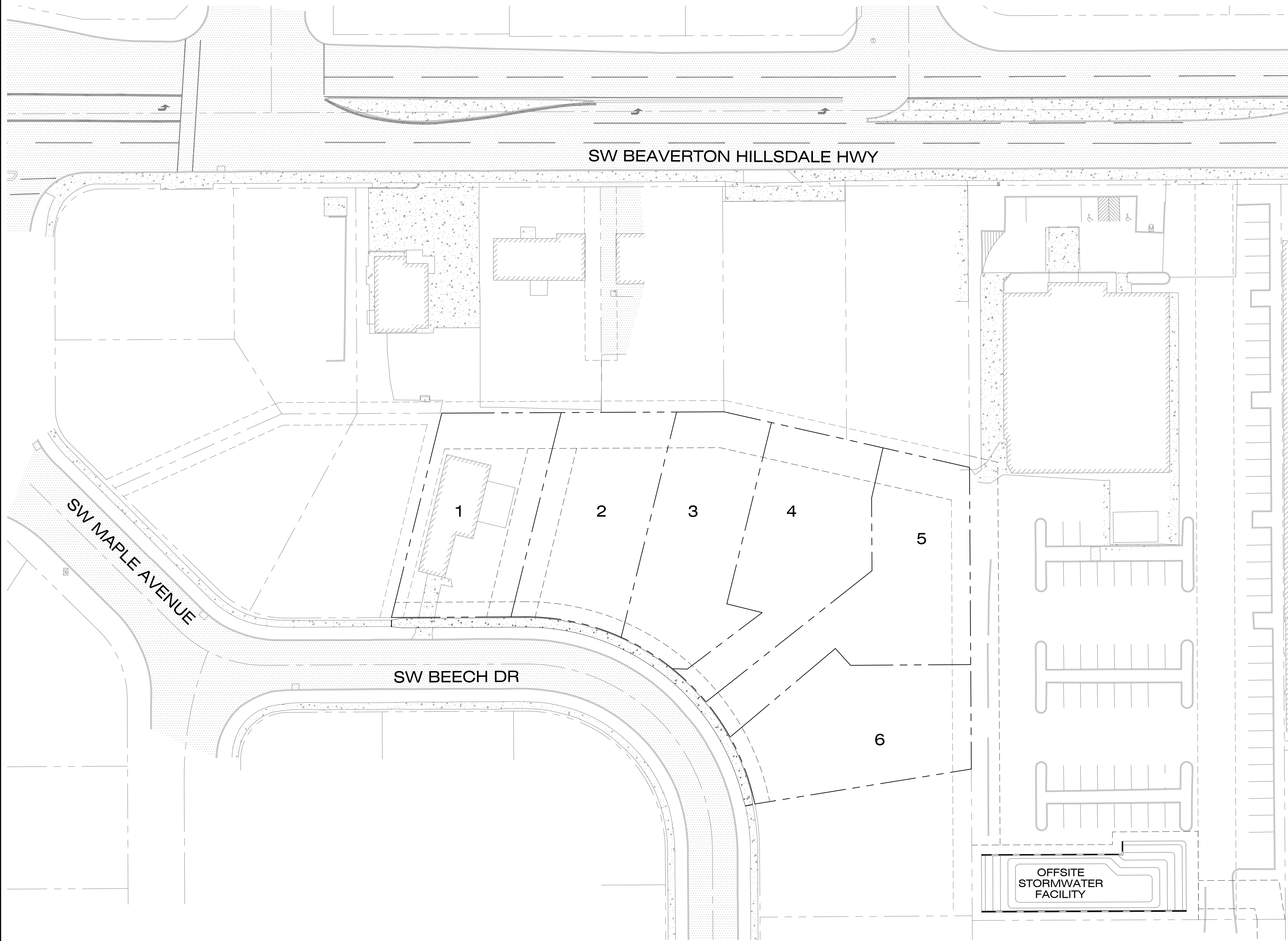


Received
Planning Division
09/20/2024

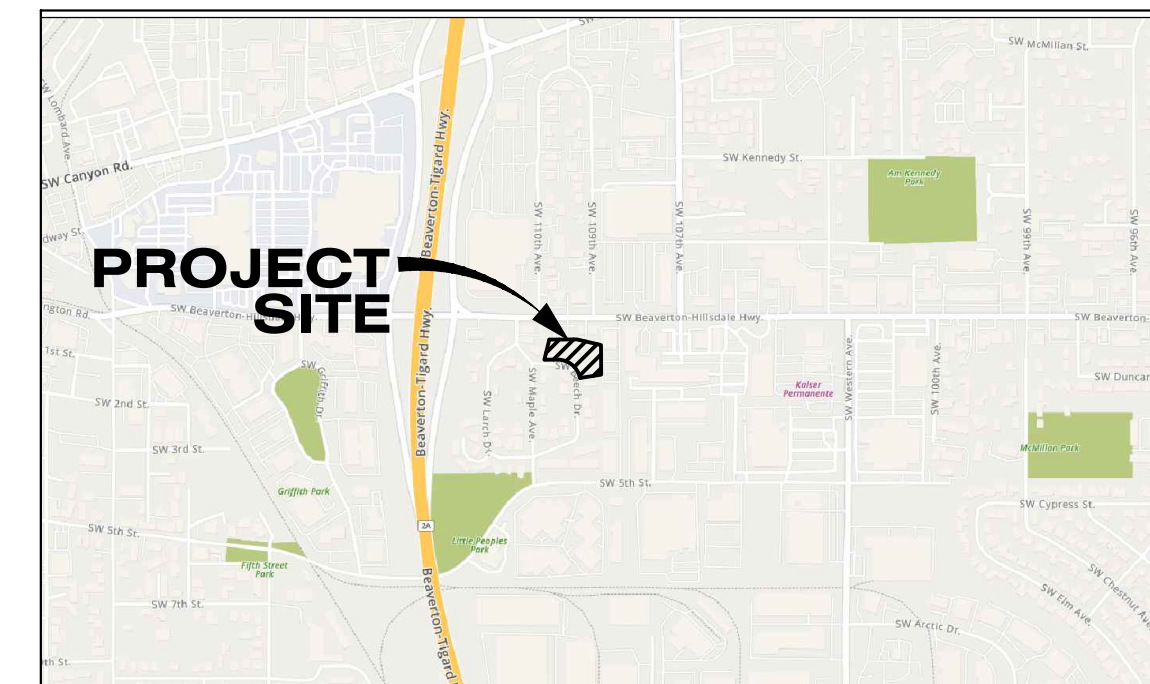
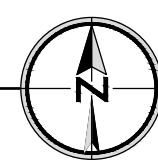
BEECH POINTE

A 6 LOT SUBDIVISION, TAX LOT 1100, 1200, 1300, & 1400
4670, 4680, 4690, & 4700 SW BEECH DRIVE, BEAVERTON, OREGON



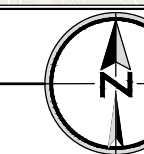
SITE MAP

SCALE: 1"=30'



VICINITY MAP

N.T.S.



APPLICANT

EMERALD ENGINEERS
10475 HELENIUS ST.
TUALATIN, OR 97062
CONTACT: HABIB MATIN
PHONE (503) 781-8226
EMAIL: HABIB.EMERALD@COMCAST.NET

OWNER

DRM 10860 SW BEAVERTON-HILLSDALE LLC
10860 SW BEAVERTON HILLSDALE HIGHWAY
BEAVERTON, OR 97005

PLANNING/ENGINEERING/SURVEYING

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

SITE INFORMATION

TAX MAP: 1S115AC
TAX LOTS: 1100, 1200, 1300, & 1400
SITE ADDRESS: 4670, 4680, 4690 & 4700 SW BEECH DRIVE
BEAVERTON, OR
SITE SIZE: 0.99 ACRES
ZONING: RMC

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 4.

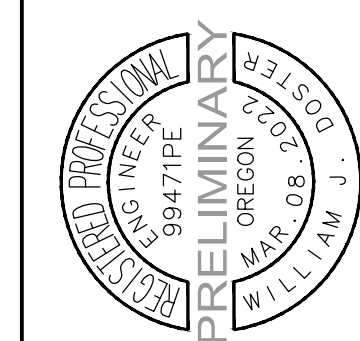
DESCRIPTION: BRASS DISK, INTERSECTION OF SW CHESTNUT PL & SW BEAVERTON HILLSDALE HWY, WHERE SW CHESTNUT BECOMES SW 99TH AVE, 11 FEET EAST OF FACE OF EAST CURB ON SW 99TH, 5 FEET NORTH OF TELEPHONE POLE.

ELEVATION: 223.19' NGVD 29

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET
P2.0	PRELIMINARY PLAT
P3.0	EXISTING CONDITIONS, TREE REMOVAL, & DEMOLITION PLAN
P4.0	PRELIMINARY GRADING PLAN & EROSION CONTROL PLAN
P4.1	SITE SECTION PROFILES
P5.0	PRELIMINARY STREETS PLAN
P6.0	PRELIMINARY COMPOSITE UTILITY PLAN
P7.0	SW BEECH DRIVE, SIDE YARD UTILITIES - PLAN & PROFILE
P7.1	REAR YARD UTILITIES - PLAN & PROFILE
P8.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE & WATER QUALITY PLANTING PLAN
SL1	PRELIMINARY LIGHTING PLAN

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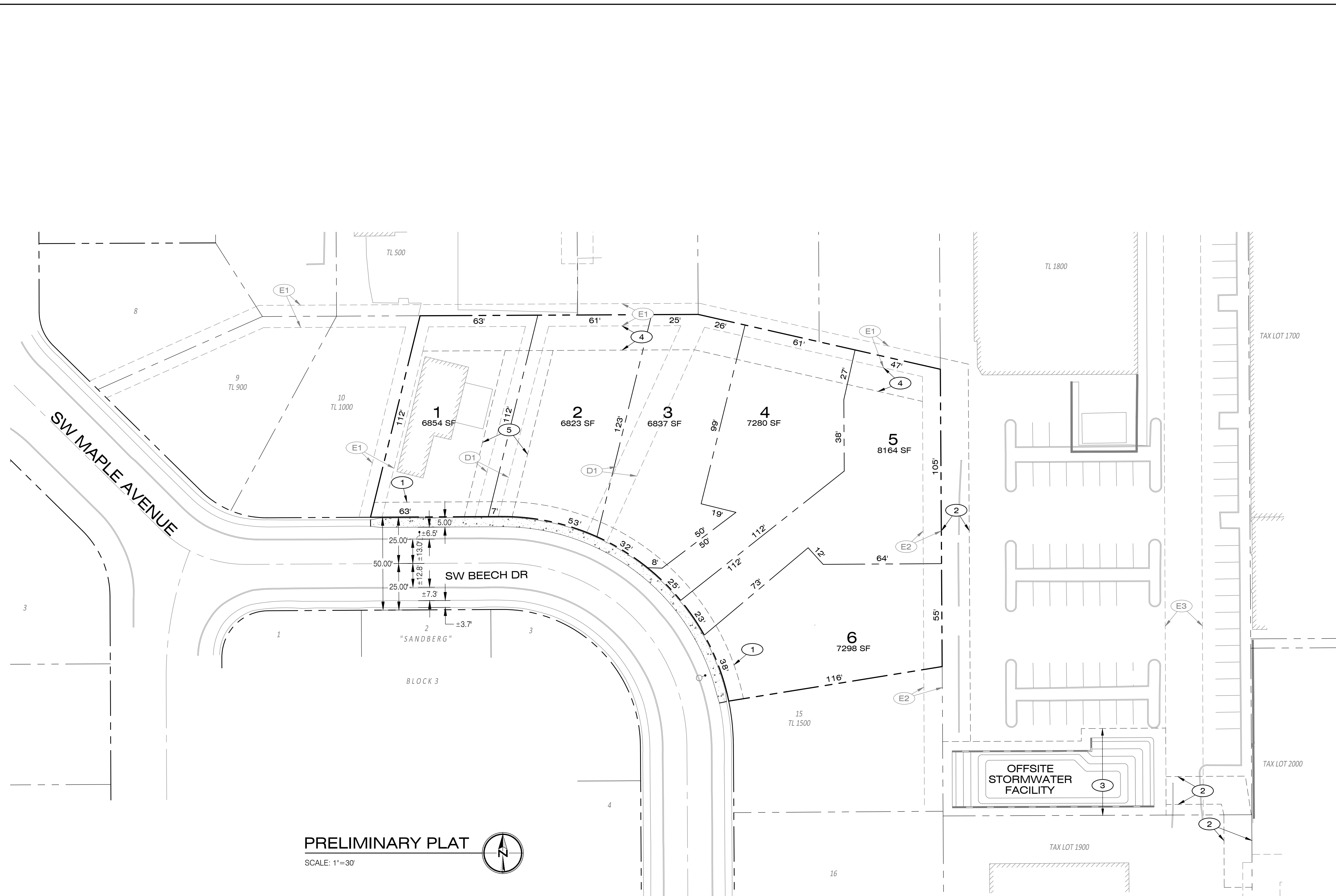
COVER SHEET

BEECH POINTE
BEAVERTON, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.
WD	09/20/24	WD	09/20/24	MLS	09/20/24	390-004a	

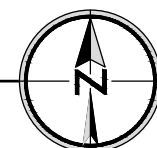
By	Revision	Date	No.

