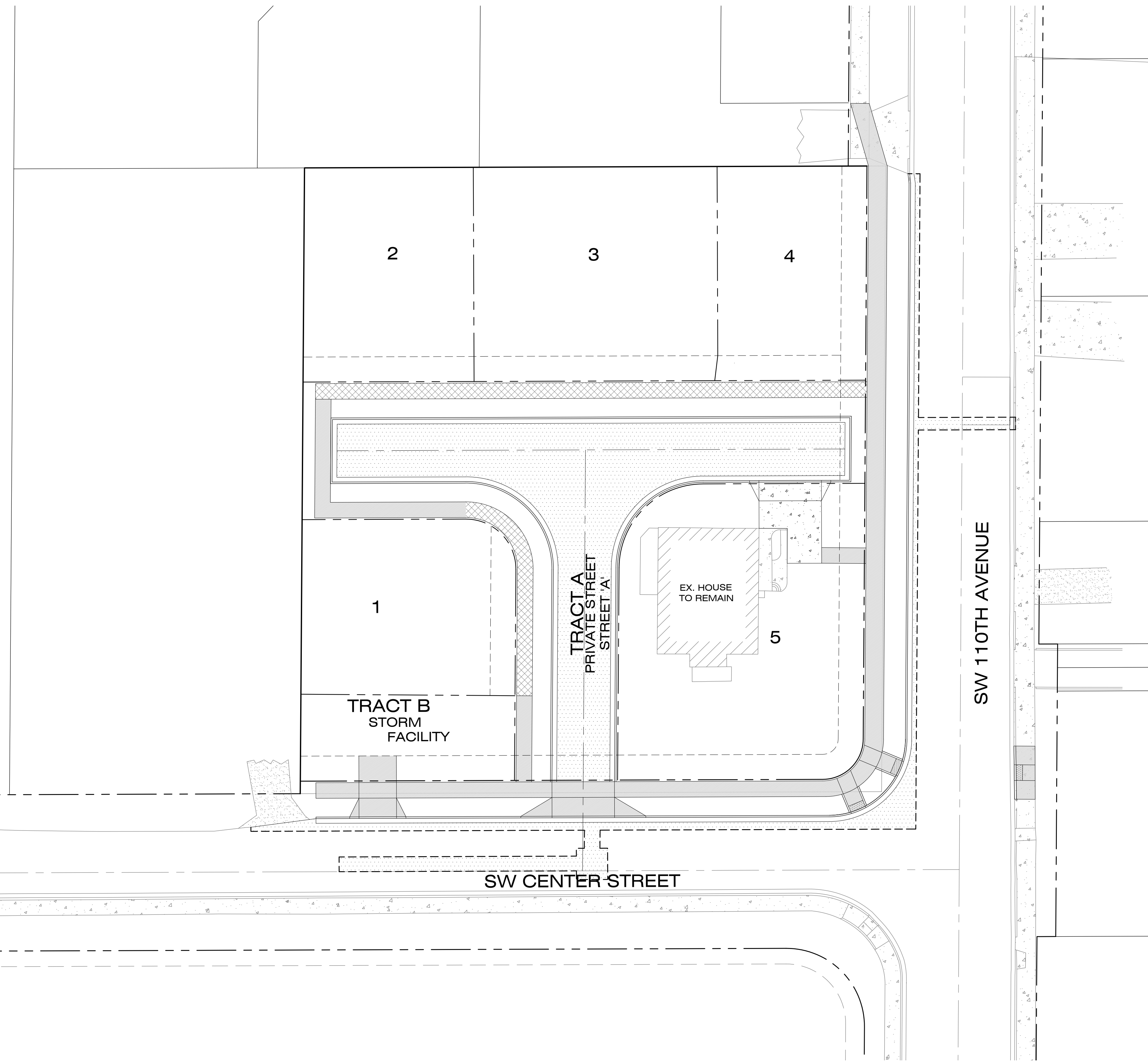


Received  
Planning Division  
09/30/2024

Approved Planning  
10/28/2024 bgada

# CENTER STREET COMMONS

A 5 LOT SUBDIVISION, TAX LOT 2400 & 2401, TAX MAPS 1S110DC  
11035 SW CENTER STREET, BEAVERTON, OREGON



**SITE MAP**  
SCALE: 1"=20'



**VICINITY MAP**  
N.T.S.

**APPLICANT / OWNER**

BOZMA LLC  
14787 SW MILLIKAN WAY  
BEAVERTON, OR 97003  
MATT WELLNER  
PHONE (503) 970 5699  
EMAIL: MATT@CRANDALLGROUP.COM

**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: 1S110DC  
TAX LOTS: 2400 & 2401  
SITE ADDRESS: 11035 SW CENTER ST. BEAVERTON, OREGON  
SITE SIZE: 0.84 ACRES  
ZONING: RMB

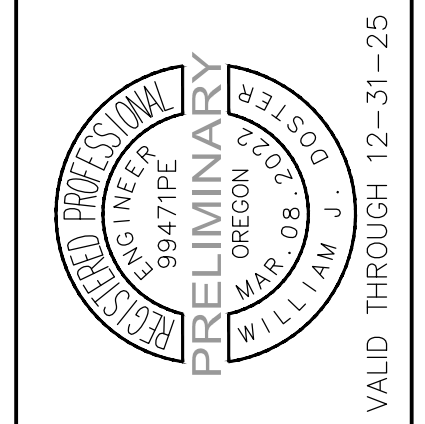
**VERTICAL DATUM**

BENCHMARK: CITY OF PORTLAND BENCHMARK NO. 808.  
DESCRIPTION: BRASS DISK LOCATED AT NORTHEAST CORNER OF SW CANYON ROAD AND SW 103RD AVENUE.  
ELEVATION: 247.54' 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 & EROSION CONTROL PLAN
P4.1	SITE SECTION PROFILES
P5.0	PRELIMINARY STREETS PLAN
P6.0	PRELIMINARY COMPOSITE UTILITY PLAN
P7.0	SW CENTER STREET, SDLN-01, SDLN-05 - PLAN & PROFILE
P7.1	SW 110TH AVENUE, SDLN-06 - PLAN & PROFILE
P7.2	STREET 'A', SDLN-02, SDLN-03, SDLN-04, SDLN-05 PLAN & PROFILE
P8.0	SSLN-A, SSLN-B, SSLN-C - PLAN & PROFILE
P9.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE & WATER QUALITY PLANTING PLAN
SL1	PRELIMINARY LIGHTING PLAN

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**COVER SHEET**  
CENTER STREET COMMONS  
CITY OF BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	141-039	REF.	
Horiz. Scale:			
Vert. Scale:			

By	Date

Project  
No. CENTER STREET COMMONS  
141-039  
Type  
PLANNING  
Sheet

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**TRACT NOTES**

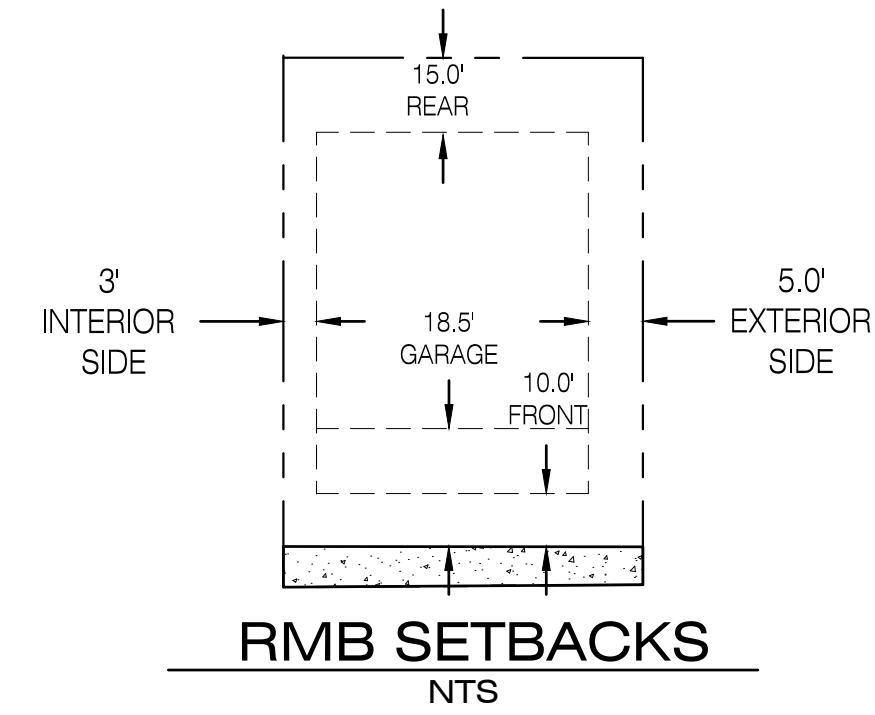
- TRACT 'A' WILL BE A PRIVATE TRACT AND WILL HAVE A PUBLIC UTILITY, ACCESS, AND EMERGENCY VEHICLE EASEMENT OVER ITS ENTIRETY.
- TRACT 'B' WILL BE A PUBLIC WATER QUALITY TRACT, OWNED AND MAINTAINED BY THE CITY OF BEAVERTON.

**EASEMENT NOTES**

- 8.0' WIDE PUE
- 10.0' RETAINING WALL MAINTENANCE EASEMENT

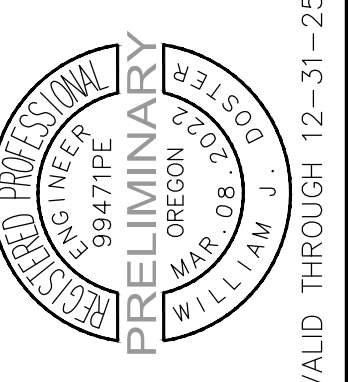
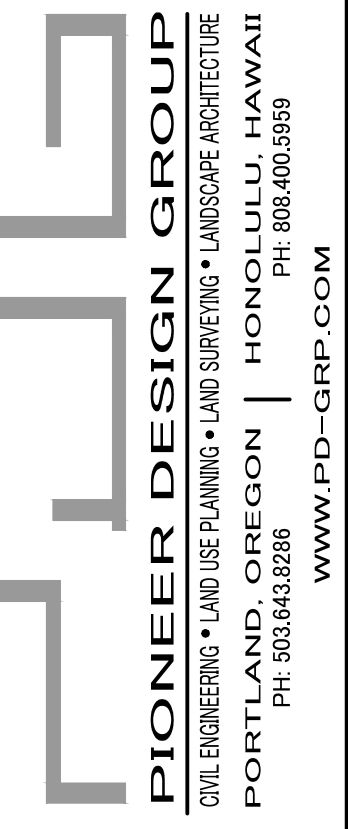
**RMB SETBACK REQUIREMENTS**

- FRONT BUILDING: 10 FT.
- FRONT GARAGE: 18.5 FT.
- EXTERIOR SIDE YARD: 5 FT.
- INTERIOR SIDE YARD: 3 FT. (0 FT. IF ATTACHED)
- REAR BUILDING: 15 FT.



**LEGEND**

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- MIDDLE HOUSING LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- 100 LOT NUMBERS
- (100) LOT NUMBERS FOLLOWING MIDDLE HOUSING



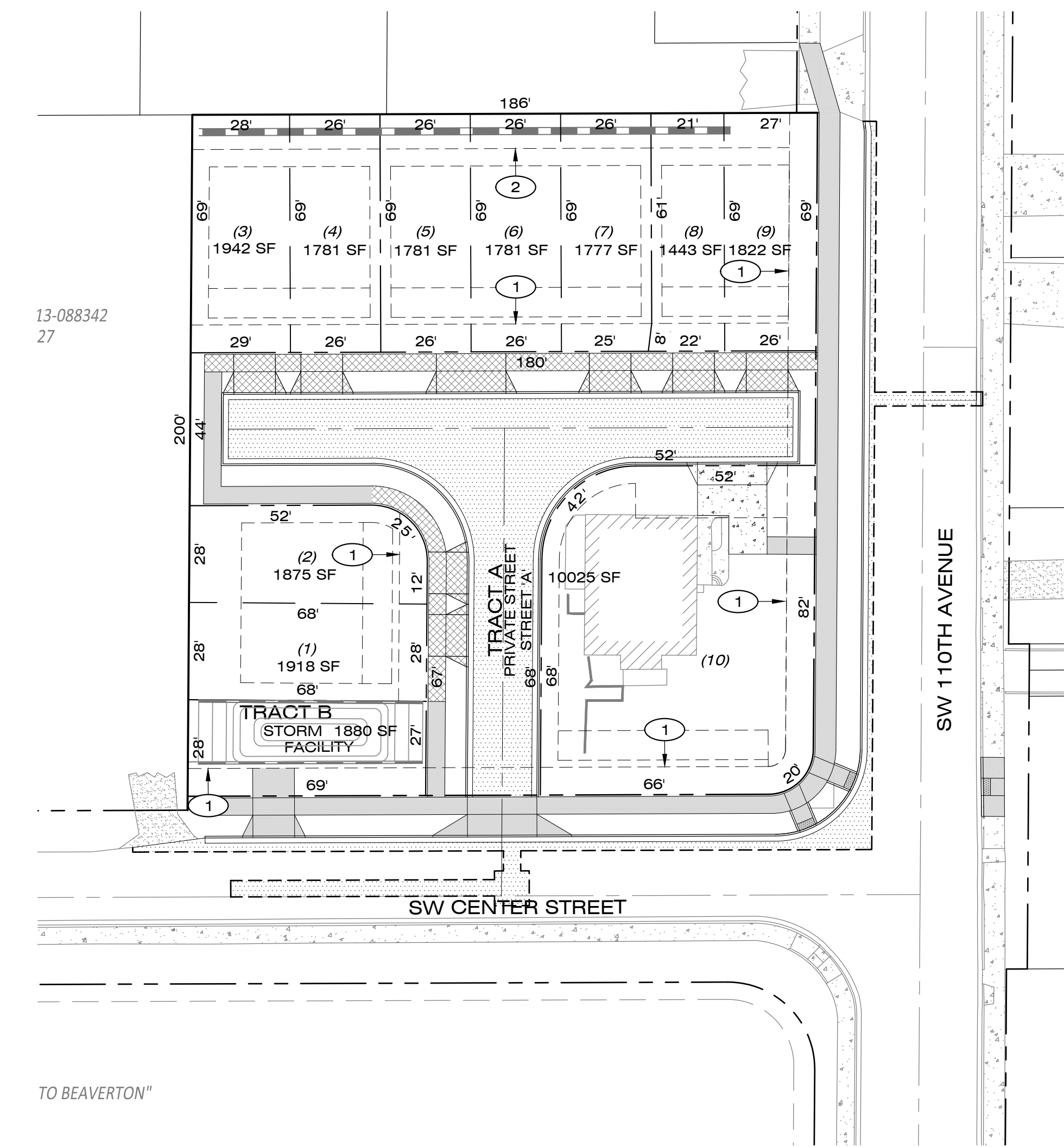
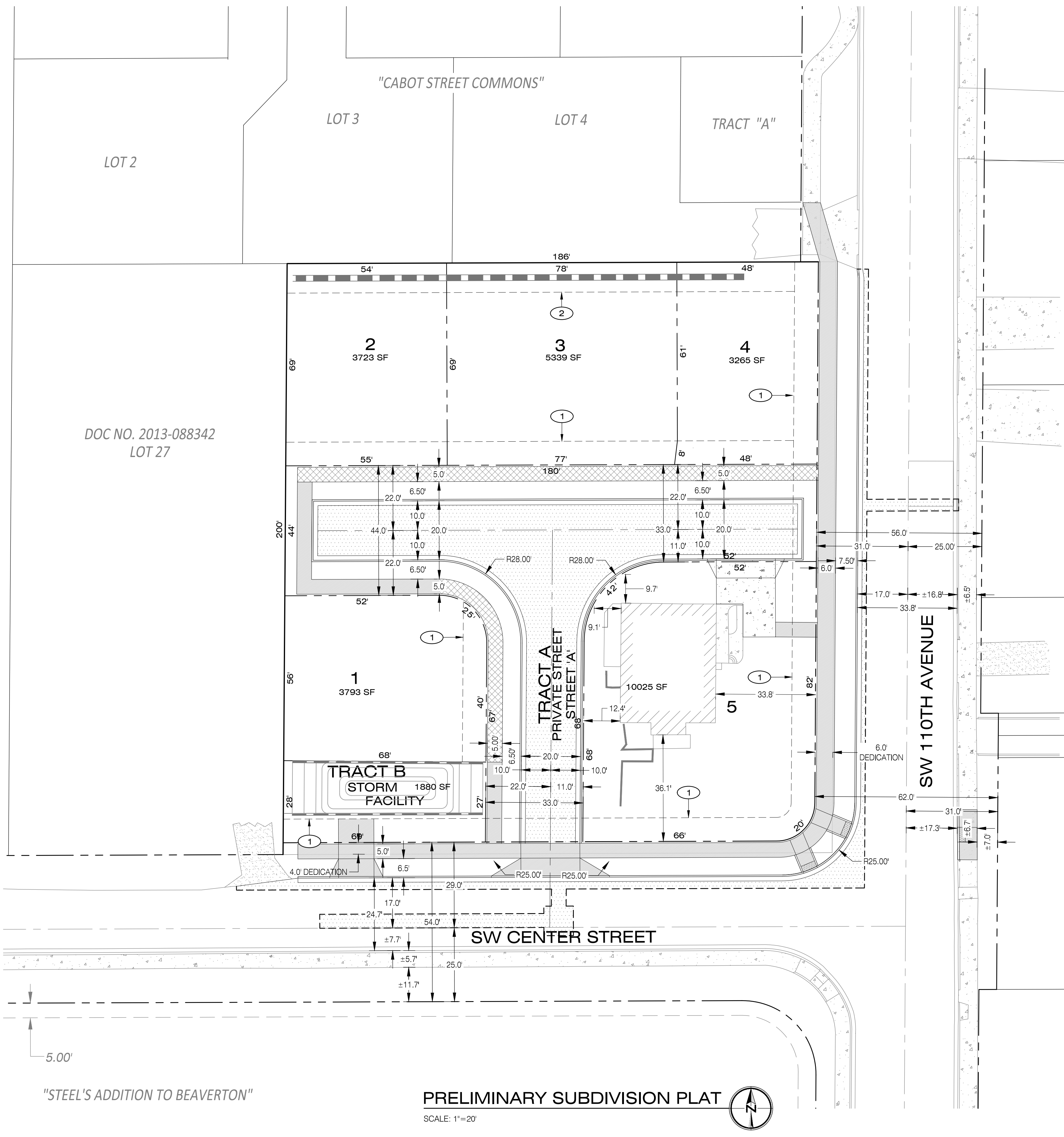
**PRELIMINARY PLAT**  
CENTER STREET COMMONS  
CITY OF BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	141-039	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

