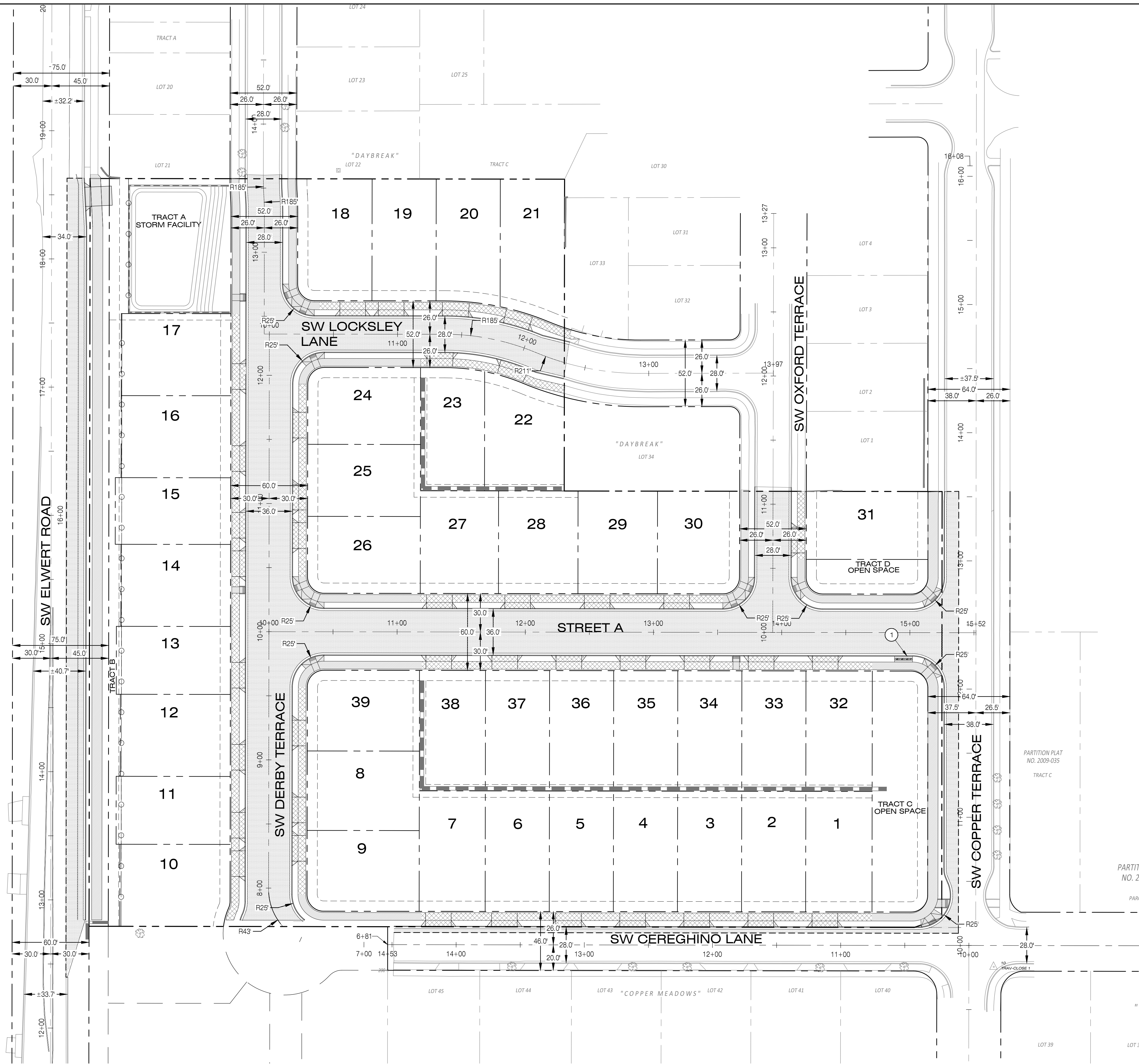
Designed by	WID	Date
	RAS	02/2026
Drawn by	MLS	Date
	MLS	02/2026
Reviewed by	Project No.	Date
	131-035	02/2026
Horiz. Scale:	Vert. Scale:	REF.

No.	Revision	Date

Project: PINOT GLEN
 No.: 131-035
 Type: PLANNING
 Sheet: **P3.0**



B:\Projects\131-035\Planning\131035_P4_0srt.dwg 4/20/2026 2:00:35 PM

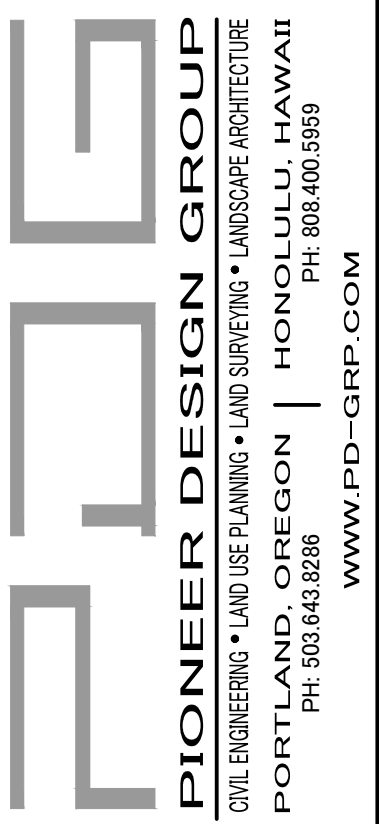


LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- CONCRETE SIDEWALK TO BE BUILT BY HOMEBUILDER
- CONCRETE SIDEWALK TO BE BUILT WITH FACILITY PERMIT
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED FENCE

STREET NOTES

- ① PROPOSED CLUSTER MAILBOX UNIT (CBU) LOCATION. 41 MAILBOX UNITS & 7 PARCEL LOCKERS MIN.