Project
BEECH POINTE
No.
390-004a
Type
PLANNING
Sheet



PRELIMINARY PLAT

SCALE: 1"=30'

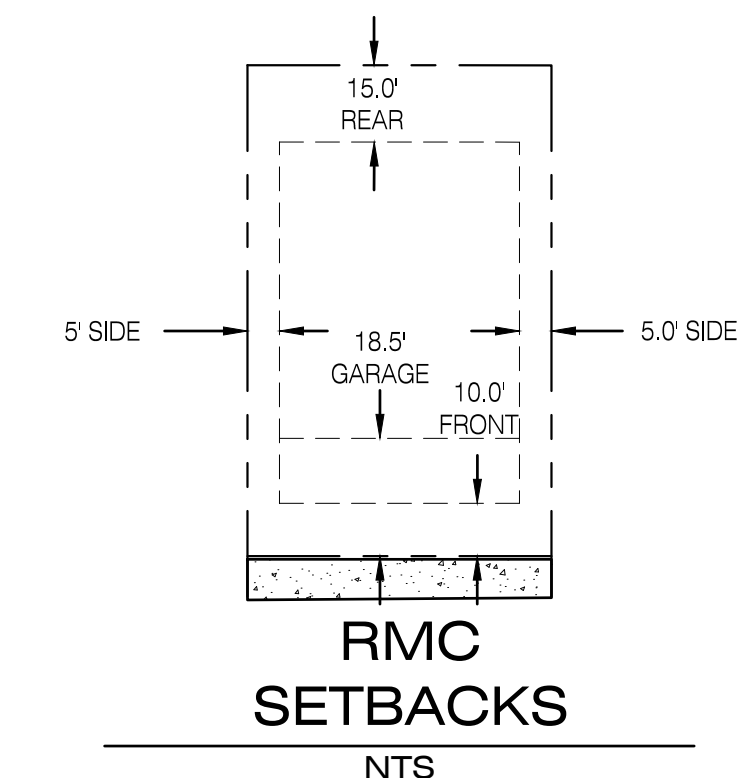


LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED RETAINING WALL
- LOT NUMBERS

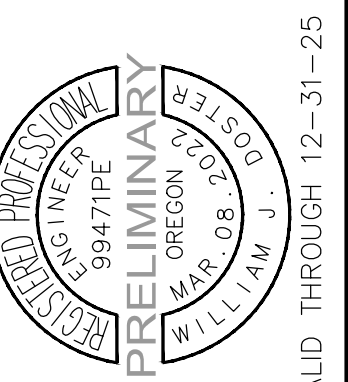
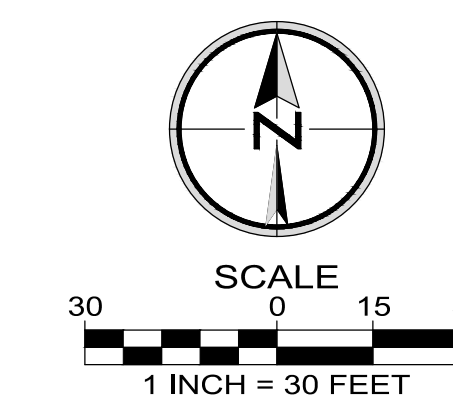
RMC SETBACK REQUIREMENTS

- FRONT BUILDING: 10 FT.
- FRONT GARAGE: 18.5 FT.
- EXTERIOR SIDE YARD: 5 FT.
- INTERIOR SIDE YARD: 0 FT.
- REAR BUILDING: 15 FT.



EASEMENT NOTES

- ① PROPOSED 8.0' WIDE PUBLIC UTILITY EASEMENT (PUE)
- ② PROPOSED 15' WIDE PUBLIC STORM EASEMENT (OFFSITE EASEMENT TO BE OBTAINED PRIOR TO SITE DEVELOPMENT PERMIT ISSUANCE)
- ③ PROPOSED PUBLIC STORM EASEMENT FOR POND (OFFSITE EASEMENT TO BE OBTAINED PRIOR TO SITE DEVELOPMENT PERMIT ISSUANCE)
- ④ PROPOSED 13' WIDE PUBLIC UTILITY EASEMENT ADJACENT TO EXISTING 12' UTILITY EASEMENT (FOR A TOTAL COMBINED UTILITY EASEMENT WIDTH OF 25')
- ⑤ PROPOSED 25' WIDE PUBLIC UTILITY EASEMENT
- D1 EXISTING 12' WIDE UTILITY EASEMENT PER 'SANDBERG' CENTERED ON LOT LINES (TO BE REALIGNED)
- E1 EXISTING 12' WIDE UTILITY EASEMENT PER 'SANDBERG' CENTERED ON LOT LINES
- E2 EXISTING 10' WIDE UTILITY EASEMENT PER 'SANDBERG'
- E3 EXISTING 20.00' WIDE INGRESS/EGRESS EASEMENT PER DOCUMENT NO. 78-057246 FOR BENEFIT OF TL 1900



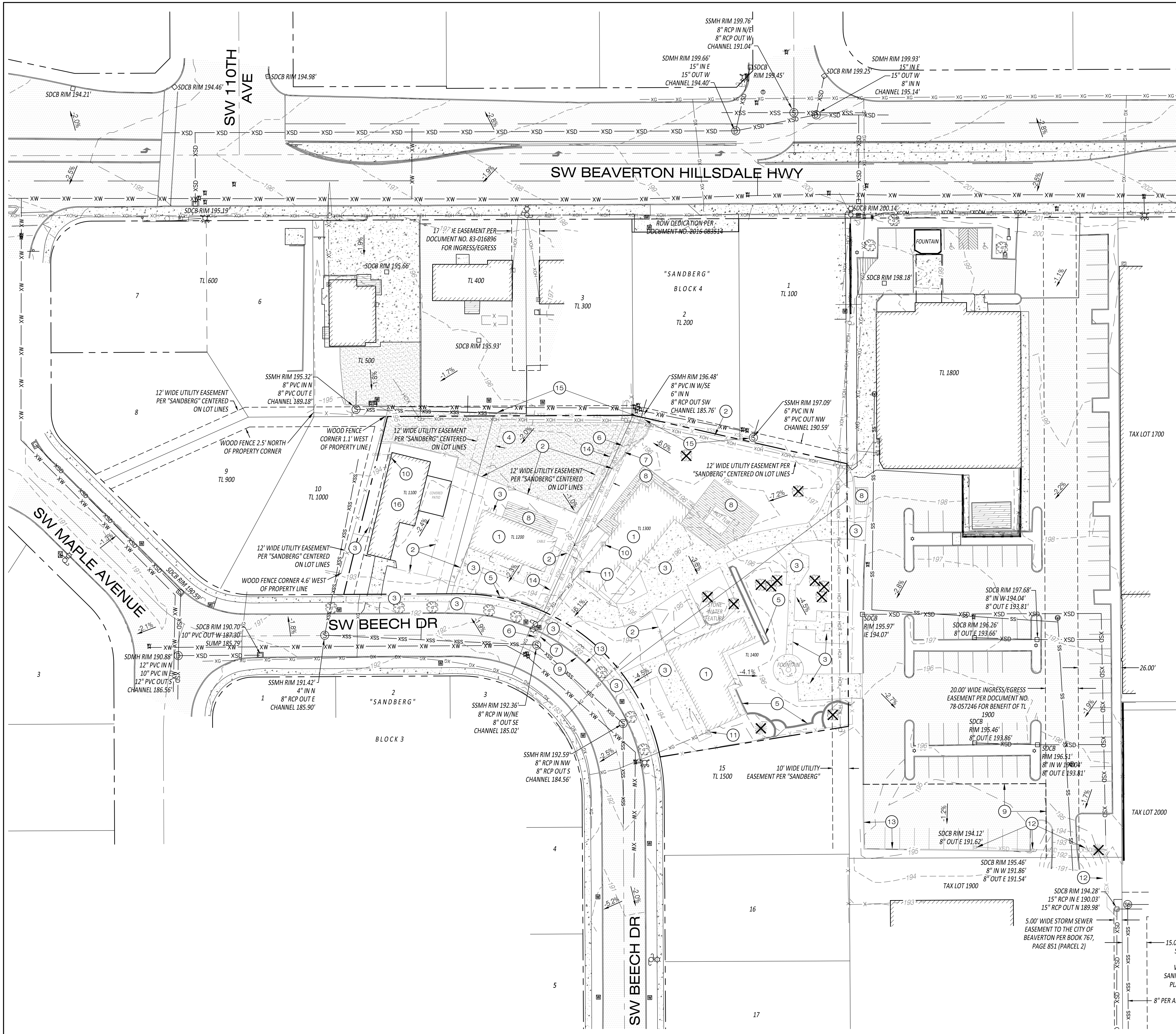
PRELIMINARY PLAT

BEECH POINTE
BEAVERTON, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.
	09/2024		09/2024		09/2024	390-004a	

No.	Date	Revision

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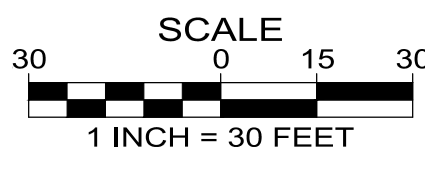
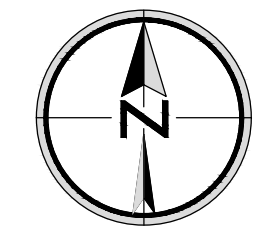


LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- SD --- SD STORM DRAINAGE LINE
- XSS --- XSS SANITARY SEWER LINE
- XW --- XW WATER LINE
- XG --- XG GAS LINE
- XCOM --- XCOM COMMUNICATION LINE
- XE --- XE UNDERGROUND POWER LINE
- XOH --- XOH OVERHEAD WIRE
- X --- X WOOD FENCE (AS NOTED)
- 202 --- 202 EXISTING 2' CONTOUR
- 200 --- 200 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 TREE TO BE REMOVED
- -1.0% EXISTING SLOPE DIRECTION

DEMOLITION NOTES

- 1 EXISTING BUILDING TO BE REMOVED.
- 2 EXISTING FENCE TO BE REMOVED.
- 3 EXISTING CONCRETE TO BE REMOVED.
- 4 EXISTING GRAVEL TO BE REMOVED.
- 5 EXISTING WALL TO BE REMOVED.
- 6 EXISTING WATER MAIN TO BE REMOVED AND RELOCATED.
- 7 EXISTING SANITARY SEWER MAIN TO BE REMOVED AND RELOCATED.
- 8 EXISTING DECK TO BE REMOVED.
- 9 SAWCUT & REMOVE EXISTING AC PAVEMENT.
- 10 EXISTING ELECTRIC METER TO BE REMOVED.
- 11 EXISTING GAS METER TO BE REMOVED.
- 12 EXISTING CATCH BASINS & STORM LINE TO BE REMOVED.
- 13 EXISTING CURB TO BE REMOVED.
- 14 EXISTING OVERHEAD WIRE TO BE REMOVED.
- 15 EXISTING SANITARY SEWER MAIN TO BE REMOVED AND RELAYED IN THE SAME LOCATION.
- 16 EXISTING BUILDING TO REMAIN THROUGH PLAT RECORDATION.



