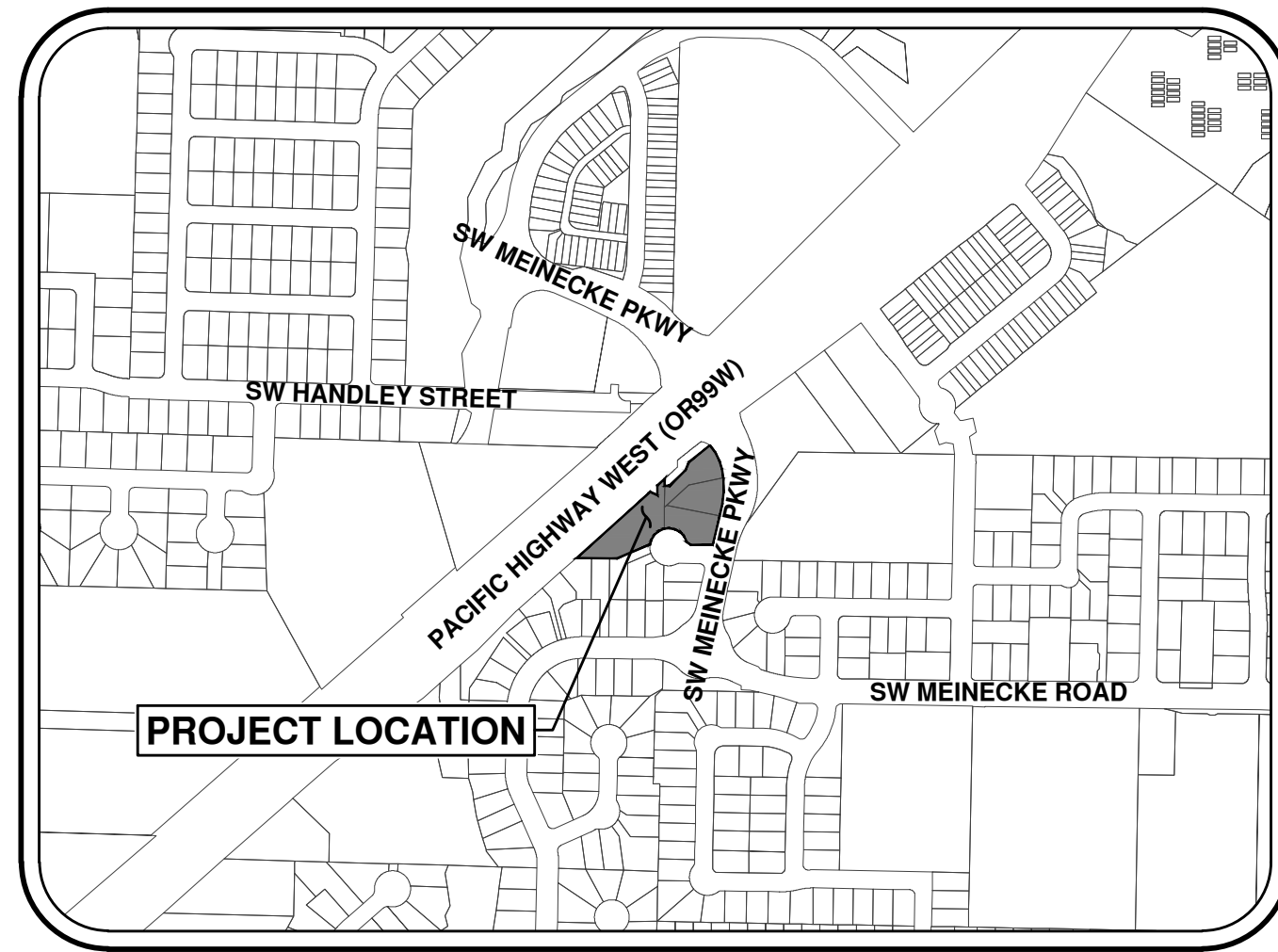


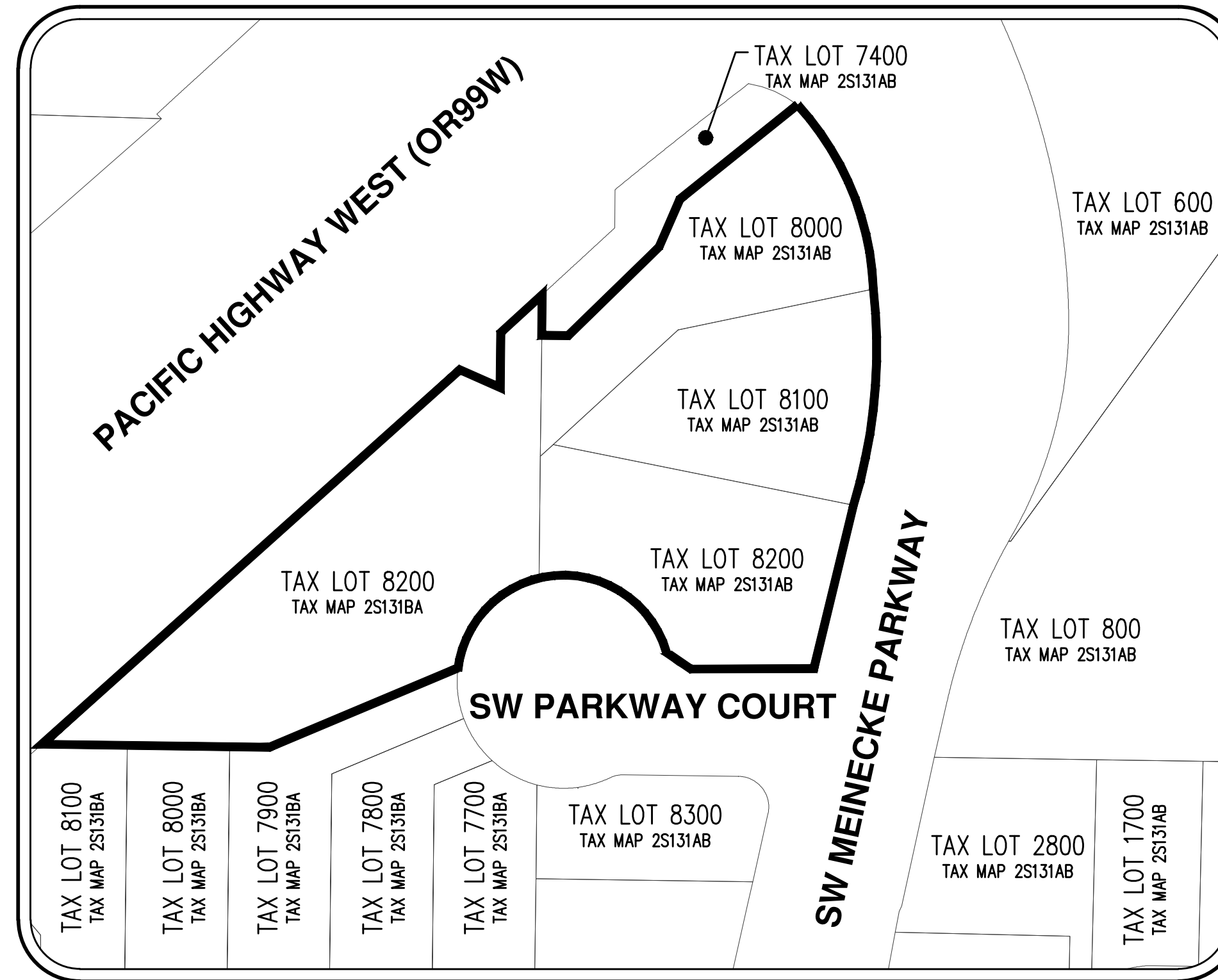
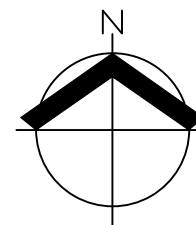
SENESTRARO FAMILY ORTHODONTICS

