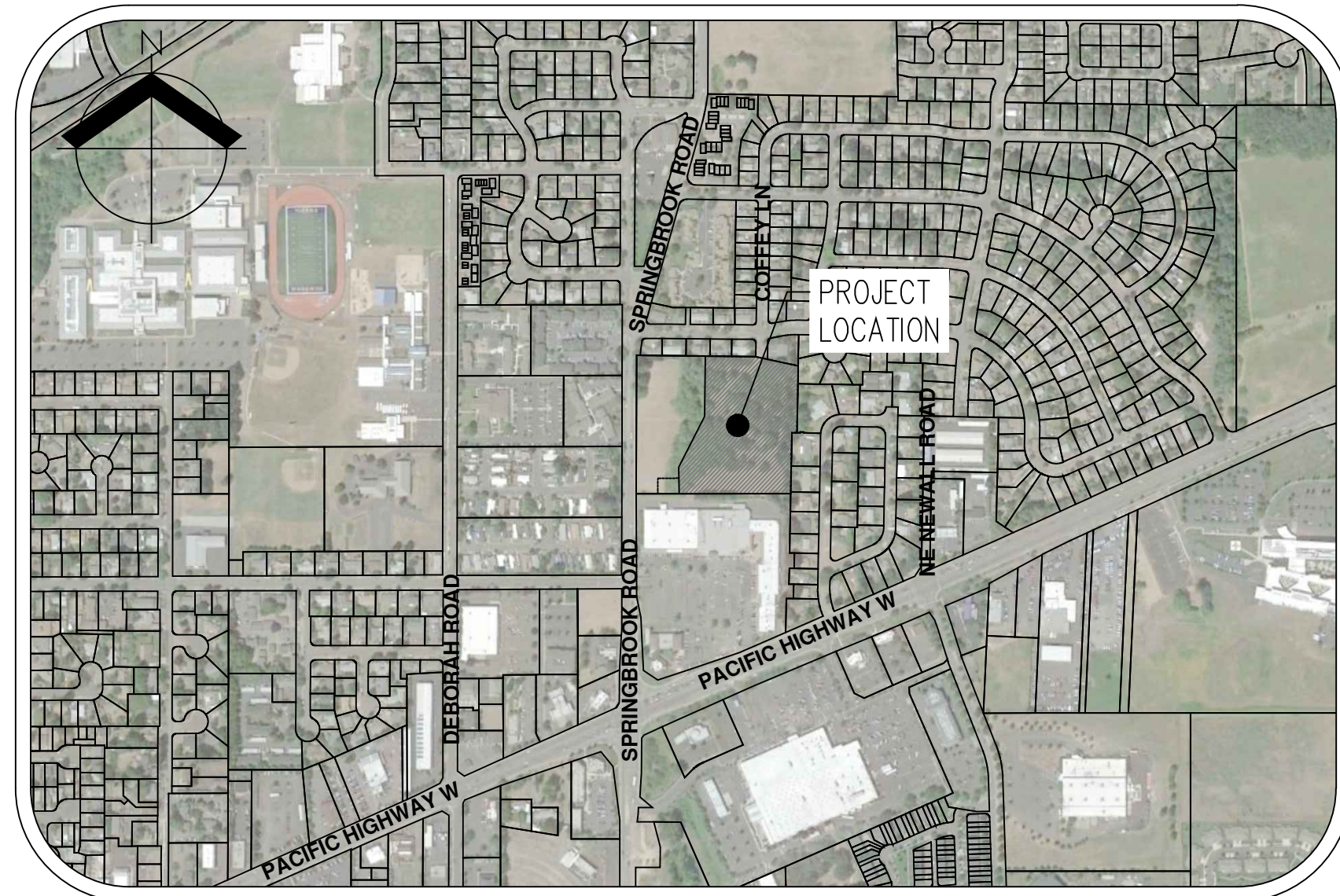
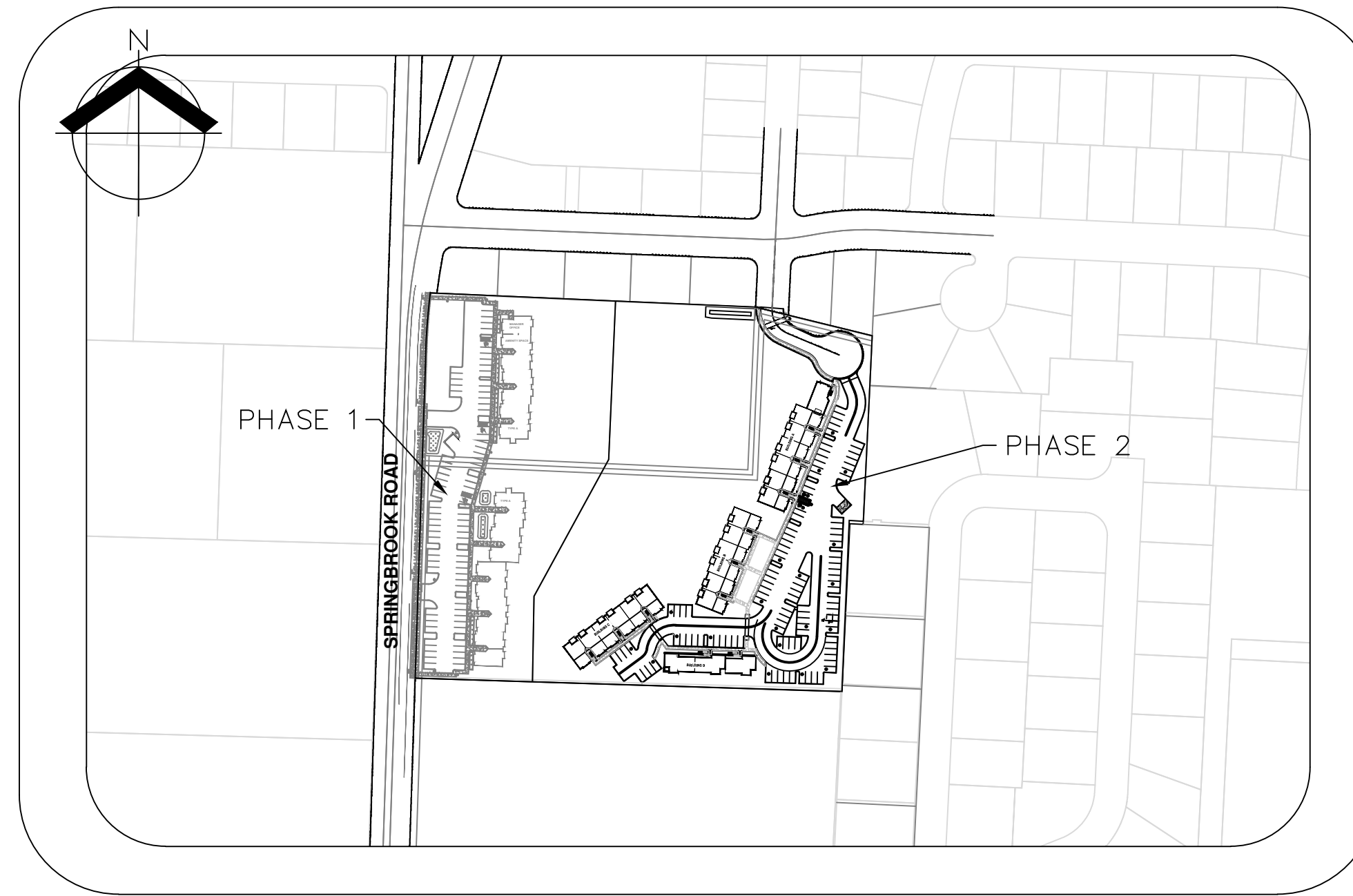


MEADOW CREEK APARTMENTS

CIVIL ENGINEERING DESIGN REVIEW PLANS (PHASE 2)



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

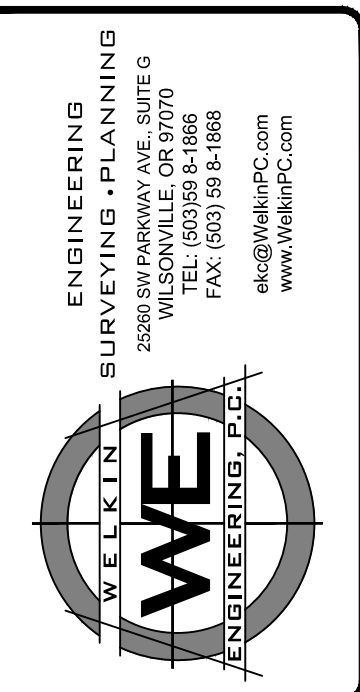
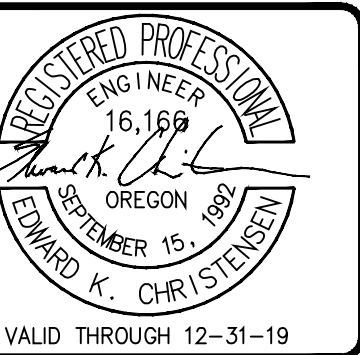
**CIVIL ENGINEERING/
LANDSCAPE ARCHITECTURE
AND SURVEYING FIRM:**

ED CHRISTENSEN, PE
WELKIN ENGINEERING, PC
25260 SW PARKWAY AVE., SUITE G
WILSONVILLE, OR 97070-6627

DEVELOPER/OWNER

MEADOW BROOK VILLAGE LLC
4695 SE DEER CREEK PL
GRESHAM, OR 97080
PH: (360) 694-7337
EMAIL: gabe@sbld.com

| NO. | DATE | REVISION |
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| EXISTING | | PROPOSED | |
|--------------------------|--|-------------------------|--|
| DECIDUOUS TREE | | STORM SEWER CLEAN OUT | |
| CONIFEROUS TREE | | STORM SEWER CATCH BASIN | |
| FIRE HYDRANT | | STORM SEWER MANHOLE | |
| WATER METER | | GAS VALVE | |
| WATER VALVE | | GUY WIRE ANCHOR | |
| DOUBLE CHECK VALVE | | POWER POLE | |
| SANITARY SEWER CLEAN OUT | | POWER VAULT | |
| SANITARY SEWER MANHOLE | | POWER JUNCTION BOX | |
| SIGN | | COMMUNICATIONS VAULT | |
| STREET LIGHT | | COMMUNICATIONS RISER | |
| EXISTING | | PROPOSED | |
| RIGHT-OF-WAY LINE | | BOUNDARY LINE | |
| BOUNDARY LINE | | PROPERTY LINE | |
| PROPERTY LINE | | CENTERLINE | |
| CENTERLINE | | DITCH | |
| DITCH | | CURB | |
| CURB | | EDGE OF PAVEMENT | |
| EDGE OF PAVEMENT | | EASEMENT | |
| EASEMENT | | FENCE LINE | |
| FENCE LINE | | OVERHEAD WIRE | |
| OVERHEAD WIRE | | COMMUNICATIONS LINE | |
| COMMUNICATIONS LINE | | FIBER OPTIC LINE | |
| FIBER OPTIC LINE | | GAS LINE | |
| GAS LINE | | STORM SEWER LINE | |
| STORM SEWER LINE | | SANITARY SEWER LINE | |
| SANITARY SEWER LINE | | WATER LINE | |
| WATER LINE | | | |

PROPERTY DESCRIPTION:
YAMHILL COUNTY TAX MAP 3S 2W 16CB, TAX LOT 100 & 200.
PLANNING FILE NOS.
DR 218 - 0003
MISC 318 - 0002

VERTICAL DATUM
VERTICAL DATUM: ELEVATIONS ARE BASED YAMHILL COUNTY D.L.C NO. 52. LOCATED AT THE NW CORNER OF SPRINGBROOK WAY AND DOUGLAS AVENUE, THE RECORD ELEVATION WAS CONVERTED TO NAVD 88 USING A VERTCON DERIVED CONVERSION FACTOR OF 3.422, RESULTING IN A HELD ELEVATION OF 223.37 (NAVD 88).