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

PRELIMINARY

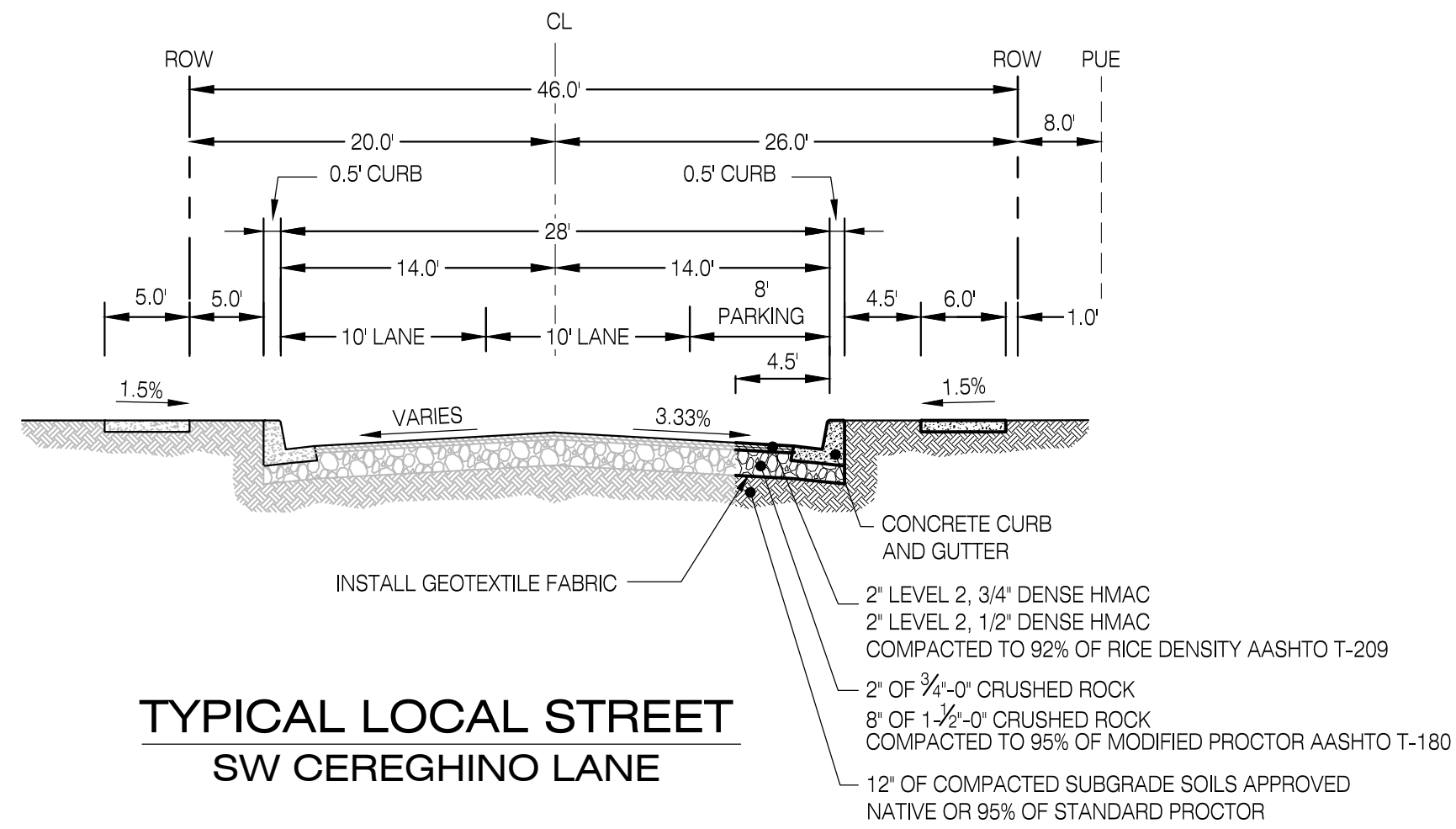
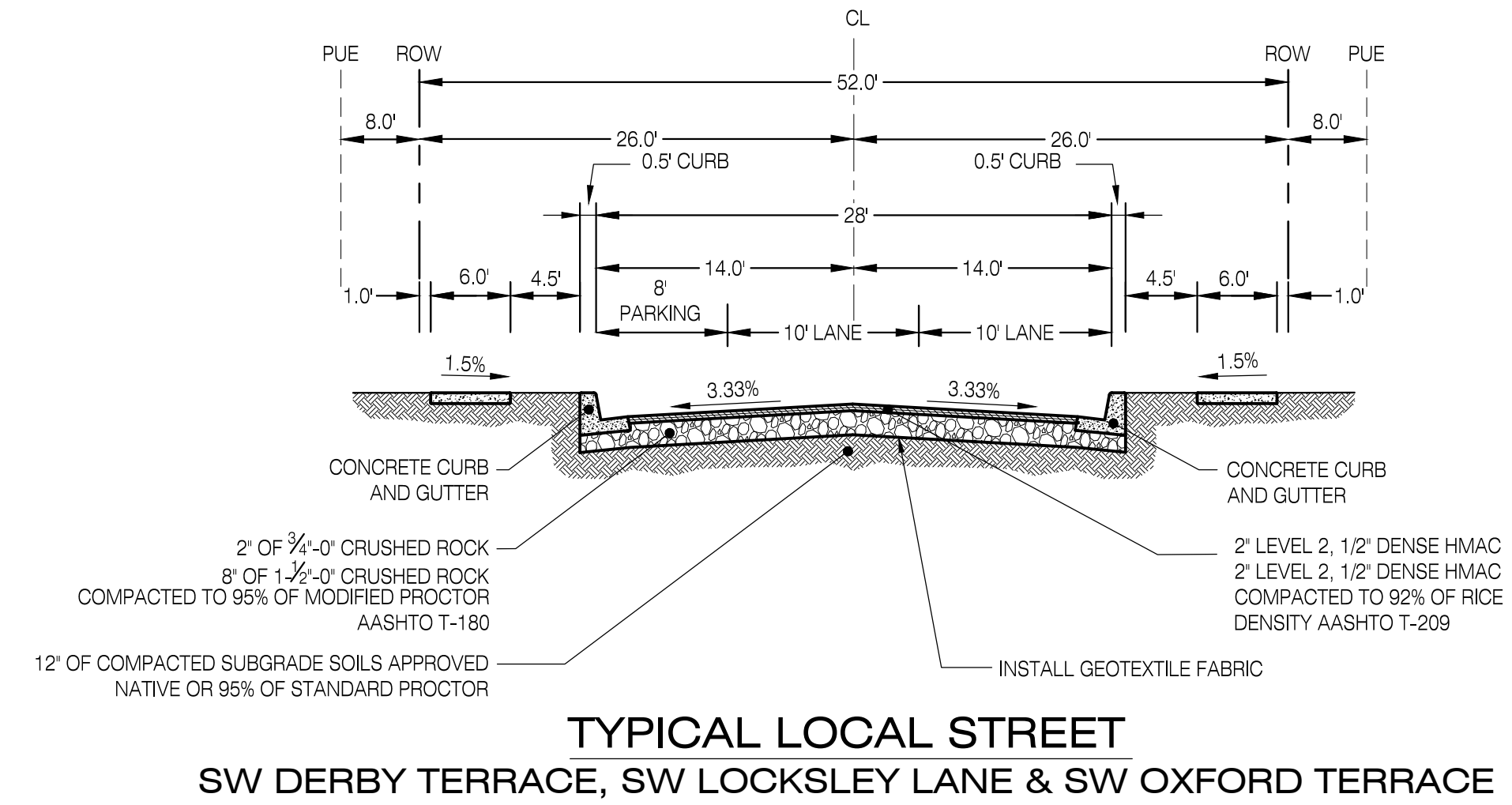
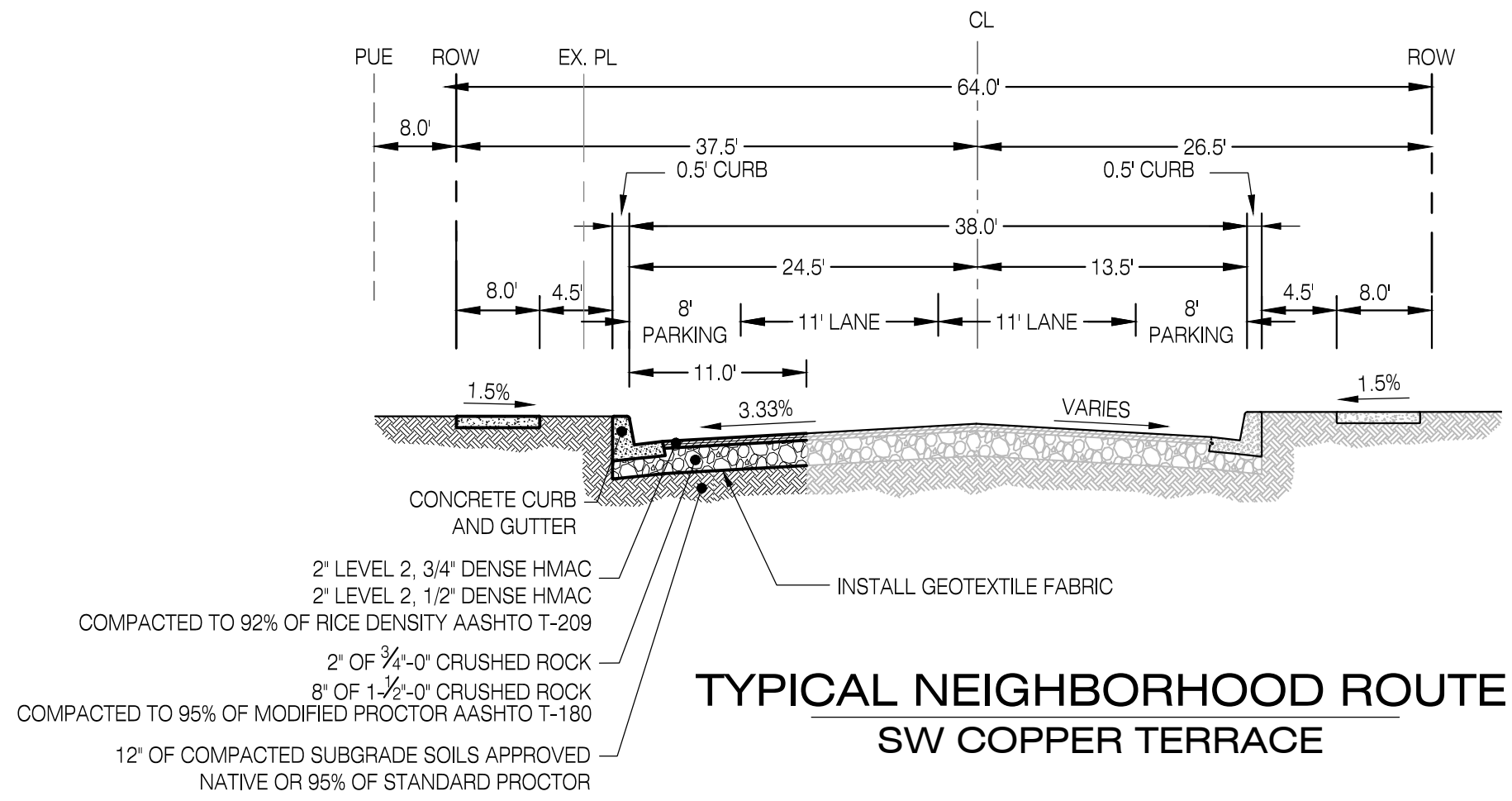
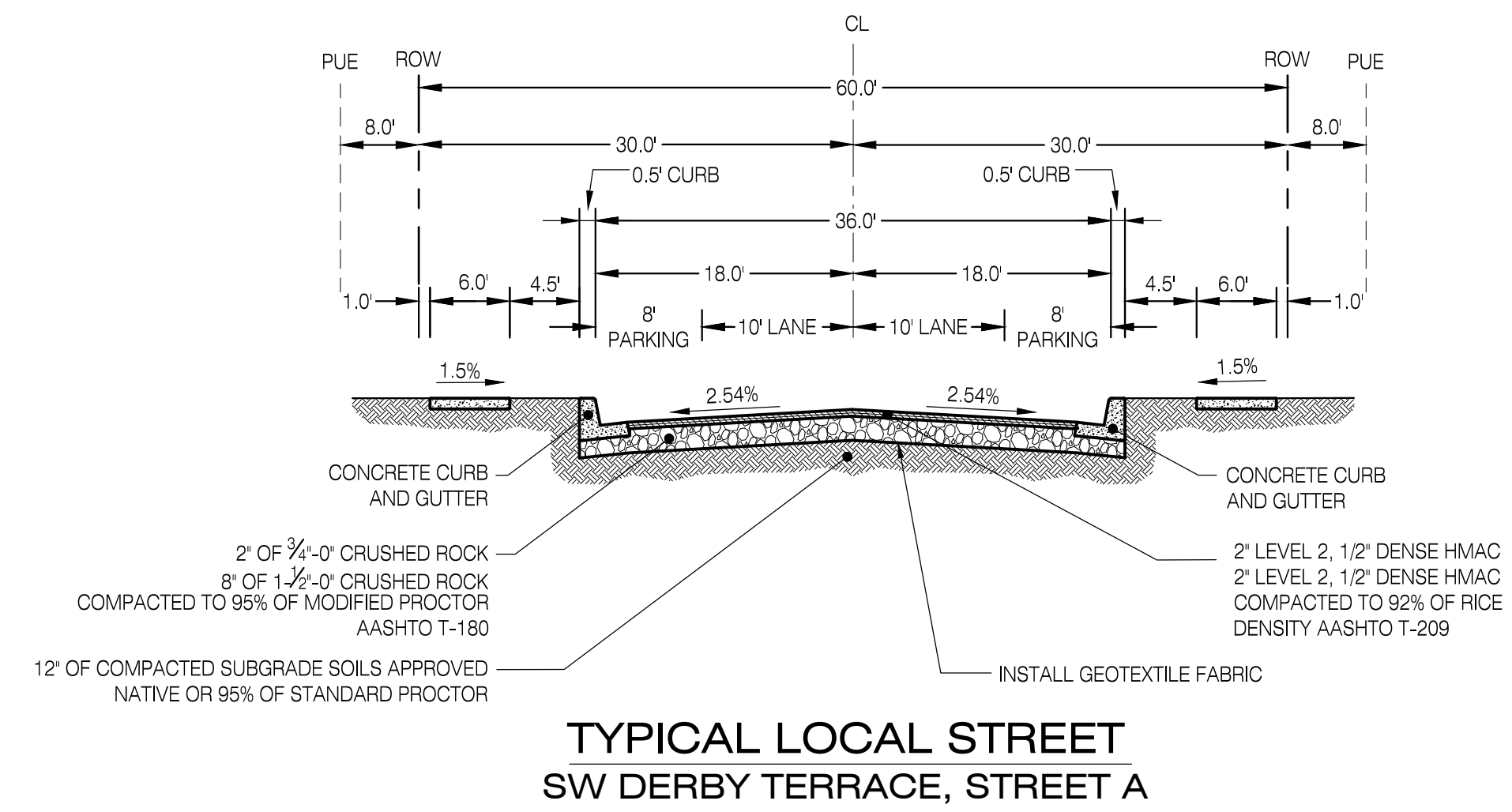
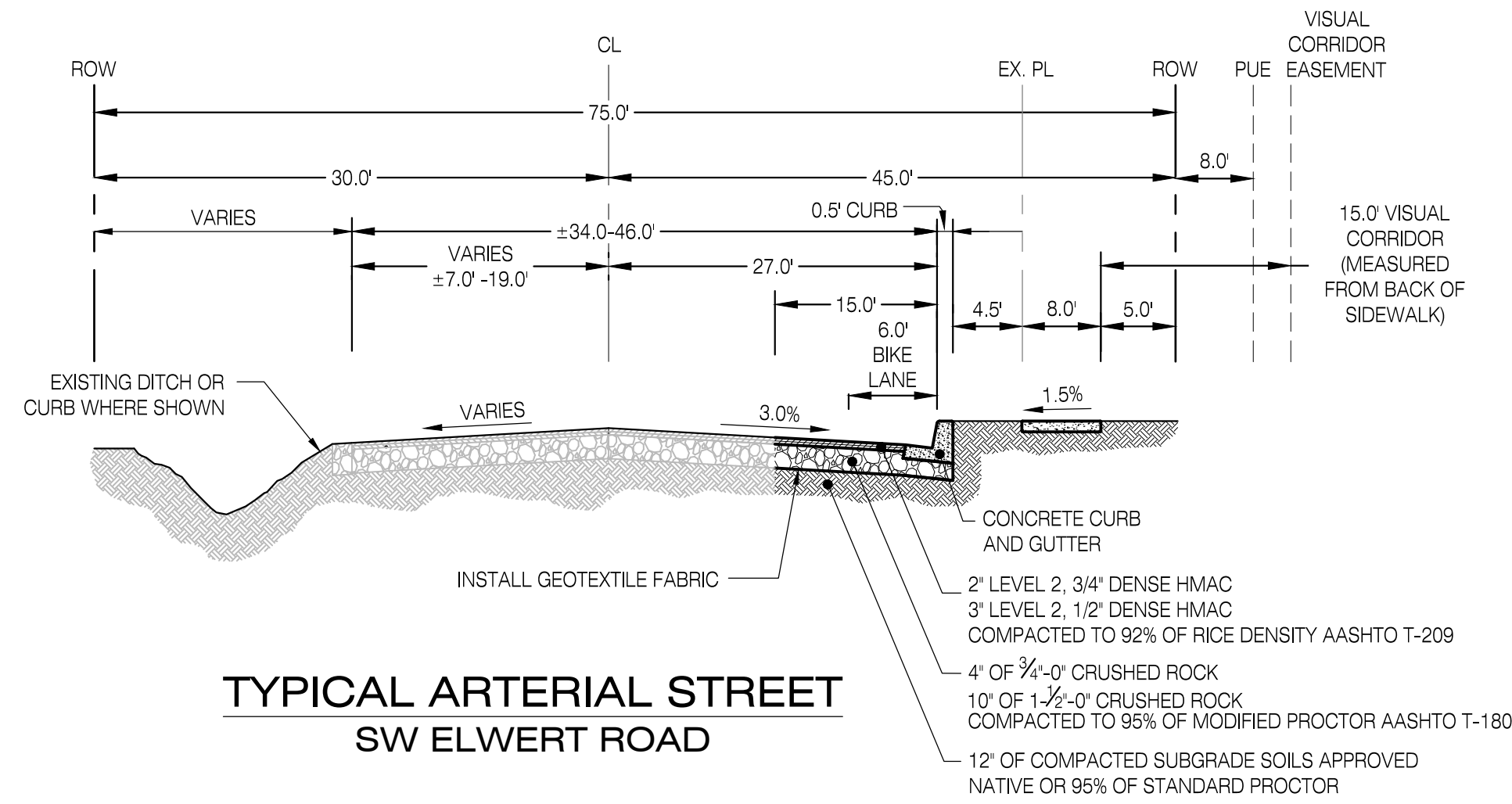
PRELIMINARY STREET PLAN

