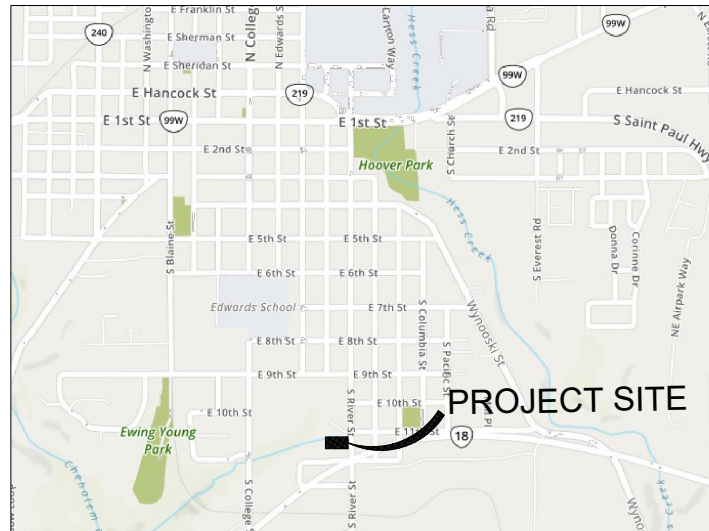


THE FLATS @ ROGERS LANDING

NEWBERG, OREGON NOVEMBER, 2018



VICINITY MAP

NOT TO SCALE

LINETYPE LEGEND

PROPOSED WATER	— W —	EDGE OF PAVEMENT	— EP —
PROPOSED WATER SERVICE	— WS —	EDGE OF GRAVEL	— EG —
PROPOSED SANITARY	— SS —	EDGE OF CONCRETE	
PROPOSED STORM	— SD —	EXISTING DITCH	—>>>—
PROPOSED ELECTRICAL	— E —	ORDINARY HIGH WATER	— OHW —
PROPOSED GAS	— G —	ABANDONED SEWER	— SD —
PROPOSED TELECOMM	— T —	EXISTING SANITARY	— SS —
PROPOSED FIBER OPTIC LINE	— FO —	EXISTING STORM SEWER	— SD —
PROPOSED OVERHEAD UTILITY	— OHW —	EXISTING FENCE	— X —
PROPOSED FENCE	— X —	EXISTING BUILDING	
PROPOSED MAJOR CONTOUR	— — — — —	EXISTING WATER MAIN	— W —
PROPOSED MINOR CONTOUR	— — — — —	EXISTING WATER SERVICE	— WS —
STREAM CORRIDOR BOUNDARY	— — — — —	EXISTING GAS	— G —
PROPOSED CURB	- - - - -	EXISTING TELECOMM	— T —
EDGE OF PAVEMENT	— — — — —	EXISTING MAJOR CONTOUR	— — — — —
EDGE OF CONCRETE	— — — — —	EXISTING MINOR CONTOUR	— — — — —
EDGE OF GRAVEL	— — — — —	EXISTING FIBER OPTIC	— FO —
CENTERLINE	— — — — —	EXISTING CONCRETE	▭
RIGHT-OF-WAY	— — — — —	PROPOSED LANDSCAPE AREA (SEED/BARK MULCH AS DIRECTED)	▭
PROPOSED PAVEMENT	▭	PROPOSED STORMWATER FACILITY	▭
PROPOSED CONCRETE	▭		

TAX LOT INFORMATION

THIS PROJECT IS LOCATED IN LOT 5400, SW 1/4 SECTION 20, T. 3 S., R. 2 W., W.M. WITHIN THE CITY OF NEWBERG, COUNTY OF YAMHILL, STATE OF OREGON.

VERTICAL DATUM

BENCHMARK: NOT PROVIDED BY SURVEYOR
DATUM: NOT PROVIDED BY SURVEYOR

PROJECT SITE ADDRESS

1109 S RIVER ST,
NEWBERG, OR 97132

LOCATE

(48 HOUR NOTICE PRIOR TO EXCAVATION) OREGON LAW REQUIRES YOU TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090 & ORS 757.542 THROUGH 757.562 AND ORS 757.993. YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING (503) 232-1987. ONE CALL SYSTEM NUMBER 1-800-332-2344.

ABBREVIATIONS

⊙	AT	P/L	PROPERTY LINE
AC	ASPHALT	PVC	POLYVINYL CHLORIDE
BV	BUTTERFLY VALVE	PVI	POINT OF VERTICAL INTERSECTION
CB	CATCH BASIN	ROW	RIGHT OF WAY
C/L	CENTERLINE	RT	RIGHT
CMP	CORRUGATED METAL PIPE	S	SOUTH
CO	CLEAN OUT	SE	SOUTH EAST
COTG	CLEAN OUT TO GRADE	SW	SOUTH WEST
CY	CUBIC YARDS	STM	STORM DRAIN
DR	DRIVE	SF	SQUARE FEET
DIP	DUCTILE IRON PIPE	SAN	SANITARY SEWER
E	EAST	ST	STREET
ELEV	ELEVATION	STA	STATION
EP	EDGE OF PAVEMENT	S=	SLOPE EQUALS
EX	EXISTING	S/W	SIDEWALK
FLG	FLANGE	TB	THRUST BLOCK
GUT	GUTTER	TYP	TYPICAL
GV	GATE VALVE	VER	VERTICAL
HDPE	HIGH DENSITY POLYETHYLENE	W	WEST
HOR	HORIZONTAL	W/	WITH
HP	HIGH POINT	WTR	WATER
HYD	HYDRANT		
IE	INVERT ELEVATION		
LF	LINEAR FEET		
LN	LINE		
LP	LOW POINT		
LT	LEFT		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
N	NORTH		
NE	NORTH EAST		
NTS	NOT TO SCALE		
NW	NORTH WEST		
PC	POINT OF CURVATURE		
PRC	POINT OF REVERSE CURVE		
PT	POINT OF TANGENCY		

OWNER:

RHW ENTERPRISES, INC.
5201 SW WESTGATE #206
PORTLAND, OR 97221
CONTACT: WADE WILLERS
PH: (503) 819-9244
EMAIL: WADE@THEWGROUPOANS.COM

CIVIL ENGINEER

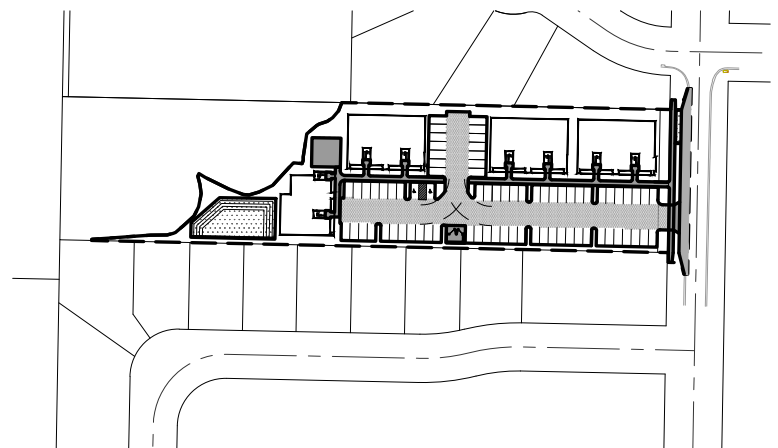
HBH CONSULTING ENGINEERS, INC.
501 E FIRST STREET
NEWBERG, OREGON 97132
CONTACT: ANDREY CHERNISHOV, PE
PH: (503) 554-9553
EMAIL: ACHERNISHOV@HBH-CONSULTING.COM

SURVEYOR:

PROJECT DELIVERY GROUP
3772 PORTLAND ROAD NE
SALEM, OR 97301
PH: (503) 364-8766
KEITHW@PDGNW.COM

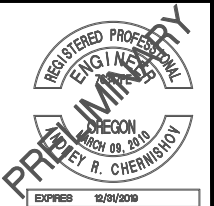
SHEET INDEX

C-1	COVER
C-2	CONSTRUCTION NOTES
C-3	EXISTING CONDITIONS
C-4	SITE PLAN
C-5	COMPOSITE UTILITY PLAN
C-6	GRADING PLAN
C-7	DETAILS 1
C-8	DETAILS 2
C-9	DETAILS 3
C-10	DETAILS 4



SITE PLAN

NOT TO SCALE



501 E First Street
Newberg, Oregon 97132
CONSULTING 503/554-9553 fax 503/537-9554
ENGINEERS email: mail@hbh-consulting.com

REV.	DATE	DESCRIPTION

0" = 1' IF THIS LINE IS NOT 1/8" INCH SCALE IS NOT AS SHOWN

RHW ENTERPRISES, INC.
5201 SW WESTGATE #206, PORTLAND, OR 97221
THE FLATS @ ROGERS LANDING
NEWBERG, OREGON

GENERAL NOTES

- 1. Contractor shall procure and conform to all construction permits required by the City of Newberg, Yamhill County, and ODOT.
2. Contractor shall procure a right-of-entry permit from ODOT State Highway Division for all work within the State right-of-way and conform to all conditions of the permit.
3. Contractor shall procure a right-of-entry permit from affected railroads for all work within the railroad right-of-way and conform to all conditions of the permit.
4. Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction.
5. All materials and workmanship for facilities in street right-of-way or easements shall conform to approving agencies' construction specifications wherein each has jurisdiction, including but not limited to the City, County, Oregon Health Division (OHD), the Oregon Department of Environmental Quality (DEQ), and ODOT.
6. Unless otherwise approved by ODOT, all construction activity shall be done between 9:00 a.m. - 11:30 a.m and 1:00 p.m. - 3:30 p.m. on Monday - Thursday. No work shall take place on Fridays, weekends, or holidays.
7. The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such incidentals as may be necessary to meet applicable agency requirements and provide a completed project.
8. Contractor to notify City, County, ODOT and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction, and comply with all other requirements of ORS 757.541 to 757.571.
9. Any inspection by the City, County or other agencies shall not, in any way, relieve the Contractor from any obligation to perform the work in strict compliance with the applicable codes and agency requirements.
10. Contractor shall erect and maintain barricades, warning signs, traffic cones (and all other traffic control devices required) per City, County and ODOT requirements in accordance with the current MUTCD (including Oregon amendments). Access to driveways shall be maintained at all times. All traffic control measures shall be approved and in place prior to any construction activity.
11. Record Drawings. The Contractor shall maintain one complete set of approved drawings on the construction site at all times whereon he will record any approved deviations in construction from the approved drawings, as well as the station locations and depths of all existing utilities encountered. These field record drawings shall be kept up to date at all times and shall be available for inspection by the City upon request.
12. Upon completion of construction of public facilities, Contractor shall submit a clean set of field record drawings containing all as-built information to the Design Engineer for use in the preparation of As-Built drawings for submittal to the City.
13. The Contractor shall submit a suitable maintenance bond prior to final payment where required by public and/or private agencies having jurisdiction.

