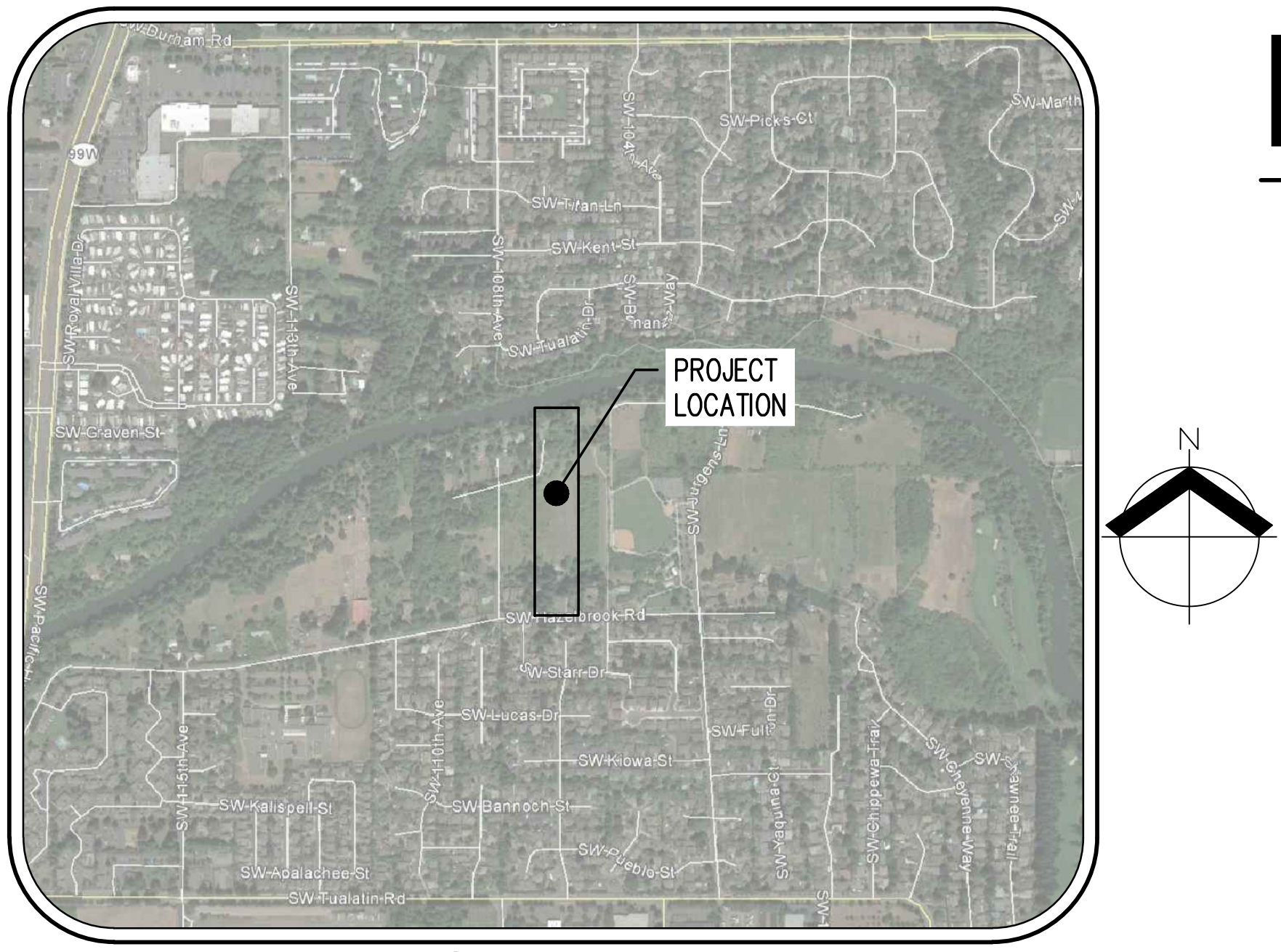
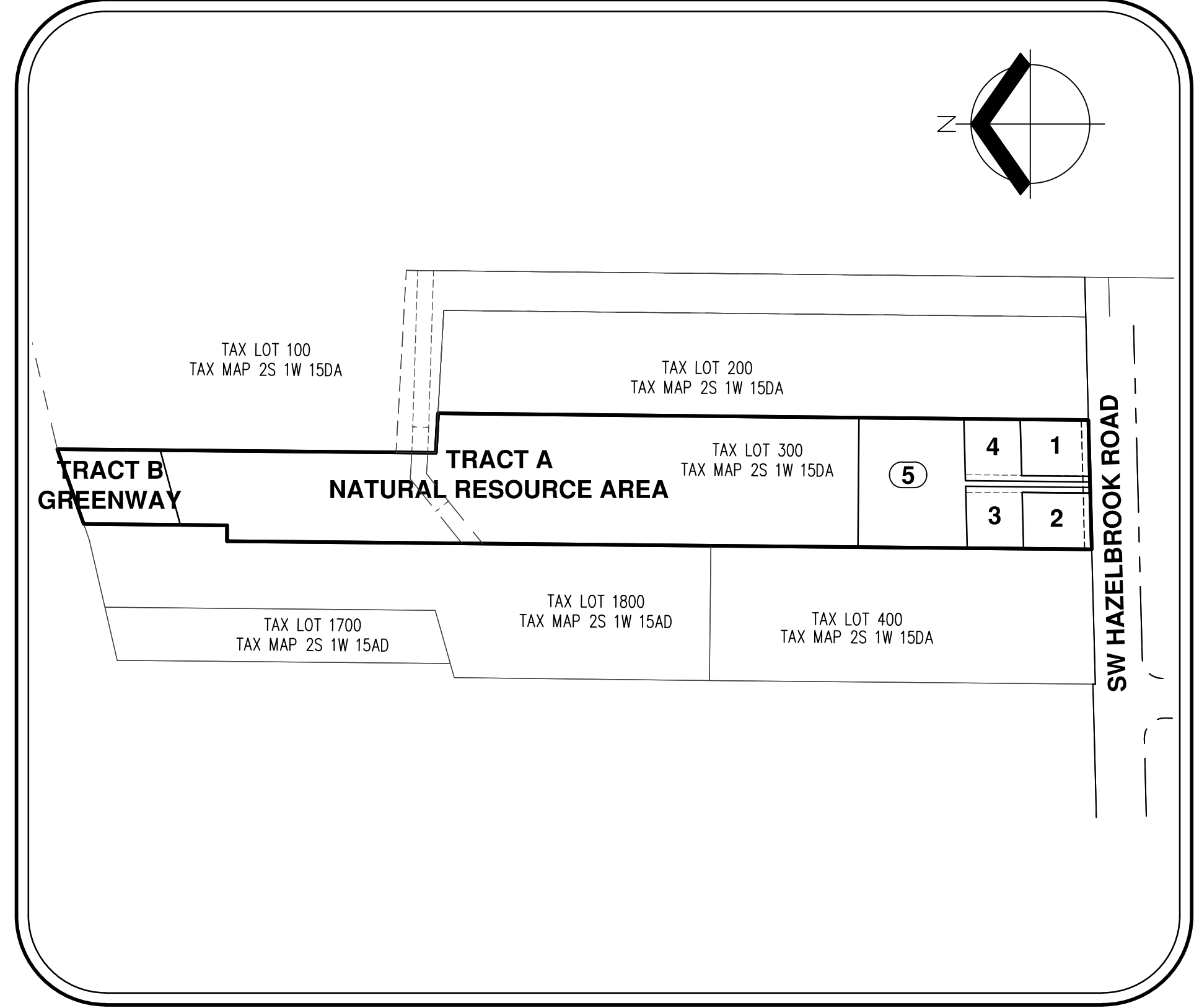


HAZELBROOK ESTATES

PRELIMINARY SUBDIVISION APPLICATION



VICINITY MAP
N.T.S



SITE MAP
1"=150'

OWNER/APPLICANT

ROBERT AND MARY BOSAK
10605 HAZELBROOK ROAD
TUALATIN, OR 97062

CONSULTING FIRM

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

LEGEND			
	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			POWER 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
	EXISTING	PROPOSED	
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 - EXISTING CONDITIONS PLAN
- P03 - PRELIMINARY SUBDIVISION PLAT WITH FUTURE BUILDING SETBACKS
- P04 - PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P05 - PRELIMINARY DEMOLITION PLAN
- P06 - PRELIMINARY GRADING AND EROSION CONTROL PLAN
- P07 - PRELIMINARY STREET PLAN AND PROFILE
- P08 - PRELIMINARY UTILITY PLAN
- P09 - PRELIMINARY NEIGHBORHOOD CIRCULATION PLAN

PROPERTY DESCRIPTION:

TAX LOT 300 (ASSESSOR'S MAP 2S 1W 15DA)
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

EXISTING LAND USE:

RESIDENTIAL

PROJECT PURPOSE:

5 LOT RESIDENTIAL SUBDIVISION

TOTAL AREA:

±4.20 ACRES

ZONING:

RESIDENTIAL LOW DENSITY (RL)

PROJECT LOCATION:

EAST OF SW 108TH AVENUE, NORTH OF SW HAZELBROOK ROAD AND WEST OF SW JURGENS AVENUE

BENCHMARK:

ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM BASED ON WASHINGTON COUNTY BENCHMARK NO. 348 AT THE NE CORNER OF THE CONCRETE BRIDGE ON HWY 99W OVER THE TUALATIN RIVER WITH A PUBLISHED NGVD ELEVATION OF 139.829. A CONVERSION FACTOR OF +3.48 WAS APPLIED PER VERTCON SOFTWARE TO DETERMINE THE NAVD 88 ELEVATION OF 143.31 FEET.