PRELIMINARY PLANS



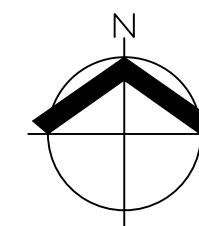
VICINITY MAP

NOT TO SCALE



SITE MAP

SCALE: 1" = 60'



SHEET INDEX

- P-01 COVER SHEET WITH VICINITY AND SITE MAPS
- P-02 SITE VICINITY MAP WITH AERIAL OVERLAY
- P-03 EXISTING CONDITIONS PLAN
- P-04 PRELIMINARY TREE PRESERVATION AND DEMOLITION PLAN
- P-05 PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
- P-06 PRELIMINARY FIRE ACCESS & WATER SUPPLY PLAN
- P-07 PRELIMINARY CIRCULATION AND DIMENSIONED SITE PLAN
- P-08 PRELIMINARY COMPOSITE UTILITY PLAN
- P-09 PRELIMINARY GARBAGE TRUCK TURNING MOVEMENT PLAN

LEGEND

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

CIVIL ENGINEERING/ /SURVEYING FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: JONATHON MORSE, PE
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
EMAIL: JONM@AKS-ENG.COM

PROPERTY DESCRIPTION

TAX LOT 8000, 8100, AND 8200 WASHINGTON COUNTY ASSESSOR'S MAP 2S 1W 31AB, AND TAX LOT 8200 WASHINGTON COUNTY ASSESSOR'S MAP S2 1W 31BA LOCATED IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

PROPERTY LOCATION

LOCATED AT THE INTERSECTION OF SW PACIFIC HIGHWAY AND SW MEINECKE PARKWAY.

EXISTING LAND USE

PROJECT SITE IS CURRENTLY UNDEVELOPED.

PROJECT PURPOSE

SITE PLAN REVIEW FOR A NEW MEDICAL/DENTAL OFFICE.

VERTICAL DATUM

ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP NEAR THE INTERSECTION OF HIGHWAY 99W AND N. SHERWOOD BOULEVARD IN THE CHEVRON GAS STATION PARKING LOT. THE ELEVATION OF THE BENCHMARK IS 213.90 FEET (NAVD 88).



RENEWAL DATE:	12/31/20
JOB NUMBER:	6946
DATE:	07/02/2020
DESIGNED BY:	GSH
DRAWN BY:	GSH & APC
CHECKED BY:	JMM

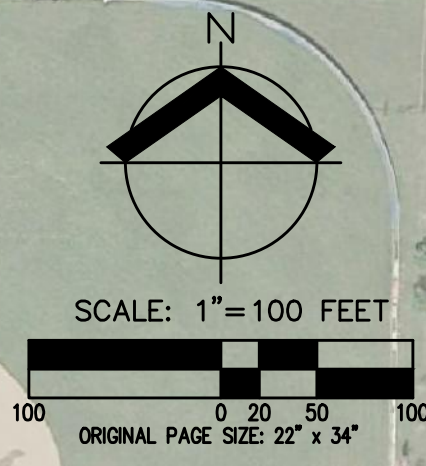


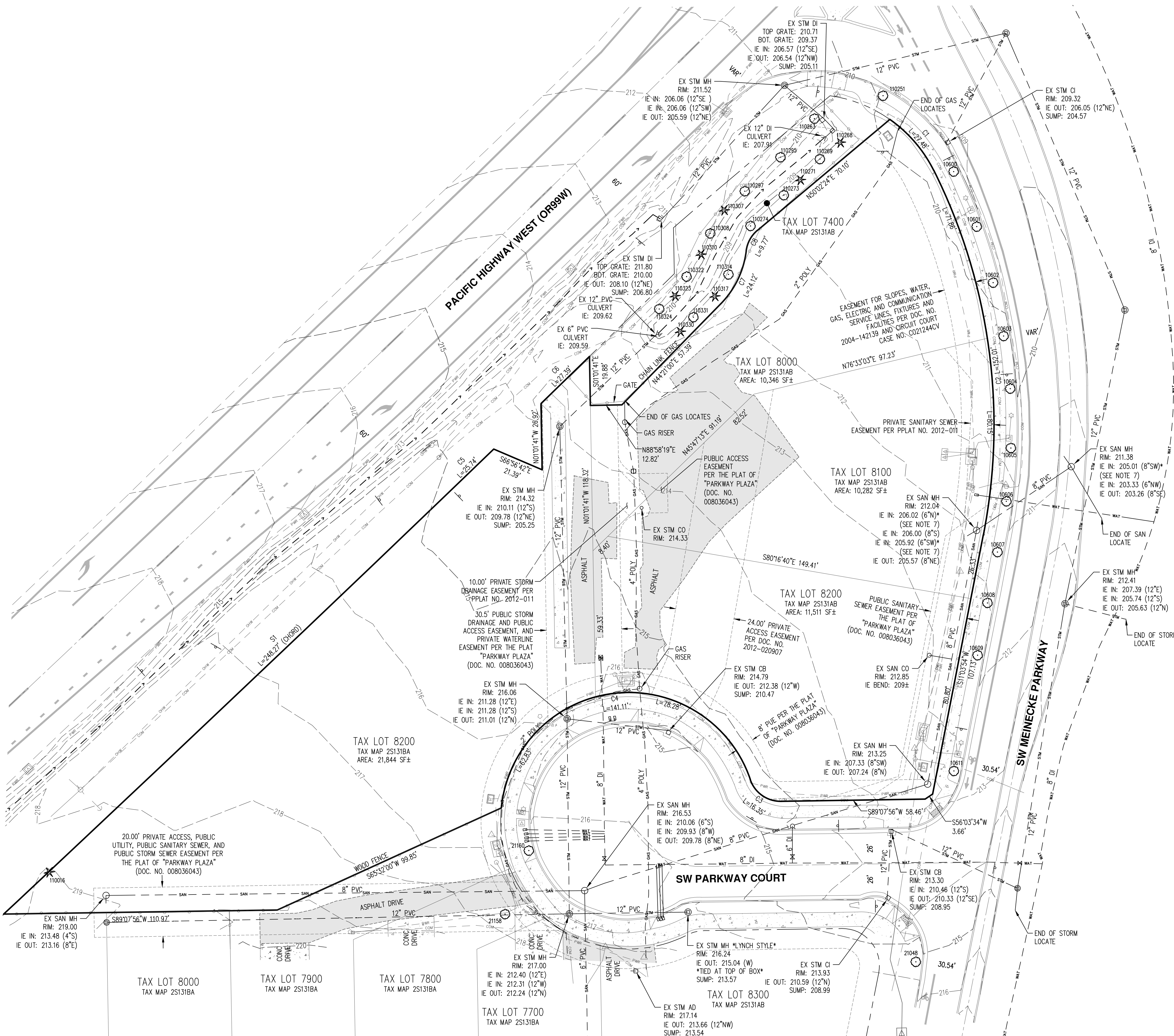
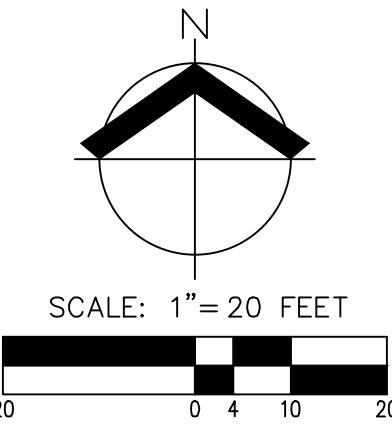
SITE VICINITY MAP WITH AERIAL OVERLAY

