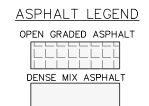
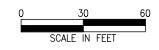


- ### KEY NOTES
- TRANSITION TO FULL EXPOSURE STANDARD CURB IN FRONT OF WALKWAYS FOR ROOF DRAIN WEEP HOLE LOCATIONS
 - RETAINING WALL (QUARRYSTONE FACE)
 - STANDARD CURB WITH 6" EXPOSURE (TYPICAL), SEE DETAIL ON SHEET 25
 - LOW PROFILE MOUNTABLE CURB IN FRONT OF DRIVEWAYS, SEE DETAIL ON SHEET 25
 - PARKING SPACES - 9' X 18' (TYPICAL)
 - 11' WIDE DRIVEWAY (TYPICAL)
 - TRANSFORMER PAD OR VAULT, SEE PGE PLANS BY OTHERS
 - 5' SIDEWALK PER CITY OF SANDY STANDARDS, SEE DETAIL ON SHEET 25
 - VARIABLE WIDTH EASEMENT (5' MIN WIDTH) PEDESTRIAN EASEMENT SHALL BE PROVIDED ALONG PEDESTRIAN PATHWAY THROUGHOUT THE SITE TO THE SUNSET STREET RIGHT OF WAY
 - 4' SIDEWALK, VARIABLE WIDTH EASEMENT (5' MIN WIDTH) PEDESTRIAN EASEMENT SHALL BE PROVIDED ALONG PEDESTRIAN PATHWAY THROUGHOUT THE SITE TO THE SUNSET STREET RIGHT OF WAY
 - TRANSITION TO STANDARD CURB WITH 1" LIP IN FRONT OF WALKWAY ENTRY TO ROADWAY
 - SIDEWALK STAIRS (TYPICAL, AS NEEDED)
 - BARK SURFACE PEDESTRIAN PATHWAY, TRAIL WILL BE FIELD LOCATED AND FLAGGED PRIOR TO CONSTRUCTION
 - 4' WIDE ASPHALT PATHWAY TO TRANSITION TO 4' WIDE BARK SURFACE PATHWAY IN RDA, MIN 5' WIDE EASEMENT TO BE PROVIDED ACROSS PATHWAY CONNECTING TO THE SUNSET STREET RIGHT OF WAY
 - WHEEL STOP, TYPICAL, SEE DETAILS ON SHEET 25
 - OPEN GRADE ASPHALT, SEE TYPICAL SECTION DETAIL ON SHEET 2
 - 2 BICYCLE PARKING LOOPS (4 TOTAL), ADDITIONAL BICYCLE PARKING SPACE TO BE PROVIDED IN EACH UNIT
 - 2' RECESSED AREA FOR UNITS 18-25 (TYP)
 - 2'-4" x 12' LONG STORAGE UNITS ON SAME SIDE AS 4' WALKWAY ACCESS, TYPICAL FOR UNITS 1-17
 - 5' x 17' PLANTER STRIP, TYPICAL
 - NEW LED PEDESTRIAN LIGHT POLE, SEE LIGHTING PLAN BY OTHERS
 - NEW LED LIGHT POLE FOR DUBARKO DRIVE, SEE LIGHTING PLAN BY OTHERS
 - SITE DIRECTORY SIGN
 - 22' x 4' COVERED MAILBOX PAVILION, SEE ARCHITECTURAL PLANS
 - INSTALL 30MIL PLASTIC SEPARATION BETWEEN DENSE MIX ASPHALT AND OPEN GRADED ASPHALT, SEE SEPARATION DETAIL ON SHEET 2
 - TRANSITION FROM 5' WIDE SIDEWALK TO 6' WIDE SIDEWALK IN FRONT OF MAILBOX STRUCTURE AND SITE DIRECTORY SIGN
 - 24' WIDE DRIVE AISLE AND 10' PARKING IN FRONT OF MAILBOX CLUSTER AND SITE DIRECTORY SIGN



TOTAL ASPHALT PARKING SPACES: 43
 TOTAL DRIVEWAY PARKING AREAS: 50
 TOTAL GARAGE PARKING AREAS: 50 TOTAL
 TOTAL PARKING SPACES = 143
 (5 TOTAL ADA PARKING SPACE WITH ONE AS VAN ACCESSIBLE)



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DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: OCTOBER 2018	
PROJECT NO. E16-006		

FIRWOOD DESIGN GROUP
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COMPOSITE SITE PLAN
TICKLE CREEK VILLAGE
 DUBARKO DRIVE, SANDY, OREGON

7/29

EXPIRES: 06/30/25
 SIGNATURE DATE: 7/5/2023