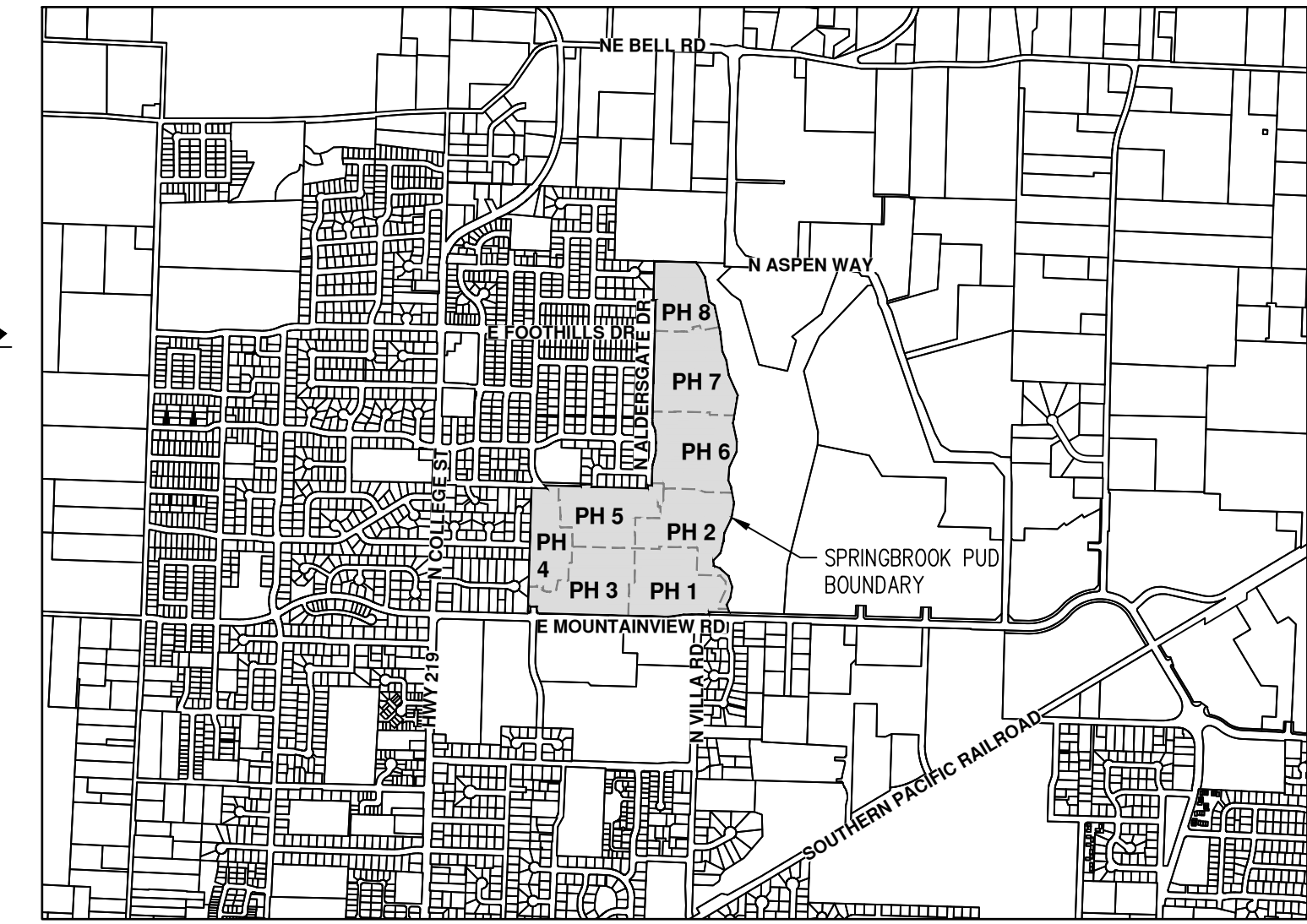
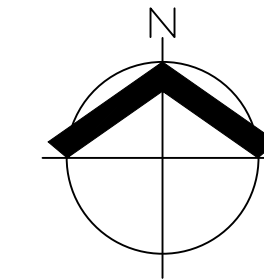


Exhibit A: Preliminary Plans

COLLINA AT SPRINGBROOK

PRELIMINARY PHASED SUBDIVISION



OWNER

ASPEN WAY WEST, LLC.
3113 CRESTVIEW DR
NEWBERG, OR 97132

APPLICANT/DEVELOPER

PAHLISCH HOMES, INC.
210 SW WILSON AVENUE, SUITE 100
BEND, OR 97702

**SURVEYING/PLANNING/NATURAL RESOURCES/CIVIL
ENGINEERING/LANDSCAPE ARCHITECTURE FIRM**

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: GLEN SOUTHERLAND, AICP
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151

PROJECT LOCATION:

LOCATED WEST OF N ASPEN WAY, SOUTH OF NE BELL RD,
EAST OF N COLLEGE ST, AND NORTH OF E MOUNTAINVIEW DR.

PROPERTY DESCRIPTION:

TAX LOTS 4900, 5000, 5100, 5200, 5300, 5400, 6200, 6300
(YAMHILL COUNTY ASSESSOR'S MAPS 3 2 08)
LOCATED IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON

EXISTING LAND USE:

FARM LAND AND FORESTED AREAS

PROJECT PURPOSE:

8 PHASE RESIDENTIAL SUBDIVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	4487-01
DATE:	02/08/2023
DESIGNED BY:	GPS
DRAWN BY:	STL
CHECKED BY:	MTS

SHEET INDEX

PROJECT OVERVIEW

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- PO-01 SHEET INDEX AND LEGEND
- PO-02 AERIAL PHOTO SITE MAP
- PO-03 PRODUCT DISTRIBUTION PLAN
- PO-04 HESS CREEK OPEN SPACE CONCEPT PLAN
- PO-05 PRELIMINARY HESS CREEK ESC AND LANDSCAPE PLANS

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- EX-01 EXISTING CONDITIONS PLAN
- EX-02 EXISTING CONDITIONS PLAN
- EX-03 EXISTING CONDITIONS PLAN
- EX-04 EXISTING CONDITIONS PLAN
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- EX-09 EXISTING TREE TABLE

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- PP-06 PRELIMINARY PLAT PLAN
- PP-07 PRELIMINARY PLAT PLAN

PRELIMINARY SETBACK PLANS

- SB-01 PRELIMINARY SETBACK PLAN
- SB-02 PRELIMINARY SETBACK PLAN
- SB-03 PRELIMINARY SETBACK PLAN
- SB-04 PRELIMINARY SETBACK PLAN
- SB-05 PRELIMINARY SETBACK PLAN
- SB-06 PRELIMINARY SETBACK PLAN
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- SP-01 PRELIMINARY STREET AND PATH CROSS SECTIONS
- SP-02 PRELIMINARY STREET PLAN
- SP-03 PRELIMINARY STREET PLAN
- SP-04 PRELIMINARY STREET PLAN
- SP-05 PRELIMINARY STREET PLAN
- SP-06 PRELIMINARY STREET PLAN
- SP-07 PRELIMINARY STREET PLAN
- SP-08 PRELIMINARY STREET PLAN
- SP-09 PRELIMINARY STREET PLAN

PRELIMINARY STREET PROFILES

- PS-01 PRELIMINARY STREET PROFILES
- PS-02 PRELIMINARY STREET PROFILES
- PS-03 PRELIMINARY STREET PROFILES
- PS-04 PRELIMINARY STREET PROFILES
- PS-05 PRELIMINARY STREET PROFILES
- PS-06 PRELIMINARY STREET PROFILES
- PS-07 PRELIMINARY STREET PROFILES
- PS-08 PRELIMINARY STREET PROFILES
- PS-09 PRELIMINARY STREET PROFILES
- PS-10 PRELIMINARY PATH PROFILES

PRELIMINARY COMPOSITE UTILITY PLANS

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- CU-05 PRELIMINARY COMPOSITE UTILITY PLAN
- CU-06 PRELIMINARY COMPOSITE UTILITY PLAN
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PRELIMINARY GRADING PLANS

- PG-00 PRELIMINARY GRADING OVERVIEW
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- PG-03 PRELIMINARY GRADING PLAN
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PRELIMINARY DEMOLITION PLANS

- PD-01 PRELIMINARY DEMOLITION PLAN
- PD-02 PRELIMINARY DEMOLITION PLAN
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- PD-05 PRELIMINARY DEMOLITION PLAN
- PD-06 PRELIMINARY DEMOLITION PLAN
- PD-07 PRELIMINARY DEMOLITION PLAN

	LEGEND		LEGEND	
	EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT	
CONIFEROUS TREE			STORM SEWER CATCH BASIN	
FIRE HYDRANT			STORM SEWER AREA DRAIN	
WATER BLOWOFF			STORM SEWER MANHOLE	
WATER METER			GAS METER	
WATER VALVE			GAS VALVE	
DOUBLE CHECK VALVE			GUY WIRE ANCHOR	
AIR RELEASE VALVE			POWER POLE	
SANITARY SEWER CLEAN OUT			POWER VAULT	
SANITARY SEWER MANHOLE			POWER JUNCTION BOX	
SIGN			POWER PEDESTAL	
ST LIGHT			COMMUNICATIONS VAULT	
MAILBOX			COMMUNICATIONS JUNCTION BOX	
			COMMUNICATIONS RISER	

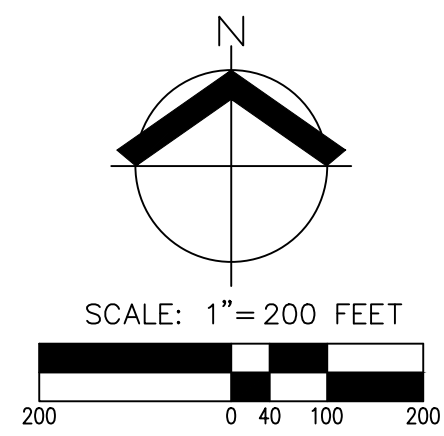
	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

DATUM:

VERTICAL DATUM: ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK WHICH IS BASED ON THE NAVD 88 DATUM.

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	4487-01
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AERIAL PHOTO SITE MAP
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

PRELIMINARY
NOT FOR
CONSTRUCTION

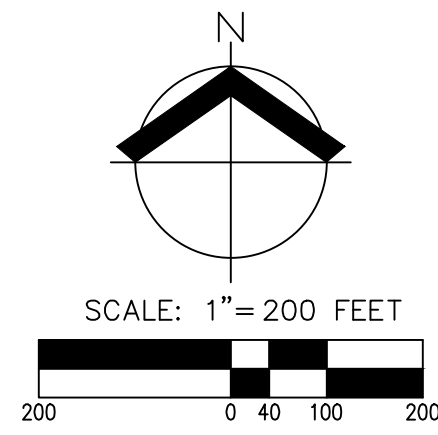
JOB NUMBER: 4487-01
 DATE: 02/08/2023
 DESIGNED BY: GPS
 DRAWN BY: STL
 CHECKED BY: MTS

PO-02

pahlisch
 HOMES

AKS
 AKS ENGINEERING & FORESTRY, LLC
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 ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

COLLINA PRODUCT LEGEND										
PRODUCT	TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	TOTAL
TYPE A	22' WIDE, DETACHED, ALLEY LOAD	15	10	0	0	0	0	11	11	47
TYPE B	30' WIDE, DETACHED, ALLEY LOAD	8	10	0	0	0	0	8	5	31
TYPE C	DETACHED QUADPLEX, DUPLEX	10	10	16	16	16	0	0	0	68
TYPE D	30' WIDE, DETACHED, FRONT LOAD	6	0	10	5	3	6	8	0	38
TYPE E	36' WIDE, DETACHED, FRONT LOAD	6	1	15	13	12	13	17	6	83
TYPE F	40' WIDE, DETACHED, FRONT LOAD	6	5	9	8	18	25	15	9	95
TYPE G	50' WIDE, DETACHED, FRONT LOAD	2	4	2	3	9	8	6	7	41
TOTAL		53	40	52	45	58	52	65	38	403

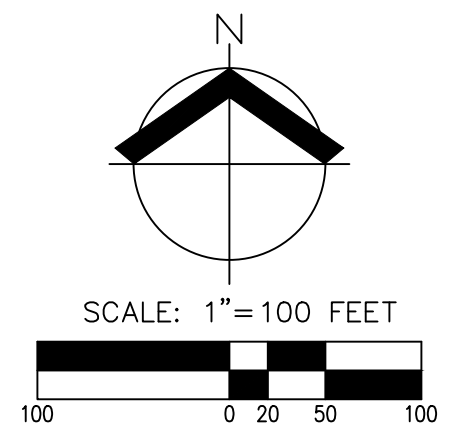
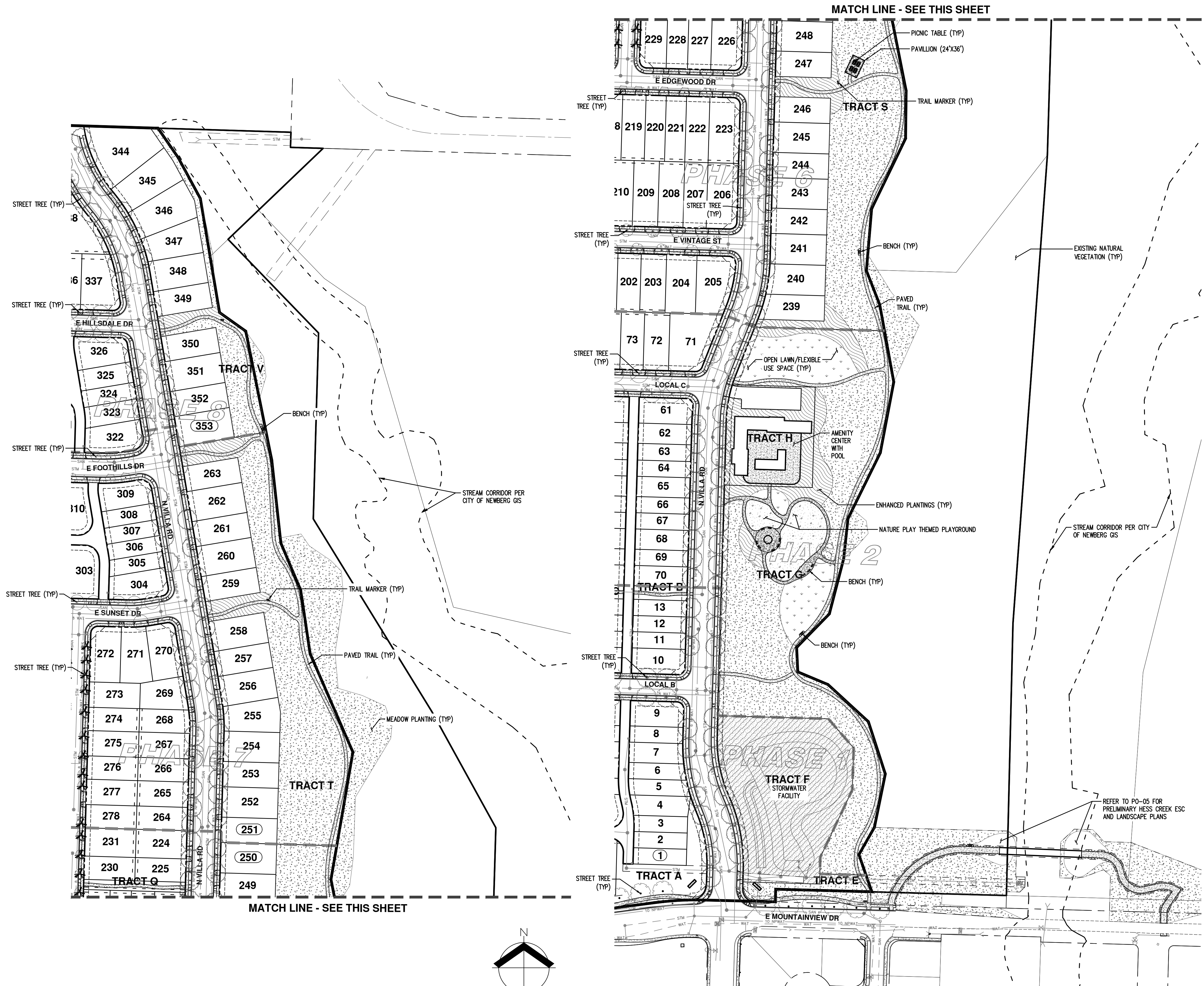


OPEN SPACE KEY

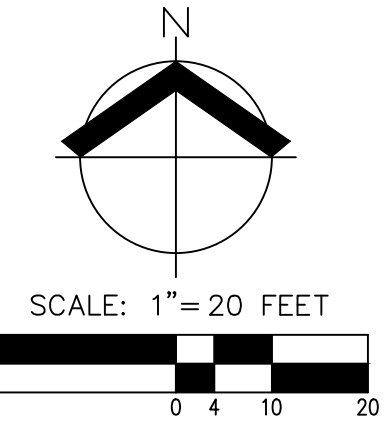
AREA	DESCRIPTION
	ENHANCED PLANTINGS
	MEADOW PLANTING
	NATURE THEMED PLAYGROUND
	OPEN LAWN/FLEXIBLE USE SPACE
	STORMWATER FACILITY

NOTES:

1. LANDSCAPING, AMENITIES, AND PLAN ELEMENTS AS SHOWN ARE PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. CHANGES TO LAYOUT AND OTHER DESIGN REFINEMENTS MAY OCCUR PRIOR TO FINAL PLAN APPROVAL.

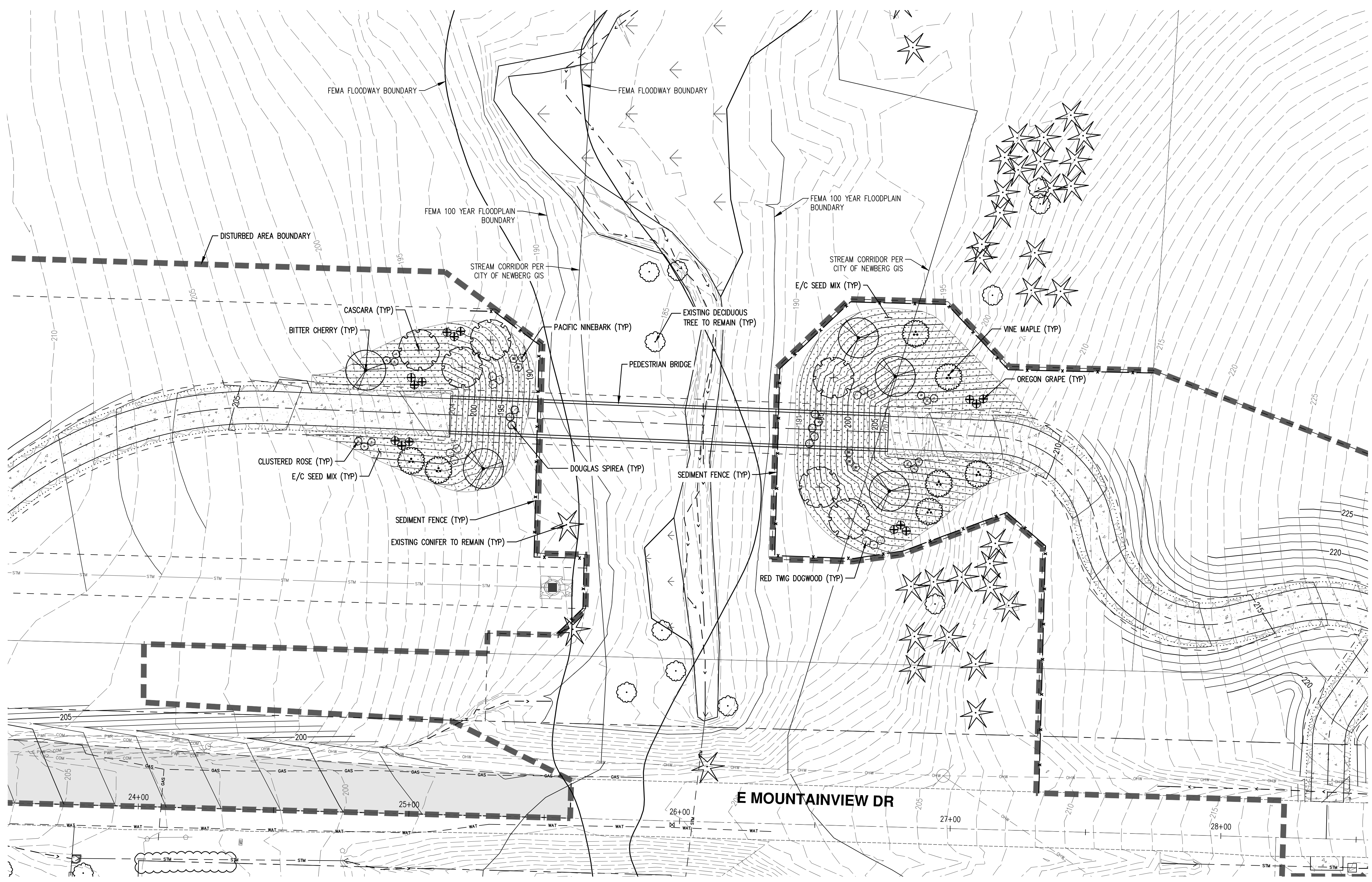


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DATE:	02/08/2023
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH



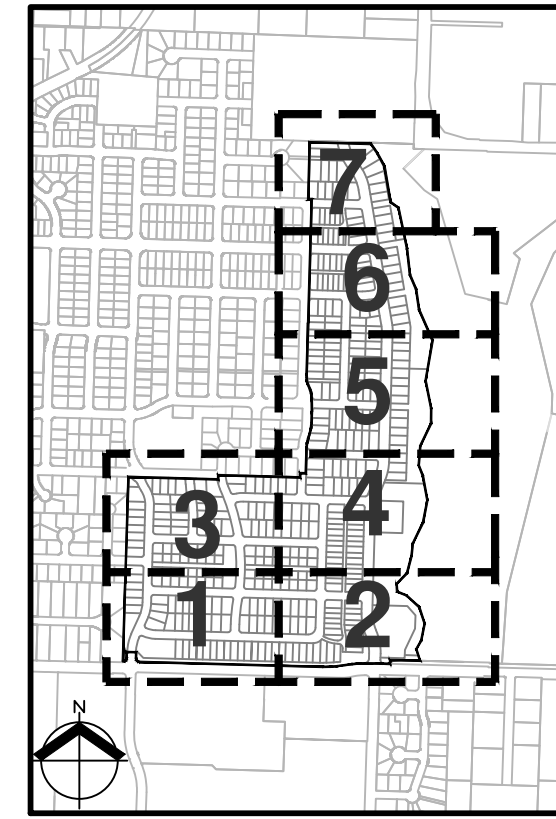
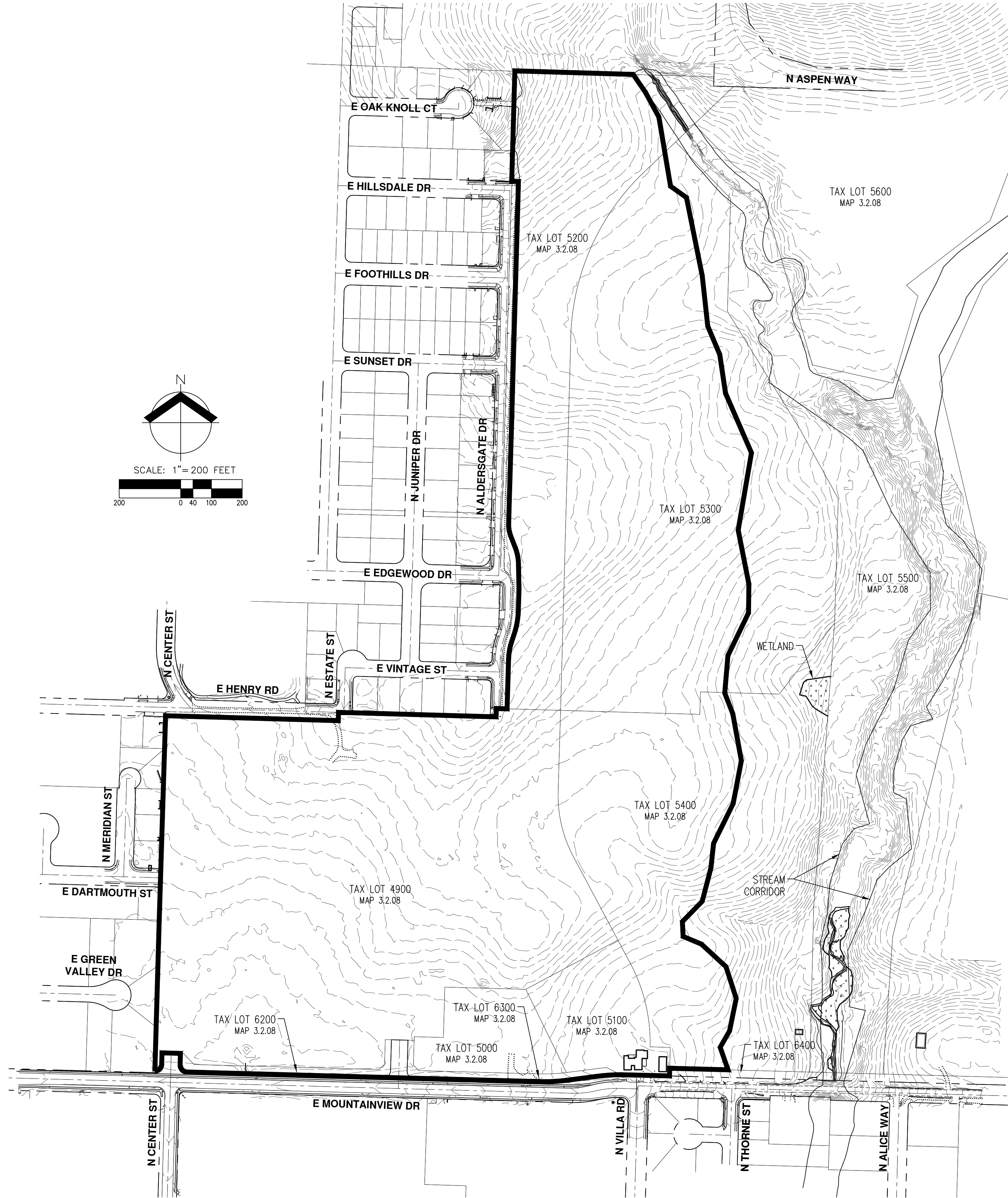
GENERAL LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- PLANT SUBSTITUTIONS MAY BE ALLOWED, WITH APPROVAL BASED ON UNFORESEEN SITE CONDITIONS, NURSERY STOCK AVAILABILITY, ETC. WHERE ALLOWED BY CITY OF NEWBERG DESIGN STANDARDS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO APPLICABLE CITY OF NEWBERG LANDSCAPE DESIGN STANDARDS (SPECIFICALLY NEWBERG MUNICIPAL DEVELOPMENT CODE SECTION 15.342.090 MITIGATION REQUIREMENTS FOR TYPE II ACTIVITIES) AND TO AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1, CURRENT EDITION. PLANT IN ACCORDANCE WITH ACCEPTED "BEST-PRACTICE" INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB).
- TREES SHALL BE FIELD ADJUSTED IF NECESSARY TO AVOID CONFLICTS WITH UTILITIES.
- HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION, PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE. PLANTINGS SHALL PROVIDE EQUAL COVERAGE ACROSS INDICATED AREAS. FIELD ADJUST PLANTING AS REQUIRED TO AVOID CONFLICTS WITH UTILITIES, EXISTING VEGETATION TO REMAIN, ETC.
- IRRIGATION: UNLESS SITE HYDROLOGY IS CURRENTLY ADEQUATE, A CITY APPROVED IRRIGATION SYSTEM, OR EQUIVALENT, SHALL BE USED DURING THE TWO-YEAR PLANT ESTABLISHMENT PERIOD. WATERING SHALL BE AT A MINIMUM RATE OF AT LEAST ONE INCH PER WEEK (INCLUDING ANY NATURAL RAINFALL THAT MAY OCCUR) FROM JUNE 15 THROUGH OCTOBER 15. IF USED, TEMPORARY IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR AND FOLLOW ALL JURISDICTIONAL REQUIREMENTS (PERMITTING, DOUBLE-CHECK VALVE ASSEMBLY OF A TYPE APPROVED BY LOCAL AND STATE JURISDICTIONS ETC.). COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, ETC). OTHER IRRIGATION TECHNIQUES, SUCH AS DEEP WATERING, MAY BE ALLOWED WITH PRIOR APPROVAL BY THE CITY ENGINEER.
- SOIL PREPARATION: PLANTS IN BEDS SHALL BE POCKET PLANTED WITH AMENDED SOIL CONTAINING 2/3 TOPSOIL AND 1/3 ORGANIC COMPOST. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET GRADE OF SURROUND AREAS. DO NOT DISTURB ROOT ZONES OF EXISTING PLANTS TO REMAIN.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES, SHRUBS, AND GROUNDCOVER. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
- MAINTENANCE: ALL LANDSCAPE AREAS SHALL BE MAINTAINED FOR THE DURATION OF THE PLANTING TO ENCOURAGE HEALTH OF PLANT MATERIAL AS WELL AS PUBLIC HEALTH AND SAFETY. ALL TREES AND SHRUBS SHALL BE PRUNED TO MAINTAIN HEALTH AND STRUCTURE OF THE PLANT MATERIAL FOR PUBLIC SAFETY PURPOSES.
- SITE VISITS SHALL OCCUR THROUGHOUT THE GROWING SEASON TO ASSESS THE STATUS OF THE PLANTINGS, IRRIGATION, MULCHING, ETC. SUCCESSFUL RE-VEGETATION IS DEFINED AS 90% COVERAGE WITHIN ONE YEAR OF PLANTING. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL 90% COVER IS ACHIEVED.



HESS CREEK STREAM CORRIDOR MITIGATION SCHEDULE
 MITIGATION AREA: ±8,750 SF

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	STORMWATER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	GROUND COVERS	QTY	DESCRIPTION
	7	ACER CIRCINATUM	VINE MAPLE	1" CAL MIN. B&B	AS SHOWN		12	CORNUS SERICEA	RED TWIG DOGWOOD	1 GAL CONT.	36" o.c.		± 7,889 SF	E/C SEED MIX: HORDEUM BRACHYANTHERUM (MEADOW BARLEY) 20%; BROMUS CARINATUS (CALIFORNIA BROME) 17.5%; ELYMUS CLAUDIUS (BLUE WILD RYE) 10%; DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS) 1.5%; AGROSTIS EXARATA (SPIKE BENTGRASS) 1%; TRITICUM AESTIVUM X ELYTRIGIA ELONGATA (REGREEN) 50%; APPLY 2 LBS PER 1,000 SQ FT OR AS RECOMMENDED BY SUPPLIER.
	5	PRUNUS EMARGINATA	BITTER CHERRY	1" CAL MIN. B&B	AS SHOWN		6	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	1 GAL CONT.	36" o.c.			SUNMARK SEEDS ECOBIOTICS PLUS OR APPROVED EQUAL: ORGANICS PELLETS 28%; MINERALS (BASALT) 25%; BIOCHAR FINES 25%; MYCORRHIZAE ENDO ECTO GRANULAR 20%; ZYMOBAC PGH (ZYMOBAC PLANT GROWTH & HEALTH (PGH) BENEFICIAL ORGANISMS) 2% APPLY 200 LBS PER ACRE OR AS RECOMMENDED BY SUPPLIER.
	6	RHAMNUS PURSHIANA	CASCARA	1" CAL MIN. B&B	AS SHOWN		12	ROSA PISOCARPA	CLUSTERED ROSE	1 GAL CONT.	36" o.c.			PLACE E/C SEED MIX AND ECOBIOTICS PLUS UNDER ALL PLANT MATERIAL ABOVE TREATMENT AREA.
TOTAL TREES: 18						TOTAL SHRUBS: 53								



KEY MAP

EXISTING CONDITIONS OVERVIEW
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

PRELIMINARY
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JOB NUMBER:	4487-01
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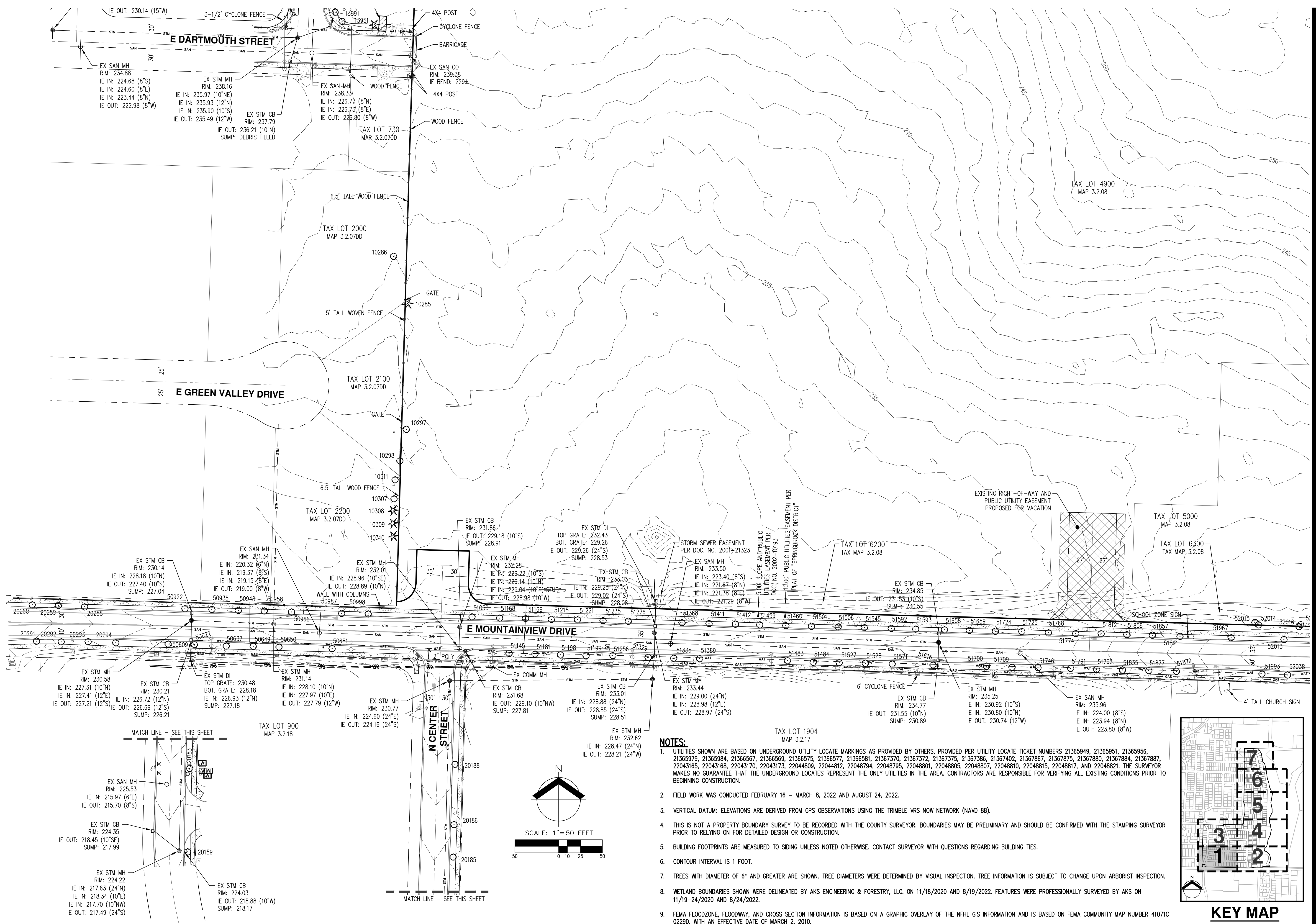
EX-00

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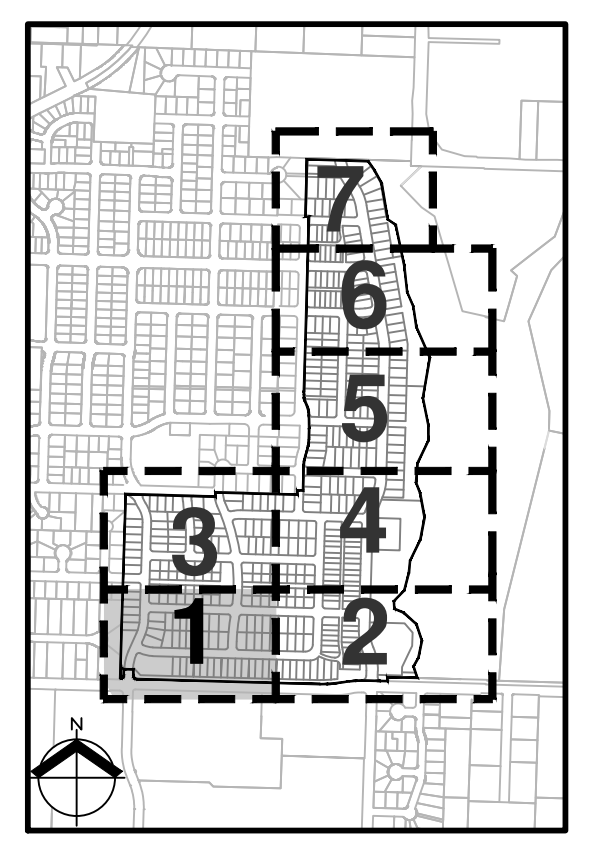
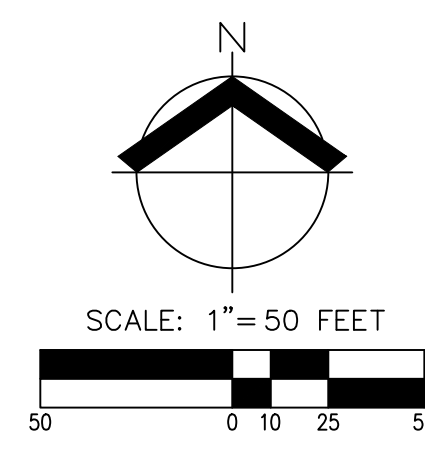
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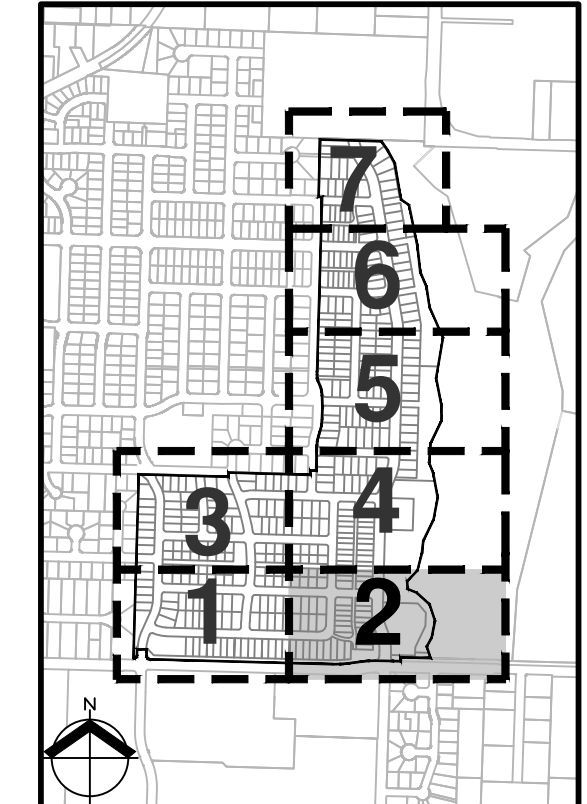
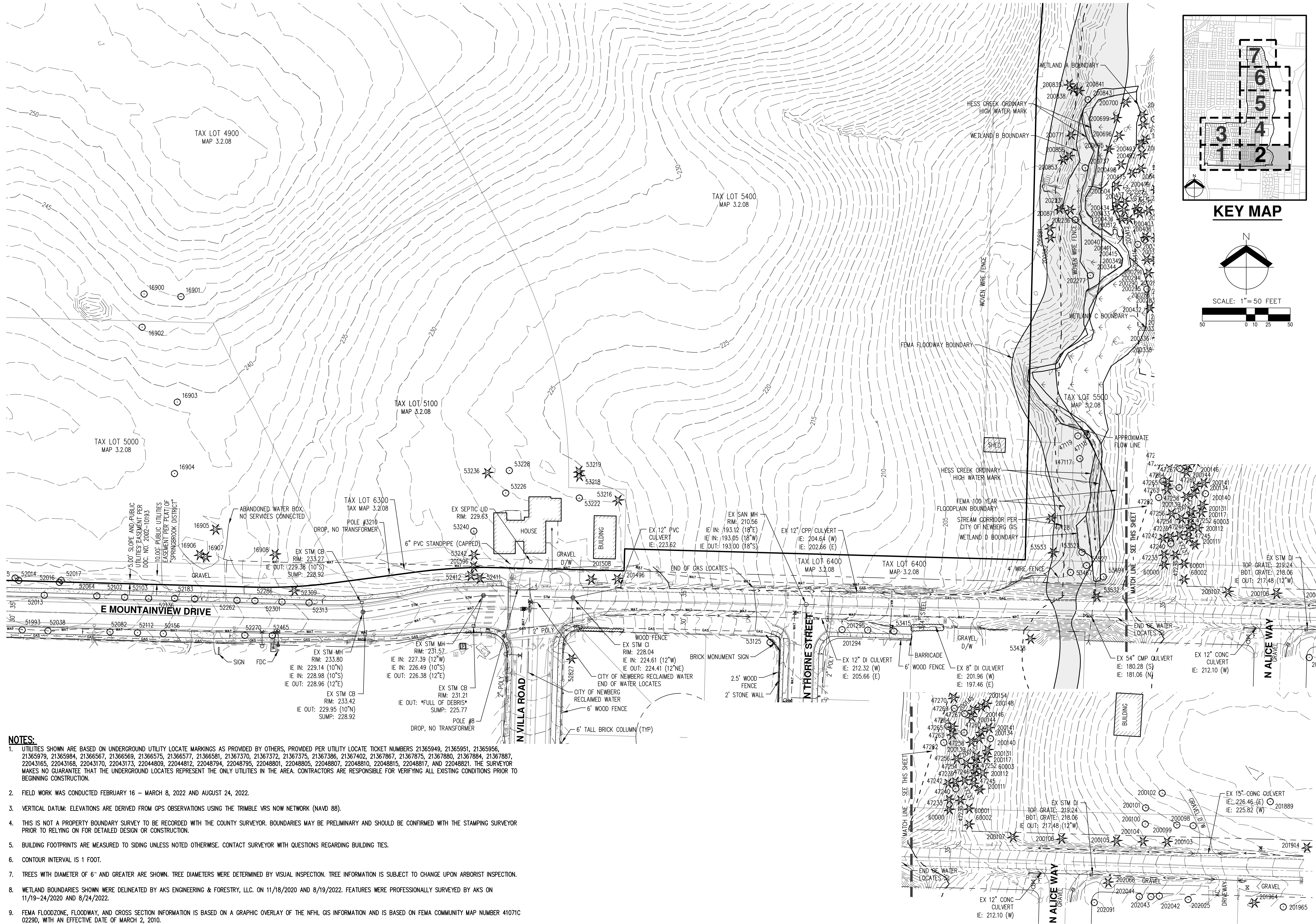


- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21365949, 21365951, 21365956, 21365979, 21365984, 21366567, 21366569, 21366575, 21366577, 21366581, 21367370, 21367372, 21367375, 21367386, 21367402, 21367867, 21367875, 21367880, 21367884, 21367887, 22043165, 22043168, 22043170, 22044809, 22044812, 22048794, 22048795, 22048801, 22048805, 22048807, 22048810, 22048815, 22048817, AND 22048821. 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 FEBRUARY 16 - MARCH 8, 2022 AND AUGUST 24, 2022.
 - VERTICAL DATUM: ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK (NAVD 88).
 - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON 11/18/2020 AND 8/19/2022. FEATURES WERE PROFESSIONALLY SURVEYED BY AKS ON 11/19-24/2020 AND 8/24/2022.
 - FEMA FLOODZONE, FLOODWAY, AND CROSS SECTION INFORMATION IS BASED ON A GRAPHIC OVERLAY OF THE NFHL GIS INFORMATION AND IS BASED ON FEMA COMMUNITY MAP NUMBER 41071C 0229D, WITH AN EFFECTIVE DATE OF MARCH 2, 2010.

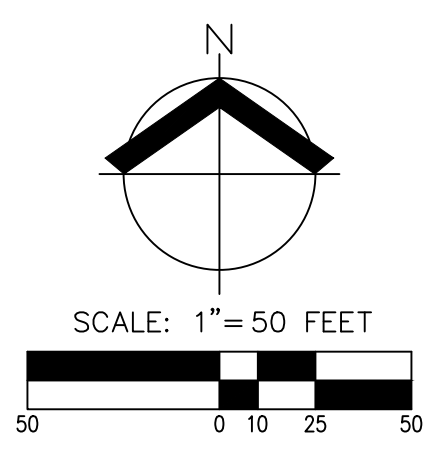


KEY MAP

AKS DRAWING FILE: 4487-01 EX COND LAND USED.DWG | LAYOUT: 01



KEY MAP



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 - FEMA FLOODZONE, FLOODWAY, AND CROSS SECTION INFORMATION IS BASED ON A GRAPHIC OVERLAY OF THE NFHL GIS INFORMATION AND IS BASED ON FEMA COMMUNITY MAP NUMBER 41071C 02290, WITH AN EFFECTIVE DATE OF MARCH 2, 2010.