**SENESTRARO FAMILY ORTHODONTICS
 SHERWOOD, OREGON**



RENEWAL DATE: 12/31/20
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 DATE: 07/02/2020
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NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 20050984, 20050989, AND 20050996. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MARCH 2005, APRIL 2009, AND UPDATED ON MARCH 04, 2020.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP NEAR THE INTERSECTION OF HIGHWAY 99W AND N. SHERWOOD BOULEVARD IN THE CHEVRON GAS STATION PARKING LOT. THE ELEVATION OF THE BENCHMARK IS 213.90 FEET (NAVD 88).
- THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- SANITARY SEWER IE VALUES DENOTED WITH AN ASTERISK WERE TIED DURING FIELD VISIT AND IDENTIFIED AS STUBBED SERVICE LINES PER CITY OF SHERWOOD GIS UTILITY MAP.

SPIRAL TABLE			
SPIRAL	INFORMATION	LENGTH	CHORD
S1	400.00'SP S=00'48" o=0.01	248.27'	N46°32'18"E 248.27'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	55.74'	281°4'43"	27.48'	S40°43'02"E 27.20'
C2	231.27'	37°39'35"	152.01'	S7°45'53"E 149.29'
C3	13.00'	72°0'47"	16.35'	N54°49'41"W 15.30'
C4	52.00'	155°28'58"	141.11'	S83°28'14"W 101.63'
C5	14383.94'	0°06'09"	25.74'	N46°05'41"E 25.74'
C6	14383.94'	0°06'33"	27.39'	N45°52'57"E 27.39'
C7	37.00'	37°21'19"	24.12'	N25°40'20"E 23.70'
C8	13.00'	43°02'45"	9.77'	N28°31'03"E 9.54'

EXISTING CONDITIONS PLAN

**SENESTRARO FAMILY ORTHODONTICS
 SHERWOOD, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR

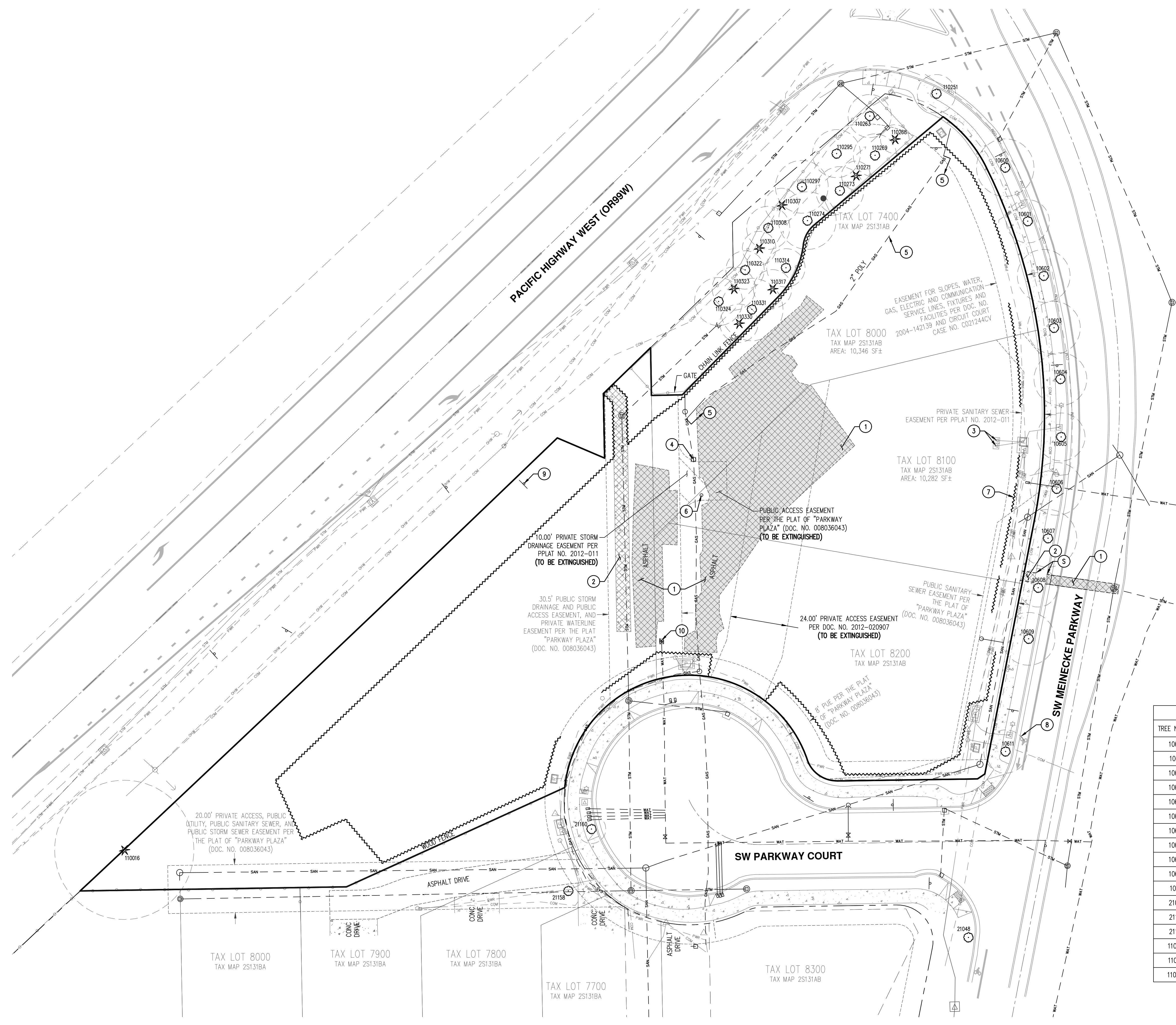
OREGON
 JANUARY 11, 2005
 ROBERT D. RITTIG
 60124LS
 RENEWS: 12/31/20