PINOT GLEN
 CITY OF SHERWOOD, OREGON

Designed by	WID	Date
		02/2026
Drawn by	RAS	Date
		02/2026
Reviewed by	MLS	Date
		02/2026
Project No.	131-035	REF.
Horiz. Scale:		
Vert. Scale:		

No.	Date	Revision	By

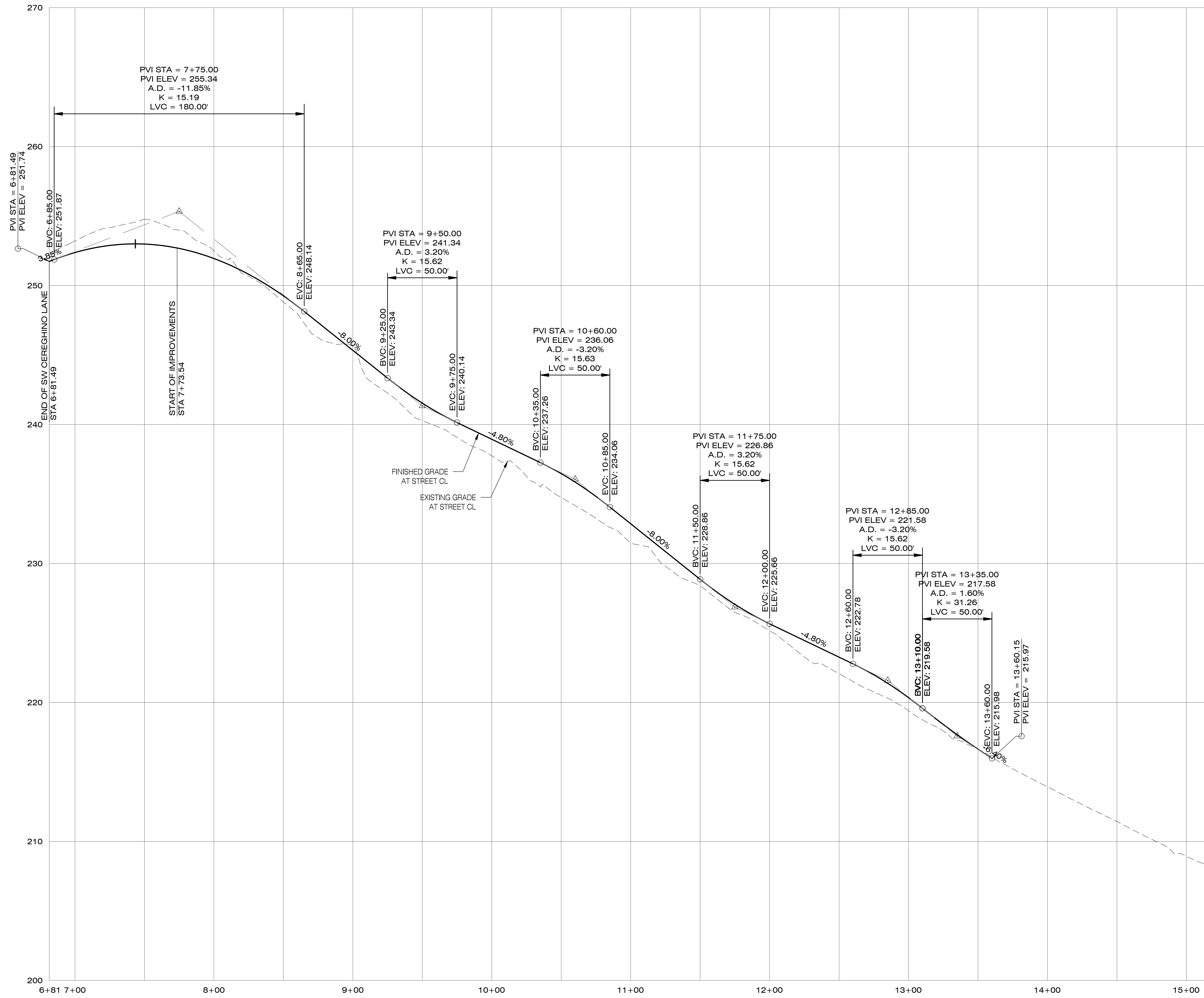
Project: PINOT GLEN
 No.: 131-035
 Type: PLANNING
 Sheet: **P4.0**



Designed by	WID	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

By	Revision	Date	No.