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HAZELBROOK ESTATES
SUBDIVISION
TUALATIN
OREGON
TAX MAP 2S 1W 15DA

COVER SHEET WITH
VICINITY AND SITE MAPS

DESIGNED BY: FJS
DRAWN BY: CEG
CHECKED BY: CEG
SCALE: AS NOTED
DATE: 11/08/2017





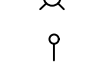

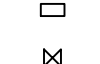

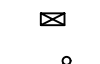

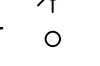

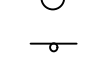





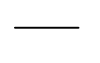








REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
NOT FOR CONSTRUCTION
CHUCK GREGORY
RENEWS: JUNE 30, 2019

REVISIONS

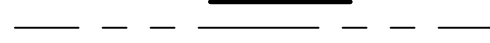


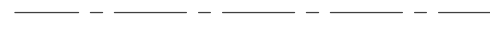




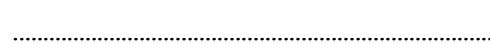
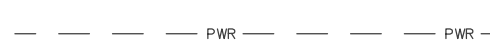
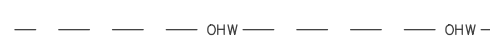
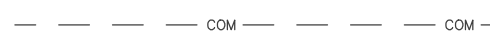
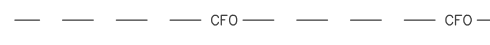
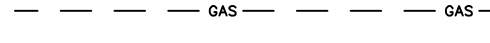
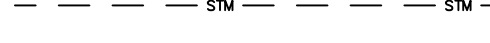



JOB NUMBER
4457

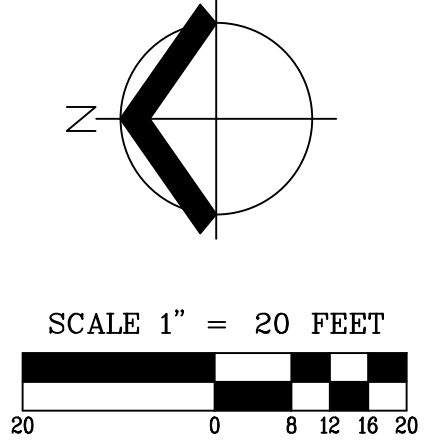
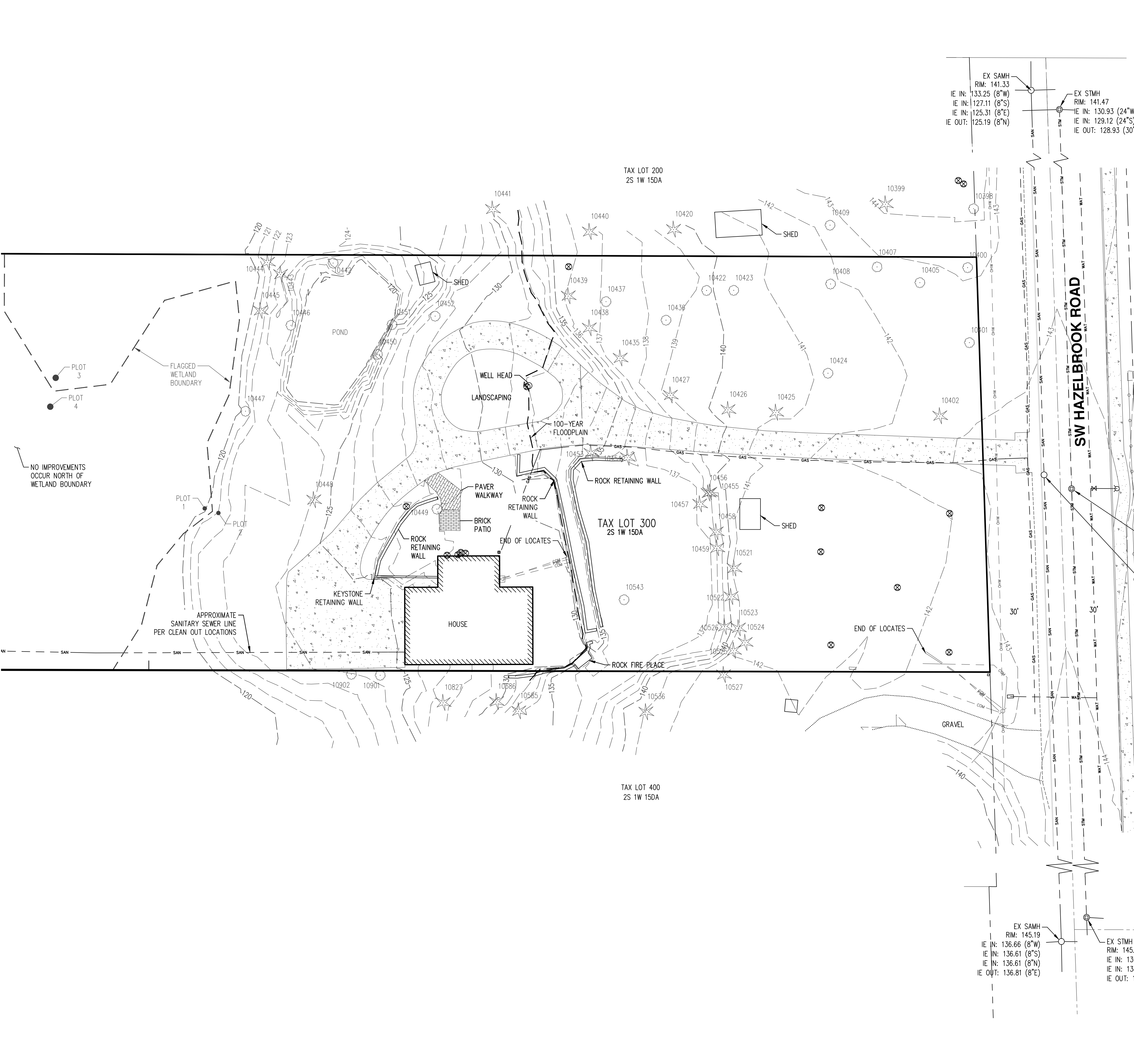
SHEET
P01