JOB NUMBER: 6946
 DATE: 4/21/2020
 DESIGNED BY:
 DRAWN BY: MTB
 CHECKED BY: RDR

PRELIMINARY TREE PRESERVATION AND DEMOLITION PLAN
SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON



RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
 DATE: 07/02/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM



LEGEND:

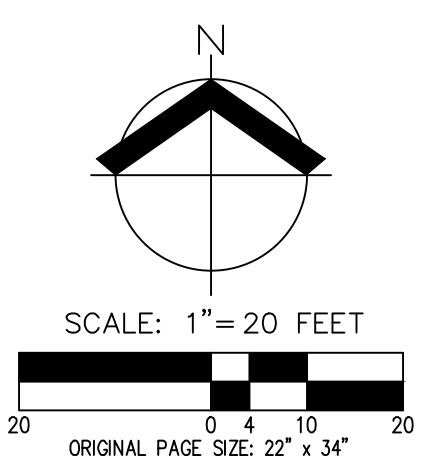
EXISTING AC/CONCRETE PAVEMENT TO BE REMOVED

KEYED DEMOLITION NOTES:

- S. SAWCUT LINE (TYP)
- EXISTING AC PAVEMENT TO BE REMOVED
 - EXISTING SIDEWALK TO BE REMOVED AND REPLACED FOR NEW UTILITY INSTALLATION
 - RELOCATE EXISTING POWER STRUCTURE
 - RELOCATE EXISTING GAS STRUCTURE
 - CAP AND REMOVE EXISTING 2" GAS MAIN
 - EXISTING STORM CLEANOUT TO BE ABANDONED
 - TREE PROTECTION/ORANGE CONSTRUCTION FENCING
 - TREE ROOT PROTECTION ZONE (TYP)
 - REMOVE EXISTING 'FOR SALE' SIGN
 - REMOVE/RELOCATE EXISTING WATER VALVE

TREE PRESERVATION AND REMOVAL NOTES:

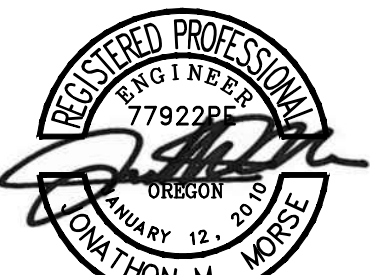
- TREE REMOVAL IS NOT INCLUDED AS PART OF THIS PROJECT AT THIS TIME.



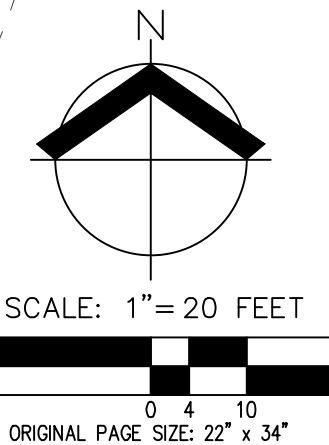
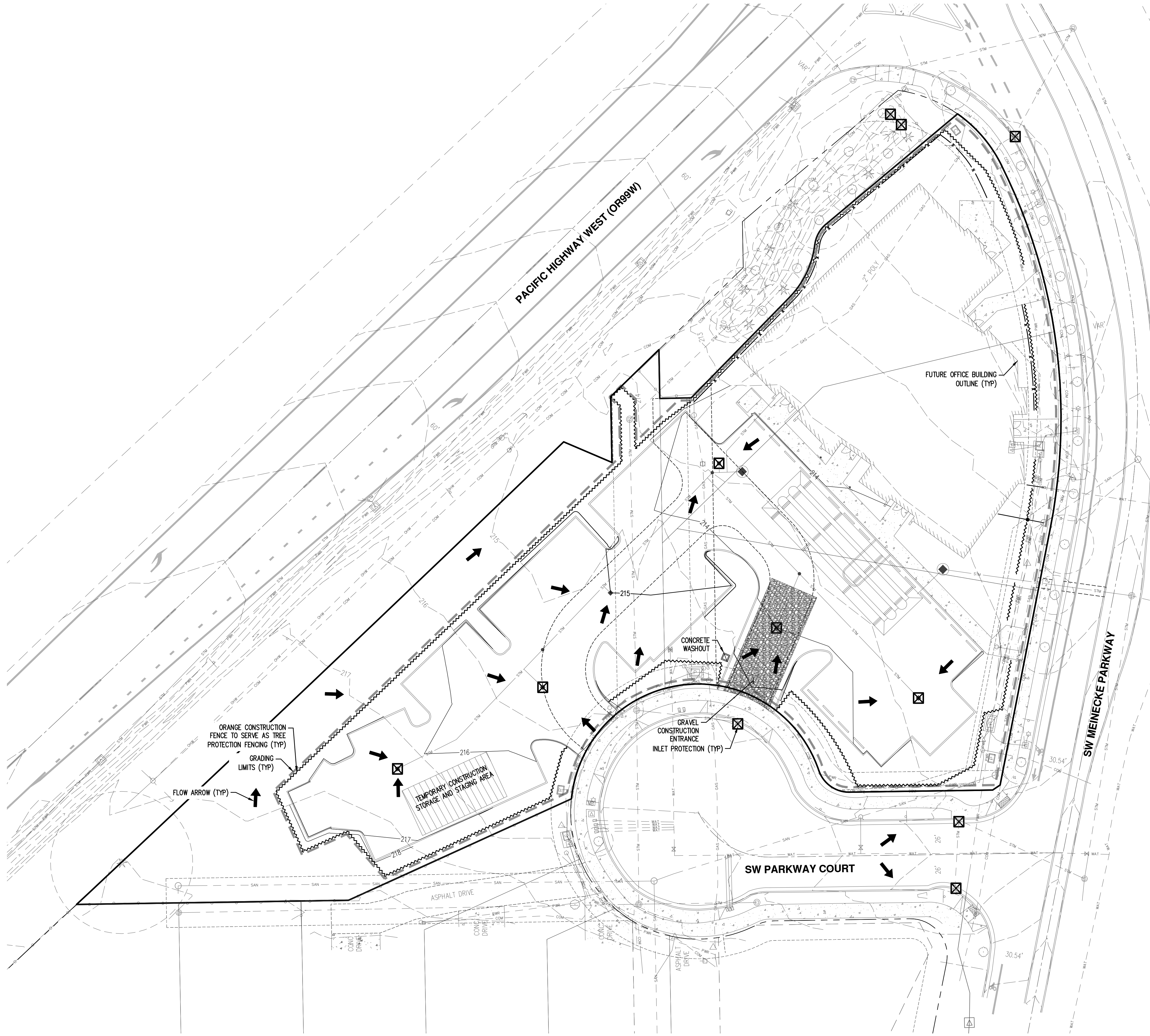
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10600	DECIDUOUS	12
10601	DECIDUOUS	9
10602	DECIDUOUS	11
10603	DECIDUOUS	11
10604	DECIDUOUS	11
10605	DECIDUOUS	10
10606	DECIDUOUS	11
10607	DECIDUOUS	12
10608	DECIDUOUS	8
10609	DECIDUOUS	11
10611	DECIDUOUS	9
21048	DECIDUOUS	11
21158	DECIDUOUS	6
21160	DECIDUOUS	6
110016	CONIFEROUS	29
110251	DECIDUOUS	8
110263	DECIDUOUS	9