- SHEET INDEX**
- C1 COVER SHEET/VICINITY MAP/SITE MAP & LEGEND
 - C2 EXISTING CONDITIONS PLAN
 - C3 EXISTING TREE CHART
 - C4 PRELIMINARY DEMOLITION, EROSION, & SEDIMENT CONTROL PLAN
 - C5 PRELIMINARY SITE PLAN
 - C6 PRELIMINARY GRADING PLAN
 - C7 PRELIMINARY STORM DRAINAGE PLAN
 - C8 PRELIMINARY SANITARY SEWER & WATER PLAN
 - L1 PRELIMINARY LANDSCAPE PLAN

DENSITY CALCULATION:

TOTAL SITE: 3.18 AC = ±138,520 SF
 AREA IN SIDEWALK EASEMENT: ±2,700 SF
 AREA IN STREAM CORRIDOR: ±4,520 SF
 AREA OUTSIDE STREAM CORRIDOR AND EASEMENT: ±131,300 SF

EXPECTED MAXIMUM DENSITY: 138,520/3,000 = 46.17 = 46 UNITS
 DENSITY OUTSIDE OF STREAM CORRIDOR AND EASEMENT: 131,300/3,000 = 43.77 = 43 UNITS
 MAXIMUM ALLOWED INCREASE IN DENSITY (15.342.120.B.3): 20%, 43.77 * 1.2 = 52.52

MAXIMUM ALLOWED DENSITY: 52 UNITS
 PROPOSED UNITS: 42 (PHASE 1)

SITE COVERAGE CALCULATION:

TOTAL SITE: 3.18 AC = ±138,520 SF
 BUILDING LOT COVERAGE: ±20,400 SF = ±14.7%
 PARKING LOT COVERAGE: ±29,300 SF = ±21.2%
 COMBINED LOT COVERAGE: ±49,700 SF = ±35.9%



ATTENTION EXCAVATORS:

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 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 BUT NOT MORE THAN TEN BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

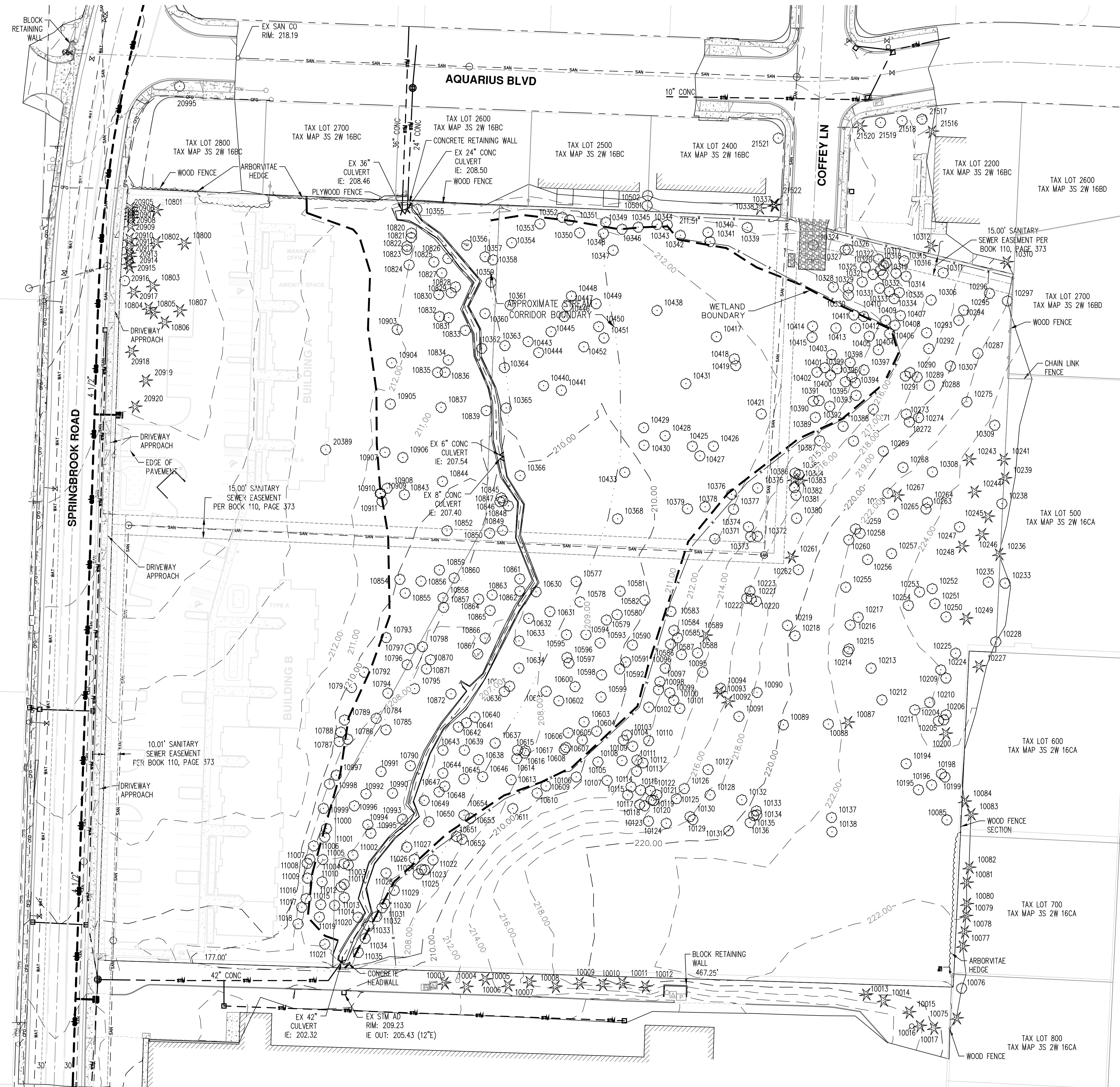
LEGEND NOTE:
REFER TO ARCHITECTURAL SITE PLAN FOR OBJECTS/FEATURES NOT SHOWN IN LEGEND AT LEFT.

**COVER SHEET/VICINITY
MAP/SITE MAP/LEGEND**

**MEADOW CREEK
APARTMENTS
(PHASE 2)**
THE CITY OF NEWBERG

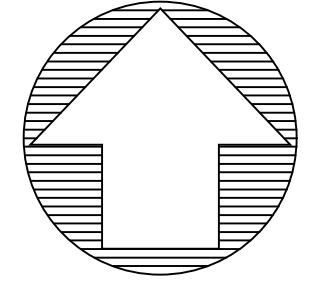
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|--------------|------------|
| DESIGNED BY: | WE |
| DRAWN BY: | WE |
| CHECKED BY: | EC |
| DATE: | 02/11/2020 |
| SCALE: | N/A |
| | HORIZONTAL |
| | N/A |
| | VERTICAL |
| PROJECT NO: | 19-122.03 |
| SHEET | C1 |

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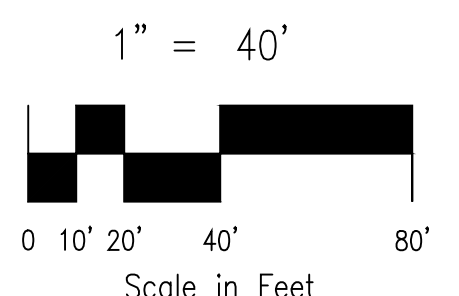


NOTES:

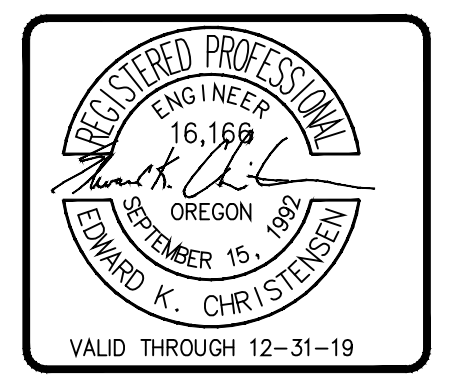
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 17058372. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED ON MARCH 24-31, 2017 AND APRIL 5, 2019.
- HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000. THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.
- VERTICAL DATUM: ELEVATIONS ARE BASED YAMHILL COUNTY DLC NO. 52., LOCATED AT THE NW CORNER OF SPRINGBROOK WAY AND DOUGLAS AVENUE. THE RECORD ELEVATION WAS CONVERTED TO NAVD 88 USING A VERTCON DERIVED CONVERSION FACTOR OF 3.422, RESULTING IN A HELD ELEVATION OF 223.37 (NAVD 88).
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 2 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND BOUNDARIES AND SAMPLE PLOTS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON 11/14/2016, 04/02/2019 AND WERE PROFESSIONALLY SURVEYED BY AKS ON 3/30/2017, AND 4/5/2019.



EXISTING CONDITIONS PLAN



| NO. | DATE | REVISION |
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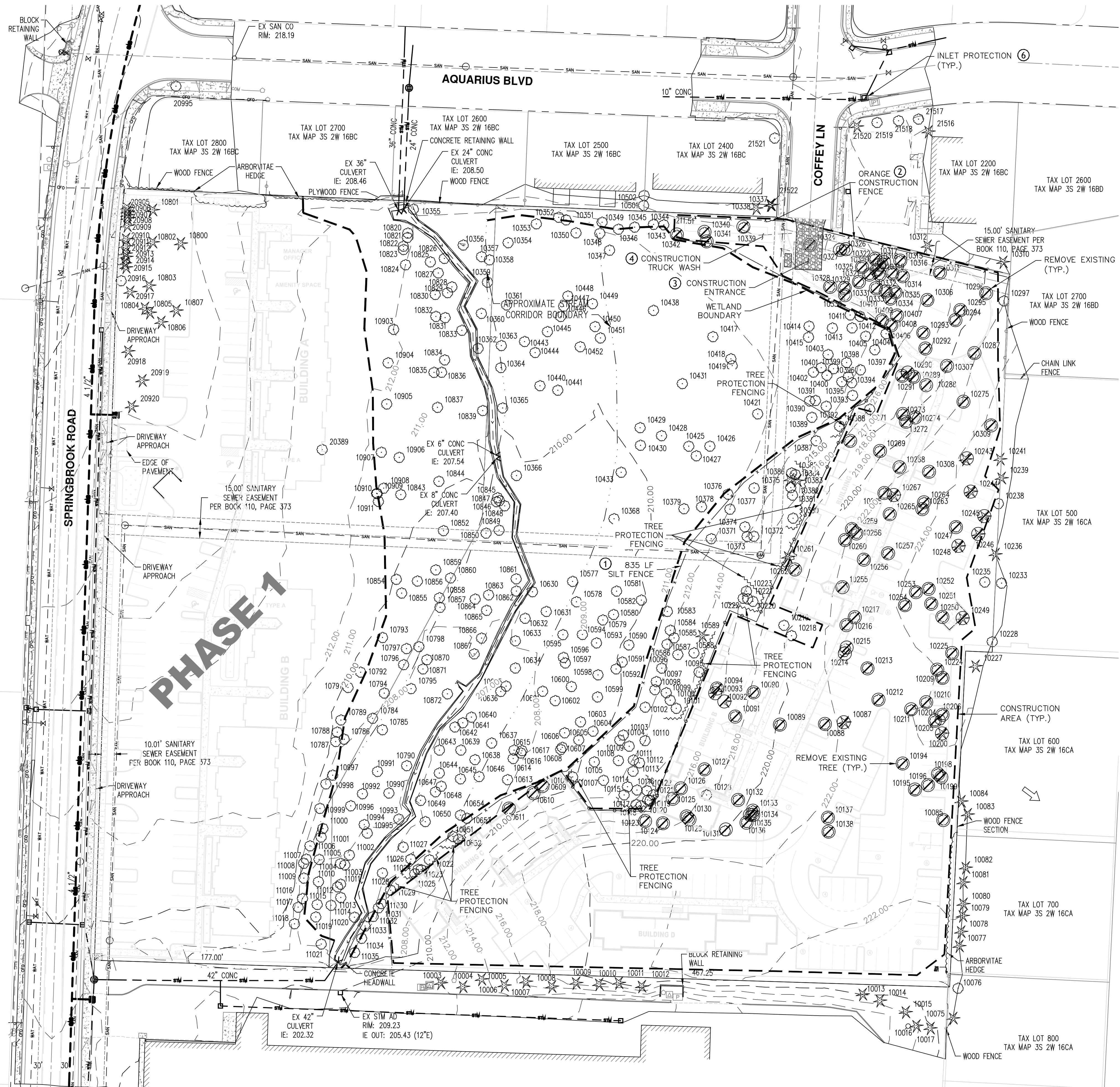
ENGINEERING - PLANNING
SURVEYING - PLANNING
25200 SW PARKWAY AVE. SUITE G
WILSONVILLE, OR 97070
TEL: (503) 598-9888
FAX: (503) 598-1988
www.aksengineering.com

EXISTING CONDITIONS PLAN

MEADOW CREEK APARTMENTS (PHASE 2)
THE CITY OF NEWBERG

| | |
|--------------|---|
| DESIGNED BY: | WE |
| DRAWN BY: | WE |
| CHECKED BY: | EC |
| DATE: | 02/11/2020 |
| SCALE: | AS-SHOWN HORIZONTAL N/A VERTICAL |
| PROJECT NO: | 19-122.03 |
| SHEET | C2 |

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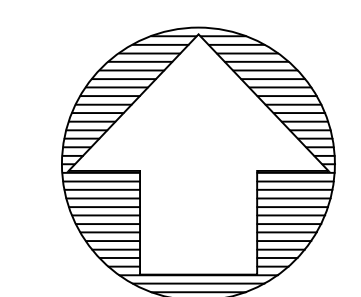