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 9947TYPE
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 WILLIAM J. POSTER
 MAR 08 2023

EXISTING CONDITIONS, TREE REMOVAL, & DEMOLITION PLAN

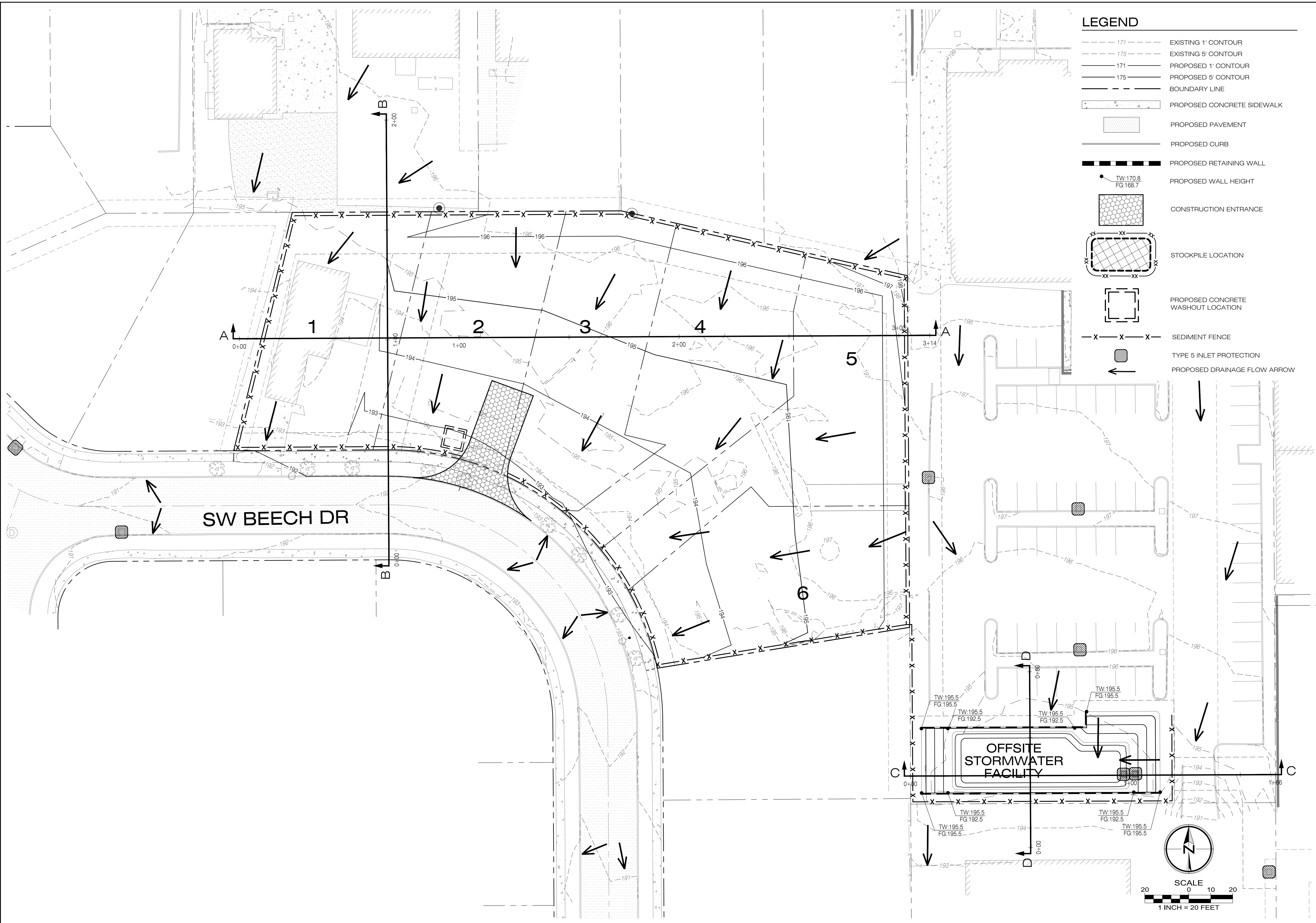
BEECH POINTE
 BEAVERTON, OREGON

Designed by	Date	WD	09/2024
Drawn by	Date	WD	09/2024
Reviewed by	Date	MLS	09/2024
Project No.	390-004a	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

Project: BEECH POINTE
 No.: 390-004a
 Type: PLANNING
 Sheet: **P3.0**

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LEGEND

- 171 EXISTING 1' CONTOUR
- 175 EXISTING 5' CONTOUR
- 171 PROPOSED 1' CONTOUR
- 175 PROPOSED 5' CONTOUR
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED RETAINING WALL
- TW:170.8
FG:168.7 PROPOSED WALL HEIGHT
- CONSTRUCTION ENTRANCE
- STOCKPILE LOCATION
- PROPOSED CONCRETE WASHOUT LOCATION
- SEDIMENT FENCE
- TYPE 5 INLET PROTECTION
- PROPOSED DRAINAGE FLOW ARROW

SCALE
1 INCH = 20 FEET

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REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. OSTER
 OREGON
 99471PE
 MAR 08 2022
 VALID THROUGH 12-31-25

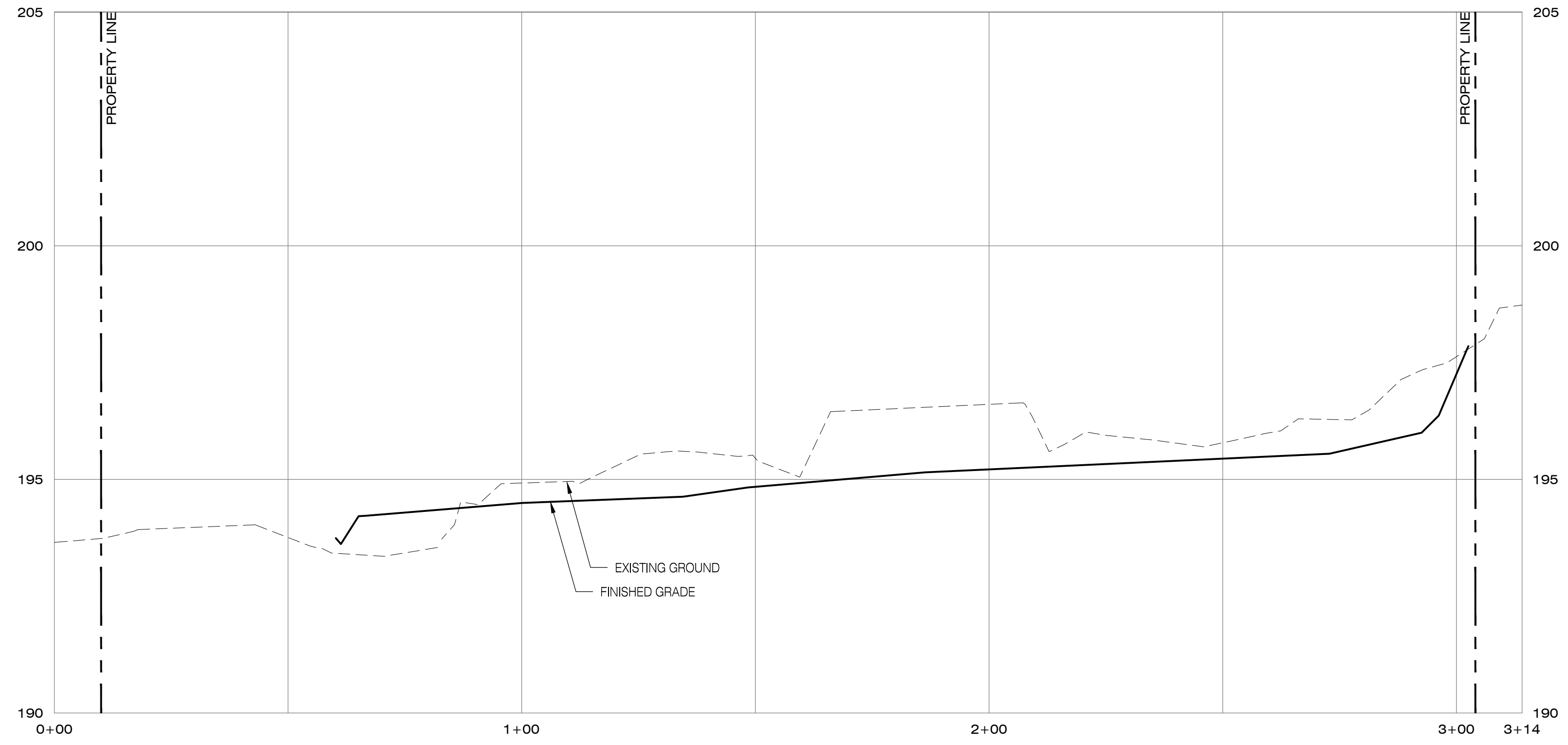
PRELIMINARY GRADING PLAN & EROSION CONTROL PLAN
 BEECH POINTE
 BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	390-004a	REF.	
Horiz. Scale:			
Vert. Scale:			