Project  
No. CENTER STREET COMMONS  
141-039  
Type PLANNING  
Sheet

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"STEEL'S ADDITION TO BEAVERTON"

**PRELIMINARY SUBDIVISION PLAT**

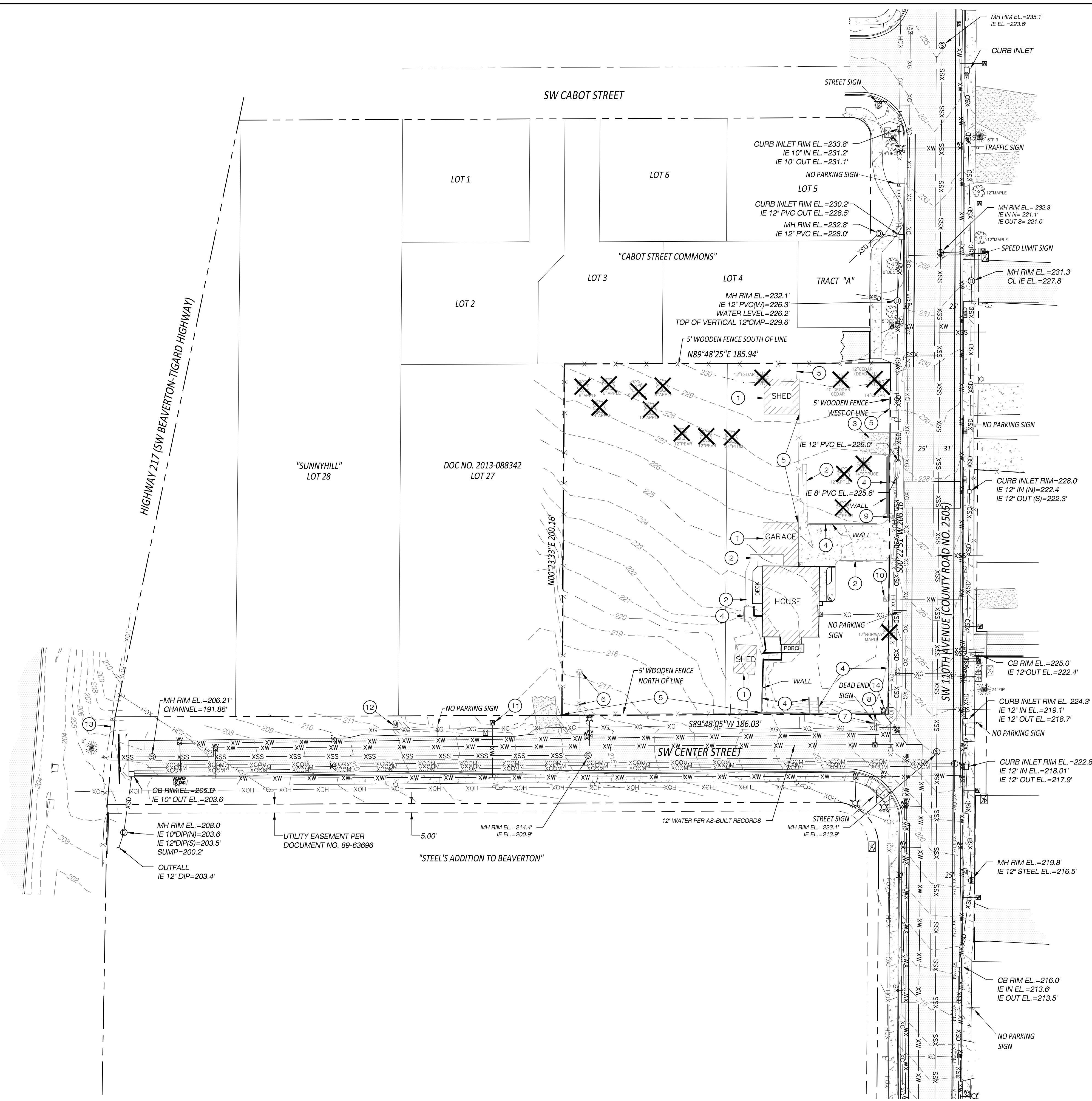
SCALE: 1"=20'

**FUTURE MIDDLE HOUSING PLAT**  
(NOT PART OF THIS APPLICATION)

SCALE: 1"=30'







**LEGEND**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- XSD --- STORM DRAINAGE LINE
- XSS --- SANITARY SEWER LINE
- XW --- WATER LINE
- XG --- GAS LINE
- XCOM --- COMMUNICATION LINE
- XE --- UNDERGROUND POWER LINE
- XOH --- OVERHEAD WIRE
- X --- 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
- ☐ --- WATER BLOWOFF
- ☐ --- GAS VALVE
- ☐ --- GAS METER
- ☐ --- STREET SIGN
- ☐ --- MAILBOX
- ☐ --- ELECTRIC PEDESTAL
- ☐ --- LIGHT POLE
- ☐ --- POWER POLE
- ☐ --- COMMUNICATION VAULT
- ☐ --- TELECOMMUNICATION PEDESTAL
- ☐ --- TELECOMMUNICATION MANHOLE
- ☐ --- UTILITY EXTENSION
- ☐ --- FOUND SURVEY MONUMENT AS NOTED
- ▨ --- EXISTING CONCRETE
- ▨ --- EXISTING ASPHALT PAVEMENT
- ▨ --- EXISTING GRAVEL SURFACE
- ▨ --- EXISTING BUILDING FOOTPRINT
- -1.0% --- EXISTING SLOPE DIRECTION
- ☀ --- EXISTING TREE TO BE REMOVED

**DEMOLITION NOTES**

- 1 EXISTING BUILDING TO BE REMOVED.
- 2 EXISTING CONCRETE TO BE REMOVED.
- 3 EXISTING GRAVEL DRIVEWAY TO BE REMOVED.
- 4 EXISTING RETAINING WALL TO BE REMOVED.
- 5 EXISTING FENCE TO BE REMOVED.
- 6 EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED, EXISTING SANITARY SERVICE TO BE PARTIALLY REMOVED & CAPPED.
- 7 EXISTING SIGN TO BE REMOVED & RELOCATED.
- 8 EXISTING AIR RELEASE VALVE TO BE RELOCATED.
- 9 EXISTING MAILBOX TO BE REMOVED.
- 10 EXISTING WATER METER TO BE REMOVED & RELOCATED.
- 11 EXISTING WATER METER TO BE REMOVED & REINSTALLED AS NECESSARY TO INSTALL PROPOSED STORM.
- 12 EXISTING MAILBOX TO BE REMOVED & REINSTALLED AS NECESSARY TO INSTALL PROPOSED STORM.
- 13 EXISTING FENCE TO BE REMOVED & REINSTALLED AS NECESSARY TO INSTALL PROPOSED STORM.
- 14 EXISTING AIR RELEASE VALVE TO BE ADJUSTED TO FINISHED GRADE.

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

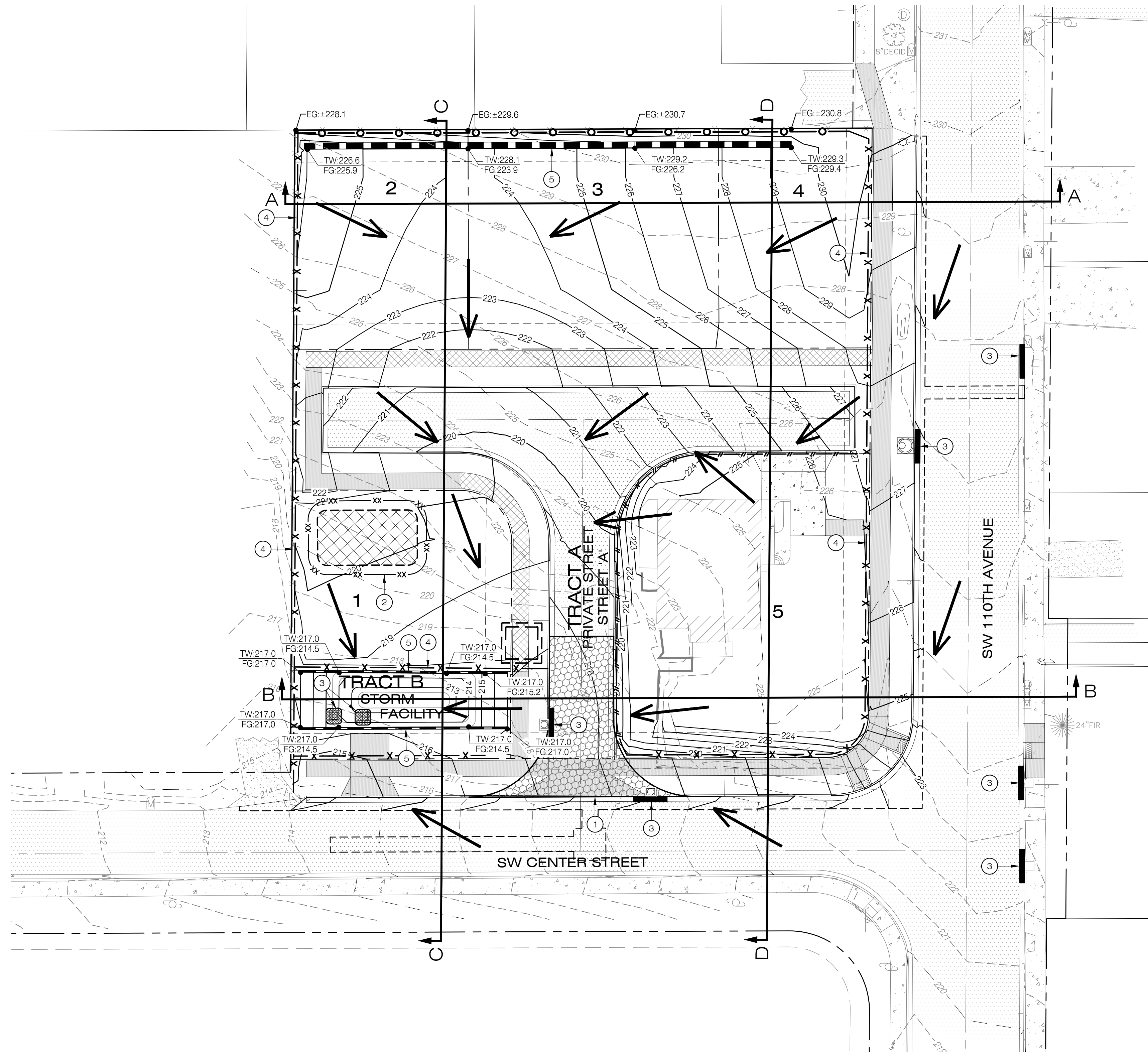
**EXISTING CONDITIONS, TREE REMOVAL, & DEMOLITION PLAN**  
 CENTER STREET COMMONS  
 CITY OF BEAVERTON, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.
	09/2024		09/2024		09/2024	141-039	

No.	Date	Revision

Project  
 No. CENTER STREET COMMONS  
 141-039  
 Type PLANNING  
 Sheet

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**LEGEND**

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED WALL HEIGHT
- CONSTRUCTION ENTRANCE
- STOCKPILE LOCATION
- PROPOSED CONCRETE WASHOUT LOCATION
- ORANGE CONSTRUCTION FENCE
- STRAW WATTLES
- SEDIMENT FENCE
- TYPE 5 INLET PROTECTION
- CURB & GUTTER INLET PROTECTION
- PROPOSED DRAINAGE FLOW ARROW

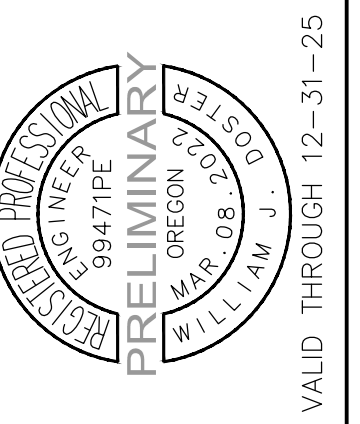
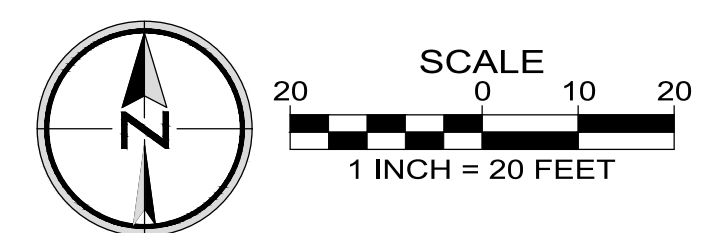
**CONSTRUCTION NOTES**

- ① PROPOSED CONSTRUCTION ENTRANCE.
- ② PROPOSED STOCKPILE LOCATION.
- ③ PROPOSED INLET PROTECTION.
- ④ PROPOSED SEDIMENT FENCE.
- ⑤ PROPOSED RETAINING WALL.

NOTE: SEE SHEET P4.1 FOR SITE SECTIONS.

