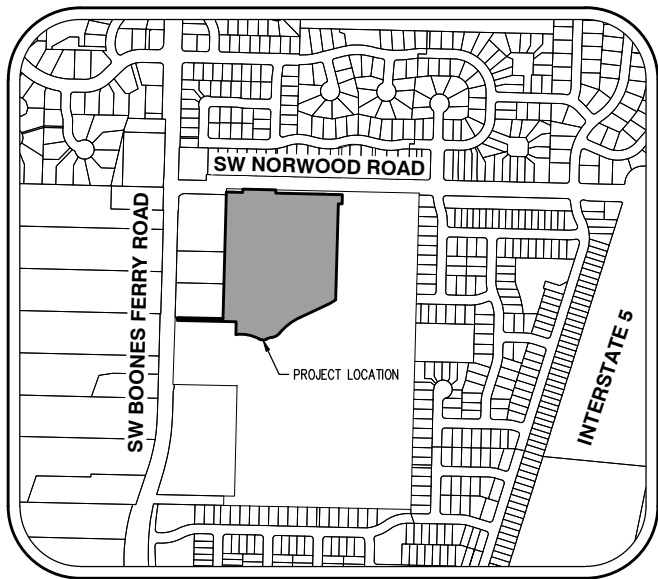


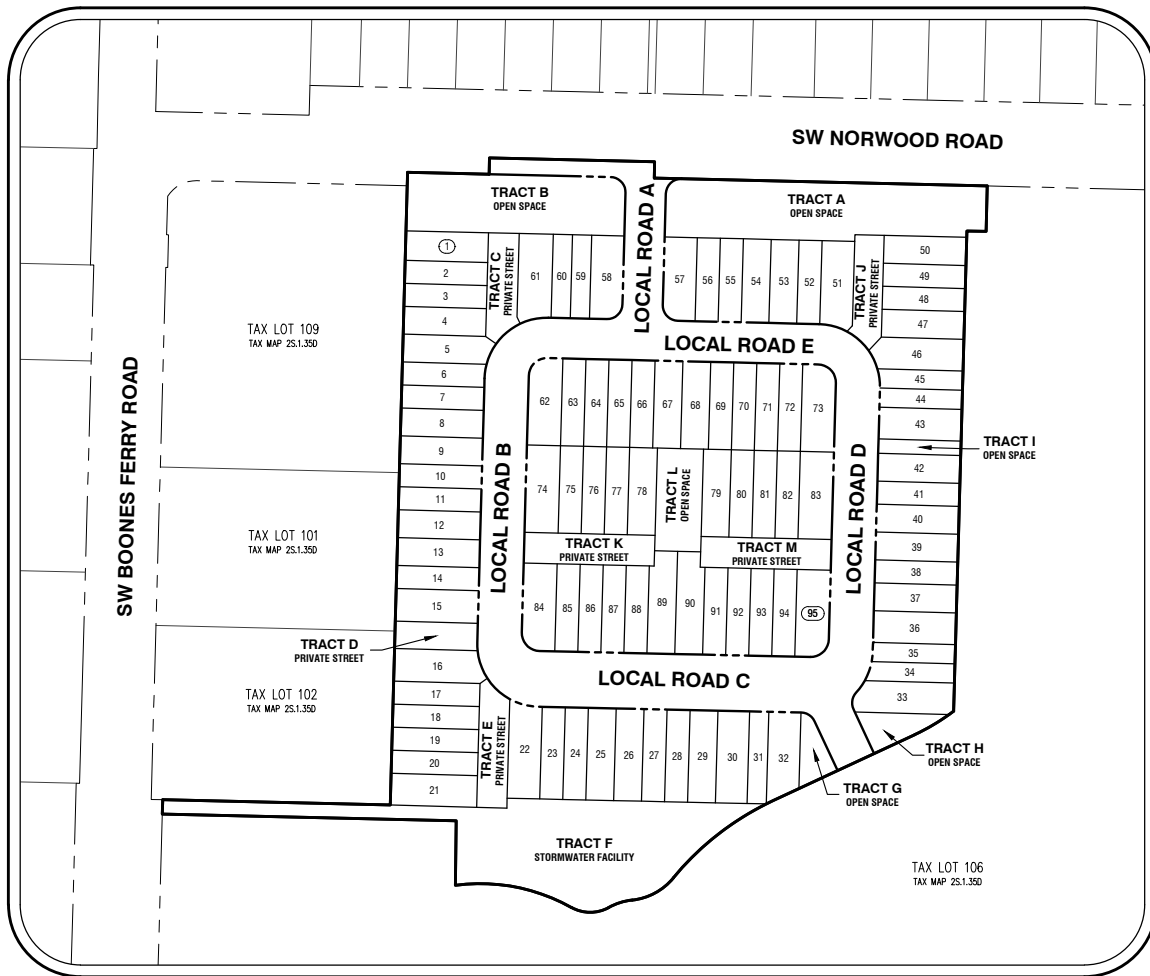
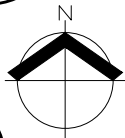
NORWOOD TOWNHOMES

LAND USE APPLICATION PLANS



VICINITY MAP

1" = 500'



SITE MAP

1" = 100'

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	

EXISTING

PROPOSED

RIGHT-OF-WAY LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
DITCH	---	---
CURB	---	---
EDGE OF PAVEMENT	---	---
CUTTER	---	---
EASEMENT	---	---
FENCE LINE	---	---
GRAVEL EDGE	---	---
POWER LINE	---	---
OVERHEAD WIRE	---	---
COMMUNICATIONS LINE	---	---
FIBER OPTIC LINE	---	---
GAS LINE	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
RECLAIMED WATER LINE	---	---

SHEET INDEX

- P01 COVER SHEET WITH PLAN LEGEND AND VICINITY MAP
- P02 PRODUCT DISTRIBUTION PLAN WITH AERIAL PHOTO
- P03 EXISTING CONDITIONS PLAN
- P04 PRELIMINARY CIRCULATION PLAN
- P05 PRELIMINARY PLAT
- P06 PRELIMINARY SETBACK PLAN
- P07 PRELIMINARY STREET PLAN
- P08 STREET CROSS SECTIONS
- P09 PRELIMINARY NORWOOD ROAD (ULTIMATE)
- P10 PRELIMINARY NORWOOD ROAD (INTERIM)
- P11 PRELIMINARY STREET PROFILES
- P12 PRELIMINARY COMPOSITE UTILITY PLAN
- P13 PRELIMINARY GRADING AND ESC PLAN
- P14 PRELIMINARY DEMOLITION PLAN
- P15 PRELIMINARY DEMOLITION PLAN (NORWOOD)
- P16 PRELIMINARY STREET TREE AND PLANTING PLAN
- P17 PRELIMINARY LIGHTING PLAN

OWNER/APPLICANT

KEN ALLEN
NORWOOD HORIZON HOLDINGS, LLC
9300 SW NORWOOD ROAD
TUALATIN, OR 97062

CIVIL ENGINEERING/ SURVEYING/LAND USE PLANNING/ LANDSCAPE

ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: MELISSA SLOTEMAKER, AICP
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
PH: 503.563.6151
SLOTEMAKERM@AKS-ENG.COM

ARBORIST

TODD PRAGER & ASSOCIATES, LLC
CONTACT: TODD PRAGER, AICP, ASCA, ISA
601 ATWATER RD
LAKE OSWEGO, OR 97034
PH: 971.295.4835
TODD@TODDPRAGER.COM

PROPERTY LOCATION

LOCATED SOUTH OF SW NORWOOD ROAD AND EAST OF SW
BOONES FERRY ROAD IN THE CITY OF TUALATIN, WASHINGTON
COUNTY, OREGON

PROPERTY DESCRIPTION

TAX LOTS 106 AND 108 (WASHINGTON COUNTY ASSESSOR'S
MAP 2S 1 35D) LOCATED IN THE CENTRAL PORTION OF
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

EXISTING LAND USE

SINGLE FAMILY RESIDENTIAL WITH VACANT LAND AND
PARKING LOT

PROJECT PURPOSE

SINGLE-FAMILY ATTACHED, 95 LOT
RESIDENTIAL SUBDIVISION

VERTICAL DATUM

ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK
NO. 967. LOCATED ON THE WEST CURB OF SW BOONES FERRY
ROAD APPROXIMATELY 60 FEET SOUTH OF THE INTERSECTION
OF SW NORWOOD ROAD. ELEVATION = 334.00 FEET (NGVD
29). CONVERTED TO NAVD 88 BY ADDING 3.52 FEET PER THE
CITY OF TUALATIN ELEVATION = 337.52 FEET (NAVD 88).

COVER SHEET WITH PLAN LEGEND AND VICINITY MAP

NORWOOD TOWNHOMES

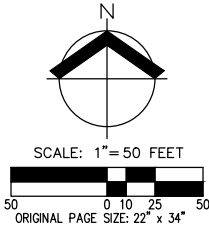
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR



RENEWAL DATE:	6/30/26
JOB NUMBER:	8723-04
DATE:	01/28/2026
DESIGNED BY:	JSM
DRAWN BY:	JSM
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P01

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



DENSITY CALCULATIONS

	SQ. FT.	ACRES
GROSS SITE AREA:	± 404,740	± 9.29
PUBLIC R.O.W. DEDICATION AREA:	± 77,947	± 1.79
PRIVATE STREET/ACCESS AREA:	± 21,955	± 0.50
STORMWATER FACILITY AREA:	± 29,947	± 0.69
OPEN SPACE AREA:	± 43,575	± 1.00
NET DEVELOPABLE:	± 231,316	± 5.31

RML ZONE		
MAXIMUM DENSITY (25 DU PER ACRE):	133	LOTS
PLANNED DENSITY:	95	LOTS
REQUIRED OPEN SPACE AREA (5% GROSS):	± 20,237	SQ. FT.
OPEN SPACE PROVIDED:	± 43,575	SQ. FT.

LOT SUMMARY		
MAXIMUM LOT AREA:	± 3,354	SQ. FT.
MINIMUM LOT AREA:	± 1,720	SQ. FT.
MINIMUM AVERAGE LOT WIDTH:	± 20	FT.
AVERAGE LOT AREA FOR SF ATTACHED DU:	± 2,482	SQ. FT.

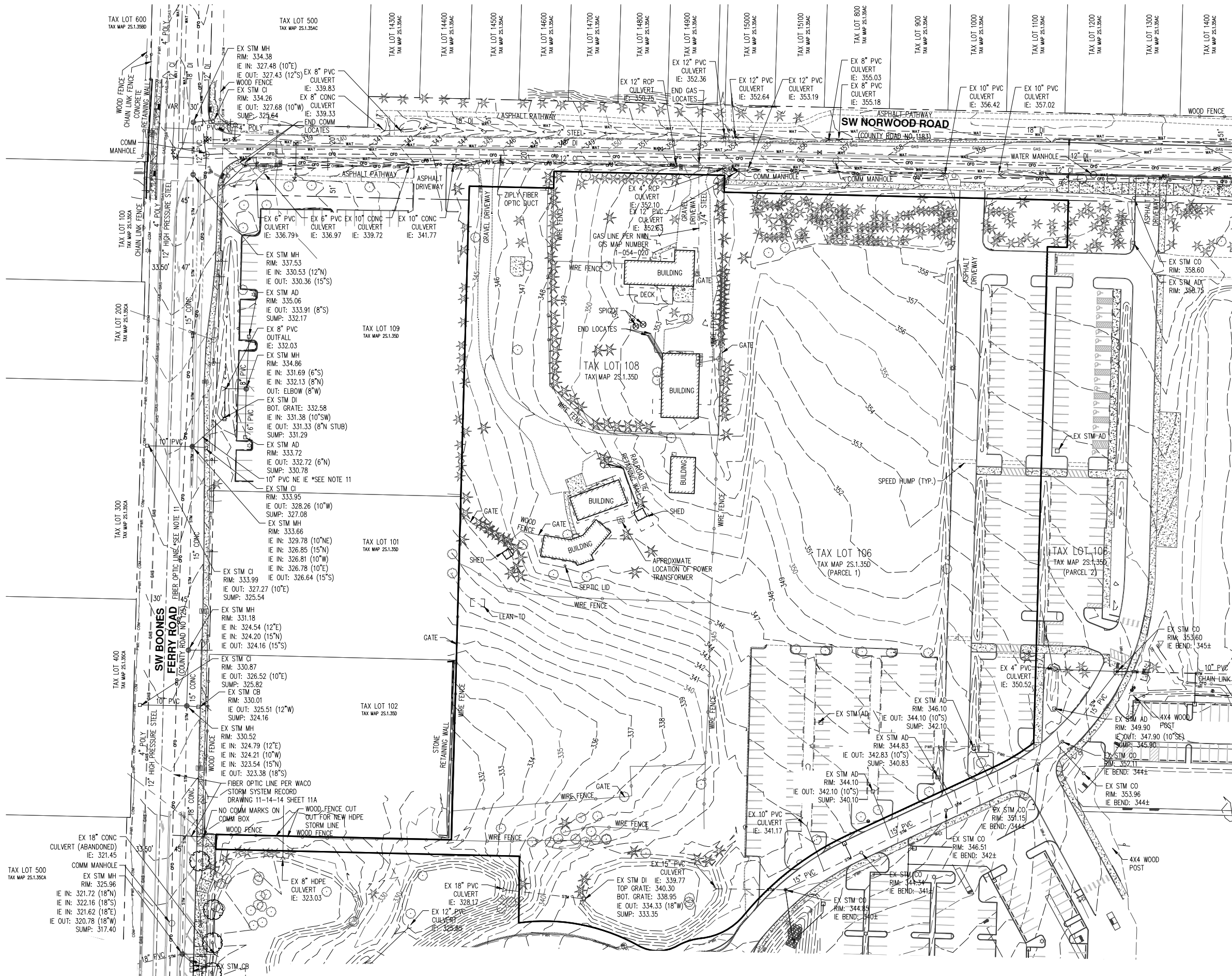
LOT DIMENSION	HOUSE TYPE	LOTS
20' - 28' FRONT	Attached	13
24' FRONT	Attached	70
24' REAR	Attached	12