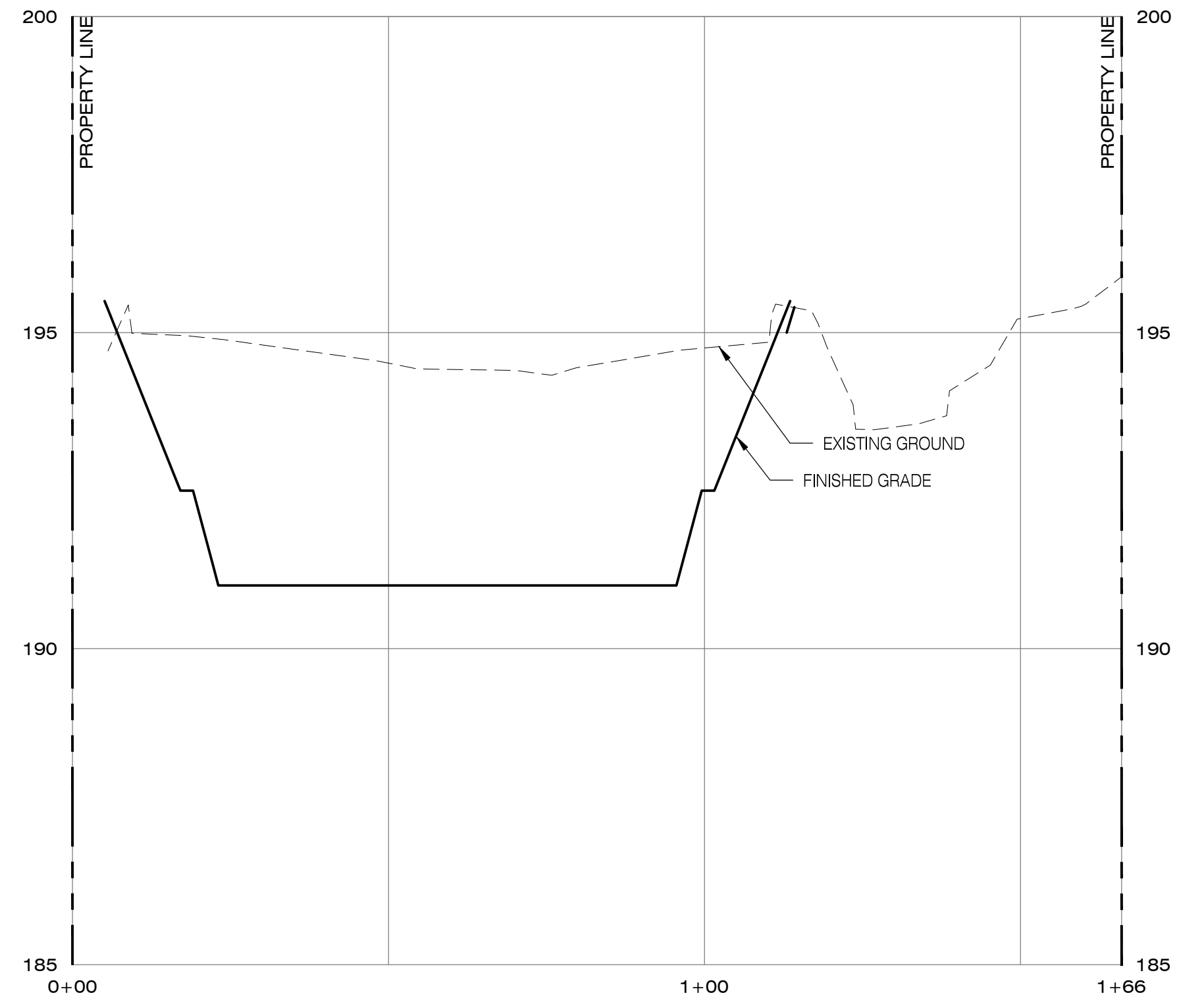
No.	Date	Revision	By

Project: BEECH POINTE
 No.: 390-004a
 Type: PLANNING
 Sheet: **P4.0**

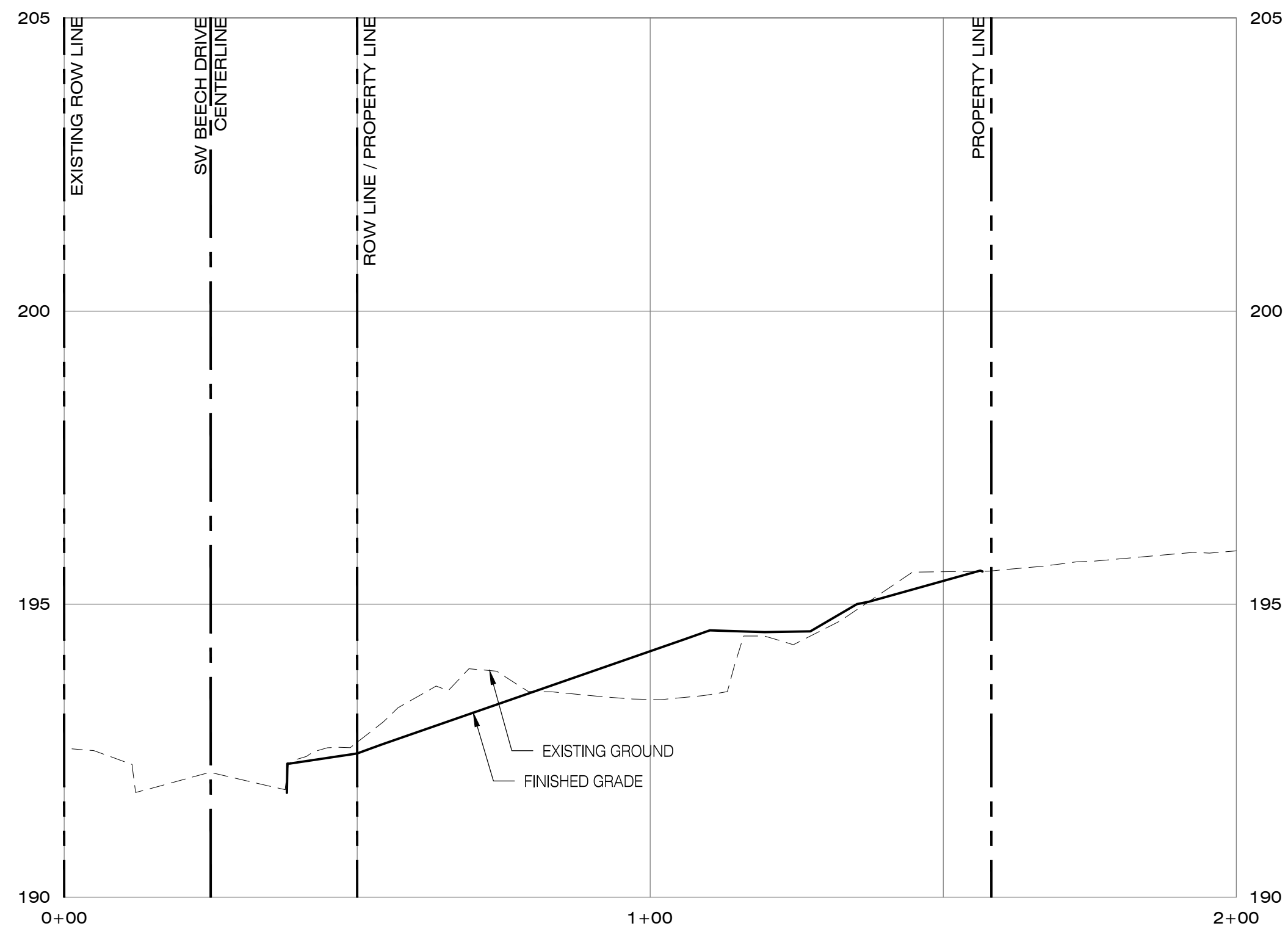
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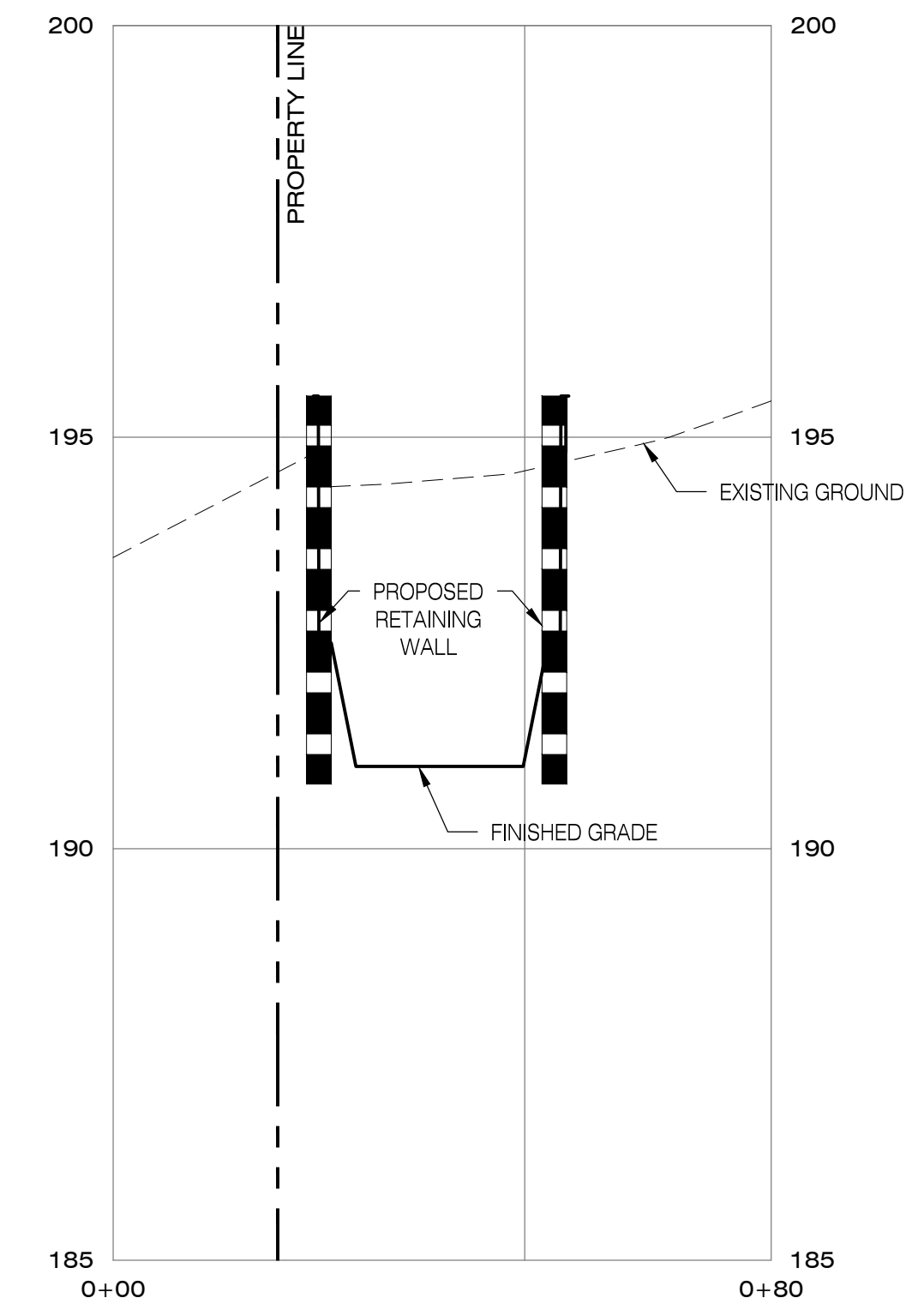
SITE SECTION A-A - PROFILE
SCALE: 1"=20' (H), 1"=2' (V)



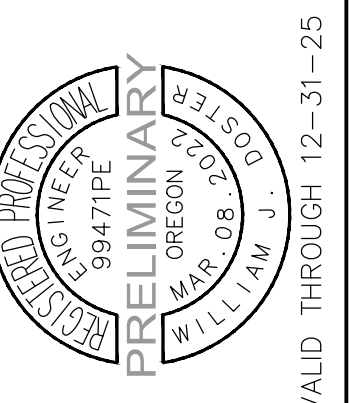
POND SECTION C-C - PROFILE
SCALE: 1"=20' (H), 1"=2' (V)



SITE SECTION B-B - PROFILE
SCALE: 1"=20' (H), 1"=2' (V)



POND SECTION D-D - PROFILE
SCALE: 1"=20' (H), 1"=2' (V)



VALID THROUGH 12-31-25

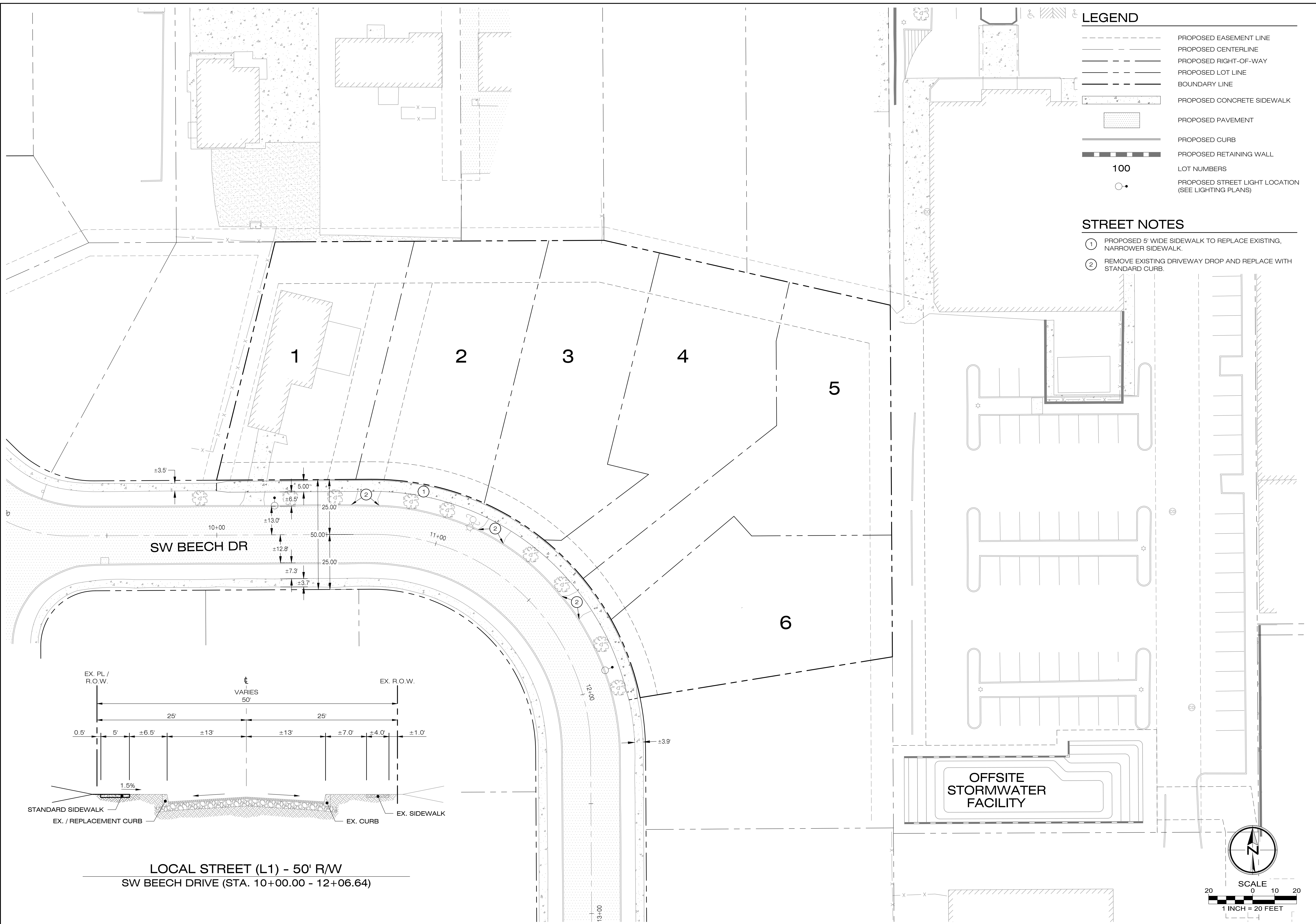
SITE SECTION PROFILES
BEECH POINTE
BEAVERTON, OREGON

Designed by	Date	By	Date
WID	09/2024		
Drawn by	Date	Reviewed by	Date
WID	09/2024	MLS	09/2024
Project No.	REF.	Horiz. Scale:	Vert. Scale:
390-004a			