**EARTHWORK TOTALS**

PROPOSED CUT = 4,292 CY (INCLUDING TRENCH SPOILS)  
 PROPOSED FILL = 215 CY  
 NET = 4,077 CY CUT



**PRELIMINARY GRADING & EROSION CONTROL PLAN**

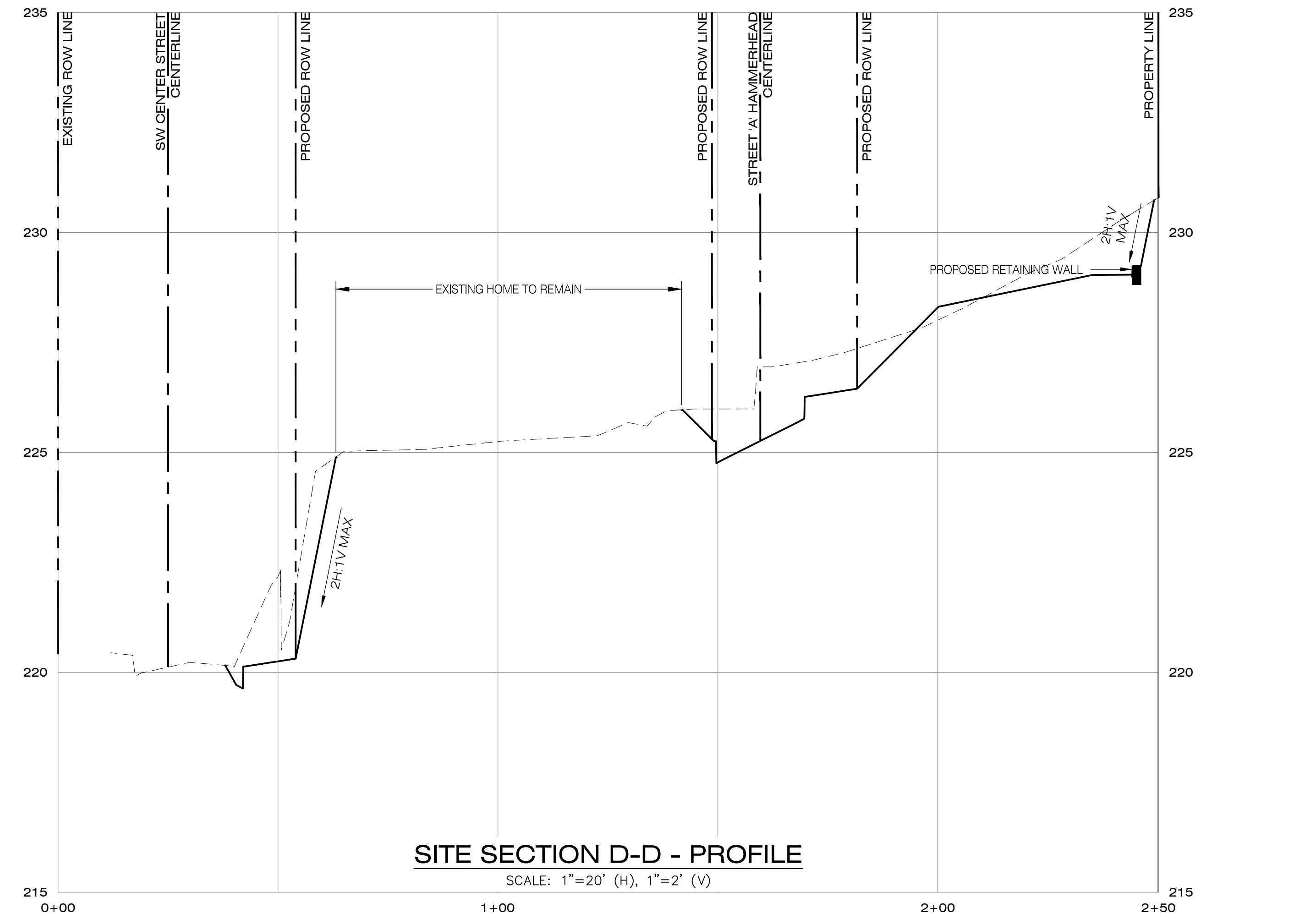
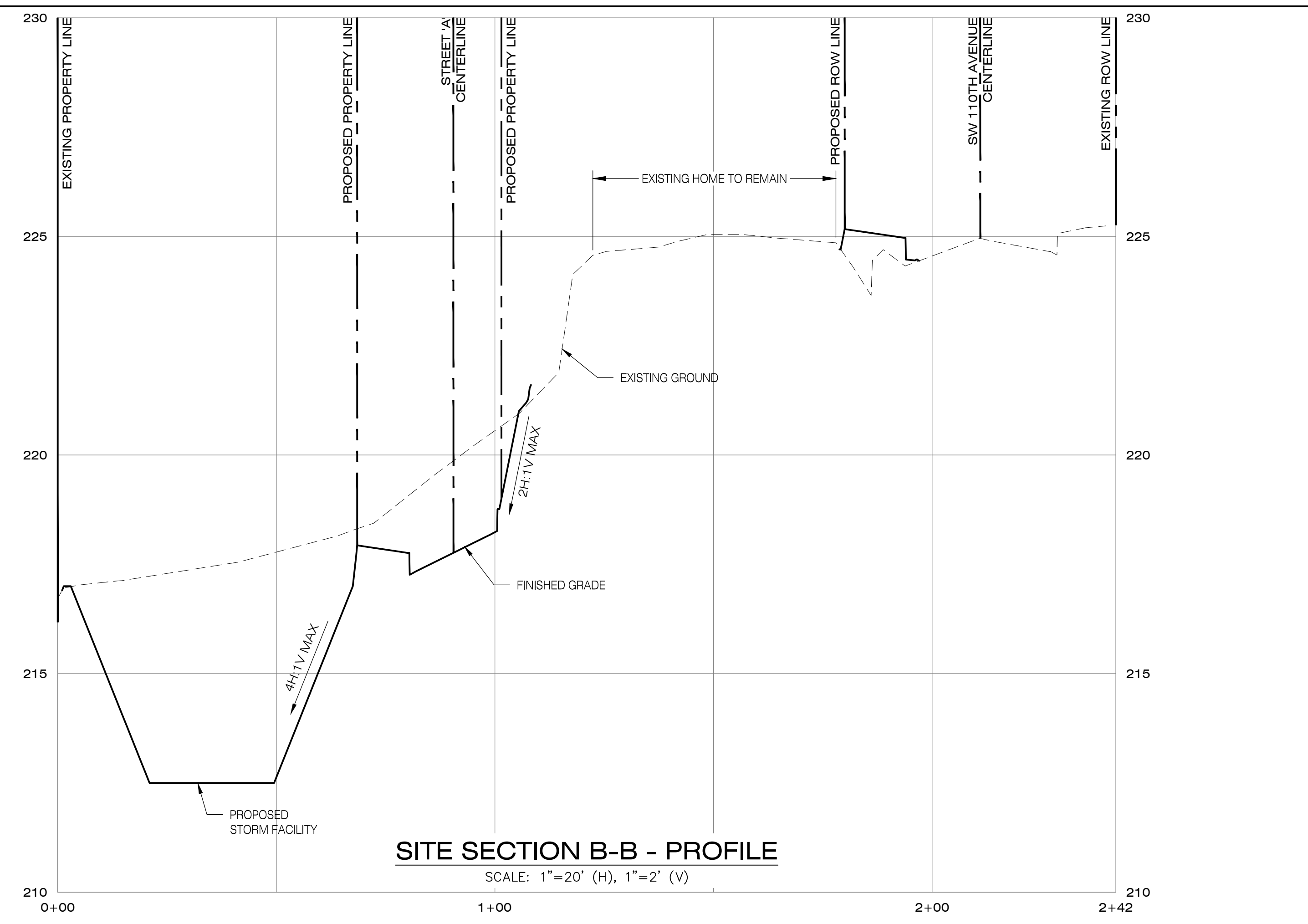
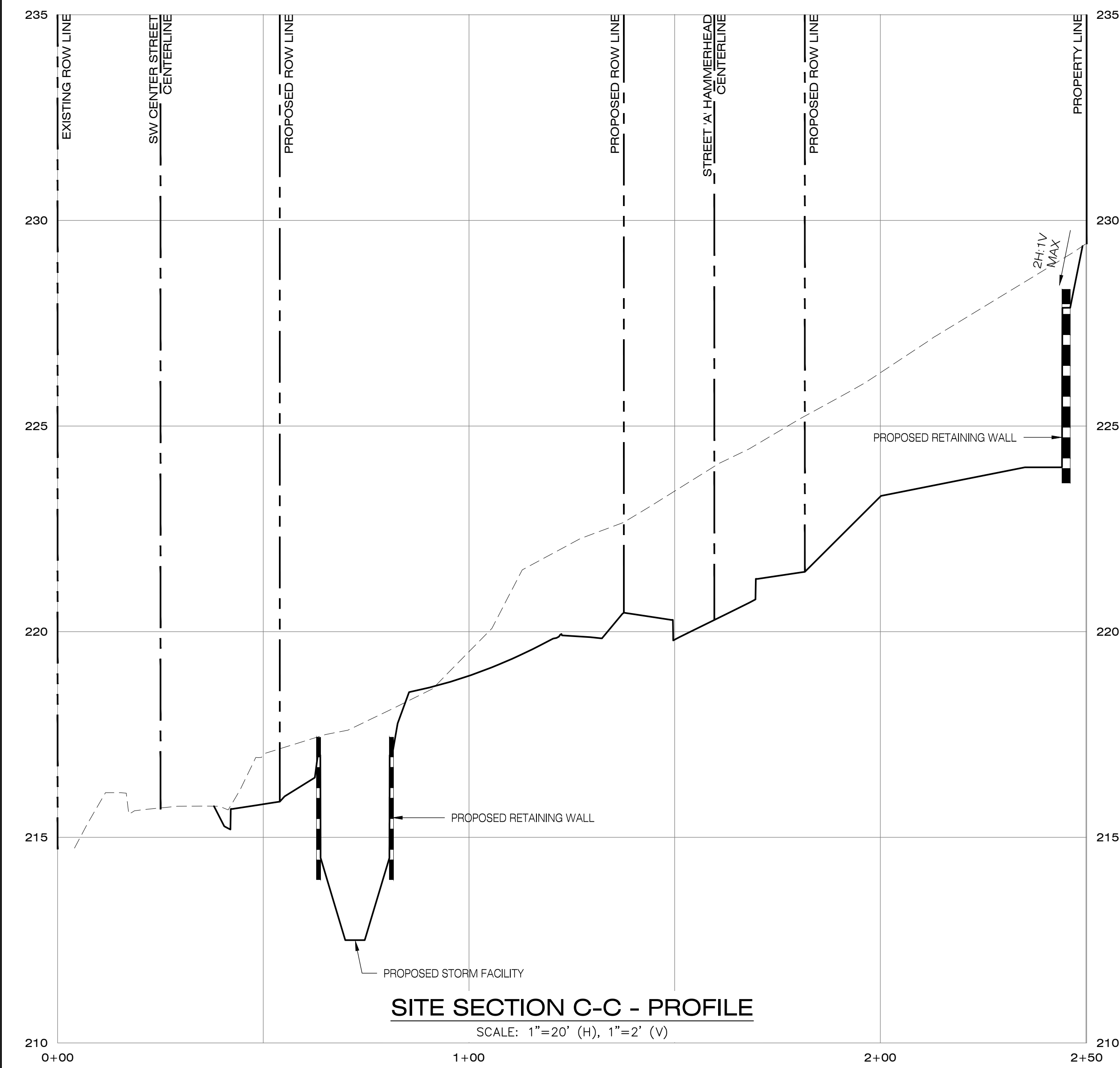
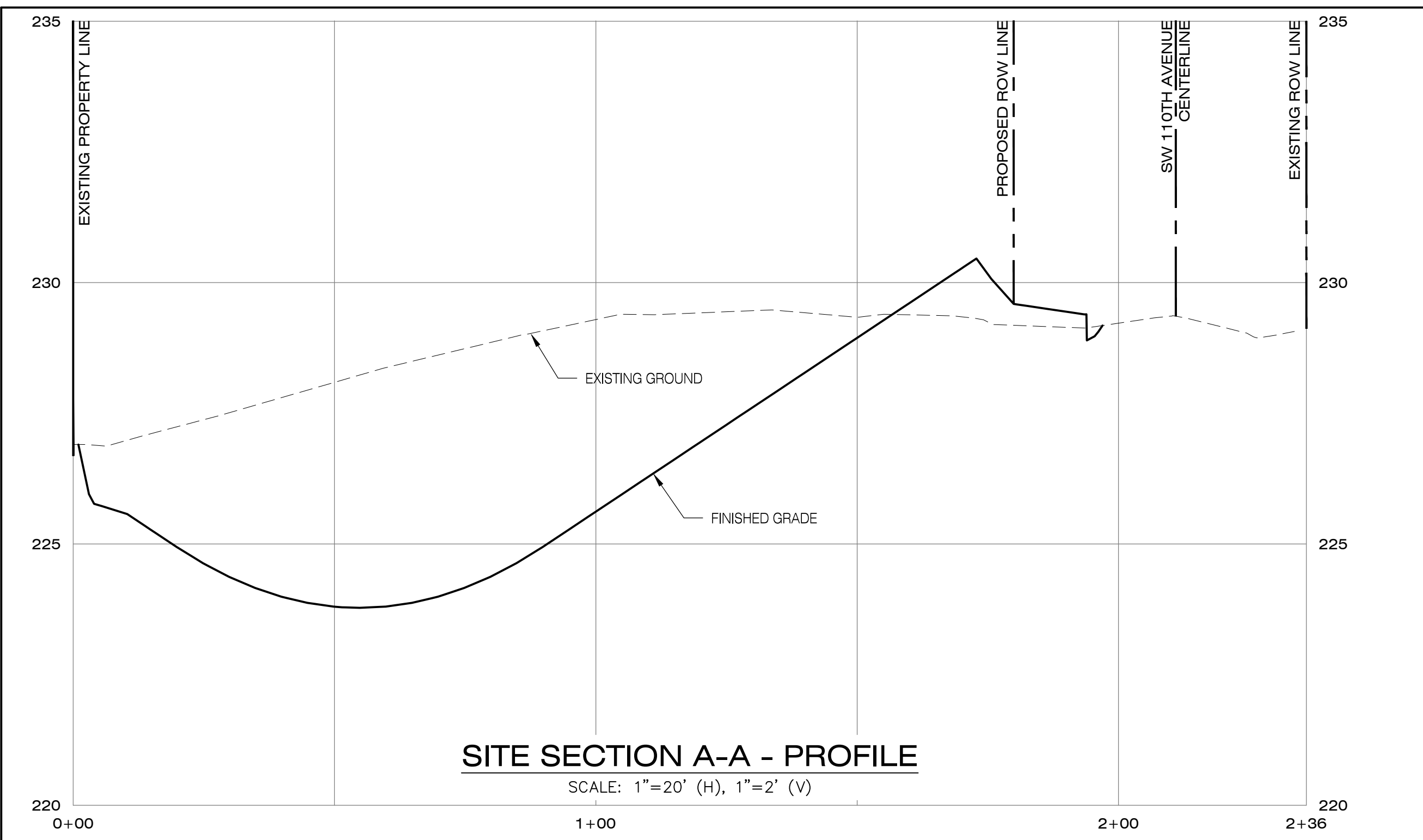
CENTER STREET COMMONS  
 CITY OF BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	141-039	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By



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VALID THROUGH 12-31-25

**PRELIMINARY**

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**SITE SECTION PROFILES**

CENTER STREET COMMONS  
CITY OF BEAVERTON, OREGON

By	Date	Revision

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	141-039 <th>REF.</th> <td> </td>	REF.	
Horiz. Scale:		Vert. Scale:	

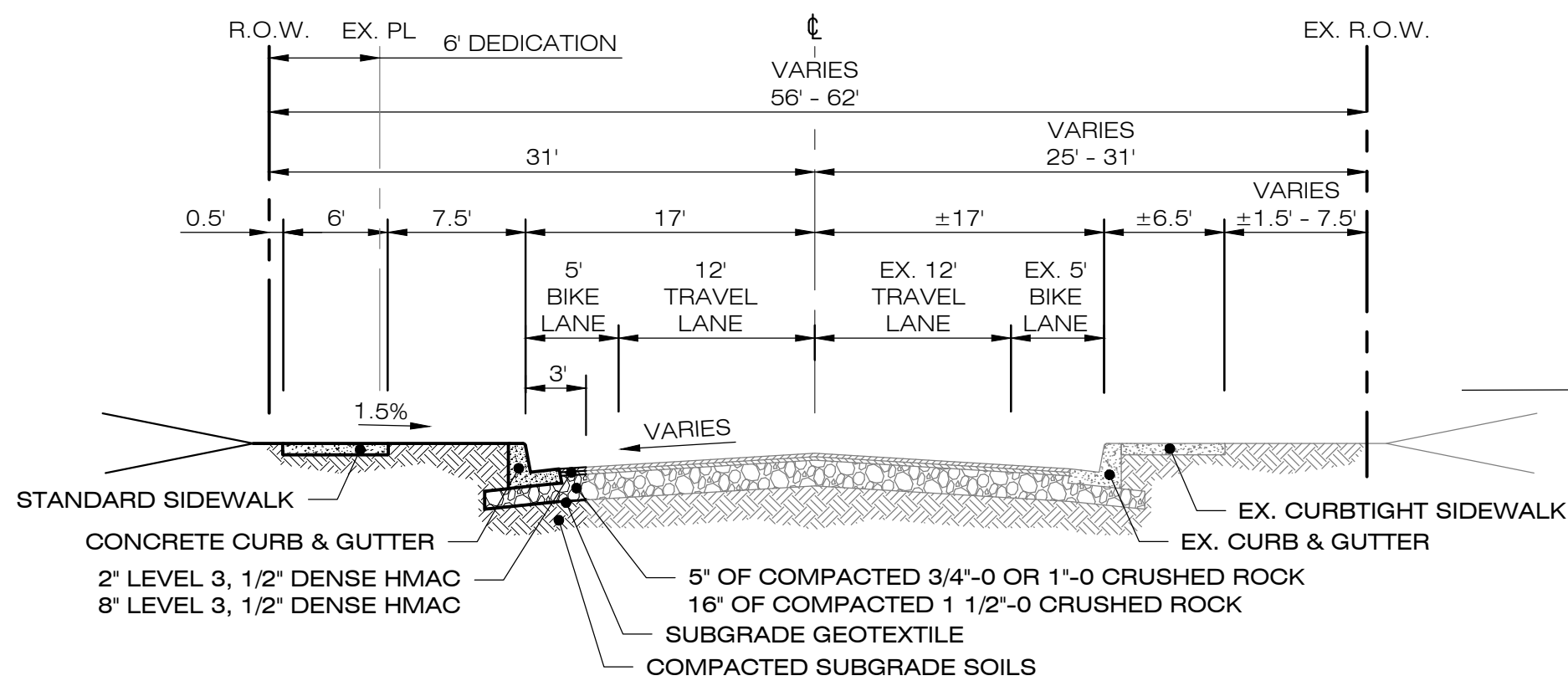
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**Project No.**  
141-039