EXISTING UTILITIES + FACILITIES

- 14. ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).
15. The location and descriptions of existing utilities shown on the drawings are compiled from available records and/or field surveys. The engineer or utility companies do not guarantee the accuracy or the completeness of such records. Contractor shall field verify sizes and locations of all existing utilities prior to construction.
16. The Contractor shall locate and mark all existing property and street monuments prior to construction. Any monuments disturbed during construction of the project shall be replaced by a Registered Land Surveyor at the Contractor's expense. The monuments shall be replaced within a maximum of 90 days, and the County Surveyor shall be notified in writing as required by ORS 209.150.
17. Contractor shall field verify location and depth of all existing utilities where new facilities cross or are closely parallel with existing facilities. All utility crossings marked or shown on the drawings shall be potholed using hand tools or other non-invasive methods prior to excavating or boring. Contractor shall be responsible for exposing potential utility conflicts far enough ahead of construction to make necessary grade modifications without delaying the work. If grade modification is necessary, Contractor shall notify the Design Engineer, and the Design Engineer shall obtain approval from the City Engineer prior to construction. All utility crossings shall be potholed as necessary prior to excavating or boring to allow the Contractor to prevent grade or alignment conflicts.
18. All existing facilities shall be maintained in-place by the Contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain, or otherwise protect existing utilities and other facilities at all times during construction. Contractor to leave existing facilities in an equal or better-than-original condition and to the satisfaction of the City Engineer.
19. Utilities, or interfering portions of utilities, that are abandoned in place shall be removed by the Contractor to the extent necessary to accomplish the work. The Contractor shall plug the remaining exposed ends of abandoned utilities.
20. Contractor shall remove all existing signs, mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition.
21. Any septic tanks encountered during construction shall be pumped out. Contractor shall break bottom of tank out and backfill with pea gravel unless otherwise required by public agencies having jurisdiction. Septic tank removal to be in accordance with County Sanitarian requirements.
22. Any wells encountered shall be abandoned per state of Oregon water resources department requirements.
23. Any fuel tanks encountered shall be removed and disposed of per State of Oregon DEQ requirements. Backfill with compacted granular material.

GRADING, PAVING, + DRAINAGE NOTES

- 22. The Contractor shall be responsible for managing construction activities to insure that public streets and right-of-ways are kept clean of mud, dust or debris. Dust abatement shall be maintained by adequate watering of the site by the Contractor.
23. Unless otherwise noted, all grading, racking and paving to conform to OSSC (ODOT/APWA) Specifications, 2018 edition.
24. Clear and grub within work limits all surface vegetation, trees, stumps, brush, roots, etc. Do not damage or remove trees except as approved by the engineer or as shown on the drawings. Protect all roots two inches in diameter or larger.
25. Strip work limits, removing all organic matter which cannot be compacted into a stable mass. All trees, brush and debris associated with clearing, stripping or grading shall be removed and disposed of off-site.
26. Immediately following fine grading operations, compact subgrade to 95% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Subgrade must be inspected and approved by the City prior to placing embankments or base rock.
27. Engineered fills shall be constructed and compacted in 6" lifts over approved subgrade. All fills within public right-of-ways and easements shall be engineered, with each lift compacted to 95% of the maximum dry density per AASHTO T-180 test method (Modified Proctor).
28. All fills outside of public right-of-ways which are within potential building envelopes shall be engineered and comply with the Oregon Structural Specialty Code, with each lift compacted to 90% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Fills outside of building envelopes which are over 12-inches in depth shall also be engineered and compacted.
29. Unless otherwise shown on the drawings, straight grades shall be run between all finish grade elevations and/or finish contour lines shown. Finish pavement grades at transition to existing pavement shall match existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.
30. Crushed rock shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), with no more than 10% passing the #40 sieve and no more than 5% passing the #200 sieve. Compact to 95% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Prior to placing AC pavement, written compaction test results for baserock and trench backfill must be received by the City, and a proof-roll (witnessed by the City) must be performed.
31. Paving of streets shall not be allowed until after completion of all required testing and inspection of new water, sewer and storm drain lines under paved areas, and review and approval of the private (franchise) utility plans by the City Engineer.
32. A.C. Pavement shall conform to OSSC (ODOT/APWA) 00744 (Asphalt Concrete Pavements) for pavement level 3, minimum 4" pavement thickness (or match existing thickness, whichever is greater), 2 1/2" dense HMAAC wear surface with 6" of 1/2" angular crushed aggregate base material. AC Pavement shall be compacted to a minimum of 91% of maximum density (at all locations) as determined by the Rice standard method.
33. All existing or constructed manholes, cleanouts, monuments, gas valves, water valves and similar structures shall be adjusted to match finish grade of the pavement, sidewalk, landscaped area or median strip wherein they lie.
34. Unless otherwise shown on the drawings, no cut or fill slopes shall be constructed steeper than 2H:1V.
35. All planter areas shall be backfilled with approved top soil minimum 8" thick. Stripping materials shall not be used for planter backfill.
36. Contractor shall hydroseed all exposed slopes and disturbed areas which are not scheduled to be landscaped.
37. Grading shown on the drawings is critical to functioning of detention system and shall be strictly followed.
38. Contractor shall coordinate and ensure that detention pond volumes are inspected and approved by public agencies having jurisdiction prior to paving and landscaping.

CURBS + SIDEWALKS

- 41. Unless otherwise shown or indicated on the drawings, 6-inches nominal curb exposure used for design of all parking lot and street grades.
42. Contractor shall construct handicap access ramps at all intersections in accordance with current ADA requirements.
43. Sidewalks shall be a minimum of 4-inches thick and standard driveways shall be a minimum of 6-inches thick. Commercial use driveways and alley approaches shall be minimum 8-inches thick. All curbs, sidewalks and driveways shall be constructed using 3300-psi concrete, and shall be cured with Type 1 or Type 1D clear curing compound. All sidewalks shall fully comply with all ADA standards.
44. Contraction joints shall be installed directly over any pipes that cross under the sidewalk, to control cracking. In general, cracks in new curbs or sidewalks (at locations other than contraction joints) are not acceptable, and cracked panels shall be removed and replaced unless otherwise approved by Public Works.
45. Contractor shall conduct a flood test of all pedestrian ramps after concrete is cured to demonstrate that the ramp does not hold water. After water is poured into the ramp area, the inspector shall check the ramp 15 minutes later to determine if water is ponding in the ramp or gutter area. If water is ponding in the ramp or gutter area and the pond is more than 1-foot in length or 1/4-inch in depth, the Contractor shall be required to make repairs in an approved manner at his sole expense.
46. Where trench excavation requires removal of PCC curbs and/or sidewalks, the curbs and/or sidewalks shall be sawcut and removed at a tooled joint unless otherwise authorized in writing by the City. The sawcut lines shown on the drawings are schematic and not intended to show the exact alignment of such cuts.



H B H CONSULTING ENGINEERS
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Newberg, Oregon 97132
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email: mail@hbh-consulting.com

Designed By: ZHHH | Drawn By: ZHHH | Checked By: ARC | Submittal No.: PRELIM | Layout: PRELIM | File:

Table with columns: REV., DATE, DESCRIPTION, BY.

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

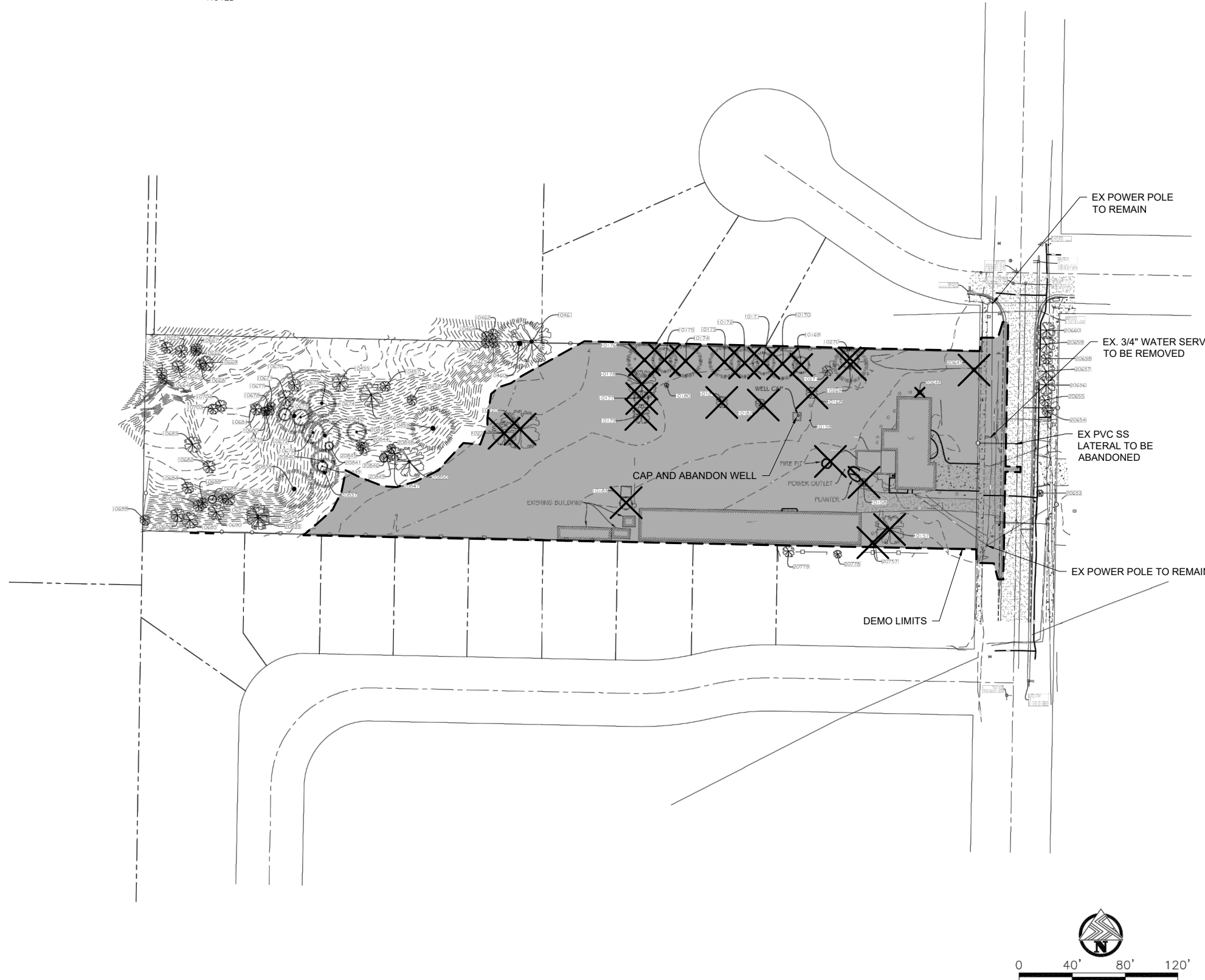
RHW ENTERPRISES, INC.
5201 SW WESTGATE #206, PORTLAND, OR 97221
THE FLATS @ ROGERS LANDING
NEWBERG, OREGON
CONSTRUCTION NOTES