B:\Projects\131-035\Planning\131035_P4_0sirt.dwg 4/20/2026 2:00:40 PM

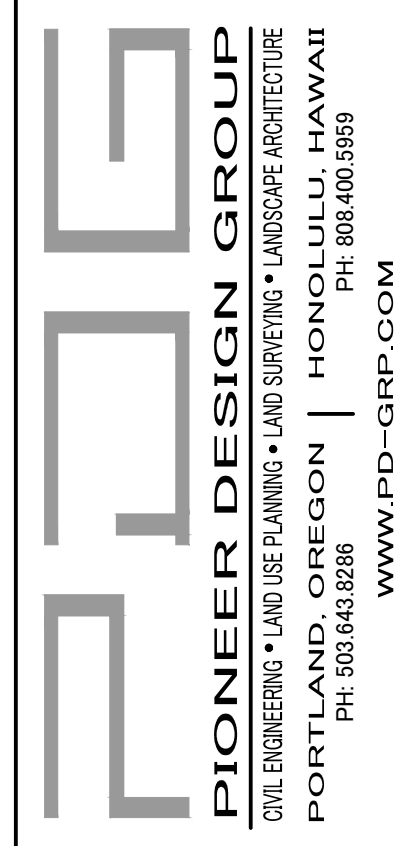
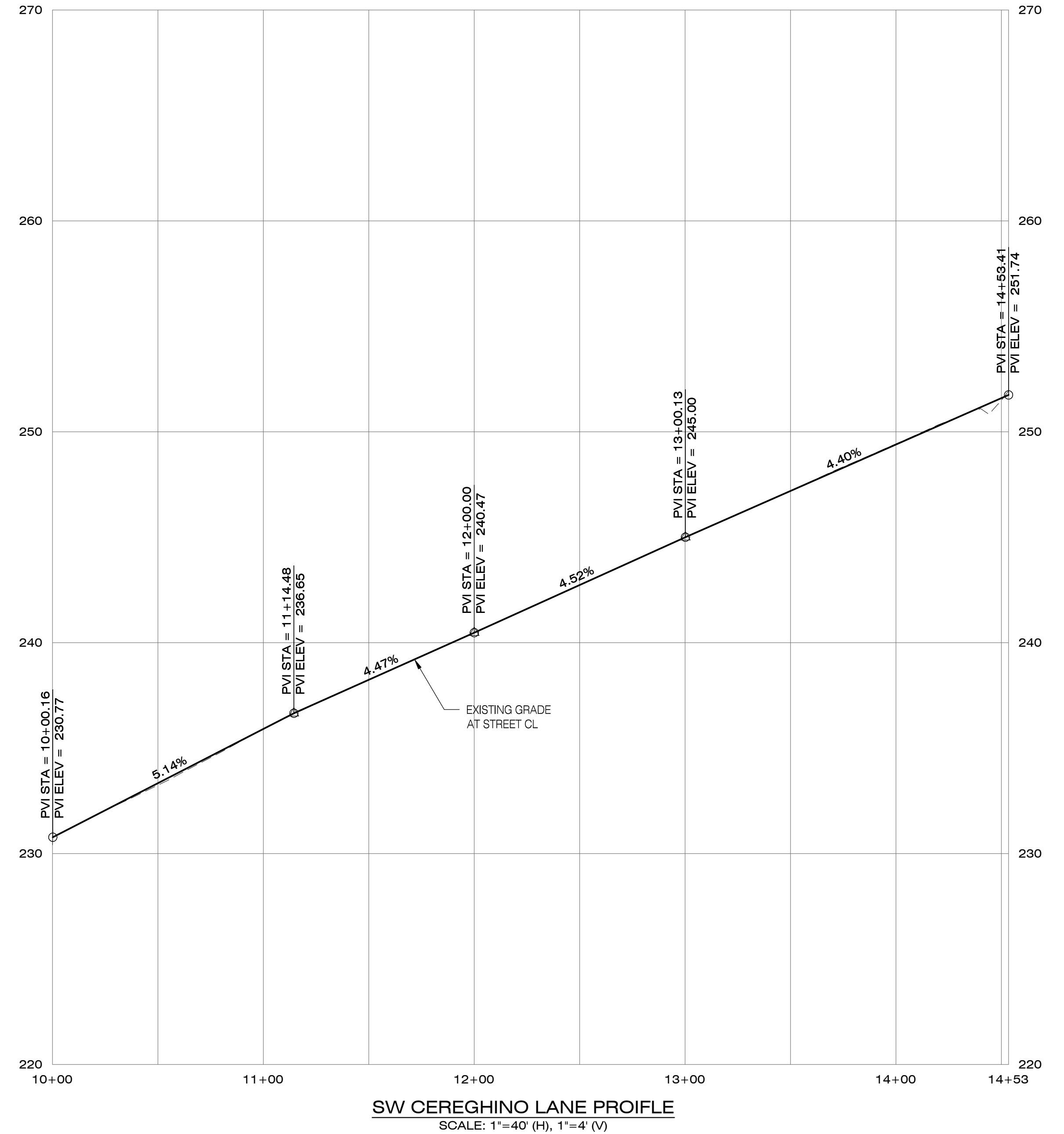
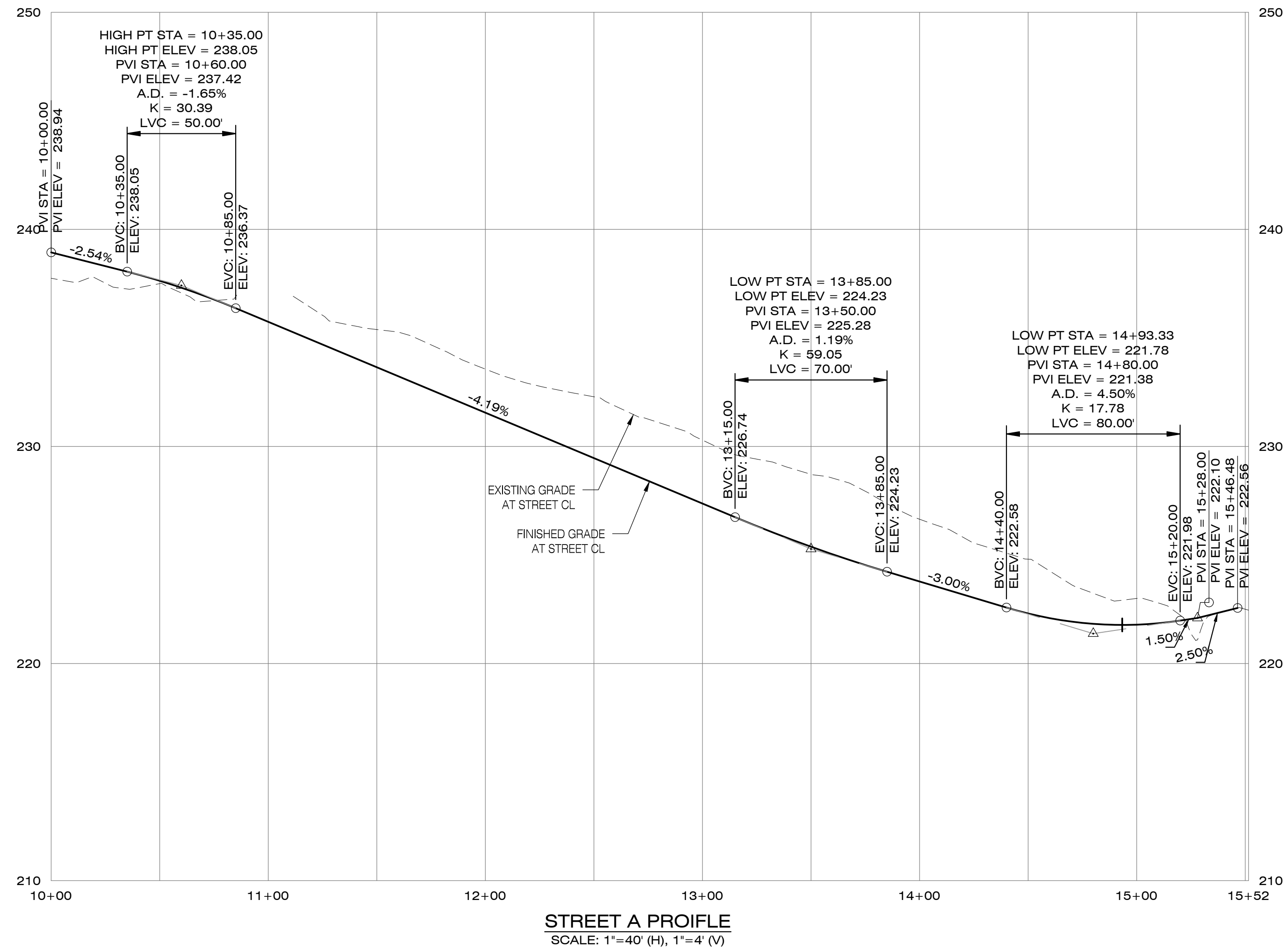


SW DERBY TERRACE PROFILE
SCALE: 1"=40' (H), 1"=4' (V)