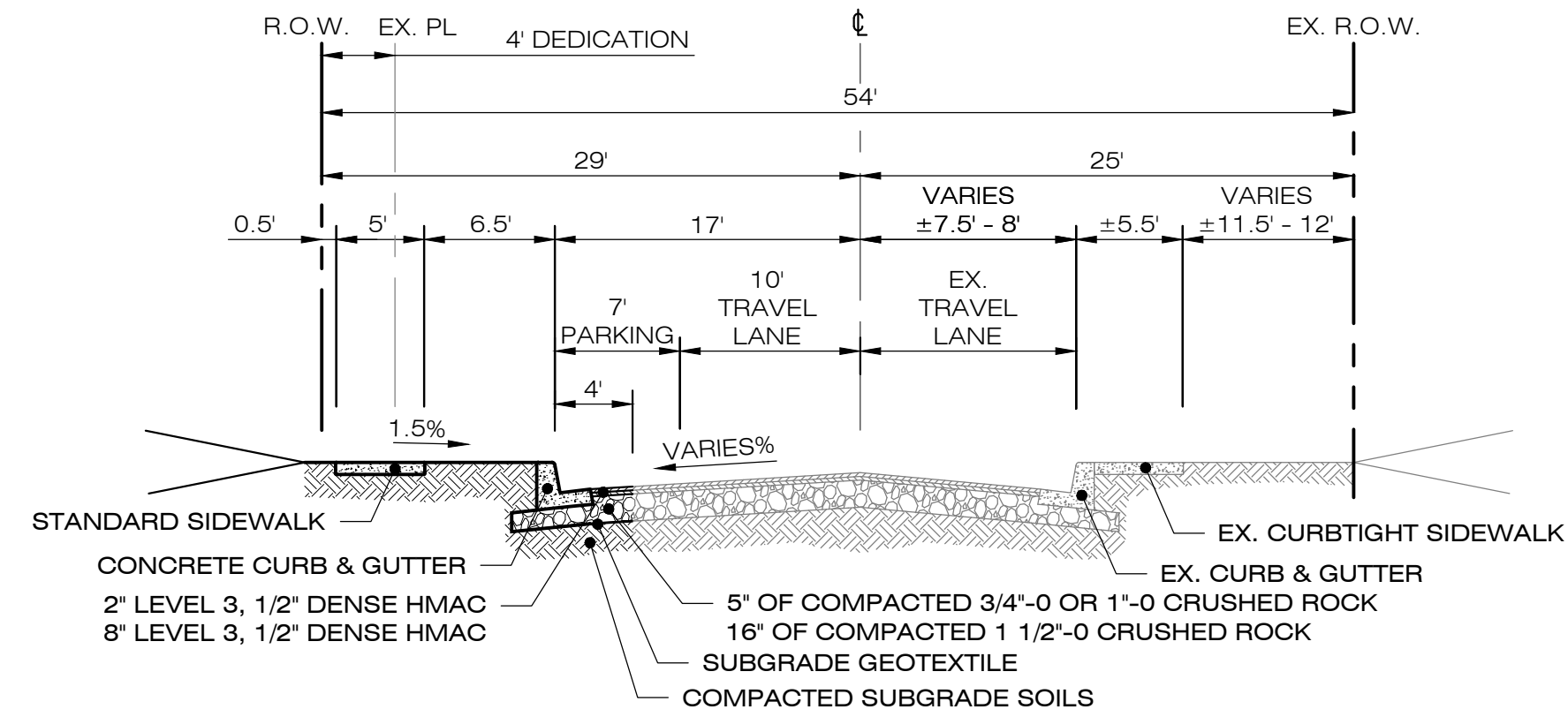
**Type**  
PLANNING

**Sheet**

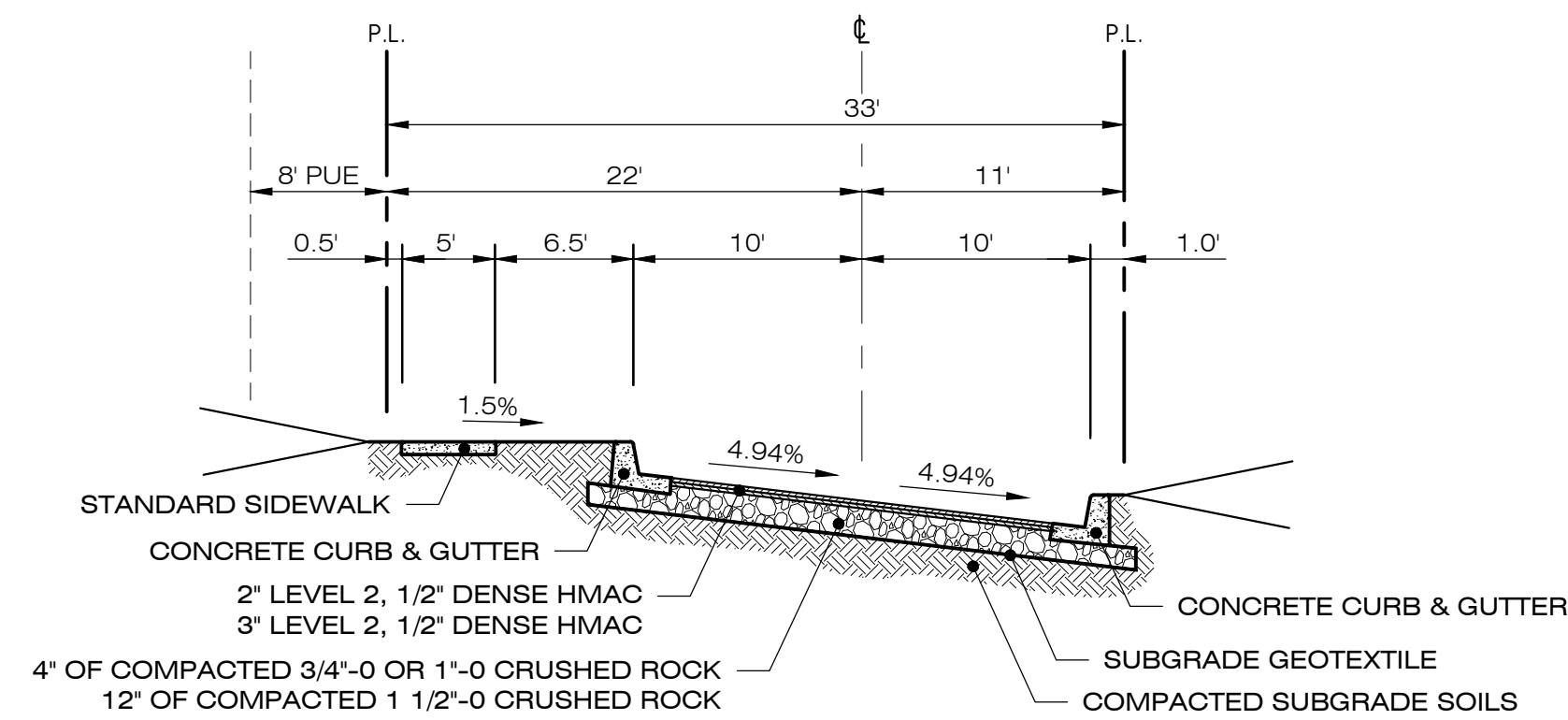
**P4.1**



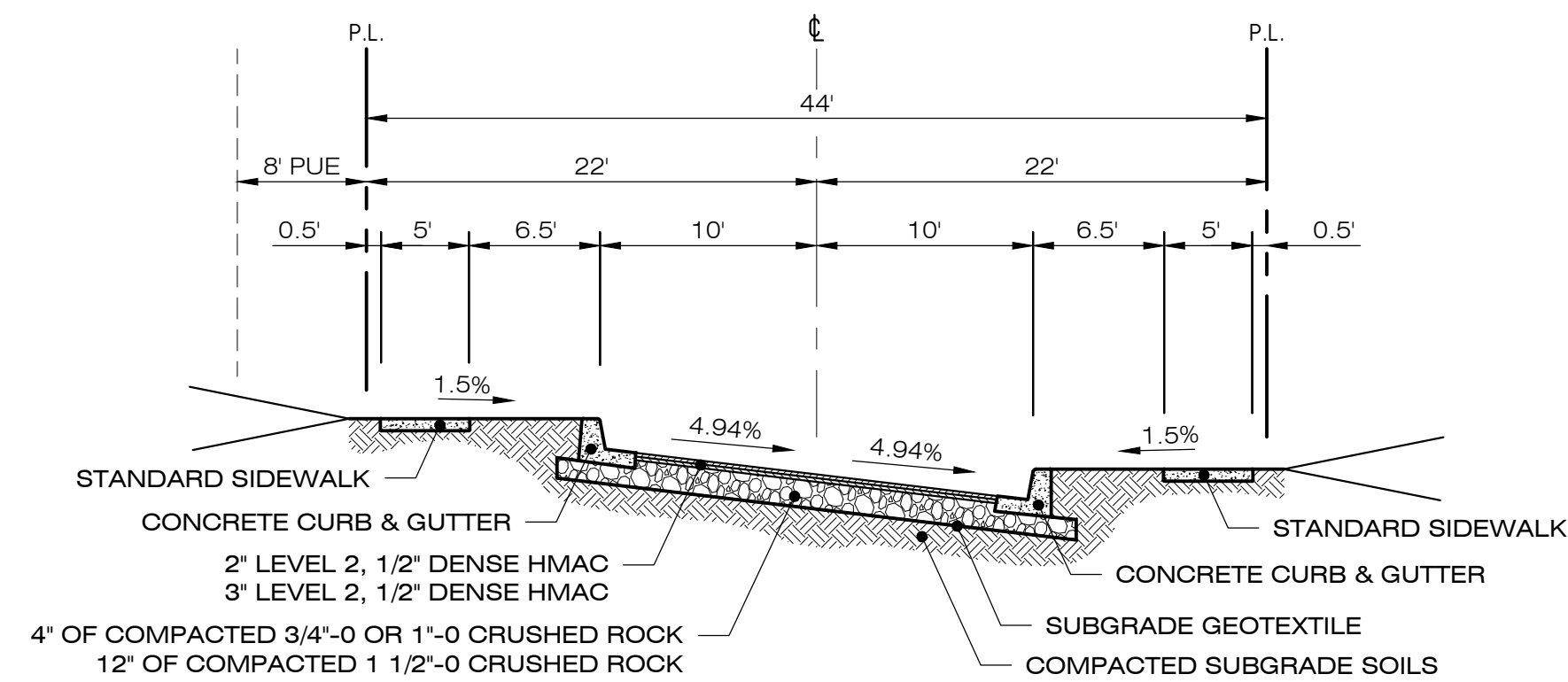
**COLLECTOR STREET (2 LANES) - 56' TO 62' R/W**  
SW 110TH AVENUE (STA. 10+00.00 - 12+22.46)



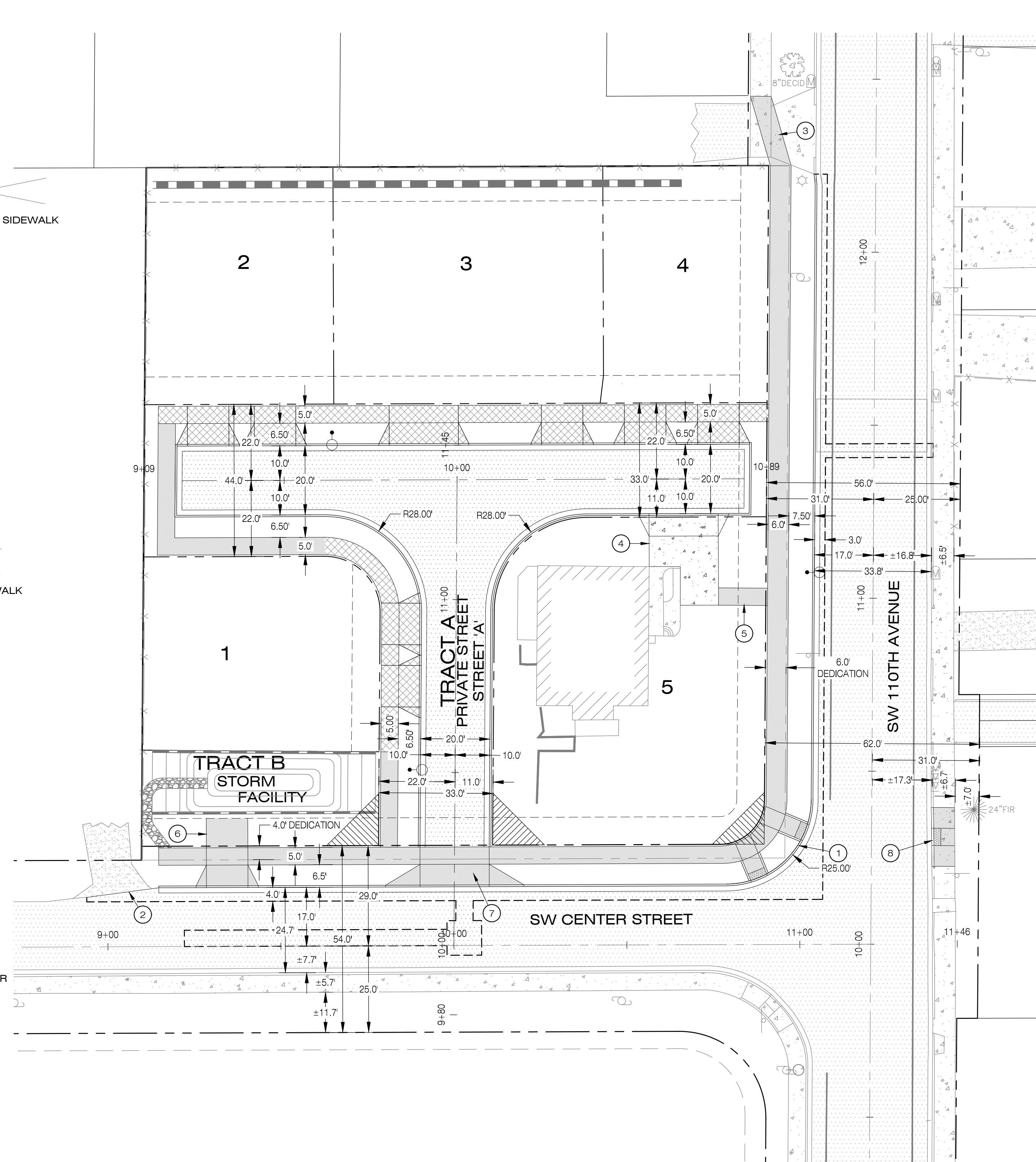
**LOCAL STREET (L1) - 58' R/W**  
SW CENTER STREET (STA. 9+14.76 - 11+20.51)



**PRIVATE STREET - 33' TRACT**  
STREET 'A' (STA. 10+00.00 - 11+34.65)  
STREET 'A' HAMMERHEAD (STA. 10+00.00 - 10+84.50)



**PRIVATE STREET - 44' TRACT**  
STREET 'A' HAMMERHEAD (STA. 9+19.00 - 10+00.00)



**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
- PROPOSED STREET LIGHT LOCATION (SEE LIGHTING PLANS).
- 100 LOT NUMBERS

**STREET NOTES**

- 1 PROPOSED CURB RETURN WITH ADA RAMP(S).
- 2 PROPOSED STREET TAPER - 2' OFFSET WIDTH, 25 MPH TAPER LENGTH = 20.8'
- 3 PROPOSED 20' LONG SIDEWALK TRANSITION. RECONSTRUCT EXISTING DRIVEWAY.
- 4 PROPOSED DRIVEWAY FOR EXISTING HOME.
- 5 PROPOSED SIDEWALK CONNECTION FOR EXISTING HOME.
- 6 PROPOSED STORMWATER FACILITY MAINTENANCE ACCESS.
- 7 PROPOSED COMMERCIAL DRIVEWAY FOR PRIVATE STREET.
- 8 PROPOSED RECEIVING RAMP.



**PRELIMINARY STREETS PLAN**

CENTER STREET COMMONS  
CITY OF BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	141-039	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

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**WATER NOTES**

- ① PROPOSED 6" CONNECTION TO EXISTING 6" WATER MAIN (WEST SLOPE WATER DISTRICT)
- ② RELOCATED WATER METER (SERVES EXISTING HOME).
- ③ EXISTING HYDRANT TO REMAIN.
- ④ RELOCATED AIR-RELEASE VALVE.
- ⑤ ADJUST EXISTING AIR-RELEASE VALVE TO FINISHED GRADE.
- ⑥ PROPOSED BLOWOFF.

**UTILITY NOTES**

- ① EXISTING UTILITY POLE & OVERHEAD WIRES TO REMAIN.
- ② NO PUE ALONG STORM TRACT (ON INTERNAL STREET ONLY). FRANCHISE UTILITIES TO BE INSTALLED UNDER SIDEWALK.

**STORM NOTES**

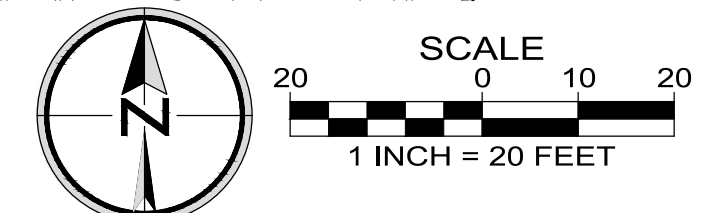
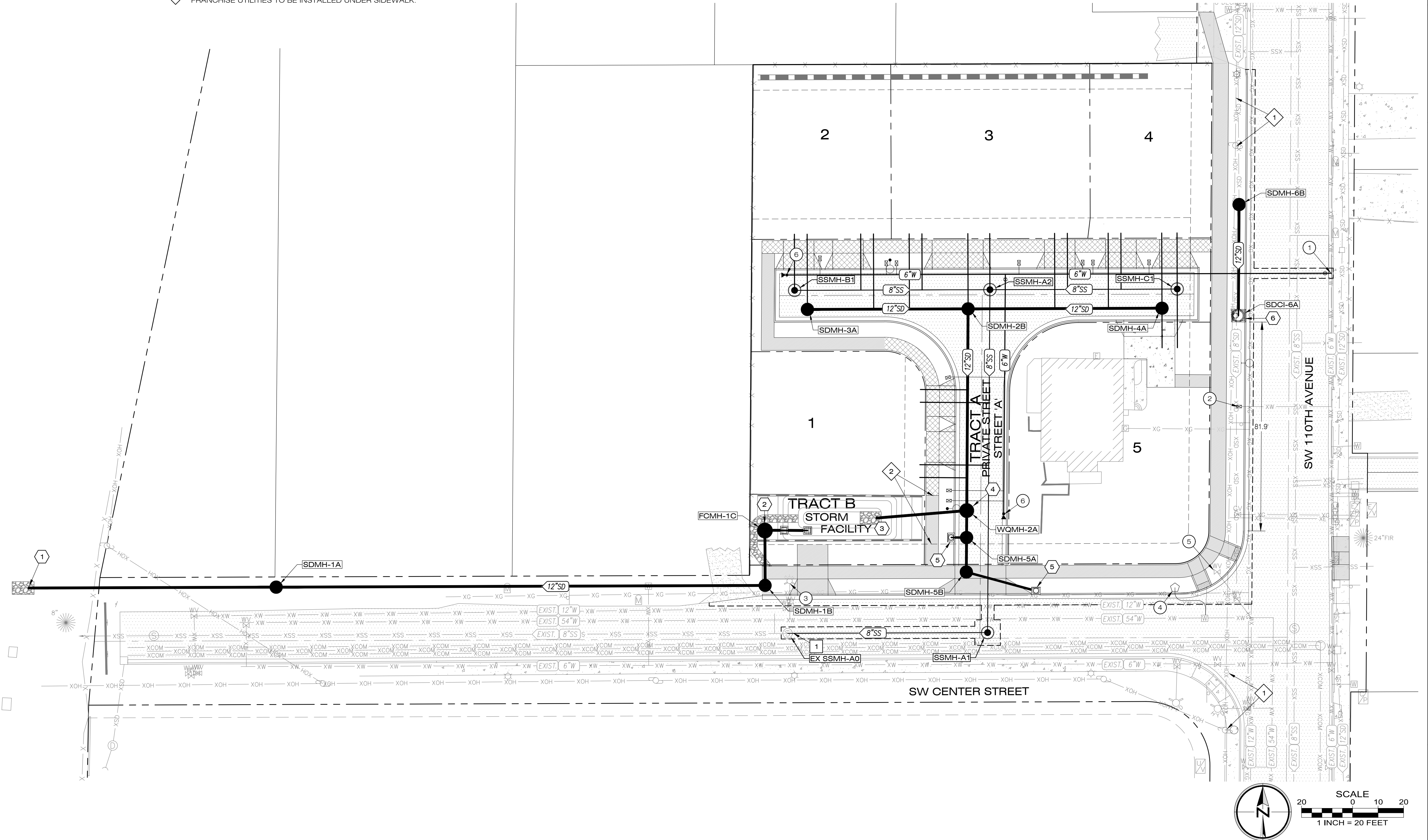
- ① PROPOSED OUTFALL TO ODOT R/W.
- ② PROPOSED FLOW CONTROL MANHOLE.
- ③ PROPOSED WATER QUALITY & DETENTION POND TO TREAT & DETAIN RUNOFF FROM THE SITE.
- ④ PROPOSED SUMPED WATER QUALITY MANHOLE.
- ⑤ PROPOSED CG-30 CURB INLET.
- ⑥ PROPOSED CG-48 MANHOLE CONSTRUCTED OVER EXISTING PIPE.

**SANITARY NOTES**

- ① CORE DRILL AND CONNECT TO EXISTING SANITARY SEWER MANHOLE.

