

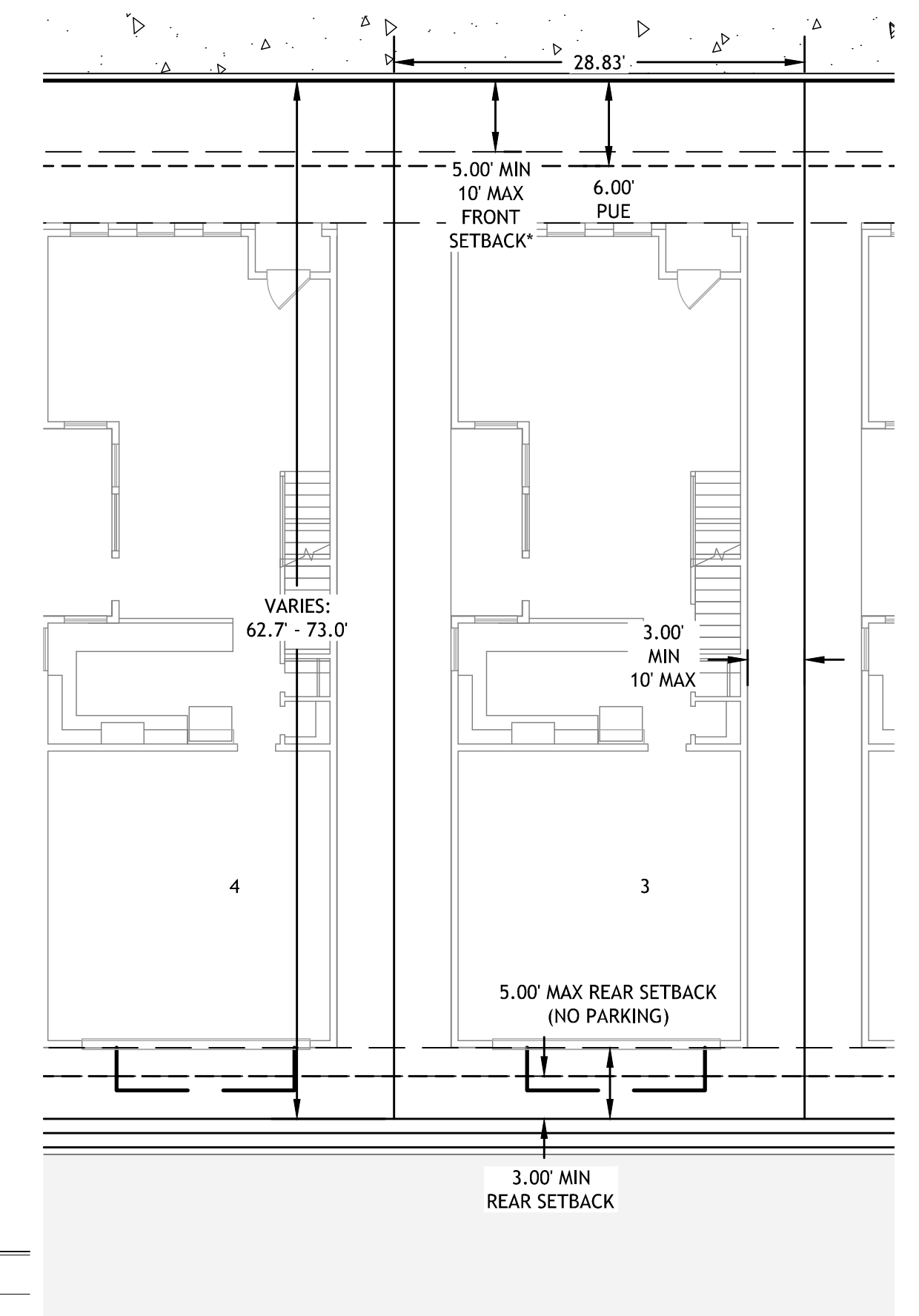
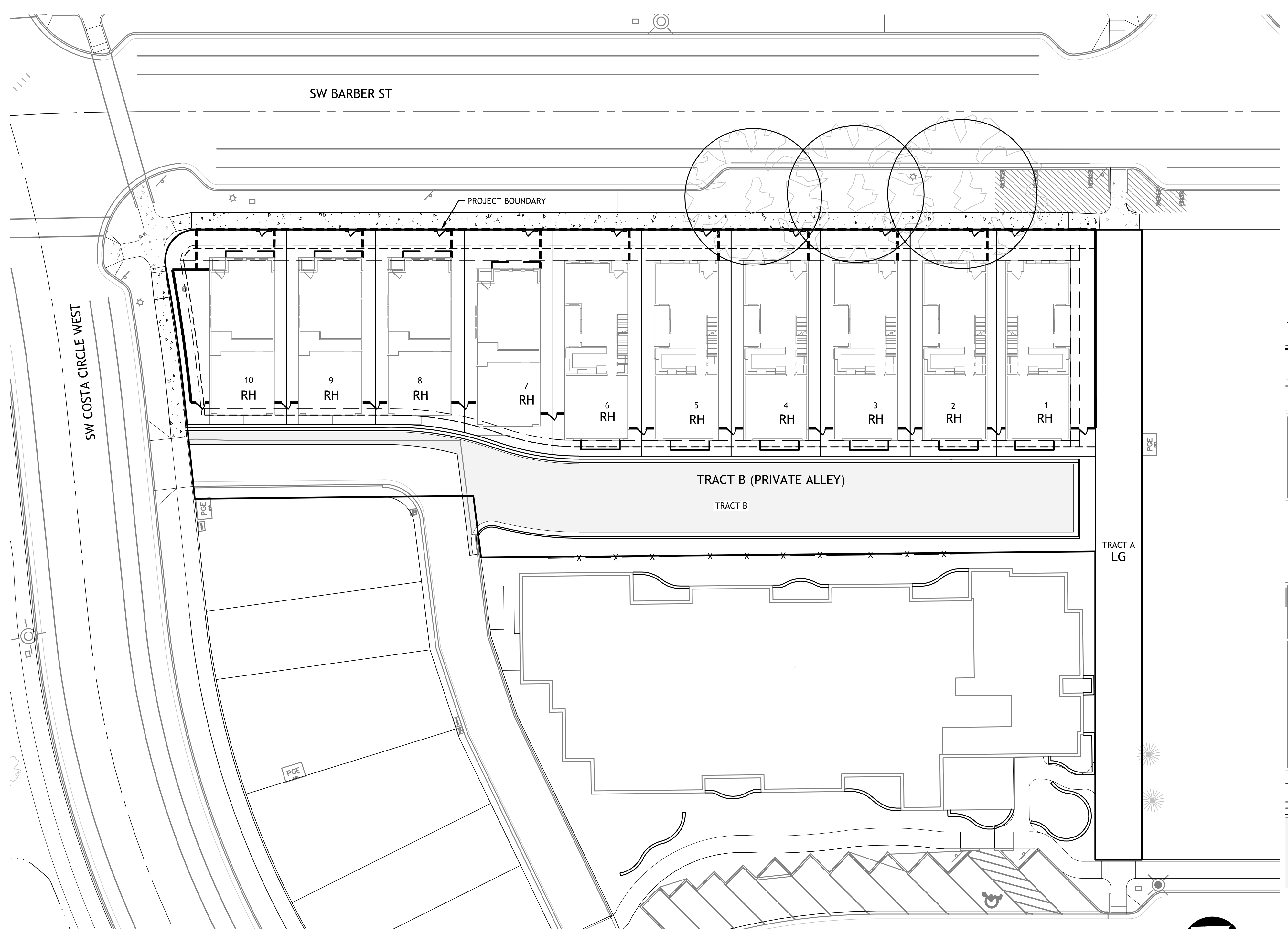
REVISIONS		
NO.	DATE	DESCRIPTION

