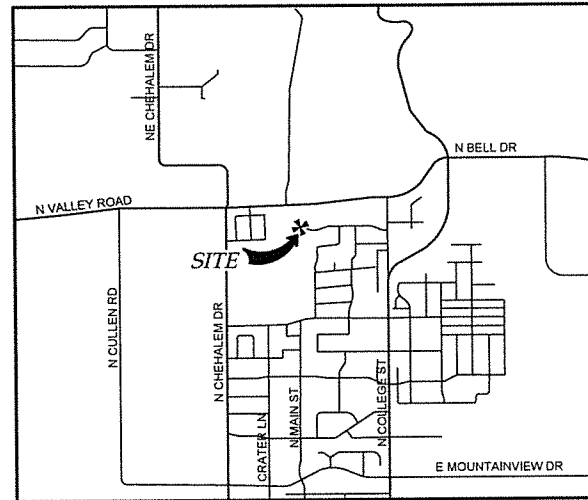
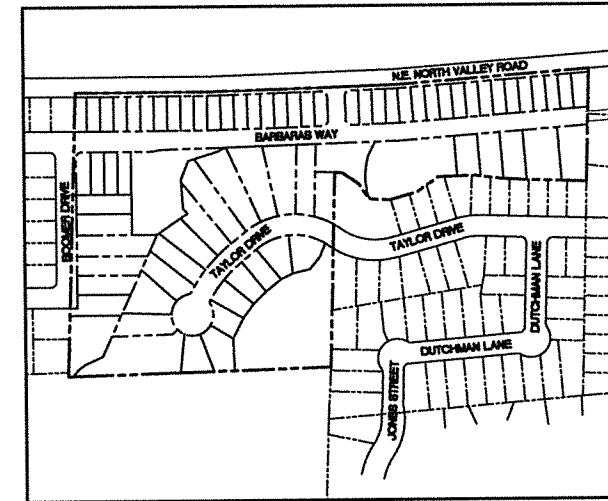


PRELIMINARY PLANS FOR KING'S LANDING NEWBERG, OR



VICINITY MAP

NOT TO SCALE



LOCATION MAP

SCALE: 1"=250'



SHEET INDEX

NAME:	NO.
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"KING'S ENTRY" STREET PLAN AND PROFILE STATION 10+00 TO END	P504
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PROPERTY DESCRIPTION

PROPERTY, TAX MAP, AND LOT:
DUTCHMAN RIDGE SUBDIVISION, TRACT B
TAX MAP 352W7, TAX LOTS 600, 700,
AND 800

SITE SIZE:
15.4 ACRES

PROPOSAL:
76 LOT RESIDENTIAL SUBDIVISION (R-1)
(SINGLE FAMILY DETACHED)

STREET ADDRESSES

25020 N.E. NORTH VALLEY ROAD
NEWBERG, OR 97132

25240 N.E. NORTH VALLEY ROAD
NEWBERG, OR 97132

25300 N.E. NORTH VALLEY ROAD
NEWBERG, OR 97132

OWNERS

TAX LOT 600:
MELVIN TAYLOR, TRUSTEE OF MELVIN J.
TAYLOR REVOCABLE TRUST (DATED
6/19/2013)

TAX LOT 700:
JOHN LUCESCU, GEORGETA LUCESCU,
RUBEN LUCESCU, AND JENNA LUCESCU

TAX LOT 800:
ROBERT PHILLIPS, JR.

APPLICANT

DEL BOCA VISTA LLC
PO BOX 3189
NEWBERG, OR 97132
PHONE: (971) 706-2058

ENGINEER / SURVEYOR

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: BERNARD SMITH, PE, PLS
GARY ANDERSON, PLS
KEN SANDBLAST, AICP

DATUM

ELEVATIONS ARE BASED ON YAMHILL
COUNTY GEODETIC CONTROL POINT NO.
167. MARK IS AN IRON PIPE IN A
MONUMENT BOX AT THE CENTERLINE OF
HOLVACK CT. AND FOOTHILLS DR.
PUBLISHED ELEVATION IS 230.80'
(NGVD29). VERTCON WAS USED TO
CALCULATE A +3.41' ADJUSTMENT TO
CONVERT TO NAVD88 DATUM.
HELD ELEVATION = 234.21' (NAVD88).

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION: CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

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PHONE: (503) 684-0652
FAX: (503) 624-0157

KING'S LANDING
NEWBERG, OR
COVER SHEET

PROVISIONAL

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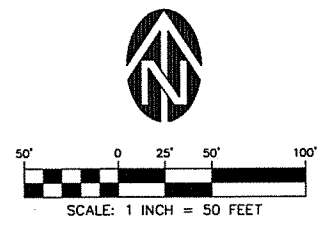
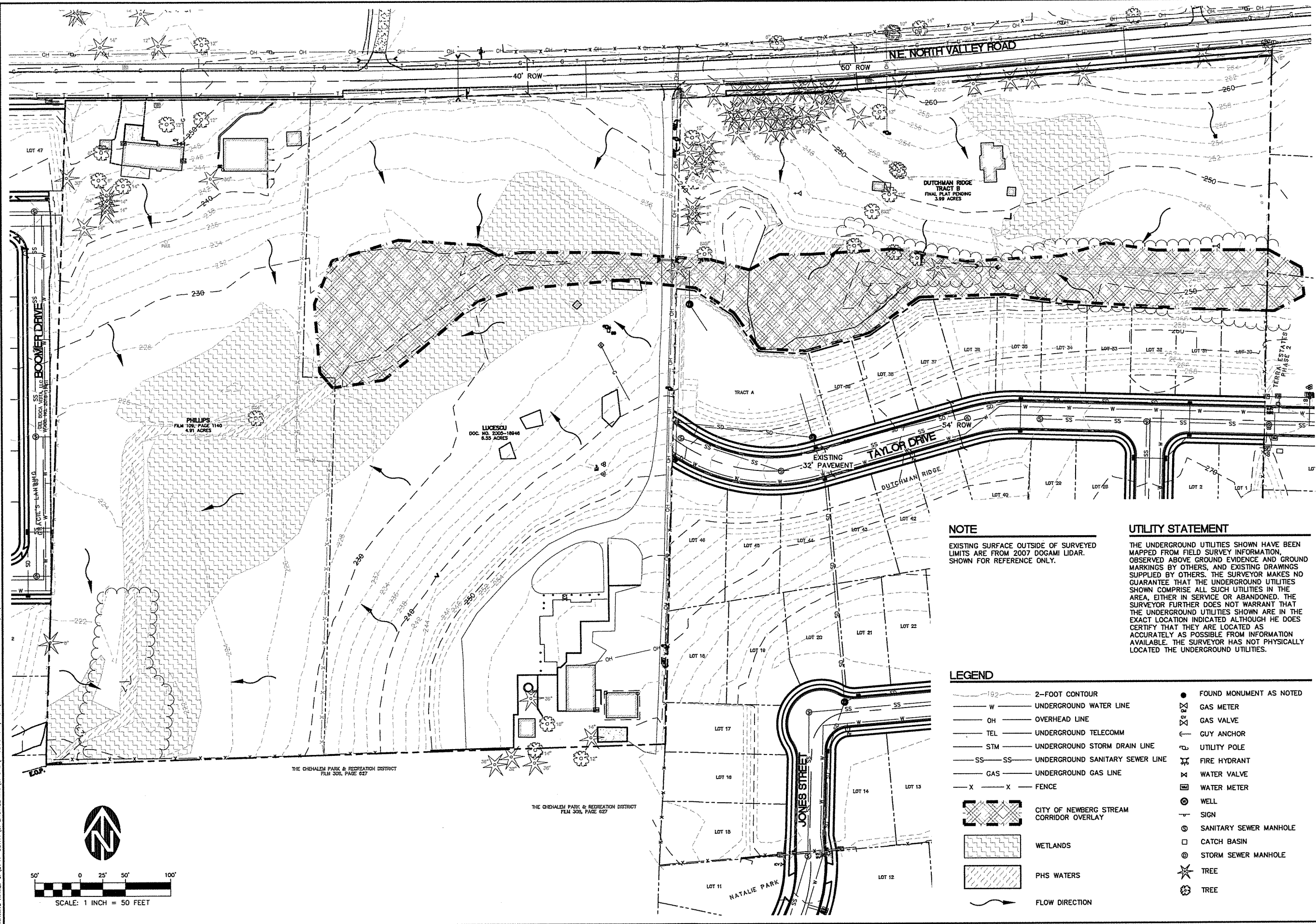
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3	2018-03-02	REVISED LAND USE SUBMITTAL	JAB	JAB
2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
1	2018-01-16	REVISED LAND USE SUBMITTAL	JAB	JAB
0	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

SHEET
P100
JOB NO.
2747-001

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2018 04 20 REVISED LAND USE SUBMITTAL

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NOTE

EXISTING SURFACE OUTSIDE OF SURVEYED LIMITS ARE FROM 2007 DOGAMI LIDAR. SHOWN FOR REFERENCE ONLY.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- 192 — 2-FOOT CONTOUR
- W — UNDERGROUND WATER LINE
- OH — OVERHEAD LINE
- TEL — UNDERGROUND TELECOMM
- STM — UNDERGROUND STORM DRAIN LINE
- SS — SS — UNDERGROUND SANITARY SEWER LINE
- GAS — UNDERGROUND GAS LINE
- X — X — FENCE
- CITY OF NEWBERG STREAM CORRIDOR OVERLAY
- WETLANDS
- PHS WATERS
- FLOW DIRECTION
- FOUND MONUMENT AS NOTED
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊕ GUY ANCHOR
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ WELL
- ⊕ SIGN
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ STORM SEWER MANHOLE
- ⊕ TREE
- ⊕ TREE