LEGEND

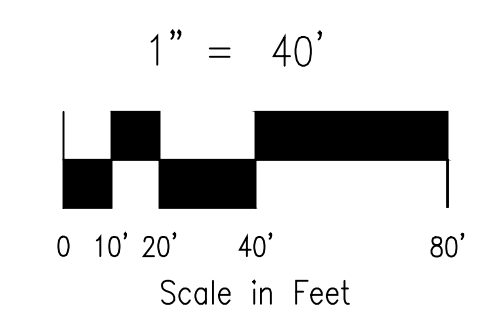
- EROSION CONTROL FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- DISTURBANCE AREA
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING
- DRAINAGE FLOW DIRECTION

- PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:**
- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 - SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
 - SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
 - CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
 - RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
 - THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

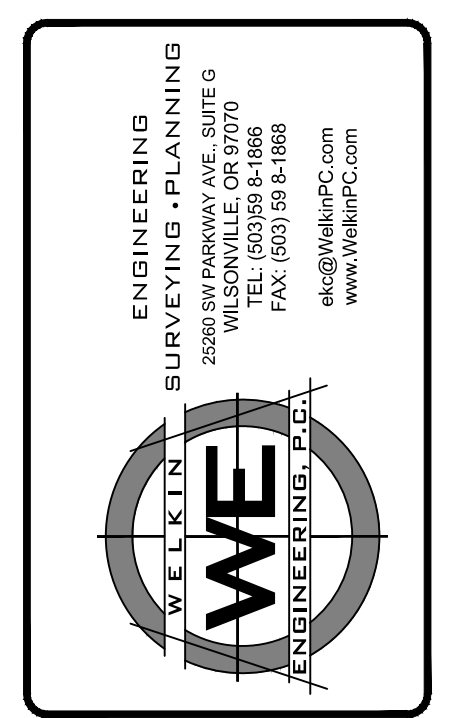
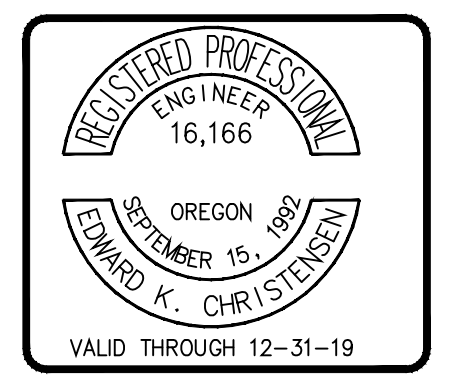
- ### EROSION CONTROL NOTES
- INSTALL PERIMETER SEDIMENT CONTROL. USE SEDIMENT FENCE.
 - INSTALL ORANGE CONSTRUCTION FENCE.
 - PROPOSED CONSTRUCTION ENTRANCE.
 - INSTALL CONCRETE TRUCK WASHOUT.
 - INSTALL TREE PROTECTION FENCING.
 - INSTALL EXISTING CURB INLET/CURB PROTECTION.



PRELIMINARY DEMOLITION, EROSION, & SEDIMENT CONTROL PLAN



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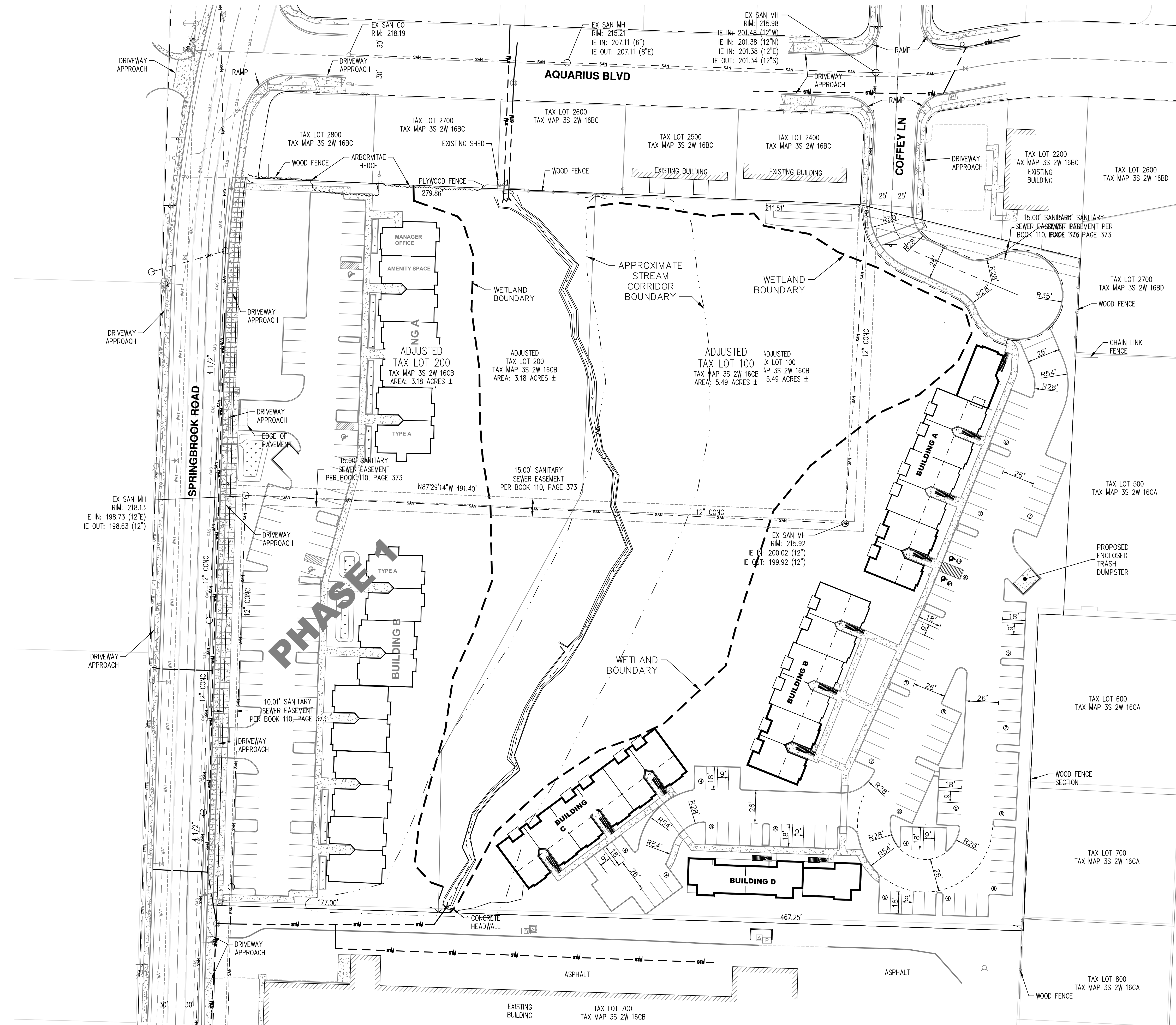
PRELIMINARY DEMOLITION, EROSION, & SEDIMENT CONTROL PLAN

MEADOW CREEK APARTMENTS (PHASE 2)

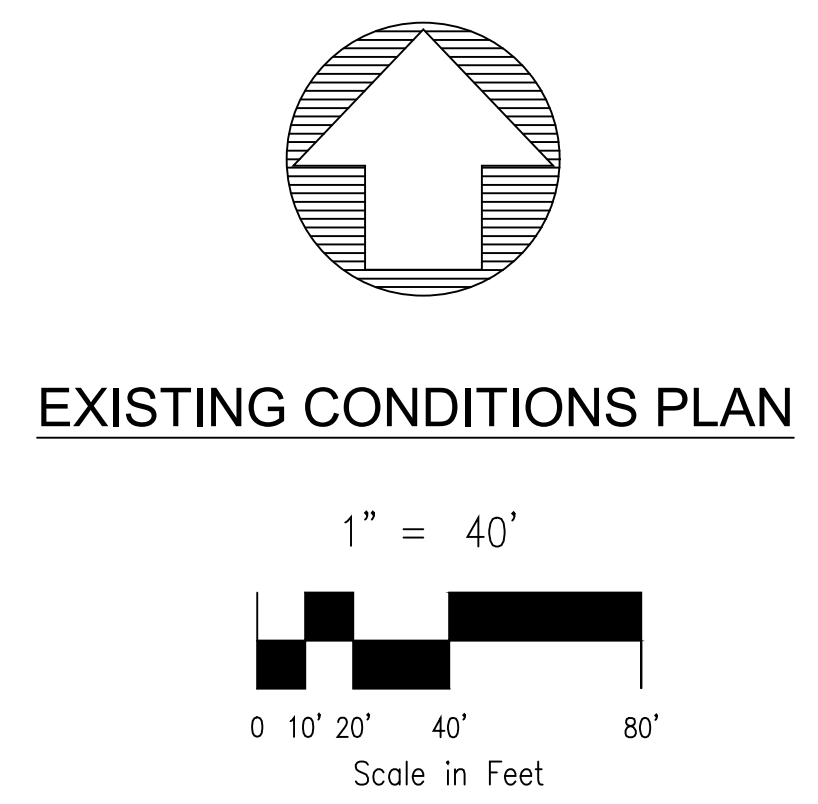
THE CITY OF NEWBERG

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| DESIGNED BY: | WE |
| DRAWN BY: | WE |
| CHECKED BY: | EC |
| DATE: | 02/11/2020 |
| SCALE: | AS-SHOWN HORIZONTAL N/A VERTICAL |
| PROJECT NO: | 19-122.03 |
| SHEET | C4 |

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- 4 SITE NOTES:
- 1 PROPOSED 5' WIDE SIDEWALK
 - 2 PROPOSED COMMERCIAL DRIVEWAY
 - 3 PROPOSED 6" CURB
 - 4 PROPOSED CONNECTION TO EXISTING SIDEWALK
 - 5 PROPOSED H.C. RAMP
 - 6 PUBLIC STORMWATER PLANTER
 - 7 PRIVATE LIGHT POLE
 - 8 BUILDING MOUNTED LIGHTING
 - 9 BIKE PARKING
 - 10 ADA PARKING STALL WITH SIGN
 - 11 CONSTRUCT ASPHALT PAVEMENT SECTION
 - 12 PROPOSED PARKING LOT STRIPING



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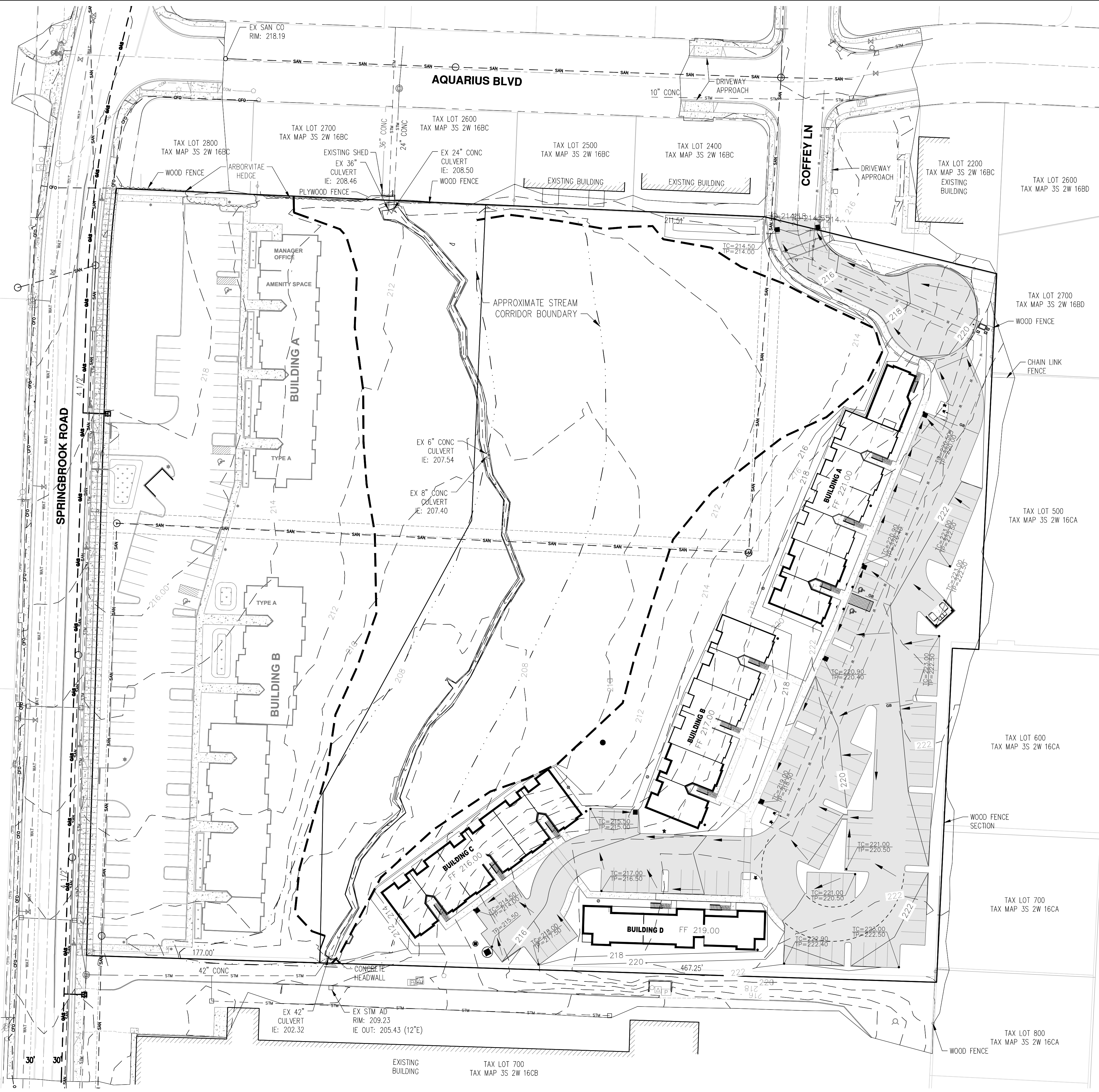
ENGINEERING • PLANNING
 SURVEYING • LANDSCAPE ARCHITECTURE
 25200 SW PARKWAY AVE. SUITE G
 WILSONVILLE, OR 97170
 TEL: (503) 598-1988
 FAX: (503) 598-1989
 www.welkin.com

