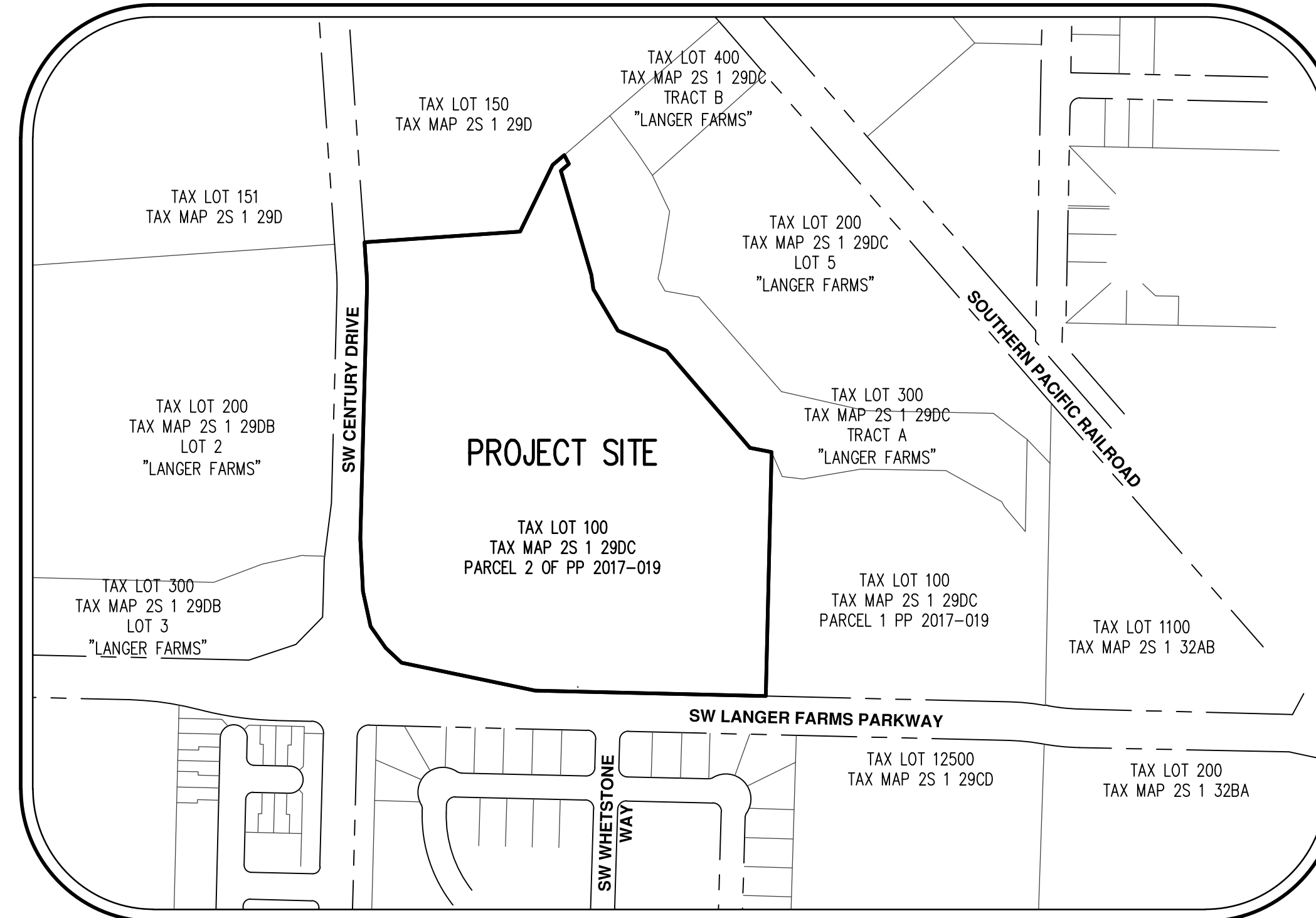


PARKWAY VILLAGE SOUTH

PRELIMINARY SUBDIVISION AND SITE PLAN REVIEW APPLICATION PLANS



VICINITY MAP
NTS



SITE MAP
1"=250'

**PLANNING/CIVIL ENGINEERING/
SURVEYING FIRM:**

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: JOHN P. CHRISTIANSEN, PE
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: (503) 563-6151
F: (503) 563-6152

PROJECT LOCATION:

TAX LOT 100 WASHINGTON COUNTY ASSESSOR'S MAP 2S 1 29DC
(LOT 4 PARCEL 2 "LANGER FARMS") LOCATED IN THE
SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1
WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON.

SITE AREA:

±15.67 ACRES

PROPERTY DESCRIPTION:

SOUTHEAST CORNER OF SW CENTURY DRIVE & SW LANGER
FARMS PARKWAY IN SHERWOOD, OREGON.

EXISTING LAND USE:

VACANT FIELD

PROJECT PURPOSE:

COMPLETION OF A PORTION OF PHASE 8 OF THE LANGER
FAMILY PUD.

VERTICAL DATUM:

ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK
NO. 103, A BRASS DISK IN CONCRETE AT THE SW CORNER OF
THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE
RAILROAD CROSSING, APPROXIMATELY 1.1 MILE EAST OF SIX
CORNERS. WITH A NGVD 29 ELEVATION OF 171.38 FEET.

SHEET INDEX

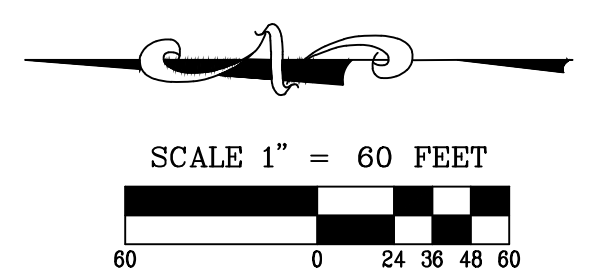
- P01 COVER SHEET WITH VICINITY AND SITE MAPS
- P02 EXISTING CONDITIONS
- P03 PRELIMINARY SUBDIVISION PLAT
- P04 PRELIMINARY DIMENSIONED CIVIL SITE PLAN
- P05 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P06 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P07 PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
- P08 PRELIMINARY STORM DRAINAGE PLAN
- P09 PRELIMINARY COMPOSITE UTILITY PLAN
- P10 PRELIMINARY TRANSPORTATION CIRCULATION PLAN