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KING'S LANDING
 NEWBERG, OR
 EXISTING CONDITIONS

PRELIMINARY

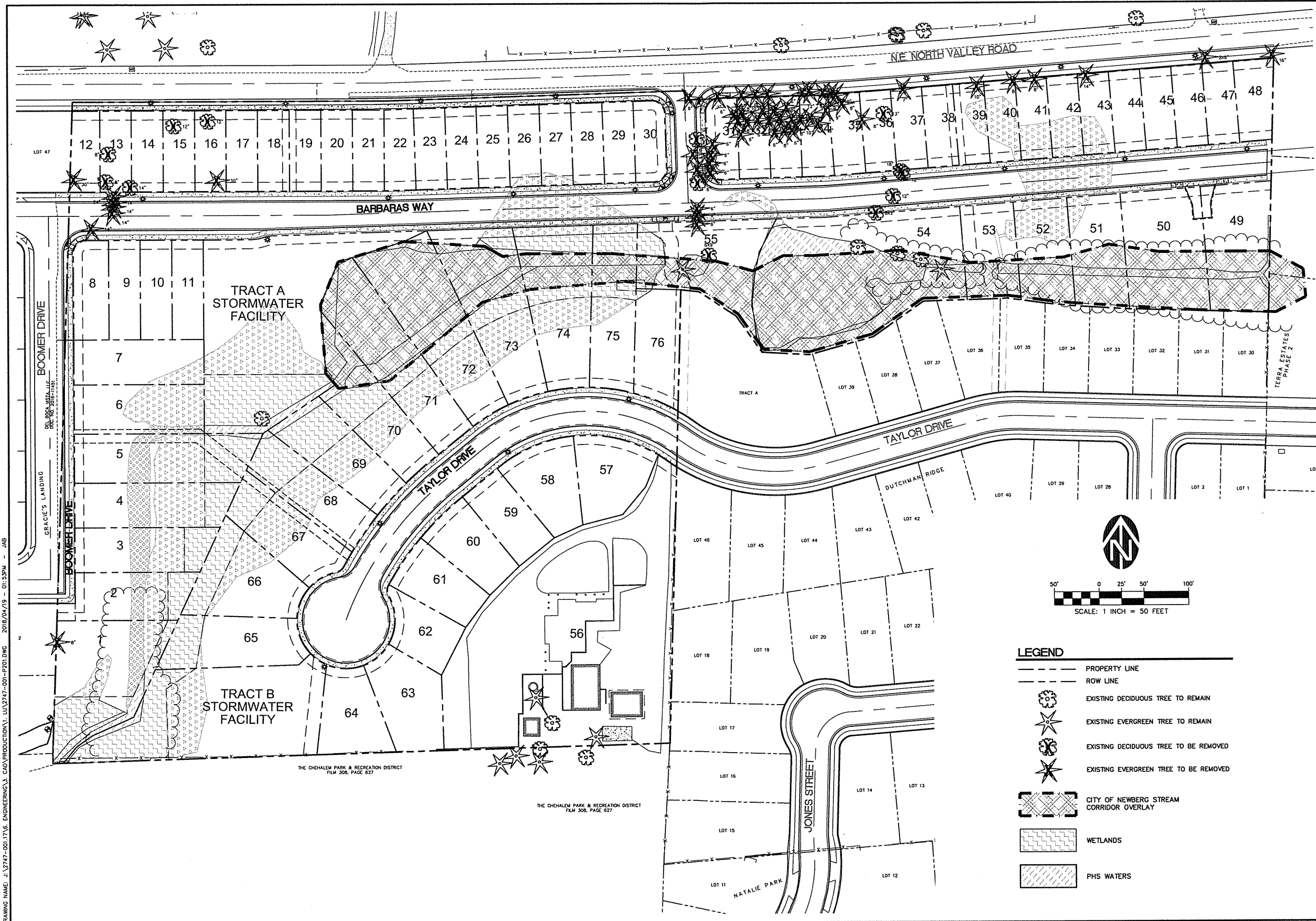
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2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
1	2018-01-18	REVISED LAND USE SUBMITTAL	JAB	JAB
0	2017-11-15	LAND USE SUBMITTAL	MAH	JAB

SHEET
P200
 JOB NO.
 2747-001

2018-04-20 REVISED LAND USE SUBMITTAL

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KING'S LANDING
NEWBERG, OR

TREE PRESERVATION AND REMOVAL PLAN

PRELIMINARY

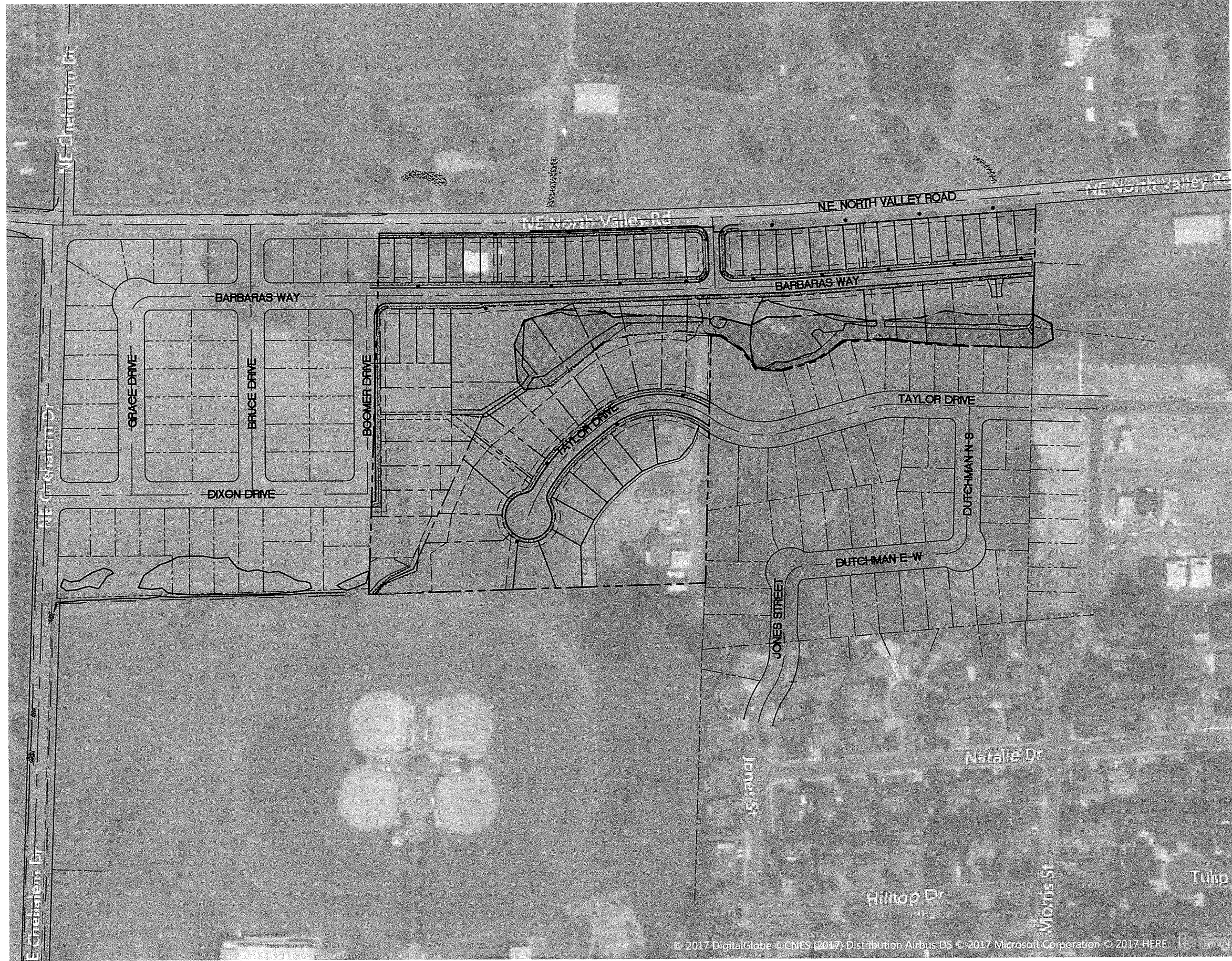
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1	2018-01-18	REVISED LAND USE SUBMITTAL	NAH	JAB
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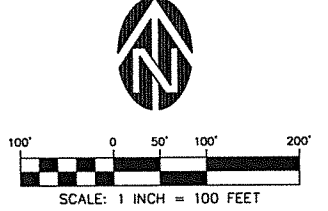
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P201
JOB NO. 2747-001

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FAX (503) 624-0157

KING'S LANDING
NEWBERG, OR

SURROUNDING DEVELOPMENT - AERIAL

PRELIMINARY

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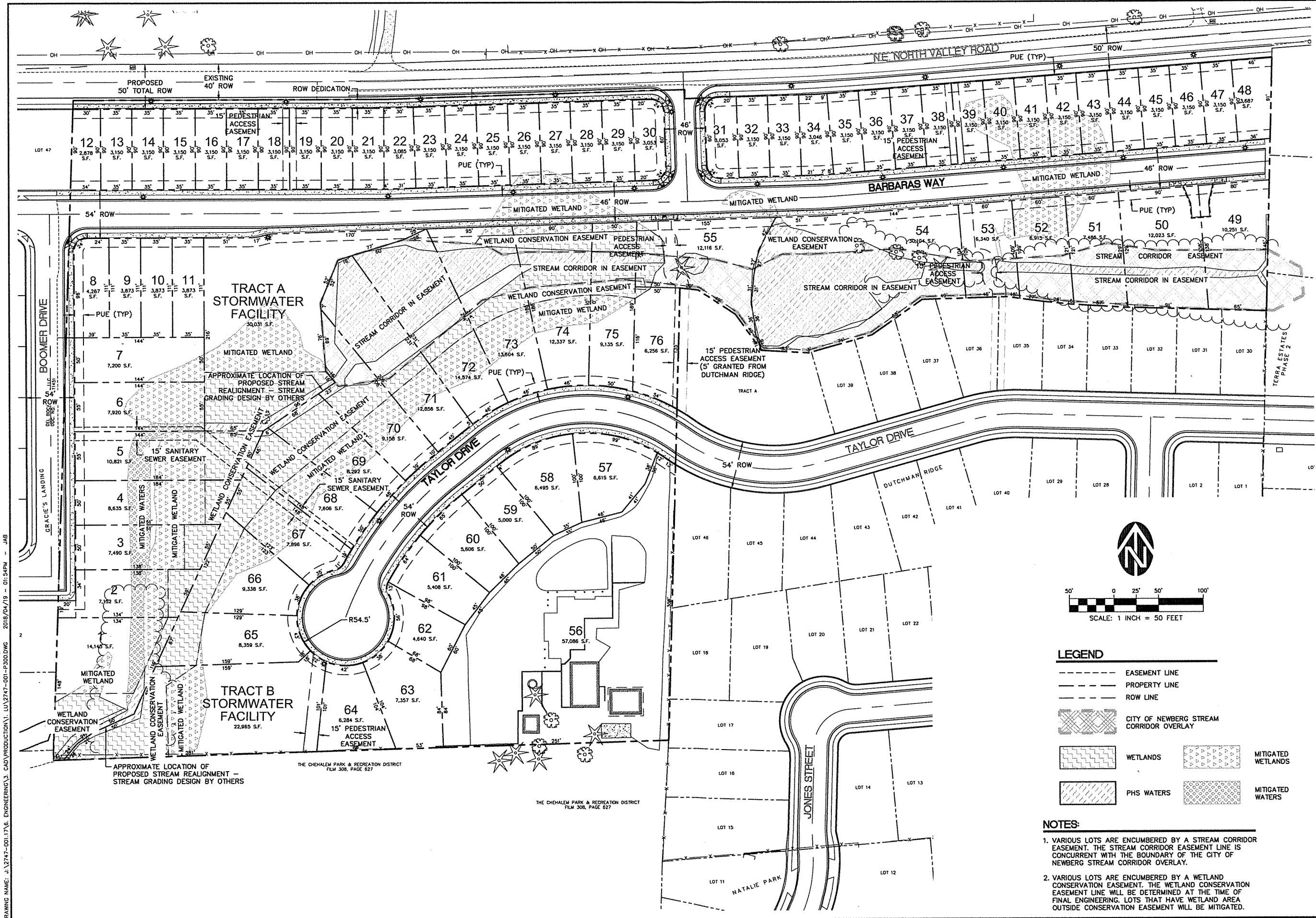
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2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
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SHEET

P202

JOB NO.
2747-001

2018-04-20 REVISED LAND USE SUBMITTAL



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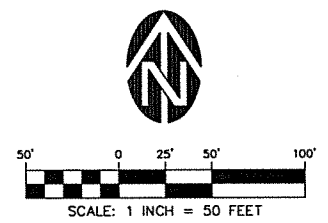
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KING'S LANDING
NEWBERG, OR

PRELIMINARY

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LEGEND

	EASEMENT LINE
	PROPERTY LINE
	ROW LINE
	CITY OF NEWBERG STREAM CORRIDOR OVERLAY
	WETLANDS
	MITIGATED WETLANDS
	PHS WATERS
	MITIGATED WATERS

- NOTES:**
- VARIOUS LOTS ARE ENCUMBERED BY A STREAM CORRIDOR EASEMENT. THE STREAM CORRIDOR EASEMENT LINE IS CONCURRENT WITH THE BOUNDARY OF THE CITY OF NEWBERG STREAM CORRIDOR OVERLAY.
 - VARIOUS LOTS ARE ENCUMBERED BY A WETLAND CONSERVATION EASEMENT. THE WETLAND CONSERVATION EASEMENT LINE WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING. LOTS THAT HAVE WETLAND AREA OUTSIDE CONSERVATION EASEMENT WILL BE MITIGATED.