TOTAL UNITS	95
-------------	----

PRODUCT DISTRIBUTION PLAN WITH AERIAL PHOTO
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR



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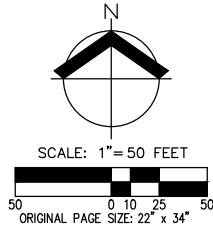
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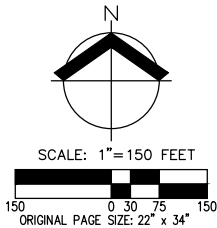
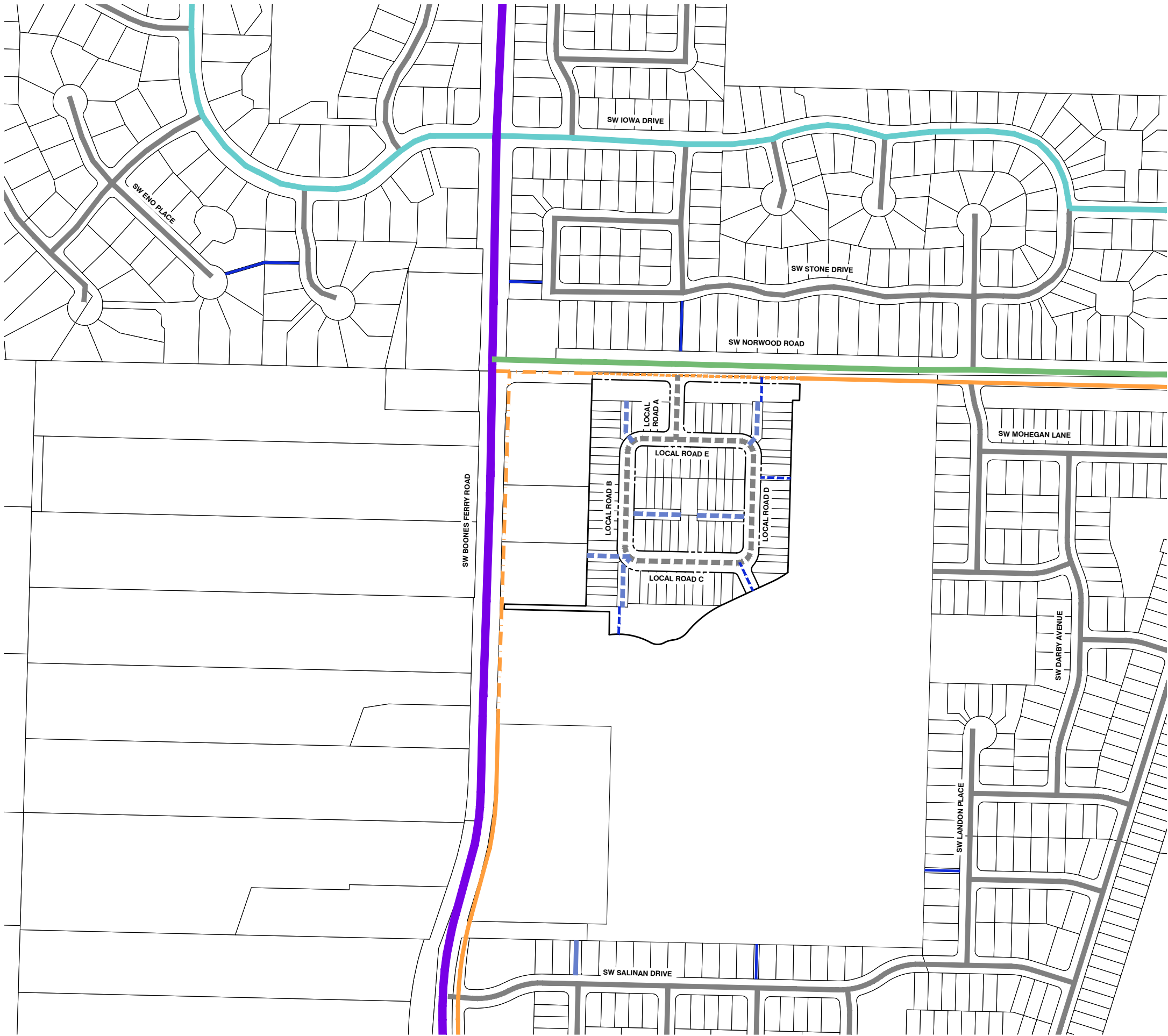
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 22081507, 22081536, 22081556, 22081569, 22081589, 22081609, 22081623, 22270409 AND BY PACIFIC NORTHWEST LOCATING, LLC. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED APRIL 4-8 AND OCTOBER 17-21, 2022.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 967. LOCATED ON THE WEST CURB OF SW BOONES FERRY ROAD APPROXIMATELY 60 FEET SOUTH OF THE INTERSECTION OF SW NORWOOD ROAD. ELEVATION = 334.00 FEET (NGVD 29). CONVERTED TO NAVD 88 BY ADDING 3.52 FEET PER THE CITY OF TUALATIN ELEVATION = 337.52 FEET (NAVD 88).
- HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.000131881 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF NORTH 623231.202 AND EAST 7820017.148. WITH A MERIDIAN CONVERGENCE ANGLE OF -1'36'22". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS WERE MEASURED BY AERIAL UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- EXCEPTIONS PER TITLE REPORT ORDER NO 7000-3991535: EXCEPTION 12: EASEMENT FOR POLES, LINES, AND ANCHORS PER VOLUME 288, PAGE 14 IS NOT MAPPABLE, REFERENCE DOUMENTS DO NOT FALL IN THE SURVEYED AREA. EXCEPTION 15: RIGHT-OF-WAY DEDICATION PER DOCUMENT NUMBER 2003-111268 IS SHOWN ON MAP. EXCEPTION 19: EASEMENT FOR PRIVATE SEWER/DRAINFIELD, EASEMENT TERMINATES IF SEPTIC/DRAINFIELD IS NO LONGER IN USE.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON MAY 31, 2022. FEATURES WERE LOCATED USING A HANDHELD TRIMBLE GEO7X RECEIVER WITH SUBMETER ACCURACY, AND ARE CONSIDERED APPROXIMATE.
- TAX LOT 106 IS IN THE PROCESS OF BEING PARTITIONED INTO TWO PARCELS. PARCEL 1 WILL BE USED FOR THE WHOLE OF THE PROPOSED SUBDIVISION. PARCEL 2 WILL REMAIN.
- ALL EXISTING TREES SHOWN. REFER TO SEPARATE EXHIBIT "TREE PLAN FOR NORWOOD TOWNHOMES SUBDIVISION & HORIZON COMMUNITY CHURCH" (DATED SEPTEMBER 2025) BY TODD PRAGER & ASSOCIATES FOR EXISTING TREE REMOVAL AND PRESERVATION DETAILS.

**EXISTING CONDITIONS PLAN
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR**

REGISTERED
PROFESSIONAL
LAND SURVEYOR
**PRELIMINARY
NOT FOR
CONSTRUCTION**
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/27

JOB NUMBER: 8723-04
DATE: 01/28/2026
DESIGNED BY: JSM
DRAWN BY: JSM
CHECKED BY: DS





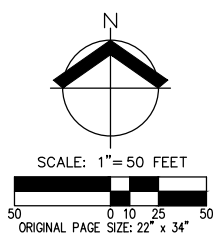
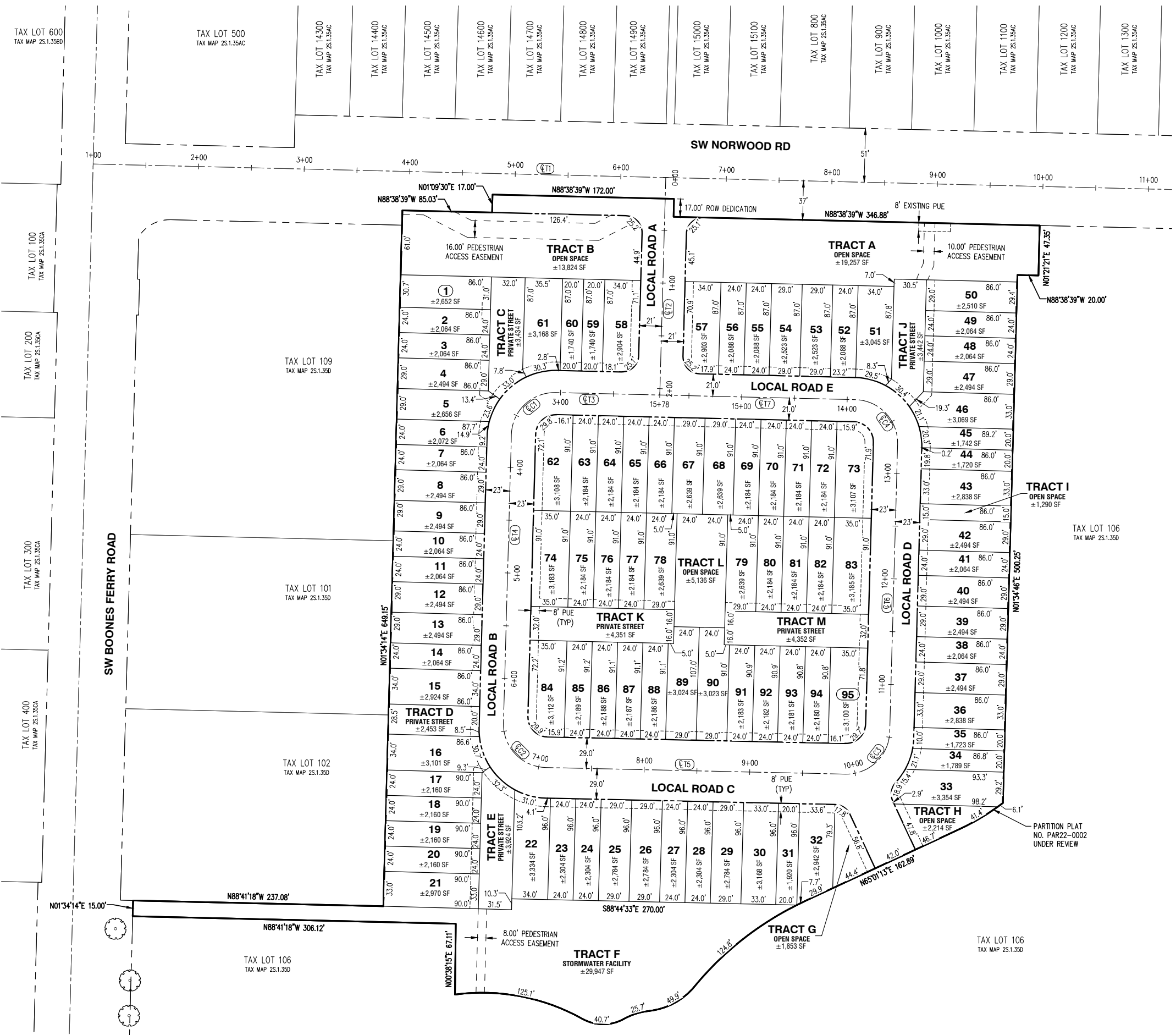
LEGEND	
MAJOR ARTERIAL	
COLLECTOR	
COLLECTOR - MINOR	
LOCAL ROAD	
LOCAL ROAD - PLANNED	
PRIVATE ACCESS	
PRIVATE ACCESS - PLANNED	
PEDESTRIAN ACCESSWAY	
PEDESTRIAN ACCESSWAY - PLANNED	
MULTI-USE PATHWAY	
MULTI-USE PATHWAY - PLANNED	
MULTI-USE PATHWAY - FUTURE	

