

Edgewater PUD Project Overview

The applicant is proposing to complete a 20 lot PUD located at 112 N. Springbrook Road (Tax Map 3221BB 00700). The access from Springbrook Road has been stubbed to the site by the recent ODOT project. In addition, public water and sanitary sewer were also stubbed to the site with the ODOT project. The existing site has a single residential house that is bounded by West Fork Springbrook Creek to the east, a mobile home park to the west across Springbrook Road, Springbrook Ridge Apartments to the south and a single family residence to the north. The PUD meets the City code except for three provisions as follows that we are proposing to adjust in the PUD process. These provisions are as follows:

1. 15.405.030(D)(1)(b) Limits the lot width at building setback line to 30 feet, we are proposing 22ft for two lots on the subdivision.
2. 15.405.030(D)(1)(a) Limits lot public street frontage to 25 feet, we are proposing a reduction to 16.2 for two lots off of the cul-de-sac, and 23ft for two lots that access the access tract.
3. 15.505.030(L) Limits the maximum number of single family homes served by a cul-de-sac to 18, we are proposing to increase this to 20.

The project is projected to be constructed in 2019.

List of Exhibits

Exhibit 1 – Zone Map

Exhibit 2 – TVFD Correspondence

Exhibit 3 – Building Elevations & Floor Plans

Exhibit 4 – Civil Drawings (Overall PUD Plan, Utility Plan, Grading & Drainage Plan, etc.)

Exhibit 5 – Sun Exposure Diagrams

Edgewater PUD Written Response

PLANNED UNIT DEVELOPMENT CRITERIA

Below is the criteria followed by the applicant's response.

(1) *The proposed development is consistent with standards, plans, policies and ordinances adopted by the city; and*

Applicant's Response: As shown in the application and described below in the written response to the criteria and the code standards the development is consistent with the standards, plans, policies and ordinances adopted by the City.

(2) *The proposed development's general design and character, including but not limited to anticipated building locations, bulk and height, location and distribution of recreation space, parking, roads, access and other uses, will be reasonably compatible with appropriate development of abutting properties and the surrounding neighborhood; and*

Applicant's Response: The properties adjacent the applicant's property are in the same zoning district or R-3 and are developed at similar densities as the applicant is proposing. Therefore, the general design, character, bulk and height of the development will be reasonably compatible with the surrounding neighborhood. The applicant is proposing to provide recreational space along the stream corridor and the development will provide a public street to the City that has adequate emergency access.

(3) *Public services and facilities are available to serve the proposed development. If such public services and facilities are not at present available, an affirmative finding may be made under this criterion if the evidence indicates that the public services and facilities will be available prior to need by reason of:*

- a) Public facility planning by the appropriate agencies; or*
- b) A commitment by the applicant to provide private services and facilities adequate to accommodate the projected demands of the project; or*
- c) Commitment by the applicant to provide for offsetting all added public costs or early commitment of public funds made necessary by the development.*

Applicant's Response: Please refer to Exhibit 4 (Overall Utility Plan). As shown, there is an existing 8" public sanitary sewer service that is stubbed to the site off of S. Springbrook Road. This is of sufficient size to service the proposed PUD. In addition, there is an existing 8" public water line stub located in Springbrook Road and will be utilized to service the PUD. Stormwater for the PUD will be routed in a public storm system to a raingarden providing treatment and flow control prior to discharge into W. Fork Spring Brook Creek. The applicant is proposing to construct the improvements prior to constructing the homes, thereby committing to the project early in the process.

(4) *The provisions and conditions of this code have been met; and*

Applicant's Response: As shown below in the summary table and described under the "Written Response to the Development Code" the provisions and the conditions have been met or can be met with a condition of approval. The **bold** items shown in the table below are proposed to be altered from the City code as shown, which is allowed under a PUD plan.

City of Newberg Summary Table

Lot Standards	Required/ Allowed	Provided	Applicable Municipal Code
Total Site Area, AC	-	3.89	
Minimum Average Lot Size, SF	3,000	4,213	15.405.010(A)(2)
Lot Depth	N/A ¹	-	15.405.030(B)
Lot Width at Building Line, FT	30	22	15.405.030(D)(1)(b)
Public Street Frontage, FT	25	16.2	15.405.030(D)(1)(a)
Maximum Lot Coverage, %	50%	42%	15.405.040(B)(1)(b)
Maximum Parking Coverage, %	30%	18%	15.405.040(B)(2)
Maximum Lot & Parking Coverage Combined, %	70%	60%	15.405.040(B)(3)(a)
Maximum Density Points per Acre	310	242	15.240.020(F)(1)(a)
Minimum Setbacks			
Front Yard Size, FT	15	15	15.410.020(A)(1)
Garage to Street Property Line, FT	20	20	15.410.020(A)(3)
Building to Street Centerline, FT	40 ²	40	15.410.050(C)(5)
Interior Yard, FT	5	5	15.410.030(A)(1)
Building Standards			
Maximum Dwelling Unit Height	Dependent on Sun Exposure	See Ex. 5: Sun Exposure Diagram	15.240.020(K)
Outdoor Living Area	10% gross floor area	21%	15.240.020(N)
Maximum Porch Projection into Front Yard, FT	5	5	15.410.070(C)
Maximum Porch Projection into Interior Yard, FT	2	2	15.410.070(C)
Street Standards			
Public Street ROW Width, FT	40-46 ³	44	Table 15.505.030(G)
Minimum Pavement Width, FT	28 ³	28	Table 15.505.030(G)
Minimum Cul-de-sac Bulb Radius, FT	35 ⁴	36	15.505.030(L)
Minimum Curb-Side Sidewalk Width, FT	6	6	15.505.030(G)(8)(b)
Maximum Single-Family Homes Served by Cul-de-sac	18	20	15.505.030(L)

¹ Development of lots under 15,000 SF are exempt from the lot depth to width ratio requirement. All proposed lots are less than 15,000 SF.

² Building to street centerline setback is 25 feet plus the required yard setback of 15 feet.

³ Minimum street ROW for limited residential streets with parking on one side.

⁴ 35 foot radius allowed per 15.505.030(L) since using mountable curbs, curbside sidewalks, no street parking around cul-de-sac, and sprinkler systems in every building along cul-de-sac.

(5) *Proposed buildings, roads, and other uses are designed and sited to ensure preservation of features, and other unique or worthwhile natural features and to prevent soil erosion or flood hazard; and*

Applicant's Response: Please refer to Exhibit 4 (Overall PUD Plan). The site has a natural feature on site including West Fork Spring Brook Creek on the east that flows north to south. The creek is covered by a canopy of trees on the eastern portion of the site. Per the site plan, the new public street and proposed lot layout preserves these natural features. In addition, houses that front the forest area will have daylight basements to reduce site grading and take advantage of the natural slope.

(6) *There will be adequate on-site provisions for utility services, emergency vehicular access, and, where appropriate, public transportation facilities; and*

Applicant's Response: Please refer to Exhibit 4 (Overall Utility Plan). As shown on sheet C7.0, the site is proposed to be fully serviced with a public street, sewer, water, and storm. Per C4.1, emergency vehicular access is provided via the new 28' curb-to-curb public street with parking along one side and an emergency vehicular turnaround that utilized the lot 13, 14, & 15 access tract. There is existing Yamhill County Transit Route #7 that is located at the intersection of E. 2nd Street and S. Springbrook Road about a block south of the proposed development.

(7) *Sufficient usable recreation facilities, outdoor living area, open space, and parking areas will be conveniently and safely accessible for use by residents of the proposed development; and*

Applicant's Response: As shown on Exhibit 4, each home will have an outdoor living area in the form of a covered front porch and cover back patio, and off-street parking for two cars (not including street parking). In addition, the Tract C located along the creek will provide residents with open space and recreation facilities. Therefore, this criteria has been met.

(8) *Proposed buildings, structures, and uses will be arranged, designed, and constructed so as to take into consideration the surrounding area in terms of access, building scale, bulk, design, setbacks, heights, coverage, landscaping and screening, and to assure reasonable privacy for residents of the development and surrounding properties.*

Applicant's Response: As shown on Exhibit 4, the proposed cul-de-sac takes access from an existing street stub recently constructed in an ODOT project. The proposed buildings will access this cul-de-sac that meets code ROW, and street widths. The proposed building setbacks, heights, and coverage will all meet minimum code setbacks (as described below). In addition, as shown in Exhibit 3 the proposed building scale, and design will be similar to surrounding developments. Each proposed residence will have a 6-ft privacy fence and be attractively landscaped to meet or exceed those of the surrounding properties, therefore this criteria has been met.

Written response to § 15.240, 15.342, & 15.505 of the Development Code

Below is the criteria followed by the applicant's response.

15.240.020 PD Planned Unit Development Regulations

15.240.020 General provisions.

A. Ownership. Except as provided herein, the area included in a proposed planned unit development must be in single ownership or under the development control of a joint application of owners or option holders of the property involved.

Applicant's Response: The applicant is Mr. Jason Phillips. The property is currently owned by Mr. Larry Anderson, 35495 River View Drive, Pacific City, OR 97135. Upon PUD land use approval, Mr. Jason Phillips of West One Homes plans to purchase the property and construct the PUD.

B. Processing Steps – Type III. Prior to issuance of a building permit, planned unit development applications must be approved through a Type III procedure and using the following steps:

- 1. Step One – Preliminary Plans. Consideration of applications in terms of on-site and off-site factors to assure the flexibility afforded by planned unit development regulations is used to preserve natural amenities; create an attractive, safe, efficient, and stable environment; and assure reasonable compatibility with the surrounding area. Preliminary review necessarily involves consideration of the off-site impact of the proposed design, including building height and location.*
- 2. Step Two – Final Plans. Consideration of detailed plans to assure substantial conformance with preliminary plans as approved or conditionally approved. Final plans need not include detailed construction drawings as subsequently required for a building permit.*

Applicant's Response: The submitted of this application satisfies step 1 of the process. Step 2 can be completed once the application is approved.

C. Phasing. If approved at the time of preliminary plan consideration, final plan applications may be submitted in phases. If preliminary plans encompassing only a portion of a site under single ownership are submitted, they must be accompanied by a statement and be sufficiently detailed to prove that the entire area can be developed and used in accordance with city standards, policies, plans and ordinances.

Applicant's Response: This criteria is not applicable. The applicant's buyer plans to develop the PUD in one phase.

D. Lapse of Approval. If the applicant fails to submit material required for consideration at the next step in accordance with the schedule approved at the previous step or, in the absence of a specified schedule, within one year of such approval, the application as approved at the previous step expires. If the applicant fails to obtain a building permit for construction in accordance with the schedule as previously approved, or in the absence of a specified schedule, within three years of a preliminary plan approval, preliminary and final plan approvals expire. Prior to expiration of plan approval at any step, the hearing authority responsible for approval may, if requested, extend or modify the schedule, providing it is not detrimental to the public interest or contrary to the findings and provisions specified herein for planned unit developments. Unless the preliminary plan hearing authority provides to the contrary, expiration of final plan approval of any phase automatically renders all phases void that are not yet finally approved or upon which construction has not begun.

Applicant's Response: The applicant does not intend to let the land use approval lapse.

E. Resubmittal Following Expiration. Upon expiration of preliminary or final plan approval, a new application and fee must be submitted prior to reconsideration. Reconsideration shall be subject to the same procedures as an original application.

Applicant's Response: Applicant understands the risks associated with preliminary and final plan approval.

F. Density. Except as provided in NMC 15.302.040 relating to subdistricts, dwelling unit density provisions for residential planned unit developments shall be as follows:

1. Maximum Density.

a. Except as provided in adopted refinement plans, the maximum allowable density for any project shall be as follows:

District	Density Points
R-1	175 density points per gross acre, as calculated in subsection (F)(1)(b) of this section
R-2	310 density points per gross acre, as calculated in subsection (F)(1)(b) of this section
R-3	640 density points per gross acre, as calculated in subsection (F)(1)(b) of this section
RP	310 density points per gross acre, as calculated in subsection (F)(1)(b) of this section
C-1	As per required findings
C-2	As per required findings
C-3	As per required findings

b. Density point calculations in the following table are correlated to dwellings based on the number of bedrooms, which for these purposes is defined as an enclosed room which is commonly used or capable of conversion to use as sleeping quarters. Accordingly, family rooms, dens, libraries, studies, studios, and other similar rooms shall be considered bedrooms if they meet the above definitions, are separated by walls or doors from other areas of the dwelling and are accessible to a bathroom without passing through another bedroom. Density points may be reduced at the applicant's discretion by 25 percent for deed-restricted affordable dwelling units as follows:

Density Point Table

Dwelling Type	Density Points:	Density Points:
	Standard Dwelling	Income-Restricted Affordable Dwelling Unit
Studio and efficiency	12	9
One-bedroom	14	11
Two-bedroom	21	16
Three-bedroom	28	21
Four or more bedrooms	35	26

The density points in the right-hand column are applicable to income-restricted affordable dwelling units, provided the dwelling units meet the affordability criteria under NMC 15.242.030 regarding affordable housing requirements for developments using the flexible development standards.

Applicant's Response: The property is zoned R-2 (per Exhibit 1) and is allowed 310 density points per acre minus the stream corridor tract (3.89 acres – 1.31 acres = 2.58 acres). Maximum density is calculated as follows 310 points per acre x 2.58 acres = 799.8 density points. The applicant is proposing to construct 9 new four-bedroom, 10 new three-bedroom, and 1 existing 3 bedroom single family homes. Therefore, the proposed number of density points is 35 (four bedroom) x 9 dwelling units + 28 (three bedroom) x 11 dwelling units = 623 density points (242/acre). Therefore, the proposed development is less dense than what is allowed in the code and this criteria has been met.

2. *Approved Density.* The number of dwelling units allowable shall be determined by the hearing authority in accordance with the standards set forth in these regulations. The hearing authority may change density subsequent to preliminary plan approval only if the reduction is necessary to comply with required findings for preliminary plan approval or if conditions of preliminary plan approval cannot otherwise be satisfied.

Applicant's Response: We believe our density calculations are in accordance with the standards set forth in these regulations.

3. Easement Calculations. Density calculations may include areas in easements if the applicant clearly demonstrates that such areas will benefit residents of the proposed planned unit development.

Applicant's Response: The density calculations that we provided included the public utility easement (PUE) and a sidewalk easement at the connection of the new public street to S. Springbrook Road. The PUE benefits residents of the proposed development by providing a pathway to orderly and efficiently supply the residents with power, gas, cable, phone and internet. The public sidewalk easement provides a location that the proposed sidewalks can connect to the Springbrook Road sidewalks and meet PROWAG and ODOT standards, benefitting those residents that require use of a wheel chair.

4. Dedications. Density calculations may include areas dedicated to the public for recreation or open space.

Applicant's Response: The density calculations that we provided did not include the Tract C (Stream Corridor Tract) that will be used for recreation or open space.

5. Cumulative Density. When approved in phases, cumulative density shall not exceed the overall density per acre established at the time of preliminary plan approval.

Applicant's Response: This criteria is not applicable because the project is proposed to be constructed in one phase.

G. Buildings and Uses Permitted. Buildings and uses in planned unit developments are permitted as follows:

1. R-1, R-2, R-3 and RP Zones.

a. Buildings and uses permitted outright or conditionally in the use district in which the proposed planned unit development is located.

b. Accessory buildings and uses.

c. Duplexes.

d. Dwellings, single, manufactured, and multifamily.

e. Convenience commercial services which the applicant proves will be patronized mainly by the residents of the proposed planned unit development.

Applicant's Response: As shown on Exhibit 1 – Zone Map, the property is zoned R-2. The applicant proposes to construct single family detached residential units which are permitted in the R2 Zone. The applicant does not propose to construct accessory buildings, duplexes, multi family, manufactured homes or convenience commercial services. Therefore, this criteria is met.

2. C-1, C-2 and C-3 Zones.

a. When proposed as a combination residential-commercial planned unit development, uses and buildings as listed in subsection (G)(1) of this section and those listed as permitted outright or conditionally in the use district wherein the development will be located.

b. When proposed as a residential or commercial planned unit development, uses and buildings as permitted outright or conditionally in the use district wherein the development will be located.

Applicant's Response: This criteria is not applicable because the applicant is not proposing commercial, nor is the development located in a 'C' zone.

3. M-1, M-2 and M-3 Zones. Uses and buildings as permitted outright or conditionally in the use district wherein the development will be located.

4. M-4 Zone. Uses and buildings as permitted outright or conditionally in the use district wherein the development will be located. Proposed sites, structures and uses must work together to support a common theme, product or industry. Applicants for an industrial planned development in M-4 must demonstrate conformance with any adopted master plan for the subject area and provide a plan describing how the proposed structures and uses will work together to support a common theme, product or industry. Prior to subdivision, covenants must limit occupancy to the types of industrial and related uses identified in the development plan.

Applicant's Response: This criteria is not applicable because the proposed development is not located in the M1, M-2, M-3 or M-4 Zone.

H. Professional Coordinator and Design Team. Professional coordinators and design teams shall comply with the following:

1. Services. A professional coordinator, licensed in the State of Oregon to practice architecture, landscape architecture or engineering, shall ensure that the required plans are prepared. Plans and services provided for the city and between the applicant and the coordinator shall include:

a. Preliminary design;

b. Design development;

c. Construction documents, except for single-family detached dwellings and duplexes in subdivisions; and

d. Administration of the construction contract, including, but not limited to, inspection and verification of compliance with approved plans.

Applicant's Response: The applicant's representative has hired Westech Engineering, Inc., a civil and environmental engineering firm located in Salem, OR. W. Josh Wells, P.E. is an Oregon licensed engineer (#6491615) is the professional coordinator for the project for preliminary design, design development, construction documents, and contract administration.

2. Address and Attendance. The coordinator or the coordinator's professional representative shall maintain an Oregon address, unless this requirement is waived by the director. The coordinator or other member of the design team shall attend all public meetings at which the proposed planned unit development is discussed.

Applicant's Response: W. Josh Wells, P.E. of Westech Engineering, Inc. is the project coordinator and is located out of Salem, OR.

3. Design Team Designation. Except as provided herein, a design team, which includes an architect, a landscape architect, engineer, and land surveyor, shall be designated by the professional coordinator to prepare appropriate plans. Each team member must be licensed to practice the team member's profession in the State of Oregon.

Applicant's Response: W. Josh Wells, P.E. of Westech Engineering, Inc. will prepare all plans for the PUD except the single-family home plans and the landscape plans. Once PUD is approved Westech plans

to hire Laura A. Antonson, RLA of Laurus Design, LLC of Silverton, OR to complete the landscape design.

4. Design Team Participation and Waiver. Unless waived by the director upon proof by the coordinator that the scope of the proposal does not require the services of all members at one or more steps, the full design team shall participate in the preparation of plans at all three steps.

Applicant's Response: This is the intent of our design team.

5. Design Team Change. Written notice of any change in design team personnel must be submitted to the director within three working days of the change.

Applicant's Response: The requirement is noted and can be met if personnel changes occur.

6. Plan Certification. Certification of the services of the professionals responsible for particular drawings shall appear on drawings submitted for consideration and shall be signed and stamped with the registration seal issued by the State of Oregon for each professional so involved. To assure comprehensive review by the design team of all plans for compliance with these regulations, the dated cover sheet shall contain a statement of review endorsed with the signatures of all designated members of the design team.

Applicant's Response: All final PUD plans will be signed and stamped by the following:
W. Josh Wells, P.E., Westech Engineering, Inc. (Civil)
Laura A. Antonson, RLA of Laurus Designs (Landscape)

I. Modification of Certain Regulations. Except as otherwise stated in these regulations, fence and wall provisions, general provisions pertaining to height, yards, area, lot width, frontage, depth and coverage, number of off-street parking spaces required, and regulations pertaining to setbacks specified in this code may be modified by the hearing authority, provided the proposed development will be in accordance with the purposes of this code and those regulations. Departures from the hearing authority upon a finding by the engineering director that the departures will not create hazardous conditions for vehicular or pedestrian traffic. Nothing contained in this subsection shall be interpreted as providing flexibility to regulations other than those specifically encompassed in this code.

Applicant's Response:

The applicant is proposing to adjust the following code provisions.

1. 15.405.030(D)(1)(b) Limits the lot width at building setback line to 30 feet, we are proposing 22ft for two lots on the subdivision.
2. 15.405.030(D)(1)(a) Limits lot public street frontage to 25 feet, we are proposing a reduction to 16.2 for two lots off of the cul-de-sac, and 23ft for two lots that access the access tract.
3. 15.505.030(L) Limits the maximum number of single family homes served by a cul-de-sac to 18, we are proposing to increase this to 20.

As shown Exhibit 4 (C4.1 Fire Access Turnaround) there is pedestrian access to the site, sidewalks providing safe pedestrian access and a new cul-de-sac that provides safe vehicle and fire truck access, therefore these adjustments do not create a hazardous conditions for vehicular or pedestrian traffic.

J. Lot Coverage. Maximum permitted lot and parking area coverage as provided in this code shall not be exceeded unless specifically permitted by the hearing authority in accordance with these regulations.

Applicant's Response: As shown on the "City of Newberg Summary Table" located in the PUD Criteria Response, the maximum permitted lot and parking area coverage is not exceeded.

K. Height. Unless determined by the hearing authority that intrusion of structures into the sun exposure plane will not adversely affect the occupants or potential occupants of adjacent properties, all buildings and structures shall be constructed within the area contained between lines illustrating the sun exposure plane (see Appendix A, Figure 8 and the definition of "sun exposure plane" in NMC 15.05.030). The hearing authority may further modify heights to:

1. *Protect lines of sight and scenic vistas from greater encroachment than would occur as a result of conventional development.*
2. *Protect lines of sight and scenic vistas.*
3. *Enable the project to satisfy required findings for approval.*

Applicant's Response: As shown in Exhibit 5 (Sun Exposure Diagram), the proposed homes will not intrude into the sun exposure plane. Per Appendix A, Figure 8 of NMC 15.05.030, northern exposure structures are subject to more stringent requirements. As such, Exhibit 5 uses the most constrained lot with northern exposure (the "Moreland" style home at lot 17) to document the proposed homes will meet height and sun exposure requirements. A Sun Exposure Diagram was also created for the home proposed at lot 8 which is directly south of the existing dwelling at 204 N. Springbrook Road.

L. Dedication, Improvement and Maintenance of Public Thoroughfares. Public thoroughfares shall be dedicated, improved and maintained as follows:

1. Streets and Walkways. Including, but not limited to, those necessary for proper development of adjacent properties. Construction standards that minimize maintenance and protect the public health and safety, and setbacks as specified in NMC 15.410.050, pertaining to special setback requirements to planned rights-of-way, shall be required.

Applicant's Response: As shown on Exhibit 4 (Overall PUD Plan), the proposed development will include a 28 ft wide public street and 6 ft wide sidewalks on each side that will be dedicated within a minimum 44 ft ROW upon plan approved. These improvements are proposed to be constructed to City of Newberg standards thereby minimizing maintenance, and protecting the health and safety of the public. In addition, we are proposing to construct the homes to meet all the front yards, side yard and rear yard setbacks allowed in code. Therefore, this criteria has been met.

2. Notwithstanding subsection (L)(1) of this section, a private street may be approved if the following standards are satisfied.

a. An application for approval of a PUD with at least 50 dwelling units may include a private street and the request for a private street shall be supported by the evidence required by this section. The planning commission may approve a private street if it finds the applicant has demonstrated that the purpose statements in NMC 15.240.010(A) through (D) are satisfied by the evidence in subsections (L)(2)(a)(i) through (v) of this section.

i. A plan for managing on-street parking, maintenance and financing of maintenance of the private street, including a draft reserve study showing that the future homeowners association can financially maintain the private street;

ii. A plan demonstrating that on- and off-street parking shall be sufficient for the expected parking needs and applicable codes;

iii. Proposed conditions, covenants and restrictions that include a requirement that the homeowners association shall be established in perpetuity and shall continually employ a community management association whose duties shall include assisting the homeowners association with the private street parking management and maintenance, including the enforcement of parking restrictions;

iv. Evidence that the private street is of sufficient width and construction to satisfy requirements of the fire marshal and city engineer; and

v. The PUD shall be a Class I planned community as defined in ORS Chapter 94.

b. If the PUD is established, the homeowners association shall provide an annual written report on the anniversary date of the final approval of the PUD approval to the community development director that includes the following:

i. The most recent reserve study.

ii. The name and contact information for the retained community management association.

iii. A report on the condition of the private street and any plans for maintenance of the private street.

Applicant's Response: The applicant is not proposing to construct a private street, therefore this criteria is not applicable.

3. Easements. As are necessary for the orderly extension of public utilities and bicycle and pedestrian access.

Applicant's Response: As previously discussed in Section (L), the proposed development will dedicated ROW that will include streets, public utilities and sidewalks for pedestrian access. Therefore this criteria has been met

M. Underground Utilities. Unless waived by the hearing authority, the developer shall locate all on-site utilities serving the proposed planned unit development underground in accordance with the policies, practices and rules of the serving utilities and the Public Utilities Commission.

Applicant's Response: As shown on Exhibit 4 (Overall Utility Plan) the applicant is proposing to install water, sewer, storm, and franchise utilities underground per City of Newberg Public Works Design Standards and per franchise utility standards. Therefore, this criteria has been met.

N. Usable Outdoor Living Area. All dwelling units shall be served by outdoor living areas as defined in this code. Unless waived by the hearing authority, the outdoor living area must equal at least 10 percent of the gross floor area of each unit. So long as outdoor living area is available to each dwelling unit, other outdoor living space may be offered for dedication to the city, in fee or easement, to be incorporated in a city-approved recreational facility. A portion or all of a dedicated area may be included in calculating density if permitted under these regulations.

Applicant's Response: As shown on Exhibit 3 and 4, each residence has outdoor living area in the form of front porch and a cover patio, and natural ground areas on each lot. Each residence has at least 21% of Usable Outdoor Living Area.

O. Site Modification. Unless otherwise provided in preliminary plan approval, vegetation, topography and other natural features of parcels proposed for development shall remain substantially unaltered pending final plan approval.

Applicant's Response: As shown on Exhibit 4 (Overall PUD Plan) the applicant proposes to preserve the West Fork Springbrook Creek stream corridor (Tract C) and surrounding trees (vegetation and natural features) located along the east side of lots 9, 10 and 11. In addition, as shown on Exhibit 4 – Overall PUD Plan, and Overall Grading & Drainage Plan, lots 9, 10, 11 and 13 are proposed to be day light basements that exit creekside which will substantially maintain the topography of the site.

P. Completion of Required Landscaping. If required landscaping cannot be completed prior to occupancy, or as otherwise required by a condition of approval, the director may require the applicant to post a performance bond of a sufficient amount and time to assure timely completion.

Applicant's Response: The applicant does not have an issue with this approach, if the landscaping is not completed prior to occupancy.

Q. Design Standards. The proposed development shall meet the design requirements for multifamily residential projects identified in NMC 15.220.060. A minimum of 40 percent of the required points shall be obtained in each of the design categories. [Ord. 2822 § 1 (Exh. A), 2-5-18; Ord. 2763 § 1 (Exh. A §§

9, 10), 9-16-13; Ord. 2730 § 1 (Exh. A § 9), 10-18-10; Ord. 2720 § 1(4), 11-2-09; Ord. 2505, 2-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.226.]

15.220.060 Additional requirements for multifamily residential projects.

The purpose of this section is to ensure that residential projects containing three or more units meet minimum standards for good design, provide a healthy and attractive environment for those who live there, and are compatible with surrounding development. As part of the site design review process, an applicant for a new multifamily residential project must demonstrate that some of the following site and building design elements, each of which has a point value, have been incorporated into the design of the project. At least 14 points are required for attached single-family projects of any size and smaller multifamily projects with six or fewer units and at least 20 points are required for multifamily projects with seven or more units. For more information and illustrations of each element, refer to the Newberg Residential Development Design Guidelines (July 1997).

A. Site Design Elements.

1. Consolidate green space to increase visual impact and functional utility. This applies to larger projects which collectively have a significant amount of open space areas which can be consolidated into children's play areas, gardens, and/or dog-walking areas (three points).

2. Preserve existing natural features, including topography, water features, and/or native vegetation (three points).

Applicant's Response: As shown on Exhibit 4 (C6.0 Overall Grading Plan), the applicant is proposing to provide protect the existing native vegetation along the creek and minimally grade the site. The houses along the creek will have daylight basements to fit the land and preserve topography.

3. Use the front setback to build a street edge by orienting building(s) toward the street with a relatively shallow front yard (12 to 15 feet for two-story buildings) to create a more "pedestrian-friendly" environment (three points).

4. Place parking lots to the sides and/or back of projects so that front yard areas can be used for landscaping and other "pedestrian-friendly" amenities (three points).

5. Create "outdoor" rooms in larger projects by grouping buildings to create well-defined outdoor spaces (two points).

6. Provide good-quality landscaping. Provide coordinated site landscaping sufficient to give the site its own distinctive character, including the preservation of existing landscaping and use of native species (two points).

Applicant's Response: The **2 points**

7. Landscape at the edges of parking lots to minimize visual impacts upon the street and surrounding properties (two points).

8. Use street trees and vegetative screens at the front property line to soften visual impacts from the street and provide shade (one point).

Applicant's Response: The **1 point**

9. Use site furnishings to enhance open space. Provide communal amenities such as benches, playground equipment, and fountains to enhance the outdoor environment (one point).

10. Keep fences neighborly by keeping them low, placing them back from the sidewalk, and using compatible building materials (one point).

Applicant's Response: The **1 point**

11. Use entry accents such as distinctive building or paving materials to mark major entries to multifamily buildings or to individual units (one point).

12. Use appropriate outdoor lighting which enhances the nighttime safety and security of pedestrians without causing glare in nearby buildings (one point).

Applicant's Response: As shown on the street lighting plan the applicant is proposing three street lights per City standards.

B. Building Design Elements.

1. Orient buildings toward the street. For attached single-family and smaller multifamily projects, this means orienting individual entries and porches to the street. In larger projects with internal circulation and grounds, this means that at least 10 percent of the units should have main entries which face the street rather than be oriented toward the interior (three points).

Applicant's Response: The **3 points**

2. Respect the scale and patterns of nearby buildings by reflecting the architectural styles, building details, materials, and scale of existing buildings (three points).

3. Break up large buildings into bays by varying planes at least every 50 feet (three points).

4. Provide variation in repeated units in both single-family attached and large multifamily projects so that these projects have recognizable identities. Elements such as color; porches, balconies, and windows; railings; and building materials and form, either alone or in combination, can be used to create this variety (three points).

5. Building Materials. Use some or all of the following materials in new buildings: wood or wood-like siding applied horizontally or vertically as board and batten; shingles, as roofing, or on upper portions of exterior walls and gable ends; brick at the base of walls and chimneys; wood or wood-like sash windows; and wood or wood-like trim (one point for each material described above).

Applicant's Response: The **5 points**

6. Incorporate architectural elements of one of the city's historical styles (Queen Anne, Dutch colonial revival, colonial revival, or bungalow style) into the design to reinforce the city's cultural identity. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, dormer windows, and decorative trim boards (two points).

7. Keep car shelters secondary to the building by placing them to the side or back of units and/or using architectural designs, materials, and landscaping to buffer visual impacts from the street (two points).

8. Provide a front porch at every main entry as this is both compatible with the city's historic building pattern and helps to create an attractive, "pedestrian-friendly" streetscape (two points).

9. Use sloped roofs at a pitch of 3:12 or steeper. Gable and hip roof forms are preferable (two points). [Ord. 2763 § 1 (Exh. A § 8), 9-16-13; Ord. 2505, 2-1-99. Code 2001 § 151.195.]

Applicant's Response: As shown on the summary table below the applicant needs 14 points and is providing 17 points. Therefore, this criteria is met.

Multi-Family Summary Table

<u>Design Elements (from above)</u>	<u>Available Points</u>	<u>Applicants Points</u>
Site Design #1	3	
Site Design #2	3	3
Site Design #3	3	
Site Design #4	3	
Site Design #5	2	
Site Design #6	2	2
Site Design #7	2	
Site Design #8	1	1
Site Design #9	1	
Site Design #10	1	1
Site Design #11	1	
Site Design #12	1	
Building Design #1	3	3
Building Design #2	3	
Building Design #3	3	
Building Design #4	3	
Building Design #5	Depends on # materials	5
Building Design #6	2	
Building Design #7	2	
Building Design #8	2	
Building Design #9	2	2
	Total	17
	Total Required	14

15.342 Stream Corridor Overlay (SC) Subdistrict

15.342.020 *Where these regulations apply.*

The regulations of this chapter apply to the portion of any lot or development site which is within an SC overlay subdistrict. Unless specifically exempted by NMC 15.342.040, these regulations apply to the following:

- A. New structures, additions, accessory structures, decks, addition of concrete or other impervious surfaces;*
- B. Any action requiring a development permit by this code;*
- C. Changing of topography by filling or grading;*
- D. Installation or expansion of utilities including but not limited to phone, cable TV, electrical, wastewater, storm drain, water or other utilities;*
- E. Installation of pathways, bridges, or other physical improvements which alter the lands within the stream corridor overlay subdistrict. [Ord. 2451, 12-2-96. Code 2001 § 151.466.]*

Applicant's Response: As shown on Exhibit 4 (C6.0 Overall Grading & Drainage Plan) the development proposes the storm drain utility to be extended into the Stream Corridor in the form of a rip rap outfall to the creek.

15.342.030 *General information.*

The delineated stream corridor overlay subdistrict is described by boundary lines delineated on the City of Newberg zoning map indicated with an SC symbol. The boundaries of the SC areas were established by an ecologist analyzing several environmental values including erosion potential, wildlife habitat, riparian water quality protection, floodplain water quality protection, natural condition, and ecological integrity. This information is contained in more detail in a document titled "City of Newberg, Stream Corridors as a Goal 5 Resource." This document includes a Goal 5 ESEE (economic, social, environment and energy consequences) analysis and was the basis for the preparation of this chapter. The boundaries of the SC overlay subdistrict are typically located at a logical top of bank, or where no obvious top of bank exists, are located at a distance 50 feet from the edge of the wetland. [Ord. 2451, 12-2-96. Code 2001 § 151.467.]

Applicant's Response: The location of the stream corridor overlay for West Fork Springbrook Creek is shown on Exhibit 4 (C6.0 Overall Grading & Drainage Plan). Stream corridor boundaries were determined by exporting data from the City GIS Interactive Planning Map.

15.342.040 *Activities exempt from these regulations.*

Applicant's Response: The applicant does not propose any activities within the stream corridor that qualify as exempt. This criteria is not applicable.

15.342.050 Activities requiring a Type I process.

The following uses shall be processed as a Type I decision and shall be approved by the director upon submittal of a plan indicating compliance with the accompanying criteria and the restoration standards indicated in NMC 15.342.060.

A. The expansion of an existing single-family structure, building, improvements, or accessory structures inside the corridor delineation boundary; provided, that the following criteria have been satisfied:

- 1. The expansion of a single-family structure or improvement (including decks and patios); provided, that it is located no closer to the stream or wetland area than the existing structure or improvement;*
- 2. The coverage of all structures within the SC overlay subdistrict on the subject parcel shall not be increased by more than 1,000 square feet of the coverage in existence as of December 4, 1996;*
- 3. The disturbed area is restored pursuant to NMC 15.342.060; and*
- 4. No portion of the improvement is located within the 100-year flood boundary.*

B. Private or public service connection laterals and service utilities extensions where the disturbed area shall be restored pursuant to NMC 15.342.060.

C. Private or public sidewalks, stairs and related lighting where the disturbed area is restored pursuant to NMC 15.342.060.

D. Bicycle and pedestrian paths; provided, that the area is restored pursuant to NMC 15.342.060.

E. Temporary construction access associated with authorized Type I uses. The disturbed area associated with temporary construction access shall be restored pursuant to NMC 15.342.060.

F. The removal of nonnative vegetation (such as blackberries) by mechanical means; provided, that the site is restored pursuant to NMC 15.342.060.

G. Single-family structures which are nonconforming to the standards of this chapter may be rebuilt in the event of damage due to fire or other natural hazard; provided, that the structure is placed within the same foundation lines. [Ord. 2451, 12-2-96. Code 2001 § 151.469.]

Applicant's Response: As shown on Exhibit 4 (C6.0 Overall Grading & Drainage Plan) the development proposes the public storm drain utility to be extended into the stream corridor in the form of a rip rap outfall to the creek. Disturbed areas will be restored pursuant to NMC 15.342.060 as discussed below.

15.342.060 Restoration standards for Type I process.

A plan shall be approved only if the following standards can be met. This shall be shown on a plan submitted along with a Type I application.

A. Disturbed areas, other than authorized improvements, shall be regraded and contoured to appear natural. All fill material shall be native soil. Native soil may include soil associations commonly found within the vicinity, as identified from USDA Soil Conservation Service, Soil Survey of Yamhill Area, Oregon.

Applicant's Response: Areas disturbed by the construction of the rip rap storm outfall will be regraded to appear natural and any fill will be native soil. This criteria can be met.

B. Replanting shall be required using a combination of trees, shrubs and grasses. Species shall be selected from natives on the Newberg plant list.

Applicant's Response: Replanting will be conducted in accordance with the natives on the Newberg plant list.

C. Removed trees over six inches in diameter, as measured at breast height, shall be replaced at a ratio of three new trees for every one removed. All trees replaced pursuant to this section shall have an average caliper measurement of a minimum of one inch. Additional trees of any caliper may be used to further enhance the mitigation site.

Applicant's Response: Installation of the rip rap storm outfall will require removal of five trees. As shown on Exhibit 4 (C6.0 Overall Grading & Drainage Plan) 15 new trees will be planted onsite within the stream corridor to mitigate the five trees removed within the stream corridor. Trees will be planted in accordance with this section. This criteria is met.

D. All disturbed areas, other than authorized improvements, shall be replanted to achieve 90 percent cover in one year.

Applicant's Response: All areas disturbed by construction outside of the rip rap outfall will be replanted to achieve 90 percent cover in one year. This criteria can be met.

E. All disturbed areas shall be protected with erosion control devices prior to construction activity. The erosion control devices shall remain in place until 90 percent cover is achieved.

Applicant's Response: As shown by Exhibit 4 (C3.1 Pre-Developed Erosion Control & Demolition Plan) erosion control devices will be installed prior to construction activity and will remain until 90% cover is achieved. This criteria is met.

F. Except as provided below, all restoration work must occur within the SC overlay subdistrict and be on the same property. The director may authorize work to be performed on properties within the general vicinity or adjacent to the overlay subdistrict; provided, that the applicant demonstrates that this will provide greater overall benefit to the stream corridor areas. [Ord. 2451, 12-2-96. Code 2001 § 151.470.]

Applicant's Response: As shown by Exhibit 4 (C6.0 Overall Grading & Drainage Plan) the 15 new trees planted for mitigation will be within the stream corridor on the subject property.

15.342.070 Activities requiring a Type II process.

15.342.080 Plan submittal requirements for Type II activities.

15.342.090 Mitigation requirements for Type II activities.

Applicant's Response: No Type II activities are proposed within the stream corridor. These criteria are not applicable.

15.342.100 Type III process for exceptions and variances.

Applicant's Response: No exceptions or variances are requested for the project. This criteria is not applicable

15.342.110 Prohibited uses and activities.

Applicant's Response: No prohibited uses or activities are proposed.

15.342.120 Density transfer.

For residential development proposals on lands which contain the SC overlay subdistrict, a transfer of density shall be permitted within the development proposal site. The following formula shall be used to calculate the density that shall be permitted for allowed residential use on the property:

Applicant's Response: A density transfer is not requested for the proposed PUD development.

15.342.130 Procedure for adjusting and amending the delineated stream corridor.

Applicant's Response: The applicant does not propose an adjustment or amendment to the delineated stream corridor. This criteria is not applicable.

15.342.140 Stream corridor impact report (SCIR) and review criteria.

Applicant's Response: The applicant does not request an exception or variance (i.e. Type III process) to the stream corridor and therefore does not require an SCIR. This criteria is not applicable.

15.505 – Public Improvements Standards

15.505.030 Street Standards

G. Street Width and Design Standards

1. Design Standards. All streets shall conform with the standards contained in Table 15.505.030(G). Where a range of values is listed, the director shall determine the width based on a consideration of the total street section width needed, existing street widths, and existing development patterns. Preference shall be given to the higher value. Where values may be modified by the director, the overall width shall be determined using the standards under subsections (G)(2) through (10) of this section.

Table 15.505.030(G) Street Design Standards

Type of Street	Right-of-Way Width	Curb-to-Curb Pavement Width	Motor Vehicle Travel Lanes	Median Type	Striped Bike Lane (Both Sides)	On-Street Parking
<i>Arterial Streets</i>						
<i>Expressway**</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>
<i>Major arterial</i>	<i>95 – 100 feet</i>	<i>74 feet</i>	<i>4 lanes</i>	<i>TWLTL or median*</i>	<i>Yes</i>	<i>No*</i>
<i>Minor arterial</i>	<i>69 – 80 feet</i>	<i>48 feet</i>	<i>2 lanes</i>	<i>TWLTL or median*</i>	<i>Yes</i>	<i>No*</i>
<i>Collectors</i>						
<i>Major</i>	<i>57 – 80 feet</i>	<i>36 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>Yes</i>	<i>No*</i>
<i>Minor</i>	<i>61 – 65 feet</i>	<i>40 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>Yes*</i>	<i>Yes*</i>
<i>Local Streets</i>						
<i>Local residential</i>	<i>54 – 60 feet</i>	<i>32 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>Yes</i>
<i>Limited residential, parking both sides</i>	<i>44 – 50 feet</i>	<i>28 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>Yes</i>
<i>Limited residential, parking one side</i>	<i>40 – 46 feet</i>	<i>26 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>One side</i>
<i>Local commercial/ industrial</i>	<i>55 – 65 feet</i>	<i>34 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>No*</i>	<i>Yes*</i>

* May be modified with approval of the director. Modification will change overall curb-to-curb and right-of-way width. Where a center turn lane is not required, a landscaped median shall be provided instead, with turning pockets as necessary to preserve roadway functions.

** All standards shall be per ODOT expressway standards.

2. Motor Vehicle Travel Lanes. Collector and arterial streets shall have a minimum width of 12 feet.

Applicant's Response: The applicant proposes a new limited residential street. This criteria is not applicable.

3. Bike Lanes. Striped bike lanes shall be a minimum of six feet wide. Bike lanes shall be provided where shown in the Newberg transportation system plan.

Applicant's Response: The applicant proposes a new limited residential street which does not require bike lanes. This criteria is not applicable.

4. Parking Lanes. Where on-street parking is allowed on collector and arterial streets, the parking lane shall be a minimum of eight feet wide.

Applicant's Response: The applicant proposes a new limited residential street which does not require parking lanes. This criteria is not applicable.

5. Center Turn Lanes. Where a center turn lane is provided, it shall be a minimum of 12 feet wide.

Applicant's Response: No center turn lane is proposed with the development. This criteria is not applicable.

6. Limited Residential Streets. Limited residential streets shall be allowed only at the discretion of the review authority, and only in consideration of the following factors:

- a. The requirements of the fire chief shall be followed.*
- b. The estimated traffic volume on the street is low, and in no case more than 600 average daily trips.*
- c. Use for through streets or looped streets is preferred over cul-de-sac streets.*
- d. Use for short blocks (under 400 feet) is preferred over longer blocks.*
- e. The total number of residences or other uses accessing the street in that block is small, and in no case more than 30 residences.*
- f. On-street parking usage is limited, such as by providing ample off-street parking, or by staggering driveways so there are few areas where parking is allowable on both sides.*

Applicant's Response: As shown on Exhibit 4 the applicant proposes to construct a limited residential street with parking on one side, a 28-foot curb-to-curb width, and 44-foot ROW. This provides a curb-to-curb width slightly wider than required and ROW width on the larger end of the acceptable range per Table 15.505.030(G). The Deputy fire Marshall with Tualatin Valley Fire & Rescue has approved the emergency access and turnaround proposed on C4.1 per Exhibit 2. The proposed street is 400-feet long ending in a cul-de-sac and will only receive the traffic generated from the 20 proposed single-family homes. Street parking will only be allowed on one side and two off-street parking spaces are provided per home, providing ample off-street parking per residence. This criteria can be met.

7. *Sidewalks. Sidewalks shall be provided on both sides of all public streets. Minimum width is five feet.*

Applicant's Response: As shown on sheet ST-2 of Exhibit 4, 6-foot wide sidewalks are proposed on both sides of the street.

8. *Planter Strips. Except where infeasible, a planter strip shall be provided between the sidewalk and the curb line, with a minimum width of five feet. This strip shall be landscaped in accordance with the standards in NMC 15.420.020. Curb-side sidewalks may be allowed on limited residential streets. Where curb-side sidewalks are allowed, the following shall be provided:*

a. Additional reinforcement is done to the sidewalk section at corners.

b. Sidewalk width is six feet.

Applicant's Response: As mentioned above a limited residential street is proposed for the development. As shown on sheet ST-2 of Exhibit 4 the applicant proposes curb-side sidewalks 6-feet wide with a rolled curb (i.e. mountable curb). The proposed curb is 6-inches thick and not anticipated to require reinforcement. Reinforcement can be provided if otherwise required by the City. This criteria is met.

9. *Slope Easements. Slope easements shall be provided adjacent to the street where required to maintain the stability of the street.*

Applicant's Response: As shown on Exhibit 4 (C6.0 Overall Grading & Drainage Plan) the existing ground is relatively flat at the proposed street and does not require slope easements for stability. This criteria is met.

10. *Intersections and Street Design. The street design standards in the Newberg public works design and construction standards shall apply to all public streets, alleys, bike facilities, and sidewalks in the city.*

Applicant's Response: As shown on sheets C8.0 and ST-2 of Exhibit 4, the proposed street and sidewalk meet Newberg public works design and construction standards. This condition has been met.

11. *The planning commission may approve modifications to street standards for the purpose of ingress or egress to a minimum of three and a maximum of six lots through a conditional use permit.*

Applicant's Response: The proposed PUD is 20 lots, this criteria is not applicable.

H. Modification of Street Right-of-Way and Improvement Width. The director, pursuant to the Type II review procedures of Chapter 15.220 NMC, may allow modification to the public street standards of subsection (G) of this section, when the criteria in both subsections (H)(1) and (2) of this section are satisfied:

Applicant's Response: The applicant does not request modification to the street ROW or improvement width. This criteria is not applicable.

J. Topography. The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of this code.

Applicant's Response: As shown on sheet C6.0 of Exhibit 4 the proposed street is designed to maximize the use of existing gradual slopes and avoid the steeper slopes onsite.

K. Future Extension of Streets. All new streets required for a subdivision, partition, or a project requiring site design review shall be constructed to be “to and through”: through the development and to the edges of the project site to serve adjacent properties for future development.

Applicant’s Response: The adjacent lots north and south of the subject property are considerably smaller lots not suitable for subdivision. A cul-de-sac is therefore proposed for the PUD.

L. Cul-de-Sacs.

1. Cul-de-sacs shall only be permitted when one or more of the circumstances listed in this section exist. When cul-de-sacs are justified, public walkway connections shall be provided wherever practical to connect with another street, walkway, school, or similar destination.

a. Physical or topographic conditions make a street connection impracticable. These conditions include but are not limited to controlled access streets, railroads, steep slopes, wetlands, or water bodies where a connection could not be reasonably made.

b. Buildings or other existing development on adjacent lands physically preclude a connection now or in the future, considering the potential for redevelopment.

c. Where streets or accessways would violate provisions of leases, easements, or similar restrictions.

d. Where the streets or accessways abut the urban growth boundary and rural resource land in farm or forest use, except where the adjoining land is designated as an urban reserve area.

Applicant’s Response: The adjacent lots north and south of the subject property are considerably smaller lots not suitable for subdivision. The existing adjacent lots have single-family homes and outbuildings and are unlikely to redevelop. A cul-de-sac is therefore proposed for the PUD.

2. Cul-de-sacs shall be no more than 400 feet long (measured from the centerline of the intersection to the radius point of the bulb).

Applicant’s Response: As shown on ST-1 of Exhibit 4 the cul-de-sac is 400-feet long from the centerline of the intersection with Springbrook Road and the radius of the bulb. This condition has been met.

3. Cul-de-sacs shall not serve more than 18 single-family dwellings.

Applicant’s Response: The applicant proposes to serve 20 single-family dwellings with a cul-de-sac, exceeding the maximum allowed. The applicant proposes to adjust this requirement through the PUD process. This condition can be met.

Each cul-de-sac shall have a circular end with a minimum diameter of 96 feet, curb-to-curb, within a 109-foot minimum diameter right-of-way. For residential uses, a 35-foot radius may be allowed if the street has no parking, a mountable curb, curbside sidewalks, and sprinkler systems in every building along the street.

Applicant's Response: As shown on C4.0 of Exhibit 4 the applicant proposes a 35-foot radius for the residential cul-de-sac. The cul-de-sac will not allow parking along the radius and will include mountable curbs, curb-side sidewalks, and all buildings along street will be installed with sprinkler systems. This criteria is met.

M. Street Names and Street Signs. Streets that are in alignment with existing named streets shall bear the names of such existing streets. Names for new streets not in alignment with existing streets are subject to approval by the director and the fire chief and shall not unnecessarily duplicate or resemble the name of any existing or platted street in the city. It shall be the responsibility of the land divider to provide street signs.

Applicant's Response: The proposed new street is not in alignment with any existing streets. A street name has not been selected at this time. The applicant understands the proposed street name is subject to approval. This criteria can be met.

N. Platting Standards for Alleys.

1. An alley may be required to be dedicated and constructed to provide adequate access for a development, as deemed necessary by the director.

2. The right-of-way width and paving design for alleys shall be not less than 20 feet wide. Slope easements shall be dedicated in accordance with specifications adopted by the city council under NMC 15.505.010 et seq.

3. Where two alleys intersect, 10-foot corner cut-offs shall be provided.

4. Unless otherwise approved by the city engineer where topographical conditions will not reasonably permit, grades shall not exceed 12 percent on alleys, and centerline radii on curves shall be not less than 100 feet.

5. All provisions and requirements with respect to streets identified in this code shall apply to alleys the same in all respects as if the word "street" or "streets" therein appeared as the word "alley" or "alleys" respectively.

Applicant's Response: No alleys are proposed for the PUD development. This criteria is not applicable.

A private access from the proposed new street is provided to lots 13-15 by Tract A. As shown on Exhibit 4 (C5.0 Preliminary Plat Map) a public access easement is provided over the entirety of Tract A to access the public stormwater treatment and detention facilities on Tract B.

O. Platting Standards for Blocks.

- 1. Purpose. Streets and walkways can provide convenient travel within a neighborhood and can serve to connect people and land uses. Large, uninterrupted blocks can serve as a barrier to travel, especially walking and biking. Large blocks also can divide rather than unite neighborhoods. To promote connected neighborhoods and to shorten travel distances, the following minimum standards for block lengths are established.*
- 2. Maximum Block Length and Perimeter. The maximum length and perimeters of blocks in the zones listed below shall be according to the following table. The review body for a subdivision, partition, conditional use permit, or a Type II design review may require installation of streets or walkways as necessary to meet the standards below.*

<i>Zone(s)</i>	<i>Maximum Block Length</i>	<i>Maximum Block Perimeter</i>
<i>R-1</i>	<i>800 feet</i>	<i>2,000 feet</i>
<i>R-2, R-3, RP, I</i>	<i>1,200 feet</i>	<i>3,000 feet</i>

3. Exceptions.

- a. If a public walkway is installed mid-block, the maximum block length and perimeter may be increased by 25 percent.*
- b. Where a proposed street divides a block, one of the resulting blocks may exceed the maximum block length and perimeter standards provided the average block length and perimeter of the two resulting blocks do not exceed these standards.*
- c. Blocks in excess of the above standards are allowed where access controlled streets, street access spacing standards, railroads, steep slopes, wetlands, water bodies, preexisting development, ownership patterns or similar circumstances restrict street and walkway location and design. In these cases, block length and perimeter shall be as small as practical. Where a street cannot be provided because of these circumstances but a public walkway is still feasible, a public walkway shall be provided.*
- d. Institutional campuses located in an R-1 zone may apply the standards for the institutional zone.*
- e. Where a block is in more than one zone, the standards of the majority of land in the proposed block shall apply.*
- f. Where a local street plan, concept master site development plan, or specific plan has been approved for an area, the block standards shall follow those approved in the plan. In approving such a plan, the review body shall follow the block standards listed above to the extent appropriate for the plan area.*

Applicant's Response: The proposed PUD does not create any blocks. The new street ending in a cul-de-sac is 400-feet in total length.

P. Private Streets. New private streets, as defined in NMC 15.05.030, shall not be created, except as allowed by NMC 15.240.020(L)(2).

Applicant's Response: The proposed PUD does not create any private streets. This criteria is not applicable.

Q. Traffic Calming.

1. The following roadway design features may be required in new street construction where traffic calming needs are anticipated:

- a. Serpentine alignment.*
- b. Curb extensions.*
- c. Traffic diverters/circles.*
- d. Raised medians and landscaping.*
- e. Other methods shown effective through engineering studies.*

2. Traffic-calming measures such as speed humps should be applied to mitigate traffic operations and/or safety problems on existing streets. They should not be applied with new street constructions.

Applicant's Response: The applicant does not anticipate the need for traffic calming measures. The proposed new limited residential street and cul-de-sac is 400-feet long and will only see traffic generated by the 20 single-family homes. This criteria is not applicable.

R. Vehicular Access Standards.

1. Purpose. The purpose of these standards is to manage vehicle access to maintain traffic flow, safety, roadway capacity, and efficiency. They help to maintain an adequate level of service consistent with the functional classification of the street. Major roadways, including arterials and collectors, serve as the primary system for moving people and goods within and through the city. Access is limited and managed on these roads to promote efficient through movement. Local streets and alleys provide access to individual properties. Access is managed on these roads to maintain safe maneuvering of vehicles in and out of properties and to allow safe through movements. If vehicular access and circulation are not properly designed, these roadways will be unable to accommodate the needs of development and serve their transportation function.

2. Access Spacing Standards. Public street intersection and driveway spacing shall follow the standards in Table 15.505.R below. The Oregon Department of Transportation (ODOT) has jurisdiction of some roadways within the Newberg city limits, and ODOT access standards will apply on those roadways.

Table 15.505.R. Access Spacing Standards

<i>Roadway Functional Classification</i>	<i>Area¹</i>	<i>Minimum Public Street Intersection Spacing (Feet)²</i>	<i>Driveway Setback from Intersecting Street³</i>
<i>Expressway</i>	<i>All</i>	<i>Refer to ODOT Access Spacing Standards</i>	<i>NA</i>
<i>Major arterial</i>	<i>Urban CBD</i>	<i>Refer to ODOT Access Spacing Standards</i>	
<i>Minor arterial</i>	<i>Urban CBD</i>	<i>500 200</i>	<i>150 100</i>
<i>Major collector</i>	<i>All</i>	<i>400</i>	<i>150</i>
<i>Minor collector</i>	<i>All</i>	<i>300</i>	<i>100</i>

¹ “Urban” refers to intersections inside the city urban growth boundary outside the central business district (C-3 zone).

“CBD” refers to intersections within the central business district (C-3 zone).

“All” refers to all intersections within the Newberg urban growth boundary.

² Measured centerline to centerline.

³ The setback is based on the higher classification of the intersecting streets. Measured from the curb line of the intersecting street to the beginning of the driveway, excluding flares. If the driveway setback listed above would preclude a lot from having at least one driveway, including shared driveways or driveways on adjoining streets, one driveway is allowed as far from the intersection as possible.

Applicant’s Response: The proposed new public street accesses a minor arterial (Springbrook Road). The new street connects to an access stub installed by ODOT with approval of the City for the recent ODOT project.

3. *Properties with Multiple Frontages. Where a property has frontage on more than one street, access shall be limited to the street with the lesser classification.*

Applicant’s Response: The subject property does not have multiple street frontages. This criteria does not apply.

4. *Driveways. More than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 40 feet of lot frontage separating each driveway approach. More than one driveway is permitted on a lot accessed from a major collector as long as there is at least 100 feet of lot frontage separating each driveway approach.*

Applicant’s Response: As shown on sheet C4.2 of Exhibit 4 each proposed lot has only one access to the new street. This criteria is not applicable.

5. *Alley Access.* Where a property has frontage on an alley and the only other frontages are on collector or arterial streets, access shall be taken from the alley only. The review body may allow creation of an alley for access to lots that do not otherwise have frontage on a public street provided all of the following are met:

- a. *The review body finds that creating a public street frontage is not feasible.*
 - b. *The alley access is for no more than six dwellings and no more than six lots.*
 - c. *The alley has through access to streets on both ends.*
 - d. *One additional parking space over those otherwise required is provided for each dwelling. Where feasible, this shall be provided as a public use parking space adjacent to the alley.*
6. *Closure of Existing Accesses.* Existing accesses that are not used as part of development or redevelopment of a property shall be closed and replaced with curbing, sidewalks, and landscaping, as appropriate.

Applicant's Response: The subject property does not have access to an alley. The only street frontage is to Springbrook Road, a minor arterial. This criteria is not applicable.

7. *Shared Driveways.*

- a. *The number of driveways onto arterial streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The city shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes. Where there is an abutting developable property, a shared driveway shall be provided as appropriate. When shared driveways are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway temporarily ends at the property line, but may be accessed or extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).*

Applicant's Response: Adjoining lots to the subject property are developed with single-family homes and have structures along the shared lot lines. Existing structures would have to be demolished to create a shared access. Additionally, the adjacent lots are smaller and unlikely to be subdivided for redevelopment. A shared access is not feasible for this project.

- b. *Access easements (i.e., for the benefit of affected properties) and maintenance agreements shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.*
- c. *No more than four lots may access one shared driveway.*
- d. *Shared driveways shall be posted as no parking fire lanes where required by the fire marshal.*
- e. *Where three lots or three dwellings share one driveway, one additional parking space over those otherwise required shall be provided for each dwelling. Where feasible, this shall be provided as a common use parking space adjacent to the driveway.*

Applicant's Response: As explained above, a shared access is not feasible for this project. This criterion is not applicable.

8. *Frontage Streets and Alleys. The review body for a partition, subdivision, or design review may require construction of a frontage street to provide access to properties fronting an arterial or collector street.*

Applicant's Response: The subject property has 165 feet of street frontage on Springbrook Road. A frontage street is not appropriate for the size of the proposed development.

9. *ODOT or Yamhill County Right-of-Way. Where a property abuts an ODOT or Yamhill County right-of-way, the applicant for any development project shall obtain an access permit from ODOT or Yamhill County.*

Applicant's Response: The subject property abuts Springbrook Road which is within ODOT ROW. As shown on Exhibit 4 (C3.0 Existing Conditions) a permitted access stub constructed by ODOT is already provided to the subject property.

10. *Exceptions. The director may allow exceptions to the access standards above in any of the following circumstances:*

a. Where existing and planned future development patterns or physical constraints, such as topography, parcel configuration, and similar conditions, prevent access in accordance with the above standards.

b. Where the proposal is to relocate an existing access for existing development, where the relocated access is closer to conformance with the standards above and does not increase the type or volume of access.

c. Where the proposed access results in safer access, less congestion, a better level of service, and more functional circulation, both on street and on site, than access otherwise allowed under these standards.

Applicant's Response: The proposed development utilizes an existing access stub to Springbrook Road recently constructed by the ODOT project. The stub does not meet access spacing requirements per the above standards. The subject property does not have frontage to other public streets. Moving the existing access to another location would not alleviate the non-conformance nor is a shared access feasible with adjacent lots as explained above. Due to the physical constraints and lot configuration the applicant requests an exception.