SITE PLAN

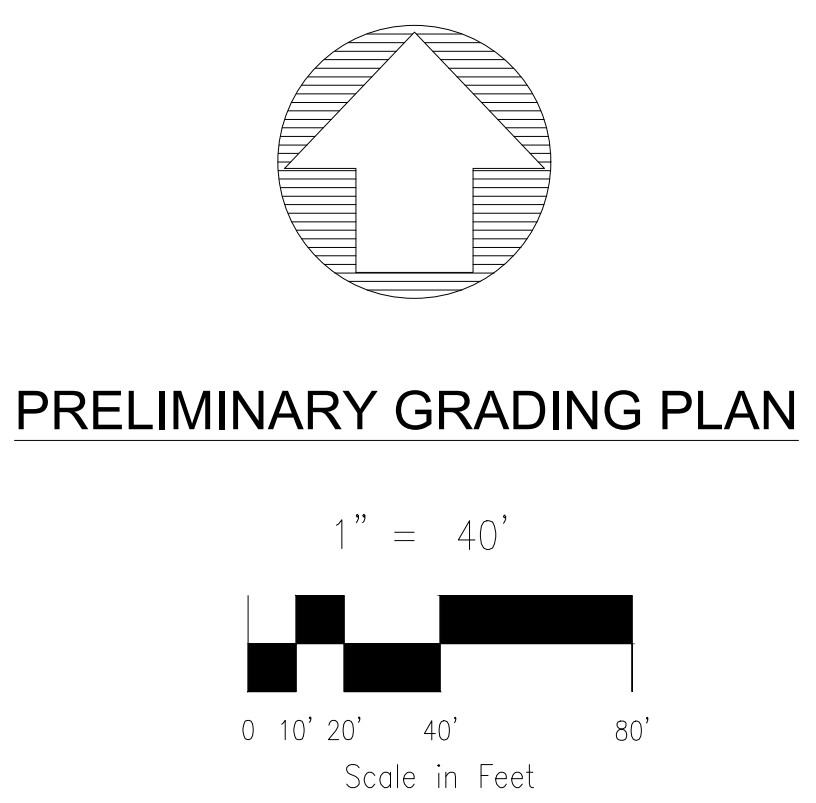
MEADOW CREEK APARTMENTS (PHASE 2)
 THE CITY OF NEWBERG

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| DESIGNED BY: | WE |
| DRAWN BY: | WE |
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| DATE: | 02/11/2020 |
| SCALE: | AS-SHOWN HORIZONTAL N/A VERTICAL |
| PROJECT NO: | 19-122.03 |
| SHEET | C5 |

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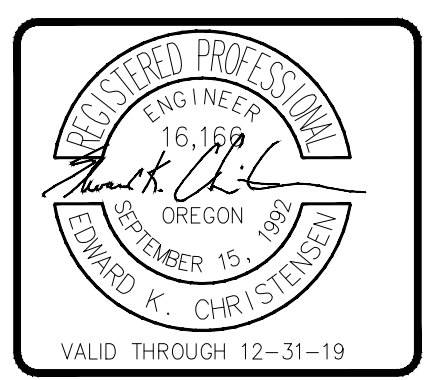


| LEGEND | |
|--------------------------|-------------|
| ASPHALT CONCRETE | AC:100.00 |
| TOP OF CURB | TC:100.00 |
| RIM ELEVATION | RM:100.00 |
| FINISHED FLOOR ELEVATION | FFE:100.00 |
| FINISHED GRADE | FG:100.00 |
| EXISTING GRADE | (EG:100.00) |



PRELIMINARY GRADING PLAN

| NO. | DATE | REVISION |
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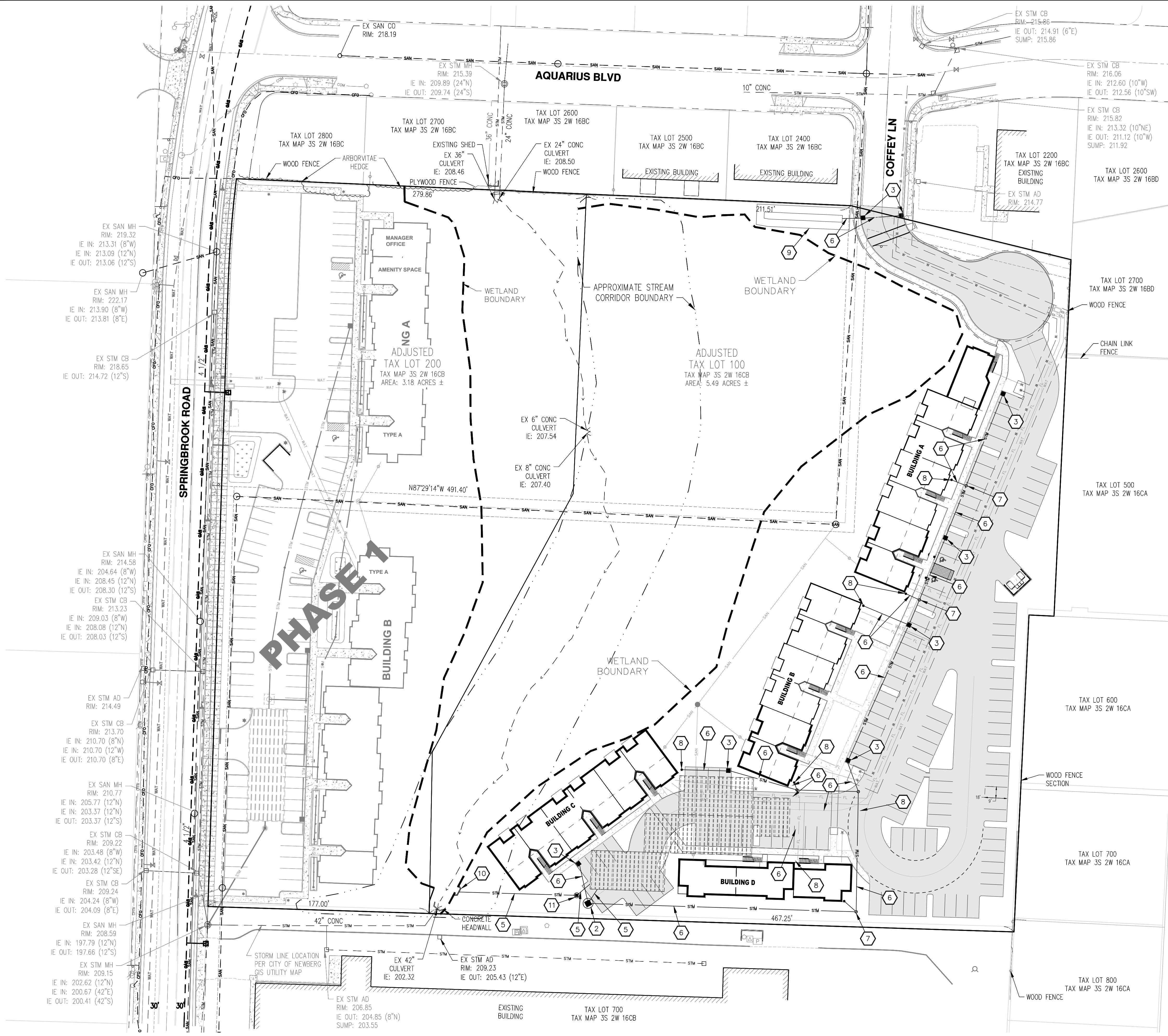
ENGINEERING • PLANNING
SURVEYING • PAVING
20000 SW PARKWAY AVE, SUITE G
WILSONVILLE, OR 97150
TEL: (503) 595-8188
FAX: (503) 595-8188
ekc@wkelinpc.com
www.wkelinpc.com

PRELIMINARY GRADING PLAN

MEADOW CREEK APARTMENTS (PHASE 2)
THE CITY OF NEWBERG

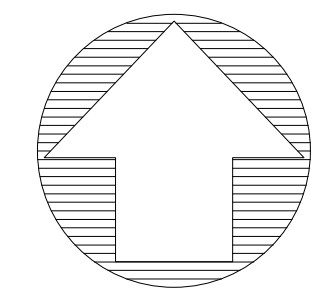
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| DESIGNED BY: | WE |
| DRAWN BY: | WE |
| CHECKED BY: | EC |
| DATE: | 02/11/2020 |
| SCALE: | AS-SHOWN |
| | HORIZONTAL |
| | N/A |
| | VERTICAL |
| PROJECT NO: | 19-122.03 |
| SHEET | C6 |

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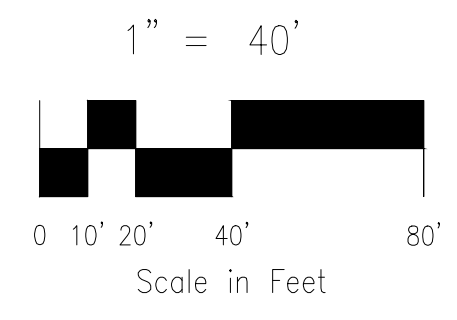


STORMWATER NOTES:

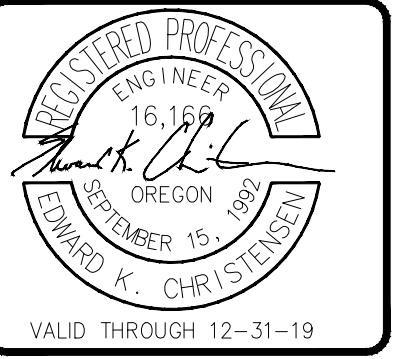
1. PROPOSED 10" PVC STORM DRAIN
2. PROPOSED 72" STORMFILTER MANHOLE
3. PROPOSED STORM CATCH BASIN
4. PROPOSED DETENTION CHAMBERS
5. PROPOSED 8" PVC STORM DRAIN
6. PROPOSED 6" PVC STORM DRAIN
7. PROPOSED STORM CLEANOUT
8. PROPOSED YARD INLET & ROOF COLLECTOR
9. PROPOSED PUBLIC RAIN GARDEN
11. PROPOSED STORM DRAIN CLEAN OUT
12. PROPOSED MH (FLOW CONTROL)
13. PROPOSED CONCRETE HEADWALL