LEGEND

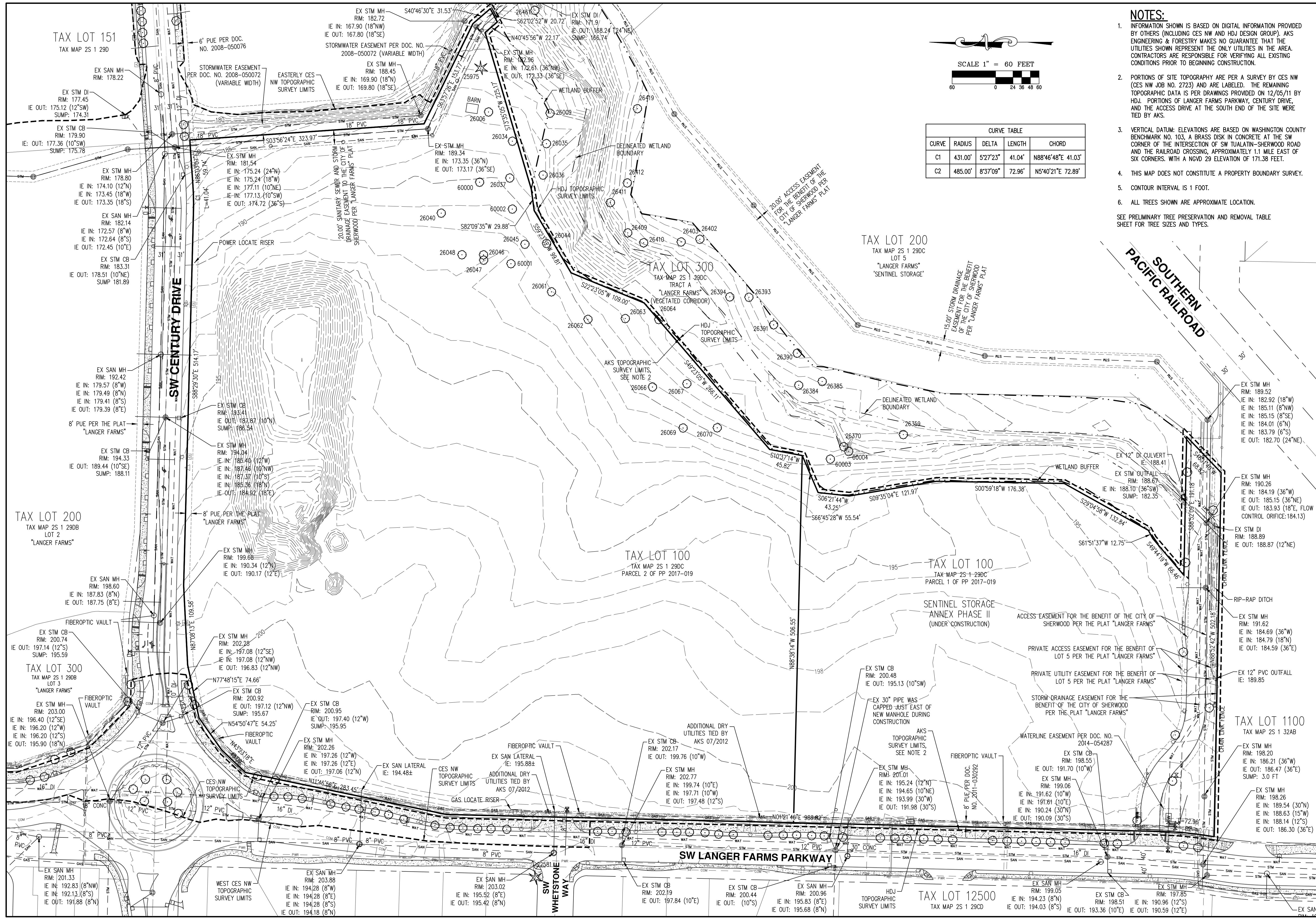
	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
CONIFEROUS TREE			STORM SEWER CATCH BASIN		
FIRE HYDRANT			STORM SEWER AREA DRAIN		
WATER BLOWOFF			STORM SEWER MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE 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		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					

- NOTES:**
- INFORMATION SHOWN IS BASED ON DIGITAL INFORMATION PROVIDED BY OTHERS (INCLUDING CES NW AND HDJ DESIGN GROUP). AKS ENGINEERING & FORESTRY MAKES NO GUARANTEE THAT THE UTILITIES SHOWN REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - PORTIONS OF SITE TOPOGRAPHY ARE PER A SURVEY BY CES NW (CES NW JOB NO. 2723) AND ARE LABELED. THE REMAINING TOPOGRAPHIC DATA IS PER DRAWINGS PROVIDED ON 12/05/11 BY HDJ. PORTIONS OF LANGER FARMS PARKWAY, CENTURY DRIVE, AND THE ACCESS DRIVE AT THE SOUTH END OF THE SITE WERE TIED BY AKS.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 103, A BRASS DISK IN CONCRETE AT THE SW CORNER OF THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE RAILROAD CROSSING, APPROXIMATELY 1.1 MILE EAST OF SIX CORNERS. WITH A NGVD 29 ELEVATION OF 171.38 FEET.
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - CONTOUR INTERVAL IS 1 FOOT.
 - ALL TREES SHOWN ARE APPROXIMATE LOCATION.
- SEE PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE SHEET FOR TREE SIZES AND TYPES.



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	431.00'	52°2'23"	41.04'	N88°46'48"E 41.03'
C2	485.00'	8°37'09"	72.96'	N5°40'21"E 72.89'



AKS DRAWING FILE: 5656_P02_EX_COND.DWG | LAYOUT: P02



AKS ENGINEERING & FORESTRY, LLC
 12065 SW HERMAN RD. STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD OREGON
 WASHINGTON COUNTY TAX MAP 2S 1 29DC
 TAX LOT 100