**LEGEND**

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- ▨ PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- ▨ PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- ▨ PROPOSED PAVEMENT
- ==== PROPOSED CURB & GUTTER
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED 1" WATER SERVICE & METER
- 100 LOT NUMBERS
- PROPOSED DITCH INLET
- PROPOSED CURB INLET



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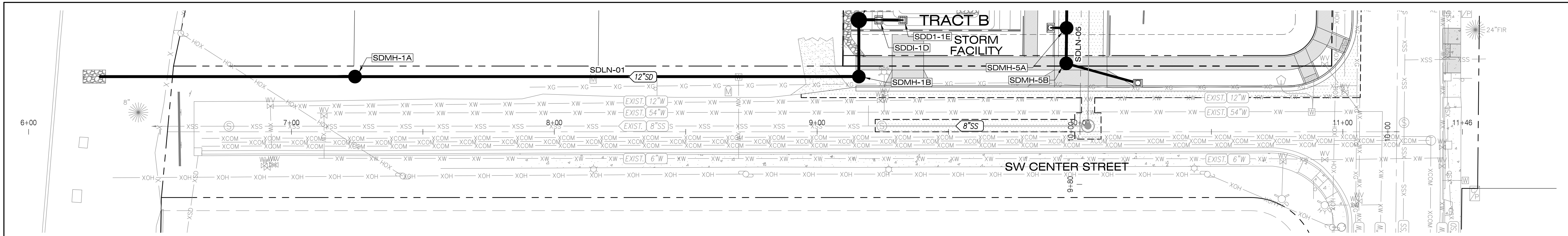
**REGISTERED PROFESSIONAL ENGINEER**  
 PRELIMINARY  
 OREGON 99471PE  
 WILLIAM J. OSTER  
 MAR 08 2022  
 VALID THROUGH 12-31-25

**PRELIMINARY COMPOSITE UTILITY PLAN**  
 CENTER STREET COMMONS  
 CITY OF BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
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.	141-039	REF.	
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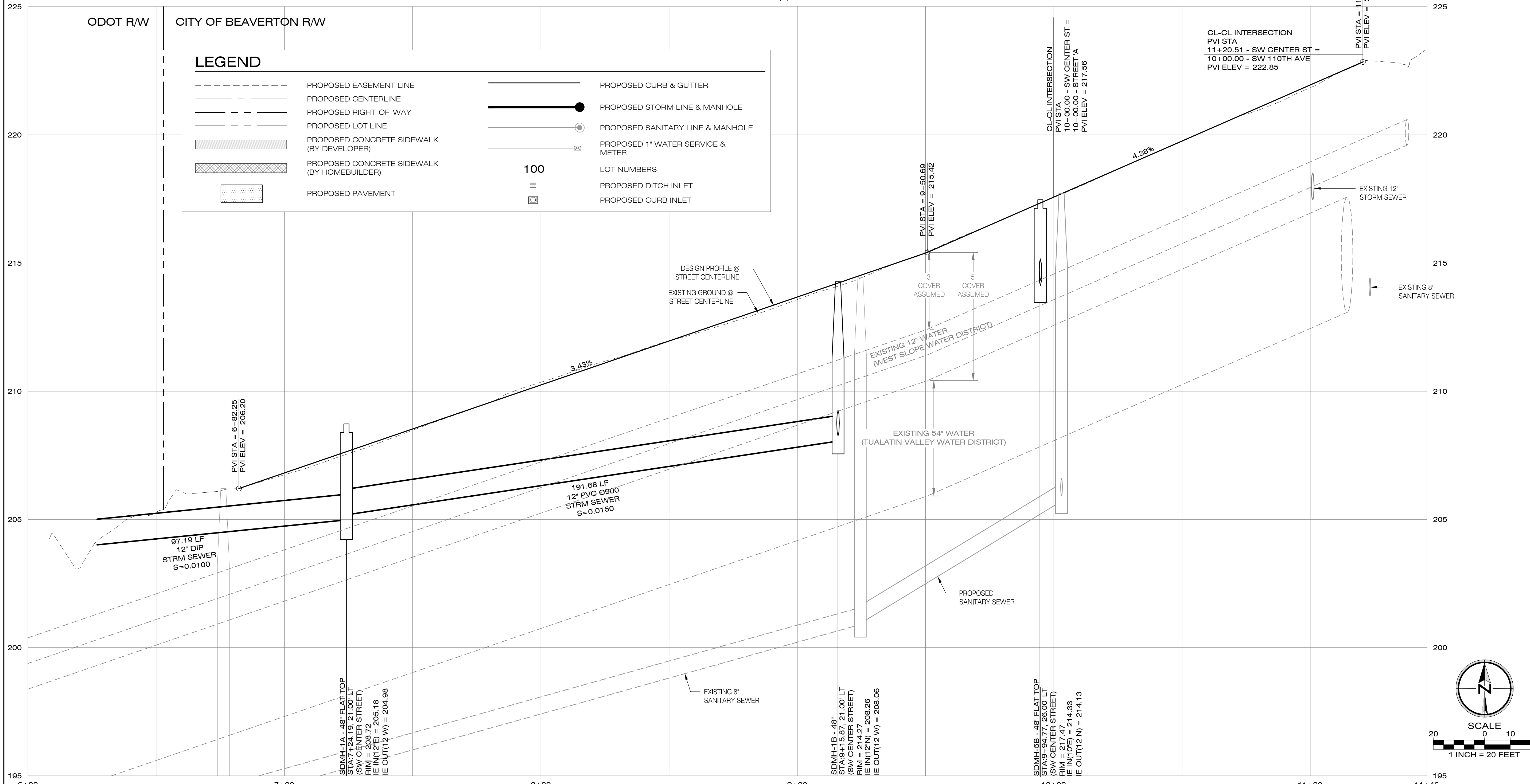
No.	Date	Revision

Project  
 CENTER STREET COMMONS  
 No.  
 141-039  
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 PLANNING  
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**P6.0**



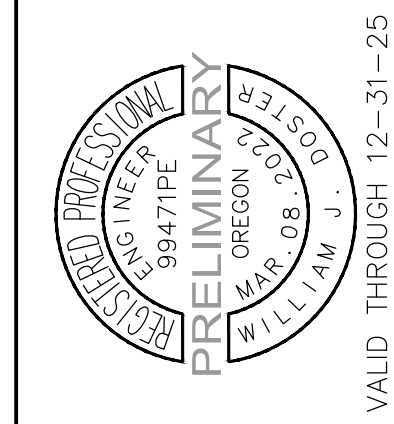
SW CENTER STREET / SDLN-01 / SDLN-05 - PLAN

SCALE: 1"=20' (H)



SW CENTER STREET / SDLN-01 / SDLN-05 - PROFILE

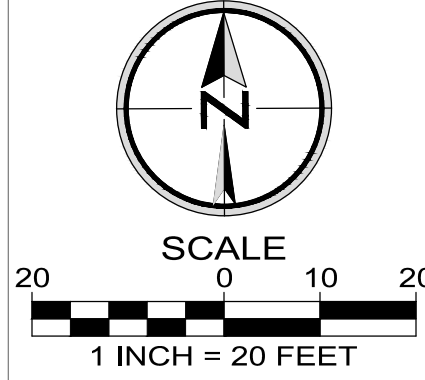
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**SW CENTER STREET, SDLN-01, SDLN-05**  
 - PLAN & PROFILE  
 CENTER STREET COMMONS  
 CITY OF BEAVERTON, OREGON

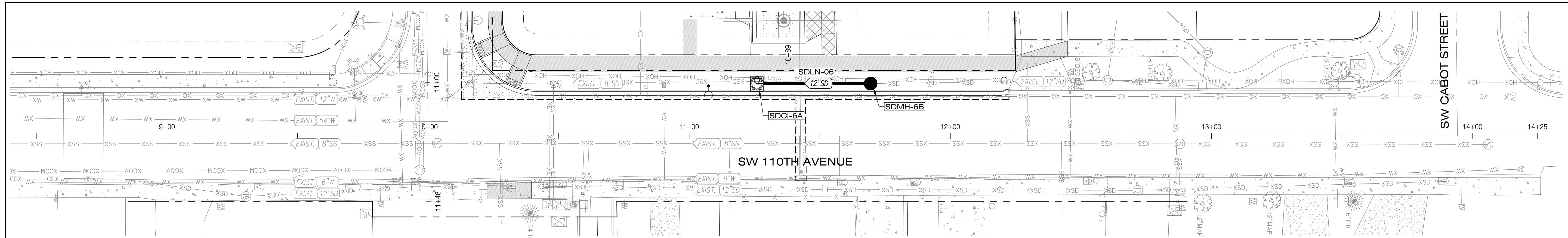
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Drawn by <td>WJD <td>Date <td>09/2024</td> </td></td>	WJD <td>Date <td>09/2024</td> </td>	Date <td>09/2024</td>	09/2024
Reviewed by <td>MLS <td>Date <td>09/2024</td> </td></td>	MLS <td>Date <td>09/2024</td> </td>	Date <td>09/2024</td>	09/2024
Project No.	141-039 <td>REF.</td> <td></td>	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision



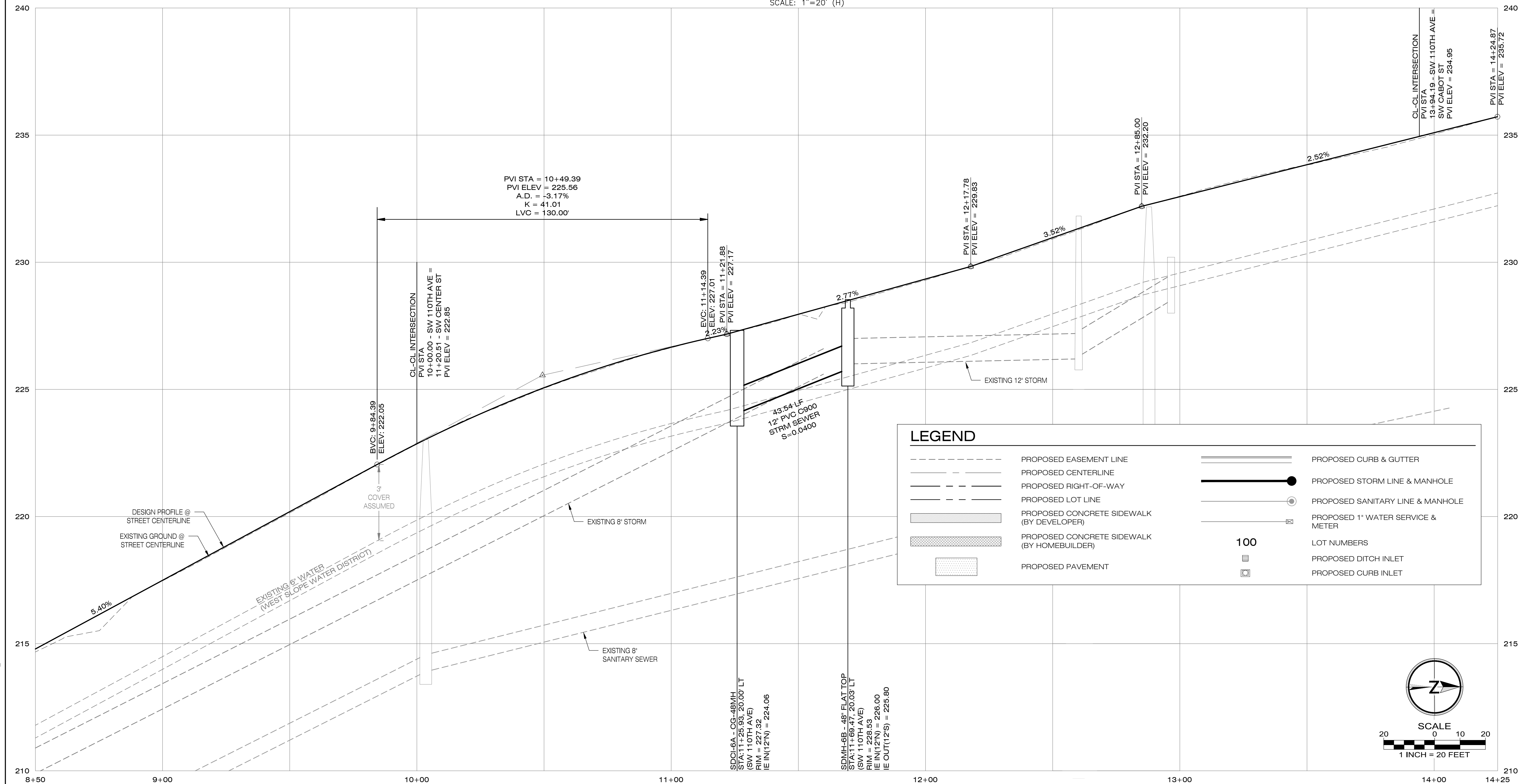
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SW 110TH AVENUE / SDLN-06 - PLAN

SCALE: 1"=20' (H)

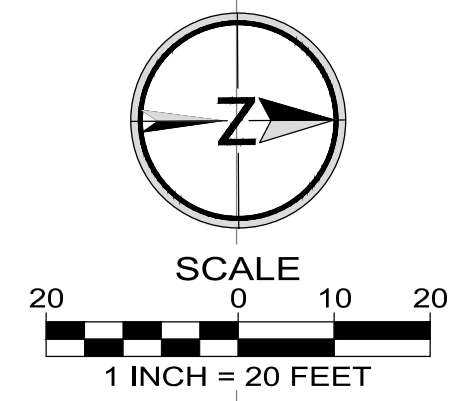


SW 110TH AVENUE / SDLN-06 - PROFILE

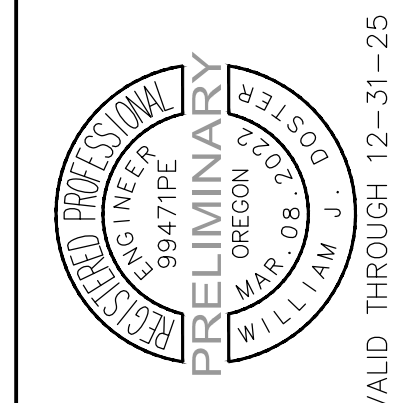
SCALE: 1"=20' (H), 1"=2' (V)

**LEGEND**

	PROPOSED EASEMENT LINE		PROPOSED CURB & GUTTER
	PROPOSED CENTERLINE		PROPOSED STORM LINE & MANHOLE
	PROPOSED RIGHT-OF-WAY		PROPOSED SANITARY LINE & MANHOLE
	PROPOSED LOT LINE		PROPOSED 1" WATER SERVICE & METER
	PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)		LOT NUMBERS
	PROPOSED CONCRETE SIDEWALK (BY HOMEOWNER)		PROPOSED DITCH INLET
	PROPOSED PAVEMENT		PROPOSED CURB INLET



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**SW 110TH AVENUE, SDLN-06 - PLAN & PROFILE**  
 CENTER STREET COMMONS  
 CITY OF BEAVERTON, OREGON

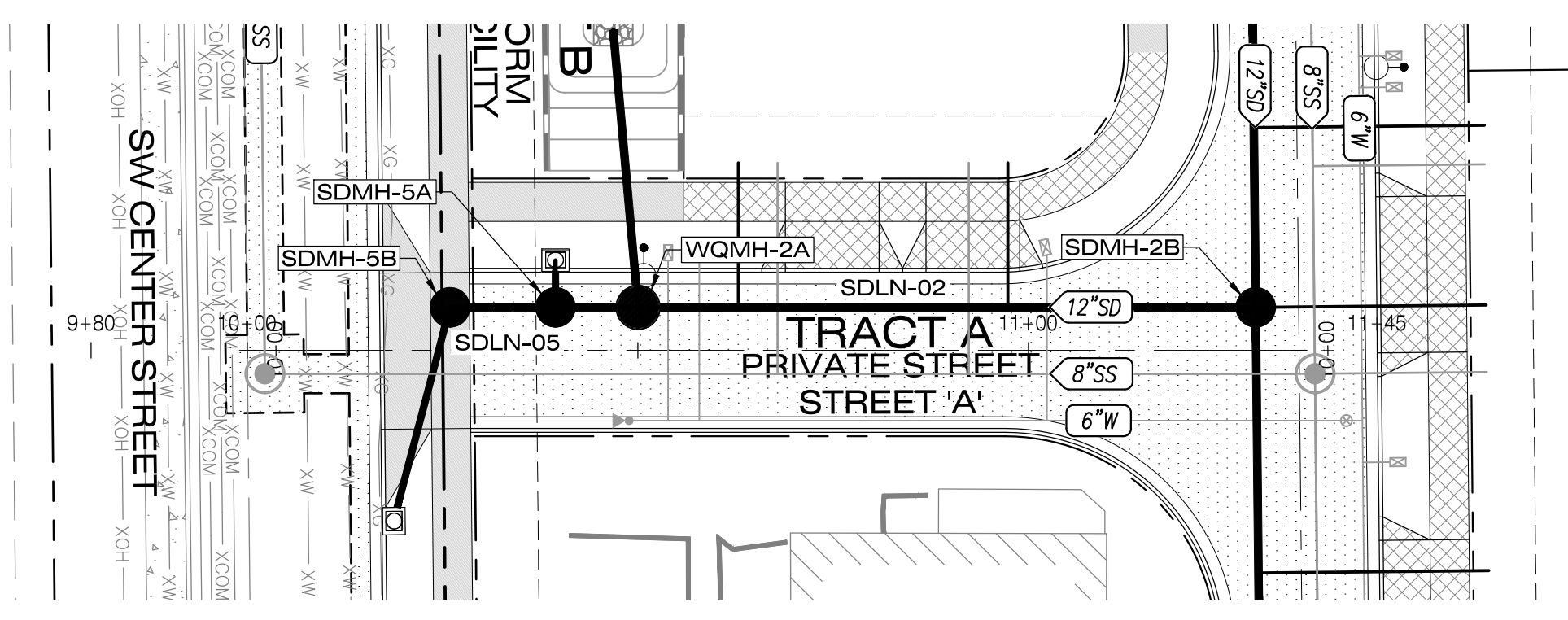
Designed by	Date	Drawn by	Date	Reviewed by	Date	Project No.	REF.
WJD	09/2024	WJD	09/2024	MLS	09/2024	141-039	

No.	Date	Revision

Project: CENTER STREET COMMONS  
 No.: 141-039  
 Type: PLANNING  
 Sheet:

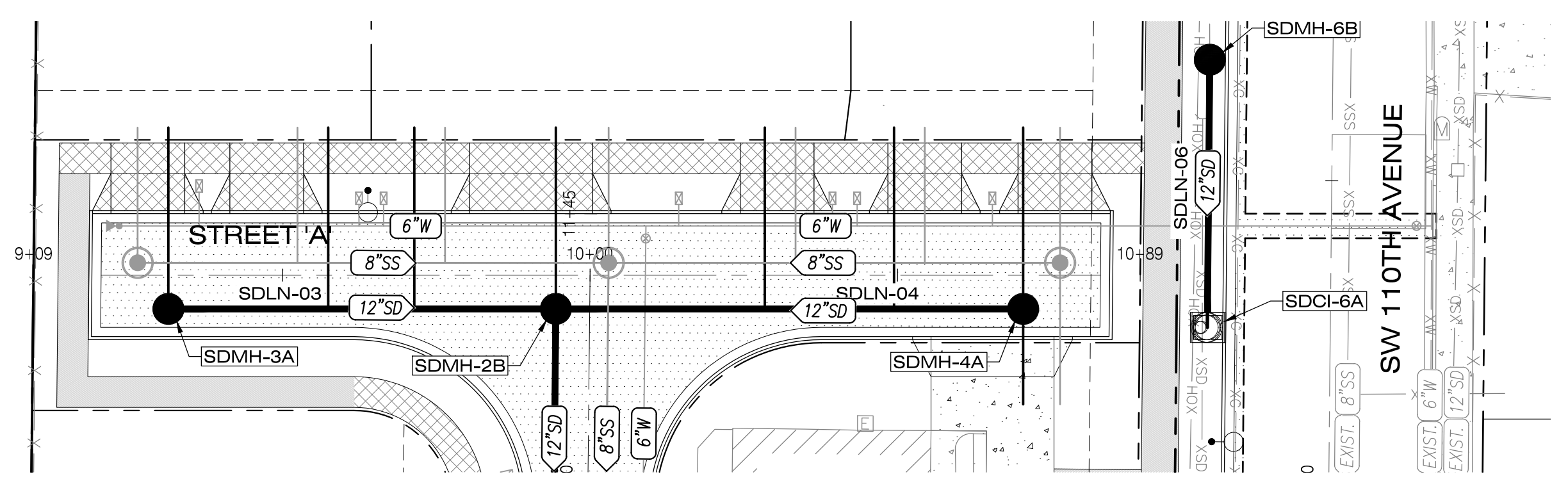
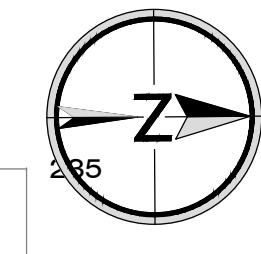
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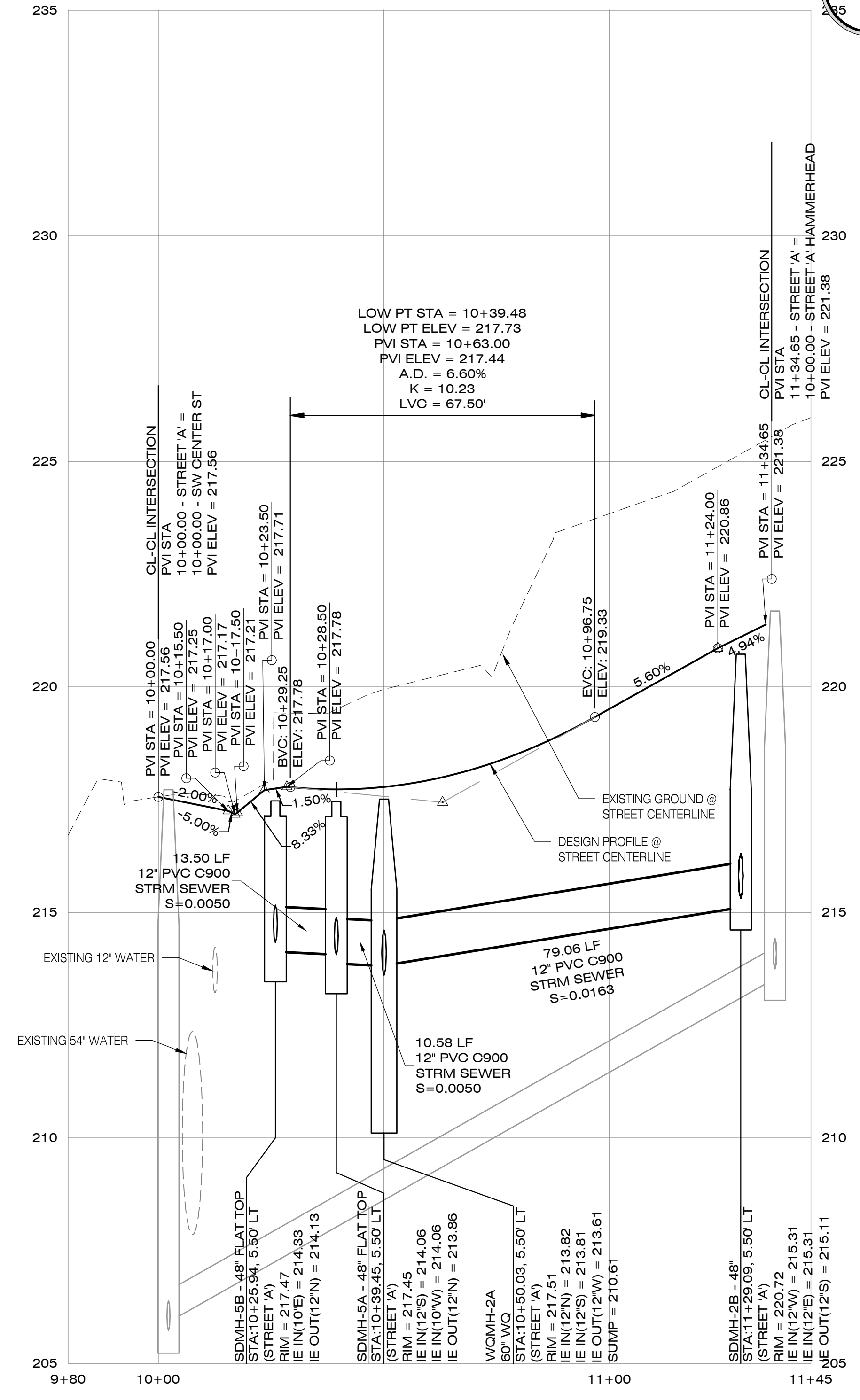
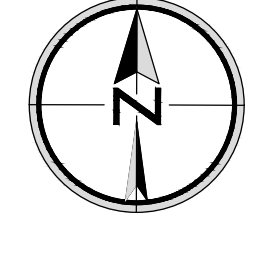
**STREET 'A' / SDLN-02 / SDLN-05 - PLAN**

SCALE: 1"=20' (H)



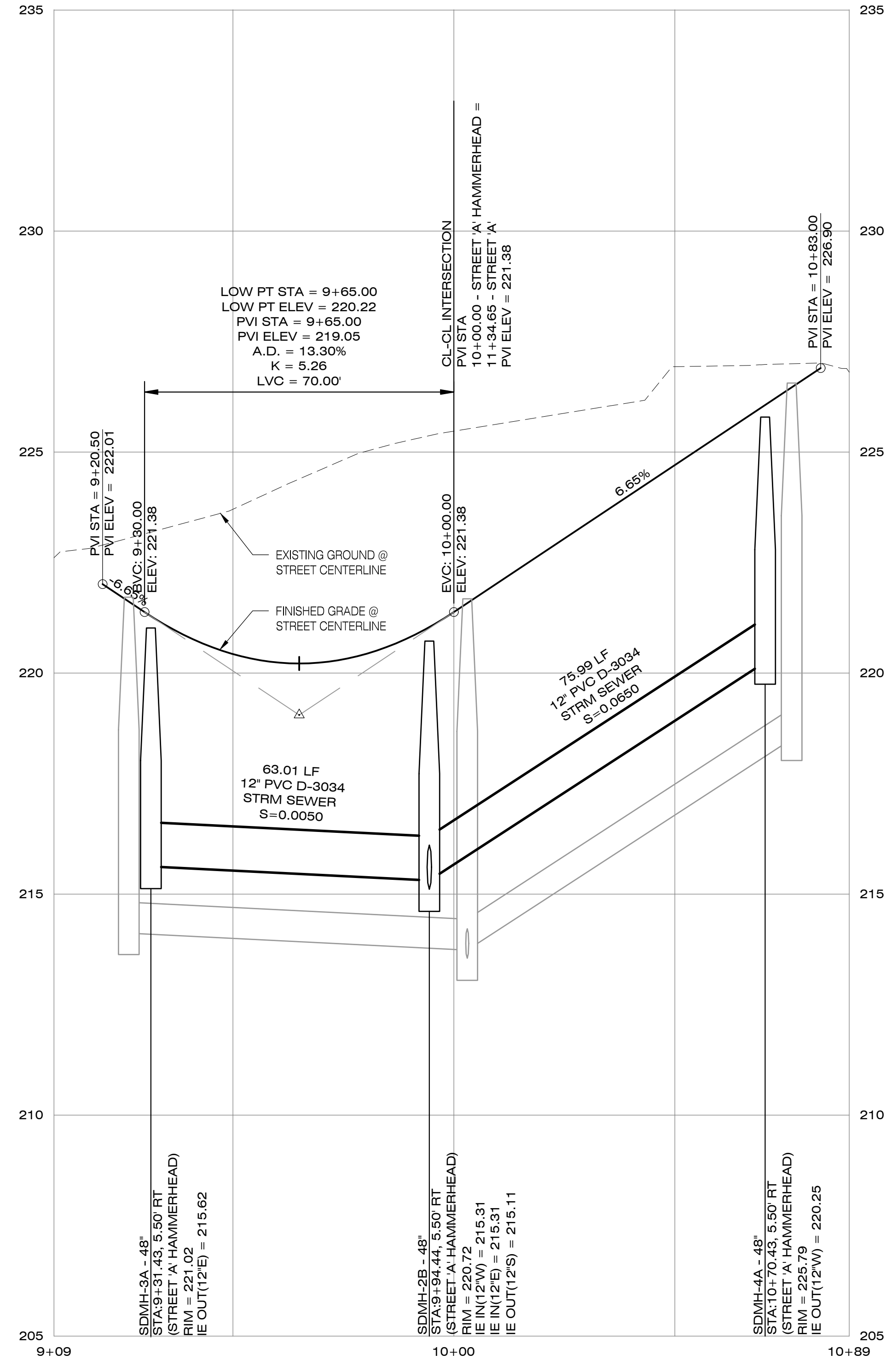
**STREET 'A' HAMMERHEAD / SDLN-03 / SDLN-04 - PLAN**

SCALE: 1"=20' (H)



**STREET 'A' / SDLN-02 / SDLN-05 - PROFILE**

SCALE: 1"=20' (H), 1"=2' (V)

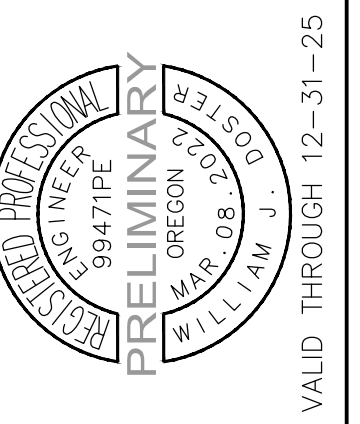
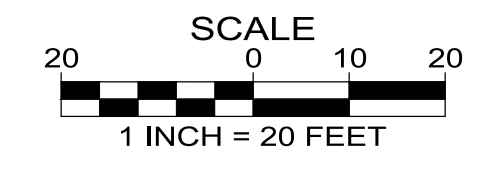


**STREET 'A' HAMMERHEAD / SDLN-03 / SDLN-04 - PROFILE**

SCALE: 1"=20' (H), 1"=2' (V)

**LEGEND**

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEOWNER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED 1" WATER SERVICE & METER
- LOT NUMBERS
- PROPOSED DITCH INLET
- PROPOSED CURB INLET



**STREET 'A', SDLN-02, SDLN-03, SDLN-04, SDLN-05 PLAN & PROFILE**

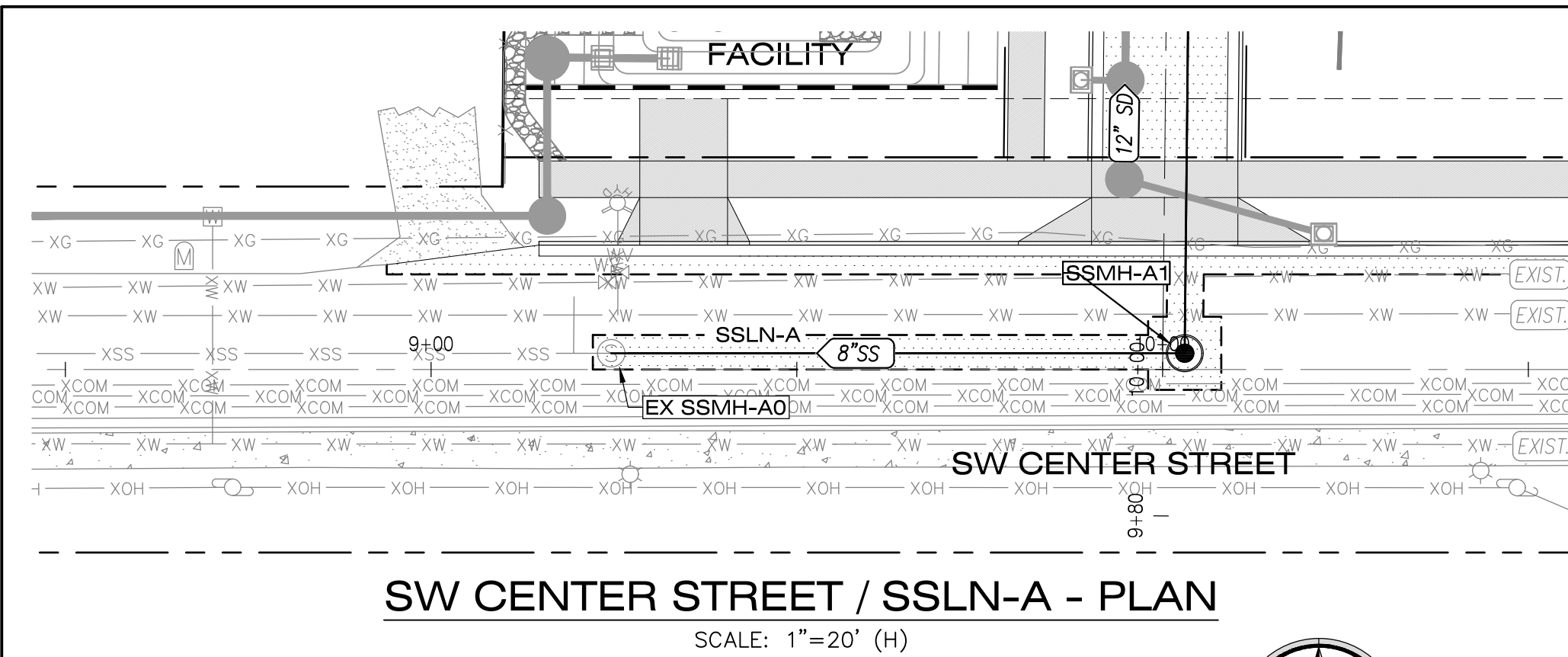
CENTER STREET COMMONS  
 CITY OF BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
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.	141-039 <td>REF.</td> <td></td>	REF.	
Horiz. Scale:			
Vert. Scale:			