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0	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

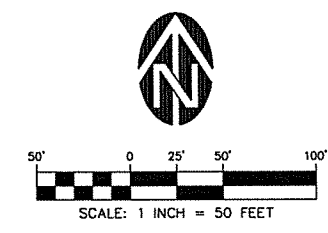
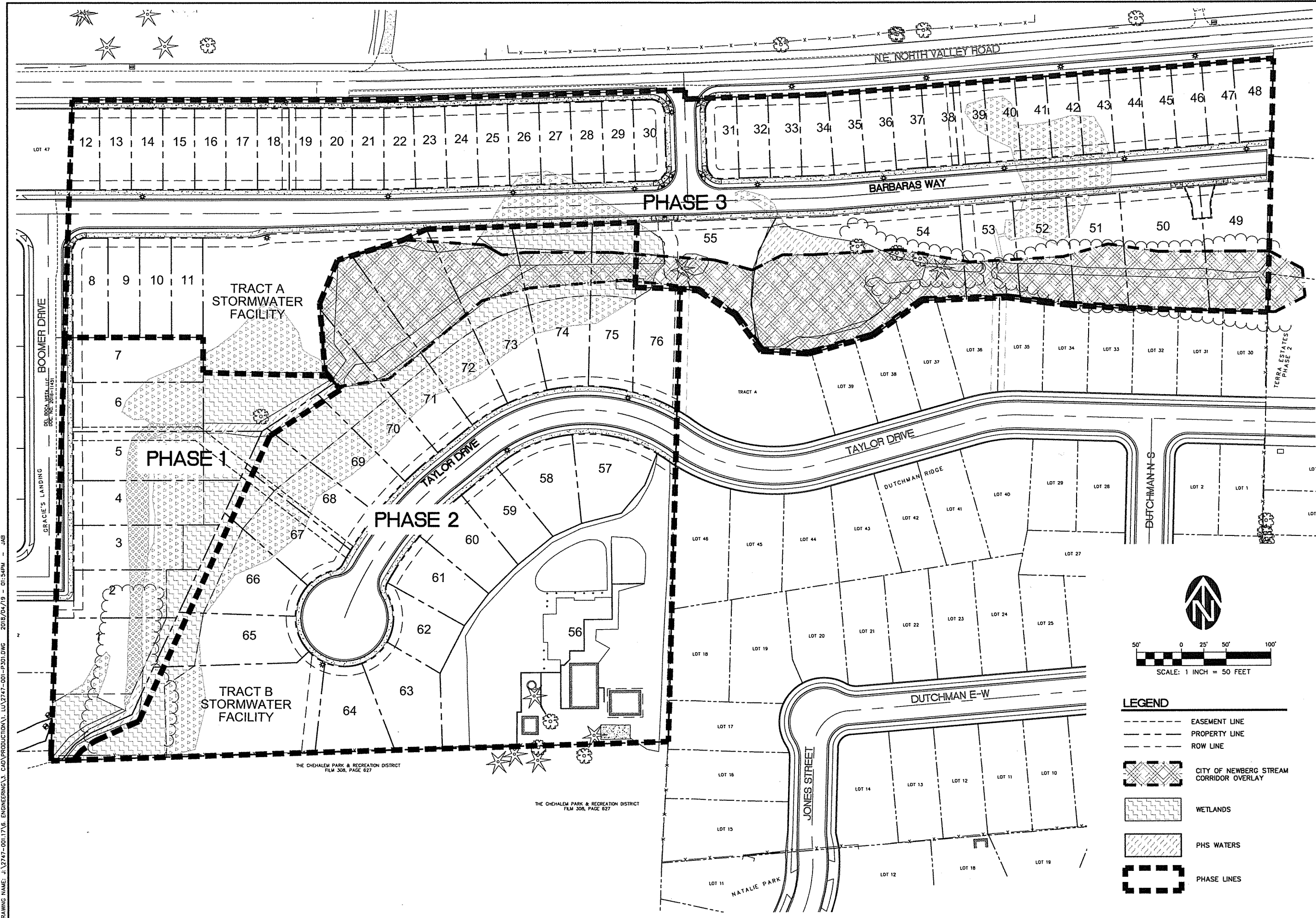
SHEET

P300

JOB NO. 2747-001

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LEGEND

	EASEMENT LINE
	PROPERTY LINE
	ROW LINE
	CITY OF NEWBERG STREAM CORRIDOR OVERLAY
	WETLANDS
	PHS WATERS
	PHASE LINES

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(503) 684-0652
FAX (503) 684-0157

KING'S LANDING
NEWBERG, OR

PRELIMINARY

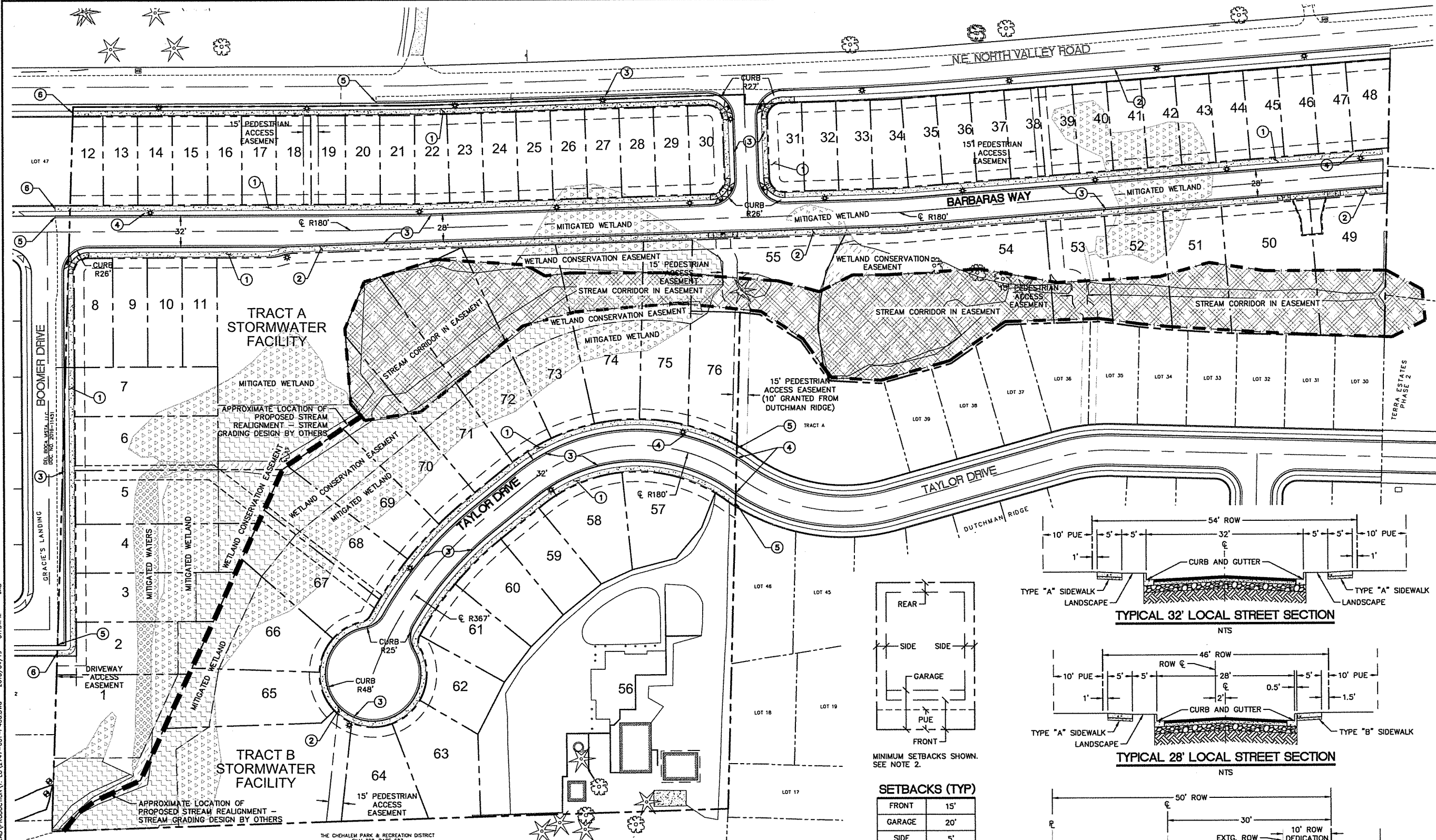
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SHEET
P301
JOB NO.
2747-001

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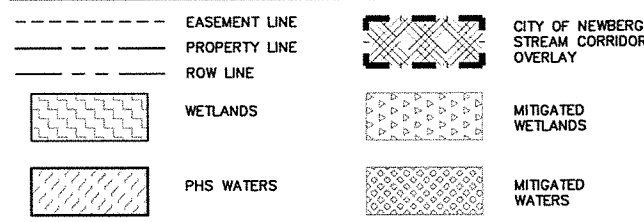
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NOTES:

- VARIOUS LOTS ARE ENCUMBERED BY A STREAM CORRIDOR EASEMENT. THE STREAM CORRIDOR EASEMENT LINE IS CONCURRENT WITH THE BOUNDARY OF THE CITY OF NEWBERG STREAM CORRIDOR OVERLAY.
- VARIOUS LOTS ARE ENCUMBERED BY A WETLAND CONSERVATION EASEMENT. THE WETLAND CONSERVATION EASEMENT LINE WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING. LOTS THAT HAVE WETLAND AREA OUTSIDE CONSERVATION EASEMENT WILL BE MITIGATED.
- SETBACKS MAY VARY IN ACCORDANCE WITH THE CITY OF NEWBERG DEVELOPMENT CODE BASED ON LOT FRONTAGE WIDTHS AND EASEMENTS. VARIOUS LOTS HAVE DUAL-FRONTAGE.

LEGEND

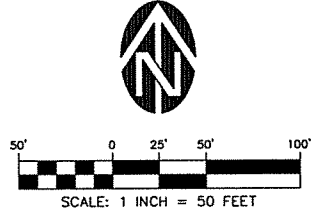
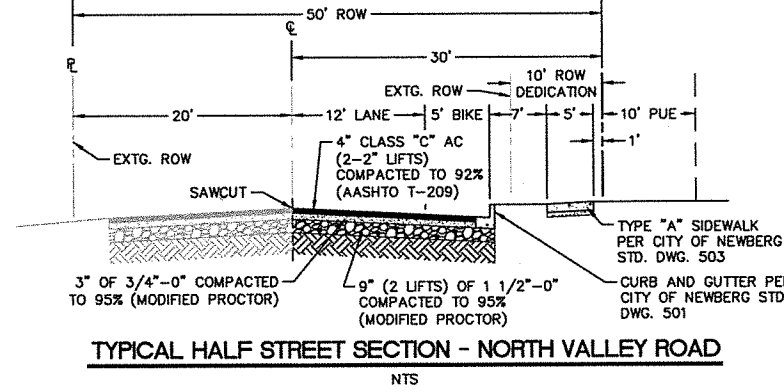
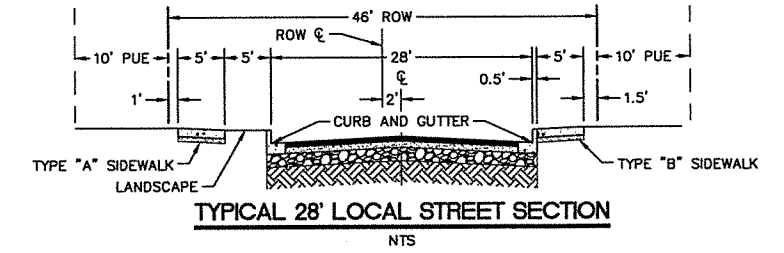
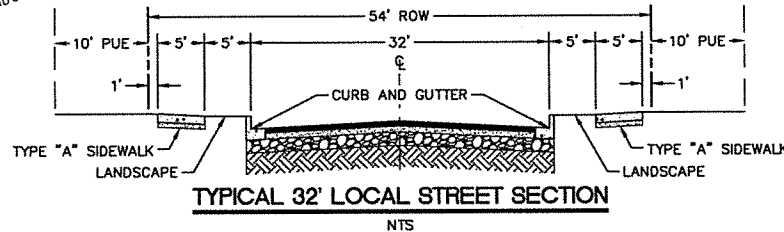


SETBACKS (TYP)

FRONT	15'
GARAGE	20'
SIDE	5'
REAR	5'

CONSTRUCTION KEYNOTES:

- PROPOSED 5'-WIDE TYPE "A" CONCRETE SIDEWALK.
- PROPOSED 5'-WIDE TYPE "B" CONCRETE SIDEWALK.
- PROPOSED STANDARD CURB & GUTTER.
- PROPOSED STREET LIGHTS.
- MATCH EXISTING CURB AND GUTTER.
- MATCH EXISTING SIDEWALK.