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 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

pahlisch
 HOMES

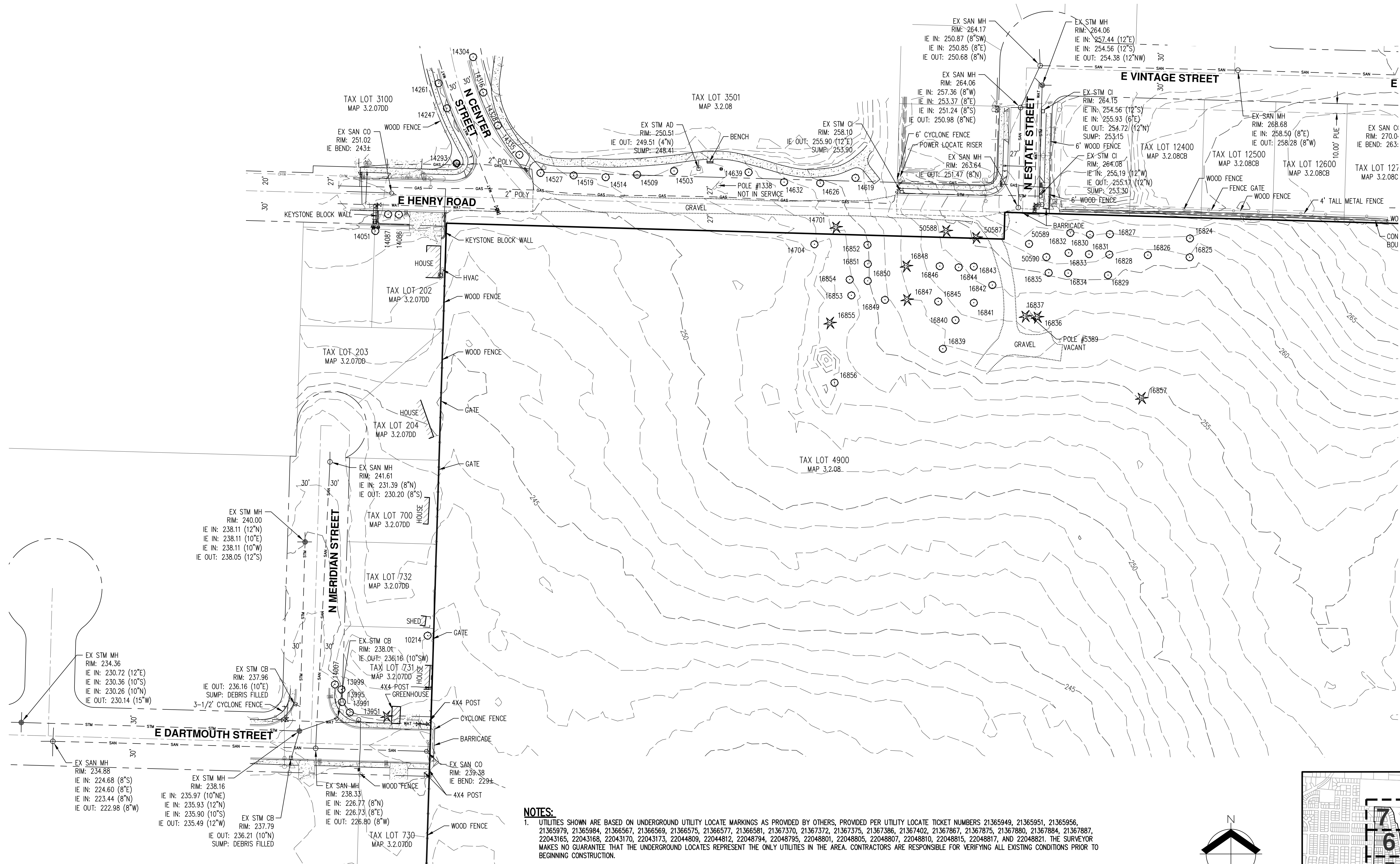
EXISTING CONDITIONS PLAN
 COLLINA AT SPRINGBROOK
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 NEWBERG, OREGON

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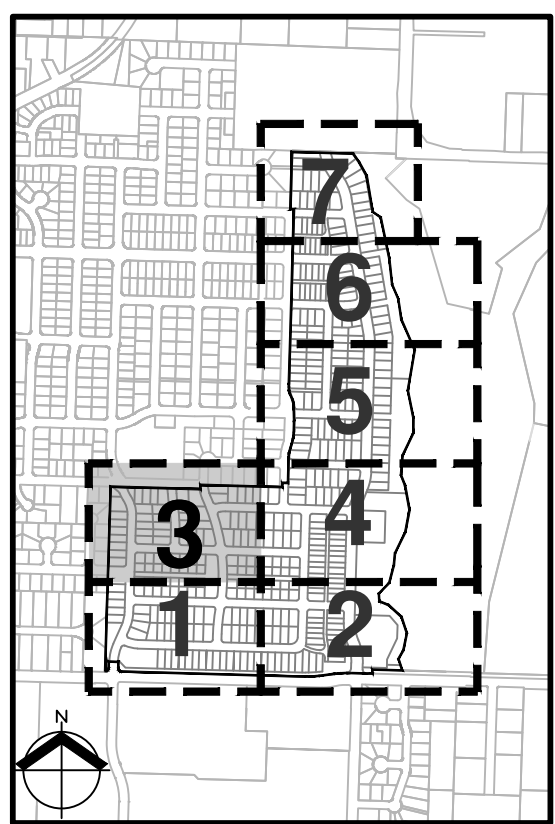
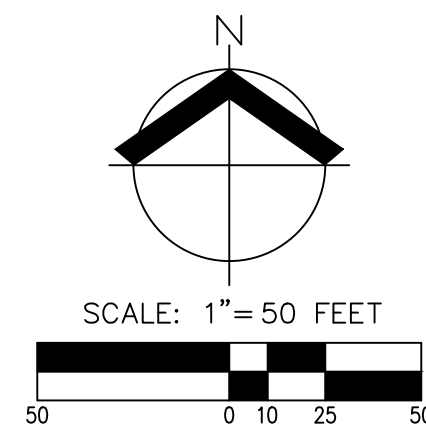
EX-02

AKS DRAWING FILE: 4487-01-EX COND LAND USED.DWG | LAYOUT: 02

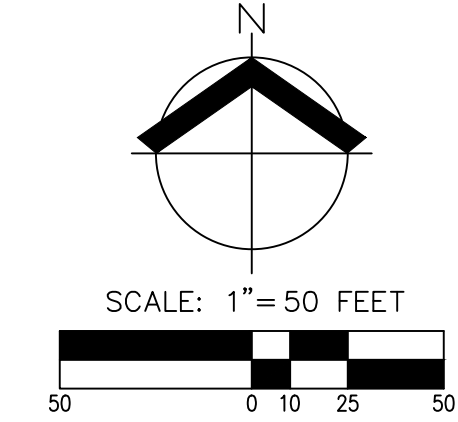
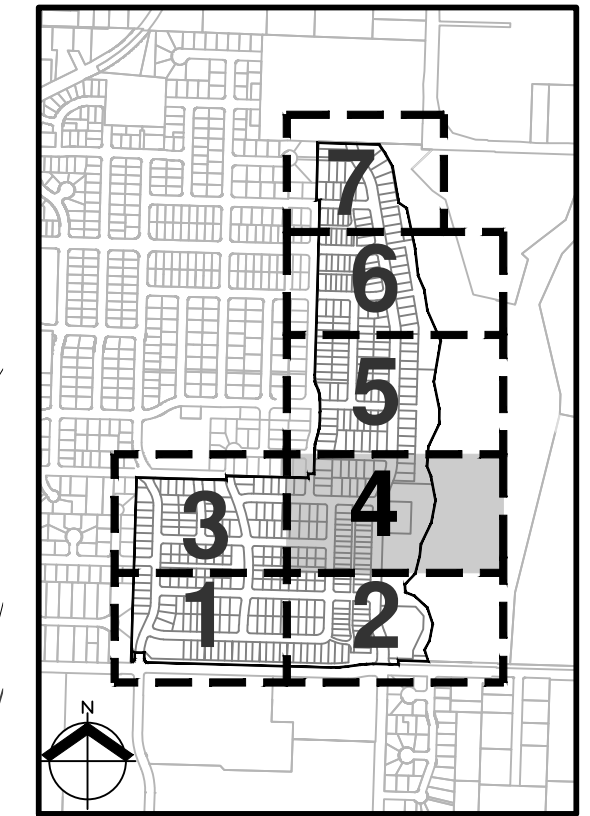
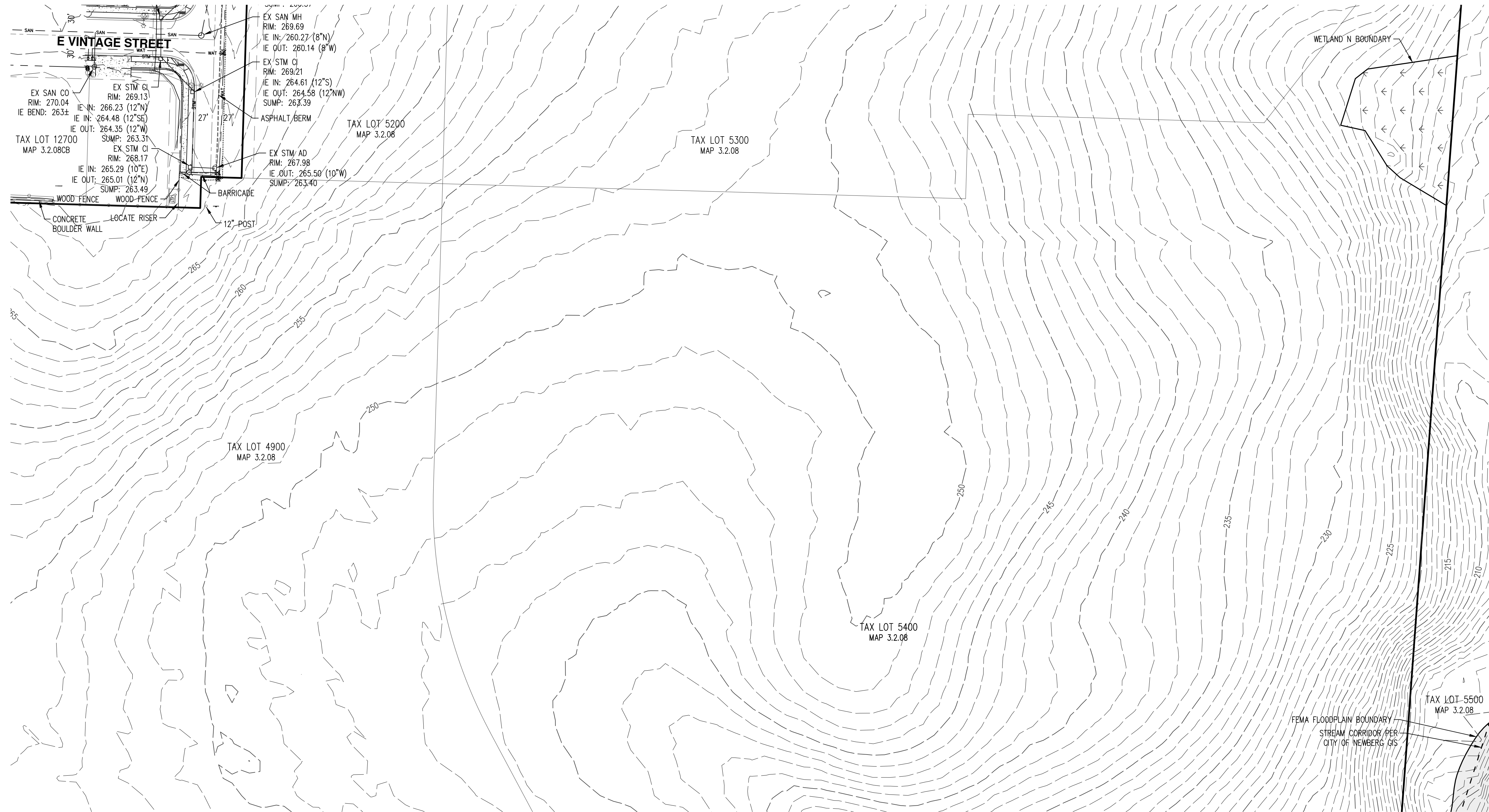


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KEY MAP

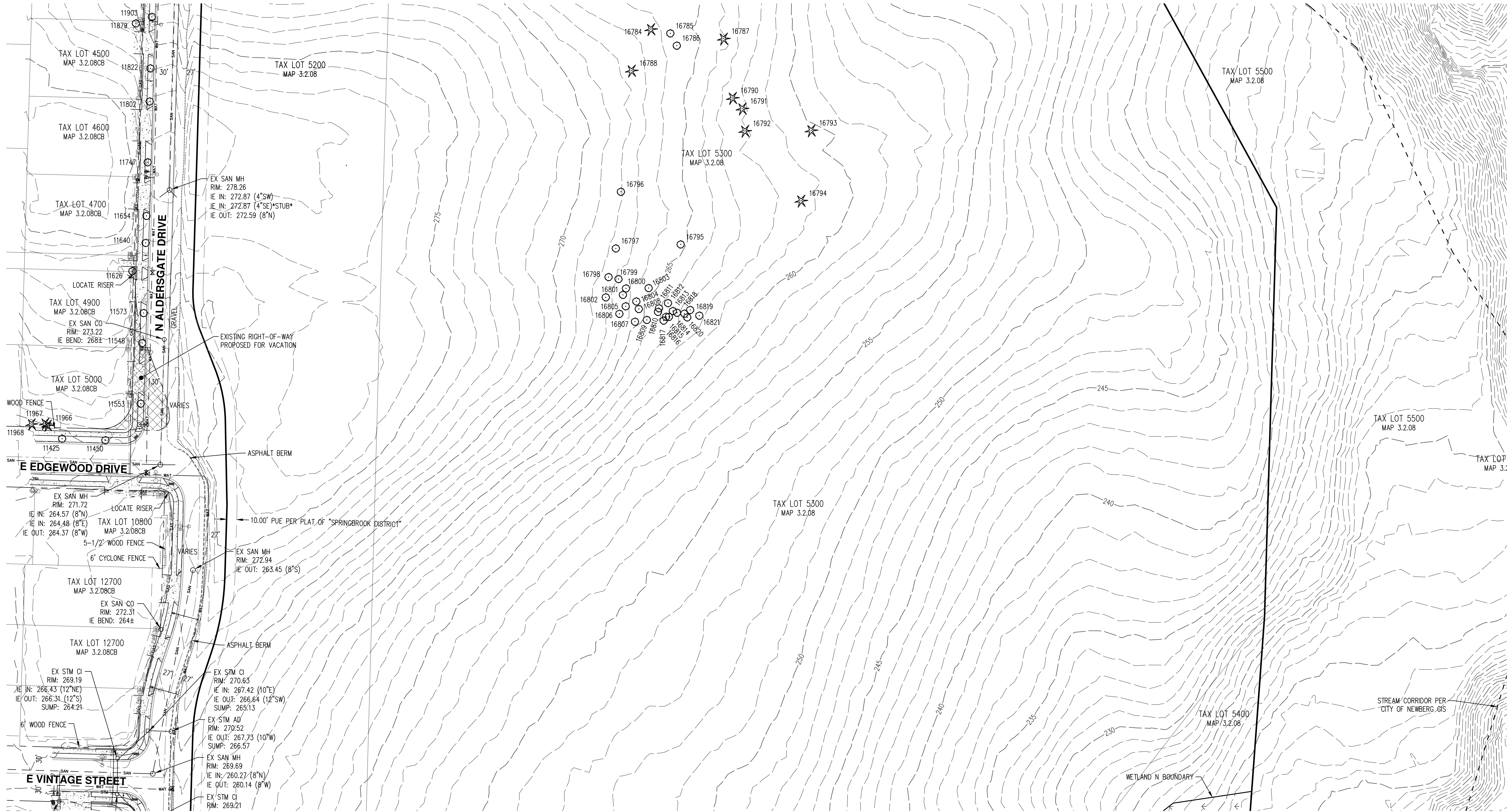


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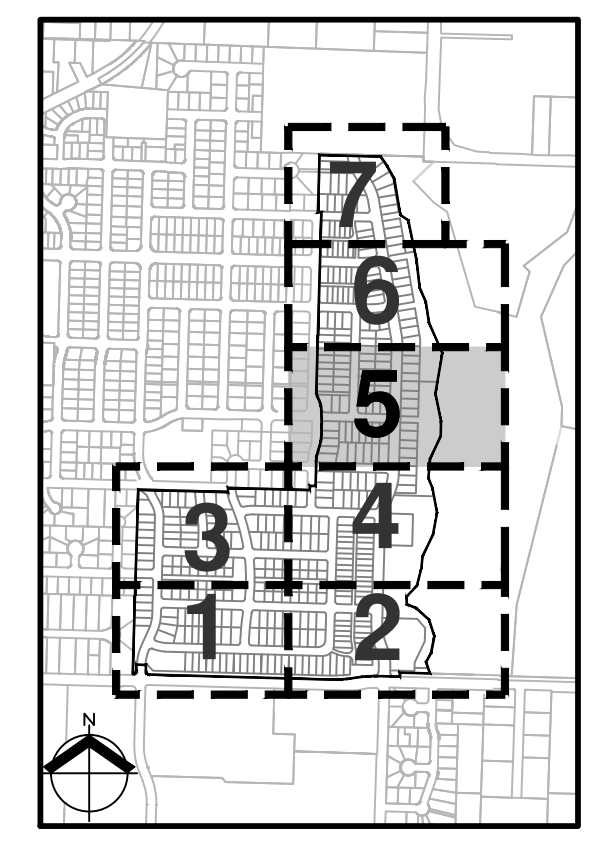
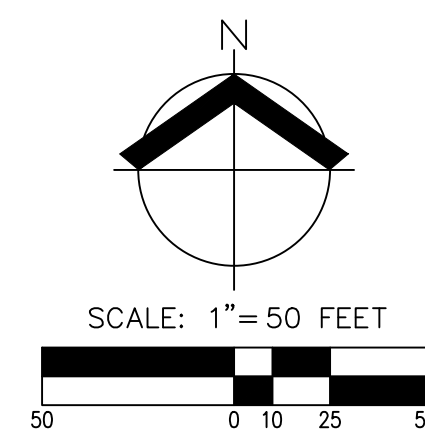
PRELIMINARY
NOT FOR
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JOB NUMBER:	4487-01
DATE:	02/08/2023
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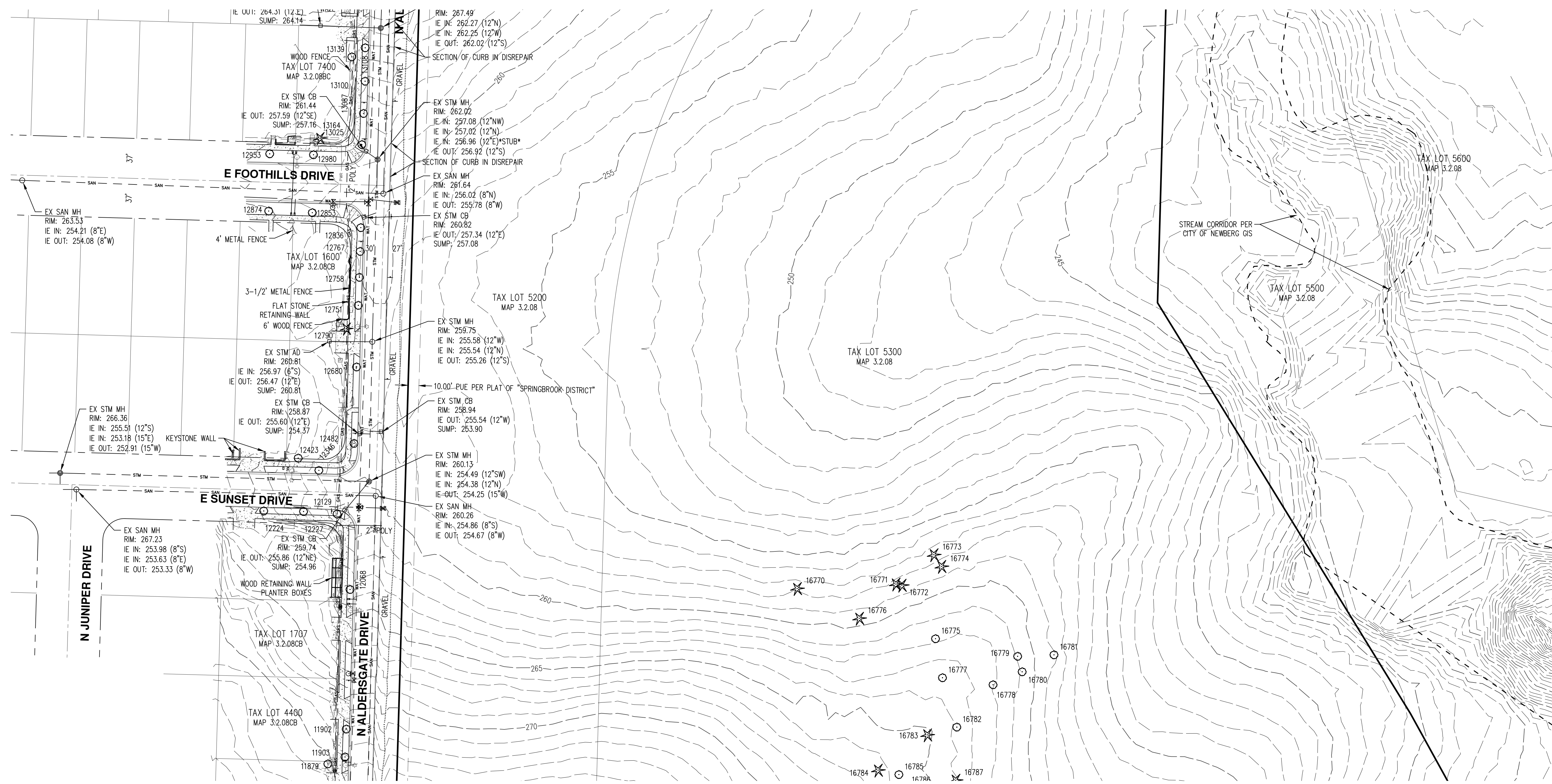
KEY MAP

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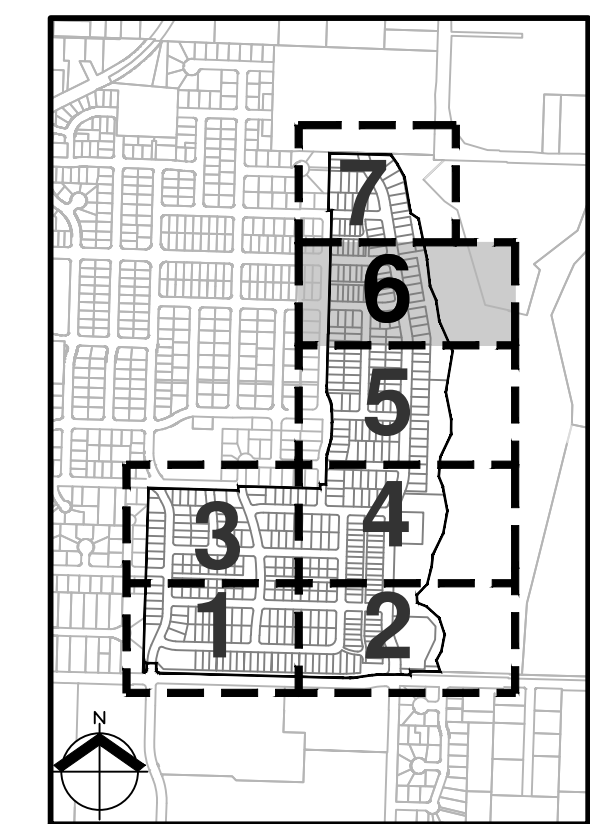
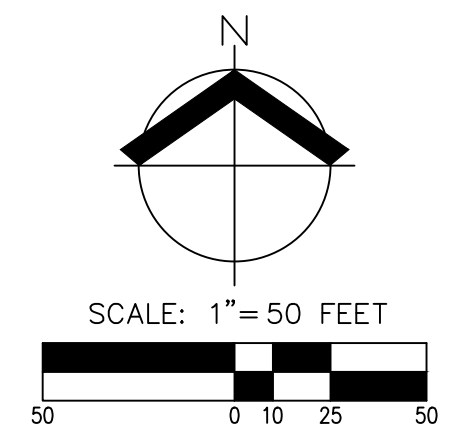
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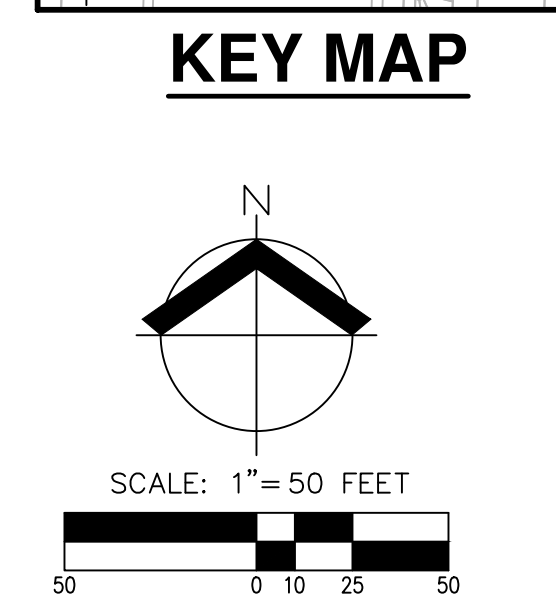
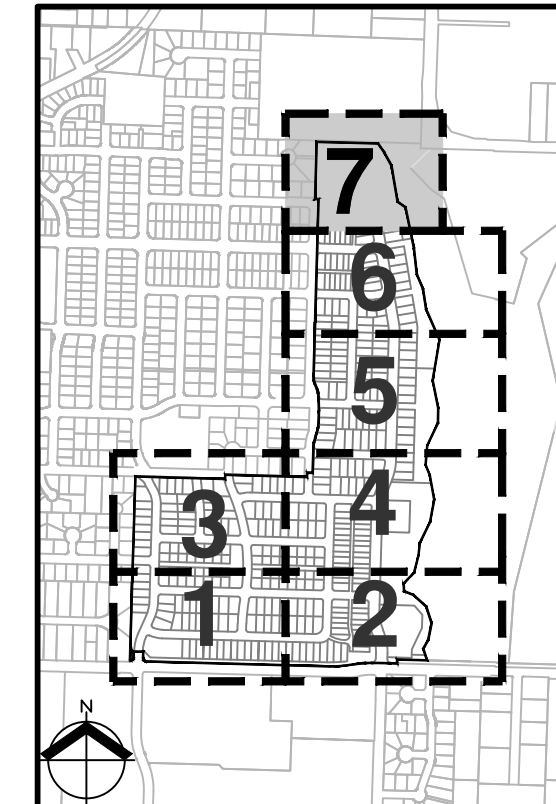
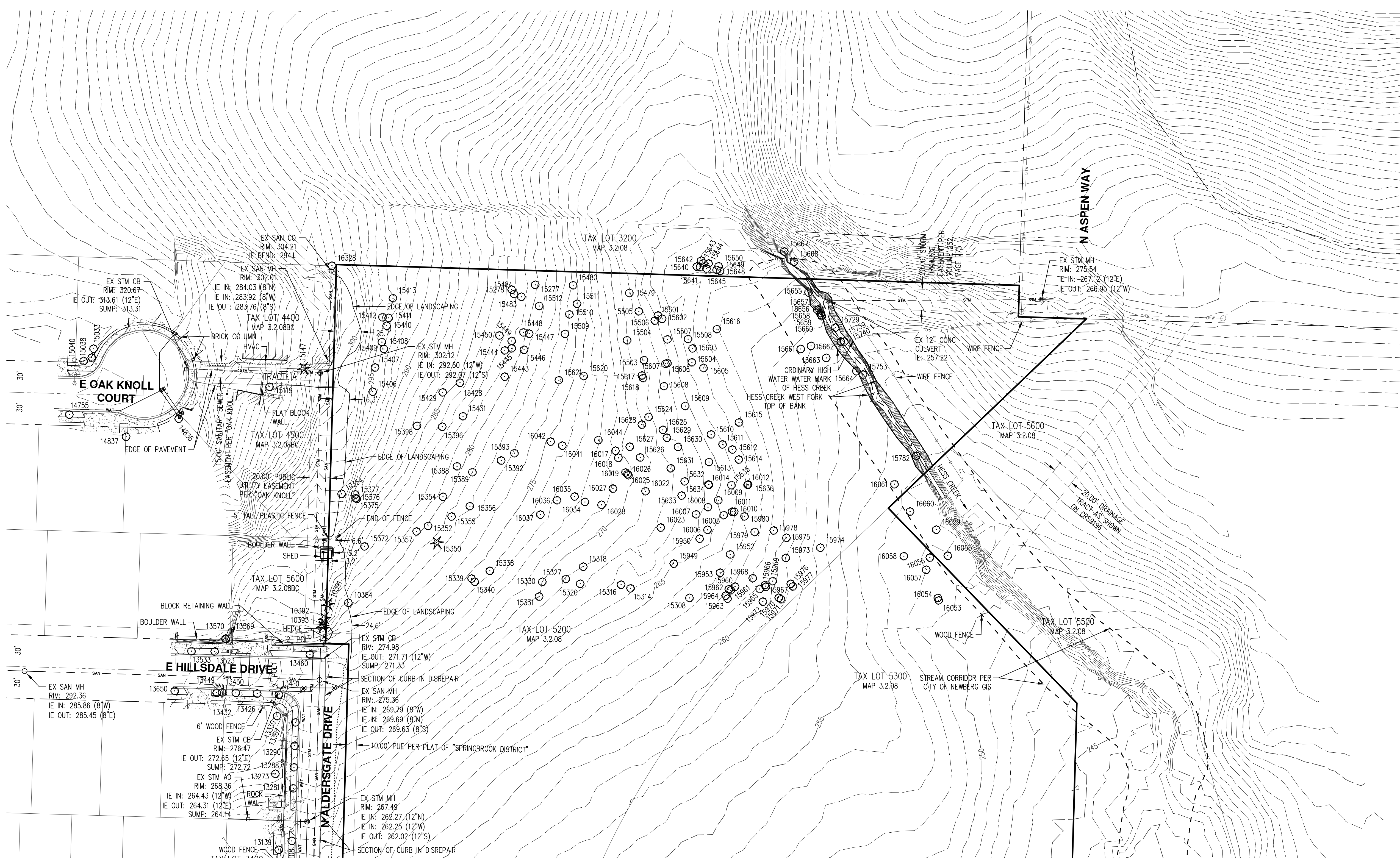
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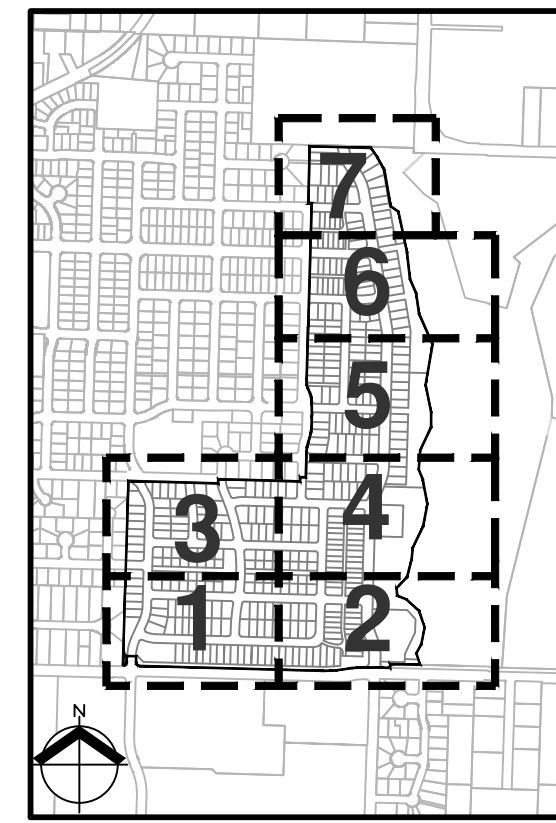
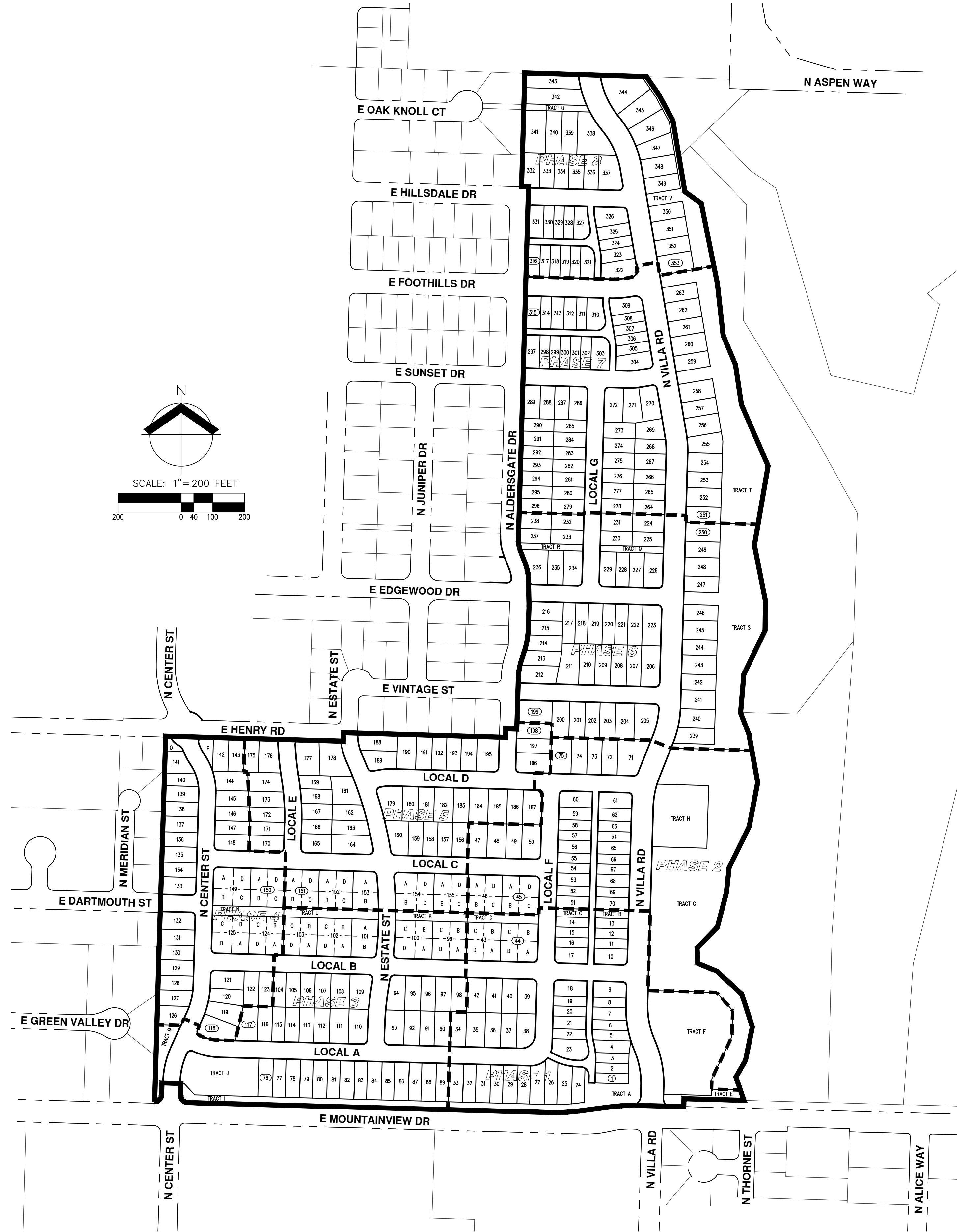


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KEY MAP

PRELIMINARY PLAT OVERVIEW
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

PRELIMINARY
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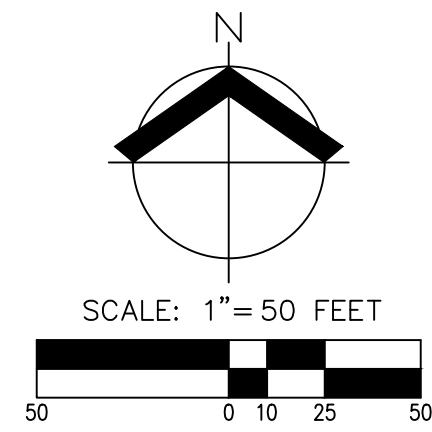
TRACT TABLE			
TRACT	AREA	PLANNED USE	OWNED & MAINTAINED/ KEYED TRACT NOTES
A	28,099 SF	PRIVATE OPEN SPACE	A, B, C
B	2,811 SF	PRIVATE OPEN SPACE	A, B, C, E
C	2,811 SF	PRIVATE OPEN SPACE	A, B, C, E
D	6,780 SF	PRIVATE OPEN SPACE	A, B, C
E	6,572 SF	PRIVATE OPEN SPACE	A, B, C
F	69,994 SF	STORMWATER FACILITY	D
G	180,806 SF	PRIVATE OPEN SPACE	A, B, C
H	34,135 SF	HOA AMENITY	A, B
I	22,014 SF	PRIVATE OPEN SPACE	A, B, C
J	29,207 SF	STORMWATER FACILITY	D
K	6,790 SF	PRIVATE OPEN SPACE	A, B, C
L	8,990 SF	PRIVATE OPEN SPACE	A, B, C
M	9,060 SF	PRIVATE OPEN SPACE	A, B
N	6,780 SF	PRIVATE OPEN SPACE	A, B, C
O	1,590 SF	PRIVATE OPEN SPACE	A, B
P	2,826 SF	PRIVATE OPEN SPACE	A, B
Q	4,010 SF	PRIVATE OPEN SPACE	A, B, C
R	4,050 SF	PRIVATE OPEN SPACE	A, B, C
S	89,728 SF	PRIVATE OPEN SPACE	A, B, C
T	83,363 SF	PRIVATE OPEN SPACE	A, B, C
U	4,074 SF	PRIVATE OPEN SPACE	A, B, C
V	22,894 SF	PRIVATE OPEN SPACE	A, B, C

TRACT NOTES:

- A: TRACT IS TO BE DEDICATED TO HOA.
- B: HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF PATHWAY, LANDSCAPE, AND/OR FENCING WITHIN THE TRACT.
- C: TRACT IS SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
- D: TRACT IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY CON.
- E: TRACT IS SUBJECT TO A SANITARY EASEMENT TO BENEFIT CON OVER ITS ENTIRETY.

DEFINITIONS:

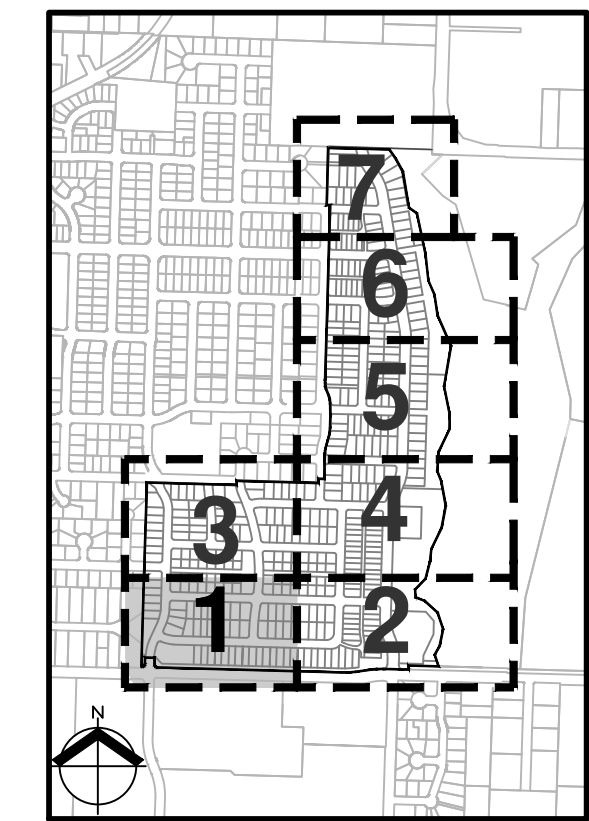
HOA - COLLINA AT SPRINGBROOK HOMEOWNER'S ASSOCIATION, IT'S SUCCESSORS, OR ASSIGNS
CON - CITY OF NEWBERG



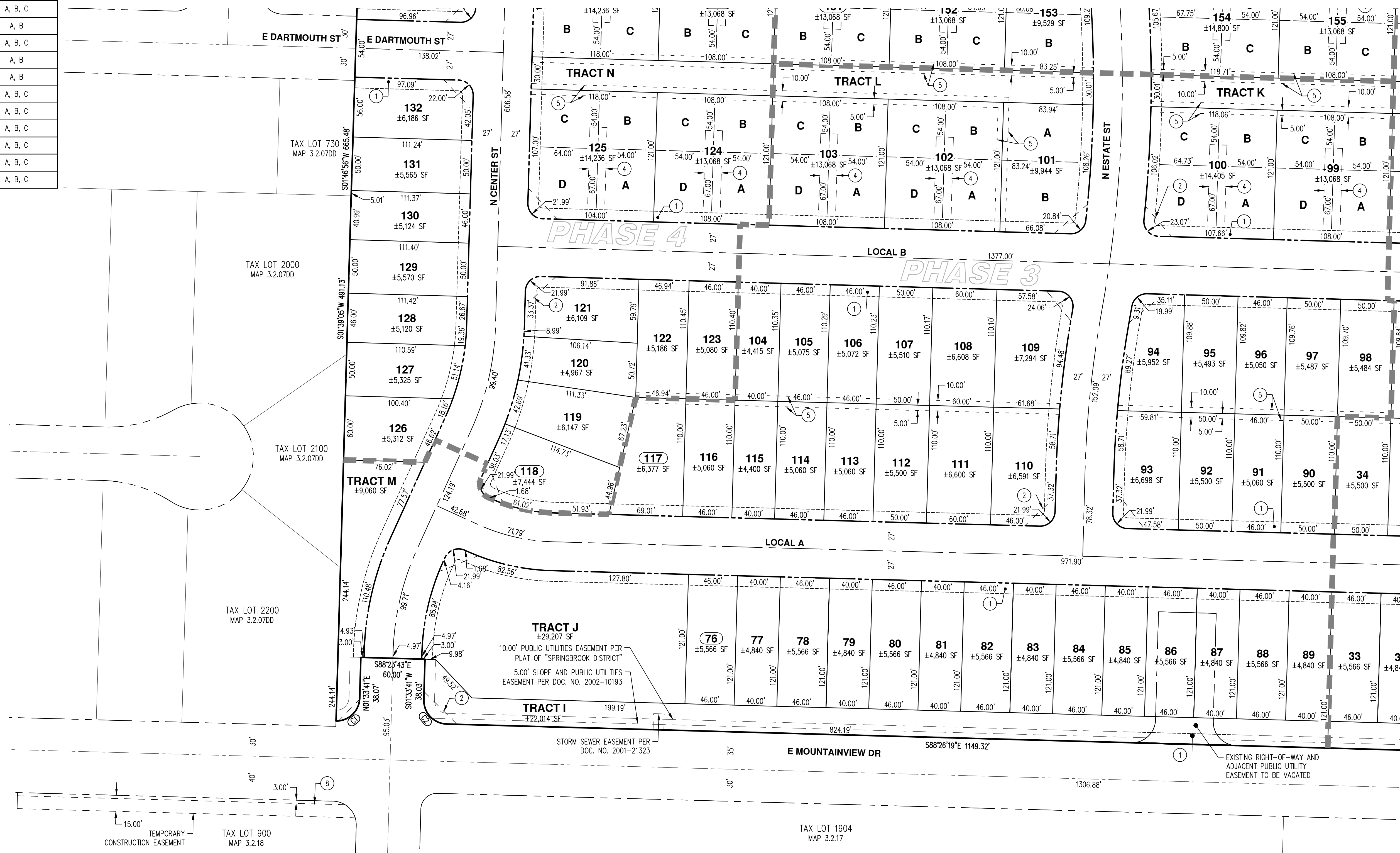
EASEMENT KEYED NOTES:

1. 10' PUBLIC UTILITY EASEMENT (TYP)
2. VISION CLEARANCE EASEMENT (TYP)
3. 20' PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT ADJACENT LOTS AND STORMWATER AND SANITARY EASEMENT TO BENEFIT CON AND PUBLIC EMERGENCY ACCESS EASEMENT
4. 16' PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT ADJACENT LOTS AND PUBLIC EMERGENCY ACCESS EASEMENT
5. RETAINING WALL EASEMENT TO BENEFIT ADJACENT PROPERTIES
6. 15' STORMWATER EASEMENT TO BENEFIT CON
7. PRIVATE SANITARY EASEMENT TO BENEFIT ADJACENT LOTS
8. OFFSITE PUBLIC PEDESTRIAN ACCESS EASEMENT
9. TEMPORARY CONSTRUCTION EASEMENT

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	22.00'	88°48'32"	34.10'	N45°57'57"E 30.79'
C2	22.00'	90°00'00"	34.56'	S43°26'19"E 31.11'
C3	565.00'	9°03'25"	89.31'	N87°01'59"E 89.22'
C4	635.00'	7°07'57"	79.05'	N86°04'15"E 79.00'
C5	200.00'	16°45'22"	58.49'	S10°05'36"W 58.28'
C6	265.00'	16°45'28"	77.51'	S10°05'33"W 77.23'
C7	150.00'	20°05'10"	52.59'	S11°09'58"E 52.32'
C8	100.00'	22°55'22"	40.01'	S9°44'52"E 39.74'



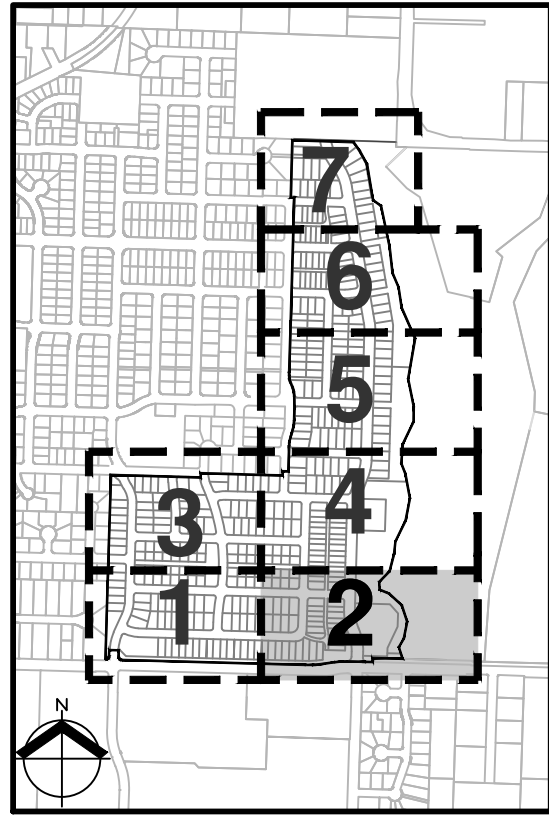
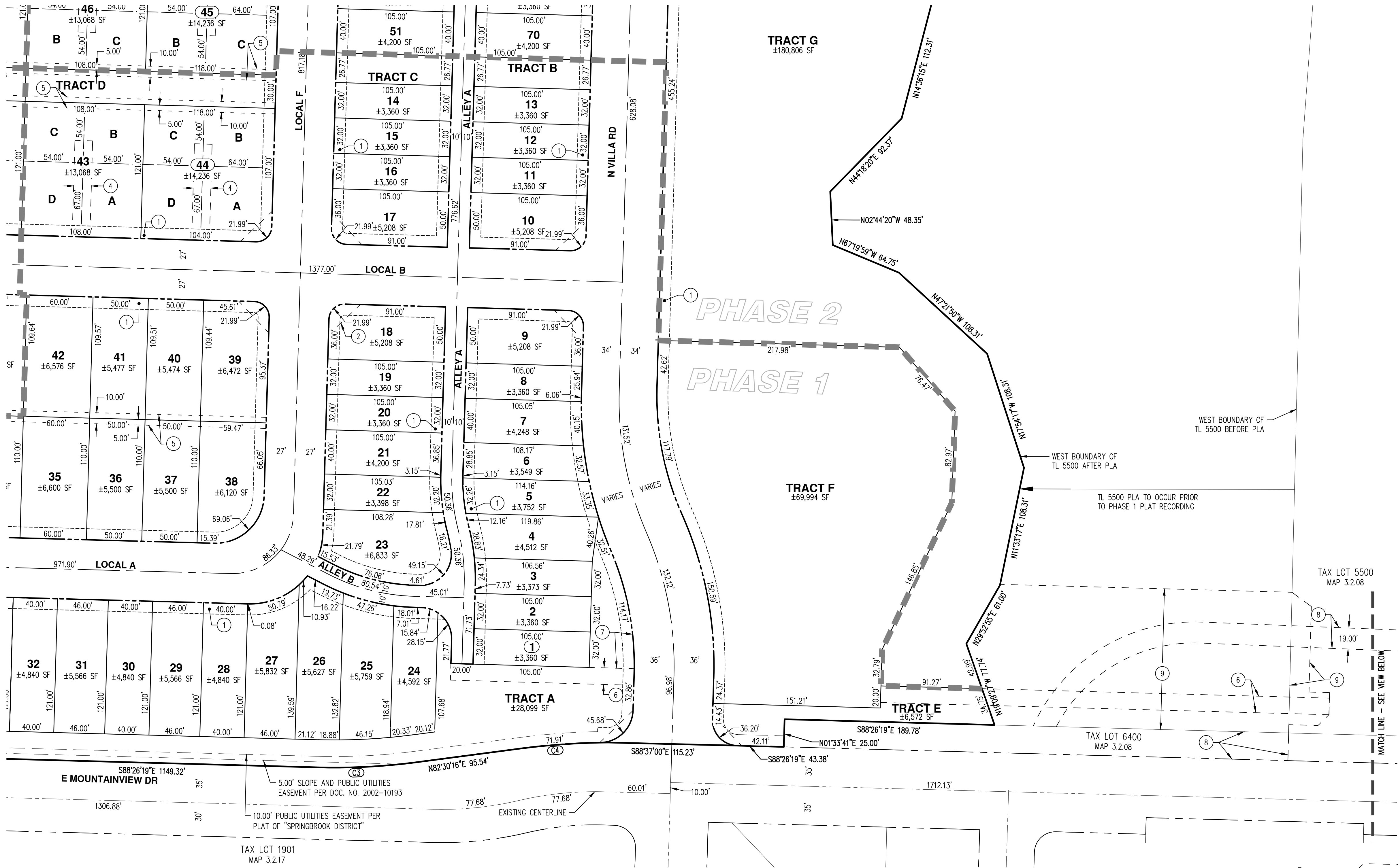
KEY MAP



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AKS DRAWING FILE: 4487-01 PRELIM PLATING LAYOUT: PP-01



KEY MAP

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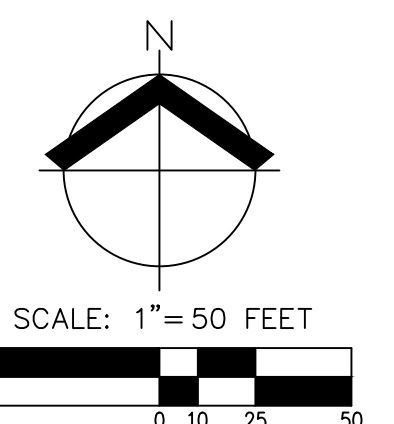
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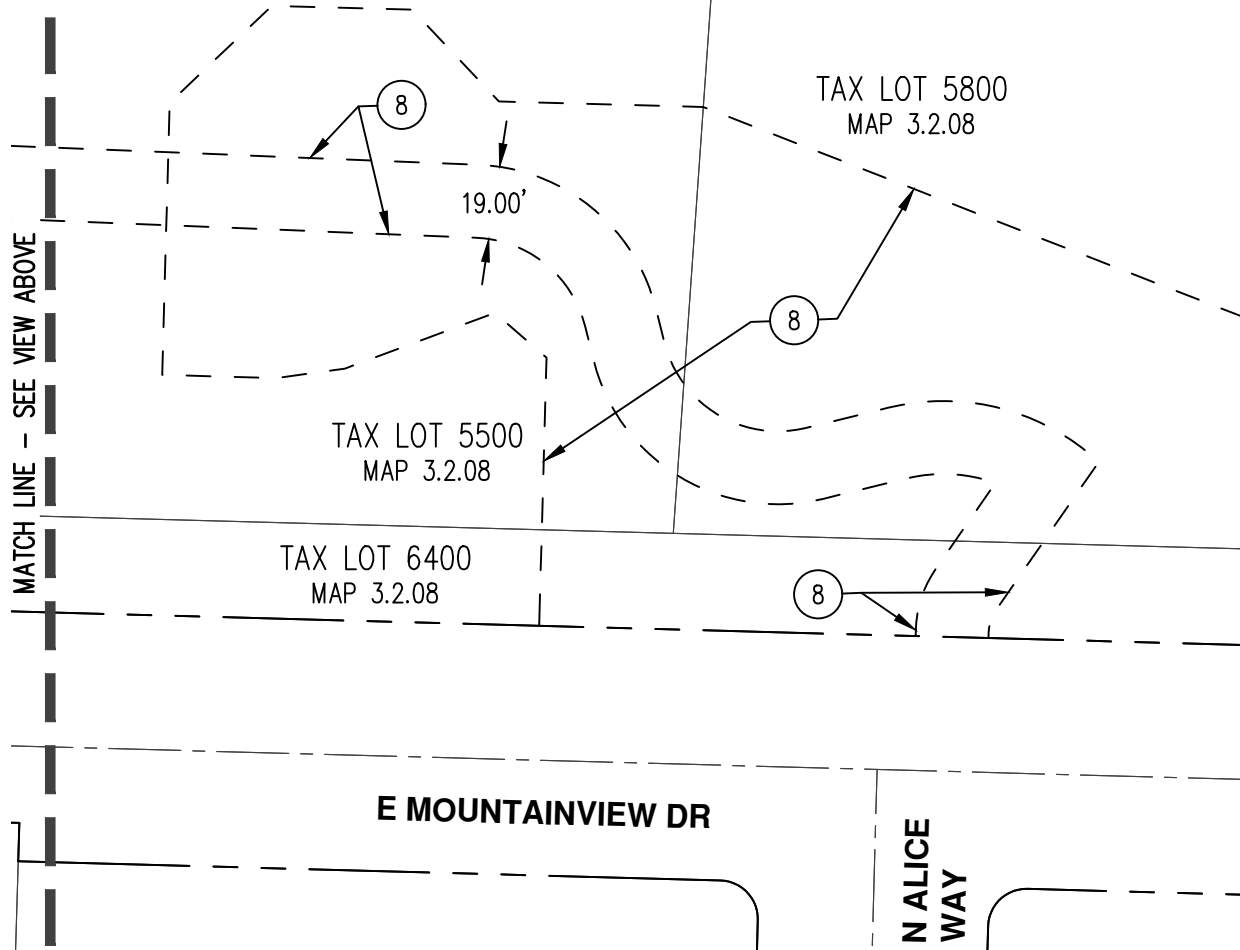
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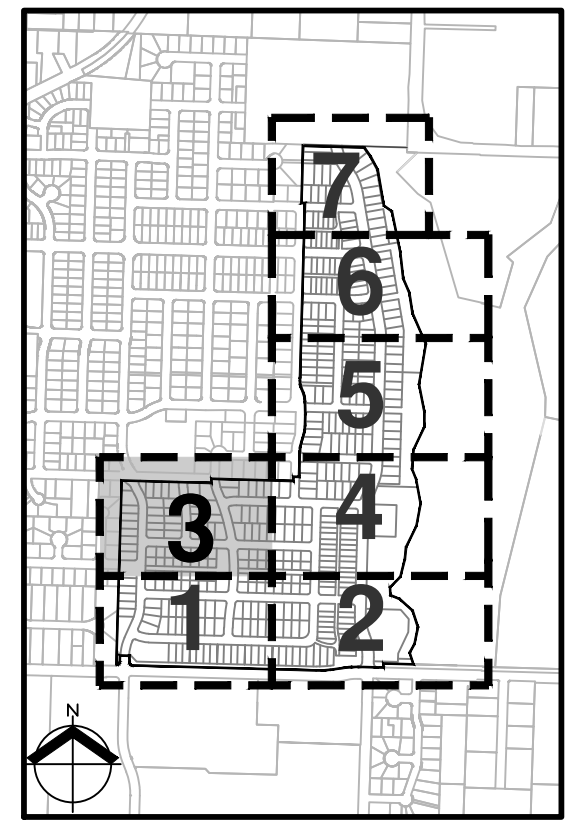
JOB NUMBER: 4487-01
DATE: 02/08/2023
DESIGNED BY: GPS
DRAWN BY: STL
CHECKED BY: MTS

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
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C3	565.00'	9°03'25"	89.31'	N87°01'59"E 89.22'
C4	635.00'	7°07'57"	79.05'	N86°04'15"E 79.00'
C5	200.00'	16°45'22"	58.49'	S10°05'36"W 58.28'
C6	265.00'	16°45'28"	77.51'	S10°05'33"W 77.23'
C7	150.00'	20°05'10"	52.59'	S11°09'58"E 52.32'
C8	100.00'	22°55'22"	40.01'	S9°44'52"E 39.74'