11. *Where an exception is approved, the access shall be as safe and functional as practical in the particular circumstance. The director may require that the applicant submit a traffic study by a registered engineer to show the proposed access meets these criteria.*

Applicant's Response: The access will be as safe and functional as practical for the circumstance. This criteria can be met.

S. Public Walkways.

1. Projects subject to Type II design review, partition, or subdivision approval may be required to provide public walkways where necessary for public safety and convenience, or where necessary to meet the standards of this code. Public walkways are meant to connect cul-de-sacs to adjacent areas, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans, or to provide access to schools, parks or other community destinations or public areas. Where practical, public walkway easements and locations may also be used to accommodate public utilities.

Applicant's Response: The PUD application is subject to Type III design review. There are no developments adjacent to the subject property to which to connect a public walkway for the safety and convenience of pedestrians. The subject property fronts Springbrook Road to the West, adjacent lots to the south and north are single-family lots unlikely to redevelop, and the West Fork Springbrook Creek abuts the east property line. As shown on Exhibit 4 (C4.0 Overall PUD Site Dimension Plan) the portion of the subject property along West Fork Pringle Creek is created into Tract C (Stream Corridor Tract) which is proposed to be granted to Chehalem Park & Recreation District. The District may provide a future public walkway within Tract C for the enjoyment of the creek.

2. Public walkways shall be located within a public access easement that is a minimum of 15 feet in width.

3. A walk strip, not less than 10 feet in width, shall be paved in the center of all public walkway easements. Such paving shall conform to specifications in the Newberg public works design and construction standards.

4. Public walkways shall be designed to meet the Americans with Disabilities Act requirements.

5. Public walkways connecting one right-of-way to another shall be designed to provide as short and straight of a route as practical.

6. The developer of the public walkway may be required to provide a homeowners' association or similar entity to maintain the public walkway and associated improvements.

7. Lighting may be required for public walkways in excess of 250 feet in length.

8. The review body may modify these requirements where it finds that topographic, preexisting development, or similar constraints exist.

Applicant's Response: No public walkways are to be provided by the proposed PUD development. These criteria are not applicable.

T. Street Trees. Street trees shall be provided for all projects subject to Type II design review, partition, or subdivision. Street trees shall be installed in accordance with the provisions of NMC 15.420.010(B)(4).

15.420.10(B)

4. Trees, Shrubs and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.

a. Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.

Applicant's Response: Street trees were planted along the subject property's Springbrook Road frontage (a minor arterial) with the recent ODOT project.

b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.

Applicant's Response: As shown on Exhibit 4 (C4.2 Overall PUD Plan) 21 street trees are provided along the new public residential street. The new street has approximately 800 feet of street frontage which requires 20 street trees at 40 feet on center. Street trees will have a minimum one and one-half inch trunk and planted per City requirements. This criteria has been met.

c. Accent Trees. Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.

d. All broad-leafed evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 15 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can size shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.

e. Ground Cover Plant Material. Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:

<i>Gallon cans</i>	<i>3 feet on center</i>
<i>4" containers</i>	<i>2 feet on center</i>
<i>2-1/4" containers</i>	<i>18" on center</i>
<i>Rooted cuttings</i>	<i>12" on center</i>

Applicant's Response: Landscaping design is not completed at this time. The applicant plans to hire Laura A. Antonson, RLA of Laurus Design, LLC of Silverton, OR as the Landscape Architect once the PUD is approved. The landscape design will meet City requirements. This criteria can be met.

U. Street Lights. All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the Newberg public works design and construction standards. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility as approved by the city. Upon the city's acceptance of the public improvements associated with the development, the street lighting system, exclusive of utility-owned service lines, shall be and become property of the city unless otherwise designated by the city through agreement with a private utility.

Applicant's Response: As shown on Exhibit 4 (SST-1 Signing, Striping, & Lighting Plan) street lights are and underground electric services are provided for the proposed development. Lights will be constructed per City design and construction standards. This criteria has been met.

V. Transit Improvements. Development proposals for sites that include or are adjacent to existing or planned transit facilities, as shown in the Newberg transportation system plan or adopted local or regional transit plan, shall be required to provide any of the following, as applicable and required by the review authority:

- 1. Reasonably direct pedestrian connections between the transit facility and building entrances of the site. For the purpose of this section, "reasonably direct" means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for users.*
- 2. A transit passenger landing pad accessible to disabled persons.*
- 3. An easement of dedication for a passenger shelter or bench if such facility is in an adopted plan.*
- 4. Lighting at the transit facility. [Ord. 2822 § 1 (Exh. A), 2-5-18; Ord. 2810 § 2 (Exhs. B, C), 12-19-16; Ord. 2763 § 1 (Exh. A § 19), 9-16-13; Ord. 2736 § 1 (Exh. A §§ 1, 3, 4), 3-21-11; Ord. 2619, 5-16-05; Ord. 2513, 8-2-99; Ord. 2507, 3-1-99; Ord. 2494, 4-6-98; Ord. 2451, 12-2-96. Code 2001 §§ 151.681, 151.683, 151.684 – 151.686, 151.689 – 151.692, 151.694, 151.695, 151.701 – 151.703, 151.705.]*

Applicant's Response: There are no existing or planned transit facilities on or adjacent to the subject property. These criteria are not applicable.

15.505.040 Public utility standards.

C. General Standards.

1. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall conform to the Newberg public works design and construction standards and require a public improvements permit.

Applicant's Response: As shown on Exhibit 4, the proposed improvements within rights-of-way and easements meet City design and construction standards except for adjustments requested through the PUD process as previously discussed. After PUD approval and prior to construction, a public improvements permit will be acquired by the applicant. This criteria can be met.

2. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site. Installation of all proposed public and private utilities shall be coordinated by the developer and be approved by the city to ensure the orderly extension of such utilities within public right-of-way and easements.

Applicant's Response: As shown on Exhibit 4 public utilities were designed with the intent to minimize soil and site disturbance as feasible. The applicant will coordinate construction of utilities will with the City. This criteria can be met.

D. Standards for Water Improvements. All development that has a need for water service shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary wastewater and stormwater facilities, as applicable.

1. All developments shall be required to be linked to existing water facilities adequately sized to serve their intended area by the construction of water distribution lines, reservoirs and pumping stations which connect to such water service facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

Applicant's Response: An existing public 8-inch waterline is stubbed to the subject property from Springbrook Road and will be used to service the proposed PUD. The 8-inch line is sufficient to service the 20 homes proposed by the development. As shown on Exhibit 4 (C7.0 Overall Utility Plan) the public waterline will be within City ROW and installed per City standards. No coordination for future extensions is anticipated to be required. This criteria can be met.

2. Specific location, size and capacity of such facilities will be subject to the approval of the director with reference to the applicable water master plan. All water facilities shall conform with city pressure zones and shall be looped where necessary to provide adequate pressure and fire flows during peak demand at every point within the system in the development to which the water facilities will be connected. Installation costs shall remain entirely the developer's responsibility.

Applicant's Response: The applicant acknowledges this requirement. The public 8-inch waterline is anticipated to be sufficient to serve the proposed PUD development with acceptable pressures.

3. The design of the water facilities shall take into account provisions for the future extension beyond the development to serve adjacent properties, which, in the judgment of the city, cannot be feasibly served otherwise.

Applicant's Response: The adjacent properties are single-family homes on smaller lots unlikely to be redeveloped in the future. No coordination for future extensions beyond the development is anticipated to be required.

4. Design, construction and material standards shall be as specified by the director for the construction of such public water facilities in the city.

Applicant's Response: The applicant acknowledges this requirement and will design and construct the waterline per director specifications. This criteria can be met.

E. Standards for Wastewater Improvements. All development that has a need for wastewater services shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary water services and stormwater facilities, as applicable.

1. All septic tank systems and on-site sewage systems are prohibited. Existing septic systems must be abandoned or removed in accordance with Yamhill County standards.

Applicant's Response: Septic tank systems are not proposed for the PUD development. This criteria has been met.

2. All properties shall be provided with gravity service to the city wastewater system, except for lots that have unique topographic or other natural features that make gravity wastewater extension impractical as determined by the director. Where gravity service is impractical, the developer shall provide all necessary pumps/lift stations and other improvements, as determined by the director.

Applicant's Response: As shown on Exhibit 4 (SS-1, 2 Sanitary Sewer Plan & Profile) gravity wastewater service to the City wastewater system is provided for the entire proposed PUD development. This criteria has been met.

3. All developments shall be required to be linked to existing wastewater collection facilities adequately sized to serve their intended area by the construction of wastewater lines which connect to existing adequately sized wastewater facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

Applicant's Response: As shown on Exhibit 4 (SS-1, 2 Sanitary Sewer Plan & Profile) new 8-inch gravity wastewater service connects the proposed PUD development to the existing wastewater sewer in Springbrook Road. The new wastewater lines are constructed within the new street ROW. This criteria has been met.

4. Specific location, size and capacity of wastewater facilities will be subject to the approval of the director with reference to the applicable wastewater master plan. All wastewater facilities shall be sized to provide adequate capacity during peak flows from the entire area potentially served by such facilities. Installation costs shall remain entirely the developer's responsibility.

Applicant's Response: The new 8-inch gravity wastewater service will only serve the 20 single-family homes proposed with the PUD development and is sufficiently sized to serve 20 homes. This condition is met.

5. Temporary wastewater service facilities, including pumping stations, will be permitted only if the director approves the temporary facilities, and the developer provides for all facilities that are necessary for transition to permanent facilities.

Applicant's Response: Temporary wastewater facilities are not proposed with this project. This criteria is not applicable.

6. The design of the wastewater facilities shall take into account provisions for the future extension beyond the development to serve upstream properties, which, in the judgment of the city, cannot be feasibly served otherwise.

Applicant's Response: As previously mentioned the surrounding properties are not likely to be further developed due to lot size and dimensions. Wastewater extension is not anticipated to be needed beyond the development in the future. This criteria is met.

7. Design, construction and material standards shall be as specified by the director for the construction of such wastewater facilities in the city.

Applicant's Response: The applicant acknowledges this requirement and will design and construct the wastewater facilities per director specifications. This criteria can be met.

F. Easements. Easements for public and private utilities shall be provided as deemed necessary by the city, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be recorded on easement forms approved by the city and designated on the final plat of all subdivisions and partitions. Minimum required easement width and locations are as provided in the Newberg public works design and construction standards. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]

Applicant's Response: As shown on Exhibit 4 (C7.0 Overall Utility Plan) all public utilities are either constructed in the new street ROW, Tract A, or the Stormwater Treatment Area (). Tract A is a private access that will have a public access easement over the entire Tract. Tract B will be dedicated to the City. This criteria is met.

15.505.050 Stormwater system standards.

C. General Requirement. All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.

Applicant's Response: As shown on Exhibit 4 (C6.0 Overall Grading & Drainage Plan) the development is designed to collect all surface runoff from the development and discharge to West Fork Springbrook Creek which flows through the eastern portion of the property. The entire existing site drains to West Fork Springbrook Creek. Onsite stormwater detention will be provided in Tract B to control stormwater runoff released to the creek to be less than or equal to pre-developed conditions, thereby not impacting downstream capacity. This criteria has been met.

D. Plan for Stormwater and Erosion Control. No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the State of Oregon prepares a stormwater report and erosion control plan for the project. This plan shall contain at a minimum:

1. The methods to be used to minimize the amount of runoff, sedimentation, and pollution created from the development both during and after construction.

Applicant's Response: As shown on sheets C3.1 to C3.5 of Exhibit 4, draft Erosion Control plans are developed for the PUD development which will be stamped by an Oregon registered engineer after PUD approval and prior to submittal for building permits. These Erosion Control plans are designed to minimize runoff, sedimentation, and pollution from the project. This criteria can be met.

2. Plans for the construction of stormwater facilities and any other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the stormwater plans.

Applicant's Response: Overall stormwater drainage and management plans are provided on sheets C6.0 and C6.1 of Exhibit 4. Stormwater line sizes and profiles are depicted on ST-1, ST-2, and SD-1 of Exhibit 4. Detailed construction specifications/notes will be provided after PUD approval and prior to submittal for building permits. This criteria can be met.

3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included in the stormwater report and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed based upon the design criteria outlined in the public works design and construction standards for the city.

Applicant's Response: Preliminary stormwater calculations were conducted to size the stormwater treatment and detention area to assure adequate space is provided. A formal Stormwater Report with design calculations meeting City standards will be submitted to the City after PUD approval and prior to submittal for building permits. These criteria can be met.

E. Development Standards. Development subject to this section shall be planned, designed, constructed, and maintained in compliance with the Newberg public works design and construction standards. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]

Applicant's Response: As shown by Exhibit 4 the proposed PUD development is designed to City standards except as noted above where modifications are requested through the PUD process. The applicant will plan, design, construct, and maintain the proposed public improvements in compliance with City design and construction standards. This criteria can be met.

Exhibit 2 - TVFD Correspondence

From: Arn, Jason S. <Jason.Arn@tvfr.com>
Sent: Wednesday, June 27, 2018 4:14 PM
To: Josh Wells
Cc: Jason Phillips; Cheryl Caines; Keith Leonard
Subject: RE: Edgewater Subdivision
Attachments: Edgewater Fire Truck Turning.pdf; Edgewater Fire Truck Turnaround Overlay .pdf

Josh,

I will accept the proposed turnaround location. Please ensure that No Parking Signs are placed in the areas of the street to accommodate the turn-around overlay in the attachment.

Thanks,

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: Josh Wells <jwells@westech-eng.com>
Sent: Wednesday, June 27, 2018 2:08 PM
To: Arn, Jason S. <Jason.Arn@tvfr.com>
Cc: Jason Phillips <west1homes@gmail.com>
Subject: RE: Edgewater Subdivision

Jason,

I cant quite make the 350 turnaround work in the idealized sense. I have attached a color version showing the best we could do at the current design. However, running the aerial access fire truck in AutoTurn, the fire truck can turn around.

Would this AutoTurn be acceptable in lieu of the exact 350 turnaround template?

Let me know.

Thanks

W. Josh Wells, P.E.
Westech Engineering, Inc.
3841 Fairview Industrial Dr. SE Suite 100
Salem, OR 97302
P 503.585.2474
C 503.991.1615

Celebrating 50 Years of Service
1968 - 2018

From: Arn, Jason S. [<mailto:Jason.Arn@tvfr.com>]
Sent: Tuesday, June 26, 2018 2:02 PM
To: Josh Wells <jwells@westech-eng.com>

Cc: Jason Phillips <west1homes@gmail.com>

Subject: RE: Edgewater Subdivision

Josh,

I think that will work. Can you overlay the alternate hammerhead #1 design in my attachment into tract A?

Thanks,

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: Josh Wells <jwells@westech-eng.com>

Sent: Tuesday, June 26, 2018 12:44 PM

To: Arn, Jason S. <Jason.Arn@tvfr.com>

Cc: Jason Phillips <west1homes@gmail.com>

Subject: RE: Edgewater Subdivision

Thanks

Can Tract A, per the attached be used for the "approved turn around" in lieu of making the 96 ft diameter culdesac, because the length to the culdesac from this turnaround would be less than 150 ft?

Let us know.

Thanks

W. Josh Wells, P.E.

Westech Engineering, Inc.

3841 Fairview Industrial Dr. SE Suite 100

Salem, OR 97302

P 503.585.2474

C 503.991.1615

Celebrating 50 Years of Service

1968 - 2018

From: Arn, Jason S. [<mailto:Jason.Arn@tvfr.com>]

Sent: Monday, June 25, 2018 5:26 PM

To: Josh Wells <jwells@westech-eng.com>

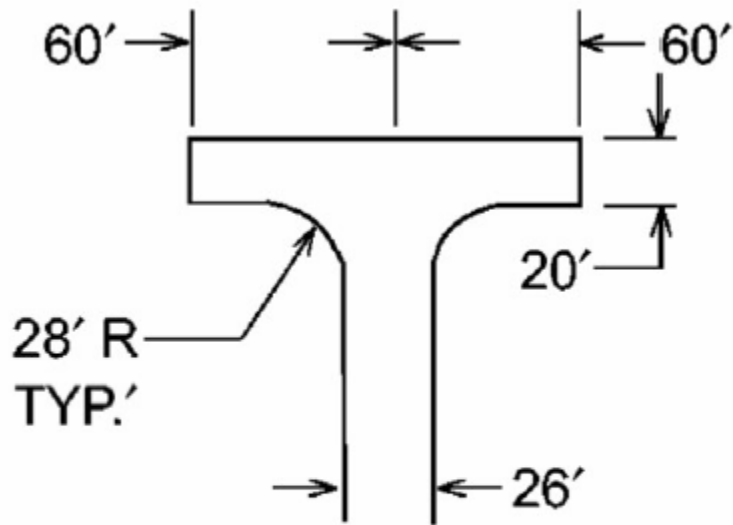
Subject: RE: Edgewater Subdivision

Hi Josh,

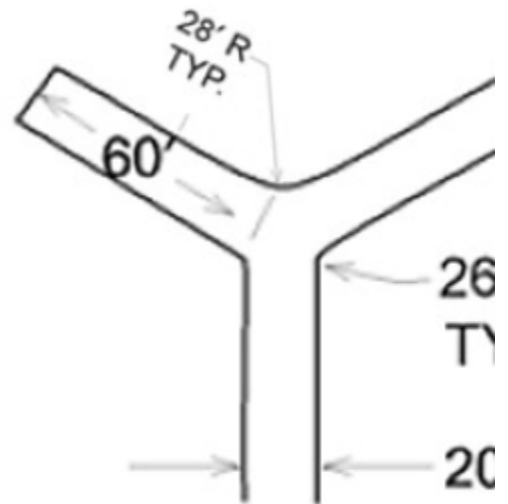
Here are our fire access requirements that apply to your project.

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)

2. **DEAD END ROADS AND TURNAROUNDS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an **approved** turnaround. Diagrams can be found in the corresponding guide. <http://www.tvfr.com/DocumentCenter/View/1438> (OFC 503.2.5 & D103.1) **Please confirm the proposed cul-de-sac design meets our requirements. NOTE: Mountable curbs are not an approved design for cul-de-sacs.**



120' HAMMERHEAD



60-FOOT "Y"

3. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)
4. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1)
5. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)
6. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
1. 20-26 feet road width – no parking on either side of roadway
 2. 26-32 feet road width – parking is allowed on one side
 3. Greater than 32 feet road width – parking is not restricted
7. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
8. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
9. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1). Traffic calming measures linked here: <http://www.tvfr.com/DocumentCenter/View/1578>

A full copy of the New Construction Fire Code Applications Guide for Residential Development is available at <http://www.tvfr.com/DocumentCenter/View/1438>

Please let me know if you have any questions or need further.

Best,

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: Josh Wells <jwells@westech-eng.com>

Sent: Friday, June 22, 2018 1:40 PM

To: Arn, Jason S. <Jason.Arn@tvfr.com>

Subject: Edgewater Subdivision

Hi Jason,

We are working with West One homes to complete a subdivision as shown. We met with the City regarding the attached layout to discuss reducing the width of the street. The City recommended talking with you to discuss the districts limitations with street width, parking, culdesac turnaround, mountable curbs and fire sprinklers to see if they are more restrictive than the City standards.

Right now we show 32 ft wide street, with 36 ft radius cul-de sack, mountable curb, and a 20 ft wide tract that serves lots 13, 14 and 15. We will need to shrink the street width to accommodate City utilities.

What would be impacts or requirements if we shrank the street width to 30, or 28 feet?

Let me know. If its easier to discuss of the phone please give me a call.

Thanks for your help.

W. Josh Wells, P.E.

Westech Engineering, Inc.

3841 Fairview Industrial Dr. SE Suite 100

Salem, OR 97302

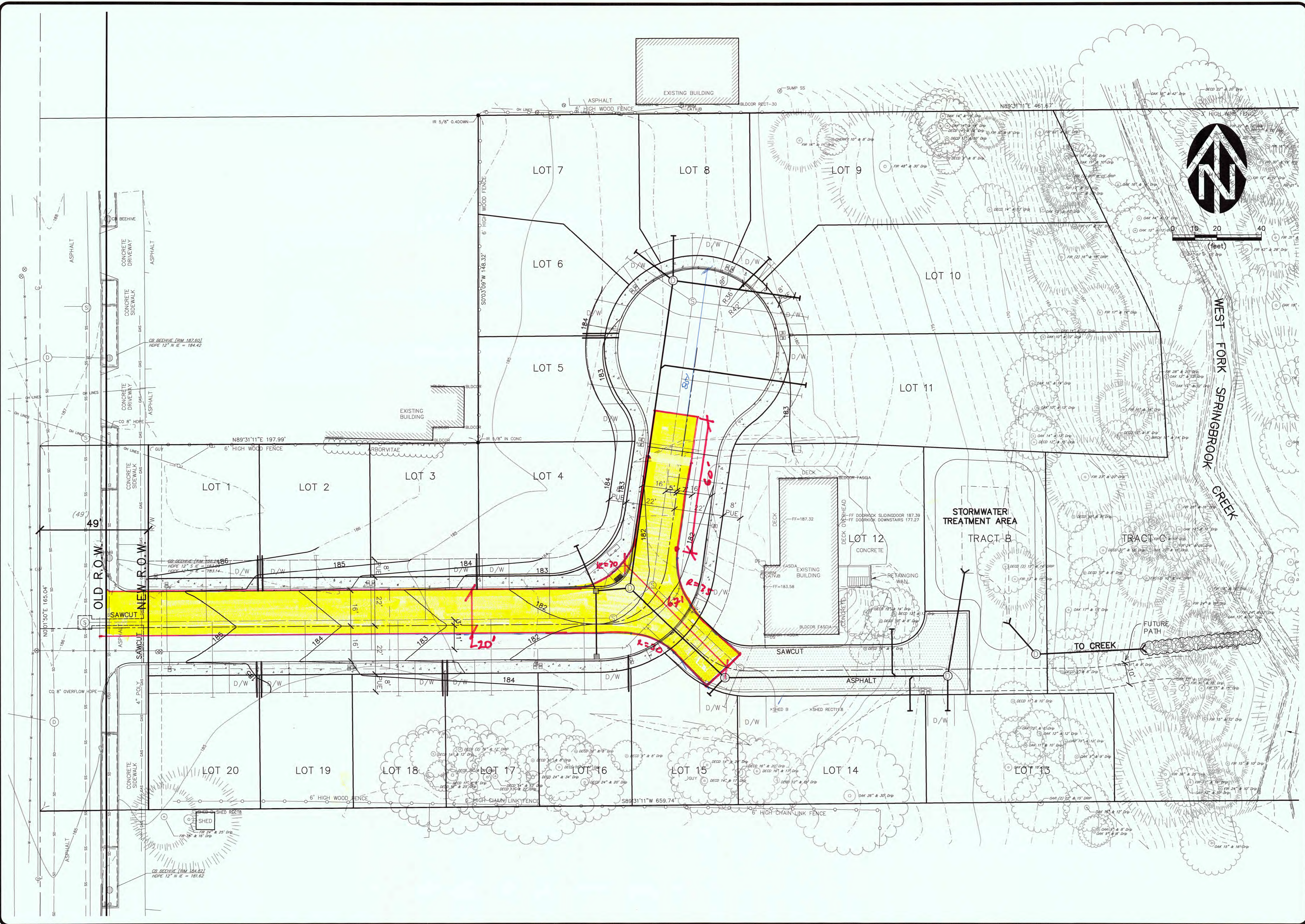
P 503.585.2474

C 503.991.1615

Celebrating 50 Years of Service

1968 - 2018

6/27/2018 7:42:59 AM
 P:\DWG\West One Homes\Springbrook_3054-0000.DWG\Plan\C6-0_0660.dwg, (C6-0.tbl)



VERIFY SCALE 1" = 40'-0" (AS SHOWN) IF NOT ONE INCH ON SCALE, ACCURACY NOT GUARANTEED	
DSN: JWW DRN: JWW CKD: JWW	NO. 1 DATE: MAY 2018
REVIEW REVIEW PROFESSIONAL ENGINEER WILLIAM J. STEIN LICENSE NO. 12123	
WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westtech@westtech-eng.com	
WEST ONE HOMES PAMELIA LANE-SPRINGBROOK PUD OVERALL GRADING & DRAINAGE PLAN	
DRAWING C6.0 JOB NUMBER 3054.0000.0	
DESCRIPTION REVISIONS	

Exhibit 3 – Building Elevations & Floor Plans

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. RIDGE
+23'-4 3/8"

DECORATIVE CORBELS
4 KNEE BRACES

2x12 TRANSITION BOARD

5/4x4 WINDOW TRIM W/ 5/4x6
AFRON, TYP AT STREET ELEV

PROVIDE FLASHING AT ALL
ROOF TO WALL CONNECTIONS

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

T.O. GARAGE SLAB
VERIFY

T.O. RIDGE
+21'-4 3/4"

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. RIDGE
+23'-10 1/4"

TYP. WALL CONST. (SHINGLES)
CEDAR SHINGLES W/ 8" EXPOSURE
1/2" OVER TYVEK BUILDING
WRAP OVER 1/16" OSB SHEATHING

T.O. TOP PLATE
+18'-2 1/4"

T.O. WINDOW R.O.
+11'-1 1/8"

5/4x6 CORNER BOARD, TYP.

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
+10'-1 1/8"

T.O. TOP PLATE
+9'-1 1/8"

T.O. WINDOW R.O.
+7'-10 1/2"

36" HIGH OPEN RAILING

T.O. SUBFLOOR
0'-0"



FRONT ELEVATION

SCALE: 1/4"-1'-0"

T.O. RIDGE
+25'-5 1/8"

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP PLATE
+18'-2 1/4"

T.O. WINDOW R.O.
+16'-9 1/8"

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. SUBFLOOR
+10'-1 1/8"

T.O. TOP PLATE
+9'-1 1/8"

T.O. WINDOW R.O.
+7'-10 1/2"

5/4x4 WINDOW SURROUND (OPT.)

5/4x6 CORNER BOARD, TYP.

T.O. SUBFLOOR
0'-0"



RIGHT ELEVATION

SCALE: 1/4"-1'-0"

ADAMS B

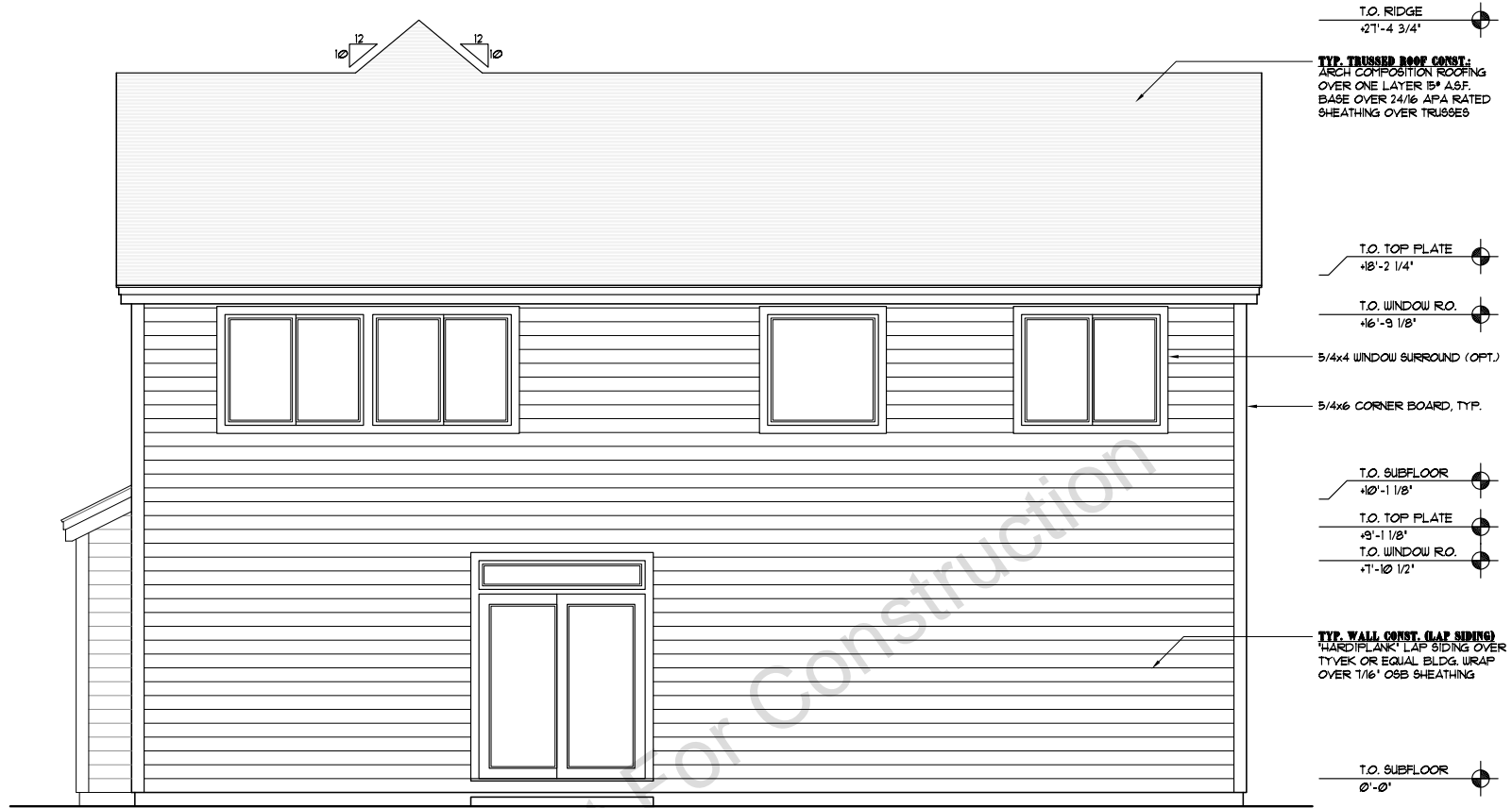
PLAN NUMBER 110117B 1,655 TOTAL SQUARE FEET

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T.O. RIDGE
+21'-4 3/4"

TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP PLATE
+18'-2 1/4"

T.O. WINDOW R.O.
+16'-9 1/8"

5/4x4 WINDOW SURROUND (OPT.)

5/4x6 CORNER BOARD, TYP.

T.O. SUBFLOOR
+10'-1 1/8"

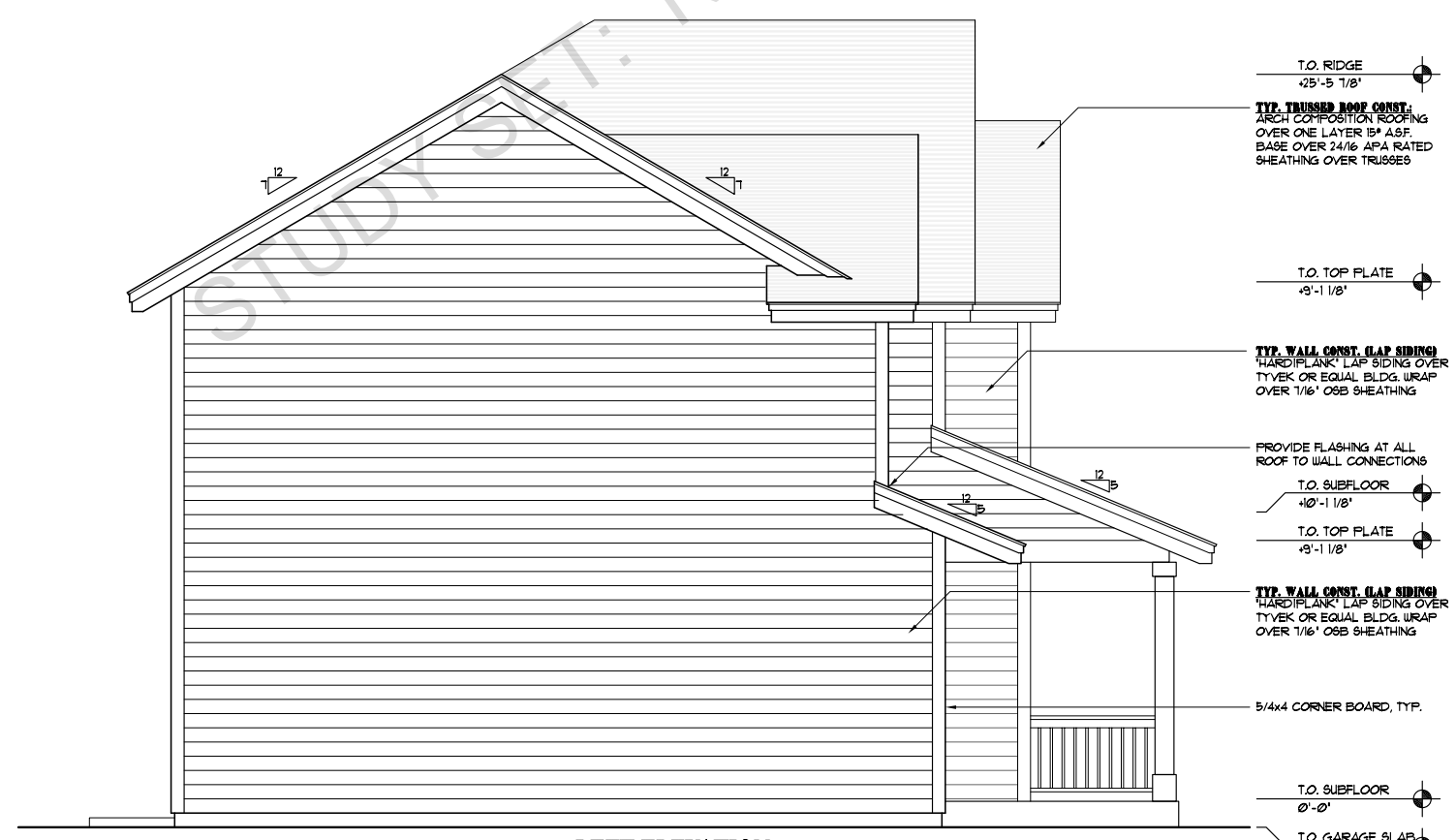
T.O. TOP PLATE
+9'-1 1/8"

T.O. WINDOW R.O.
+1'-10 1/2"

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
0'-0"

REAR ELEVATION
SCALE: 1/4"-1'-0"



T.O. RIDGE
+25'-5 1/8"

TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP PLATE
+9'-1 1/8"

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

PROVIDE FLASHING AT ALL
ROOF TO WALL CONNECTIONS

T.O. SUBFLOOR
+10'-1 1/8"

T.O. TOP PLATE
+9'-1 1/8"

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

5/4x4 CORNER BOARD, TYP.

T.O. SUBFLOOR
0'-0"

T.O. GARAGE SLAB
VERIFY

LEFT ELEVATION
SCALE: 1/4"-1'-0"

ADAMS B

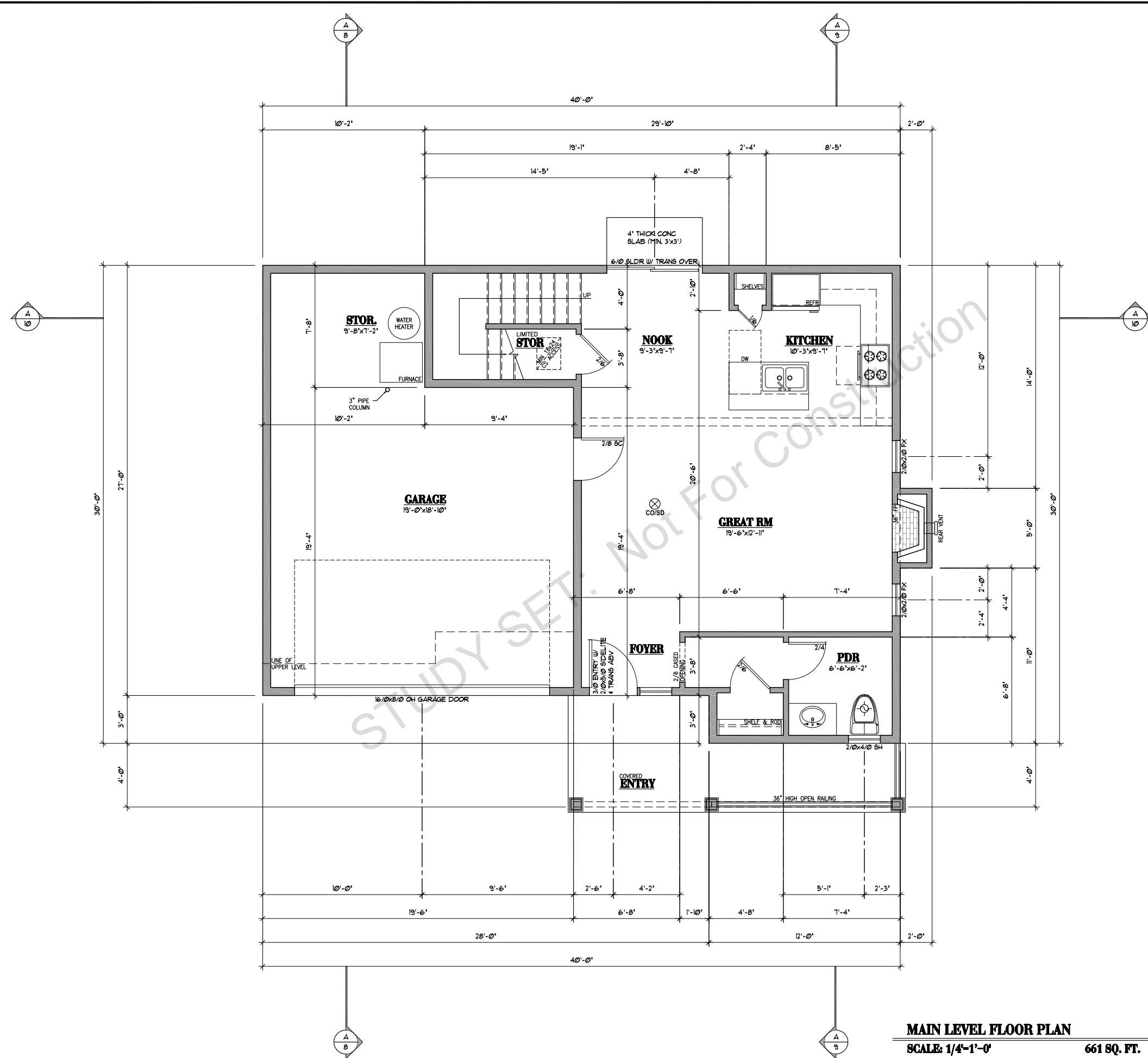
PLAN NUMBER 110117B 1,655 TOTAL SQUARE FEET

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JOB NAME: _____
DATE: 11/2017 SJL

2



MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" **661 SQ. FT.**

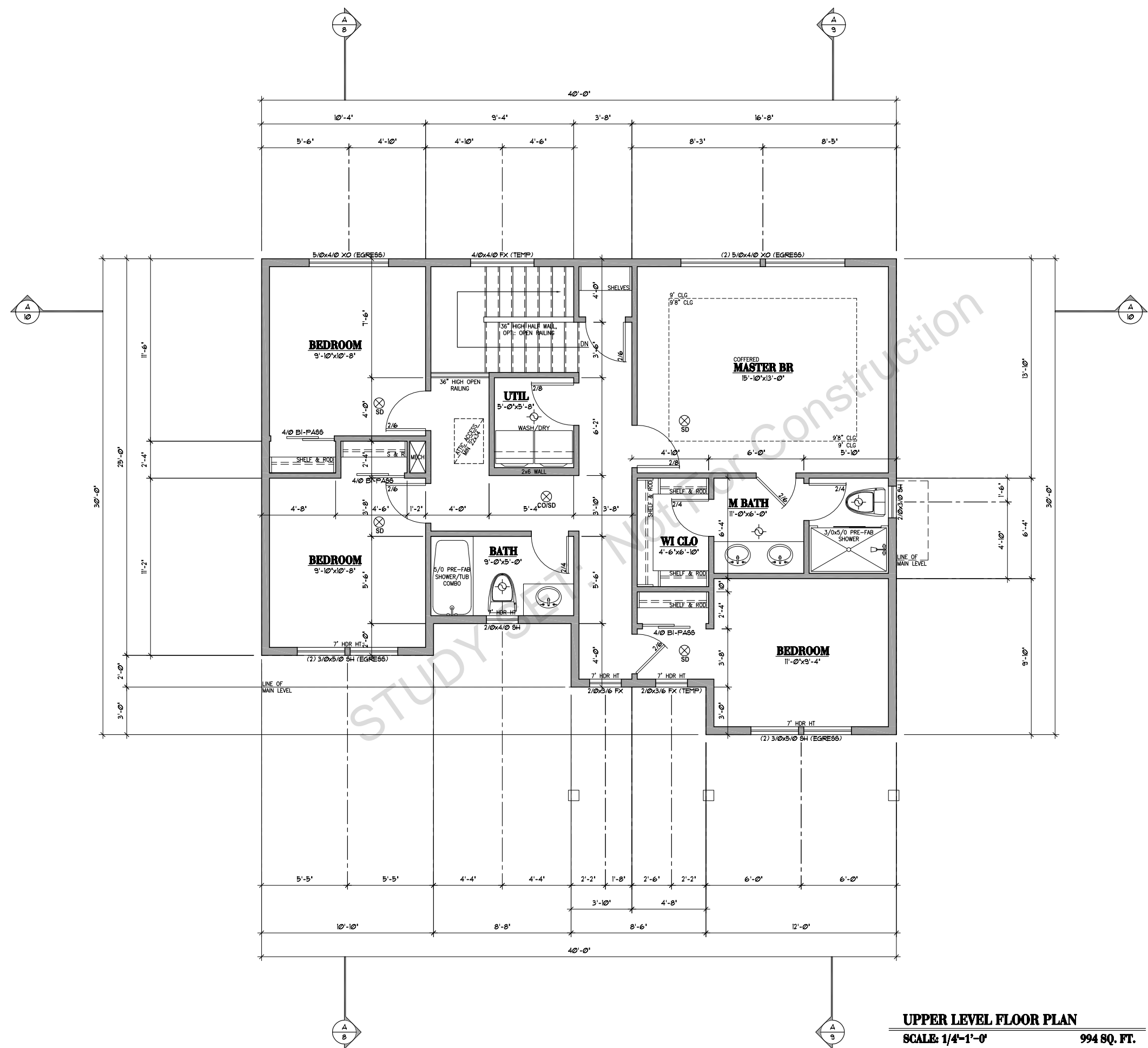
ADAMS B

PLAN NUMBER 110117B 1,655 TOTAL SQUARE FEET

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UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" **994 SQ. FT.**

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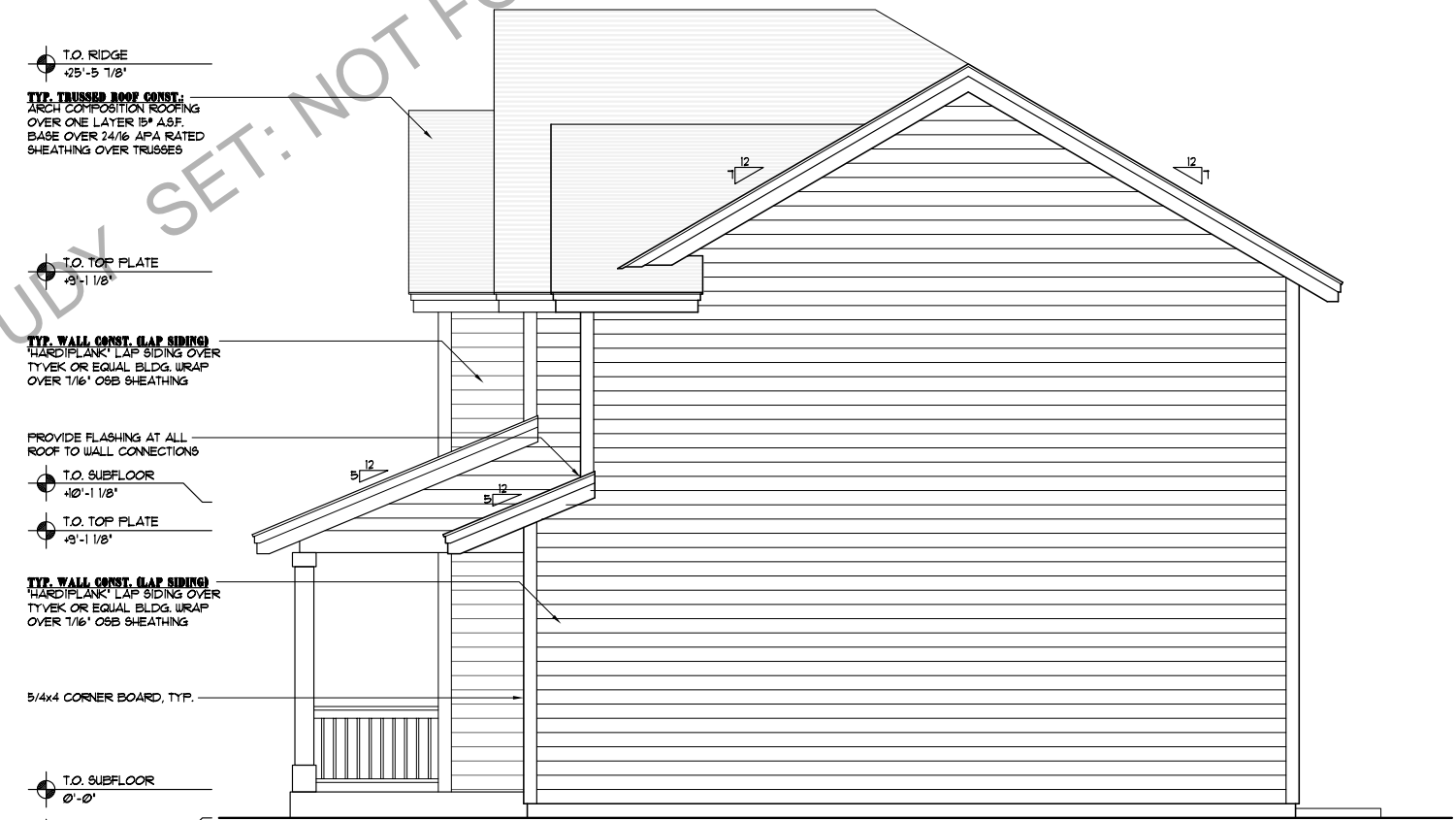
JOB NAME: _____
 DATE: 11/2017 SJL

REVERSE

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FRONT ELEVATION
SCALE: 1/4"-1'-0"



RIGHT ELEVATION
SCALE: 1/4"-1'-0"

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DATE: 11/2017 SJL

ADAMS B
PLAN NUMBER 110117B 1,655 TOTAL SQUARE FEET

REVERSE
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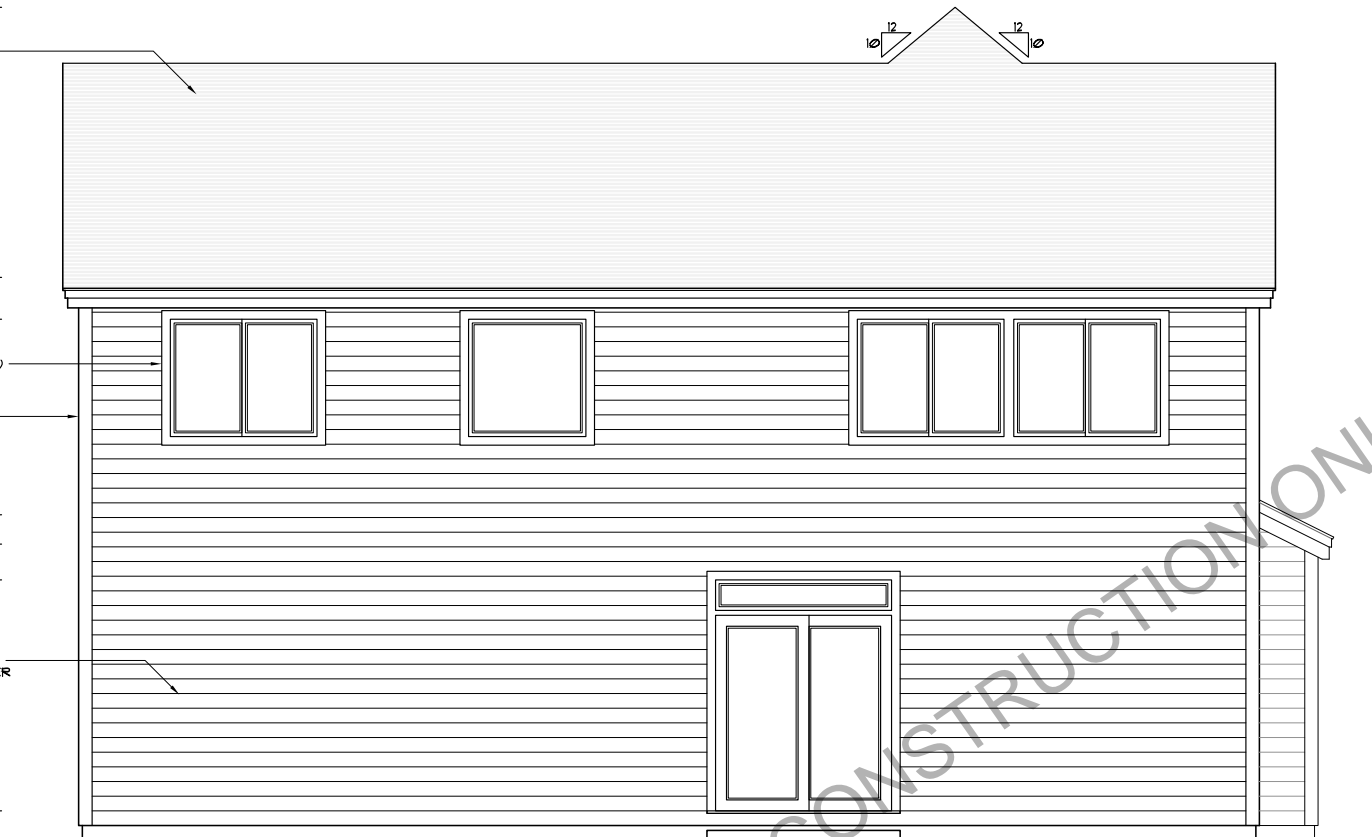
ADAMS B
 PLAN NUMBER 110117B 1,655 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 11/2017 SJL
2

- T.O. RIDGE
+21'-4 3/4"
- TYP. TRUSSED ROOF CONST.**
ARCH COMPOSITION ROOFING
OVER ONE LAYER 5/8" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES
- T.O. TOP PLATE
+18'-2 1/4"
- T.O. WINDOW R.O.
+16'-9 1/8"
- 5/4x4 WINDOW SURROUND (OPT.)
- 5/4x6 CORNER BOARD, TYP.
- T.O. SUBFLOOR
+10'-1 1/8"
- T.O. TOP PLATE
+9'-1 1/8"
- T.O. WINDOW R.O.
+7'-10 1/2"
- TYP. WALL CONST. (LAP SIDING)**
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/8" OSB SHEATHING
- T.O. SUBFLOOR
0'-0"



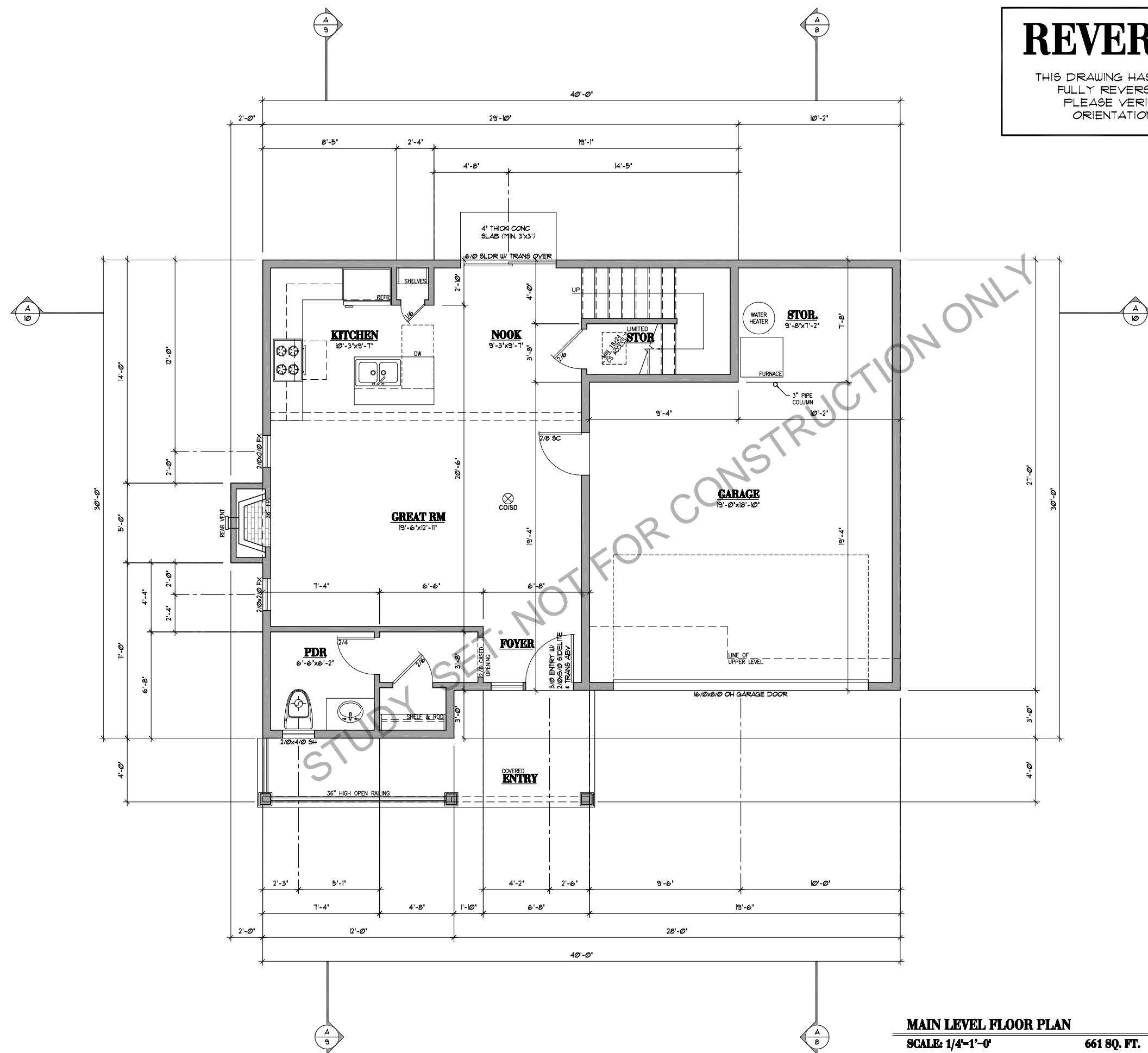
REAR ELEVATION
 SCALE: 1/4"-1'-0"

STUDY SET - NOT FOR CONSTRUCTION ONLY

- T.O. RIDGE
+25'-5 1/8"
- TYP. TRUSSED ROOF CONST.**
ARCH COMPOSITION ROOFING
OVER ONE LAYER 5/8" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES
- T.O. TOP PLATE
+18'-2 1/4"
- T.O. WINDOW R.O.
+16'-9 1/8"
- TYP. WALL CONST. (LAP SIDING)**
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/8" OSB SHEATHING
- TYP. TRUSSED ROOF CONST.**
ARCH COMPOSITION ROOFING
OVER ONE LAYER 5/8" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES
- T.O. SUBFLOOR
+10'-1 1/8"
- T.O. TOP PLATE
+9'-1 1/8"
- T.O. WINDOW R.O.
+7'-10 1/2"
- 5/4x4 WINDOW SURROUND (OPT.)
- 5/4x6 CORNER BOARD, TYP.
- T.O. SUBFLOOR
0'-0"



LEFT ELEVATION
 SCALE: 1/4"-1'-0"



REVERSE
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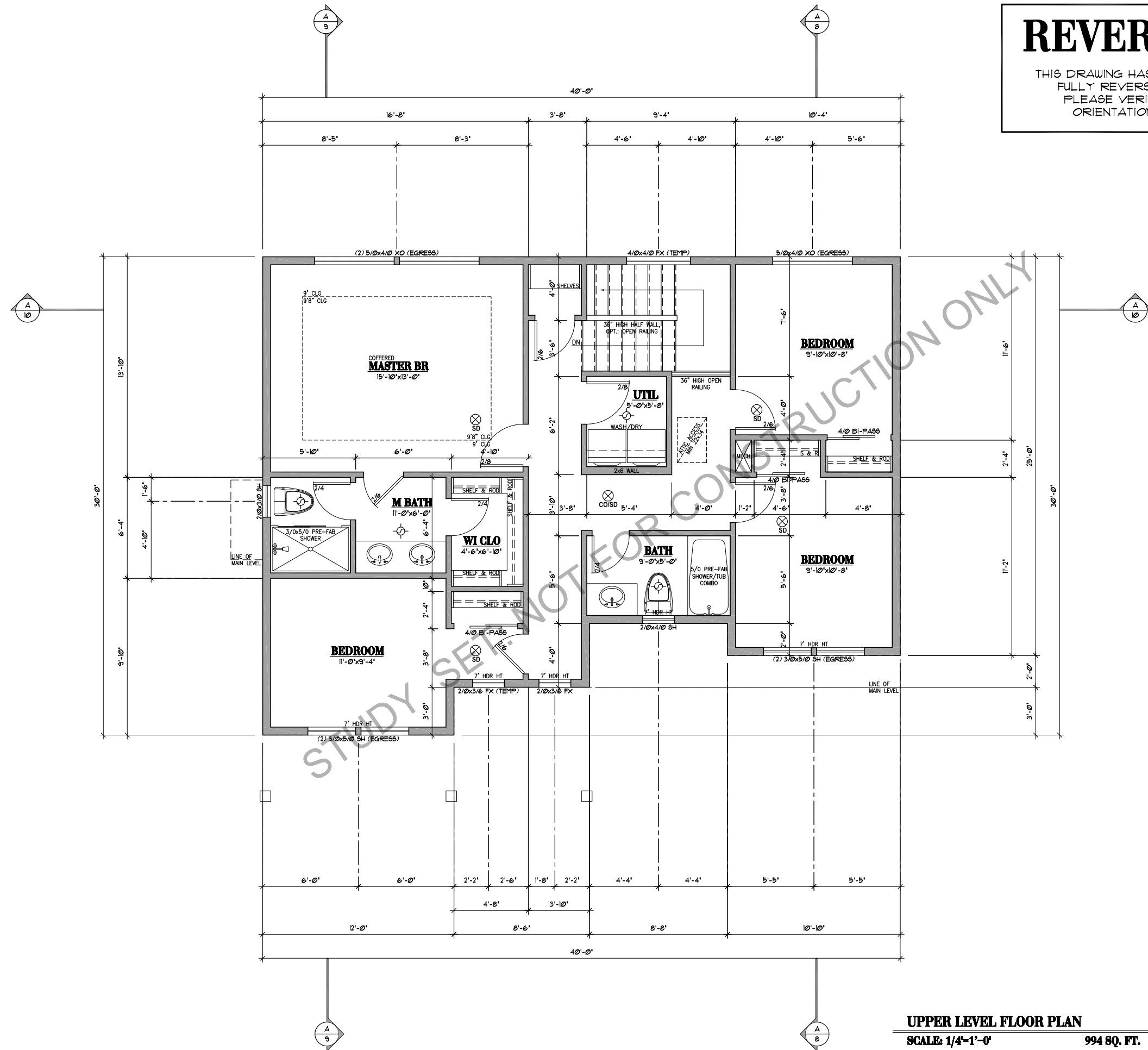
MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 661 SQ. FT.