DEMOLITION NOTES

1. ALL BUILDINGS, SIDEWALKS, CURB, ASPHALT, CONCRETE, STRUCTURES, UTILITIES, VEGETATION, ETC WITHIN THE SHADED AREA ARE TO BE REMOVED UNLESS OTHERWISE NOTED

TREE TABLE	
POINT NO.	DESCRIPTION
10157	DTR 25 MAPLE
10158	DTR 7/3 TRUNK G
10159	DTR PEAR 10/5 TRUNK G
10166	DTR 10 PEAR/3 TRUNK G
10169	ETR 16 FIR
10170	ETR 29 FIR
10171	ETR 21 FIR
10172	ETR 27 FIR
10173	ETR 29 FIR
10174	ETR 30 FIR
10175	ETR 23 FIR
10176	ETR 32 FIR
10177	14' FIR
10178	25' DECIDUOUS
10179	15' DECIDUOUS
10180	(2)3' * 4' PEAR
10181	10' PEAR
10182	9' DECIDUOUS
10183	12' FIR
10220	34' DECIDUOUS
10221	21' DECIDUOUS
10269	32' FIR
10270	18' FIR
10271	9' DECIDUOUS
10455	15' DECIDUOUS
10456	21' DECIDUOUS
10457	(2) 4' * 9' DECIDUOUS
10458	8.5' DECIDUOUS
10459	40' FIR
10460	46' FIR
10461	36' DECIDUOUS
10462	9' DECIDUOUS
10463	8' DECIDUOUS
10464	9' DECIDUOUS
10465	8' DECIDUOUS
10661	(2)3' * 10' DECIDUOUS
10662	11' DECIDUOUS
10663	9.5' DECIDUOUS
10664	8' DECIDUOUS
10665	11' DECIDUOUS
10666	9' DECIDUOUS
10667	10' DECIDUOUS
10668	3.5', 8' & 8.5' DECIDUOUS
10669	4', 6' & 13' DECIDUOUS
10670	11' DECIDUOUS
10671	14' DECIDUOUS
10672	33' FIR
10673	12' FIR
10674	16' FIR
10675	26' EVERGREEN

TREE TABLE	
POINT NO.	DESCRIPTION
10676	21' EVERGREEN
10677	8' DECIDUOUS
10678	5', 7' * 9' DECIDUOUS
10679	8' DECIDUOUS
10680	8' DECIDUOUS
10681	10' DECIDUOUS
10682	11' * 4.5' DECIDUOUS
10683	14' DECIDUOUS
10684	10' DECIDUOUS
10685	14' DECIDUOUS
10686	12' DECIDUOUS
10687	10' * 9' DECIDUOUS
10688	9' DECIDUOUS
10689	8' FIR
10690	14' DECIDUOUS
10691	8' DECIDUOUS
10692	11' DECIDUOUS
10699	9' DECIDUOUS
10704	10' DECIDUOUS
20645	4' MAPLE
20648	4' ORNAMENTAL
20653	6' MAPLE
20654	10' BIRCH
20655	10' UNKNOWN
20656	16' BIRCH
20657	16' UNKNOWN
20658	9' BIRCH
20659	15' UNKNOWN
20660	15' BIRCH
20757	4' MAPLE
20778	7' MAPLE
20779	10' MAPLE
20835	20' UNKNOWN
20836	20' UNKNOWN
20837	27' FIR
20838	36' FIR
20839	10' FIR
20840	22' FIR
20841	8' FIR
20842	30' FIR
20843	18' FIR
20844	8' UNKNOWN
20845	10' UNKNOWN
20846	8' FIR
20847	12' MAPLE
20848	8' MAPLE
20849	10' MAPLE
20850	26' UNKNOWN



**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE SIGNED: _____

PROJECT NAME

CLIENT NAME: _____
CLIENT CITY: _____

SCALE NOTE:
1" = 10'
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROJECT NO: ###
HORIZ DATUM: ###
VERT DATUM: ###
HORIZ SCALE: AS SHOWN
VERT SCALE: AS SHOWN
DRAWN: ###
DESIGN: ###
APPROVED: ###

SHEET TITLE: _____
DESCRIPTION: _____
SHEET NUMBER: _____



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H B H
501 E First Street
Newberg, Oregon 97132
CONSULTING 503/554-9553 fax 503/537-9554
ENGINEERS email: mail@hbh-engineers.com

Designed By: ZHHH | Drawn By: ZHHH | Checked By: ARC | Submittal No.: _____ | Layout: PRELIM

REV.	DATE	DESCRIPTION

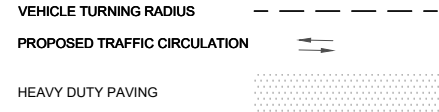
RHW ENTERPRISES, INC.
5201 SW WESTGATE #206, PORTLAND, OR 97221

THE FLATS @ ROGERS LANDING
NEWBERG, OREGON

EXISTING CONDITIONS

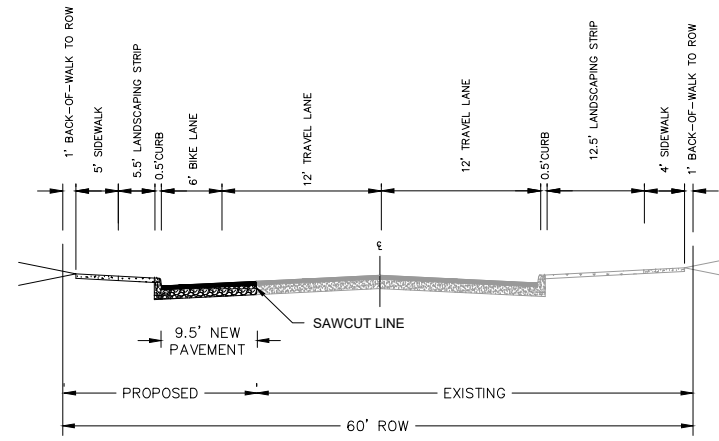
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3 of 10
10/2/2018
2018-011

LEGEND

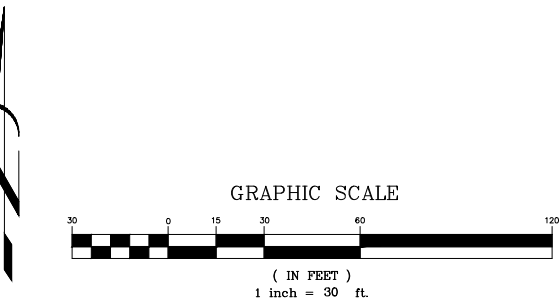
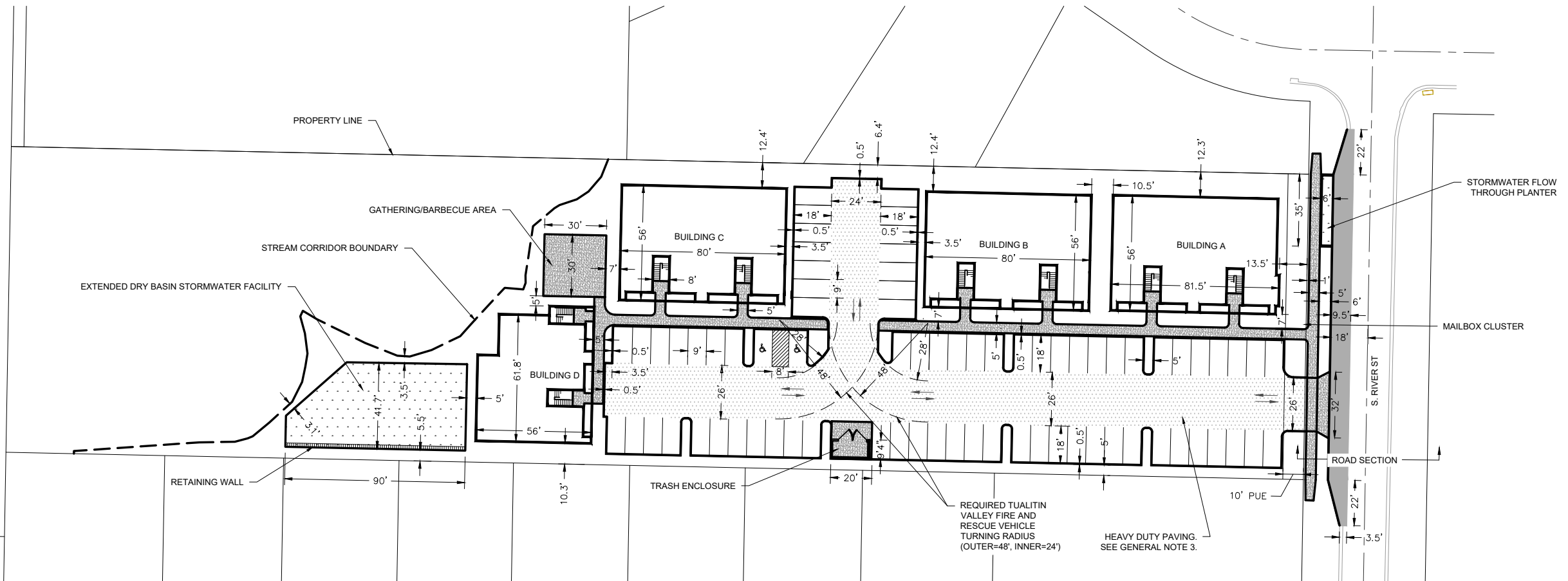


GENERAL NOTES

1. INSTALL NEW PAVEMENT IN PUBLIC ROW PER C-10 NEWBERG STANDARD DETAIL 513.
2. STANDARD DUTY PAVEMENT TO BE LEVEL 3 AC PAVEMENT WITH MINIMUM 3" THICKNESS, $\frac{3}{4}$ " DENSE HMAC WEARING SURFACE WITH 8" OF $\frac{3}{4}$ " ANGULAR CRUSHED AGGREGATE BASE MATERIAL.
3. HEAVY DUTY PAVEMENT TO BE LEVEL 3 AC PAVEMENT WITH MINIMUM 3.5" THICKNESS, $\frac{3}{4}$ " DENSE HMAC WEARING SURFACE WITH 10" OF $\frac{3}{4}$ " ANGULAR CRUSHED AGGREGATE BASE MATERIAL.