**PRELIMINARY
 SUBDIVISION PLAT**

DESIGNED BY: JDS

DRAWN BY: JDS

CHECKED BY: JPC

SCALE: AS NOTED

DATE: 07/17/2017



RENEWAL DATE: 12/31/17

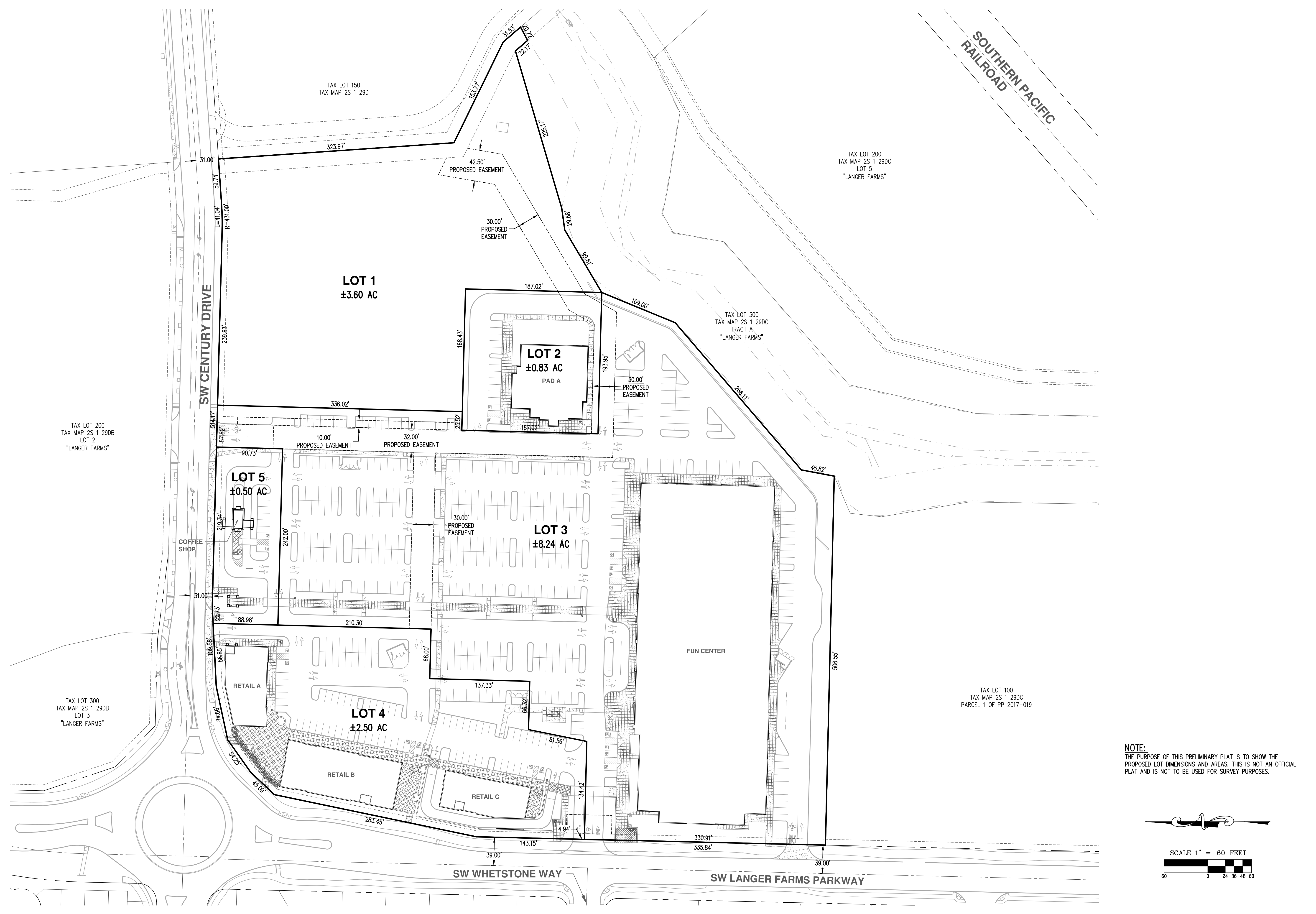
REVISIONS

JOB NUMBER

5656

SHEET

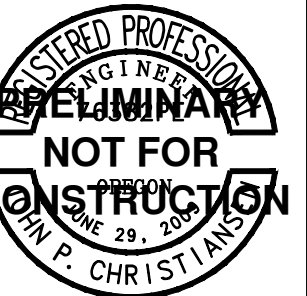
P03



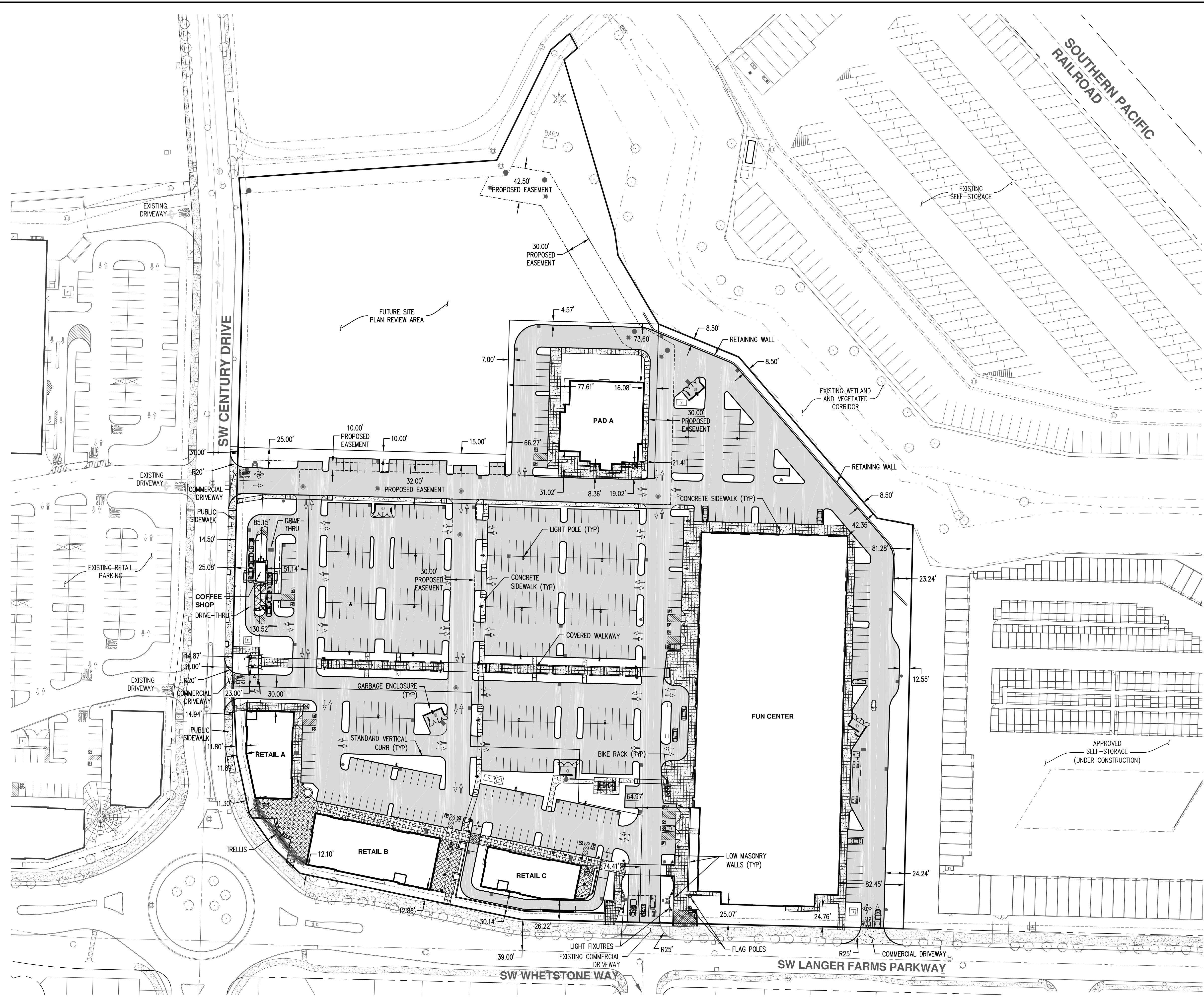
AKS DRAWING FILE: 5656_P03_PRELIMINARY PLAT.DWG | LAYOUT: LAYOUT1

NOTE:
 THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.