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KING'S LANDING
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SITE PLAN AND BUILDING SETBACK PLAN

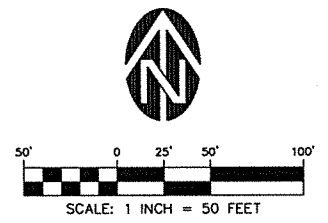
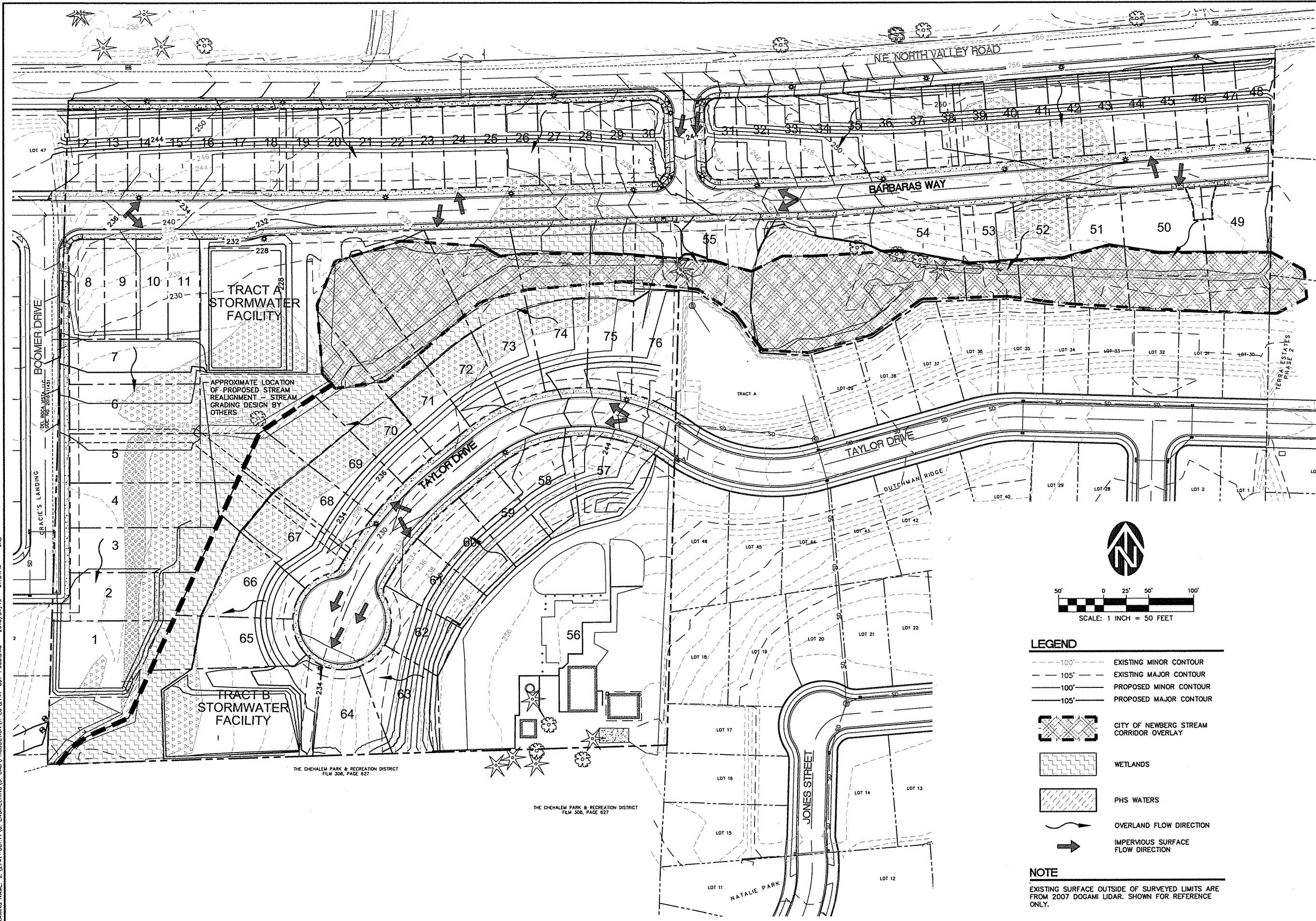
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3	2018-05-16	REVISED LAND USE SUBMITTAL	JAB	JAB
4	2018-01-16	REVISED LAND USE SUBMITTAL	JAB	JAB
5	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

SHEET **P400**
 JOB NO. 2747-001

2018-04-20 REVISED LAND USE SUBMITTAL

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- LEGEND**
- 100' --- EXISTING MINOR CONTOUR
 - 105' --- EXISTING MAJOR CONTOUR
 - 100' --- PROPOSED MINOR CONTOUR
 - 105' --- PROPOSED MAJOR CONTOUR
 - [Cross-hatched box] CITY OF NEWBERG STREAM CORRIDOR OVERLAY
 - [Wavy hatched box] WETLANDS
 - [Diagonal hatched box] PHS WATERS
 - [Wavy arrow] OVERLAND FLOW DIRECTION
 - [Straight arrow] IMPERVIOUS SURFACE FLOW DIRECTION

NOTE
 EXISTING SURFACE OUTSIDE OF SURVEYED LIMITS ARE FROM 2007 DOGAMI LIDAR. SHOWN FOR REFERENCE ONLY.

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KING'S LANDING
 NEWBERG, OR

PRELIMINARY GRADING PLAN

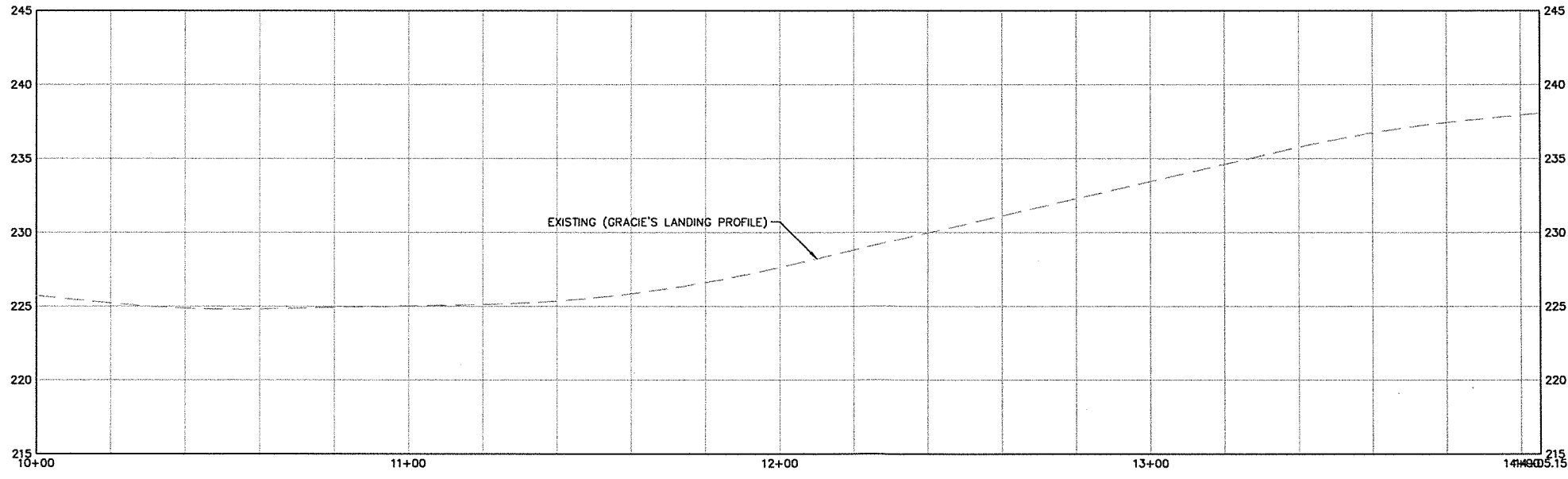
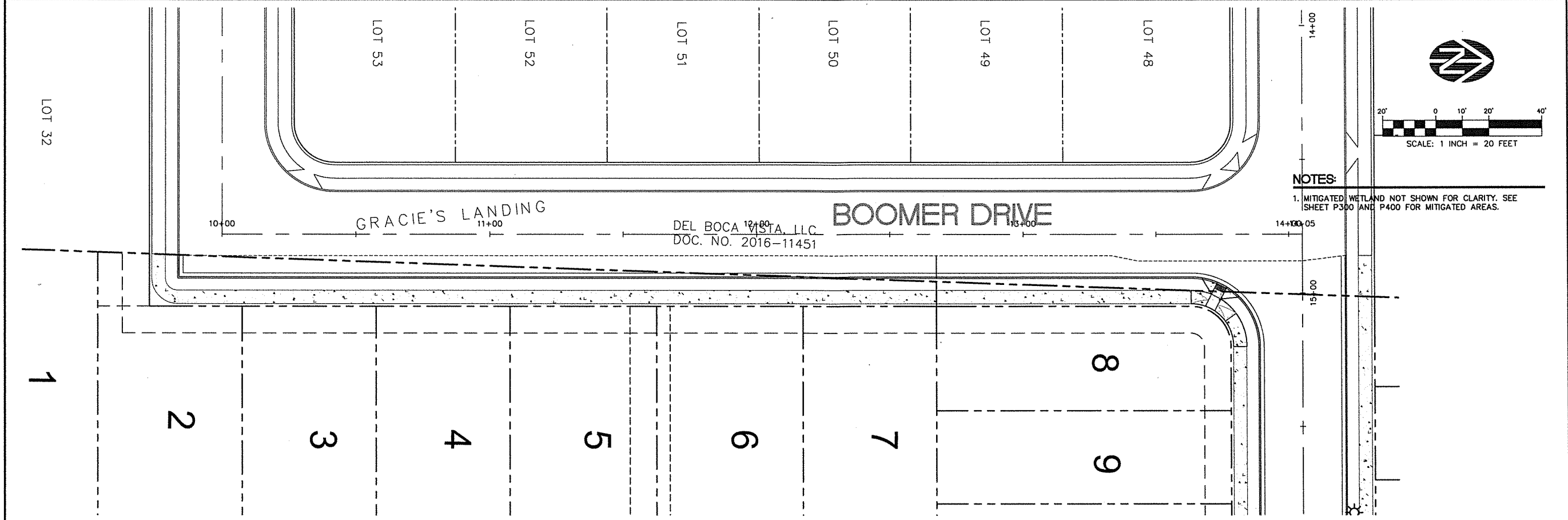
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5	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