LEGEND

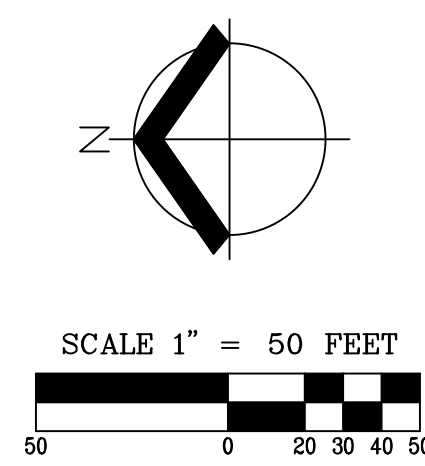
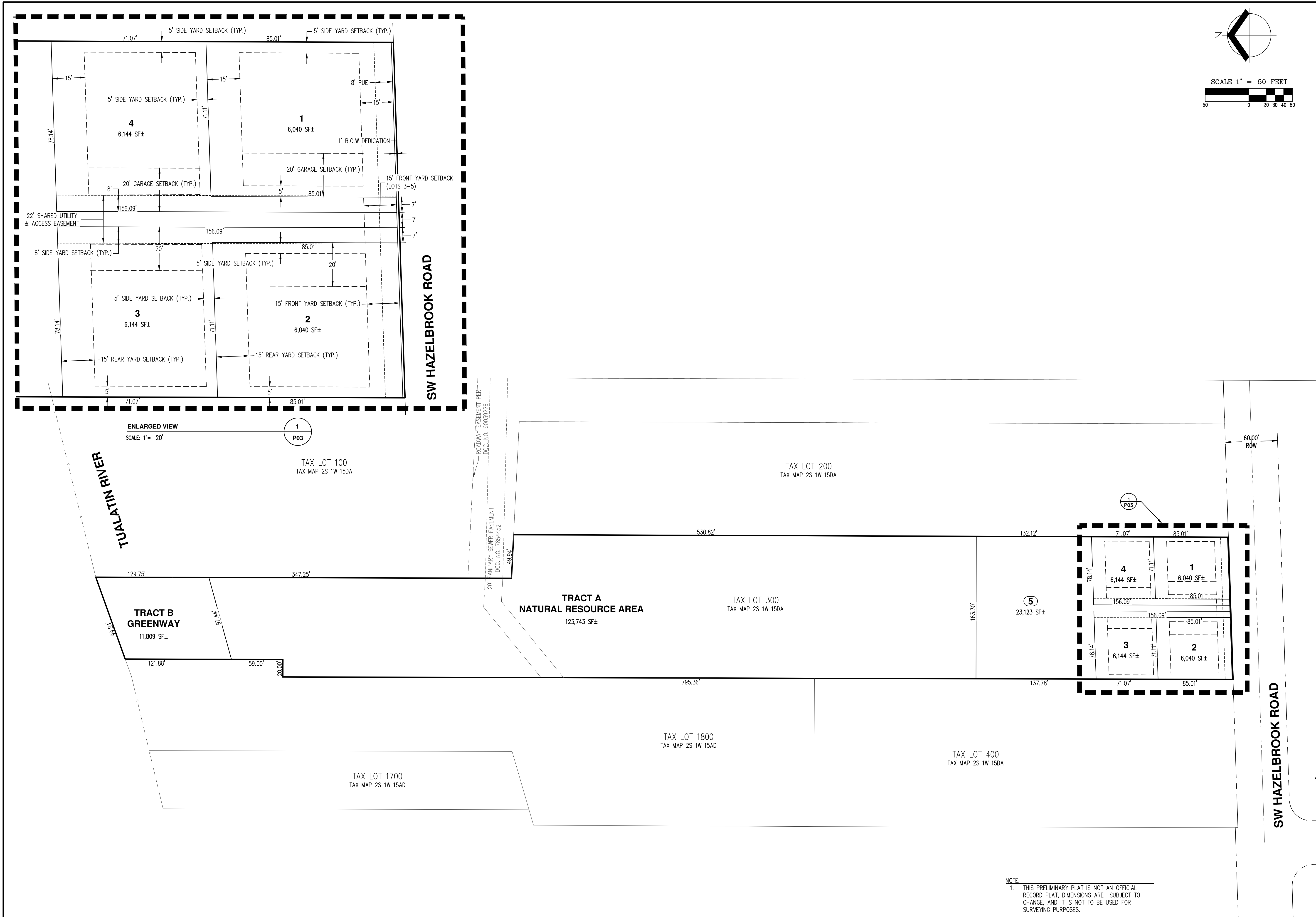
EXISTING	DECIDUOUS TREE		EXISTING	STORM SEWER CLEAN OUT	
	CONIFEROUS TREE			STORM SEWER CATCH BASIN	
	FIRE HYDRANT			STORM SEWER AREA DRAIN	
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	WATER VALVE			GAS VALVE	
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	AIR RELEASE VALVE			POWER POLE	
	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	

EXISTING

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	



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PROVIDED PER UTILITY LOCATE TICKET NUMBER 15040990. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA OR ARE AT THE LOCATIONS SHOWN HEREON. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED MARCH 4-6, 2015.
 - VERTICAL DATUM: ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM BASED ON WASHINGTON COUNTY BENCHMARK NO. 348 AT THE NE CORNER OF THE CONCRETE BRIDGE ON HWY 99W OVER THE TUALATIN RIVER WITH A PUBLISHED NGVD ELEVATION OF 139.829. A CONVERSION FACTOR OF +3.48 WAS APPLIED PER VERTCON SOFTWARE TO DETERMINE THE NAVD 88 ELEVATION OF 143.31 FEET.
 - 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.
 - ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREAST HEIGHT, WERE SURVEYED AT THIS TIME.
 - FEMA FLOODPLAIN ELEVATIONS ARE PER THE PRELIMINARY FLOOD INSURANCE STUDY FOR TUALATIN RIVER PER FEMA FIRM MAP NUMBER 41067C0518E. THE 100 YEAR BASE FLOOD ELEVATION ACROSS THE SITE IS 131.8' (NAVD 88 DATUM).
 - WETLAND FLAGGING BY MARTIN SCHOTT & ASSOC.
 - SEE P04 FOR DETAILED INFORMATION REGARDING TREES.



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 12965 SW HERMAN RD
 SUITE 100
 TUALATIN, OR 97062
 PHONE: 503.563.6151
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HAZELBROOK ESTATES
SUBDIVISION
 TUALATIN
 OREGON
 TAX MAP 2S 1W 15DA

PRELIMINARY SUBDIVISION
PLAT WITH FUTURE
BUILDING SETBACKS

DESIGNED BY: _____
 DRAWN BY: FJS
 CHECKED BY: CEG
 SCALE: AS NOTED
 DATE: 11/08/2017

REGISTERED PROFESSIONAL
 LAND SURVEYOR
 OREGON
 EDWARD GREGORY
 RENEWS: JUNE 30, 2019

REVISIONS

JOB NUMBER
 4457

SHEET
P03

NOTE:
 1. THIS PRELIMINARY PLAT IS NOT AN OFFICIAL RECORD PLAT, DIMENSIONS ARE SUBJECT TO CHANGE, AND IT IS NOT TO BE USED FOR SURVEYING PURPOSES.

Detailed Tree Inventory for Hazelbrook Estates Subdivision

AKS Job No. 4457 - Evaluation Date: October 27, 2017

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove / Preserve
10165	24	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	1	Preserve
10397	17	Willow (<i>Salix sp.</i>)	OFFSITE; Topped for overhead wires	2	3	Preserve
10398	19	Willow (<i>Salix sp.</i>)	OFFSITE; Large cavity with decay; Topped with many epicormic shoots	2	2	Preserve
10399	21	Pacific Yew (<i>Taxus brevifolia</i>)	OFFSITE; Broken branches; Sparse foliage; Cavity	2	2	Preserve
10400	8	Sweet Cherry (<i>Prunus avium</i>)	Codominant with included bark; Pruned; Many epicormic shoots	2	2	Remove
10401	10	Sweet Cherry (<i>Prunus avium</i>)	Pruned; Codominant with included bark; Exposed roots	1	2	Remove
10402	28	Fir (<i>Abies sp.</i>)		1	1	Remove
10405	8, 8, 8	Cherry (<i>Prunus sp.</i>)	Codominant; Cavities; Decay; Pruned with decay; many shoots	2	3	Remove
10407	8, 8	Sweet Cherry (<i>Prunus avium</i>)	Codominant with 2' of included bark; Pruned; Decay; Sucker shoots	2	3	Remove
10408	9, 10	Cherry (<i>Prunus sp.</i>)	Codominant; Cavities; Decay; Pruned with decay; many shoots	2	3	Remove
10409	9, 11	Cherry (<i>Prunus sp.</i>)	OFFSITE; Cavities with decay; Many epicormic shoots attached at one point	2	3	Preserve
10420	38	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	1	Preserve
10422	12	Sweet Cherry (<i>Prunus avium</i>)	Cracks; Sparse foliage; Decay; Cavities; Pruned; Many epicormic shoots	3	3	Remove
10423	8	Sweet Cherry (<i>Prunus avium</i>)	Cracks; Cavities; Decay; Sparse foliage	3	3	Remove
10424	8	Cherry (<i>Prunus sp.</i>)	Pruned; Decay; Many shoots; Cracks	2	3	Remove
10425	17	Spruce (<i>Picea sp.</i>)	Crooked; Sap flow	1	2	Remove
10426	30	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
10427	19	Western Redcedar (<i>Thuja plicata</i>)	Epicormic sprouts	1	1	Remove
10435	29	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
10436	9	Sweet Cherry (<i>Prunus avium</i>)	Cavities; Decay; Sparse foliage; Pruned with many shoots	3	3	Remove
10437	9	Sweet Cherry (<i>Prunus avium</i>)	Lean (S); Sweep; Cracks; Bulges; Sparse foliage; Declining	2	2	Remove
10438	34	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Bulges at base; Some broken branches	1	2	Remove
10439	25	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Preserve
10440	29	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	1	Preserve
10441	42	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	2	Preserve
10442	20	Willow (<i>Salix sp.</i>)		1	1	Preserve
10443	18	Pine (<i>Pinus sp.</i>)		1	1	Preserve
10444	15	Pine (<i>Pinus sp.</i>)		1	1	Preserve
10445	15	Pine (<i>Pinus sp.</i>)	Sparse foliage	2	1	Preserve
10446	12	Bigleaf Maple (<i>Acer macrophyllum</i>)		1	1	Preserve
10447	28	Corkscrew Willow (<i>Salix matsudana</i>)	Lean (SW); Pruned; Crooked	1	2	Preserve
10448	21	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Preserve
10449	20	Corkscrew Willow (<i>Salix matsudana</i>)	Pruned with many sucker shoots; Cavities; Decay	2	3	Preserve
10450	14	Willow (<i>Salix sp.</i>)	Broken branches; Crooked	1	2	Preserve
10451	14, 16	Willow (<i>Salix sp.</i>)	50% of bole covered with ivy	1	1	Preserve
10452	8	Bigleaf Maple (<i>Acer macrophyllum</i>)		1	1	Preserve
10453	41	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Pruned	1	1	Remove
10454	34	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
10455	20	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
10456	11	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Suppressed	2	1	Remove
10457	21	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
10458	29	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
10459	29	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Codominant 20' from ground with 5' of included bark	1	2	Remove
10521	26	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
10522	19	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Remove
10523	8	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Lean (E); Suppressed	1	1	Remove
10524	28	Cedar (<i>Cedrus sp.</i>)		1	1	Remove
10525	10	Douglas-fir (<i>Pseudotsuga menziesii</i>)	50% of bole covered with ivy	1	1	Remove
10526	10	Douglas-fir (<i>Pseudotsuga menziesii</i>)	50% of bole covered with ivy	1	1	Remove
10527	27	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	1	Preserve
10536	33	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	1	Preserve
10543	8	English Holly (<i>Ilex aquifolium</i>)		1	1	Remove
10585	35	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	1	Preserve
10586	22	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	1	Preserve
10827	36	Douglas-fir (<i>Pseudotsuga menziesii</i>)	OFFSITE	1	1	Preserve
10901	15	American Sweetgum (<i>Liquidambar styraciflua</i>)	OFFSITE	1	1	Preserve
10902	9	American Sweetgum (<i>Liquidambar styraciflua</i>)	OFFSITE; Large cavity with decay; Bare holes; Pruned; Crooked	2	3	Preserve