ADAMS B
 PLAN NUMBER 110117B 1,655 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 11/2017 SJL
3



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ADAMS B
 PLAN NUMBER 110117B 1,655 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 11/2017 S.J.

UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 994 SQ. FT.

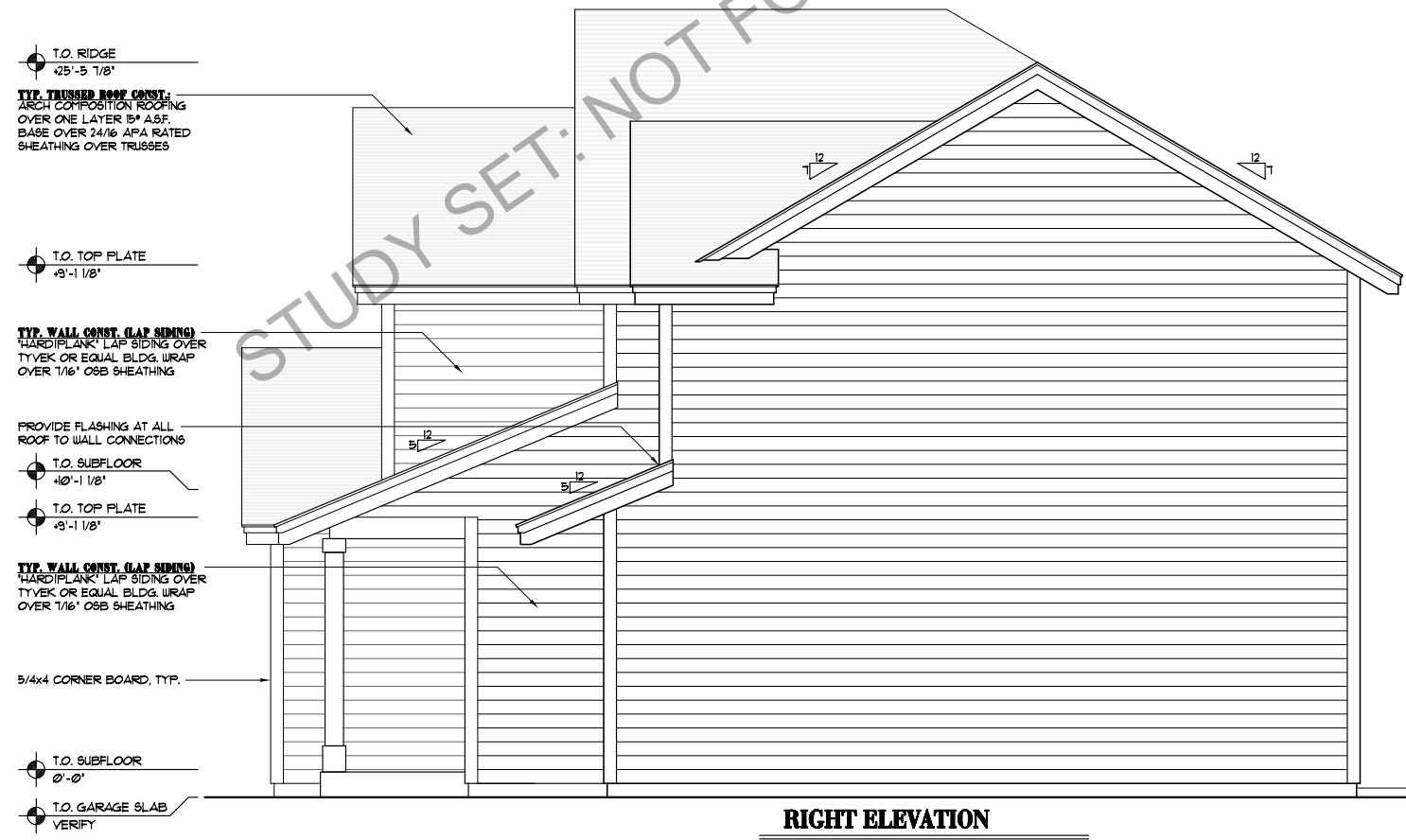
REVERSE
 THIS DRAWING HAS BEEN FULLY REVERSED
 PLEASE VERIFY ORIENTATION



T.O. RIDGE
 42'-4 3/4"
TYP. TRUSSED ROOF CONST.:
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES
 T.O. RIDGE
 43'-10 1/4"
TYP. WALL CONST. (SHINGLES)
 CEDAR SHINGLES 1/2" EXPOSURE
 1/2" OVER TYVEK BUILDING
 WRAP OVER 1/16" OSB SHEATHING
 T.O. TOP PLATE
 48'-2 1/4"
 T.O. WINDOW R.O.
 41'-1 5/8"
 T.O. RIDGE
 45'-2 5/8"
TYP. WALL CONST. (SHINGLES)
 CEDAR SHINGLES 1/2" EXPOSURE
 1/2" OVER TYVEK BUILDING
 WRAP OVER 1/16" OSB SHEATHING
 T.O. SUBFLOOR
 40'-1 1/8"
 T.O. TOP PLATE
 49'-1 1/8"
 T.O. WINDOW R.O.
 41'-10 1/2"
 2x12 TRANSITION BOARD
TYP. WALL CONST. (LAP SIDING)
 HARDIPLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHEATHING
 5/4x6 CORNER BOARD, TYP.
 T.O. SUBFLOOR
 0'-0"

TYP. TRUSSED ROOF CONST.:
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES
 T.O. RIDGE
 43'-4 3/8"
 DECORATIVE CORBELS
 & KNEE BRACES
 2x12 TRANSITION BOARD
 T.O. WINDOW R.O.
 41'-1 1/8"
 5/4x4 WINDOW TRIM W/ 5/4x6
 APRON, TYP. AT STREET ELEV.
 PROVIDE FLASHING AT ALL
 ROOF TO WALL CONNECTIONS
TYP. WALL CONST. (LAP SIDING)
 HARDIPLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHEATHING
 T.O. GARAGE SLAB
 VERIFY

FRONT ELEVATION
 SCALE: 1/4"-1'-0"



T.O. RIDGE
 42'-5 1/8"
TYP. TRUSSED ROOF CONST.:
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES
 T.O. TOP PLATE
 49'-1 1/8"
TYP. WALL CONST. (LAP SIDING)
 HARDIPLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHEATHING
 PROVIDE FLASHING AT ALL
 ROOF TO WALL CONNECTIONS
 T.O. SUBFLOOR
 40'-1 1/8"
 T.O. TOP PLATE
 49'-1 1/8"
TYP. WALL CONST. (LAP SIDING)
 HARDIPLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHEATHING
 5/4x4 CORNER BOARD, TYP.
 T.O. SUBFLOOR
 0'-0"
 T.O. GARAGE SLAB
 VERIFY

RIGHT ELEVATION
 SCALE: 1/4"-1'-0"

ADAMS C
 PLAN NUMBER 110117C 1,866 TOTAL SQUARE FEET

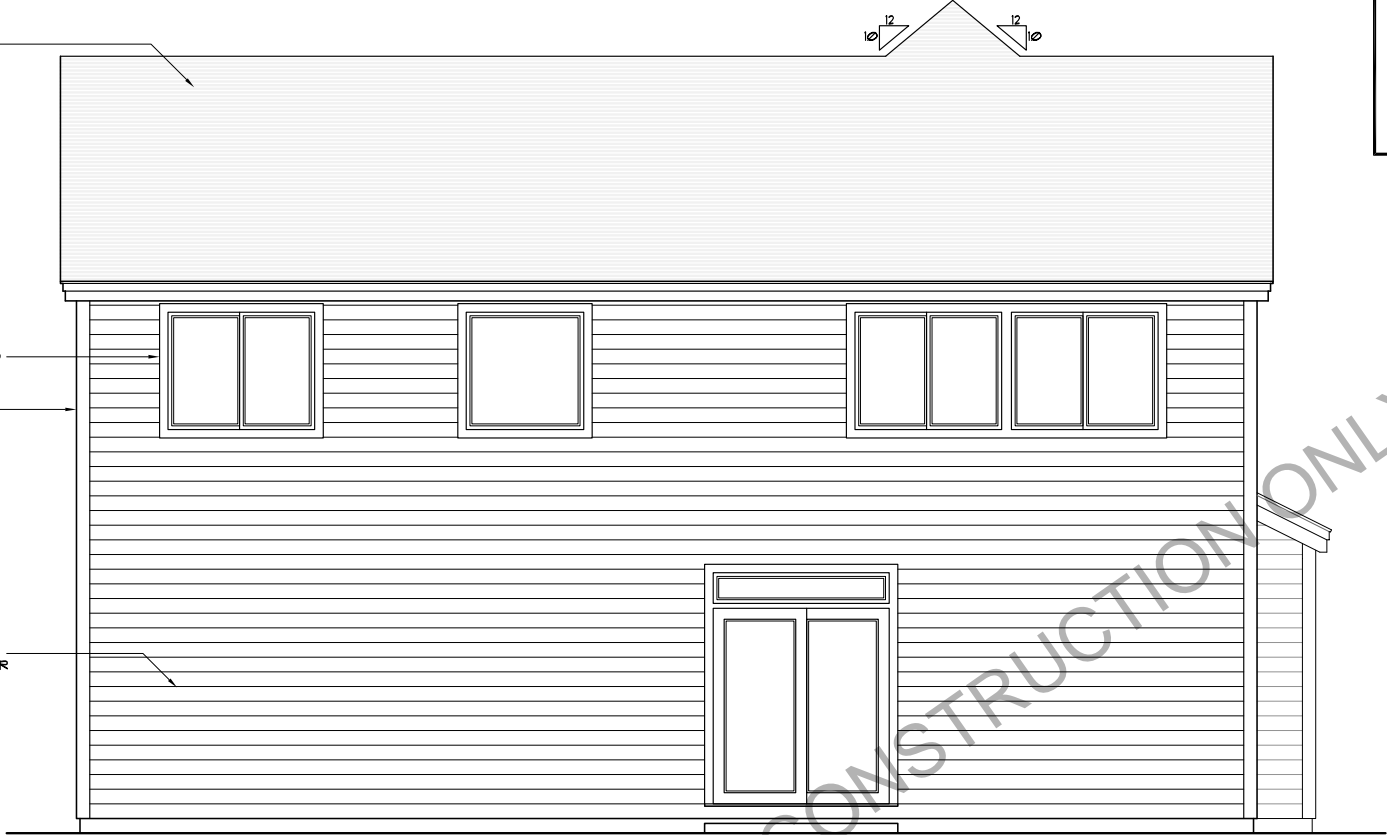
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JOB NAME: _____
 DATE: 11/2017 SJL

REVERSE
 THIS DRAWING HAS BEEN FULLY REVERSED
 PLEASE VERIFY ORIENTATION

- T.O. RIDGE
+21'-4 3/4"
- TYP. TRUSSED ROOF CONST.**
ARCH COMPOSITION ROOFING
OVER ONE LAYER 5/8" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES
- T.O. TOP PLATE
+18'-2 1/4"
- T.O. WINDOW R.O.
+16'-9 1/8"
- 5/4x4 WINDOW SURROUND (OPT.)
- 5/4x6 CORNER BOARD, TYP.
- T.O. SUBFLOOR
+10'-1 1/8"
- T.O. TOP PLATE
+9'-1 1/8"
- T.O. WINDOW R.O.
+1'-10 1/2"
- TYP. WALL CONST. (LAP SIDING)**
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING
- T.O. SUBFLOOR
0'-0"



REAR ELEVATION
 SCALE: 1/4"=1'-0"



- T.O. RIDGE
+25'-5 1/8"
- TYP. TRUSSED ROOF CONST.**
ARCH COMPOSITION ROOFING
OVER ONE LAYER 5/8" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES
- T.O. TOP PLATE
+18'-2 1/4"
- T.O. WINDOW R.O.
+16'-9 1/8"
- 5/4x4 WINDOW SURROUND (OPT.)
- T.O. SUBFLOOR
+10'-1 1/8"
- T.O. TOP PLATE
+9'-1 1/8"
- T.O. WINDOW R.O.
+1'-10 1/2"
- 5/4x6 CORNER BOARD, TYP.
- TYP. WALL CONST. (LAP SIDING)**
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING
- T.O. SUBFLOOR
0'-0"

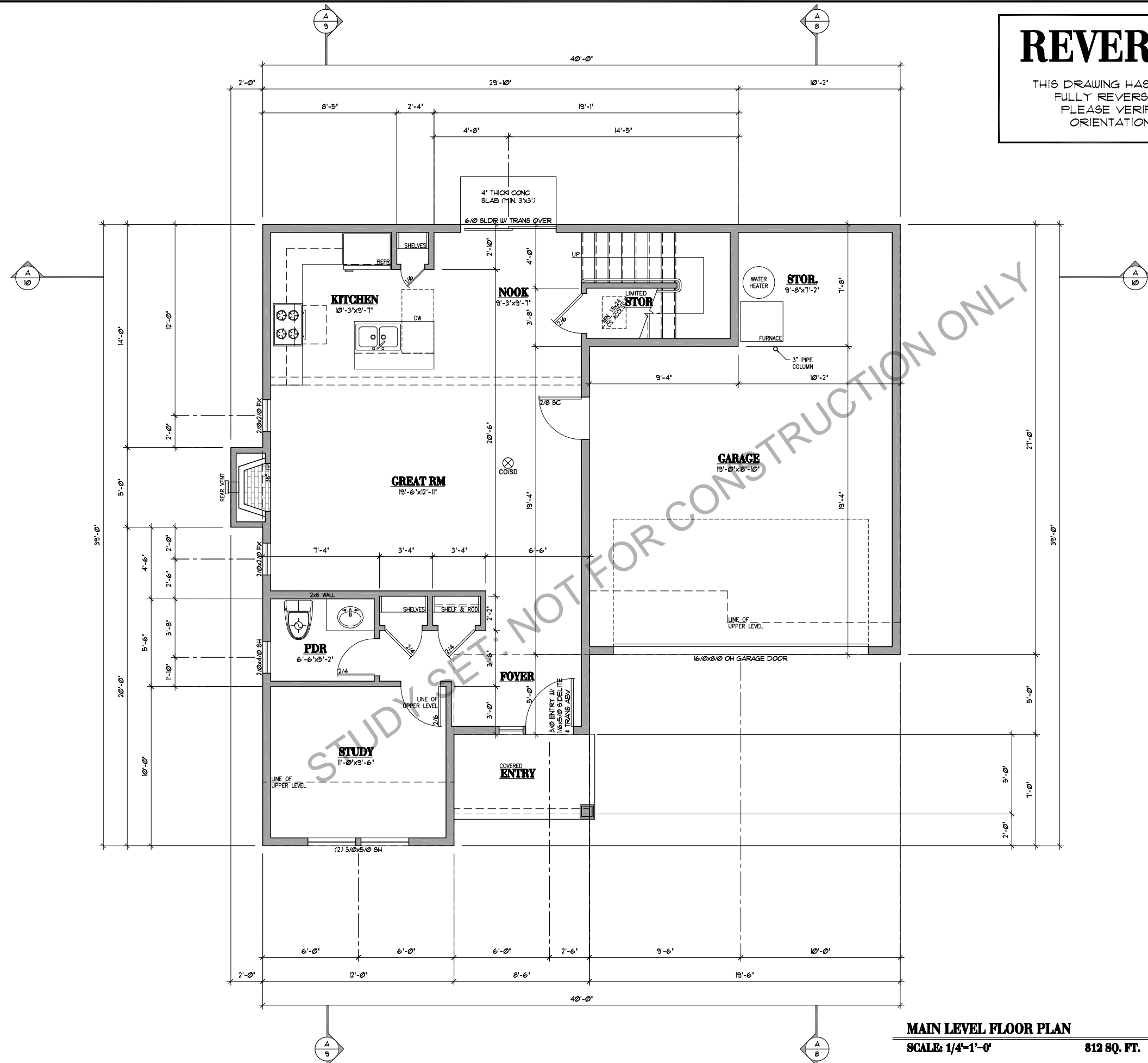
LEFT ELEVATION
 SCALE: 1/4"=1'-0"

ADAMS C
 PLAN NUMBER 110117C 1,866 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 11/2017 SJL



REVERSE
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 PLEASE VERIFY ORIENTATION

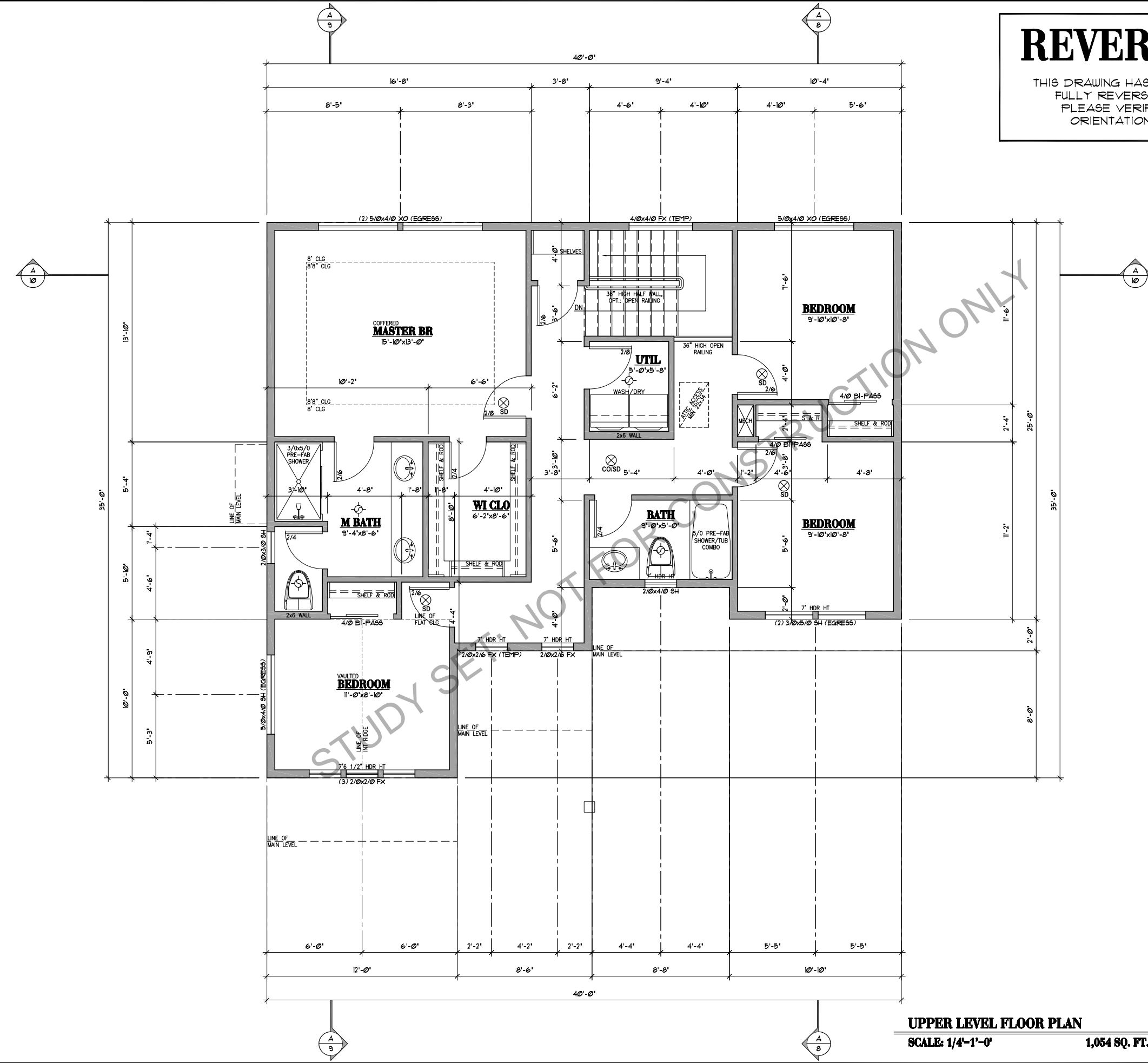
MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 812 SQ. FT.

ADAMS C
 PLAN NUMBER 110117C 1,866 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 11/2017 SJL
3



REVERSE
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UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1,054 SQ. FT.

ADAMS C
 PLAN NUMBER 110117C 1,866 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 11/2017 SJL
4

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" AS.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. RIDGE
+23'-4 3/8"

DECORATIVE CORBELS
4 KNEE BRACES

2x12 TRANSITION BOARD

5/4x4 WINDOW TRIM W/ 5/4x6
AFRON, TYP AT STREET ELEV

PROVIDE FLASHING AT ALL
ROOF TO WALL CONNECTIONS

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

T.O. GARAGE SLAB
VERIFY

T.O. RIDGE
+21'-4 3/4"

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" AS.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. RIDGE
+23'-10 1/4"

TYP. WALL CONST. (SHINGLES)
CEDAR SHINGLES W/ 8" EXPOSURE
1/2" OVER TYVEK BUILDING
WRAP OVER 1/16" OSB SHEATHING

T.O. TOP PLATE
+18'-2 1/4"

T.O. WINDOW R.O.
+11'-1 1/8"

5/4x6 CORNER BOARD, TYP.

2x12 BELLY BAND

T.O. SUBFLOOR
+10'-1 1/8"

T.O. TOP PLATE
+9'-1 1/8"

T.O. WINDOW R.O.
+7'-10 1/2"

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
0'-0"



FRONT ELEVATION
SCALE: 1/4"-1'-0"

T.O. RIDGE
+25'-5 1/8"

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" AS.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP PLATE
+18'-2 1/4"

T.O. WINDOW R.O.
+16'-9 1/8"

TYP. WALL CONST. (LAP SIDING)
HARDPLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
+10'-1 1/8"

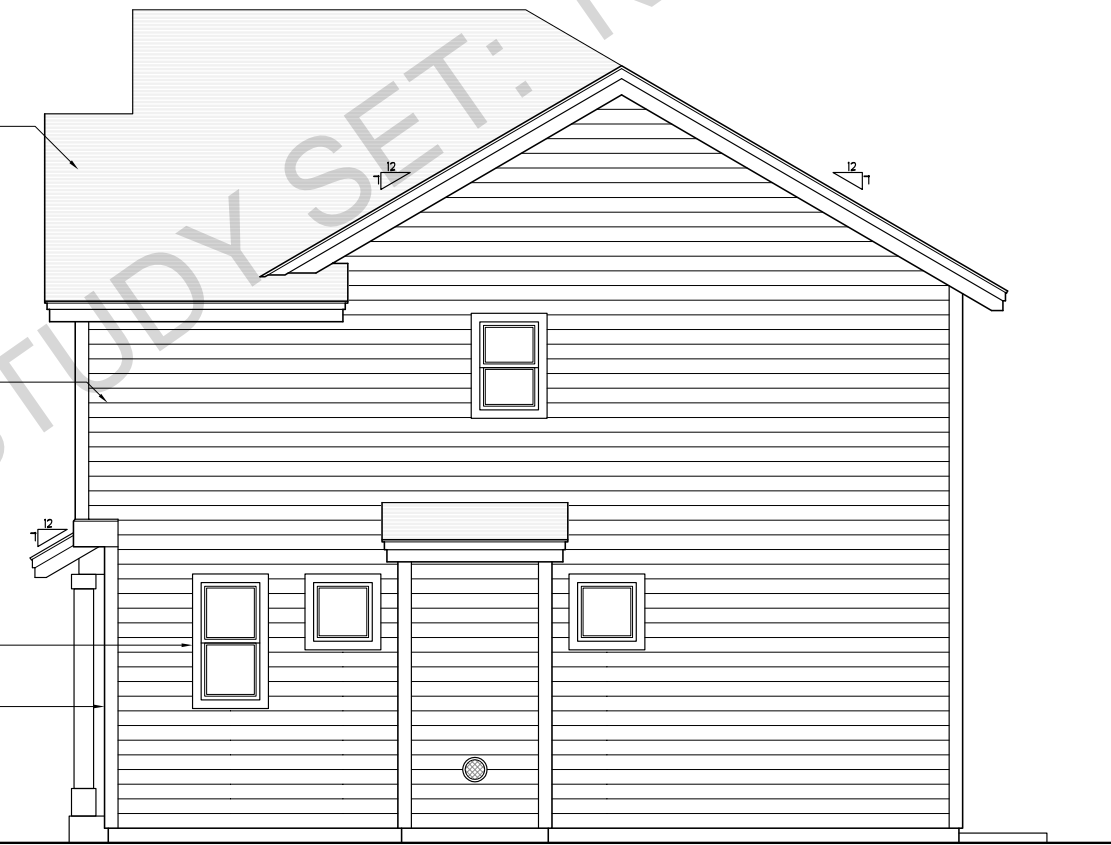
T.O. TOP PLATE
+9'-1 1/8"

T.O. WINDOW R.O.
+7'-10 1/2"

5/4x4 WINDOW SURROUND (OPT.)

5/4x6 CORNER BOARD, TYP.

T.O. SUBFLOOR
0'-0"



RIGHT ELEVATION
SCALE: 1/4"-1'-0"

ADAMS

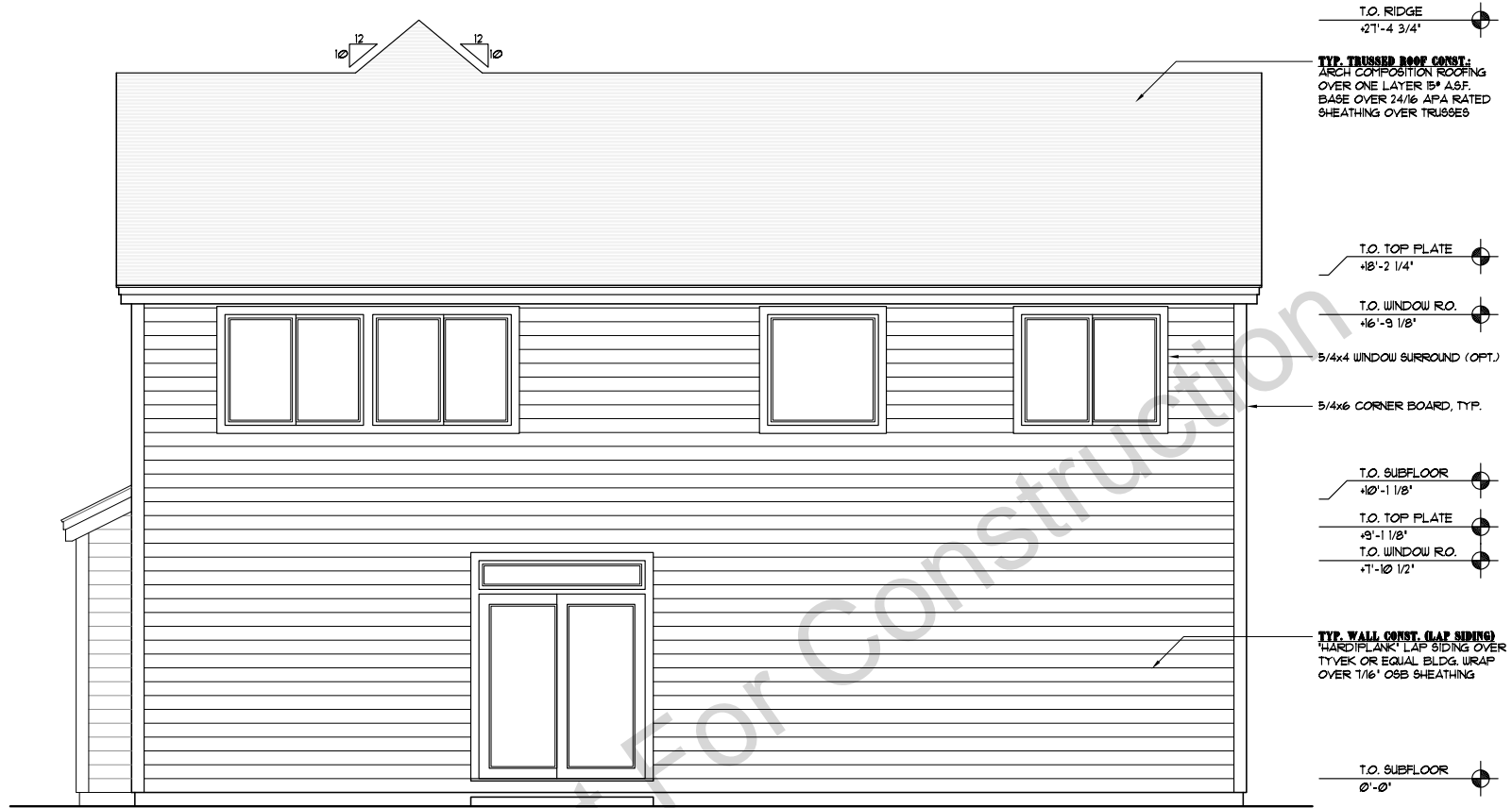
PLAN NUMBER 110117 1,643 TOTAL SQUARE FEET

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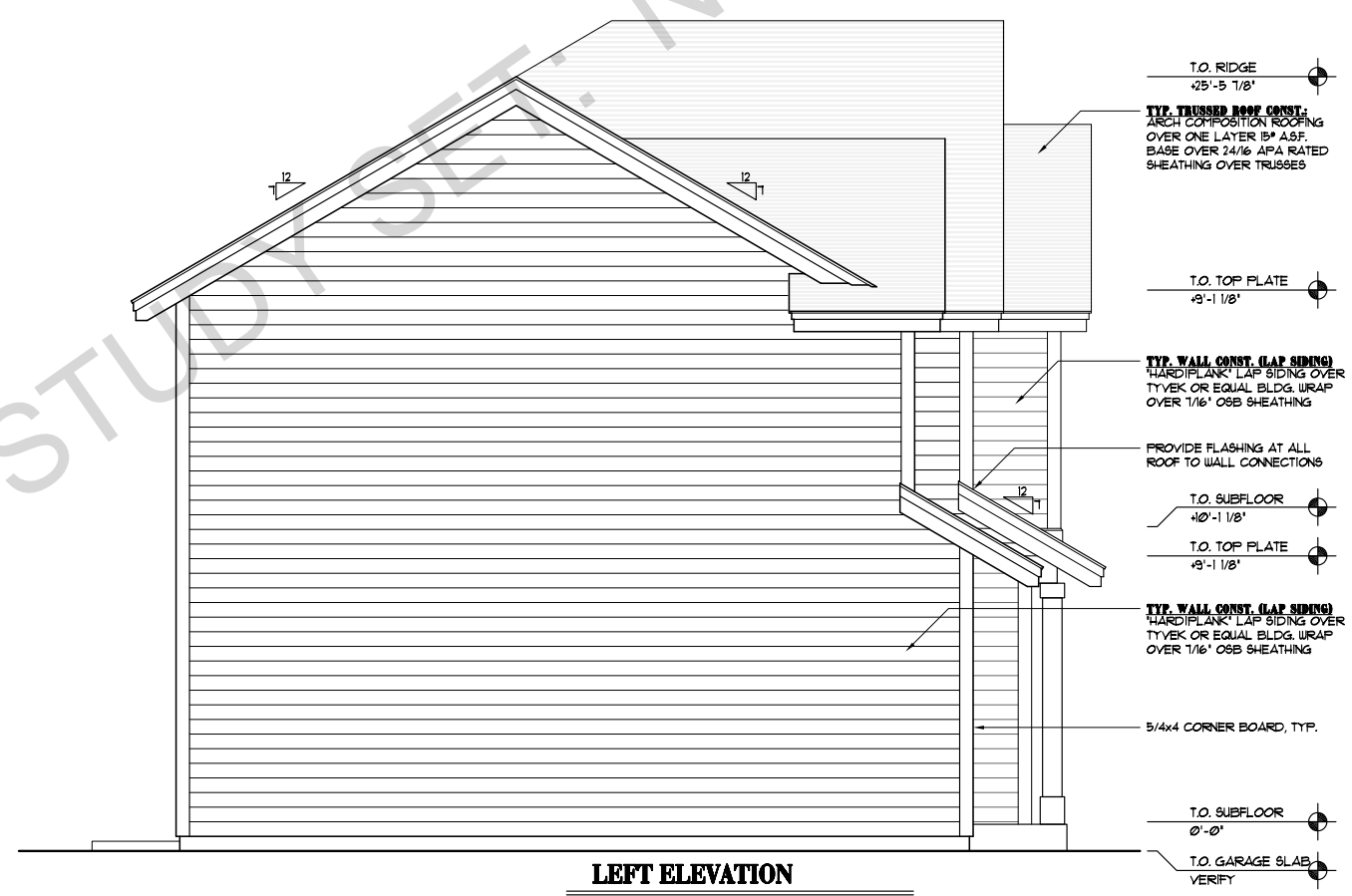
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JOB NAME: _____
DATE: 11/2017 SJL

1



REAR ELEVATION
SCALE: 1/4"-1'-0"



LEFT ELEVATION
SCALE: 1/4"-1'-0"

ADAMS

PLAN NUMBER 110117

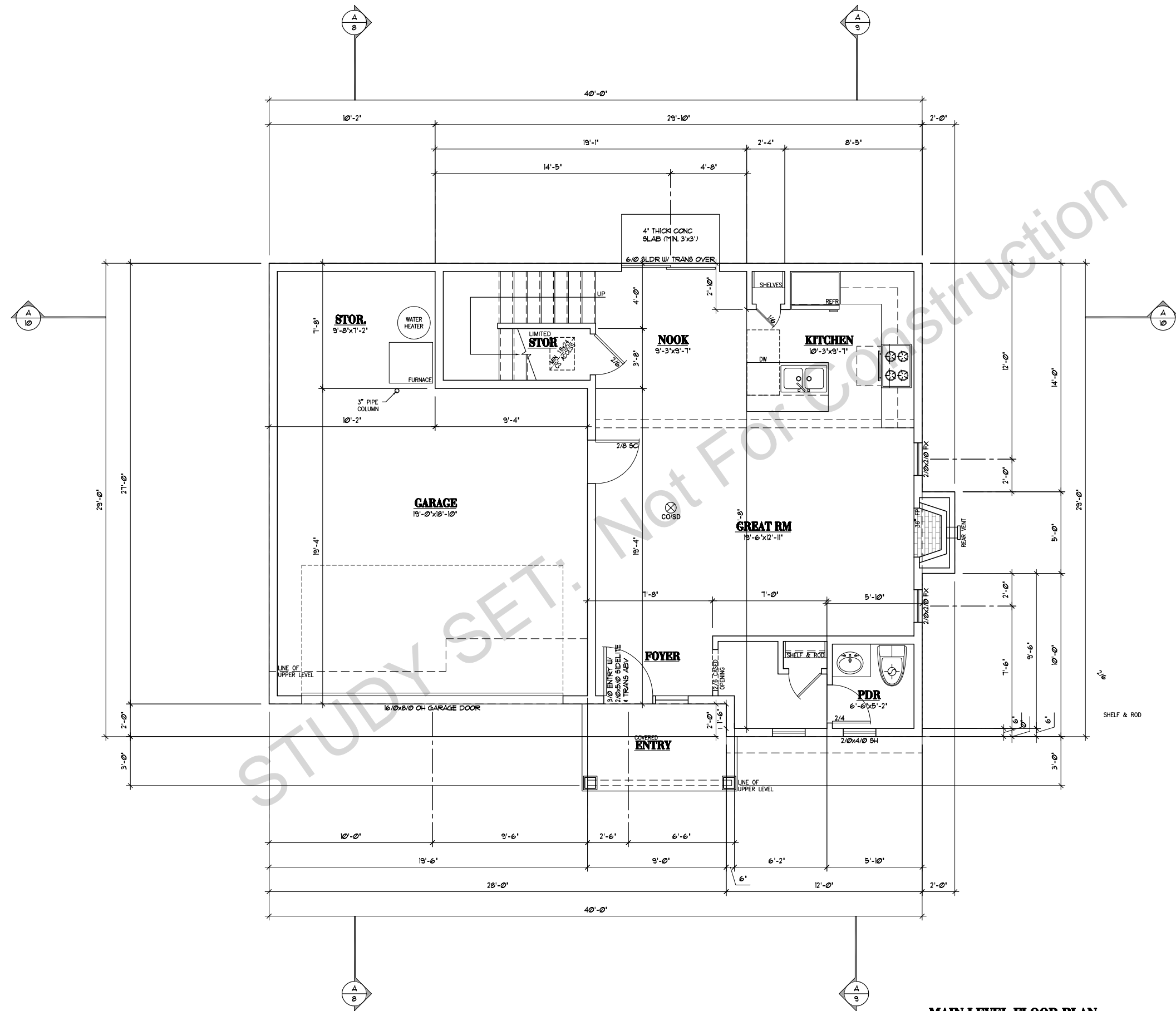
1,643 TOTAL SQUARE FEET

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JOB NAME: _____
DATE: 11/2017 SJL



MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" **649 SQ. FT.**

ADAMS
 PLAN NUMBER 110117 1,643 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 11/2017 S.J.

3

TYP. TRUSSED ROOF CONST:
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F. BASE
 OVER 5/8" SHEATHING OVER
 TRUSSES

TYP. WALL CONST. (LAP SIDING)
 1/2" HARDPLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHTG. OVER 2x
 STUDS
 5/4x4 WINDOW SURROUND
 5/4x12 BELLY BAND

5/4x6 CORNER BD
TYP. WALL CONST. (STONE VENEER)
 ARCH. STONE VENEER (VERIFY
 TYPE/COLOR) OVER (INSTALLED
 PER MANUF. SPECS.) OVER TYVEK
 BUILDING WRAP OVER 1/16" OSB
 PLYWOOD SHEATHING OVER 2x
 STUDS
 5/4x12 SKIRT BOARD

T.O. DBL TOP FLT
 118'-2 1/4"
 T.O. WINDOW RO.
 116'-9 1/8"

T.O. SUBFLOOR
 110'-1 1/8"
 T.O. DBL TOP FLT
 109'-1 1/8"

T.O. SUBFLOOR
 100'-0"
 T.O. DBL TOP FLT
 99'-0"

T.O. RIDGE
 123'-0 7/8"
 T.O. MSTR WIN RO.
 117'-1 1/8"

T.O. SUBFLOOR
 110'-1 1/8"
 T.O. DBL TOP FLT
 109'-1 1/8"
 T.O. WINDOW RO.
 107'-10 1/2"

T.O. SUBFLOOR
 100'-0"
 T.O. GARAGE SLAB
 VERIFY

T.O. RIDGE
 128'-10 7/8"

T.O. RIDGE
 124'-4 7/8"

T.O. BONUS WIN RO.
 117'-1 1/8"

T.O. RIDGE
 114'-4 7/8"

T.O. ENTRY TOP FLT
 108'-11 3/4"

TYP. WALL CONST. (STONE VENEER)
 ARCH STONE VENEER
 (VERIFY TYPE/COLOR)
 OVER (INSTALLED PER
 MANUF. SPECS.) OVER TYVEK
 BUILDING WRAP OVER 1/16"
 OSB PLYWOOD SHEATHING
 OVER 2x STUDS

TYP. TRUSSED ROOF CONST:
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 5/8" SHEATHING
 OVER TRUSSES

TYP. WALL CONST. (SHINGLES)
 CEDAR SHINGLES 1/2" x 8"
 EXPOSURE OVER TYVEK
 BUILDING WRAP OVER 1/16"
 OSB SHEATHING OVER WALL

TYP. WALL CONST. (S & B)
 1x3" ROUGH SAUN CEDAR
 BATTIS @ 16" O/C OVER 1/2"
 ROUGH SAUN PLYWOOD
 SHEATHING OVER 1/16" OSB
 PLYWOOD SHEATHING OVER
 2x STUDS

5/4x12 BELLY BAND

TYP. WALL CONST. (STONE VENEER)
 ARCH STONE VENEER
 (VERIFY TYPE/COLOR)
 OVER (INSTALLED PER
 MANUF. SPECS.) OVER TYVEK
 BUILDING WRAP OVER 1/16"
 OSB PLYWOOD SHEATHING
 OVER 2x STUDS

FRONT ELEVATION
 SCALE: 1/4"=1'-0"

RIGHT ELEVATION
 SCALE: 1/4"=1'-0"

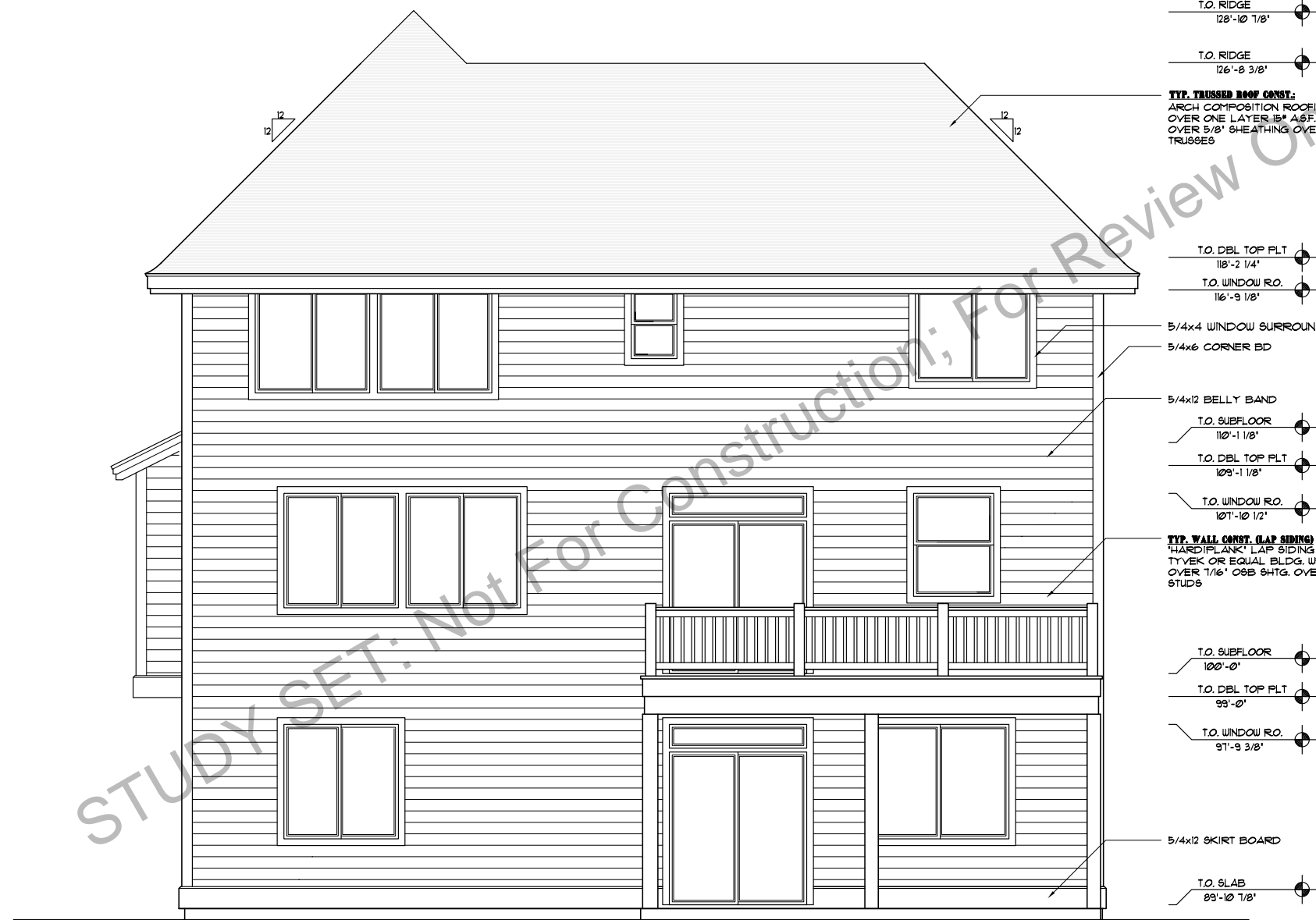


PLAN NUMBER 111511K
ARLINGTON K
 2852 TOTAL SQUARE FEET

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PLAN NAME: ARLINGTON K
 DATE: 6/14
 REV: _____





REAR ELEVATION
SCALE: 1/4"=1'-0"

PLAN NUMBER 111511K

ARLINGTON K

2852 TOTAL SQUARE FEET

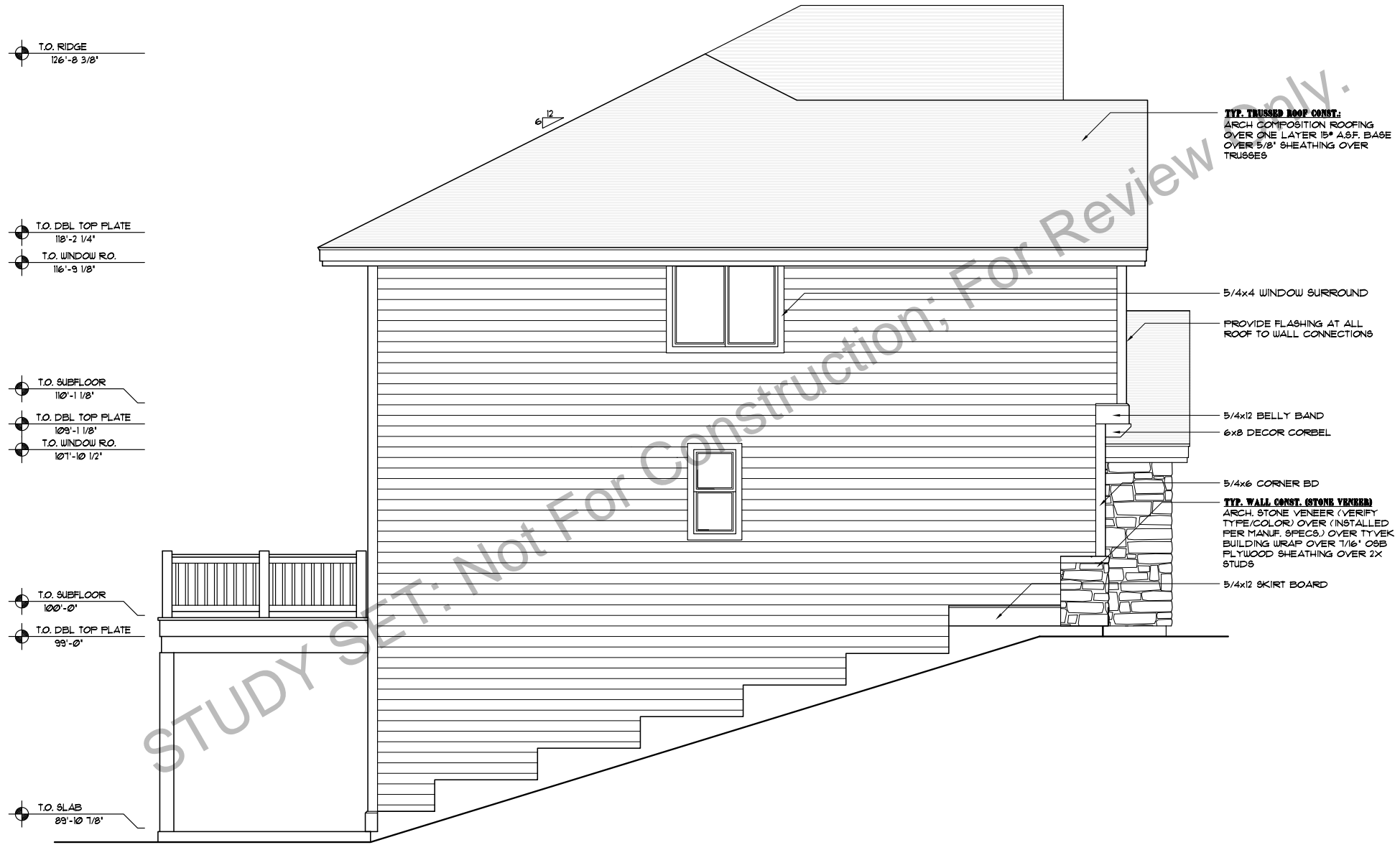


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PLAN NAME: ARLINGTON K
DATE: 6/14
REV: _____



LEFT ELEVATION
SCALE: 1/4"=1'-0"

PLAN NUMBER 111511K

ARLINGTON K

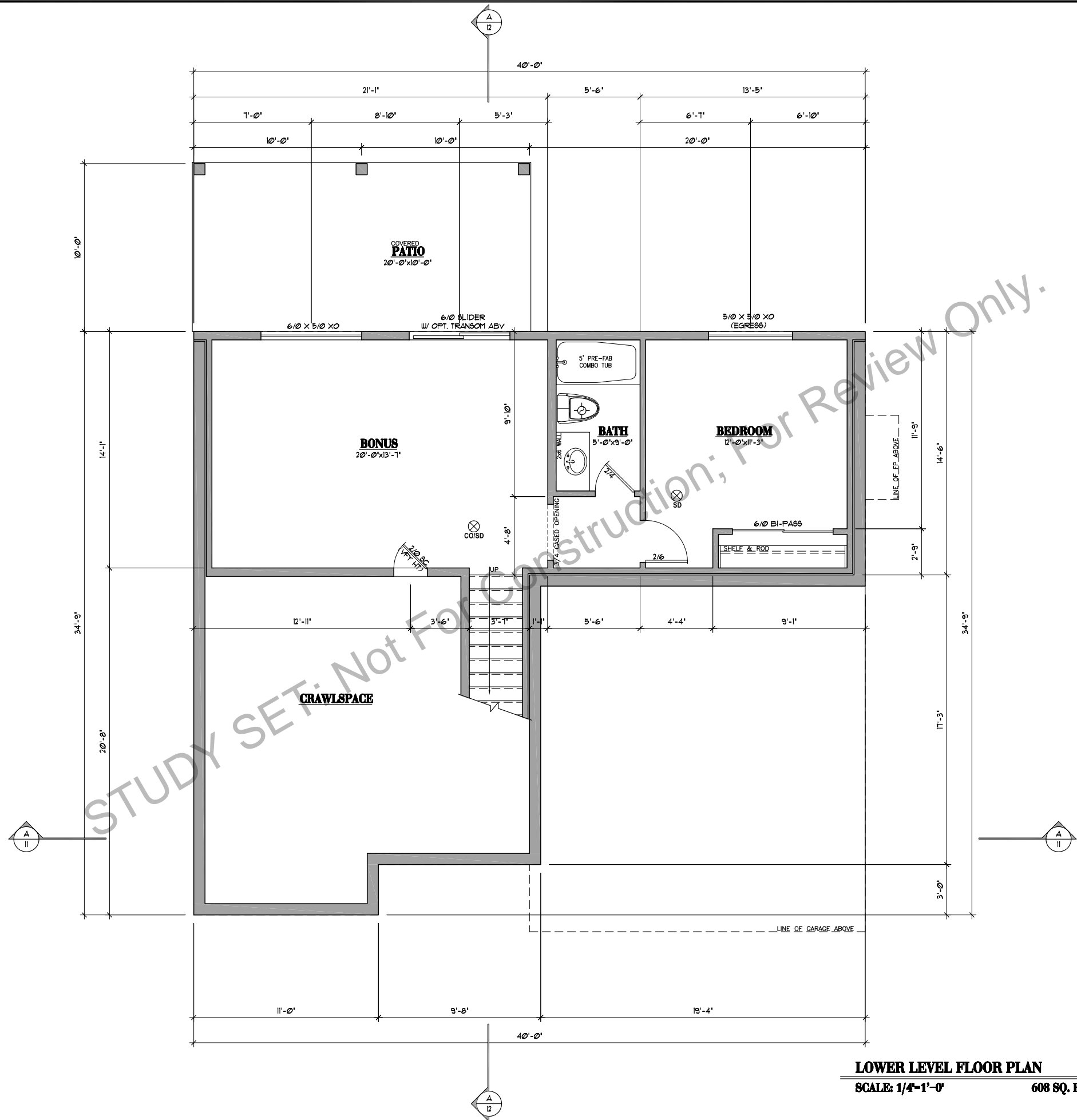
2852 TOTAL SQUARE FEET

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PLAN NAME: ARLINGTON K
DATE: 6/14
REV:



LOWER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 608 SQ. FT.

PLAN NUMBER 111511K

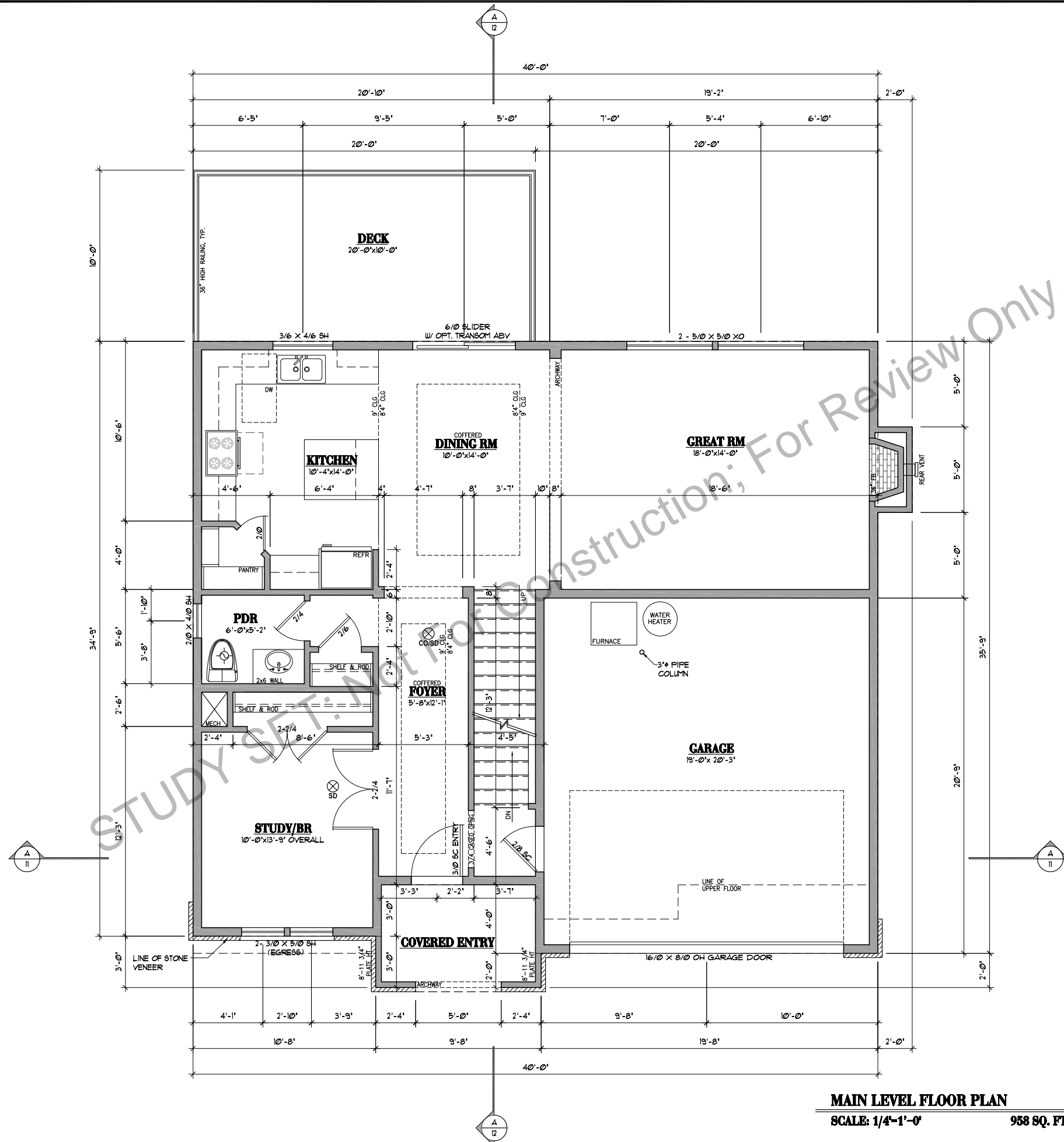
ARLINGTON K

2852 TOTAL SQUARE FEET

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PLAN NAME: ARLINGTON K
 DATE: 6/14
 REV: _____



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 958 SQ. FT.