- EASEMENT KEYED NOTES:**
- 10' PUBLIC UTILITY EASEMENT (TYP)
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 - OFFSITE PUBLIC PEDESTRIAN ACCESS EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT

DEFINITIONS:

HOA - COLLINA AT SPRINGBROOK HOMEOWNER'S ASSOCIATION, IT'S SUCCESSORS, OR ASSIGNS
 CON - CITY OF NEWBERG



KEY MAP

TRACT NOTES:

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C	2,811 SF	PRIVATE OPEN SPACE	A, B, C, E
D	6,780 SF	PRIVATE OPEN SPACE	A, B, C
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F	69,994 SF	STORMWATER FACILITY	D
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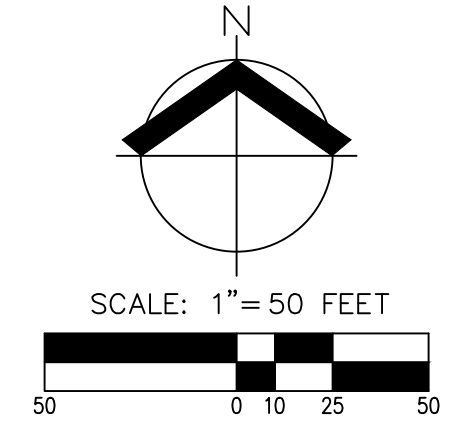




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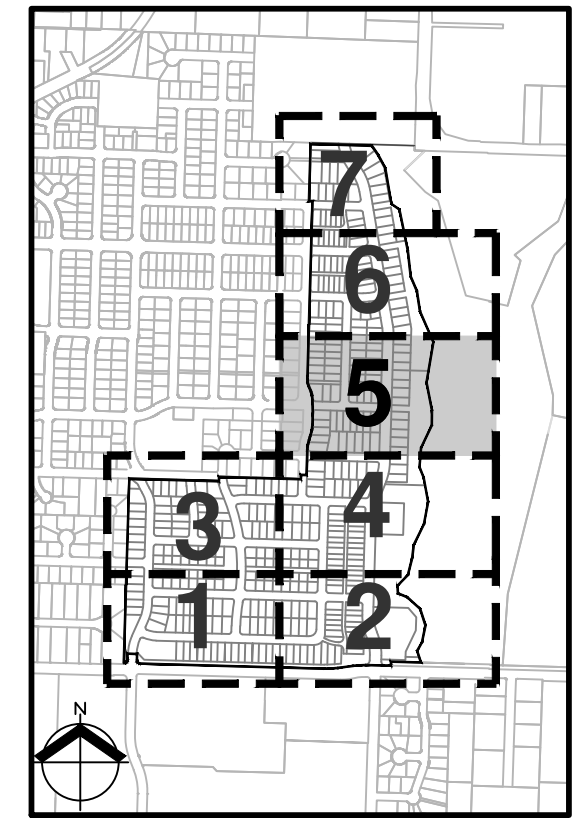
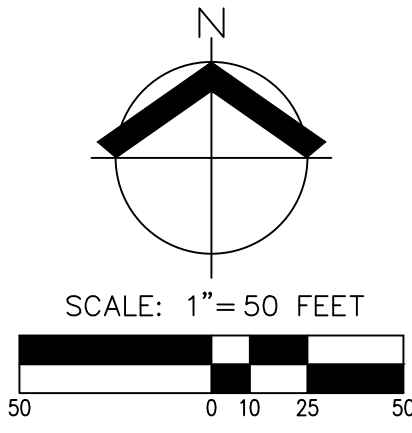
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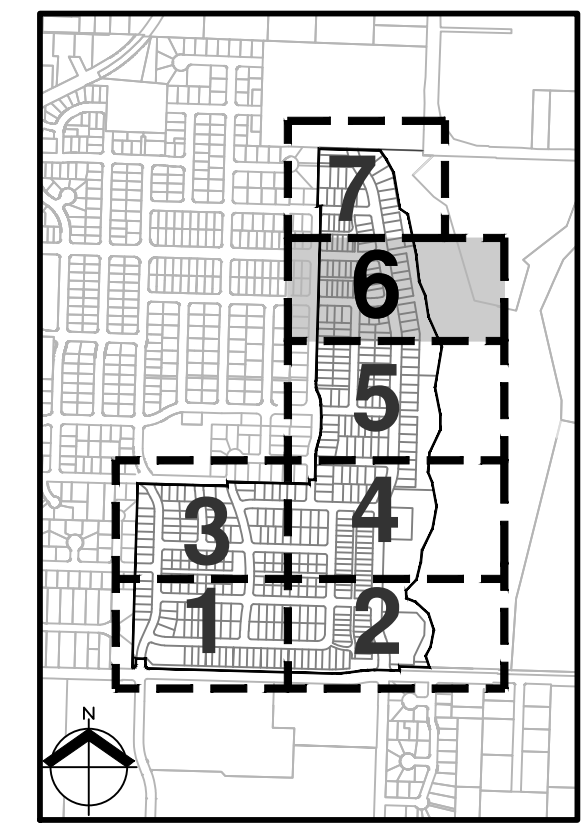
AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
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pahlisch
 HOMES

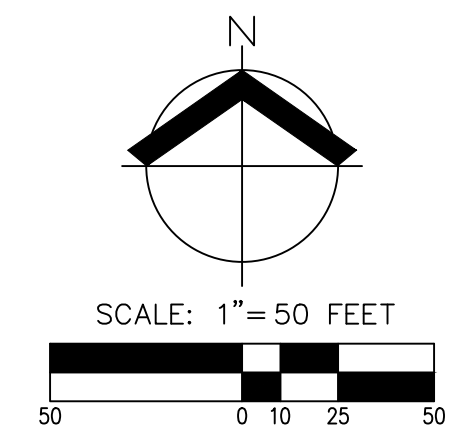
PRELIMINARY PLAT PLAN
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NUMBER: 4487-01
 DATE: 02/08/2023
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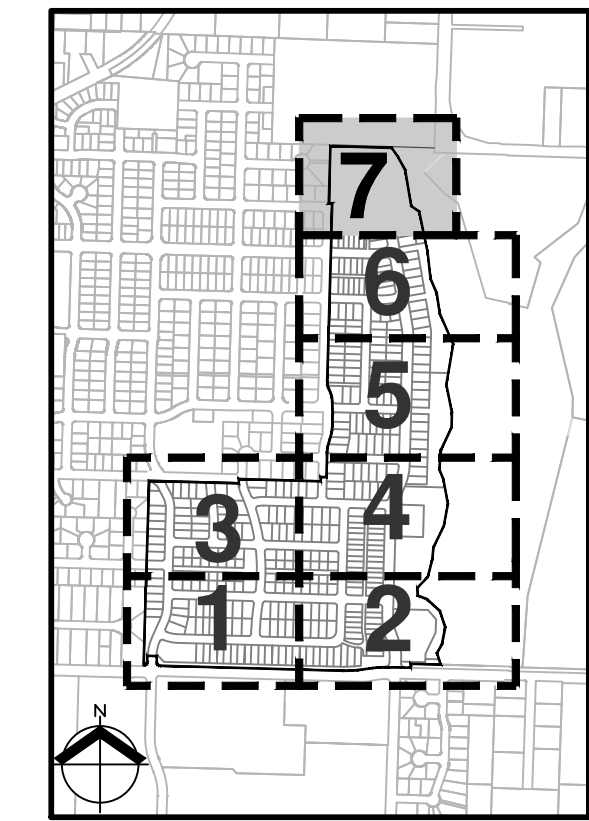
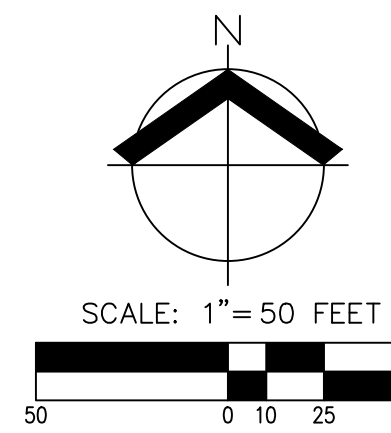
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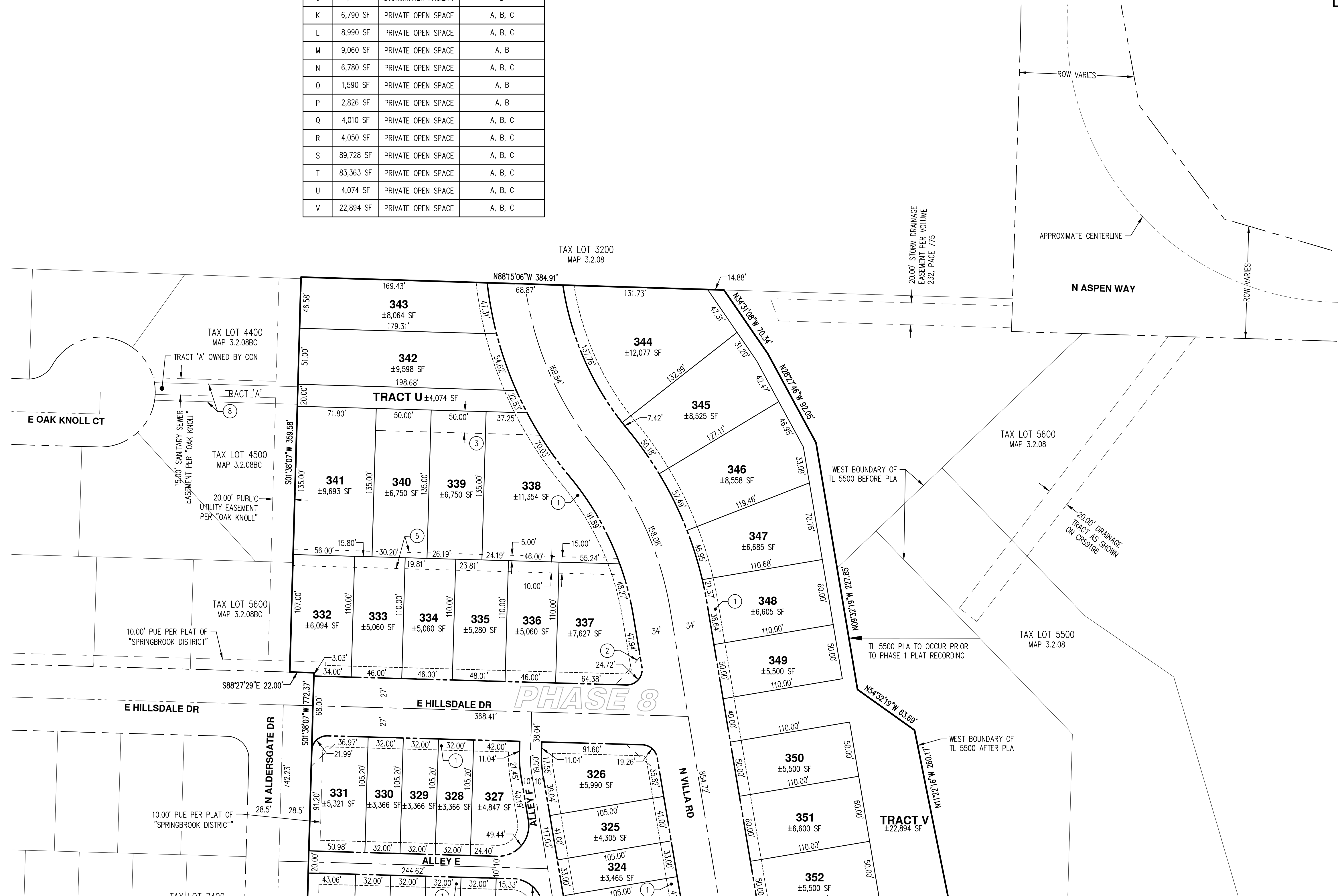
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KEY MAP



**PRELIMINARY PLAT PLAN
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

JOB NUMBER:	4487-01
DATE:	02/08/2023
DESIGNED BY:	GPS
DRAWN BY:	STL
CHECKED BY:	MTS

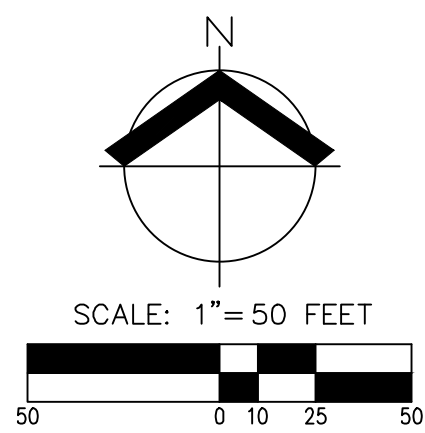
PP-07

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

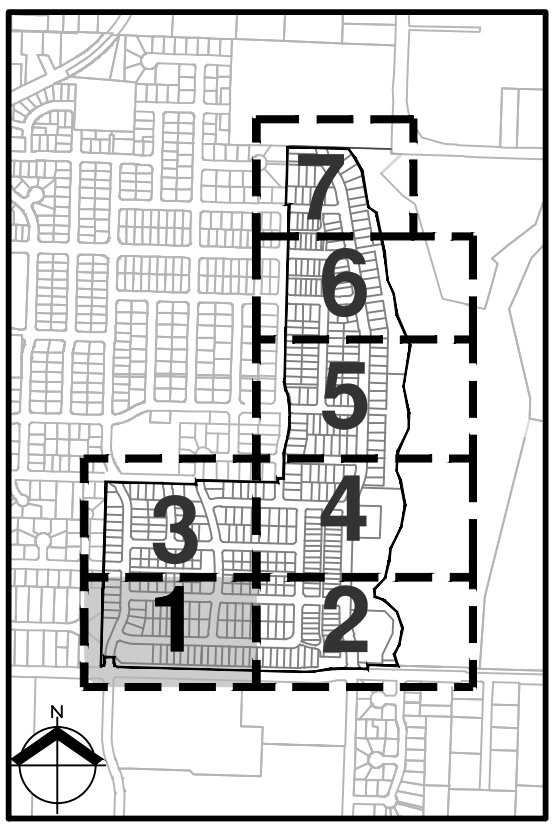
pahlisch
HOMES

LOT SETBACKS AND COVERAGE

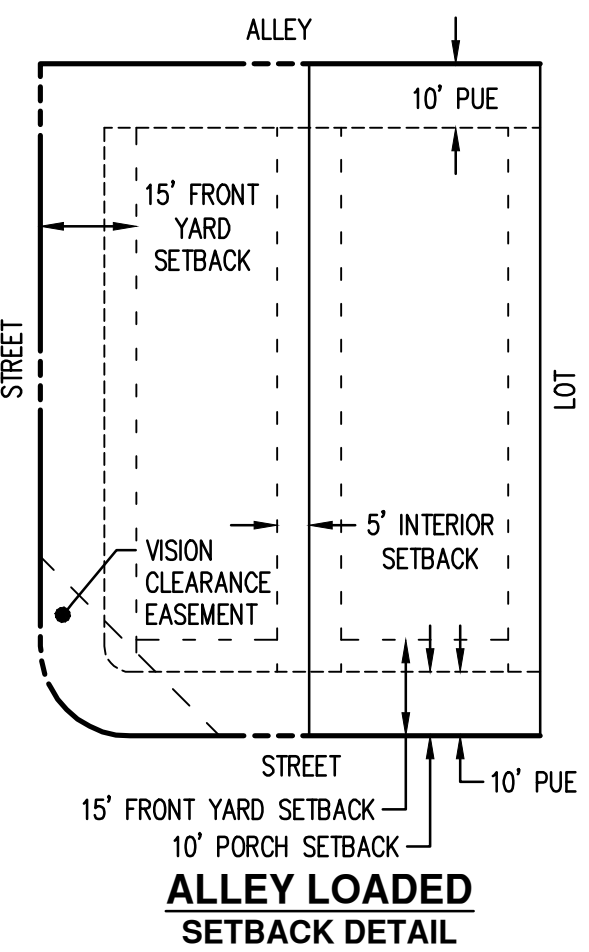
PORCH SETBACK: 10'
 FRONT YARD SETBACK: 15'
 GARAGE SETBACK: 20'
 INTERIOR SETBACK: 5'
 MAXIMUM LOT COVERAGE: 55%
 MAXIMUM PARKING LOT COVERAGE: 30%
 MAXIMUM COMBINED LOT PARKING AND LOT COVERAGE: 65%



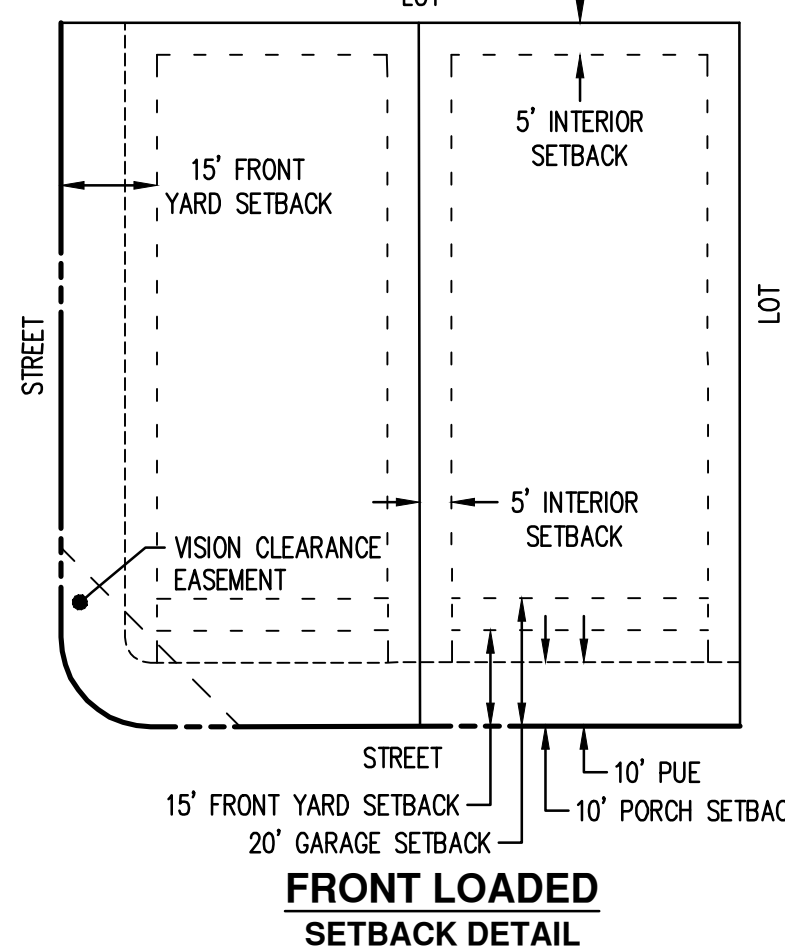
SPRINGBROOK PRODUCT LEGEND	
PRODUCT	TYPE
TYPE A	22' WIDE, DETACHED, ALLEY LOAD
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TYPE C	DETACHED QUADPLEX, DUPLEX
TYPE D	30' WIDE, DETACHED, FRONT LOAD
TYPE E	36' WIDE, DETACHED, FRONT LOAD
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TYPE G	50' WIDE, DETACHED, FRONT LOAD



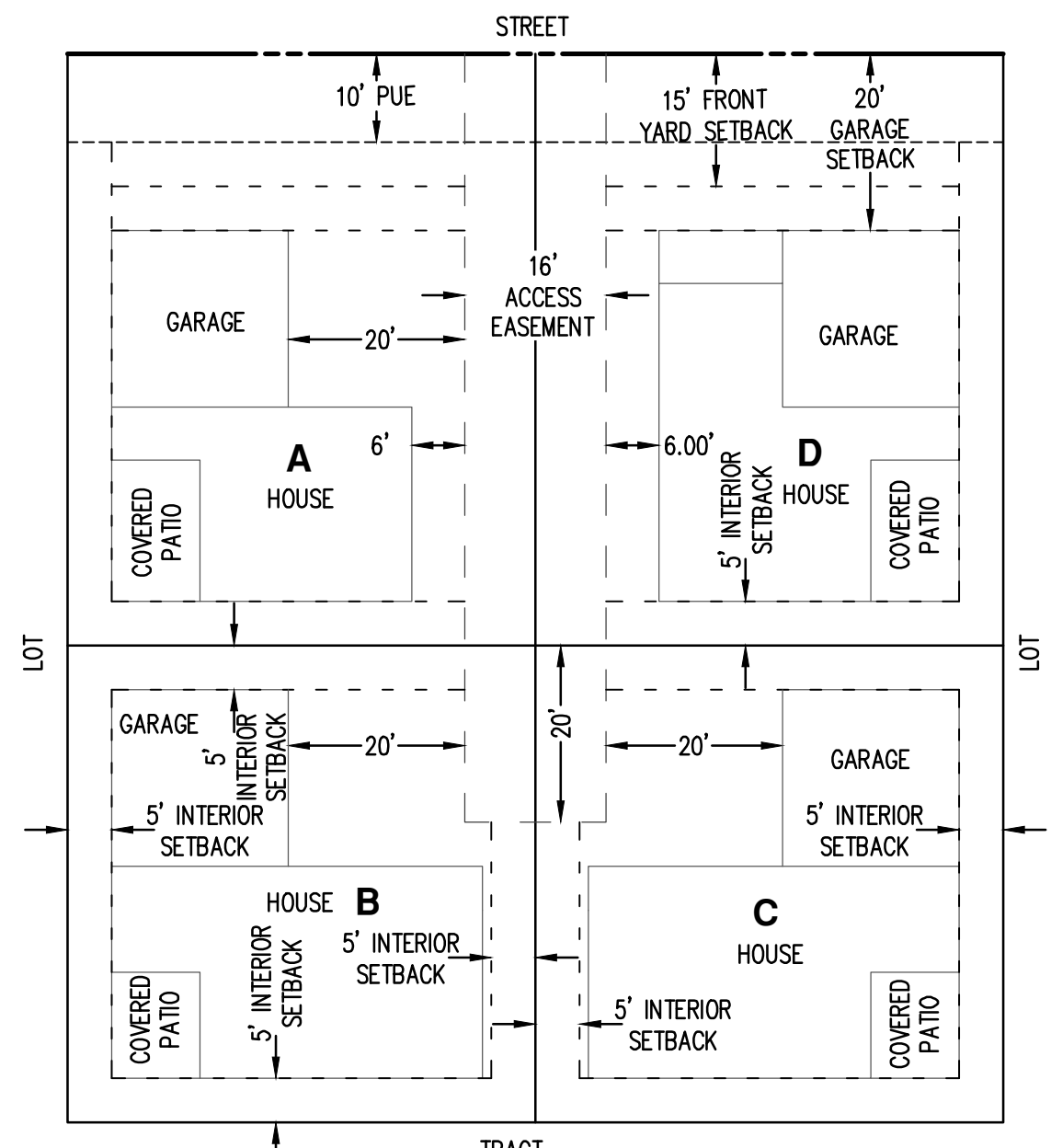
KEY MAP



ALLEY LOADED SETBACK DETAIL



FRONT LOADED SETBACK DETAIL



TYPE C SETBACK DETAIL

AKS
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 12965 SW HERMAN RD., STE 100
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pahlisch
 HOMES

**PRELIMINARY SETBACK PLAN
 COLLINA AT SPRINGBROOK
 PAHLISCH HOMES INC.
 NEWBERG, OREGON**

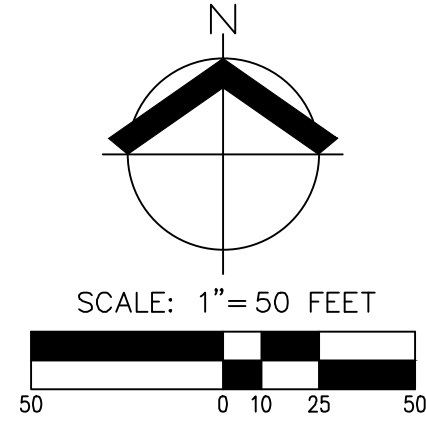
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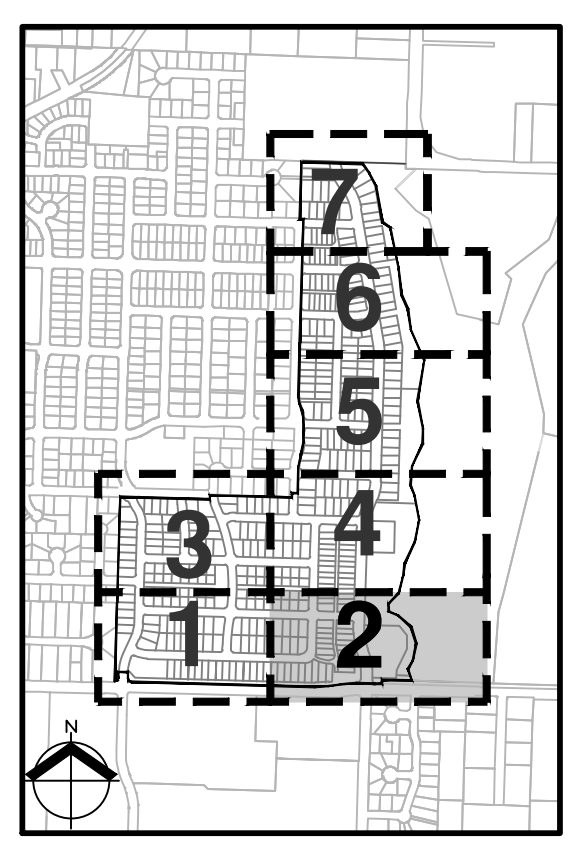
SB-01

LOT SETBACKS AND COVERAGE

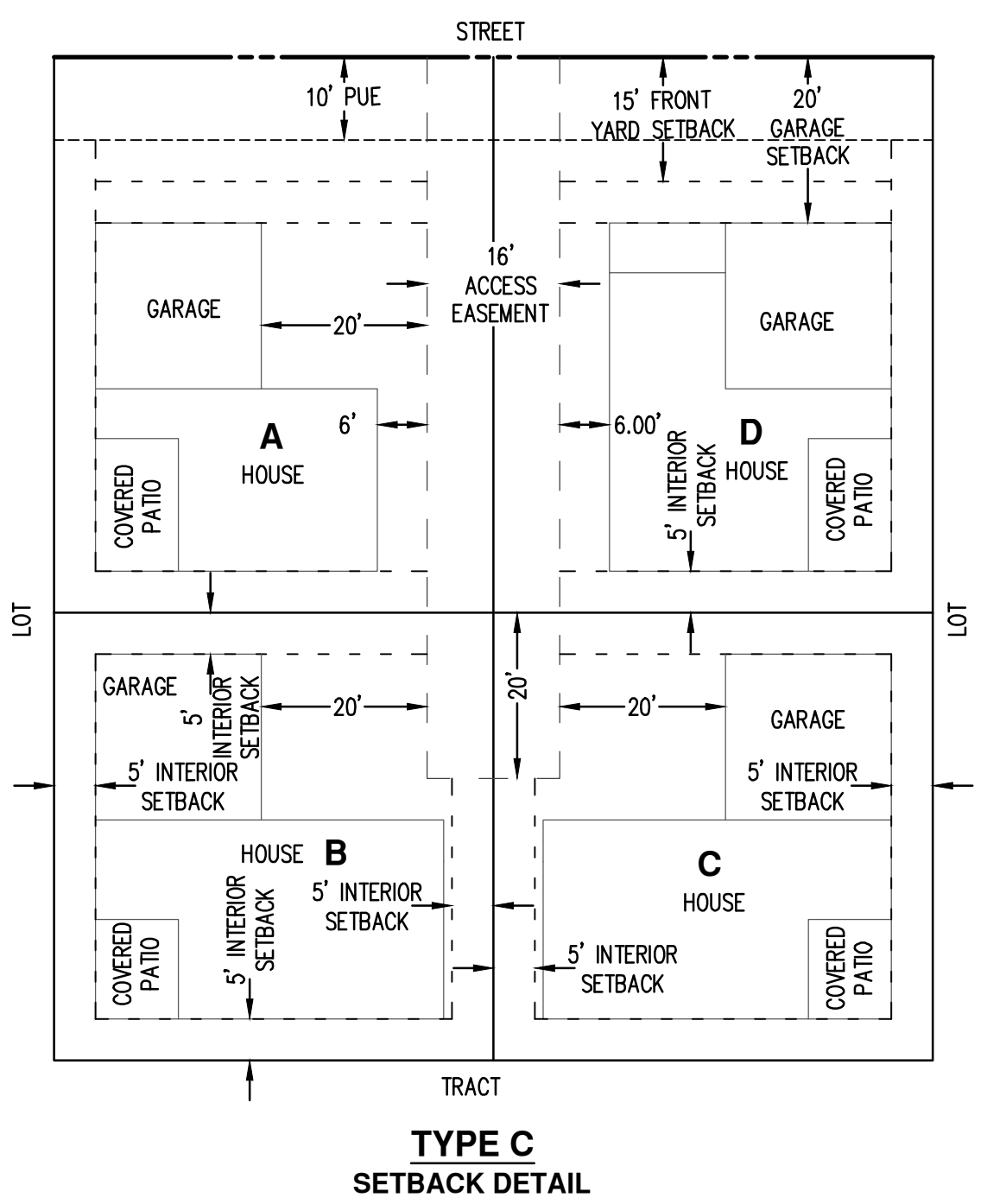
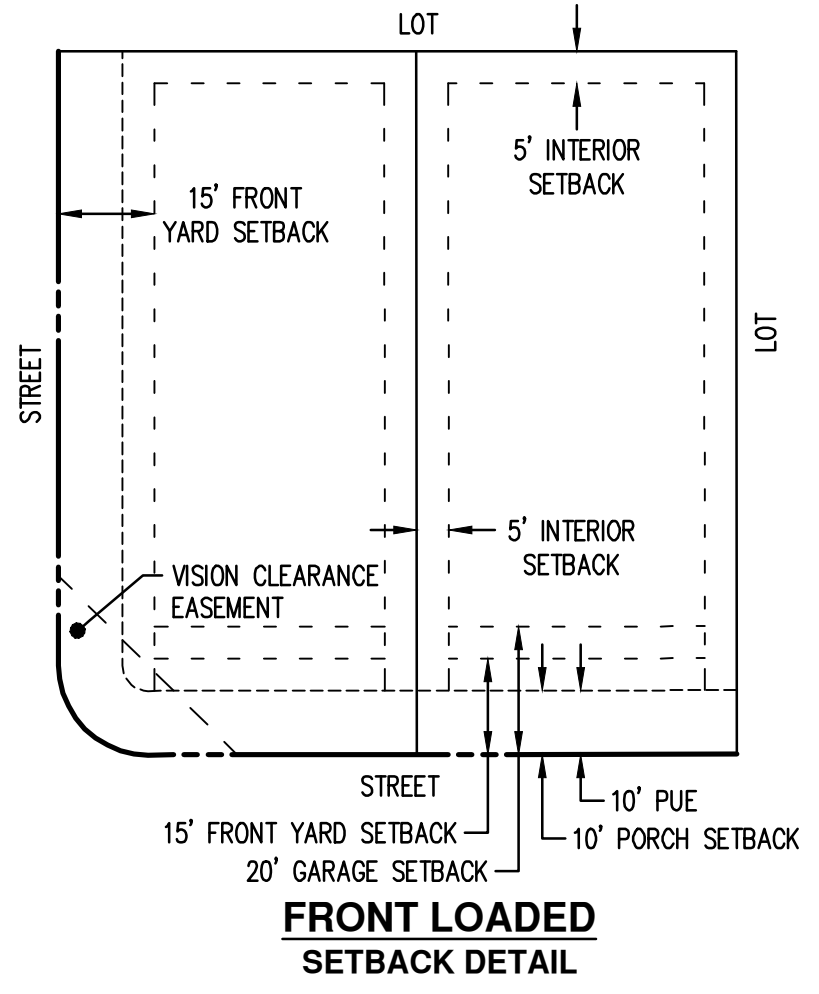
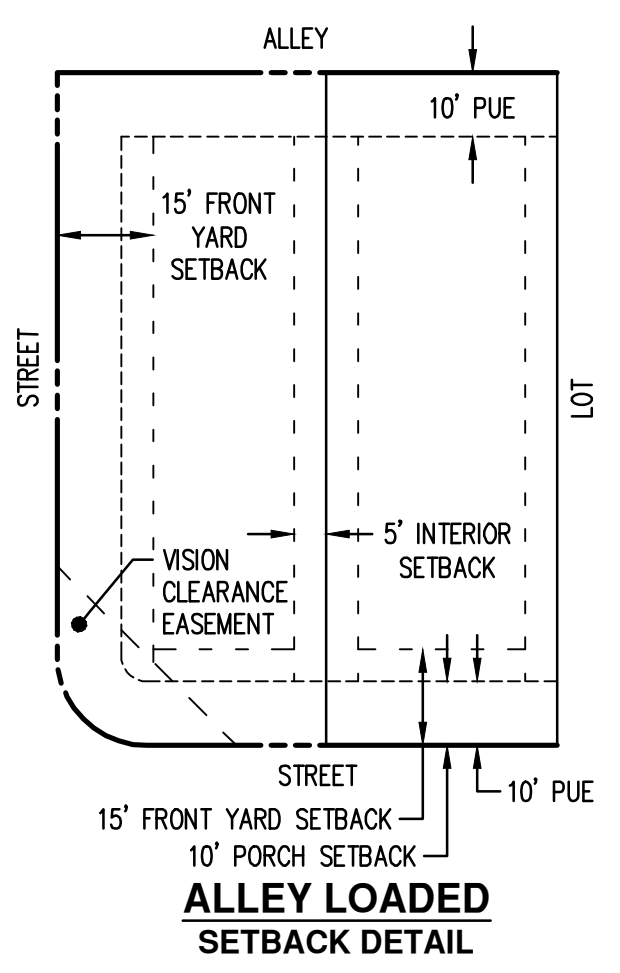
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TYPE F	40' WIDE, DETACHED, FRONT LOAD
TYPE G	50' WIDE, DETACHED, FRONT LOAD



KEY MAP

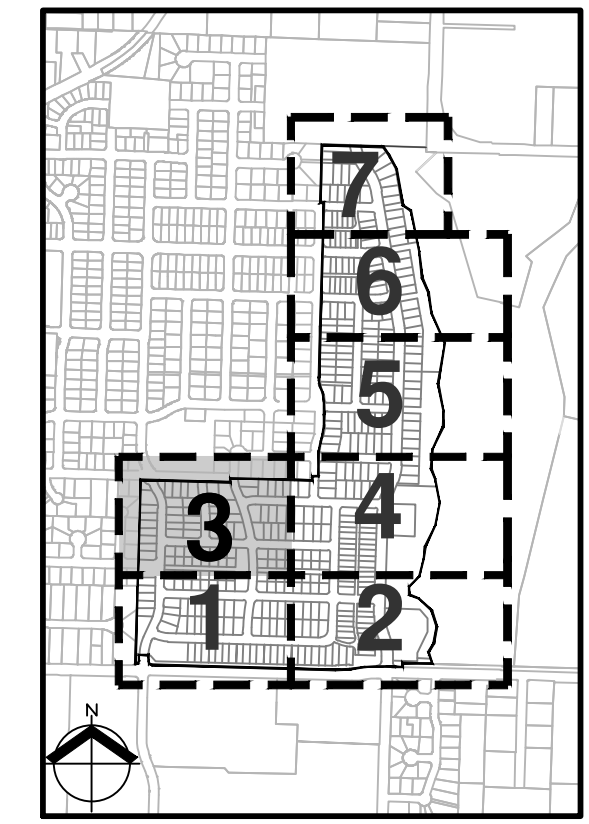
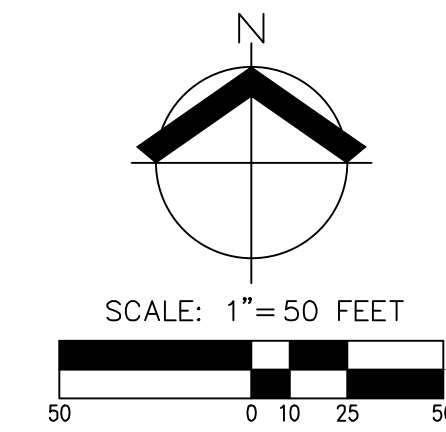


LOT SETBACKS AND COVERAGE

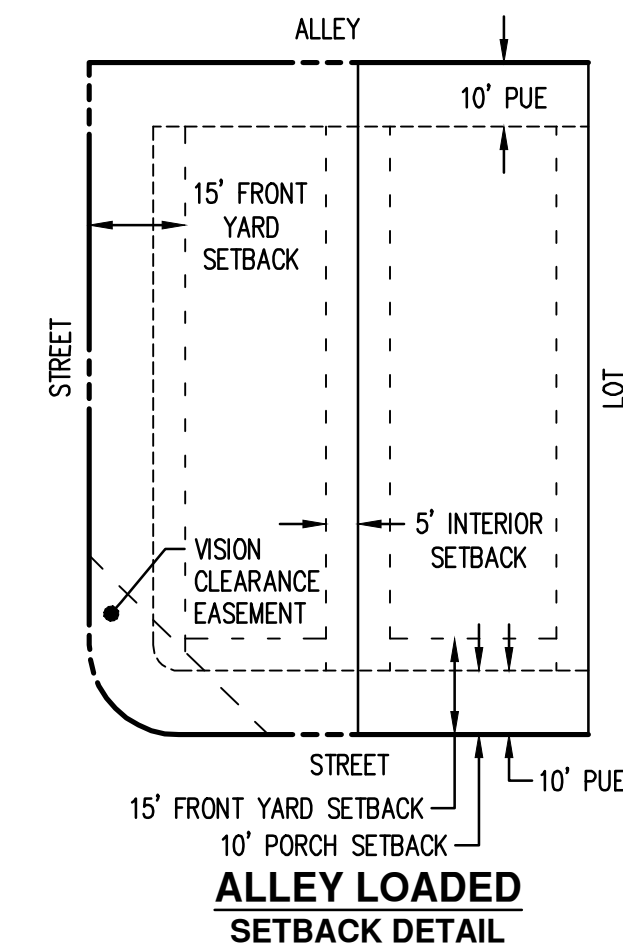
PORCH SETBACK: 10'
 FRONT YARD SETBACK: 15'
 GARAGE SETBACK: 20'
 INTERIOR SETBACK: 5'
 MAXIMUM LOT COVERAGE: 55%
 MAXIMUM PARKING LOT COVERAGE: 30%
 MAXIMUM COMBINED LOT PARKING AND LOT COVERAGE: 65%

SPRINGBROOK PRODUCT LEGEND

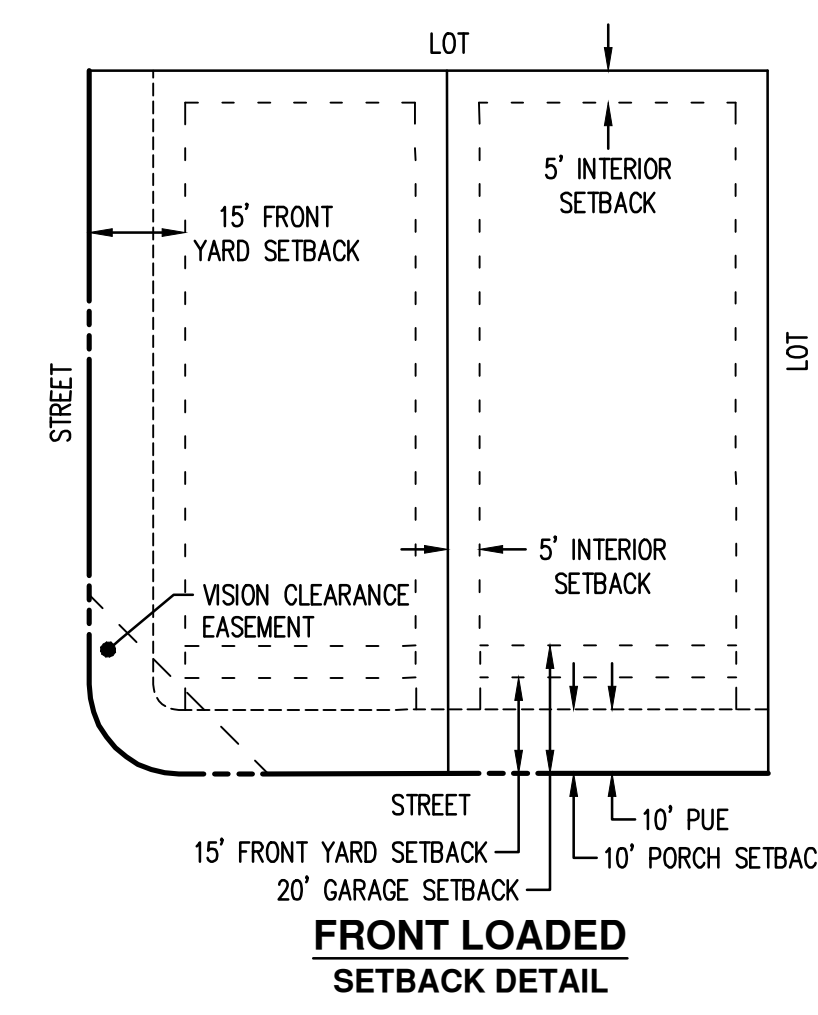
PRODUCT	TYPE
TYPE A	22' WIDE, DETACHED, ALLEY LOAD
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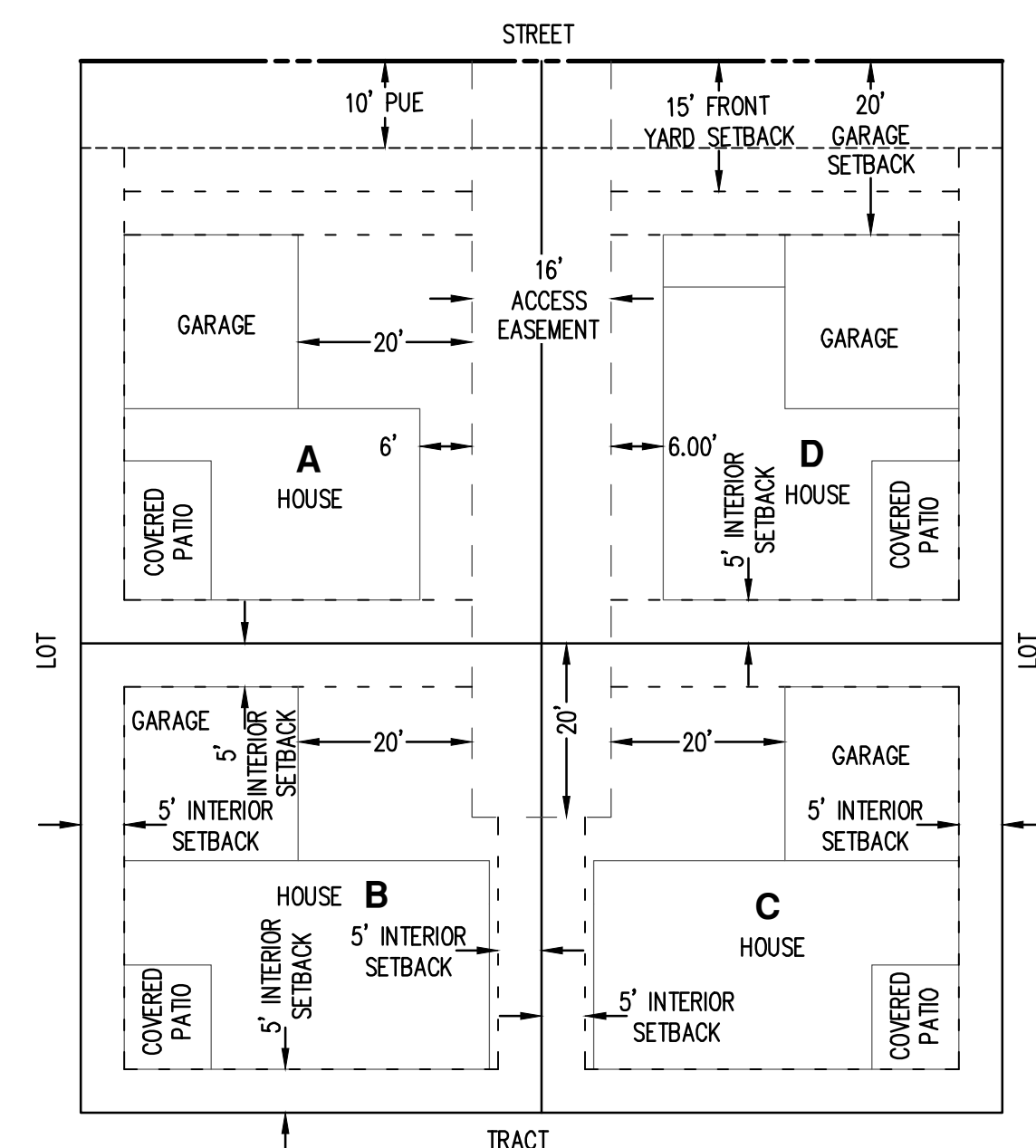
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ALLEY LOADED SETBACK DETAIL



FRONT LOADED SETBACK DETAIL



TYPE C SETBACK DETAIL



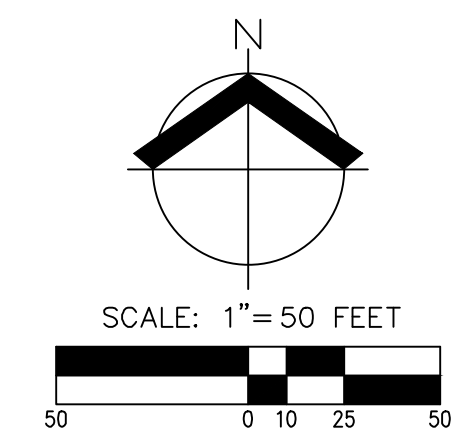
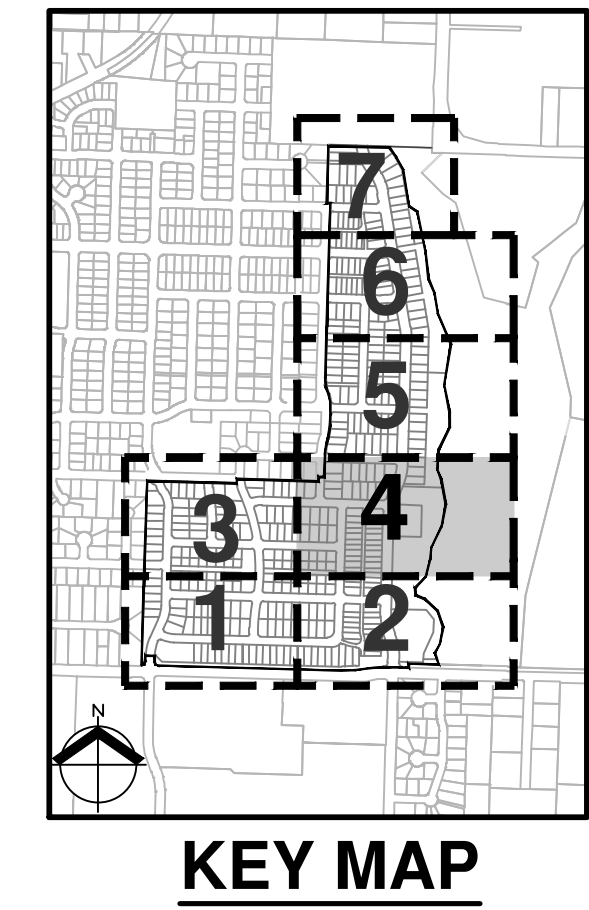
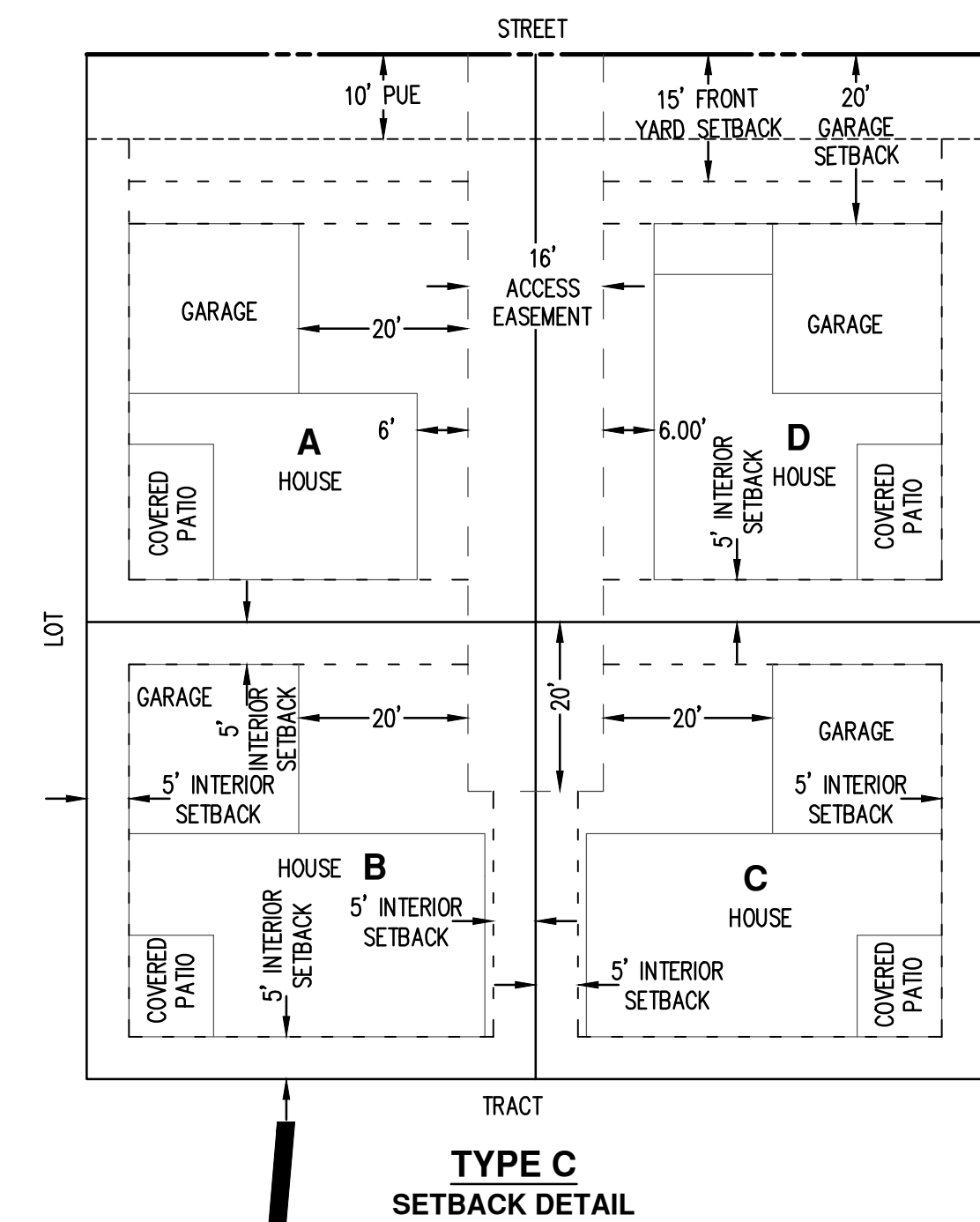
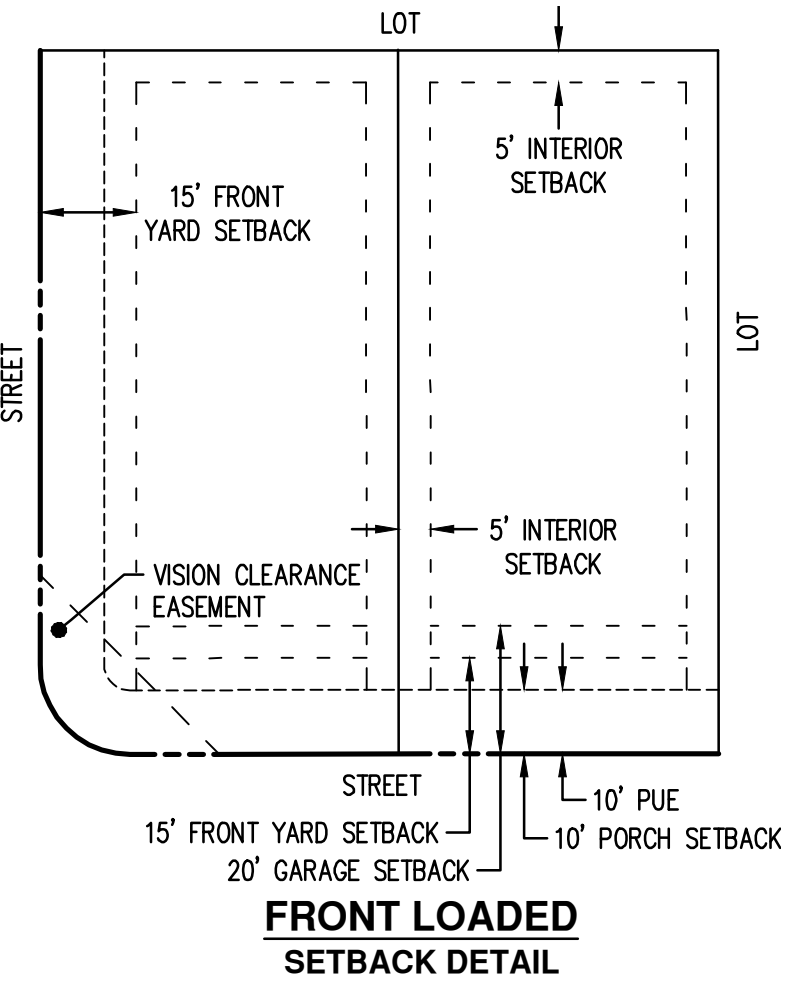
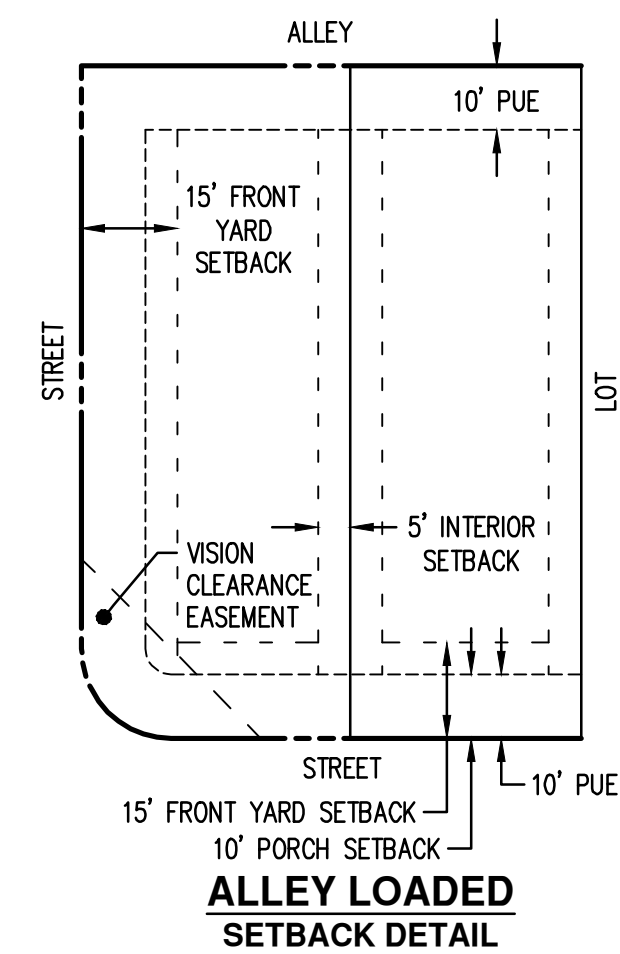
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LOT SETBACKS AND COVERAGE