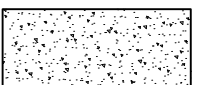
**PRELIMINARY
 DIMENSIONED CIVIL
 SITE PLAN**

DESIGNED BY: JDS
 DRAWN BY: JDS
 CHECKED BY: JPC
 SCALE: AS NOTED
 DATE: 07/17/2017

 RENEWAL DATE: 12/31/17
 REVISIONS:

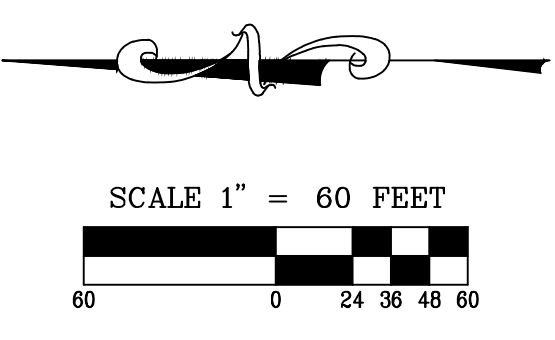
JOB NUMBER
5656
 SHEET
P04



LEGEND

- ASPHALT CONCRETE PAVEMENT 
- CONCRETE SIDEWALK/DRIVEWAY 

SCALE 1" = 60 FEET

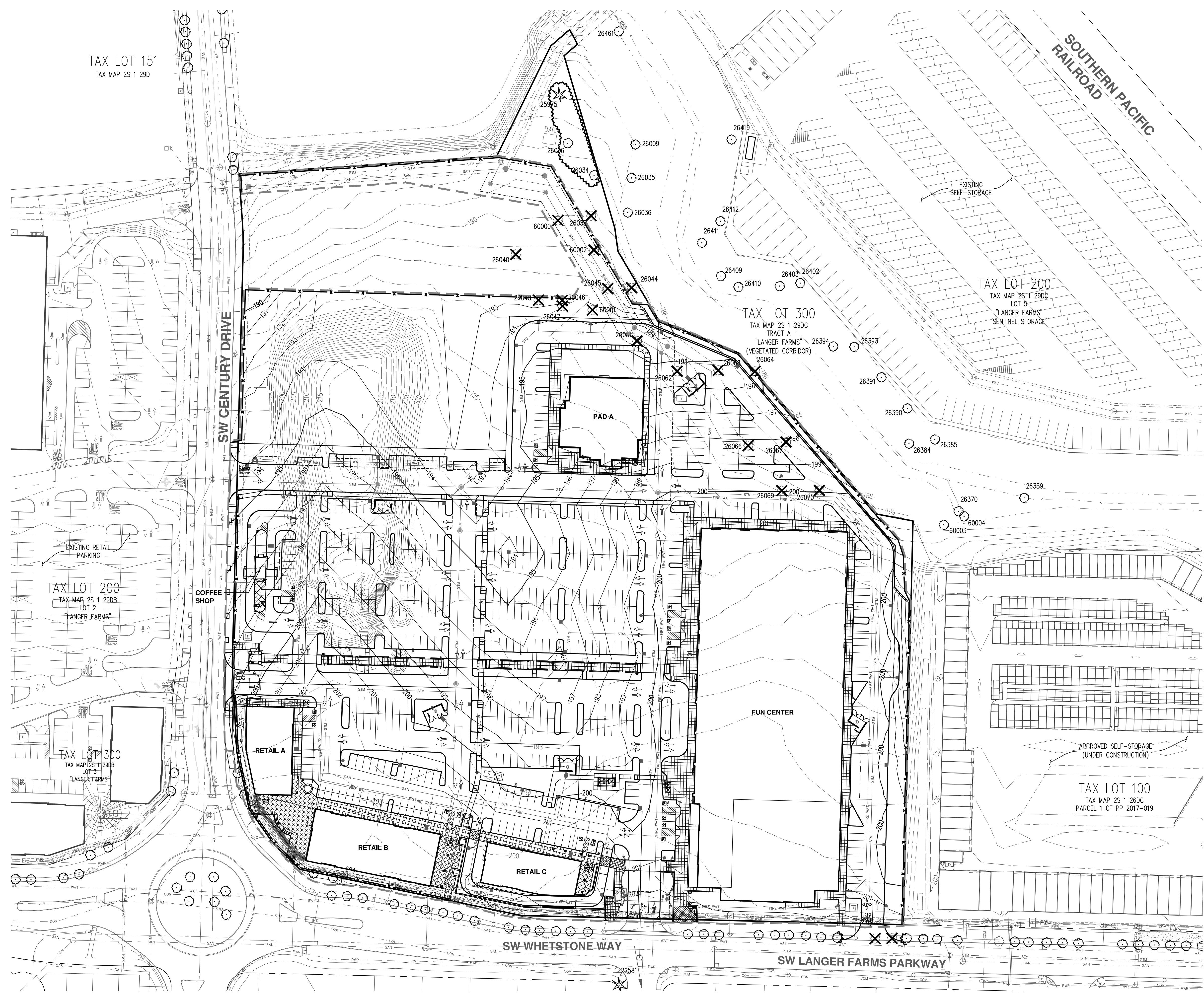


**PRELIMINARY TREE
 PRESERVATION AND
 REMOVAL PLAN**

DESIGNED BY: JDS
 DRAWN BY: JDS
 CHECKED BY: JPC
 SCALE: AS NOTED
 DATE: 07/17/2017

REGISTERED PROFESSIONAL
PRELIMINARY
NOT FOR
CONSTRUCTION
 BRUCE R. BALDWIN
 CERTIFICATE NUMBER: PN-8566A
 EXPIRATION DATE: 12/31/17