Designed by	WJD	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

B:\Projects\131-035\Planning\131035_P4_0sirt.dwg 4/20/2026 2:00:51 PM



PRELIMINARY

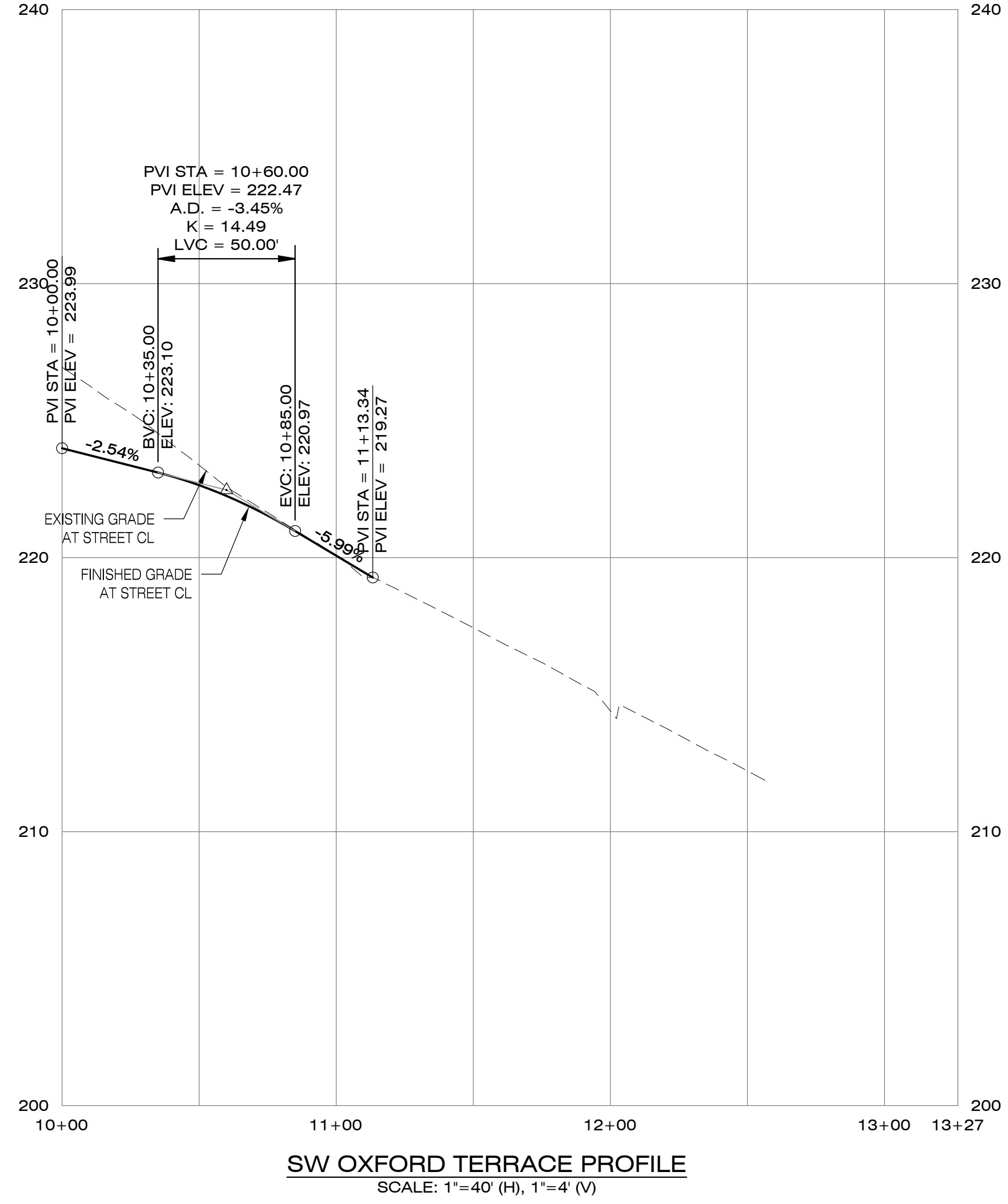
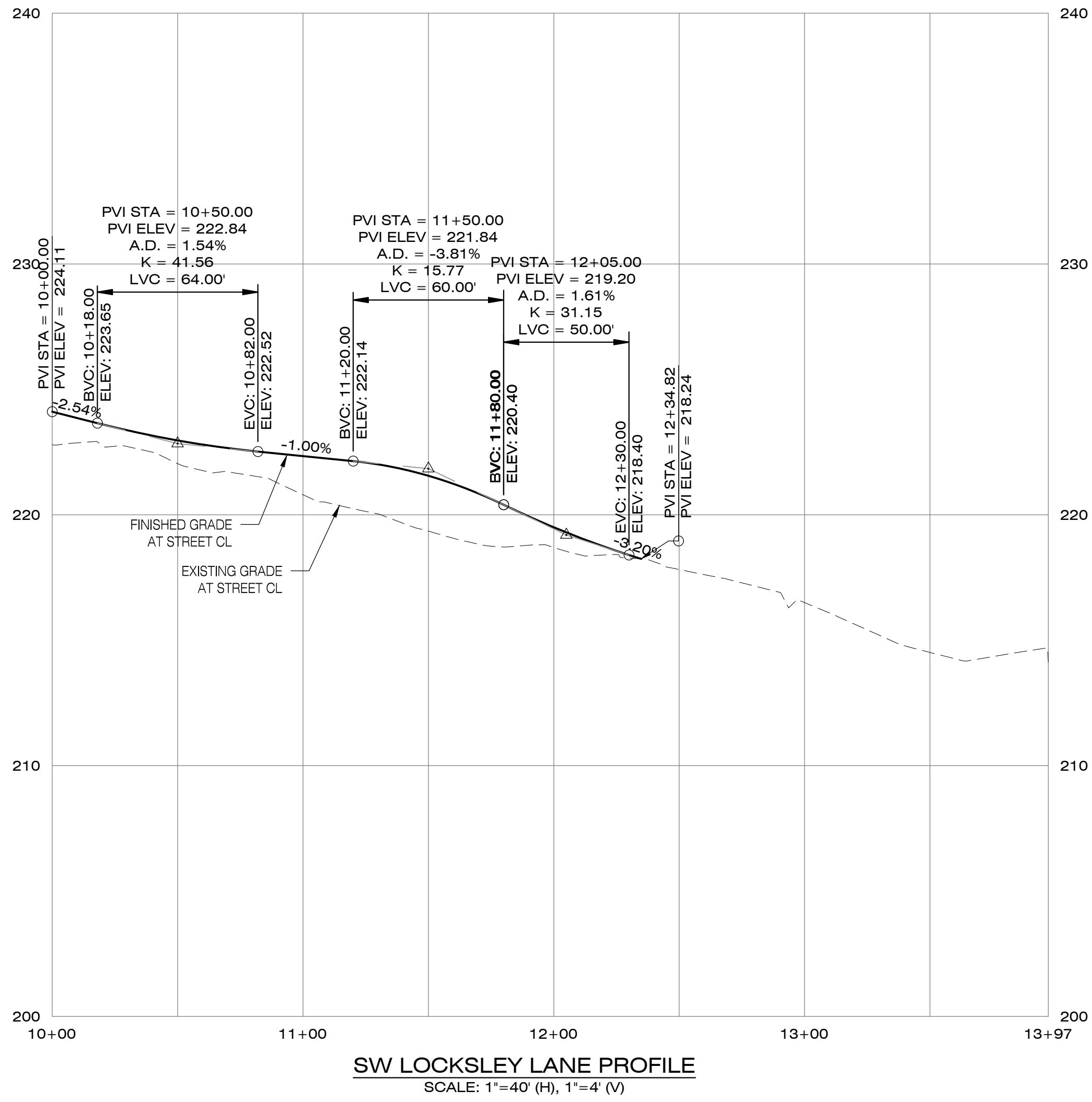
PRELIMINARY STREET PROFILES

Designed by	WJD	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

By	Revision	Date	No.

Project: PINOT GLEN
No.: 131-035
Type: PLANNING
Sheet: **P4.3**

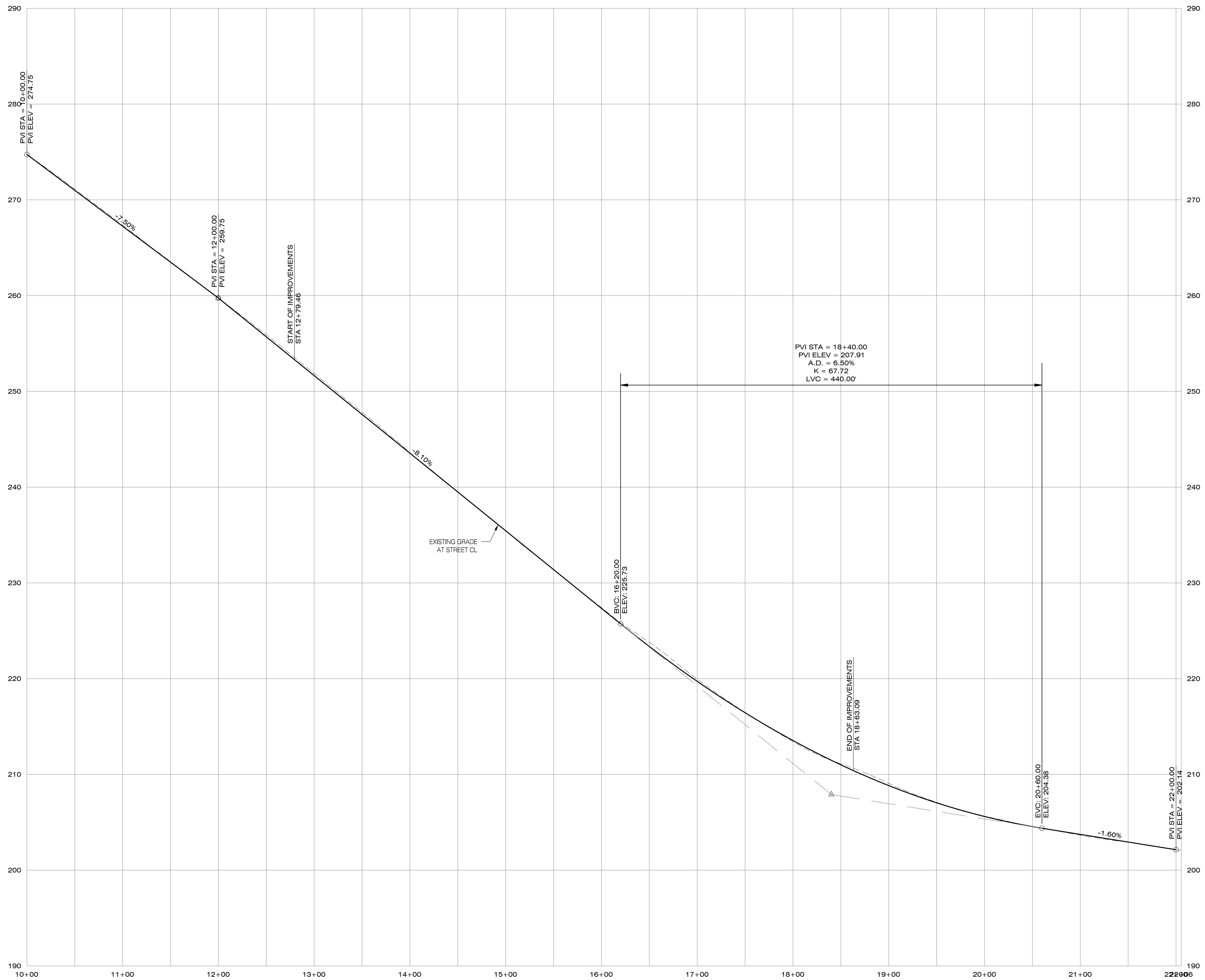
PINOT GLEN
CITY OF SHERWOOD, OREGON



Designed by	WJD	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	By	Revision

B:\Projects\131-035\Planning\131035_P4_0sirt.dwg 4/20/2026 2:01:00 PM



SW ELWERT ROAD PROFILE
SCALE: 1"=50' (H), 1"=5' (V)