No.	Date	Revision

Project: BEECH POINTE
No.: 390-004a
Type: PLANNING
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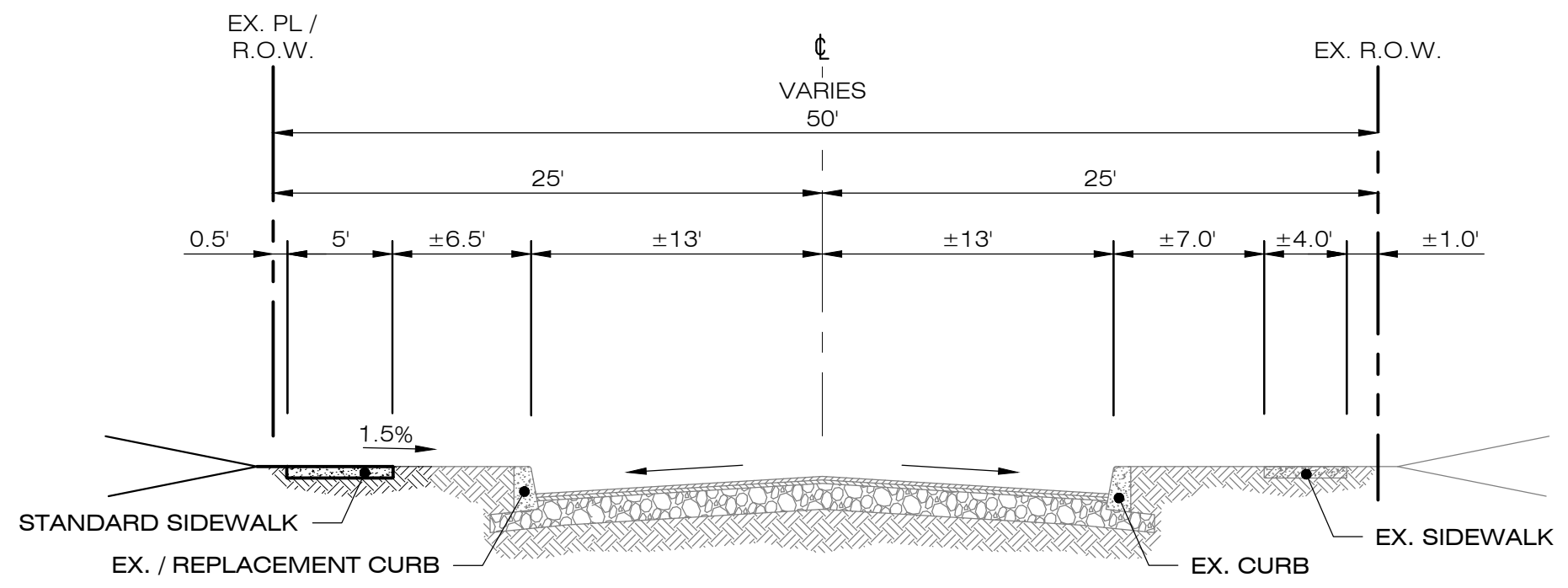


LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED RETAINING WALL
- LOT NUMBERS
- PROPOSED STREET LIGHT LOCATION (SEE LIGHTING PLANS)

100

- STREET NOTES**
- 1 PROPOSED 5' WIDE SIDEWALK TO REPLACE EXISTING, NARROWER SIDEWALK.
 - 2 REMOVE EXISTING DRIVEWAY DROP AND REPLACE WITH STANDARD CURB.



LOCAL STREET (L1) - 50' RW
 SW BEECH DRIVE (STA. 10+00.00 - 12+06.64)

SCALE

1 INCH = 20 FEET

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REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. OSTER
 OREGON 99471PE
 MAR 08 2022
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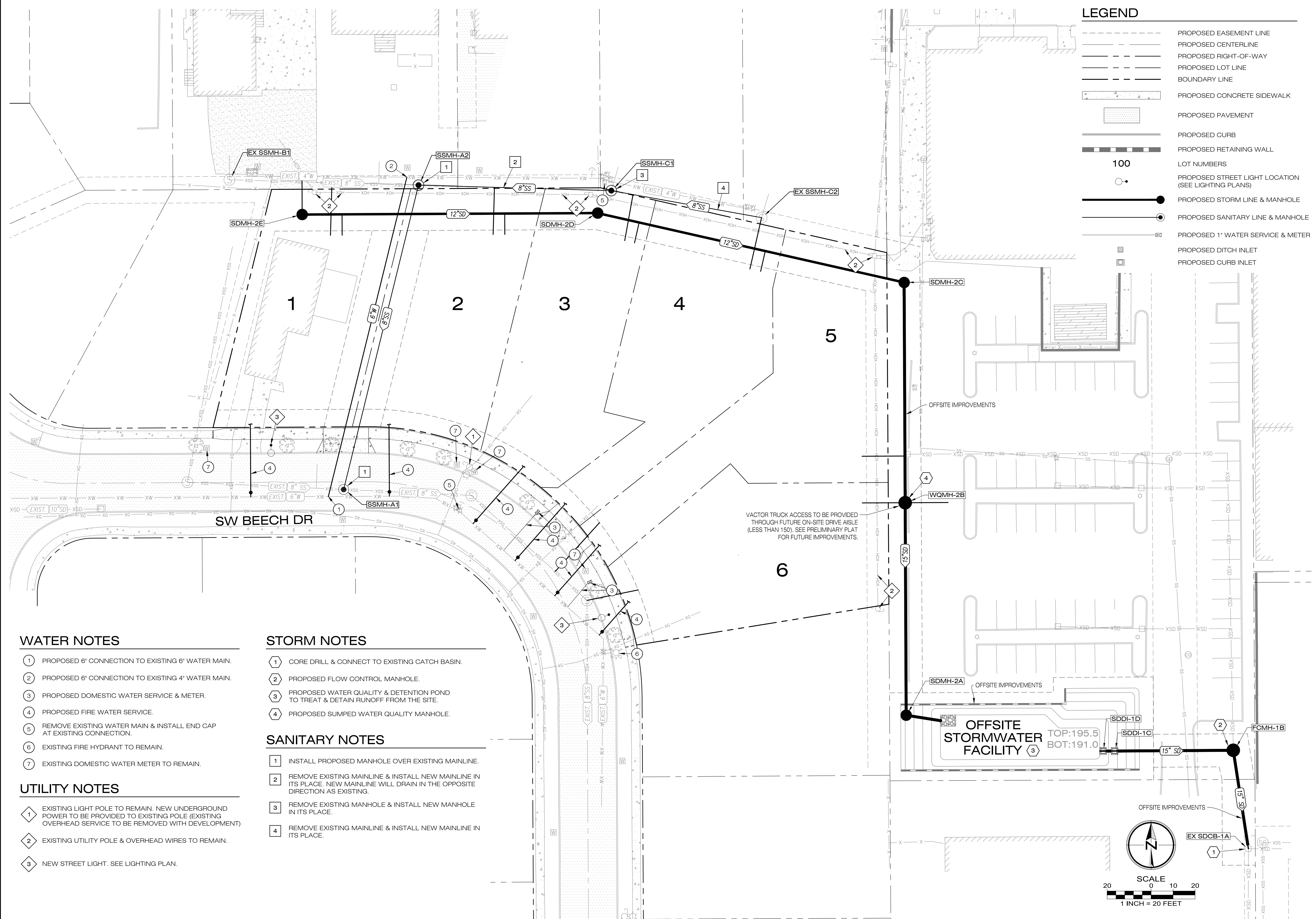
PRELIMINARY STREETS PLAN
 BEECH POINTE
 BEAVERTON, OREGON

Designed by	WID	Date
		09/2024
Drawn by	WID	Date
		09/2024
Reviewed by	MLS	Date
		09/2024
Project No.	REF.	
390-004a		
Horiz. Scale:		
Vert. Scale:		

By	Date	Revision

Project: BEECH POINTE
 No.: 390-004a
 Type: PLANNING
 Sheet: **P5.0**

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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 CURB
- PROPOSED RETAINING WALL
- LOT NUMBERS
- PROPOSED STREET LIGHT LOCATION (SEE LIGHTING PLANS)
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED 1" WATER SERVICE & METER
- PROPOSED DITCH INLET
- PROPOSED CURB INLET

100

WATER NOTES

- 1 PROPOSED 6" CONNECTION TO EXISTING 6" WATER MAIN.
- 2 PROPOSED 6" CONNECTION TO EXISTING 4" WATER MAIN.
- 3 PROPOSED DOMESTIC WATER SERVICE & METER.
- 4 PROPOSED FIRE WATER SERVICE.
- 5 REMOVE EXISTING WATER MAIN & INSTALL END CAP AT EXISTING CONNECTION.
- 6 EXISTING FIRE HYDRANT TO REMAIN.
- 7 EXISTING DOMESTIC WATER METER TO REMAIN.

STORM NOTES

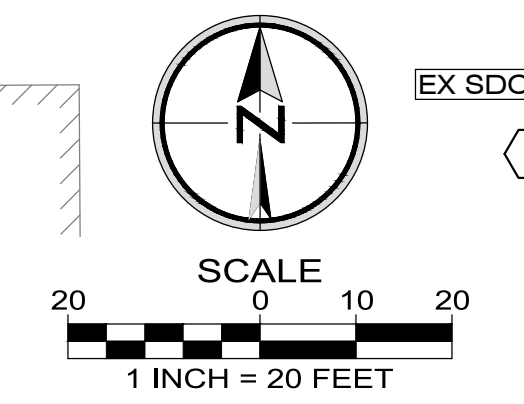
- 1 CORE DRILL & CONNECT TO EXISTING CATCH BASIN.
- 2 PROPOSED FLOW CONTROL MANHOLE.
- 3 PROPOSED WATER QUALITY & DETENTION POND TO TREAT & DETAIN RUNOFF FROM THE SITE.
- 4 PROPOSED SUMPED WATER QUALITY MANHOLE.

SANITARY NOTES

- 1 INSTALL PROPOSED MANHOLE OVER EXISTING MAINLINE.
- 2 REMOVE EXISTING MAINLINE & INSTALL NEW MAINLINE IN ITS PLACE. NEW MAINLINE WILL DRAIN IN THE OPPOSITE DIRECTION AS EXISTING.
- 3 REMOVE EXISTING MANHOLE & INSTALL NEW MANHOLE IN ITS PLACE.
- 4 REMOVE EXISTING MAINLINE & INSTALL NEW MAINLINE IN ITS PLACE.

UTILITY NOTES

- 1 EXISTING LIGHT POLE TO REMAIN. NEW UNDERGROUND POWER TO BE PROVIDED TO EXISTING POLE (EXISTING OVERHEAD SERVICE TO BE REMOVED WITH DEVELOPMENT)
- 2 EXISTING UTILITY POLE & OVERHEAD WIRES TO REMAIN.
- 3 NEW STREET LIGHT. SEE LIGHTING PLAN.



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PRELIMINARY COMPOSITE UTILITY PLAN

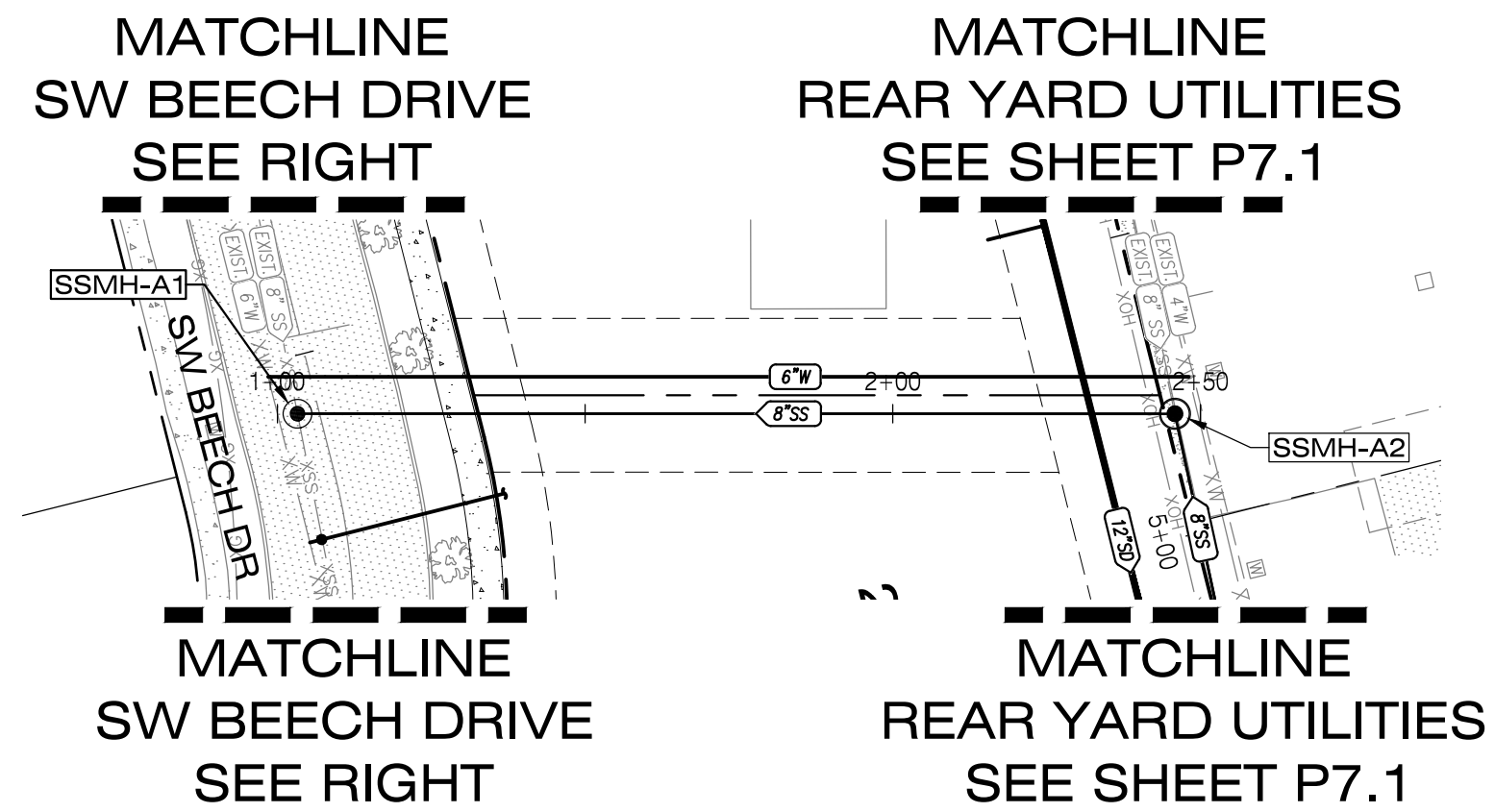
BEECH POINTE
 BEAVERTON, OREGON

By	Date	REF.
Designed by	09/2024	
Drawn by	09/2024	
Reviewed by	09/2024	
Project No.	390-004a	
Horiz. Scale:		
Vert. Scale:		