PLAN NUMBER 111511K

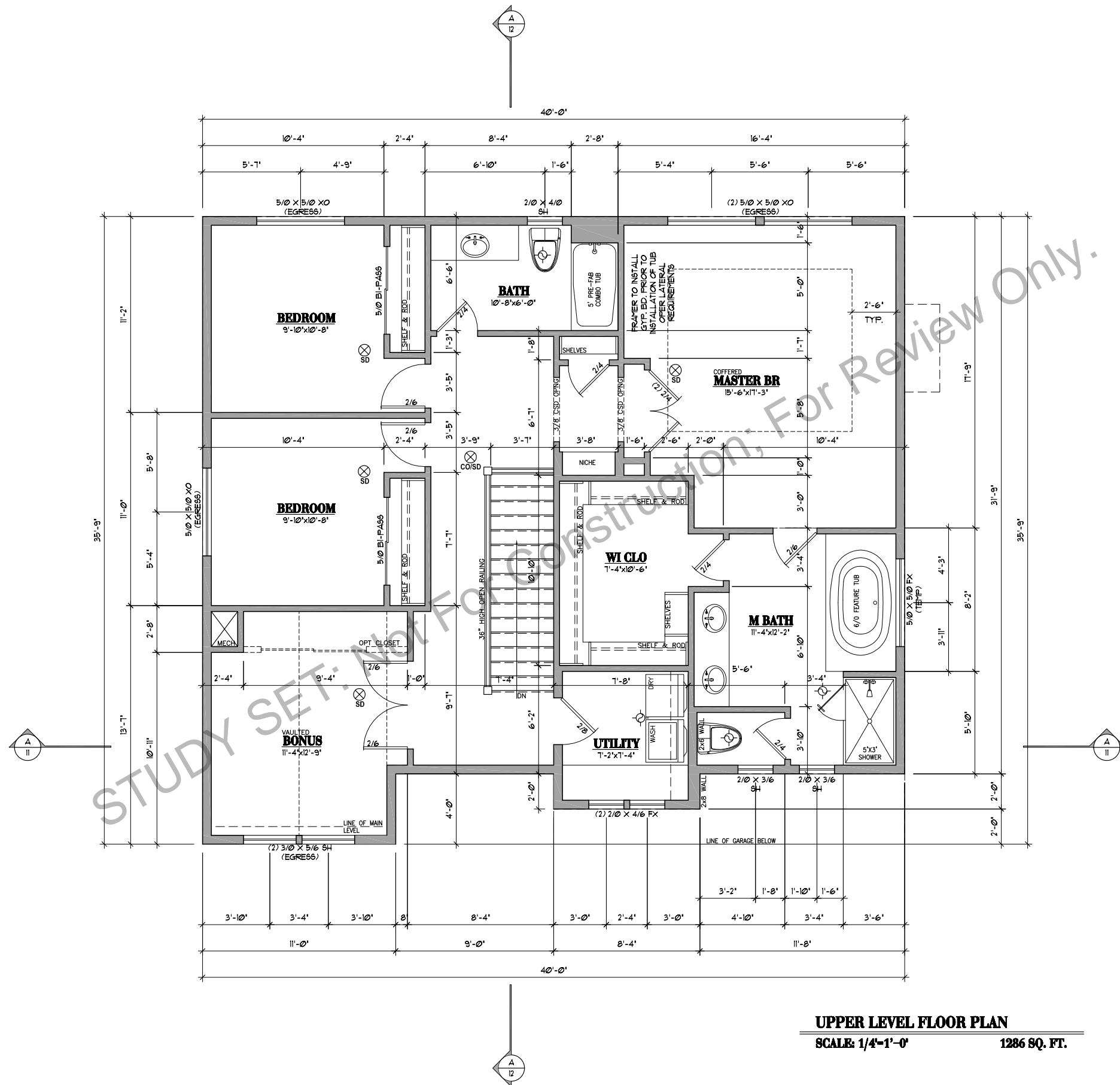
ARLINGTON K

2852 TOTAL SQUARE FEET

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PLAN NAME: ARLINGTON K
 DATE: 6/14
 REV: _____

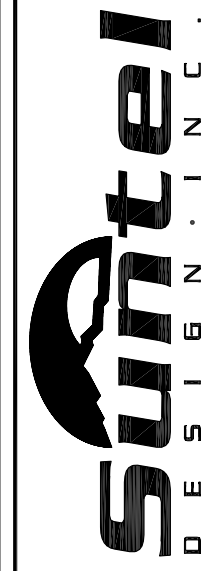


UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" **1286 SQ. FT.**

PLAN NUMBER 111511K

ARLINGTON K

2852 TOTAL SQUARE FEET



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PLAN NAME: ARLINGTON K
 DATE: 6/14
 REV: _____



TYPICAL WALL CONST. GENERAL BOARD:
 5/16"x12" TIGHT KNOT SKIRL BOARD
 SIDING OVER TYVEK BUILDING
 WRAP OVER 1/16" OSB SHEATHING
 OVER WALL

T.O. RIDGE
 +21'-2 1/4"

5/4x12 TRANSITION BAND
 T.O. DBL TOP FLT
 +18'-2 1/4"

T.O. WINDOW RO.
 +17'-1 1/8"

5/4x4 WINDOW SURROUND

5/4x12 BELLY BAND
 T.O. SUBFLOOR
 +10'-1 1/8"

T.O. DBL TOP FLT
 +9'-1 1/8"

T.O. WINDOW RO.
 +7'-10 1/2"

5/4x6 CORNER BD

TYP. WALL CONST. STONE VENEER
 ARCH. STONE VENEER (VERIFY
 TYPE/COLOR) OVER (INSTALLED PER
 MANUF. SPECS.) OVER TYVEK BUILDING
 WRAP OVER 1/16" OSB PLYWOOD
 SHEATHING OVER 2X STUDS

T.O. SUBFLOOR
 +0'-0"

T.O. GARAGE SLAB
 VERIFY

T.O. RIDGE
 +21'-2 1/4"

T.O. RIDGE
 +22'-3 1/8"

TYP. TRUSSED ROOF CONST.:
 ARCH. COMPOSITION
 ROOFING OVER ONE LAYER
 15# ASP. BASE OVER 5/8"
 SHEATHING OVER TRUSSES

T.O. WINDOW RO.
 +16'-9 1/8"

PROVIDE FLASHING AT
 ALL ROOF TO WALL
 CONNECTIONS

TYP. WALL CONST. S.A.B.
 1/3" ROUGH SAUN CEDAR
 BATTS @ 16" O/C OVER 1/2"
 ROUGH SAUN PLYWOOD
 SHEATHING OVER 1/16"
 OSB PLYWOOD SHEATHING
 OVER 2x STUDS



FRONT ELEVATION
 SCALE: 1/4"-1'-0"

T.O. RIDGE
 +21'-2 1/4"

TYP. TRUSSED ROOF CONST.:
 ARCH. COMPOSITION ROOFING
 OVER ONE LAYER 15# ASP.
 BASE OVER 5/8" SHEATHING
 OVER TRUSSES

T.O. DBL TOP PLATE
 +18'-2 1/4"

T.O. WINDOW RO.
 +16'-9 1/8"

5/4x4 WINDOW SURROUND

5/4x12 BELLY BAND
 T.O. SUBFLOOR
 +10'-1 1/8"

T.O. DBL TOP PLATE
 +9'-1 1/8"

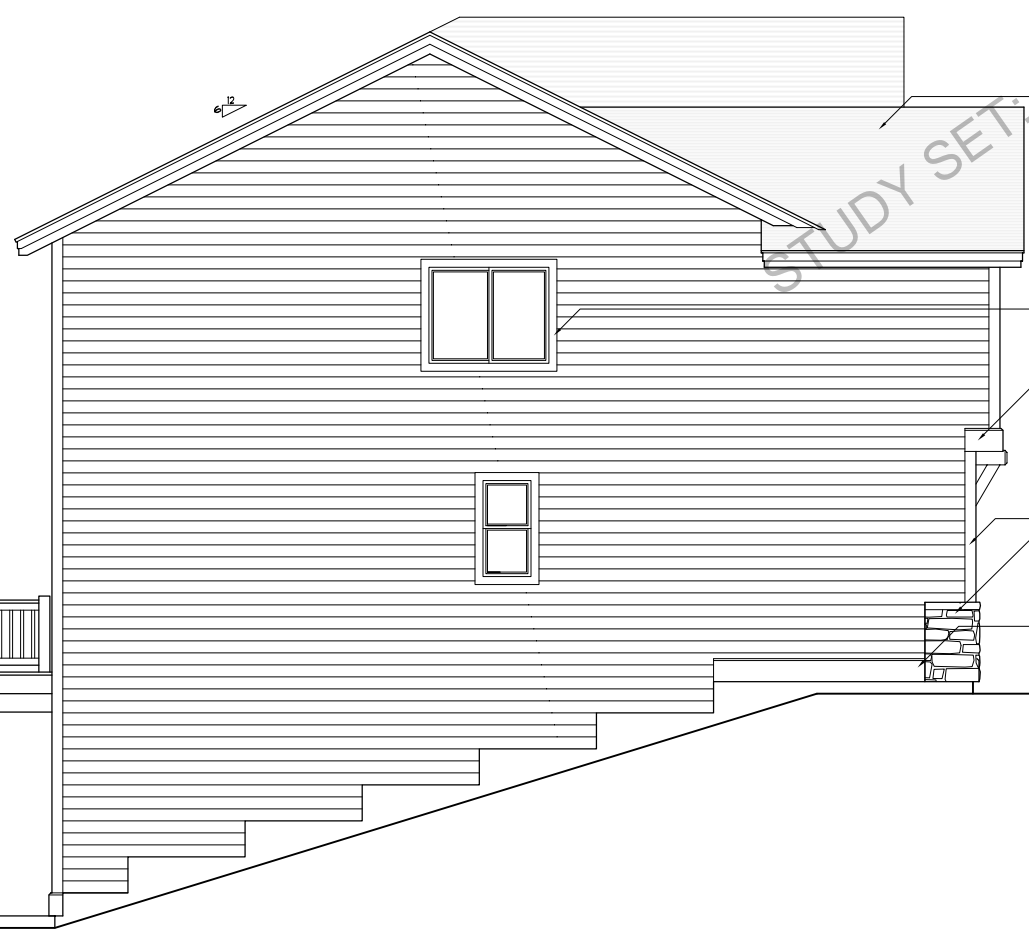
T.O. WINDOW RO.
 +7'-10 1/2"

5/4x6 CORNER BD

TYP. WALL CONST. STONE VENEER
 ARCH. STONE VENEER (VERIFY
 TYPE/COLOR) OVER (INSTALLED PER
 MANUF. SPECS.) OVER TYVEK BUIL
 WRAP OVER 1/16" OSB PLYWOOD
 SHEATHING OVER 2X STUDS

5/4x12 SKIRT BOARD
 T.O. SUBFLOOR
 +0'-0"

T.O. GARAGE SLAB
 VERIFY



T.O. SUBFLOOR
 +0'-0"

T.O. DBL TOP FLT
 +1'-0"

T.O. SLAB
 +10'-1 1/8"

LEFT ELEVATION
 SCALE: 1/4"-1'-0"

PLAN NUMBER 111511L

ARLINGTON L

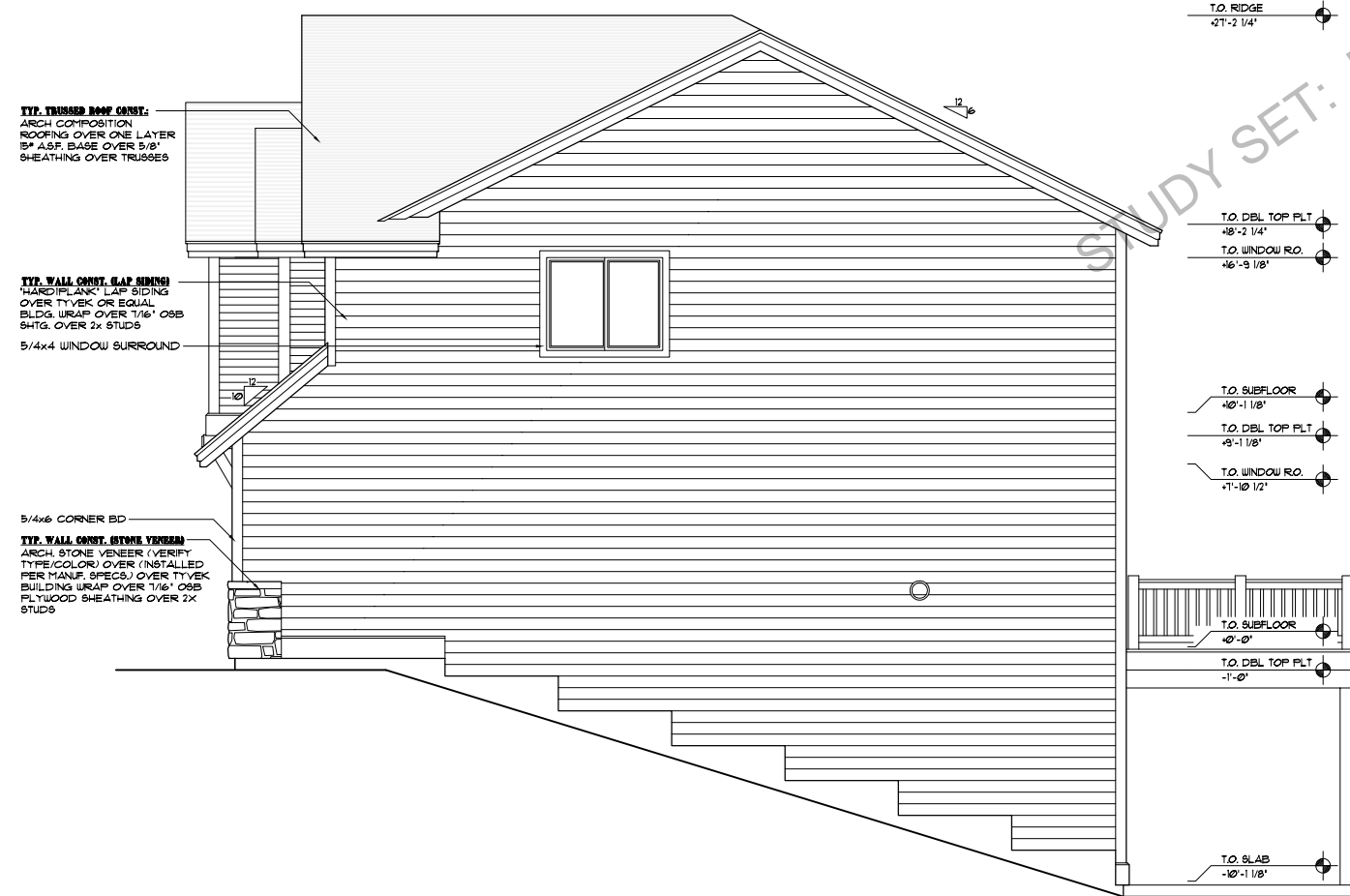
3,102 TOTAL SQUARE FEET

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PLAN NAME: ARLINGTON L
 DATE: 7/14
 REV:





RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

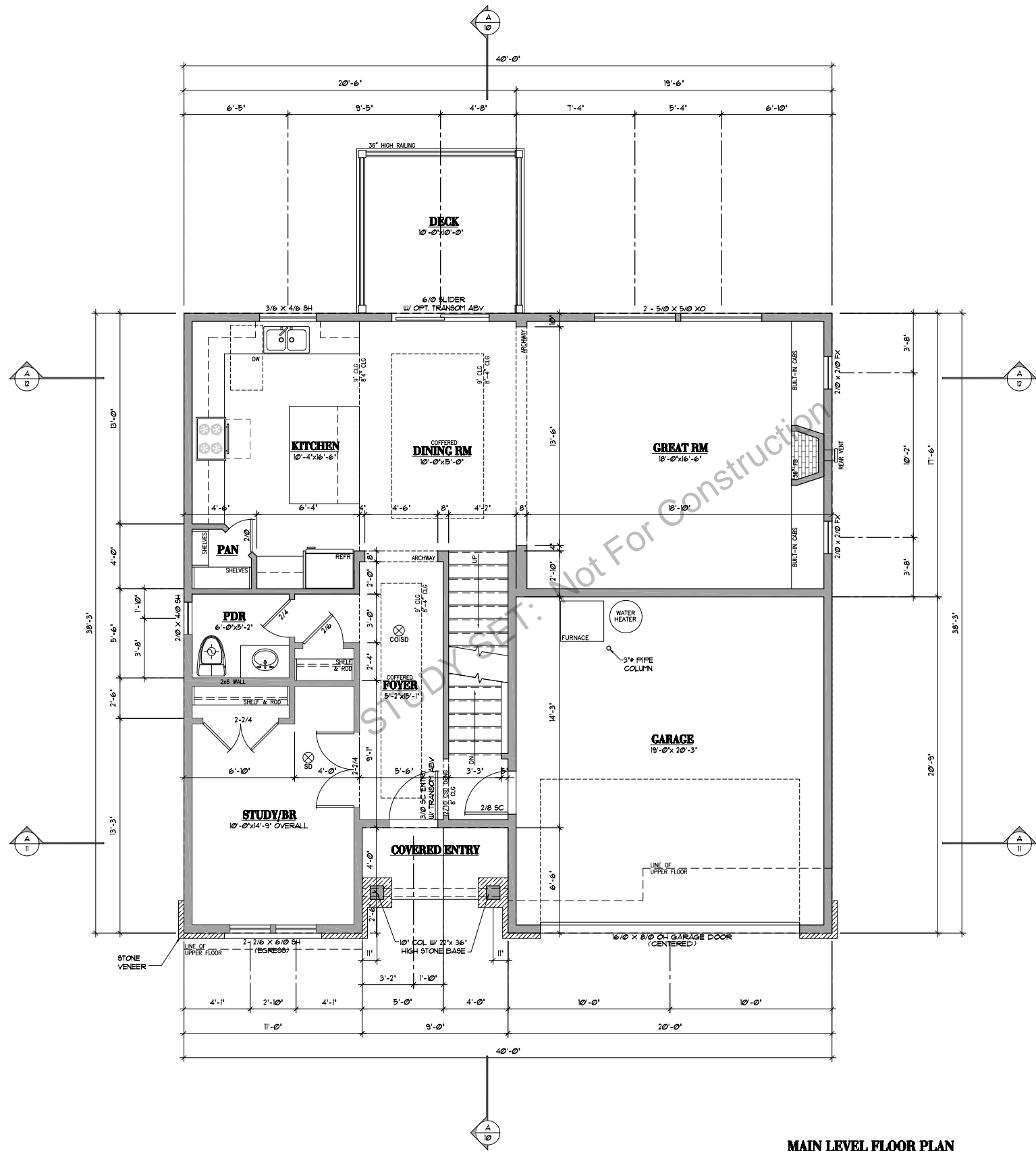
PLAN NUMBER 111511L
ARLINGTON L
3,102 TOTAL SQUARE FEET

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Tel: (503) 624 0555 Fax: (503) 624 0155
WWW.SUNTECDESIGN.COM

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PLAN NAME: ARLINGTON L
DATE: 7/14
REV:

2



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1047 SQ. FT.

PLAN NUMBER 111511L

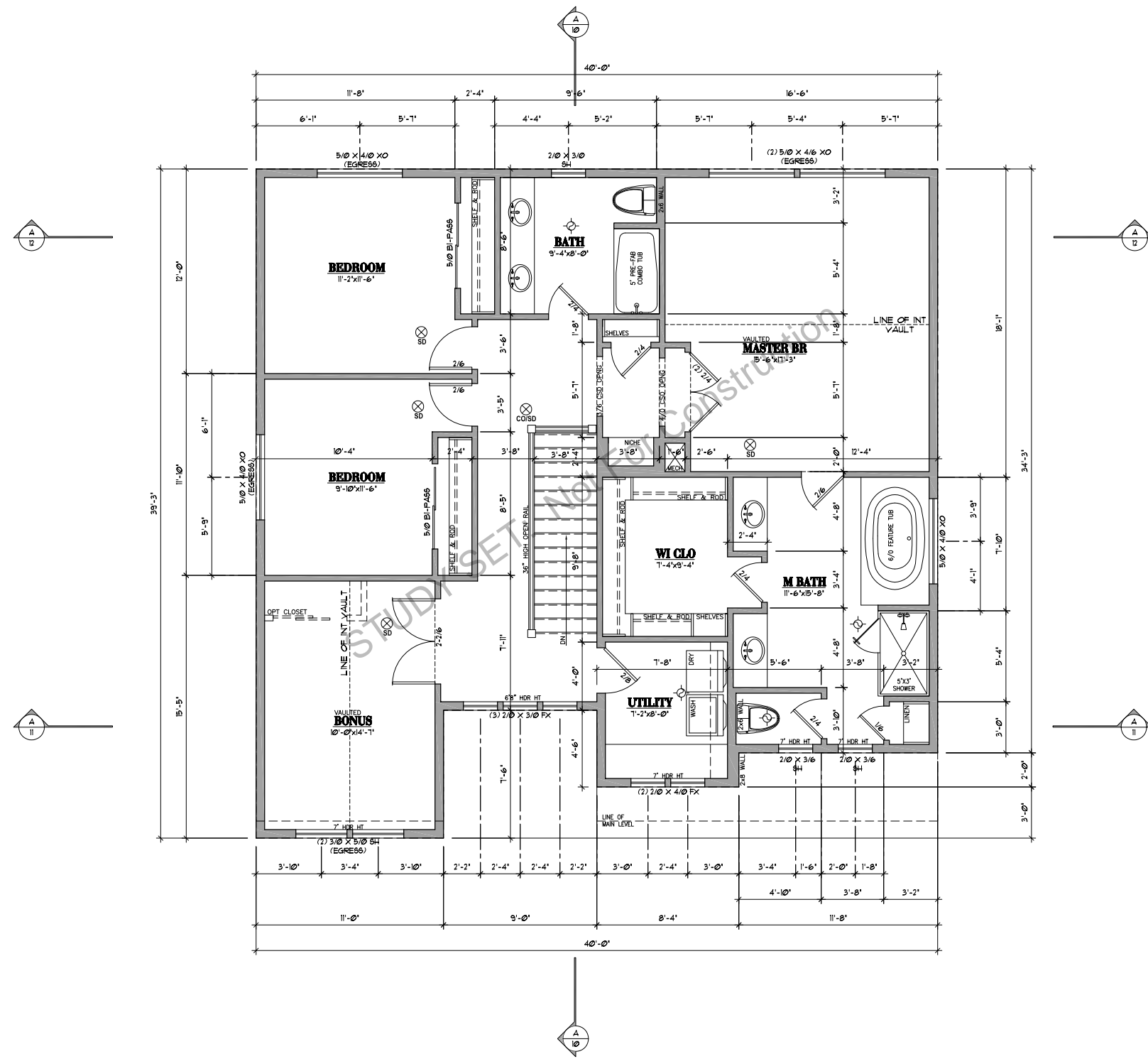
ARLINGTON L

3,102 TOTAL SQUARE FEET

SunTel
 DESIGN INC.
 16865 Boones Ferry Road, Suite 201, Lake Oswego, Oregon 97035
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PLAN NAME: ARLINGTON L
 DATE: 7/14
 REV:



UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1359 SQ. FT.

PLAN NUMBER 111511L

ARLINGTON L

3,102 TOTAL SQUARE FEET

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PLAN NAME: ARLINGTON L
 DATE: 7/14
 REV:



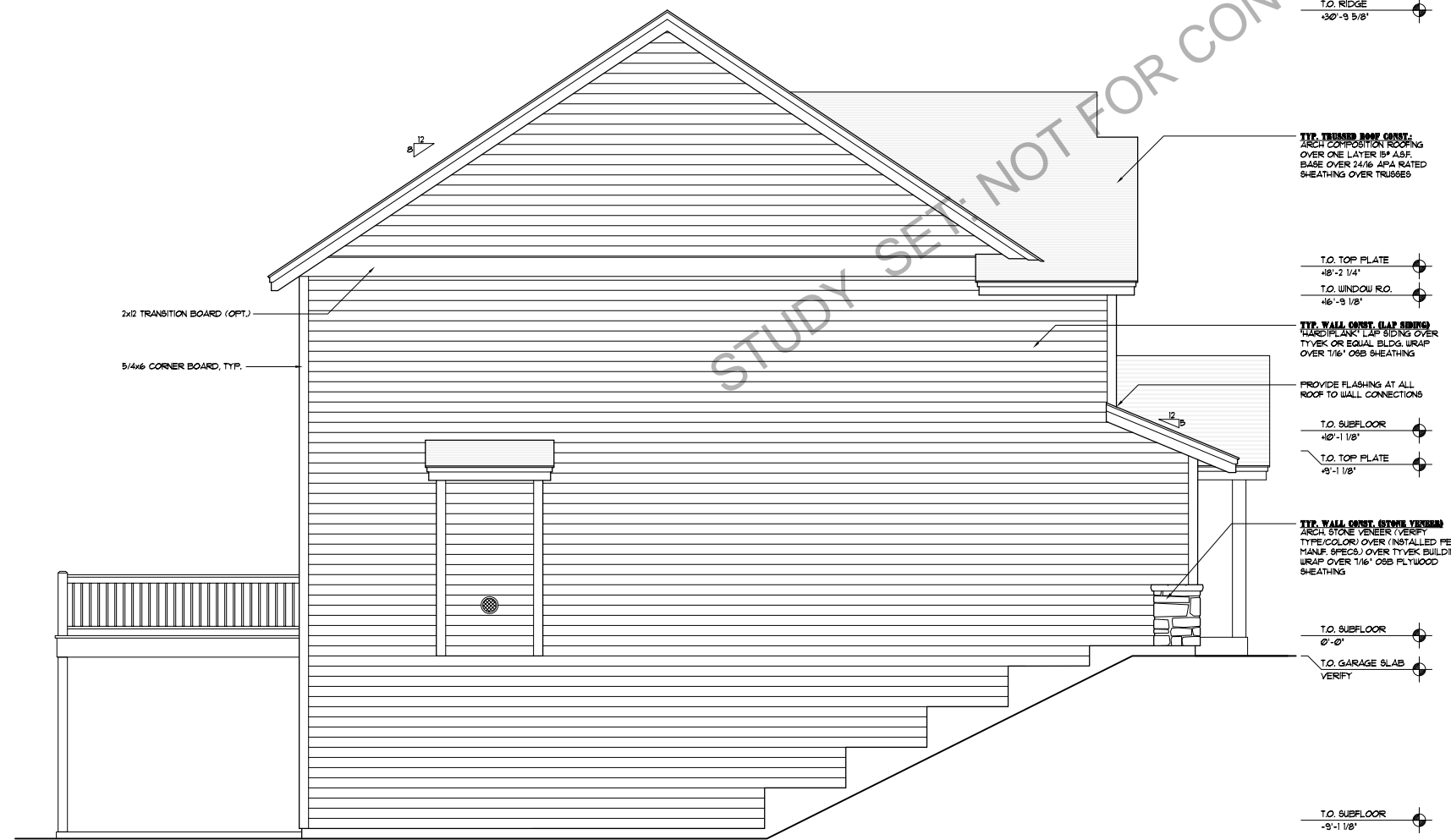


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JOB NAME: _____
DATE: 06/2016 S.J.



FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

T.O. RIDGE
+30'-9 5/8"

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 5/8" ASP.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP PLATE
+8'-2 1/4"

T.O. WINDOW R.O.
+6'-9 1/8"

2x2 TRANSITION BOARD (OPT.)

PROVIDE FLASHING AT ALL
ROOF TO WALL CONNECTIONS

5/4x4 WINDOW SURROUND (OPT.)

T.O. SUBFLOOR
+0'-1 1/8"

T.O. TOP PLATE
+9'-1 1/8"

T.O. WINDOW R.O.
+1'-10 1/2"

TYP. WALL CONST. CLAP SIDING
"HARD PLANK" LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/8" OSB SHEATHING

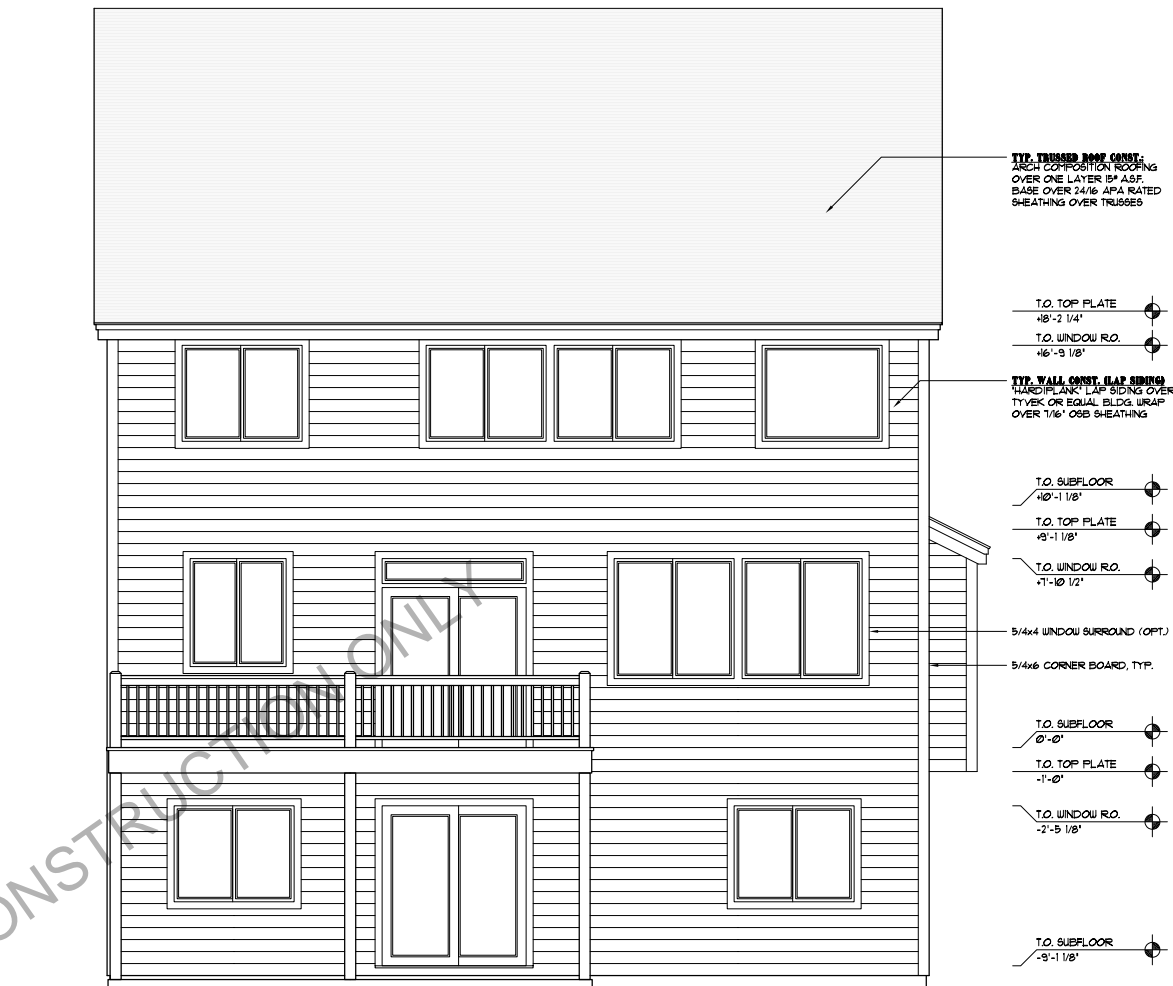
5/4x6 CORNER BOARD, TYP.

T.O. SUBFLOOR
0'-0"

T.O. TOP PLATE
-1'-0"

T.O. SUBFLOOR
-9'-1 1/8"

RIGHT ELEVATION
SCALE: 1/4"=1'-0"



TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 5/8" ASP.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP PLATE
+8'-2 1/4"

T.O. WINDOW R.O.
+6'-9 1/8"

TYP. WALL CONST. CLAP SIDING
"HARD PLANK" LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/8" OSB SHEATHING

T.O. SUBFLOOR
+0'-1 1/8"

T.O. TOP PLATE
+9'-1 1/8"

T.O. WINDOW R.O.
+1'-10 1/2"

5/4x4 WINDOW SURROUND (OPT.)

5/4x6 CORNER BOARD, TYP.

T.O. SUBFLOOR
0'-0"

T.O. TOP PLATE
-1'-0"

T.O. WINDOW R.O.
-2'-5 1/8"

T.O. SUBFLOOR
-9'-1 1/8"

REAR ELEVATION
SCALE: 1/4"=1'-0"



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JOB NAME: _____

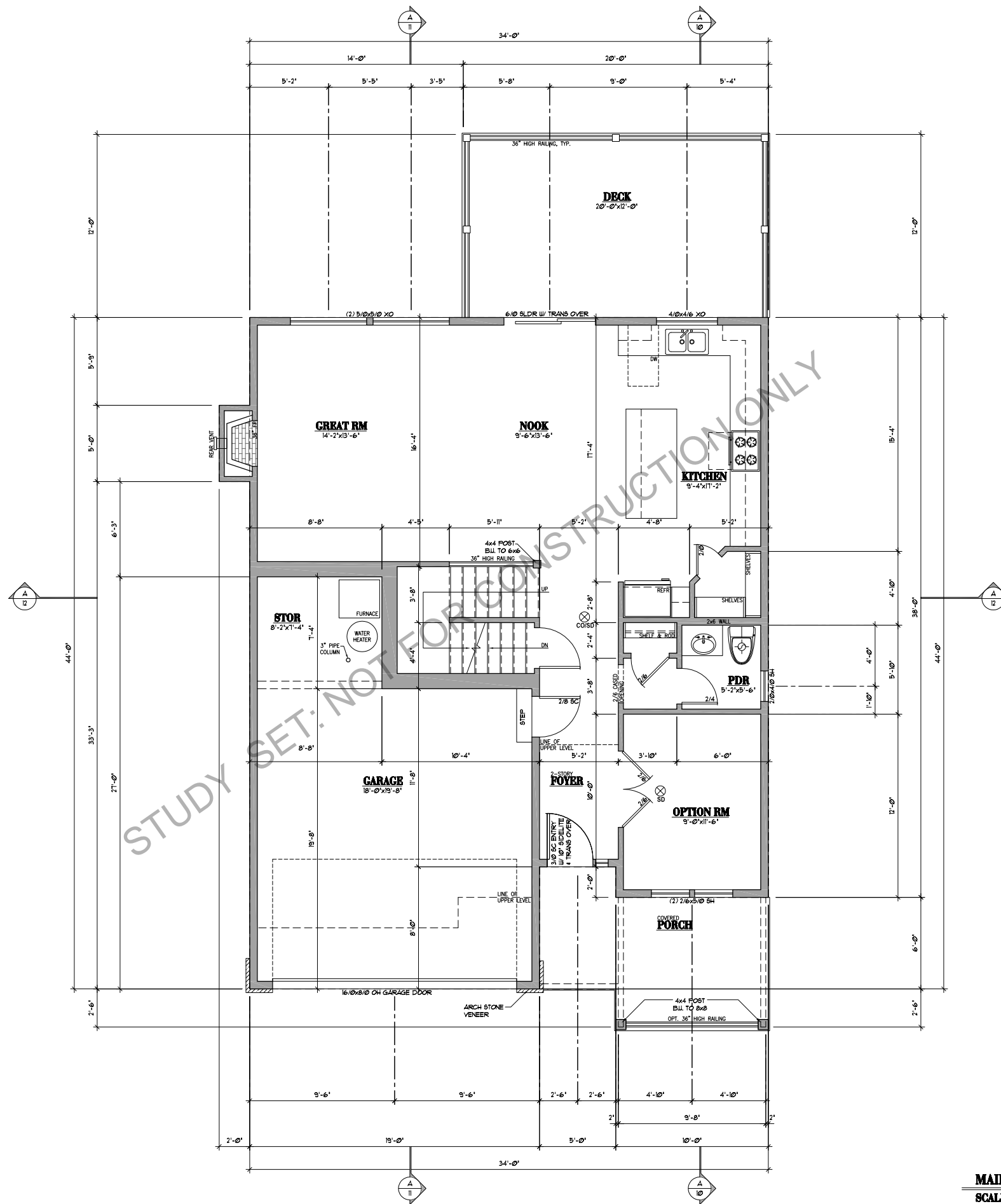
DATE: 06/2016 S.J.

2

AVERY E

PLAN NUMBER 52214E

2,838 TOTAL SQUARE FEET

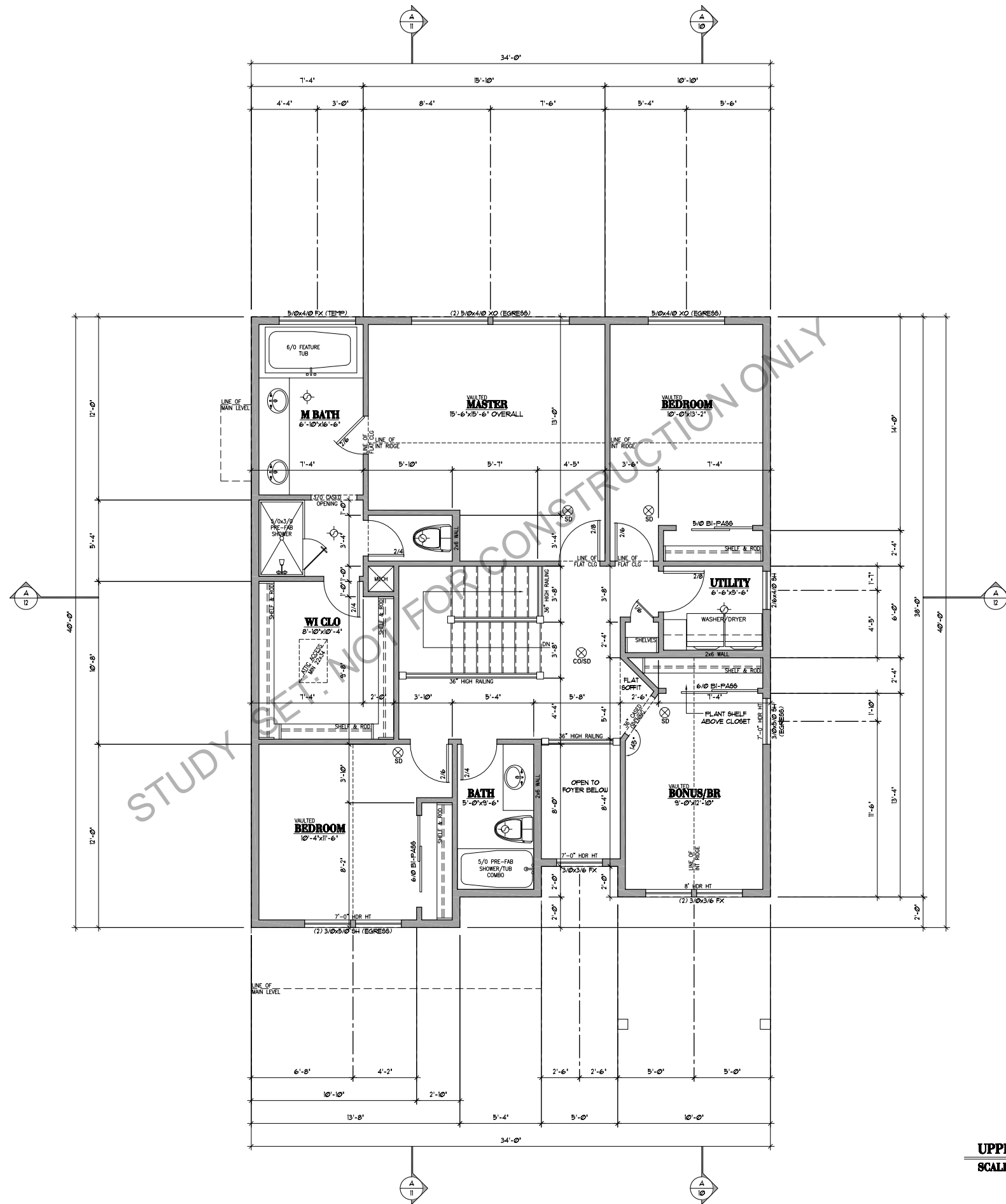


MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 951 SQ. FT.



THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEREOF, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK WILLFULLY INFRINGED. THESE PLANS HAVE BEEN PREPARED TO MEET RC BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

JOB NAME: _____
 DATE: 07/2016 SJ

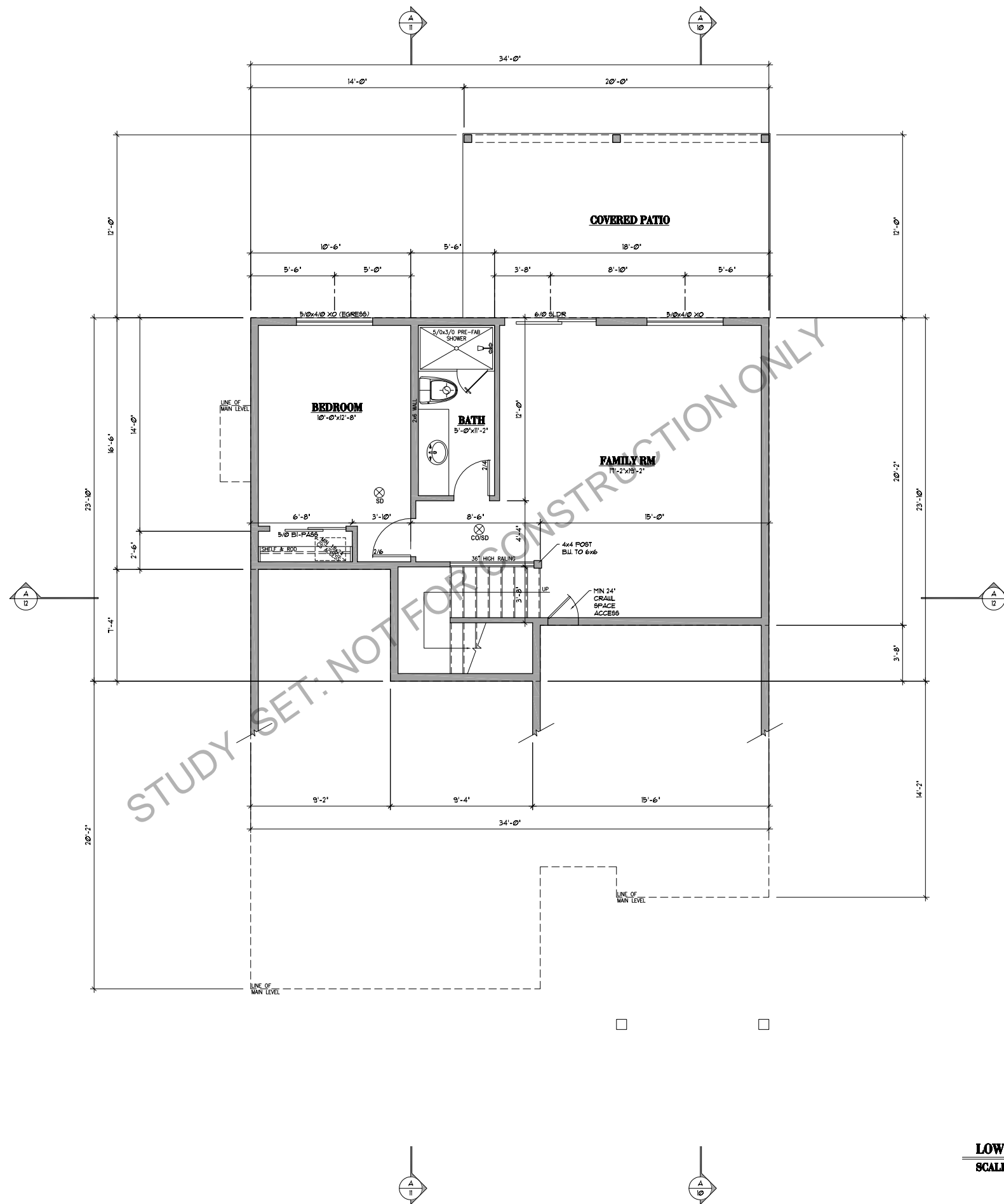


UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1199 SQ. FT.

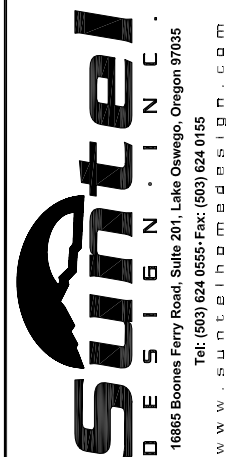


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JOB NAME: _____
 DATE: 06/2016 S.J.



LOWER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 688 SQ. FT.



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JOB NAME: _____
 DATE: 06/2016 S.J.

5

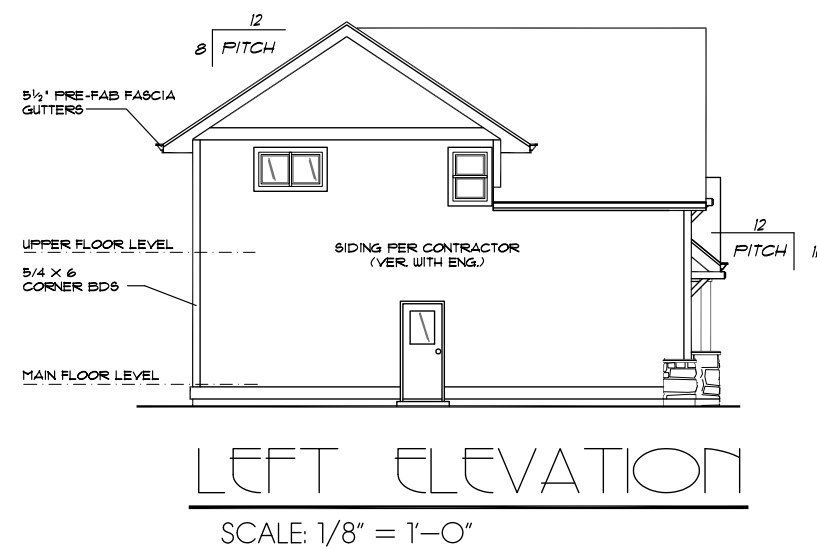
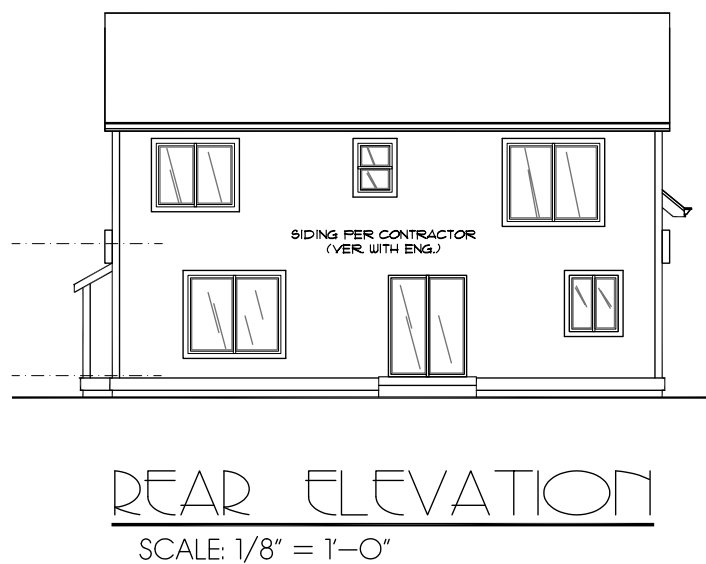
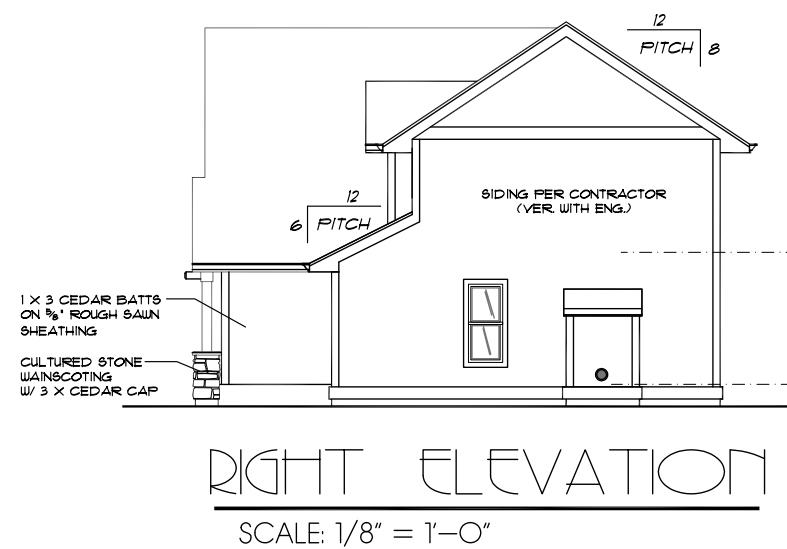
AVERY E

PLAN NUMBER 52214E

2,838 TOTAL SQUARE FEET

REVISED
 PARTS OR PART OF THIS
 DRAWING HAVE BEEN
 REVISED AS OF THE
 BELOW DATE
 AUGUST 12, 2015 KAK
 THIS DRAWING HAS PRIORITY
 OVER THOSE OF EARLIER DATES

THE ELMWOOD D • PLAN NUMBER 12901D
 ELEVATIONS



NOTE:
 CLIENT SOLELY RESPONSIBLE FOR
 SELECTION & INSTALLATION REQUIREMENTS
 OF ALL EXTERIOR CLADDINGS.

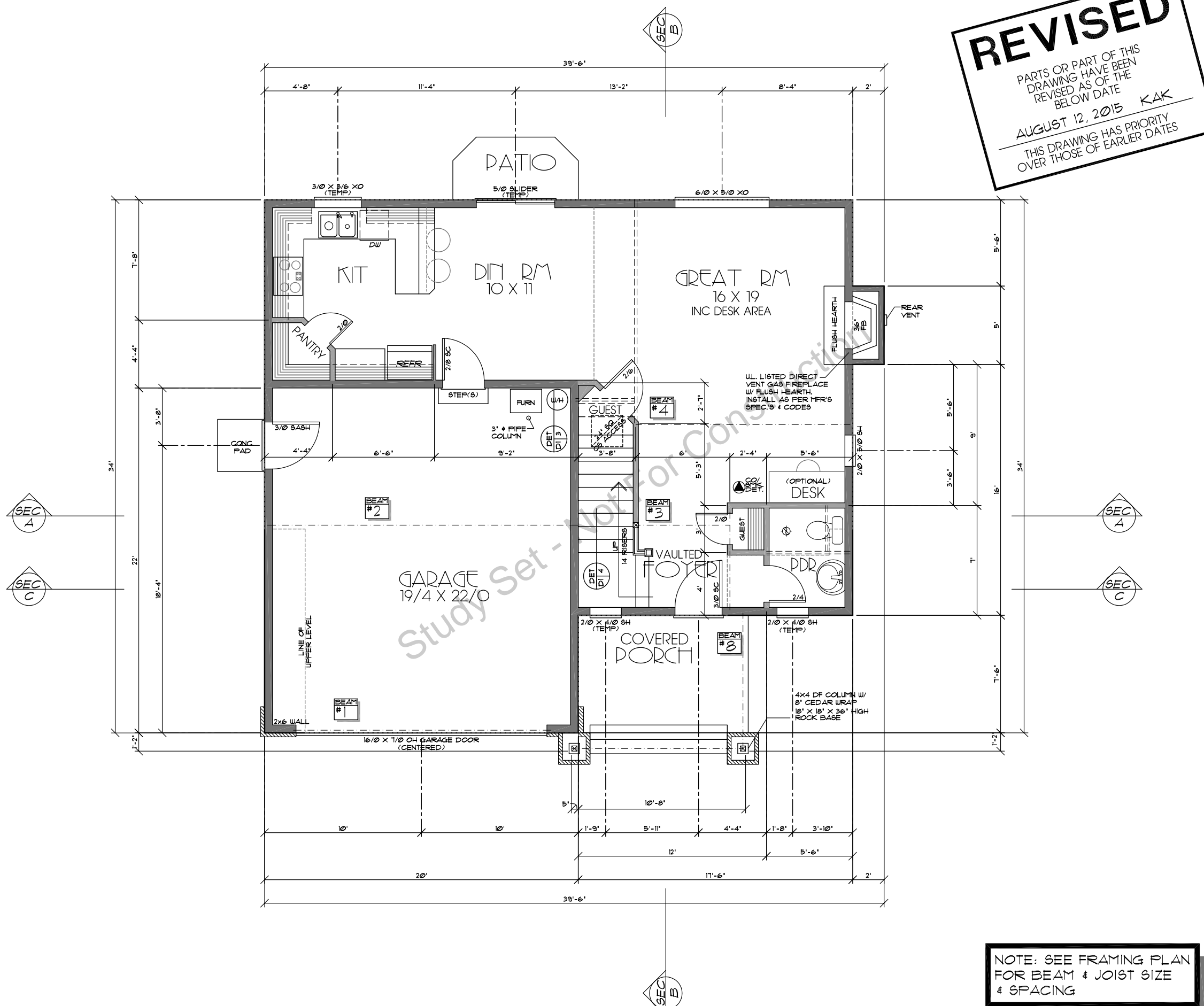
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 SUITE 103
 LAKE OSWEGO, OR 97035
 (503) 624-0855

PLAN NR: 12901D
 SHEET
 DESCRIP: ELEVATIONS
 JOB
 NAME: ELMWOOD D
 DATE: 12/04
 REV: 1
 SHEET NR:
 A NORTHWEST DESIGN

REVISED
 PARTS OR PART OF THIS
 DRAWING HAVE BEEN
 REVISED AS OF THE
 BELOW DATE
 AUGUST 12, 2015 KAK
 THIS DRAWING HAS PRIORITY
 OVER THOSE OF EARLIER DATES



THE ELMWOOD D • PLAN NUMBER 12901D
MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 694 SQUARE FEET • 1698 TOTAL SQUARE FEET

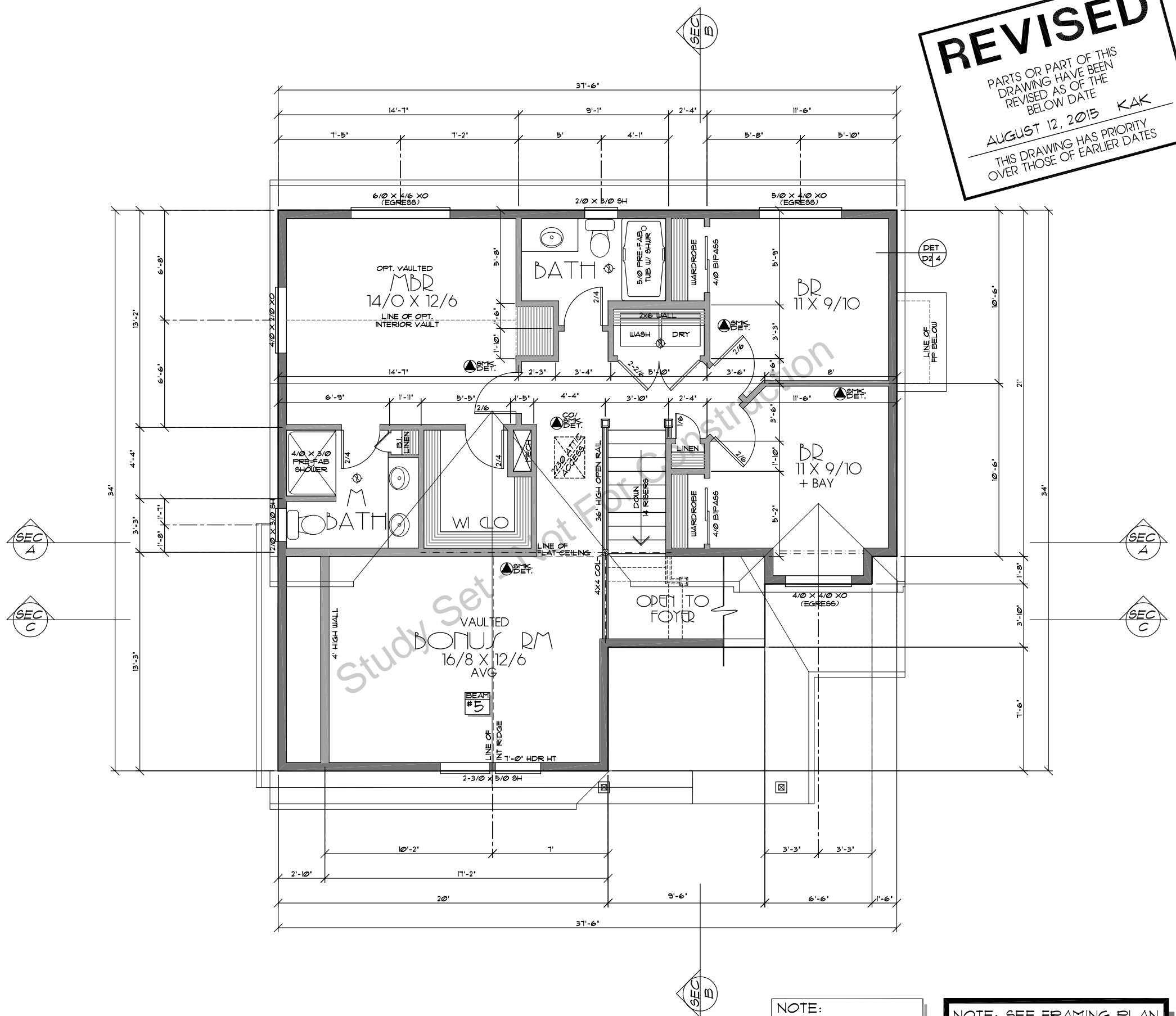
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 SUITE 103
 LAKE OSWEGO, OR 97035
 (503) 624 0555
 PLAN NR: 12901D
 SHEET DESCRIP: MAIN FLR PLN
 JOB NAME: ELMWOOD D
 DATE: 12/04
 REV: _____
 SHEET NR: **2**
 A NORTHWEST DESIGN

NOTE: SEE FRAMING PLAN FOR BEAM & JOIST SIZE & SPACING

REVISED
 PARTS OR PART OF THIS
 DRAWING HAVE BEEN
 REVISED AS OF THE
 BELOW DATE
 AUGUST 12, 2015 KAK
 THIS DRAWING HAS PRIORITY
 OVER THOSE OF EARLIER DATES



THE ELMWOOD D ● PLAN NUMBER 12901D
UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0" ● 1004 SQUARE FEET

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 SUITE 103
 LAKE OSWEGO, OR 97035
 (503) 624 0555
 PLAN NR: 12901D
 SHEET DESCRIP: UPPER FLR PLN
 JOB NAME: ELMWOOD D
 DATE: 12/04
 REV: _____
 SHEET NR: **3**

NOTE:
 SEE ROOF FRAMING
 PLAN FOR TRUSS
 LAYOUT & SPACING

NOTE: SEE FRAMING PLAN
 FOR BEAM & JOIST SIZE
 & SPACING



FRONT ELEVATION
SCALE: 1/4"-1'-0"



LEFT ELEVATION
SCALE: 1/4"-1'-0"

STUD SET: NOT FOR CONSTRUCTION: ONLY

PLAN NUMBER 112113

THE MORELAND

1555 TOTAL SQUARE FEET

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JOB NAME: MORELAND
DATE: 11/21/13

T.O. RIDGE
26'-10 1/2"

TYP. TRUSSED ROOF CONST.:
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" ASF.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES PER
PLAN

T.O. TOP PLATE
18'-0 1/4"

T.O. WINDOW R.O.
16'-1 1/8"

5/4x6 CORNER BOARD, TYP

T.O. SUBFLOOR
9'-11 1/8"

T.O. TOP PLATE
9'-1 1/8"

T.O. WINDOW R.O.
1'-10 1/2"

TYP. WALL CONST. (LAP SIDING)
LAP SIDING OVER TYVEK OR
EQUAL BLDG. WRAP OVER 1/16"
OSB SHTG. OVER 2x STUDS

T.O. SUBFLOOR
0'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

T.O. RIDGE
26'-1 1/8"

TYP. TRUSSED ROOF CONST.:
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" ASF.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES PER
PLAN

T.O. TOP PLATE
18'-0 1/4"

5/4x6 CORNER BOARD, TYP

PROVIDE FLASHING AT ALL
ROOF TO WALL CONNECTIONS

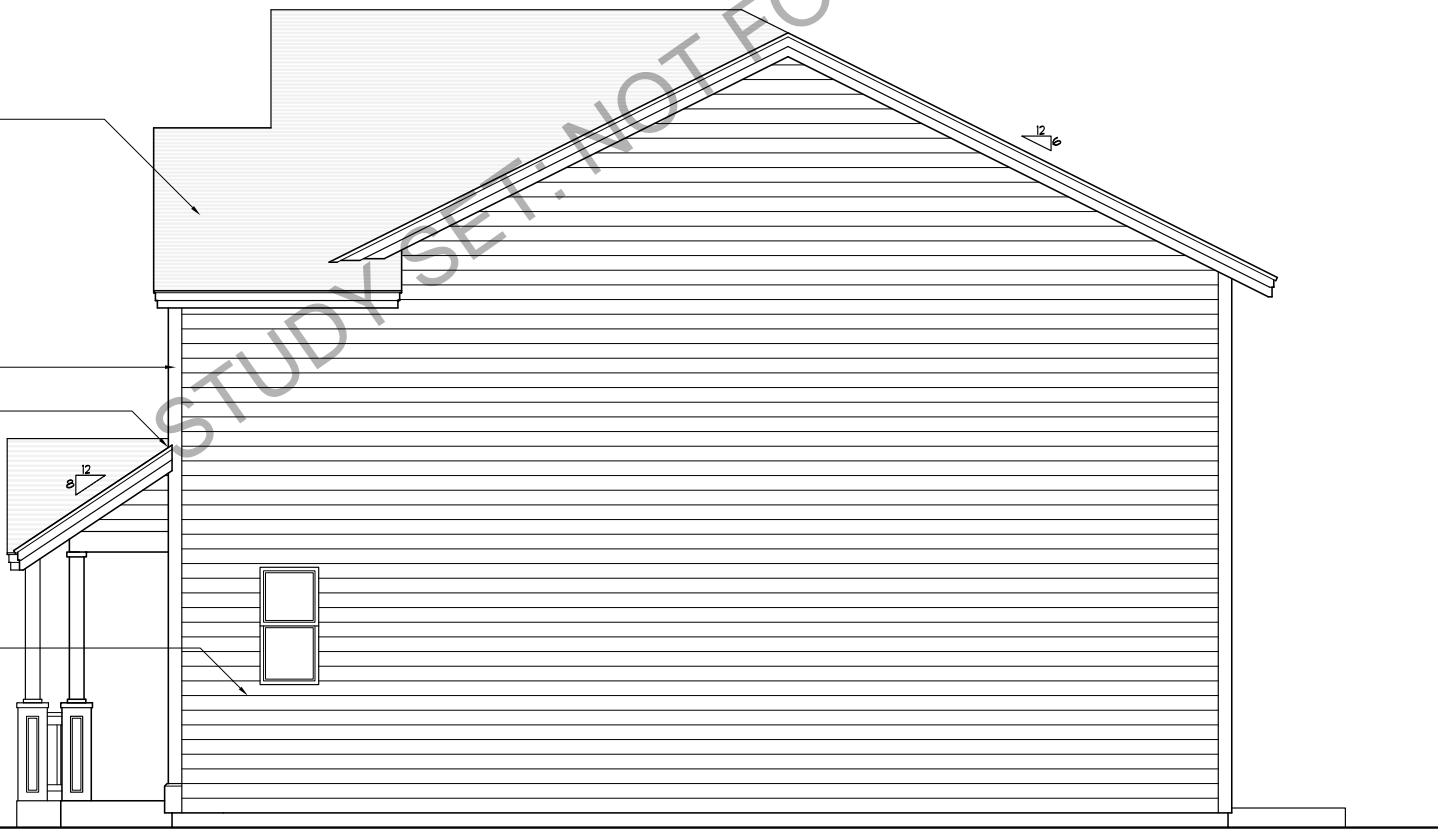
T.O. SUBFLOOR
9'-11 1/8"

T.O. TOP PLATE
9'-1 1/8"

T.O. WINDOW R.O.
1'-10 1/2"

TYP. WALL CONST. (LAP SIDING)
LAP SIDING OVER TYVEK OR
EQUAL BLDG. WRAP OVER 1/16"
OSB SHTG. OVER 2x STUDS

T.O. SUBFLOOR
0'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

PLAN NUMBER 112113

THE MORELAND

1555 TOTAL SQUARE FEET

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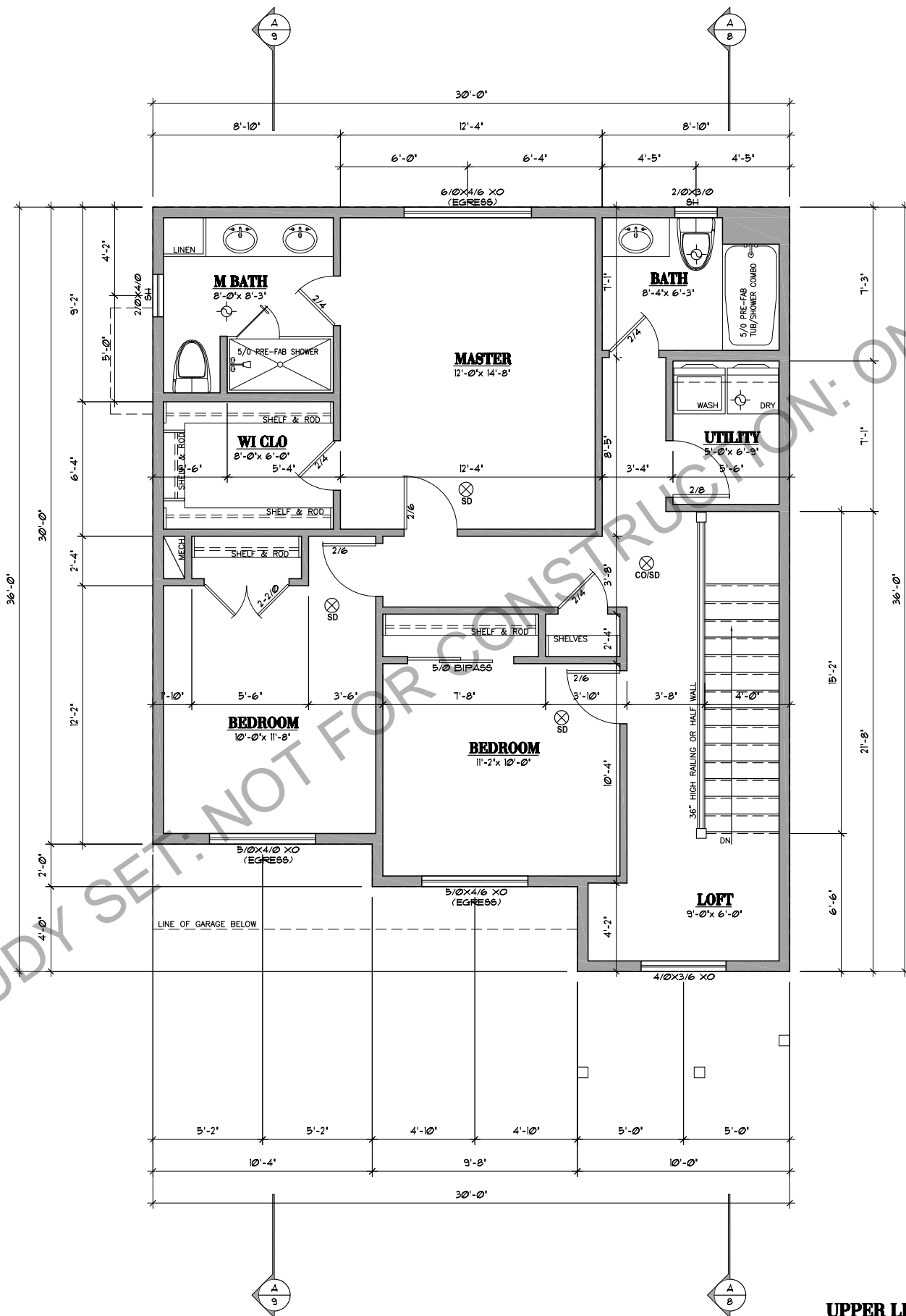
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JOB NAME: MORELAND

DATE: 11/21/13

2

STUDY SET - NOT FOR CONSTRUCTION - ONLY



UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" 925 SQ. FT.