TREE TABLE		
TREE NUMBER	TYPE	DBH (N.)
110268	CONIFEROUS	6
110269	DECIDUOUS	9
110271	CONIFEROUS	6
110273	DECIDUOUS	10
110274	DECIDUOUS	12
110295	DECIDUOUS	10
110297	DECIDUOUS	11
110307	CONIFEROUS	7
110308	DECIDUOUS	9
110310	CONIFEROUS	7
110314	DECIDUOUS	8
110317	CONIFEROUS	8
110322	DECIDUOUS	8
110323	CONIFEROUS	9
110324	DECIDUOUS	10
110330	CONIFEROUS	8
110331	DECIDUOUS	13

**PRELIMINARY GRADING AND EROSION AND
 SEDIMENT CONTROL PLAN
 SENESTRARO FAMILY ORTHODONTICS
 SHERWOOD, OREGON**

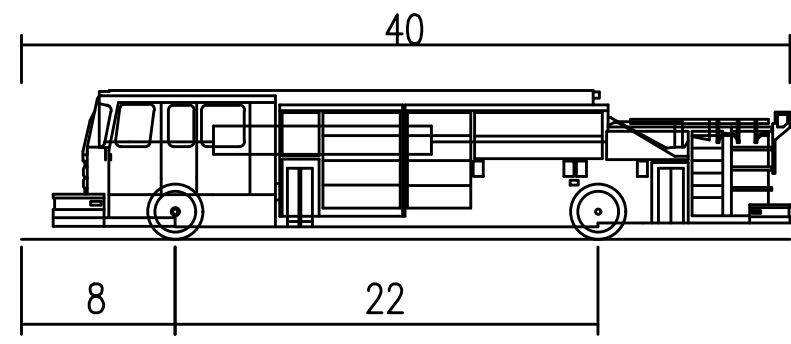


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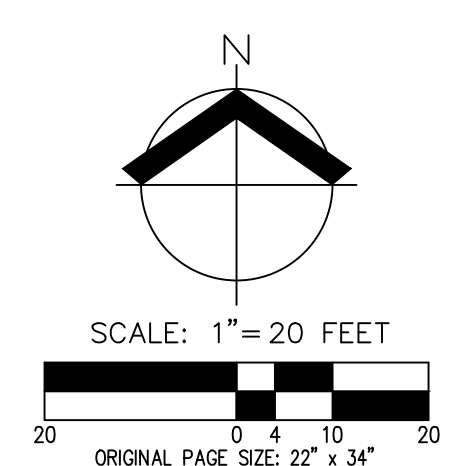
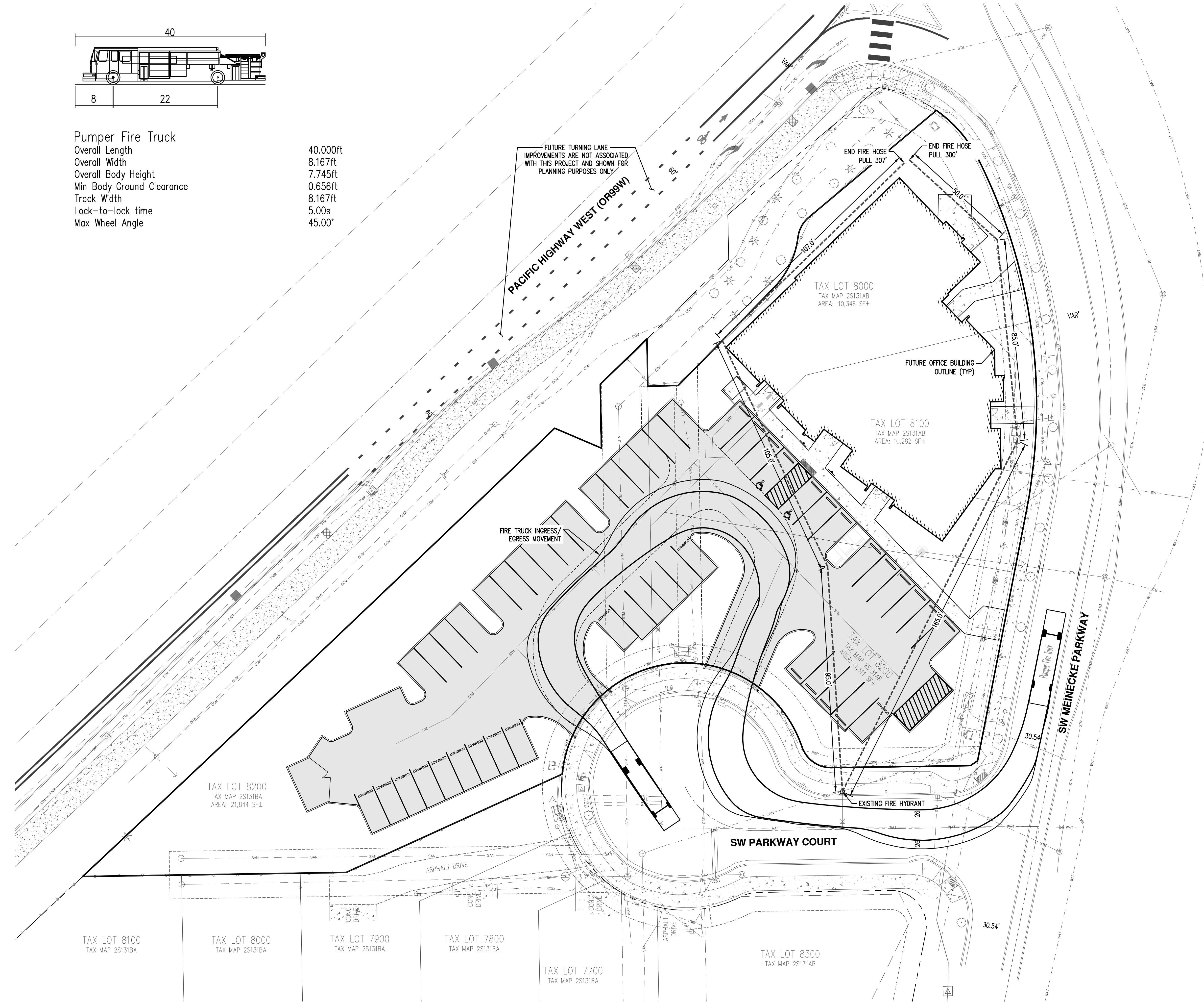
LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- SEDIMENT FENCE
- INLET PROTECTION (TYP)
- CONCRETE WASHOUT AREA
- TREE ROOT ZONE (TYP)
- DRAINAGE FLOW DIRECTION
- GRAVEL CONSTRUCTION ENTRANCE
- GRADING LIMITS
- ORANGE CONSTRUCTION FENCE/TREE PROTECTION