Total # of Existing Trees Inventoried = 57

Total # of Existing Onsite Trees Inventoried = 42

Total # of Existing Onsite Trees to be Preserved = 12
Total # of Existing Onsite Trees to be Removed = 30

Total # of Existing Offsite Trees Inventoried = 15

Total # of Existing Offsite Trees to be Preserved = 15
Total # of Existing Offsite Trees to be Removed = 0

***Health Rating:**

- 1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.
- 2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.
- 3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

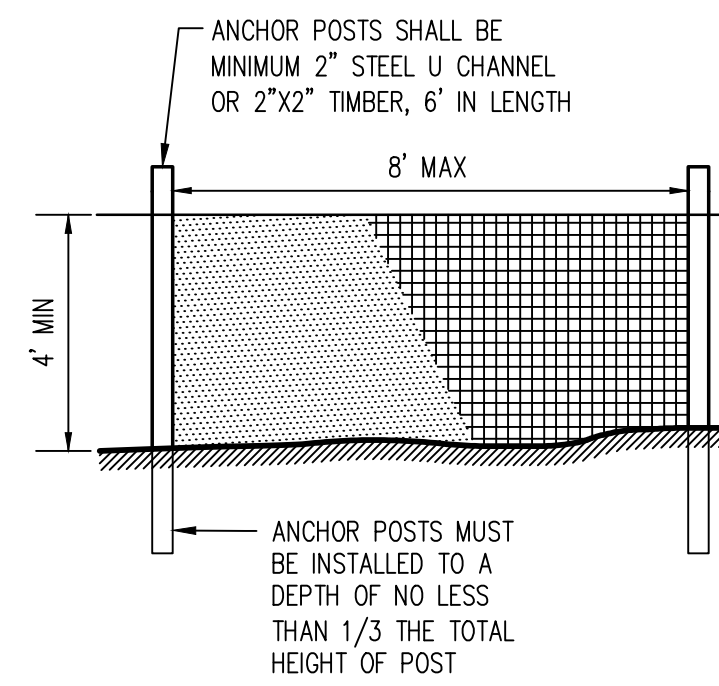
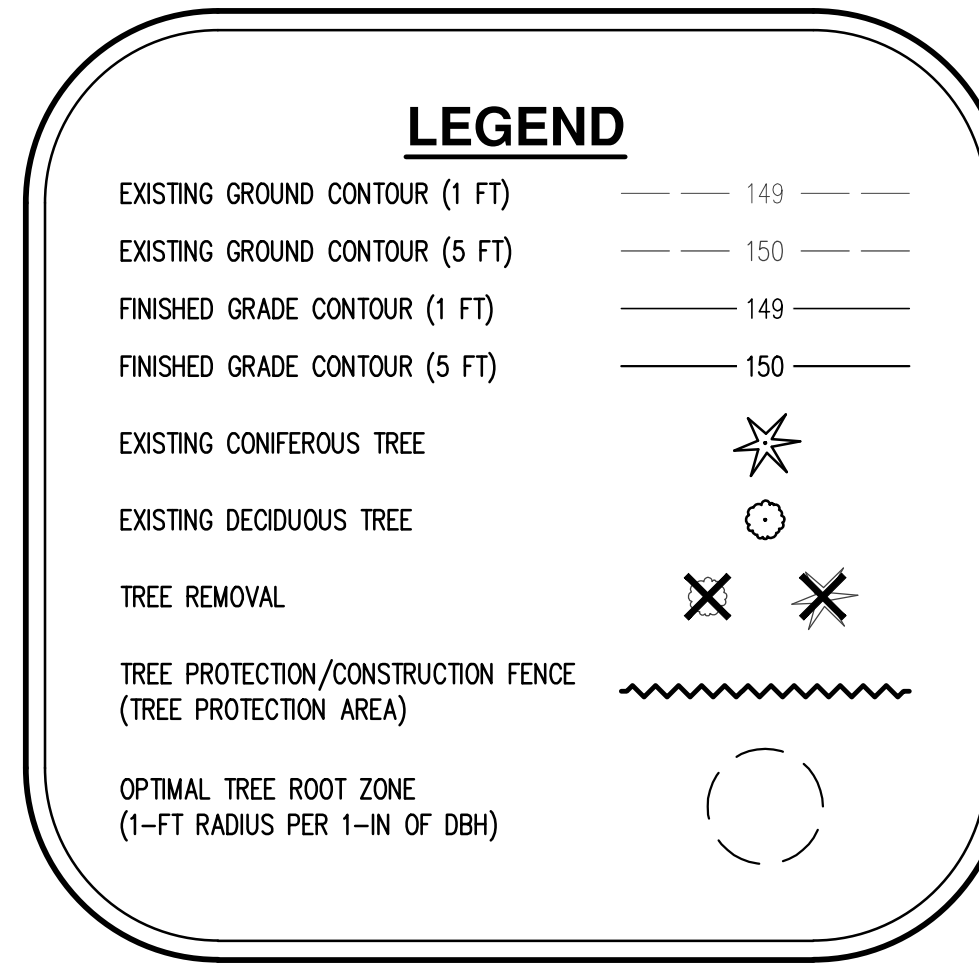
****Structure Rating:**

- 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
- 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.
- 3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.



- NOTES:
- CHAIN LINK FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVERE LARGE ROOTS WHEN INSTALLING POSTS.
 - DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION / CONSTRUCTION FENCE

NOTES:

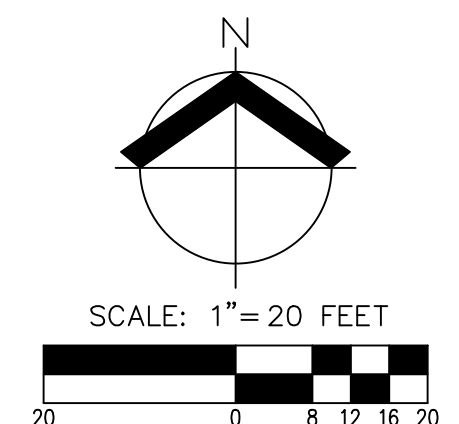
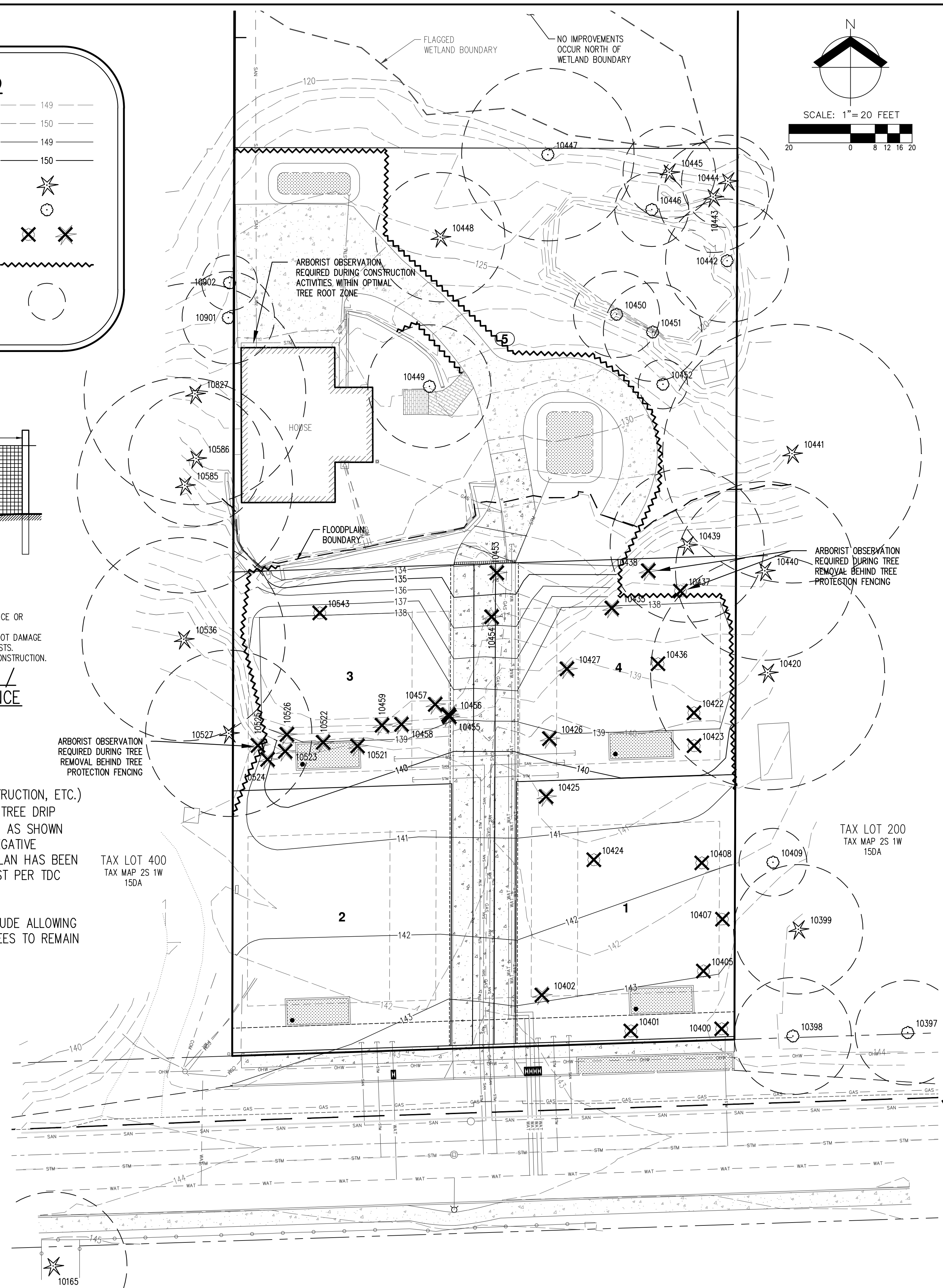
- ENCROACHMENTS (GRADING, CONSTRUCTION, ETC.) INTO OPTIMAL TREE ROOT ZONES (TREE DRIP LINE) OF TREES TO BE PRESERVED AS SHOWN SHOULD NOT HAVE SIGNIFICANT NEGATIVE IMPACTS TO TREE HEALTH. THIS PLAN HAS BEEN REVIEWED BY A CERTIFIED ARBORIST PER TDC 73.250(2)(E).
- GRADING ACTIVITIES WILL NOT INCLUDE ALLOWING TREE ROOTS FROM PRESERVED TREES TO REMAIN EXPOSED PER TDC 73.250(2)(F).



BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6666A
EXPIRATION DATE: 12/31/17

I, BRUCE R. BALDWIN, ATTEST THAT THIS TREE PRESERVATION AND REMOVAL PLAN IS IN ACCORDANCE WITH TYPICAL ARBORCULTURAL AND URBAN FORESTRY STANDARDS.

Bruce R. Baldwin
BRUCE BALDWIN, CERTIFIED ARBORIST
PN-6666A



AKS
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PLANNING · SURVEYING
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FORESTRY