PRELIMINARY STORM DRAINAGE PLAN



| NO. | DATE | REVISION |
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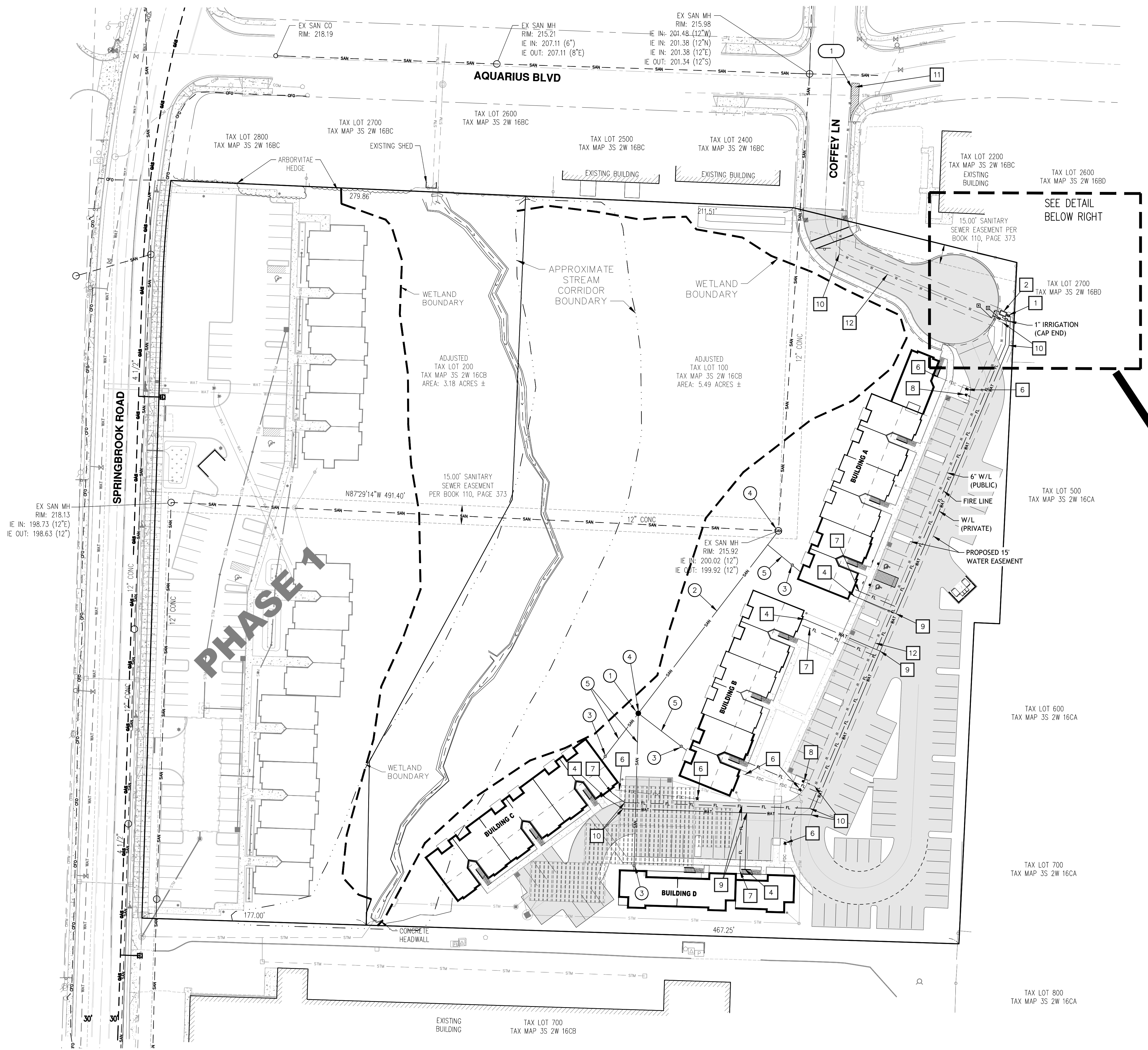
ENGINEERING • PLANNING
 20000 SW PARKWAY AVE, SUITE G
 WILSON, OREGON 97150
 TEL: (503) 595-8188
 FAX: (503) 595-8188
 eke@wkelinpc.com
 www.wkelinpc.com

PRELIMINARY STORM DRAINAGE PLAN

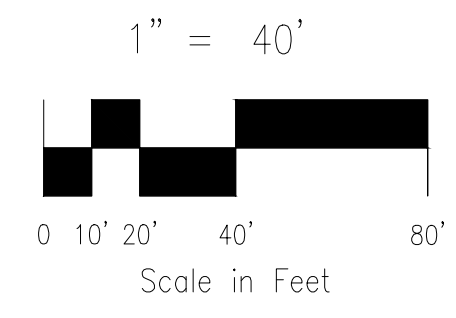
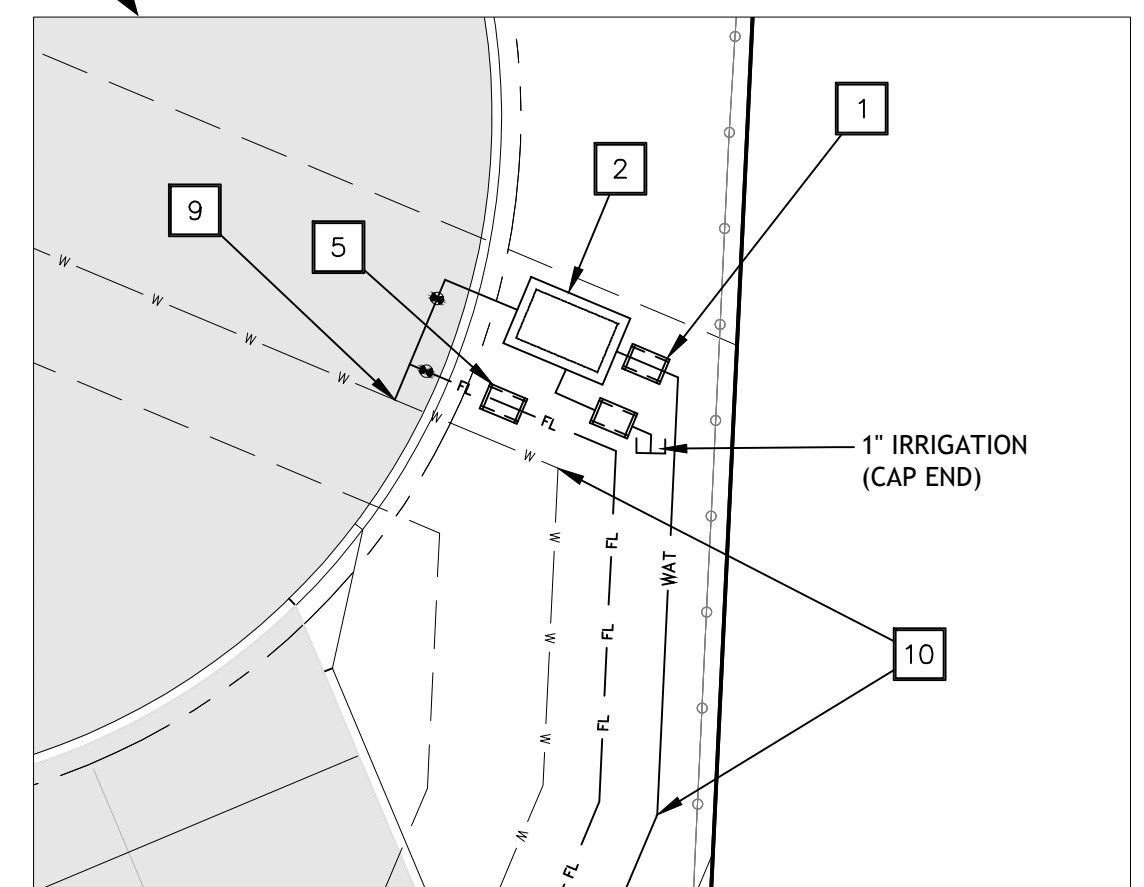
MEADOW CREEK APARTMENTS (PHASE 2)
 THE CITY OF NEWBERG

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|--------------|---|
| DESIGNED BY: | WE |
| DRAWN BY: | WE |
| CHECKED BY: | EC |
| DATE: | 02/11/2020 |
| SCALE: | AS-SHOWN HORIZONTAL N/A VERTICAL |
| PROJECT NO: | 19-122.03 |
| SHEET | C7 |

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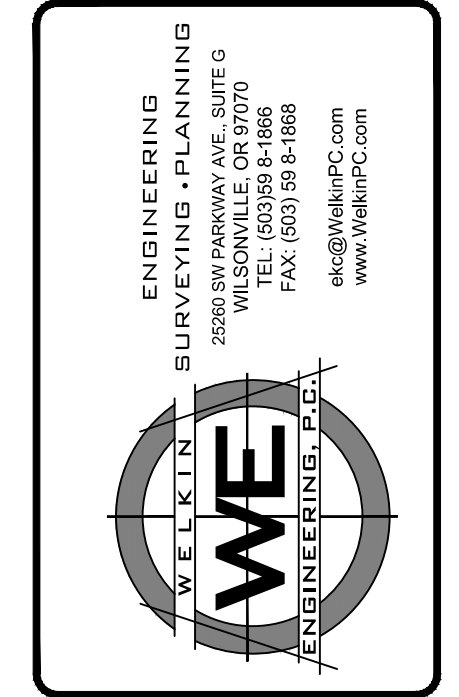
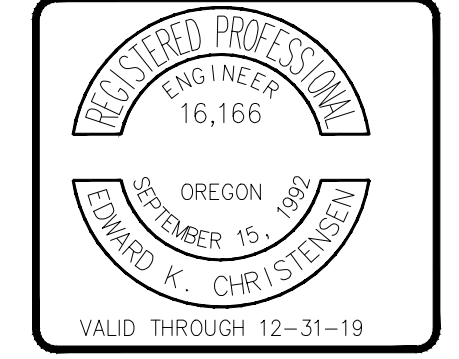


- # GENERAL NOTES:
1. SAWCUT EXISTING PAVEMENT PER CITY OF NEWBERG STD. DETAIL
- # SANITARY NOTES:
1. PROPOSED SANITARY SEWER MANHOLE.
 2. PROPOSED SANITARY SEWER LINE.
 3. PROPOSED SANITARY CLEAN OUT.
 4. CONNECT TO EXISTING/PROPOSED SANITARY SEWER MANHOLE
 5. PROPOSED SEWER LATERAL.
- # WATER NOTES:
1. PROPOSED DOMESTIC WATER METER
 2. PROPOSED DOMESTIC DOUBLE CHECK VALVE
 3. PROPOSED IRRIGATION DOUBLE CHECK VALVE
 4. PROPOSED DOMESTIC CONNECTION TO BUILDING
 5. PROPOSED FIRE WATER DOUBLE CHECK DETECTOR ASSEMBLY
 6. PROPOSED 4" FIRE DEPARTMENT CONNECTION (FDC)
 7. PROPOSED 6" FIRE WATER SERVICE TO BUILDING
 8. PROPOSED FIRE HYDRANT
 9. PROPOSED TEE - DOMESTIC
 10. PROPOSED 90°, 45°, 22.5°, & 11.25° BEND
 11. CONNECT WATER SERVICE LINE TO PROPOSED WATER MAIN
 12. PROPOSED 6" WATER MAIN
 13. PROPOSED REDUCER
 14. CAP END



PRELIMINARY SANITARY SEWER & WATER PLAN

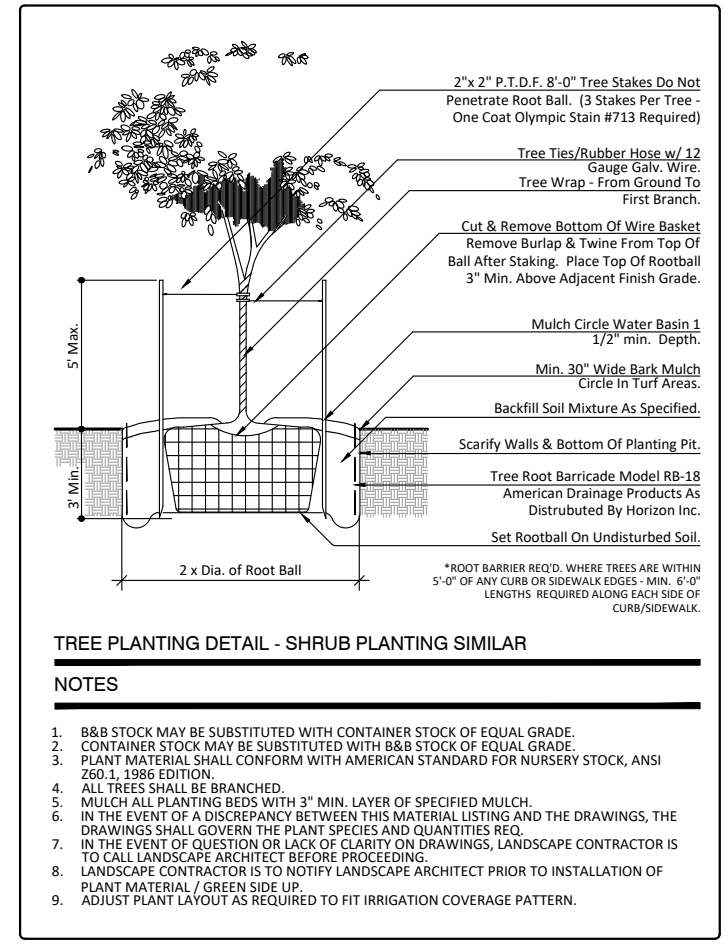
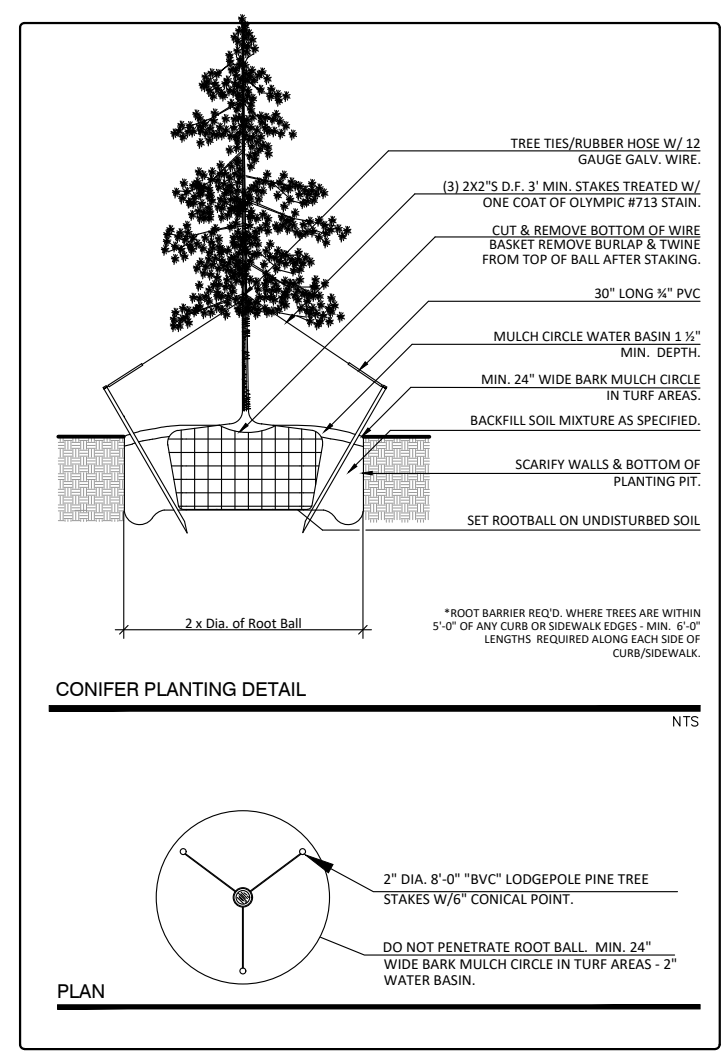
| NO. | DATE | REVISION |
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PRELIMINARY SANITARY SEWER & WATER PLAN