Pumper Fire Truck

Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



PRELIMINARY FIRE ACCESS & WATER SUPPLY PLAN

**SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



RENEWAL DATE:	12/31/20
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DATE:	07/02/2020
DESIGNED BY:	GSH
DRAWN BY:	GSH & APC
CHECKED BY:	JMM

PRELIMINARY CIRCULATION AND DIMENSIONED SITE PLAN
SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON



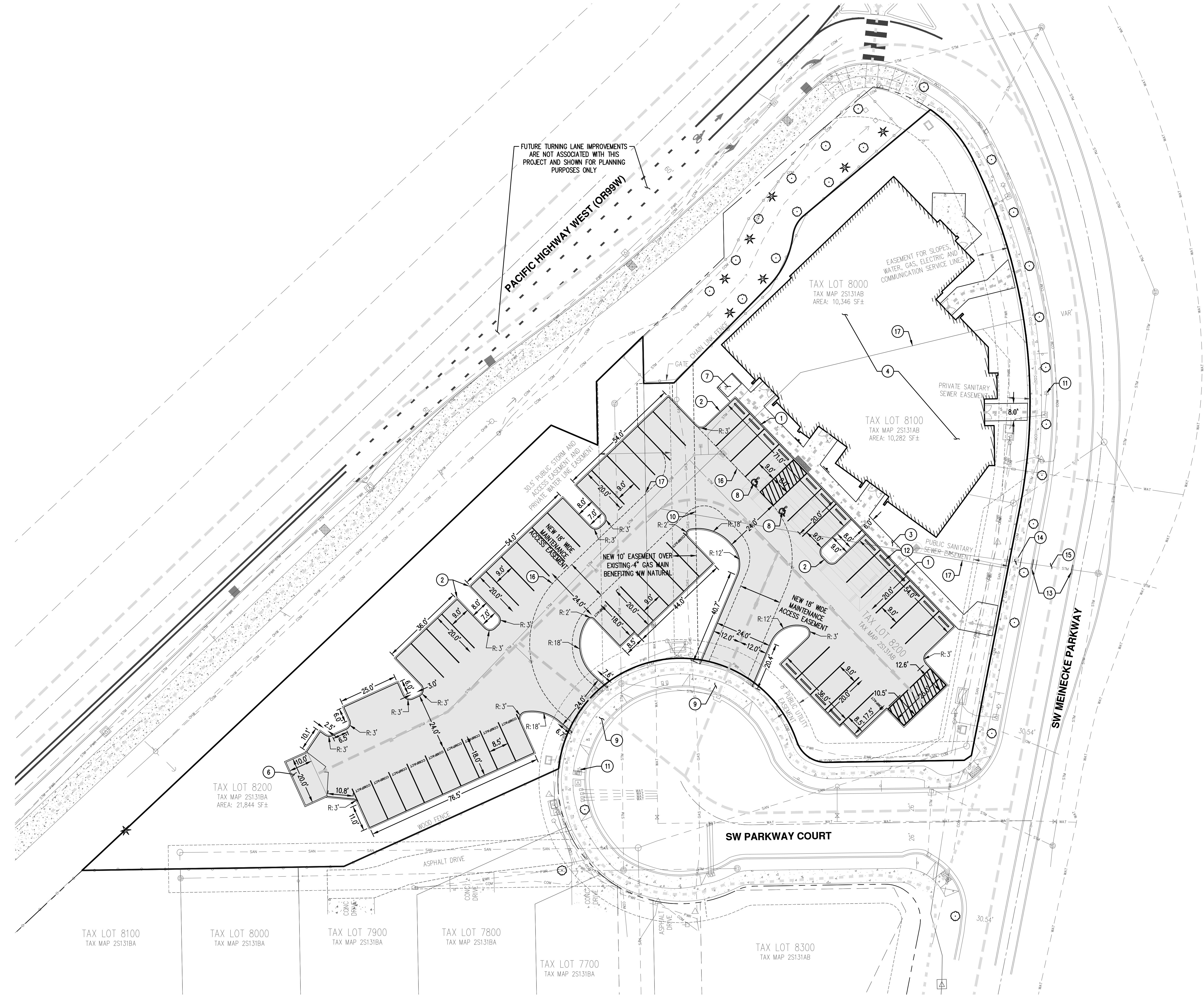
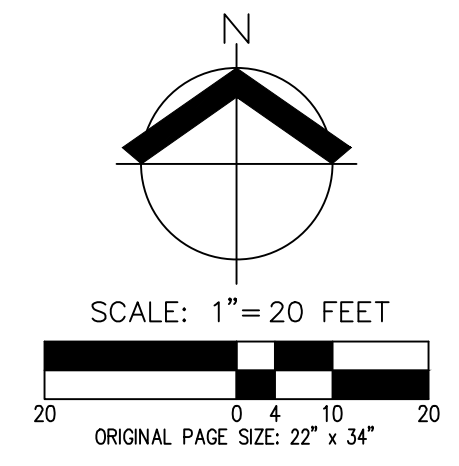
RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
 DATE: 07/02/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM

- KEYED NOTES:**
1. NEW ZERO EXPOSURE CURB
 2. NEW STANDARD CURB
 3. NEW CONCRETE SIDEWALK
 4. NEW OFFICE BUILDING
 5. NEW PARKING STALL PAVEMENT MARKING (TYP)
 6. NEW TRASH ENCLOSURE AREA
 7. NEW BICYCLE PARKING AREA
 8. NEW ADA COMPLIANT PARKING STALL
 9. EXISTING DRIVEWAY APPROACH DROP TO BE UTILIZED FOR SITE ACCESS
 10. NEW EASEMENT OVER EXISTING 4" GAS MAIN BENEFITING NW NATURAL
 11. EXISTING STREET LIGHT (TYP)
 12. NEW WHEEL STOP (TYP)
 13. CURB REPAIR FOR NEW UTILITY INSTALLATION
 14. SIDEWALK REPAIR FOR NEW UTILITY INSTALLATION
 15. PAVEMENT REPAIR FOR NEW UTILITY INSTALLATION
 16. NEW ACCESS EASEMENT TO EXISTING STORMWATER FACILITY BENEFITING CITY OF SHERWOOD PUBLIC WORKS
 17. UNDERLYING TAX LOTS TO BE CONSOLIDATED

LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- EXISTING PEDESTRIAN CIRCULATION ROUTE
- NEW PEDESTRIAN CIRCULATION ROUTE
- EXISTING VEHICULAR CIRCULATION ROUTE
- NEW VEHICULAR CIRCULATION ROUTE

NOTE: EXISTING PEDESTRIAN AND VEHICULAR CIRCULATION ROUTES SHOWN AS PART OF FUTURE TURNING LANE IMPROVEMENTS ARE NOT ASSOCIATED WITH THIS PROJECT AND ARE FOR PLANNING PURPOSES ONLY.