HAZELBROOK ESTATES SUBDIVISION

TUALATIN OREGON
TAX MAP 2S 1W 15DA

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN

DESIGNED BY: FJS
DRAWN BY: FJS
CHECKED BY: CEG
SCALE: AS NOTED
DATE: 11/08/2017

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION
RENEWED: JUNE 30, 2019

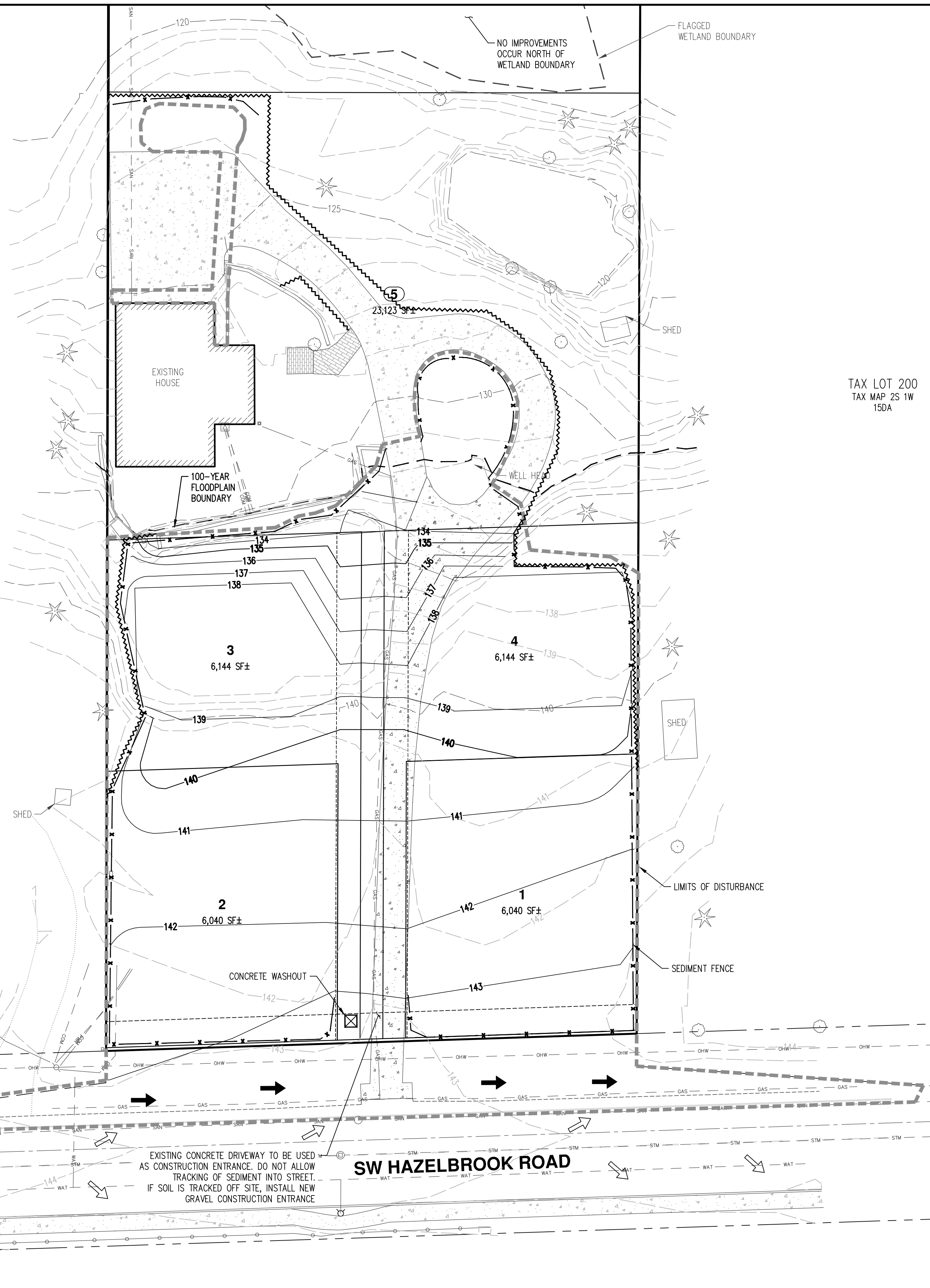
REVISIONS

JOB NUMBER
4457

SHEET
P04

TAX LOT 400
 TAX MAP 2S 1W
 15DA

TAX LOT 200
 TAX MAP 2S 1W
 15DA



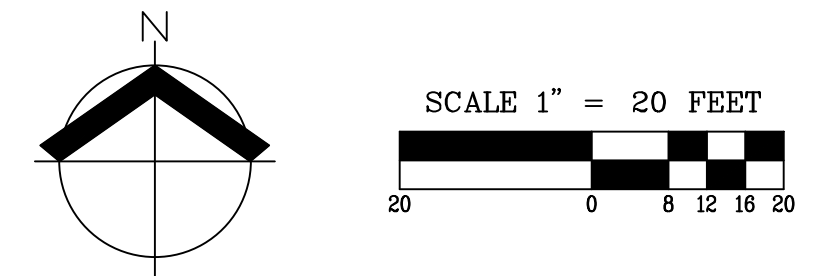
TOTAL SITE AREA = 4.20 ACRES
 TOTAL SITE DISTURBANCE = 0.78 ACRES

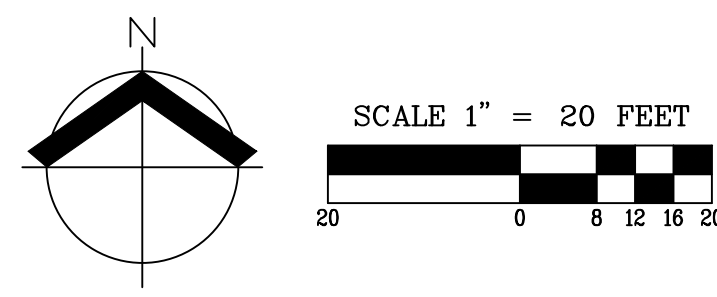
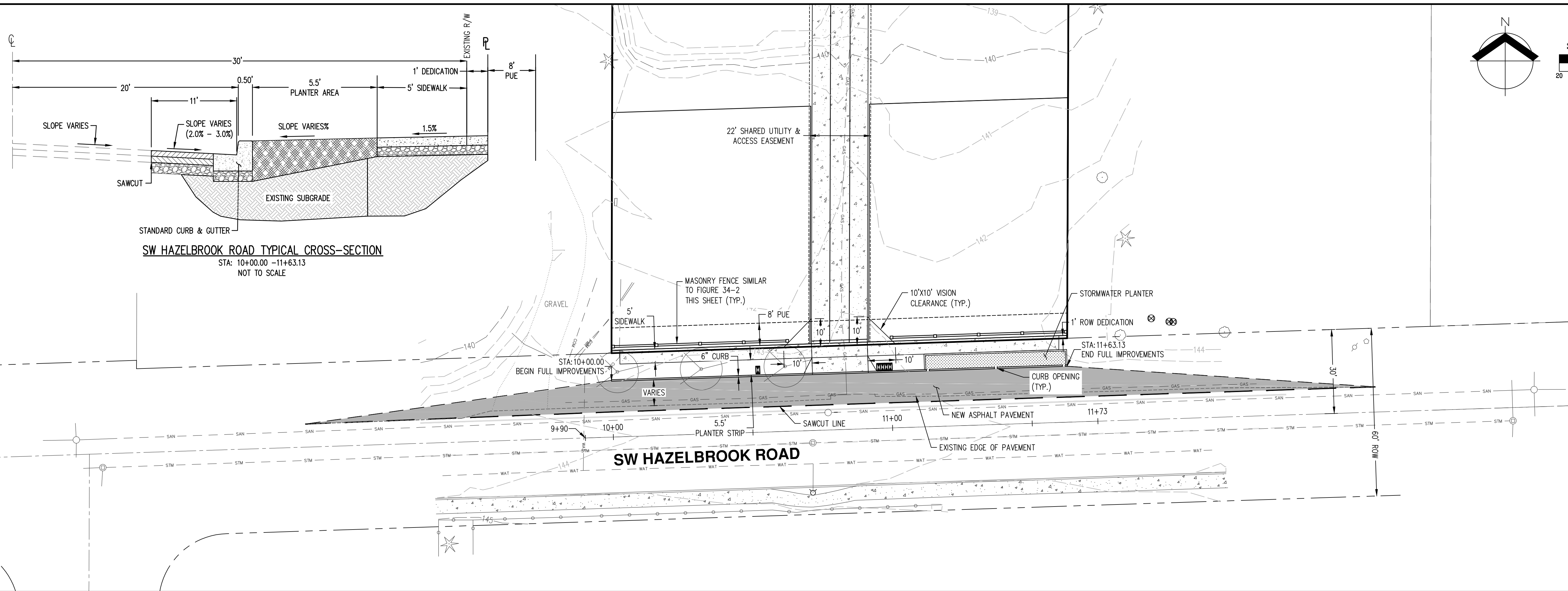
LEGEND

EXISTING GRADE 1' CONTOURS	--- 231 ---
EXISTING GRADE 5' CONTOURS	--- 230 ---
FINISHED GRADE 1' CONTOURS	— 231 —
FINISHED GRADE 5' CONTOURS	— 230 —
EXISTING DECIDUOUS TREE	(Symbol)
EXISTING CONIFEROUS TREE	(Symbol)
TREE PROTECTION FENCE	(Symbol)
SEDIMENT FENCE (CONSTRUCTION FENCE & STRAW WATTLES TO BE USED WITHIN OPTIMAL TREE ROOT ZONE)	(Symbol)
LIMITS OF DISTURBANCE	(Symbol)
CONCRETE WASHOUT	(Symbol)
CONSTRUCTION ENTRANCE	(Symbol)
SURFACE DRAINAGE (PROPOSED)	(Symbol)
SURFACE DRAINAGE (EXISTING)	(Symbol)

EXISTING CONCRETE DRIVEWAY TO BE USED AS CONSTRUCTION ENTRANCE. DO NOT ALLOW TRACKING OF SEDIMENT INTO STREET. IF SOIL IS TRACKED OFF SITE, INSTALL NEW GRAVEL CONSTRUCTION ENTRANCE

SW HAZELBROOK ROAD



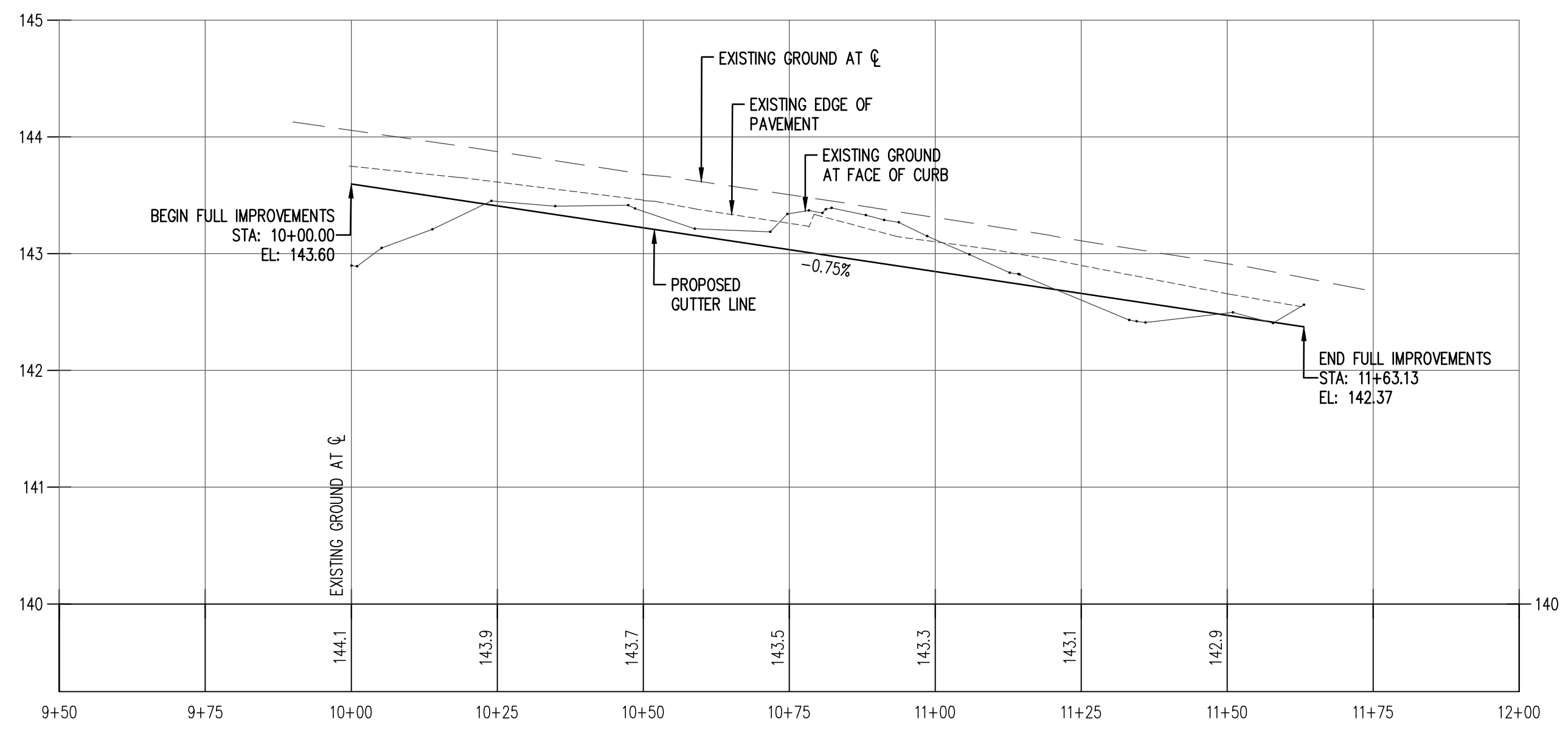
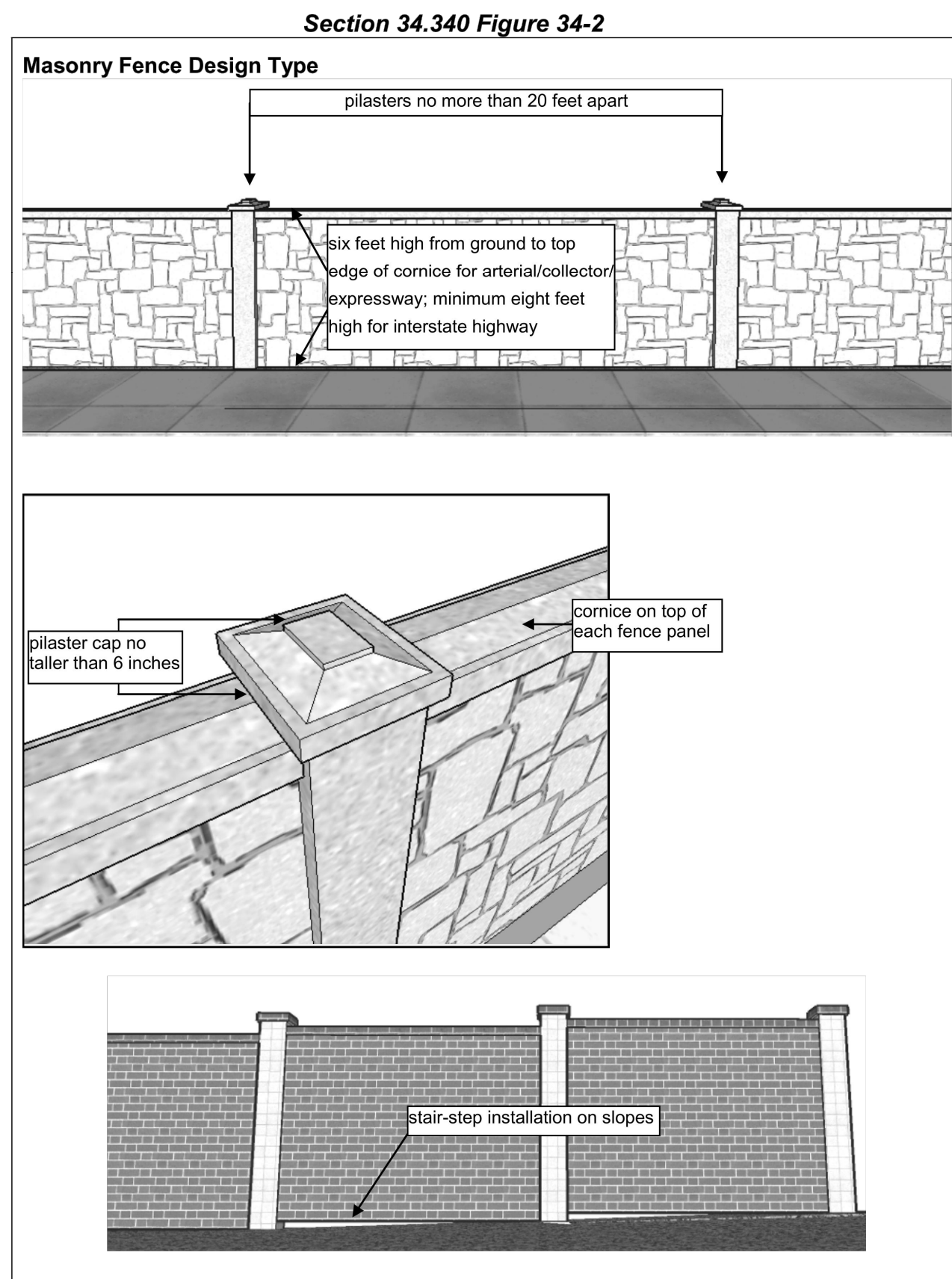