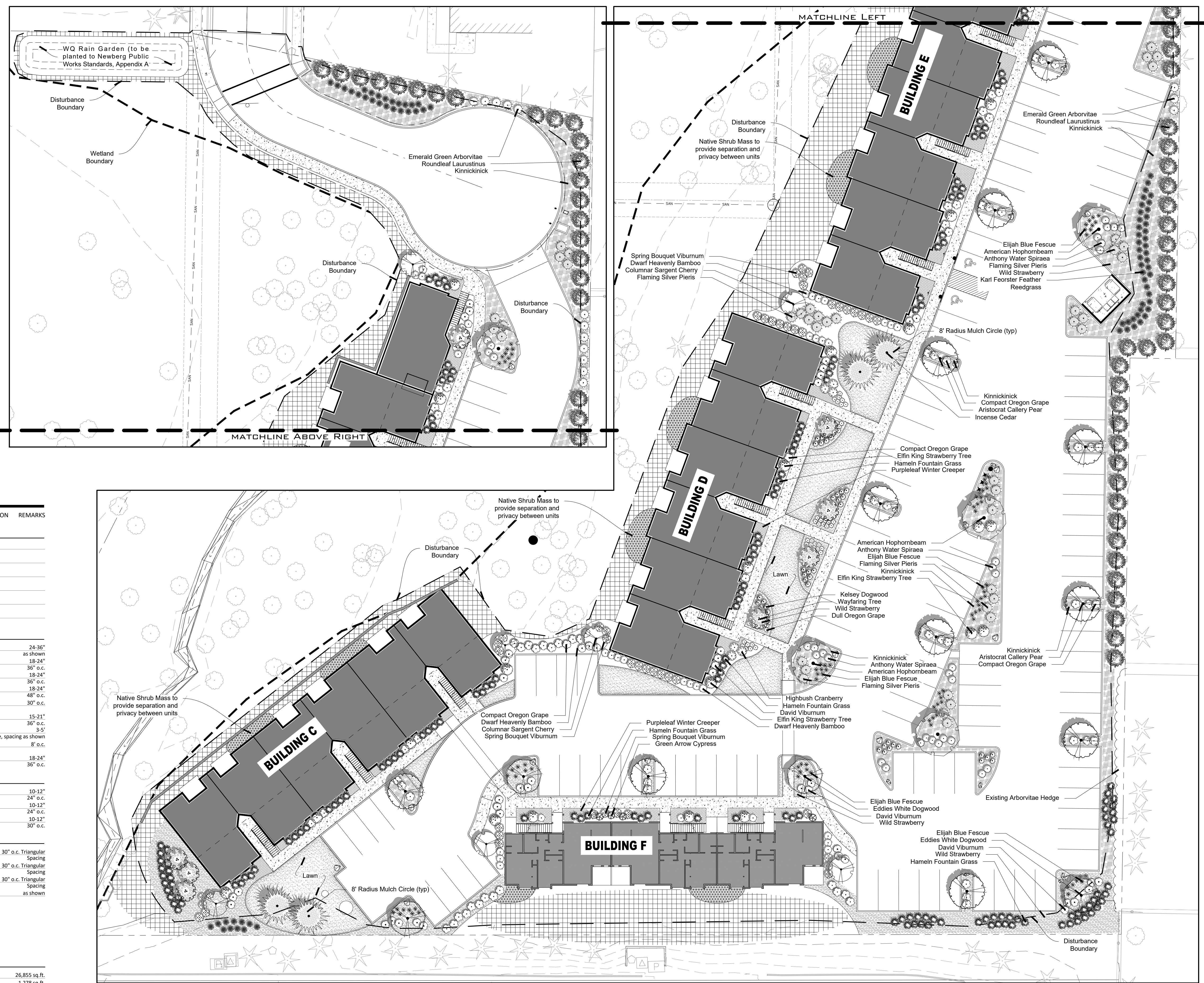
MEADOW CREEK APARTMENTS (PHASE 2) THE CITY OF NEWBERG

| | |
|--------------|---|
| DESIGNED BY: | WE |
| DRAWN BY: | WE |
| CHECKED BY: | EC |
| DATE: | 02/11/2020 |
| SCALE: | AS-SHOWN HORIZONTAL N/A VERTICAL |
| PROJECT NO: | 19-122.03 |
| SHEET | C8 |



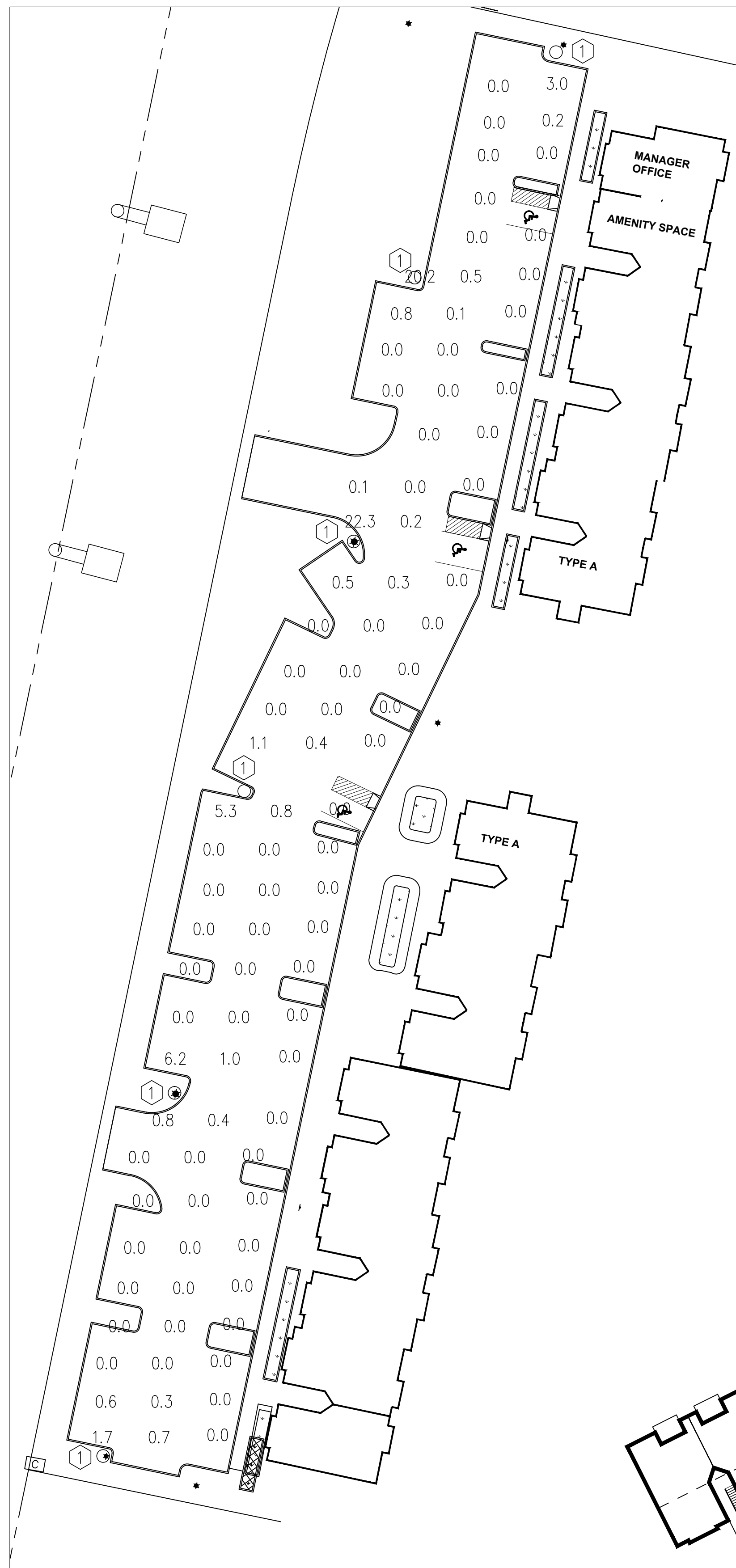
PLANTING SCHEDULE:

| BOTANICAL NAME COMMON NAME | QTY. | SIZE | CONDITION | REMARKS |
|--|----------------|------------|-----------|---------------------|
| TREES | | | | |
| Calocedrus decurrens | xxx | 6-7" | B&B | |
| Incense Cedar | | | | |
| Cornus nutallii x florida 'Eddies White W.' | xxx | 2" Cal. | B&B | |
| Eddies White Dogwood | | | | |
| Cupressus nootkatensis 'Green Arrow' | xxx | 6-7" | B&B | |
| Green Arrow Cypress | | | | |
| Ostrya virginiana | xxx | 2" Cal. | B&B | |
| American Hophornbeam | | | | |
| Prunus sargentii 'Columaris' | xxx | 2" Cal. | B&B | |
| Columnar Sargent Cherry | | | | |
| Pyrus calleryana 'Aristocrat' | xxx | 2" Cal. | B&B | |
| Aristocrat Callery Pear | | | | |
| SHRUBS | | | | |
| Arbutus unido 'Elfin King' | xxx | 5 Gal. | Can | 24-36" |
| Elfin King Strawberry Bush | | | | |
| Mahonia aquifolium 'Compacta' | xxx | 2 Gal. | Can | 18-24" |
| Dwarf Oregon Grape | | | | |
| Nandina domestica 'Compacta' | xxx | 2 Gal. | Can | 18-24" |
| Compact Heavenly Bamboo | | | | |
| Pieris japonica 'Flaming Silver' | xxx | 2 Gal. | Can | 18-24" |
| Flaming Silver Pieris | | | | |
| Thuja occidentalis 'Smaragd' | xxx | 5-6' | B&B | 30" o.c. |
| Arborvitae | | | | |
| Viburnum davidii | xxx | 1 Gal. | Can | 15-21" |
| David Viburnum | | | | |
| Viburnum lentana | xxx | 5 Gal. | Can | 36" o.c. |
| Wayfaring Tree | | | | |
| Viburnum tinus 'Robustum' | xxx | 5-6' | B&B | 8' o.c. |
| Roundleaf Laurustinus | | | | |
| Viburnum tinus 'Compactum' | xxx | 2 Gal. | Can | 18-24" |
| Spring Bouquet Viburnum | | | | |
| GRASSES | | | | |
| Calamagrostis x acutiflora 'Karl Foerster' | xxx | 1 Gal. | Can | 10-12" |
| Karl Foerster Feather Reed Grass | | | | |
| Festuca glauca 'Elijah Blue' | xxx | 1 Gal. | Can | 10-12" |
| Blue Fescue | | | | |
| Pennisetum alopecuroides 'Hamel' | xxx | 1 Gal. | Can | 10-12" |
| Dwarf Fountain Grass | | | | |
| GROUND COVER | | | | |
| Arctostaphylos uva-ursi | xxx | 1 Gal. | Can | 30" o.c. Triangular |
| Kinnickinick | | | | |
| Euonymus fortunei 'Coloratus' | xxx | 1 Gal. | Can | 30" o.c. Triangular |
| Purple Winter Creeper | | | | |
| Fragaria virginiana | xxx | 1 Gal. | Can | 30" o.c. Triangular |
| Wild Strawberry | | | | |
| Landscape Rocks | xxx | 3-5 cu.ft. | | as shown |
| Native Basalt | | | | |
| MEADOW AREA - Meadow Mix Hydroseed (include all disturbed area beyond "disturbance boundary") | | | | |
| NATIVE SHRUB AREA - Provide 3 Mahonia, 4 Spiraea, 6 Symphoricarpos / 200 sf. | | | | |
| LANDSCAPE AREAS: | | | | |
| Tree/shrub Area: | 26,855 sq.ft. | | | |
| Water Quality Area: | 1,278 sq.ft. | | | |
| Turf: | 4,512 sq.ft. | | | |
| Tree Mulch: | 200 sq.ft. | | | |
| Parking Landscape Area: 25sf/stall (126 stalls) min req. 3150sf | > 4,000 sq.ft. | | | |
| Total Landscape Area: | 32,845 sq.ft. | | | |