PLAN NUMBER 112113

THE MORELAND

1555 TOTAL SQUARE FEET

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JOB NAME: MORELAND
 DATE: 11/21/13

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 15# ASF.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP FLATE
+8'-2 1/4"
T.O. WINDOW R.O.
+6'-9 1/8"

TYP. WALL CONST. (LAP SIDING)
HARD PLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

PROVIDE FLASHING AT ALL ROOF
TO WALL CONNECTIONS

T.O. SUBFLOOR
+10'-1 1/8"
T.O. TOP FLATE
+9'-1 1/8"
T.O. WINDOW R.O.
+7'-10 1/2"

T.O. SUBFLOOR
+0'-0"
T.O. GARAGE SLAB
VERIFY

T.O. RIDGE
+25'-1 5/8"

T.O. RIDGE
+22'-1 5/8"

TYP. WALL CONST. (R & D)
1/3 ROUGH SAUN CEDAR BATTS
• 16" O.C. OVER 1/2" ROUGH
SAUN "BRECKENRIDGE"
PLYWOOD SHEATHING OVER
1/16" OSB PLYWOOD SHEATHING

2x12 TRANSITION BOARD

5/4x4 WINDOW TRIM W/ 5/4x6
APRON, TYP AT STREET ELEV

5/4x6 CORNER BOARD, TYP

T.O. RIDGE
+11'-8 1/2"



FRONT ELEVATION

SCALE: 1/4"-1'-0"

T.O. RIDGE
+26'-3 1/8"

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 15# ASF.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP FLATE
+8'-2 1/4"
T.O. WINDOW R.O.
+6'-9 1/8"

5/4x6 CORNER BOARD, TYP.

T.O. SUBFLOOR
+10'-1 1/8"
T.O. TOP FLATE
+9'-1 1/8"

TYP. WALL CONST. (LAP SIDING)
HARD PLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
+0'-0"



LEFT ELEVATION

SCALE: 1/4"-1'-0"

PALMER B

PLAN NUMBER 020818B 1,635 TOTAL SQUARE FEET

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JOB NAME: _____
DATE: 02/2018 KAK



TYP. TRUSS ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES

T.O. TOP FLATE
 +18'-2 1/4'

T.O. WINDOW R.O.
 +16'-9 1/8'

5/4x6 CORNER BOARD, TYP.

T.O. RIDGE
 +11'-1 5/8'

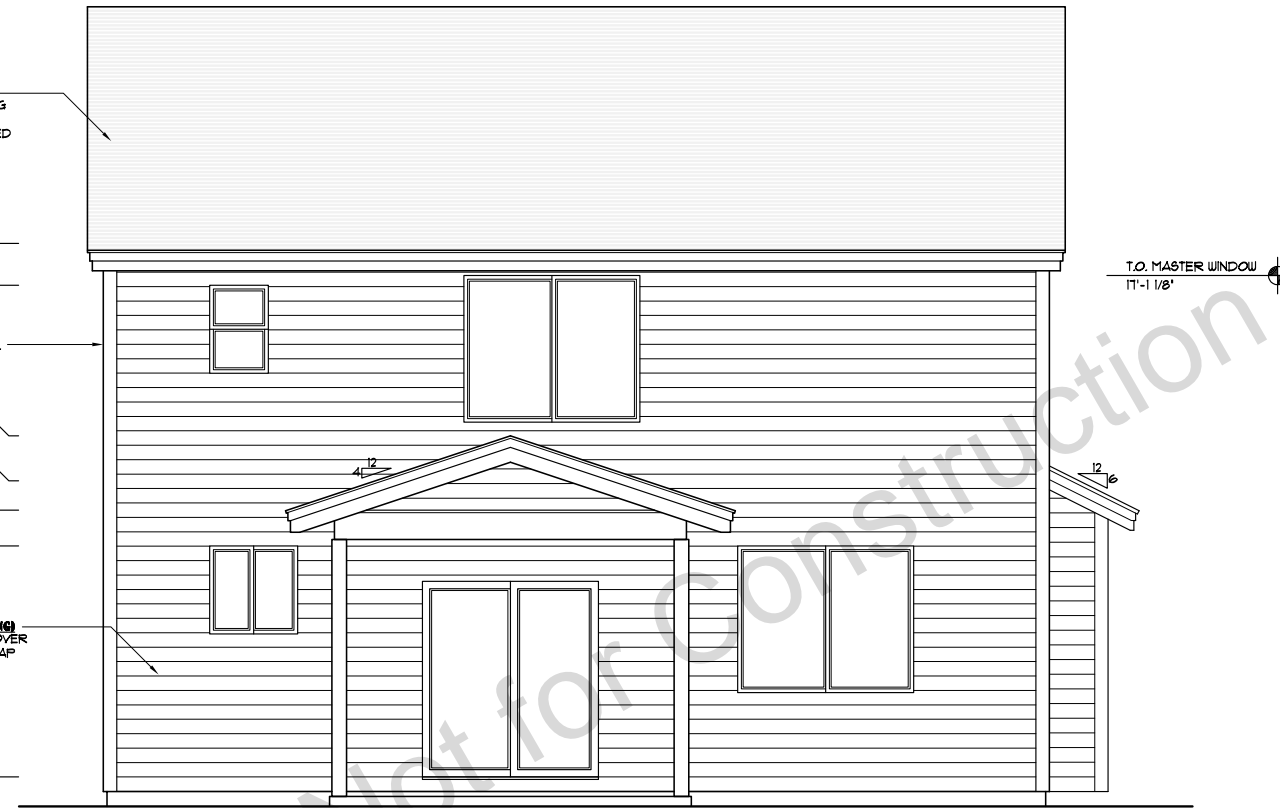
T.O. SUBFLOOR
 +10'-1 1/8'

T.O. TOP FLATE
 +9'-1 1/8'

T.O. WINDOW R.O.
 +1'-10 1/2'

TYP. WALL CONST. (LAP SIDING)
 HARD/PLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
 +0'-0"



REAR ELEVATION
 SCALE: 1/4"-1'-0"

T.O. RIDGE
 +26'-3 1/8'

TYP. TRUSS ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES

T.O. TOP FLATE
 +18'-0 1/4'

5/4x6 CORNER BOARD, TYP.

PROVIDE FLASHING AT ALL ROOF
 TO WALL CONNECTIONS

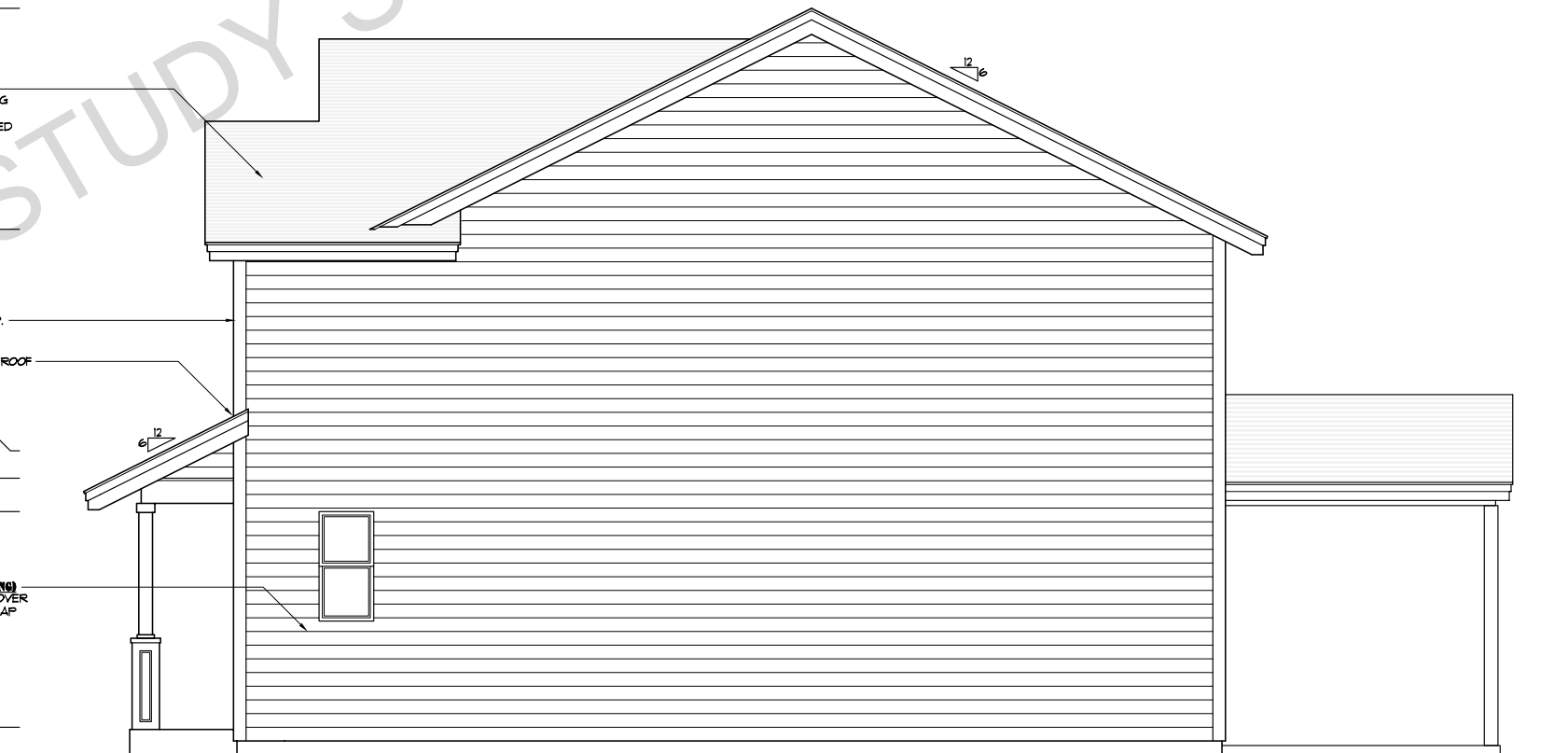
T.O. SUBFLOOR
 +9'-11 1/8'

T.O. TOP FLATE
 +9'-1 1/8'

T.O. WINDOW R.O.
 +1'-10 1/2'

TYP. WALL CONST. (LAP SIDING)
 HARD/PLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
 +0'-0"



RIGHT ELEVATION
 SCALE: 1/4"-1'-0"

PALMER B

1,635 TOTAL SQUARE FEET

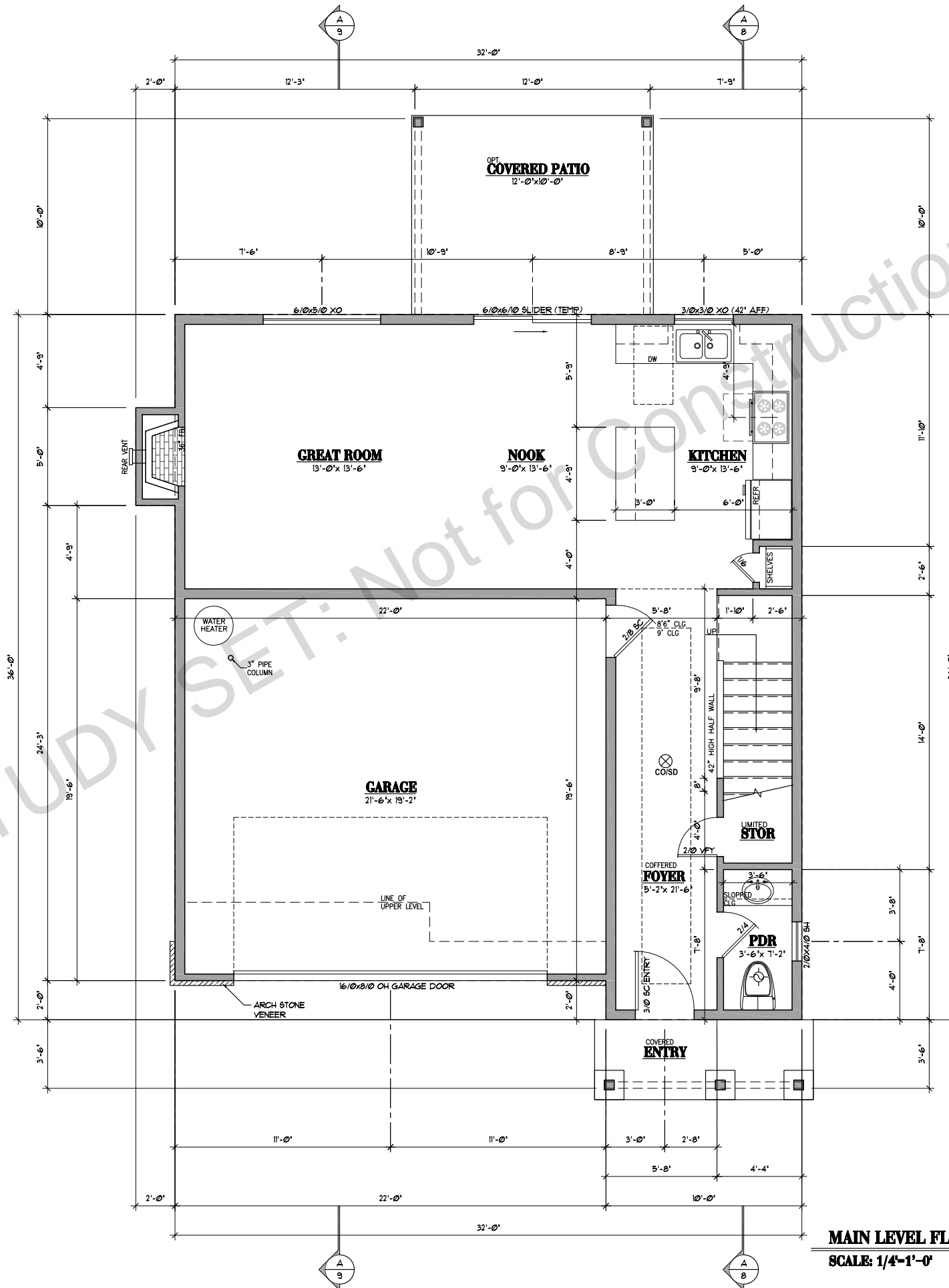
PLAN NUMBER 020818B

Suntec
 DESIGN INC.
 16865 Boones Ferry Road, Suite 103, Lake Oswego, Oregon 97035
 Tel: (503) 624 0555 Fax: (503) 624 0155
 WWW.SUNTECDESIGN.COM

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JOB NAME: _____
 DATE: 02/2018 KAK

2



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 658 SQ. FT.

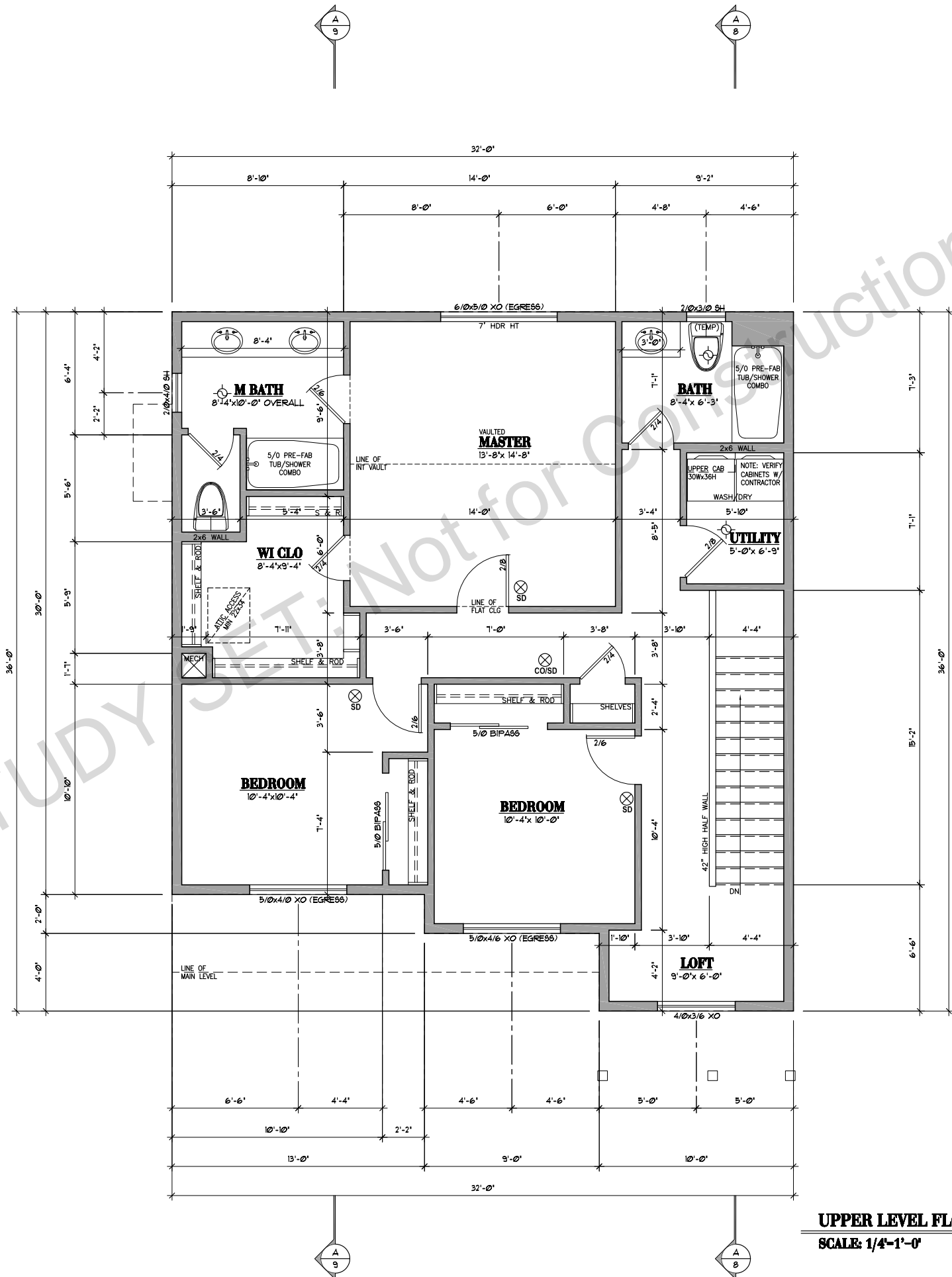
PALMER B

PLAN NUMBER 020818B 1,635 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 02/2018 KAK



PALMER B

PLAN NUMBER 020818B 1,635 TOTAL SQUARE FEET

SunTel
D E S I G N . I N C .
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JOB NAME: _____
 DATE: 02/2018 KAK

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 15# ASF.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP FLATE
+8'-2 1/4"
T.O. WINDOW R.O.
+6'-9 1/8"

TYP. WALL CONST. (LAP SIDING)
HARD PLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

PROVIDE FLASHING AT ALL ROOF
TO WALL CONNECTIONS

T.O. SUBFLOOR
+10'-1 1/8"
T.O. TOP FLATE
+9'-1 1/8"
T.O. WINDOW R.O.
+7'-10 1/2"

T.O. SUBFLOOR
+0'-0"
T.O. GARAGE SLAB
VERIFY

T.O. RIDGE
+25'-1 5/8"

T.O. RIDGE
+22'-1 5/8"

TYP. WALL CONST. (R & D)
1/3 ROUGH SAUN CEDAR BATTS
@ 16" O.C. OVER 1/2" ROUGH
SAUN "BRECKENRIDGE"
PLYWOOD SHEATHING OVER
1/16" OSB PLYWOOD SHEATHING

2x12 TRANSITION BOARD
5/4x4 WINDOW TRIM W/ 5/4x6
APRON, TYP AT STREET ELEV
5/4x6 CORNER BOARD, TYP

T.O. RIDGE
+11'-8 1/2"



FRONT ELEVATION

SCALE: 1/4"-1'-0"

T.O. RIDGE
+26'-3 1/8"

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 15# ASF.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP FLATE
+8'-2 1/4"
T.O. WINDOW R.O.
+6'-9 1/8"

5/4x6 CORNER BOARD, TYP.

T.O. SUBFLOOR
+10'-1 1/8"
T.O. TOP FLATE
+9'-1 1/8"

TYP. WALL CONST. (LAP SIDING)
HARD PLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG. WRAP
OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
+0'-0"



LEFT ELEVATION

SCALE: 1/4"-1'-0"

PALMER

1,635 TOTAL SQUARE FEET

PLAN NUMBER 020818

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JOB NAME: _____

DATE: 02/2018 JDM



TYP. TRUSS ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES

T.O. TOP FLATE
 +18'-2 1/4'

T.O. WINDOW R.O.
 +16'-9 1/8'

5/4x6 CORNER BOARD, TYP.

T.O. RIDGE
 +11'-1 5/8'

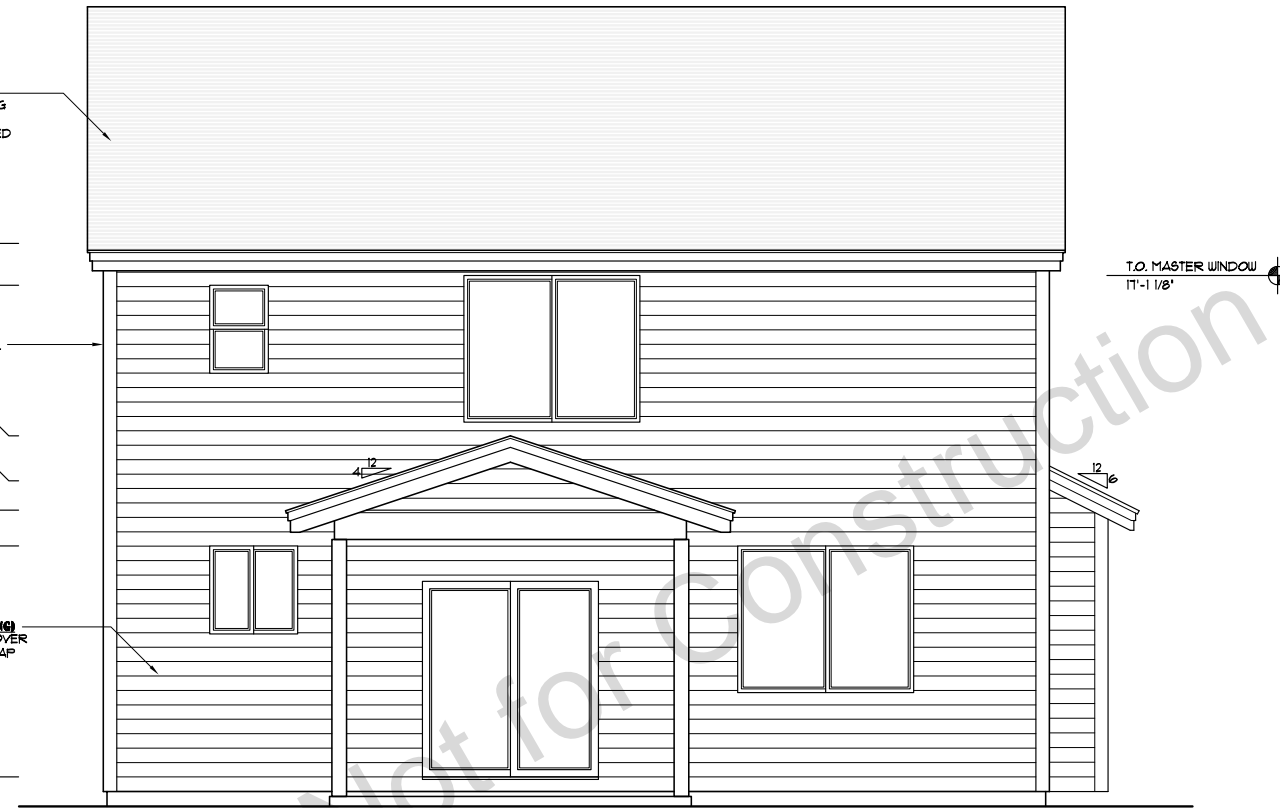
T.O. SUBFLOOR
 +10'-1 1/8'

T.O. TOP FLATE
 +9'-1 1/8'

T.O. WINDOW R.O.
 +1'-10 1/2'

TYP. WALL CONST. (LAP SIDING)
 HARD/PLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
 +0'-0'



REAR ELEVATION
 SCALE: 1/4"-1'-0"

T.O. RIDGE
 +26'-3 1/8'

TYP. TRUSS ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES

T.O. TOP FLATE
 +18'-0 1/4'

5/4x6 CORNER BOARD, TYP.

PROVIDE FLASHING AT ALL ROOF
 TO WALL CONNECTIONS

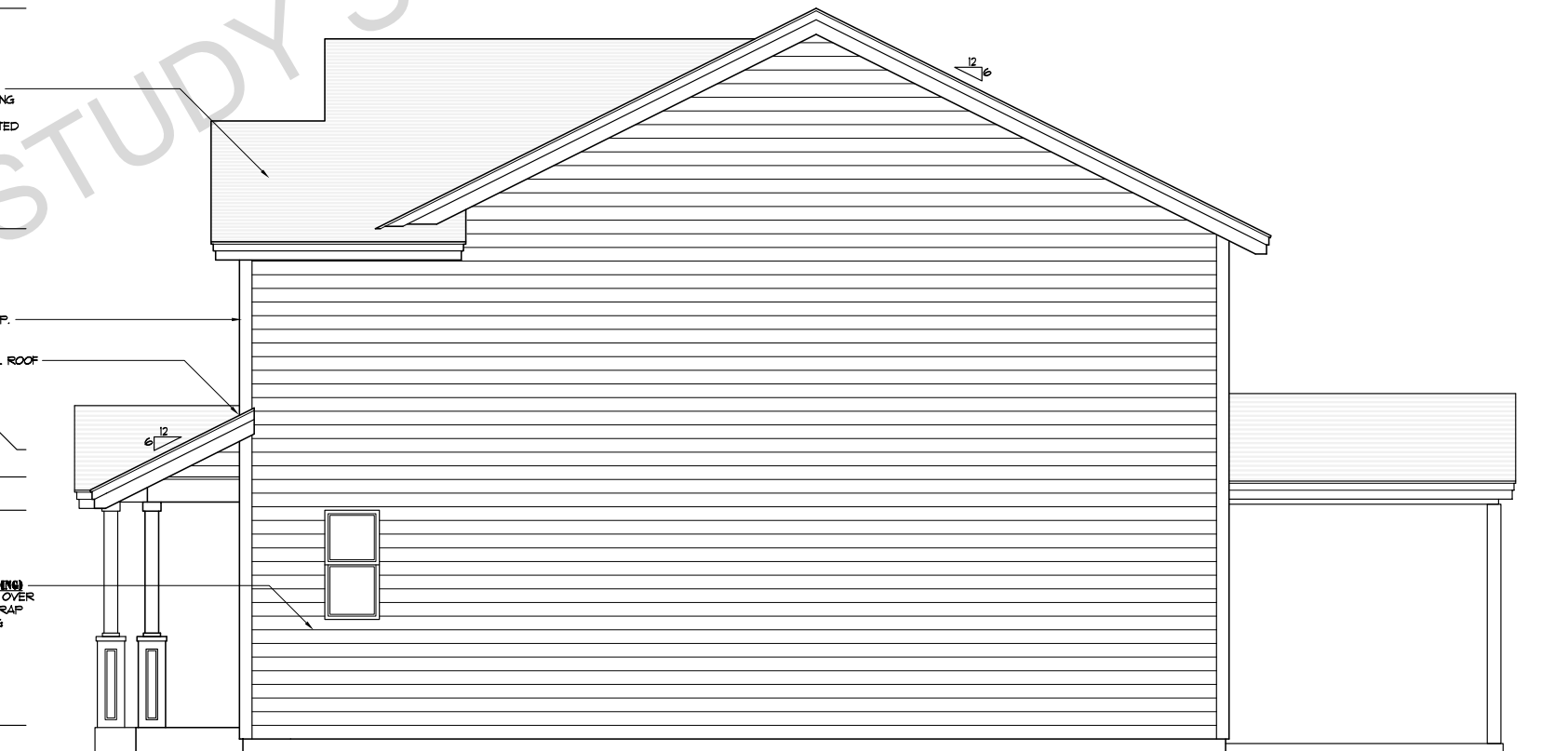
T.O. SUBFLOOR
 +9'-11 1/8'

T.O. TOP FLATE
 +9'-1 1/8'

T.O. WINDOW R.O.
 +1'-10 1/2'

TYP. WALL CONST. (LAP SIDING)
 HARD/PLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG. WRAP
 OVER 1/16" OSB SHEATHING

T.O. SUBFLOOR
 +0'-0'



RIGHT ELEVATION
 SCALE: 1/4"-1'-0"

PALMER

1,635 TOTAL SQUARE FEET

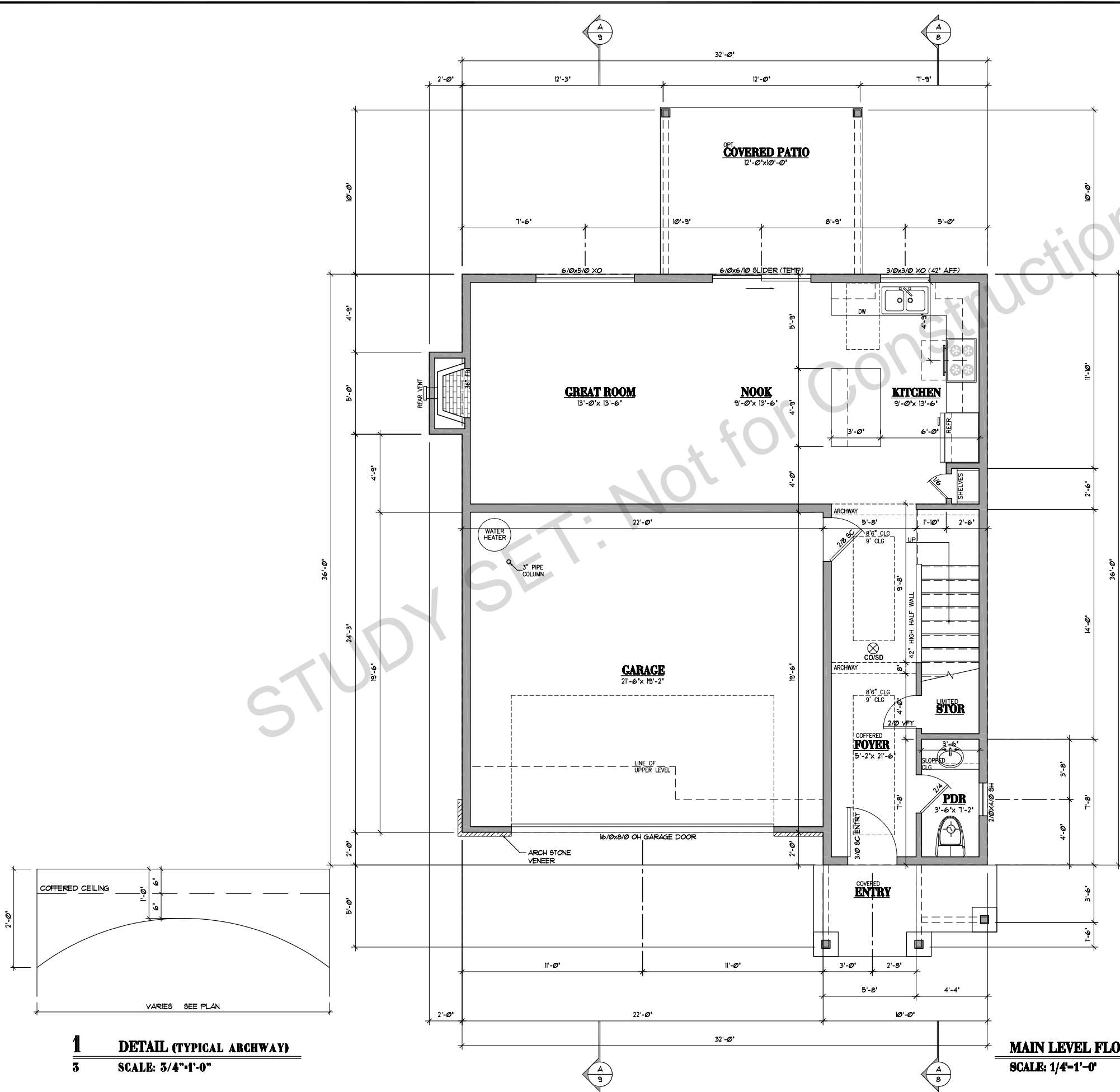
PLAN NUMBER 020818

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JOB NAME: _____
 DATE: 02/2018 JDM

2



MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" 658 SQ. FT.

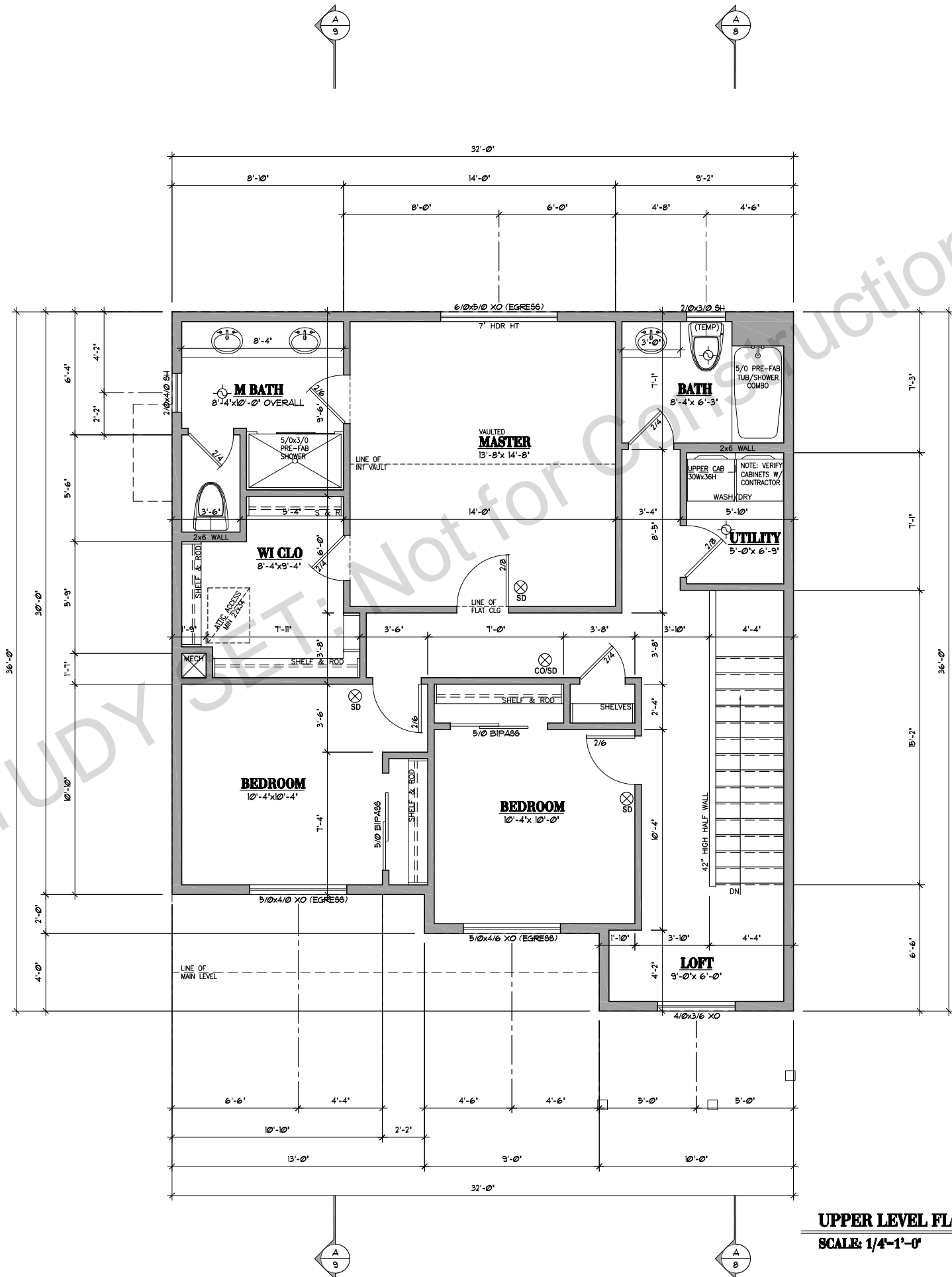
PALMER

PLAN NUMBER 020818 1,635 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 02/2018 JDM



UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 977 SQ. FT.

PALMER

PLAN NUMBER 020818 1,635 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 02/2018 JDM

4



- T.O. RIDGE
+25'-3 3/4'
- T.O. RIDGE
+23'-0 1/4'
- 6x8 DECOR CORBEL
W/ KNEE BRACE
- 2x12 TRANSITION BOARD
- T.O. TOP PLATE
+18'-2 1/4'
- T.O. WINDOW RO.
+16'-9 1/8'
- TYP. WALL CONST. (LAP SIDING)**
LAP SIDING OVER TYVEK OR
EQUAL BLDG. WRAP OVER 1/16"
OSB SHTG. OVER 2x STUDS
- PROVIDE FLASHING AT ALL
ROOF TO WALL CONNECTIONS
- T.O. SUBFLOOR
+10'-1 1/8"
- T.O. TOP PLATE
+9'-1 1/8"
- T.O. WINDOW RO.
+7'-10 1/2"
- 4x4 POST B.U. TO 6x6 POST W/
12' SQ. x 36" HIGH BASE
- T.O. SUBFLOOR
+0'-0"
- T.O. GARAGE SLAB
VERIFY

- TYP. TRUSSED ROOF CONST.:**
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES PER
PLAN
- T.O. RIDGE
+22'-0 1/2"
- TYP. WALL CONST. (G & D)**
1x3 WHITE WOOD BATTIS @ 16"
O/C OVER 1/2" PLYWOOD
SHEATHING OVER TYVEK BLDG
WRAP (OR EQUAL) OVER 1/16"
OSB PLYWOOD SHEATHING
OVER GABLE END TRUSSES
- T.O. SH WINDOWS
+17'-1 1/8"
- 5/4x4 WINDOW SURROUND W/
5/4x6 HEADER & SILL TRIM, AT
STREET ELEVATION ONLY
- 5/4x6 CORNER BOARD, TYP

FRONT ELEVATION
SCALE: 1/4"-1'-0"



- T.O. RIDGE
+21'-3 1/8"
- TYP. TRUSSED ROOF CONST.:**
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/2" A.S.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES PER
PLAN
- T.O. TOP PLATE
+18'-2 1/4'
- T.O. STAIR WINDOW RO.
+14'-6"
- 5/4x6 CORNER BOARD, TYP
- T.O. SUBFLOOR
+10'-1 1/8"
- T.O. TOP PLATE
+8'-1 1/8"
- T.O. WINDOW RO.
+7'-10 1/2"
- TYP. WALL CONST. (LAP SIDING)**
LAP SIDING OVER TYVEK OR
EQUAL BLDG. WRAP OVER 1/16"
OSB SHTG. OVER 2x STUDS
- 2x12 SKIRT BOARD, OPT.
- T.O. SUBFLOOR
+0'-0"

LEFT ELEVATION
SCALE: 1/4"-1'-0"

PRESCOTT

PLAN NUMBER 020313 2,138 TOTAL SQUARE FEET

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JOB NAME: _____
DATE: 01/29/2013



TYP. TRUSSED ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES PER
 PLAN

• T.O. TOP PLATE
 +18'-2 1/4"
 • T.O. WINDOW R.O.
 +1'-10 1/2"

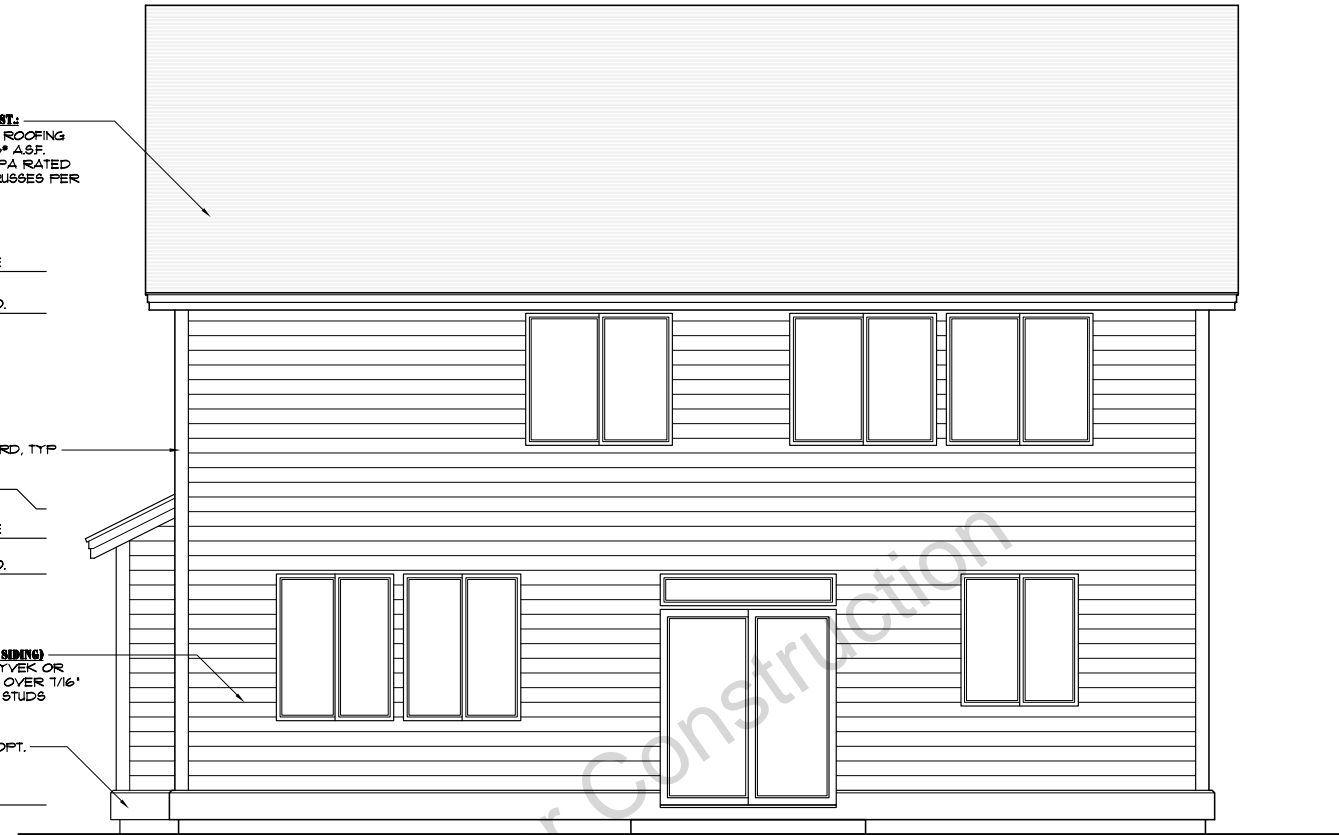
5/4x6 CORNER BOARD, TYP

• T.O. SUBFLOOR
 +10'-1 1/8"
 • T.O. TOP PLATE
 +9'-1 1/8"
 • T.O. WINDOW R.O.
 +1'-10 1/2"

TYP. WALL CONST. (LAP SIDING)
 LAP SIDING OVER TYVEK OR
 EQUAL BLDG. WRAP OVER 1/16"
 OSB SHTG. OVER 2x STUDS

2x12 SKIRT BOARD, OPT.

• T.O. SUBFLOOR
 +0'-0"



REAR ELEVATION

SCALE: 1/4"-1'-0"

TYP. TRUSSED ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 1/2" A.S.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES PER
 PLAN

• T.O. TOP PLATE
 +18'-2 1/4"
 • T.O. WINDOW R.O.
 +1'-10 1/2"

PROVIDE FLASHING AT ALL
 ROOF TO WALL CONNECTIONS

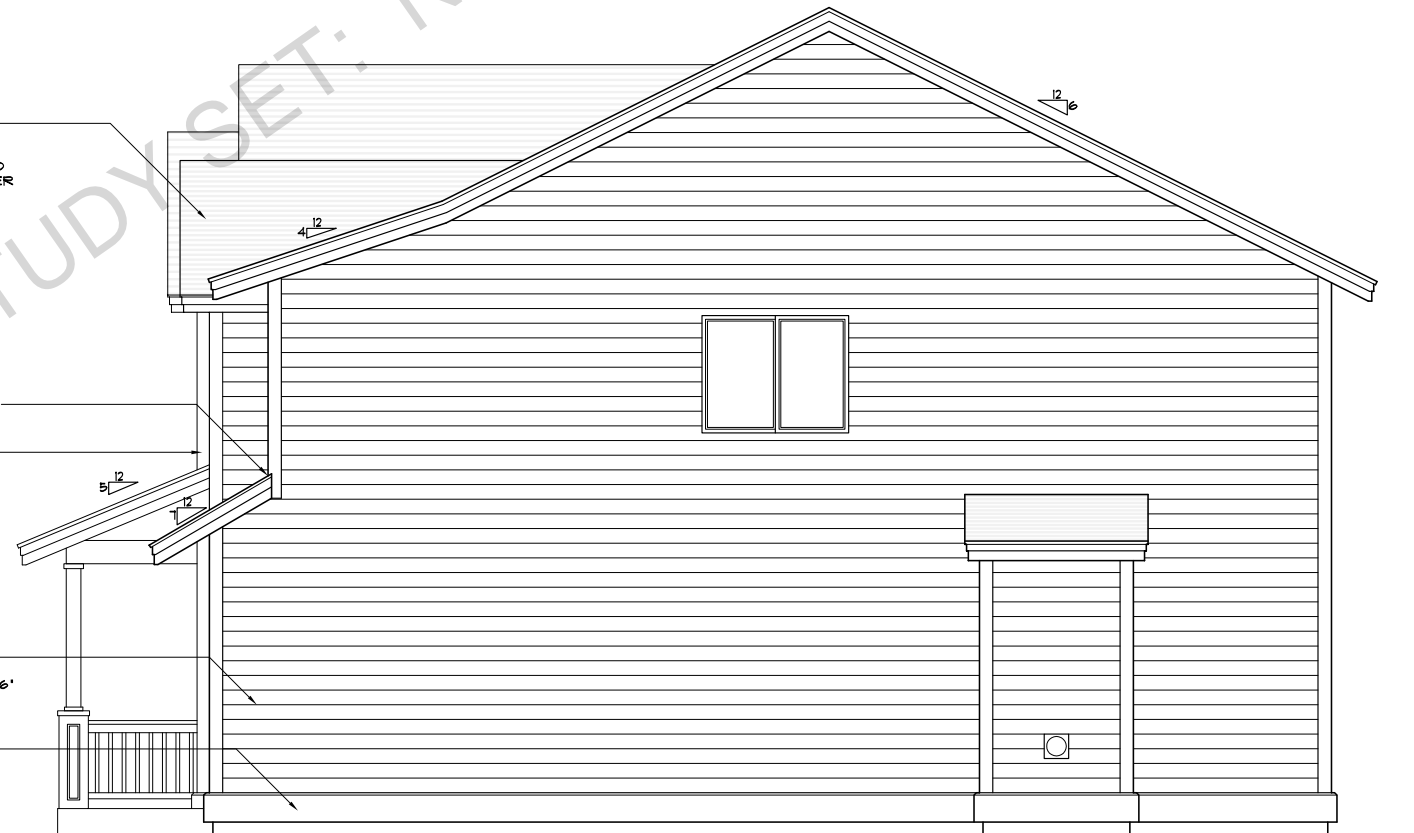
5/4x6 CORNER BOARD, TYP

• T.O. SUBFLOOR
 +10'-1 1/8"
 • T.O. TOP PLATE
 +9'-1 1/8"

TYP. WALL CONST. (LAP SIDING)
 LAP SIDING OVER TYVEK OR
 EQUAL BLDG. WRAP OVER 1/16"
 OSB SHTG. OVER 2x STUDS

2x12 SKIRT BOARD, OPT.

• T.O. SUBFLOOR
 +0'-0"
 • T.O. GARAGE SLAB
 VERIFY



RIGHT ELEVATION

SCALE: 1/4"-1'-0"

PRESCOTT

PLAN NUMBER 020313

2,138 TOTAL SQUARE FEET

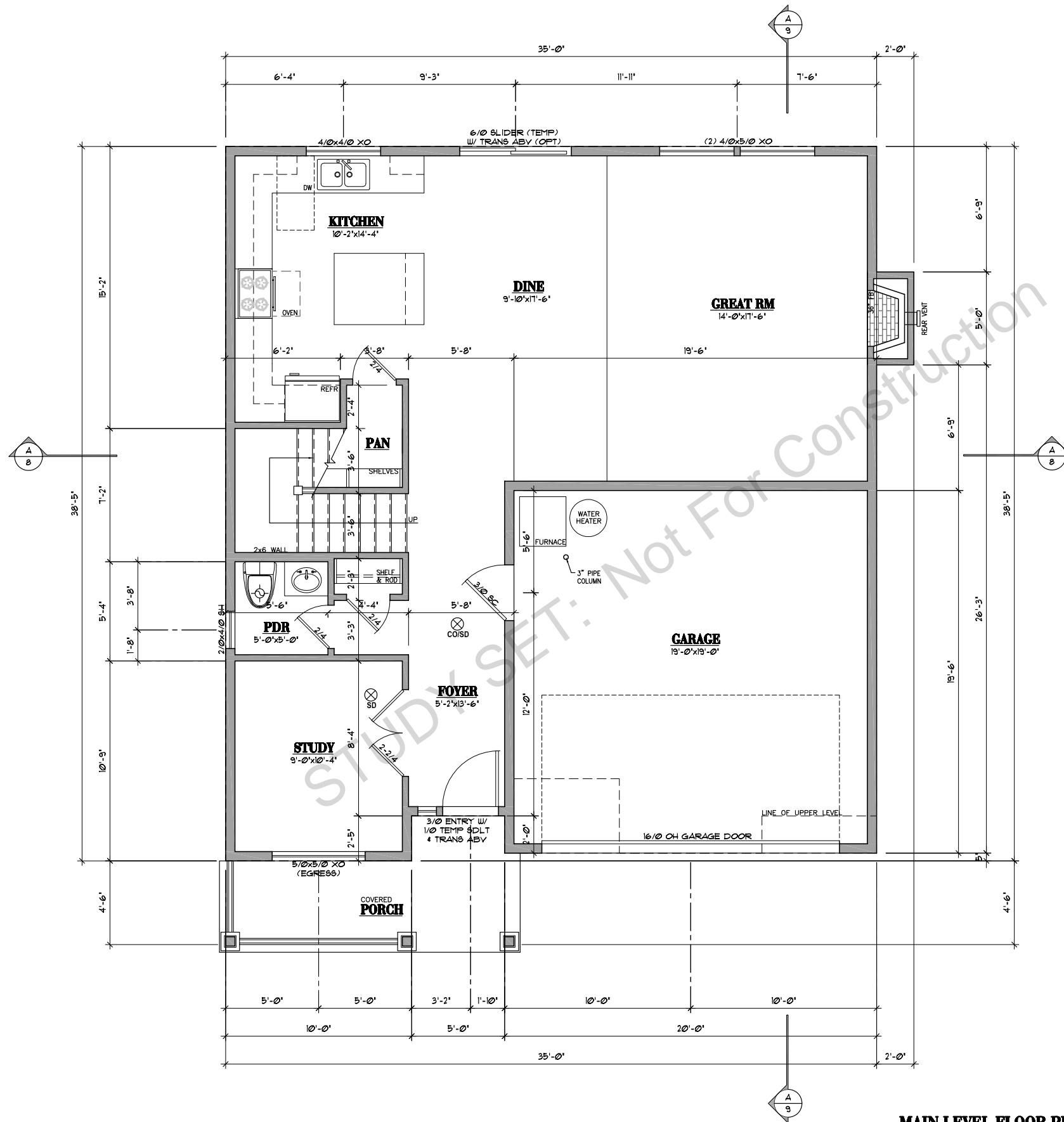
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JOB NAME: _____

DATE: 01/29/2013

2



MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" **924 SQ. FT.**

PRESCOTT

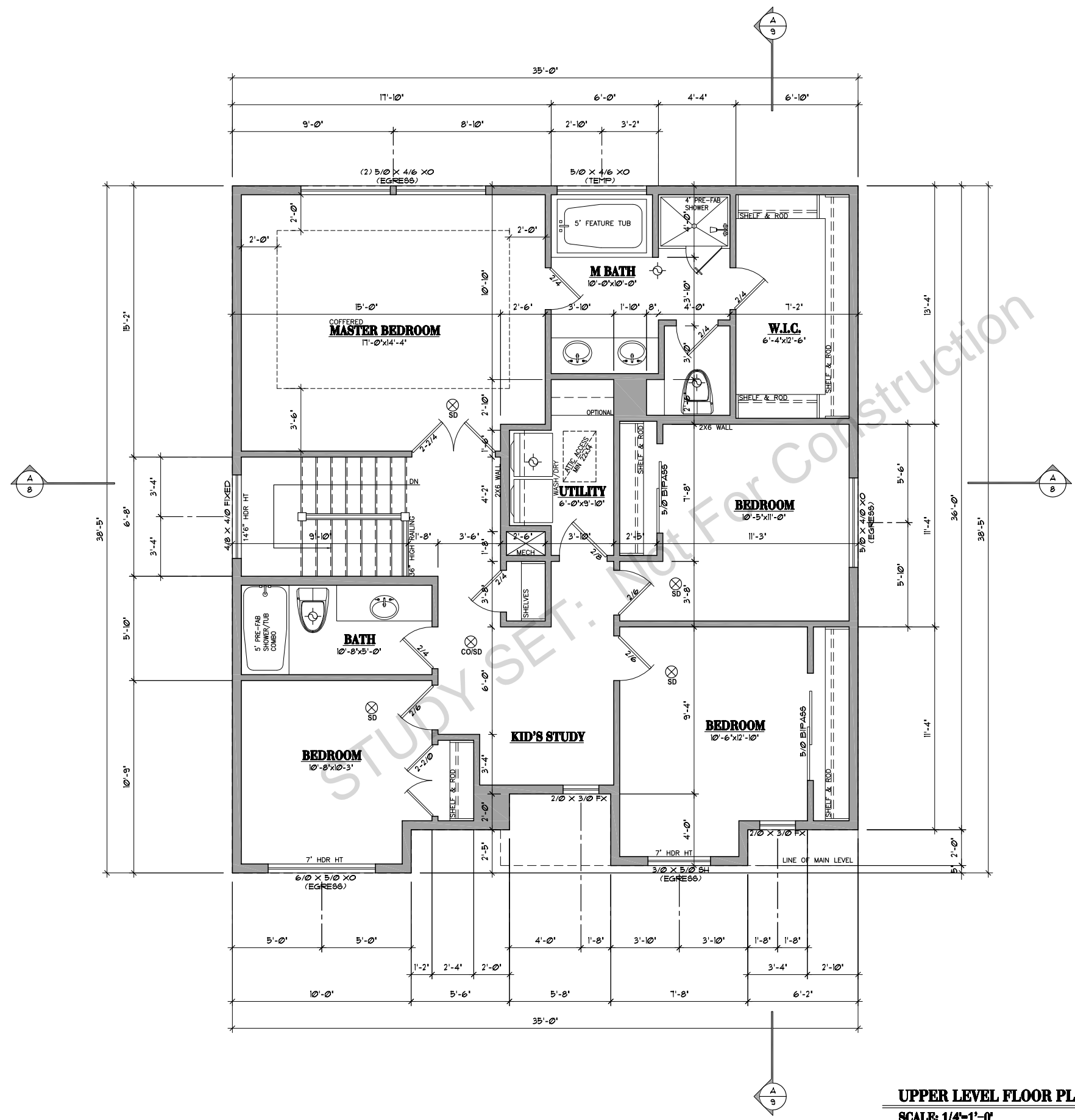
PLAN NUMBER 020313 2,138 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 01/29/2013

3

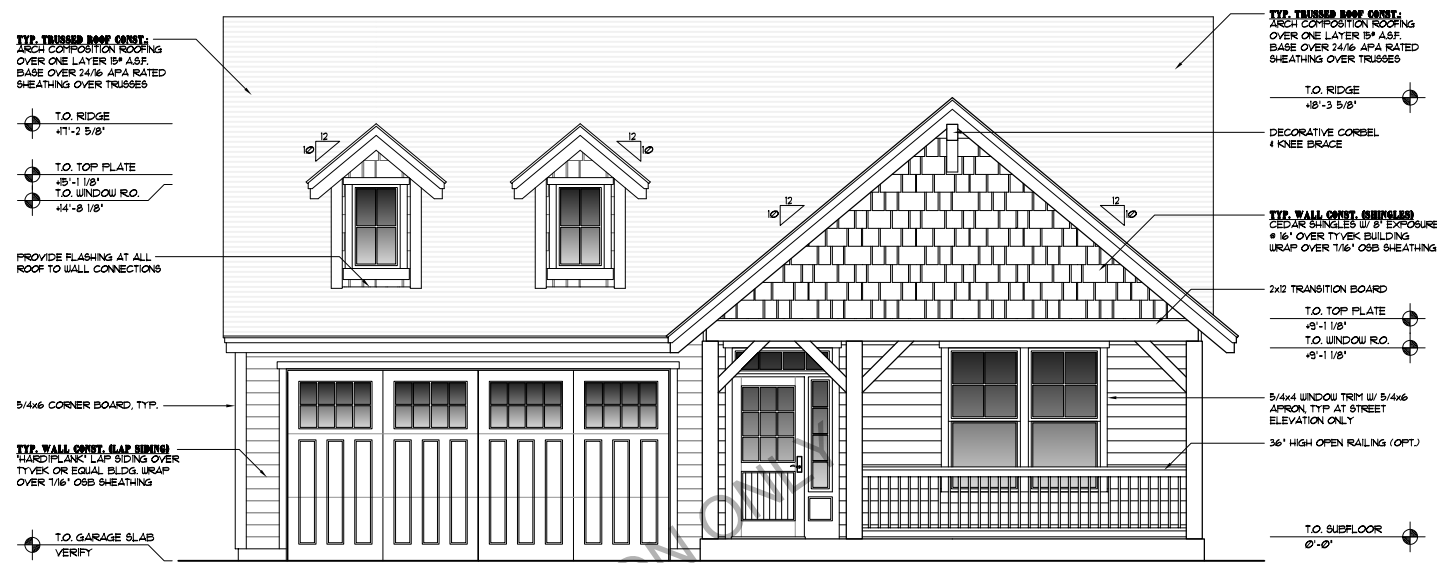


UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1214 SQ. FT.