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**PRELIMINARY SETBACK PLAN
 COLLINA AT SPRINGBROOK
 PAHLISCH HOMES INC.
 NEWBERG, OREGON**

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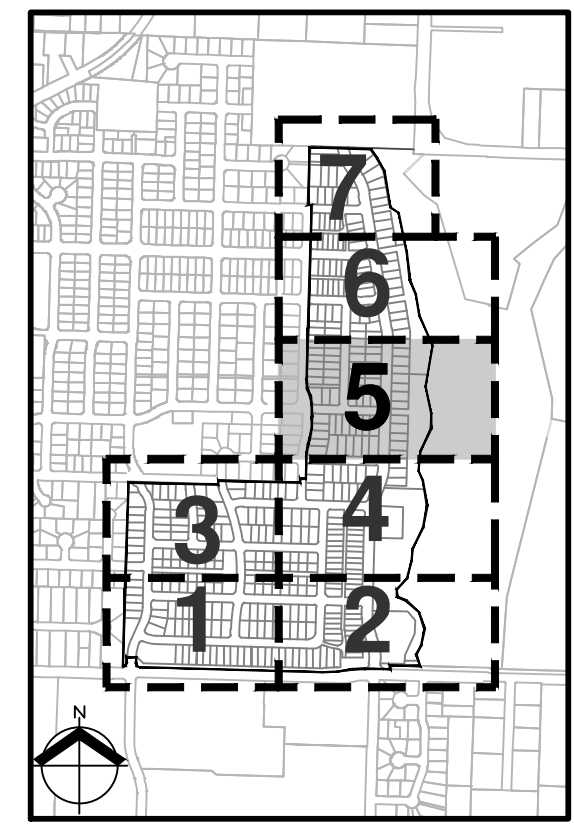
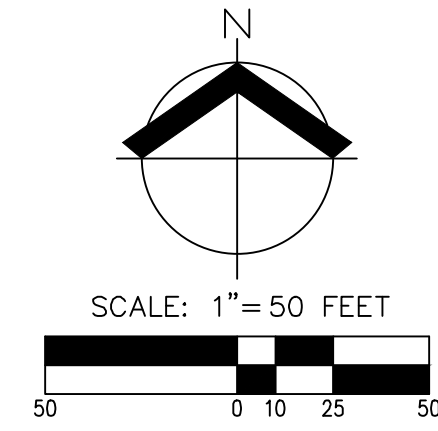
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SB-04

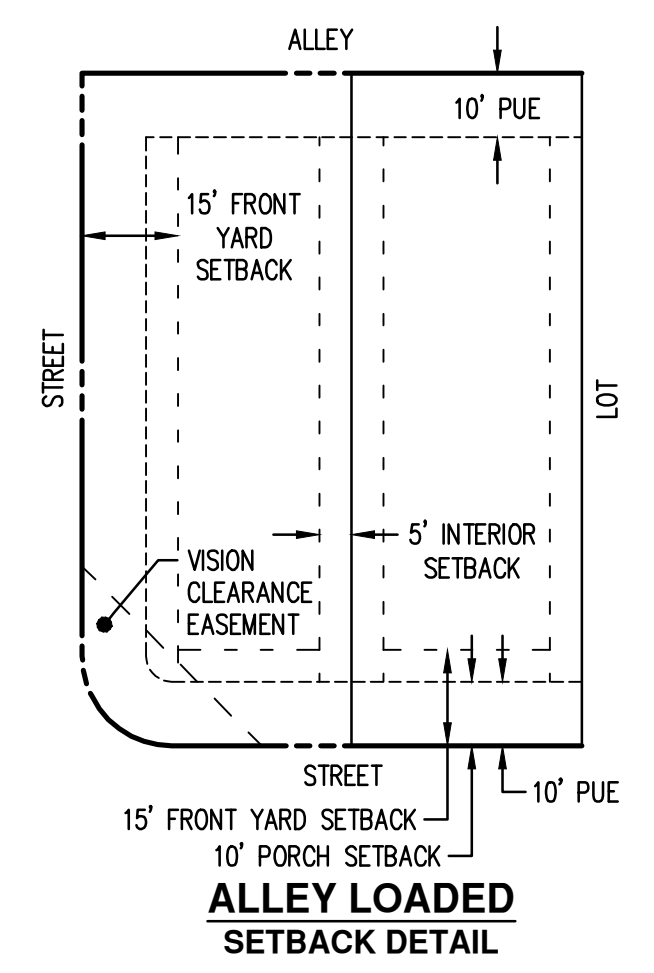
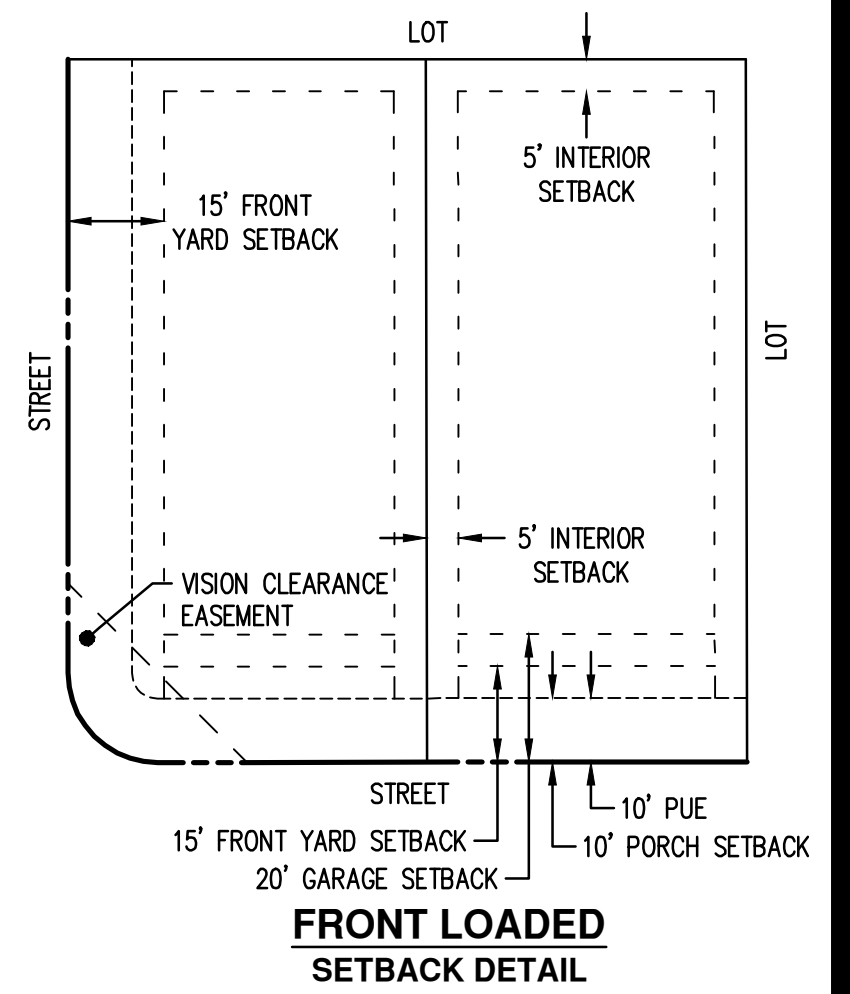
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KEY MAP



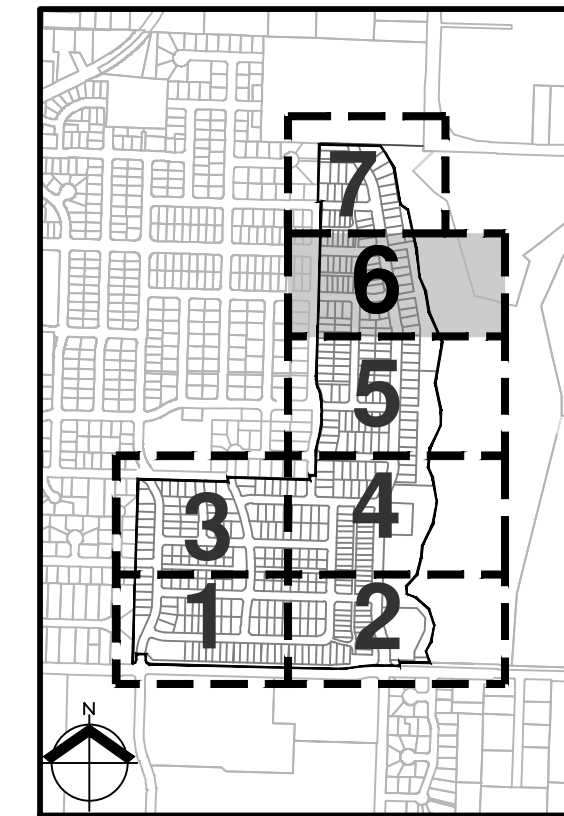
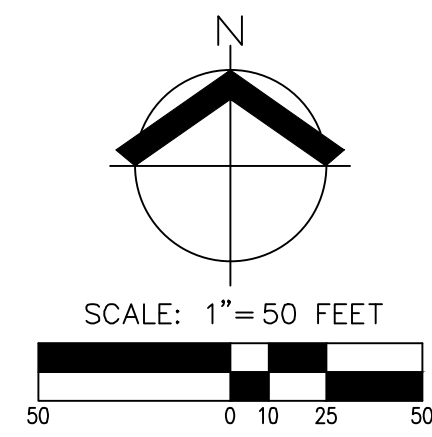
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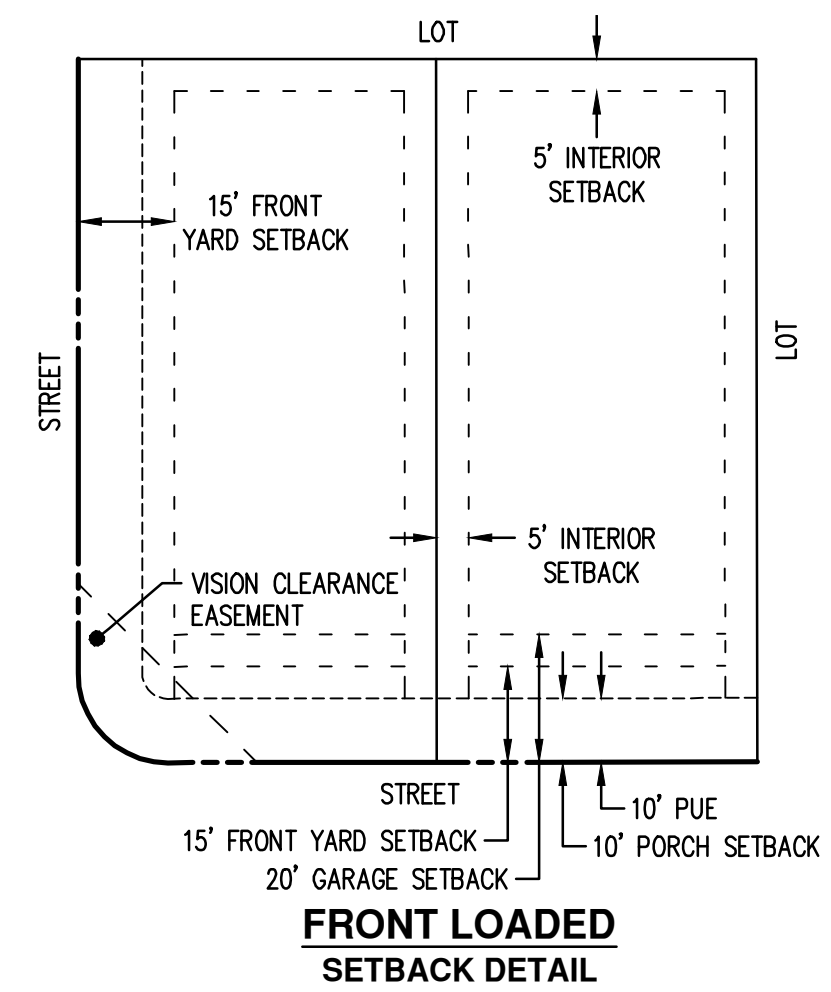
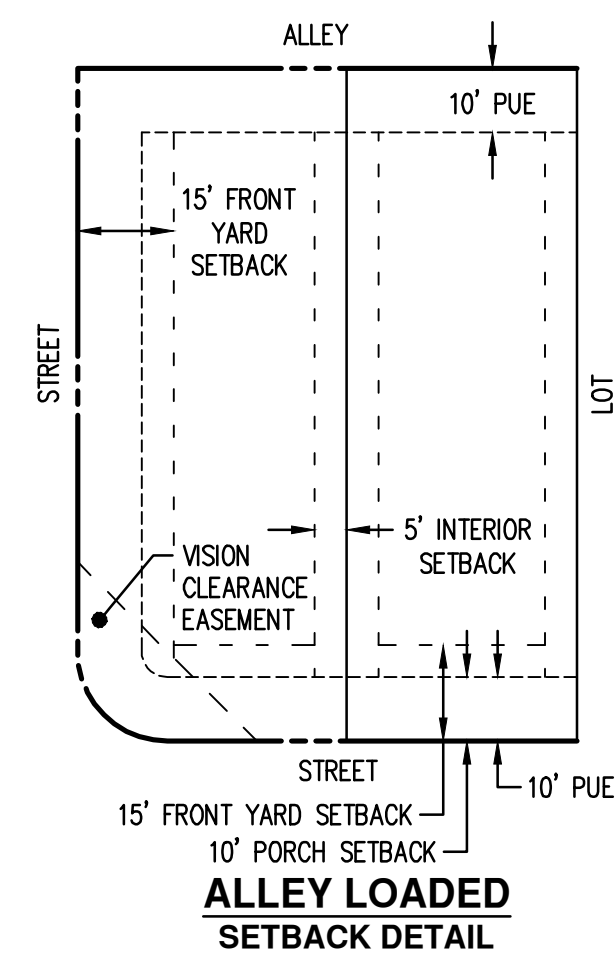
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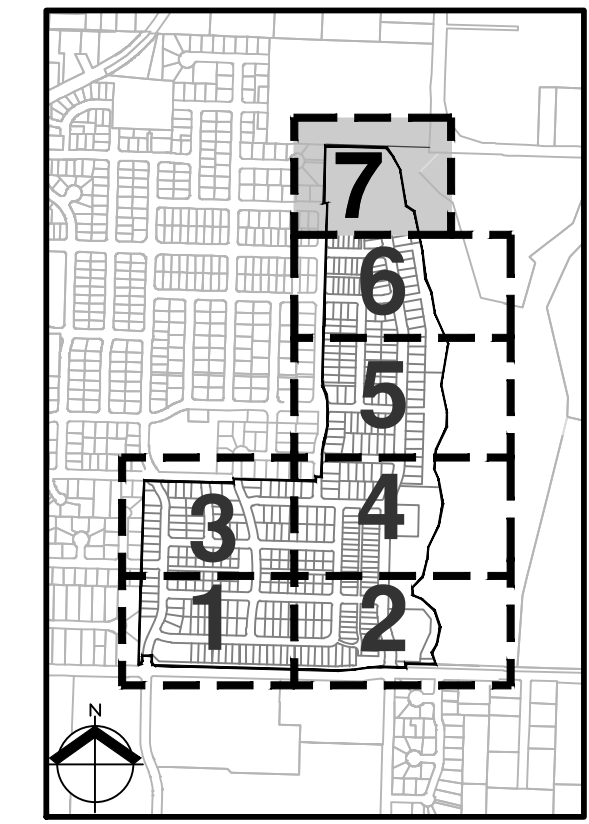
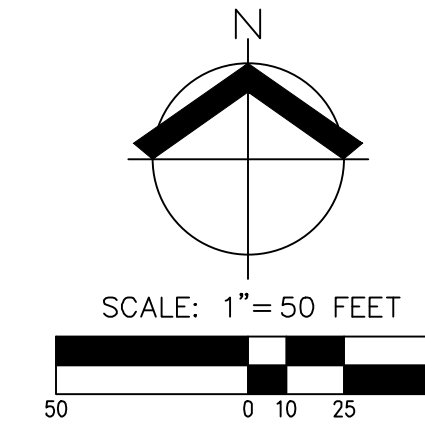
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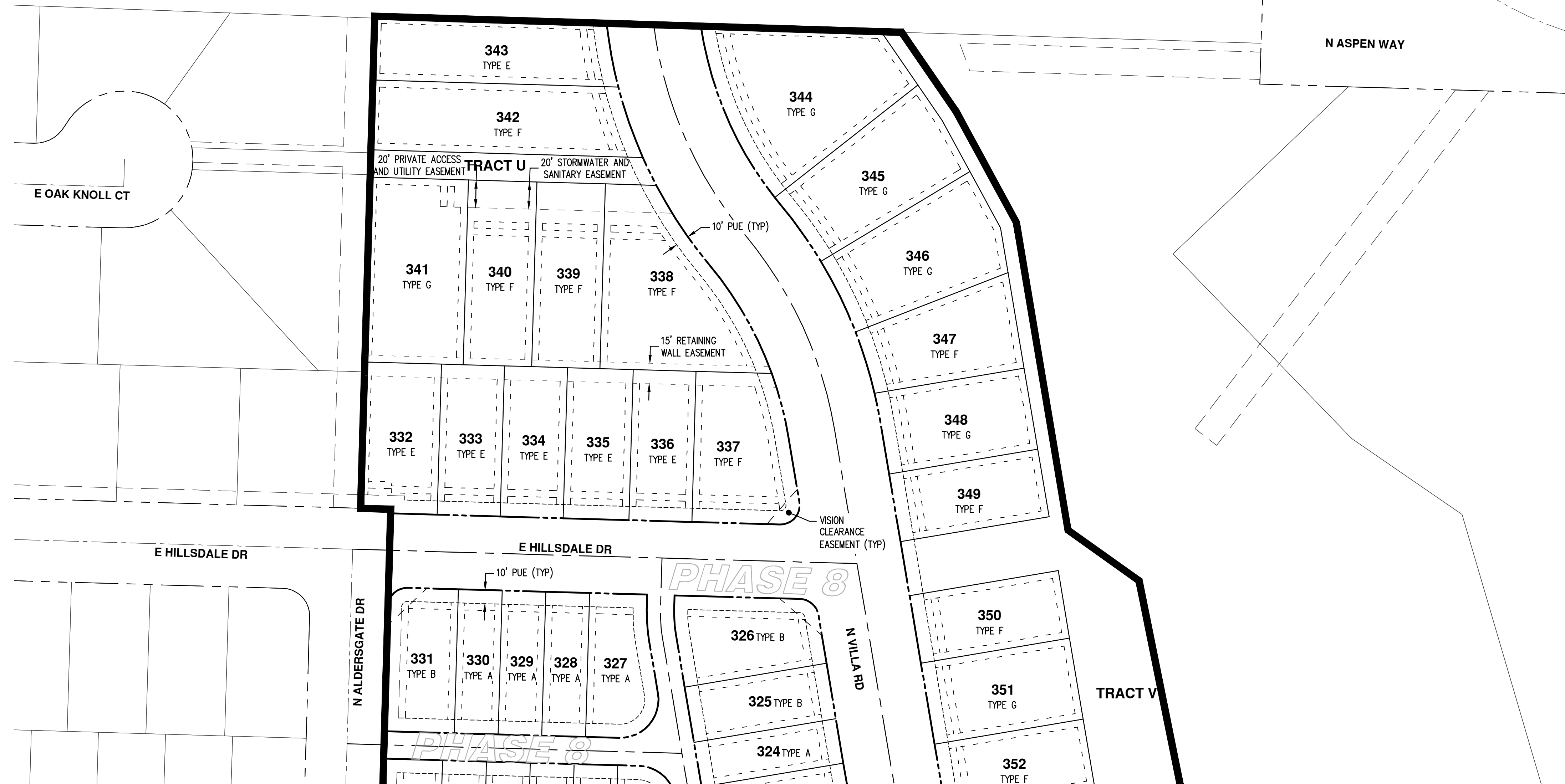
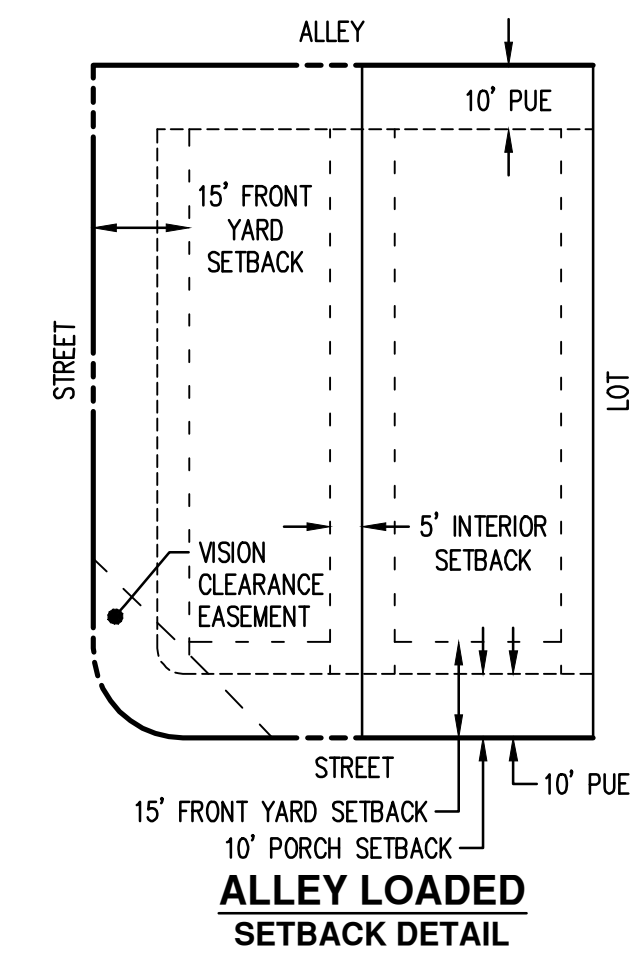
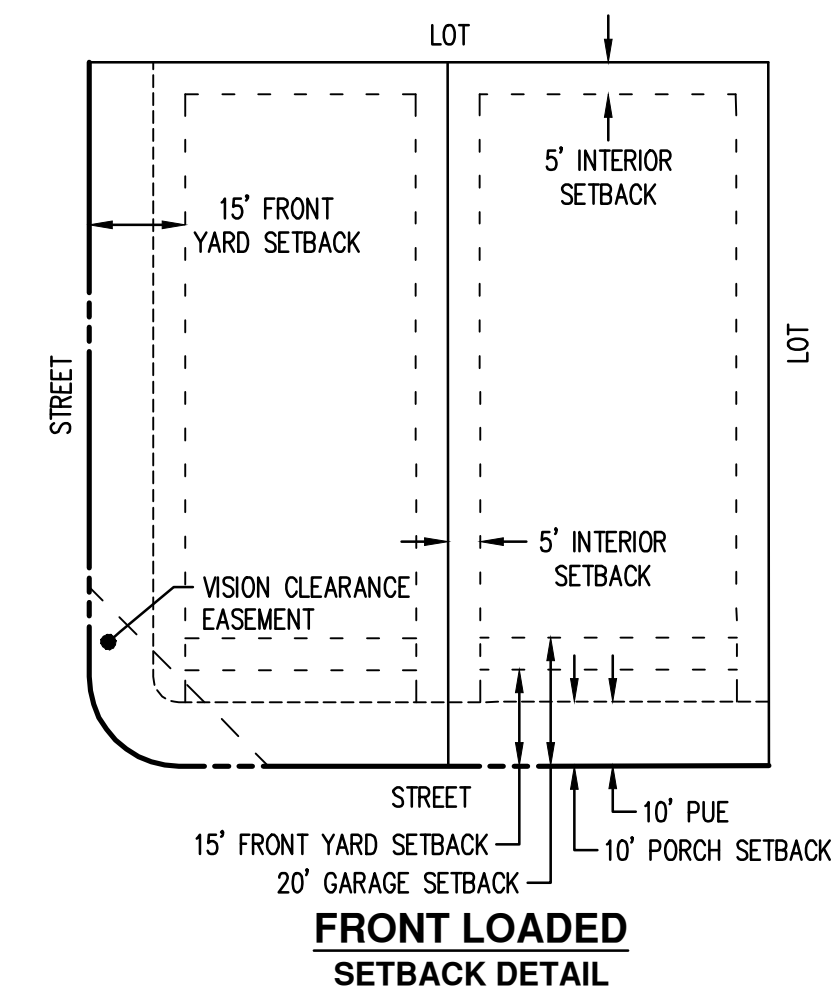
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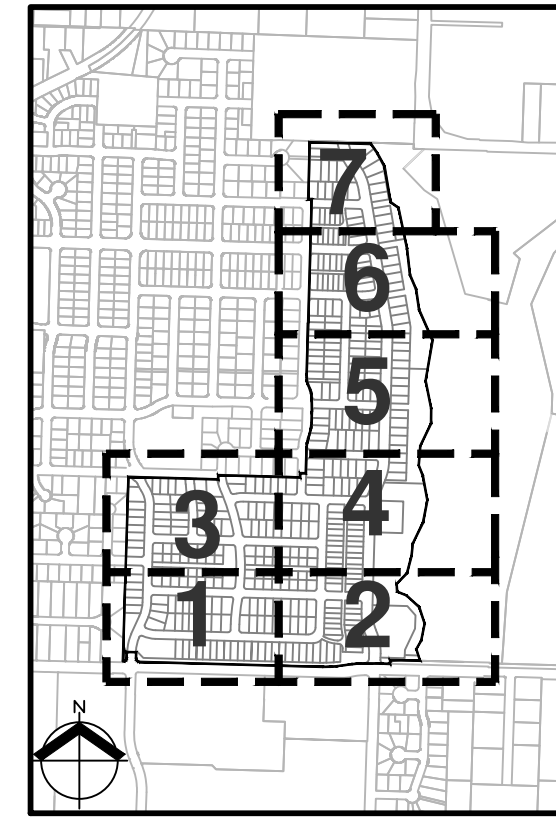
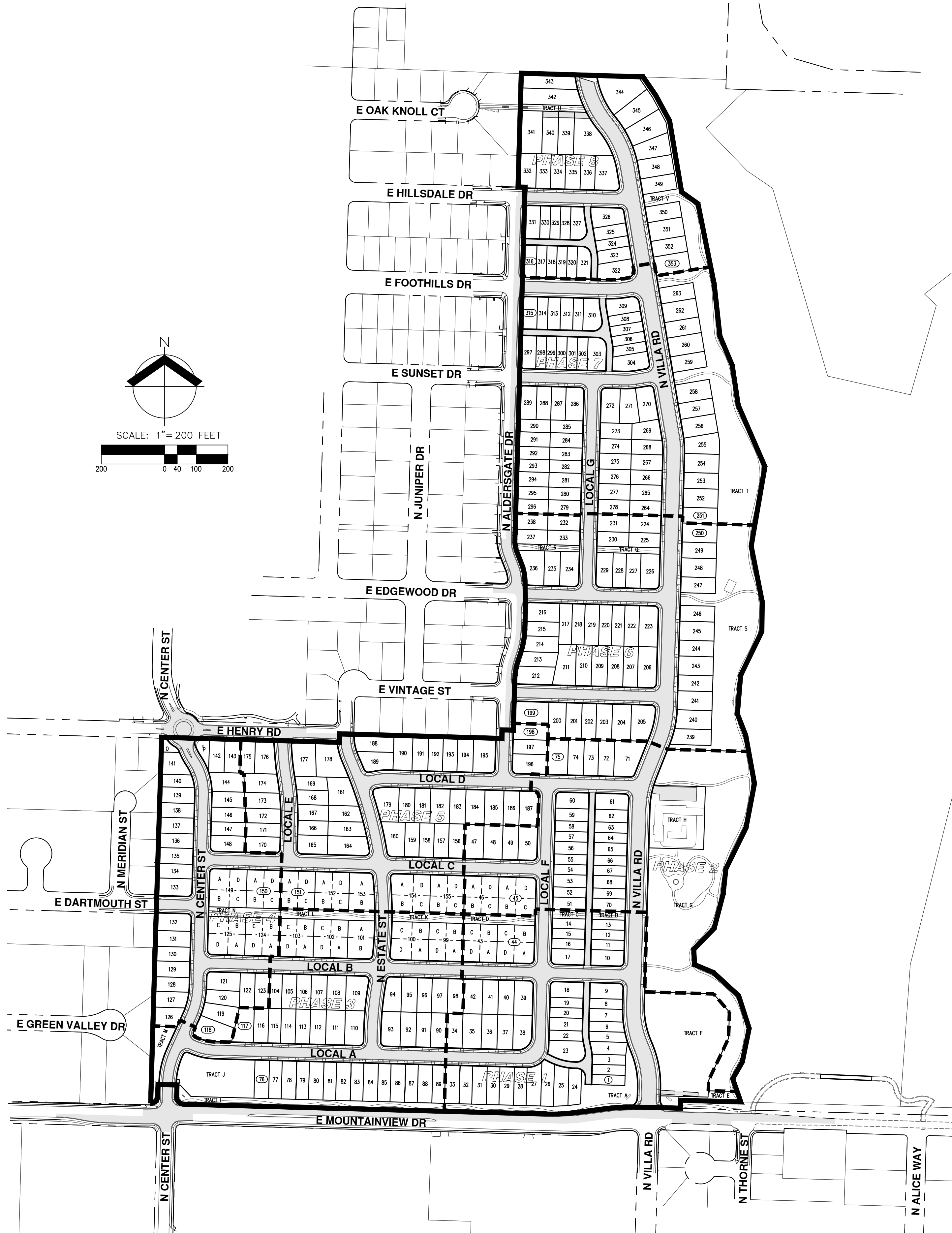
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**PRELIMINARY SETBACK PLAN
 COLLINA AT SPRINGBROOK
 PAHLISCH HOMES INC.
 NEWBERG, OREGON**

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PRELIMINARY STREET PLAN OVERVIEW
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

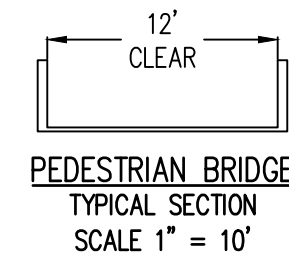
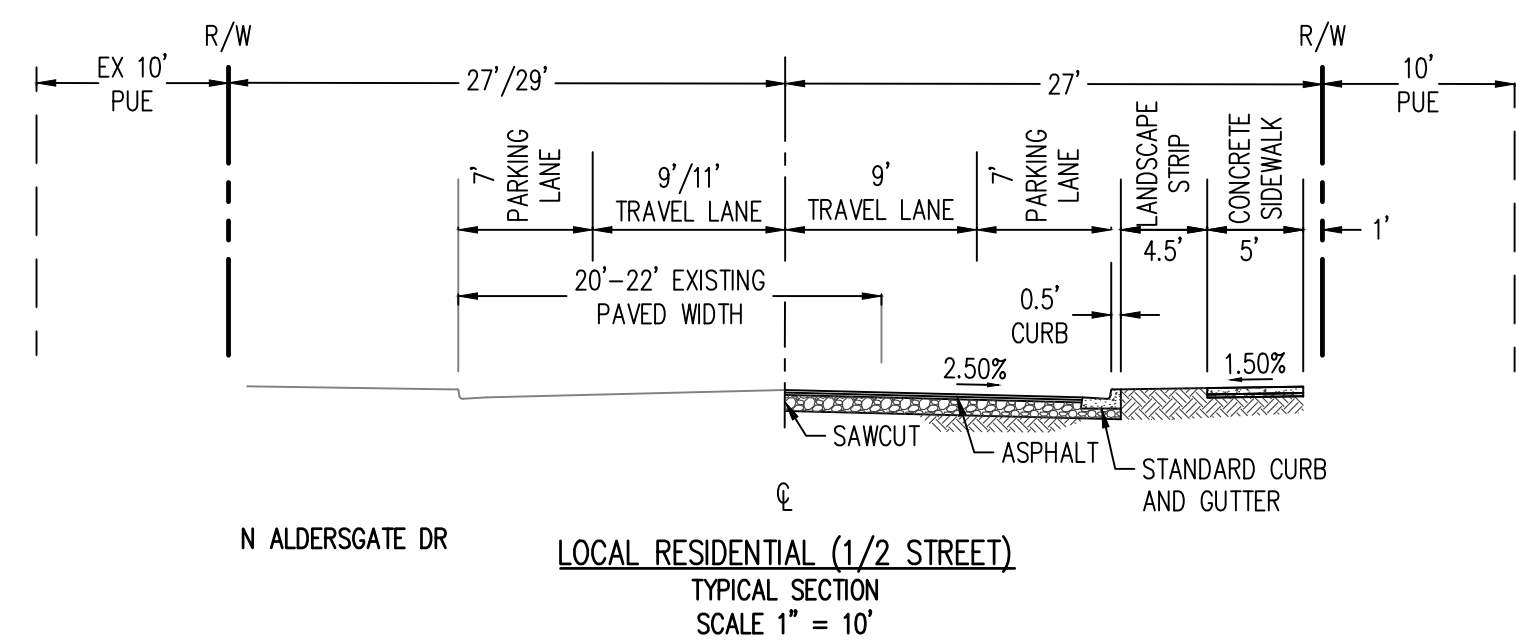
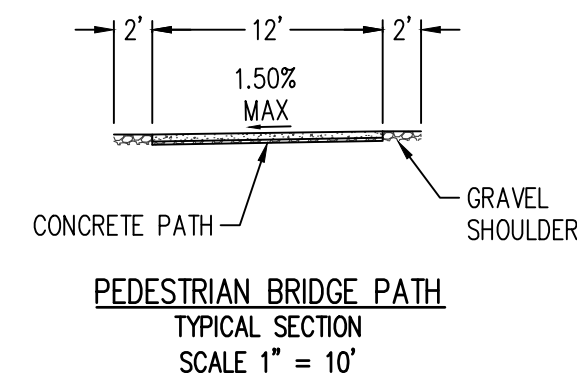
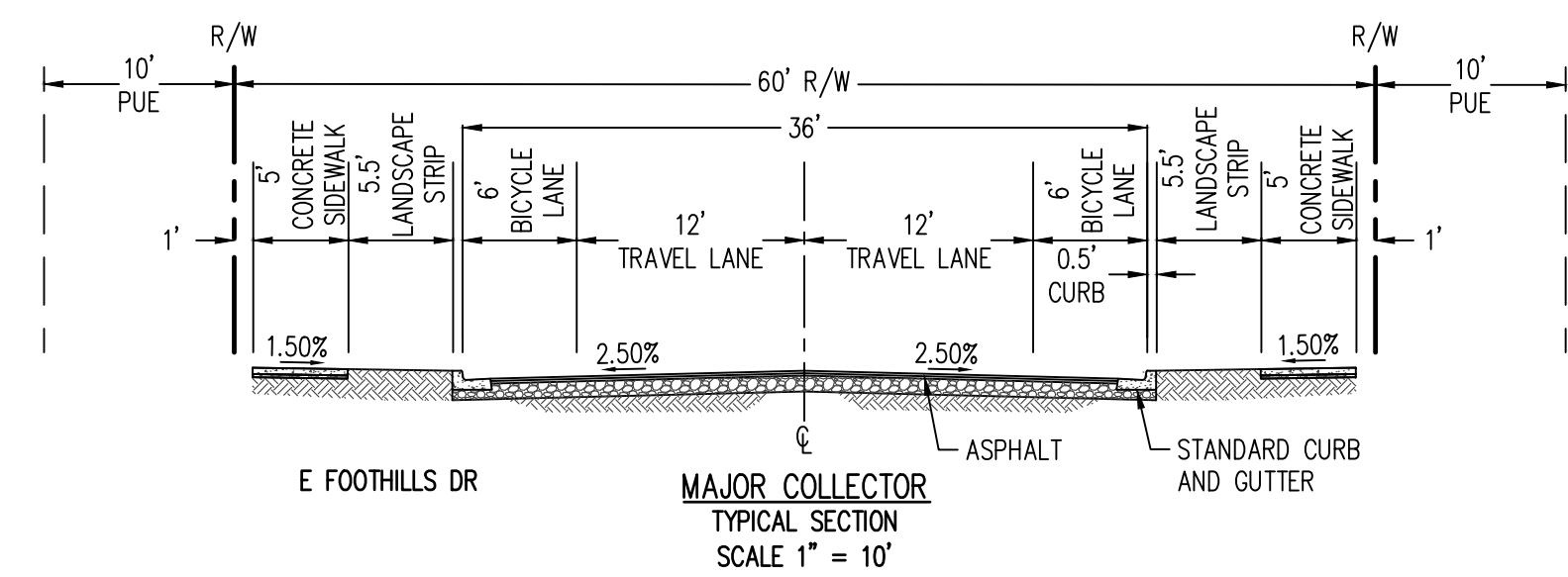
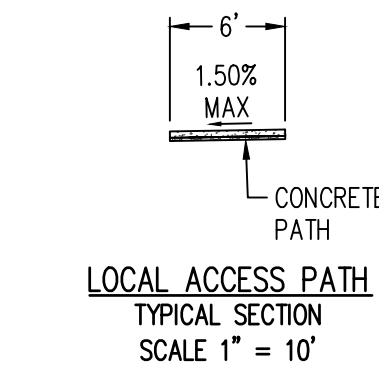
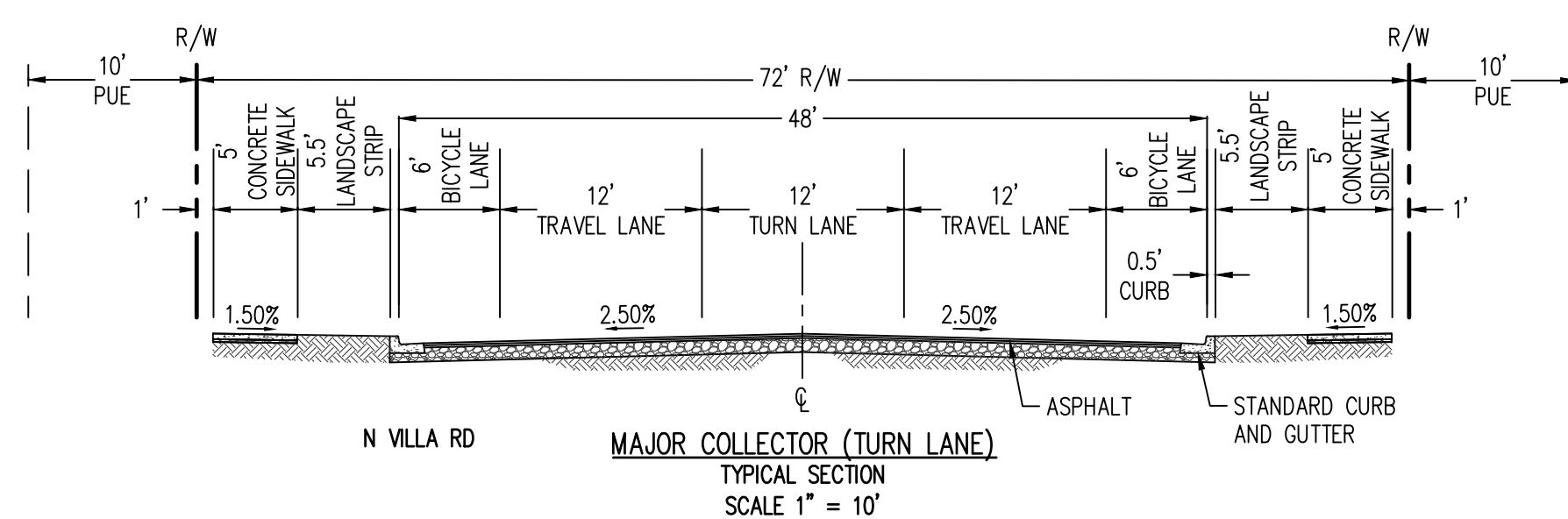
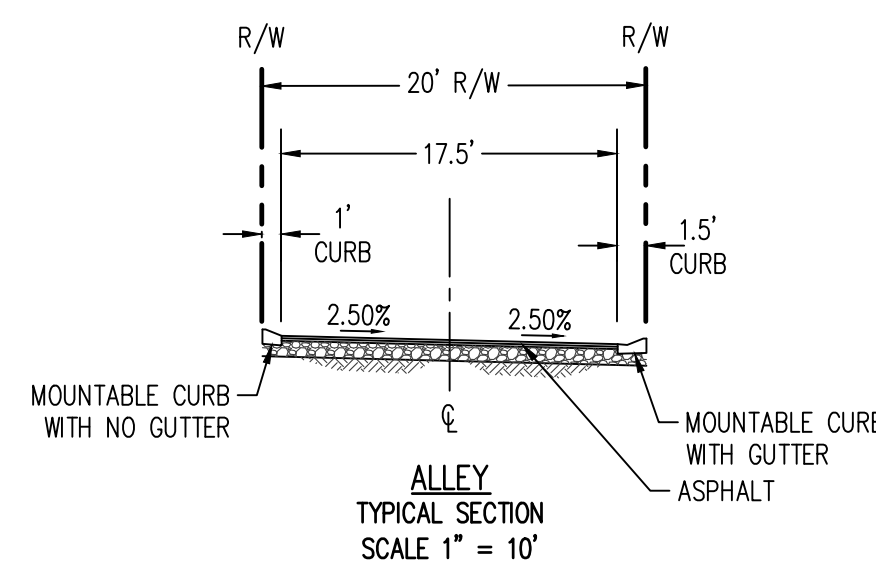
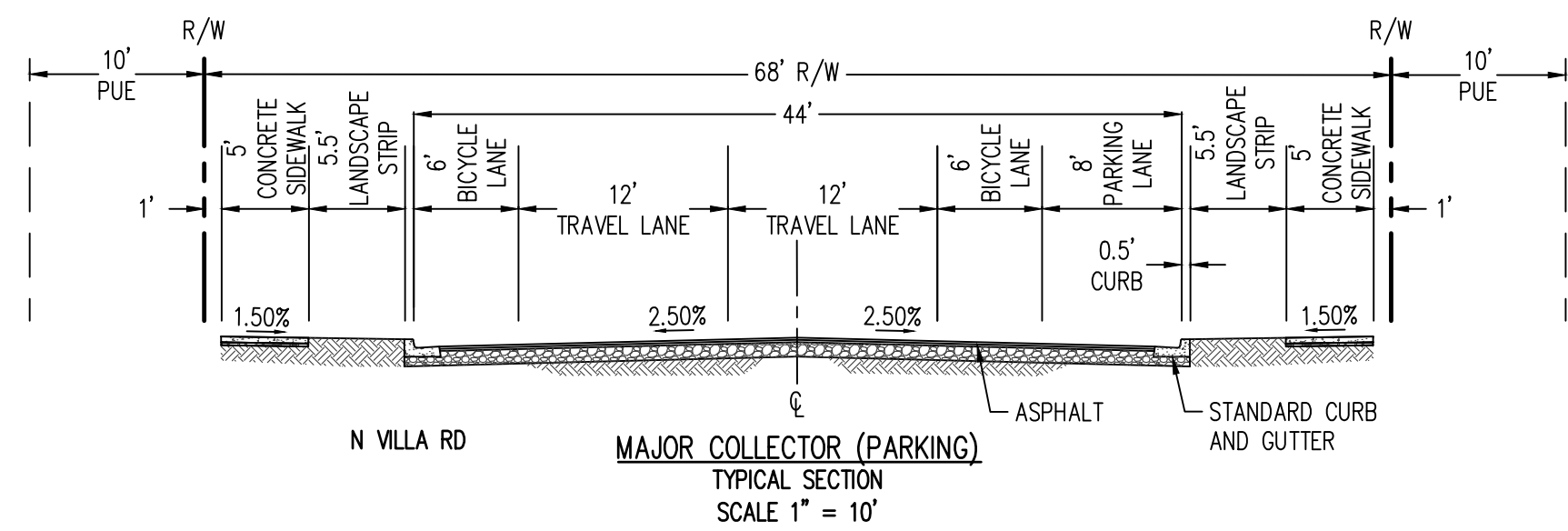
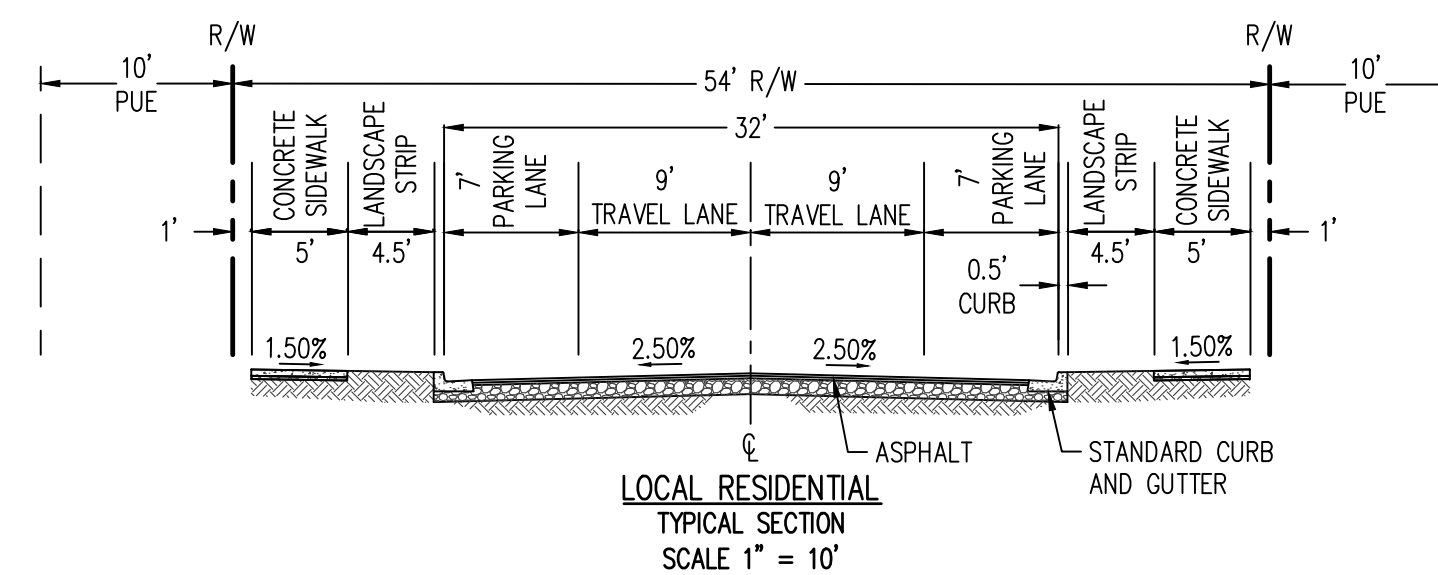
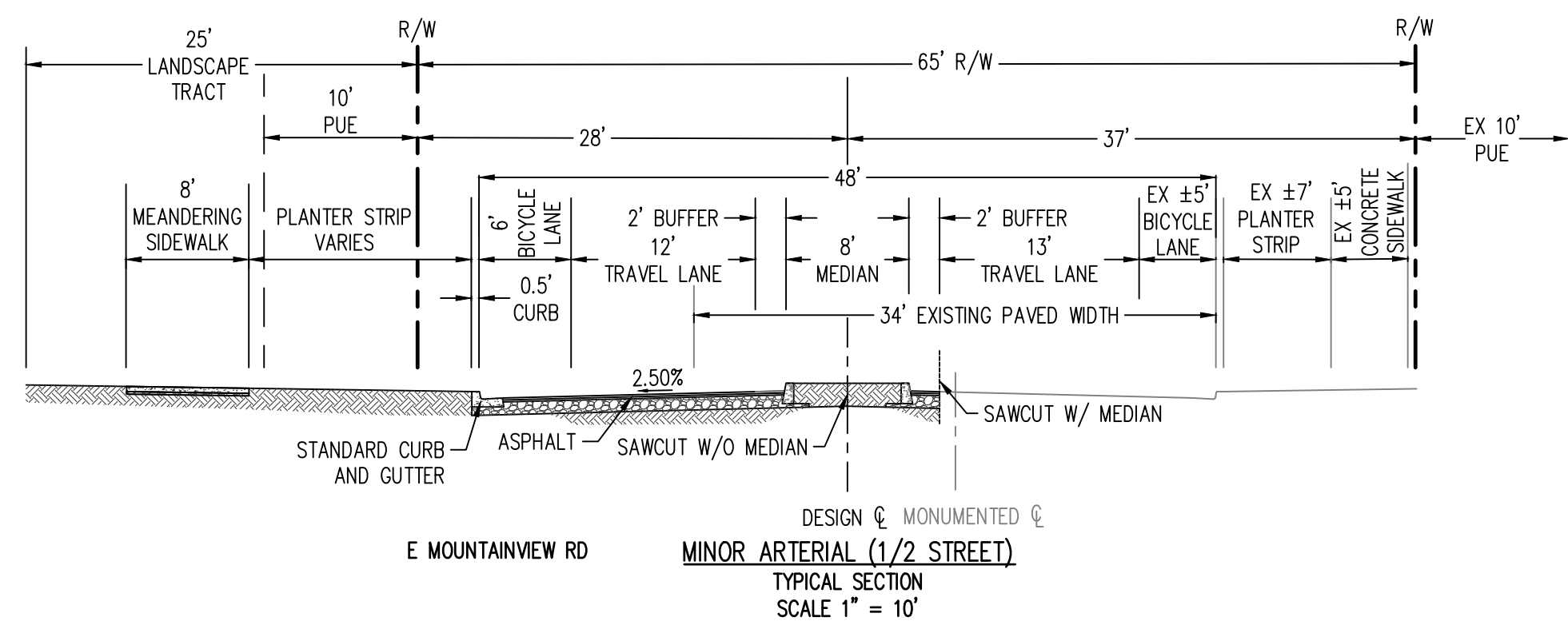
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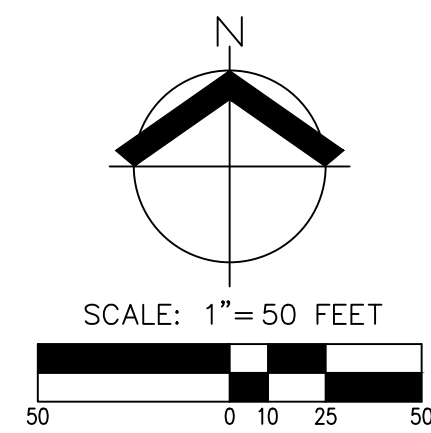
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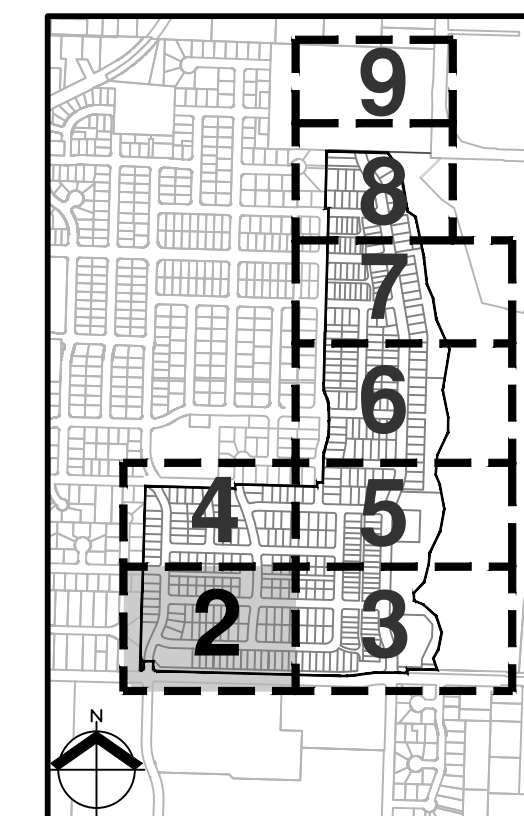