SW HAZELBROOK ROAD TYPICAL CROSS-SECTION
 STA: 10+00.00 - 11+63.13
 NOT TO SCALE

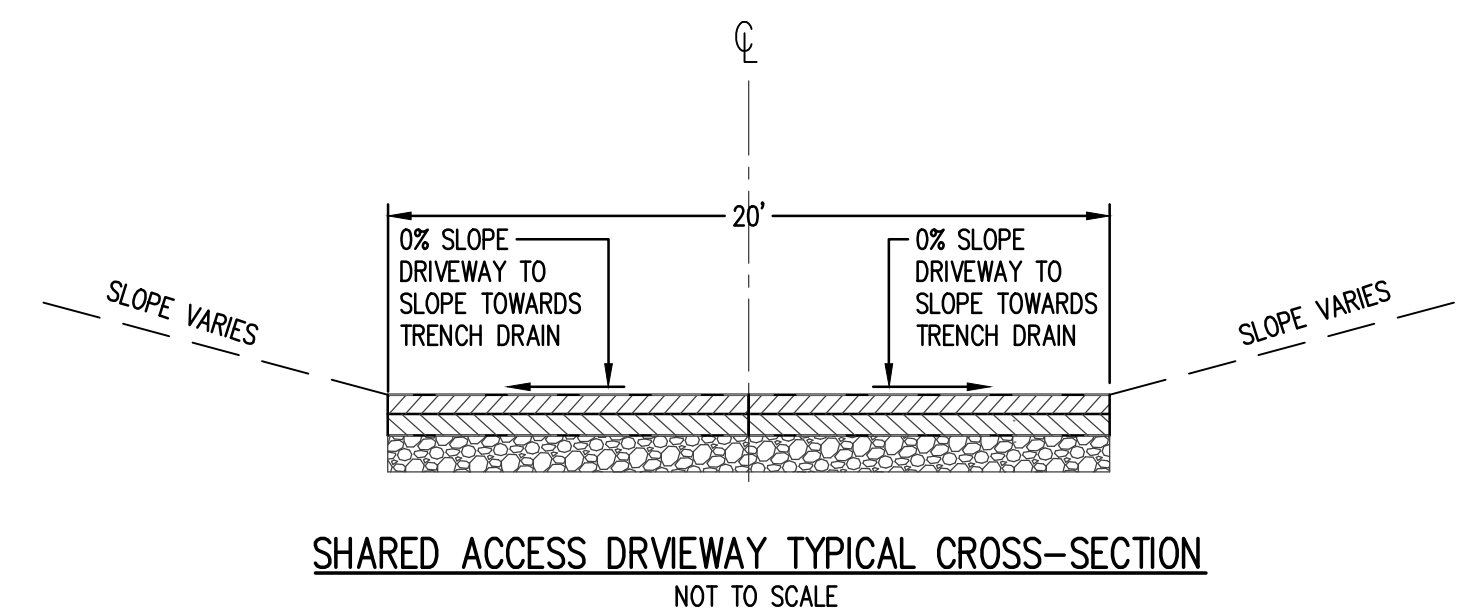
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HAZELBROOK ESTATES
SUBDIVISION
 TUALATIN OREGON
 TAX MAP 25 1W 15DA

PRELIMINARY STREET
PLAN AND PROFILE

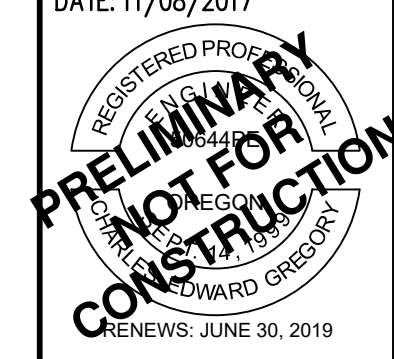


SW HAZELBROOK ROAD
 Hor. Scale: 1" = 20'
 Vert. Scale: 1" = 1'