SHEET
P500
 JOB NO.
 2747-001

2018-04-20 REVISED LAND USE SUBMITTAL

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BOOMER DRIVE - PROFILE VIEW - STA. 10+00.00 TO 14+05.15

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KING'S LANDING
NEWBERG, OR

BOOMER DRIVE STREET PLAN AND PROFILE
STATION 10+00 TO END



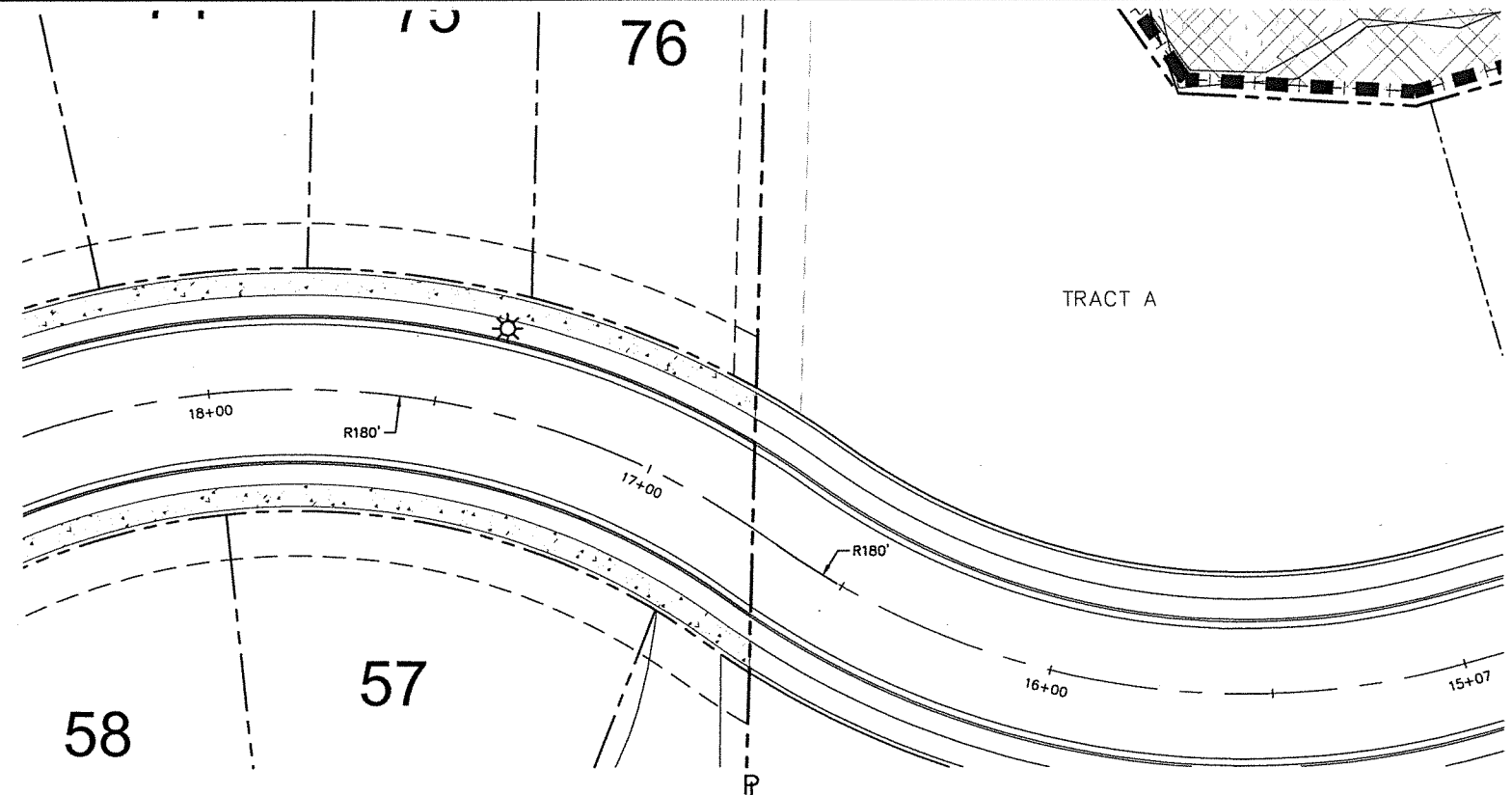
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1	2018-01-18	REVISED LAND USE SUBMITTAL	JAB	JAB
0	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

SHEET
P501
JOB NO.
2747-001

2018-04-20 REVISED LAND USE SUBMITTAL

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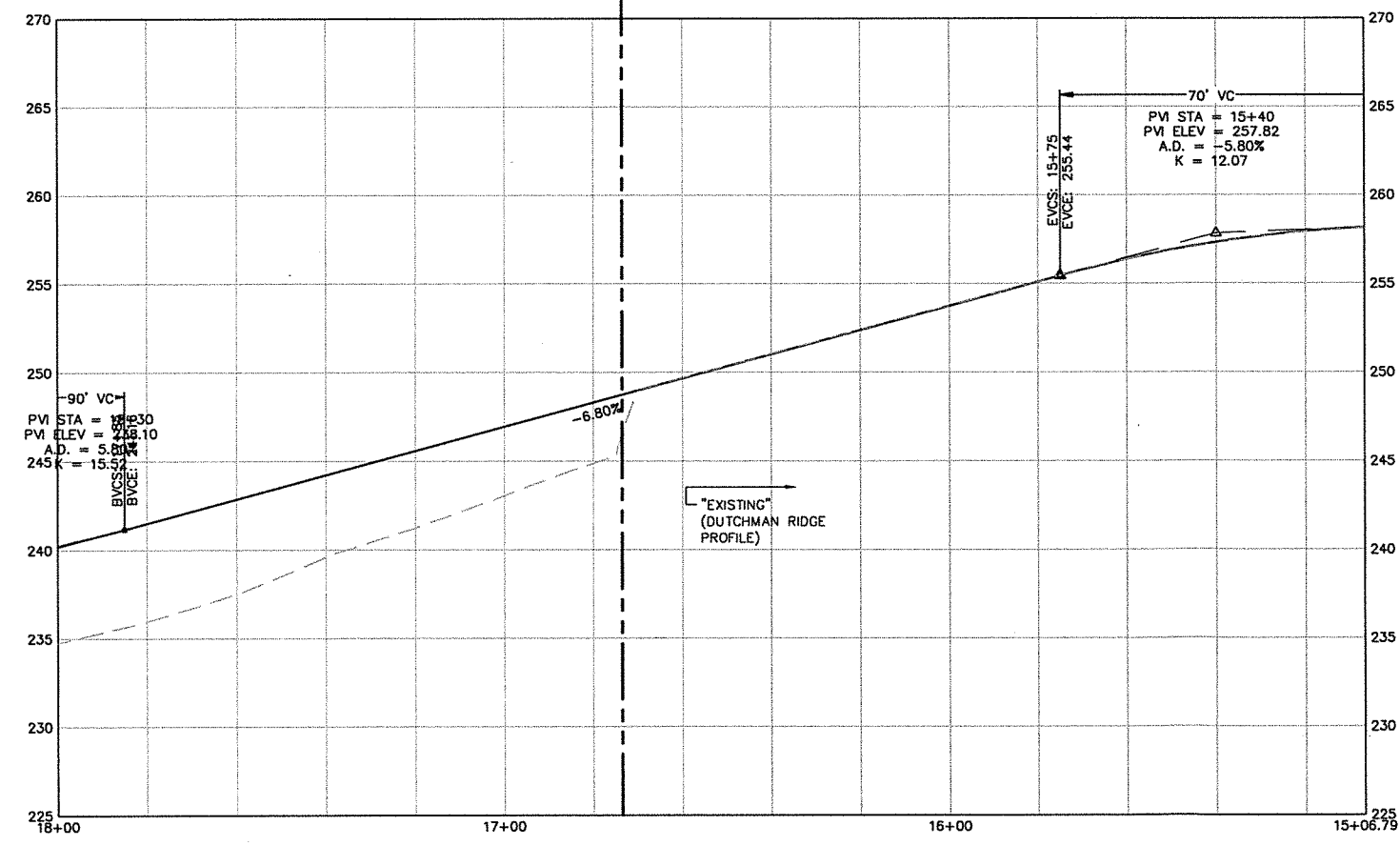
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 1. MITIGATED WETLAND NOT SHOWN FOR CLARITY. SEE SHEET P300 AND P400 FOR MITIGATED AREAS.

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KING'S LANDING
 NEWBERG, OR
TAYLOR DRIVE STREET PLAN AND PROFILE
 STATION 15+00 TO 18+00



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TAYLOR DRIVE - PROFILE VIEW - STA. 15+06.79 TO 18+00.00

NO.	DATE	DESCRIPTION	DRAFT	CHECK
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3	2018-03-02	REVISED LAND USE SUBMITTAL	JAB	JAB
2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
1	2018-01-16	REVISED LAND USE SUBMITTAL	JAB	JAB
0	2017-11-15	LAND USE SUBMITTAL	MMH	JAB

