

1 SITE NOTES:

- 1 PROPOSED 5' TYP. SIDEWALK
- 2 PROPOSED COMMERCIAL DRIVEWAY
- 3 PROPOSED 4' DRIVE
- 4 PROPOSED CONNECTION TO EXISTING SIDEWALK
- 5 PROPOSED 4" C.C. RAMP
- 6 PROPOSED STREETSIDE PLANTER
- 7 FURNISH LIGHT FIXTURE
- 8 EXISTING SIDEWALK LIGHTING
- 9 8" RC CULVERT
- 10 ADA PARKING SPACES WITH SIGN
- 11 CONCRETE ASPHALT PAVEMENT SECTION
- 12 PROPOSED PARKING LOT SIGNAGE

PARKING: 116 PARKING SPACES, 10 UNITS
 PARKING SPACES: 1.55 SPACES PER UNIT
 REQUIRED BY CITY CODE

EXISTING CONDITIONS PLAN



PROJECT NO.	16-122-03
DATE	04/17/2020
DRAWN BY	ME
CHECKED BY	ME
DATE	04/17/2020
SCALE	AS SHOWN
PROJECT NO.	16-122-03
SHEET	C5

MEADOW BROOK VILLAS (PHASE 2)
 THE CITY OF NEWBERG

SITE PLAN

WE ENGINEERING SURVEYING & PLANNING
 1000 W. PARKWAY DR., SUITE 400
 NEWBERG, VA 22643
 TEL: 540-554-1100
 FAX: 540-554-1199
 www.wepc.com



NO.	DATE	REVISION

Ed Christensen

From: Darby, Ty M. <Ty.Darby@tvfr.com>
Sent: Friday, February 21, 2020 3:28 PM
To: Ed Christensen
Cc: Corey Bingham
Subject: [EXTERNAL] RE: Phase 2 of Meadow Brook Vista

Hi Ed,

The proposed FDC and Fire Hydrant layout is acceptable to the Fire District.

Thank you,

Ty

From: Ed Christensen <ekc@welkinpc.com>
Sent: Friday, February 21, 2020 2:01 PM
To: Darby, Ty M. <Ty.Darby@tvfr.com>
Subject: Phase 2 of Meadow Brook Vista

The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe

Hi Ty,

For the 2nd Phase of Meadow Brook Vista attached is the new water plan for your review and approval. We made the changes you requested.

Thanks,

Ed

WELKIN ENGINEERING, P.C.

GREAT RESULTS ONE PROJECT AT A TIME
Edward K. Christensen, PE (OR, WA, CA)

President

ekc@welkinpc.com
25260 SW Parkway Ave., Ste G
Wilsonville, OR 97070
tel: (503) 598-1866
fax: (503) 598-1868
mobile: 503.380.5324
www.Welkinpc.com

Ed Christensen

From: Darby, Ty M. <Ty.Darby@tvfr.com>
Sent: Thursday, April 16, 2020 10:30 AM
To: Ed Christensen
Subject: RE: [EXTERNAL] RE: Phase 2 of Meadow Brook Vista

Hi Ed,

This is acceptable to the Fire District.

Thank you,

Ty

From: Ed Christensen <ekc@welkinpc.com>
Sent: Wednesday, April 15, 2020 5:01 PM
To: Darby, Ty M. <Ty.Darby@tvfr.com>
Subject: RE: [EXTERNAL] RE: Phase 2 of Meadow Brook Vista

The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe

Ty,

Could you also reply to whether the 26' Coffey Lane with a 35' cul-de-sac bulb is acceptable. Both meet your Standards for Newberg.

Thank you and stay safe,

Ed

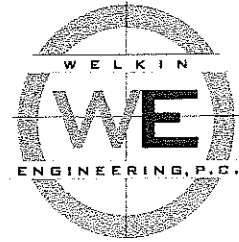
WELKIN ENGINEERING, P.C.

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From: Darby, Ty M. <Ty.Darby@tvfr.com>
Sent: Friday, February 21, 2020 3:28 PM
To: Ed Christensen <ekc@welkinpc.com>
Cc: Corey Bingham <Corey.Bingham@newbergoregon.gov>
Subject: [EXTERNAL] RE: Phase 2 of Meadow Brook Vista

Hi Ed,



September 10, 2019
JO: 19-122.02

Kaaren Hofmann
City of Newberg
414 East First St.
Newberg, OR 97132

**RE: REQUEST FOR A REDUCTION IN RIGHT-OF-
WAY/PAVEMENT WIDTH AND REDUCED CUL-DE-SAC SIZE FOR
MEADOW CREEK APARTMENTS PHASE 2 IN NEWBERG,
OREGON**

Dear Mrs. Hofmann:

We would like to request a reduction in right-of-way (ROW)/pavement width and reduced cul-de-sac size for Phase 2 of Meadow Creek apartments. The attached site plan indicates a 70 foot diameter cul-de-sac and a reduction in street pavement width to 26 feet. The 70 foot cul-de-sac is allowable per Standard Drawing 529 as approved for Fire Department Turn arounds. The reduced pavement width is so we can prevent wetland fill impacts for this short terminus 230 foot long dead end cul-de-sac. The 34 foot ROW will allow us to have ± 6 feet of distance from the wetlands to build the roadway. We will also need relief from the Public Utility Easement on the southside of the cul-de-sac and around the cul-de-sac bulb.

We respectfully request your approval of these changes for this short extension of Coffee Lane.

Sincerely,
WELKIN ENGINEERING, PC

A handwritten signature in black ink, appearing to read "Edward K. Christensen".

Edward K. Christensen, P.E.
President

Cc: Gabe Duus

25260 SW PARKWAY DR., SUITE G, WILSONVILLE, OR 97070
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