PRELIMINARY CIRCULATION PLAN
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR



RENEWAL DATE:	6/30/26
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AKS DRAWING FILE: 8723-04 PRELIM PLAT - LUDWIG LAYOUT: P05



SW NORWOOD ROAD ALIGNMENT TABLE						
CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
Q1	1+00.00		2892.61'			S88°38'39"E

LOCAL RD A-D - PLATTED ALIGNMENT TABLE						
CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
Q2	0+00.00		206.00'			S01°34'46"W
Q3	2+06.00		98.66'			N88°38'39"W
Q1	3+04.66	41.00'	64.25'	89°47'07"	57.87	S46°27'48"W
Q4	3+68.91		273.26'			S01°34'14"W
Q2	6+42.17	41.00'	64.63'	90°18'47"	58.14	S43°35'09"E
Q5	7+06.79		283.96'			S88°44'33"E
Q3	9+90.76	41.00'	64.17'	89°40'41"	57.82	N46°25'07"E
Q6	10+54.93		272.77'			N01°34'46"E
Q4	13+27.70	41.00'	64.56'	90°13'26"	58.10	N43°31'56"W
Q7	13+92.26		185.34'			N88°38'39"W

TRACT NOTES:

- TRACT A: OPEN SPACE AREA TO BE OWNED AND MAINTAINED BY THE NORWOOD TOWNHOMES HOME OWNERS' ASSOCIATION (HOA).
- TRACT B: OPEN SPACE AREA TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT C: PRIVATE STREET WITH UTILITY ACCESS EASEMENTS OVER THE ENTIRETY TO THE CITY OF TUALATIN. PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA TO THE BENEFIT OF LOTS 1-4.
- TRACT D: PRIVATE STREET WITH UTILITY ACCESS EASEMENTS TO THE CITY.
- TRACT E: PRIVATE STREET WITH UTILITY ACCESS EASEMENTS OVER THE ENTIRETY TO THE CITY OF TUALATIN. PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA TO THE BENEFIT OF LOTS 17-21.
- TRACT F: STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE CITY OF TUALATIN.
- TRACT G: OPEN SPACE AREA TO BE OWNED AND MAINTAINED BY THE NORWOOD TOWNHOMES HOA.
- TRACT H: OPEN SPACE AREA TO BE OWNED AND MAINTAINED BY THE NORWOOD TOWNHOMES HOA.
- TRACT I: OPEN SPACE AREA WITH PEDESTRIAN PATH TO BE OWNED AND MAINTAINED BY NORWOOD TOWNHOMES HOA.
- TRACT J: PRIVATE STREET WITH UTILITY ACCESS EASEMENTS OVER THE ENTIRETY TO THE CITY OF TUALATIN. PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA TO THE BENEFIT OF LOTS 47-50.
- TRACT K: PRIVATE STREET WITH UTILITY ACCESS EASEMENTS OVER THE ENTIRETY TO THE CITY OF TUALATIN. PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA TO THE BENEFIT OF LOTS 74-89.
- TRACT L: OPEN SPACE AREA WITH A PATH TO BE OWNED AND MAINTAINED BY NORWOOD TOWNHOMES HOA.
- TRACT M: PRIVATE STREET WITH UTILITY ACCESS EASEMENTS OVER THE ENTIRETY TO THE CITY OF TUALATIN. PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA TO THE BENEFIT OF LOTS 79-83, 90-95.

ABBREVIATIONS:

PUE: PUBLIC UTILITY EASEMENT

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

PRELIMINARY PLAT
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
12.2019
AKS ENGINEERING & FORESTRY, LLC
11405 SW PERMAT RD, STE 100
TUALATIN, OR 97062
503.563.6450
WWW.AKS-ENG.COM

RENEWAL DATE: 6/30/26

JOB NUMBER: 8723-04

DATE: 01/28/2026

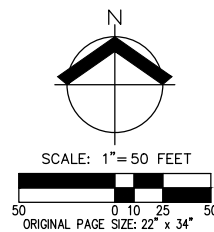
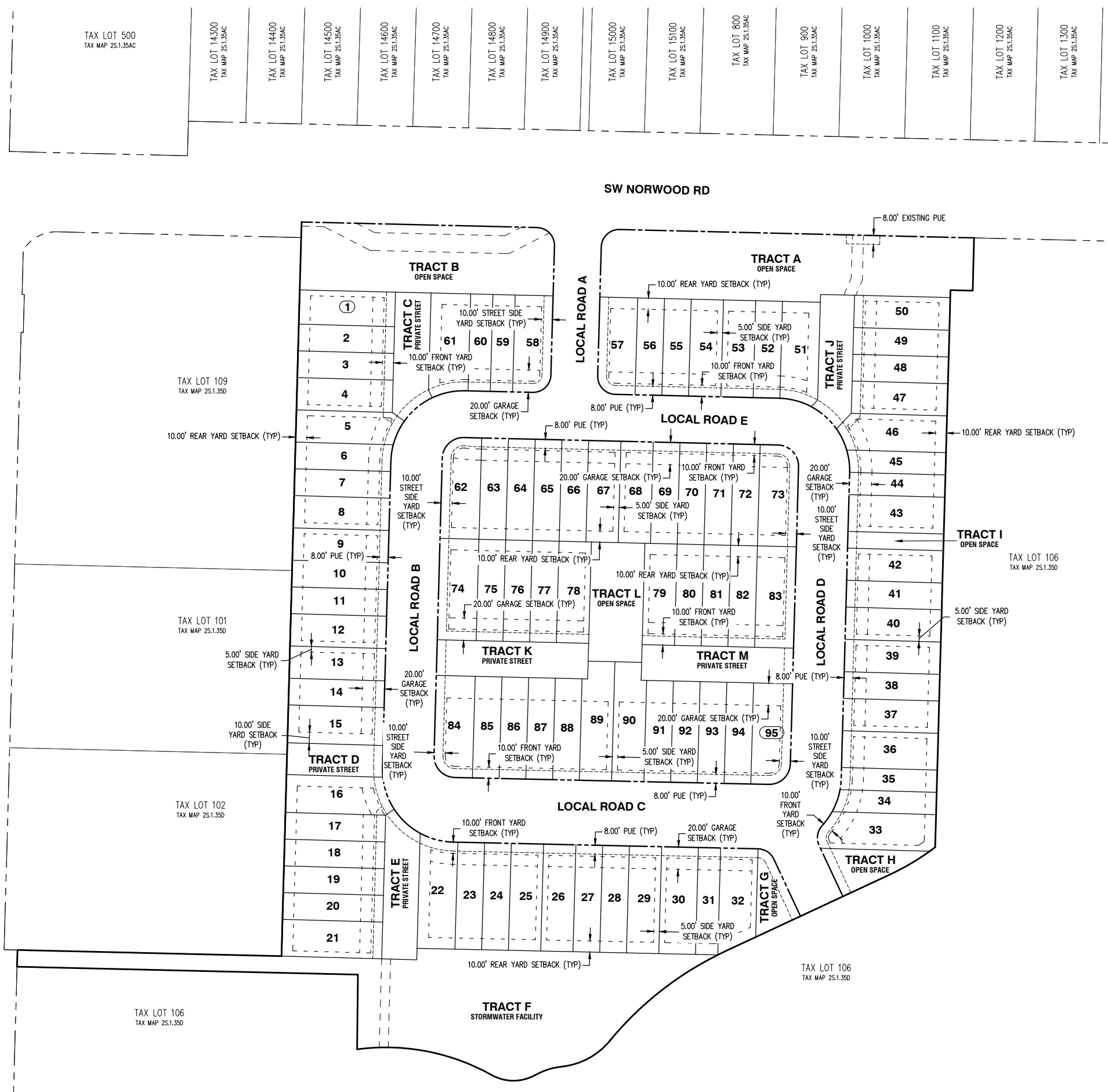
DESIGNED BY: JSM

DRAWN BY: JSM

CHECKED BY: DS

AKS ENGINEERING & FORESTRY, LLC
11405 SW PERMAT RD, STE 100
TUALATIN, OR 97062
503.563.6450
WWW.AKS-ENG.COM

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



SINGLE FAMILY ATTACHED TOWNHOME MINIMUM SETBACKS

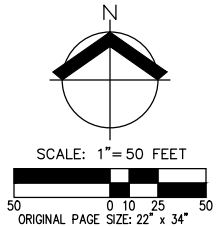
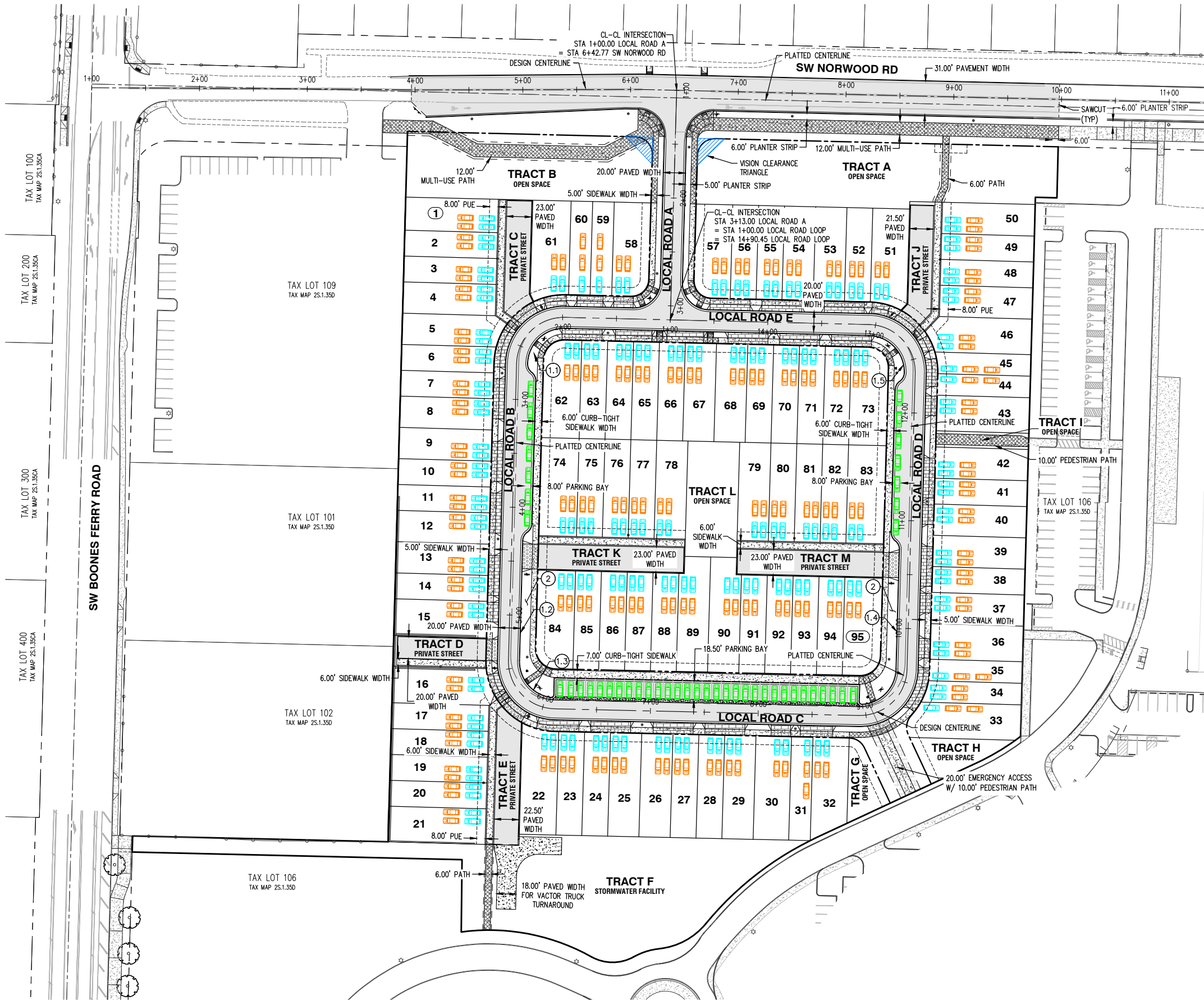
FRONT YARD: 10FT
GARAGE: 20FT
SIDE YARD: 5FT
STREET SIDE YARD: 10FT
REAR YARD: 10FT