LOT COUNT:	
10	ROW HOUSE LOTS
10	TOTAL

LAND AREA TABLE:	
TOTAL AREA:	0.74 AC
LOTS & ALLEYS:	0.61 AC
AVG. DENSITY PER NET ACRE:	10 / 0.74 = 13.51 UNITS / AC

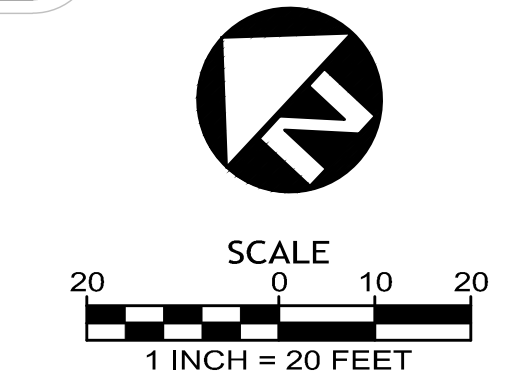
LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

LEGEND:	
RH	ROW HOUSE LOTS



\* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCROACH UP TO THE PUBLIC WAY.

**TYPICAL LOT PLAN**



**BERKSHIRE**  
**PDP- 2C**  
**MODIFICATION**

**SITE &**  
**LAND USE**  
**PLAN**

N:\proj\398-061\09 Drawings\03 Planning\Sheets - Planning\Submit\N\PD\2C\398061.PDP2C.(3)PSITE.dwg - SHEET: 22x34 Aug 12, 2016 - 10:21am bitan

LEGEND:

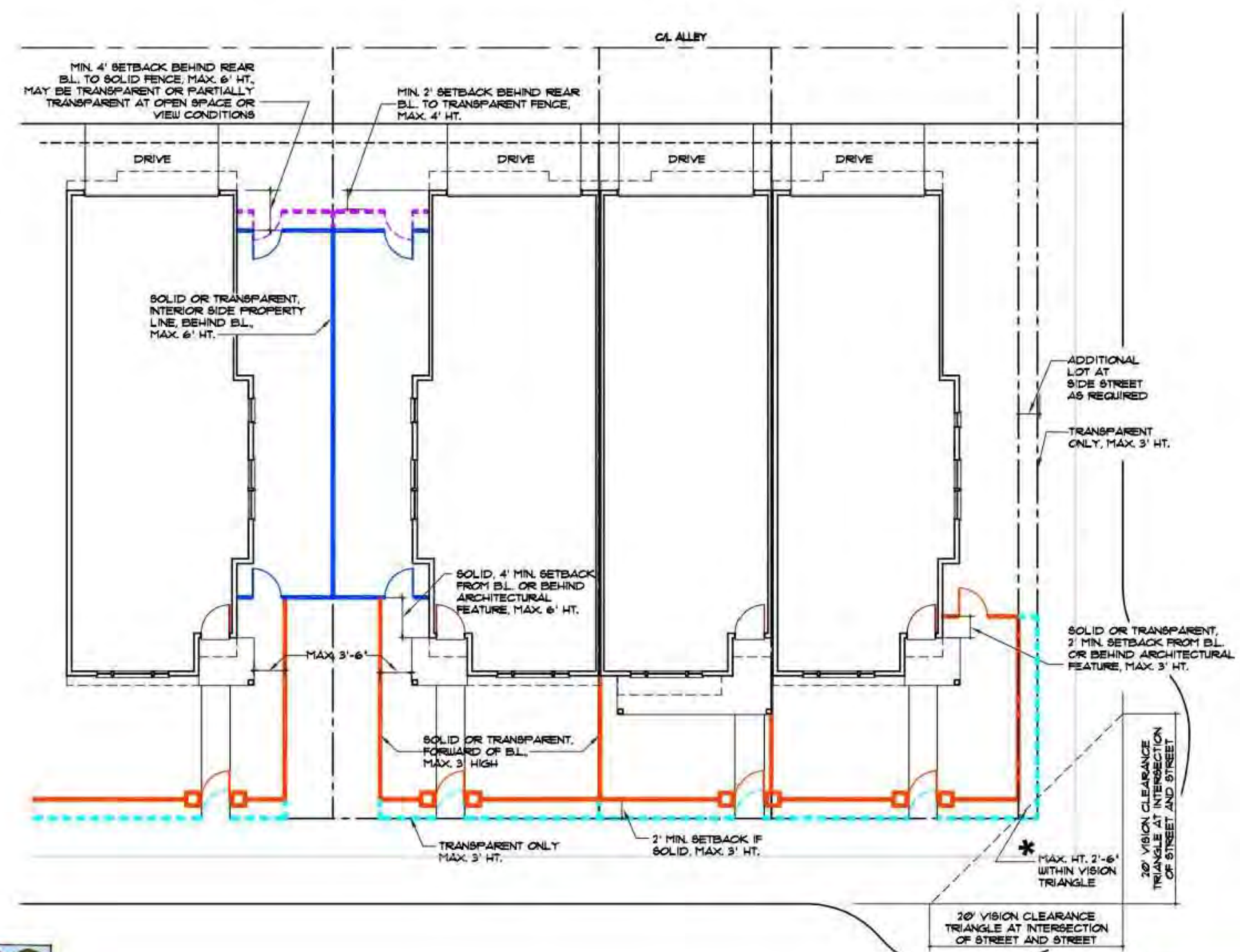
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PDP BOUNDARY LINE
- PROPOSED HANDICAP RAMP
- PROPOSED A.C. PAVING
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK BY OTHERS
- EXISTING SIDEWALK

LEGEND:

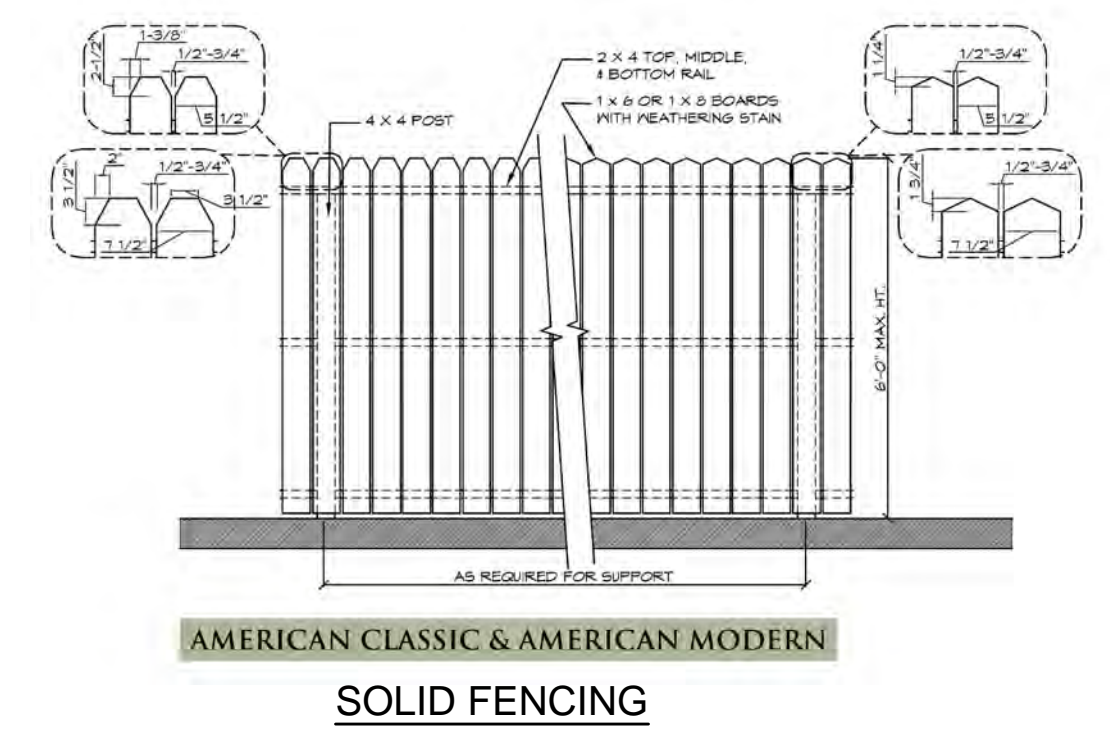
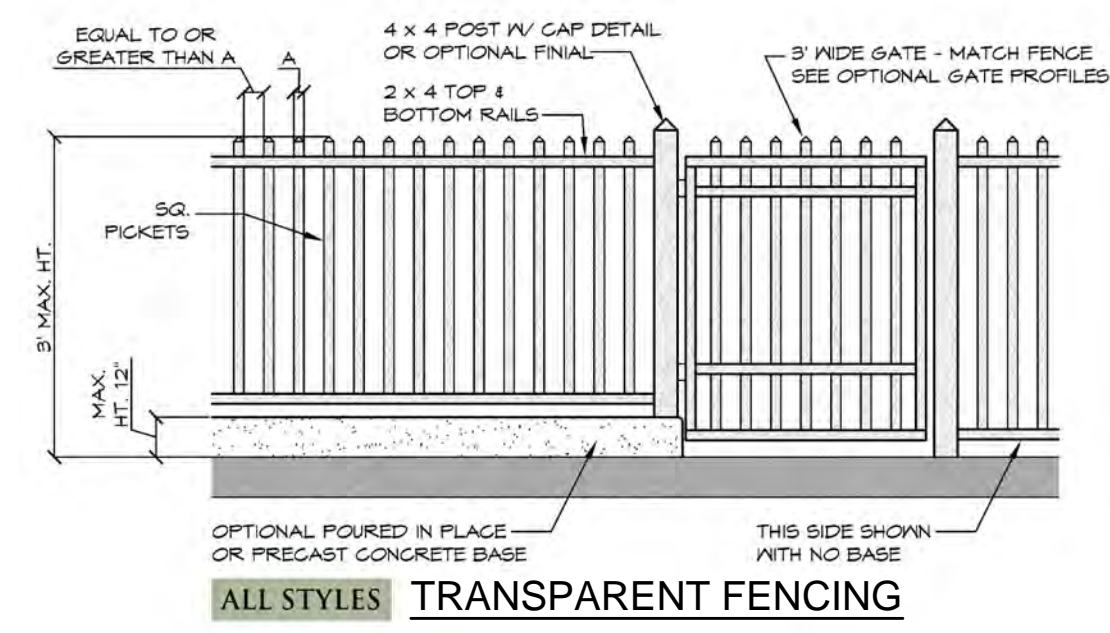
- PROPOSED 6-FT SOLID FENCE
- PROPOSED 6-FT PARTIALLY TRANSPARENT FENCE

FENCE NOTES:

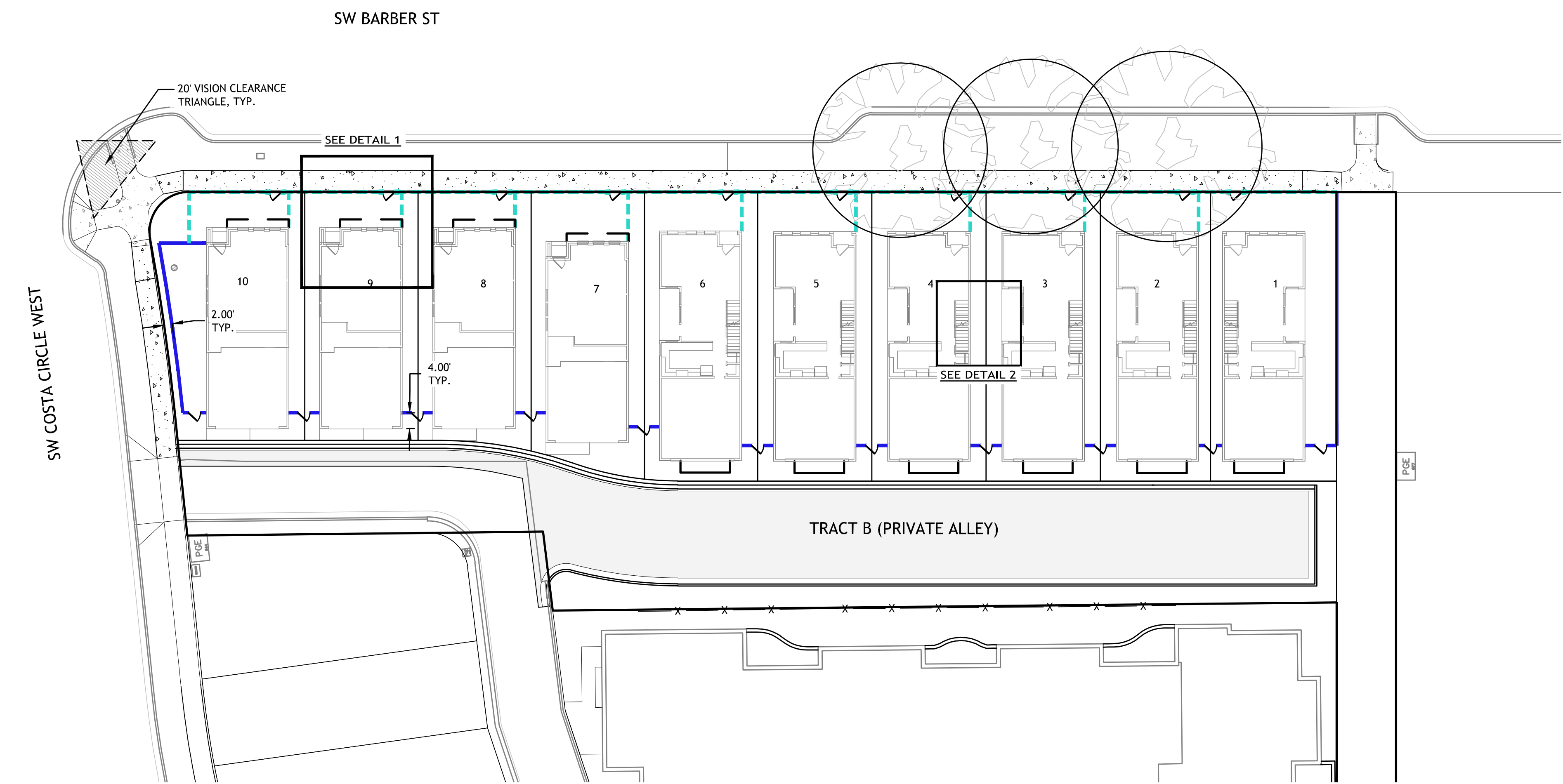
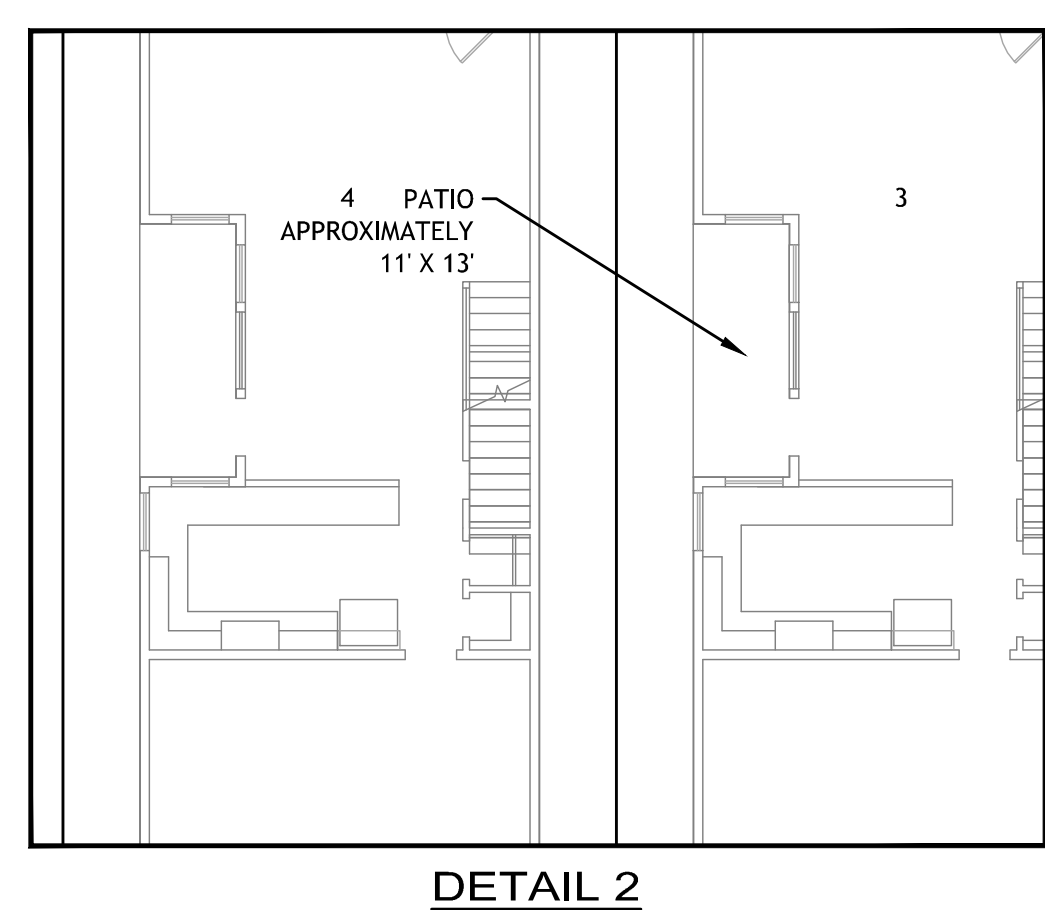
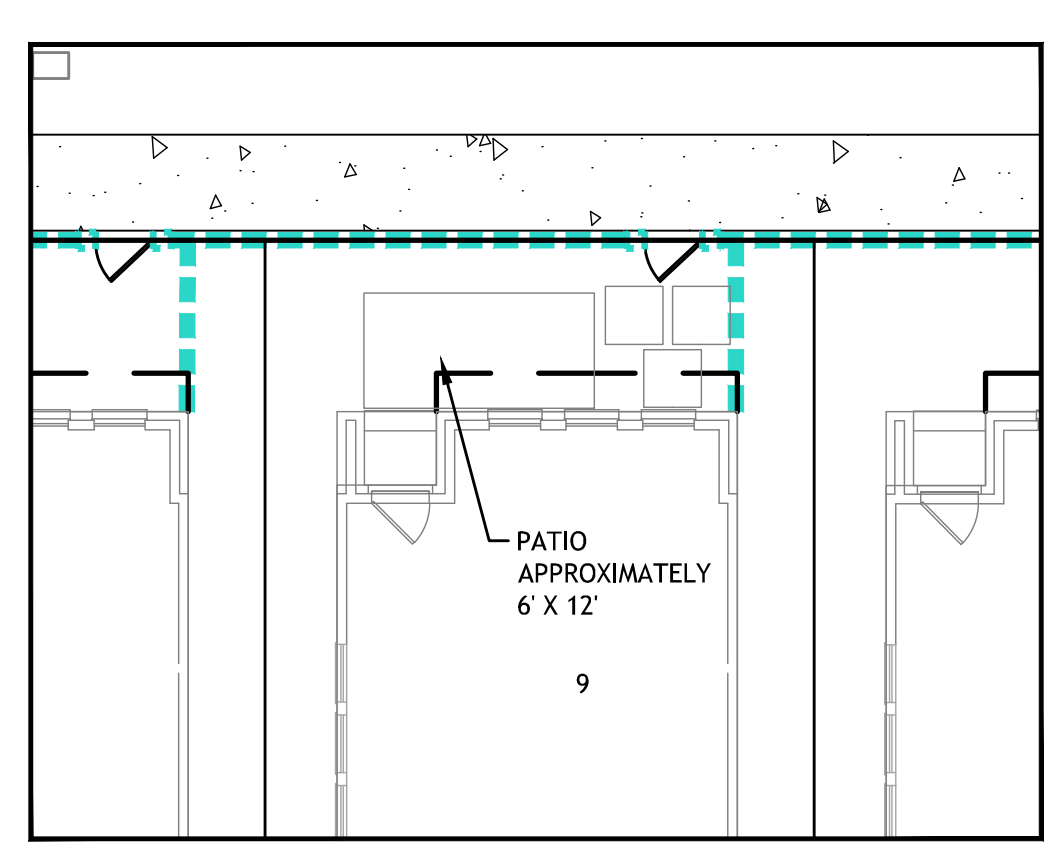
1. REFER TO THE SAP CENTRAL PATTERN BOOK AND THE VILLEBOIS VILLAGE CENTER ARCHITECTURAL STANDARDS FOR APPROVED FENCE MATERIALS AND STYLES.
2. FOR MINIMUM AND MAXIMUM FENCE SETBACKS REFER TO FENCING LOT DIAGRAM, THIS SHEET.