No.	Date	Revision

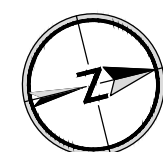
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 No.
 390-004a
 Type
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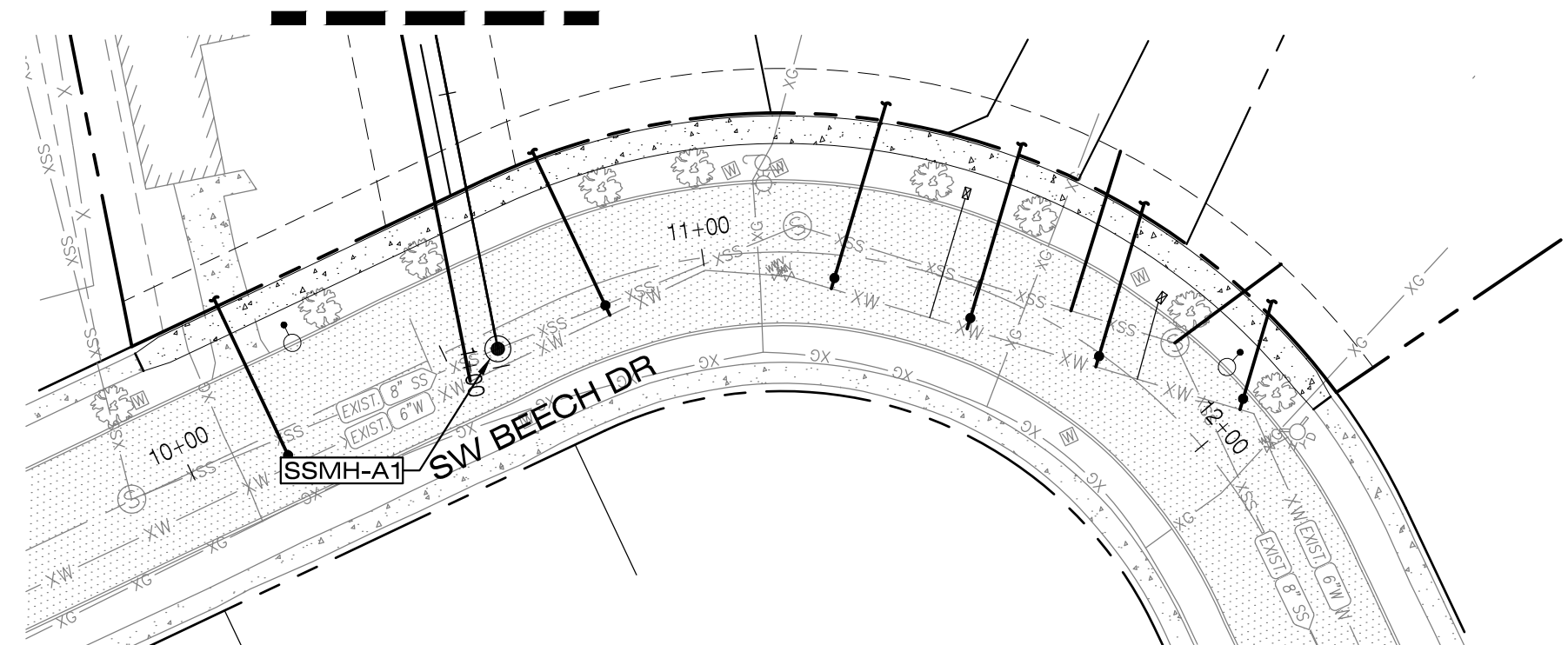


SIDE YARD UTILITIES (PUBLIC) - PLAN

SCALE: 1"=30' (H)

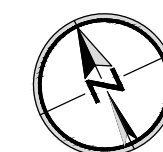


**MATCHLINE
SIDE YARD UTILITIES
SEE LEFT**



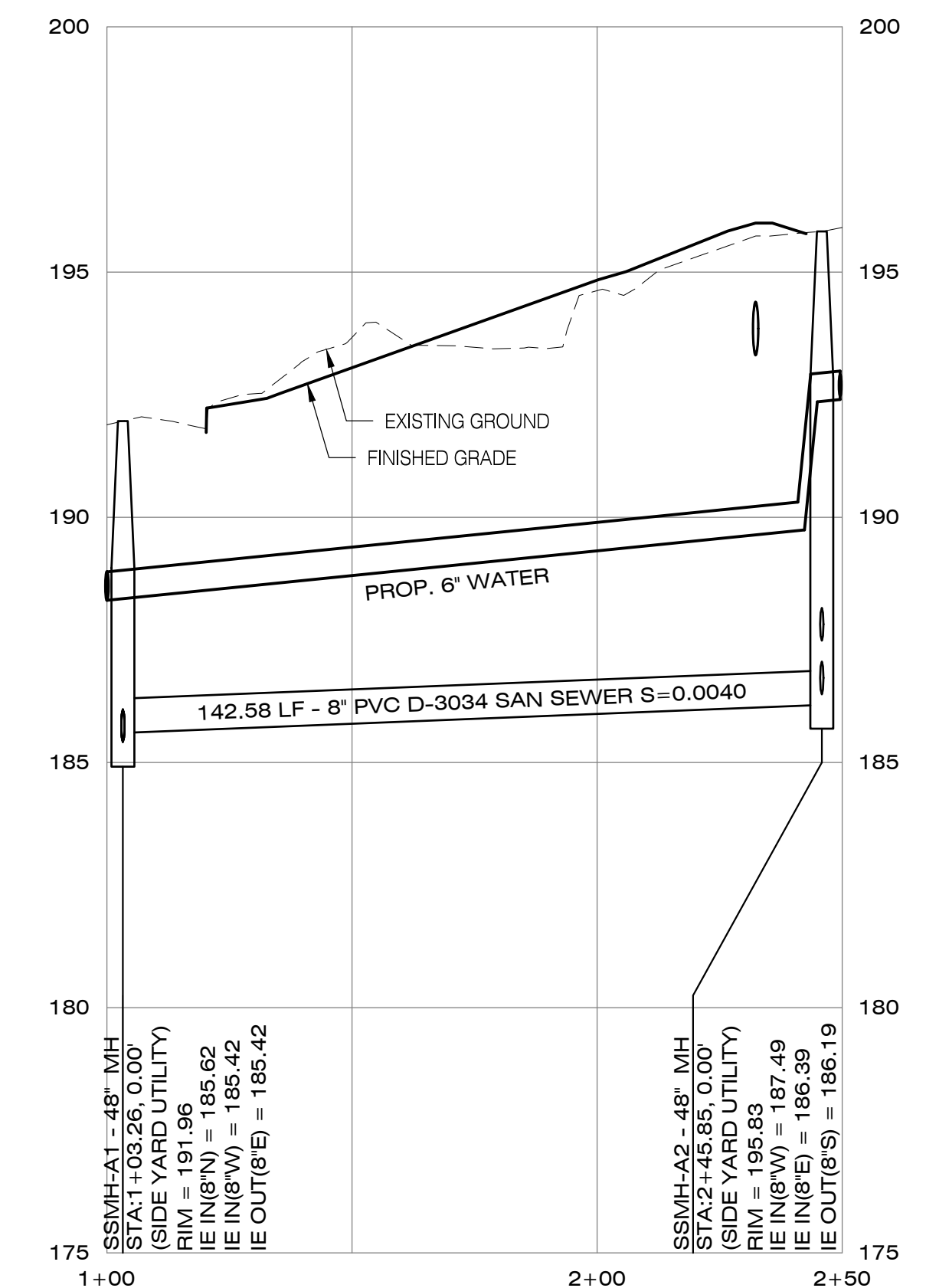
SW BEECH DRIVE (PUBLIC) - PLAN

SCALE: 1"=30' (H)



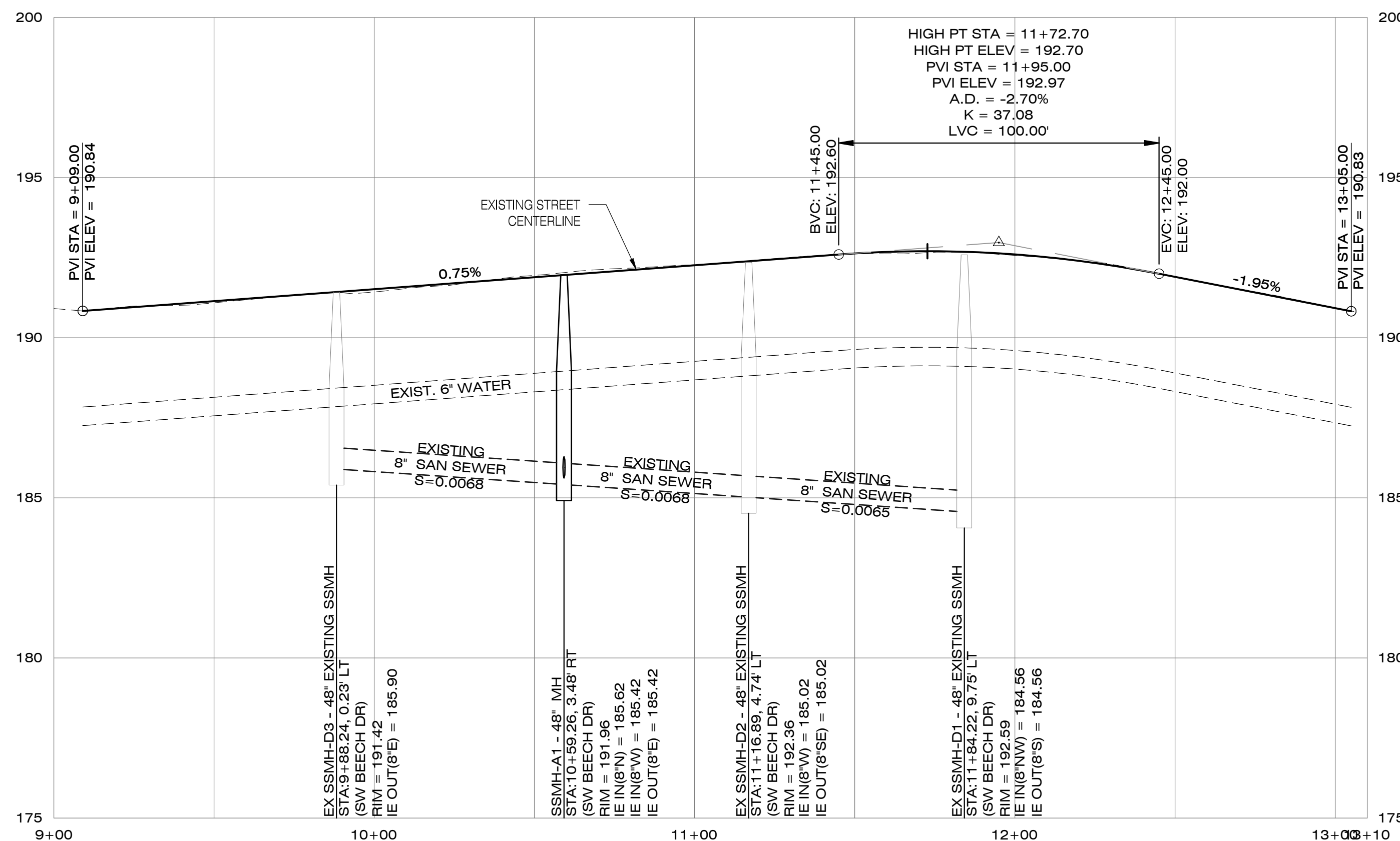
LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED RETAINING WALL
- LOT NUMBERS
- PROPOSED STREET LIGHT LOCATION (SEE LIGHTING PLANS)
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED 1" WATER SERVICE & METER
- PROPOSED DITCH INLET
- PROPOSED CURB INLET