**PRELIMINARY SETBACK PLAN
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR**



RENEWAL DATE: 6/30/26

JOB NUMBER:	8723-04
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LEGEND

- EMERGENCY ACCESS CONSTRUCTED BY CONTRACTOR
- CONCRETE SIDEWALK CONSTRUCTED BY CONTRACTOR
- CONCRETE SIDEWALK CONSTRUCTED BY HOME BUILDER
- NEW AC PAVEMENT BY CONTRACTOR
- VISION CLEARANCE TRIANGLE
- RESIDENTIAL CONCRETE DRIVEWAY BY HOME BUILDER
- COMMERCIAL DRIVEWAY BY CONTRACTOR
- ADA RAMP CONSTRUCTED BY CONTRACTOR
- GARAGE PARKING (190 TOTAL)
- DRIVEWAY PARKING (183 TOTAL)
- ON-STREET PARKING (45 TOTAL)

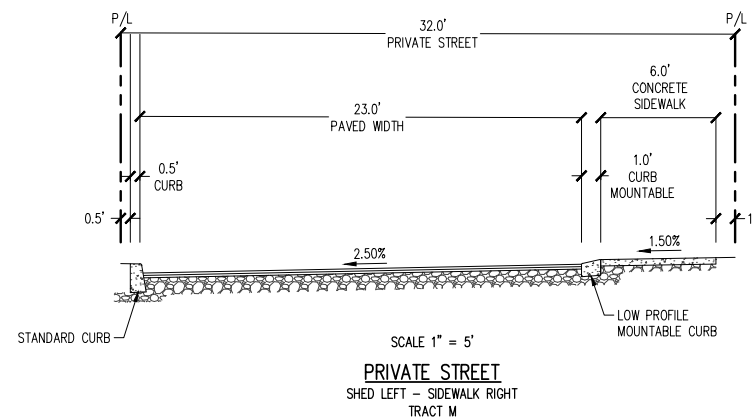
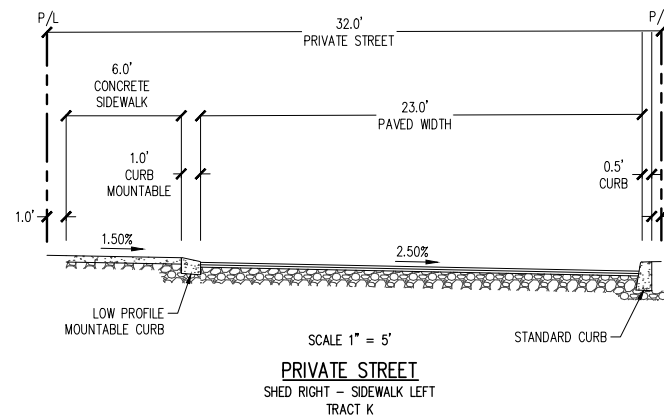
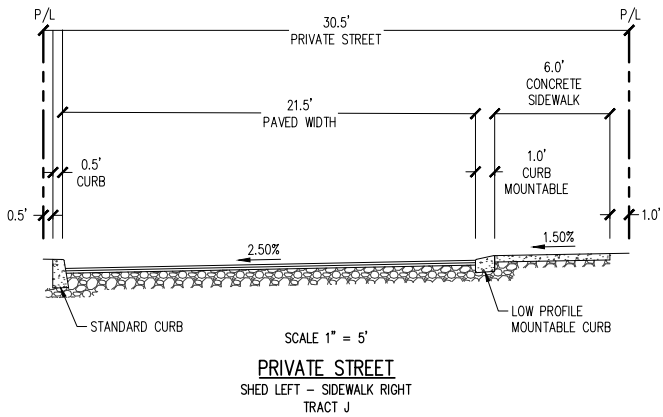
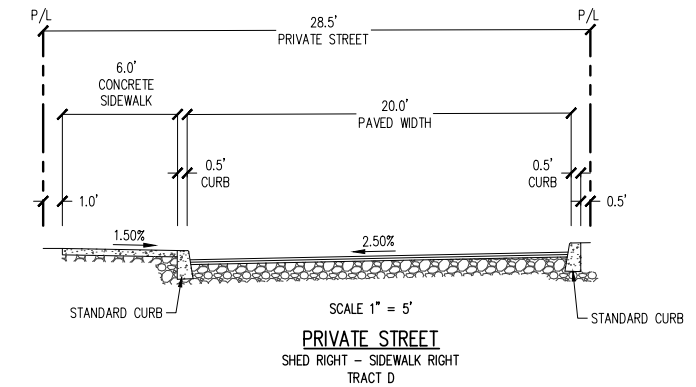
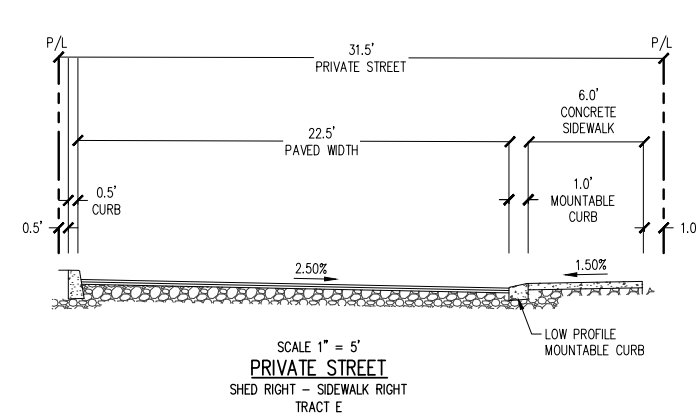
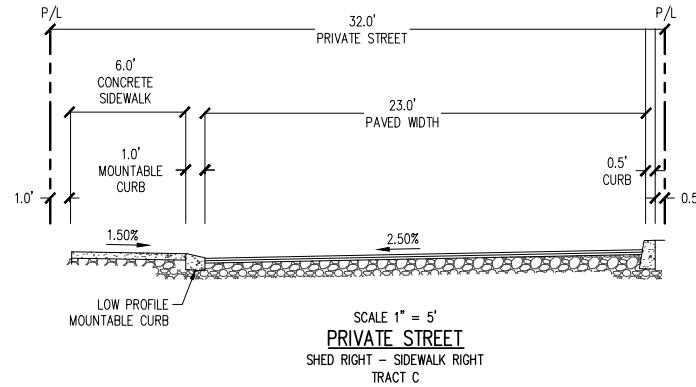
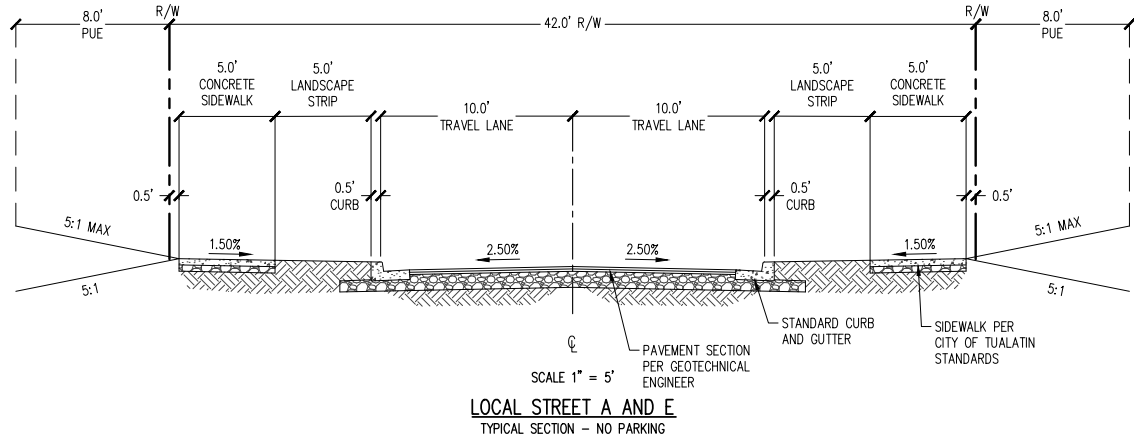
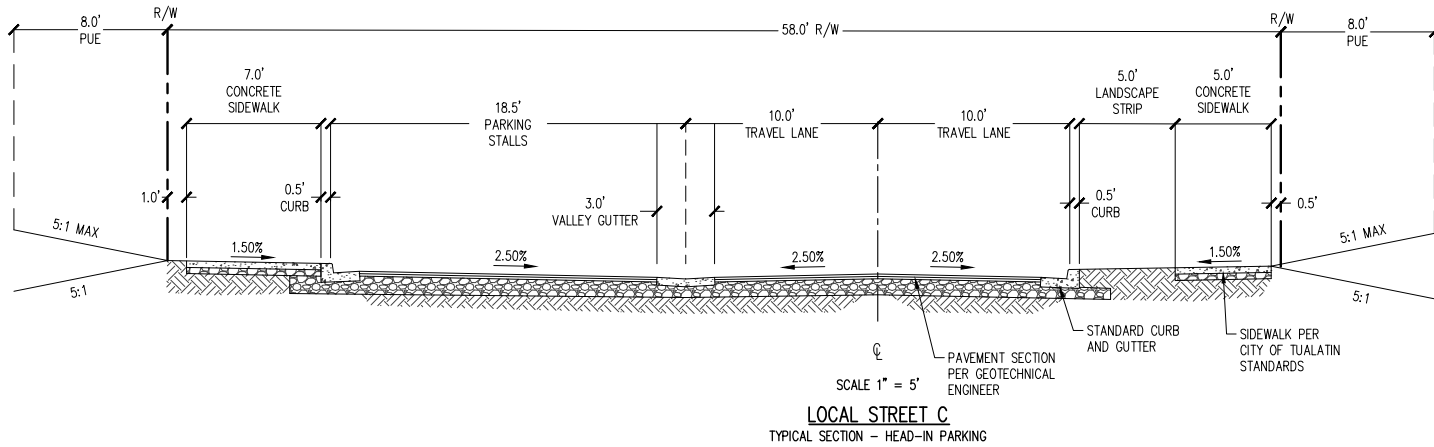
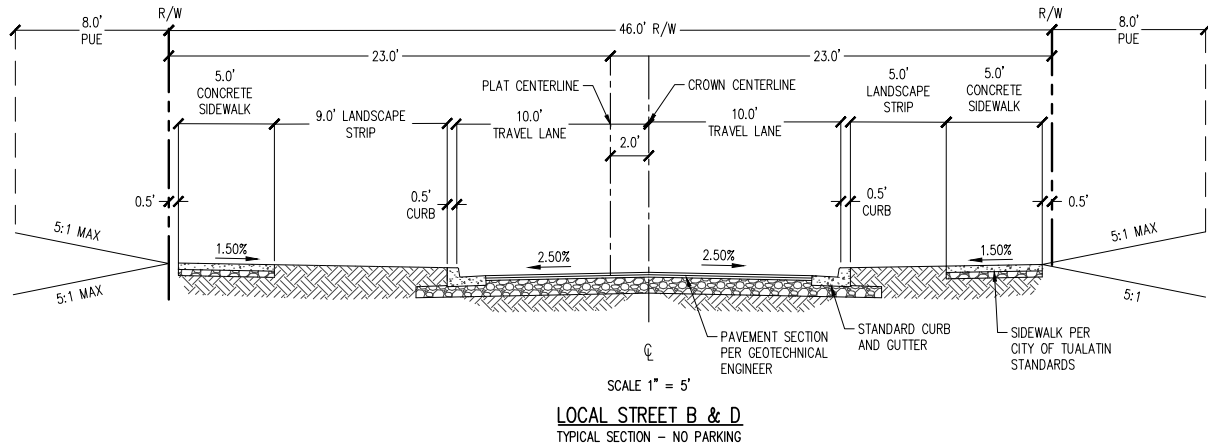
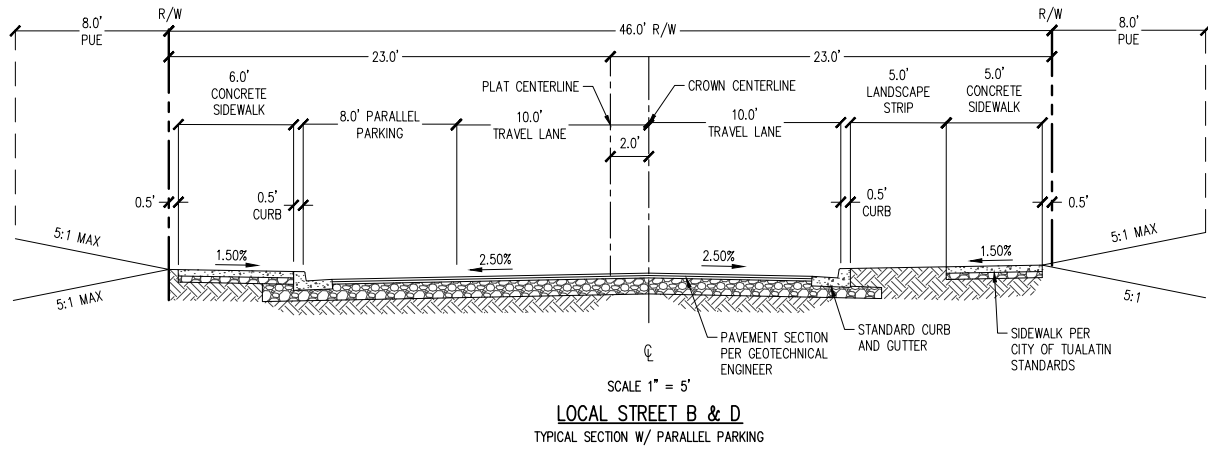
KEYED NOTES