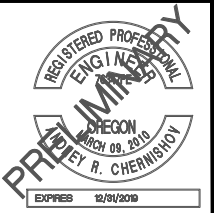


S RIVER ST SECTION
SCALE: NTS



PLAN VIEW

SCALE: 1" = 30'



H B H H
CONSULTING ENGINEERS
501 E First Street
Newberg, Oregon 97132
503/554-9553 fax 503/537-9554
email: mail@hbh-engineers.com

Designed By: ZHHH | Drawn By: ZHHH | Checked By: ARC | Submittal No.: PRELIM | File:
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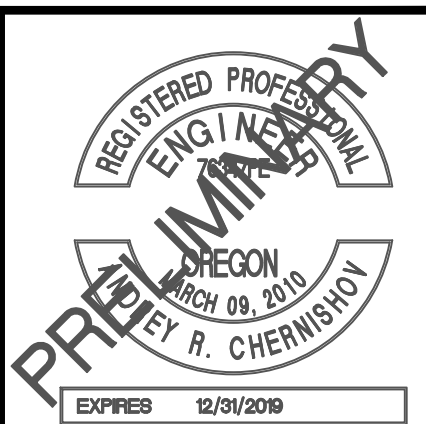
IF THIS LINE IS NOT 1/8" INCH SCALE IS NOT AS SHOWN

RHW ENTERPRISES, INC.
5201 SW WESTGATE # 206, PORTLAND, OR 97221

THE FLATS @ ROGERS LANDING
NEWBERG, OREGON

SITE PLAN

Sheet No: **G-4** 4 of 10
12/3/2018
2018-011



501 E First Street
 Newberg, Oregon 97132
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 email: mail@hbh-engineers.com

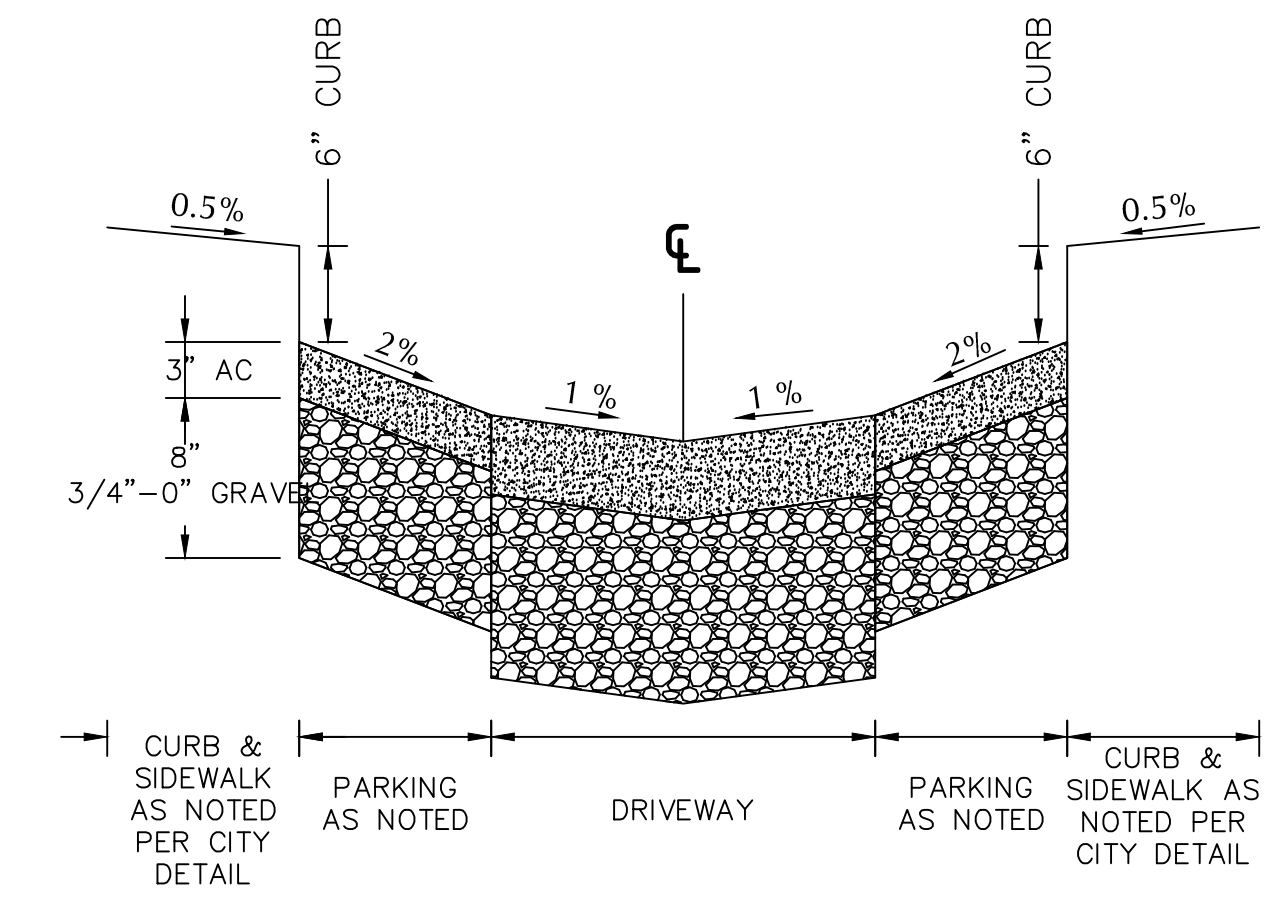
REV.	DATE	DESCRIPTION

RHW ENTERPRISES, INC.
 5201 SW WESTGATE #206, PORTLAND, OR 97221
THE FLATS @ ROGERS LANDING
 NEWBERG, OREGON
GRADING PLAN

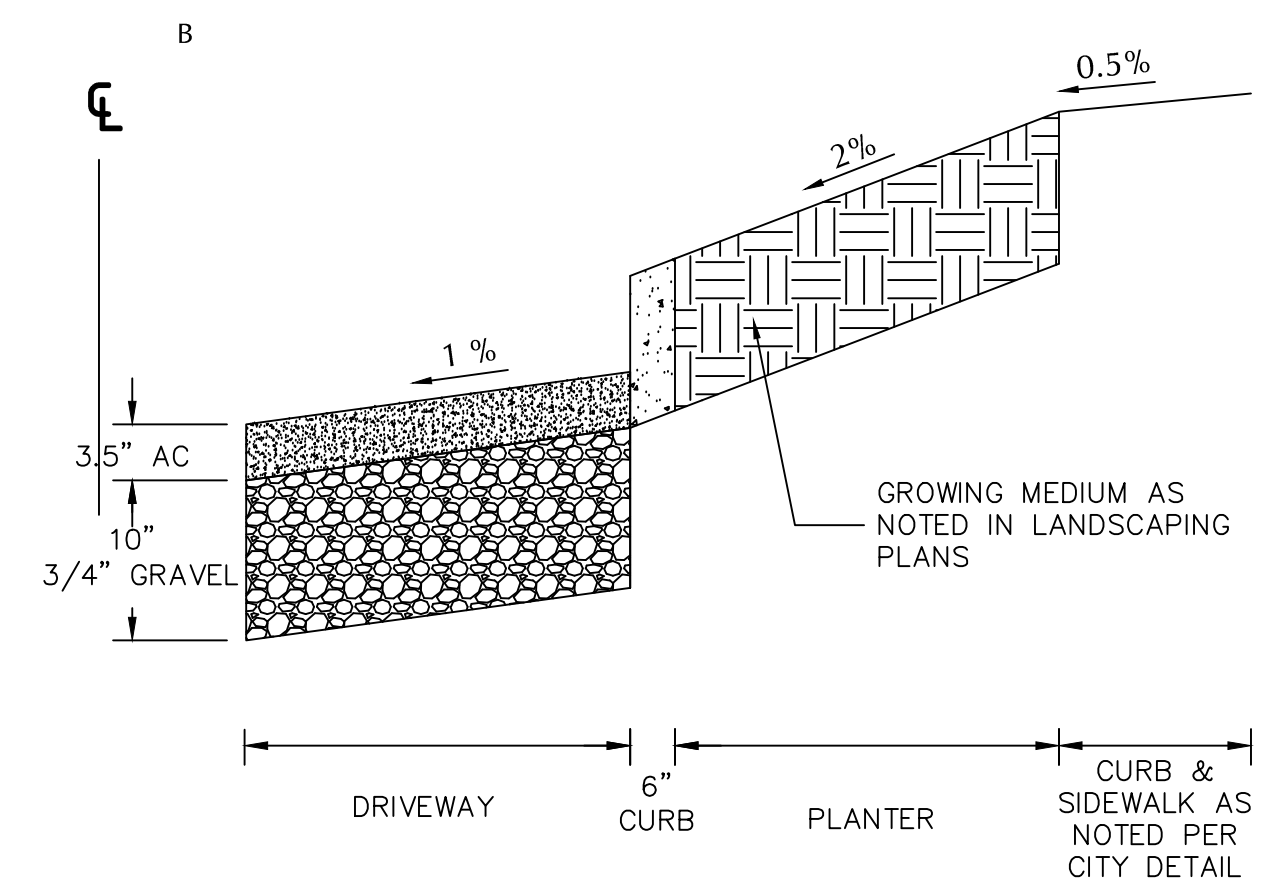
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 Sheet No. 6 of 10
 2018-011