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STREET TREE NOTE
STREET TREE SPECIES TO BE DETERMINED WITH FINAL LANDSCAPE PLANS



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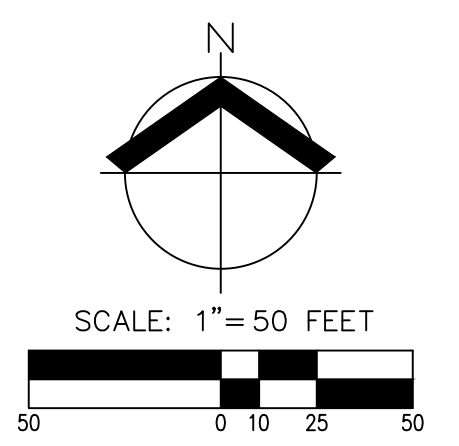
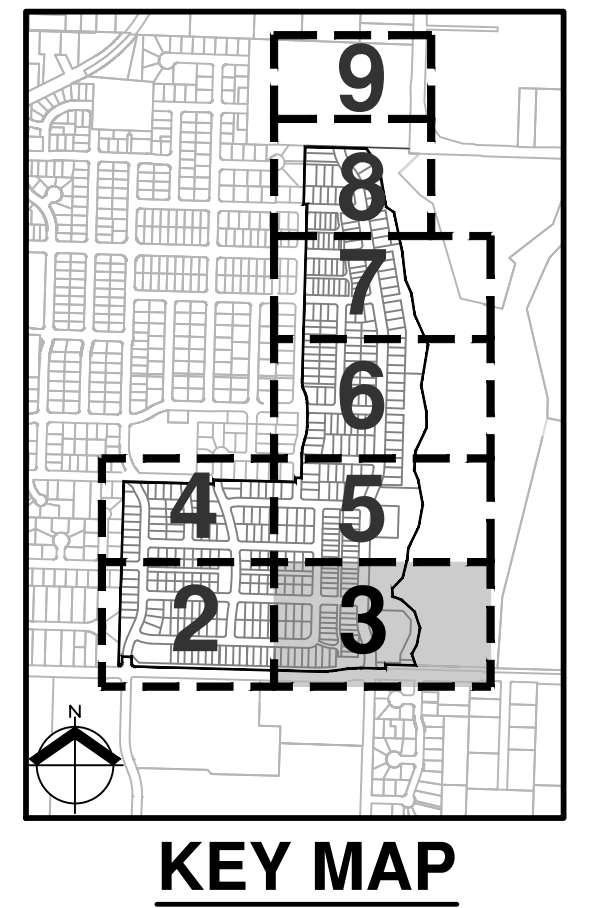
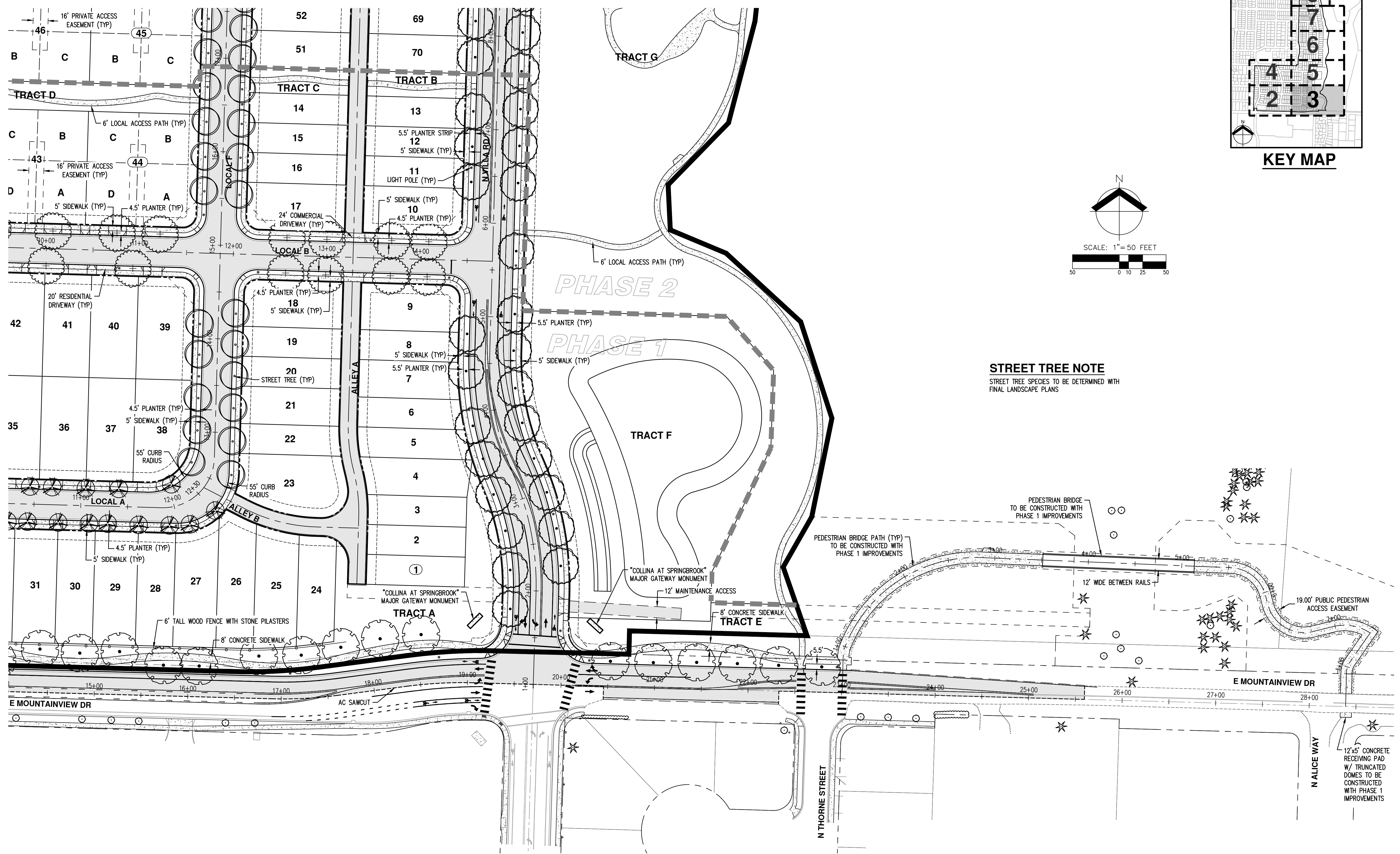
PRELIMINARY STREET PLAN
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PAHLISCH HOMES INC.
NEWBERG, OREGON

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SP-02

AKS DRAWING FILE: 4487-01 STREET PLANNING LAYOUT: SP-02



STREET TREE NOTE
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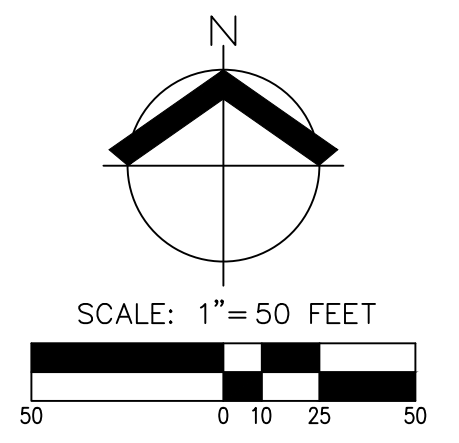
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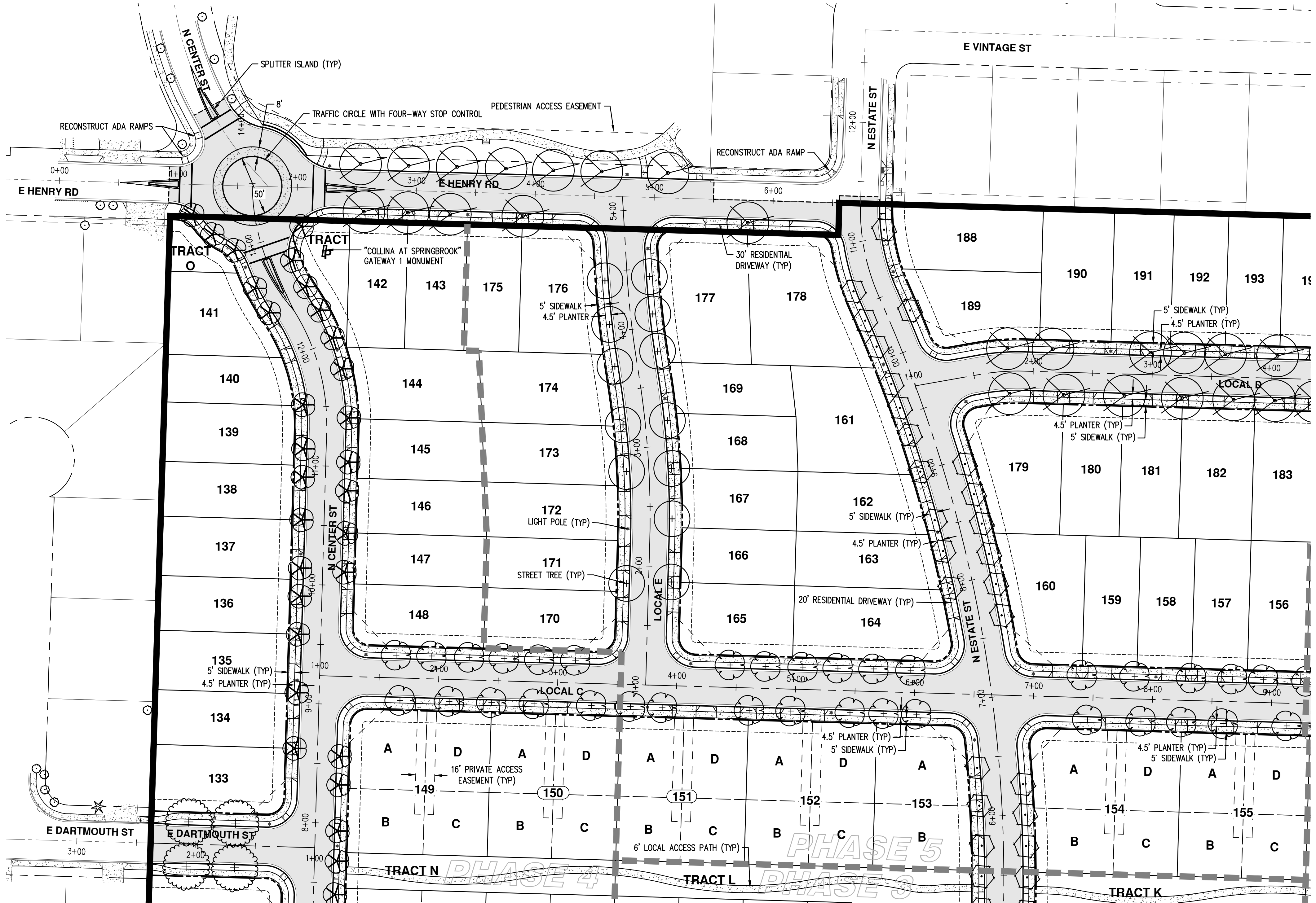
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STREET TREE NOTE

STREET TREE SPECIES TO BE DETERMINED WITH FINAL LANDSCAPE PLANS

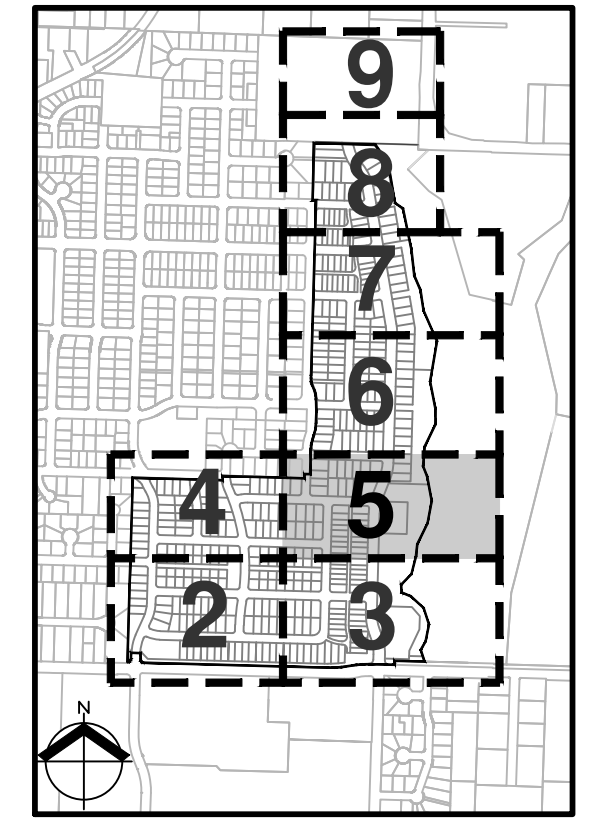
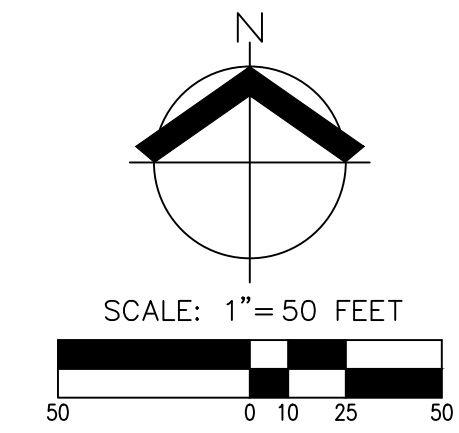


KEY MAP



STREET TREE NOTE

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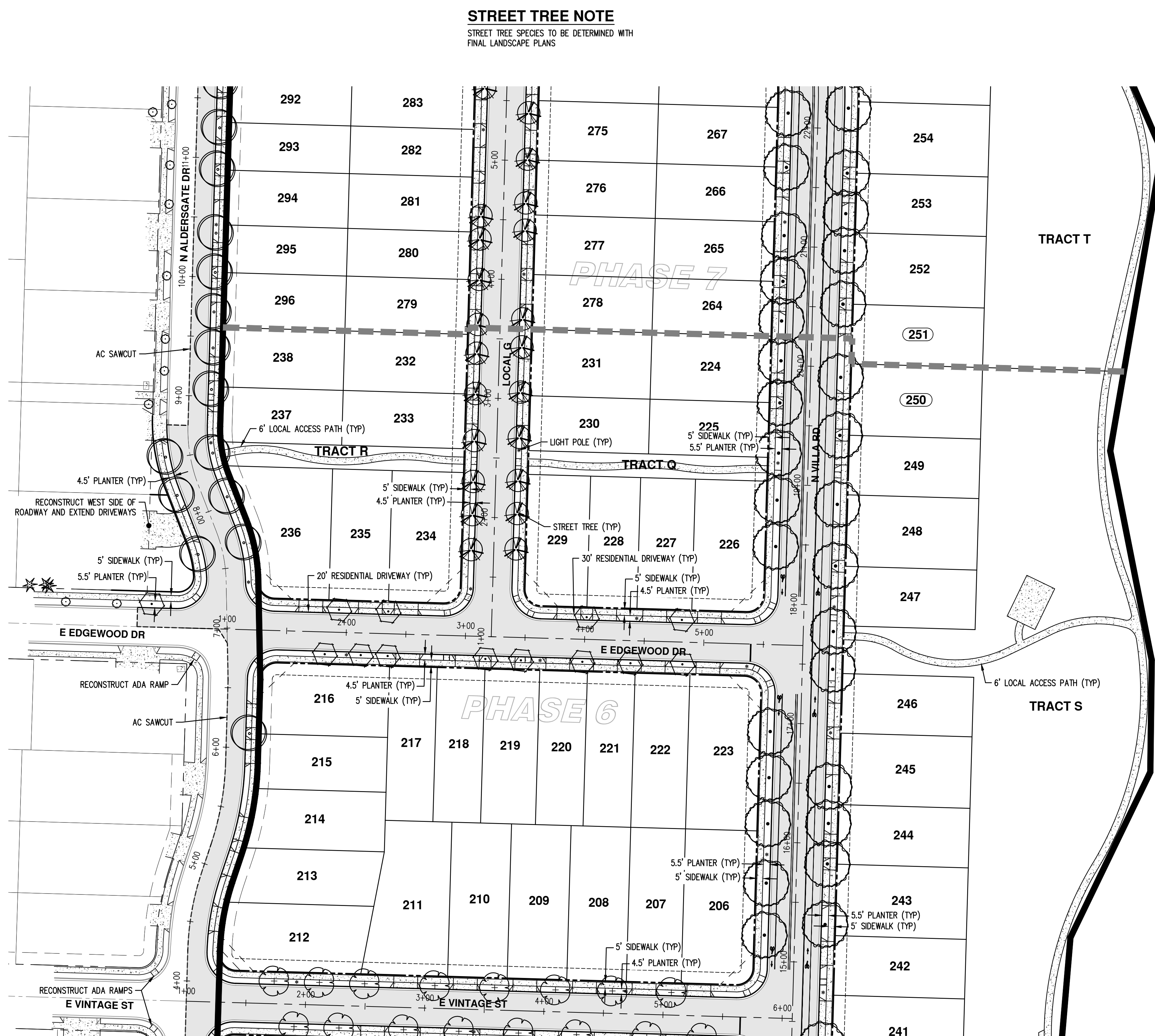


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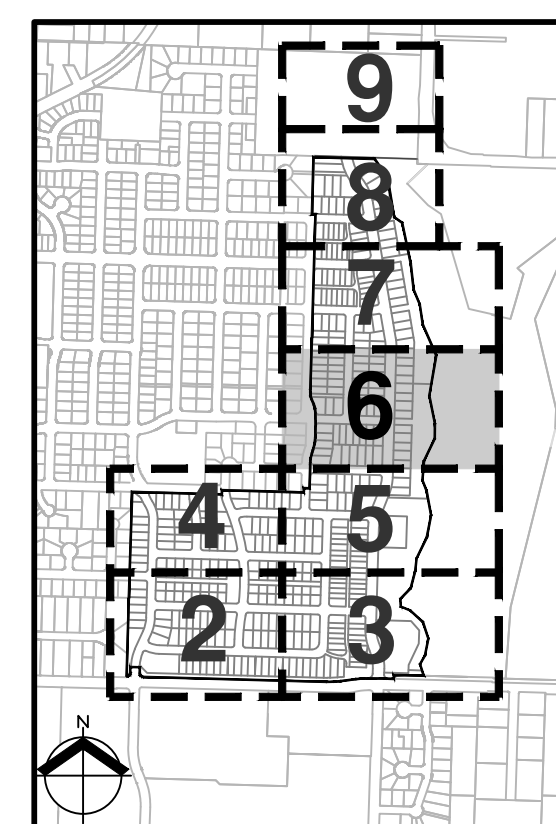


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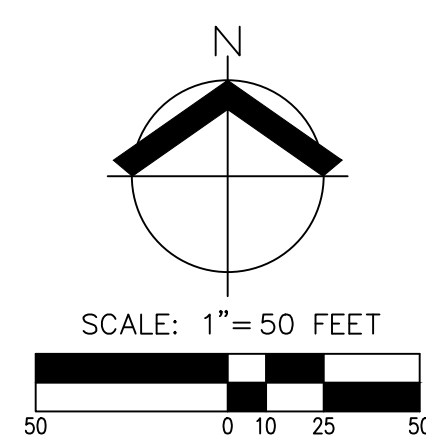
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STREET TREE NOTE
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KEY MAP



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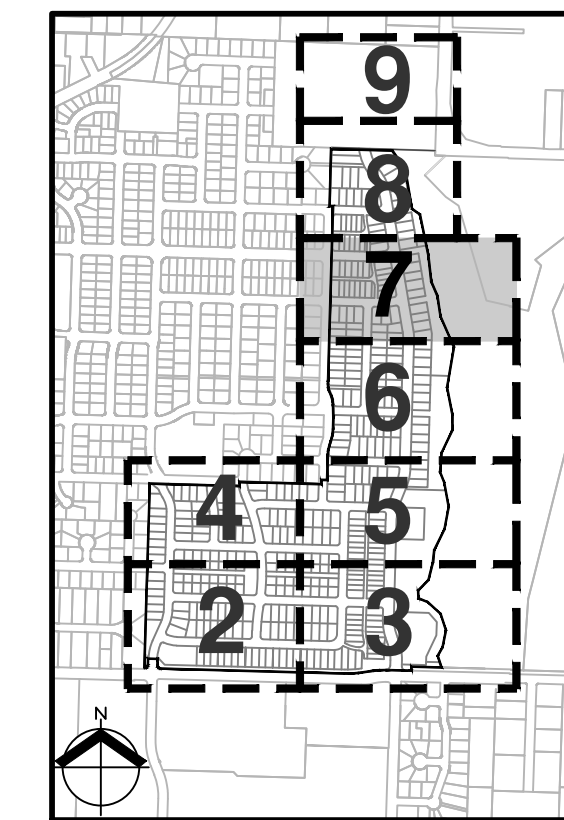
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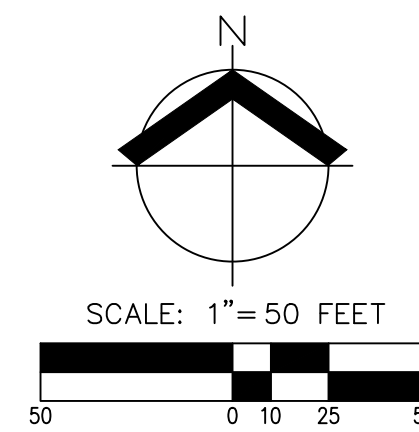
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STREET TREE NOTE

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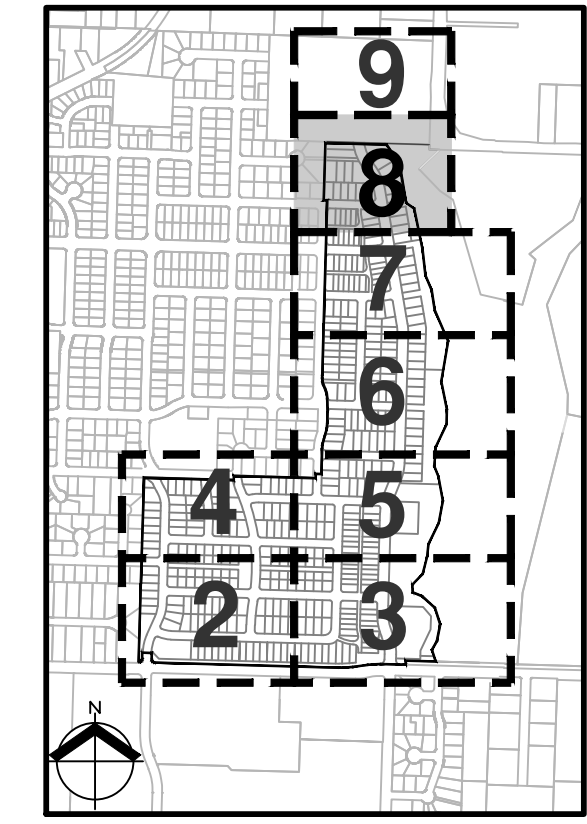
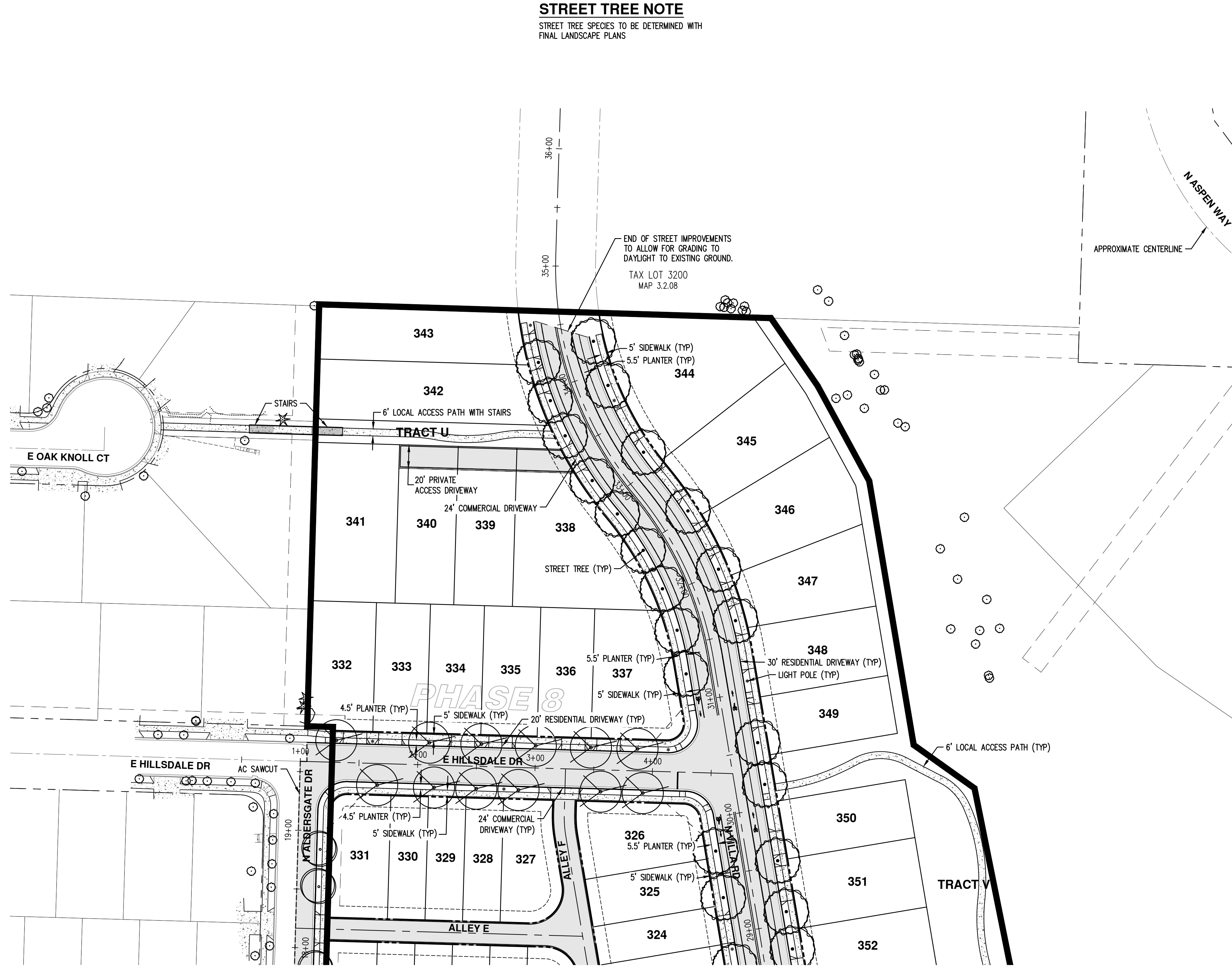
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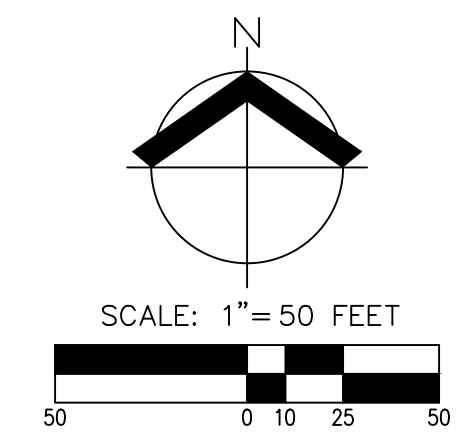
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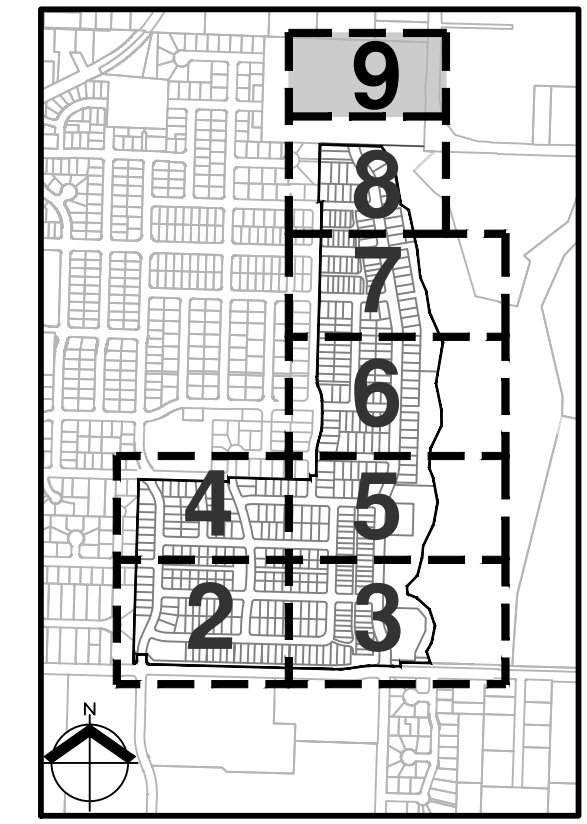
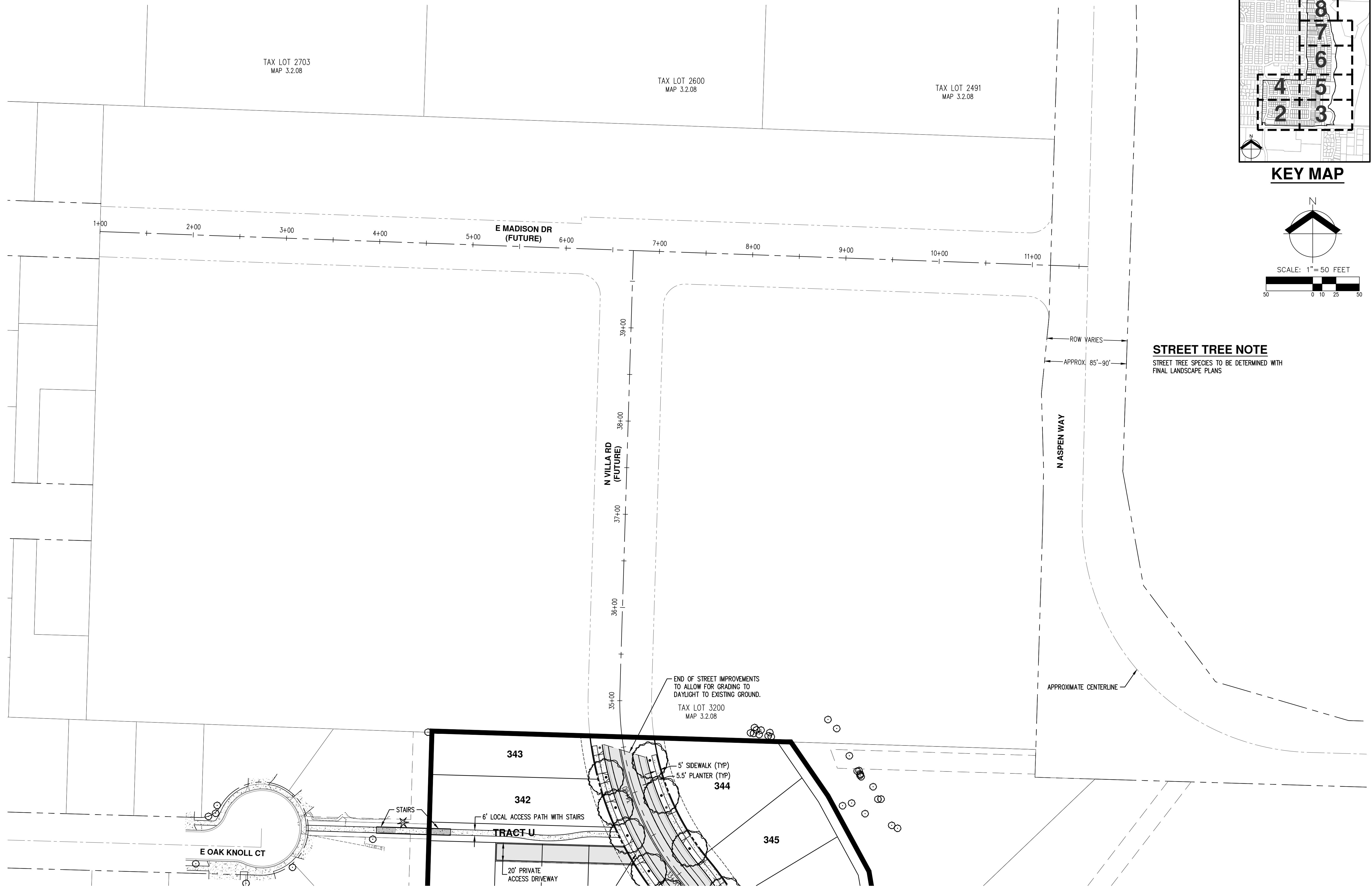


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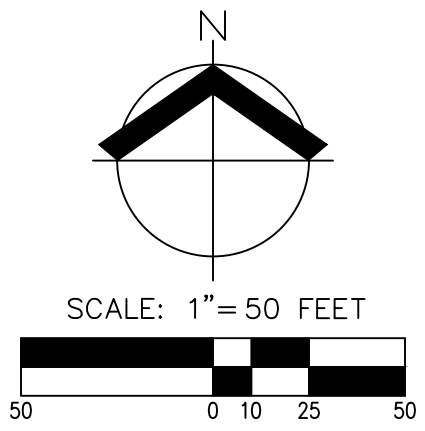


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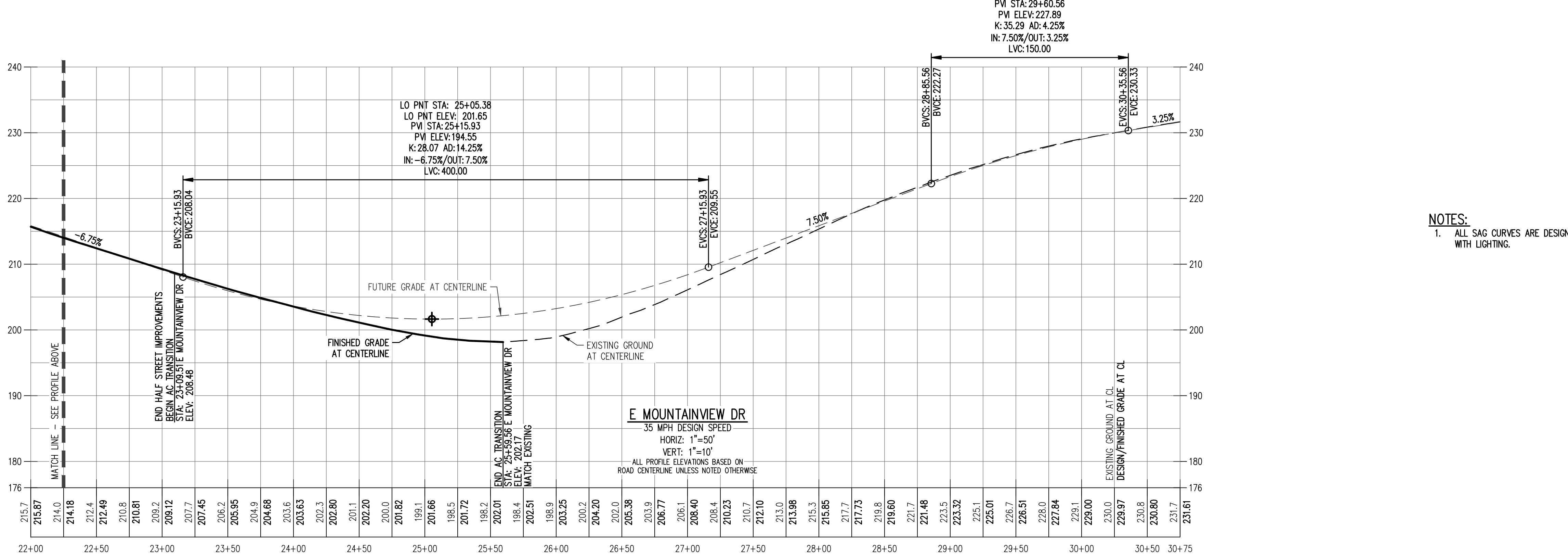
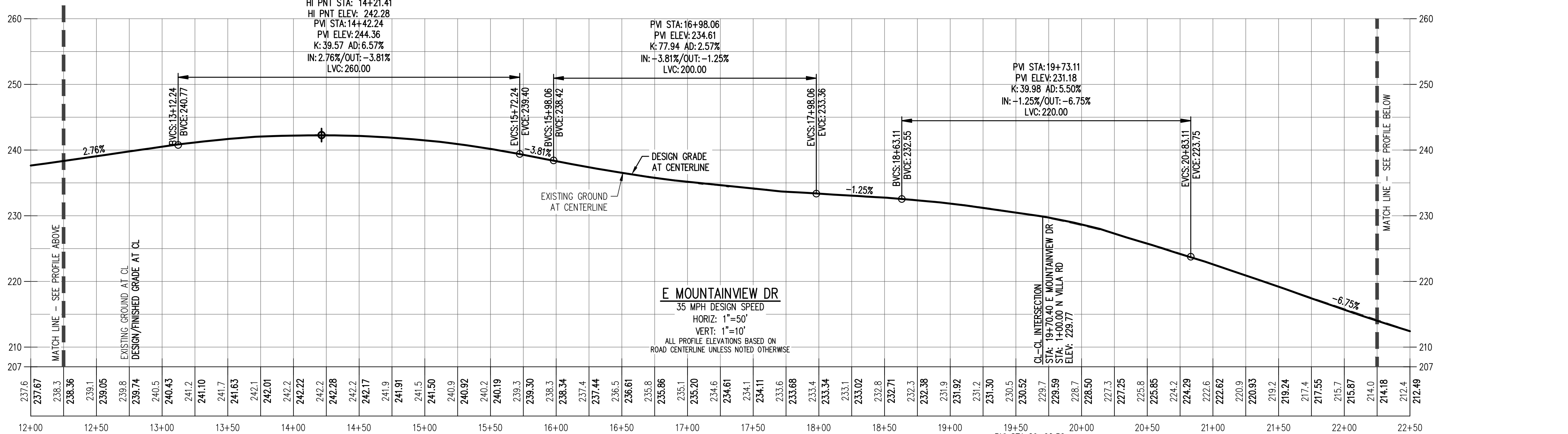
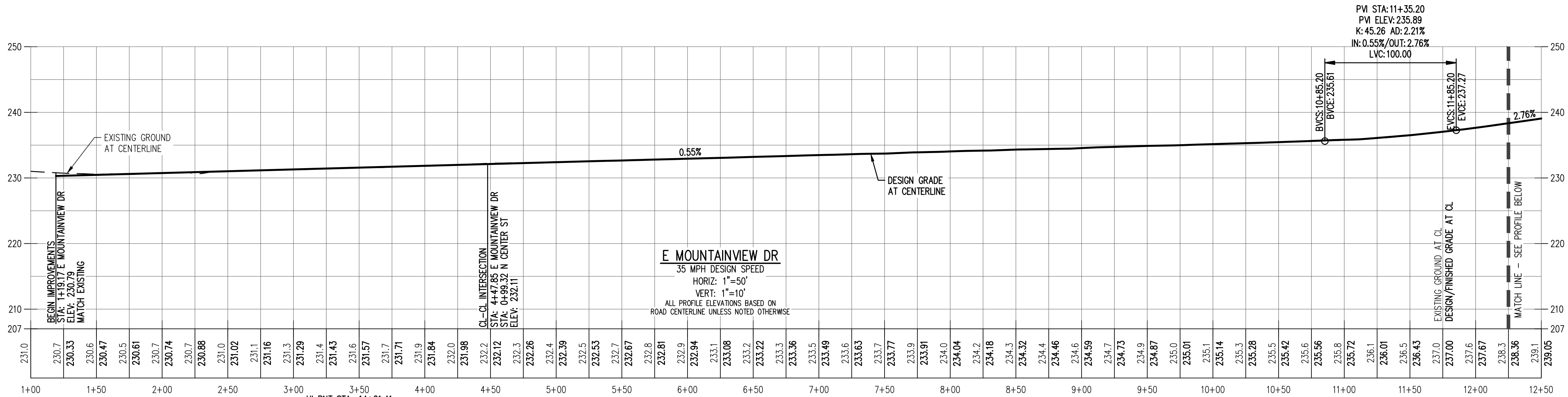
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HOMES

**PRELIMINARY STREET PLAN
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON**

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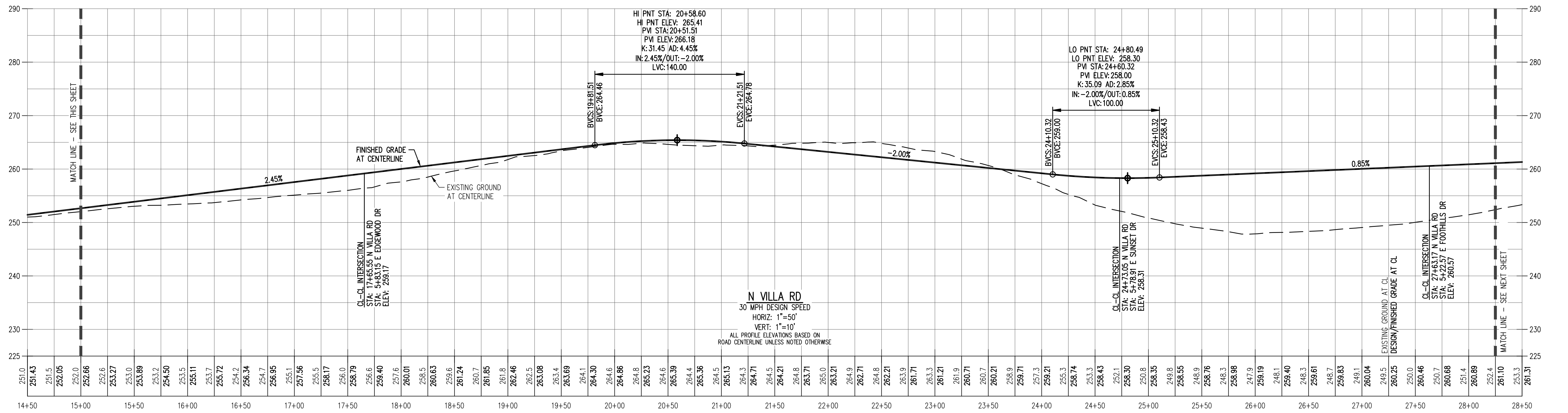
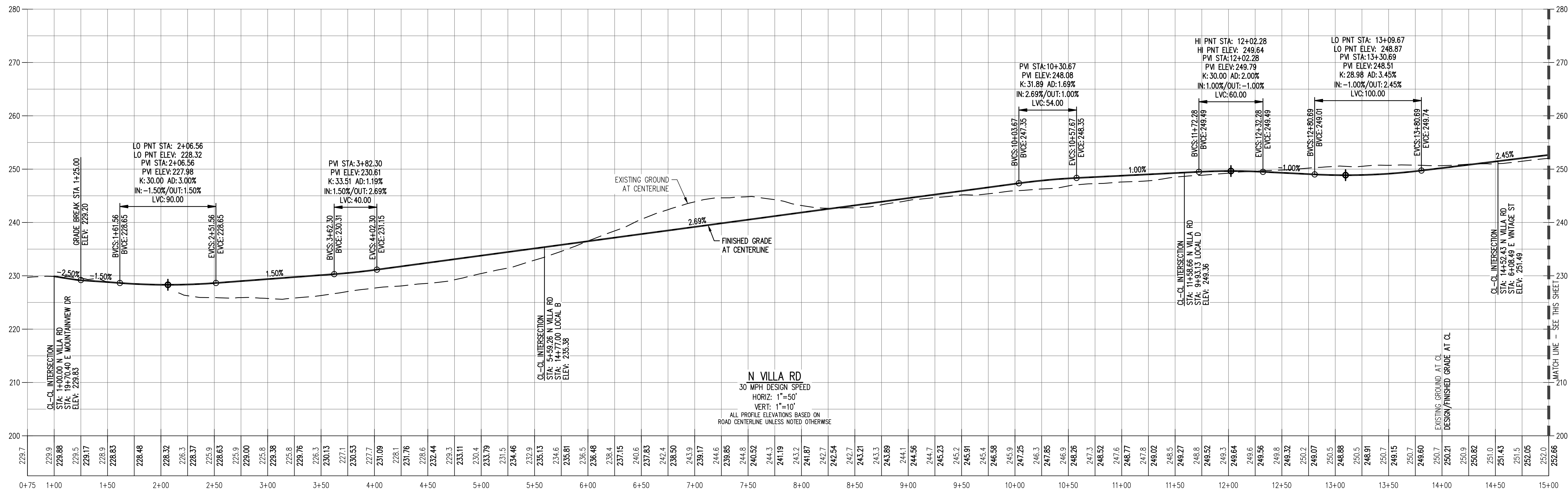
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NOTES:
 1. ALL SAG CURVES ARE DESIGNED PER AASHTO FOR STREETS WITH LIGHTING.