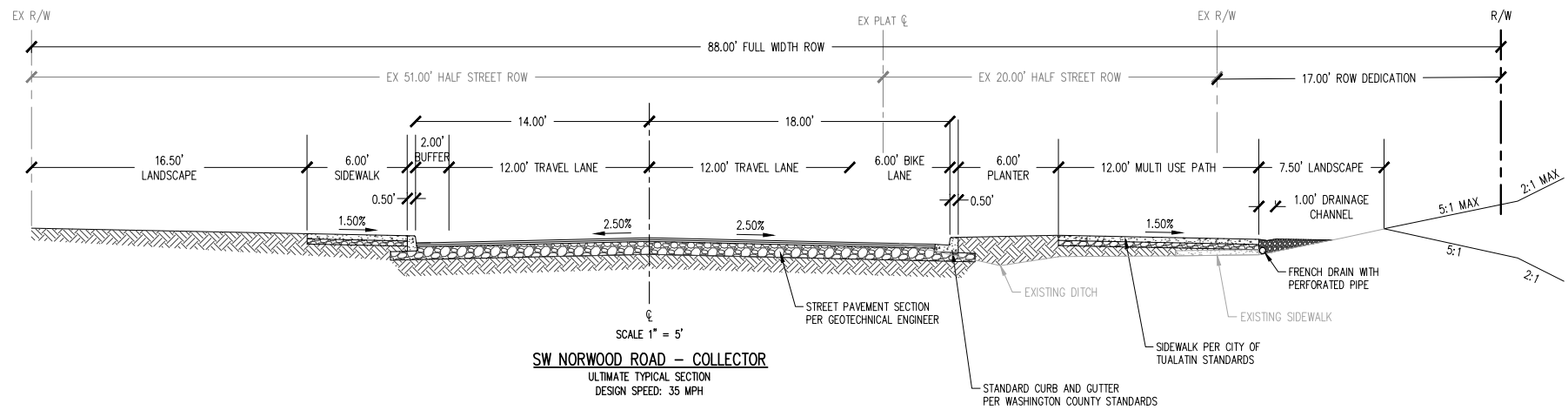
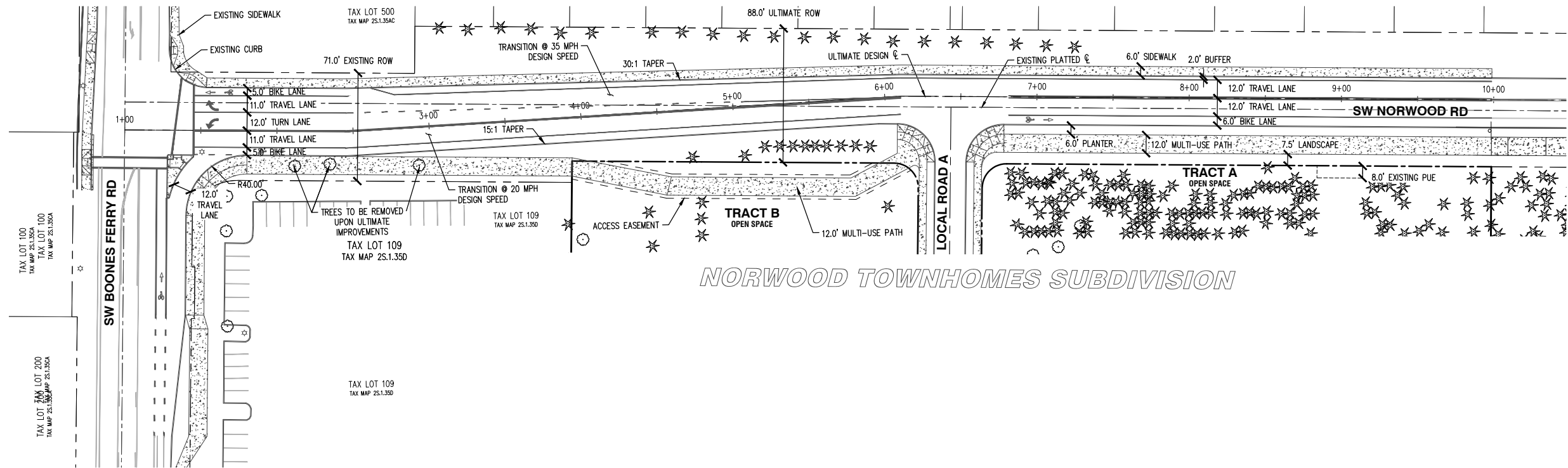
- GARBAGE AND RECYCLING PICK UP LOCATION FOR LOTS:
 - 1 - 4
 - 74 - 78 & 84-89
 - 17 - 21
 - 79 - 83 & 90 - 95
 - 47 - 50
- USPS CLUSTER MAILBOX POTENTIAL LOCATION

PRELIMINARY STREET PLAN NORWOOD TOWNHOMES NORWOOD HORIZON HOLDINGS LLC TUALATIN, OR



RENEWAL DATE:	6/30/26
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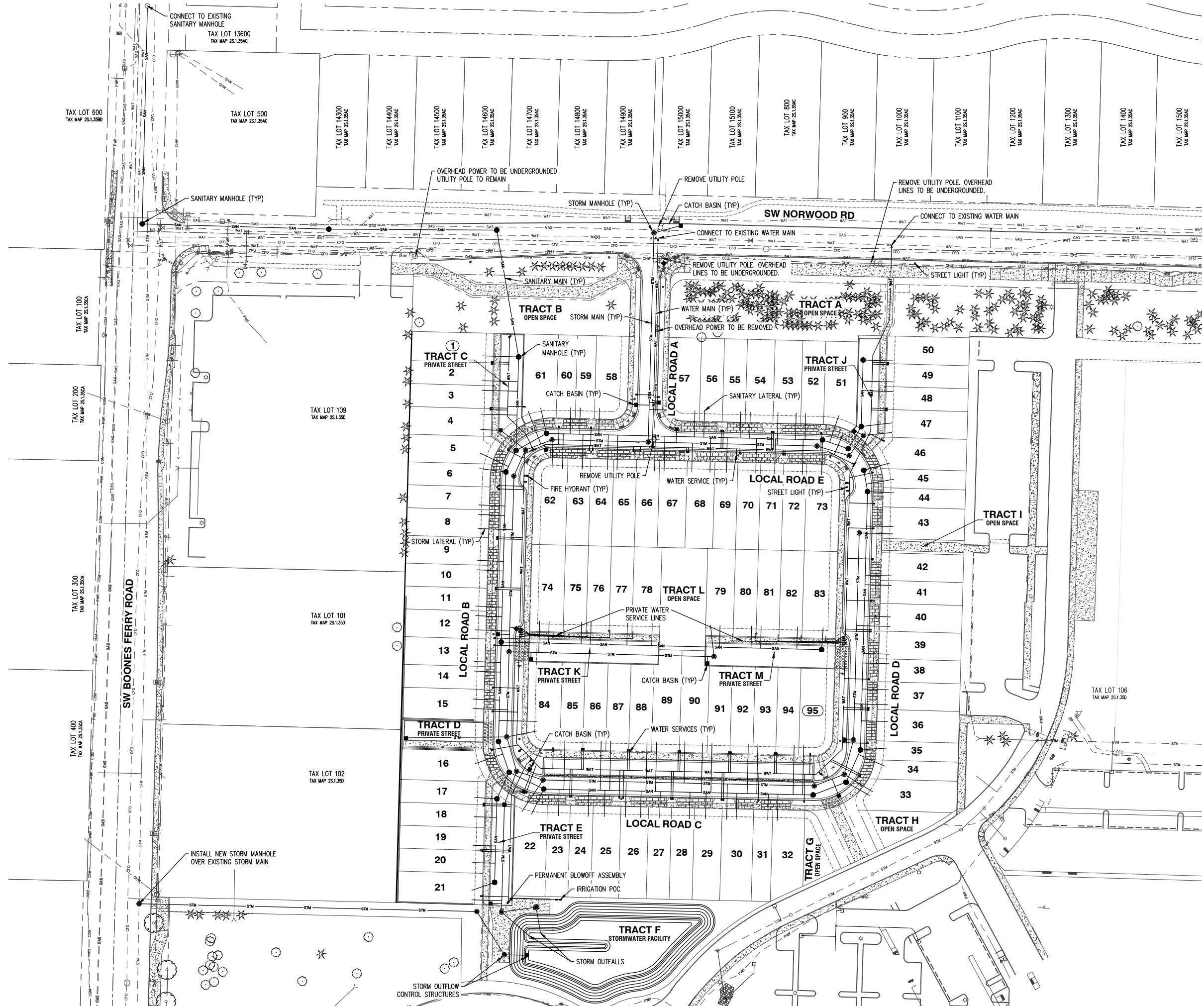




THE PURPOSE OF THIS PRELIMINARY PLAN IS TO
SHOW THE POTENTIAL FUTURE NORWOOD ROAD
ULTIMATE ALIGNMENT FOR PLANNING PURPOSES.