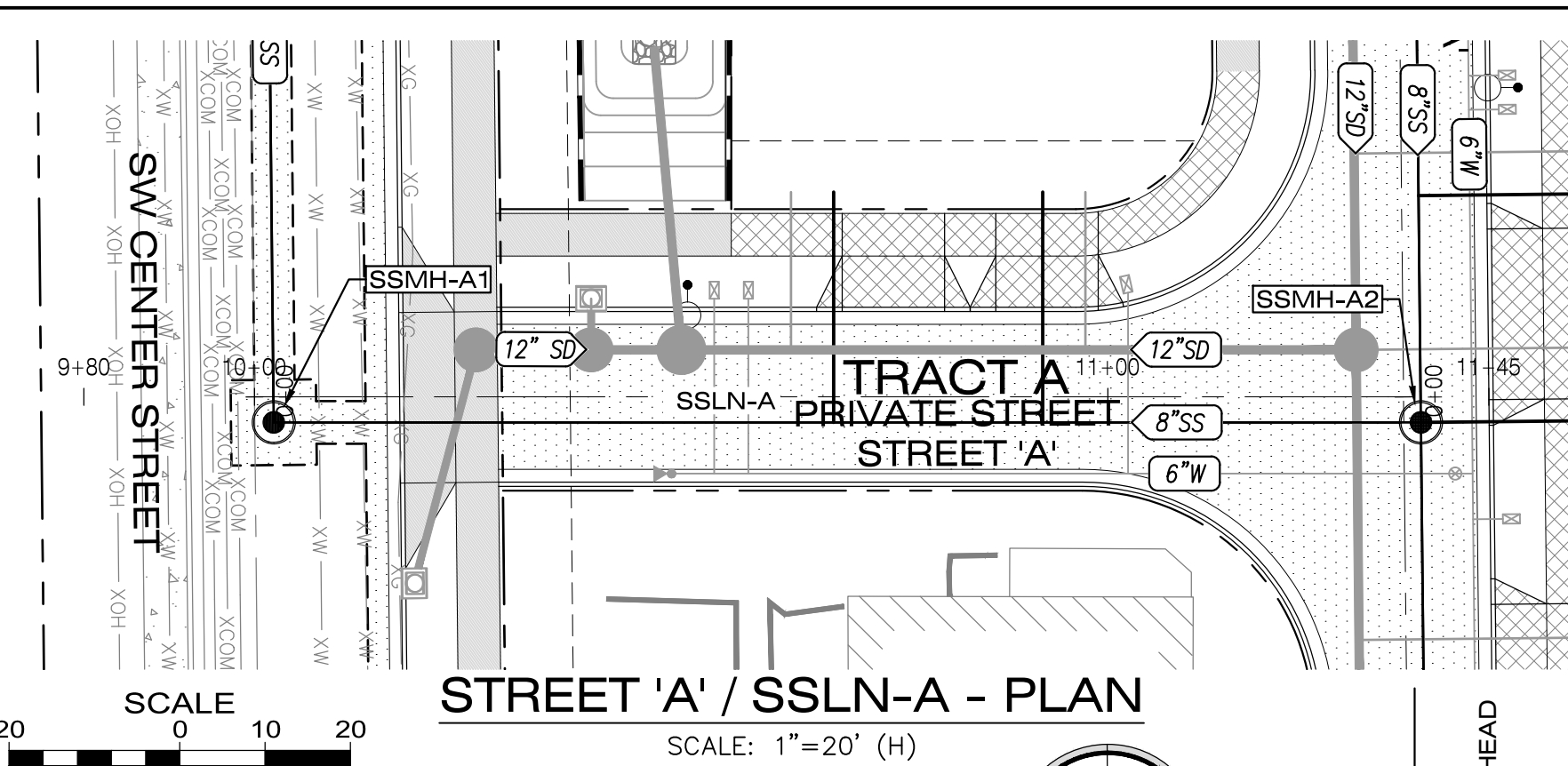
No.	Date	Revision

VALID THROUGH 12-31-25

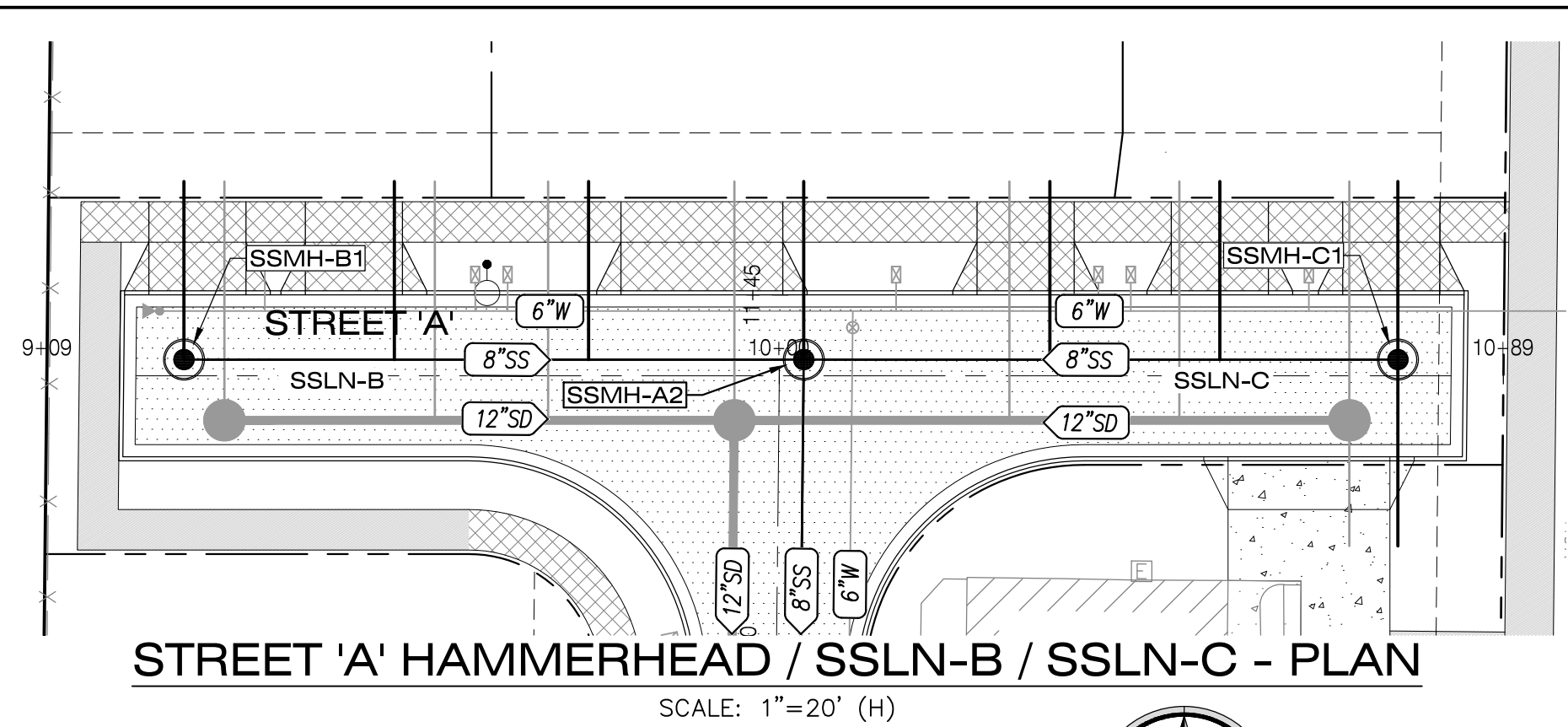




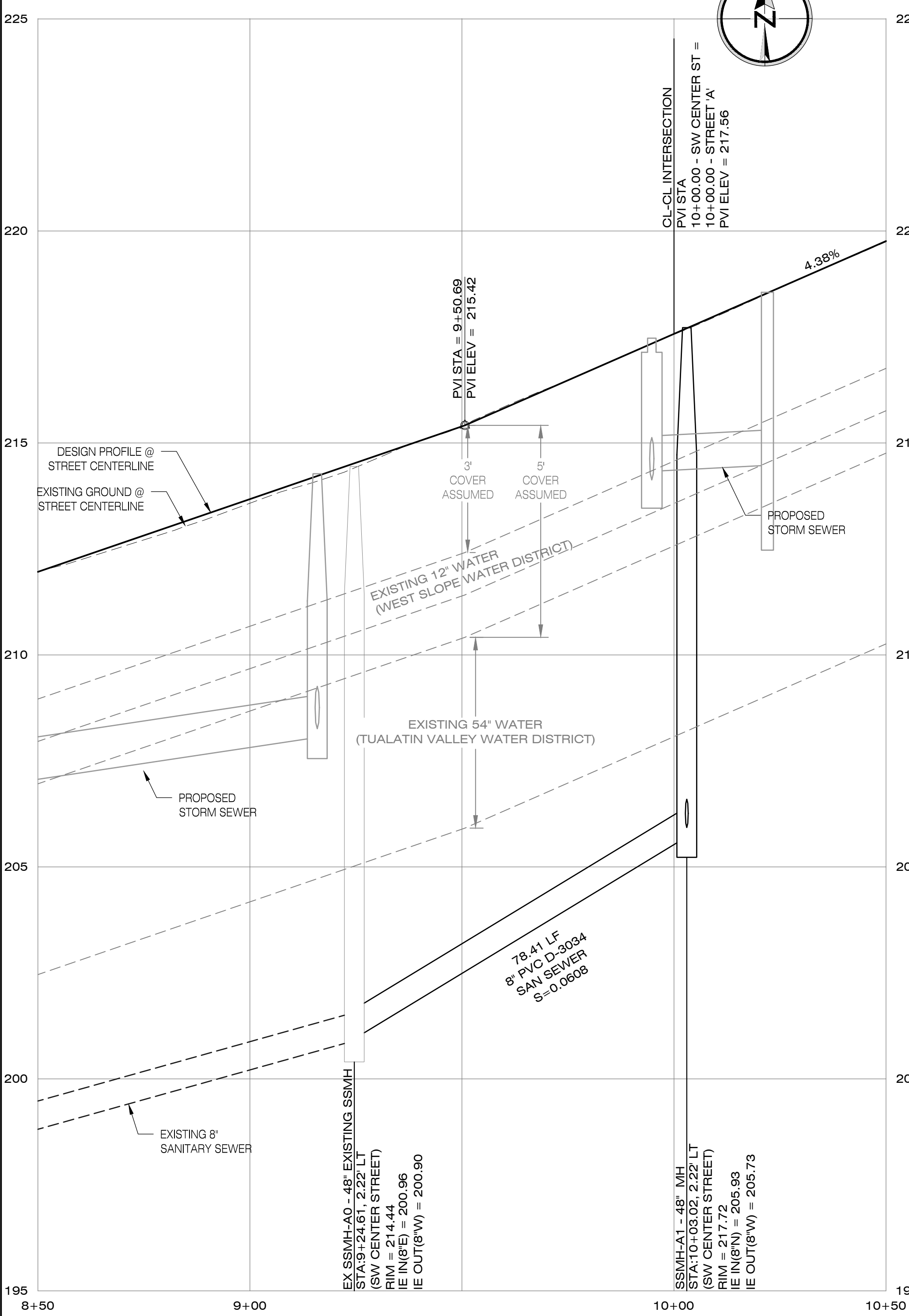
**SW CENTER STREET / SSLN-A - PLAN**  
SCALE: 1"=20' (H)



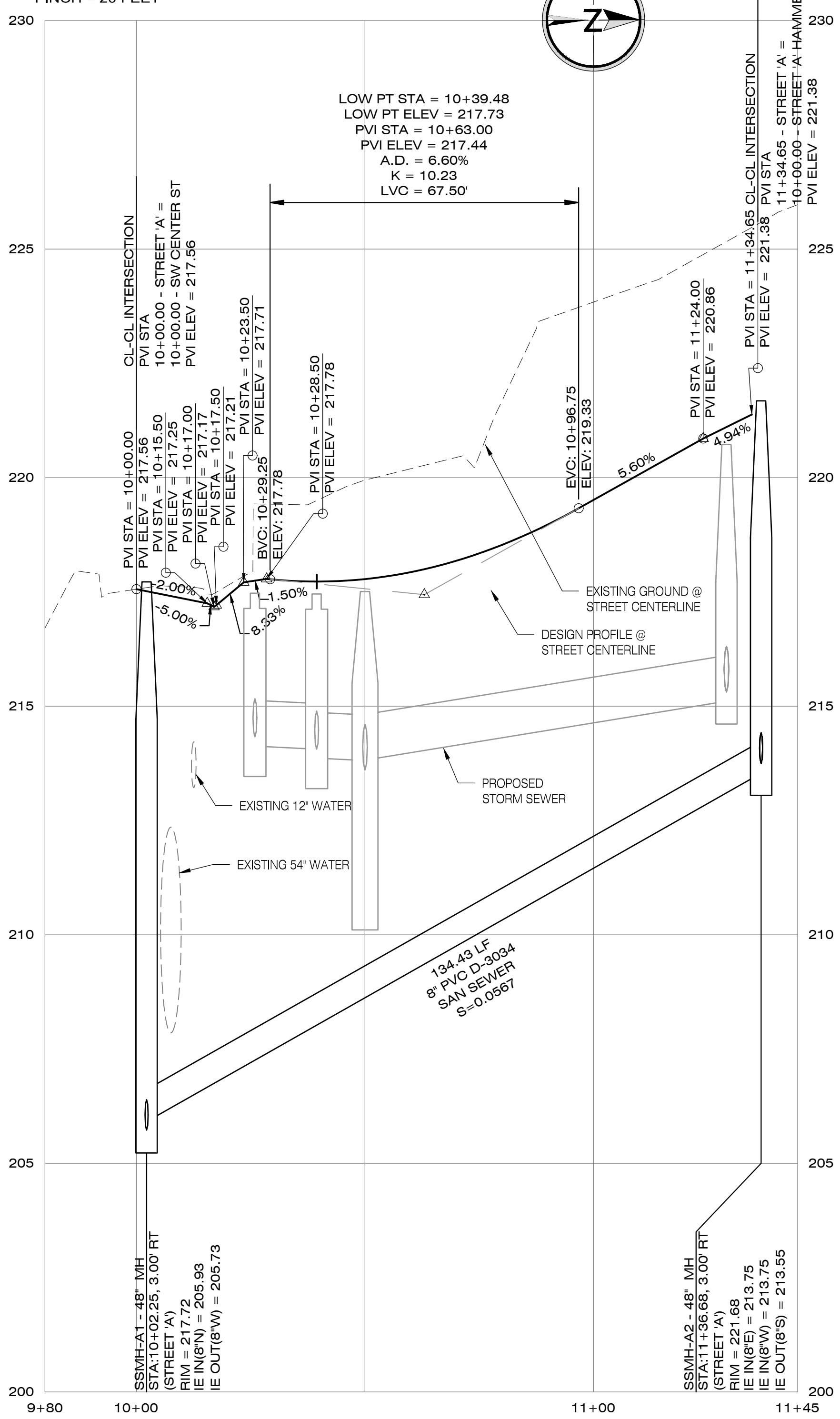
**STREET 'A' / SSLN-A - PLAN**  
SCALE: 1"=20' (H)



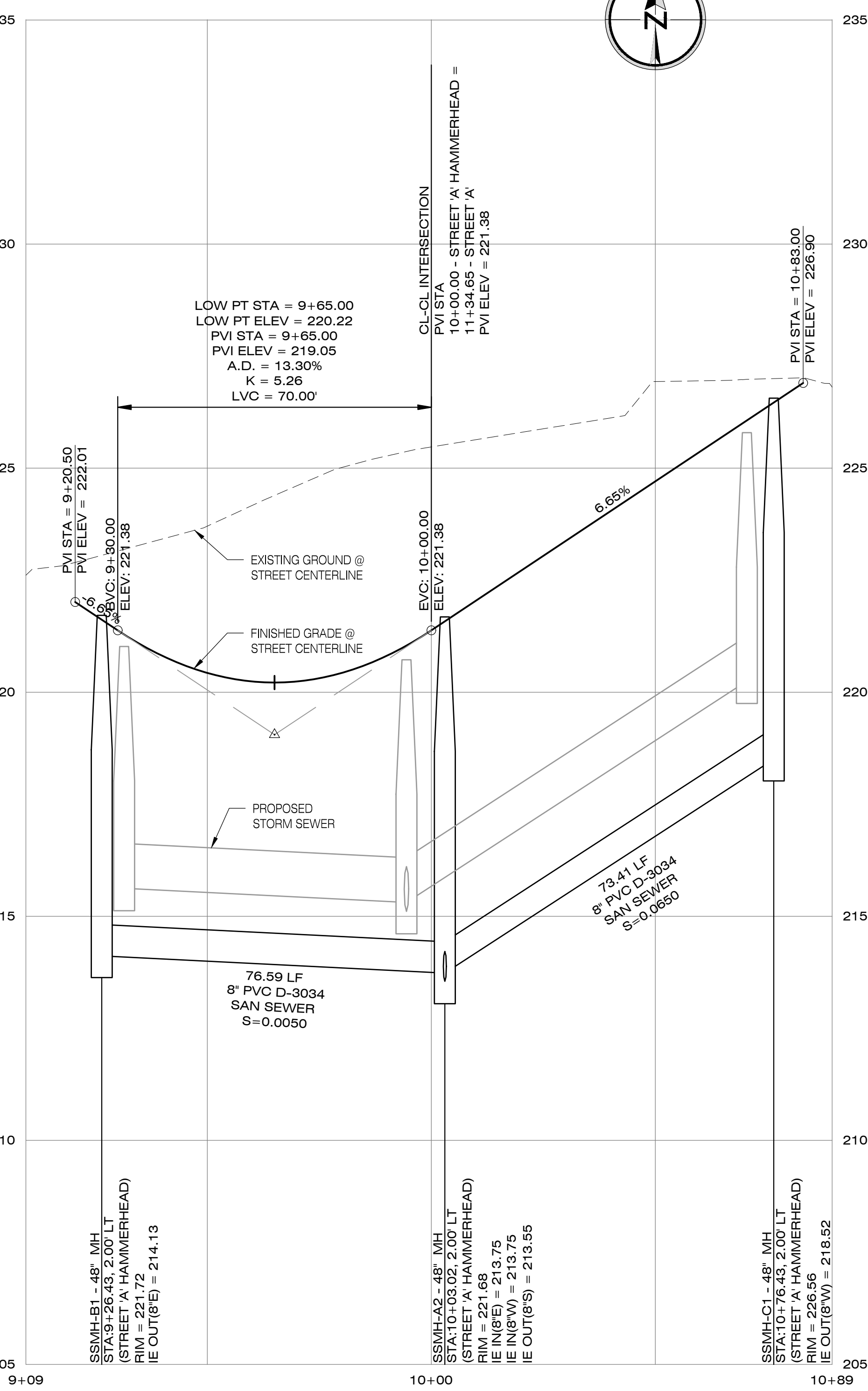
**STREET 'A' HAMMERHEAD / SSLN-B / SSLN-C - PLAN**  
SCALE: 1"=20' (H)



**SW CENTER STREET / SSLN-A - PROFILE**  
SCALE: 1"=20' (H), 1"=2' (V)

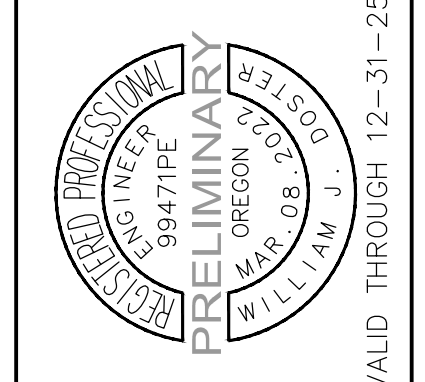


**STREET 'A' / SSLN-A - PROFILE**  
SCALE: 1"=20' (H), 1"=2' (V)



**STREET 'A' HAMMERHEAD / SSLN-B / SSLN-C - PROFILE**  
SCALE: 1"=20' (H), 1"=2' (V)

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**SSLN-A, SSLN-B, SSLN-C - PLAN & PROFILE**  
CENTER STREET COMMONS  
CITY OF BEAVERTON, OREGON

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	141-039	REF.	
Horiz. Scale:		Vert. Scale:	

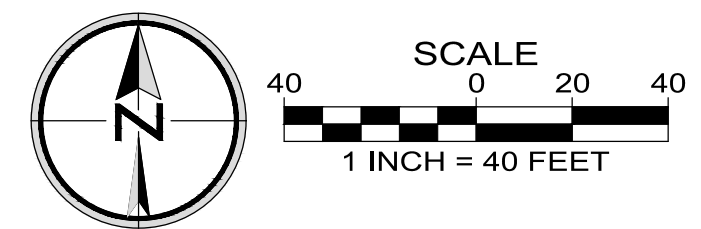
No.	Date	Revision	By
Project No.	141-039	Type	PLANNING
Sheet			





**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



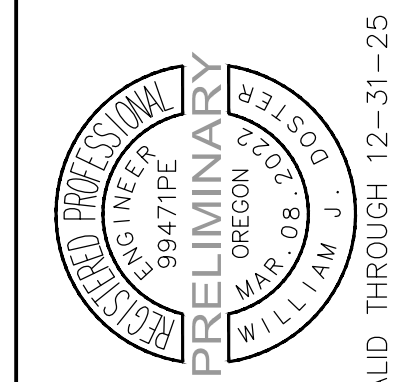
**CIRCULATION & AERIAL PLAN**

Designed by	WJD	Date	09/2024
Drawn by	WJD	Date	09/2024
Reviewed by	MLS	Date	09/2024
Project No.	141-039	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	By	Revision

Project  
 No. 141-039  
 Type PLANNING  
 Sheet

CENTER STREET COMMONS  
 CITY OF BEAVERTON, OREGON


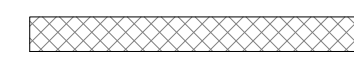


VALID THROUGH 12-31-25



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**LEGEND**




-  PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
-  PROPOSED CONCRETE SIDEWALK (BY HOMEOWNER)

**NOTES:**

1. STORM WATER FACILITY TO BE DESIGNED TO CURRENT CWS CODE R&O 19-22.
2. SEE CIVIL PLANS FOR ALL FENCING, WALLS, UTILITIES AND GRADING.
3. ALL STREET TREES TO BE INSTALLED PER CITY OF BEAVERTON STANDARD DETAIL.
4. MAINTAIN A MINIMUM SEPARATION OF 20FT BETWEEN STREET LIGHTS AND TREES PER CITY OF BEAVERTON STANDARDS.

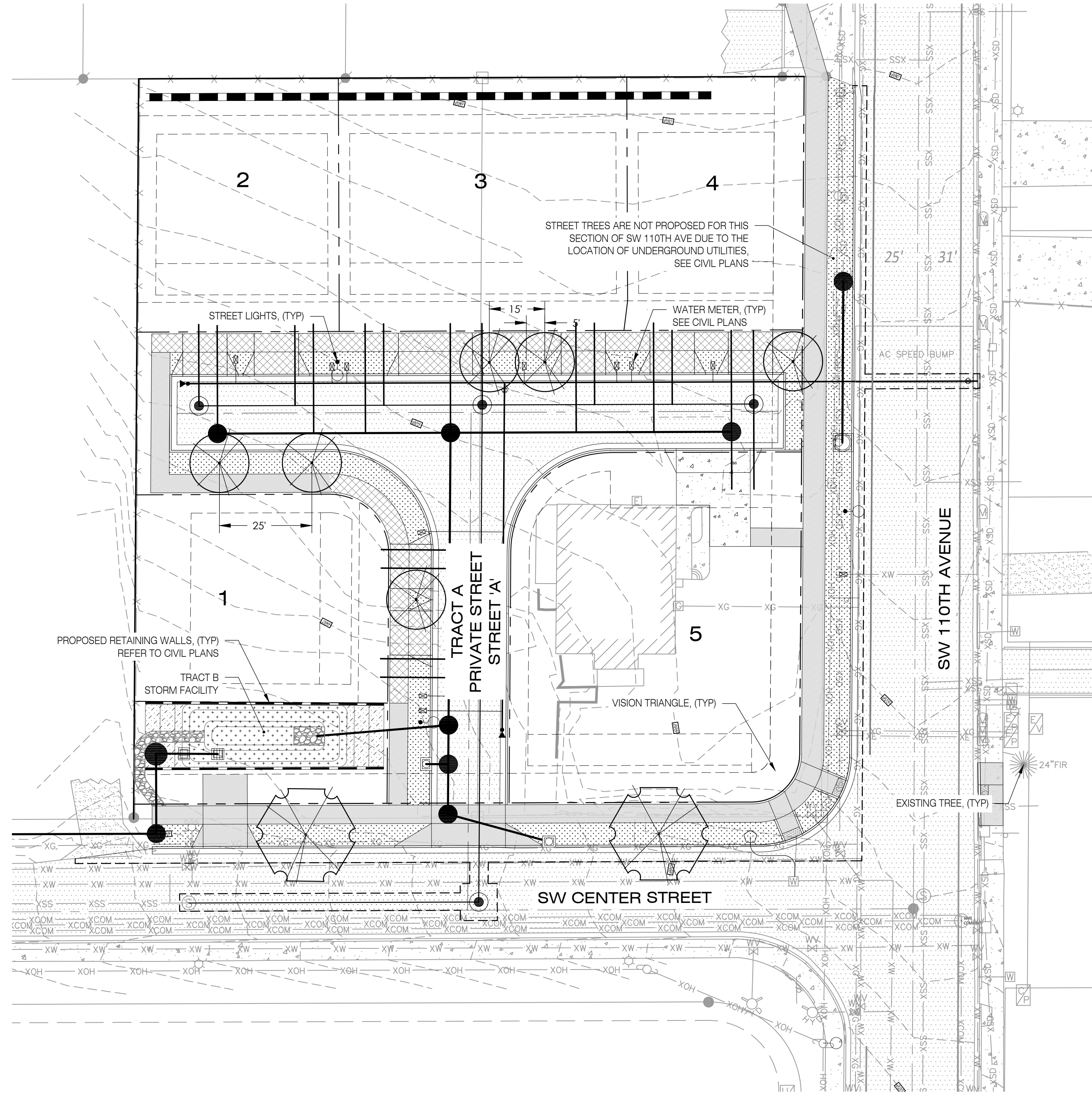
**PLANTING SCHEDULE**

**STREET TREES**

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	2	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE': 1.5' CAL., B&B
	6	RIISING FIRE AMERICAN HORNBEAM / CARPINUS CAROLINIANA 'UXBRIDGE': 1.5' CAL., B&B
	3,301 SF	PLANTER STRIP (TYP.)