LANDSCAPE CONCEPT PLAN - 1"=20'0"





1 PHASE 1 SITE PHOTOMETRIC PLAN
1'-0"=32'-0"



2 PHASE 2 SITE PHOTOMETRIC PLAN
1'-0"=32'-0"

SP-2.00 PLAN NOTES

1 NEW SITE LIGHT TO BE INSTALLED, SEE CUT SHEET THIS SHEET. PROVIDE BASE PER MANUFACTURER.

NEPTUN LIGHT



Dark Sky FRIENDLY

LED POST-TOP ACORN FIXTURES



29.25" ϕ 16.50" O.D.

Incredible 100,000 hrs

GENERAL DESCRIPTION
Neptun's LED post top fixture features a traditional decorative style to make it an excellent choice for new construction or retrofit applications. The LED-90 series offers excellent illumination and uniformity. The full cut-off hood allows for use in Dark Sky applications. It can replace existing HID & HPS fixtures up to 250W.

APPLICATION

- Street Lighting
- Parking Lot Lighting
- Security Lighting
- Decorative Post-Top Lighting
- Area Lighting
- Walkway Lighting

STRUCTURE, MATERIALS, & FEATURES

- Fiberglass reinforced composite housing for excellent durability and strength.
- High Efficiency, heat and impact resistant, UV protected, non-yellowing polycarbonate refractor.
- Corrosion resistant electrocoat black finish (custom colors available).
- 3" I.D. Slip Fitter Accepts up to 2-7/8" Pipe or Tenon, (hardware included).
- Continuous silicone gasket surrounds lens for weather-tight seal.
- High Output CCB LED's with borosilicate glass lens-optics.
- High power factor, low THD driver with 6kV/3kA surge protection.
- Optional 20kV/10kA surge protector available.
- Instant-On Flicker-Free Cold Start and Hot Re-Start.
- Up to 15 year maintenance free operation.
- 5 Year Warranty on complete fixture. (LED's, Driver, & Housing)
- **Optional:** 0-10V Dimming, Wi-Fi Control, Remote Monitoring and ON/OFF Control, DC 24V Operation - Solar Compatible

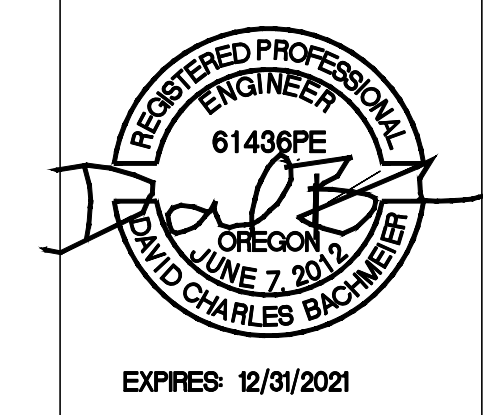
ORDERING INFORMATION Sample Number: LED-90020-UNV-0-10VDIM-850-BLK
Custom options and accessories available. Please consult factory

| Series | Wattage | Voltage | Options | Color Temp | Accessories | Color |
|---------------------------------|--|--|---|--|---|--|
| LED-90 - Post-Top Acorn Fixture | 020 = 20 W 040 = 40 W 060 = 60 W 080 = 80 W | UNV = 120-277 VAC 347V = 347 VAC 480V = 480 VAC 240VDC = 24 VDC | 0-10VDIM = 0-10V Dimming BLDIM = Bi-Level Dimming* *Includes Motion Sensor **Contact Factory for dimming options | 835 = 3500°K 841 = 4100°K 850 = 5000°K* *Standard | MD = Motion Sensor ON/OFF SP = 20kV/10kA surge protector | BLK = Black * Custom Colors Available |

service@neptunlight.com www.NeptunLight.com 888.735.8330



3 KEY PLAN
NTS



CBD ENGINEERING, LLC
35468 RIVERSIDE DR., SW
ALBANY, OREGON 97321
(541) 619-7287

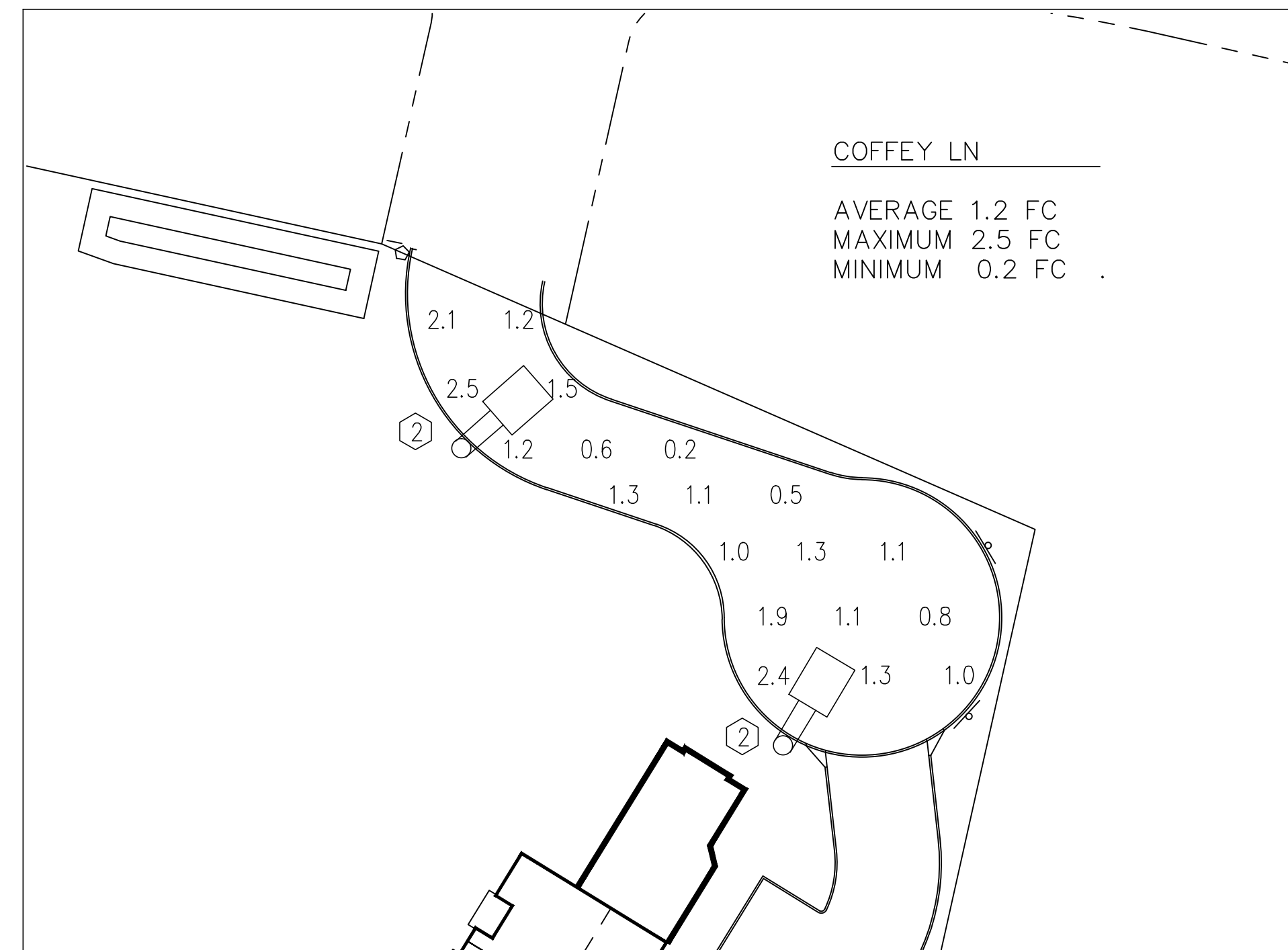
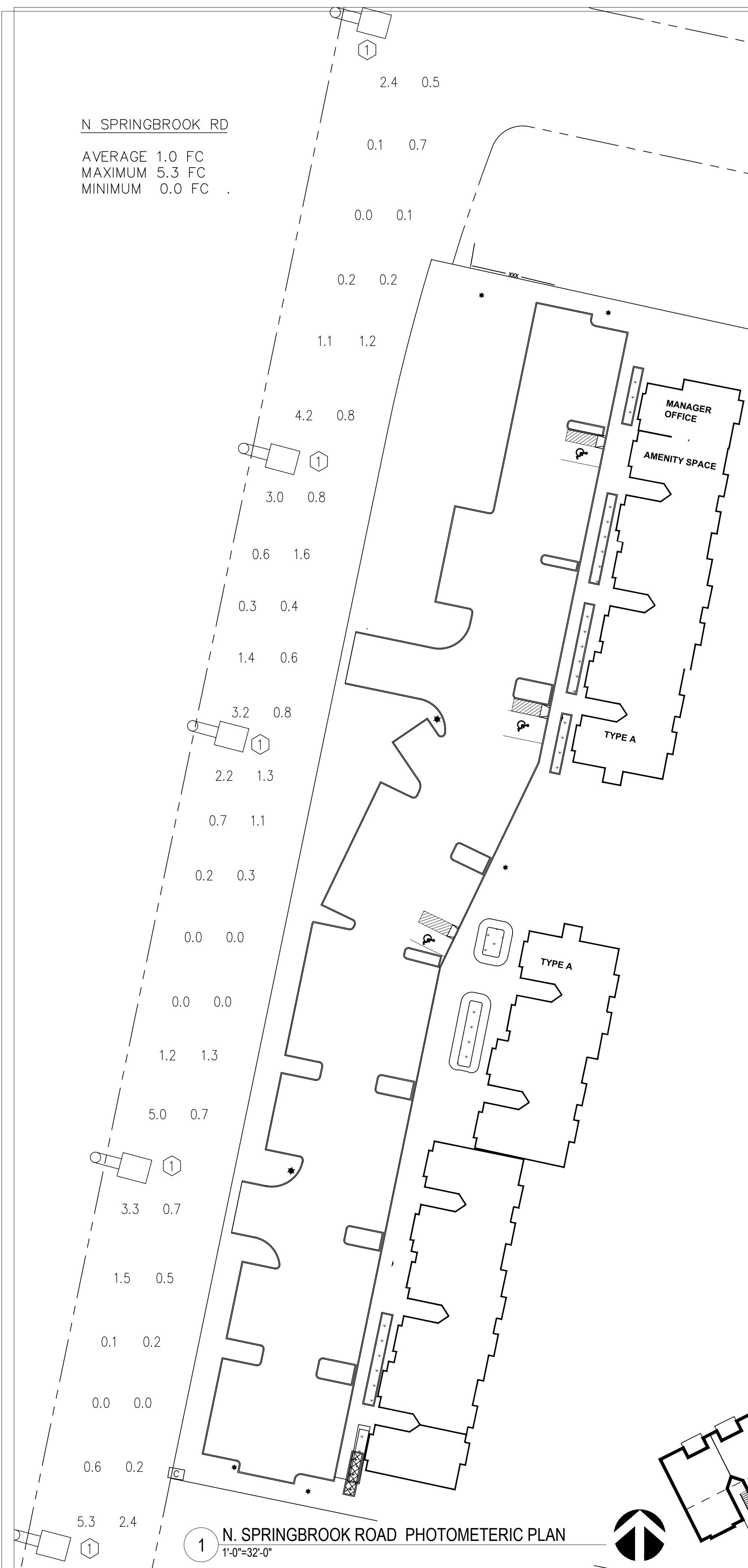
MEADOW CREEK
APARTMENTS
CITY OF NEWBERG