PRELIMINARY NORWOOD ROAD (ULTIMATE)
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR

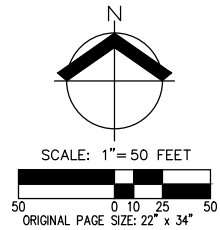
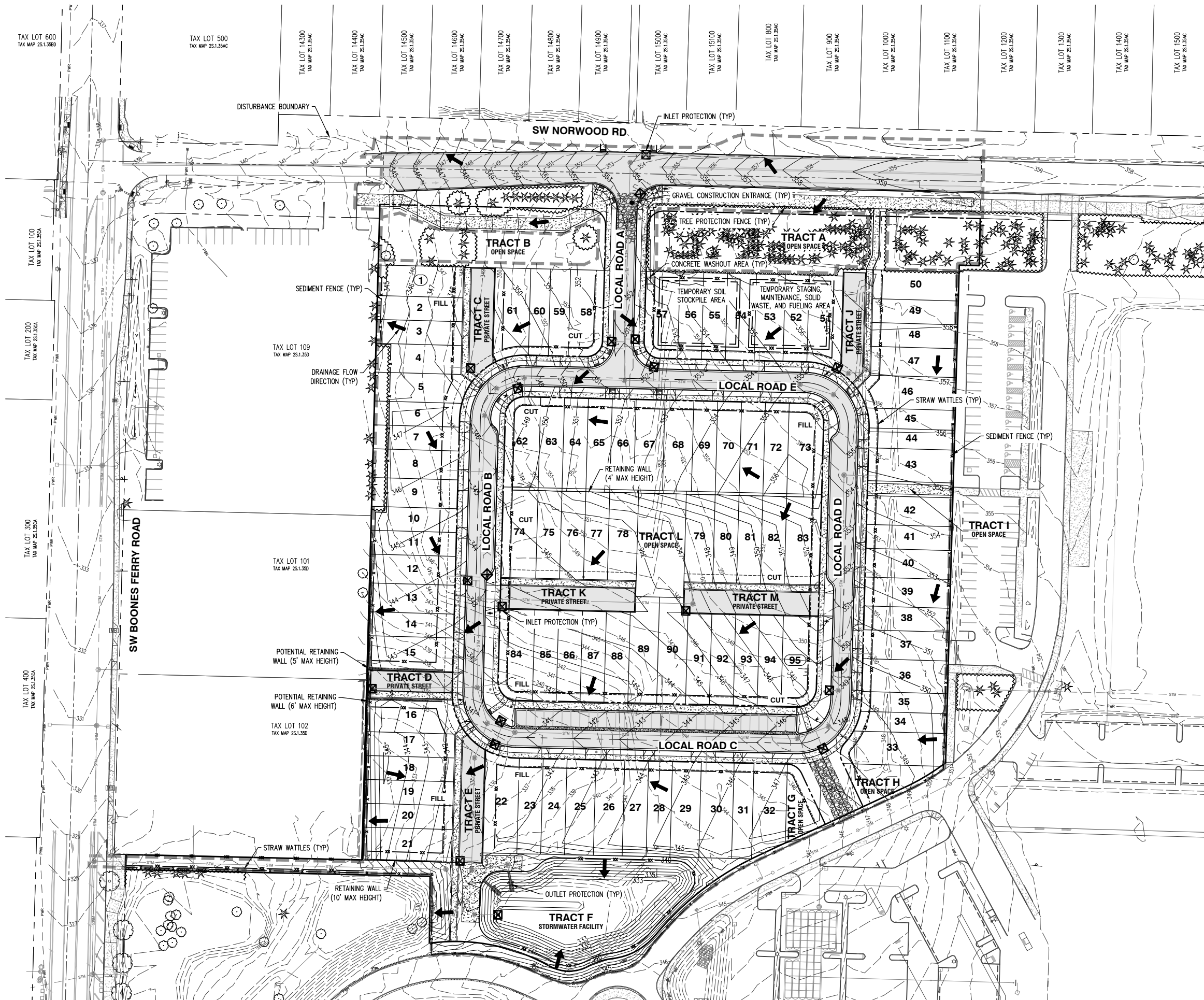
REGISTERED PROFESSIONAL ENGINEER PRELIMINARY NOT FOR CONSTRUCTION 12.2016 KIMKO SIMIC	RENEWAL DATE: 6/30/26
JOB NUMBER: 8723-04	DATE: 01/28/2026
DESIGNED BY: JSM	DRAWN BY: JSM
CHECKED BY: DS	



PRELIMINARY COMPOSITE UTILITY PLAN
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR



RENEWAL DATE:	6/30/26
JOB NUMBER:	8723-04
DATE:	01/28/2026
DESIGNED BY:	JSM
DRAWN BY:	JSM
CHECKED BY:	DS



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL PVIOUS SURFACES SHALL RECEIVE TEMPORARY SEEDING.
2. ALL SLOPES GREATER THAN 25% SHALL RECEIVE SLOPE MATTING.

LEGEND

- | | |
|--|-----------|
| EXISTING GROUND CONTOUR (1 FT) | — 356 — |
| EXISTING GROUND CONTOUR (5 FT) | — 355 — |
| FINISHED GRADE CONTOUR (1 FT) | — 351 — |
| FINISHED GRADE CONTOUR (5 FT) | — 350 — |
| SEDIMENT FENCE (INSTALLED PRIOR TO GRADING) | — x — x — |
| STRAW WATTLES (INSTALLED AFTER GRADING) | — xx — |
| ORANGE CONSTRUCTION FENCE (INSTALLED PRIOR TO GRADING) | — xxx — |
| INLET PROTECTION (TYP) | ☒ |
| CONCRETE WASHOUT AREA | ☐ |
| DRAINAGE FLOW DIRECTION | ➔ |
| GRAVEL CONSTRUCTION ENTRANCE | ▨ |
| HARDSCAPE (AC/CONCRETE) | ▨ |
| DISTURBANCE BOUNDARY | - - - - - |
| OUTLET PROTECTION | ➔ |
| EXISTING TREE TO REMAIN | ⊗ |
| TREE PROTECTION FENCE | ~~~~~ |

NOTE:

EXISTING TREES TO REMAIN SHOWN. REFER TO SEPARATE EXHIBIT "TREE PLAN FOR NORWOOD TOWNHOMES SUBDIVISION & HORIZON COMMUNITY CHURCH" (DATED JANUARY 2026) BY TODD PRAGER & ASSOCIATES FOR DETAILS.

**PRELIMINARY GRADING AND ESC PLAN
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR**



RENEWAL DATE: 6/30/26

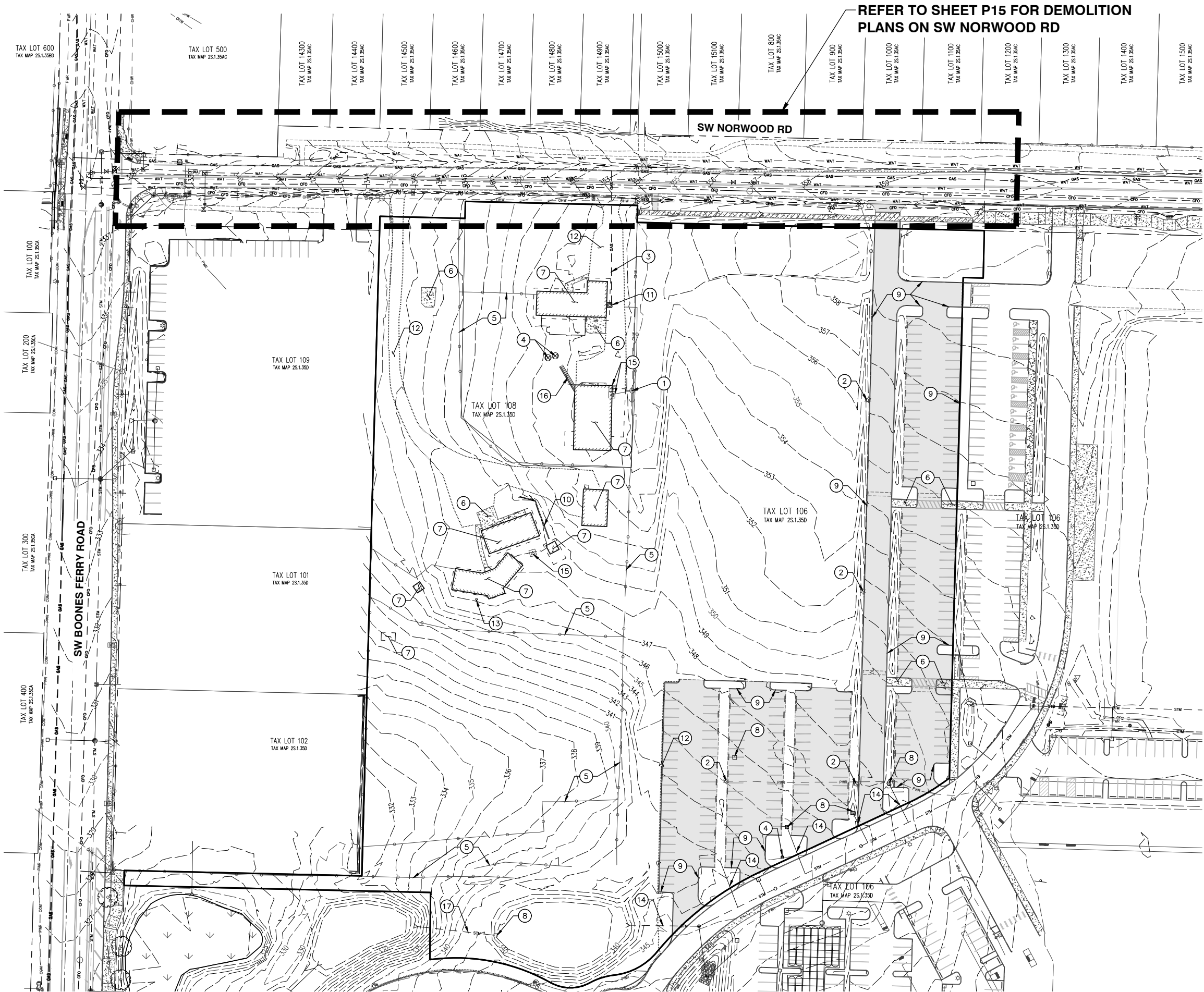
JOB NUMBER: 8723-04

DATE: 01/28/2026

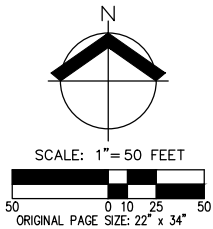
DESIGNED BY: JSM

DRAWN BY: JSM

CHECKED BY: DS



REFER TO SHEET P15 FOR DEMOLITION
PLANS ON SW NORWOOD RD



DEMOLITION KEYED NOTES #

- EXISTING POWER POLE AND WIRE TO BE REMOVED. COORDINATE REMOVAL WITH UTILITY COMPANY.
- EXISTING LIGHT POLE AND WIRE TO BE REMOVED. COORDINATE REMOVAL WITH UTILITY COMPANY.
- EXISTING GAS LINE TO BE CAPPED AT PROPERTY LINE.
- EXISTING WATER STRUCTURES TO BE REMOVED AND HAULED OFF SITE.
- EXISTING FENCE/GATES TO BE REMOVED AND HAULED OFF SITE.
- EXISTING CONCRETE TO BE REMOVED AND HAULED OFF SITE.
- EXISTING BUILDING TO BE DEMOLISHED AND HAULED OFF SITE.
- EXISTING STORM STRUCTURE TO BE REMOVED AND HAULED OFF SITE.
- EXISTING CURB TO BE REMOVED AND HAULED OFF SITE.
- EXISTING RETAINING WALL TO BE REMOVED AND HAULED OFF SITE.
- EXISTING GAS STRUCTURE TO BE REMOVED AND HAULED OFF SITE.
- EXISTING GRAVEL TO BE RELOCATED TO AN ON-SITE STOCKPILE LOCATION.
- SEPTIC TANK AND ASSOCIATED DRAIN PIPES TO BE REMOVED AND HAULED OFF FOR PROPER DISPOSAL.
- EXISTING STORM PIPE TO BE CUT, CDF FILLED AND CAPPED AT PROPERTY LINE.
- EXISTING POWER STRUCTURE TO BE REMOVED AND HAULED OFF SITE.
- EXISTING UTILITY LINES TO BE DISCONNECTED, REMOVED, AND HAULED OFF SITE.
- EXISTING STORM PIPE TO BE REMOVED AND HAULED OFF SITE.

NOTE:

EXISTING TREES NOT SHOWN. REFER TO SEPARATE EXHIBIT "TREE PLAN FOR NORWOOD TOWNHOMES SUBDIVISION & HORIZON COMMUNITY CHURCH" (DATED JANUARY 2026) BY TODD PRAGER & ASSOCIATES FOR DETAILS.