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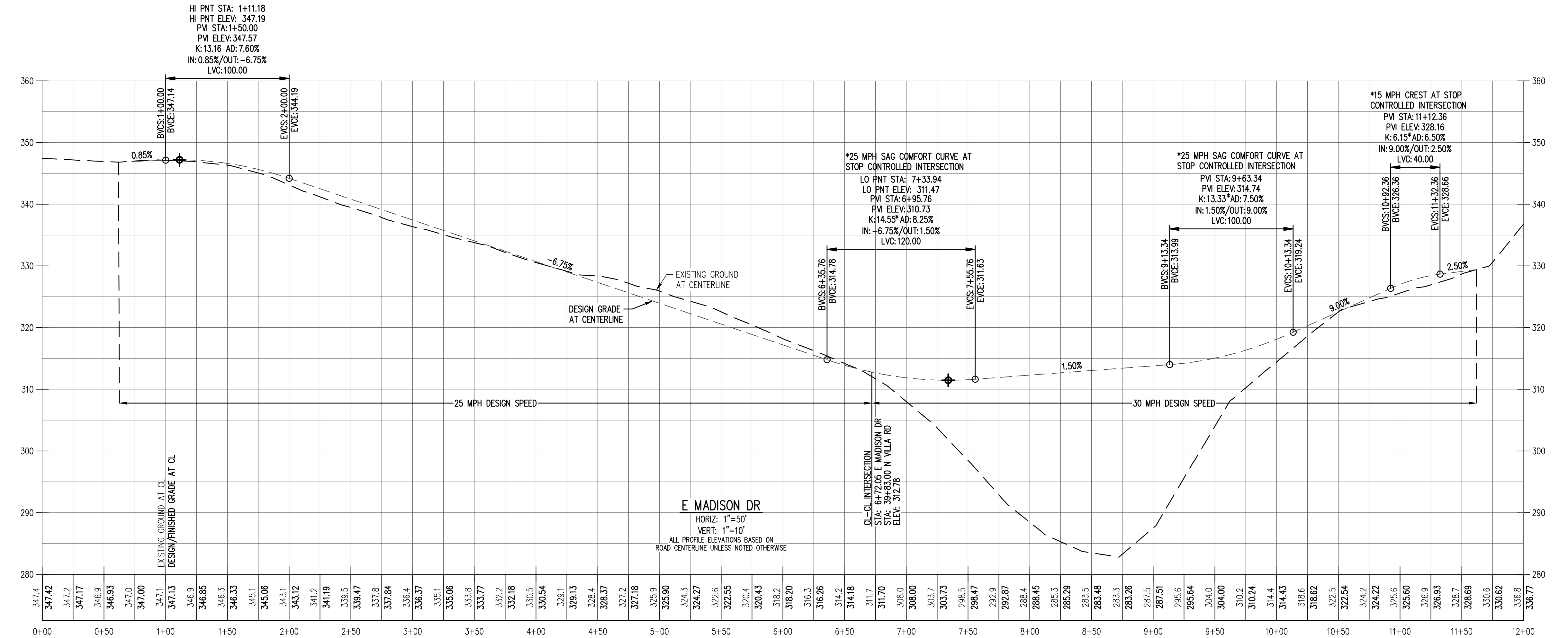
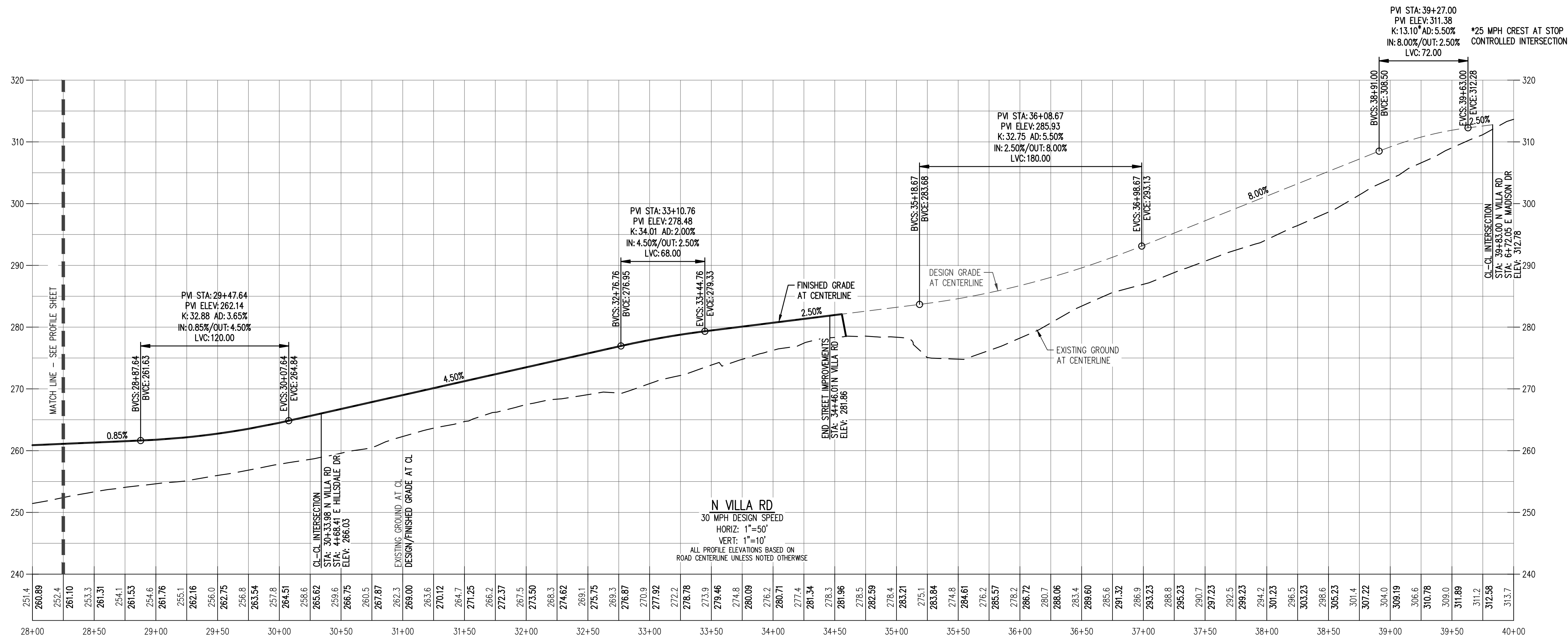
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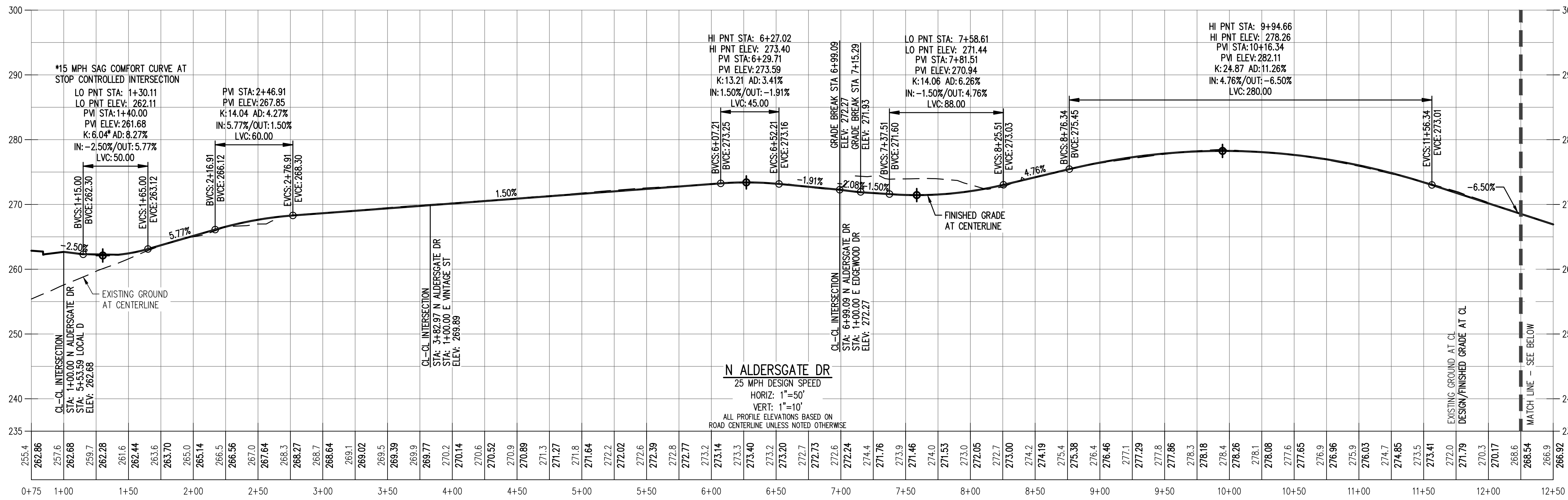
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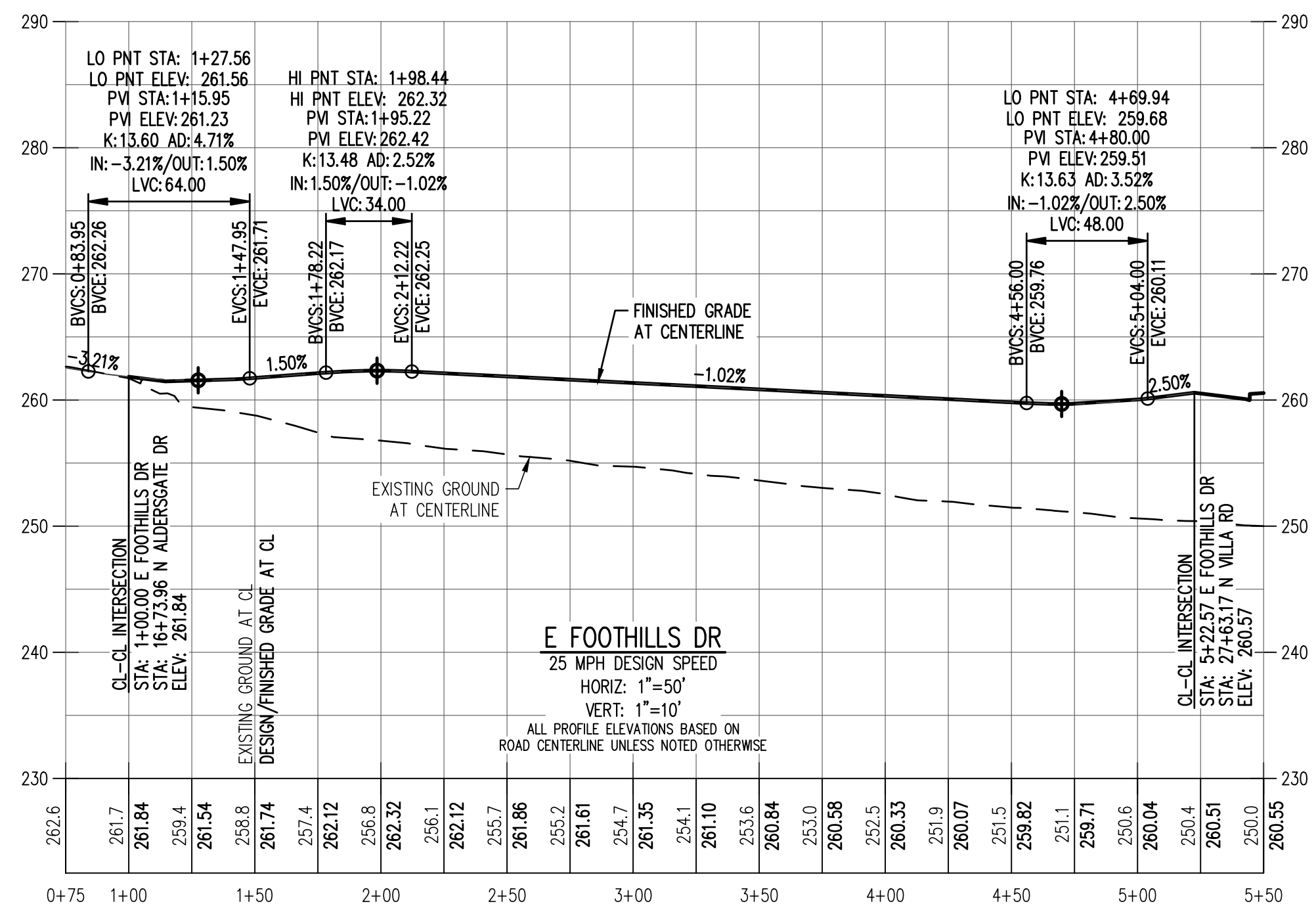
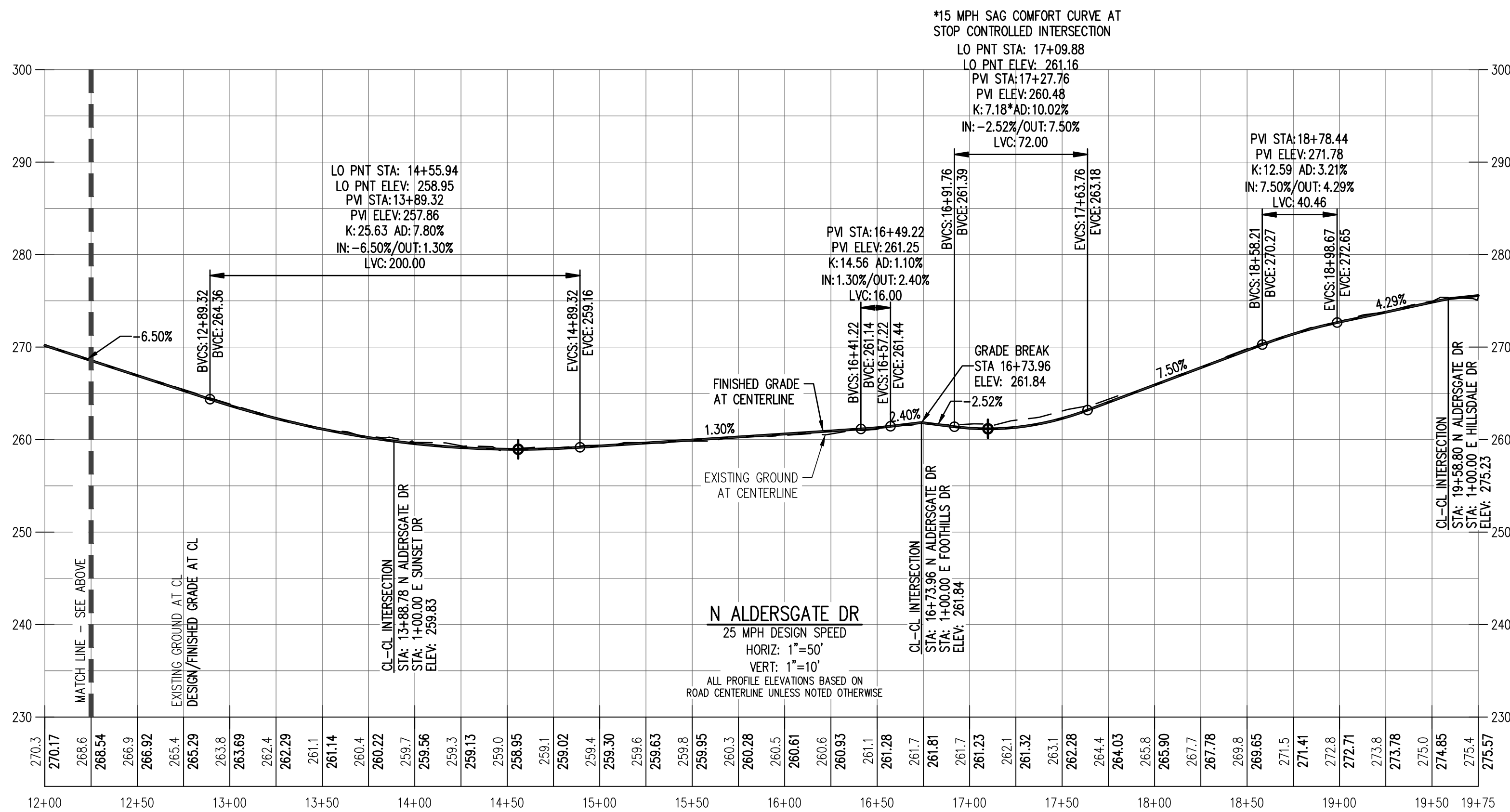
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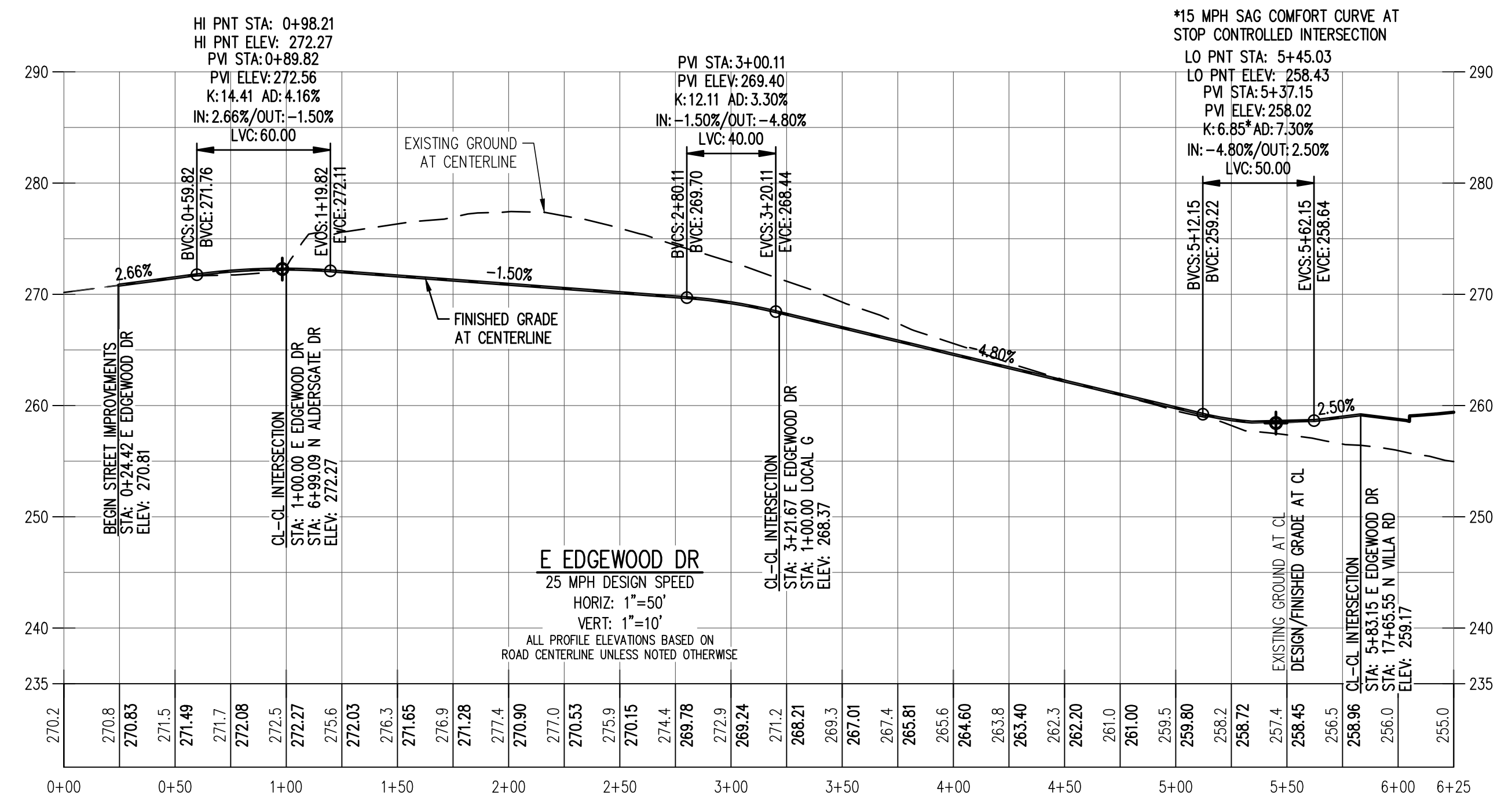
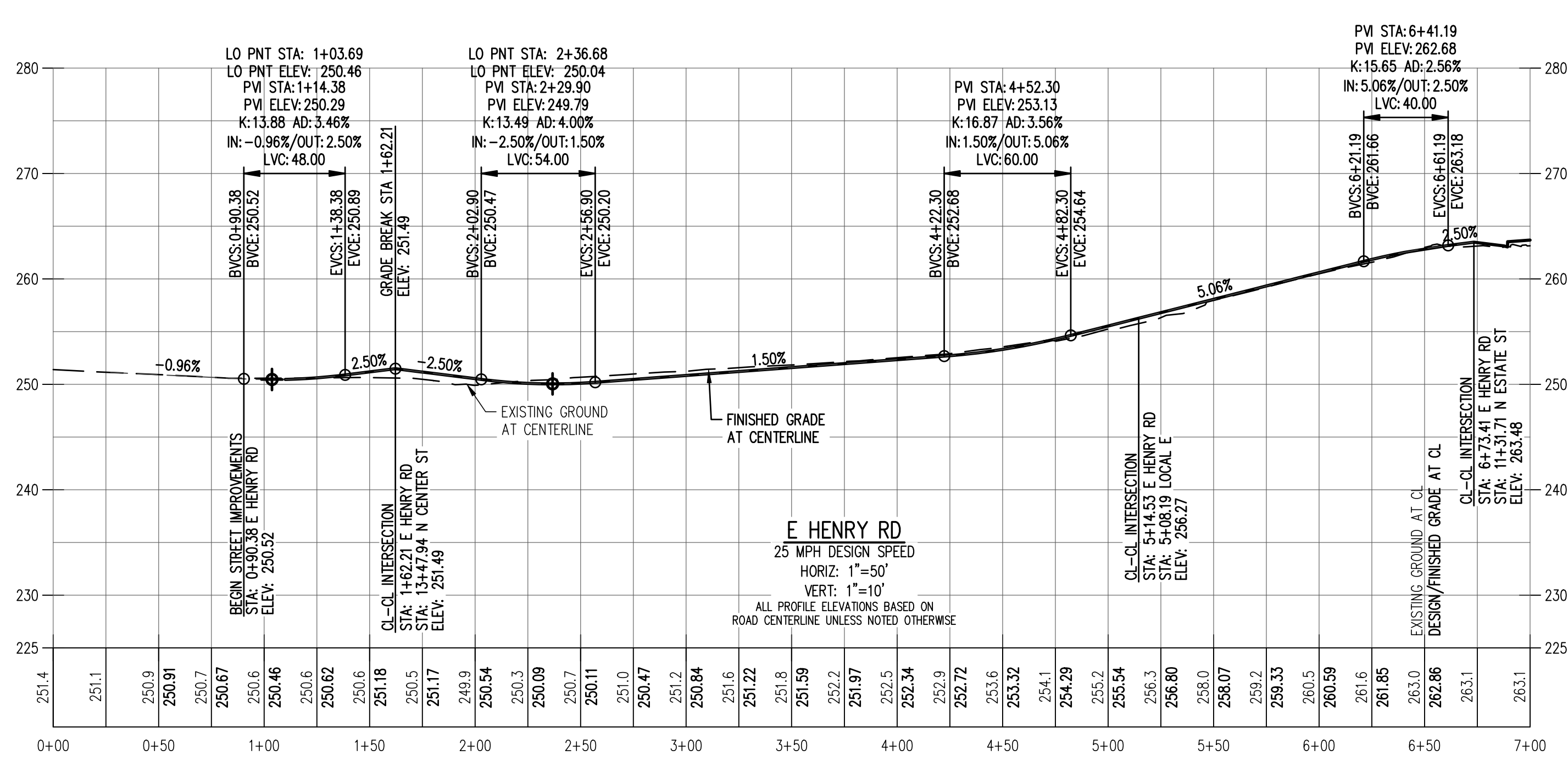
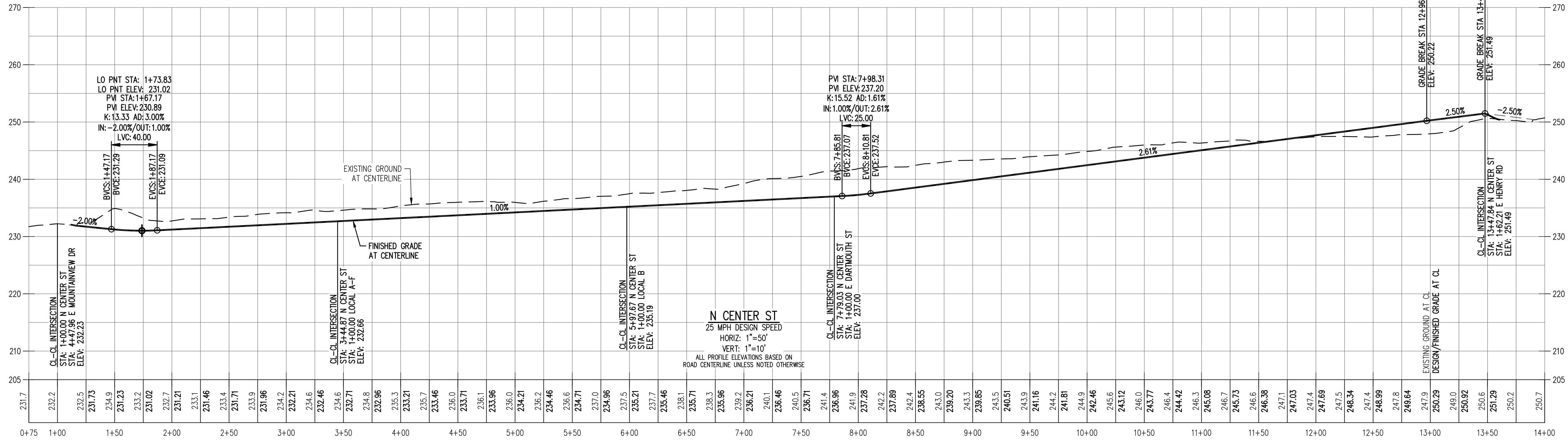


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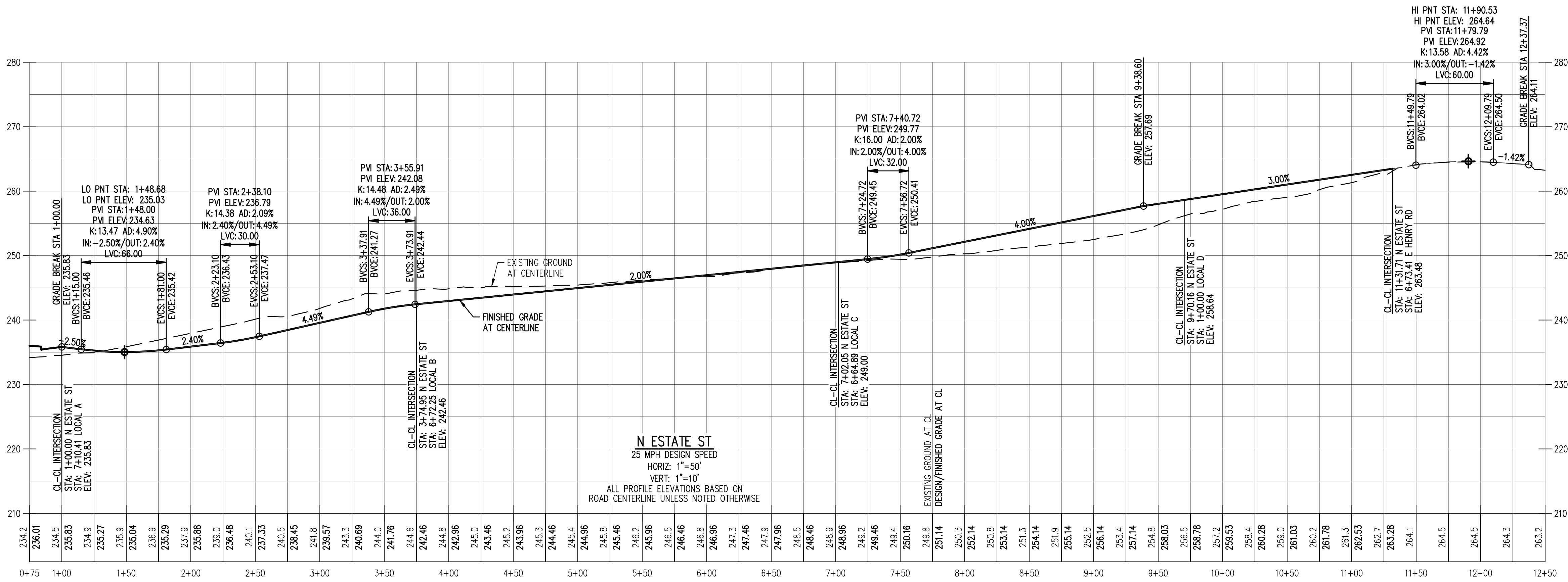


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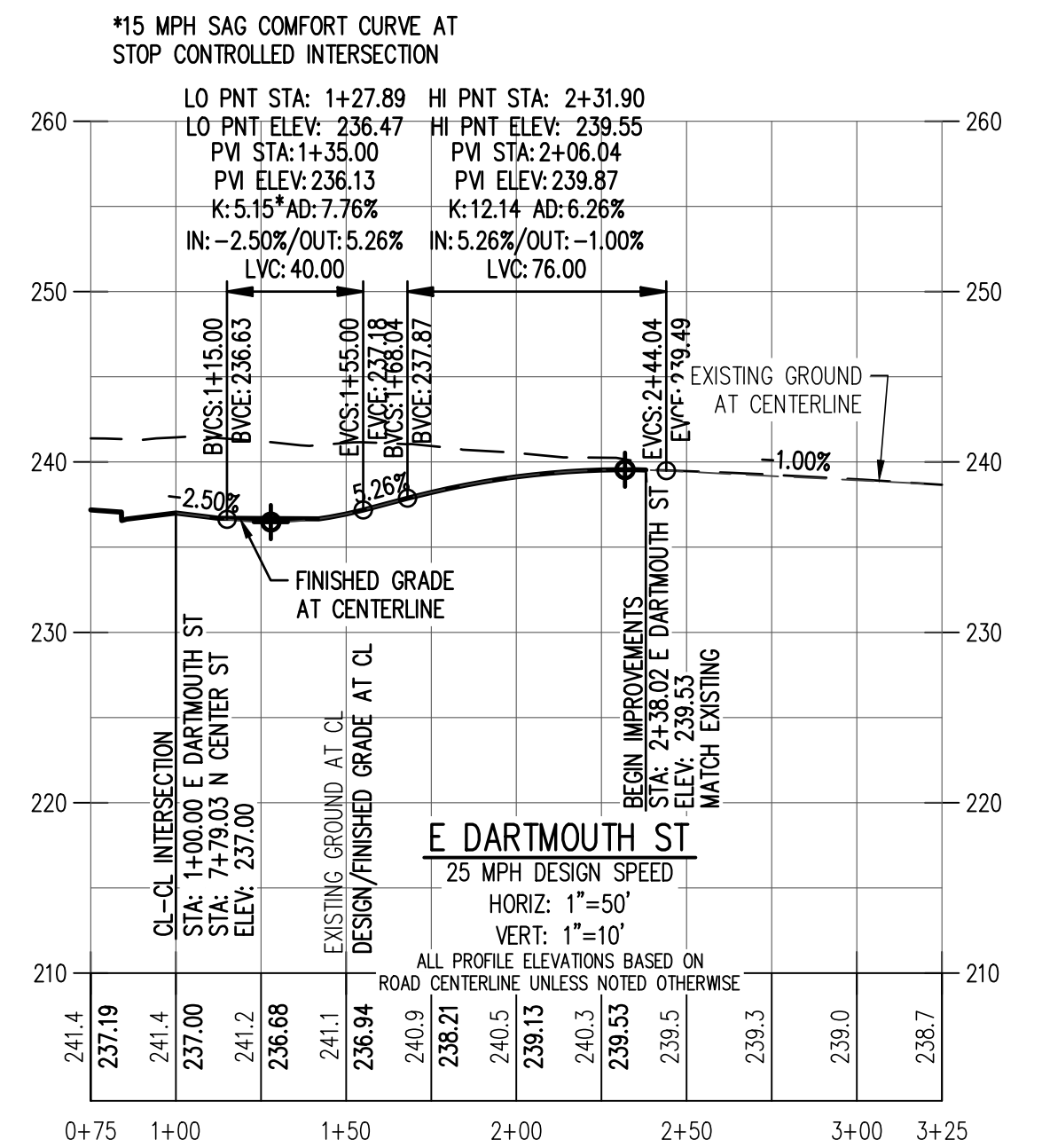
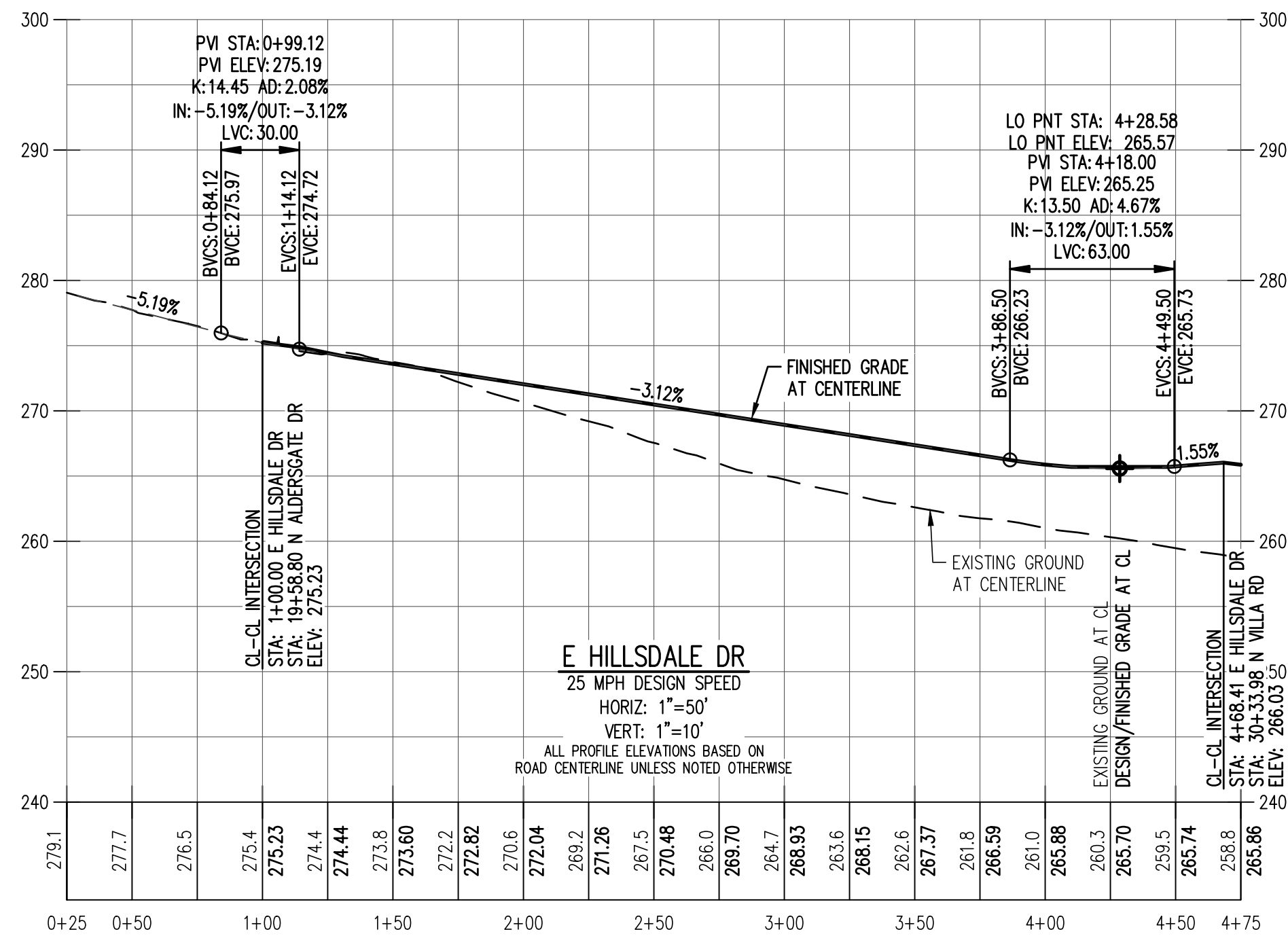
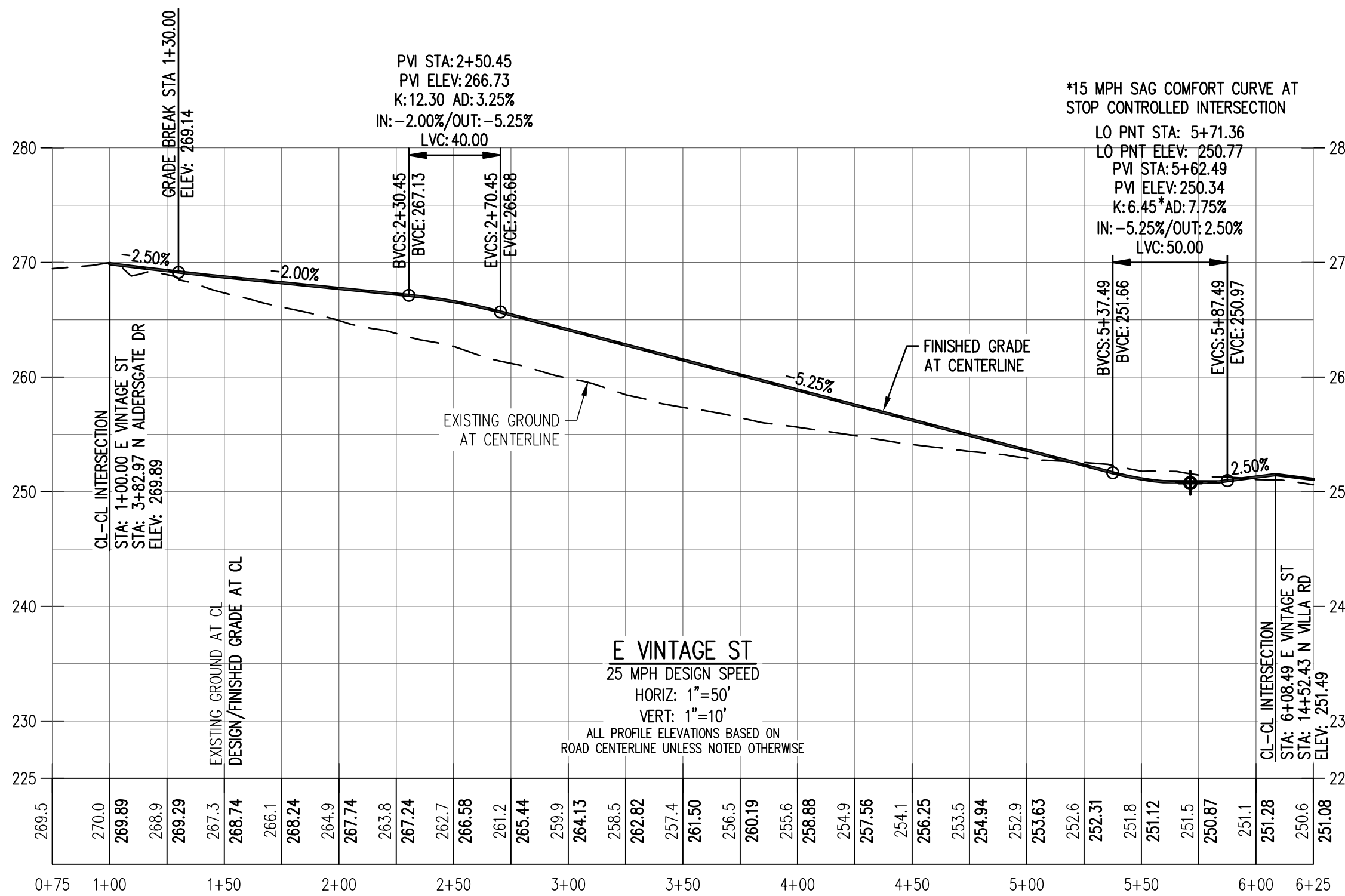
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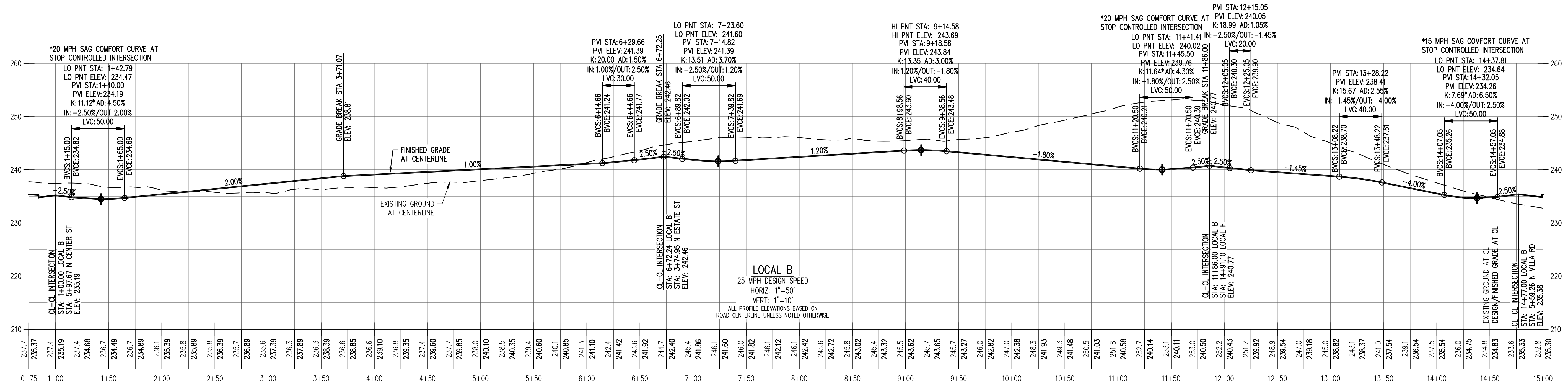


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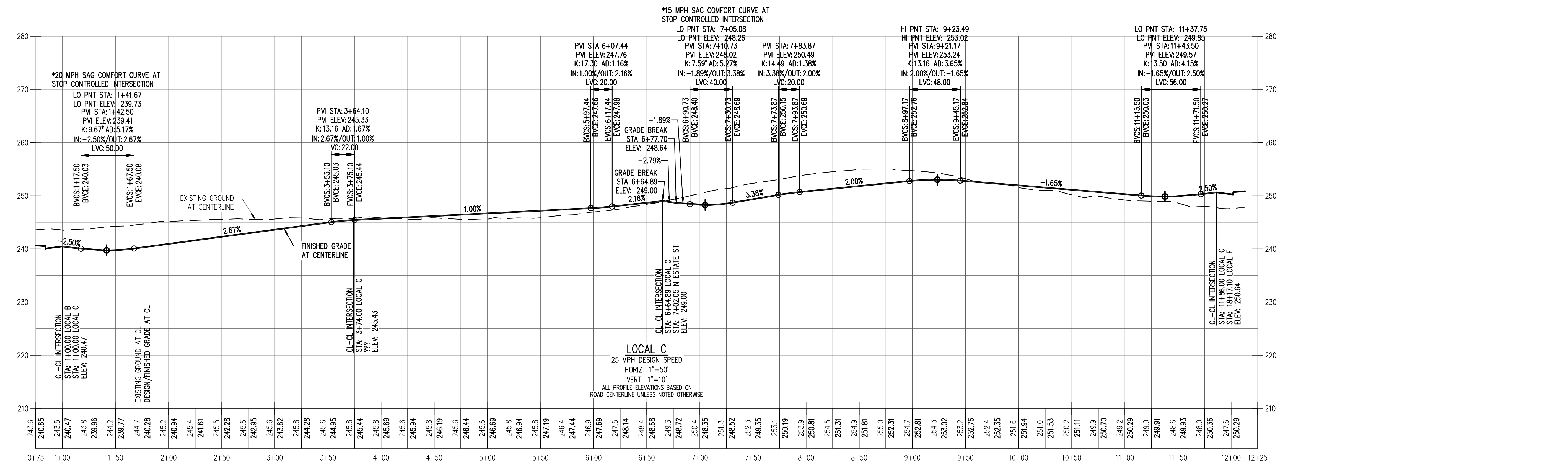


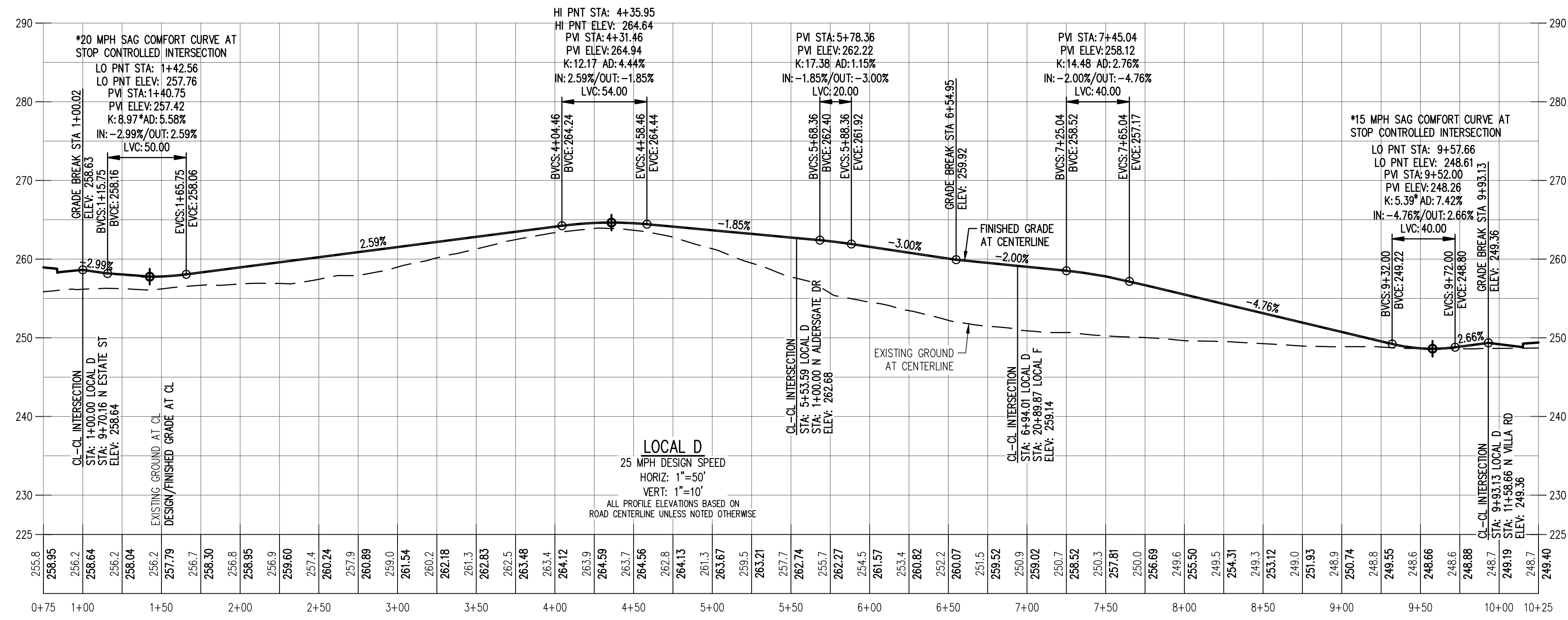
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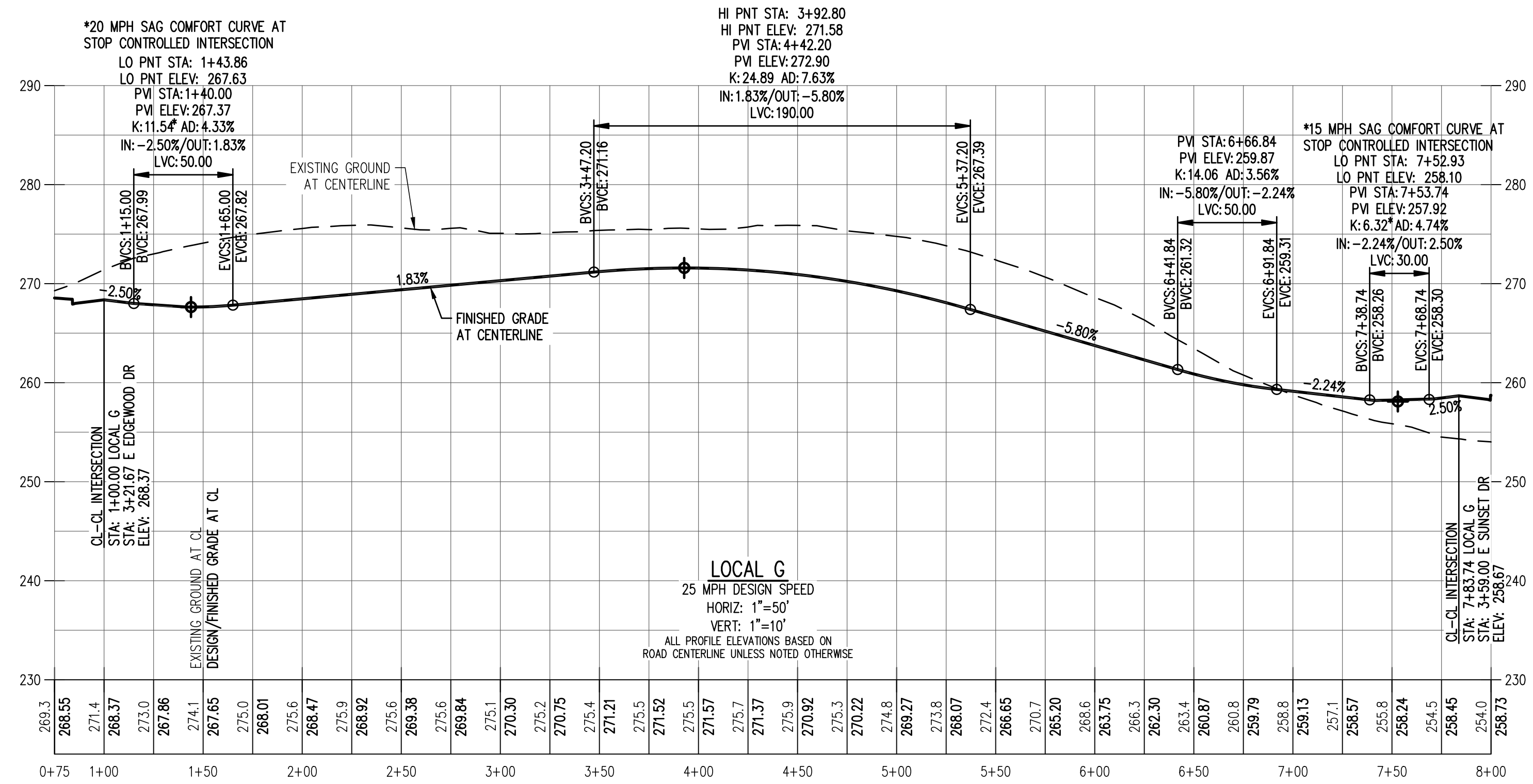
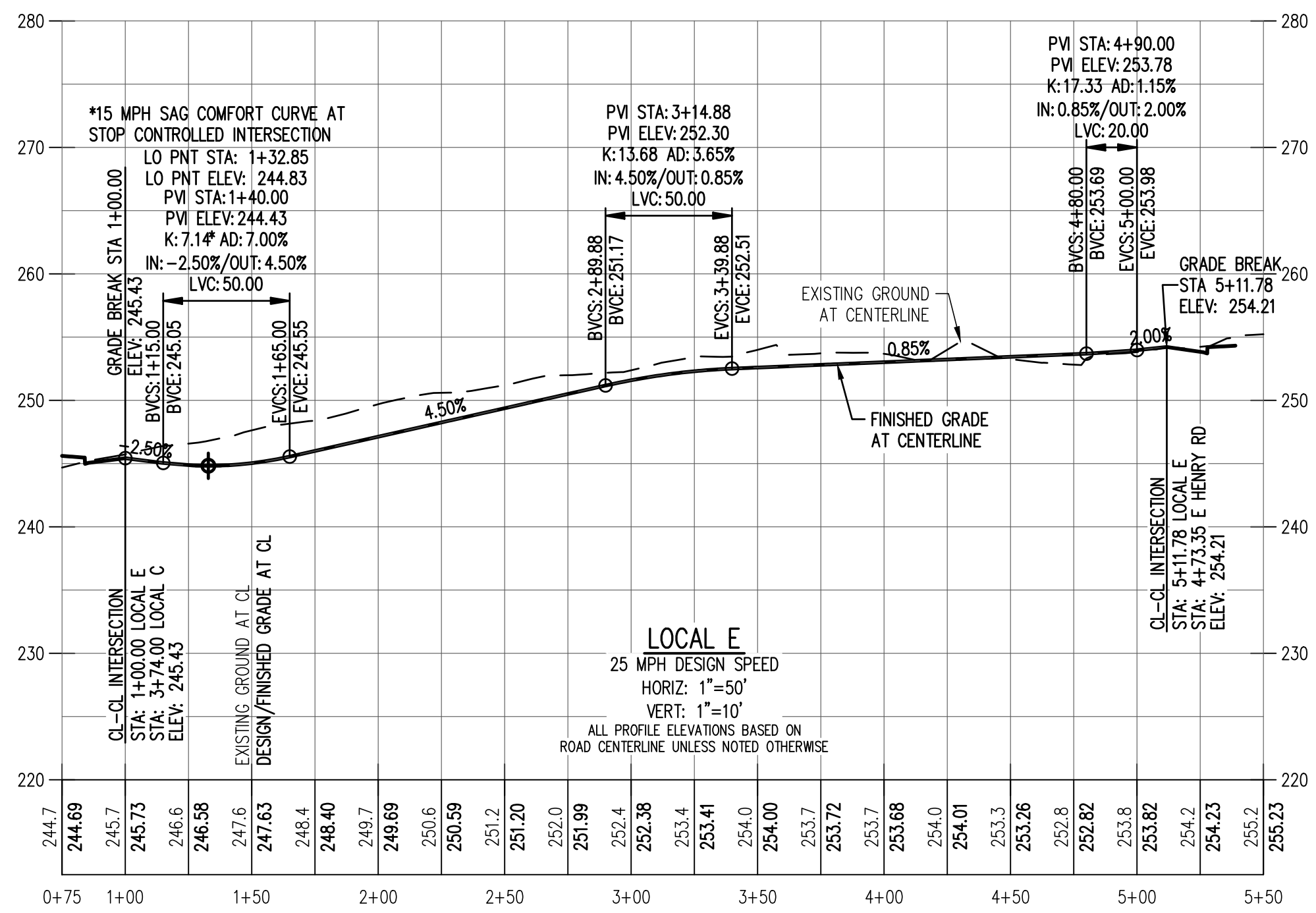