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

PRELIMINARY

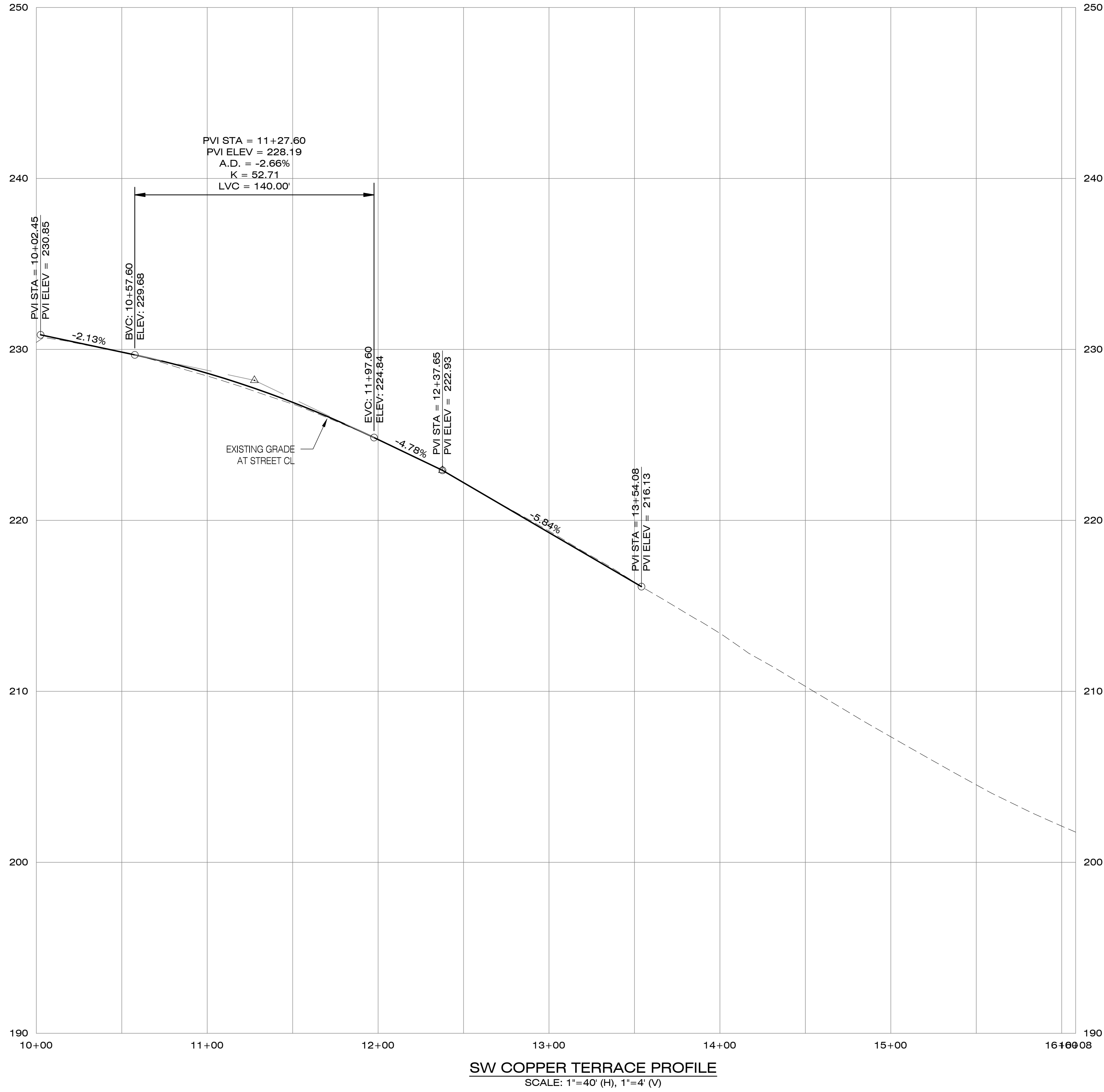
PRELIMINARY STREET PROFILES

Designed by	WID	Date
Drawn by	RAS	02/2026
Reviewed by	MLS	02/2026
Project No.	131-035	REF.
Horiz. Scale:		
Vert. Scale:		

No.	Date	Revision	By

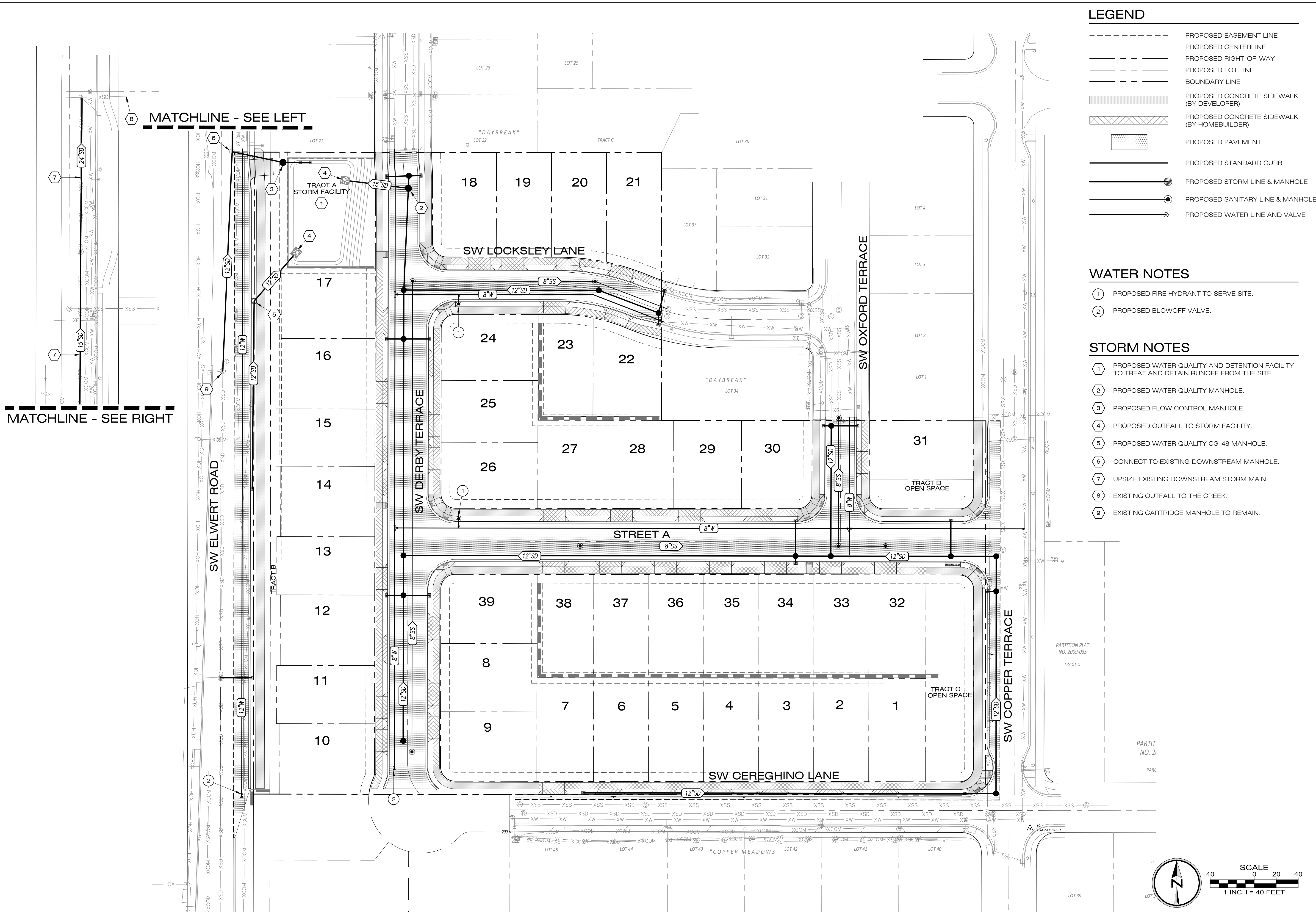
Project: PINOT GLEN
No.: 131-035
Type: PLANNING
Sheet: **P4.5**

PINOT GLEN
CITY OF SHERWOOD, OREGON



Designed by	WID	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By



LEGEND

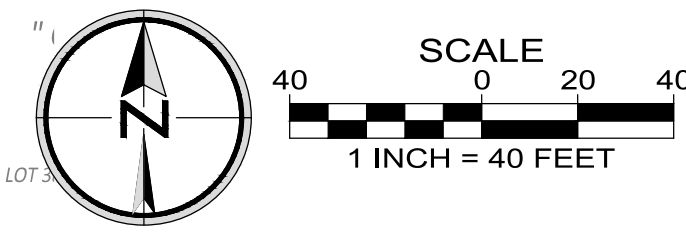
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- [Hatched Box] PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- [Cross-hatched Box] PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- [Dotted Box] PROPOSED PAVEMENT
- PROPOSED STANDARD CURB
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATER LINE AND VALVE

WATER NOTES

- ① PROPOSED FIRE HYDRANT TO SERVE SITE.
- ② PROPOSED BLOWOFF VALVE.

STORM NOTES

- ① PROPOSED WATER QUALITY AND DETENTION FACILITY TO TREAT AND DETAIN RUNOFF FROM THE SITE.
- ② PROPOSED WATER QUALITY MANHOLE.
- ③ PROPOSED FLOW CONTROL MANHOLE.
- ④ PROPOSED OUTFALL TO STORM FACILITY.
- ⑤ PROPOSED WATER QUALITY CG-48 MANHOLE.
- ⑥ CONNECT TO EXISTING DOWNSTREAM MANHOLE.
- ⑦ UPSIZE EXISTING DOWNSTREAM STORM MAIN.
- ⑧ EXISTING OUTFALL TO THE CREEK.
- ⑨ EXISTING CARTRIDGE MANHOLE TO REMAIN.