Issue: DD SET
Date: 12/11/2019

Revision: Date:

SITE PHOTOMETRICS PLAN

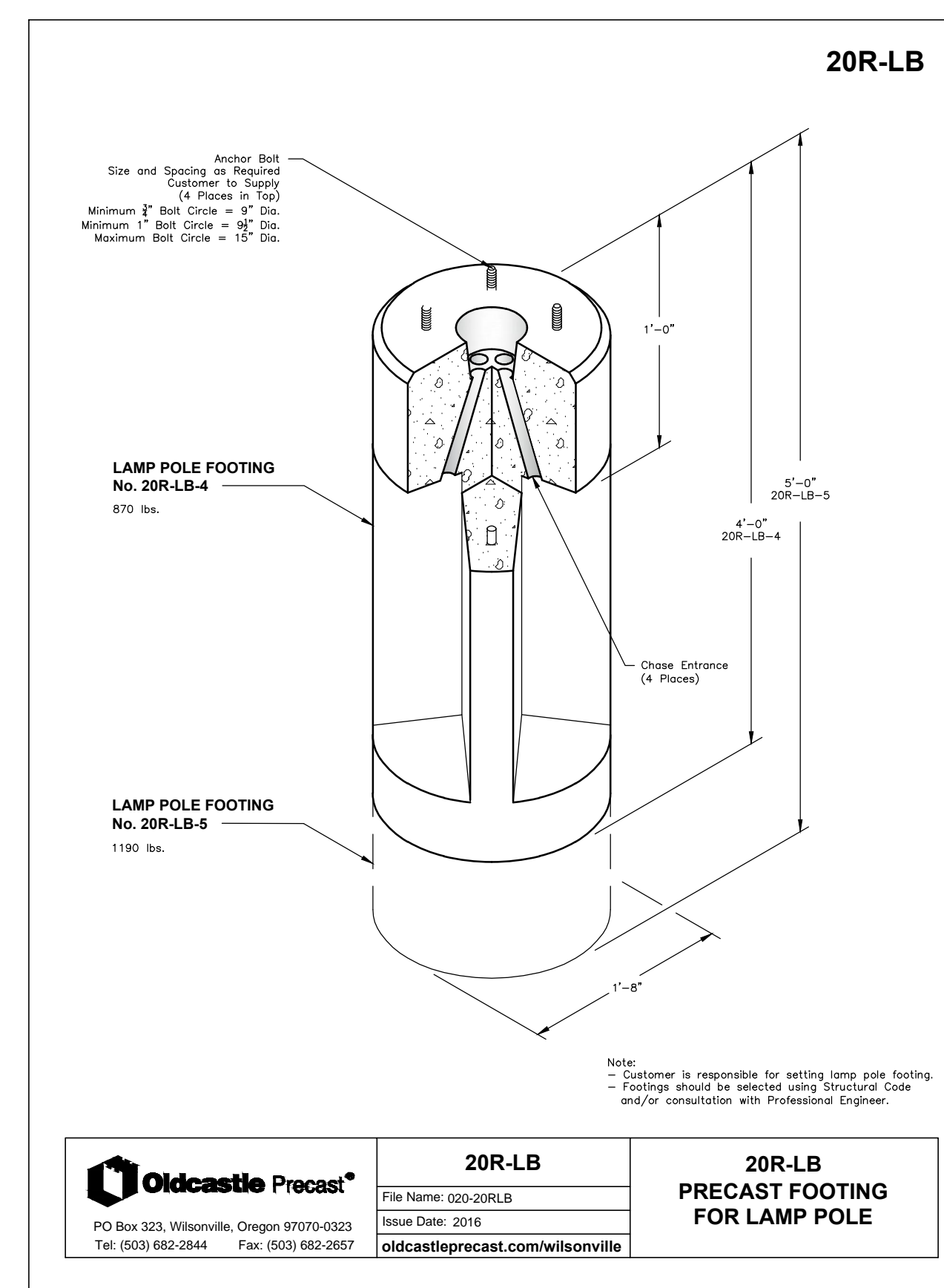
SP2.00



2 COFFEY LN PHOTOMETRIC PLAN
1'-0"=32'-0"

SP-1.00 PLAN NOTES

- 1 EXISTING STREET LIGHT TO REMAIN, NO WORK UNDER THIS CONTRACT.
- 2 NEW STREET LIGHT TO BE INSTALLED LEOTEK GC1 30F MV WW 2 BK 700 FFA, SEE CUT SHEETS THIS SHEET. PROVIDE WITH VALMONT 1MA0632S-220840705T4 POLE, PROVIDE CONCRETE BASE PER OLD CASTLE PRECAST 20R-LB-5 SPECIFICATIONS SEE DETAILS THIS SHEET.



LEOTEK
LITE-ON GROUP

Project
Type
Catalog No.

GreenCobra™ LED Street Light
GC1 F-Series Specification Data Sheet

Luminaire Data
Weight 21 lbs (9.5 kg)
EPA 0.67 ft²

Ordering Information
Sample Catalog No. GC1-30F-MV-NW-2-6V-FDC350

| Product | No. & Type of LEDs | Voltage | Color Temperature | Distribution | Finish ¹ | Drive Currents ² | Options |
|---------|--------------------------|----------------------------|----------------------------------|----------------------|---------------------------------------|--|---|
| GC1 | 20F 30F 60F 80F | MV 120-277V HV 347-480V | WW 3000K WB 4000K CW 5000K | 2 Type 2 3 Type 3 | GY Gray DB Dark Bronze BK Black | 350 350mA 530 530mA 700 700mA 1A 1A | HSS ³ House Side Shield (Factory Installed) FDC ⁴ Flood Drive Current Full Field Adjustability LPCR ⁵ Less Photocontrol Receptacle PCR7 ⁶ ANSI 7-wire Photocontrol Receptacle PCR7-CR ⁶ Control Ready 7-wire Photocontrol Receptacle SC ⁷ Photocontrol Receptacle WL ⁸ Photocontrol Receptacle Utility Warning Label |

Notes:
1. Gray, Black and Dark Bronze standard, consult factory for other finishes.
2. Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
3. SA drive current only available with 400. Specify SA maximum at time of order.
4. Flush mounted house side shield factory installed. Shield cuts light off at 1/2" mounting height behind luminaire. This option is not DLC qualified.
5. Non-field adjustable, fixed drive current. Specify required drive current. Not available with PCR7-CR option.
6. The FA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
7. Control ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
8. Flush mounted house side shield. Shield cuts light off at 1/2" mounting height behind luminaire. Specify Model and Color.
9. Specify Color (GY, DB, BK).
10. Specify MV (120-277V) or HV (347V-480V).
³Accessories are ordered separately and not to be included in the pricing number.

Accessories⁹
HSSGC1³ House Side Shield
SPH³ Square Pole Horizontal Arm Bracket
RPH³ Round Pole Horizontal Arm Bracket
PTH³ Pole Top Tenon Horizontal Arm Bracket
PTB³ Pole Top Tenon Horizontal Arm Bracket 200/180°
WH³ Wall Horizontal Arm Bracket
BSK³ Bird Deterrent Spine Kit
LPC³ Long Life Twist Lock Photocontrol
SLC³ Twist Lock Shorting Cap

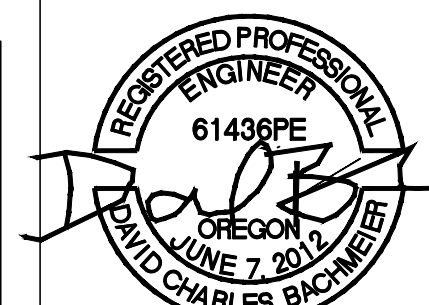
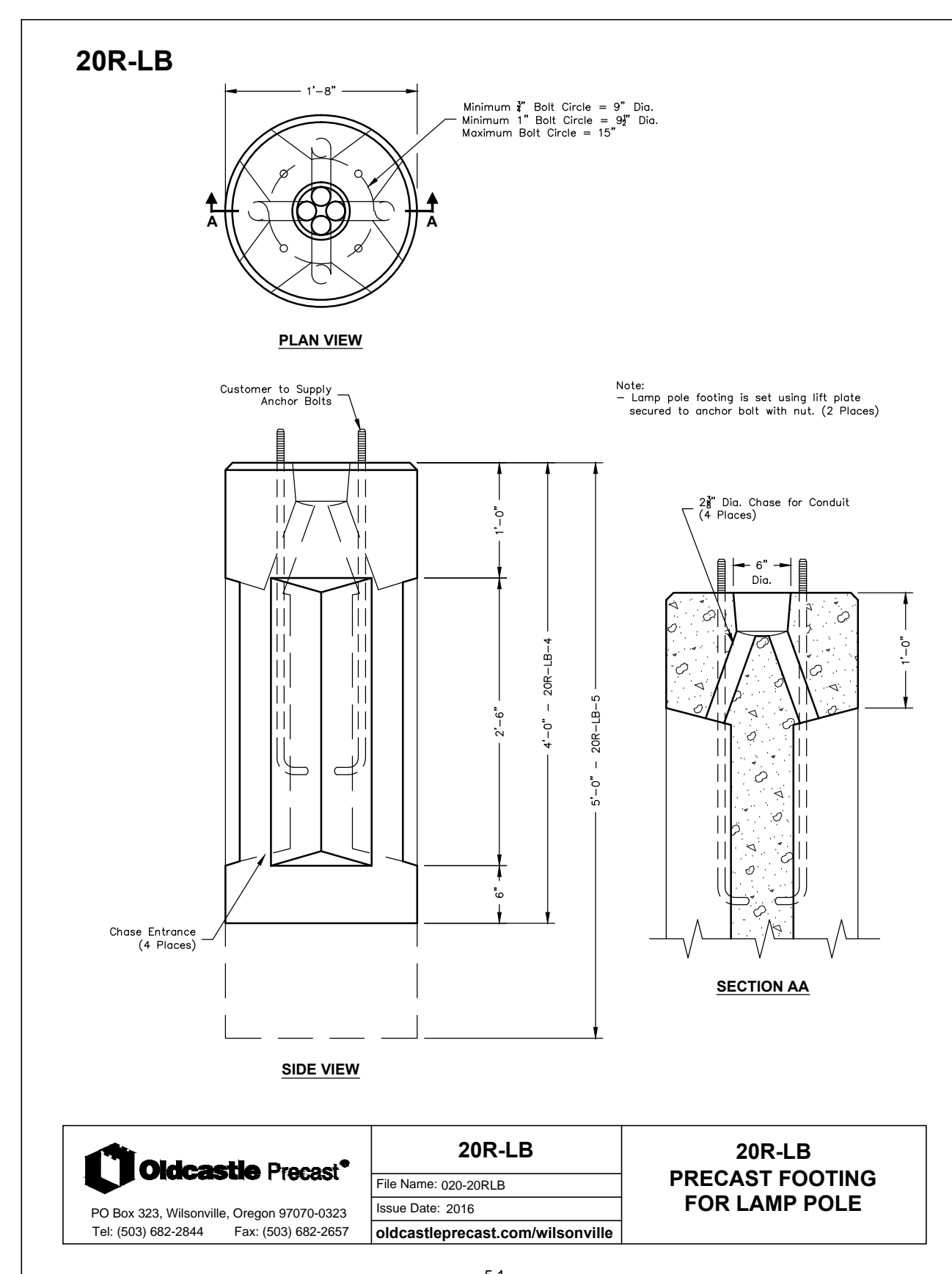
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LEOTEK
LITE-ON GROUP

GreenCobra™ LED Street Light
GC1 F-Series Specification Data Sheet

Performance Data
All data nominal. ES files for all CCTs are available at leetek.com.

| No. of LEDs & Type | Drive Current (mA) | System Wattage (W) | Delivered Lumens (Lm) | Efficacy (Lm/W) | Type 2 | | Type 3 | |
|--------------------|--------------------|--------------------|-----------------------|-----------------|------------|------------|------------|------------|
| | | | | | BUG Rating | BUG Rating | BUG Rating | BUG Rating |
| 20F | 350 | 25 | 2700 | 108 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 |
| | 530 | 35 | 3650 | 104 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 |
| | 700 | 47 | 4800 | 102 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 |
| 30F | 350 | 35 | 3800 | 109 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 |
| | 530 | 53 | 5400 | 102 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 |
| | 700 | 70 | 7000 | 100 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 | B1 U0 G1 |



EXPIRES 12/31/2021

CBD ENGINEERING, LLC
35468 RIVERSIDE DR. SW
ALBANY, OREGON 97321
(541) 619-7287

MEADOW CREEK
APARTMENTS
CITY OF NEWBERG

Issue: DD SET
Date: 12/11/2019

Revision: Date:

STREET
PHOTOMETRICS
PLAN

SP1.00