- LEGEND
- SOLID - MAX. HT. 3'-0"
  - SOLID - MAX. HT. 6'-0"
  - TRANSPARENT - MAX. HT. 3'-0"
  - ALLEY - SOLID OR TRANSPARENT - MAX. HT. 6'-0"



FENCING LOT DIAGRAMS  
Fencing E11



BERKSHIRE  
PDP- 2C  
MODIFICATION

MASTER  
FENCING  
PLAN

PROJECT NO.: 398-061  
TYPE: PLANNING  
REVIEWED BY: PRE

N:\proj\398-061\09 Drawings\03 Planning\Sheets - Planning\Submit\1\10\FENCING.dwg - SHEET: 22x34 Aug 11, 2016 - 2:29pm brian

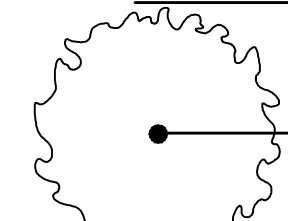
REVISIONS

NO.	DATE	DESCRIPTION
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PLANTING LEGEND

TREES

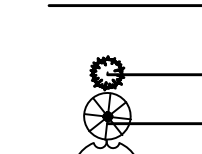
SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE': 2" CAL., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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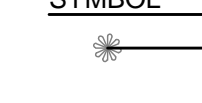
EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD': 6' HT., B&B



DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA': 3 GAL.



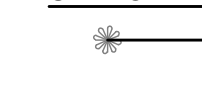
DOUBLFIL VIBURNUM / VIBURNUM P. TOMENTOSUM: 3 GAL.



WICHITA BLUE JUNIPER / JUNIPERUS SCOPULORUM 'WICHITA': 6' HT., B&B

ORNAMENTAL GRASS

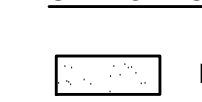
SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.

LAWN AND GROUNDCOVER

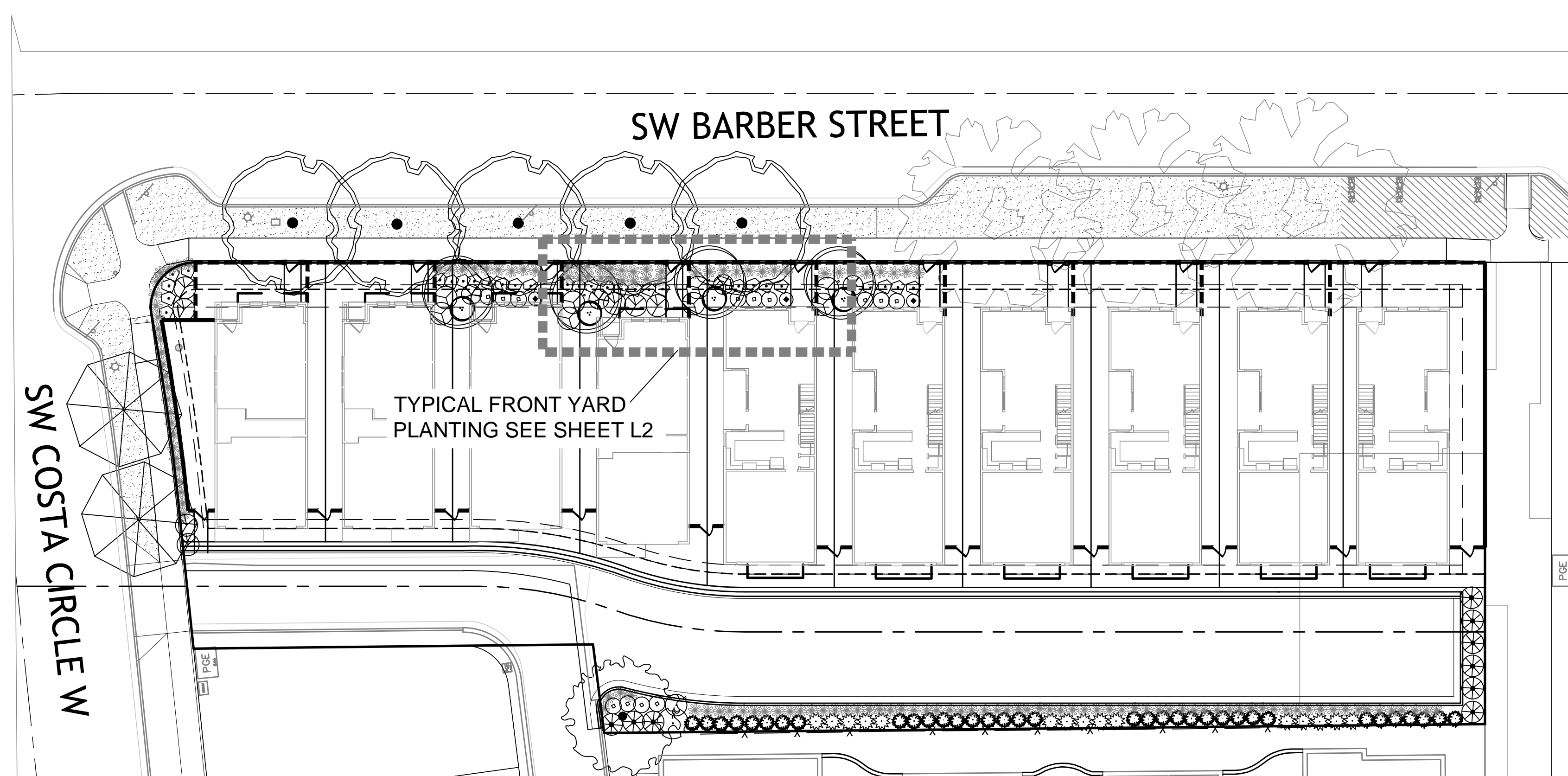
SYMBOL	CODE	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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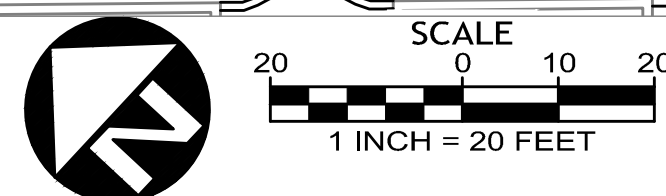
LAWN PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

NOTE:

- 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.
- DO NOT PROVIDE IRRIGATION WITHIN THE EXISTING TREES TO REMAIN DRIPLINE.