LEGEND

EXISTING GROUND CONTOUR (1 FT)	----- 229 -----
EXISTING GROUND CONTOUR (5 FT)	----- 230 -----
LIMITS OF DISTURBANCE	-----
SAWCUT	-----
AC REMOVAL (FULL SECTION)	

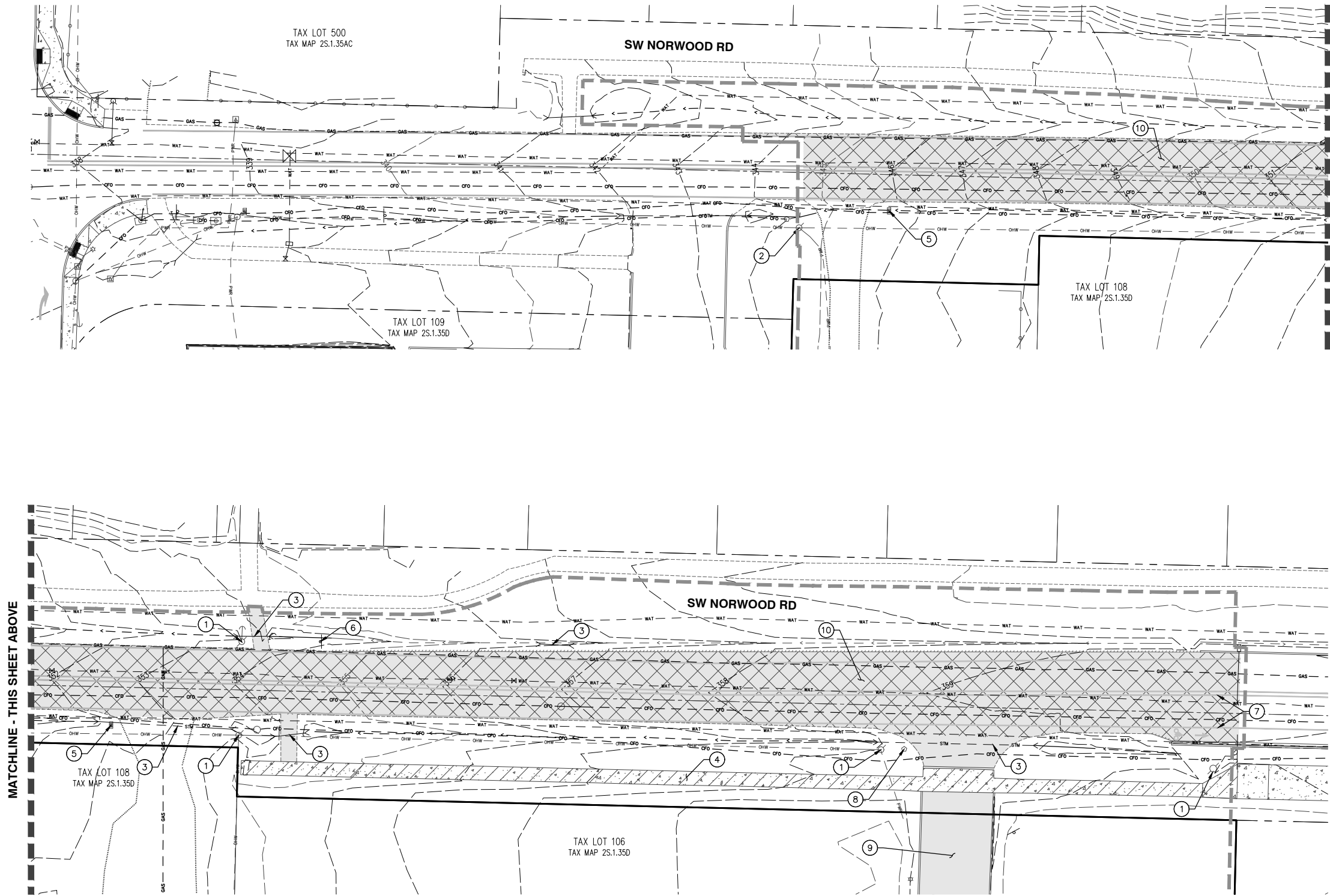
PRELIMINARY DEMOLITION PLAN
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR

REGISTERED PROFESSIONAL
ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
12.2016
KIMKO SIMIC

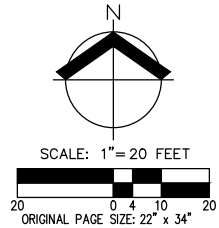
RENEWAL DATE: 6/30/26
JOB NUMBER: 8723-04
DATE: 01/28/2026
DESIGNED BY: JSM
DRAWN BY: JSM
CHECKED BY: DS

AKS
ENGINEERING & FORESTRY, LLC
12005 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.0151
WWW.AKS-ENG.COM

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



MATCHLINE - THIS SHEET BELOW



DEMOLITION KEYED NOTES ①

1. EXISTING POWER POLE AND WIRE TO BE REMOVED. COORDINATE REMOVAL WITH UTILITY COMPANY.
2. EXISTING POWER POLE TO BE REMAIN. POWER LINE TO BE DISCONNECTED.
3. EXISTING CULVERT TO BE REMOVED AND HAULED OFF SITE.
4. EXISTING CONCRETE TO BE REMOVED AND HAULED OFF SITE.
5. EXISTING MAILBOX TO BE REMOVED AND HAULED OFF SITE.
6. EXISTING SIGN TO BE RELOCATED.
7. EXISTING STRIPING TO BE REMOVED.
8. EXISTING COMMUNICATION STRUCTURE TO BE RELOCATED.
9. REFER TO ONSITE DEMO PLAN, SHEET P14.
10. EXISTING PAVEMENT TO BE GROUND AND OVERLAID.

NOTE:

EXISTING TREES NOT SHOWN. REFER TO SEPARATE EXHIBIT "TREE PLAN FOR NORWOOD TOWNHOMES SUBDIVISION & HORIZON COMMUNITY CHURCH" (DATED JANUARY 2026) BY TODD PRAGER & ASSOCIATES FOR DETAILS.

LEGEND

EXISTING GROUND CONTOUR (1 FT)	229
EXISTING GROUND CONTOUR (5 FT)	230
LIMITS OF DISTURBANCE	
SAWCUT	
AC GRIND AND OVERLAY	
AC REMOVAL (FULL SECTION)	
CONCRETE REMOVAL (FULL SECTION)	

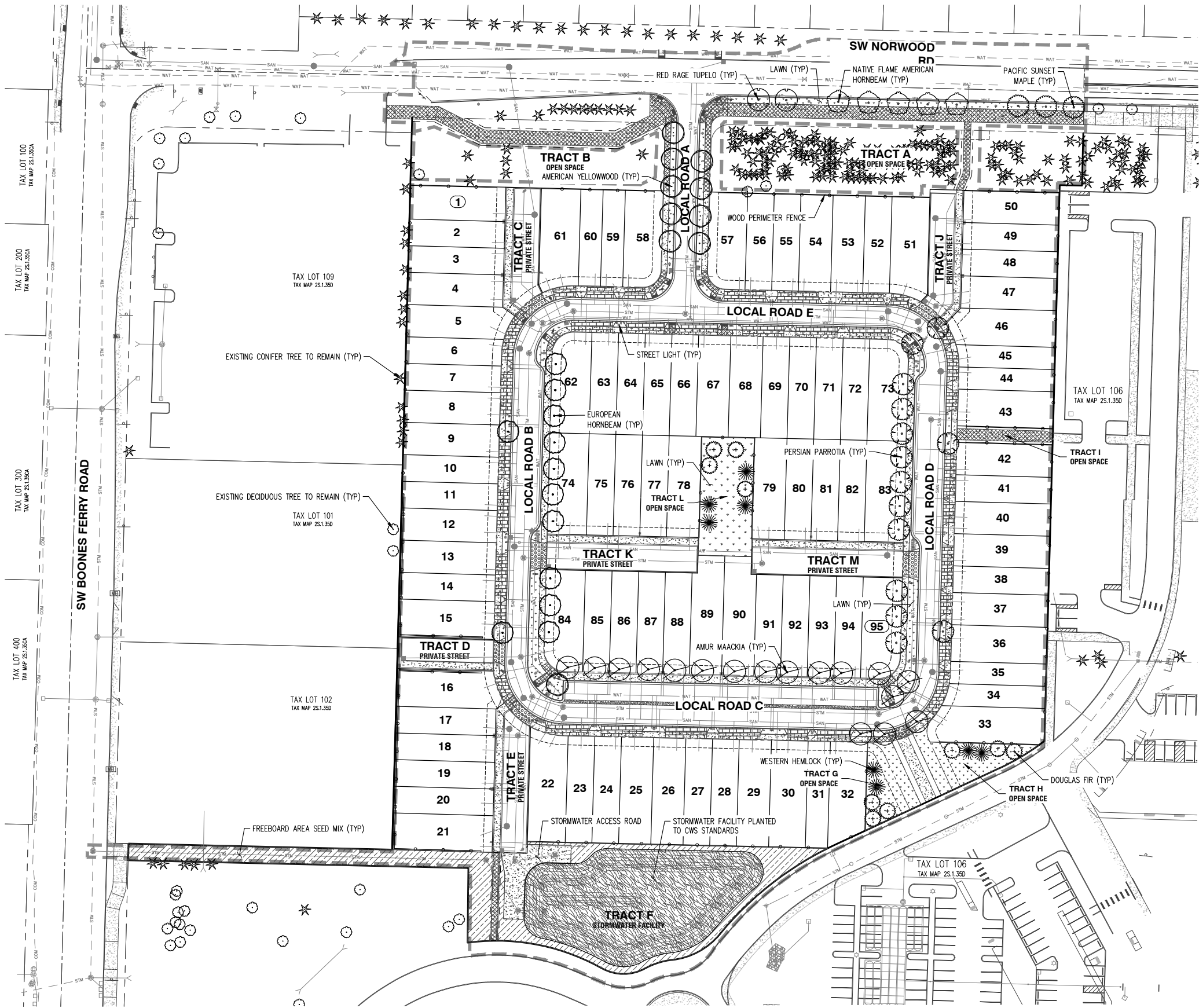
PRELIMINARY DEMOLITION PLAN (NORWOOD)

NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR



RENEWAL DATE: 6/30/26

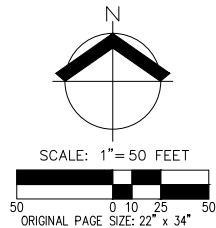
JOB NUMBER: 8723-04
DATE: 01/28/2026
DESIGNED BY: JSM
DRAWN BY: JSM
CHECKED BY: DS



SITE DATA

TOTAL EXISTING TREES:
TOTAL EXISTING TREES TO BE PRESERVED: 153
TOTAL EXISTING TREES TO BE REMOVED: 142

TOTAL NEW PROPOSED TREES: 81
TOTAL STREET TREES: 63
TOTAL BUFFER TREE: 18



PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
BUFFER TREES					
	10	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6'-7' HT. B&B	AS SHOWN
	8	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6'-7' HT. B&B	AS SHOWN
STREET TREES					
	3	ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE	1.5" MIN. CAL. B&B	AS SHOWN
	12	CARPINUS BETULUS	EUROPEAN HORNBEAM	1.5" MIN. CAL. B&B	AS SHOWN
	5	CARPINUS CAROLINIANA 'JFS-KW6'	NATIVE FLAME AMERICAN HORNBEAM	1.5" MIN. CAL. B&B	AS SHOWN
	10	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	1.5" MIN. CAL. B&B	AS SHOWN
	17	MAACKIA AMURENSIS	AMUR MAACKIA	1.5" MIN. CAL. B&B	AS SHOWN
	2	NYSSA SYLVATICA 'HAYMANRED'	RED RAGE TUPELO	1.5" MIN. CAL. B&B	AS SHOWN
	14	PARROTTIA PERSICA	PERSIAN PARROTTIA	1.5" MIN. CAL. B&B	AS SHOWN