SIDE YARD UTILITIES (PUBLIC) - PROFILE

SCALE: 1"=30' (H), 1"=3' (V)



SW BEECH DRIVE (PUBLIC) - PROFILE

SCALE: 1"=30' (H), 1"=3' (V)

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REGISTERED PROFESSIONAL ENGINEER
 OREGON 9947TYPE
 PRELIMINARY
 WILLIAM J. OSTER
 MAR 08 2022
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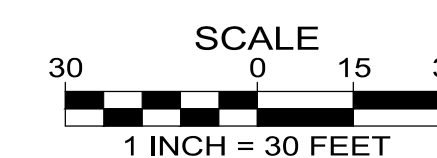
**SW BEECH DRIVE, SIDE YARD UTILITIES
- PLAN & PROFILE**

BEECH POINTE
BEAVERTON, OREGON

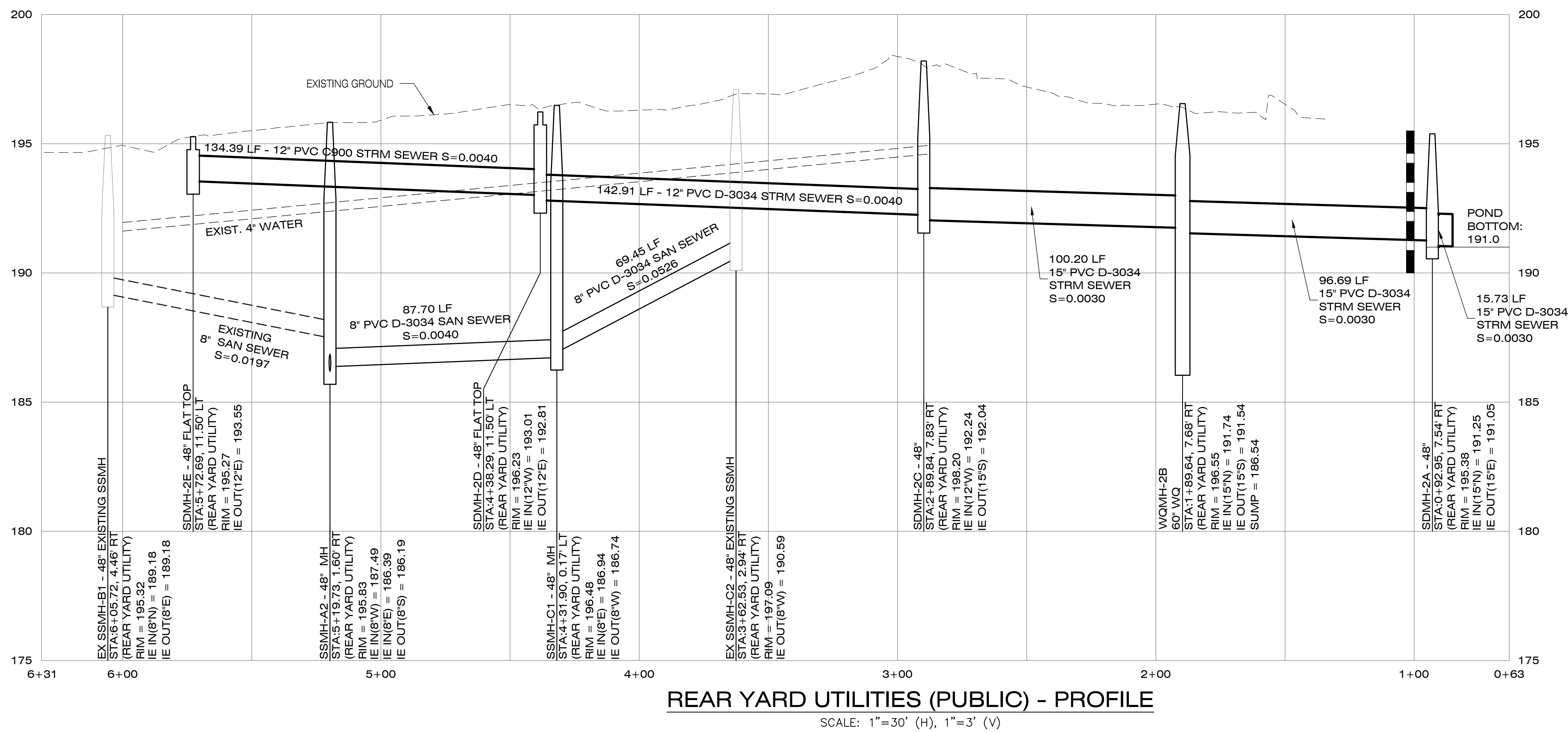
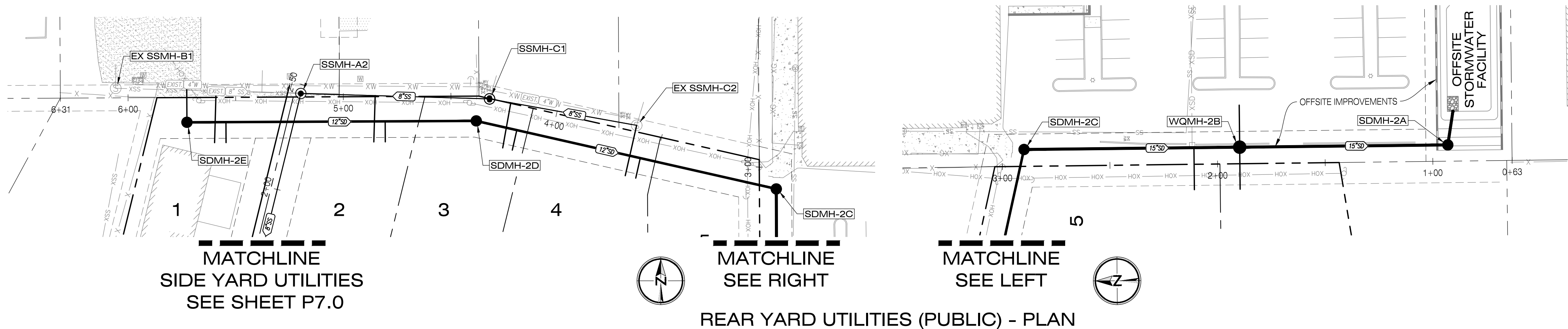
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Drawn by <td>WJD <td>Date <td>09/2024</td> </td></td>	WJD <td>Date <td>09/2024</td> </td>	Date <td>09/2024</td>	09/2024
Reviewed by <td>MLS <td>Date <td>09/2024</td> </td></td>	MLS <td>Date <td>09/2024</td> </td>	Date <td>09/2024</td>	09/2024
Project No.	390-004a	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project: BEECH POINTE
 No.: 390-004a
 Type: PLANNING
 Sheet

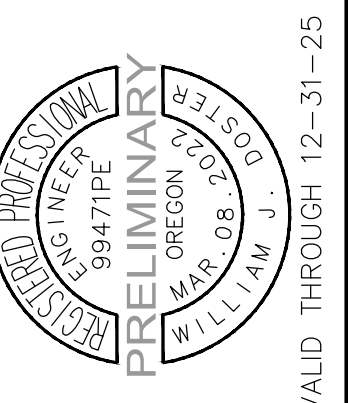


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LEGEND

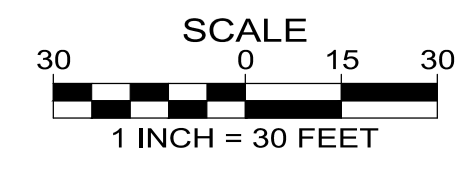
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED RETAINING WALL
- LOT NUMBERS
- PROPOSED STREET LIGHT LOCATION (SEE LIGHTING PLANS)
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED 1" WATER SERVICE & METER
- PROPOSED DITCH INLET
- PROPOSED CURB INLET



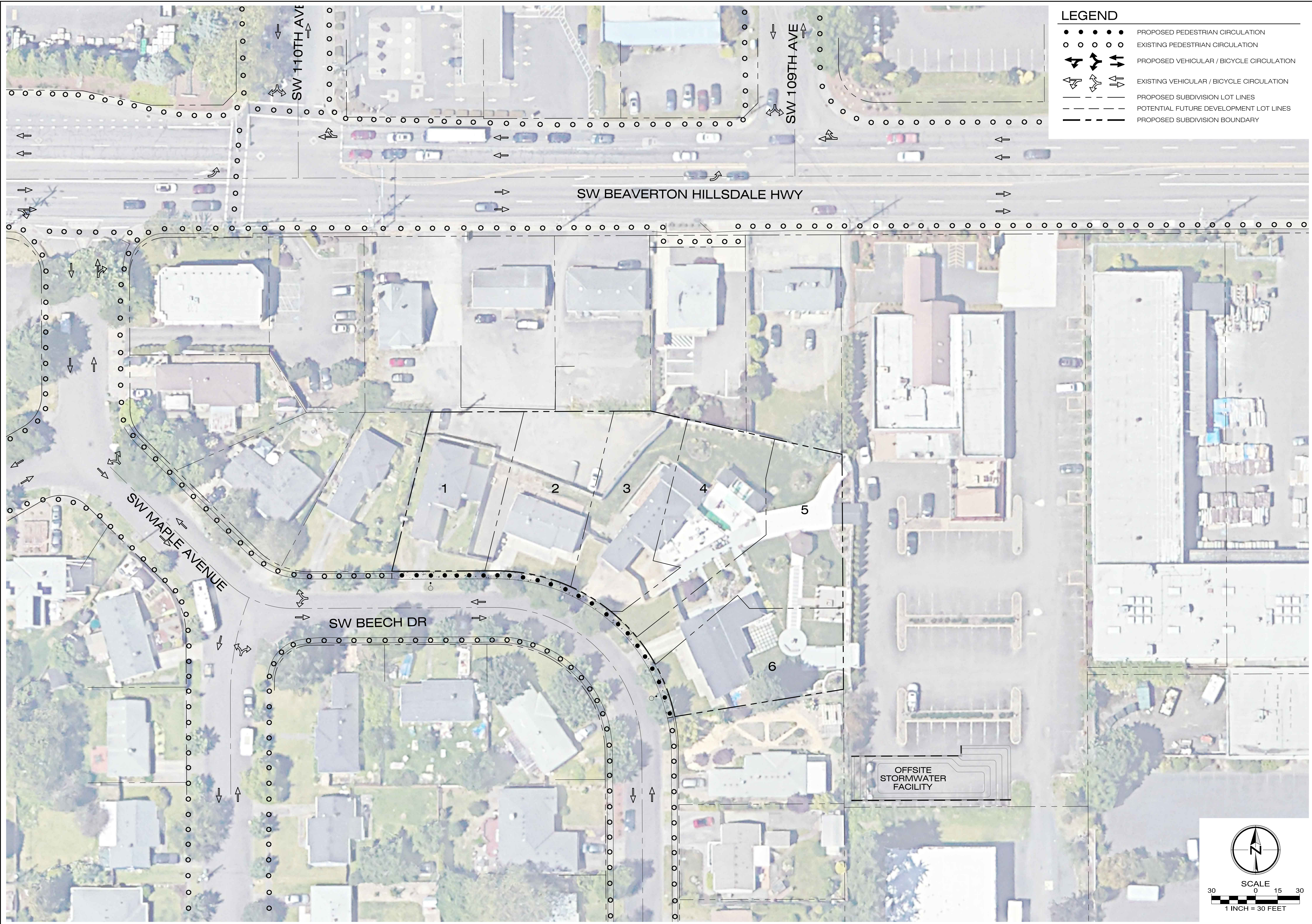
REAR YARD UTILITIES - PLAN & PROFILE
 BEECH POINTE
 BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	390-004a	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision



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LEGEND

- PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ➔ ➔ ➔ ➔ ➔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ➔ ➔ ➔ ➔ ➔ EXISTING VEHICULAR / BICYCLE CIRCULATION
- - - - - PROPOSED SUBDIVISION LOT LINES
- - - - - POTENTIAL FUTURE DEVELOPMENT LOT LINES
- - - - - PROPOSED SUBDIVISION BOUNDARY

PIONEER DESIGN GROUP
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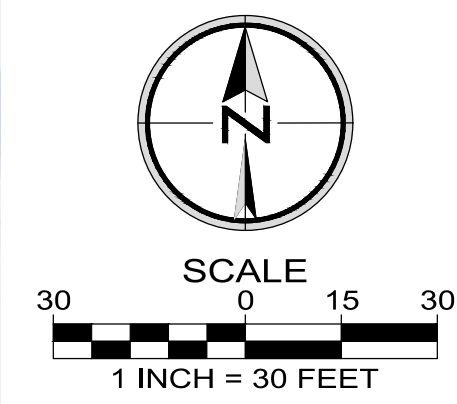
REGISTERED PROFESSIONAL
 WILLIAM J. POSTER
 OREGON 99471PE
 PRELIMINARY
 MAR 08 2022
 VALID THROUGH 12-31-25