FUTURE TURNING LANE IMPROVEMENTS ARE NOT ASSOCIATED WITH THIS PROJECT AND SHOWN FOR PLANNING PURPOSES ONLY

EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES

PRIVATE SANITARY SEWER EASEMENT

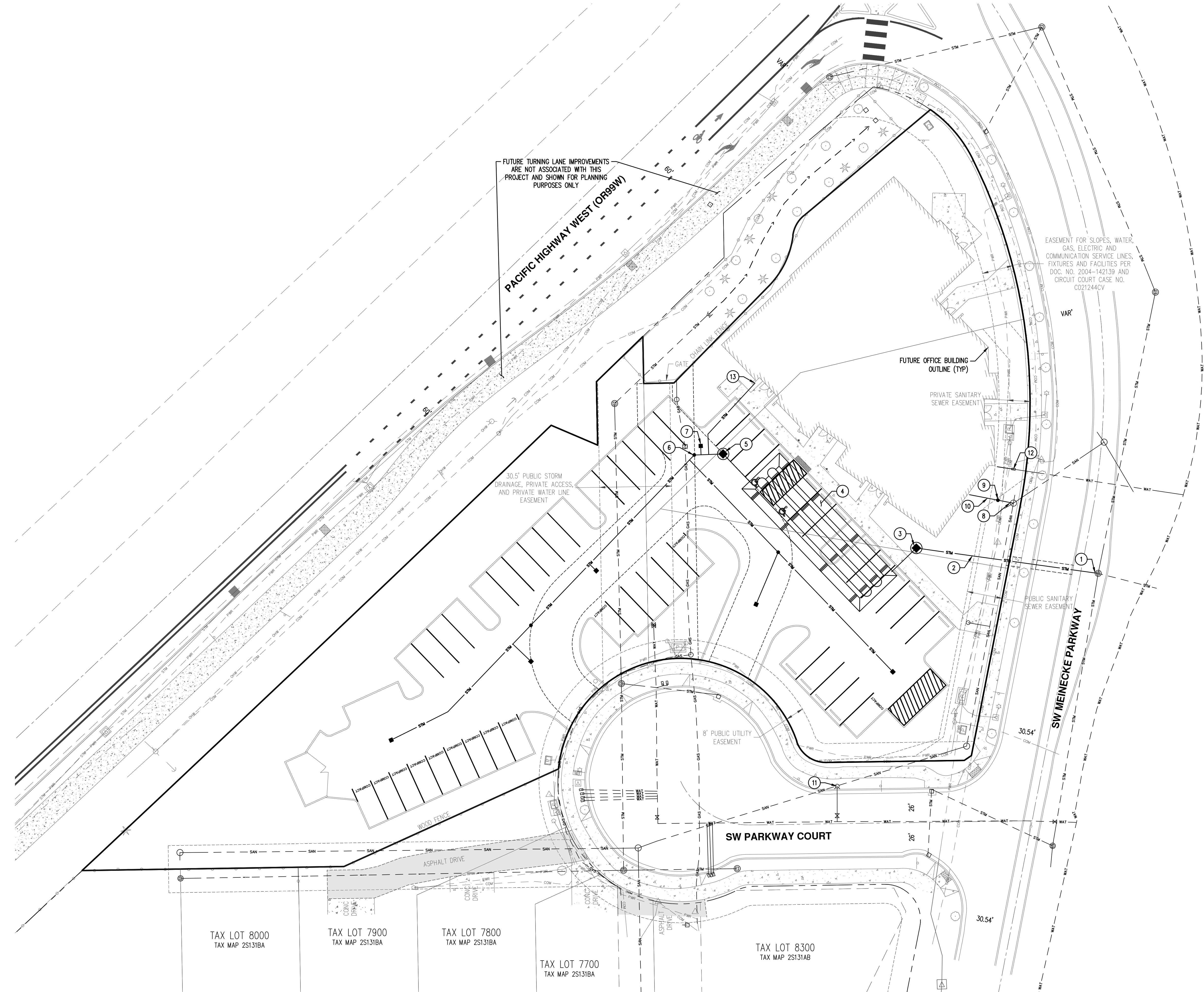
30" PUBLIC STORM AND ACCESS EASEMENT AND PRIVATE WATER LINE EASEMENT

NEW 10' EASEMENT OVER EXISTING 4" GAS MAIN BENEFITING NW NATURAL

NEW 18" WIDE MAINTENANCE ACCESS EASEMENT

PUBLIC SANITARY SEWER EASEMENT

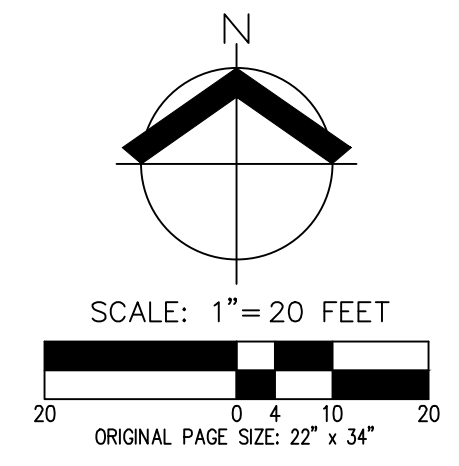
- KEYED NOTES:**
1. NEW PRIVATE CONNECTION TO EXISTING STORM MANHOLE
 2. NEW PRIVATE STORMWATER CONVEYANCE PIPE (TYP)
 3. NEW PRIVATE STORMWATER FLOW CONTROL MANHOLE
 4. NEW PRIVATE SUBSURFACE STORMWATER DETENTION SYSTEM
 5. NEW PRIVATE WATER QUALITY MANHOLE
 6. NEW PRIVATE CLEANOUT (TYP)
 7. NEW PRIVATE AREA DRAIN (TYP)
 8. PRIVATE SANITARY SEWER SERVICE CONNECTION TO EXISTING MANHOLE AT EXISTING STUB
 9. NEW PRIVATE SANITARY SEWER CLEANOUT (TYP)
 10. NEW PRIVATE SANITARY SEWER LATERAL
 11. EXISTING PUBLIC FIRE HYDRANT
 12. EXISTING WATER METER TO BE UTILIZED BY NEW BUILDING
 13. NEW BUILDINGS ROOF DRAIN STUB TO PRIVATE STORMWATER COLLECTION SYSTEM