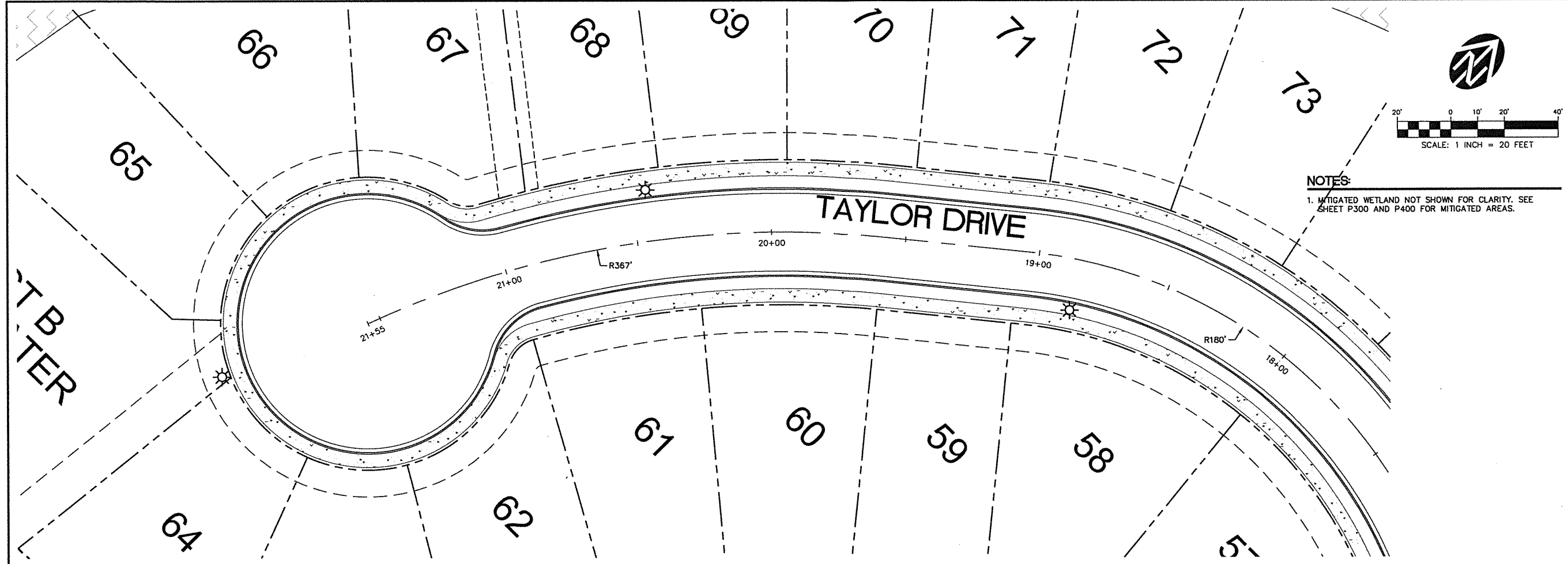
REVISIONS

SHEET **P502**

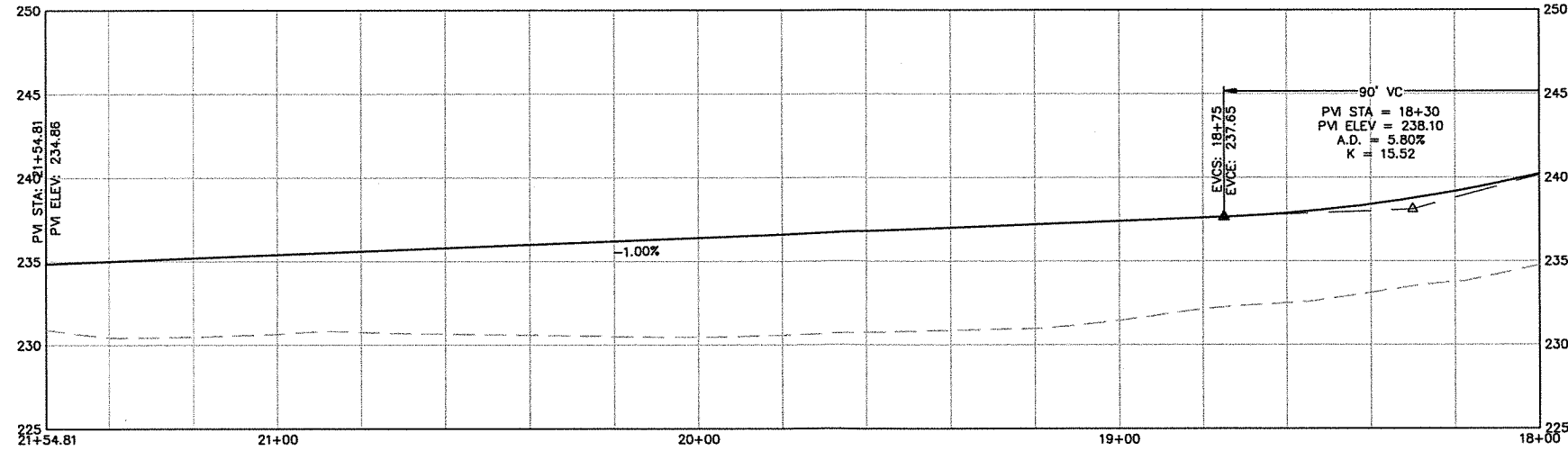
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KING'S LANDING
 NEWBERG, OR
TAYLOR DRIVE STREET PLAN AND PROFILE
 STATION 18+00 TO END

PRELIMINARY

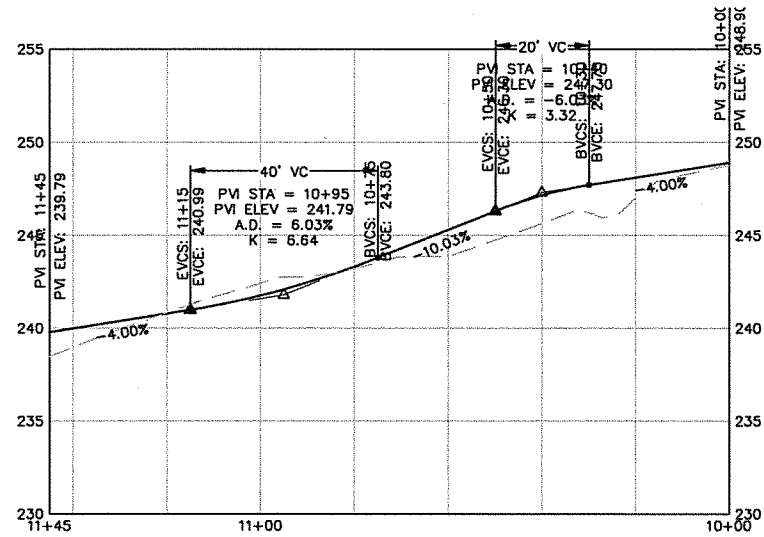
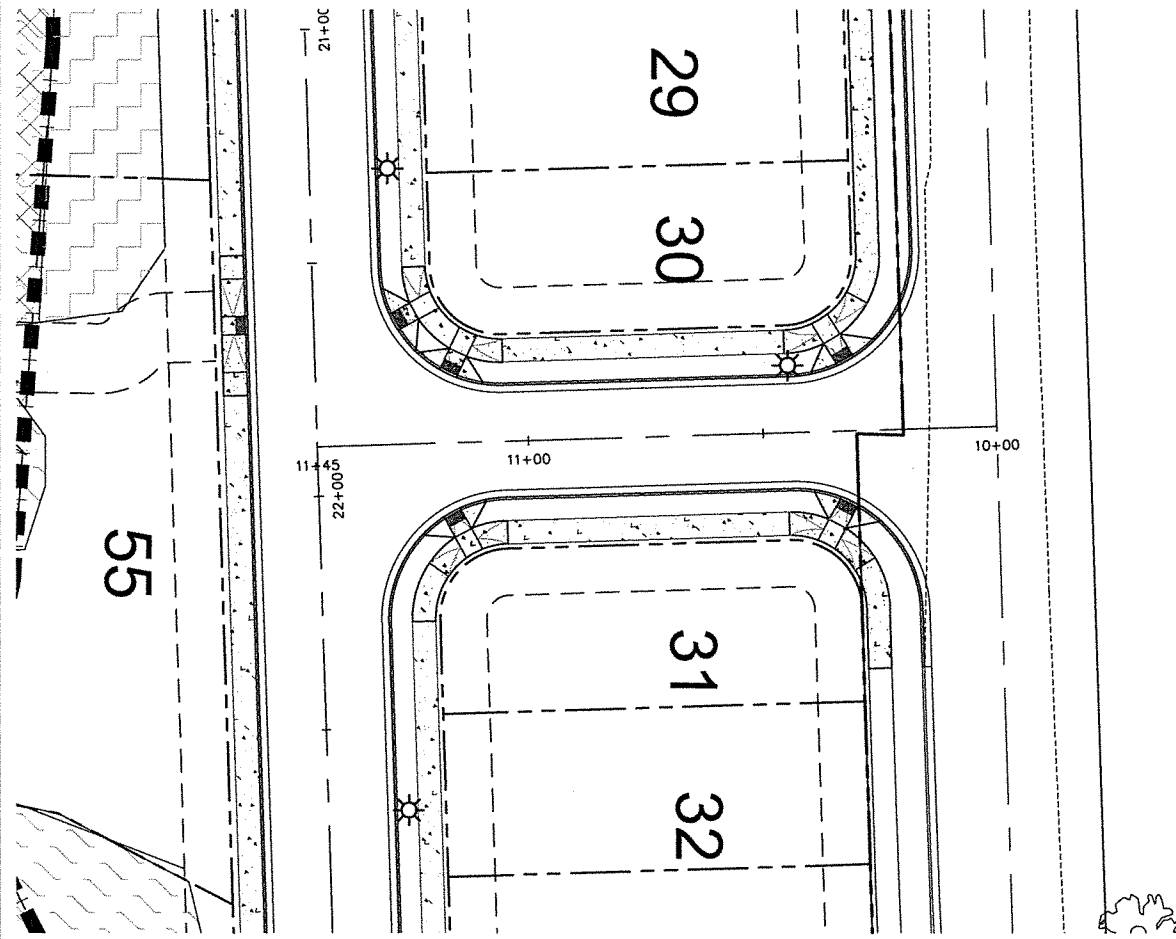
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NO.	DATE	DESCRIPTION	DRAWN BY	CHECK BY
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3	2018-03-02	REVISED LAND USE SUBMITTAL	JAB	JAB
2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
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0	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

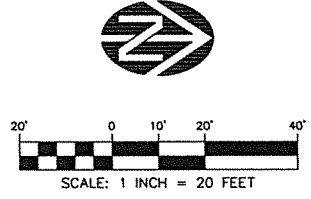
SHEET
P503
 JOB NO.
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2018-04-20 REVISED LAND USE SUBMITTAL

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KINGS ENTRY - PROFILE VIEW - STA. 10+00.00 TO 11+45.00



NOTES:
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KING'S LANDING
NEWBERG, OR

"KING'S ENTRY" STREET PLAN AND PROFILE
STATION 10+00 TO END

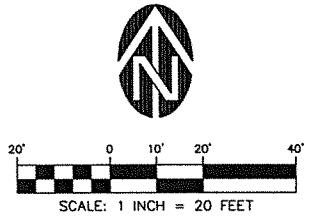
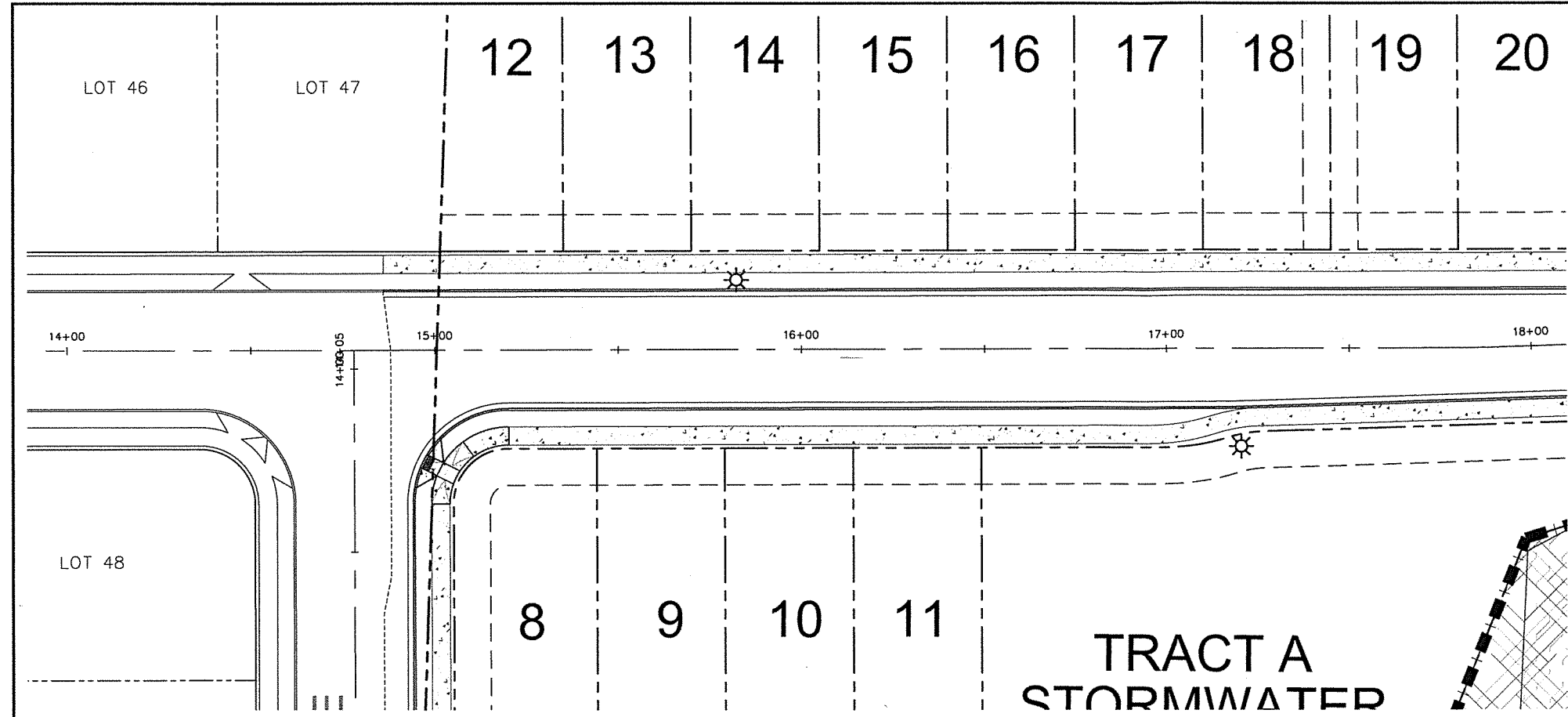


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NO.	DATE	DESCRIPTION	DRAFT	CHECK
4	2018-04-20	REVISED LAND USE SUBMITTAL	JAB	JAB
3	2018-03-02	REVISED LAND USE SUBMITTAL	JAB	JAB
2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
1	2018-01-18	REVISED LAND USE SUBMITTAL	JAB	JAB
0	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

SHEET
P504
JOB NO.
2747-001

2018-04-20 REVISED LAND USE SUBMITTAL



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 1. MITIGATED WETLAND NOT SHOWN FOR CLARITY. SEE SHEET P300 AND P400 FOR MITIGATED AREAS.