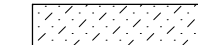
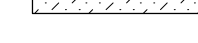

**NOTE:**

1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

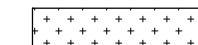
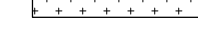


**WATER QUALITY FACILITY PLANTING SCHEDULE**

**SHRUBS**

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	CONDITION
	10	PACIFIC NINEBARK / PHYCOCARPUS CAPITATUS: 1 GAL. / CLUSTER	WET/DRY
	10	KELSEY DOGWOOD / CORNUS SERICEA 'KELSEY': 1 GAL. / CLUSTER	DRY
	10	OCEANSPRAY / HOLODISCUS DISCOLOR: 1 GAL. / CLUSTER	DRY
	10	GOLDFLAME SPIREA / SPIREA JAPONICA 'GOLDFLAME': 1 GAL. / CLUSTER	WET/DRY
<b>TOTAL</b>	<b>40</b>	<b>306 S.F. OF VEGETATED SIDE SLOPE WITH SHRUBS AT 3'-0" O.C., TRI.</b>	

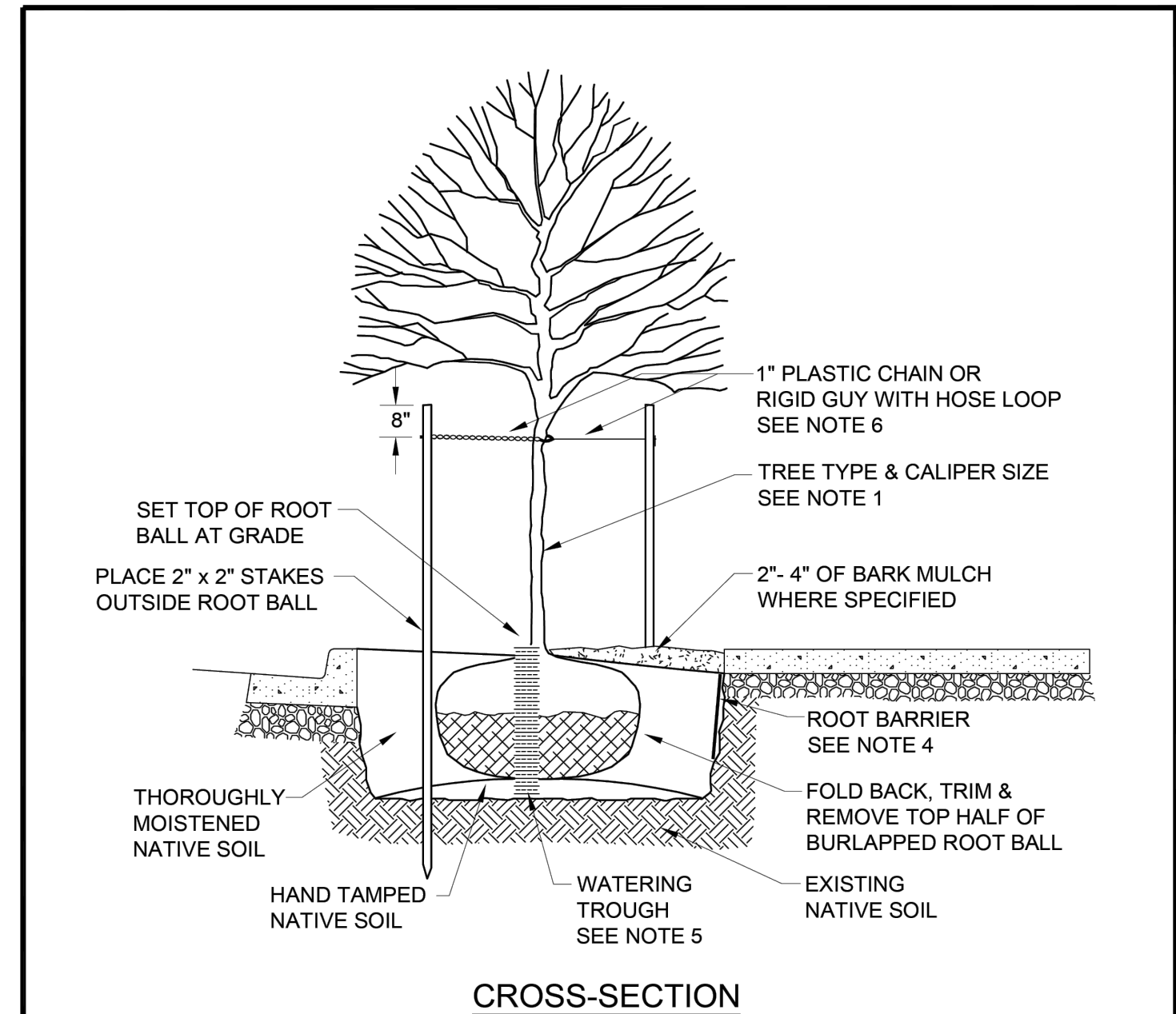
**HERBACEOUS PLANTS**

SYMBOL	QTY.	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	386	SPREADING RUSH / JUNCUS PATENS: PLUGS 1"X6"
	386	SLOUGH SEDGE / CAREX OBNUPTA: PLUGS 1"X6"
<b>TOTAL</b>	<b>772</b>	<b>671 S.F. OF VEGETATED TREATMENT AREA (115 PLUGS PER 100 S.F. REQUIRED) 671 S.F. X 1.15 = 772 REQUIRED HERBACEOUS PLANTS</b>

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

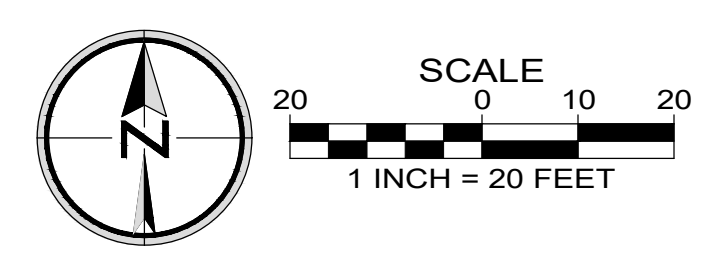
**NOTES:**

1. 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.



- NOTES:**
1. Tree species and caliper size are to be approved by the City Arborist.
  2. Adjust planting locations so that tree crown or root ball does not conflict with above or below - ground utilities.
  3. Do not undermine curb or sidewalk when excavating.
  4. An 18 inches deep, root barrier shall be added where required by the City Arborist.
  5. Opposite tree stakes, provide two, 3 inch diameter ADS perforated pipe watering troughs, filled with pea gravel.
  6. Provide a loop in chain lock or guy hose large enough to allow for trunk growth.
  7. Tree stakes are to be removed following the required establishment period.

	<b>STANDARD SIDEWALK TREEWELL</b>	SCALE: NONE	<b>240</b>
		DATE: JUNE 2018	



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REGISTERED  
 840  
 PRELIMINARY  
 CURTIS ALAN RILEY  
 OREGON  
 09/30/25  
 LANDSCAPE ARCHITECT

**STREET TREE & WATER QUALITY PLANTING PLAN**  
 CENTER STREET COMMONS  
 CITY OF BEAVERTON, OREGON

Designed by	Date	Reviewed by	Date	Project No.	Horiz. Scale:	Vert. Scale:
CAR	08/13/2024	CAR	08/13/2024	141-039		
CAR	08/13/2024	CAR	08/13/2024			
CAR	08/13/2024	CAR	08/13/2024			

No.	Date	Revision
A	05/24/2024	PLANNING REVIEW PLAN SET
B	08/13/2024	PLANNING REVIEW PLAN SET
C	09/18/24	PLANNING REVIEW PLAN SET

**Project**  
 CENTER STREET COMMONS  
**No.**  
 141-039  
**Type**  
 PLANNING  
**Sheet**



# LEGEND

## POLES

Install luminaire pole and foundation number (X=number)

Maintain existing wood utility pole

Maintain existing light pole

## LUMINAIRES

Maintain and protect existing luminaire

Install luminaire (X=number). See luminaire schedule for spec.

## APPROVED EQUIPMENT

### 1. Pole

Arterial and Collector Streets: Anchor base poles with a mounting height up to 35 feet, "Whatley" aluminum poles or approved equal with a 14-inch bolt circle and a bolt size of 1 inch x 3/64 inch x 4 inch.

Residential Street: Direct burial or embedded type with a mounting height of 25 feet, "Whatley" pole or approved equal. Poles shall be bronze in color and constructed of smooth filament wound fiberglass. If the poles are to be located behind the sidewalk, an aluminum mast arm bronze in color and of sufficient length to locate the fixture over the roadway will be required. The standard length of the arm shall be six (6) feet.

All direct bury poles and pre-formed pole bases shall be filled with 1/2 yard of compacted 3/4 inch - 0 inch crushed rock.

### 2. Luminaires

Luminaires shall LEDs and shall contain current drivers no higher than 525 mA. Fixtures shall be of the same color as the poles and mast arms. Fixtures shall be of the "power door" type with the electronic components mounted on a single removable panel that will facilitate dry room repairs or replacement.

### 3. Wire

Solid aluminum or copper wiring shall not be used. All wire shall be stranded copper, single conductor, with a 600 volt insulation. The minimum wire size shall be #10 AWG stranded copper wire, type XHHW for the lighting circuit. The photocell circuit wires shall be #12 AWG stranded copper, type XHHW. The maximum wire size shall be #1 AWG stranded copper. Equipment ground wire shall be stranded copper, single conductor, either bare or with a 600 volt green insulation.

### 4. Junction Boxes

All junction boxes shall be traffic rated concrete, composite concrete or fiberglass and shall be stamped "Street Lighting" per ODOT standard drawing TM472. All junction boxes outside of the sidewalk shall include a 12" Portland cement concrete apron.

## GENERAL NOTES

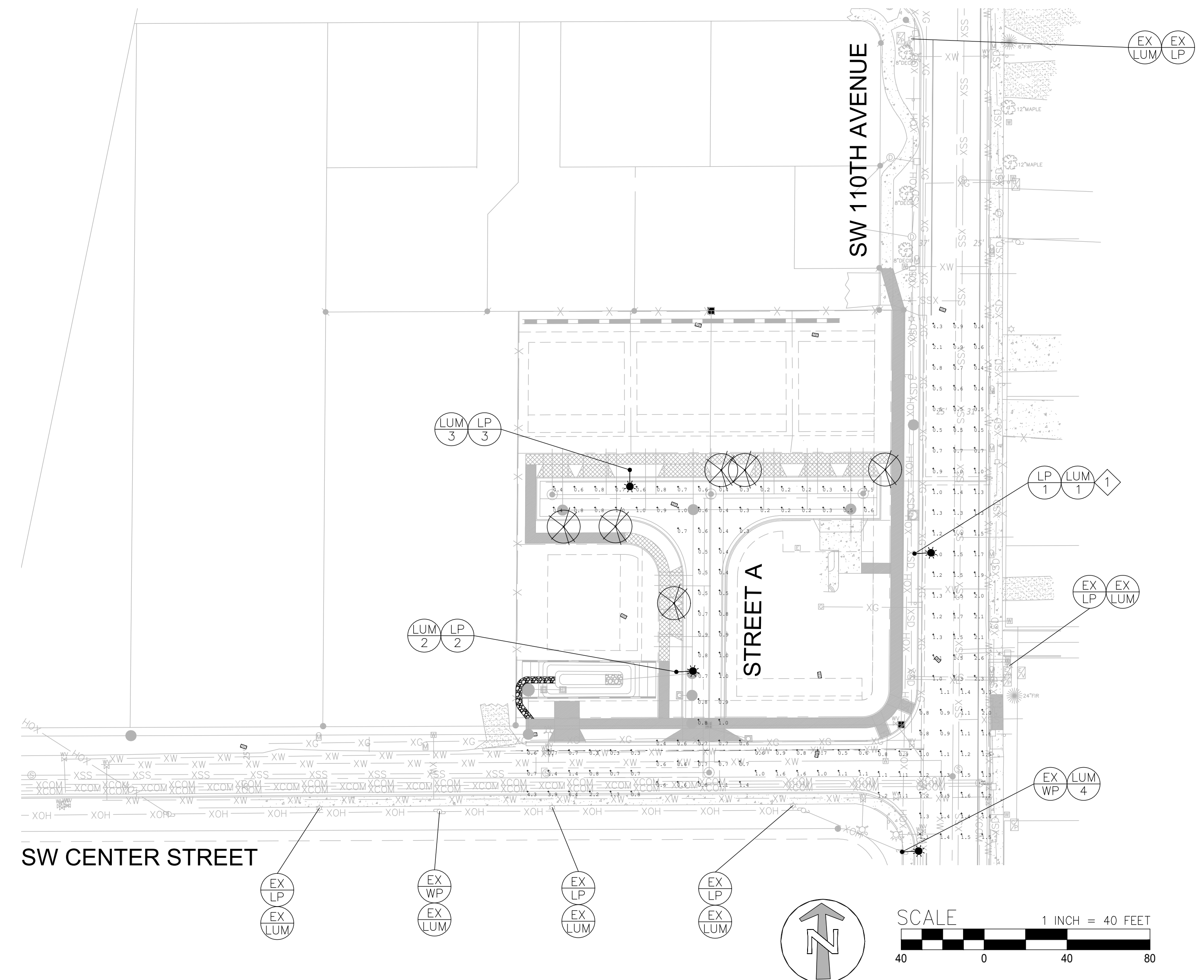
- All street lighting shall be designed using the Illuminating Engineering Society guidelines as modified in the City of Beaverton Engineering Design Manual and the 2021 Oregon Standard Specifications for Highway and Construction, and the Special Provisions.
- The contractor shall be responsible to provide all required traffic control.
- The contractor shall be responsible for making arrangements with PGE for connecting the street lighting system to the local distribution system.
- All lights on public streets shall be option 'C' as defined below. Under option 'C', the developer will install the street lighting system during the maintenance period. A 72-hour burn-in period is required prior to acceptance into the maintenance period.
- All lights on private streets shall be option 'A'. Under this option, PGE will install, own, and maintain street lighting.
- Wiring shall conform to the specifications in the City of Beaverton Engineering Design Manual, approved materials list, and the National Electric Code.
- All materials and installation shall be approved by City of Beaverton.

## CONSTRUCTION NOTES

- ENSURE PLACEMENT OF LIGHT POLE DOES NOT CONFLICT WITH EXISTING OVERHEAD WIRES.

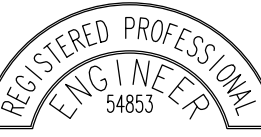
Segment	Classification	Design Lighting Results	Target Values	Light Loss Factor
SW 110th Avenue	Collector	Avg Lum: 1.21	Avg Lum: ≥ 0.9	0.85
		Uniformity: 3.03	Uniformity: ≤ 3:1	
SW Center Street	Local	Avg Lum: 1.3	Avg Lum: ≥ 0.5	0.85
		Uniformity: 4.3	Uniformity: ≤ 6:1	
Street A	Private Street	Avg Lum: 0.57	Avg Lum: ≥ 0.5	0.85
SW Center Street & SW 110th Avenue	Local/Collector Intersection	Avg Lum: 1.3	Avg Lum: ≥ 1.35	0.85
		Uniformity: 1.61	Uniformity: ≤ 3:1	
SW Center Street & Street A	Local/Private Street Intersection	Avg Lum: 0.75	Avg Lum: ≥ 0.75	0.85
		Uniformity: 1.9	Uniformity: ≤ 6:1	

Luminaire No.	Pole No.	Roadway	Pole Type and Style	Mounting Height	Arm Length	Luminaire			Distribution Pattern	Base Type
						Type	Style	Specification		
LUM1	LP1	SW 110th Avenue	Spun Aluminum	35 Ft	6 Ft	LED	Cobra Head	STR-LWY 3M 12 E UL 525 40K UTL (Silver)	Type 3	Anchor Base
LUM2	LP2	Street A	Spun Aluminum	25 Ft	6 Ft	LED	Cobra Head	STR-LWY 3M 03 E UL 525 40K UTL (Silver)	Type 3	Direct Bury
LUM3	LP3	Street A	Spun Aluminum	25 Ft	6 Ft	LED	Cobra Head	STR-LWY 3M 03 E UL 525 40K UTL (Silver)	Type 3	Direct Bury
LUM4	EX/WP	SW 110th Avenue	Wood Utility	35 Ft	6 Ft	LED	Cobra Head	STR-LWY 3M 12 E UL 525 40K UTL (Silver)	Type 3	Existing



**lancaster mobley**

1130 SW Morrison St  
Portland, OR 97205  
(503)-248-0313  
lancastermobley.com



EXPIRES

Rev.	By:	Des.

# CENTER STREET LIGHTING ILLUMINATION PLAN BEAVERTON, OREGON

Job No. 24074  
Designed By: JLH  
Drawn By: JLH  
Checked By: TEM  
Date: 9/27/24