LEGEND

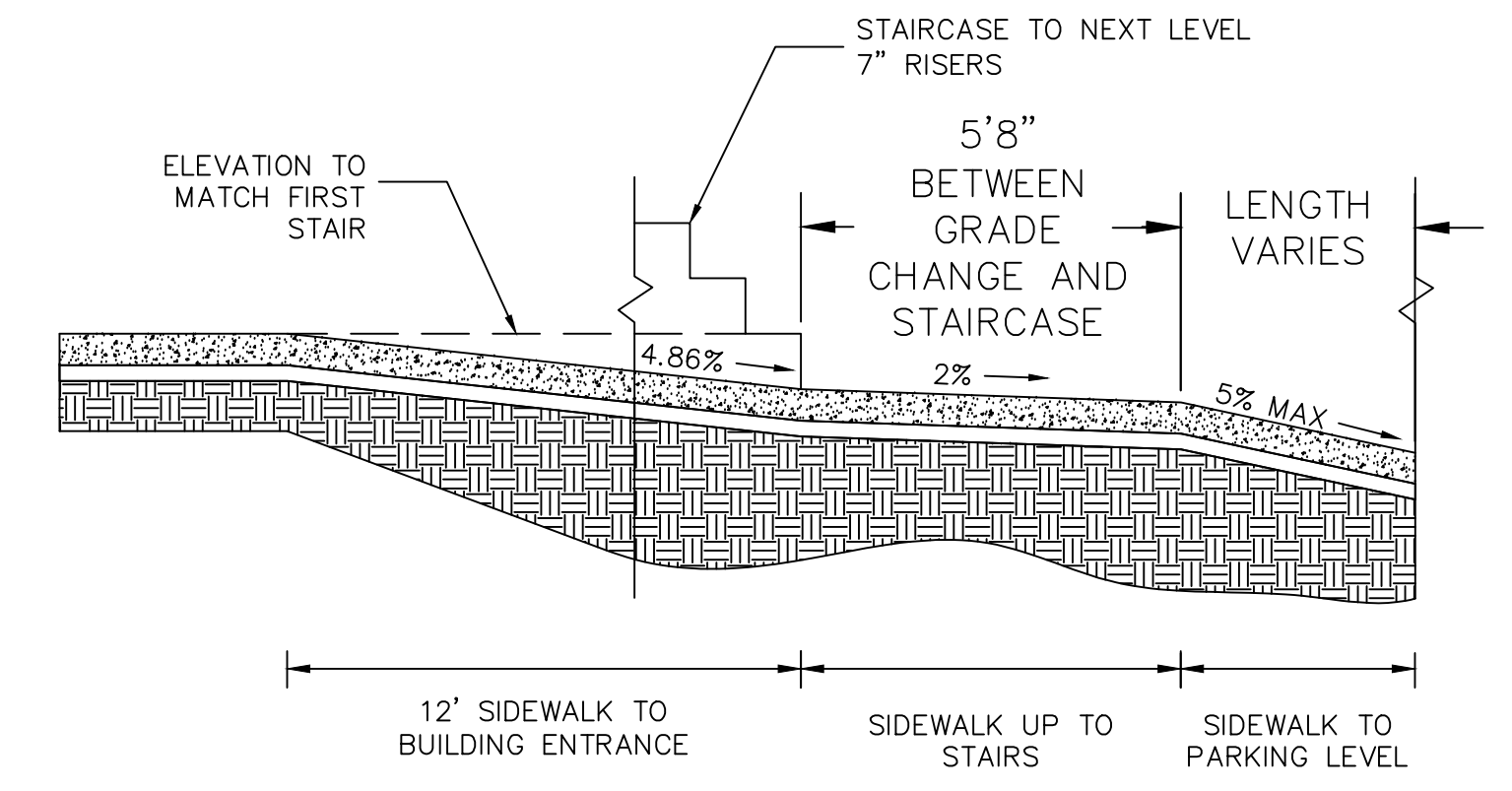
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPERTY LINE	
DISTURBED AREA BOUNDARY	
PROPOSED SEDIMENT FENCE	
FLOW DIRECTION	