PRELIMINARY COMPOSITE UTILITY PLAN

SENESTRARO FAMILY ORTHODONTICS

SHERWOOD, OREGON



RENEWAL DATE: 12/31/20

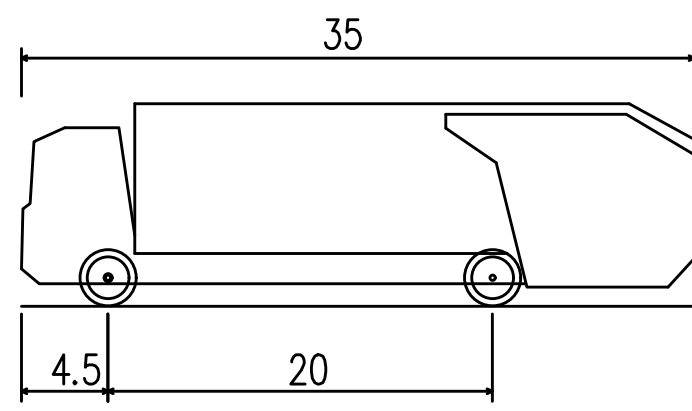
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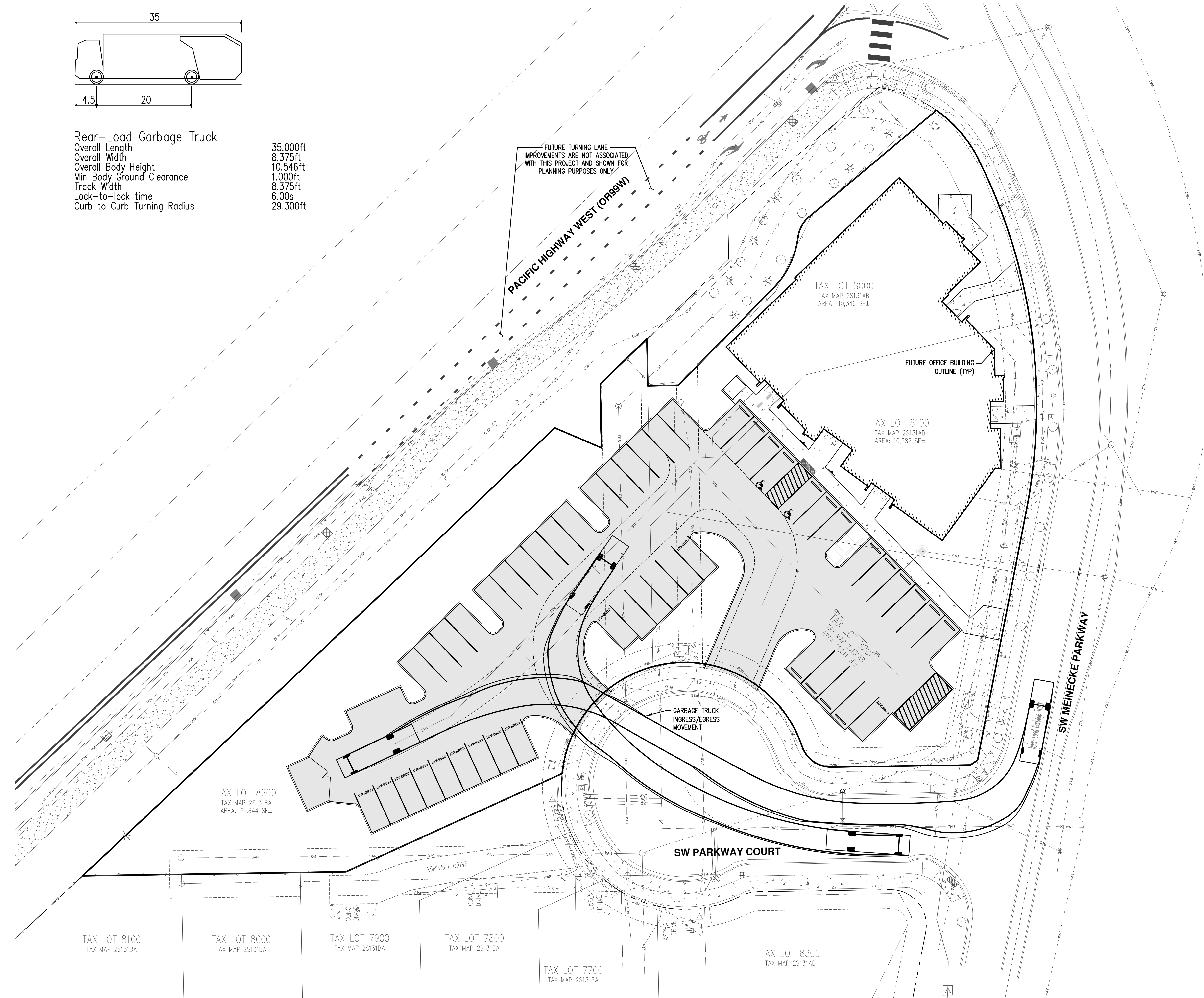
DESIGNED BY: GSH

DRAWN BY: GSH & APC

CHECKED BY: JMM



Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft



FUTURE TURNING LANE
 IMPROVEMENTS ARE NOT ASSOCIATED
 WITH THIS PROJECT AND SHOWN FOR
 PLANNING PURPOSES ONLY

TAX LOT 8000
 TAX MAP 25131AB
 AREA: 10,346 SF±

TAX LOT 8100
 TAX MAP 25131AB
 AREA: 10,282 SF±

TAX LOT 8200
 TAX MAP 25131B
 AREA: 11,511 SF±

TAX LOT 8200
 TAX MAP 25131BA
 AREA: 21,844 SF±

TAX LOT 8100
 TAX MAP 25131BA

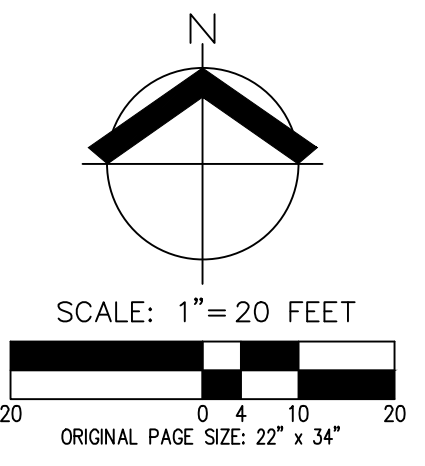
TAX LOT 8000
 TAX MAP 25131BA

TAX LOT 7900
 TAX MAP 25131BA

TAX LOT 7800
 TAX MAP 25131BA

TAX LOT 7700
 TAX MAP 25131BA

TAX LOT 8300
 TAX MAP 25131AB



PRELIMINARY GARBAGE TRUCK TURNING MOVEMENT PLAN

**SENESTRARO FAMILY ORTHODONTICS
 SHERWOOD, OREGON**

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