CIRCULATION & AERIAL PLAN
 BEECH POINTE
 BEAVERTON, OREGON

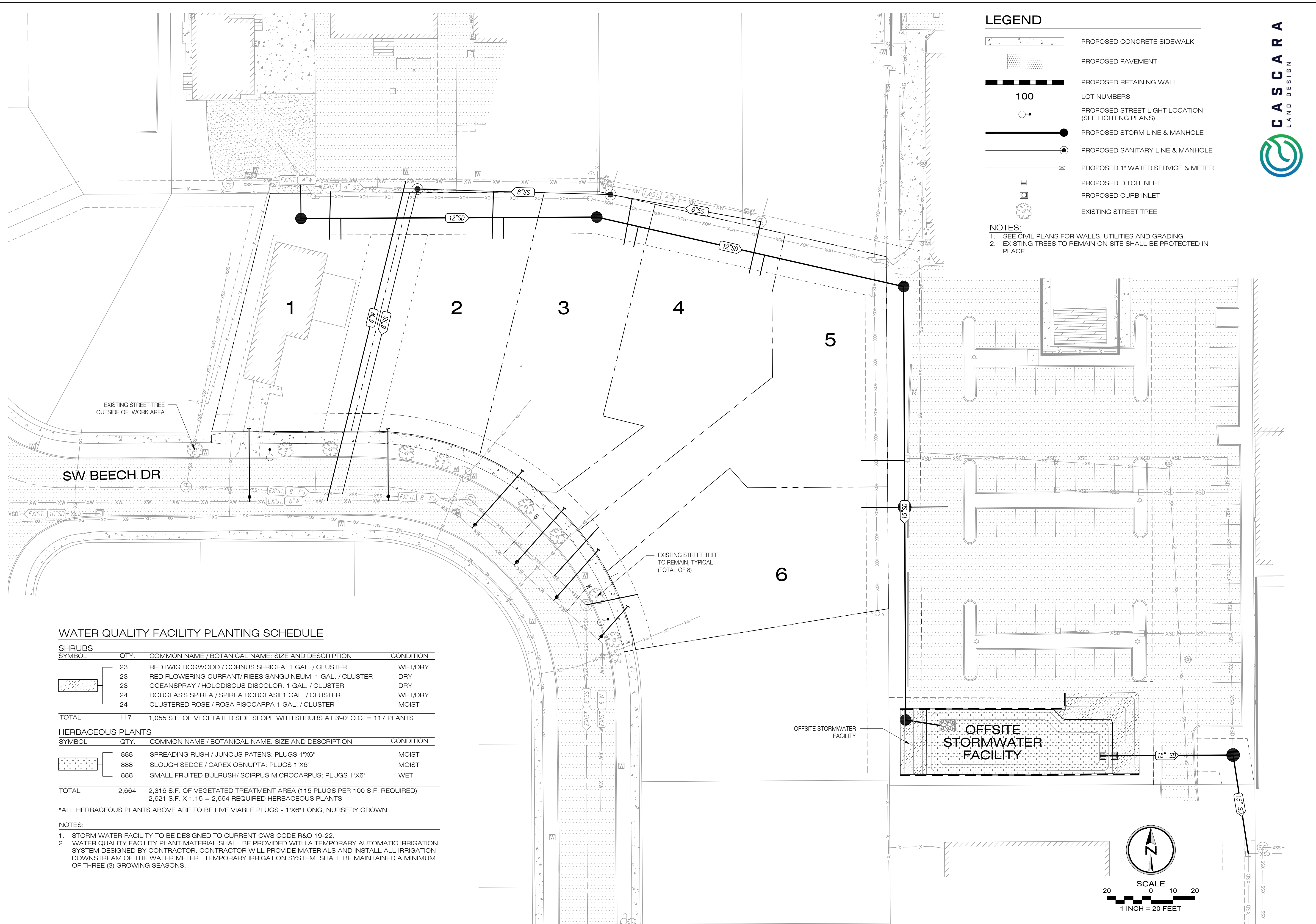
Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	390-004a	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project: BEECH POINTE
 No.: 390-004a
 Type: PLANNING
 Sheet: **P8.0**



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LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED RETAINING WALL
- LOT NUMBERS
- PROPOSED STREET LIGHT LOCATION (SEE LIGHTING PLANS)
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED 1" WATER SERVICE & METER
- PROPOSED DITCH INLET
- PROPOSED CURB INLET
- EXISTING STREET TREE

NOTES:
 1. SEE CIVIL PLANS FOR WALLS, UTILITIES AND GRADING.
 2. EXISTING TREES TO REMAIN ON SITE SHALL BE PROTECTED IN PLACE.

WATER QUALITY FACILITY PLANTING SCHEDULE

SHRUBS SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	CONDITION
	23	REDTWIG DOGWOOD / CORNUS SERICEA: 1 GAL. / CLUSTER	WET/DRY
	23	RED FLOWERING CURRANT / RIBES SANGUINEUM: 1 GAL. / CLUSTER	DRY
	23	OCEANSPRAY / HOLODISCUS DISCOLOR: 1 GAL. / CLUSTER	DRY
	24	DOUGLAS'S SPIREA / SPIREA DOUGLASII 1 GAL. / CLUSTER	WET/DRY
	24	CLUSTERED ROSE / ROSA PISOCARPA 1 GAL. / CLUSTER	MOIST
TOTAL	117	1,055 S.F. OF VEGETATED SIDE SLOPE WITH SHRUBS AT 3'-0" O.C. = 117 PLANTS	

HERBACEOUS PLANTS SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	CONDITION
	888	SPREADING RUSH / JUNCUS PATENS: PLUGS 1"X6"	MOIST
	888	SLOUGH SEDGE / CAREX OBNUPTA: PLUGS 1"X6"	MOIST
	888	SMALL FRUITED BULRUSH / SCIRPUS MICROCARPUS: PLUGS 1"X6"	WET
TOTAL	2,664	2,316 S.F. OF VEGETATED TREATMENT AREA (115 PLUGS PER 100 S.F. REQUIRED) 2,621 S.F. X 1.15 = 2,664 REQUIRED HERBACEOUS PLANTS	

*ALL HERBACEOUS PLANTS ABOVE ARE TO BE LIVE VIABLE PLUGS - 1"X6" LONG, NURSERY GROWN.

NOTES:
 1. STORM WATER FACILITY TO BE DESIGNED TO CURRENT CWS CODE R&O 19-22.
 2. 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.



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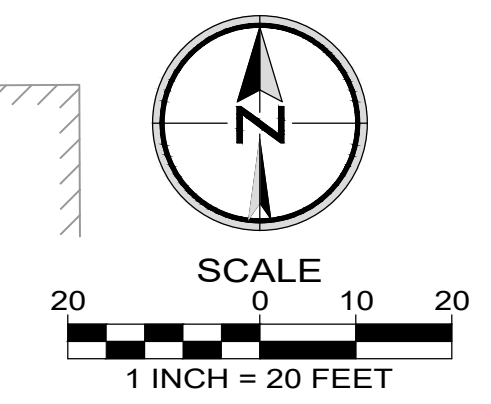
REGISTERED
 840
PRELIMINARY
 • CURTIS ALAN RILEY •
 OREGON
 09/30/15
 LANDSCAPE ARCHITECT
 VALID THROUGH 09-30-25

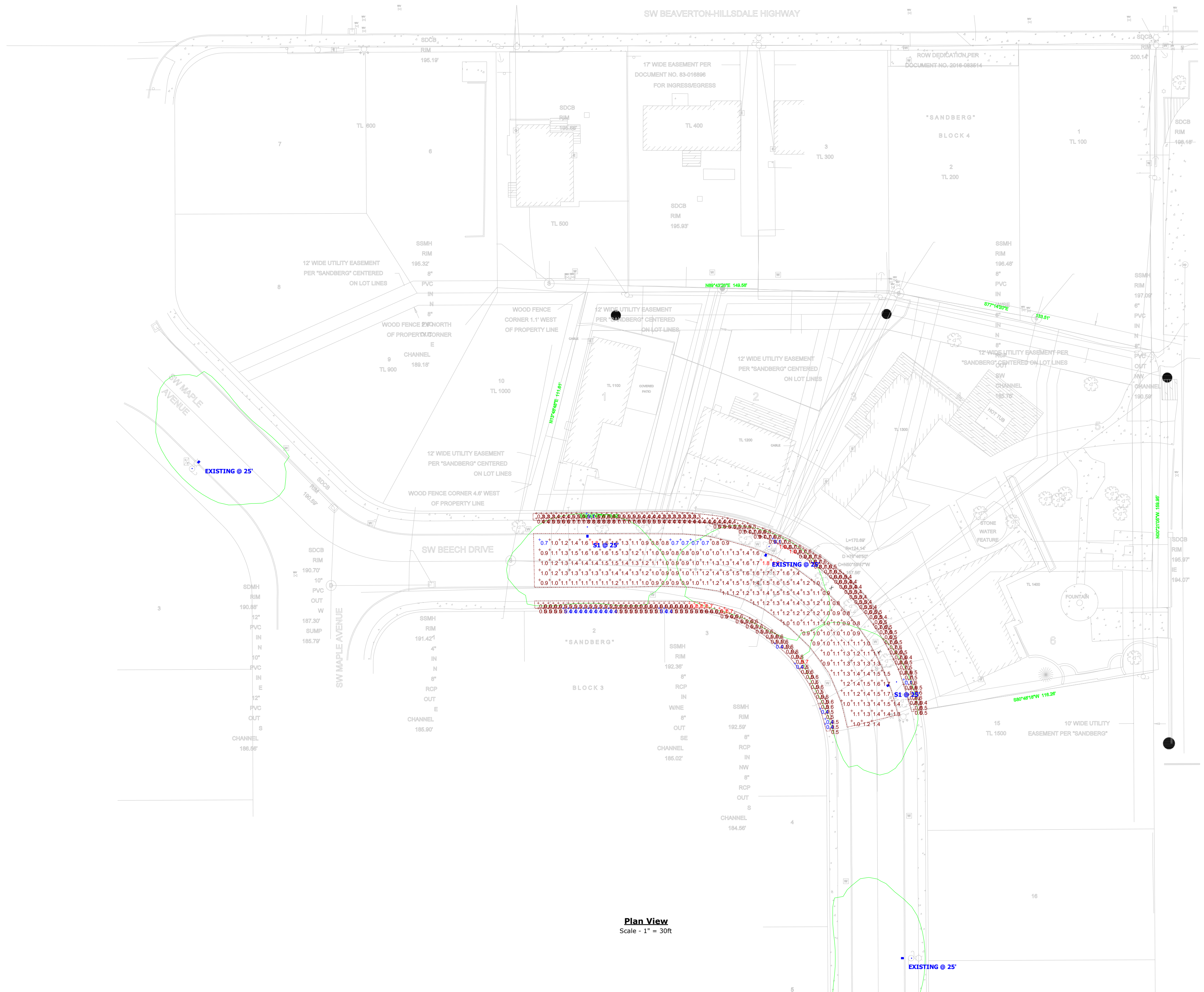
PRELIMINARY STREET TREE & WATER QUALITY PLANTING PLAN
 BEECH POINTE
 BEAVERTON, OREGON

Designed by	Date	Reviewed by	Date	Project No.	Horiz. Scale:	Vert. Scale:
CAR	07/2024	CAR	07/2024	390-004a	REF.	

No.	Date	Revision
A	09.17.2024	PLANNING PLAN SET

Project
 BEECH POINTE
No.
 390-004a
Type
 PLANNING
Sheet
L1.0





Plan View
Scale - 1" = 30ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SIDEWALK 2	+	0.5 fc	0.7 fc	0.4 fc	1.8:1	1.3:1
STREET	+	1.2 fc	1.8 fc	0.7 fc	2.6:1	1.7:1
SIDEWALK 1	+	0.6 fc	1.0 fc	0.1 fc	10.0:1	6.0:1

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
□	EXISTING		3	Leotek Electronics USA, LLC	GCJ2-20H-MV-WW-2R-XX-700 S	18.25"L. X 9.5"W. X 4.5"H. LED STREET LIGHT	1	5014	0.95	44.8	 Max: 4191cd
□	S1		2	Leotek Electronics USA, LLC	GCJ2-20H-MV-WW-2R-XX-700 S	18.25"L. X 9.5"W. X 4.5"H. LED STREET LIGHT	1	5014	0.95	44.8	 Max: 4191cd