RENEWAL DATE: 12/31/17
 REVISIONS:
 JOB NUMBER
5656
 SHEET
P05

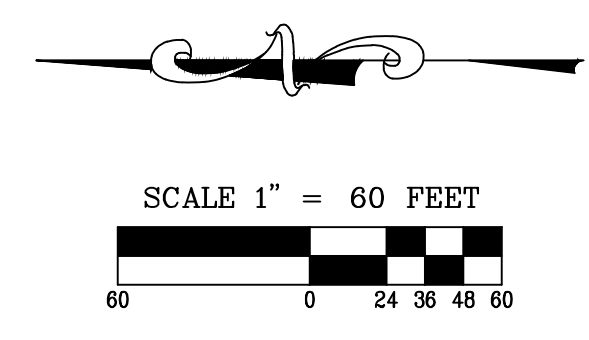
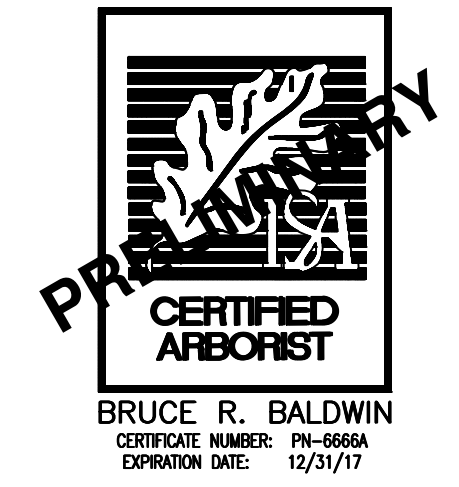


LEGEND

EXISTING GROUND CONTOUR (1 FT)	--- 201 ---
EXISTING GROUND CONTOUR (5 FT)	--- 205 ---
FINISHED GRADE CONTOUR (1 FT)	--- 201 ---
FINISHED GRADE CONTOUR (5 FT)	--- 205 ---
GRADING LIMITS	---

	CONIFEROUS	DECIDUOUS
EXISTING TREES TO BE PRESERVED	⊗	⊙
EXISTING TREE TO BE REMOVED	⊗	⊗
SEDIMENT FENCE (ALSO SERVES AS TREE PROTECTION FENCE)	-x-x-	
TREE PROTECTION FENCE (4-FT ORANGE PLASTIC CONSTRUCTION OR APPROVED EQUIVALENT)	~~~~~	

NOTE:
 TREES SHOWN WITHOUT A TREE NUMBER ARE LESS THAN 6-INCHES IN DBH AND ARE EXEMPT FROM INVENTORY PURPOSES PER CITY OF SHERWOOD MUNICIPAL CODE CHAPTER 16.142.070. THEREFORE, THE TREES SHOWN WITHOUT A TREE NUMBER WERE NOT SURVEYED, NOT EVALUATED, AND THEIR LOCATIONS ARE APPROXIMATE.



DESIGNED BY: JDS

DRAWN BY: JDS

CHECKED BY: JPC

SCALE: AS NOTED

DATE: 07/17/2017



RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
 5656

SHEET
P06

Detailed Tree Inventory for Langer Farms Phase 2

AKS Job No. 5656

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove / Preserve
22581	-	Coniferous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
25975	53	Douglas-fir (<i>Pseudotsuga menziesii</i>)		1	1	Preserve
26006	14	Oregon Ash (<i>Fraxinus latifolia</i>)	Cavity; Decay; Broken branches; Dead	3	3	Preserve
26009	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26034	14	Oregon Ash (<i>Fraxinus latifolia</i>)	Cavity; Decay; Crooked; Declining	2	3	Preserve
26035	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26036	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26037	14	Oregon Ash (<i>Fraxinus latifolia</i>)	Cavity; Decay; Crooked; Declining	2	3	Remove
26040	18	Oregon Ash (<i>Fraxinus latifolia</i>)	Cavity; Decay; Crooked; Declining	2	3	Remove
26044	16	Oregon Ash (<i>Fraxinus latifolia</i>)	Cavity; Decay; Broken branches; Declining	3	2	Remove
26045	8,8,8	Black Walnut (<i>Juglans nigra</i>)	Decay at base; Crooked; Dead branches	2	2	Remove
26046	20	Oregon Ash (<i>Fraxinus latifolia</i>)	Cavity; Bore holes; Crooked; Decay	1	3	Remove
26047	20,20	Oregon Ash (<i>Fraxinus latifolia</i>)	Horizontal cracks on bole; Lean (W); Crooked	1	3	Remove
26048	52	American Chestnut (<i>Castanea dentata</i>)	Broken branches; Cavity; Decay; Scars; Cracks	2	3	Remove
26061	14	Oregon Ash (<i>Fraxinus latifolia</i>)	Very sparse foliage; Crooked; Cavity; Decay; Declining	3	3	Remove
26062	14	Oregon Ash (<i>Fraxinus latifolia</i>)	Cavities; Decay	2	2	Remove
26063	18	Oregon Ash (<i>Fraxinus latifolia</i>)	Foliage color lightening; Sparse foliage; Scars; Decay; Declining	2	3	Remove
26064	18	Oregon Ash (<i>Fraxinus latifolia</i>)	Broken branches; Scars; Decay	2	2	Remove
26066	6	Oregon Ash (<i>Fraxinus latifolia</i>)	Sparse foliage; Broken branches; Foliage color lightening; Declining	2	2	Remove
26067	16	Oregon Ash (<i>Fraxinus latifolia</i>)	Broken branches; Dead branches; Sparse foliage; Declining	3	2	Remove
26069	16	Oregon Ash (<i>Fraxinus latifolia</i>)	Broken branches; Scars; Decay; Sparse foliage; Declining	2	2	Remove
26070	16	Oregon Ash (<i>Fraxinus latifolia</i>)	Sparse foliage; Cavities; Decay; Broken branches; Declining	2	3	Remove
26359	16,16,16, 16,16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26370	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26384	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26385	12	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26390	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26391	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26393	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26394	12	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26402	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26403	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26409	18	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26410	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26411	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26412	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26419	10,10,10, 10,10	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26461	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
60000	14	Oregon Ash (<i>Fraxinus latifolia</i>)	Scars; Cavities; Decay; Sparse foliage; Declining	2	3	Remove
60001	28	Black Walnut (<i>Juglans nigra</i>)	Sparse foliage; Crooked; Lean (W)	2	2	Remove
60002	20	Oregon Ash (<i>Fraxinus latifolia</i>)	Cavities; Decay; Scars; Sparse foliage; Declining	3	2	Remove
60003	15,15	Black Cottonwood (<i>Populus trichocarpa</i>)	OFFSITE; Codominant	1	1	Preserve
60004	15,20	Black Cottonwood (<i>Populus trichocarpa</i>)	OFFSITE; Codominant	1	1	Preserve

Total # of Existing Trees Inventoried = 43

Total # of Existing Onsite Trees = 21

Total # of Existing Onsite Trees to be Preserved = 3

Total # of Existing Onsite Trees to be Removed = 18

Total # of Existing Offsite Trees = 22

Total # of Existing Offsite Trees to be Preserved = 22

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.