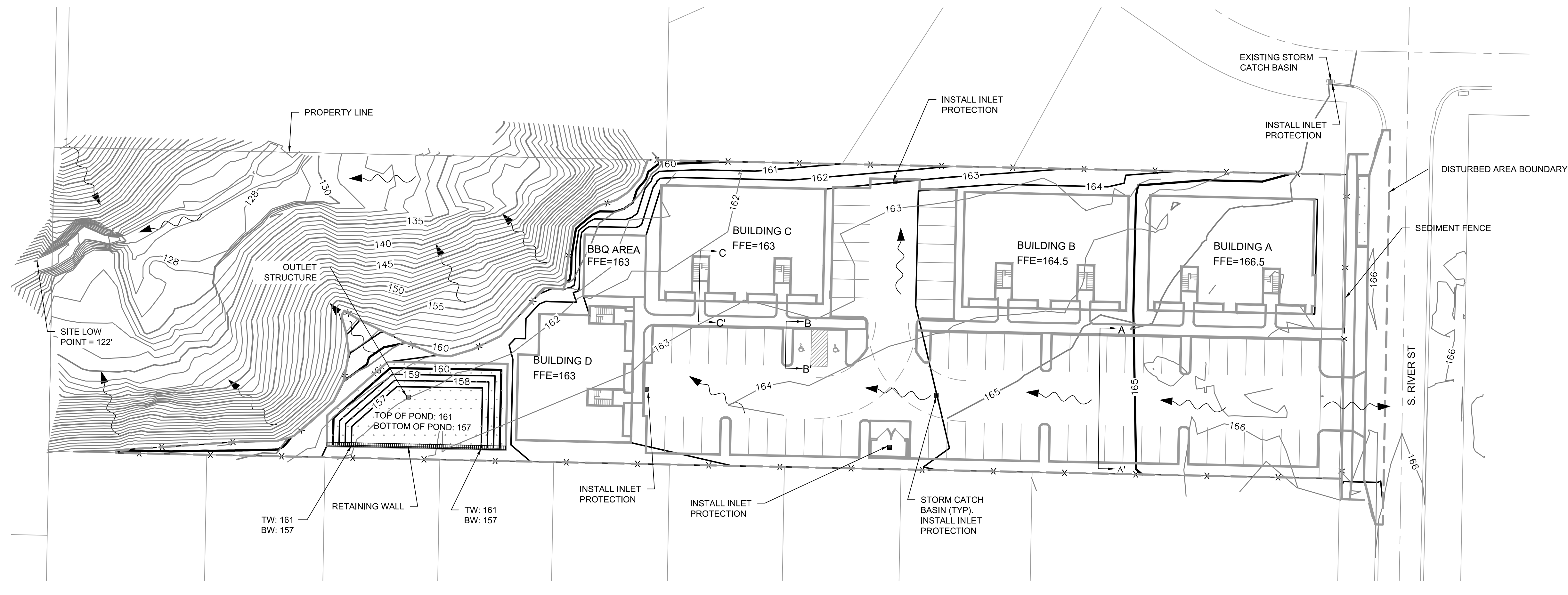
SECTION A-A: PAVEMENT SECTION
NTS



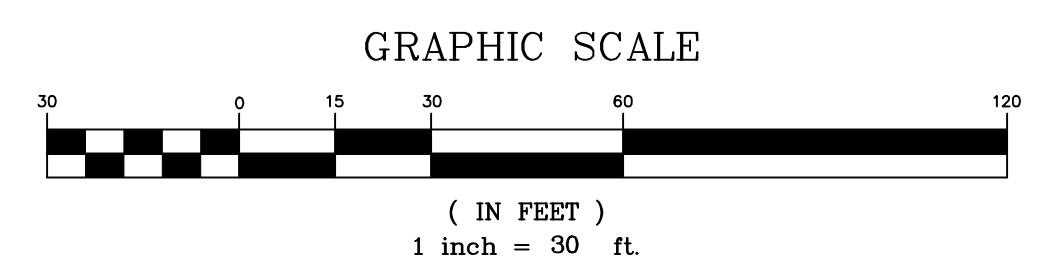
SECTION B-B: PLANTER PROFILE
NTS

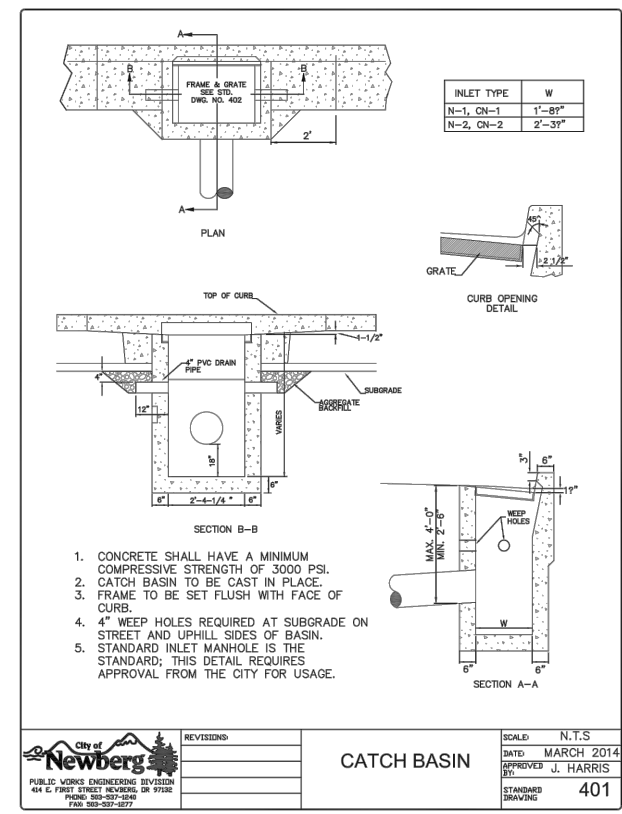
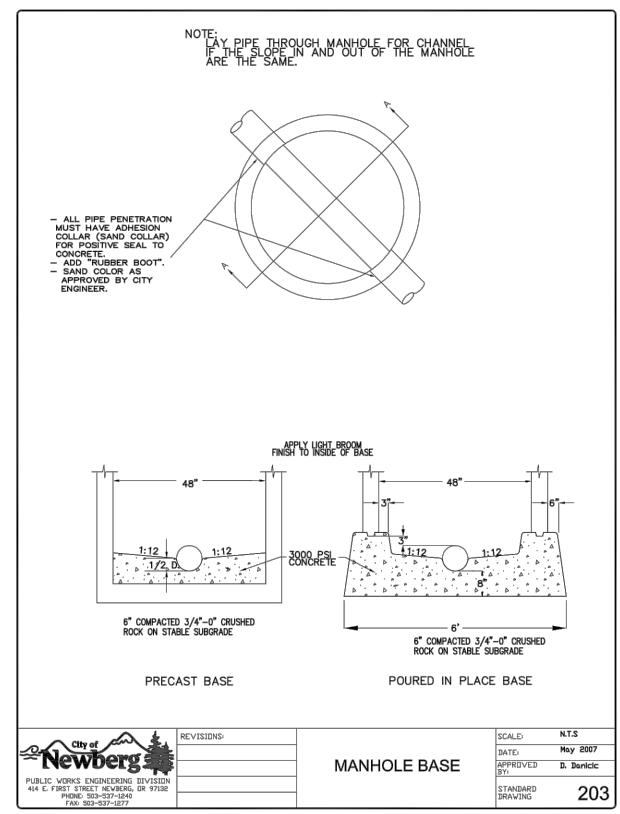
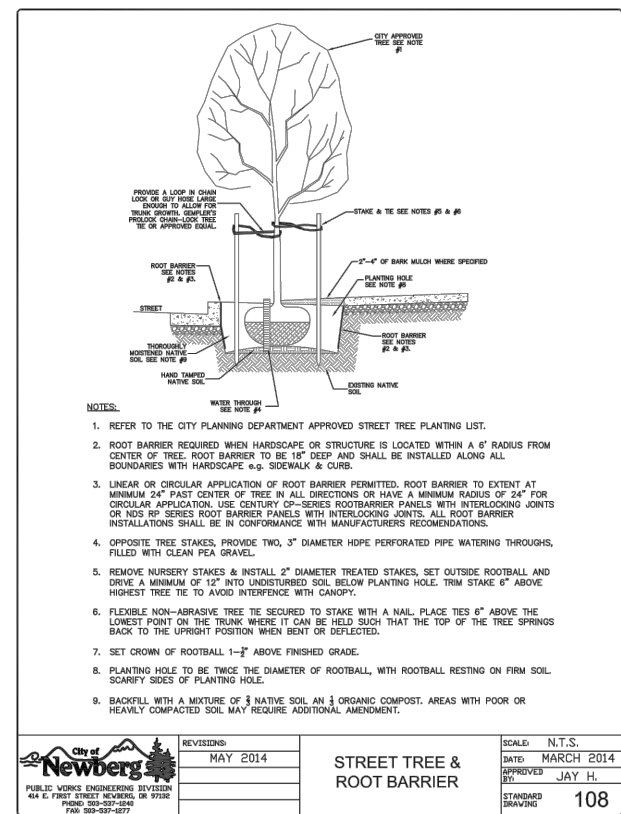
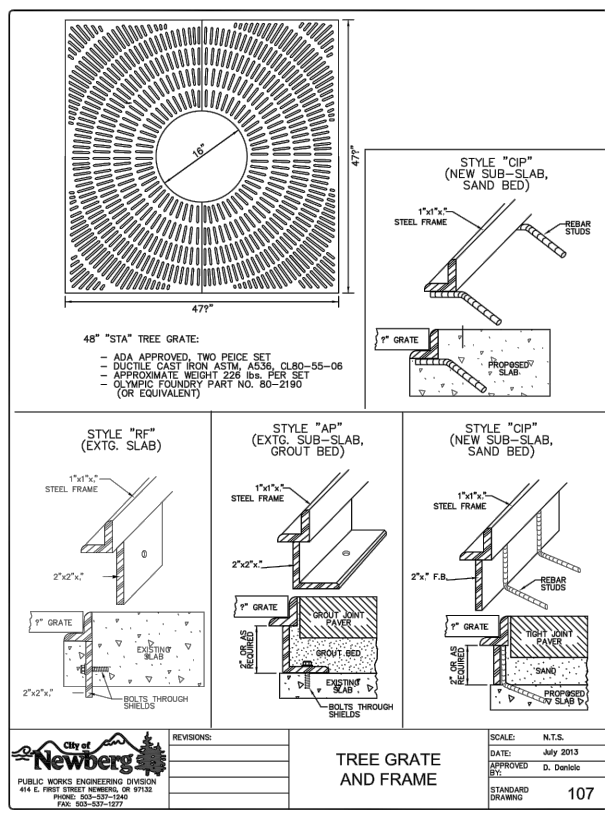
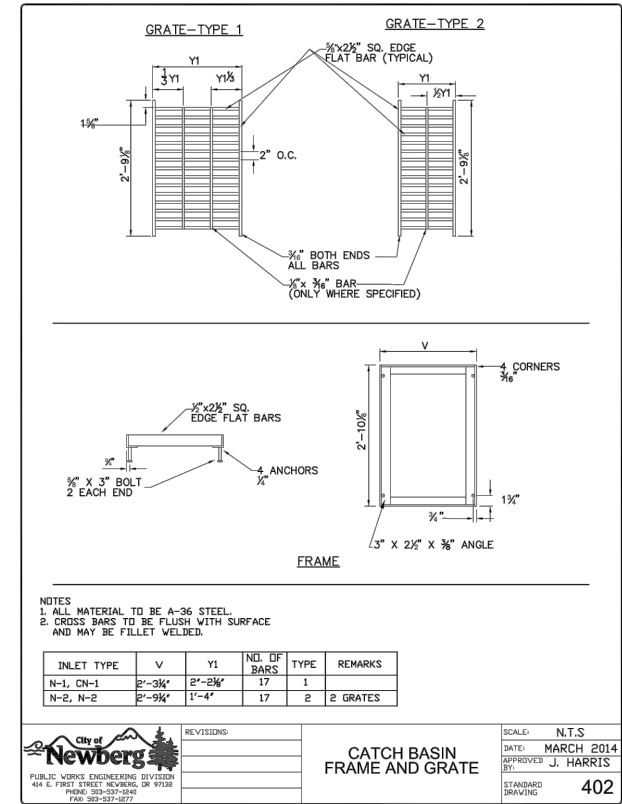
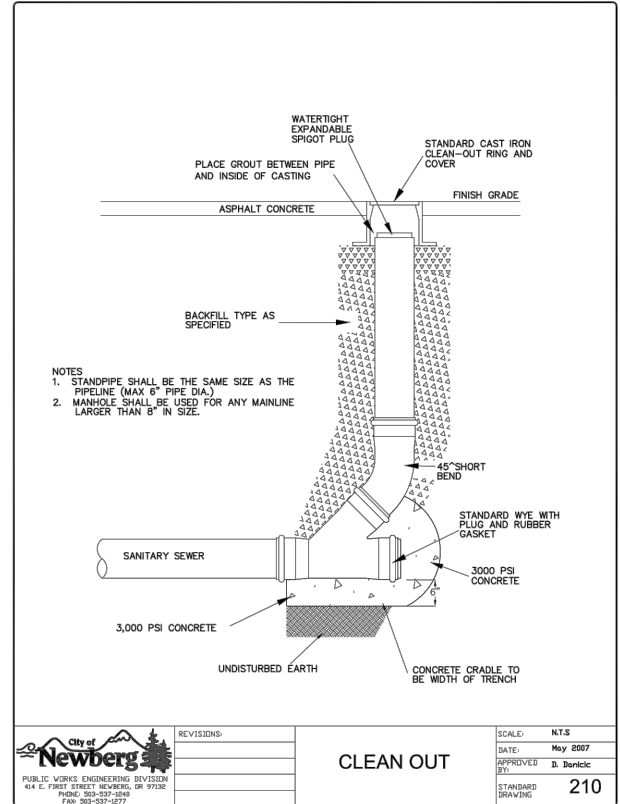
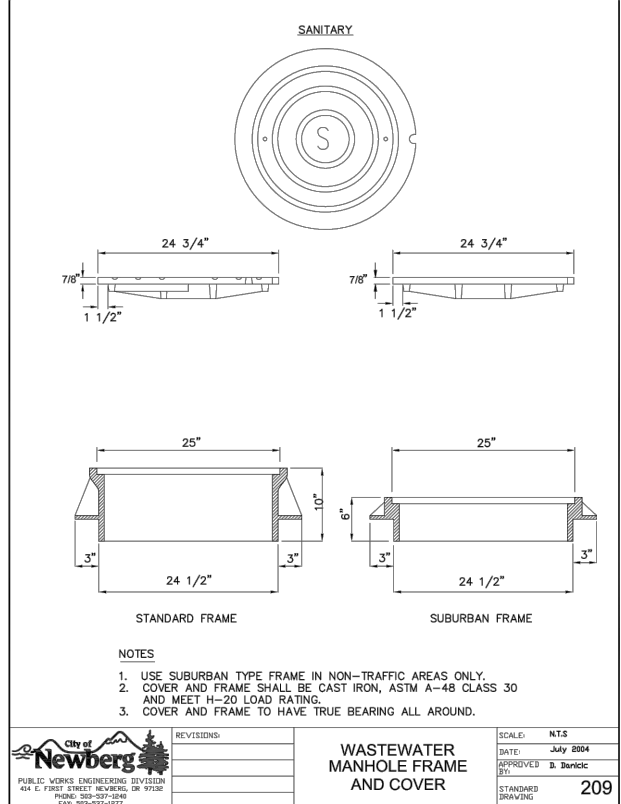
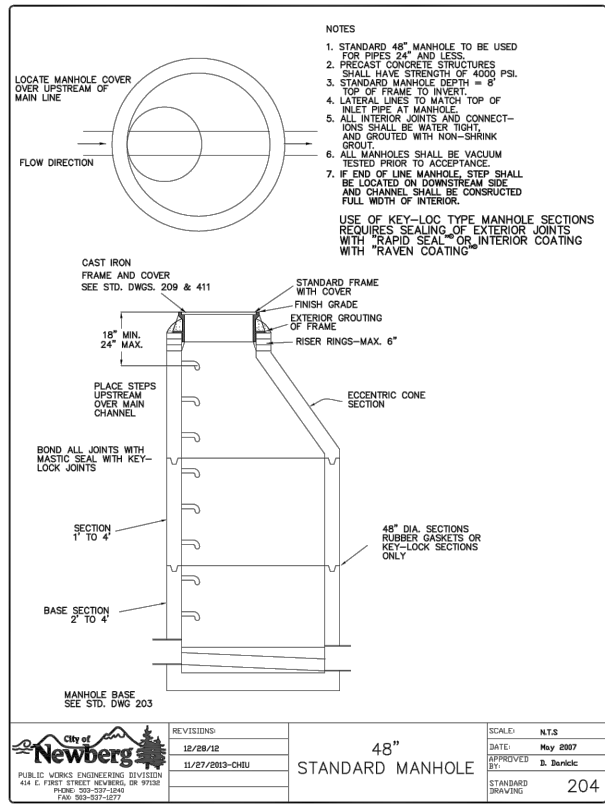