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JOB NAME: _____
 DATE: 01/29/2013



TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/4" AS.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

PROVIDE FLASHING AT ALL
ROOF TO WALL CONNECTIONS

5/16" CORNER BOARD, TYP.

TYP. WALL CONST. SHINGLES
HARD PLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG WRAP
OVER 1/8" OSB SHEATHING

T.O. GARAGE SLAB
VERIFY

TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/4" AS.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. RIDGE
48'-3 5/8"

DECORATIVE CORBEL
4 KNEE BRACE

TYP. WALL CONST. SHINGLES
CEDAR SHINGLES 1/2" EXPOSURE
16" OVER TYVEK BUILDING
WRAP OVER 1/8" OSB SHEATHING

2X12 TRANSITION BOARD

T.O. TOP PLATE
48'-1 1/8"

T.O. WINDOW R.O.
48'-1 1/8"

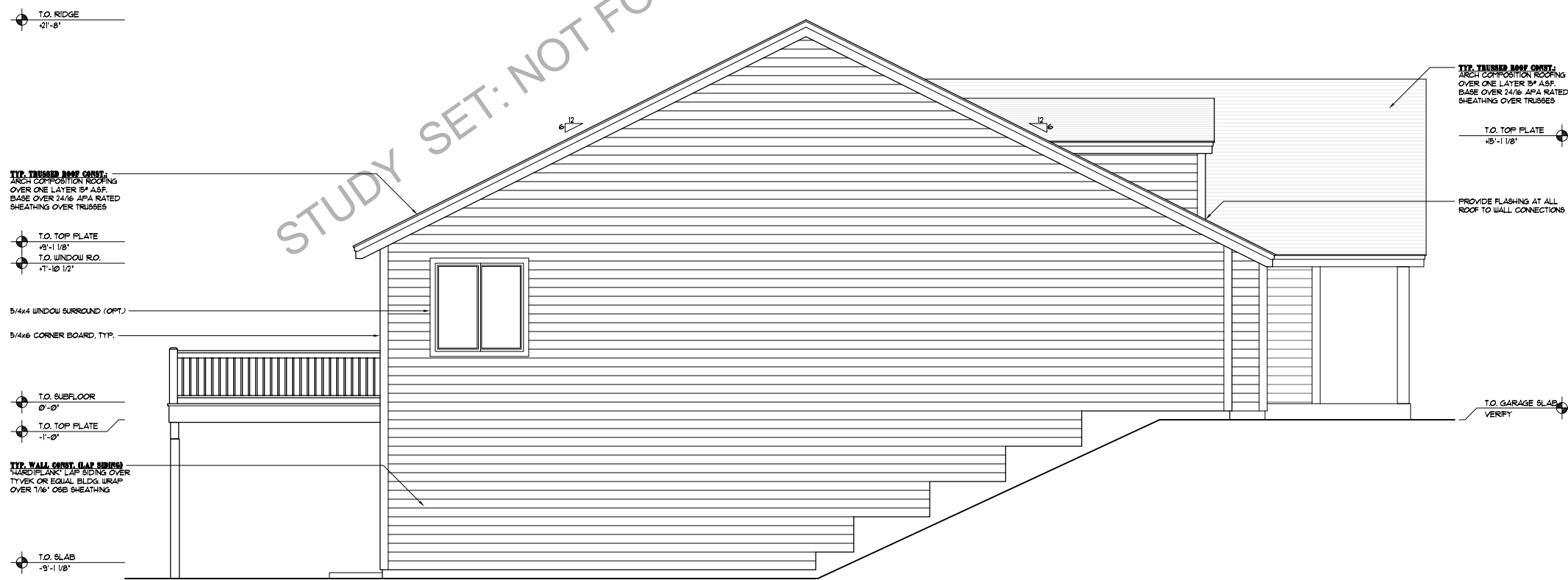
5/16" WINDOW TRIM W/ 5/16" APRON, TYP AT STREET ELEVATION ONLY

36" HIGH OPEN RAILING (OPT.)

T.O. SUBFLOOR
0'-0"

FRONT ELEVATION

SCALE: 1/4"=1'-0"



T.O. RIDGE
47'-8"

TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/4" AS.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP PLATE
48'-1 1/8"

T.O. WINDOW R.O.
47'-10 1/2"

5/16" WINDOW SURROUND (OPT.)

5/16" CORNER BOARD, TYP.

T.O. SUBFLOOR
0'-0"

T.O. TOP PLATE
-1'-0"

TYP. WALL CONST. SHINGLES
HARD PLANK LAP SIDING OVER
TYVEK OR EQUAL BLDG WRAP
OVER 1/8" OSB SHEATHING

T.O. SLAB
-9'-1 1/8"

TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/4" AS.F.
BASE OVER 24/16 APA RATED
SHEATHING OVER TRUSSES

T.O. TOP PLATE
45'-1 1/8"

PROVIDE FLASHING AT ALL
ROOF TO WALL CONNECTIONS

T.O. GARAGE SLAB
VERIFY

LEFT ELEVATION

SCALE: 1/4"=1'-0"

STUDY SET: NOT FOR CONSTRUCTION ONLY



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JOB NAME: _____

DATE: 12/2016 SJL

TYP. TRUSS ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 5/8" AS.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES

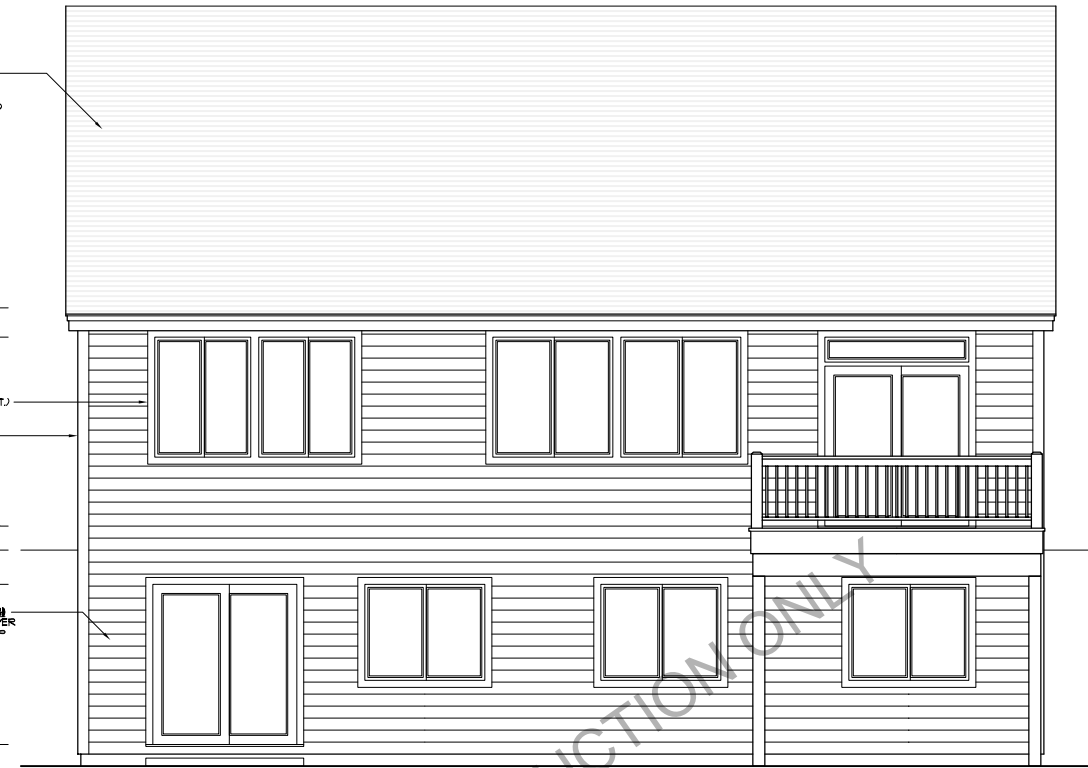
T.O. TOP PLATE
 +9'-1 1/8"
 T.O. WINDOW R.O.
 -1'-10 1/2"

5/4x4 WINDOW SURROUND (OPT.)
 5/4x6 CORNER BOARD, TYP.

T.O. SUBFLOOR
 0'-0"
 T.O. TOP PLATE
 -1'-0"
 T.O. WINDOW R.O.
 -2'-5 1/8"

TYP. WALL CONST. LAP SIDING
 HARD PLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG WRAP
 OVER 1/2" OSB SHEATHING

T.O. SLAB
 -9'-1 1/8"



REAR ELEVATION
 SCALE: 1/4"-1'-0"

STUDY SET: NOT FOR CONSTRUCTION ONLY

T.O. RIDGE
 +21'-8"

TYP. TRUSS ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 5/8" AS.F.
 BASE OVER 24/16 APA RATED
 SHEATHING OVER TRUSSES

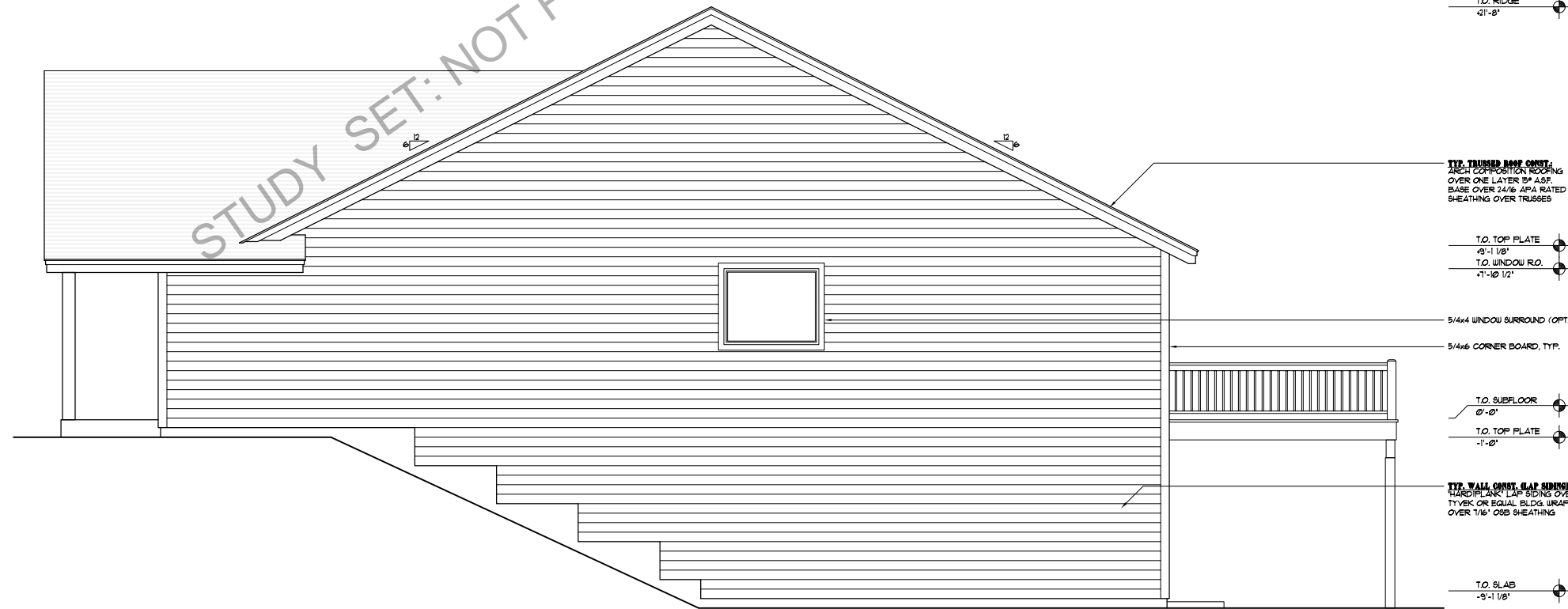
T.O. TOP PLATE
 +9'-1 1/8"
 T.O. WINDOW R.O.
 -1'-10 1/2"

5/4x4 WINDOW SURROUND (OPT.)
 5/4x6 CORNER BOARD, TYP.

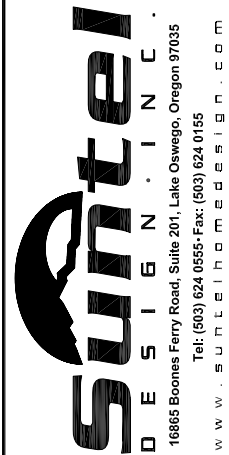
T.O. SUBFLOOR
 0'-0"
 T.O. TOP PLATE
 -1'-0"

TYP. WALL CONST. LAP SIDING
 HARD PLANK LAP SIDING OVER
 TYVEK OR EQUAL BLDG WRAP
 OVER 1/2" OSB SHEATHING

T.O. SLAB
 -9'-1 1/8"

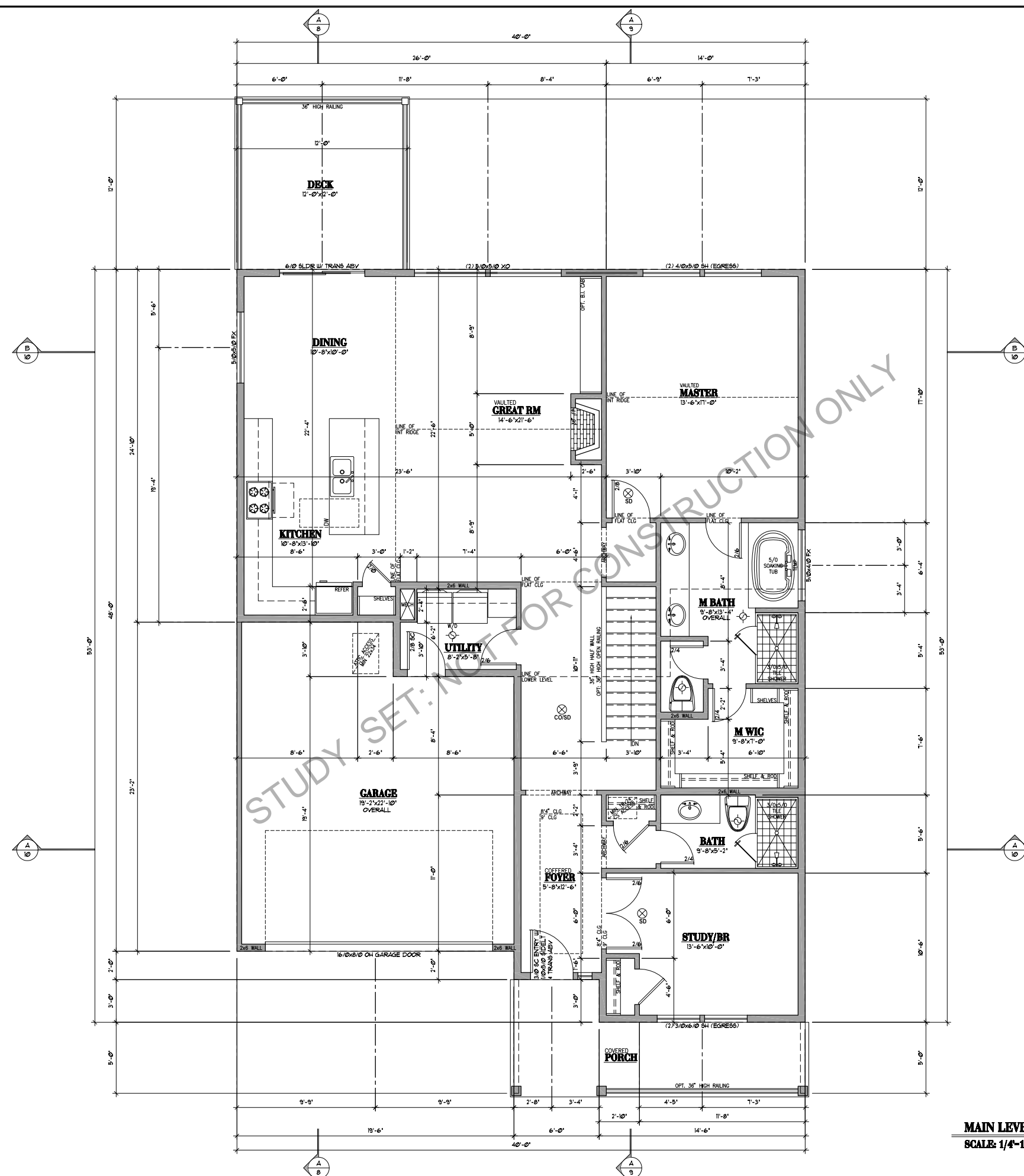


RIGHT ELEVATION
 SCALE: 1/4"-1'-0"



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JOB NAME: _____
 DATE: 12/2016 SJ

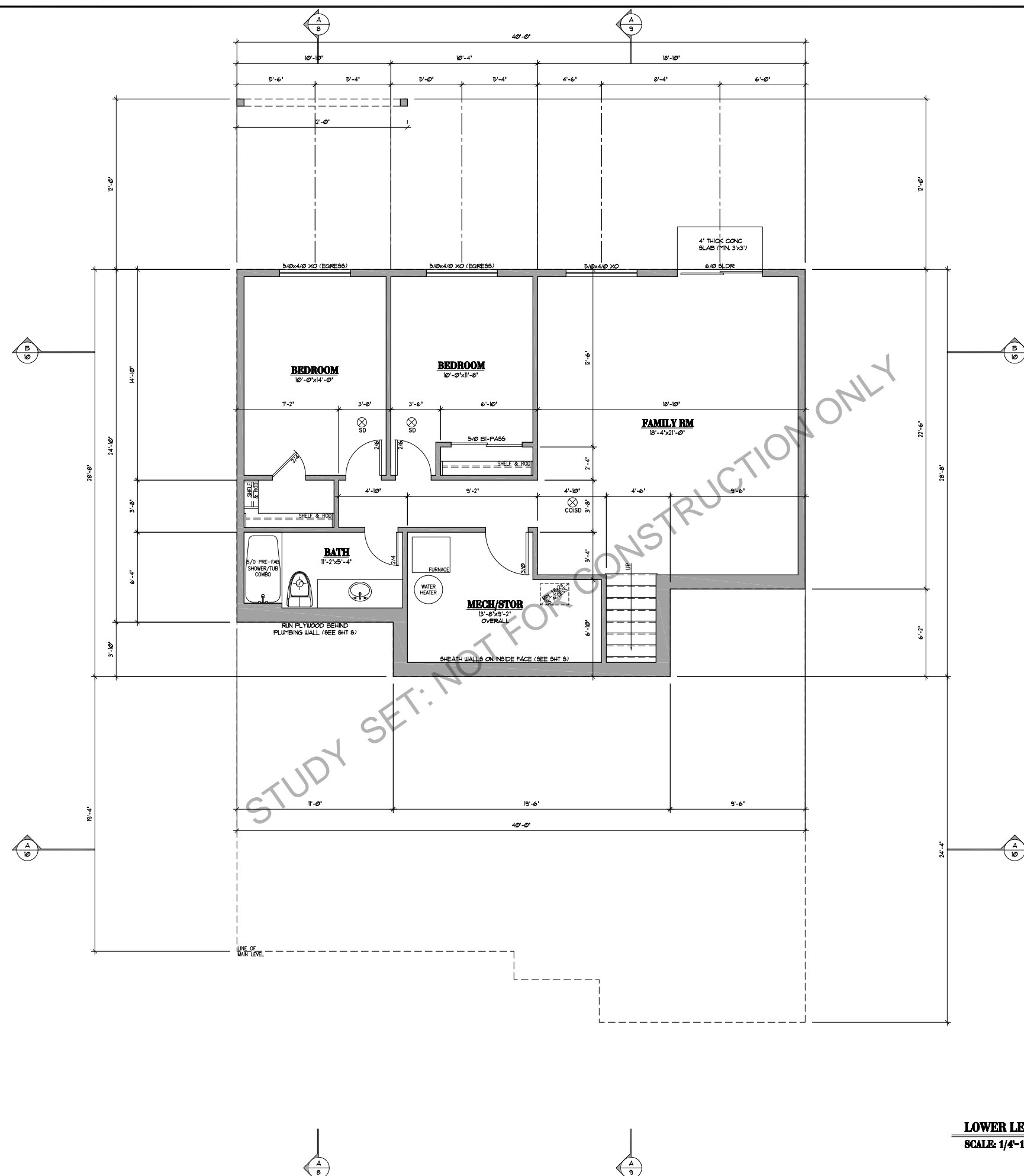


MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1,585 SQ. FT.



THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEREOF, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK WILLFULLY INFRINGED. THESE PLANS HAVE BEEN PREPARED TO MEET RC BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

JOB NAME: _____
 DATE: 12/2016 SJL



STUDY SET: NOT FOR CONSTRUCTION ONLY

LOWER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 974 SQ. FT.



THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK WILLFULLY INFRINGED. THESE PLANS HAVE BEEN PREPARED TO MEET RC BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

JOB NAME: _____
 DATE: 12/2016 SJ

Exhibit 4 – Civil Drawings

DRAWINGS FOR:
**EDGEWATER PUD
 SUBDIVISION (LOTS 1-20)
 112 N SPRINGBROOK RD
 NEWBERG, OR 97132**

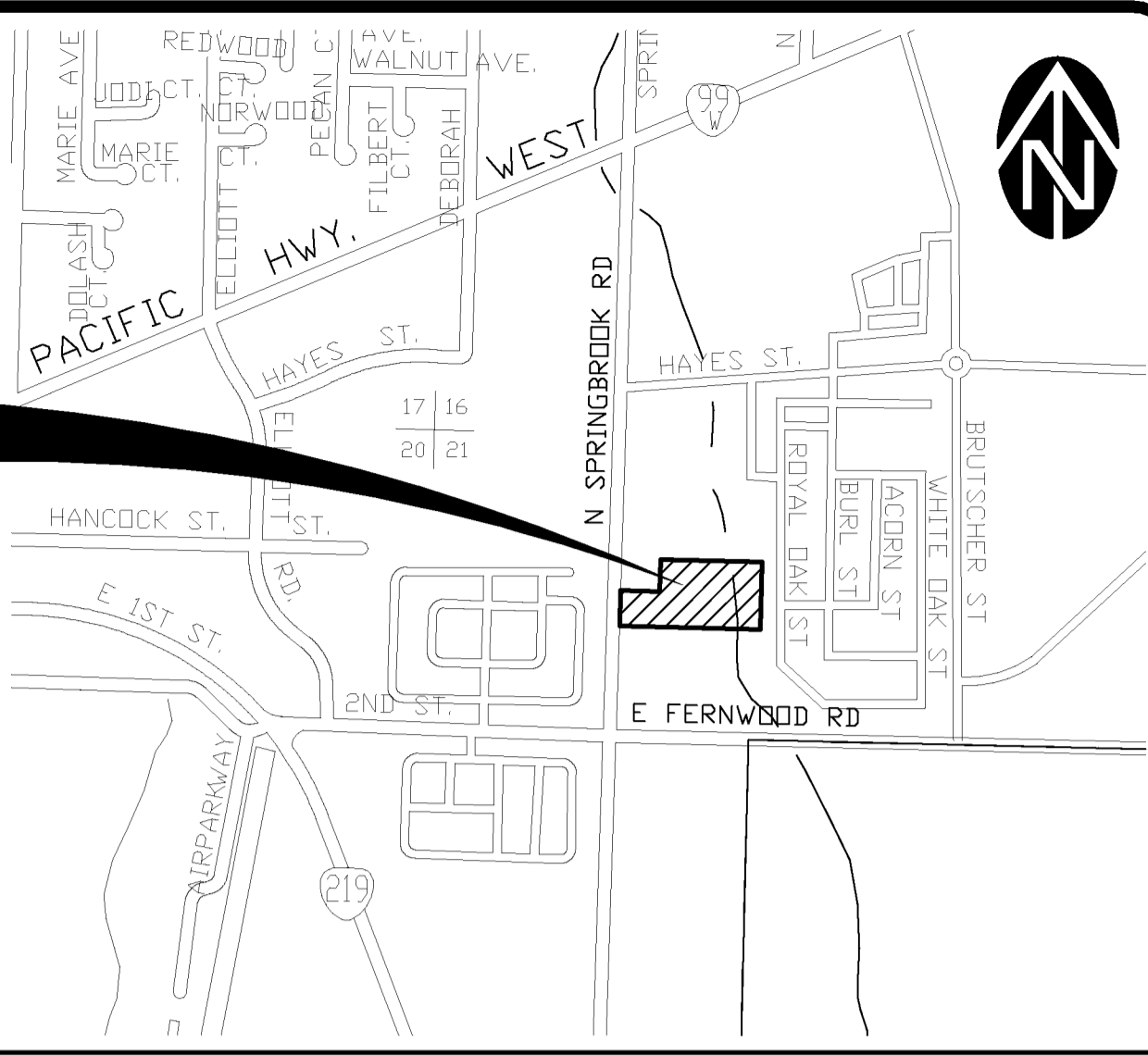
FOR:
**WEST ONE HOMES INC.
 P.O. BOX 2938
 OREGON CITY, OR 97045**

NAVD 83
 ELEV: 185.40'

Elevations are based on GPS observation (NAD 83(2011))(GEOID 124), at Barker Surveying Control point number 1, being a PK nail at the south edge of the driveway as shown.



Know what's below.
 Call before you dig.



VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—
STORM DRAIN	—SD—	—SD—
WATER	—W—	—W—
GAS	—G—	—G—
TELEPHONE	—T—	—T—
POWER	—E—	—E—
TELEVISION	—TV—	—TV—
FENCE	X X	X X
RAILROAD	—X—X—	—X—X—
CURB, DRIVEWAY, P.C.C. SIDEWALK		
BARRICADE		
FLOW DIRECTION		
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
CATCH BASIN		
JUNCTION BOX		
FIRE HYDRANT AND VALVE		
WATER METER		
WATER VALVE		
POWER POLE		
POLE W/ANCHOR		
POLE W/LUMINARE		
LIGHT POLE		
SIGN POST		
MAILBOX		
TRAFFIC SIGNAL		
X-WALK SIGNAL		
HEDGE OR BRUSH		
TREES		

STREET OR ALLEY RIGHT OF WAY	—R/W—
PLATTED LOT LINE	—
PLATTED LOT LINE (ABANDONED)	- - -
OWNERSHIP LINE	—
EASEMENT OR TEMPORARY RIGHT OF WAY	—
IMPROVEMENT DISTRICT BOUNDARY	—
PROJECT CENTERLINE AND STATIONING	0+00 1+00 2+00 3+00

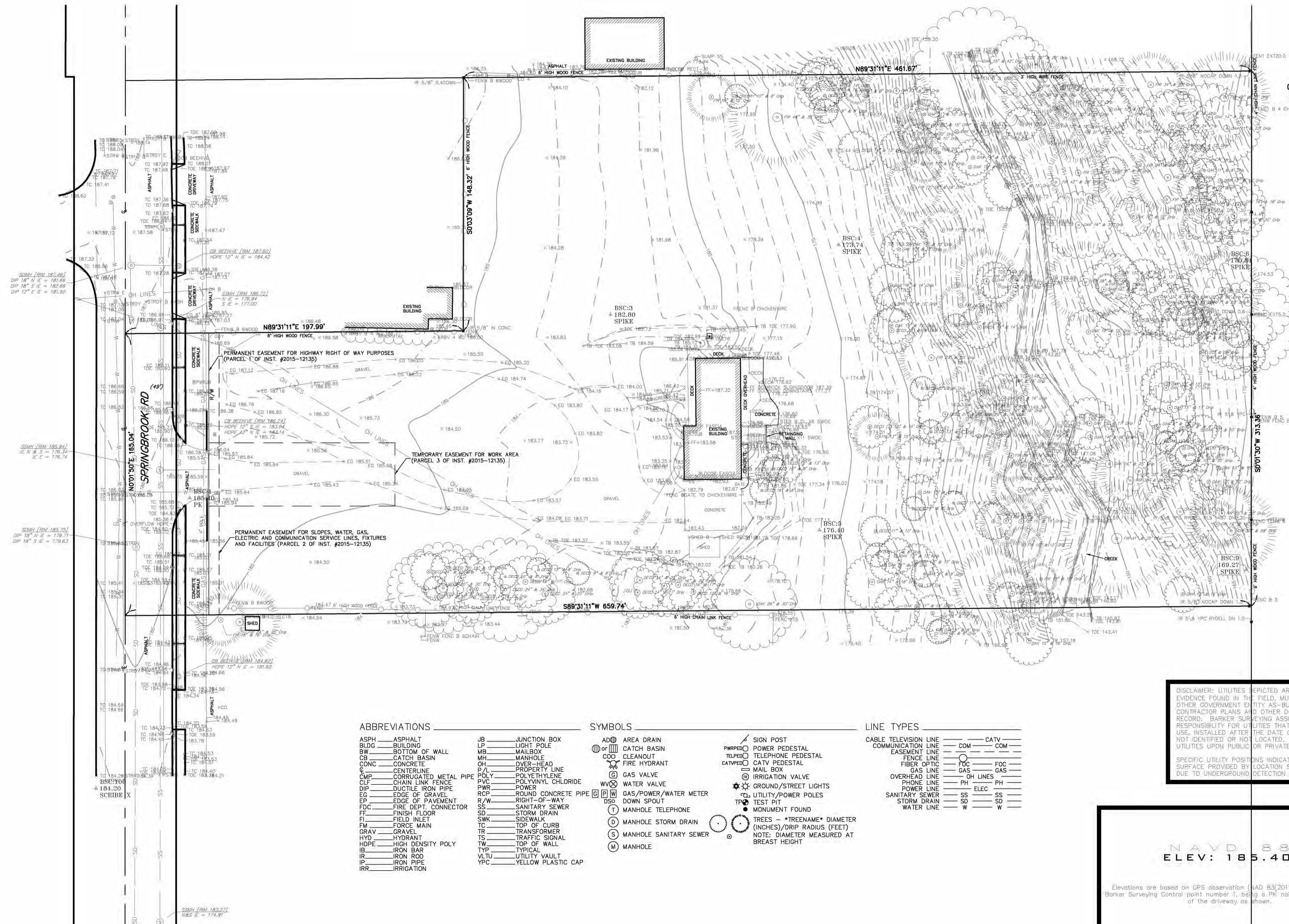
SHEET INDEX					
SHT NO	DESCRIPTION	SHT NO	DESCRIPTION	SHT NO	DESCRIPTION
	GENERAL		STREETS		SIGNING & STRIPING
C1.0	COVER SHEET	ST-01	PAMELIA LANE PLAN & PROFILE STA. 0+00 TO 4+50	SST-1	SIGNING, STRIPING, & LIGHTING PLAN
C2.0	NOTES	ST-02	PAMELIA LANE CUL-DE-SAC PLAN & PROFILE STA. 0+00 TO 2+18.65		
C3.0	EXISTING CONDITIONS				
C3.1	PRE-DEVELOPMENT EROSION CONTROL & DEMOLITION PLAN		STORM DRAINS		
C3.2	POST-DEVELOPMENT EROSION CONTROL PLAN	SD-01	STORM DRAIN PLAN & PROFILE STA. 0+00 TO 2+06.93		
C3.3	EROSION CONTROL NOTES & TABLE				
C3.4	EROSION CONTROL NOTES CONTINUED				
C3.5	EROSION CONTROL DETAILS		SANITARY SEWERS		
C4.0	OVERALL PUD SITE DIMENSION PLAN	SS-01	SAN. SEWER PLAN & PROFILE STA. 0+00 TO 3+91.77		
C4.1	FIRE ACCESS PLAN	SS-02	SAN. SEWER LAT. A PLAN & PROFILE STA. 0+00 TO 1+44.34		
C4.2	OVERALL PUD PLAN				
C5.0	PRELIMINARY PLAT MAP		WATER		
C6.0	OVERALL GRADING & DRAINAGE PLAN	W-01	PUBLIC WATER PLAN & PROFILE STA. 0+00 TO X		
C6.1	STORMWATER MANAGEMENT PLAN				
C7.0	OVERALL UTILITY PLAN				
C8.0	OVERALL SURFACING PLAN				

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCORDINGLY	DSN. JW DRN. TN CKD. JW DATE: AUG. 2018	NO. 1	DESCRIPTION	BY
WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 				
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westtech@westtech-eng.com				
WEST ONE HOMES EDGEWATER PUD COVER SHEET				
DRAWING C1.0				
JOB NUMBER 3054.0000.0				

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0 15 30 60
(feet)



ABBREVIATIONS

- ASPH ASPHALT
- BUDG BUILDING
- BW BOTTOM OF WALL
- CB CATCH BASIN
- CONC CONCRETE
- C CENTERLINE
- CMP CORRUGATED METAL PIPE
- CLF CHAIN LINK FENCE
- DIP DUCTILE IRON PIPE
- EG EDGE OF GRAVEL
- EP EDGE OF PAVEMENT
- FDC FIRE DEPT. CONNECTOR
- FF FINISH FLOOR
- FI FIELD INLET
- FM FORCE MAIN
- GRAV GRAVEL
- HYD HYDRANT
- HDPE HIGH DENSITY POLY
- IB IRON BAR
- IR IRON ROD
- IP IRON PIPE
- IRR IRRIGATION
- JB JUNCTION BOX
- LP LIGHT POLE
- MB MAILBOX
- MH MANHOLE
- OH OVER-HEAD
- P/L PROPERTY LINE
- POLY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- PRW POWER
- RCP ROUND CONCRETE PIPE
- R/W RIGHT-OF-WAY
- SS SANITARY SEWER
- SD STORM DRAIN
- SWK SIDEWALK
- TR TOP OF CURB
- TR TRANSFORMER
- TS TRAFFIC SIGNAL
- TW TOP OF WALL
- TYP TYPICAL
- VTU UTILITY VAULT
- YPC YELLOW PLASTIC CAP

SYMBOLS

- AREA DRAIN
- CATCH BASIN
- CLEANOUT
- FIRE HYDRANT
- GAS VALVE
- WATER VALVE
- GAS/POWER/WATER METER
- DOWN SPOUT
- MANHOLE TELEPHONE
- MANHOLE STORM DRAIN
- MANHOLE SANITARY SEWER
- MANHOLE
- SIGN POST
- POWER PEDESTAL
- TELEPHONE PEDESTAL
- CATV PEDESTAL
- MAIL BOX
- IRRIGATION VALVE
- GROUND/STREET LIGHTS
- UTILITY/POWER POLES
- TEST PIT
- MONUMENT FOUND
- TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
- NOTE: DIAMETER MEASURED AT BREAST HEIGHT

LINE TYPES

- CABLE TELEVISION LINE
- COMMUNICATION LINE
- EASEMENT LINE
- FENCE LINE
- FIBER OPTIC
- GAS LINE
- OVERHEAD LINE
- PHONE LINE
- POWER LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- COM CATV
- COM COM
- FOC FOC
- GAS GAS
- OH LINES OH LINES
- PH PH
- ELEC ELEC
- SS SS
- SD SD
- W W

DISCLAIMER: UTILITIES SHOWN ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

NAVD 83
ELEV: 185.40'

Elevations are based on GPS observation (NAD 83(2011)) (GEOID 12A), at Barker Surveying Control point number 1, being a PK nail at the south edge of the driveway as shown.

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WEST ONE HOMES
EDGEWATER PUD

EXISTING CONDITIONS

DRAWING
C3.0
JOB NUMBER
3054.0000.0

VERIFIED SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACY

DSN. JW
DRN. TN
CKD. JW

NO. 1
DATE
NOV. 2018

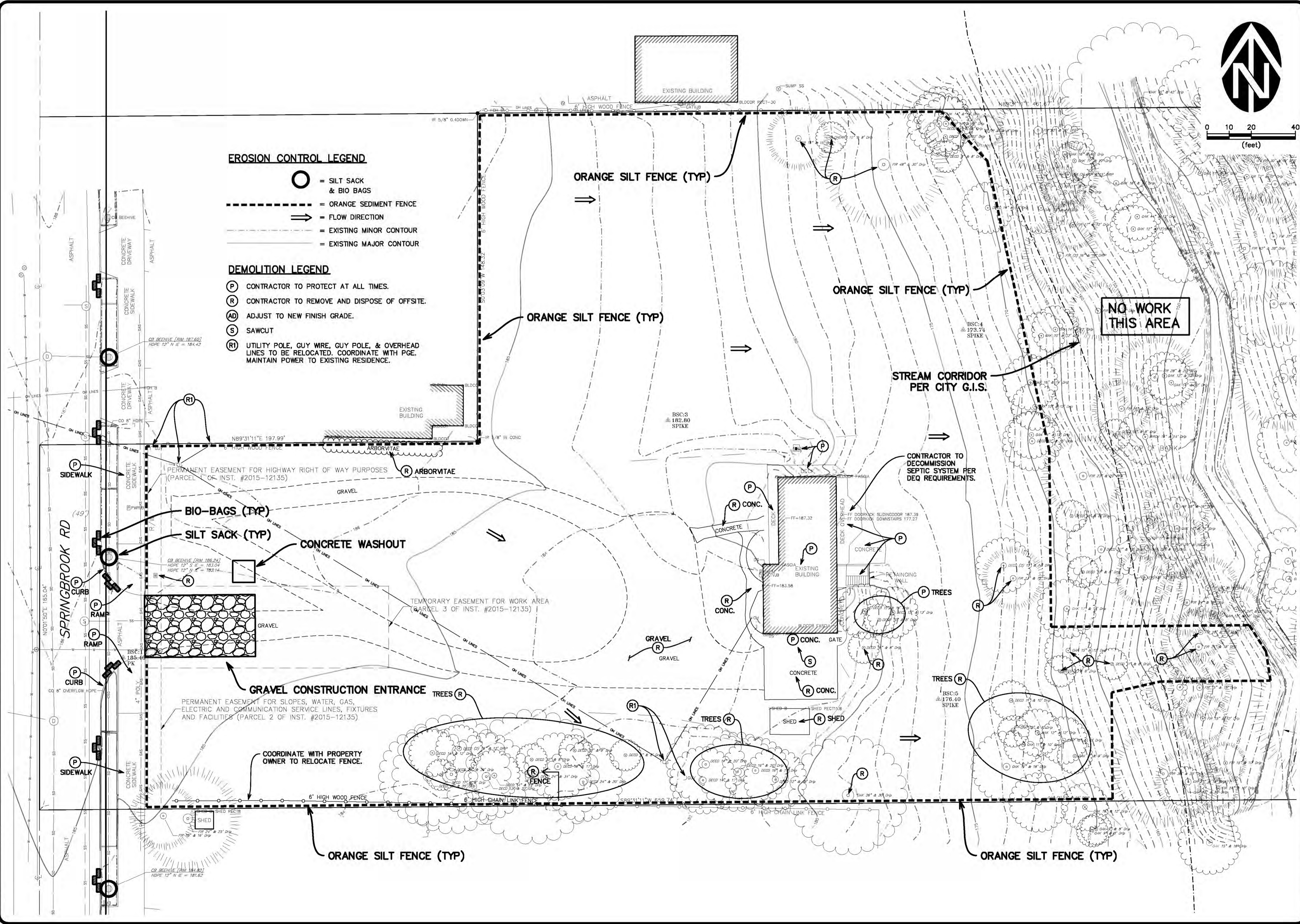
DESCRIPTION
REVISIONS

DATE: AUG. 2018

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

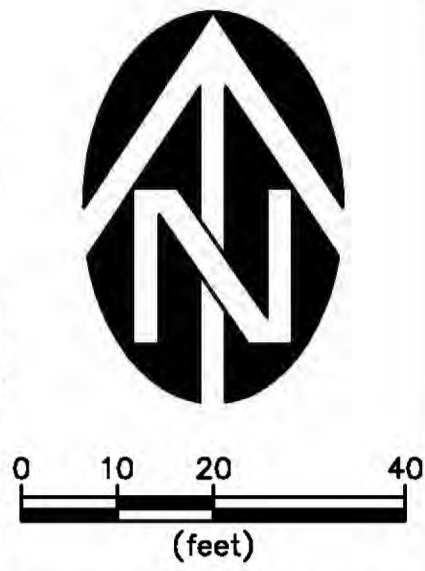
W
WILLIAM J. J. J.
REGISTERED PROFESSIONAL ENGINEER
RENEW: 6/30/2020

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- EROSION CONTROL LEGEND**
- = SILT SACK & BIO BAGS
 - = ORANGE SEDIMENT FENCE
 - ⇒ = FLOW DIRECTION
 - - - = EXISTING MINOR CONTOUR
 - — — = EXISTING MAJOR CONTOUR

- DEMOLITION LEGEND**
- (P) CONTRACTOR TO PROTECT AT ALL TIMES.
 - (R) CONTRACTOR TO REMOVE AND DISPOSE OF OFFSITE.
 - (AD) ADJUST TO NEW FINISH GRADE.
 - (S) SAWCUT
 - (RI) UTILITY POLE, GUY WIRE, GUY POLE, & OVERHEAD LINES TO BE RELOCATED. COORDINATE WITH PGE. MAINTAIN POWER TO EXISTING RESIDENCE.



NO.	DATE	DESCRIPTION	BY
1	AUG. 2018		JW

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SCALE, ACCURACY IS NOT GUARANTEED

DSN: JW
 DRN: TN
 CKD: JW



WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3886
 E-mail: westtech@westtech-eng.com

WEST ONE HOMES
 EDGEWATER PUD

**PRE-DEVELOPMENT
 EROSION CONTROL &
 DEMOLITION PLAN**

DRAWING
C3.1

JOB NUMBER
3054.0000.0

YEAR: MONTH:	'18 06	'18 07	'18 08	'18 09	'18 10	'18 11	'18 12	'19 01	'19 02	'19 03	'19 04	'19 05
CLEARING	X	X	X									
EXCAVATION	X	X	X	X								
GRADING	X	X	X	X	X							
CONSTRUCTION	X	X	X	X	X	X	X	X	X	X	X	X
SEDIMENT CONTROLS:												
Silt Fencing	X	X	X	X	X	X	X	X	X	X	X	X
Sediment Traps	X	X	X	X	X	X	X	X	X	X	X	X
Sediment Basins												
Storm Inlet Protection	X	X	X	X	X	X	X	X	X	X	X	X
Drainage Swales												
Check Dams												
Contour Furrows												
Terraing												
Pipe Slope Drains												
Rock Outlet Protection	X	X	X	X	X	X	X	X	X	X	X	X
Gravel Construction Entrance	X	X	X	X	X	X	X	X	X	X	X	X
Grass-lined Channel (Turf Reinforcement Mats)												
Protection of trees with construction fences												
Temporary Seeding and Planting												
Permanent Seeding and Planting												
Other:												

CONTROL MEASURE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
Silt Fencing	X	X	X	X	
Construction Entrance	X	X	X		
Sediment Traps	X	X	X	X	
Storm Inlet Protection	X	X	X	X	
Concrete Washout		X	X	X	
Rock Outlet Protection		X	X	X	
Permanent Seeding and Planting					X

Phase 1: Prior to Ground Disturbance
Phase 2: After Completion of Rough Grading
Phase 3: After Installation of Storm Facilities
Phase 4: After Paving & Construction
Phase 5: After Project Completion and Cleanup

INSPECTION FREQUENCY FOR BMP	
Site Condition	Minimum Frequency
1. Active period	Daily when stormwater runoff, including runoff from snowmelt, is occurring. At least once every 14 days, regardless of whether stormwater runoff is occurring.
2. Prior to the site becoming inactive or in anticipation of site inaccessibility.	Once to ensure that erosion and sediment control measures are in working order. Any necessary maintenance and repair must be made prior to leaving the site.
3. Inactive periods greater than seven (14) consecutive calendar days	Once every month.
4. Periods during which the site is inaccessible due to inclement weather	If practical, inspections must occur daily at a relevant and accessible discharge point or downstream location.
5. Periods during which discharge is unlikely due to frozen conditions	Monthly. Resume monitoring immediately upon melt, or when weather conditions make discharge likely.

BMP Rationale
A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200-C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP, an Action Plan will be submitted.

SOIL TYPE(S): PER NRCS WEB SOIL SURVEY THE SITE SOILS INCLUDE, "ALPHA SILT LOAM, 0 TO 3 PERCENT SLOPES, WOODBURN SILT LOAM, 0 TO 3 PERCENT SLOPES, WOODBURN SILT LOAM, 12 TO 20 PERCENT SLOPES, & WOODBURN SILT LOAM 20 TO 55 PERCENT SLOPES".
EROSION HAZARD: PER NRCS WEB SOIL SURVEY EROSION HAZARD RANGES FROM "SLIGHT" TO "SEVERE".
SITE AREA: 3.89 Ac
DISTURBANCE AREA: 2.6 Ac

SUPPLEMENTAL NOTES:

- Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system, roadways, or violate applicable water quality standards.
- The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the Contractor until all construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.
- All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.
- The Contractor is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the Contractor as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details shown on the drawings. These measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.
- All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.
- Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event.
- All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system. The Contractor shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.
- The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.
- The Contractor shall provide site watering as necessary to prevent wind erosion of fine-grained soils.
- Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt socks, bio-bags, etc. shall be removed by the Contractor within 30 days after permanent landscaping/vegetation is established.
- Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be applied together only at a support post, with a minimum 6-inch overlap, and both ends securely fastened to a post.
- Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain all silt and sediment captured.
- The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- Bio-filter bags shall be clean 100 percent wood product waste. Bags shall be 18-inch x 18-inch x 30-inch, weigh approximately 45 lbs., and be contained in a bag made of 1/2-inch plastic mesh.
- Sediment barriers shall be maintained until the up-slope area has been permanently stabilized. At no time shall more than 10-inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio-filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
- The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
- The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right-of-way or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.
- Temporary grass cover measures must be fully established by Nov 1st, or other cover measures (i.e. erosion control blankets with anchors, 3-inches minimum of straw mulch, 6 mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30th. To establish an adequate grass stand for controlling erosion by Nov. 1st, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.
- Minimum wet weather slope protection. For 3H:1V or steeper slopes use Bon Terra Type C2 or North American Green Type C125 erosion control blanket. Use a minimum of 2-inches straw mulch or North American Green Type S150 for slopes flatter than 3H:1V. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a 6-mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.
- Permanent erosion control vegetation on all embankments and disturbed areas shall be re-established as soon as construction is completed.

- Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by rock walking (i.e. driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.
- When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydrosed and mulch shall be applied with a bonding agent (lockifier). Application rate and methodology to be in accordance with seed supplier recommendations.
- When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 4000 lbs. per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat tractors, etc.). Mulch shall be spread uniformly immediately following seeding.
- When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.
- Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.
- Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F. with 16-16-16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands shall use a non-phosphorous fertilizer.
- Prior to starting construction contractor shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ identifying their names, contact information, training and experience as required in Schedule A.6.b.i-ii of the 1200-C Permit
- Contractor shall submit "Notice of Termination" to DEQ to end the 1200-C permit coverage once all soil disturbance activities have been completed and final stabilization of exposed soils has occurred.

CITY OF NEWBERG REQUIRED STANDARD NOTES

- The implementation of this ESC plan and the construction, maintenance, replacement, and upgrading of the ESC facilities is the responsibility of the applicant/contractor until all construction is completed, approved and vegetation/landscaping is established.
- The ESC Plan, any revisions, and inspection logs shall be kept onsite at all times.
- The ESC measures shown on the plan are the minimum requirements for the project site and shall be upgraded as needed to maintain compliance with all regulations.
- All ESC measures shall be approved, in place, and functional prior to any ground disturbance of the site. Contractor shall maintain all ESC measures throughout construction.
- Clearing limits, critical riparian areas, buffer zones, and preserved vegetation (including important trees and associated critical root zones) shall have high visibility fence installed before grading or construction to identify, mark, and protect the areas.
- Construction activities will avoid or minimize any excavation or other soil destabilization from October 1st to May 31st of the following year.
- Temporary site stabilization measures will be installed at the end of the shift before a holiday or weekend or at the end of each workday if rain is forecast in the next 24 hours.
- Sediment controls must be installed and maintained along the site perimeter on all down-gradient sides of the construction site and at all active and operational internal stormdrains at all times during construction.
- Dry methods must be used to remove sediment and concrete sweepings from areas where discharge is likely to the storm drains, streets, watercourses, or sensitive areas.
- All dirt and debris tracked onto streets must be removed immediately if it can be spread by traffic or otherwise reach storm drains, watercourses, or sensitive areas.
- Sediment discharged offsite must be placed back onsite within 24 hours and stabilized. In-stream work shall be performed in accordance with the procedures and timeframes of the Oregon Department of State Lands.
- No sediment-laden water may be pumped, diverted, or otherwise discharged offsite unless approved by the ESC Plan.
- Sediment must be removed when it has reached the level specified in the standard areas.
- Sediment must be removed from sumped structures when the sediment retention capacity has been reduced by 1/3rd and within 30 days of project completion.
- When removing saturated soils from the site, either watertight trucks must be used or loads must be drained onsite until dripping has been reduced to minimize spillage.
- Erosion control measures will be inspected on active sites at least weekly or after precipitation in excess of 0.5 inches in 24 hours. If a site will be inactive more than fourteen (14) days, erosion control measures will be inspected prior to the inactive period and every two (2) weeks during the inactive period.
- All construction sites must follow proper storage, application, and disposal procedures of construction materials. No dumping or disposal of construction debris, waste, or spoil material will occur in any stream, stormwater system, wetlands, surface waters, or other watercourses or sensitive areas.
- Written spill prevention and response procedures are required for all sites.
- Toxic and hazardous materials must have cover and secondary containment.
- Concrete trucks shall not discharge washwater where it is likely to flow into storm drains, streets, watercourses, or sensitive areas.
- Paving activities shall be minimized between October 1st and May 31st of the following year to avoid potential discharge of paving chemicals into the storm drains, streets, watercourses, or sensitive areas.
- All ESC measures shall be removed from the site 30 days after construction is completed and approved by the City.

PROJECT LOCATION:

112 N SPRINGBROOK RD
NEWBERG, OREGON 97132
LATITUDE = 45°18'03" LONGITUDE = 122°56'48"

PROPERTY DESCRIPTION:

TAX LOT 700 LOCATED IN THE
NW 1/4 OF NW 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL
COUNTY, OREGON

ATTENTION EXCAVATORS:

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 FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

DEVELOPER

WEST ONE HOMES INC.
P.O. BOX 2938
OREGON CITY, OR 97045

PLANNING / ENGINEERING / SURVEYING FIRM

WESTECH ENGINEERING
CONTACT: JOSH WELLS
3841 FAIRVIEW INDUSTRIAL DRIVE S.E., SUITE 100
SALEM, OR 97302
PHONE: 503-585-2474
FAX: 503-585-3986

NARRATIVE DESCRIPTIONS

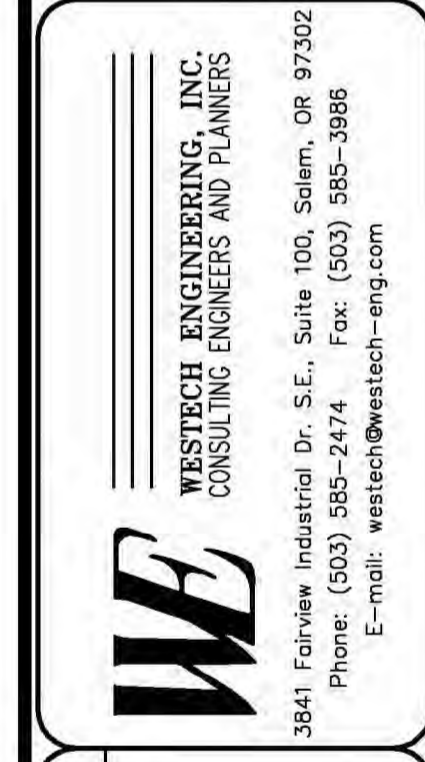
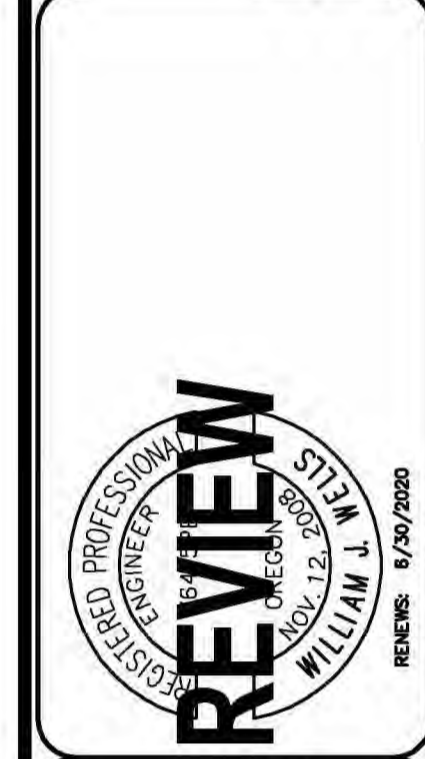
EXISTING SITE CONDITIONS

* EXISTING HOME, GRAVEL DRIVEWAY, GRASS, & WOODS.

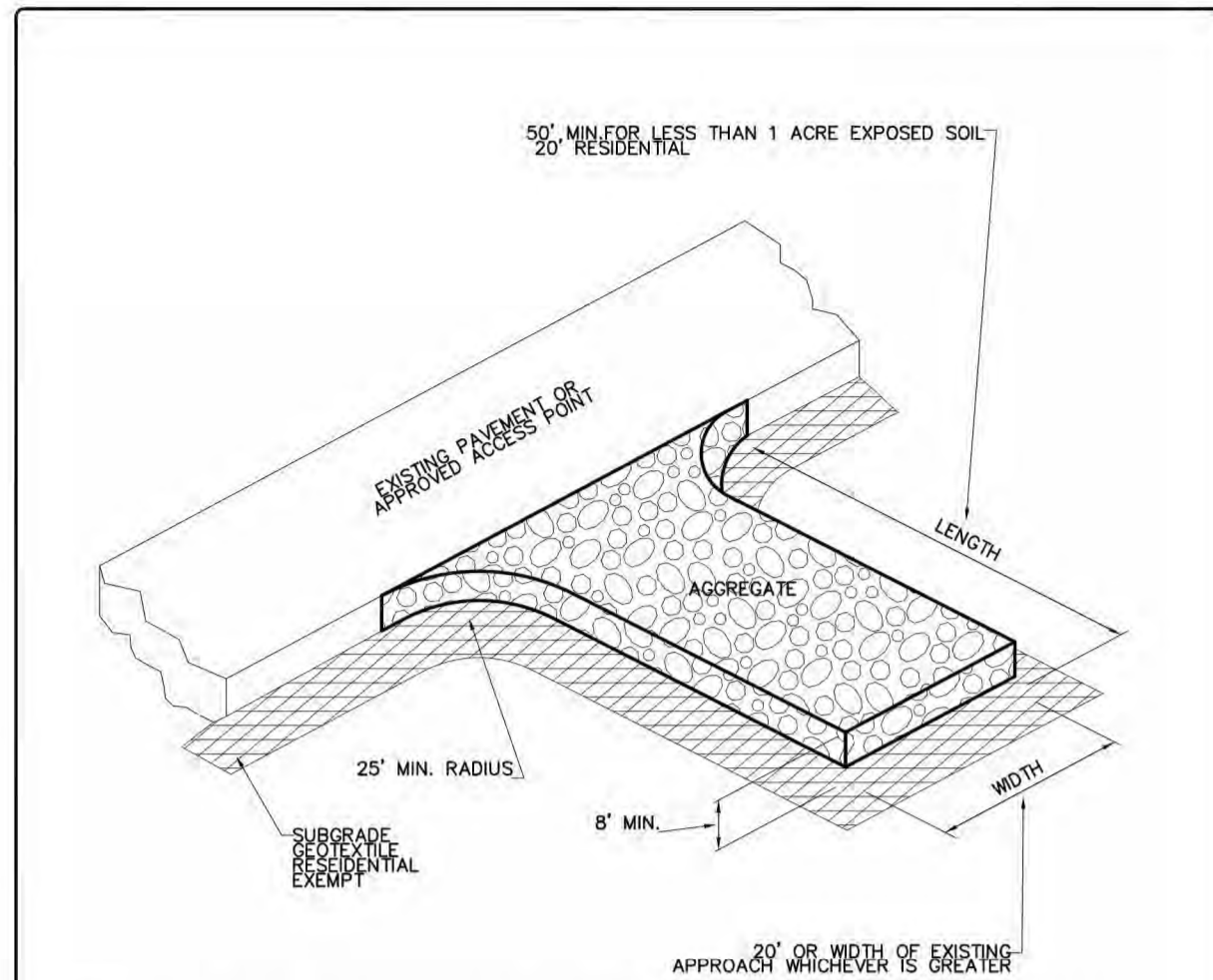
DEVELOPED CONDITIONS

* 20-LOT PUD SUBDIVISION AND ASSOCIATED IMPROVEMENTS.