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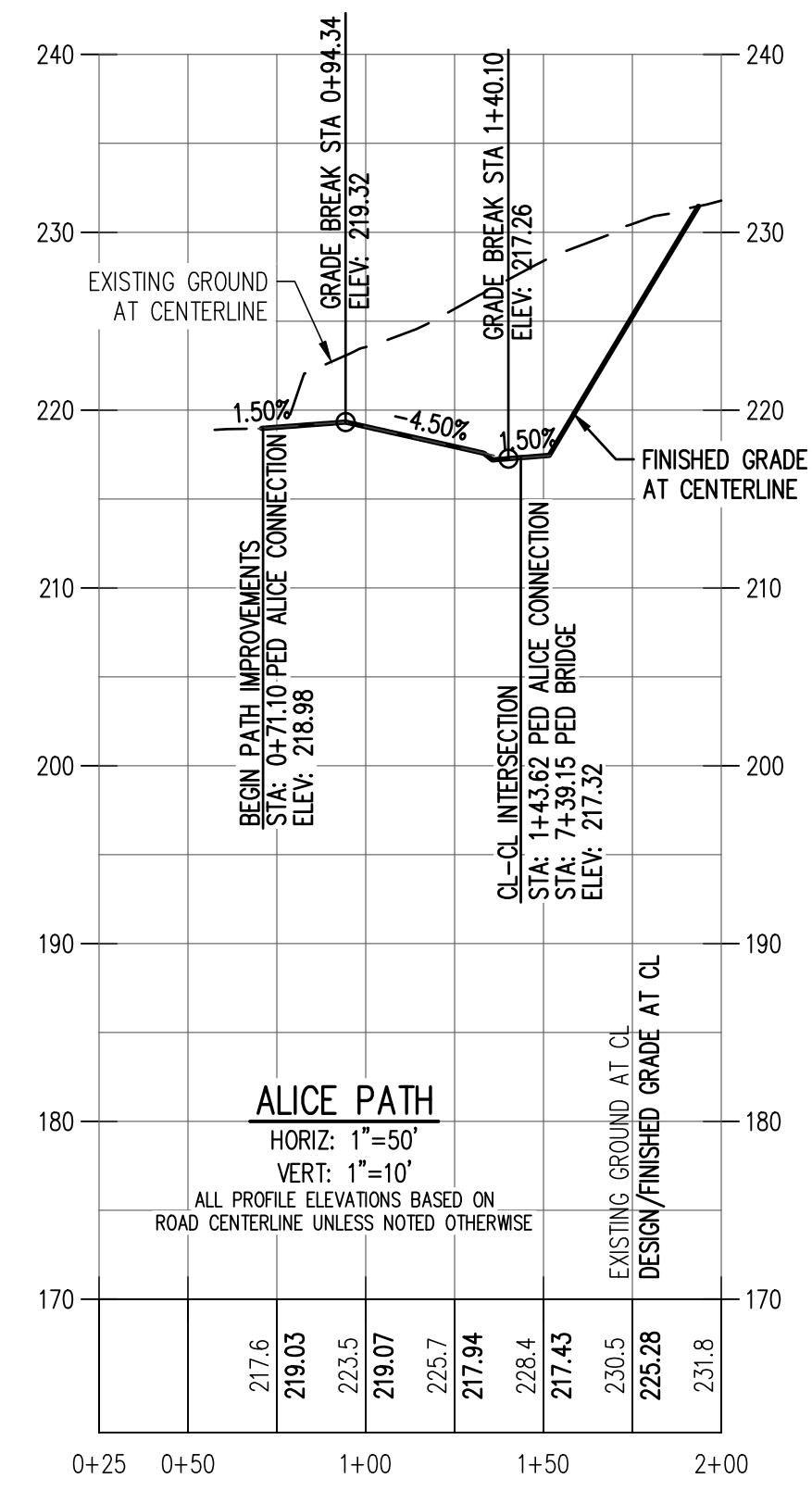
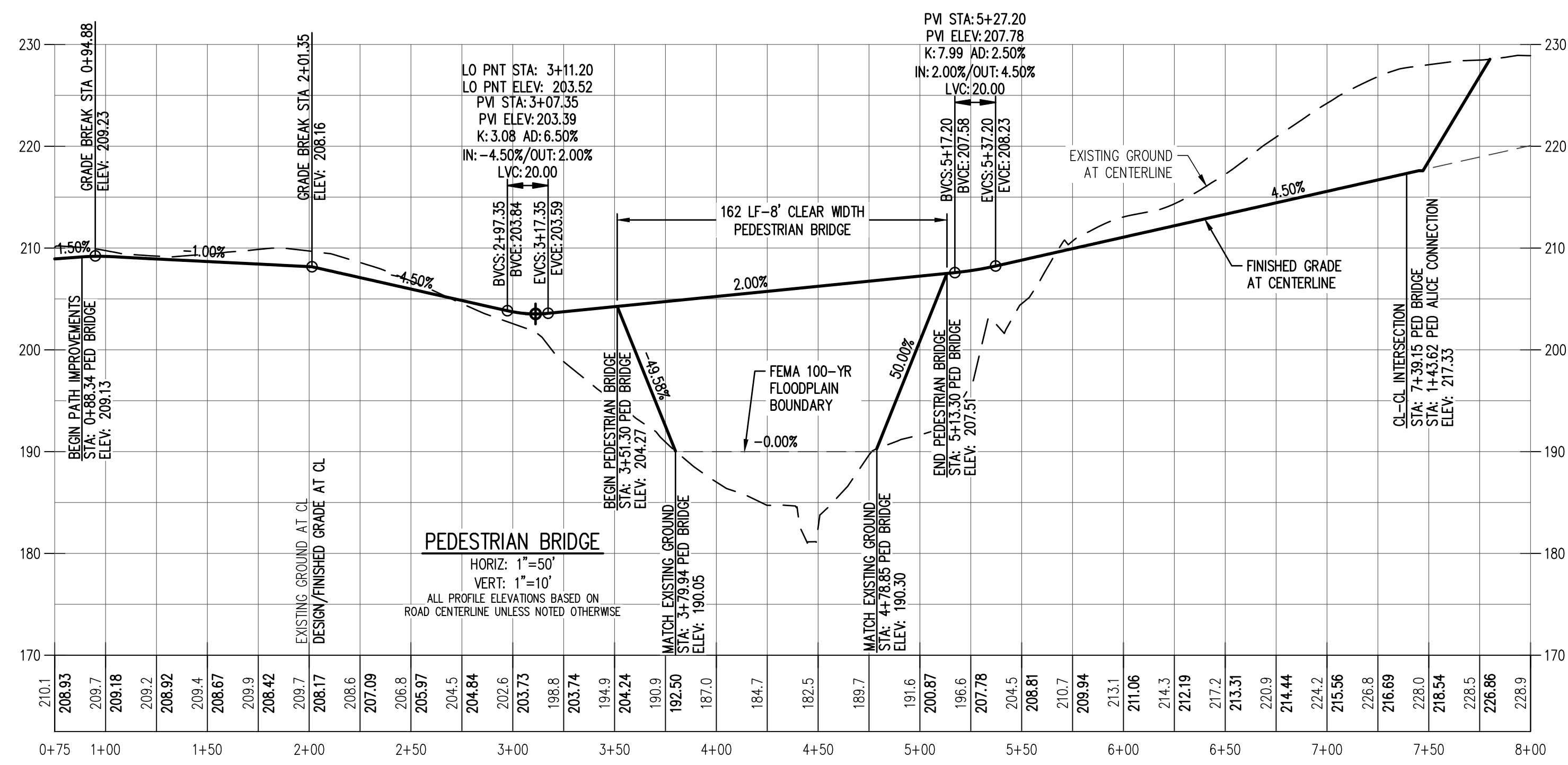


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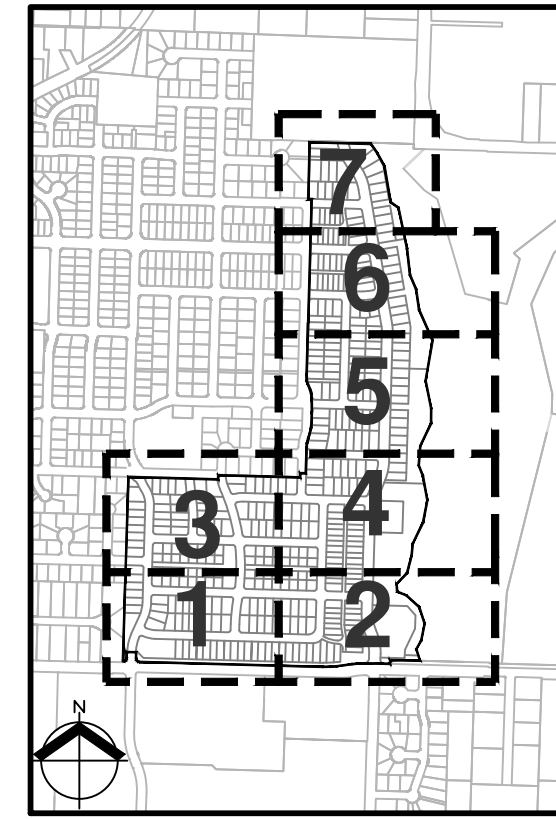
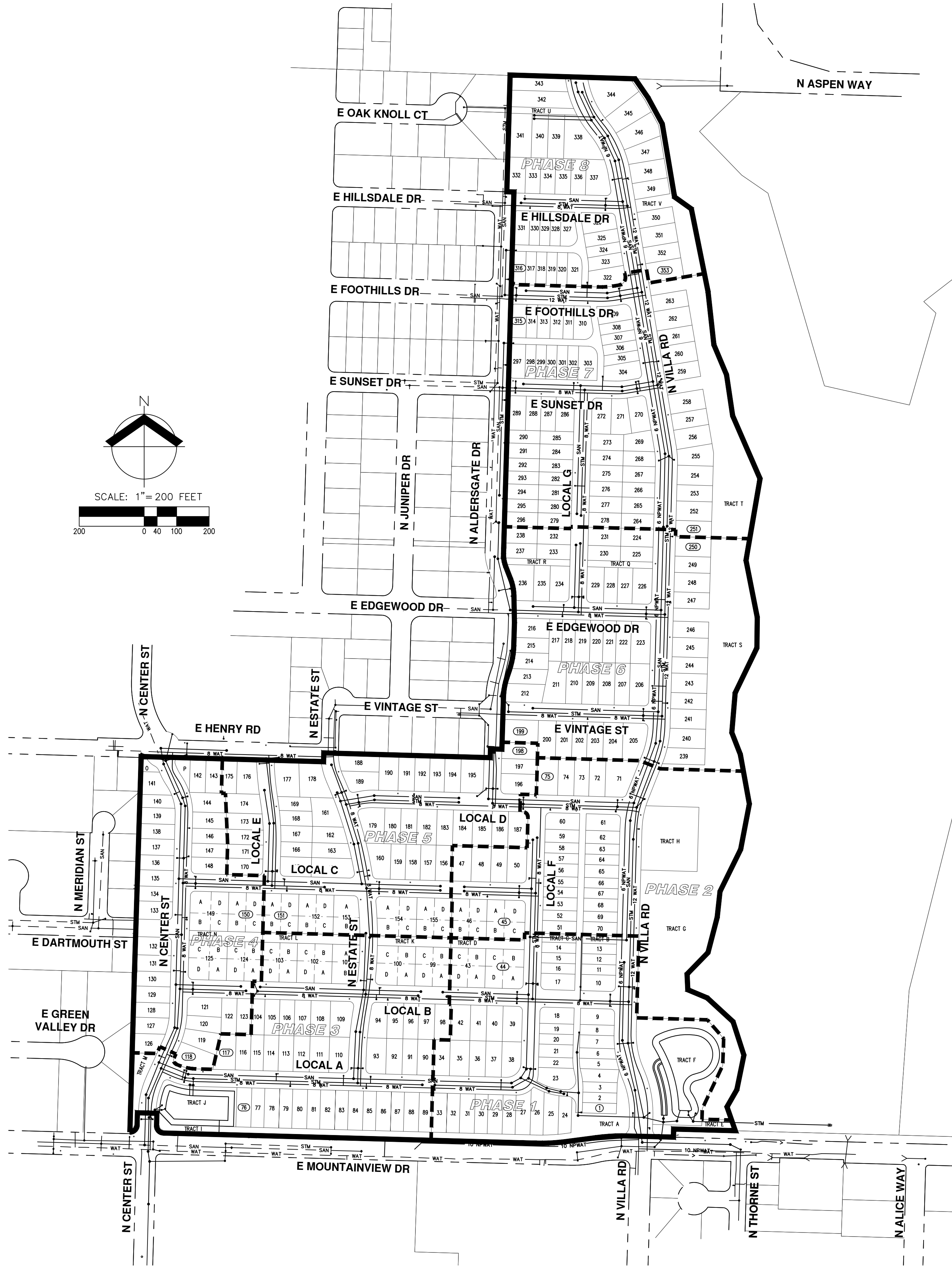


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COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

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KEY MAP

PRELIMINARY COMPOSITE UTILITY OVERVIEW

COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

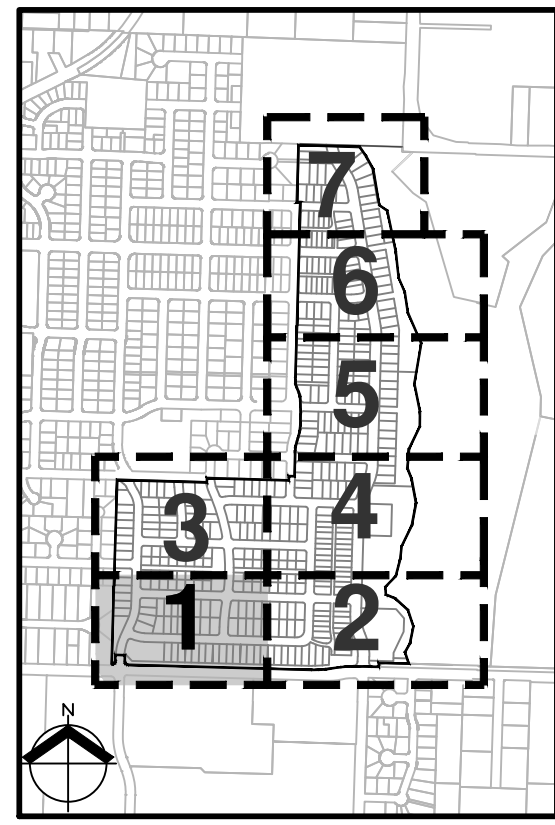
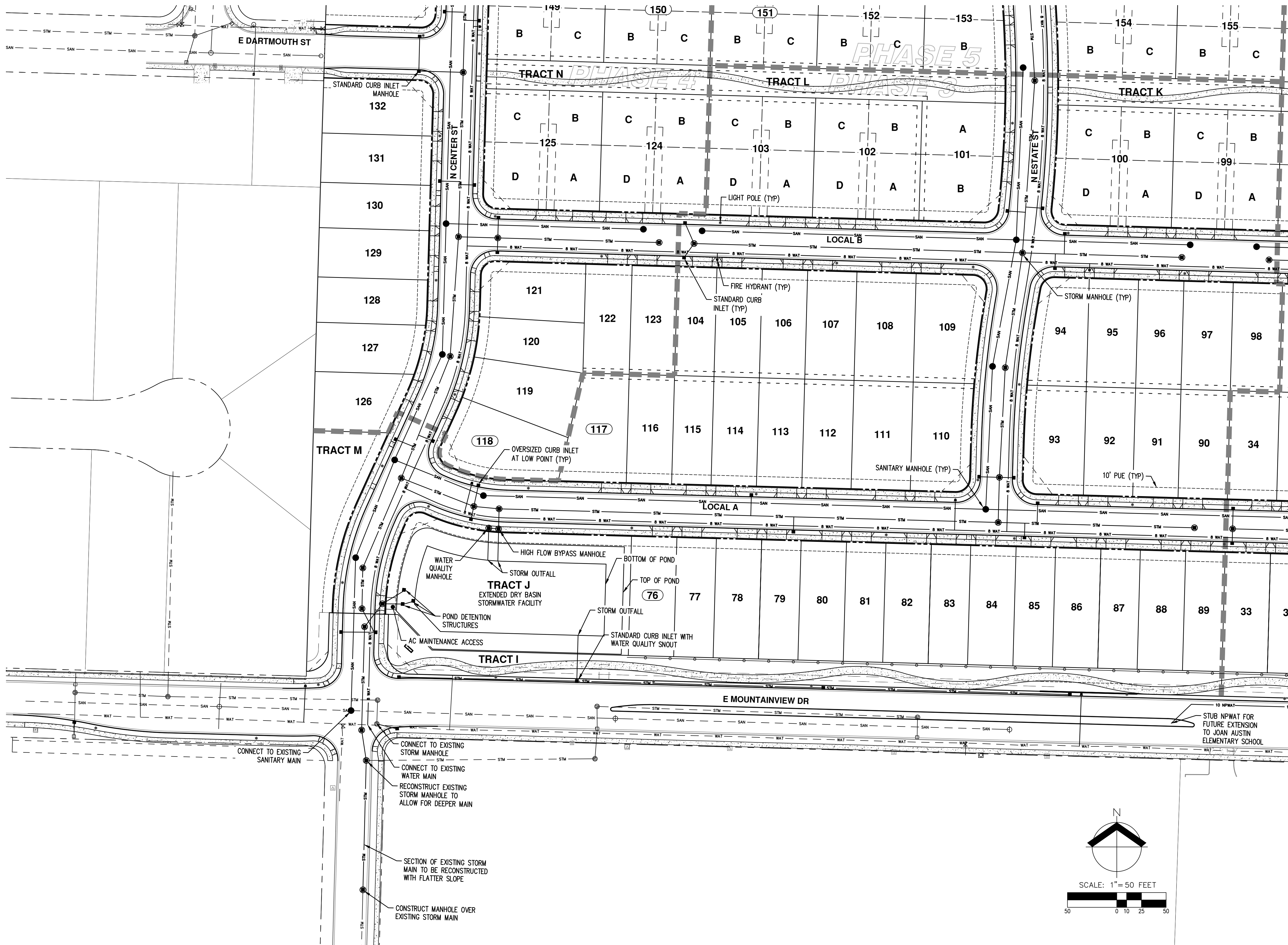


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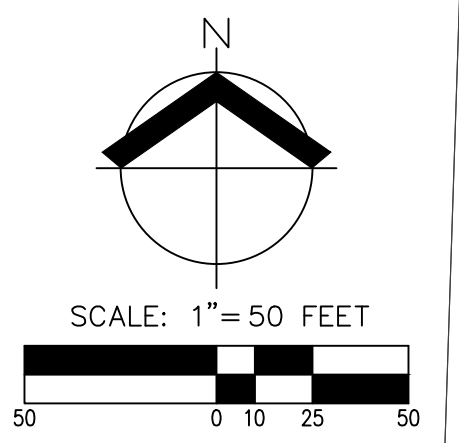
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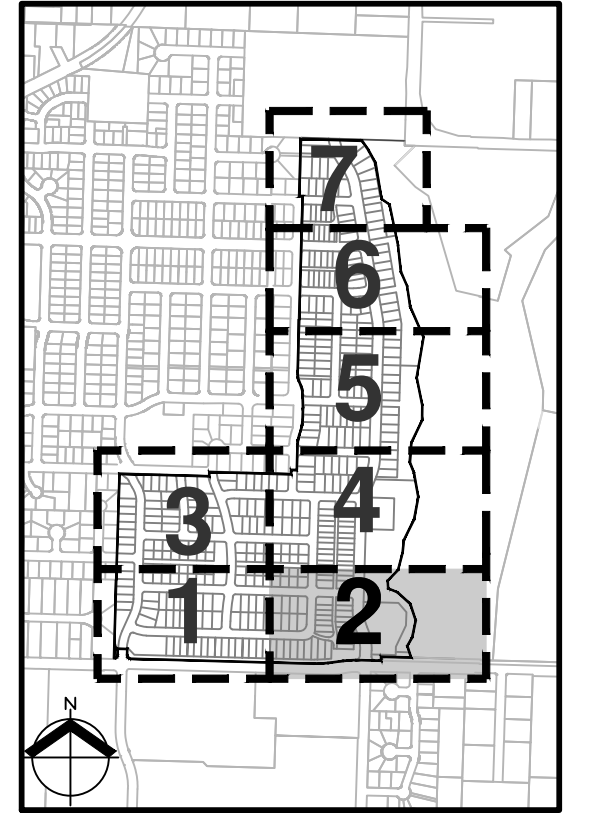
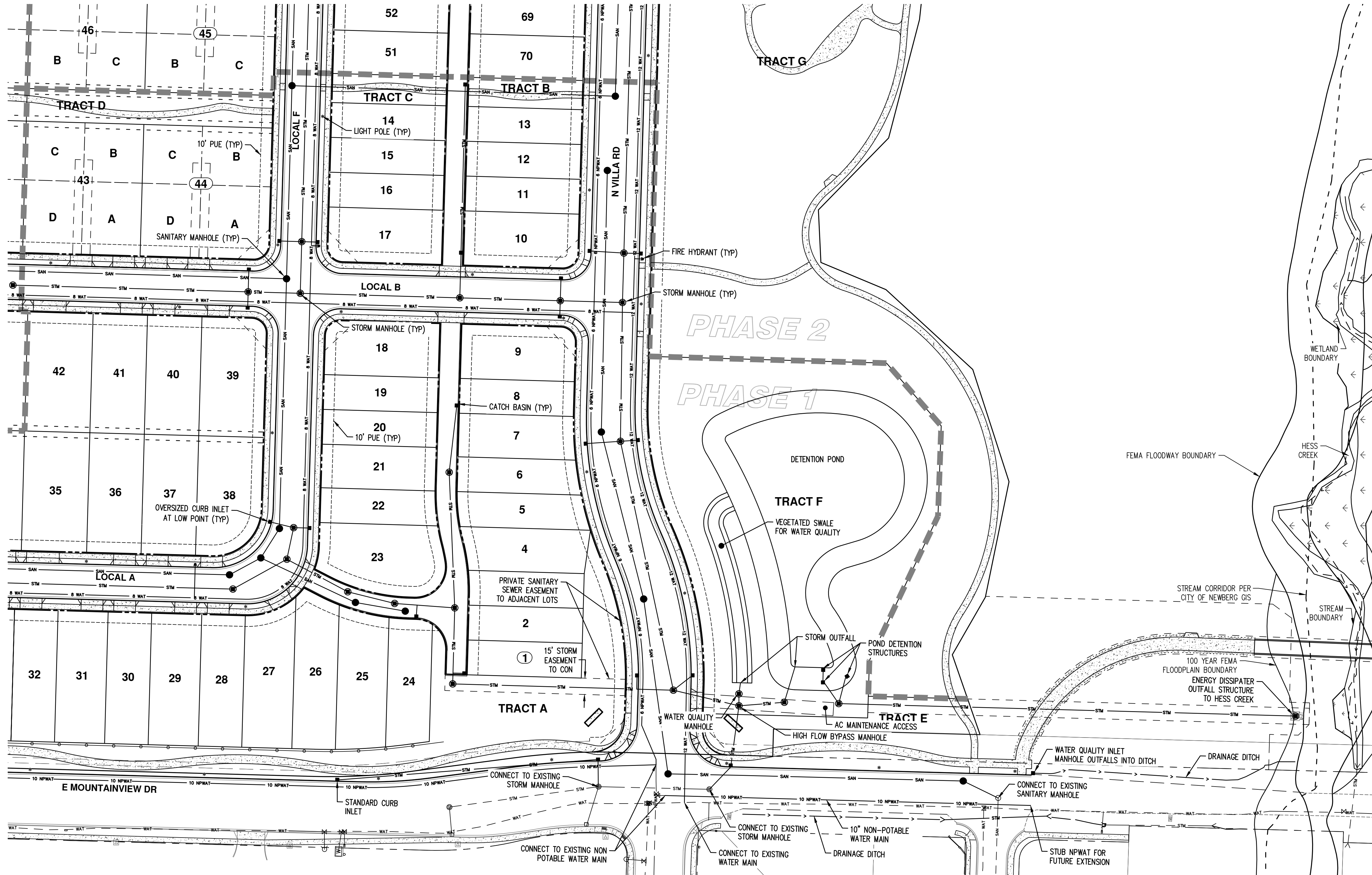
KEY MAP

- NOTES:**
- ALL LOTS TO RECEIVE INDIVIDUAL SERVICE CONNECTIONS. SERVICES TO INCLUDE 4" STORM LATERAL, 4" SANITARY LATERAL, AND 5/8" X 3/4" WATER SERVICE. (ONLY BANKED SERVICES ARE SHOWN)
 - LOCATIONS OF IRRIGATION WATER SERVICES TO BE DETERMINED DURING FINAL ENGINEERING.
 - ABBREVIATIONS:
 CON - CITY OF NEWBERG
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 - PIPE MATERIAL TO BE DETERMINED DURING FINAL ENGINEERING. STORM MAINS WILL BE SIZED DURING FINAL ENGINEERING.
 - LIGHT POLES TO CONFORM WITH SPRINGBROOK DISTRICT MASTER PLAN.



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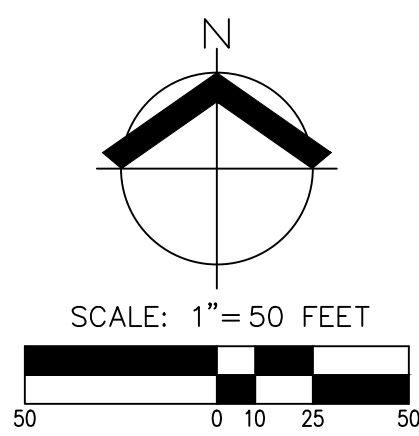
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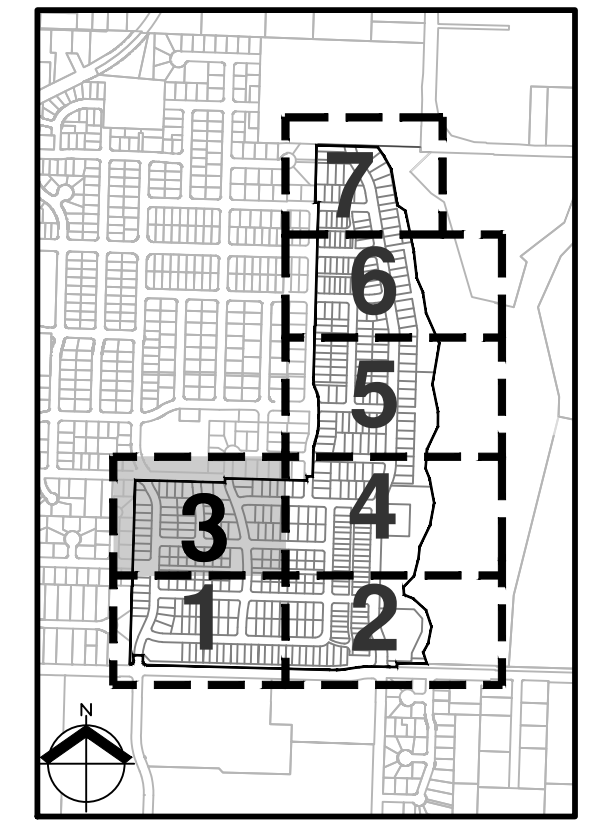
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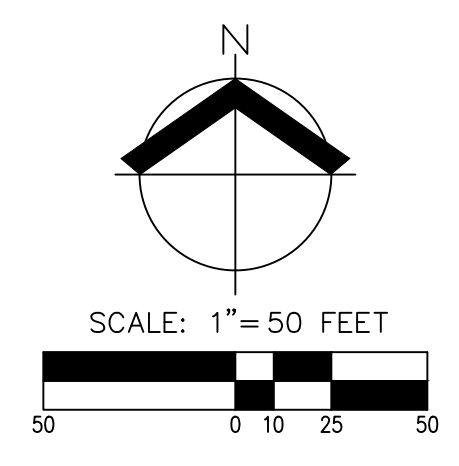
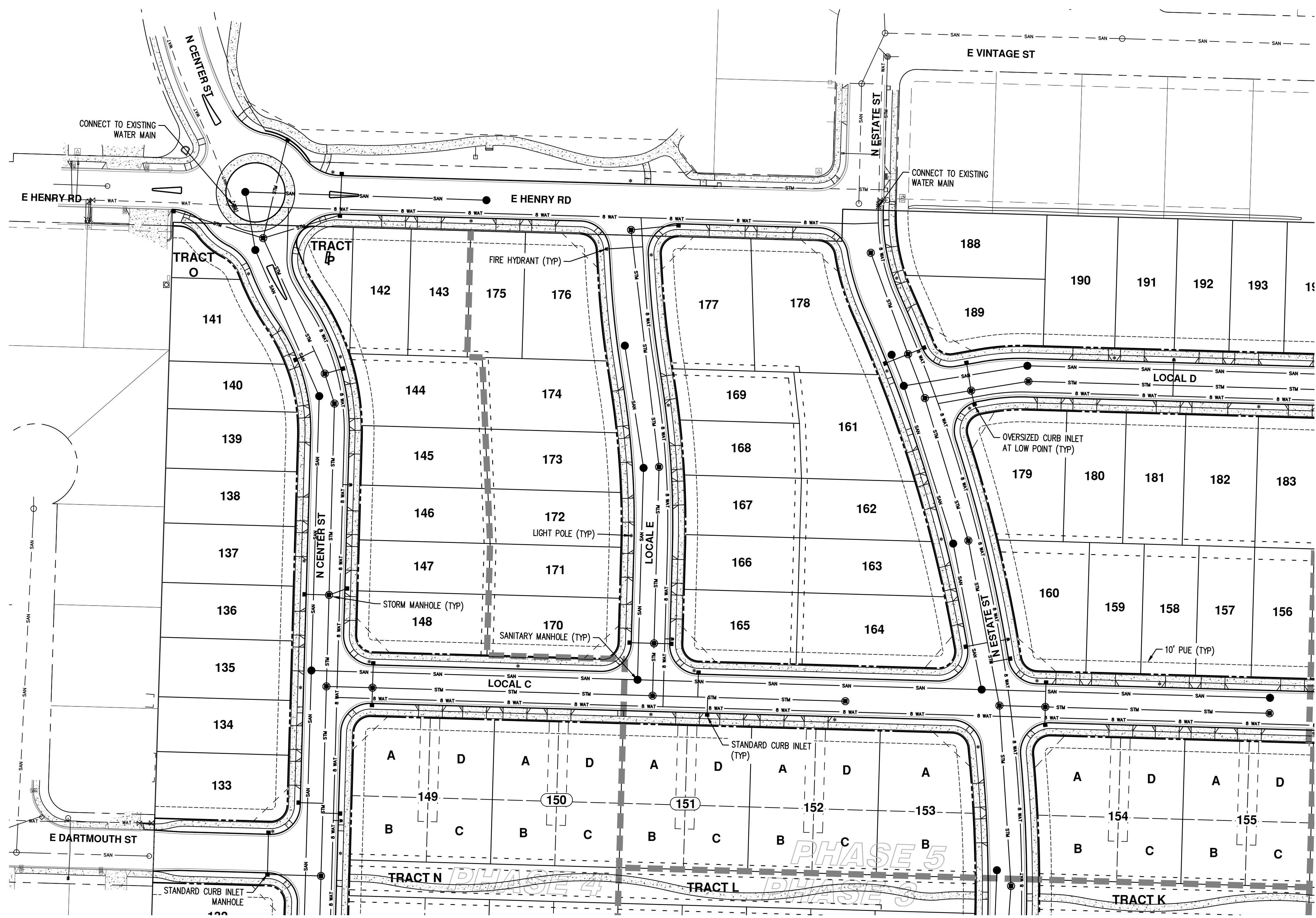
PRELIMINARY COMPOSITE UTILITY PLAN
 COLLINA AT SPRINGBROOK
 PAHLISCH HOMES INC.
 NEWBERG, OREGON

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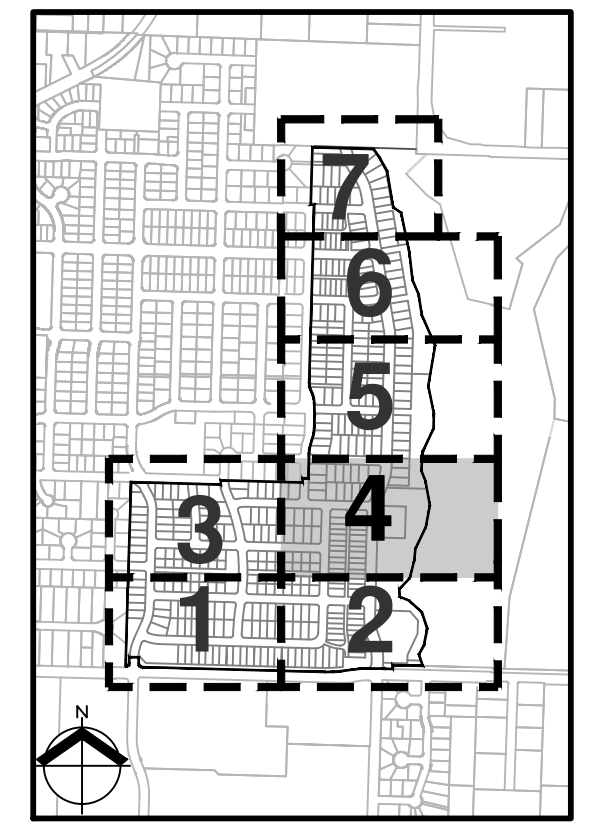
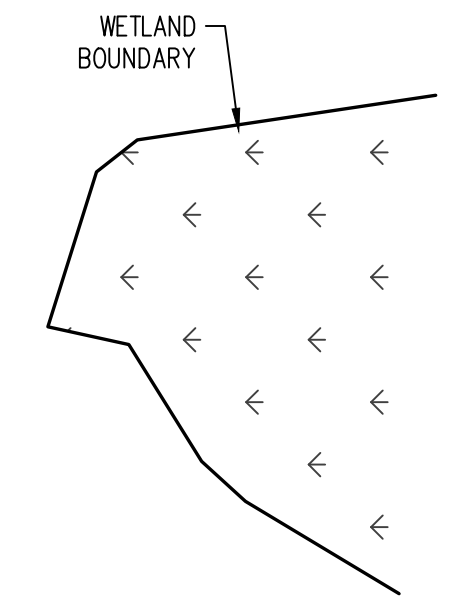
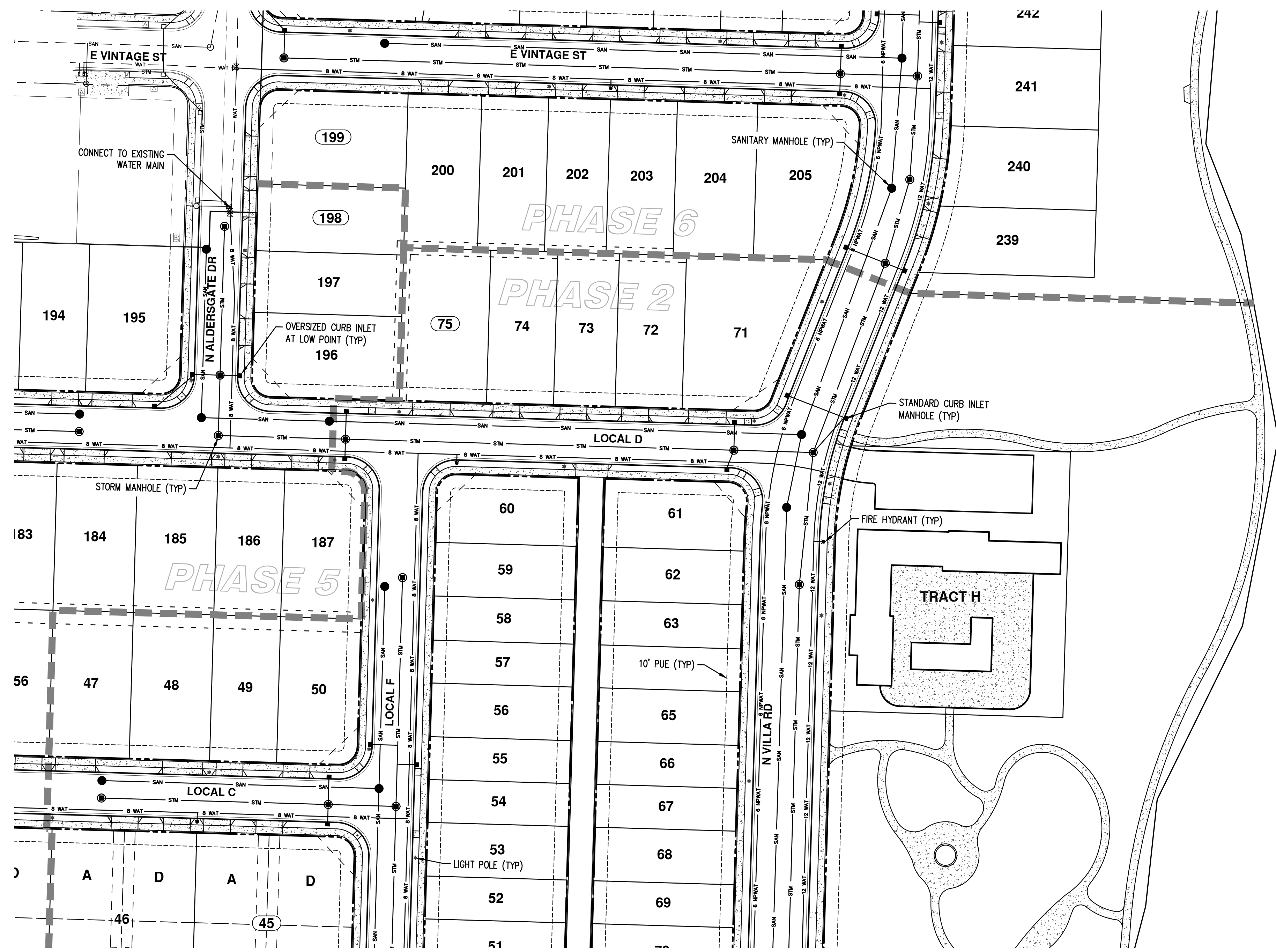
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**PRELIMINARY COMPOSITE UTILITY PLAN
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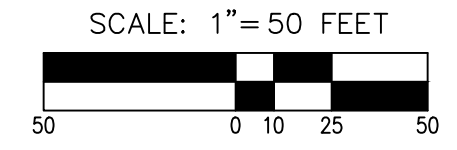
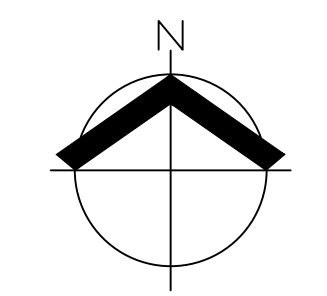
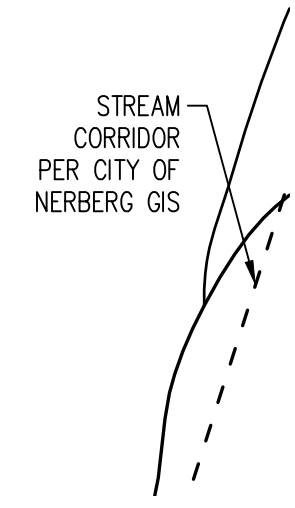
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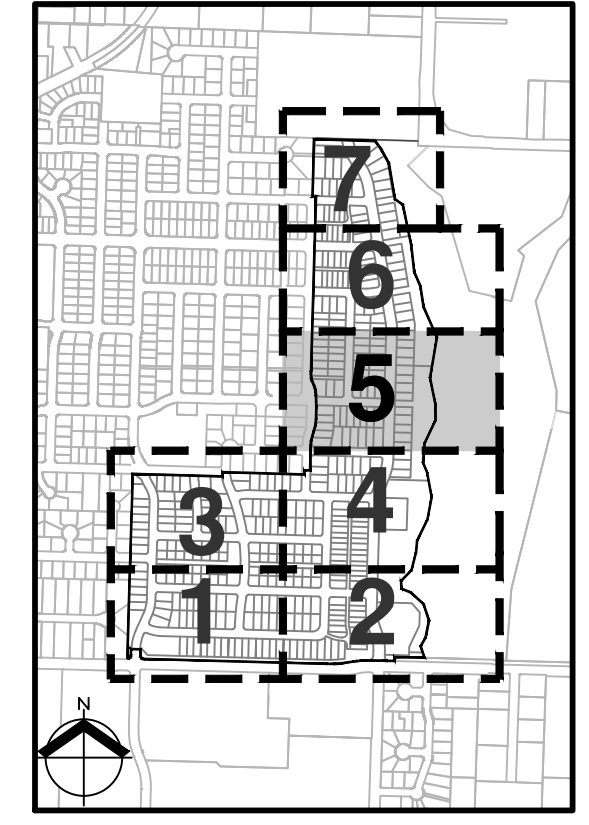


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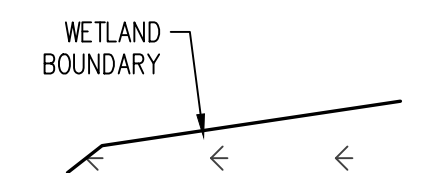
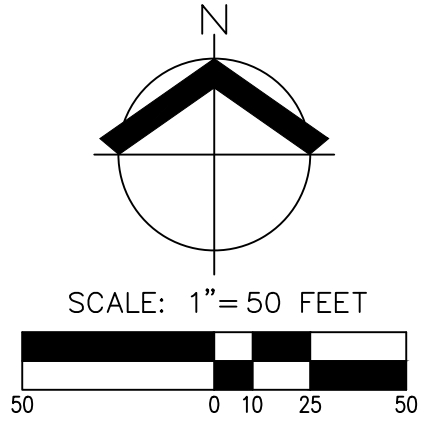




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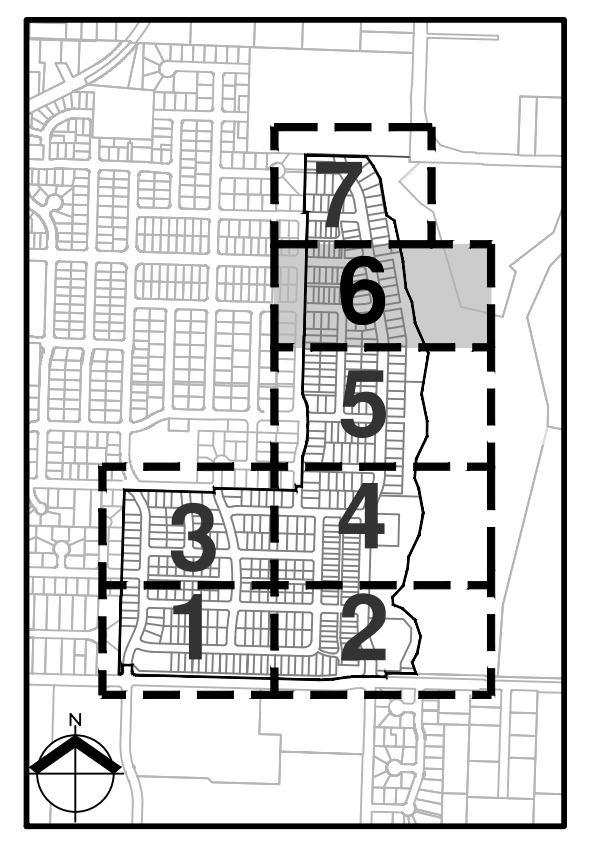
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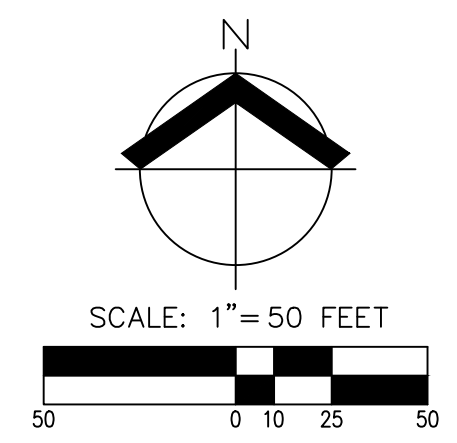


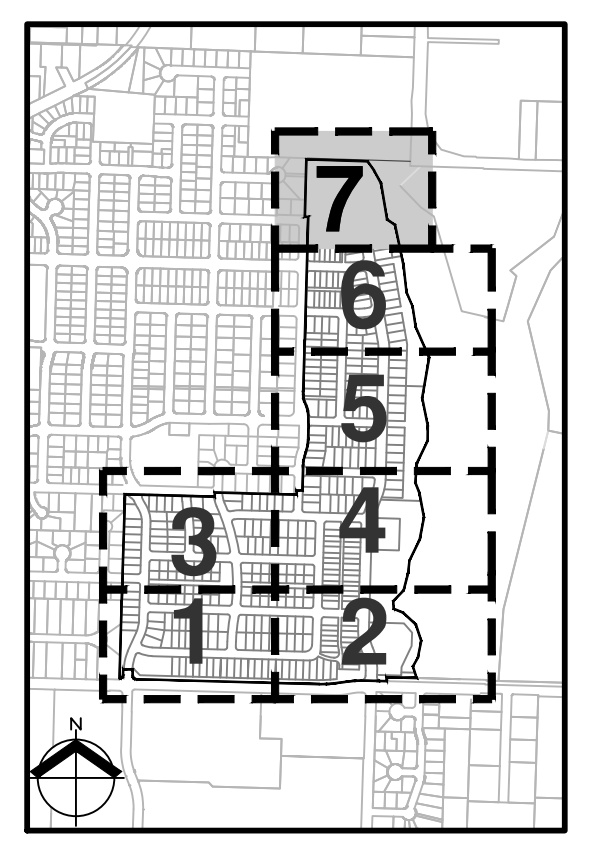
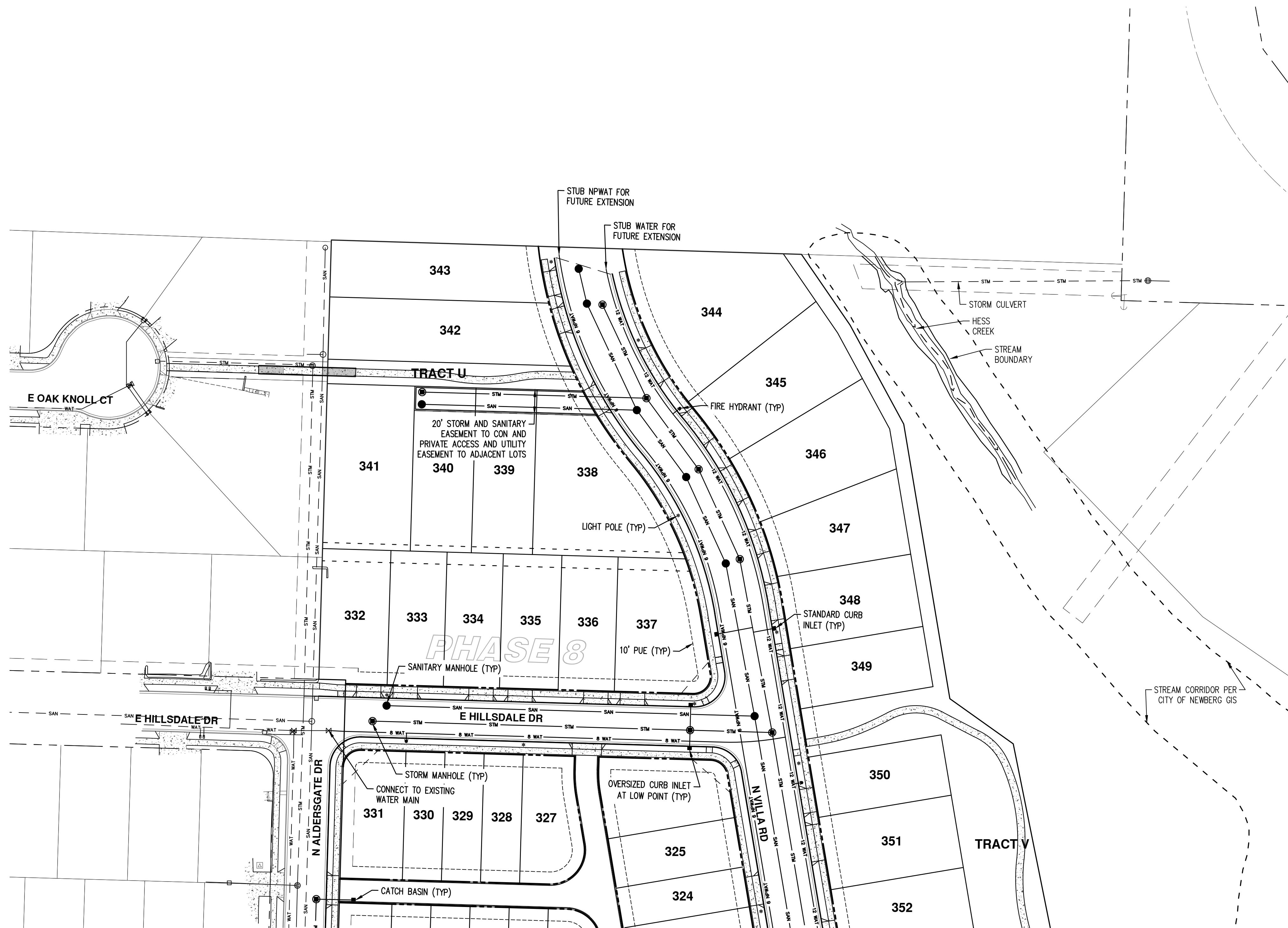
KEY MAP

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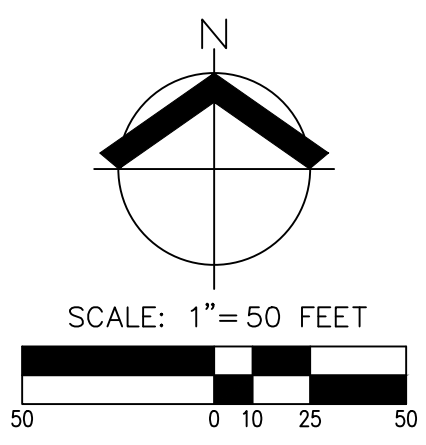




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6. ALL PROPOSED INLETS WITHIN ALLEYS SHALL BE CATCH BASINS, UNLESS NOTED OTHERWISE.
7. PIPE MATERIAL TO BE DETERMINED DURING FINAL ENGINEERING. STORM MAINS WILL BE SIZED DURING FINAL ENGINEERING.
8. LIGHT POLES TO CONFORM WITH SPRINGBROOK DISTRICT MASTER PLAN.