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

PRELIMINARY

**PRELIMINARY COMPOSITE
UTILITY PLAN**

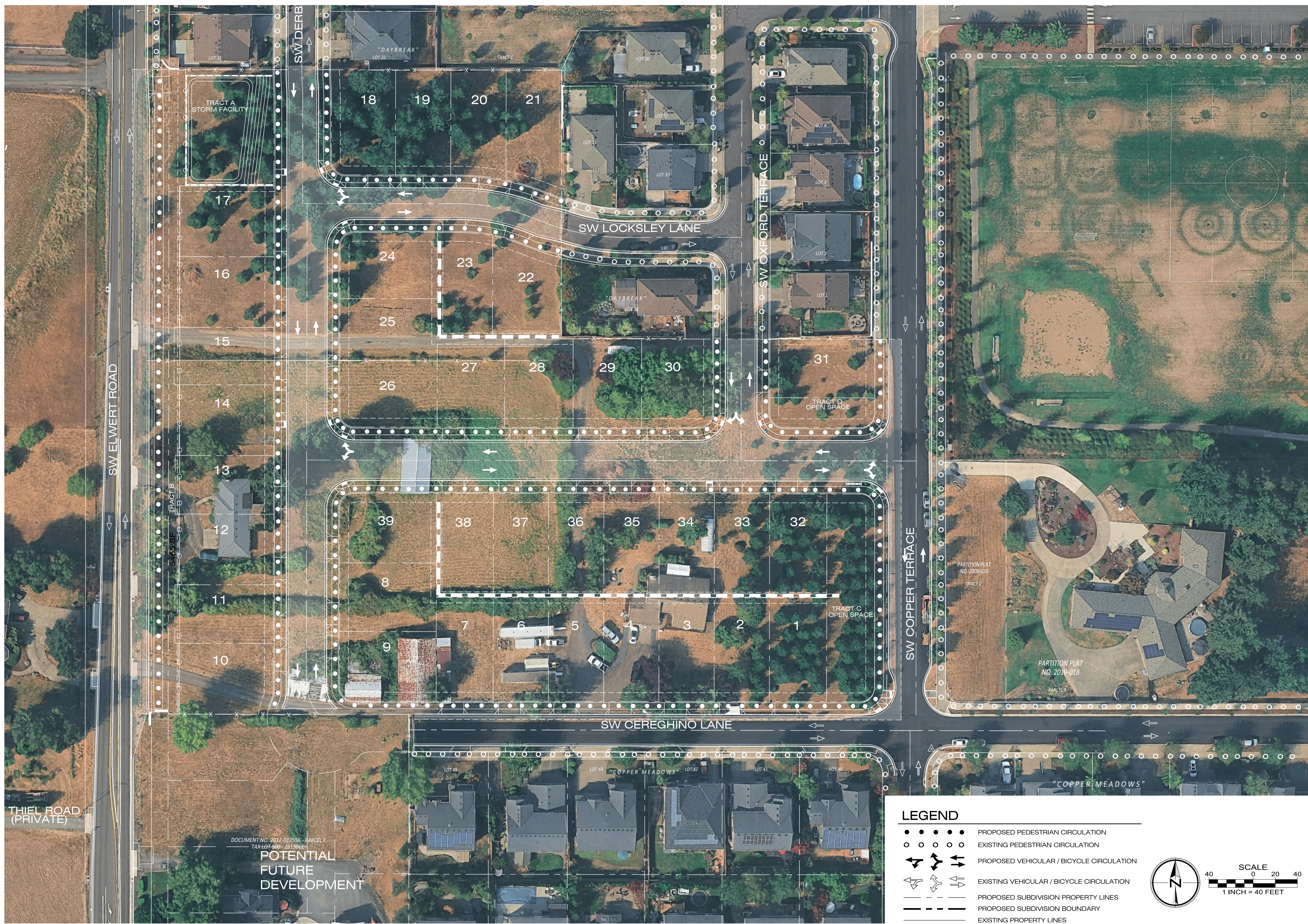
Designed by	WID	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

By	
Revision	
No.	
Date	

Project: PINOT GLEN
 No.: 131-035
 Type: PLANNING
 Sheet: **P5.0**

PINOT GLEN
CITY OF SHERWOOD, OREGON

B:\Projects\131-035\Planning\131035_P6_Ocric.dwg 4/20/2026 2:01:28 PM



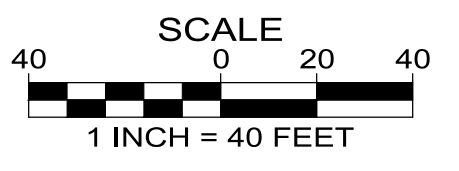
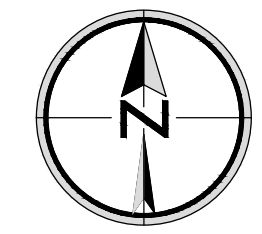
THIEL ROAD (PRIVATE)

DOCUMENT NO. 2012-013556 - PARCEL 1
TAX LOT 200 - 25130CE1

POTENTIAL
FUTURE
DEVELOPMENT

LEGEND

- ● ● ● PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ➔ ➔ ➔ ➔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ➔ ➔ ➔ ➔ EXISTING VEHICULAR / BICYCLE CIRCULATION
- — — — PROPOSED SUBDIVISION PROPERTY LINES
- - - - PROPOSED SUBDIVISION BOUNDARY
- — — — EXISTING PROPERTY LINES



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

PRELIMINARY

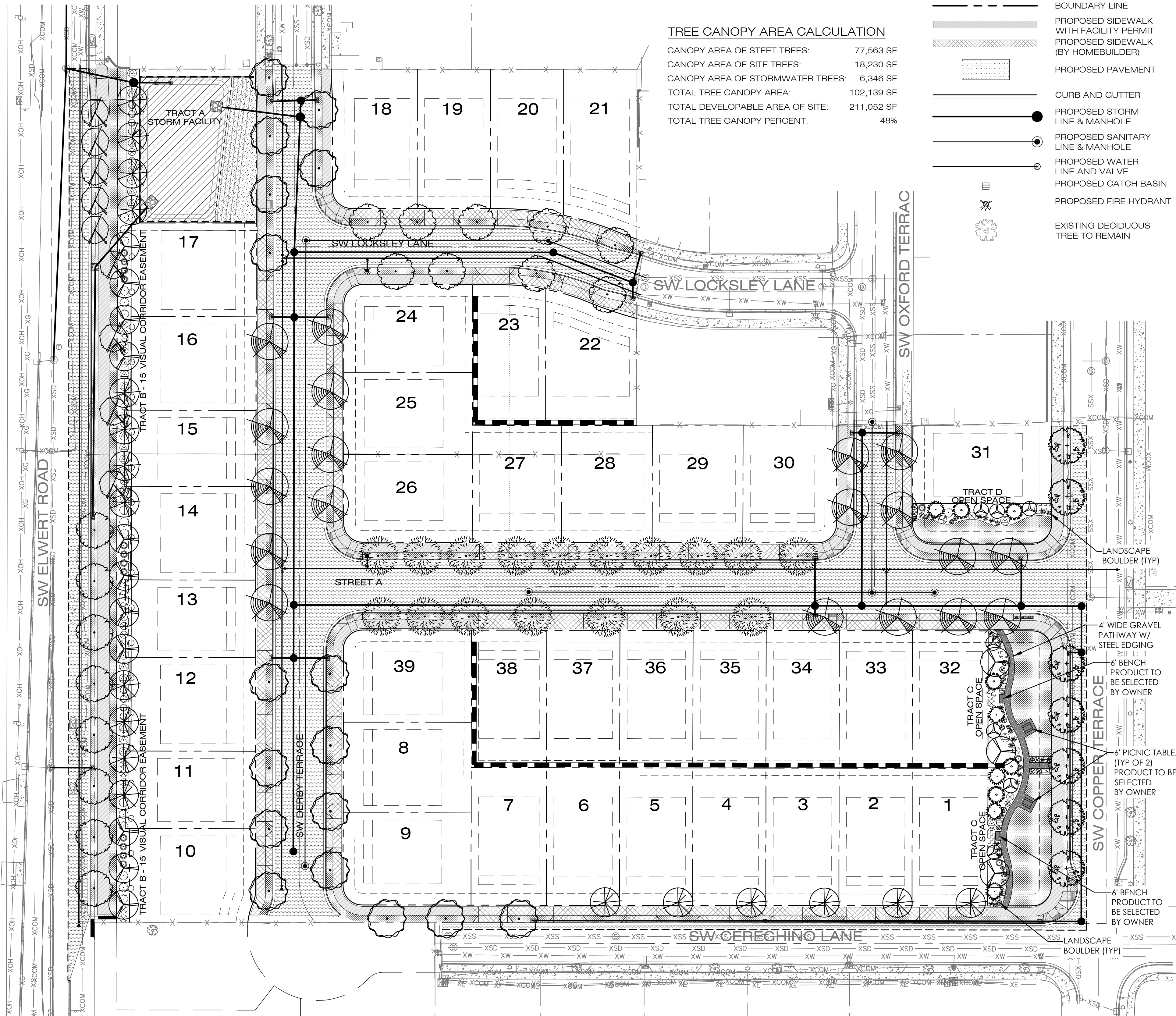
CIRCULATION & AERIAL PLAN

Designed by	WJD	Date	02/2026
Drawn by	BA5	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