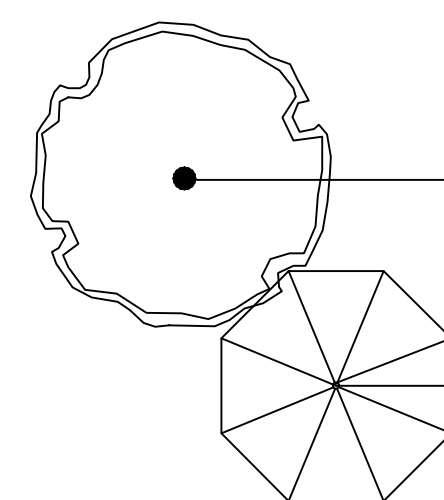


1 OPEN SPACE - PLANTING PLAN



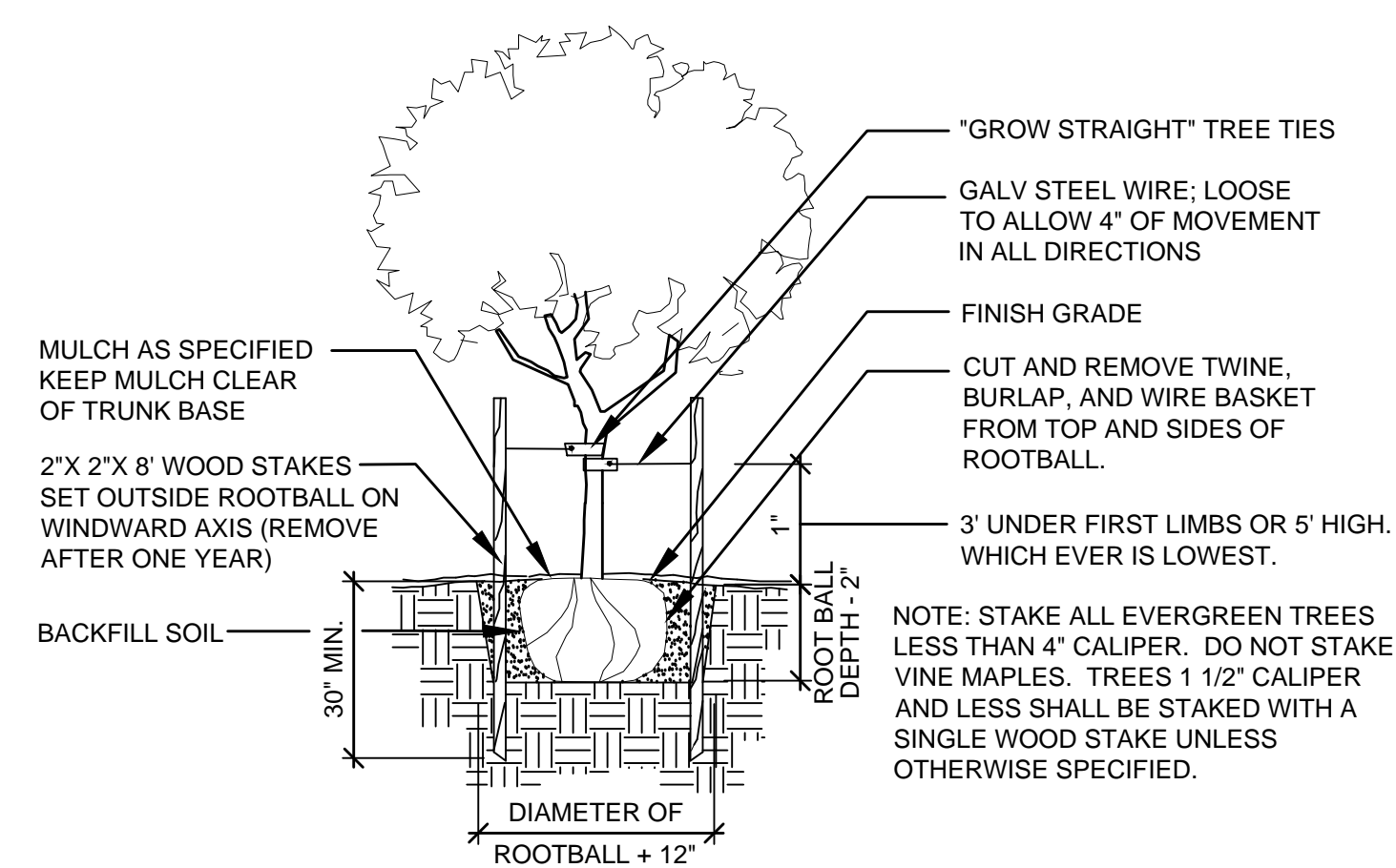
PLANTING LEGEND  
STREET TREES

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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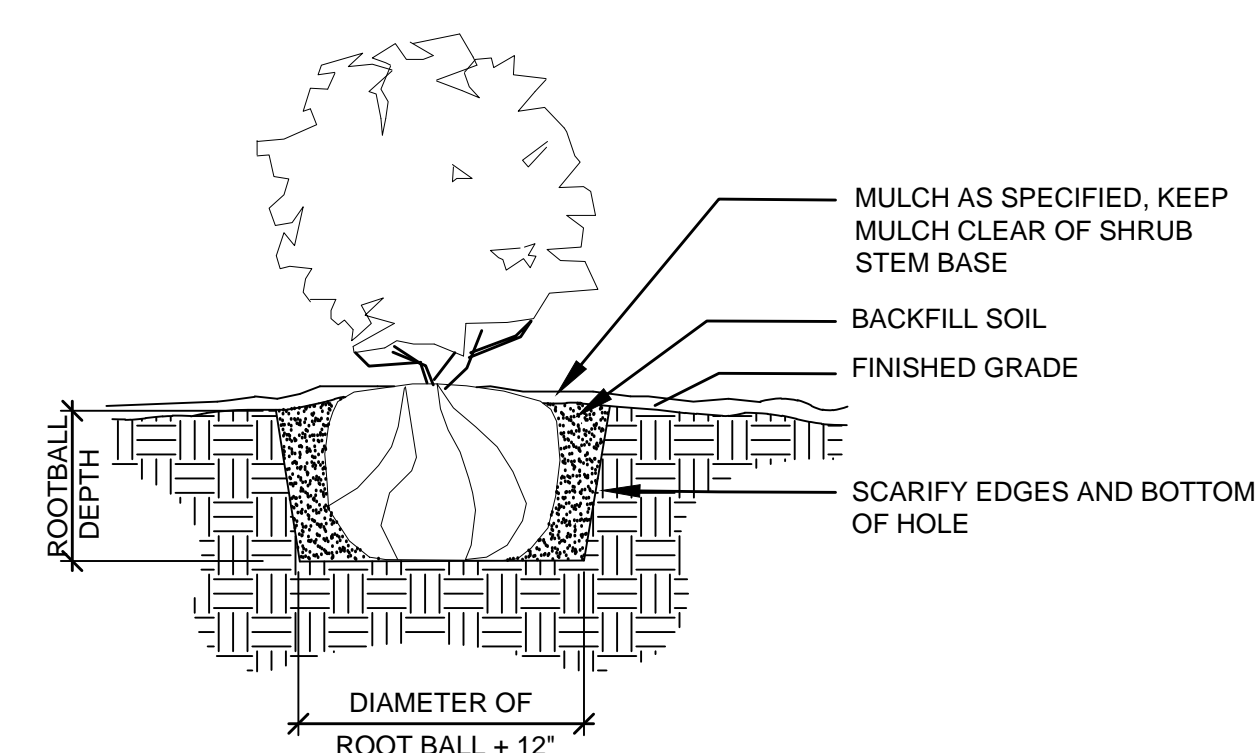
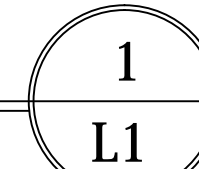
5 VILLAGE GREEN ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN': 2" CAL., B&B, 25' O.C.