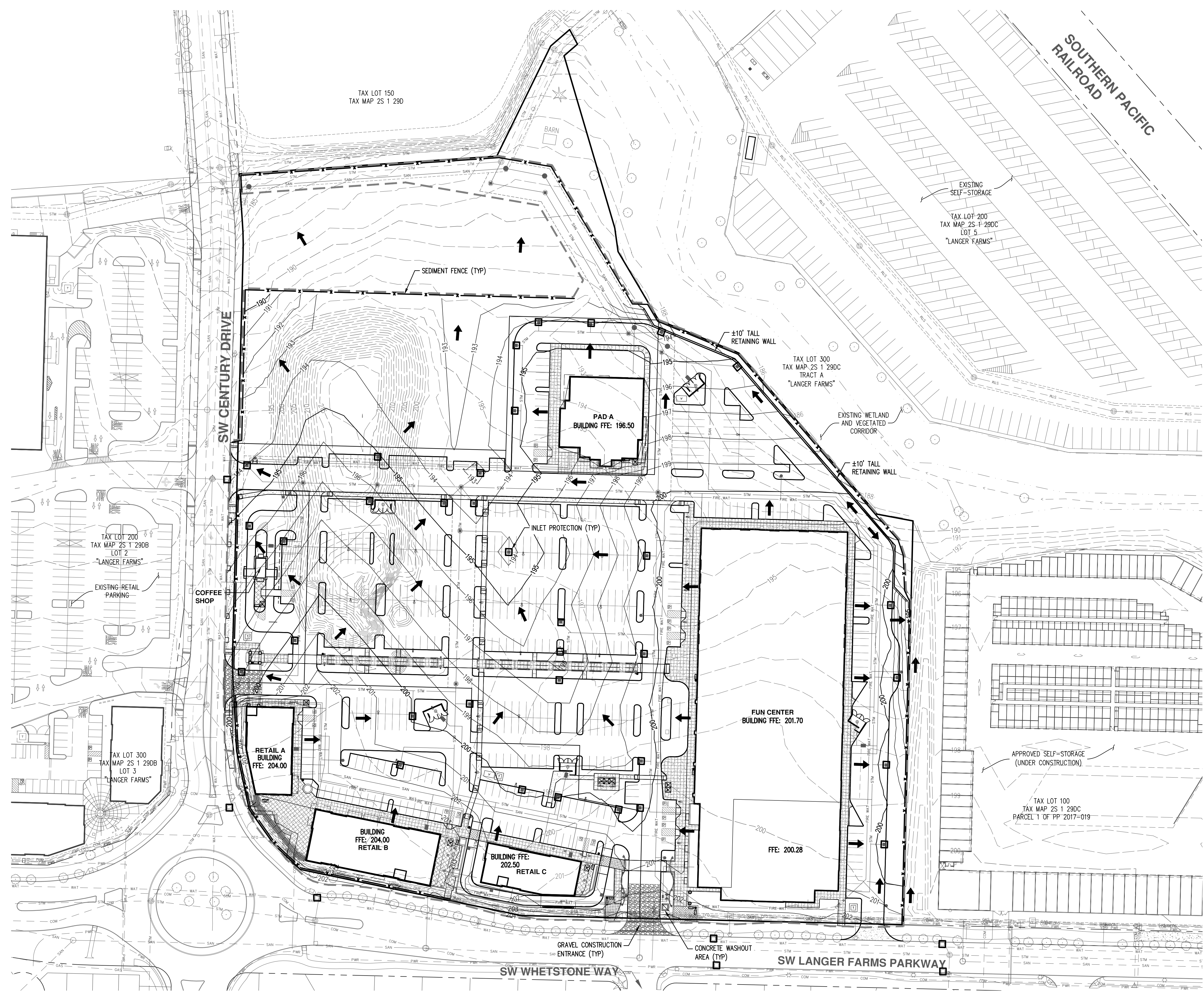
Arborist Disclosure Statement:

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.

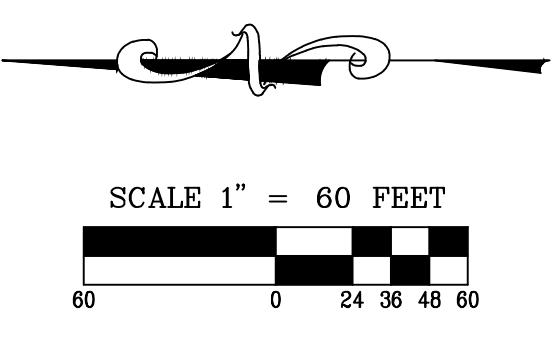


BRUCE R. BALDWIN
 CERTIFICATE NUMBER: PE-6666A
 EXPIRATION DATE: 12/31/17



LEGEND

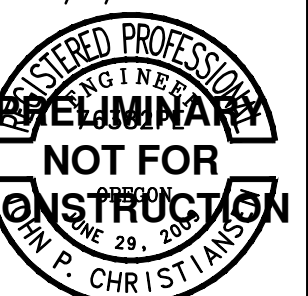
- EXISTING GROUND CONTOUR (1 FT) --- 201 ---
- EXISTING GROUND CONTOUR (5 FT) --- 205 ---
- FINISHED GRADE CONTOUR (1 FT) --- 201 ---
- FINISHED GRADE CONTOUR (5 FT) --- 205 ---
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) --- x --- x ---
- INLET PROTECTION (TYP) □
- CONCRETE WASHOUT AREA □
- DRAINAGE FLOW DIRECTION ↓
- GRAVEL CONSTRUCTION ENTRANCE [hatched pattern]
- GRADING LIMITS - - - - -