SYMBOL DESCRIPTION

GROUND COVERS	
	FREEBOARD AREA SEED MIX
	LAWN
	STORMWATER FACILITY -- PLANTED PER CWS STANDARDS

GENERAL LANDSCAPE NOTES

- STREET TREES AND OTHER PLANTINGS ARE PRELIMINARY. REVISIONS OR SUBSTITUTIONS TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, CONDITION, ETC. DUE TO UNFORESEEN SITE CONDITIONS, UTILITY INSTALLATION, FINAL DRIVEWAY LOCATION, PLANT AVAILABILITY AND COST, ETC. PRIOR TO FINAL INSTALLATION, MAY BE PERMITTED WHERE ALLOWED BY THE CITY OF TUALATIN'S DESIGN STANDARDS.
- LANDSCAPING AND IRRIGATION WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR LICENSED AND BONDED IN THE STATE OF OREGON. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH CURRENT CITY OF TUALATIN'S MUNICIPAL CODE REQUIREMENTS, AND ALL ASPECTS OF SITE WORK NECESSARY FOR THE FULL COMPLETION OF THE PROJECT. COORDINATE LANDSCAPE WORK WITH GENERAL CONTRACTOR AND OWNER.
- ALL PLANTINGS SHALL CONFORM TO TUALATIN DESIGN STANDARDS AND TO THE AMERICAN NURSERY STANDARDS FOR NURSERY STOCK (ANSI Z60.1, CURRENT EDITION). PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- ALL PLANTING AREAS SHALL HAVE SUFFICIENT SOIL DEPTH AND FERTILITY TO SUPPORT HEALTHY PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET EXISTING GRADE OF SURROUNDING PLANTING AREAS AND PROVIDE POSITIVE DRAINAGE. GRADE SHALL BE SMOOTH, AND FREE FROM DEBRIS AND LOW OR HIGH SPOTS WHERE WATER MAY COLLECT. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF OFF-SITE ALL ORGANIC AND/OR UNSUITABLE MATERIALS INCLUDING TREES, STUMPS, ROOTS, BRUSH AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS.
- ALL PLANTER STRIPS TO HAVE LAWN OR OTHER VEGETATIVE GROUND COVER. STREET TREES AND LAWNS SHALL BE PLANTED AND MAINTAINED BY INDIVIDUAL HOME OWNERS/HOME BUILDERS AT TIME OF HOME CONSTRUCTION.
- STREET TREES SHALL, WHERE APPLICABLE, BE CENTERED IN THE PLANTING STRIP BETWEEN CURB AND SIDEWALK. OTHER STREET TREES SHALL BE PLANTED A MINIMUM OF 3' O.C. FROM BACK OF SIDEWALK OR OTHER HARDSCAPING. FIELD ADJUST IF NECESSARY TO MAINTAIN MINIMUM 3' FROM SIDEWALKS, 5' FROM DRIVEWAY INTERSECTIONS, 5' FROM FIRE HYDRANTS, 10' FROM MANHOLES AND CATCH BASINS, 5' FROM WATER METERS AND UTILITY BOXES, 20' FROM STREET LIGHTS.
- MULCH: APPLY MULCH AROUND STREET TREES A MINIMUM OF 3' LONG BY THE WIDTH OF PLANTER STRIP TO PROTECT TREES AND RETAIN SOIL MOISTURE. MULCH SHALL BE 3" DEEP AND CONSIST OF WELL-AGED DARK HEMLOCK, MEDIUM GRIND, UNDER AND AROUND ALL STREET TREES IN PARKING STRIPS.

NOTE:

TRACT A AND TRACT B MODIFIED AREAS TO BE PLANTED WITH NATIVE VEGETATIVE GROUND COVER.

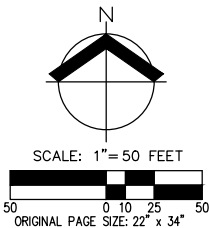
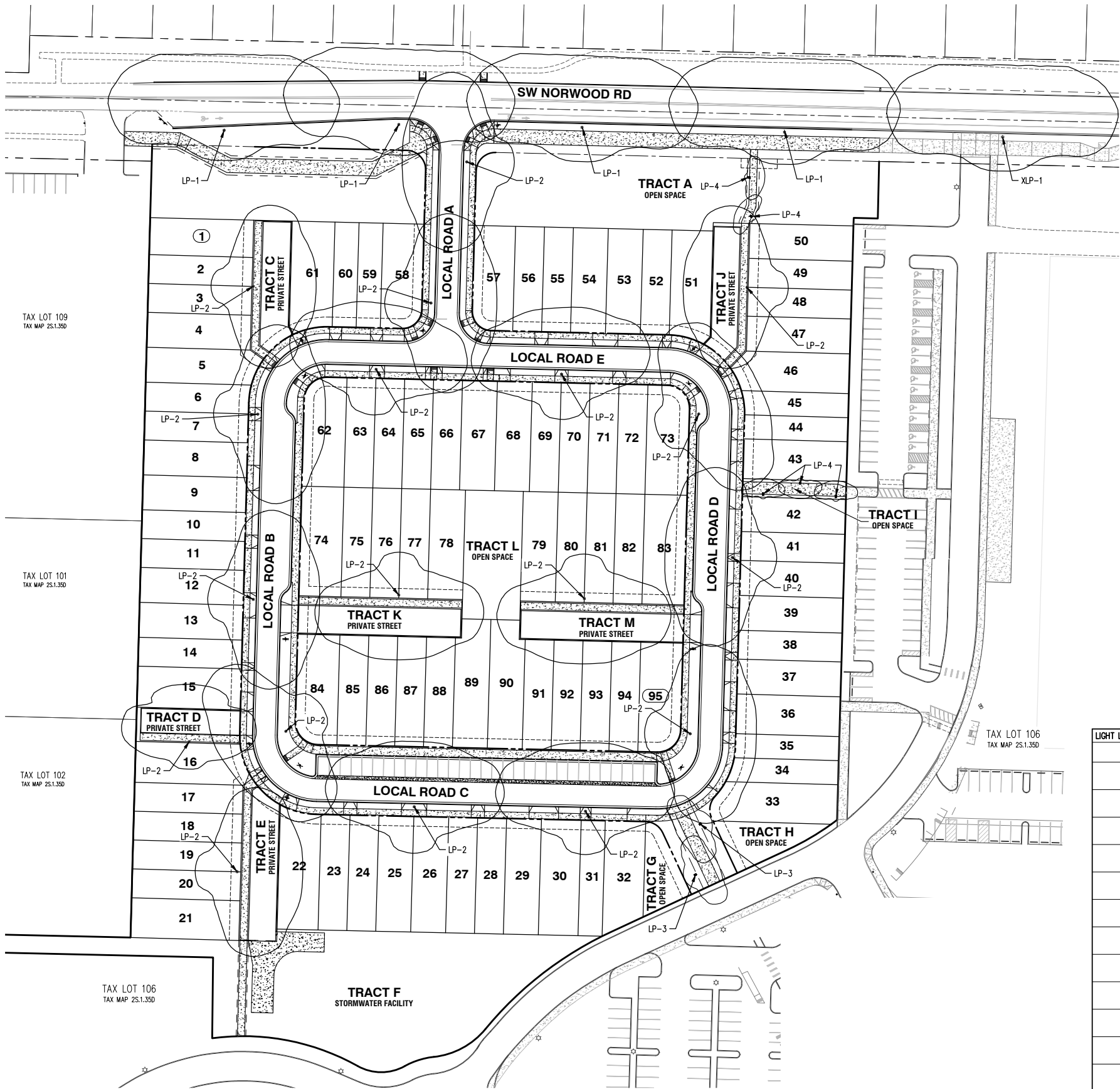
EXISTING TREES TO REMAIN SHOWN. REFER TO SEPARATE EXHIBIT "TREE PLAN FOR NORWOOD TOWNHOMES SUBDIVISION & HORIZON COMMUNITY CHURCH" (DATED JANUARY 2026) BY TODD PRAGER & ASSOCIATES FOR DETAILS.

PRELIMINARY STREET TREE AND PLANTING PLAN
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR

REGISTERED
1025
PRELIMINARY
LANDSCAPE ARCHITECT
FOR
CONSTRUCTION
RENEW: 11/30/2026

JOB NUMBER: 8723-04
DATE: 01/26/2026
DESIGNED BY: BNF
DRAWN BY: BNF
CHECKED BY: TEB

AKS DRAWING FILE: 8723-04 LIGHTING - LUDWIG LAYOUT: P17



LUMINAIRE AND LIGHT POLE SCHEDULE											
SYMBOL	QUANTITY	LABEL	STYLE	LUMINAIRE						LIGHT POLE	
				TYPE	INITIAL DELIVERED LUMENS	WATTS	LLF	DISTRIBUTION	BUG RATING	POLE STYLE	
☆	1	XLP-1	EXISTING	LED	7,200	70W	0.900	TYPE 2	B2-U0-G2	COBRAHEAD (30' M.H., 6' MAST ARM)	
★	4	LP-1	PROPOSED	LED	7,200	70W	0.900	TYPE 2	B2-U0-G2	COBRAHEAD (30' M.H., 6' MAST ARM)	
★	18	LP-2	PROPOSED	LED	5,800	45W	0.950	TYPE 3	B1-U0-G1	COBRAHEAD (20' M.H., POST TOP)	
★	2	LP-3	PROPOSED	LED	1,800	11W	0.90	TYPE 3	B1-U0-G1	BOLLARD (3.5' M.H., POST TOP)	
★	5	LP-4	PROPOSED	LED	850	6.5W	0.90	TYPE 3	B0-U0-G0	BOLLARD (3.5' M.H., POST TOP)	

NOTE:
★ M.H. IS ABOVE ROAD GRADE

LIGHT LEVEL SUMMARY									
ROADWAY	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
SW NORWOOD RD	COLLECTOR	LOW	ASPHALT	TARGET	≥ 0.6 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	2.5:1	1.3	0.3	4.3:1
LOCAL ROAD A	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	1.1 Fc	2.7:1	2.0	0.4	5:1
LOCAL ROAD B-E	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.8 Fc	7.5:1	2.9	0.1	29:1
TRACT A	PRIVATE STREET	LOW	ASPHALT	TARGET	≥ 1.0 Fc AVE	≤ 10:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	2.7 Fc	9.0:1	6.1	0.3	20.3:1
TRACT C	PRIVATE STREET	LOW	ASPHALT	TARGET	≥ 1.0 Fc AVE	≤ 10:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	1.3 Fc	4.2:1	3.0	0.3	10:1
TRACT D	PRIVATE STREET	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	5.0:1	1.1	0.1	11:1
TRACT E	PRIVATE STREET	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	2.7:1	1.8	0.2	9:1
TRACT G-H	PRIVATE STREET	LOW	ASPHALT	TARGET	≥ 1.0 Fc AVE	≤ 10:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	1.3 Fc	4.2:1	3.0	0.3	10:1
TRACT I	PRIVATE STREET	LOW	ASPHALT	TARGET	≥ 1.0 Fc AVE	≤ 10:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	2.0 Fc	10.0:1	6.1	0.2	30.5:1
TRACT J	PRIVATE PATH	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.6 Fc	2.8:1	1.9	0.2	9.5:1
TRACT K	PRIVATE PATH	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	2.5:1	1.7	0.2	8.5:1
TRACT M	PRIVATE PATH	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.5 Fc	5.0:1	1.9	0.1	19:1

LIGHT LEVEL SUMMARY									
INTERSECTION	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
SW NORWOOD RD / LOCAL AVE A	COLLECTOR / LOCAL	LOW	ASPHALT	TARGET	≥ 1.0 Fc AVE	≤ 4:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	1.0 Fc	2:1	1.8	0.5	3.6:1
LOCAL AVE A / LOCAL ROAD D	LOCAL / LOCAL	LOW	ASPHALT	TARGET	≥ 0.8 Fc AVE	≤ 6:1 AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.9 Fc	2.9:1	2.4	0.3	8.0:1

PRELIMINARY LIGHTING PLAN
NORWOOD TOWNHOMES
NORWOOD HORIZON HOLDINGS LLC
TUALATIN, OR



RENEWAL DATE: 6/30/26

JOB NUMBER: 8723-04

DATE: 01/28/2026

DESIGNED BY: JSM

DRAWN BY: JSM

CHECKED BY: DS