2 TULIP TREE / LIRIODENDRON TULIPIFERA: 2 1/2" CAL., B&B, 25' O.C.



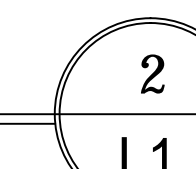
TREE STAKING DETAIL

SCALE: N.T.S



SHRUB PLANTING DETAIL

SCALE: N.T.S



BERKSHIRE

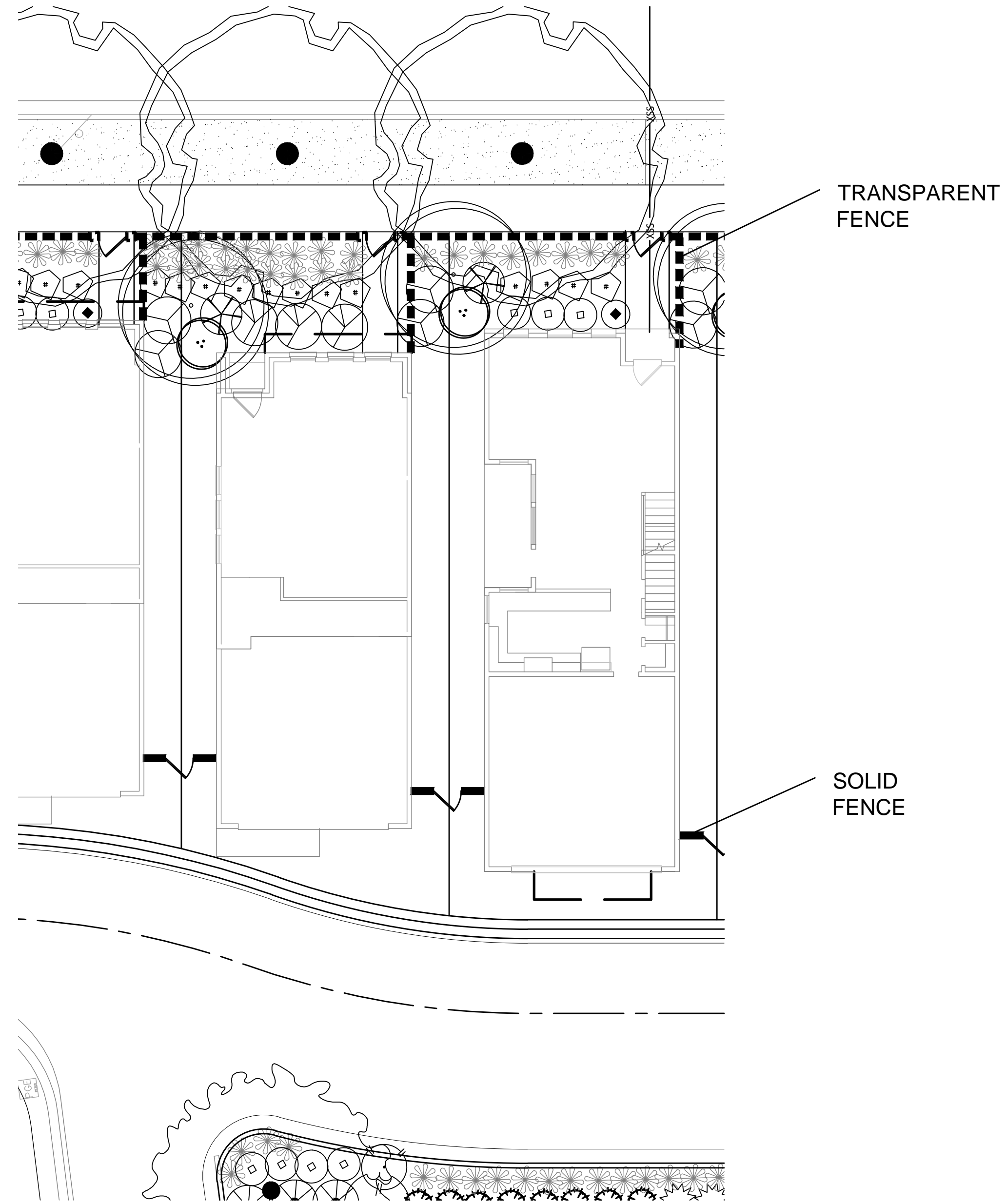
PDP- 2C  
MODIFICATION

PLANTING PLAN  
NOTES AND  
PLANTING DETAILS

PROJECT NO.: 398-061  
TYPE: PLANNING  
REVIEWED BY: PRE

L1

N:\proj\398-061\_09 Drawings\03 Planning\Sheets - Planning\Submittal\Landscapes\398061\_PDP2C.L1 FRONT YARD PLANTING.dwg - SHEET: STREET TREE Aug 11, 2016 - 11:31am kel



1 FRONT YARD TYPICAL - PLANTING PLAN

PLANTING LEGEND

TYPICAL FRONT YARD PLANT LIST

SMALL ORNAMENTAL TREES  
2" CAL.

CHINESE REDBUD / *Cercis chinensis*: 2" Cal., B&B  
CAPITAL SELECT FLOWERING PEAR / *Pyrus calleryana* 'Capital': 2" Cal., B&B  
BLIREIANA PLUM / *Prunus x blireiana*: 2" Cal. B&B  
CHINESE KOUSA DOGWOOD / *Cornus kousa* 'Chinensis': 2" Cal., B&B  
JAPANESE MAPLE / *ACER PALMATUM*: 8' HT.  
YOSHINO FLOWERING CHERRY / *PRUNUS X YEDOENSIS*: 2" CAL., B&B

PEDESTRAIN ZONE LOW ORNAMENTAL PLANTINGS  
1-2 GAL.

BLUE OAT GRASS / *Helictotrichon sempervirens*  
DWARF FOUNTAIN GRASS / *PENNISETUM ALOPECUROIDES* 'HAMELN'  
SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'  
DAYLILIES / *HEMEROCALLIS* 'STELLA DORO', 'LA PECHE' AND  
HEATH / *ERICA CARNEA* 'KING GEORGE', *ERICXDARLYENSIS* 'CD EASON'  
ENGLISH LAVENDAR VARITES / *LAVANDULA ANGUSTIFOLIA* VAR.

ORNAMENTAL GRASSES AND GROUNDCOVERS  
1-2 GAL.