AKS DRAWING FILE: 5656_P07_PRELIMINARY GRADING AND EROSION CONTROL.DWG | LAYOUT: P07

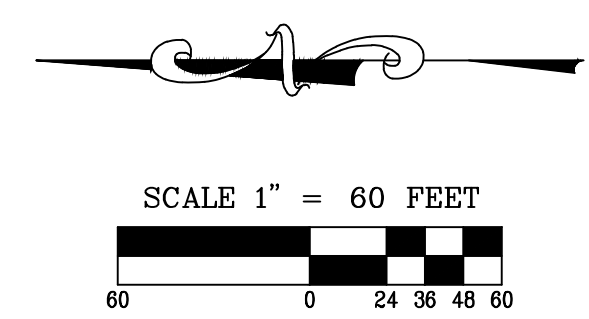
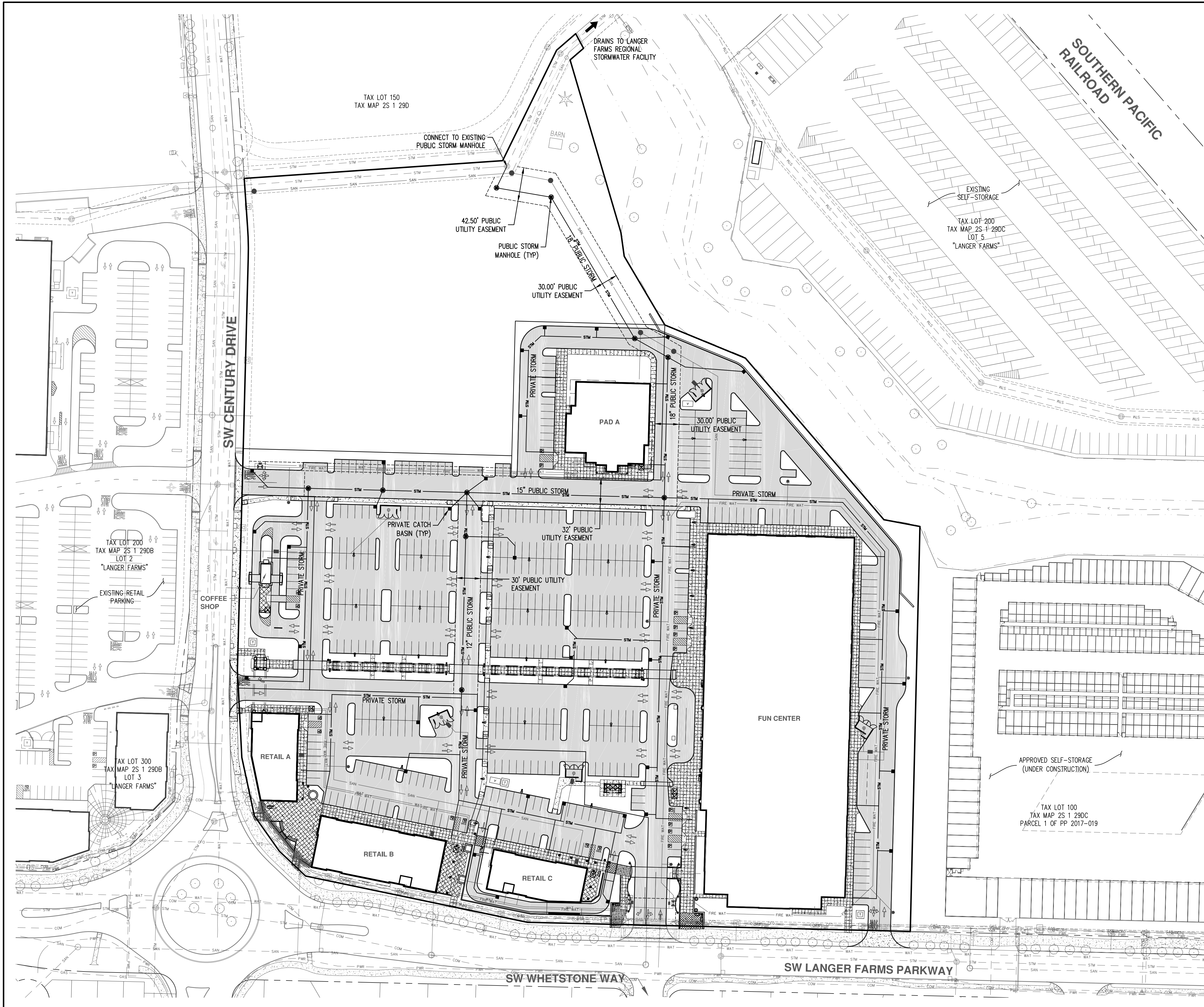
**PRELIMINARY STORM
 DRAINAGE PLAN**

DESIGNED BY: JDS
 DRAWN BY: JDS
 CHECKED BY: JPC
 SCALE: AS NOTED
 DATE: 07/17/2017

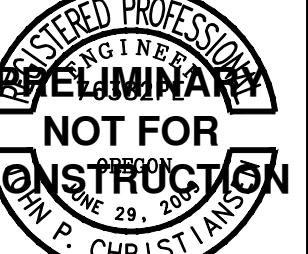


RENEWAL DATE: 12/31/17
 REVISIONS:

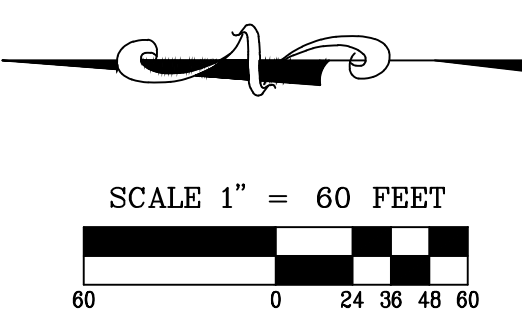
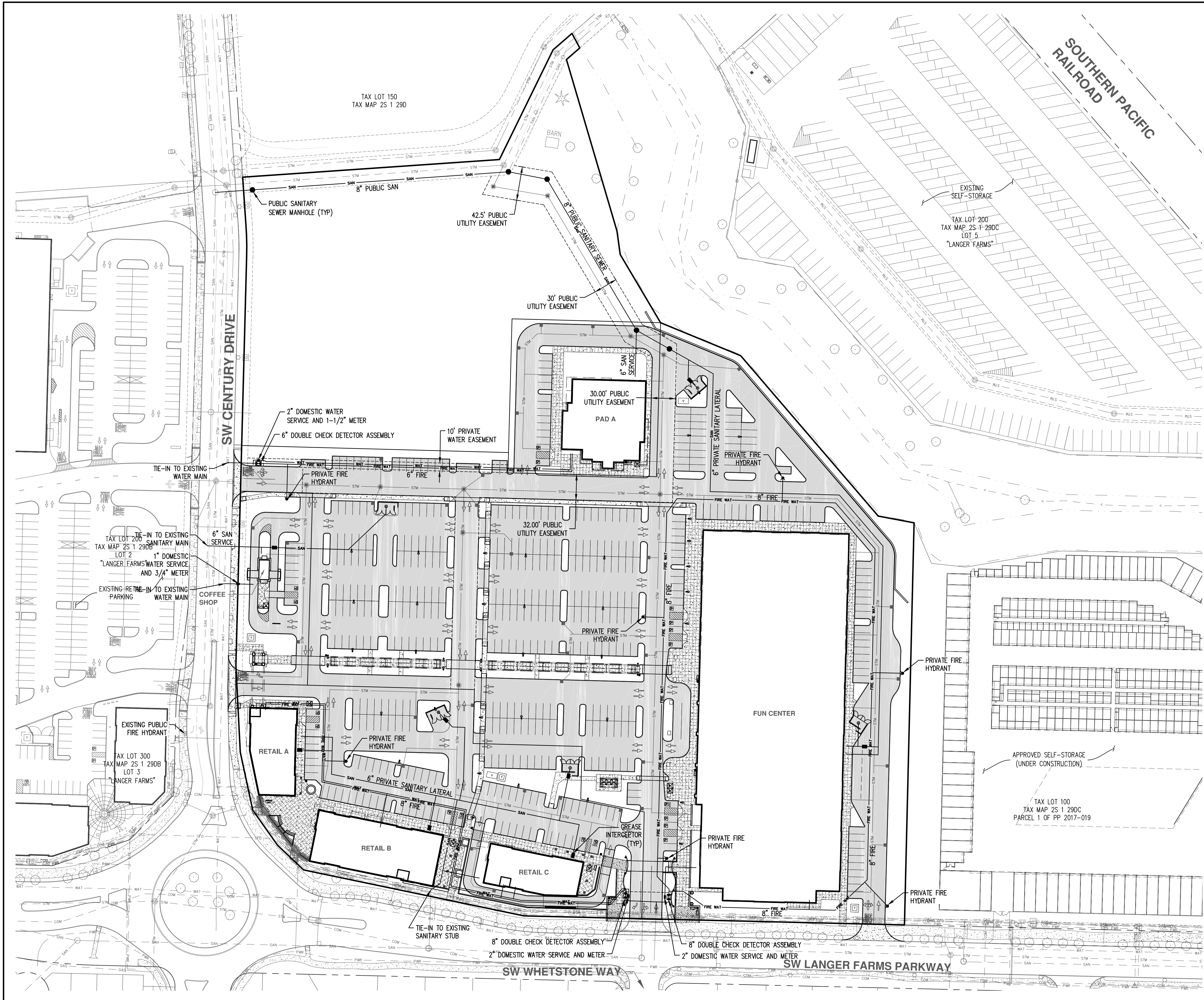
JOB NUMBER
5656
 SHEET
P08