NO.	DATE	DESCRIPTION	BY
1	AUG. 2018		



WEST ONE HOMES
EDGEWATER PUD
EROSION CONTROL NOTES & TABLE
DRAWING
C3.3
JOB NUMBER
3054.0000.0



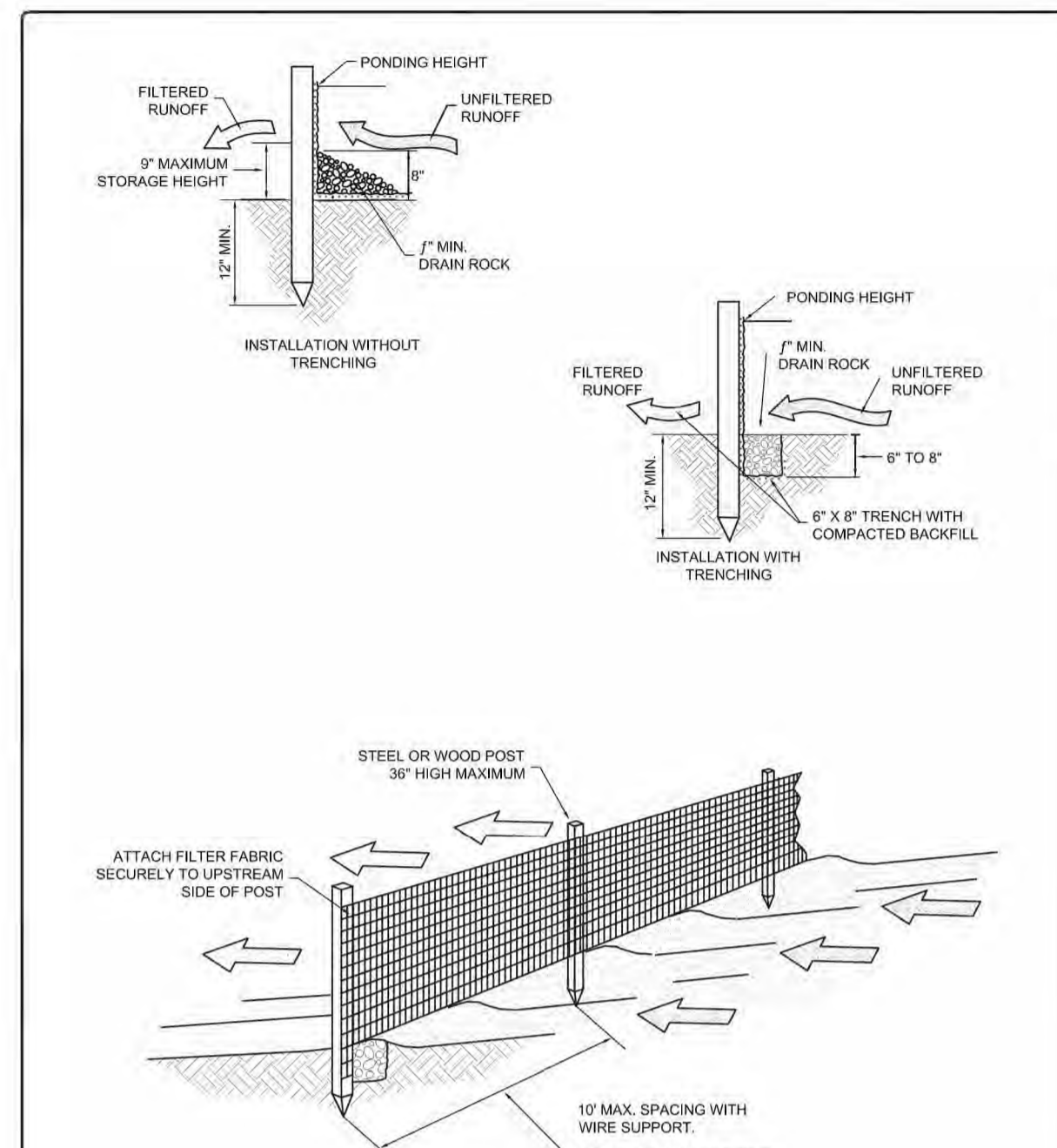
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. WHERE RUNOFF CONTAINING SEDIMENT-LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
 5. DIMENSIONS:
 - SINGLE FAMILY AND DUPLEX: 20' LONG BY 20' WIDE, 8" DEEP OF 3/4" MINUS CLEAN ROCK.
 - COMMERCIAL: 50' LONG BY 20' WIDE, 3-6" DEEP CLEAN ROCK.
 - GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

City of Newberg
 PUBLIC WORKS ENGINEERING DIVISION
 44 E. FIRST STREET NEWBERG, OR 97132
 PHONE: 503-537-1540 FAX: 503-537-1577

REVISIONS:

CONSTRUCTION ENTRANCE

SCALE: N.T.S.
 DATE: May 2007
 APPROVED BY: D. DANICIC
 STANDARD DRAWING: 601

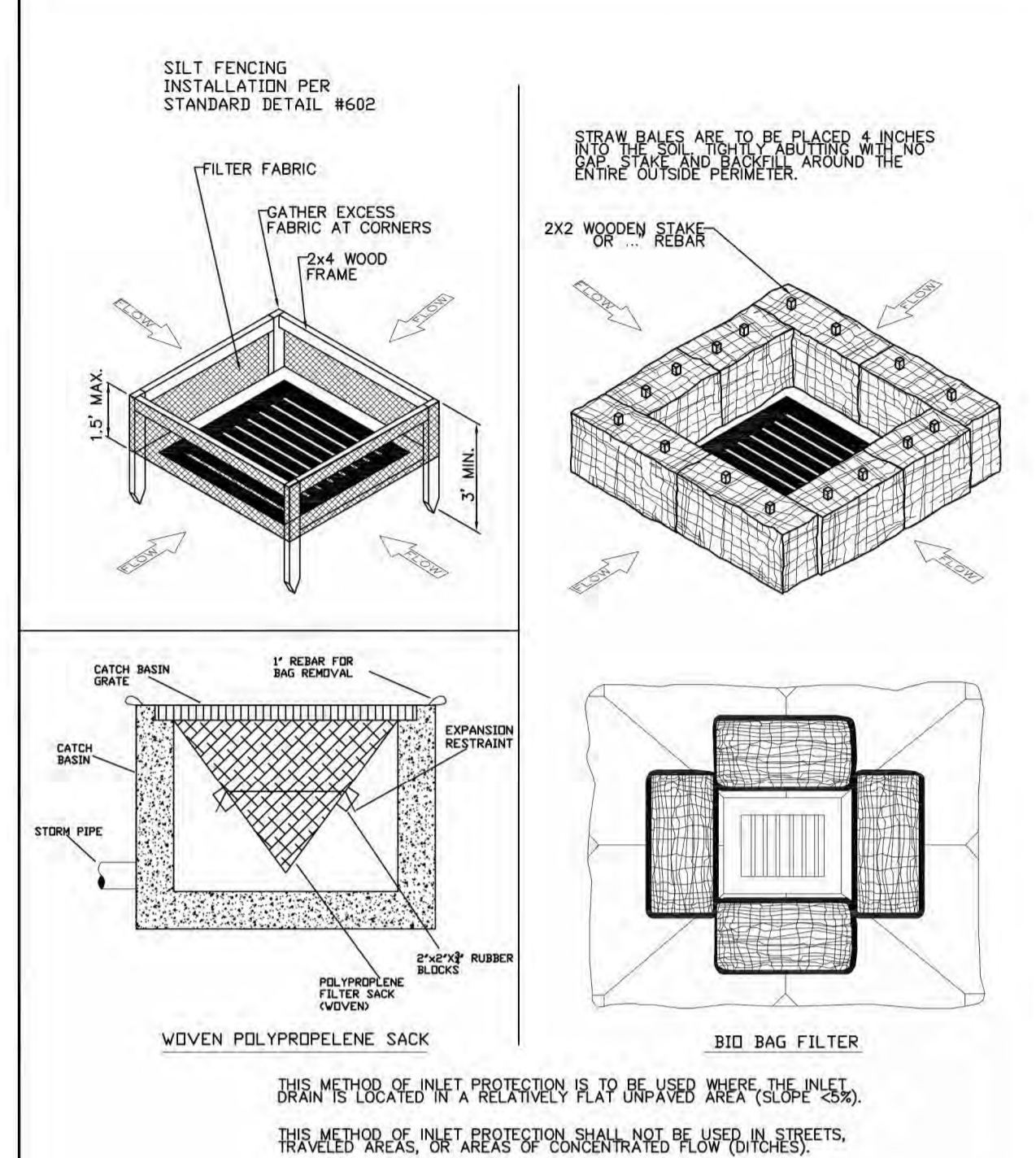


City of Newberg
 PUBLIC WORKS ENGINEERING DIVISION
 44 E. FIRST STREET NEWBERG, OR 97132
 PHONE: 503-537-1540 FAX: 503-537-1577

REVISIONS:

SILT FENCE

SCALE: N.T.S.
 DATE: MAY 2007
 APPROVED BY: D. DANICIC
 STANDARD DRAWING: 602

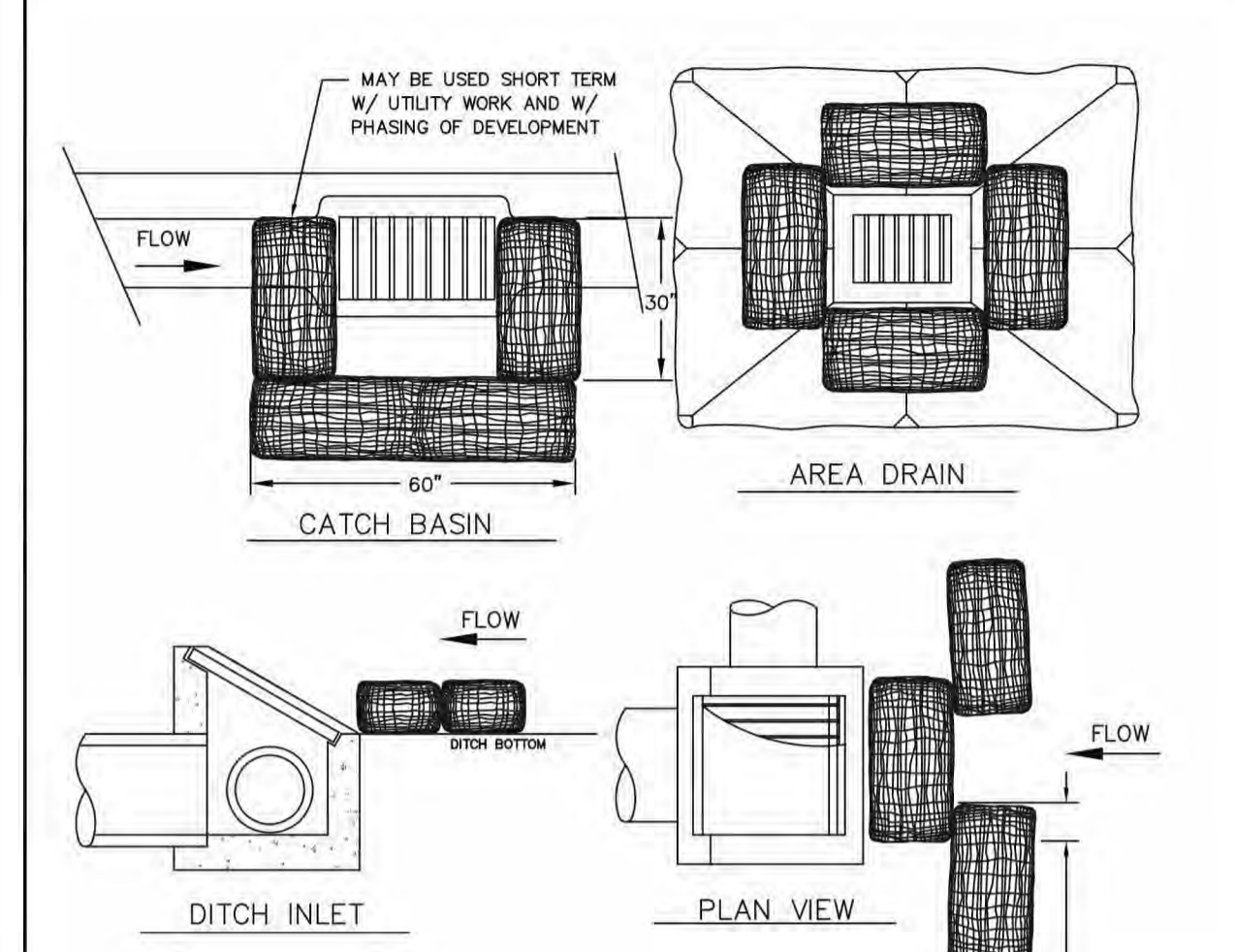


City of Newberg
 PUBLIC WORKS ENGINEERING DIVISION
 44 E. FIRST STREET NEWBERG, OR 97132
 PHONE: 503-537-1540 FAX: 503-537-1577

REVISIONS: 12/10/2013

FIELD DRAIN INLET PROTECTION

SCALE: N.T.S.
 DATE: 12/10/2013
 APPROVED BY: PAUL CHIU
 STANDARD DRAWING: 604

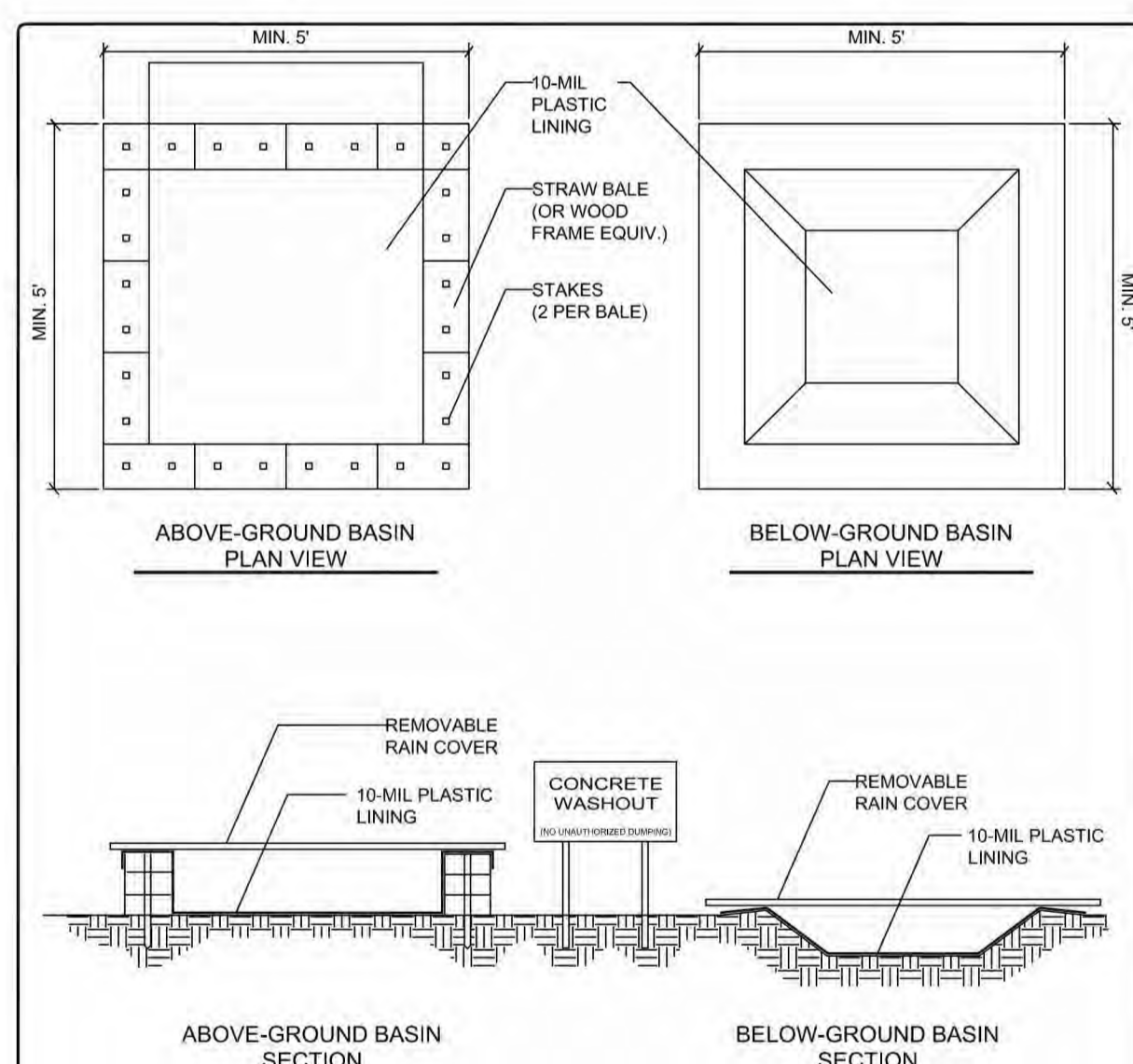


City of Newberg
 PUBLIC WORKS ENGINEERING DIVISION
 44 E. FIRST STREET NEWBERG, OR 97132
 PHONE: 503-537-1540 FAX: 503-537-1577

REVISIONS:

INLET PROTECTION

SCALE: N.T.S.
 DATE: 04/04/2009
 APPROVED BY: PAUL CHIU
 STANDARD DRAWING: 605

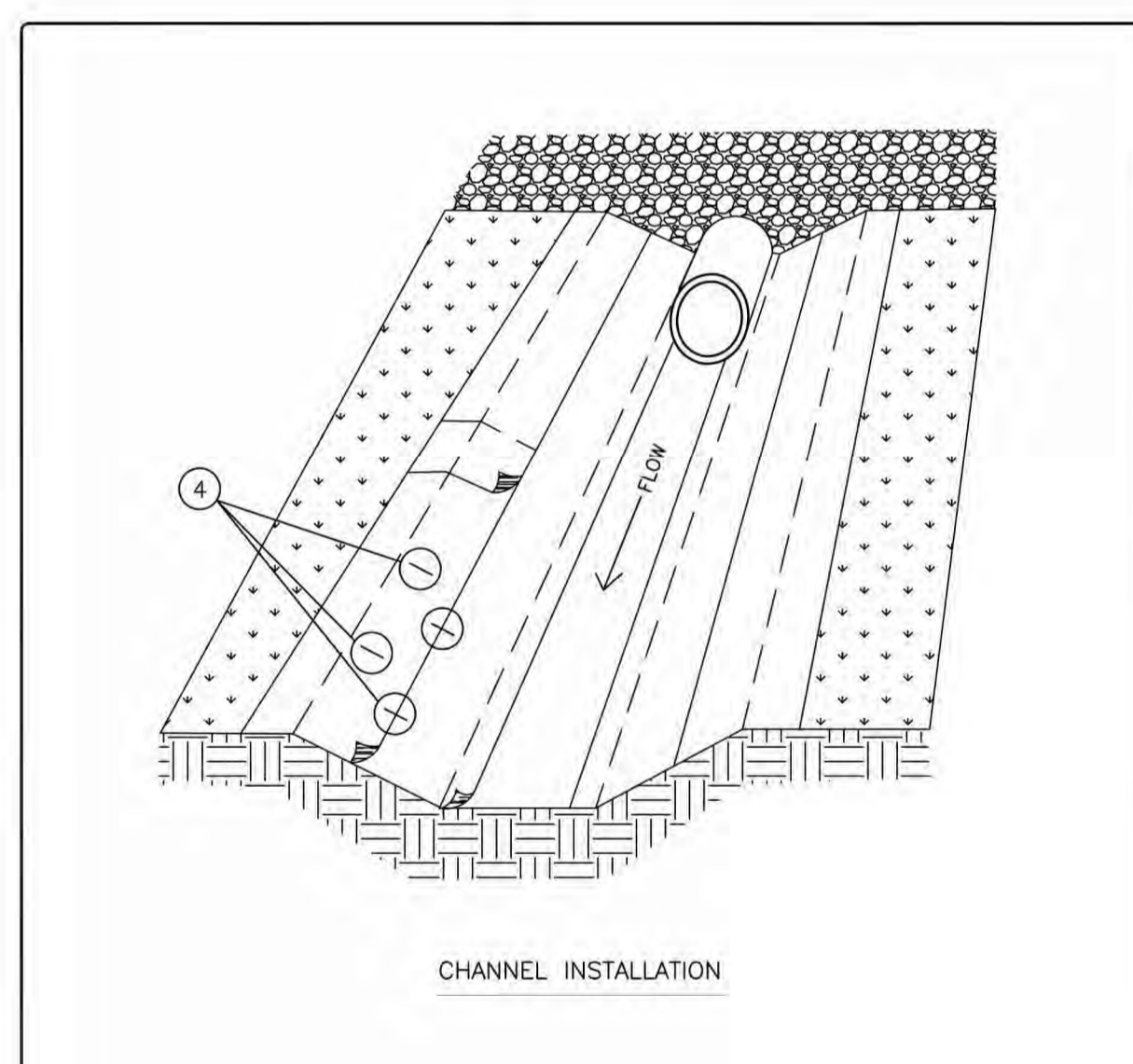


City of Newberg
 PUBLIC WORKS ENGINEERING DIVISION
 44 E. FIRST STREET NEWBERG, OR 97132
 PHONE: 503-537-1540 FAX: 503-537-1577

REVISIONS: NA

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.
 DATE: 01/10/2014
 APPROVED BY: [Signature]
 STANDARD DRAWING: 607

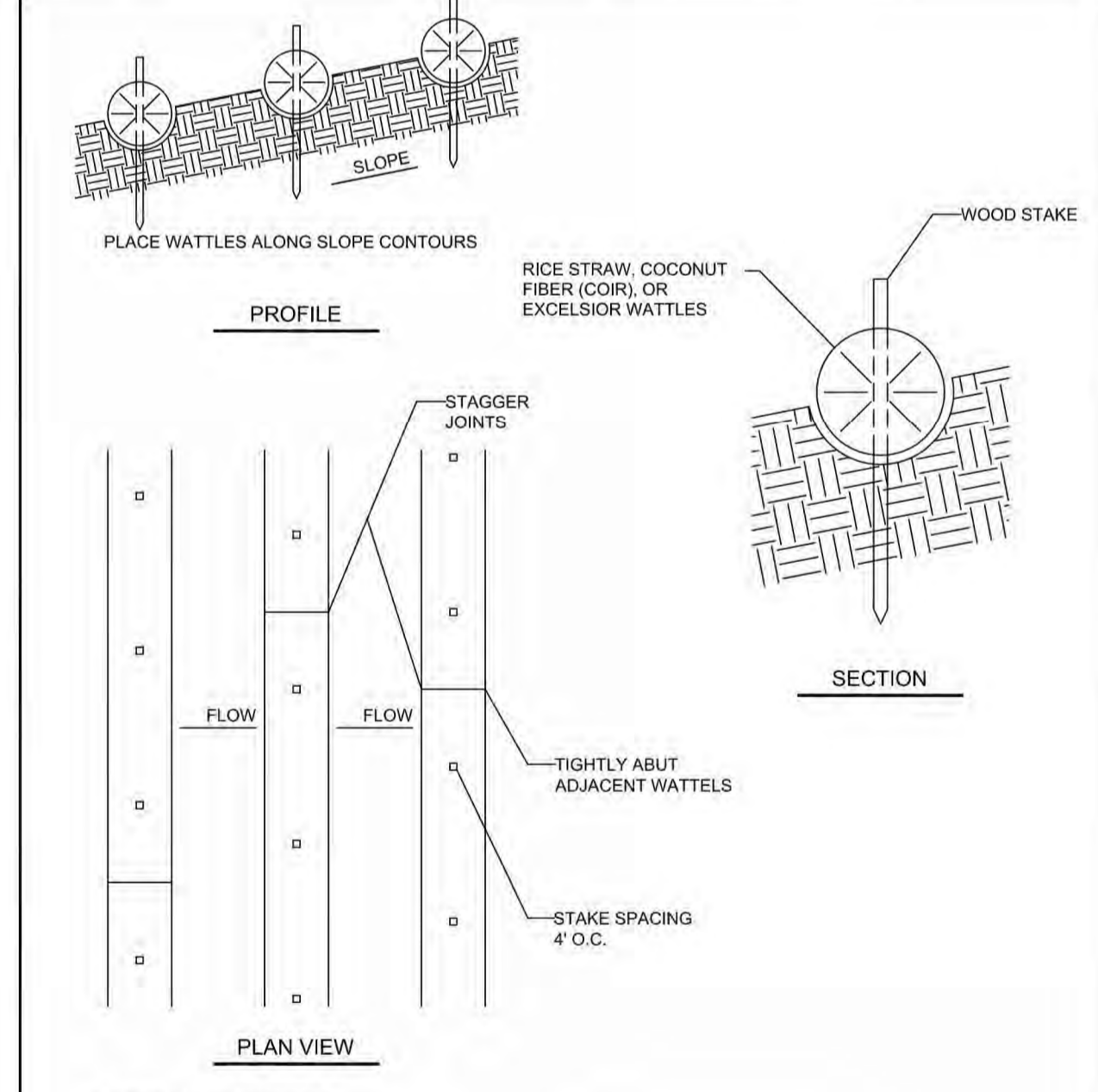


City of Newberg
 PUBLIC WORKS ENGINEERING DIVISION
 44 E. FIRST STREET NEWBERG, OR 97132
 PHONE: 503-537-1540 FAX: 503-537-1577

REVISIONS: NA

MATting TRENCH INSTALLATION

SCALE: N.T.S.
 DATE: 01/10/2014
 APPROVED BY: [Signature]
 STANDARD DRAWING: 609



City of Newberg
 PUBLIC WORKS ENGINEERING DIVISION
 44 E. FIRST STREET NEWBERG, OR 97132
 PHONE: 503-537-1540 FAX: 503-537-1577

REVISIONS: NA

WATTLES/STRAW BALE

SCALE: N.T.S.
 DATE: 01/10/2014
 APPROVED BY: [Signature]
 STANDARD DRAWING: 611

TABLE 3-12 BARRIER SPACING FOR GENERAL APPLICATION

1/2 SLOPE	SLOPE	MAX SPACING ON SLOPE
<10%	<1:1	300 ft
10-15%	1 1/2 to 1	150 ft
15-20%	2 to 1	100 ft
20-30%	3 to 1	50 ft
30-50%	4 to 1	25 ft

- NOTES:
1. STAKING SPECIFICATIONS:
 - A. 1"x2" WOODEN STAKES.
 - B. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES ON STEEP SLOPES OR HIGHLY EROSION SOILS.
 2. SPACING IN ACCORDANCE WITH TABLE 3-12.

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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALE, ACCURACY 0

DSN: JW
 DRN: TN
 CKD: JW

NO. 1
 DATE: AUG. 2018

DESCRIPTION: EROSION CONTROL DETAILS
 REVISIONS:

PROFESSIONAL REVIEW
 WILLIAM J. METS
 REGISTERED PROFESSIONAL ENGINEER
 OREGON REG. NO. 12058
 6/30/2020

WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westech@westech-eng.com

WEST ONE HOMES
 EDGEWATER PUD

EROSION CONTROL DETAILS

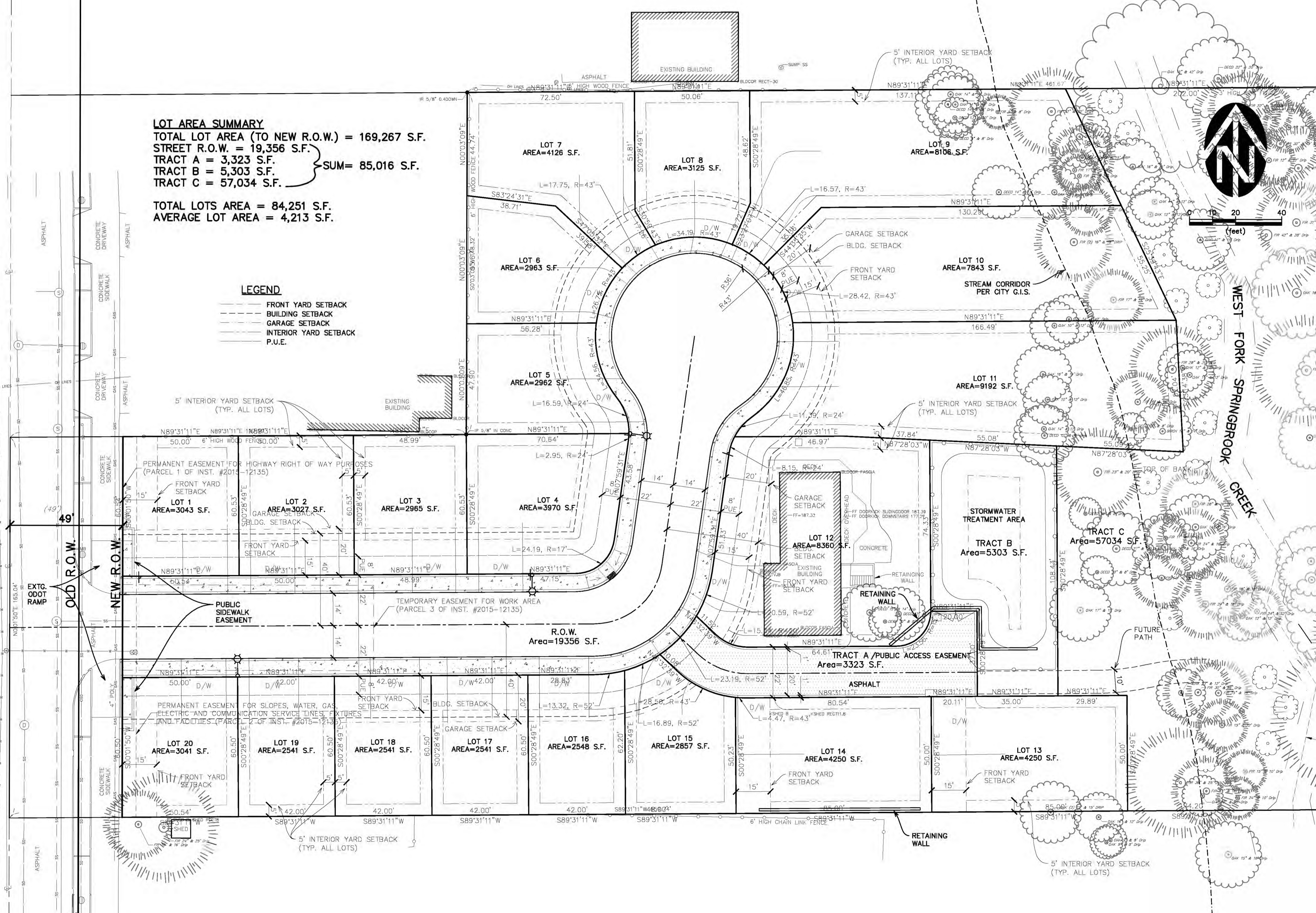
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 JOB NUMBER 3054.0000.0

LOT AREA SUMMARY
 TOTAL LOT AREA (TO NEW R.O.W.) = 169,267 S.F.
 STREET R.O.W. = 19,356 S.F.
 TRACT A = 3,323 S.F.
 TRACT B = 5,303 S.F.
 TRACT C = 57,034 S.F.
 SUM= 85,016 S.F.

TOTAL LOTS AREA = 84,251 S.F.
 AVERAGE LOT AREA = 4,213 S.F.

LEGEND

- FRONT YARD SETBACK
- BUILDING SETBACK
- GARAGE SETBACK
- INTERIOR YARD SETBACK
- P.U.E.



VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCORDINGLY	DATE: AUG. 2018
DSN. JW	NO. 1
DRN. TN	DATE
CKD. JW	DESCRIPTION
BY	REVISIONS

REVIEW

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. WILSON, P.E.
 No. 12,000, State of Oregon
 License No. 12,000, State of Oregon
 License No. 12,000, State of Oregon

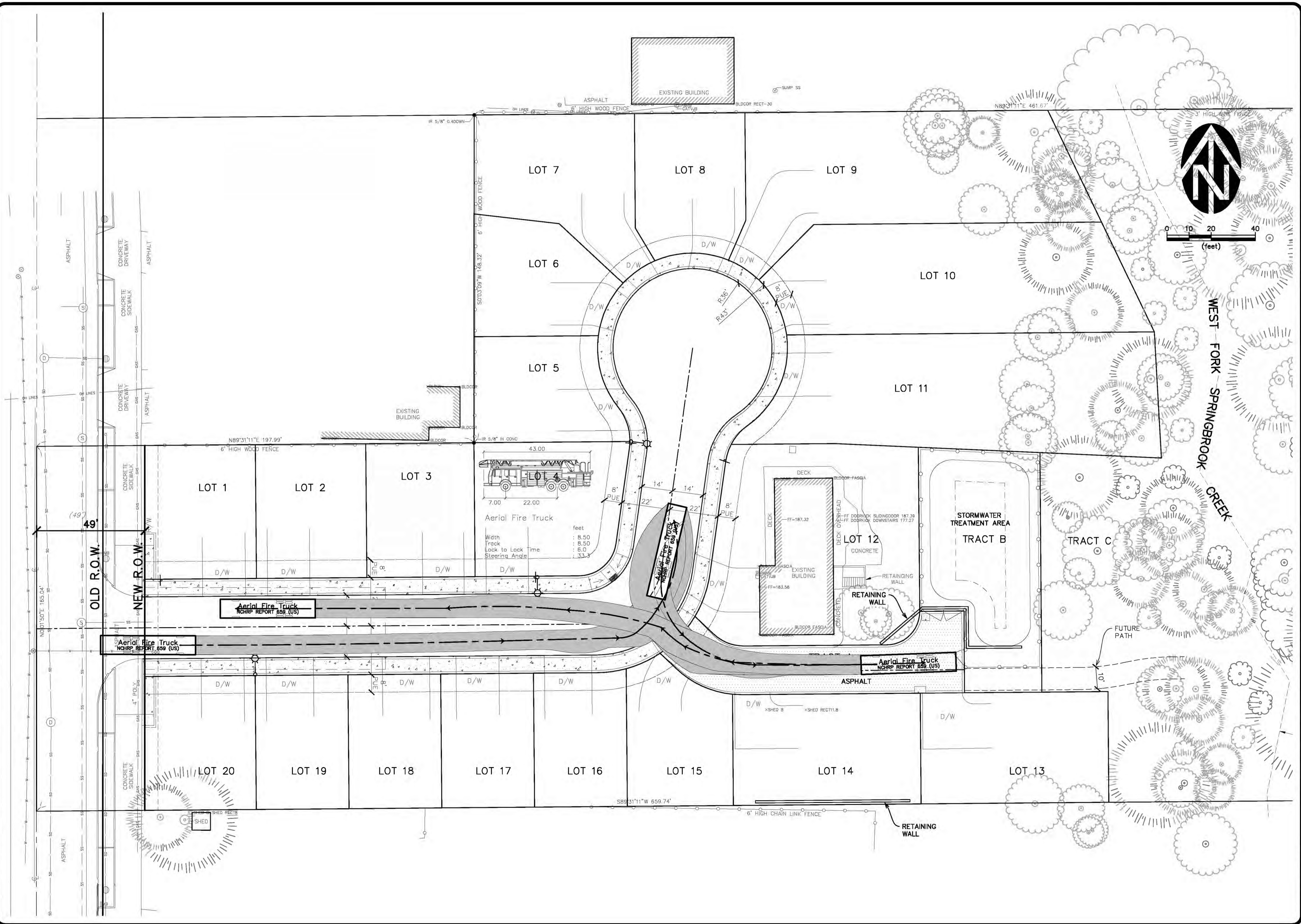
WEST ONE HOMES
 EDGEWATER PUD
**OVERALL PUD
 SITE DIMENSION PLAN**

DRAWING
C4.0
 JOB NUMBER
3054.0000.0

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3941 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

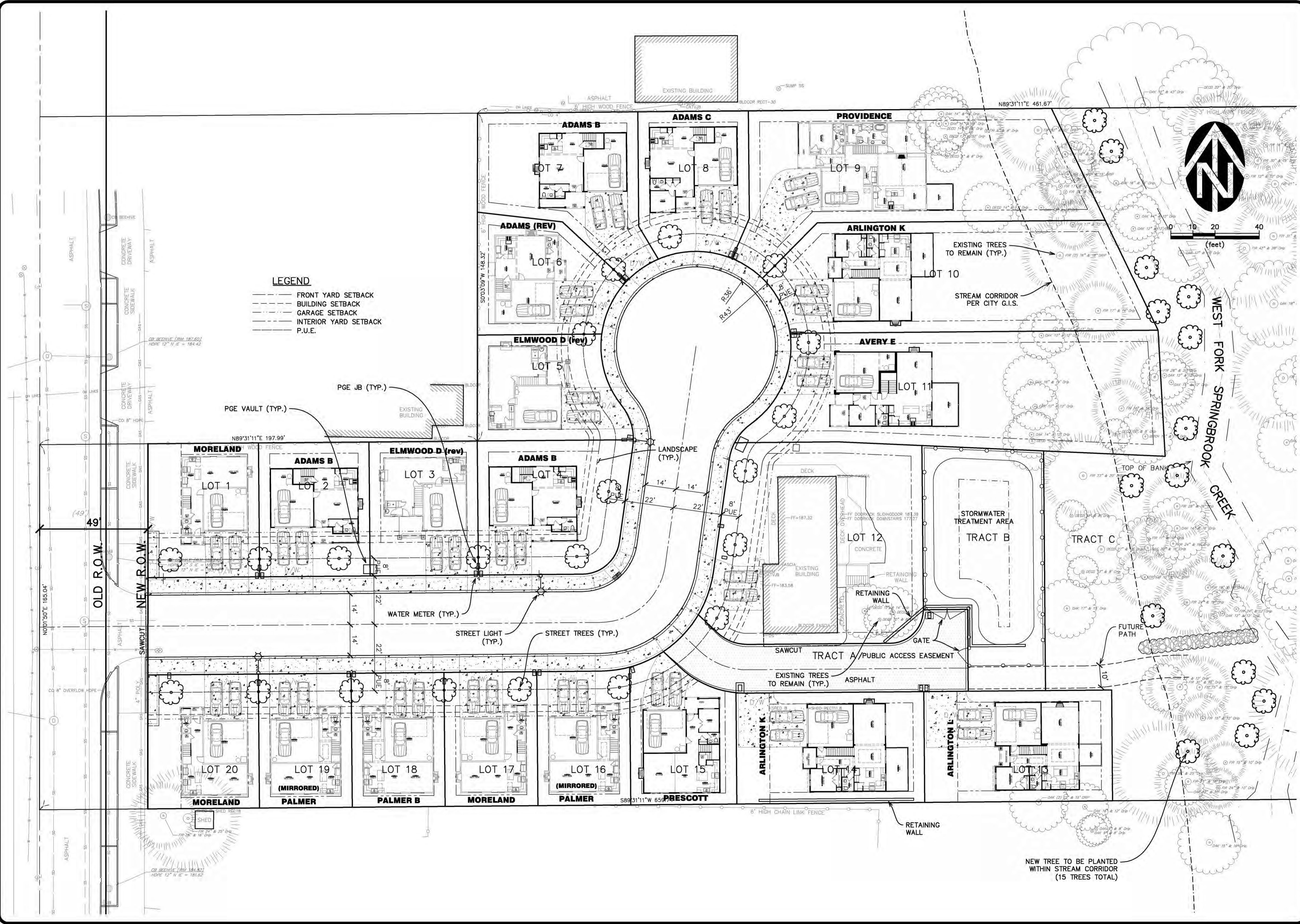
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<p>WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS</p>		<p>WESTTECH ENGINEERING, INC. 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3886 E-mail: westtech@westtech-eng.com</p>		<p>WEST ONE HOMES EDGEWATER PUD</p>	
<p>REVIEW PROFESSIONAL SEAL WILLIAM J. J. WELLS REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 12063 REVIEW DATE: 6/29/2020</p>		<p>FIRE ACCESS PLAN</p>		<p>DRAWING C4.1</p>	
<p>WEST ONE HOMES EDGEWATER PUD</p>		<p>FIRE ACCESS PLAN</p>		<p>JOB NUMBER 3054.0000.0</p>	

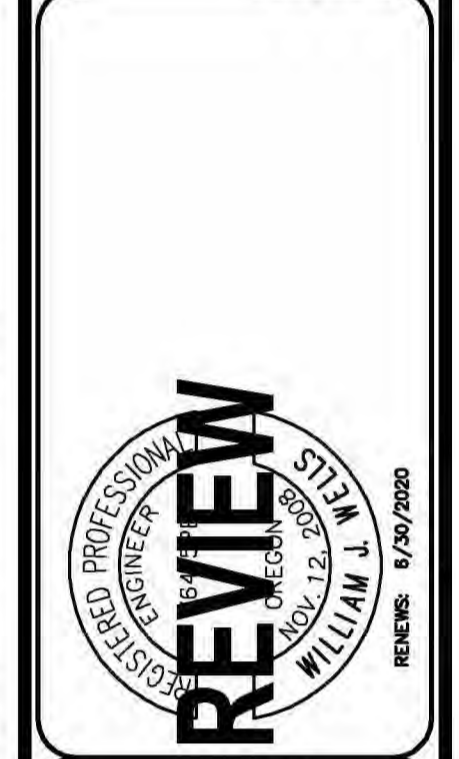
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NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
 DRN. TN
 CKD. JW
 DATE: AUG. 2018



WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

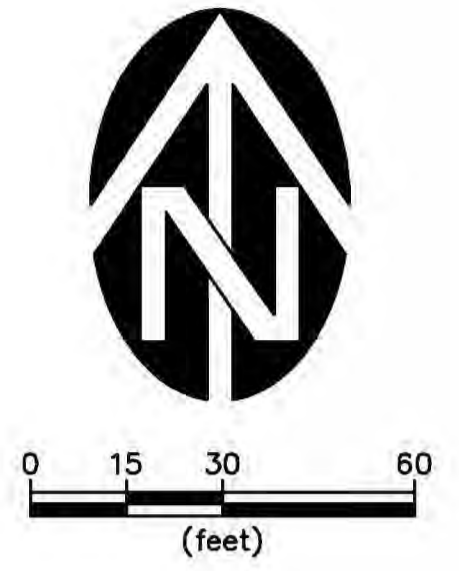
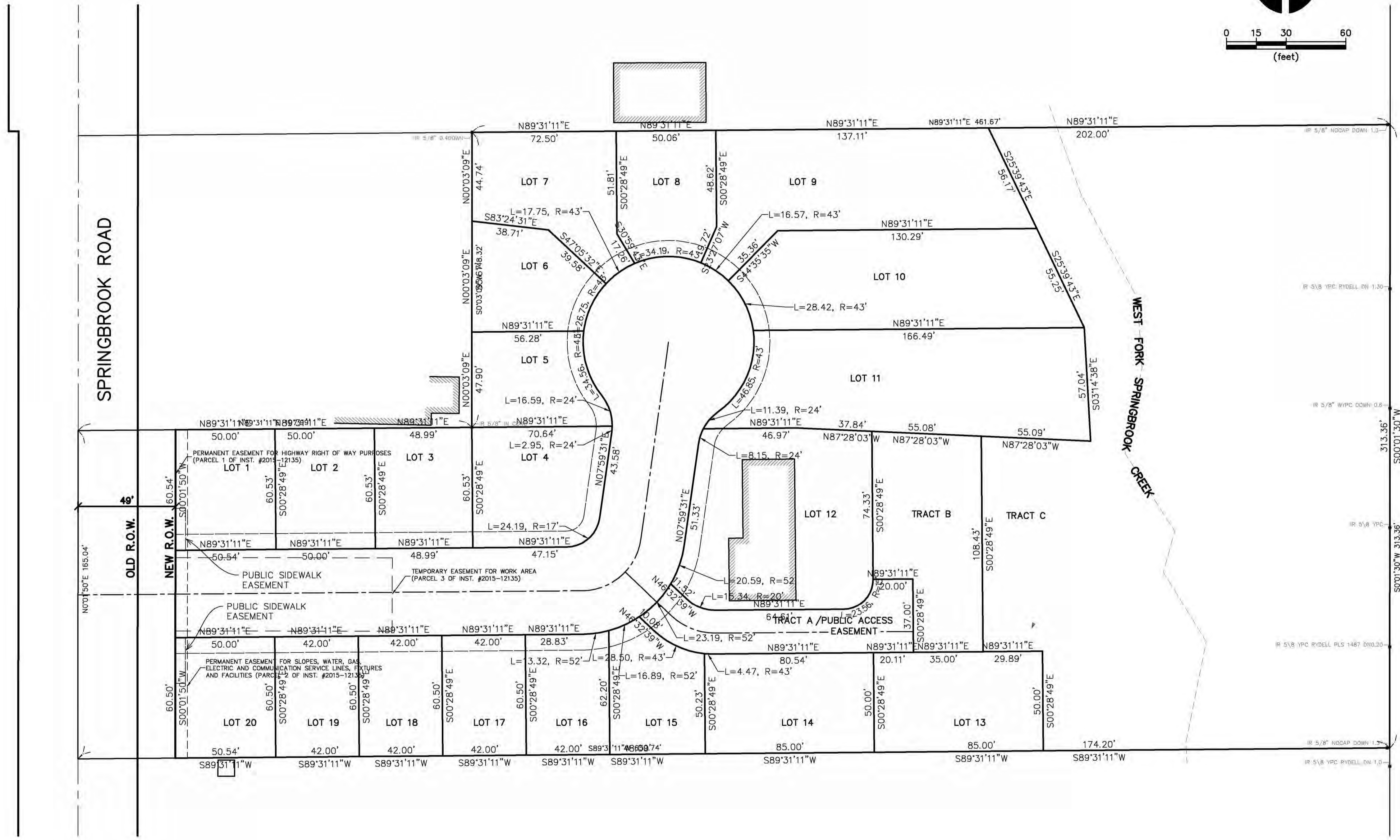
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westech@westech-eng.com

WEST ONE HOMES
 EDGEWATER PUD

OVERALL PUD PLAN

DRAWING
C4.2

JOB NUMBER
3054.0000.0



NO.	DATE	DESCRIPTION	BY
1	AUG. 2018		JW

VERIFIED SCALE
 1" = 30' (feet)
 0 15 30 60

REGISTERED PROFESSIONAL ENGINEER
REVIEW
 WILLIAM J. WELLS
 OREGON REG. NO. 12,205
 EXPIRES 12/31/2020
 RENEWS 6/30/2020

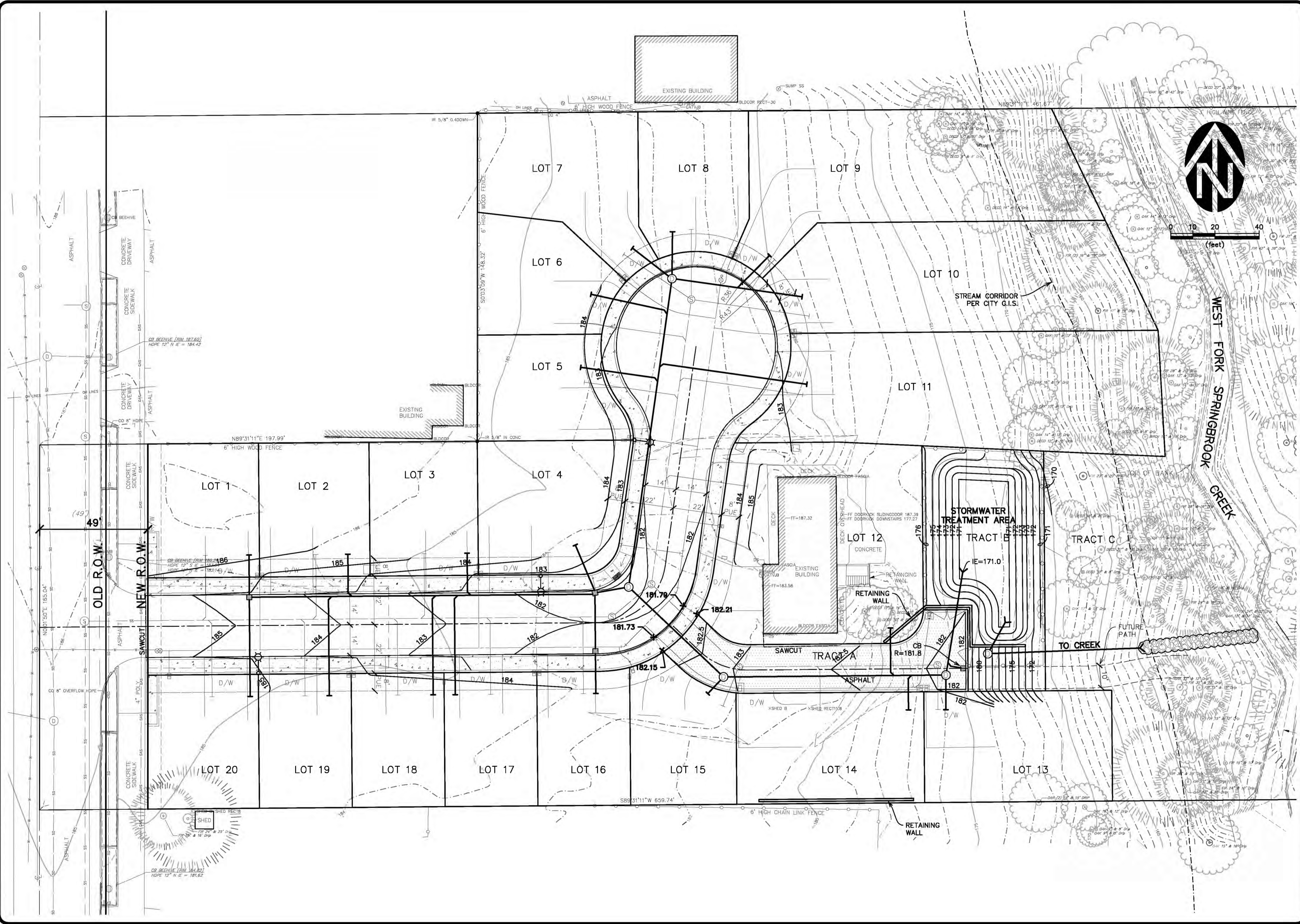
WE
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

WEST ONE HOMES
 EDGEWATER PUD
PRELIMINARY PLAT MAP

DRAWING
C5.0
 JOB NUMBER
3054.0000.0

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0 10 20 40
 (feet)

NO.	DATE	DESCRIPTION	BY
1	AUG. 2018		

VERIFY SCALE
 THIS IS ONE INCH ON
 ORIGINAL DRAWING
 IF NOT ONE INCH ON
 THIS SCALE, VERIFY
 SCALES ACCURACIES

DSN. JW
 DRN. TN
 CKD. JW
 DATE: AUG. 2018

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3886
 E-mail: westtech@westtech-eng.com

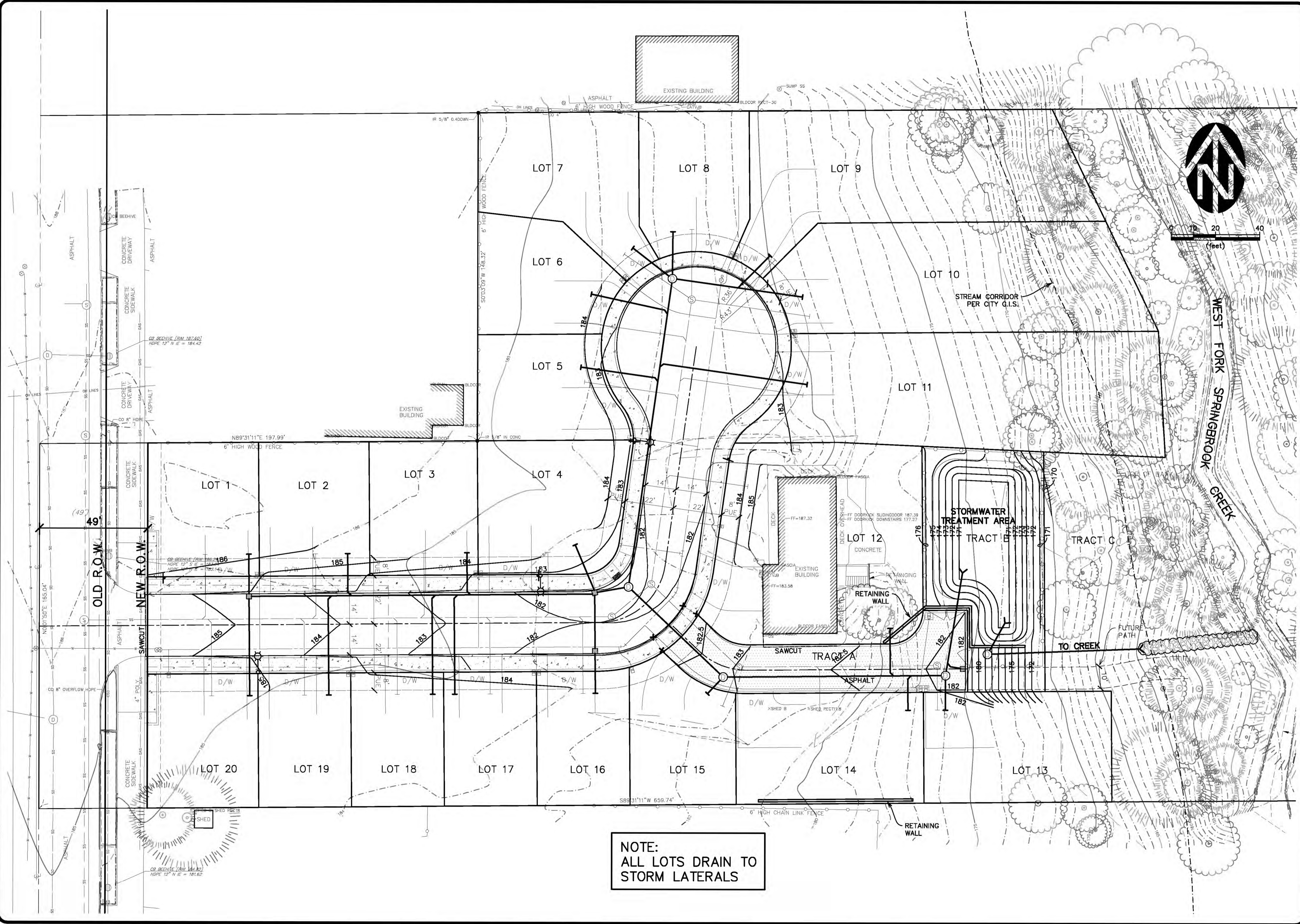
WEST ONE HOMES
 EDGEWATER PUD

OVERALL GRADING
 & DRAINAGE PLAN

DRAWING
 C6.0

JOB NUMBER
 3054.0000.0

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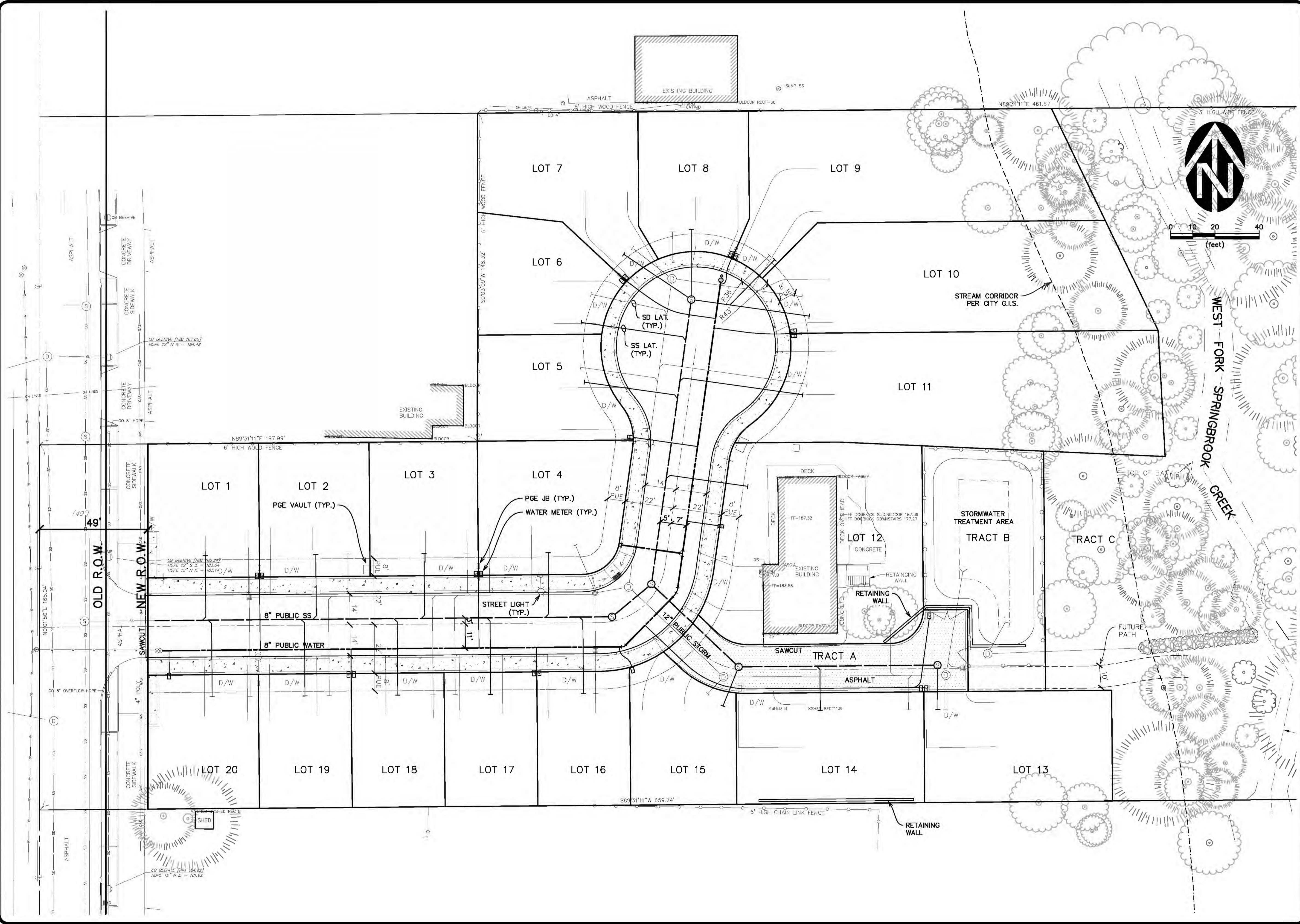


NOTE:
 ALL LOTS DRAIN TO
 STORM LATERALS



WEST ONE HOMES EDGEWATER PUD		DRAWING C6.1	
STORMWATER MANAGEMENT PLAN		JOB NUMBER 3054.0000.0	
 WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westech@westech-eng.com		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCORDING TO THE DRAWING	
DSN.	JW	DRN.	TJ
CKD.	JW	NO.	1
DATE:	AUG. 2018	DESCRIPTION:	REVISIONS
		DATE: AUG. 2018 REVIEWED: 6/29/2020	

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VERIFY SCALE BASE IS ONE INCH ON ORIGINAL DRAWING	1"
IF NOT ONE INCH ON ORIGINAL DRAWING	0
DSN.	JW
DRN.	TN
CKD.	JW
DATE	AUG. 2018
NO.	1
DESCRIPTION	
REVISIONS	
BY	



WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3886
 E-mail: westtech@westtech-eng.com

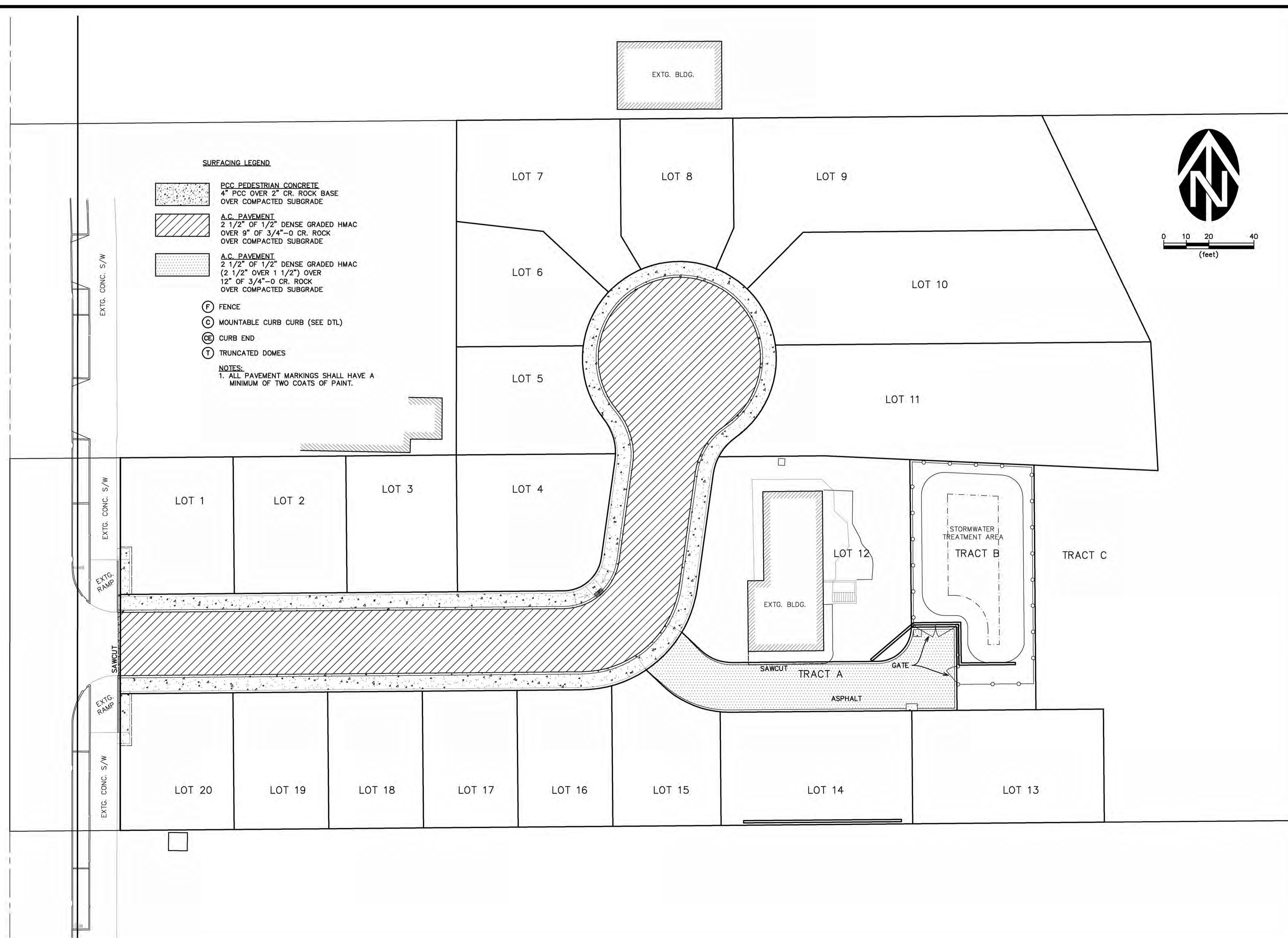
WEST ONE HOMES
 EDGEWATER PUD

OVERALL UTILITY PLAN



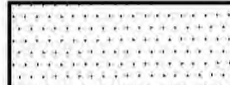
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C7.0

JOB NUMBER
3054.0000.0

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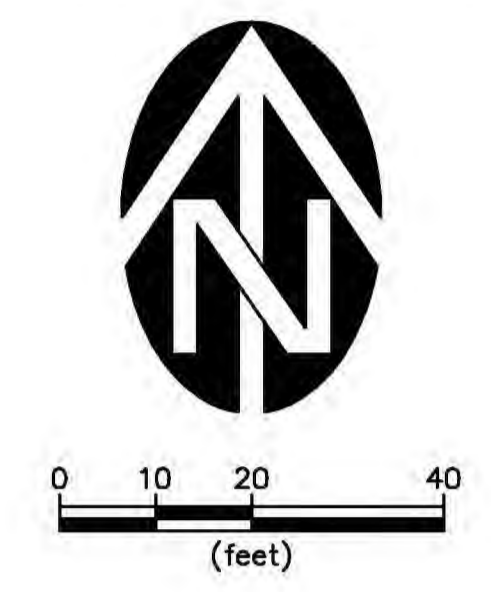


SURFACING LEGEND

-  **PCC PEDESTRIAN CONCRETE**
4" PCC OVER 2" CR. ROCK BASE
OVER COMPACTED SUBGRADE
-  **A.C. PAVEMENT**
2 1/2" OF 1/2" DENSE GRADED HMAC
OVER 9" OF 3/4"-0 CR. ROCK
OVER COMPACTED SUBGRADE
-  **A.C. PAVEMENT**
2 1/2" OF 1/2" DENSE GRADED HMAC
(2 1/2" OVER 1 1/2") OVER
12" OF 3/4"-0 CR. ROCK
OVER COMPACTED SUBGRADE

- (F)** FENCE
- (C)** MOUNTABLE CURB CURB (SEE DTL)
- (CE)** CURB END
- (T)** TRUNCATED DOMES

NOTES:
 1. ALL PAVEMENT MARKINGS SHALL HAVE A
 MINIMUM OF TWO COATS OF PAINT.