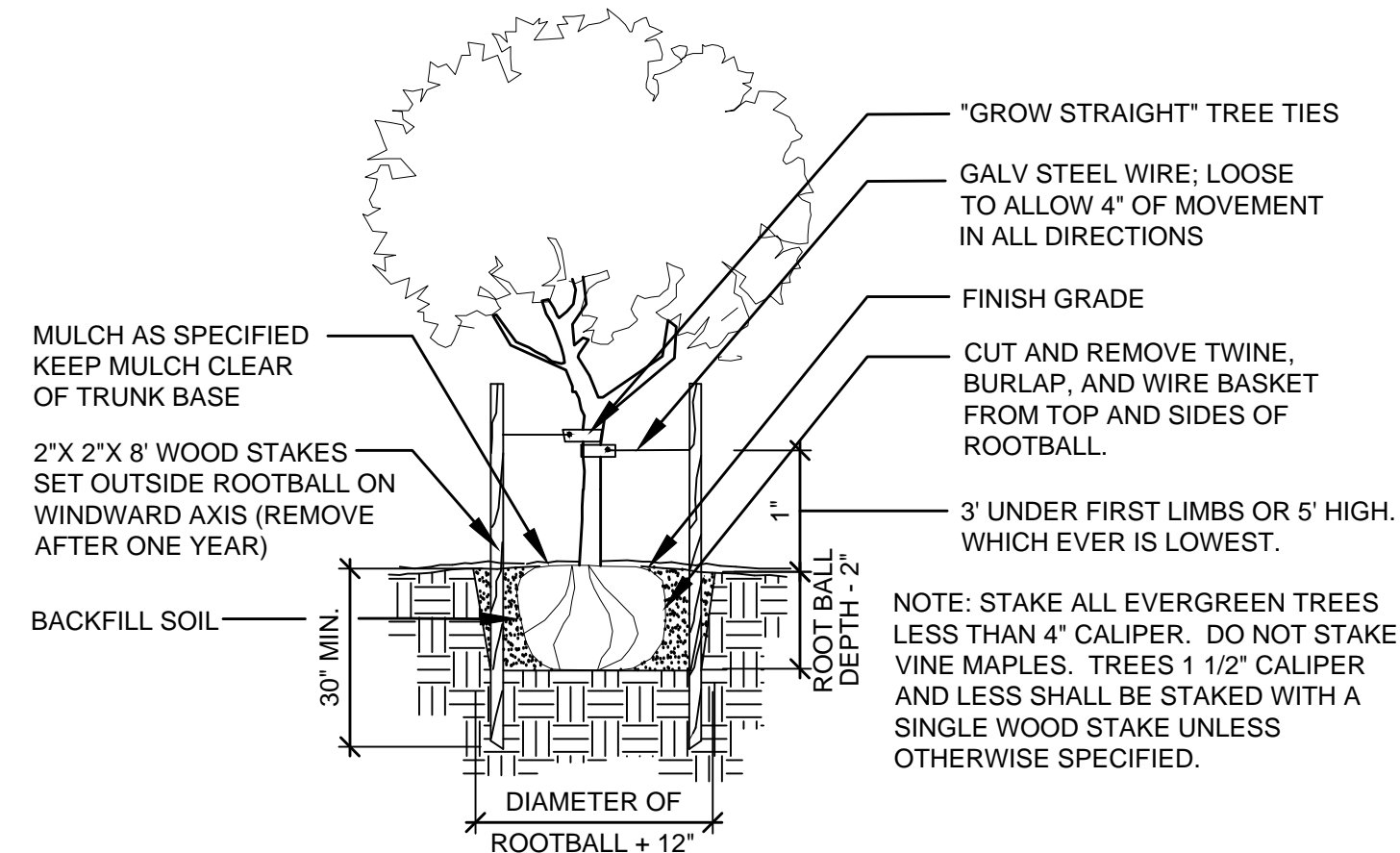
DWARF FOUNTAIN GRASS / *Pennisetum alopecuroides* 'Hamlen'  
BLUE OAT GRASS / *Helictotrichon sempervirens*  
PURPLE FOUNTAIN GRASS / *PENNISETUM SETACEUM* 'RUBRUM'  
"MASSACHUSETTS KINNIKINICK" / *ARCTOSTAPHYLOS UVA-URSI* 'MASS.'  
BEARBERRY COTONEASTER / *COTONEASTER DAMMERI*  
SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'

MEDIUM TO LARGE ORNAMENTAL SHRUBS  
3 GAL.

SHOWA-NO-SAKAE CAMELLIA / *CAMELLIA SASANQUA* 'SHOWA-NO-SAKAE'  
FOREST FLAME PIERIS / *PIERIS JAPONICA* 'FOREST FLAME'  
RHODODENDRON 'JEAN MARIE DE MONTEGUE'  
'NIKKO BLUE' HYDRANGEA / *HYDRANGEA MACROPHYLLA* 'NIKKO BLUE'  
RENAISSANCE SPIREA / *SPIREA VANHOUTTEI* 'RENAISSANCE'  
DOUBLFILE VIBURNUM / *VIBURNUM P. TOMENTOSUM*: 24"-30" HT.  
THUNBERG SPIREA / *SPIREA THUNBERGII*  
DAVID VIBURNUM / *VIBURNUM DAVIDII*

SMALL ORNAMENTAL SHRUBS  
3 GAL.

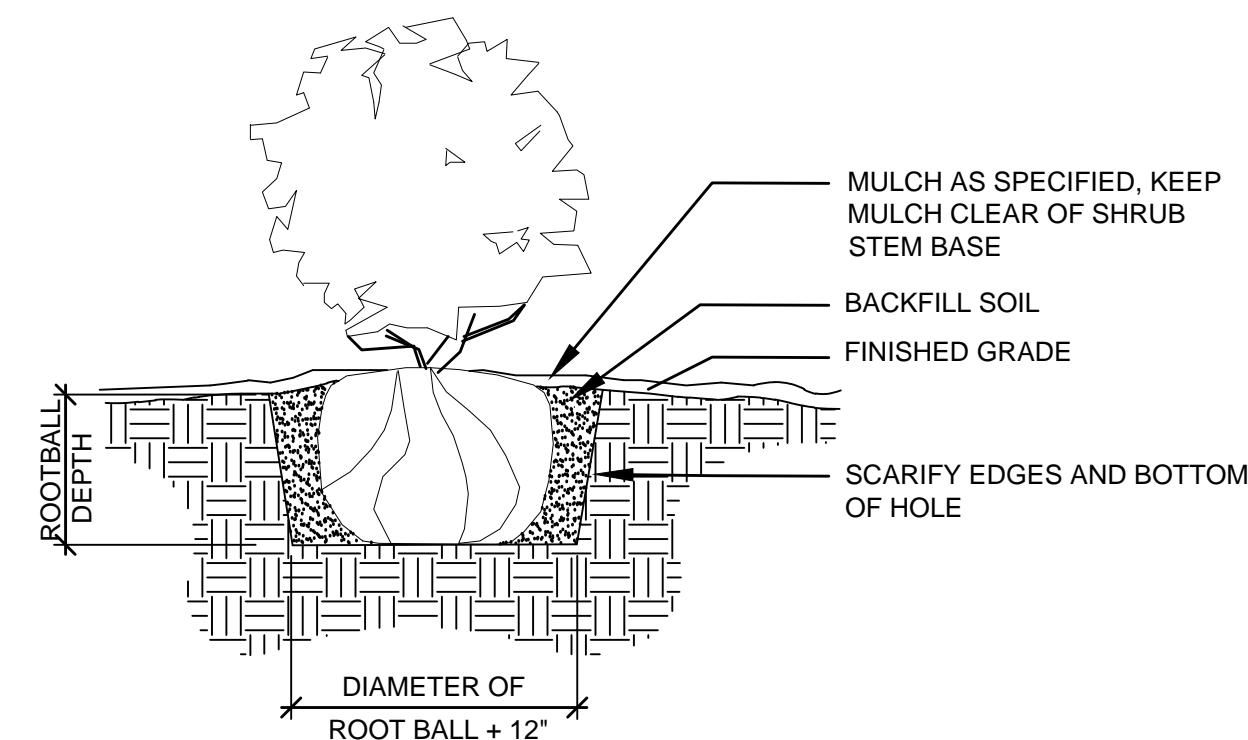
ISANTI REDOSER DOGWOOD / *CORNUS SERICEA* 'ISANTI'  
COMPACT JAPANESE HOLLY / *ILEX CRENATA* 'COMPACTA'  
'CRIMSON PYGMY' BARBERRY / *BERBERIS THUNBERGII* 'CRIMSON PYGMY'  
AZALEA / VARIES  
ANTHONY WATERER SPIREA / *SPIREA BUMALDA* 'ANTHONY WATERER'



TREE STAKING DETAIL

SCALE: N.T.S

1  
L2



SHRUB PLANTING DETAIL

SCALE: N.T.S

2  
L2



12564 SW Main Street  
Tigard, OR 97223  
(T) 503-941-9484

DATE: 06/17/2016

REVISIONS

NO.	DATE	DESCRIPTION
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BERKSHIRE

PDP- 2C  
MODIFICATION

TYPICAL FRONT  
YARD  
PLANTING PLAN

PROJECT NO.: 398-061  
TYPE: PLANNING  
REVIEWED BY: PRE

L2