SECTION C-C: BUILDING APPROACH PROFILE
NTS



PLAN VIEW
SCALE: 1" = 30'





REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
EXPIRES 12/31/2018
MAY 09, 2018
W. R. CHERMISHOY

H B H
501 E First Street
Newberg, Oregon 97132
CONSULTING 503-554-9553 fax 503-537-9554
ENGINEERS email: mail@hbh-engineers.com

Submitted No.:
Checked By: ZHHJ
Drawn By: ZHHJ
File:

BY: _____
REV. DATE DESCRIPTION

0" IF THIS LINE IS NOT 1/8" SCALE IS NOT AS SHOWN

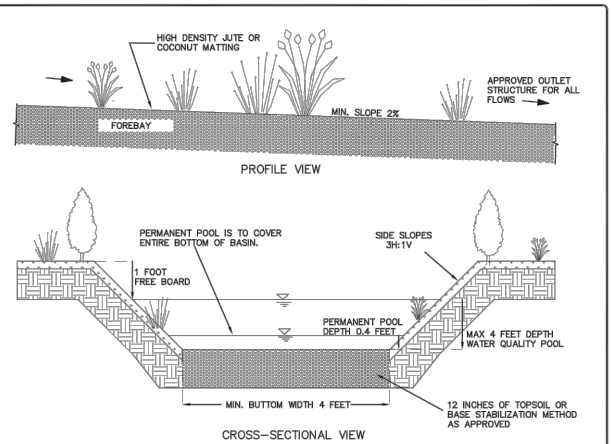
RHW ENTERPRISES, INC.
5201 SW WESTGATE #206, PORTLAND, OR 97221

SOUTH RIVER STREET APARTMENTS
NEWBERG, OREGON

DETAILS 2

8 of 10

11/29/2018
2018-011

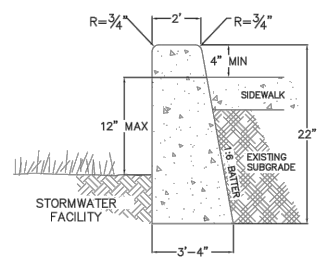


- HYDRAULIC DESIGN CRITERIA:**
- MIN. WATER QUALITY DETENTION VOLUME: 1.0 X WATER QUALITY VOLUME (WQV)
 - 48 HOURS WATER QUALITY DRAINDOWN TIME
 - FOR ORIFICE SIZE USE: $D = 24 \sqrt{(Q / (C \sqrt{2gH} (0.5) / \pi h^3))} \times 0.5$ WHERE: $D(h) =$ DIAMETER OF ORIFICE, $Q(cfs) =$ WQV(cfs) / (48 x 60 x 60), $C = 0.62$, $H(h) =$ TEMPORARY WATER QUALITY DETENTION HEIGHT TO CENTERLINE OF ORIFICE
 - EXTEND RIVER ROCK, TOPSOIL, AND HIGH DENSITY JUTE OR COCONUT MATTING TO TOP OF TREATMENT AREA (OR WQV LEVEL). EXTEND TOPSOIL AND LOW DENSITY JUTE MATTING TO THE EDGE OF WATER QUALITY TRACT OR EASEMENT AREA.
 - MINIMUM FREEBOARD: 1 FOOT FROM 25 YEAR DESIGN WATER SURFACE ELEVATION.
- FACILITY DESIGN CRITERIA:**
- UP UNTIL THE MAX WATER SURFACE, INTERIOR SIDE SLOPES, MAX SLOPE IS 3H:1V
 - ABOVE MAX WATER SURFACE, INTERIOR SIDE SLOPES, MAX SLOPE IS 2H:1V
 - IF INTERIOR SIDE SLOPES MUST BE MOWED SIDE SLOPE THEN THE MAX SLOPE IS 4H:1V
 - EXTERIOR SIDE SLOPES MAX 3H:1V, UNLESS ANALYZED FOR STABILITY BY A GEOTECHNICAL ENGINEER
 - MINIMUM FREEBOARD 1 FOOT FROM 25 YEAR DESIGN WATER SURFACE ELEVATION

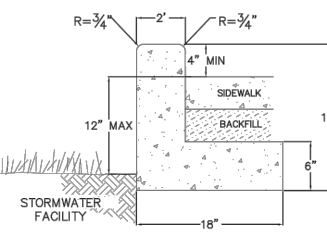
City of Newberg
 PUBLIC WORKS ENGINEERING DIVISION
 414 E. FIRST STREET NEWBERG, OR 97132
 PHONE: 503-537-1540 FAX: 503-537-1577

EXTENDED DRY BASIN

SCALE: N.T.S.
 DATE: MARCH 2014
 APPROVED BY: JAY H.
 STANDARD DRAWING: 461



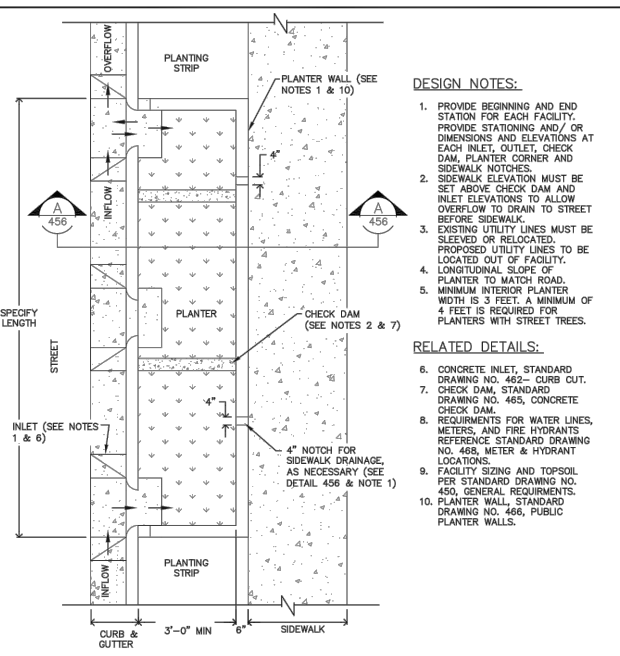
- NOTES:**
- SPECIAL DESIGN CONSIDERATIONS OR STRUCTURAL REVIEW MAY BE REQUIRED FOR LONGER PLANTER WALL SPANS. STEEL REINFORCEMENT OR ADDITIONAL CONCRETE CHECK DAMS MAY BE NEEDED FOR STABILITY.
 - SPECIFY ONE OF THE ABOVE PLANTER WALL OPTIONS BASED ON SITE CONDITIONS.
 - MAINTAIN 1:6 BATTER FOR WALLS AND 4" MINIMUM TO TOP OF CURB.
 - IF A LINER IS USED WITH AND L-SHAPED WALL, THE WALL HEIGHT MUST BE INCREASED. THREE INCHES OF CONCRETE IS REQUIRED ON ALL SIDE OF THE LINER ATTACHMENT (STANDARD DRAWING NO. 464)
 - FINISH ALL EXPOSED CONCRETE SURFACES.



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PUBLIC PLANTER WALLS

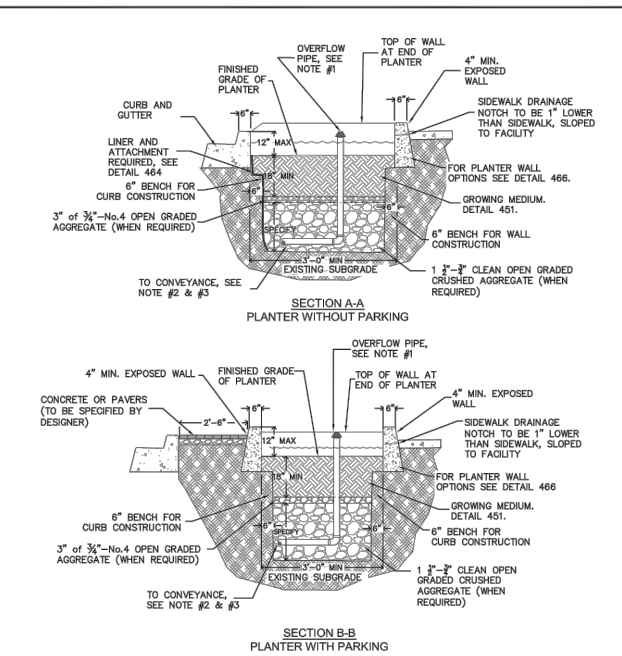
SCALE: N.T.S.
 DATE: MARCH 2014
 APPROVED BY: JAY H.
 STANDARD DRAWING: 466



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PUBLIC PLANTER PLAN VIEW NO PARKING