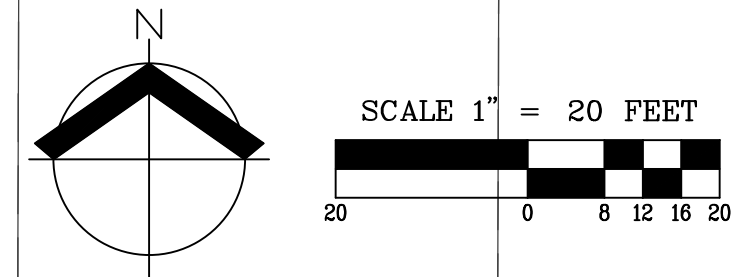
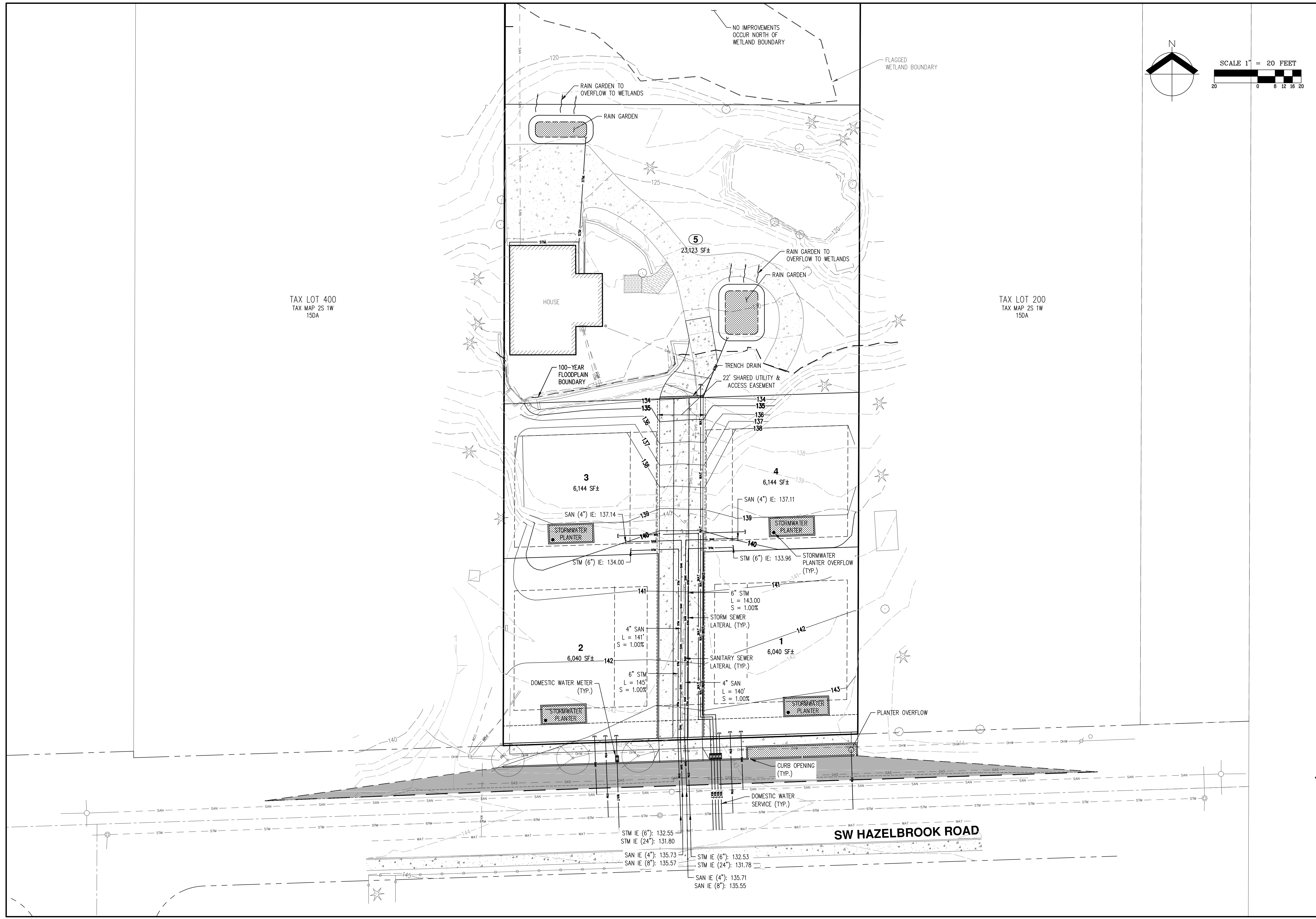
DESIGNED BY:
 DRAWN BY: FJS
 CHECKED BY: CEG
 SCALE: AS NOTED
 DATE: 11/08/2017

REVISIONS:
 JOB NUMBER: 4457
 SHEET: P07



AKS DRAWING FILE: 4457 STREET.DWG | LAYOUT: LAYOUT1

AKS DRAWING FILE: 4457 UTILITIES.DWG | LAYOUT: LAYOUT



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HAZELBROOK ESTATES
SUBDIVISION
 TUALATIN OREGON
 TAX MAP 2S 1W 15DA

PRELIMINARY UTILITY PLAN

DESIGNED BY:	
DRAWN BY:	FJS
CHECKED BY:	CEG
SCALE:	AS NOTED
DATE:	11/08/2017
REVISIONS	
JOB NUMBER	4457
SHEET	P08



N

SCALE: 1" = 100 FEET

100 0 40 60 80 100

LEGEND

- - - - - STREET WITH FRONTAGE IMPROVEMENTS

- - - - - EXISTING OFF-SITE STREETS

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**HAZELBROOK ESTATES
 SUBDIVISION**

TUALATIN
 TAX MAP 25 1W 150A

OREGON
 TAX LOT 300

**PRELIMINARY
 NEIGHBORHOOD
 CIRCULATION PLAN**

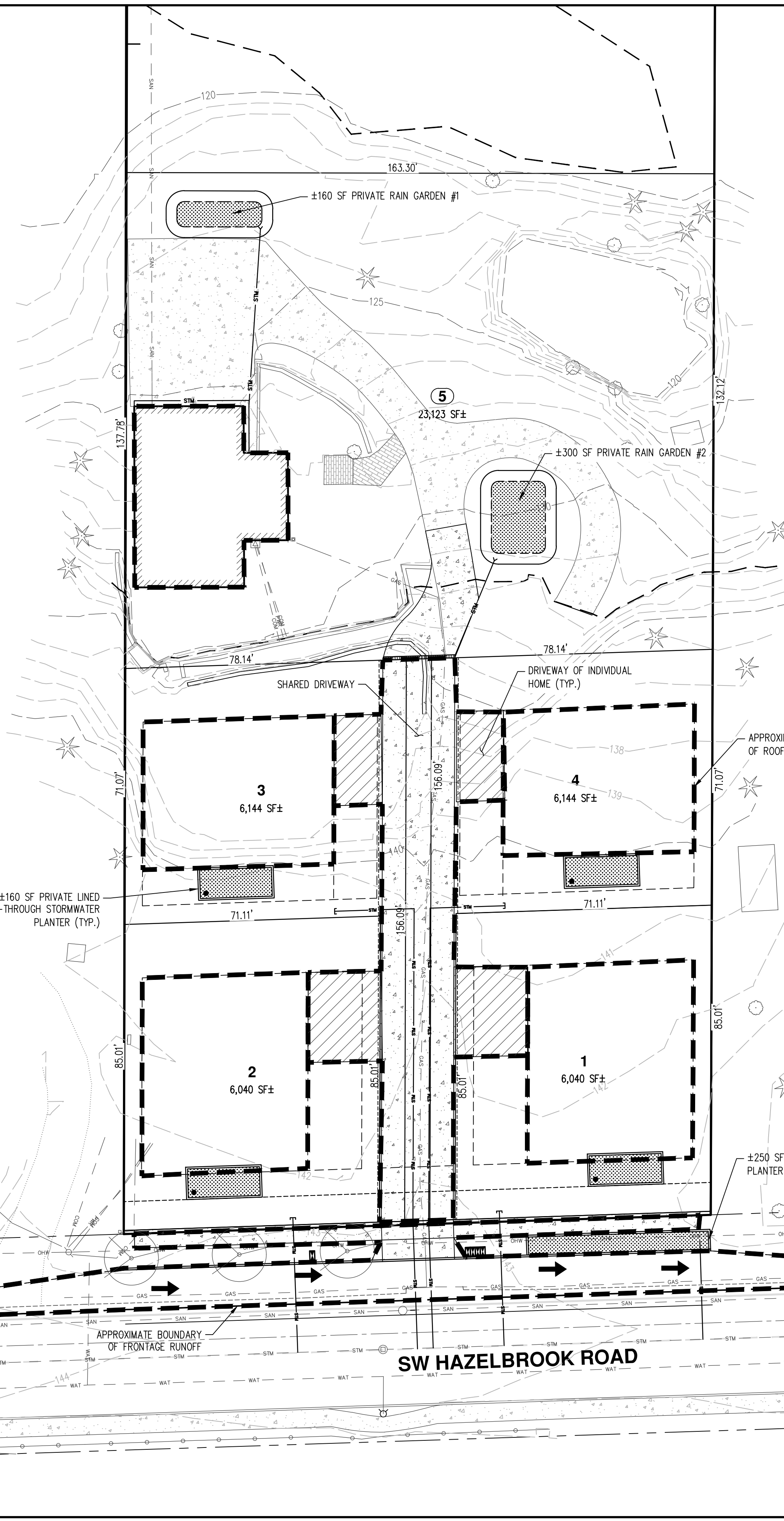
DESIGNED BY: _____
 DRAWN BY: FJS
 CHECKED BY: CEG
 SCALE: AS NOTED
 DATE: 11/08/2017



REVISIONS	
JOB NUMBER	4457
SHEET	P09

TAX LOT 400
 TAX MAP 2S 1W
 15AD

TAX LOT 200
 TAX MAP 2S 1W
 15AD



PUBLIC FLOW THROUGH PLANTER

AREA DRAINING TO PLANTER: ±3,875 SF
 STORMWATER PLANTER AREA: ±250 SF

PRIVATE FLOW THROUGH PLANTER

LOT 1 ROOF AREA: ±2,274 SF
 LOT 2 ROOF AREA: ±2,274 SF
 LOT 3 ROOF AREA: ±2,410 SF
 LOT 4 ROOF AREA: ±2,410 SF
 EXISTING ROOF AREA: ±1,830 SF
 SHARED DRIVEWAY AREA & DRIVEWAYS OF INDIVIDUAL HOMES: ±4,850 SF

LINED FLOW-THROUGH STORMWATER PLANTERS & RAIN GARDEN #1: ±160 SF
 (160 SF BASED ON TREATMENT OF 2,640 SF OF IMPERVIOUS AREA PER SECTION 4.05.5 CWS DESIGN STANDARDS)

RAIN GARADEN #2: ±300 SF
 (300 SF BASED ON 6% OF IMPERVIOUS AREA OF SHARED AND INDIVIDUAL DRIVEWAYS)