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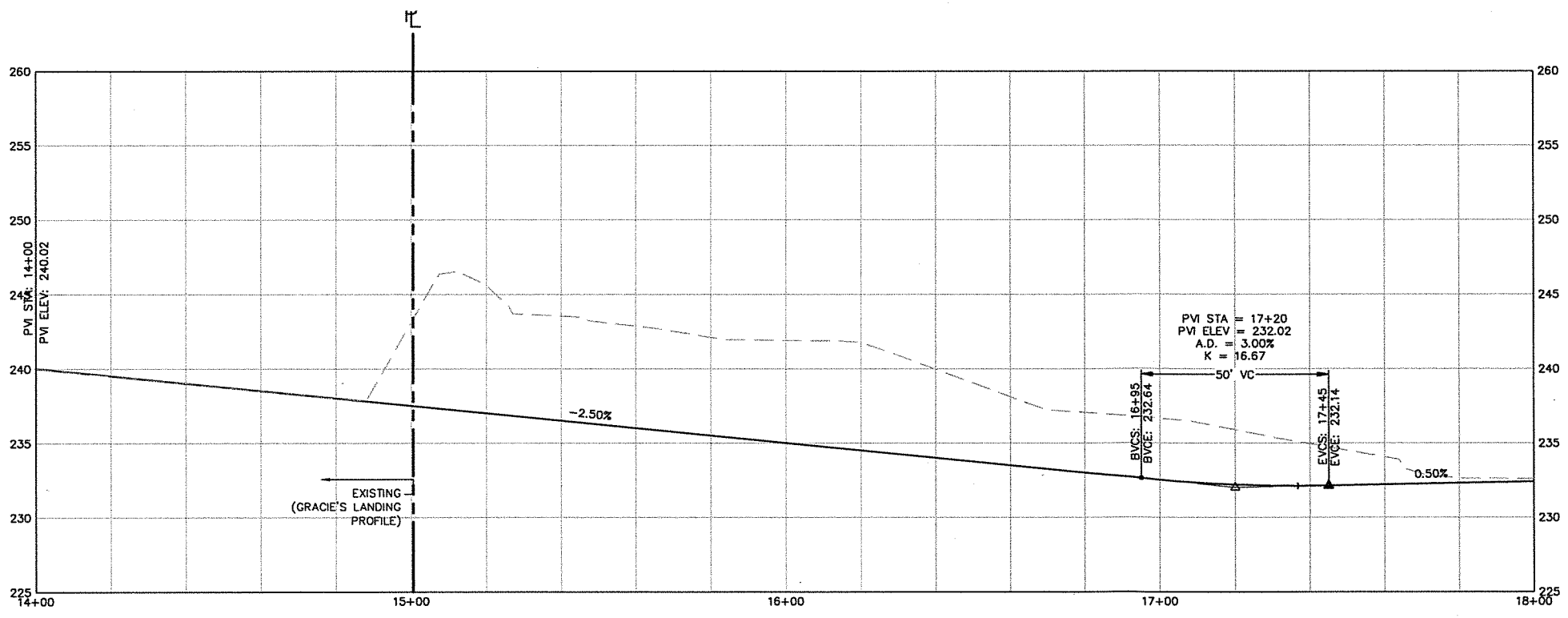
KING'S LANDING
NEWBERG, OR

BARBARAS WAY STREET PLAN AND PROFILE
STATION 14+00 TO 18+00

PRELIMINARY

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2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB	
1	2018-01-18	REVISED LAND USE SUBMITTAL	JAB	JAB	
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BARBARA'S WAY - PROFILE VIEW - STA. 14+00.00 TO 18+00.00

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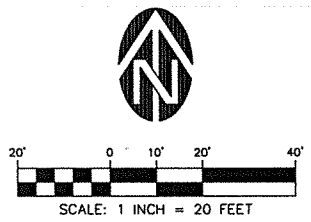
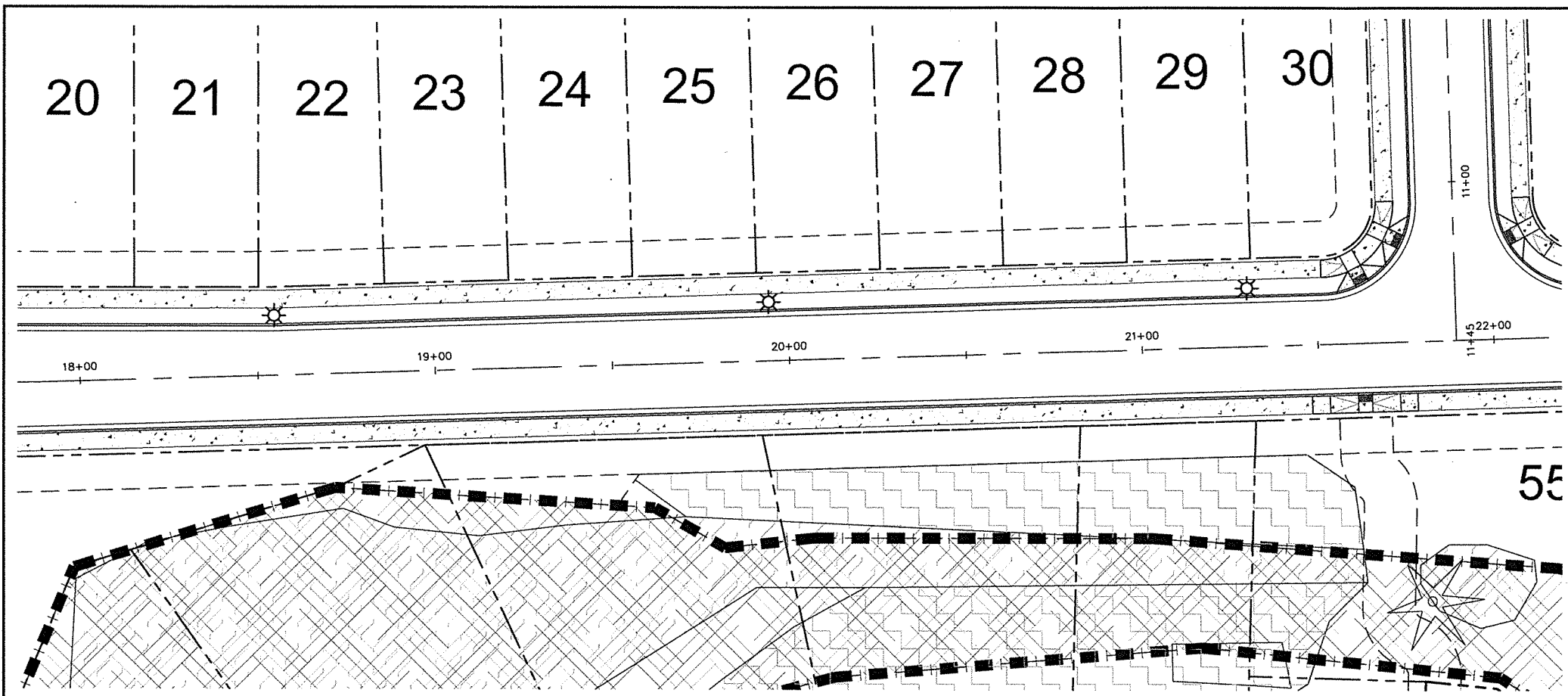
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P505

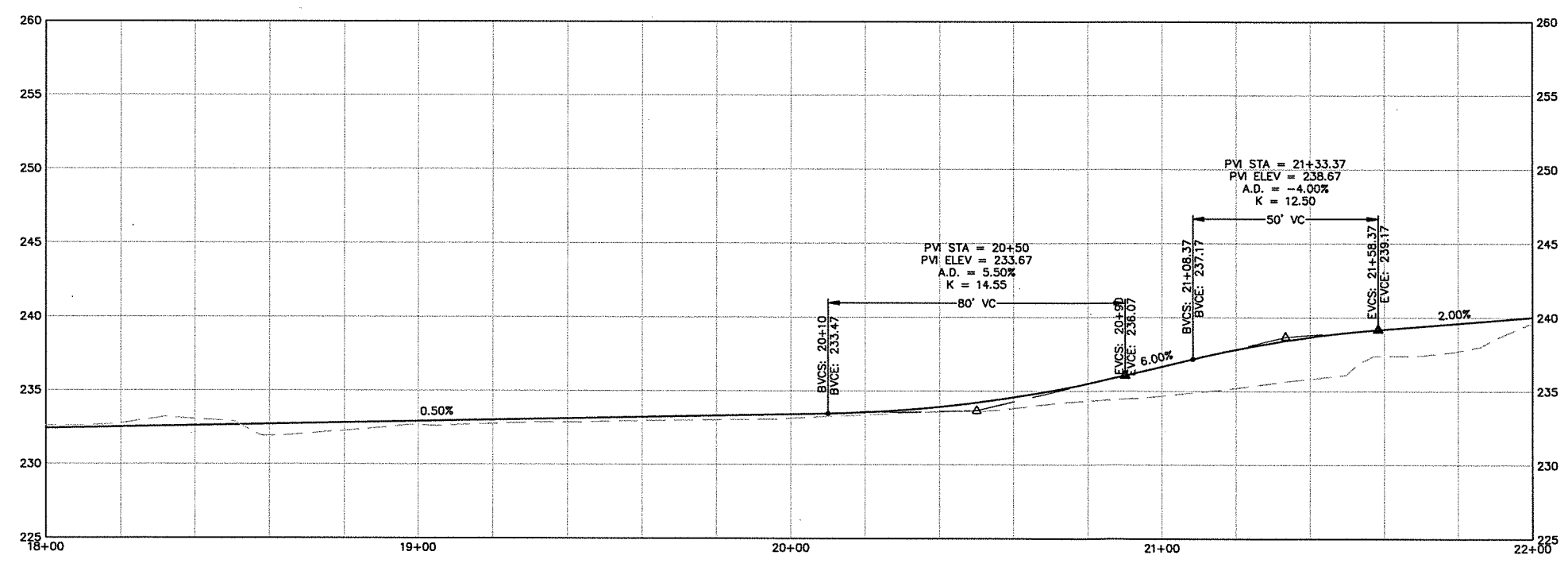
JOB NO.
2747-001

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NOTES:
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BARBARA'S WAY - PROFILE VIEW - STA. 18+00.00 TO 22+00.00

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KING'S LANDING
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 BARBARAS WAY STREET PLAN AND PROFILE
 STATION 18+00 TO 22+00



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4	2018-04-20	REVISED LAND USE SUBMITTAL	JAB	JAB
3	2018-03-02	REVISED LAND USE SUBMITTAL	JAB	JAB
2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
1	2018-01-16	REVISED LAND USE SUBMITTAL	JAB	JAB
0	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