NO.	DATE	DESCRIPTION	BY
1	JW		
	TN		
	JW		

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
 DRN. TN
 CKD. JW
 DATE: AUG. 2018



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 CONSULTING ENGINEERS AND PLANNERS

WE

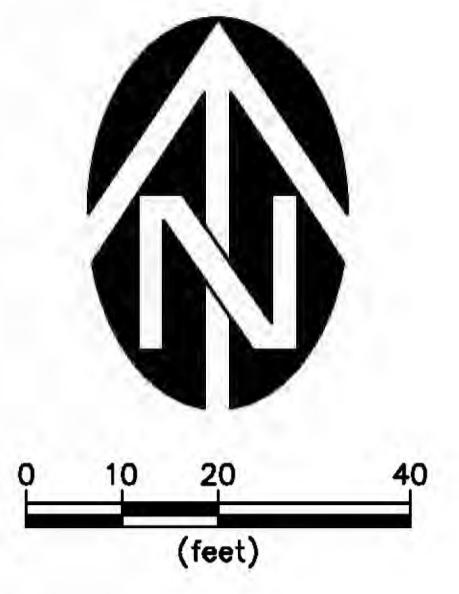
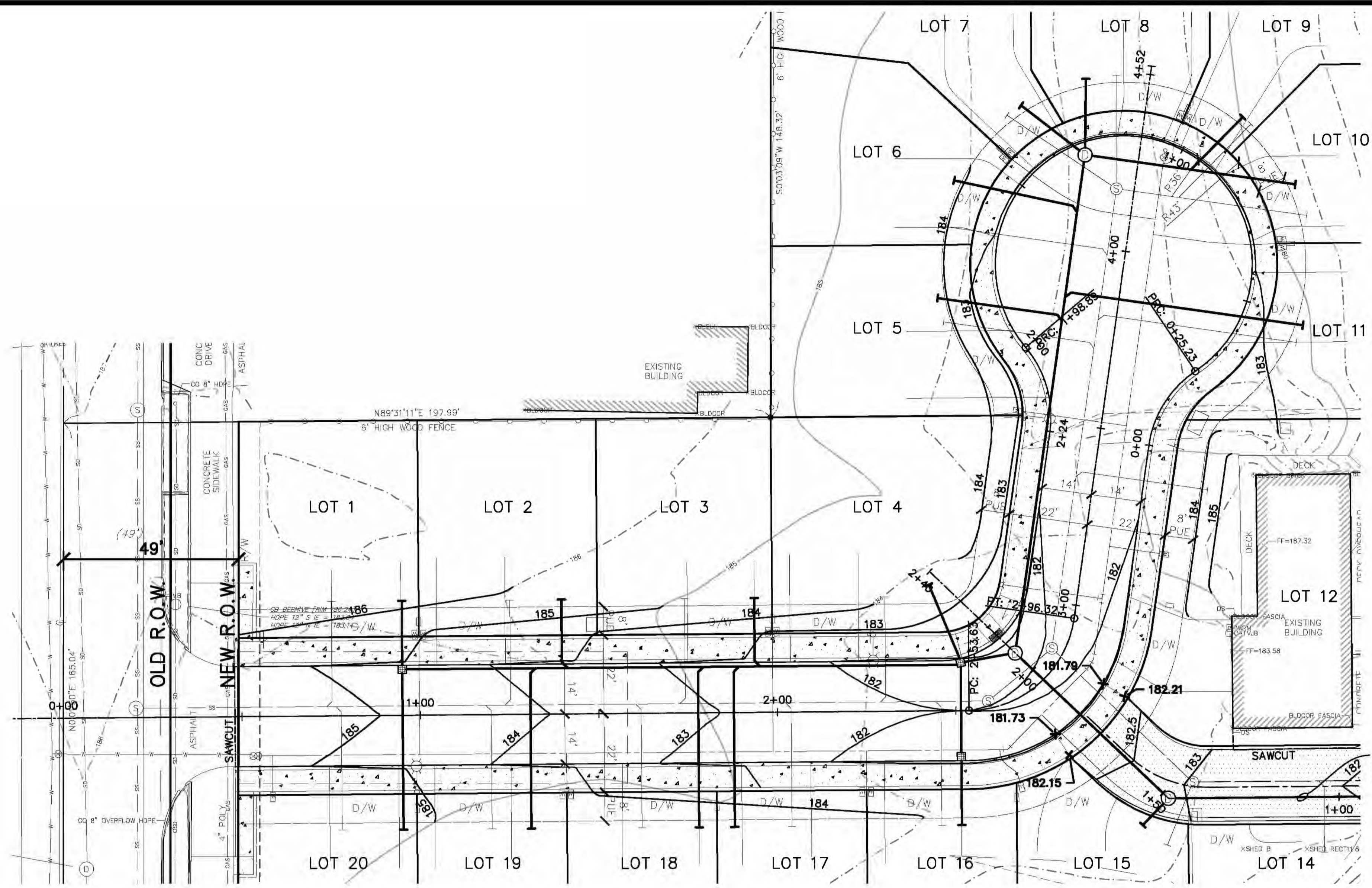
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

WEST ONE HOMES
 EDGEWATER PUD

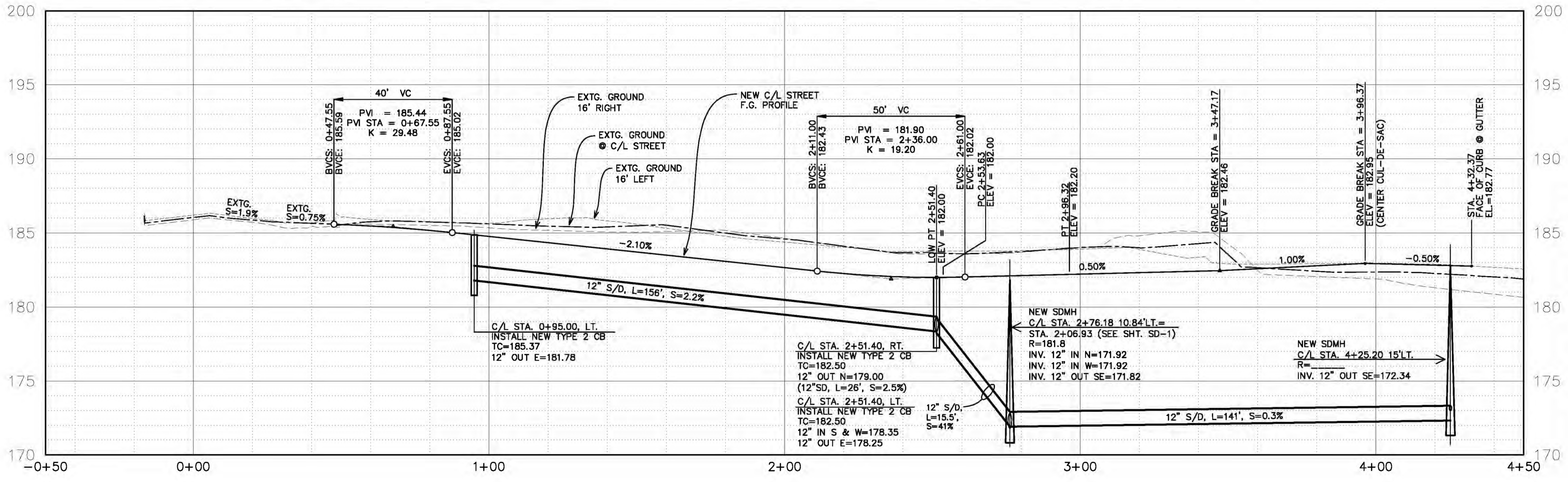
OVERALL SURFACING PLAN

DRAWING
C8.0

JOB NUMBER
3054.0000.0



SEE SHEET SD-1
FOR STORM DRAIN
PLAN & PROFILE



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NO.	DATE	DESCRIPTION	BY
1	AUG. 2018		

VERIFY SCALE
BASE IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
SCALE, ACCURACY

DSN. JW
DRN. TN
CKD. JW

DATE: AUG. 2018

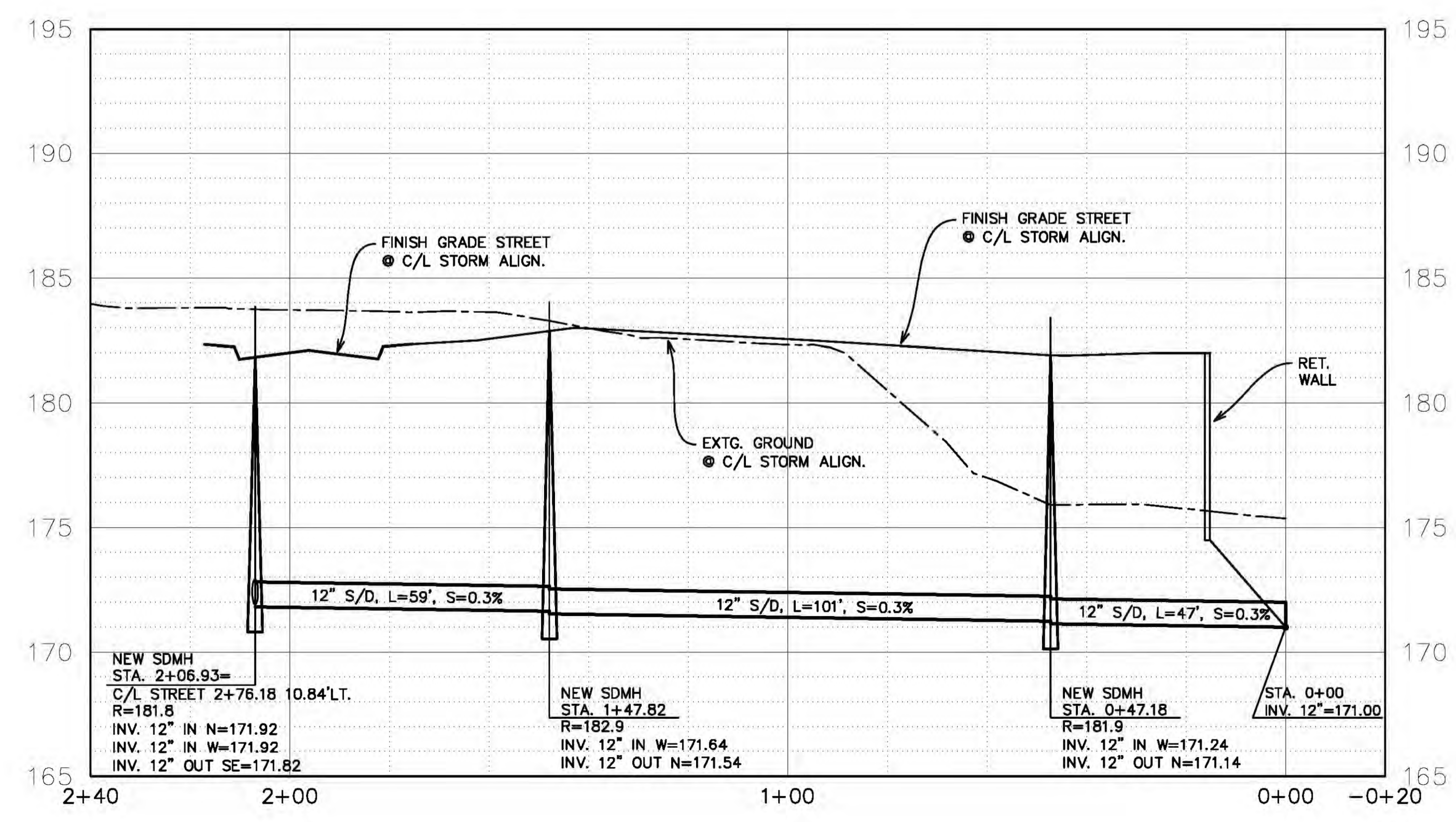
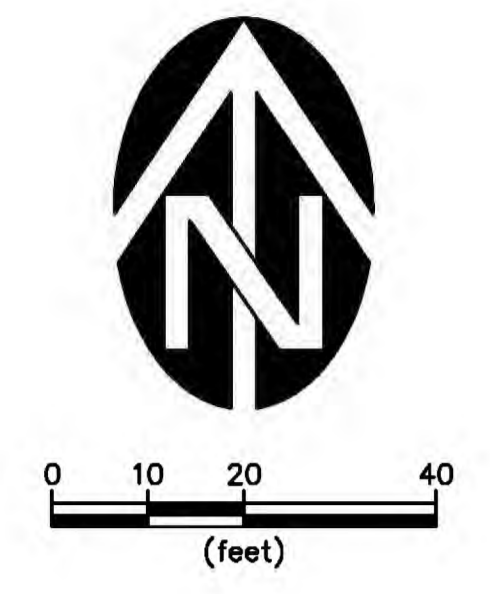
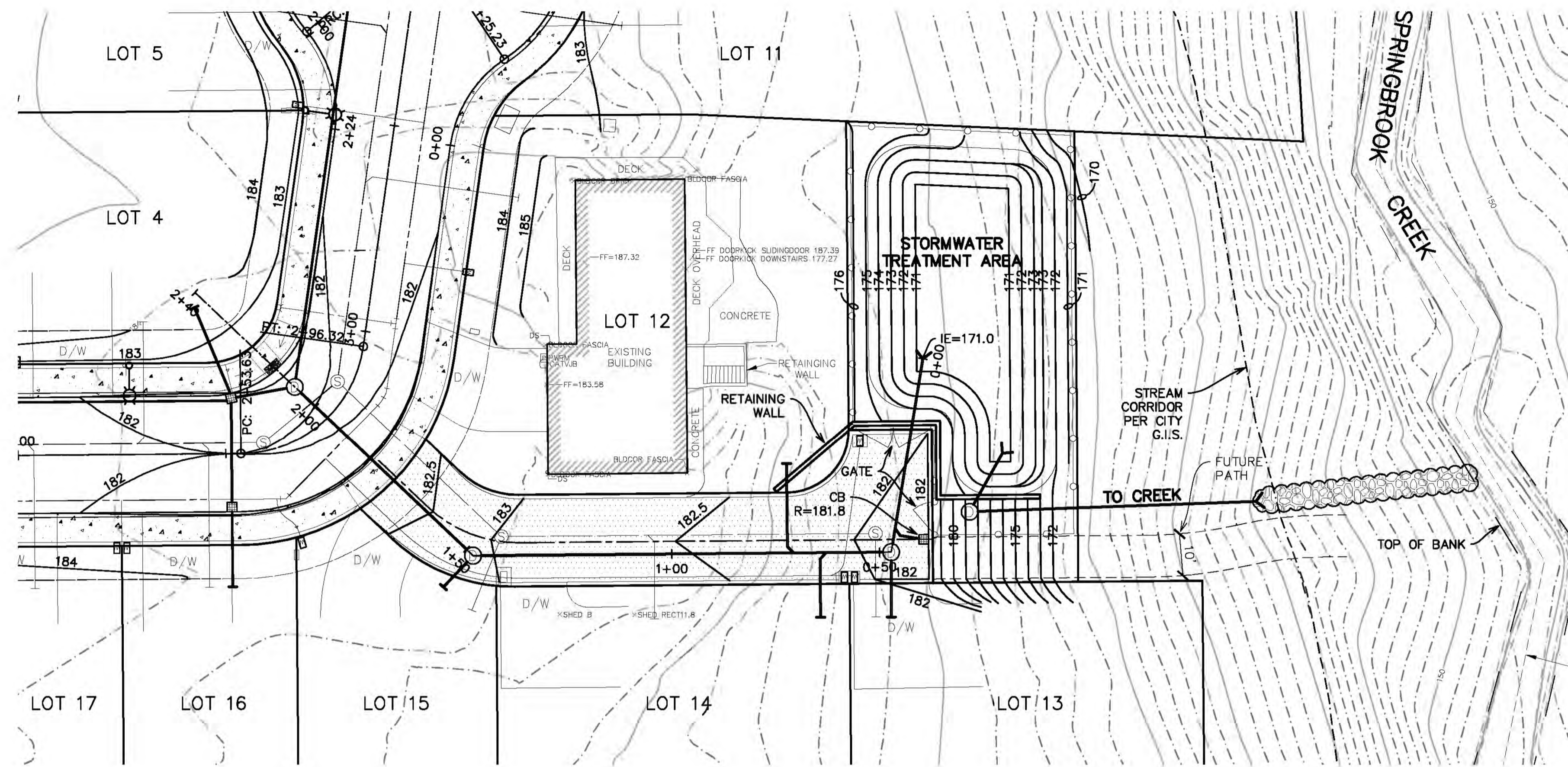
WE
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CONSULTING ENGINEERS AND PLANNERS

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E-mail: westtech@westtech-eng.com

WEST ONE HOMES
EDGEWATER PUD
PAMELIA LANE
PLAN & PROFILE
STA. 0+00 TO 4+50

DRAWING
ST-1

JOB NUMBER
3054.0000.0

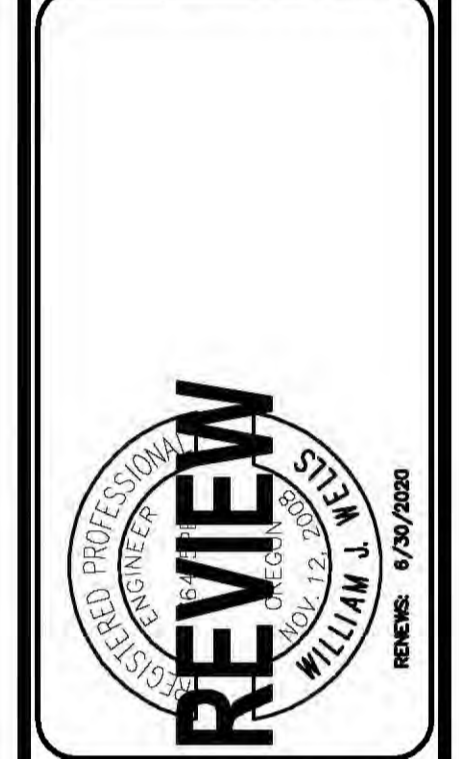


NO.	DATE	DESCRIPTION	BY
1	AUG. 2018		

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SCALE, VERIFY ACCURACY

DSN. JW
 DRN. TN
 CKD. JW

DATE: AUG. 2018



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WEST ONE HOMES
 EDGEWATER PUD
**STORM DRAIN
 PLAN & PROFILE**
 STA. 0+00 TO 2+06.93

DRAWING
SD-1

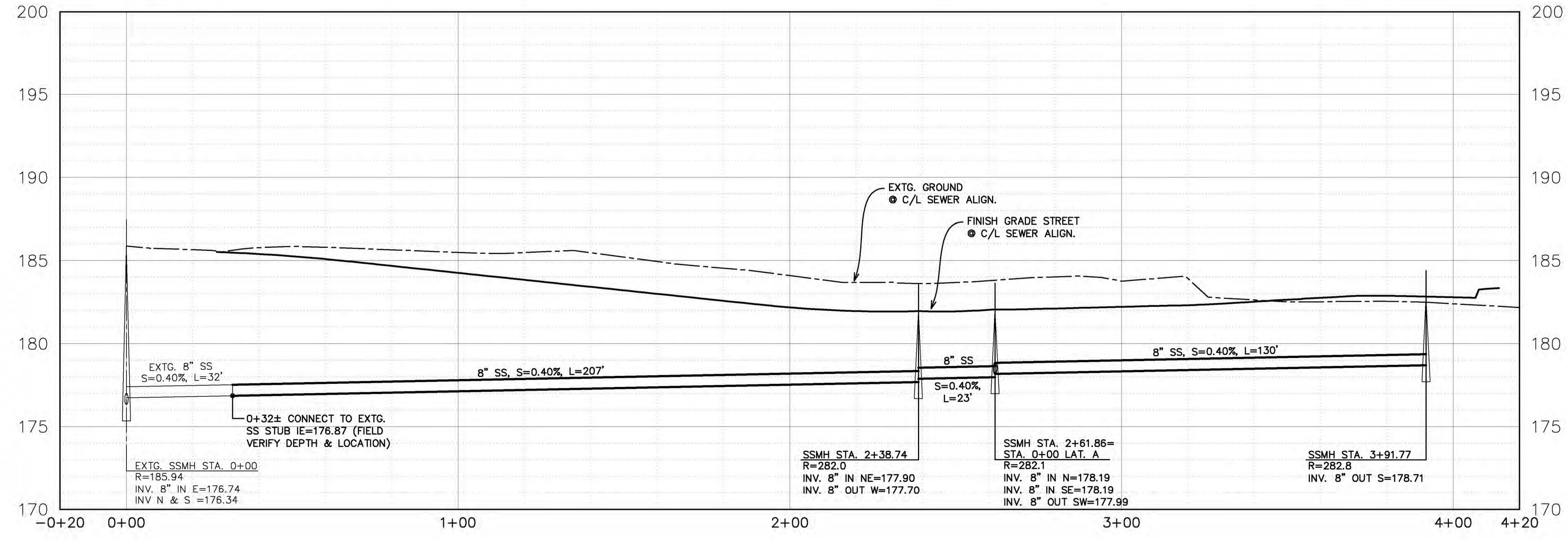
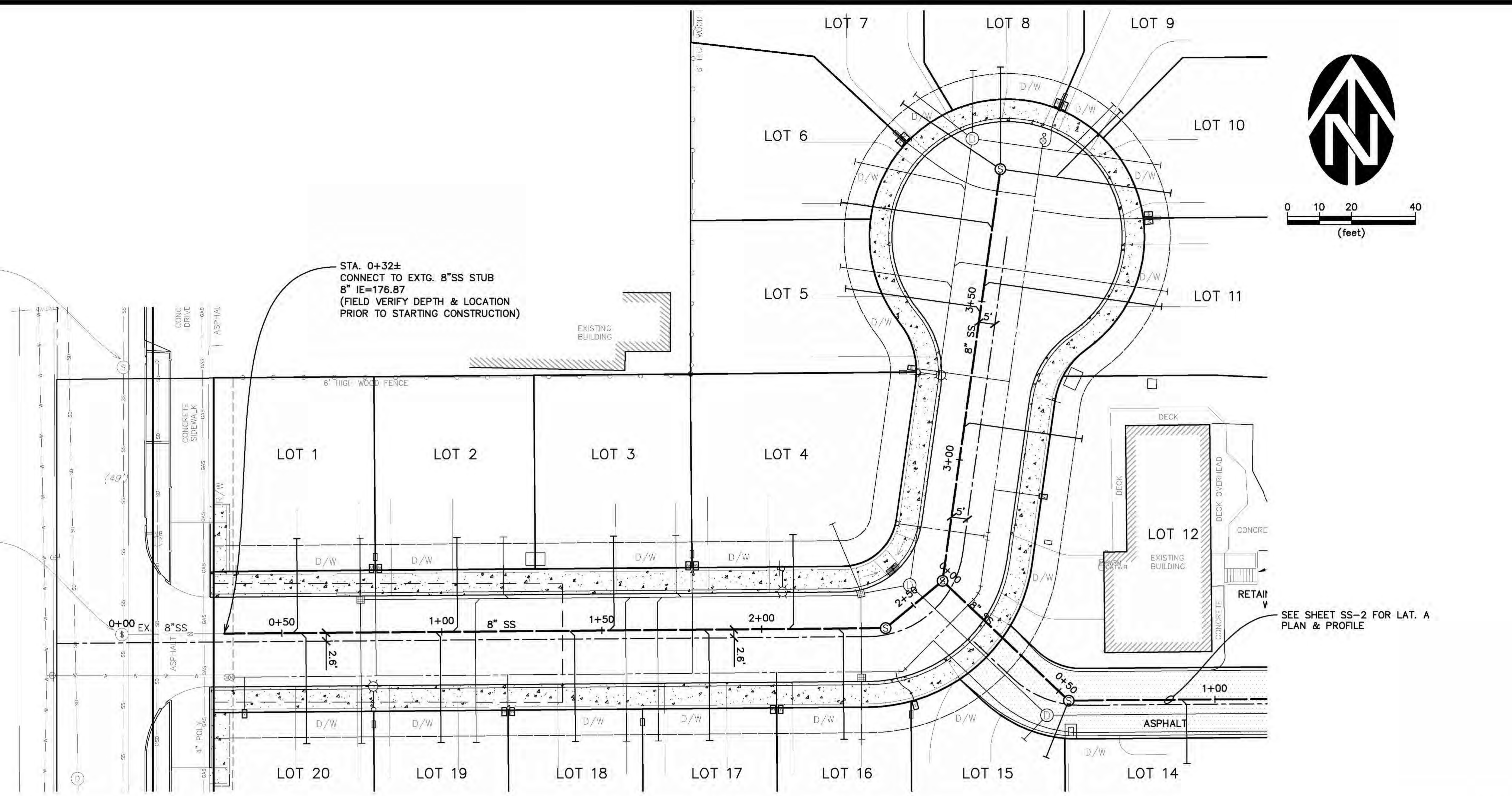
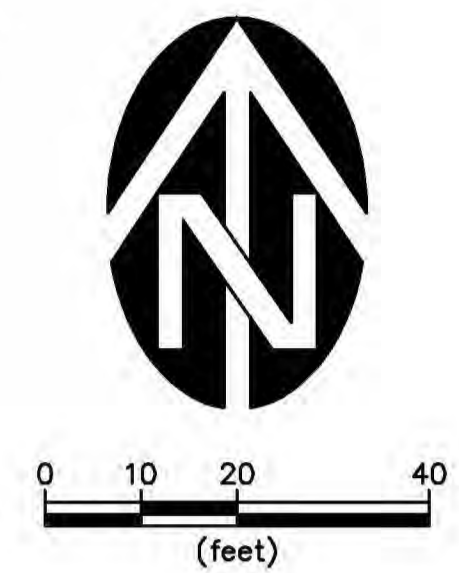
JOB NUMBER
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EXTG. SSMH
RIM=186.72
N IE=176.94
S IE=177.00

EXTG. SSMH
RIM=185.94
N IE=176.34
S IE=176.74

STA. 0+32±
CONNECT TO EXTG. 8"SS STUB
8" IE=176.87
(FIELD VERIFY DEPTH & LOCATION
PRIOR TO STARTING CONSTRUCTION)

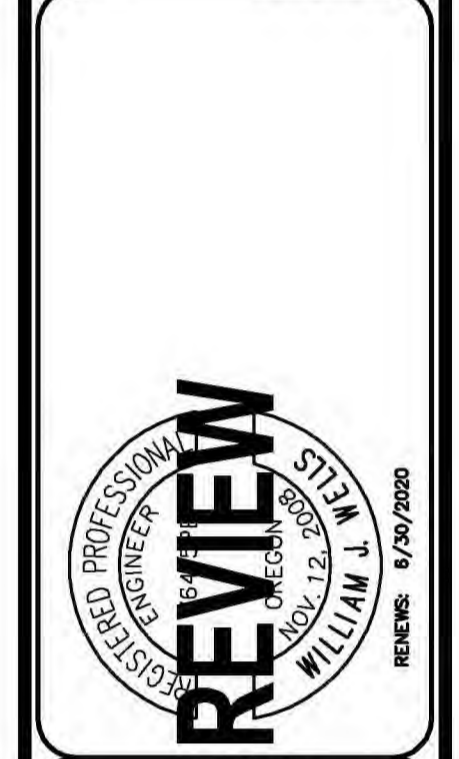


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NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
SCALE, APPROXIMATE

DSN. JW
DRN. TN
CKD. JW
DATE: AUG. 2018



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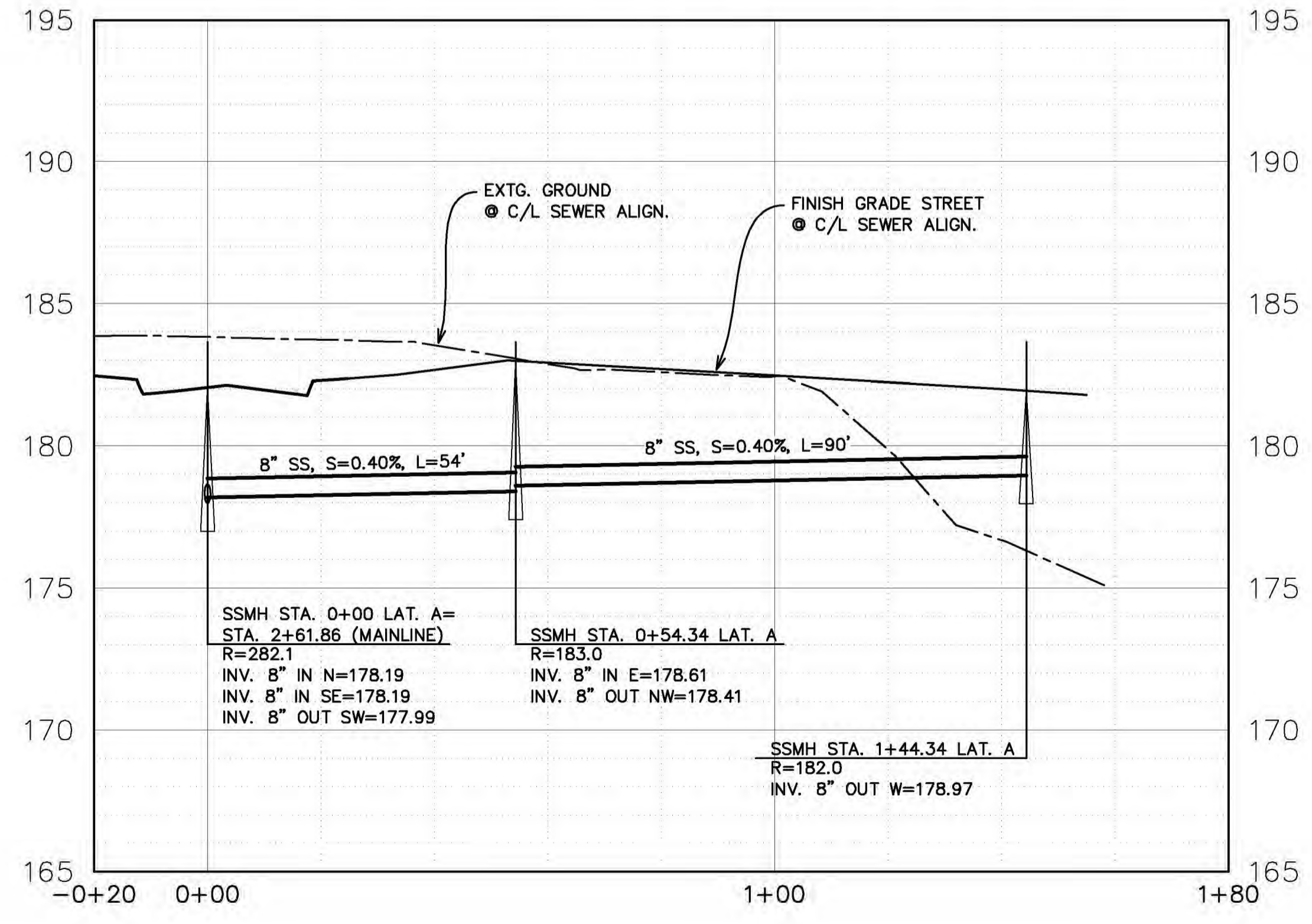
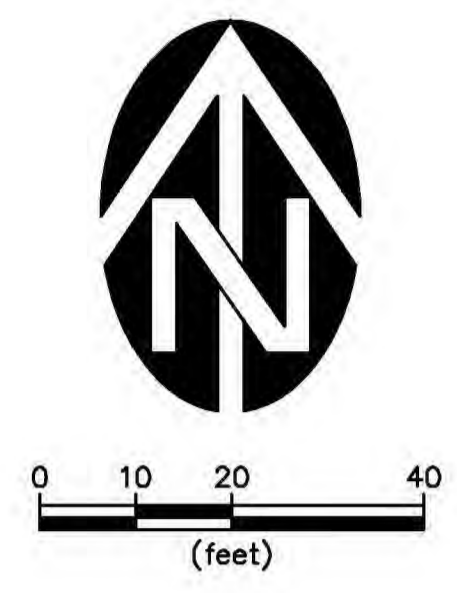
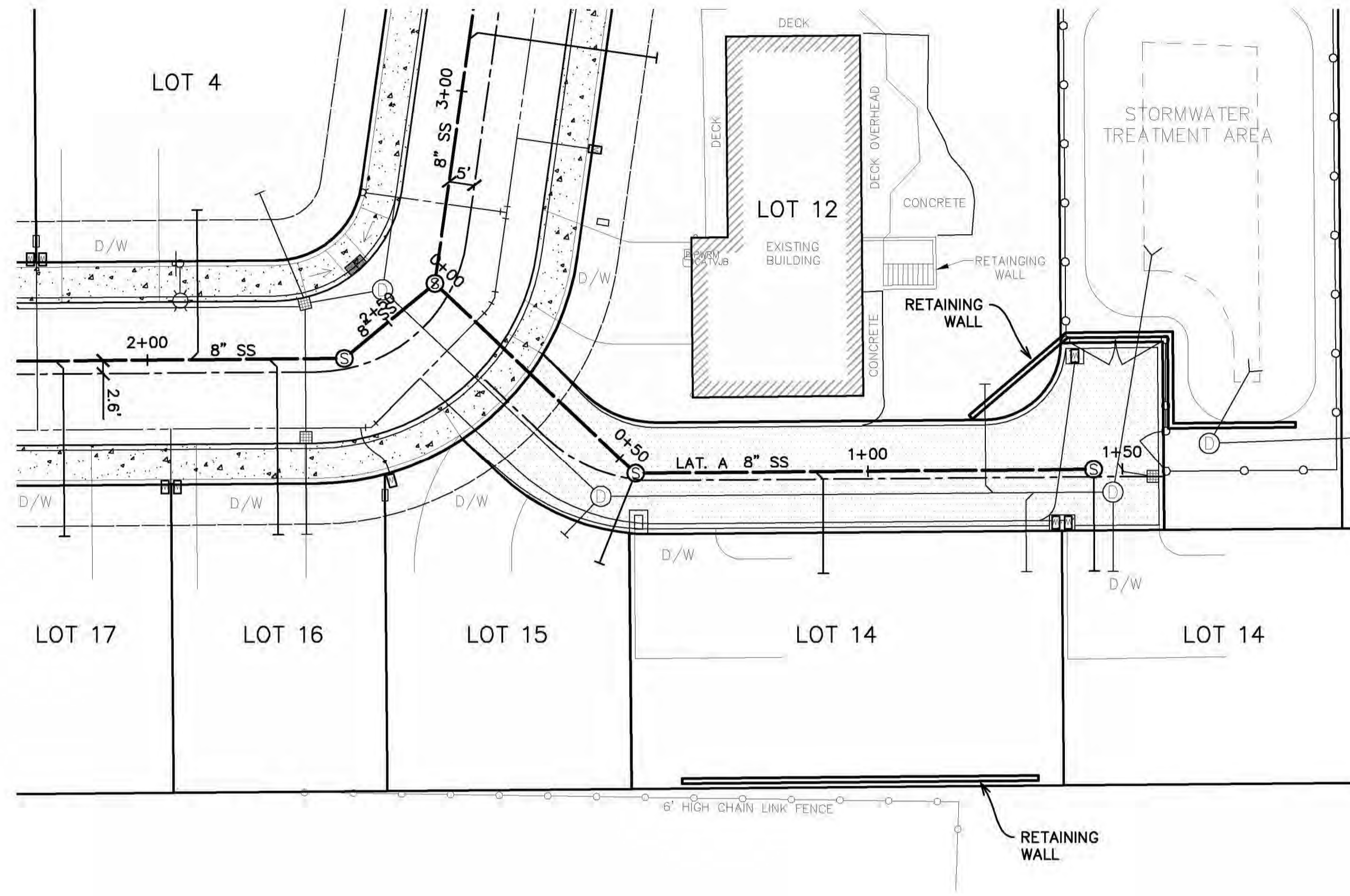
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

WEST ONE HOMES
EDGEWATER PUD
**SANITARY SEWER
PLAN & PROFILE**
STA. 0+00 TO 3+91.77

**DRAWING
SS-1**

JOB NUMBER
3054.0000.0

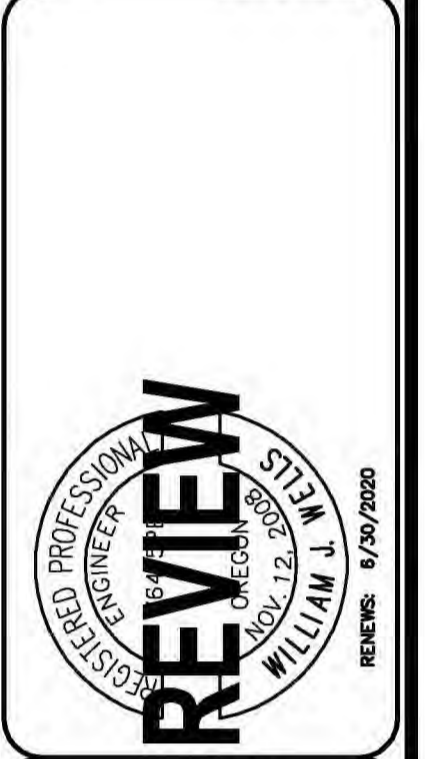
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NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN. JW
 DRN. TN
 CKD. JW
 DATE: AUG. 2018



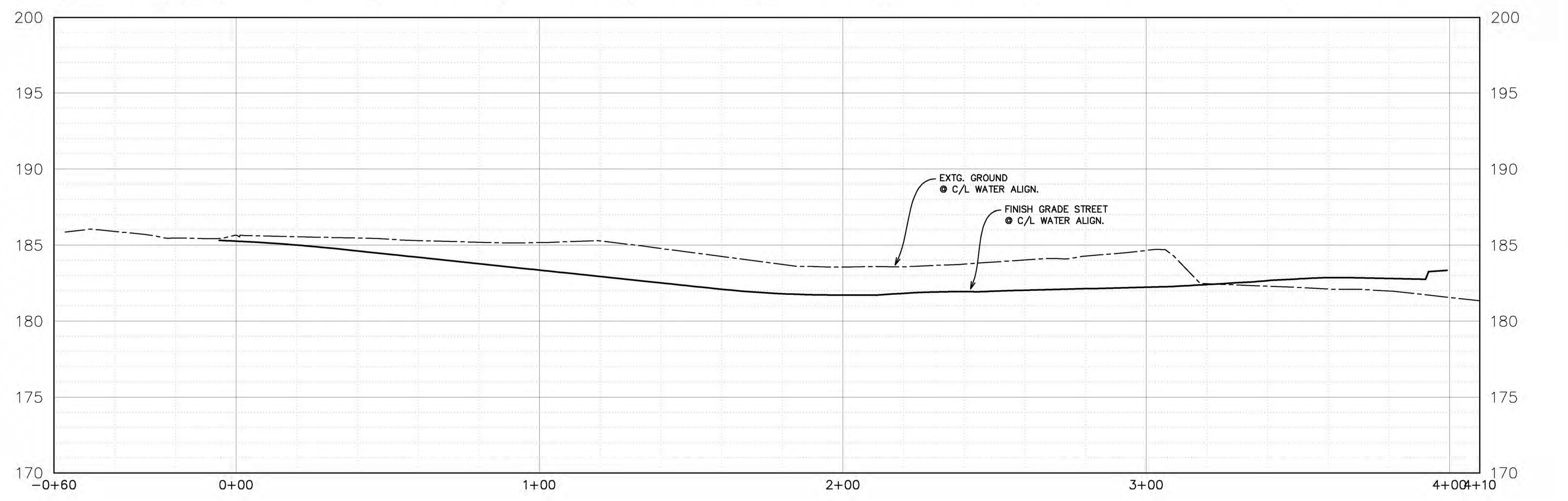
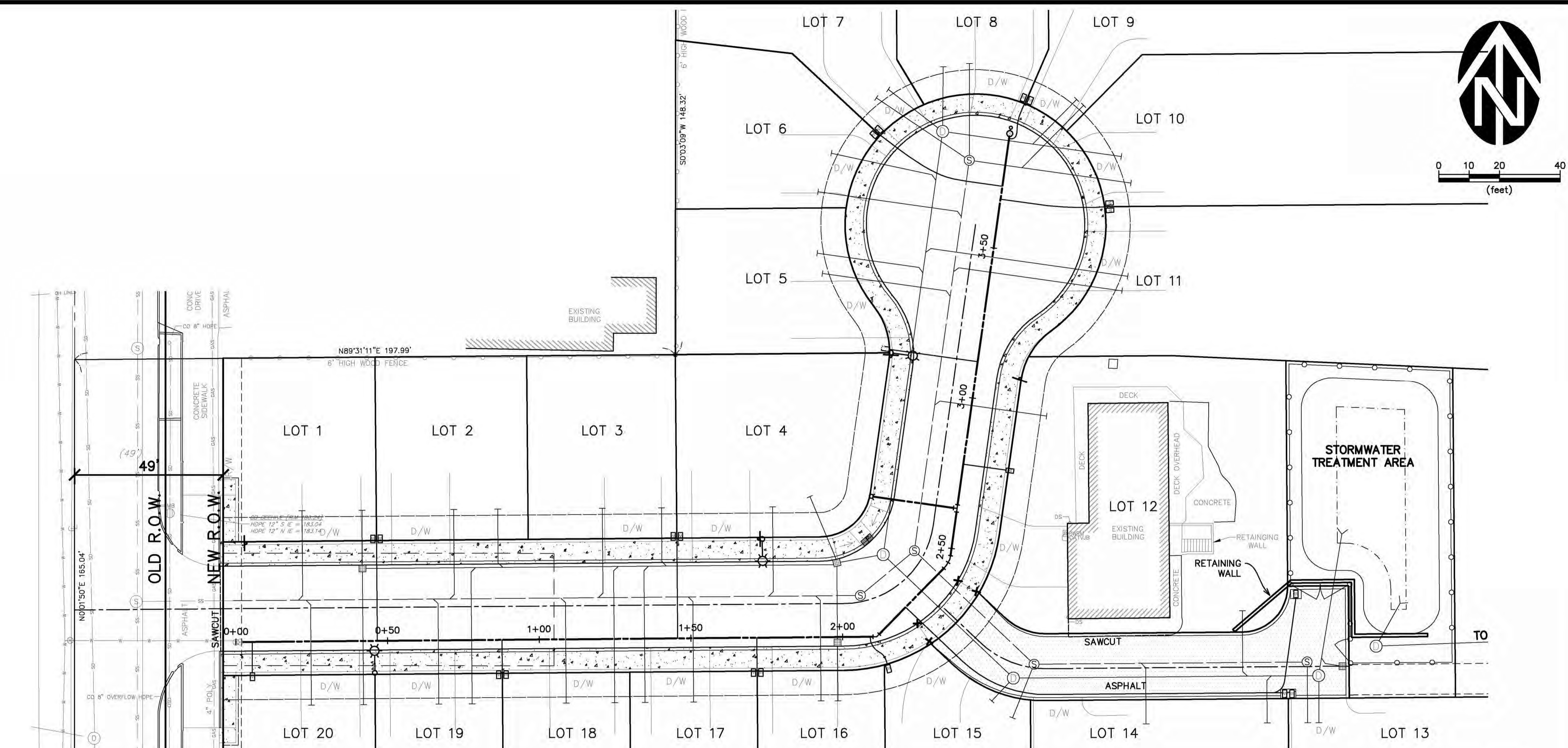
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

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 E-mail: westtech@westtech-eng.com

WEST ONE HOMES
 EDGEWATER PUD
**SANITARY SEWER LAT. A
 PLAN & PROFILE**
 STA. 0+00 TO 1+44.34

DRAWING
SS-2
 JOB NUMBER
 3054.0000.0

11/7/2018 3:02:28 PM
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NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
 DRN. TN
 CKD. JW

DATE: AUG. 2018

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3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
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 E-mail: westech@westech-eng.com

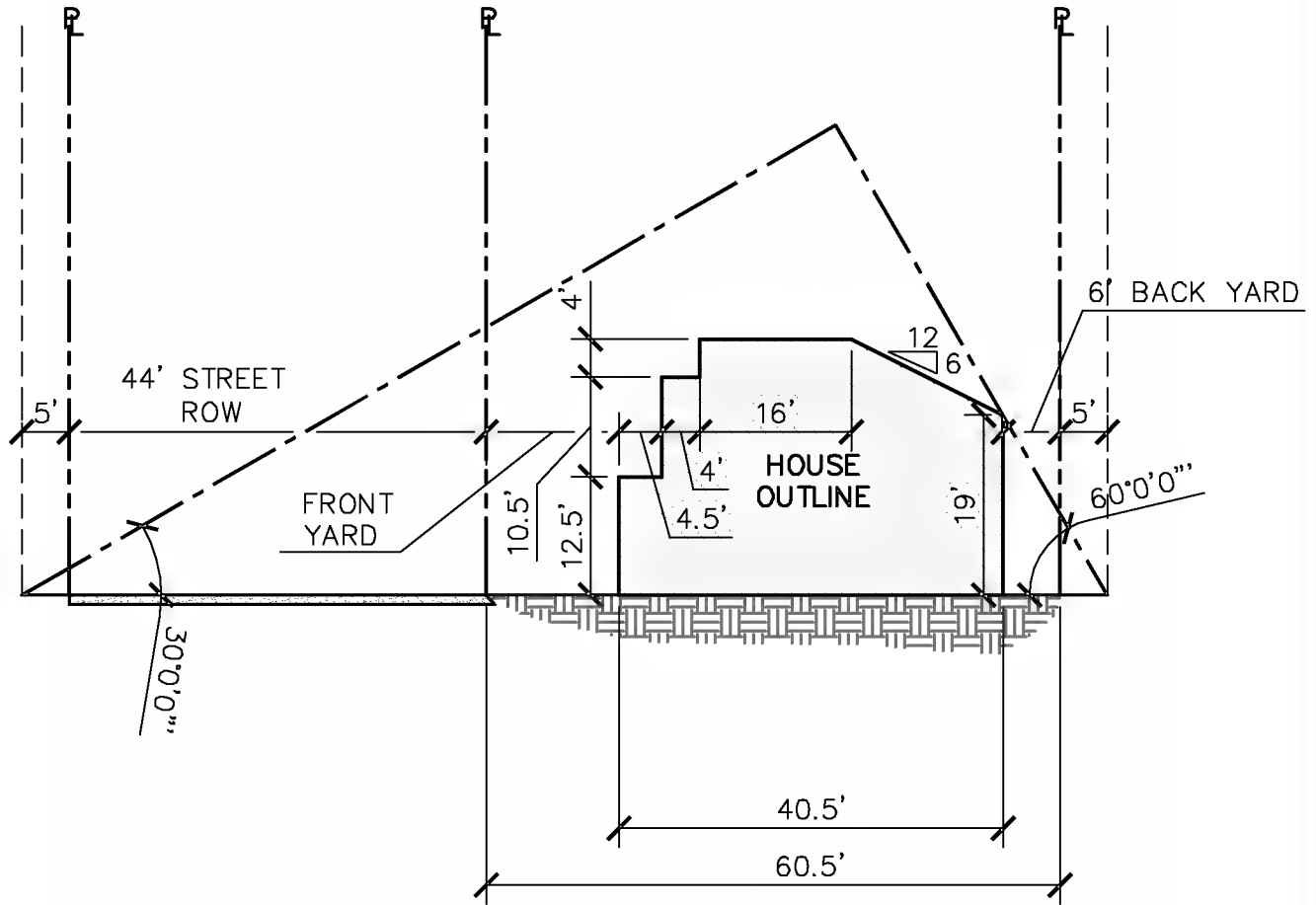
WEST ONE HOMES
 EDGEWATER PUD

**PUBLIC WATER
 PLAN & PROFILE
 STA. 0+00 TO X**

**DRAWING
 W-1**

JOB NUMBER
3054.0000.0

Exhibit 5 - Sun Exposure Diagrams



(b)

WE
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 E-mail: westtech@westtech-eng.com

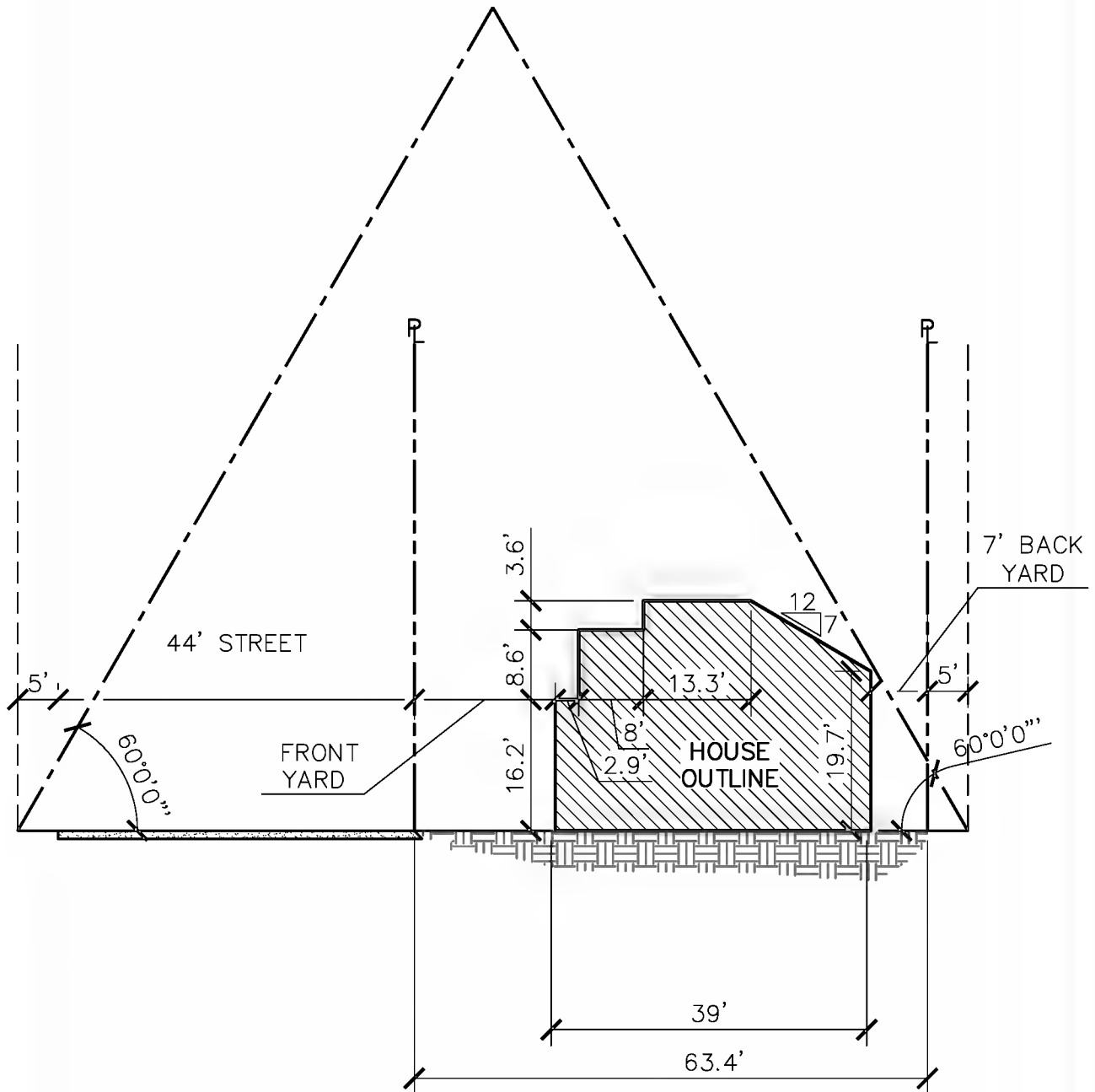
SCALE	
HORIZ:	1" = 20'
VERT:	N/A
DSN.	
DRN.	
CKD.	
DATE:	SEPT 2018

EDGEWATER PUD

NEWBERG, OREGON

SUN EXPOSURE DIAGRAM —
 WEST PROFILE OF
 "MORELAND" HOUSE

SHEET	1
	OF
	2
JOB NUMBER	3054.0000.0



10/9/2018 10:14:33 AM
 R:\Jing\West One Homes\Springbrook 3054.0000.0\SUN DIAGRAM.dwg. (Adams C tab)

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 E-mail: westech@westech-eng.com

SCALE	
HORIZ:	1" = 20'
VERT:	N/A
DSN:	
DRN:	
CKD:	
DATE:	SEPT 2018

EDGEWATER PUD

NEWBERG, OREGON

SUN EXPOSURE DIAGRAM –
 EAST PROFILE OF
 "ADAMS C" HOUSE – LOT 8

SHEET	2
OF	2
JOB NUMBER	3054.0000.0