**PRELIMINARY COMPOSITE
 UTILITY PLAN**

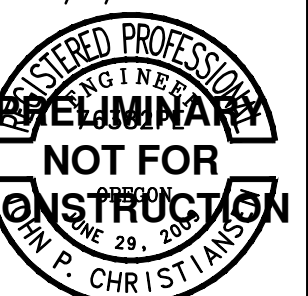
DESIGNED BY: JDS
 DRAWN BY: JDS
 CHECKED BY: JPC
 SCALE: AS NOTED
 DATE: 07/17/2017

 RENEWAL DATE: 12/31/17
 REVISIONS:

JOB NUMBER
5656
 SHEET
P09



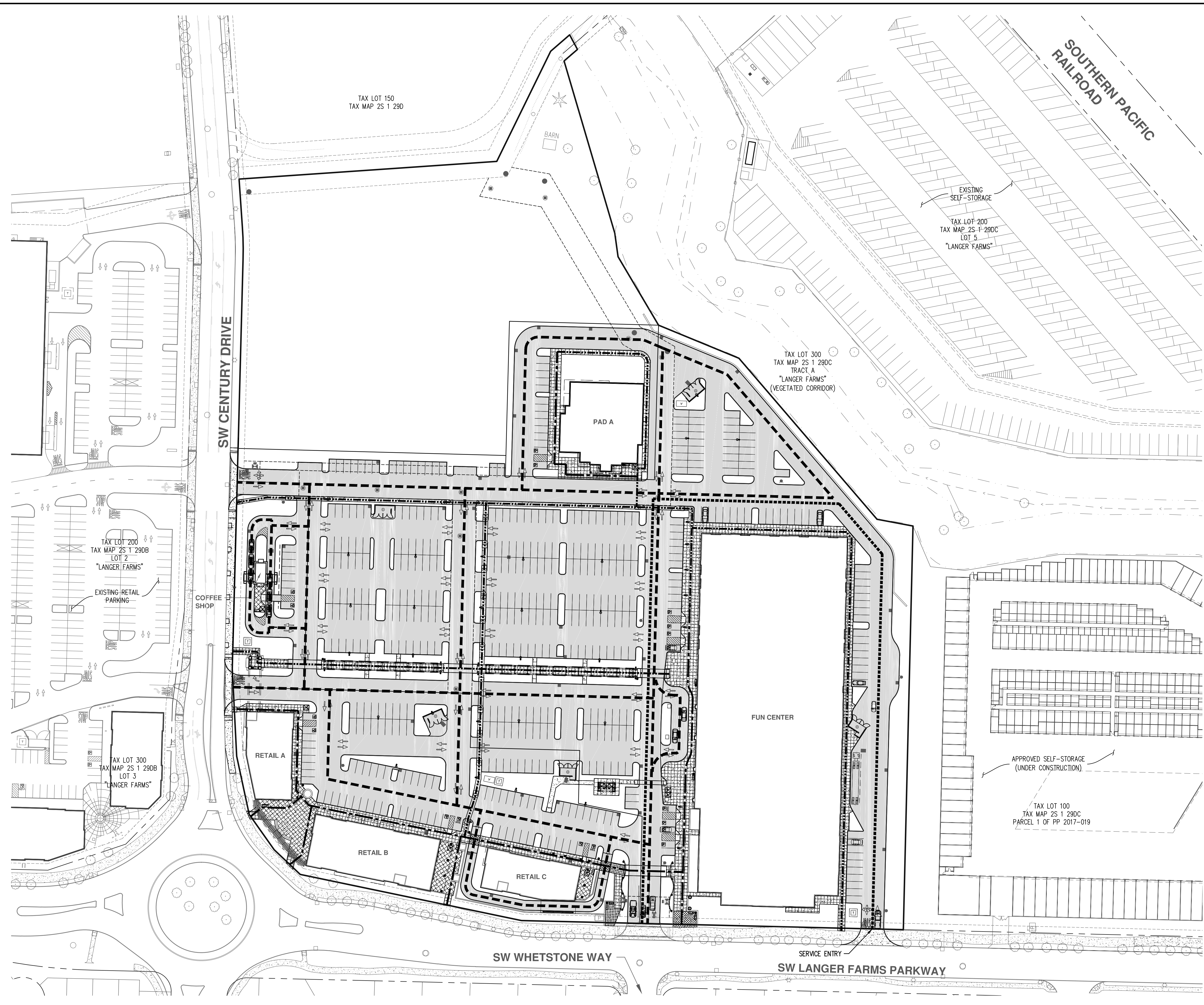
**PRELIMINARY
 TRANSPORTATION
 CIRCULATION PLAN**

DESIGNED BY: JDS
 DRAWN BY: JDS
 CHECKED BY: JPC
 SCALE: AS NOTED
 DATE: 07/17/2017



RENEWAL DATE: 12/31/17
 REVISIONS:

JOB NUMBER
5656
 SHEET
P10



LEGEND

- DELIVERY CIRCULATION
- GENERAL SITE CIRCULATION
- PEDESTRIAN CIRCULATION
- ACCESSIBLE ROUTE

SCALE 1" = 60 FEET

AKS DRAWING FILE: 5656_P10_PRELIMINARY_CIRCULATION_PLANNING_LAYOUT_P10