SCALE: N.T.S.
 DATE: MARCH 2014
 APPROVED BY: JAY H.
 STANDARD DRAWING: 454

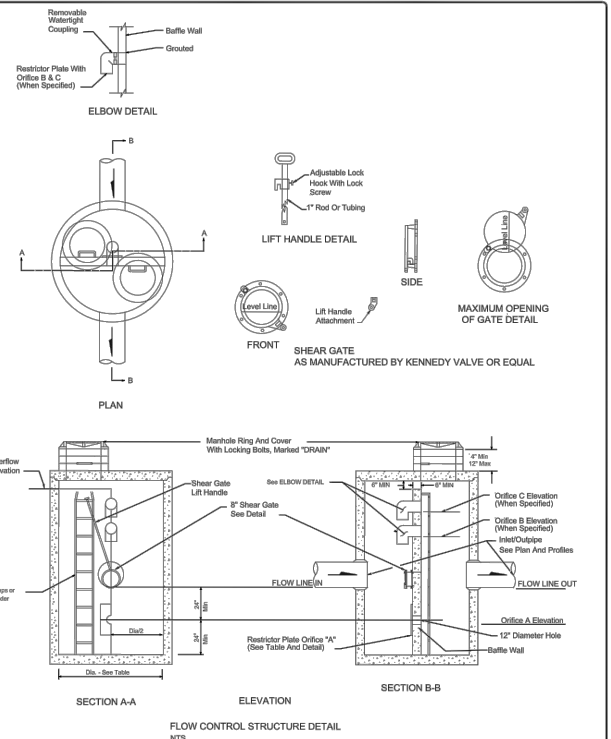


- NOTES:**
- TOP OF OVERFLOW PIPE TO BE FLUSH WITH CHECK DAM HEIGHT.
 - PUBLIC OVERFLOW PIPE SHALL BE SIZED TO CONVEY THE 25 YEAR DESIGN STORM EVENT.
 - PERFORATED PIPE SHALL RUN LENGTHWISE OF FACILITY AND SHALL BE LOCATED 6" ABOVE EXISTING SUBGRADE. REFERENCE STANDARD DRAWING NO. 463, PERFORATED PIPE.

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PUBLIC PLANTER SECTION VIEW

SCALE: N.T.S.
 DATE: MARCH 2014
 APPROVED BY: JAY H.
 STANDARD DRAWING: 456



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FLOW CONTROL STRUCTURE

SCALE: N.T.S.
 DATE: MARCH 2014
 APPROVED BY: JAY H.
 STANDARD DRAWING: 416A

- RIPRAP:**
- ROCK FOR RIPRAP SHALL BE ANGULAR IN SHAPE.
 - THICKNESS OF A SINGLE ROCK SHALL NOT BE LESS THAN ONE-THIRD ITS LENGTH.
- RIPRAP INSTALLATION:**
- EXCAVATE BELOW FINISH GRADE TO DEPTH & DIMENSIONS SHOWN ON APPROVED PLANS.
 - INSTALL WOVEN GEOTEXTILE FABRIC.
 - PLACE RIP RAP TO FINISH GRADE.

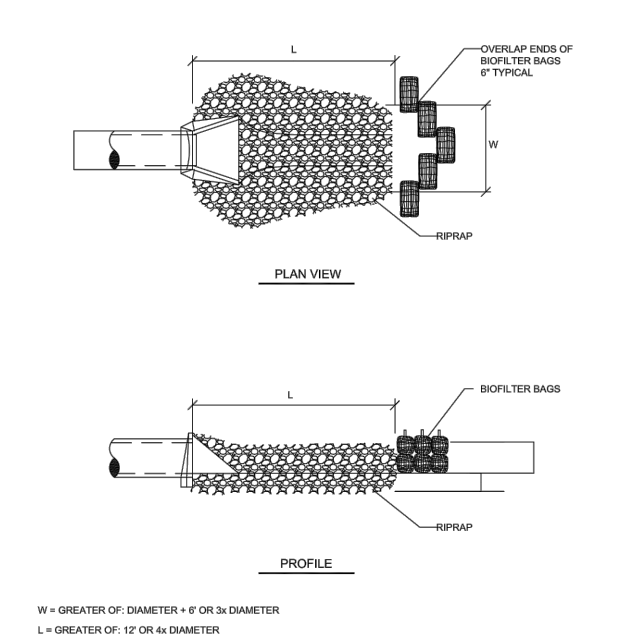
GRADE RIPRAP SHALL BE THE CLASS AND SIZE OF ROCK ACCORDING TO THE FOLLOWING:

CLASS	CLASS	CLASS	CLASS	CLASS	PERCENT (BY WEIGHT)
50	100	200	700	2000	
WEIGHT OF ROCK (LBS)					
50-30	100-60	200-140	700-500	2000-1400	20
30-15	60-25	140-80	500-200	1400-700	30
15-2	25-2	80-8	200-20	700-40	40
2-0	2-0	8-0	20-0	40-0	10

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RIPRAP

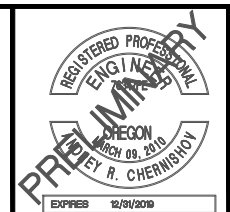
SCALE: N.T.S.
 DATE: MARCH 2014
 APPROVED BY: JAY H.
 STANDARD DRAWING: 422



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OUTLET PROTECTION

SCALE: N.T.S.
 DATE: 01/10/2014
 APPROVED BY: JAY H.
 STANDARD DRAWING: 606



H B H H
 CONSULTING ENGINEERS
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 Newberg, Oregon 97132
 503-554-9553 fax 503-537-9554
 email: mail@hbh-engineers.com

Submitted No.: ARC
 Checked By: ZHH
 Drawn By: ZHH
 File:

REV.	DATE	DESCRIPTION

RHW ENTERPRISES, INC.
 5201 SW WESTGATE #206, PORTLAND, OR 97221

SOUTH RIVER STREET APARTMENTS
 NEWBERG, OREGON

DETAILS 3

CURB AND GUTTER AT DRIVEWAY APPROACH

CURB AND GUTTER

NOTES

1. CONCRETE SHALL HAVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
2. TRANSVERSE CONTRACTION JOINTS - MAKE 1/8" X 1 1/2" DEEP CUT; SPACED AT 15'. PROVIDE CONTRACTION JOINTS AT CURB RETURN POINTS, CATCH BASINS AND DRIVEWAYS.
3. SCORE CURB OVER WEEP HOLE BLOCK OUT.
4. EXPANSION JOINTS SHALL NOT BE USED.
5. APPLY CURING COMPOUND (PETROLEUM BASED) TO FRESH CONCRETE TO RETAIN MOISTURE.
6. TOP OF CURB BRANDED WITH "S" OR "W". 2" MIN. HEIGHT FOR SEWER AND WATER LOCATIONS. HAND SCRIBING NOT ALLOWED.

REVISIONS:	SCALE: N.T.S.
DATE: May 2007	APPROVED BY: D. Borkic
STANDARD DRAWING 501	

SIDEWALK TYPE "A"

NOTES:

1. SLOPE FROM THE PROPERTY LINE TO THE STREET AT 2%.
2. WORK AGGREGATE INTO CONCRETE PRIOR TO FINISHING CONCRETE.
3. FINISHING DETAILS
 - EDGE CONCRETE WITH 3" EDGING TROWEL.
 - SCORE CONCRETE AT 5' INTERVALS.
 - INSTALL 1/8" X 1 1/2" CONTRACTION JOINTS EVERY 15'.
 - FABRIC TYPE EXPANSION JOINT NOT TO BE USED.
 - APPLY LIGHT BROOM FINISH TRANSVERSE TO THE SIDEWALK.
4. CONCRETE SHALL HAVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
5. APPLY CURING COMPOUND (PETROLEUM BASE) TO FRESH CONCRETE TO RETAIN MOISTURE.
6. TOLERANCES
 - SURFACE SHALL NOT VARY MORE THAN 1/4" FROM A 10' STRAIGHT EDGE.
 - ALIGNMENT SHALL BE WITHIN 1/4" OF TRUE LINE.

REVISIONS:	SCALE: N.T.S.
DATE: Jun. 2010	APPROVED BY: P. Chu
STANDARD DRAWING 503	

DRIVEWAY APRON CURB CUT TYPE "A" SIDEWALK

NOTES

1. CONCRETE SHALL HAVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
2. LIMITS OF DRIVEWAY SHALL BE SAW CUT.
3. APPLY A LIGHT BROOM FINISH TRANSVERSE TO THE SIDEWALK.
4. CURB AND APPROACH SHALL BE POURED MONOLITHICALLY. SLIP WIDTH IS GREATER THAN ITS FEET. INSTALL CONTRACTION JOINT IN CENTER OF THE DRIVEWAY.
5. FABRIC EXPANSION JOINT SHALL NOT BE USED.
6. WORK AGGREGATE INTO CONCRETE PRIOR TO FINISHING CONCRETE.
7. APPLY CURING COMPOUND TO FRESH CONCRETE TO RETAIN MOISTURE.
8. MINIMUM DRIVEWAY WIDTH OF 12' AND MAXIMUM WIDTH OF 24' 3 CAR GARAGE MAXIMUM WIDTH OF 28'

REVISIONS: 04/08/10	SCALE: N.T.S.
DATE: May 2007	APPROVED BY: D. Borkic
STANDARD DRAWING 508	

RESIDENTIAL STREET CROSS SECTION

REVISIONS: 04/08/10	SCALE: N.T.S.
DATE: May 2007	APPROVED BY: D. Borkic
STANDARD DRAWING 513	

OREGON TRANSPORTATION COMMISSION Standards for Accessible Parking Places May 2012

PAVEMENT MARKING STENCIL

LEGEND

LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

OREGON TRANSPORTATION COMMISSION Standards for Accessible Parking Places May 2012

SIGN DESIGN SIGN NO. R7-8

Sign Background: White, Retroreflective sheeting
Sign Legend: Green, Retroreflective sheeting
Sign Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.

OREGON TRANSPORTATION COMMISSION Standards for Accessible Parking Places May 2012

SIGN DESIGN SIGN NO. R7-8P

Sign Background: White, Retroreflective sheeting
Sign Legend: Green, Retroreflective sheeting

Refer to Standard Highway Signs book for details and dimensions.

The VAN-ACCESSIBLE sign shall only be used with sign R7-8 to designate the parking spaces that have an access aisle 8 ft or wider

OREGON TRANSPORTATION COMMISSION Standards for Accessible Parking Places May 2012

MINIMUM STANDARD SINGLE-ACCESSIBLE PARKING SPACE (VAN-ACCESSIBLE DESIGNATION REQUIRED)

Figure 1

REV.	DATE	DESCRIPTION