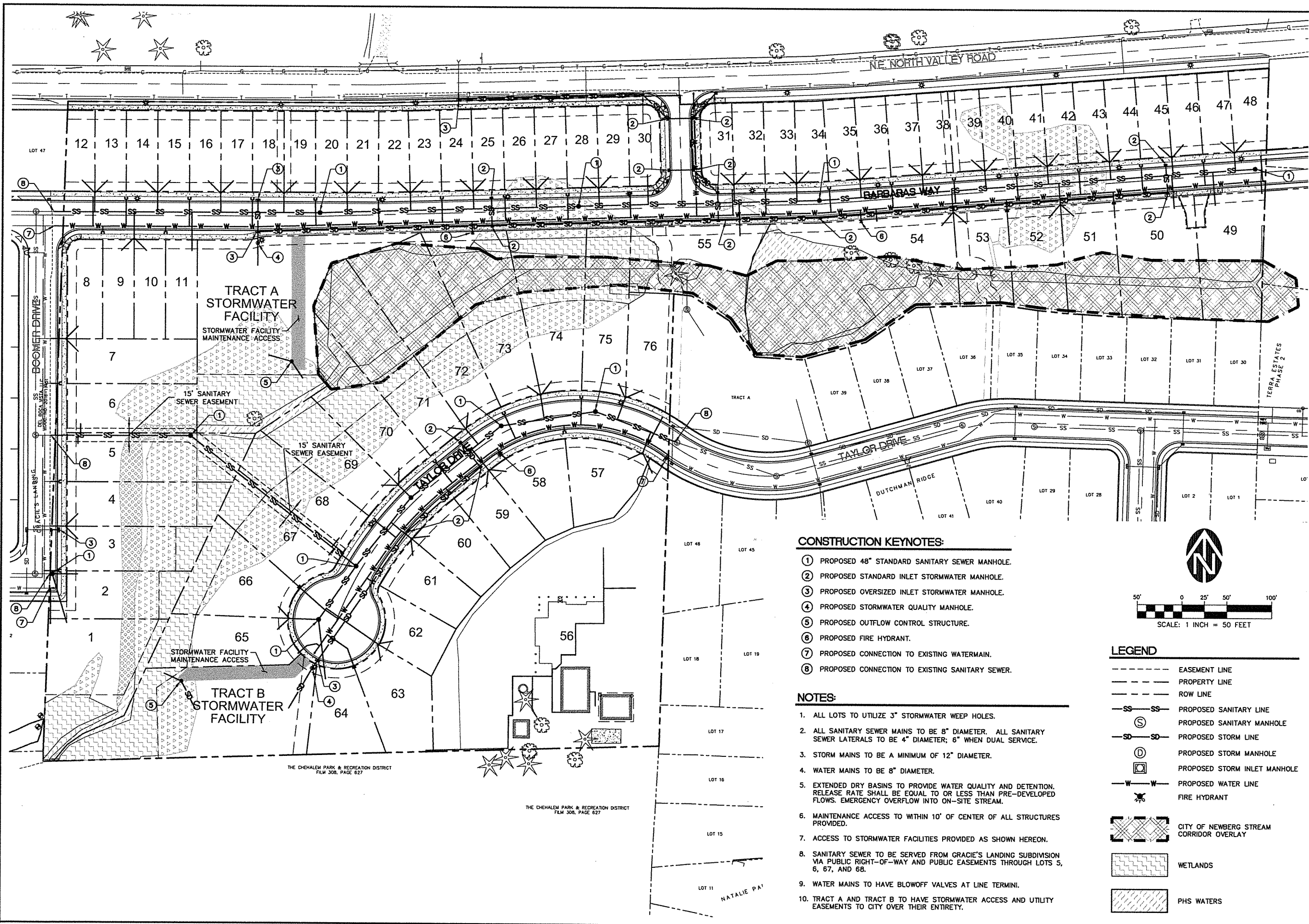
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SHEET **P506**

JOB NO. **2747-001**

2018-04-20 REVISED LAND USE SUBMITTAL

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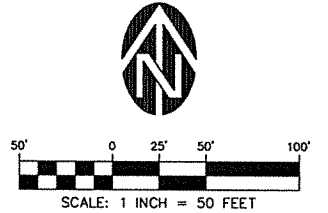


CONSTRUCTION KEYNOTES:

- ① PROPOSED 48" STANDARD SANITARY SEWER MANHOLE.
- ② PROPOSED STANDARD INLET STORMWATER MANHOLE.
- ③ PROPOSED OVERSIZED INLET STORMWATER MANHOLE.
- ④ PROPOSED STORMWATER QUALITY MANHOLE.
- ⑤ PROPOSED OUTFLOW CONTROL STRUCTURE.
- ⑥ PROPOSED FIRE HYDRANT.
- ⑦ PROPOSED CONNECTION TO EXISTING WATERMAIN.
- ⑧ PROPOSED CONNECTION TO EXISTING SANITARY SEWER.

NOTES:

1. ALL LOTS TO UTILIZE 3" STORMWATER WEEP HOLES.
2. ALL SANITARY SEWER MAINS TO BE 8" DIAMETER. ALL SANITARY SEWER LATERALS TO BE 4" DIAMETER; 6" WHEN DUAL SERVICE.
3. STORM MAINS TO BE A MINIMUM OF 12" DIAMETER.
4. WATER MAINS TO BE 8" DIAMETER.
5. EXTENDED DRY BASINS TO PROVIDE WATER QUALITY AND DETENTION. RELEASE RATE SHALL BE EQUAL TO OR LESS THAN PRE-DEVELOPED FLOWS. EMERGENCY OVERFLOW INTO ON-SITE STREAM.
6. MAINTENANCE ACCESS TO WITHIN 10' OF CENTER OF ALL STRUCTURES PROVIDED.
7. ACCESS TO STORMWATER FACILITIES PROVIDED AS SHOWN HEREON.
8. SANITARY SEWER TO BE SERVED FROM GRACIE'S LANDING SUBDIVISION VIA PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS THROUGH LOTS 5, 6, 67, AND 68.
9. WATER MAINS TO HAVE BLOWOFF VALVES AT LINE TERMINI.
10. TRACT A AND TRACT B TO HAVE STORMWATER ACCESS AND UTILITY EASEMENTS TO CITY OVER THEIR ENTIRETY.



LEGEND

- EASEMENT LINE
- - - PROPERTY LINE
- ROW LINE
- SS SS PROPOSED SANITARY LINE
- ⊙ PROPOSED SANITARY MANHOLE
- SD SD PROPOSED STORM LINE
- ⊙ PROPOSED STORM MANHOLE
- ⊠ PROPOSED STORM INLET MANHOLE
- W W PROPOSED WATER LINE
- ⊙ PROPOSED FIRE HYDRANT
- [Hatched Box] CITY OF NEWBERG STREAM CORRIDOR OVERLAY
- [Cross-hatched Box] WETLANDS
- [Diagonal Hatched Box] PHS WATERS

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KING'S LANDING
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PRELIMINARY UTILITY PLAN

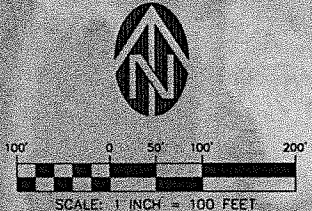
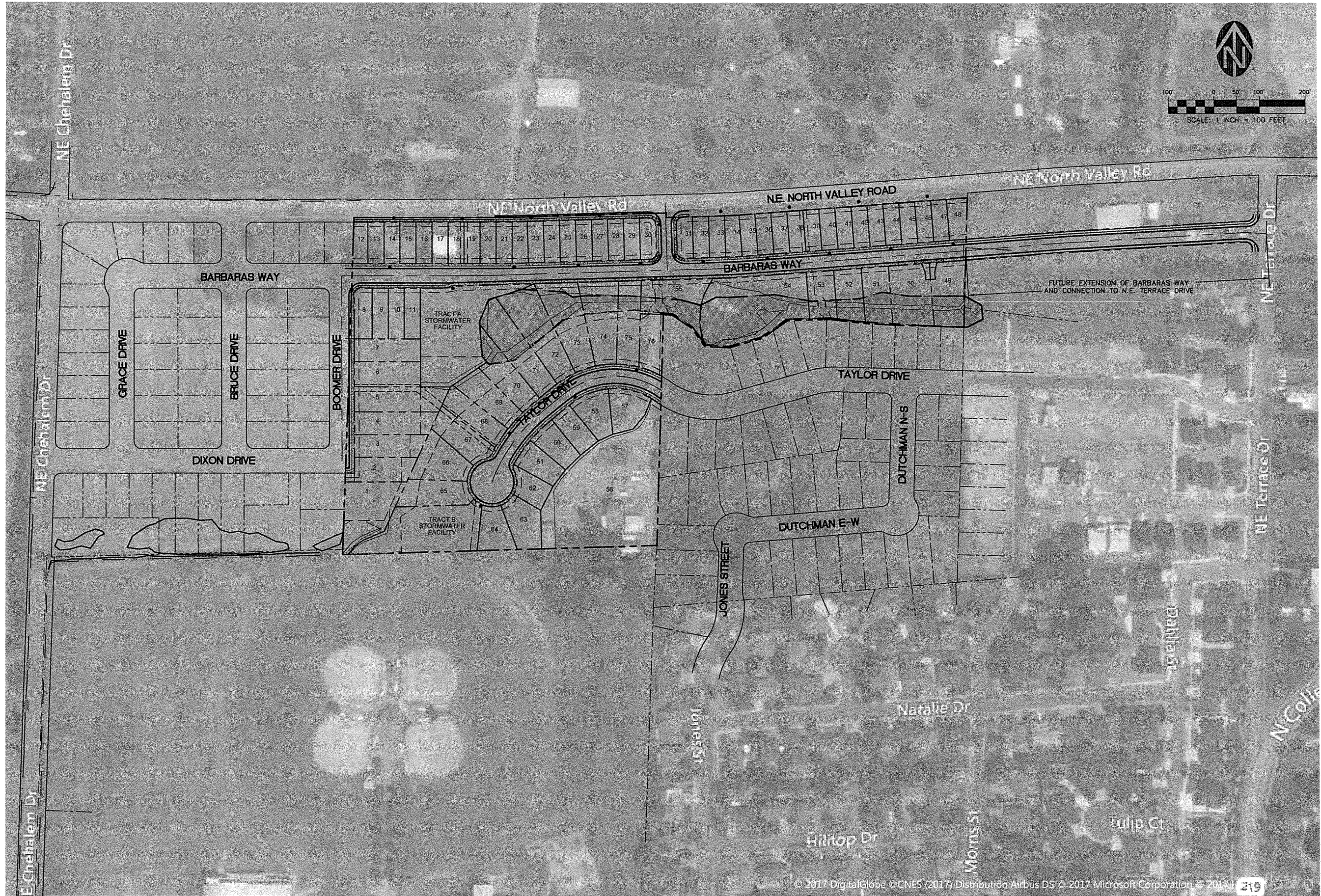
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2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
1	2018-01-16	REVISED LAND USE SUBMITTAL	JAB	JAB
0	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

SHEET
P600
JOB NO. 2747-001

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KING'S LANDING
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CIRCULATION ANALYSIS PLAN

PRELIMINARY

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2	2018-02-16	REVISED LAND USE SUBMITTAL	JAB	JAB
1	2018-01-18	REVISED LAND USE SUBMITTAL	NAH	JAB
0	2017-11-15	LAND USE SUBMITTAL	NAH	JAB

SHEET
P700
JOB NO.
2747-001

2018-04-20 REVISED LAND USE SUBMITTAL