Project: PINOT GLEN
No.: 131-035
Type: PLANNING
Sheet: **P6.0**

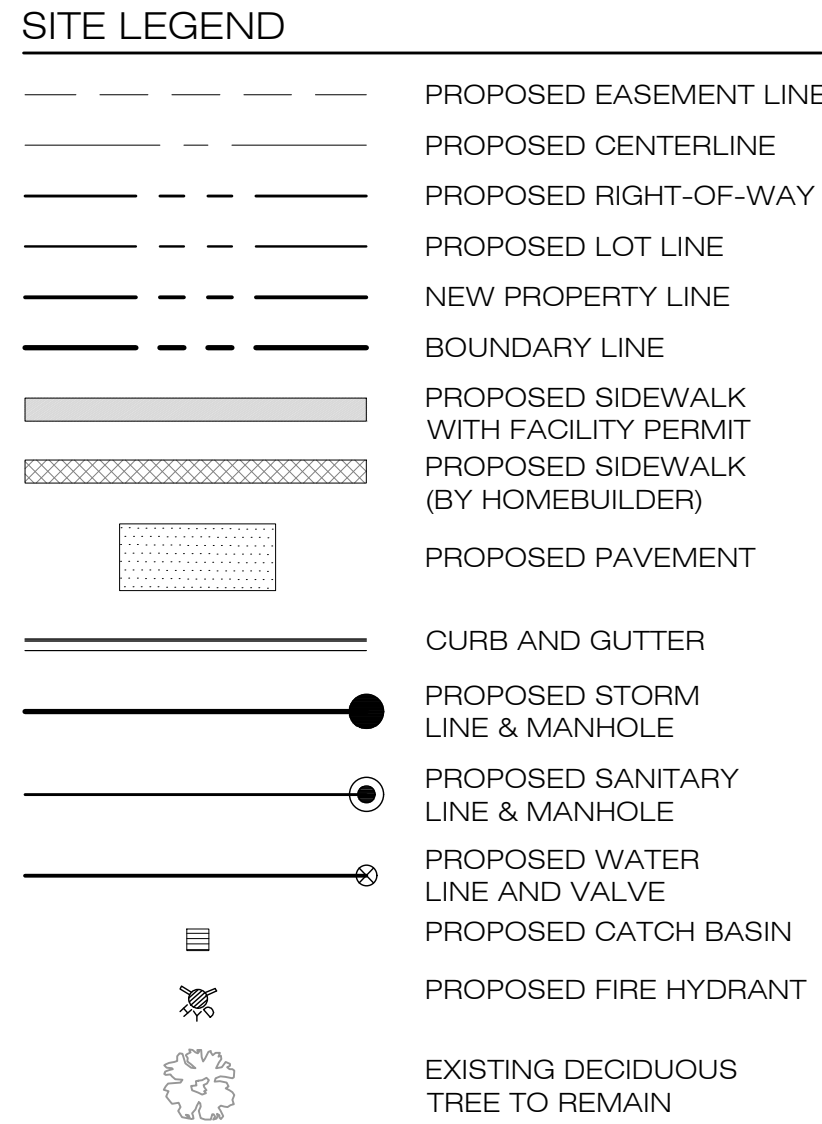
131035_P6_Ocric.dwg



NOTES:
 1. STREET AND SITE PLANTING AREAS SHALL BE PROVIDED WITH A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR.
 2. STORMWATER FACILITY PLANTING AREAS SHALL BE PROVIDED WITH A TEMPORARY AUTOMATIC IRRIGATION SYSTEM DESIGNED BY CONTRACTOR.

TREE CANOPY AREA CALCULATION

CANOPY AREA OF STEET TREES:	77,563 SF
CANOPY AREA OF SITE TREES:	18,230 SF
CANOPY AREA OF STORMWATER TREES:	6,346 SF
TOTAL TREE CANOPY AREA:	102,139 SF
TOTAL DEVELOPABLE AREA OF SITE:	211,052 SF
TOTAL TREE CANOPY PERCENT:	48%



STREET TREES - PLANTING LEGEND

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	MATURE CANOPY SPREAD (FEET)	MATURE CANOPY AREA (SF)	TOTAL CANOPY AREA (SF)
(Symbol)	17	LITTLELEAF LINDEN TILIA CORDATA	2' CAL	40' O.C.	40'	1,256 SF	21,352 SF
(Symbol)	7	PIN OAK QUERCUS PALUSTRIS	2' CAL	35' O.C.	35'	962 SF	6,734 SF
(Symbol)	17	PYRAMIDAL EUROPEAN HORNBEAM CARPINUS BETULUS 'PYRAMIDALIS'	2' CAL	35' O.C.	35'	962 SF	16,354 SF
(Symbol)	19	EUROPEAN BIRDCHERRY PRUNUS PADUS	2' CAL	35' O.C.	35'	962 SF	18,278 SF
(Symbol)	17	AUTUMN GOLD GINKGO GINKGO BILOBA 'AUTUMN GOLD'	2' CAL	30' O.C.	30'	707 SF	12,019 SF
(Symbol)	9	RAYWOOD ASH FRAXINUS OXYCARPA 'RAYWOOD'	2' CAL	20' O.C.	20'	314 SF	2,826 SF
TOTAL CANOPY AREA OF STEET TREES:							77,563 SF

SITE TREES - PLANTING LEGEND

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	MATURE CANOPY SPREAD (FEET)	MATURE CANOPY AREA (SF)	TOTAL CANOPY AREA (SF)
(Symbol)	14	RED SUNSET MAPLE ACER RUBRUM 'RED SUNSET'	2' CAL	25' O.C.	25'	491 SF	6,874 SF
(Symbol)	18	METRO GOLD HEDGE MAPLE ACER CAMPESTRE 'PANACEK'	2' CAL	25' O.C.	25'	491 SF	8,838 SF
(Symbol)	5	WEeping Nootka Cypress CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	6'-8' HT	12' O.C.	10'	79 SF	395 SF
(Symbol)	5	VANDERWOLF'S PYRAMID PINE PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'-8' HT	12' O.C.	20'	314 SF	1,570 SF
(Symbol)	7	PERSIAN SPIRE PARROTIA PARROTIA PERSICA 'JL COLUMNAR'	1.5' CAL	20' O.C.	10'	79 SF	553 SF
TOTAL CANOPY AREA OF SITE TREES:							18,230 SF

SITE SHRUBS, GRASSES, & GROUND COVER - PLANTING LEGEND

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING
(Symbol)	17	DWARF ARCTIC BLUE WILLOW SALIX PURPUREA 'NANA'	5 GAL	8' O.C.
(Symbol)	5	GINGER WINE NINEBARK PHYSCARPUS OPULIFOLIUS	5 GAL	7' O.C.
(Symbol)	20	HOWARD MCMINN MANZANITA ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	5 GAL	8' O.C.
(Symbol)	26	KING EDWARD VII FLOWERING CURRANT RIBES SANGUINEUM 'KING EDWARD VII'	5 GAL	6' O.C.
(Symbol)	15	MY FAIR MAIDEN MAINDEN GRASS MISCANTHUS SINENSIS 'NCMST1'	3 GAL	6' O.C.
(Symbol)	12	SEM FALSE SPIREA SORBARIA SORBIFOLIA 'SEM'	3 GAL	6' O.C.
(Symbol)	14	KELSEY DOGWOOD CORNUS SERICEA 'KELSEY'	2 GAL	5' O.C.
(Symbol)	19	BLUE ARROWS RUSH JUNCUS INFLEXUS 'BLUE ARROWS'	2 GAL	4' O.C.
(Symbol)	1	TOM THUMB COTONEASTER COTONEASTER APICULATUS 'TOM THUMB'	1 GAL	3' O.C.
(Symbol)	1	BOWLES SEDGE CAREX ELATA 'AUREA'	1 GAL	3' O.C.
(Symbol)		SOD		

STORMWATER FACILITY - PLANTING LEGEND

TREES & SHRUBS

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	MATURE CANOPY SPREAD (FEET)	MATURE CANOPY AREA (SF)	TOTAL CANOPY AREA (SF)
(Symbol)	7	BITTER CHERRY / PRUNUS EMARGINATA 'MOLLIS' (TREE)	2 GAL	20'	314 SF	2,198 SF
(Symbol)	7	CASCARA / RHAMNUS PURSHIANA (TREE)	2 GAL	25'	491 SF	3,437 SF
(Symbol)	9	VINE MAPLE / ACER CIRCINATUM (TREE)	2 GAL	10'	79 SF	711 SF
(Symbol)	16	PACIFIC NINEBARK / PHYSCARPUS CAPITATUS	1 GAL			
(Symbol)	16	RED TWIG DOGWOOD / CORNUS SERICEA	1 GAL			
(Symbol)	16	WESTERN SERVICEBERRY / AMELANCHIER ALNIFOLIA	1 GAL			
(Symbol)	16	RED FLOWERING CURRENT / RIBES SANGUINEUM	1 GAL			
(Symbol)	16	NOOKTA ROSE / ROSA NUTKANA	1 GAL			
(Symbol)	16	DOUGLAS SPIREA / SPIREA DOUGLASII	1 GAL			
(Symbol)	19	SNOWBERRY / SYMPHORICARPOS ALBUS	1 GAL			
TOTAL: 138						

2,297 SF OF SIDE SLOPE
 2,297 X .01 = 23 REQUIRED TREES, 2,297 SF X .05 = 115 REQUIRED SHRUBS
TOTAL CANOPY AREA OF STORMWATER FACILITY TREES: 6,346 SF

HERBACEOUS PLANTS

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE
(Symbol)	8,100	SPREADING RUSH / JUNCUS PATENS	1"x12" PLUG
(Symbol)	8,100	SLOUGH SEDGE / CAREX OBNUPTA	1"x12" PLUG
(Symbol)	8,100	SAWBEAK SEDGE / CAREX STIPATA	1"x12" PLUG
(Symbol)	8,100	SMALL FRUITED BULLRUSH / SCIRPUS MICROCARPUS	1"x12" PLUG
TOTAL: 32,400			

5,400 SF OF VEGETATED TREATMENT AREA (6 PLUGS PER SQUARE FOOT)
 5,400 SF X 6 = 32,400 REQUIRED HERBACEOUS PLANTS

GRASS SEED

SYM	QTY	COMMON NAME / BOTANICAL NAME
(Symbol)	2,297 SF	CLEAN WATER "LOWGROW" GRASS SEED MIX: 120 LB PER ACRE
(Symbol)		DWARF TALL FESCUE / FESTUCA ARUNDINACEA 40%
(Symbol)		PR8820 DWARF PERENNIAL RYEGRASS / LOLIUM PERENNE PR8820 30%
(Symbol)		CREeping RED FESCUE / FESTUCA RUBRA 25%
(Symbol)		HIGHLAND COLONIAL BENTGRASS / AGROSTIS TENUIS 'HIGHLAND' 5%



Designed by	Date	10/2025
CAR	10/2025	
Drawn by	Date	10/2025
CAR	10/2025	
Reviewed by	Date	10/2025
CAR	10/2025	
Project No.	131-035	REF.
Horiz. Scale:		
Vert. Scale:		

No.	Date	Revision
A	04/2026	PLANNING REVIEW PLAN SET