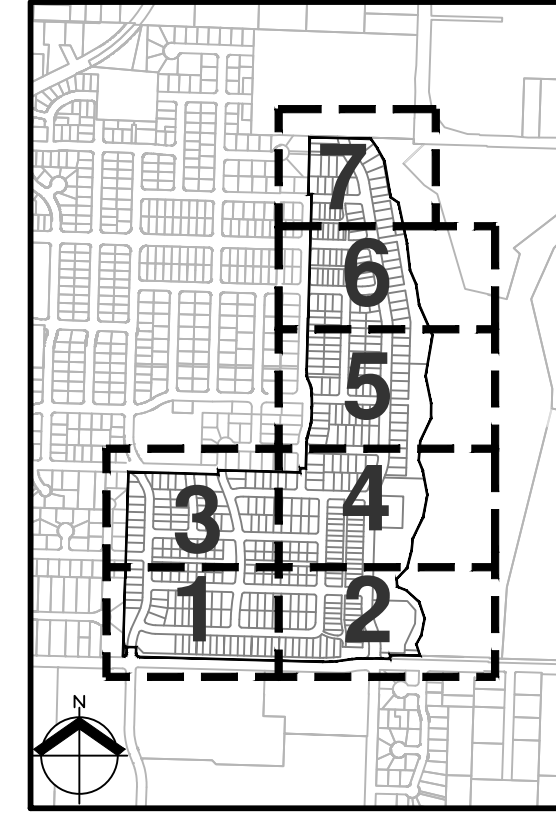
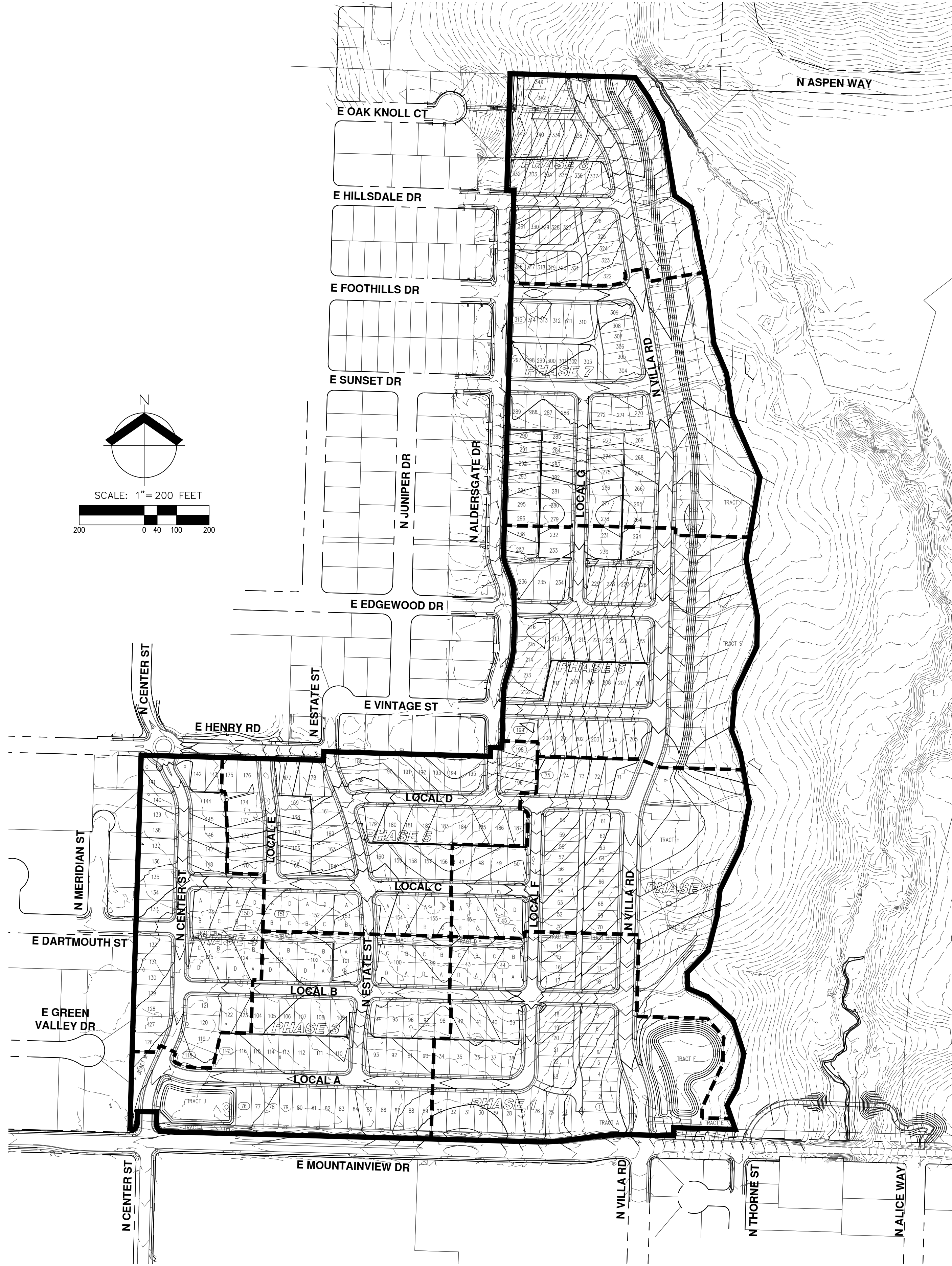


**PRELIMINARY COMPOSITE UTILITY PLAN
 COLLINA AT SPRINGBROOK
 PAHLISCH HOMES INC.
 NEWBERG, OREGON**

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 CONSTRUCTION**

JOB NUMBER:	4487-01
DATE:	02/08/2023
DESIGNED BY:	GPS
DRAWN BY:	STL
CHECKED BY:	MTS

CU-07

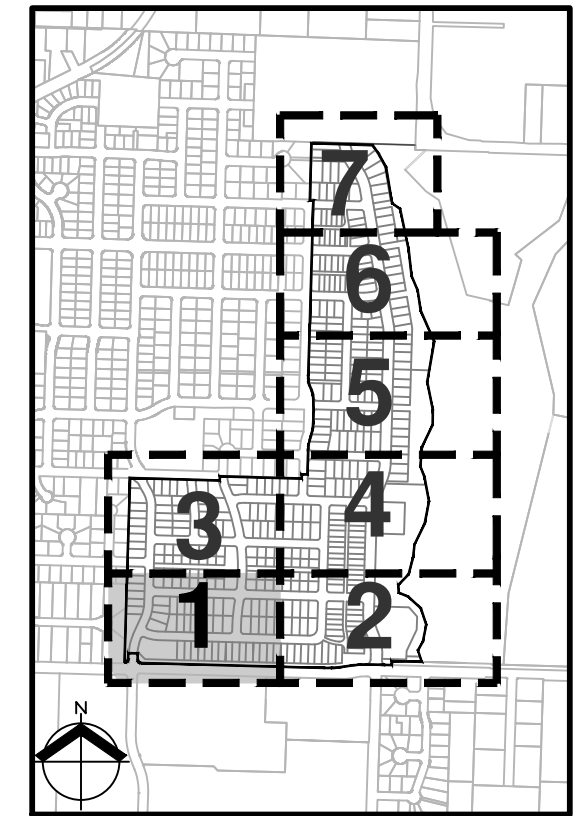
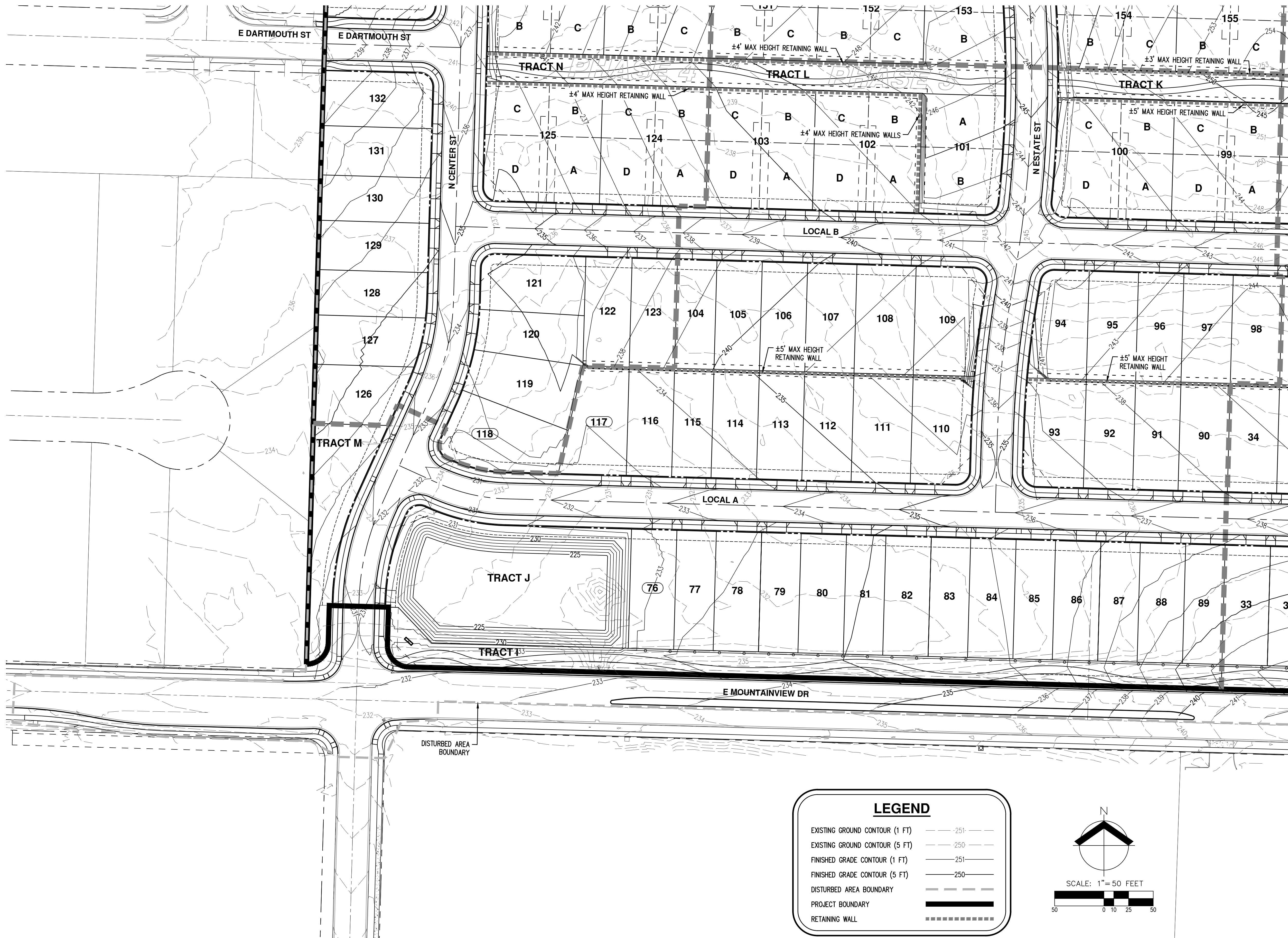


KEY MAP

PRELIMINARY GRADING OVERVIEW
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

PRELIMINARY
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 CONSTRUCTION

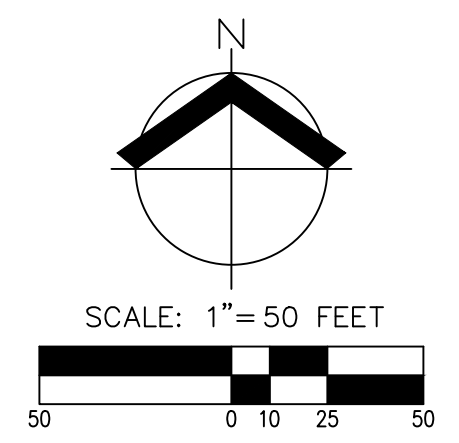
JOB NUMBER:	4487-01
DATE:	02/08/2023
DESIGNED BY:	GPS
DRAWN BY:	STL
CHECKED BY:	MTS



KEY MAP

LEGEND

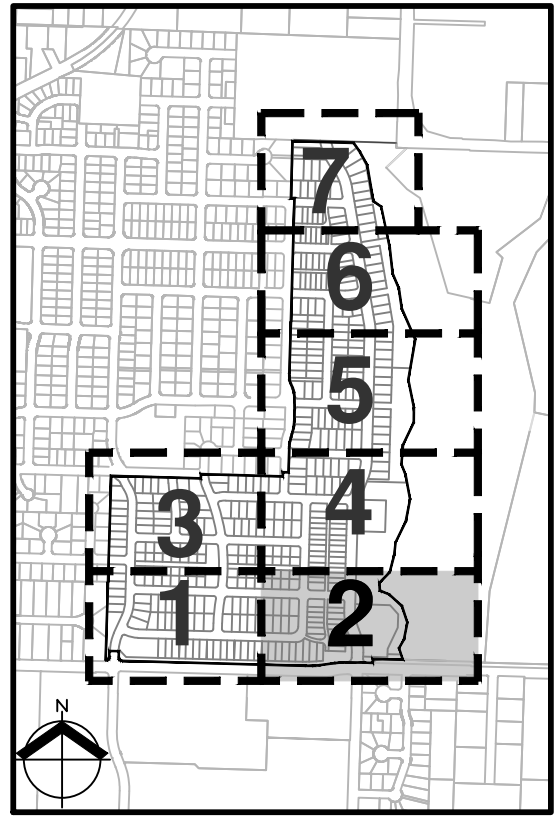
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EXISTING GROUND CONTOUR (5 FT)	--- 250 ---
FINISHED GRADE CONTOUR (1 FT)	--- 251 ---
FINISHED GRADE CONTOUR (5 FT)	--- 250 ---
DISTURBED AREA BOUNDARY	--- ---
PROJECT BOUNDARY	—————
RETAINING WALL	-----



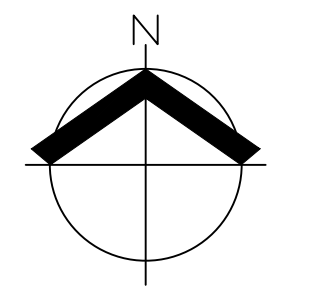
PRELIMINARY GRADING PLAN
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

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JOB NUMBER:	4487-01
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CHECKED BY:	MTS



KEY MAP

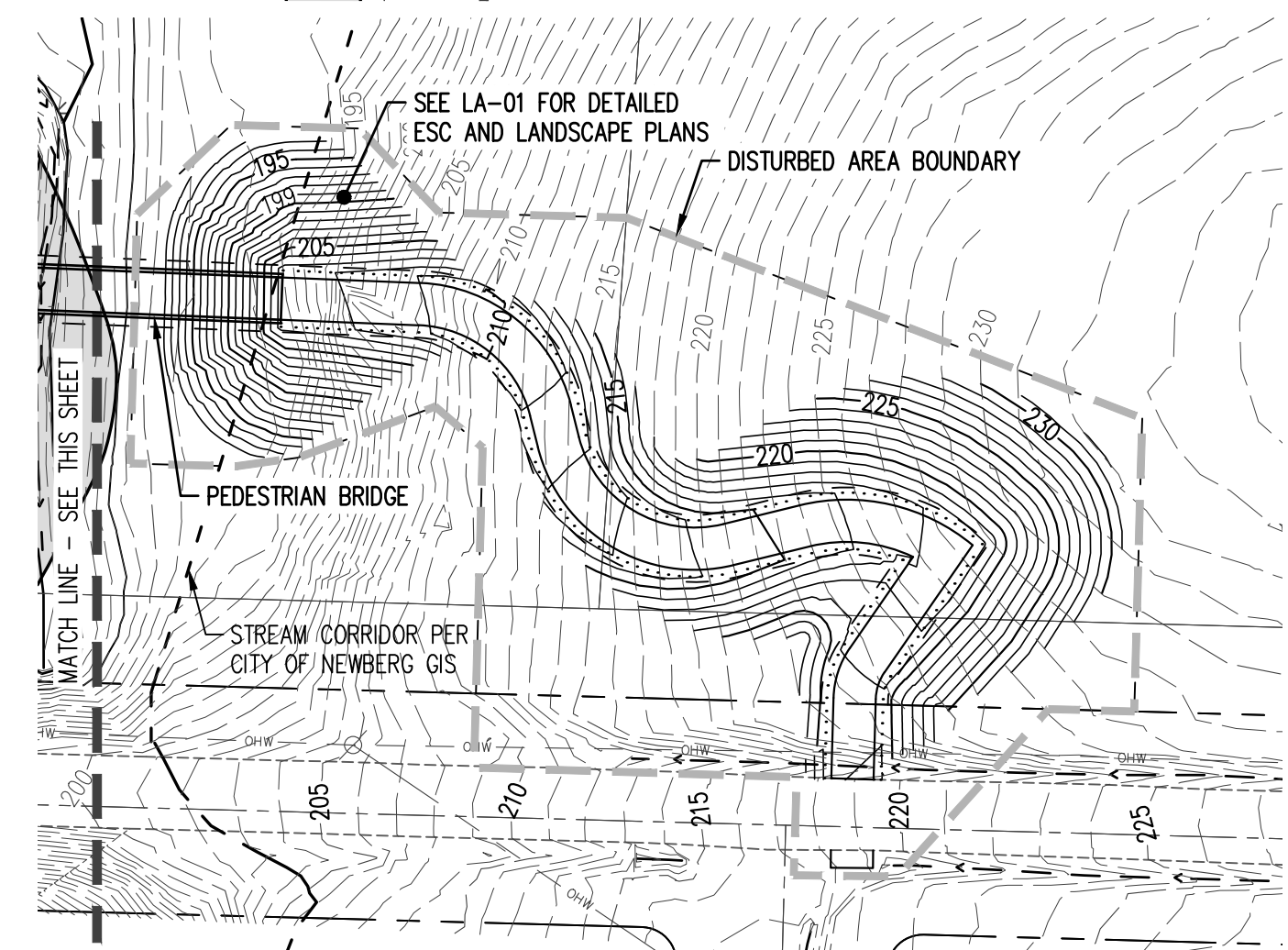


SCALE: 1" = 50 FEET



LEGEND

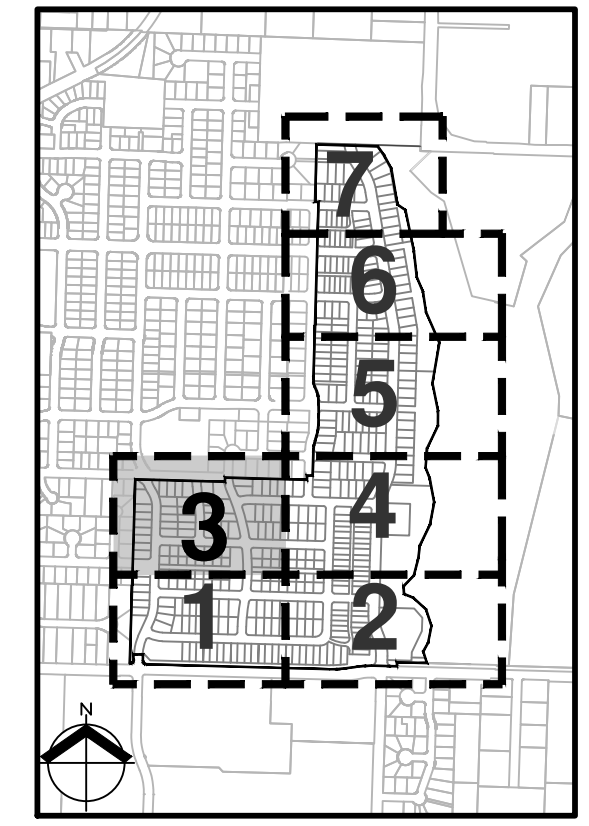
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EXISTING GROUND CONTOUR (5 FT)	--- 250 ---
FINISHED GRADE CONTOUR (1 FT)	--- 251 ---
FINISHED GRADE CONTOUR (5 FT)	--- 250 ---
DISTURBED AREA BOUNDARY	-----
PROJECT BOUNDARY	—————
RETAINING WALL



**PRELIMINARY GRADING PLAN
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON**

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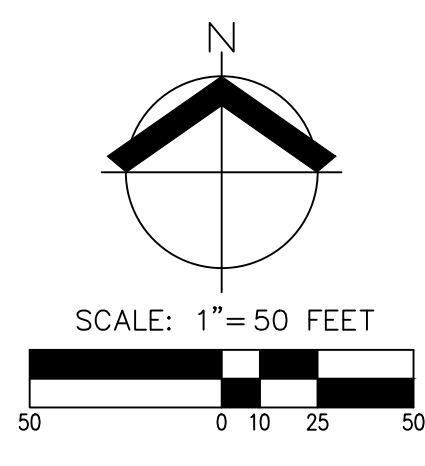
JOB NUMBER:	4487-01
DATE:	02/08/2023
DESIGNED BY:	GPS
DRAWN BY:	STL
CHECKED BY:	MTS



KEY MAP

LEGEND

- EXISTING GROUND CONTOUR (1 FT) --- 251 ---
- EXISTING GROUND CONTOUR (5 FT) --- 250 ---
- FINISHED GRADE CONTOUR (1 FT) --- 251 ---
- FINISHED GRADE CONTOUR (5 FT) --- 250 ---
- DISTURBED AREA BOUNDARY - - - - -
- PROJECT BOUNDARY —————
- RETAINING WALL ————

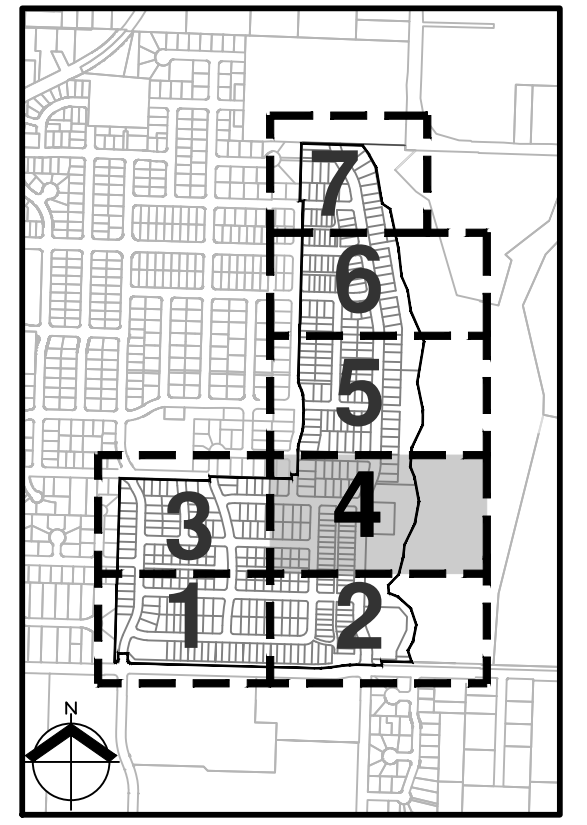
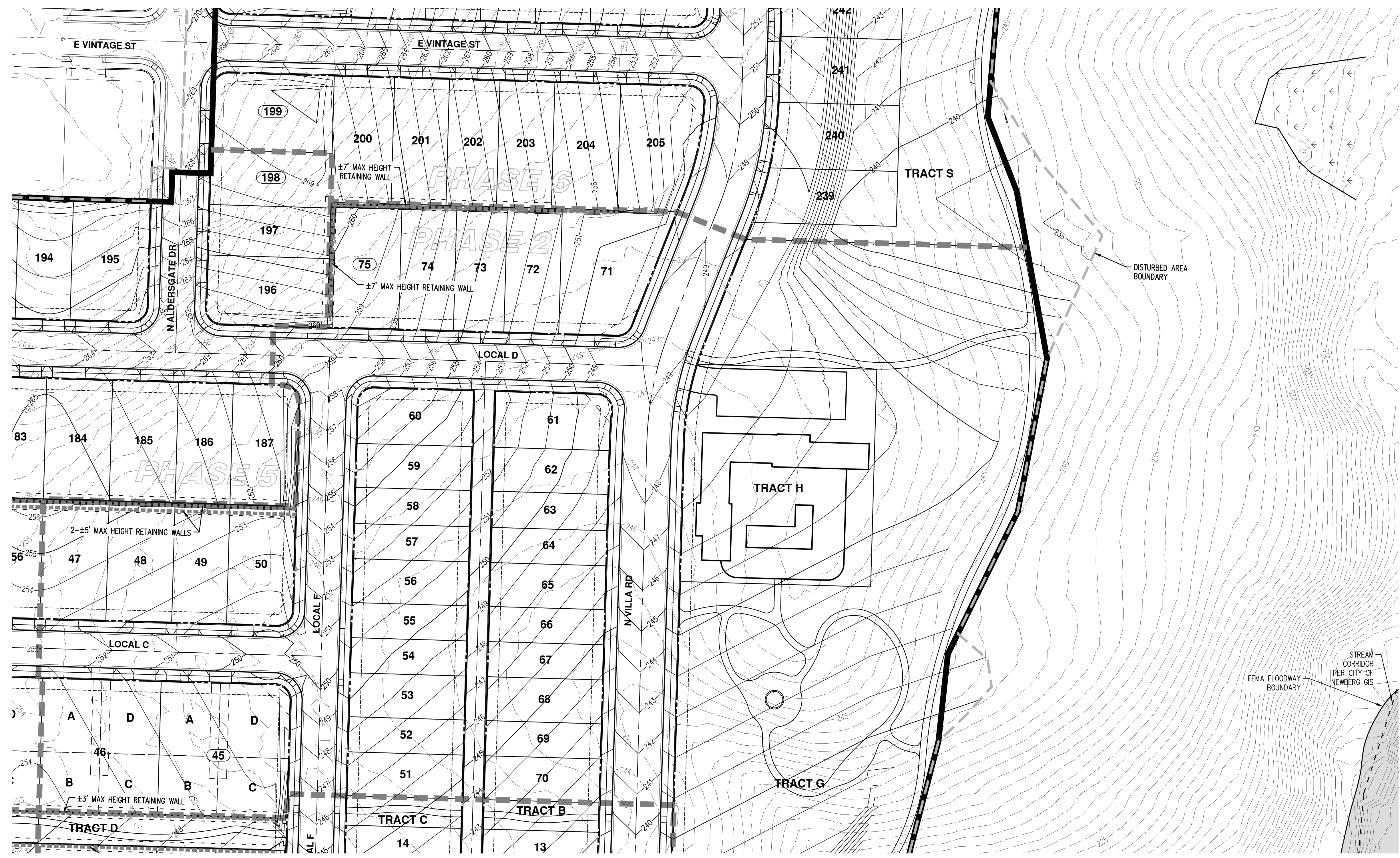


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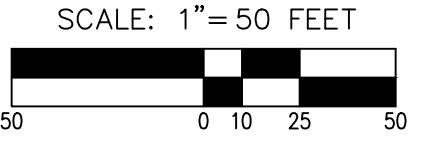
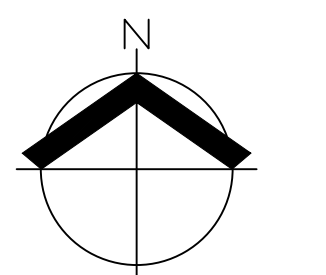
JOB NUMBER: 4487-01
 DATE: 02/08/2023
 DESIGNED BY: GPS
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 CHECKED BY: MTS

LEGEND

- EXISTING GROUND CONTOUR (1 FT) - - - - - 251 - - - - -
- EXISTING GROUND CONTOUR (5 FT) - - - - - 250 - - - - -
- FINISHED GRADE CONTOUR (1 FT) - - - - - 251 - - - - -
- FINISHED GRADE CONTOUR (5 FT) - - - - - 250 - - - - -
- DISTURBED AREA BOUNDARY - - - - -
- PROJECT BOUNDARY - - - - -
- RETAINING WALL - - - - -



KEY MAP

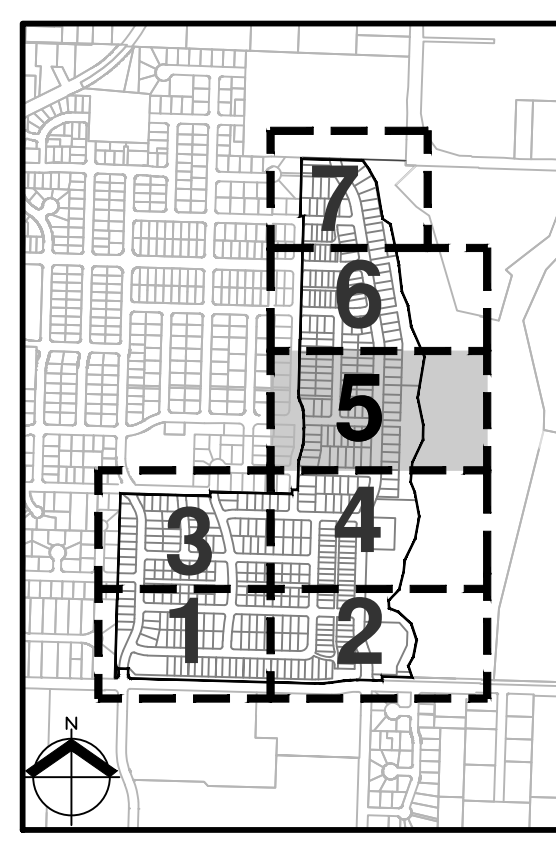


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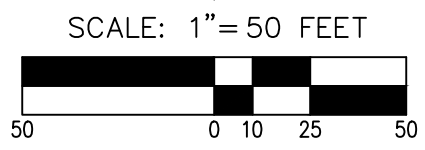
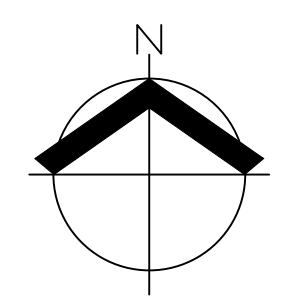
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DATE:	02/08/2023
DESIGNED BY:	GPS
DRAWN BY:	STL
CHECKED BY:	MTS

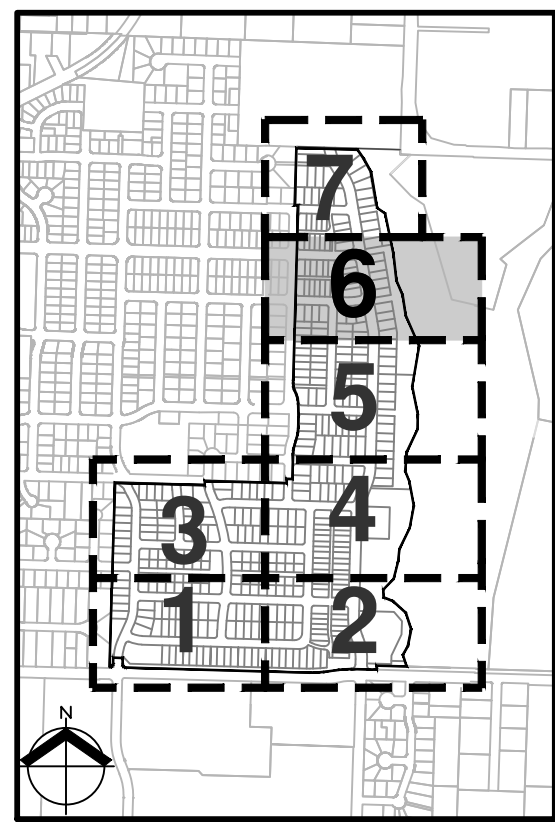
LEGEND

EXISTING GROUND CONTOUR (1 FT)	--- 251 ---
EXISTING GROUND CONTOUR (5 FT)	--- 250 ---
FINISHED GRADE CONTOUR (1 FT)	--- 251 ---
FINISHED GRADE CONTOUR (5 FT)	--- 250 ---
DISTURBED AREA BOUNDARY	-----
PROJECT BOUNDARY	—————
RETAINING WALL



KEY MAP

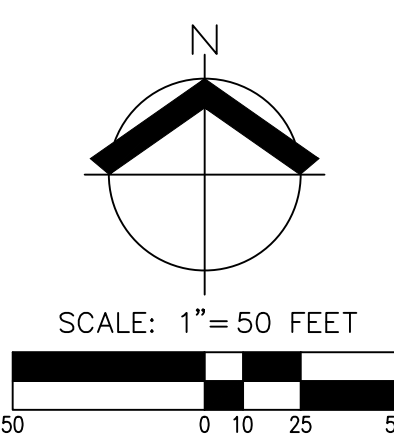


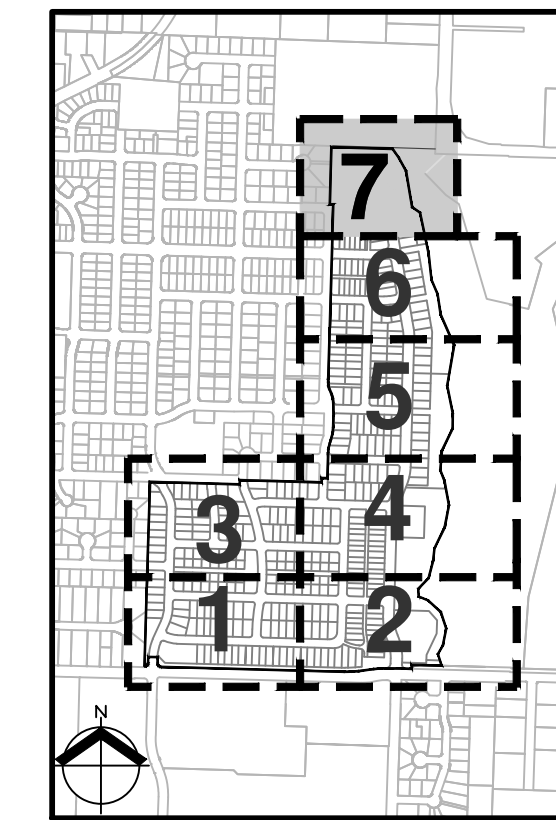


KEY MAP

LEGEND

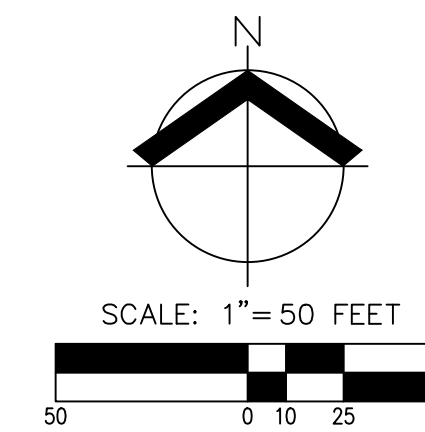
- EXISTING GROUND CONTOUR (1 FT) ——— 251 ———
- EXISTING GROUND CONTOUR (5 FT) ——— 250 ———
- FINISHED GRADE CONTOUR (1 FT) ——— 251 ———
- FINISHED GRADE CONTOUR (5 FT) ——— 250 ———
- DISTURBED AREA BOUNDARY ———
- PROJECT BOUNDARY ———
- RETAINING WALL ———

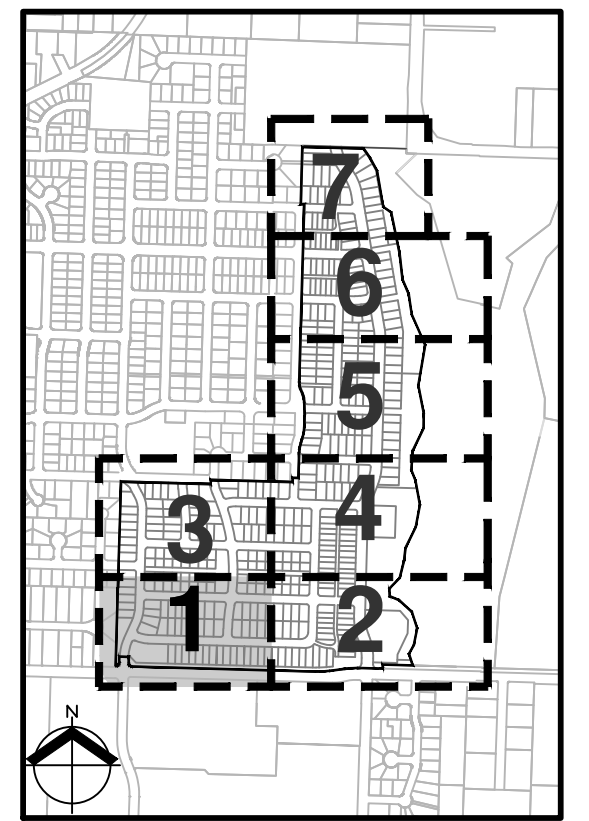
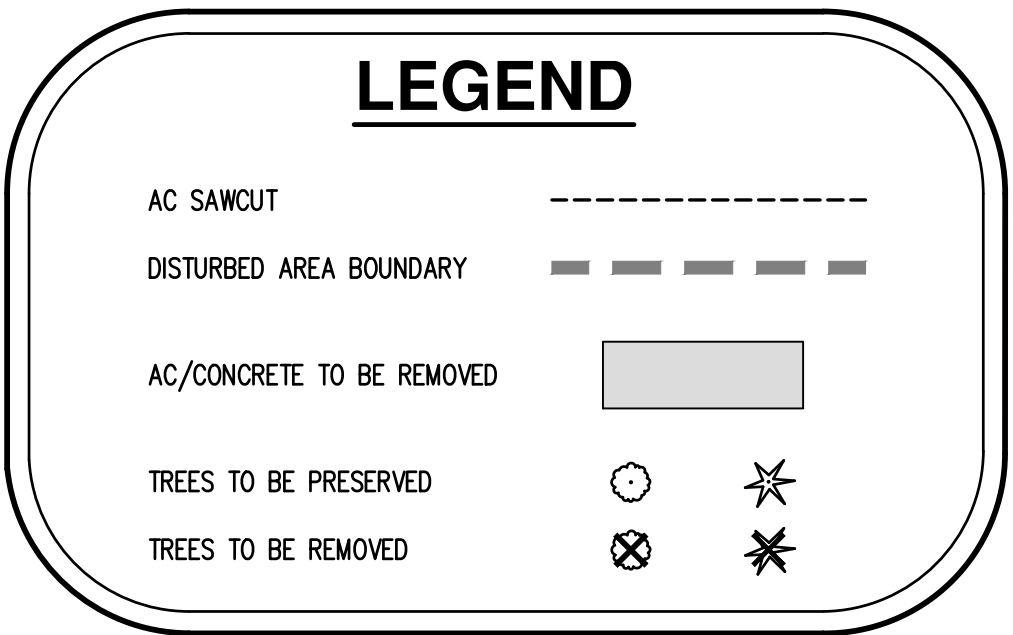
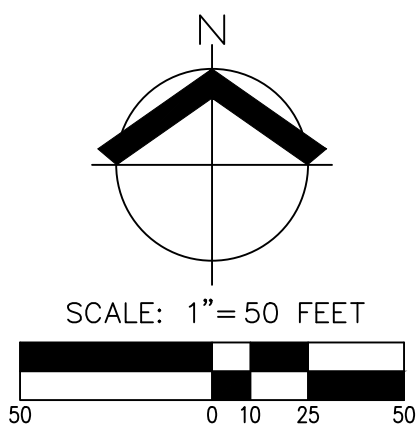
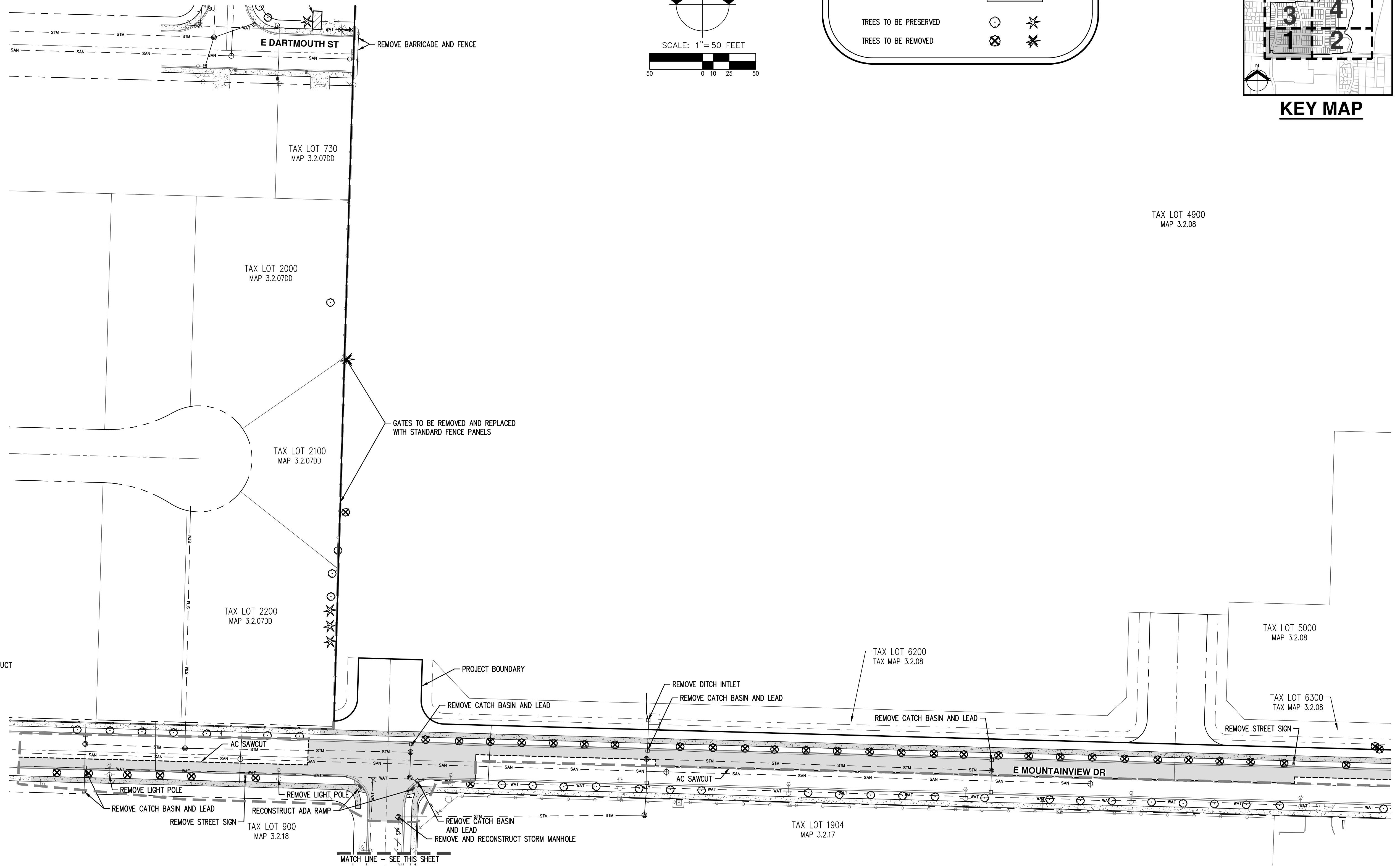
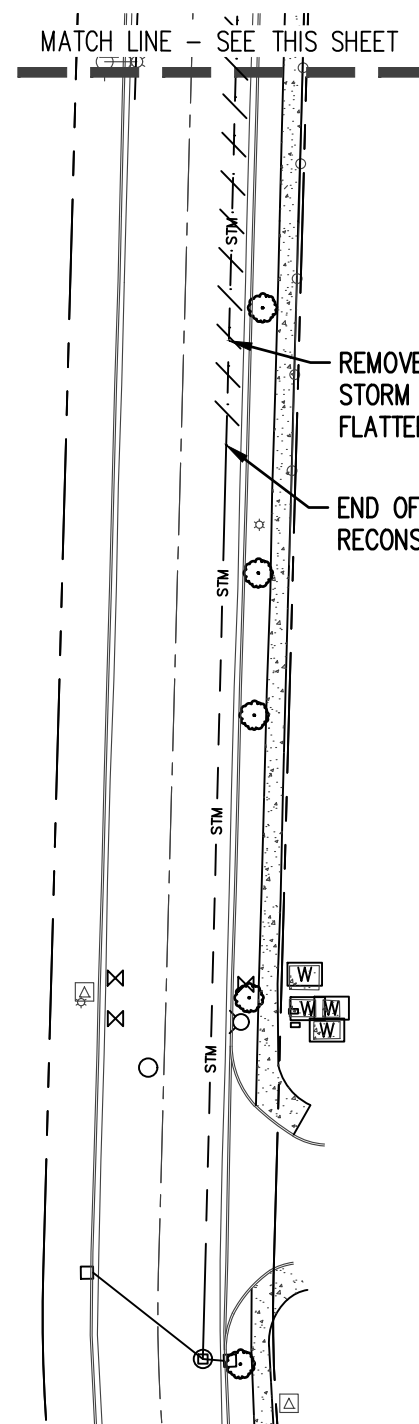




KEY MAP

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 251 ---
EXISTING GROUND CONTOUR (5 FT)	--- 250 ---
FINISHED GRADE CONTOUR (1 FT)	--- 251 ---
FINISHED GRADE CONTOUR (5 FT)	--- 250 ---
DISTURBED AREA BOUNDARY	-----
PROJECT BOUNDARY	—————
RETAINING WALL

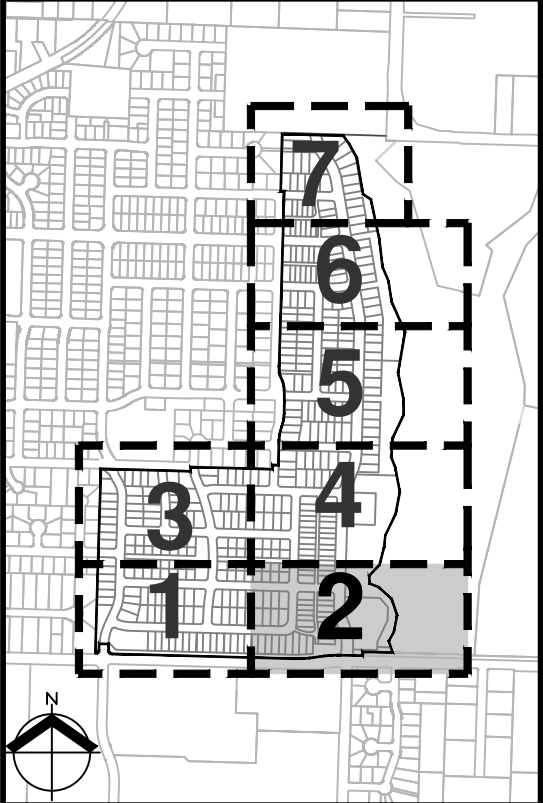
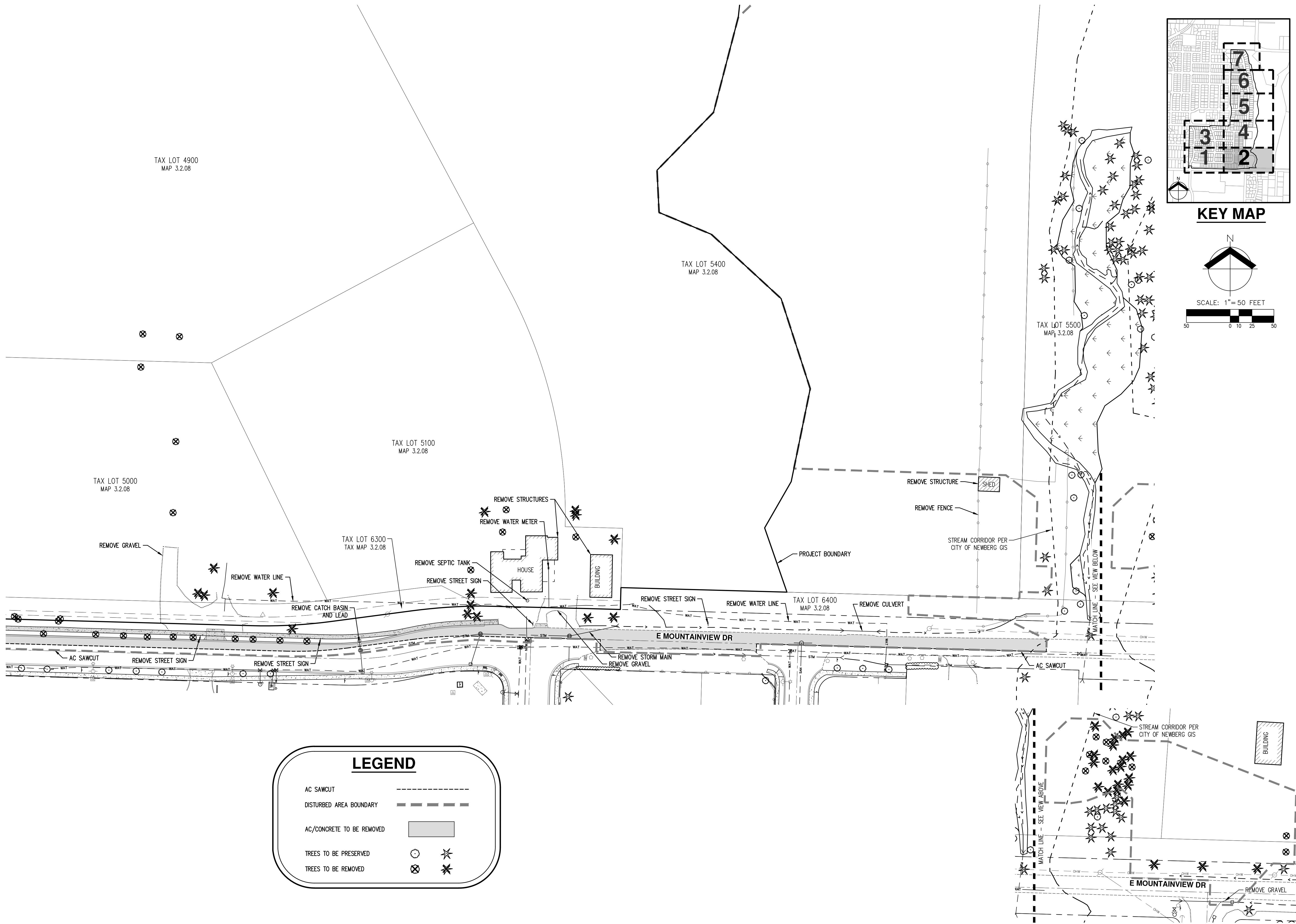




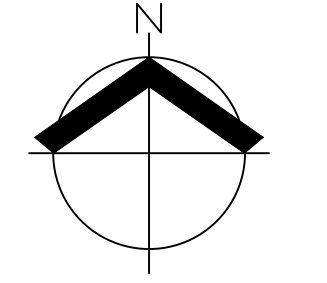
KEY MAP

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CONSTRUCTION

JOB NUMBER: 4487-01
DATE: 02/08/2023
DESIGNED BY: GPS
DRAWN BY: STL
CHECKED BY: MTS



KEY MAP



SCALE: 1"=50 FEET

LEGEND

AC SAWCUT	-----
DISTURBED AREA BOUNDARY	- - - - -
AC/CONCRETE TO BE REMOVED	■
TREES TO BE PRESERVED	⊙ *
TREES TO BE REMOVED	⊗ *

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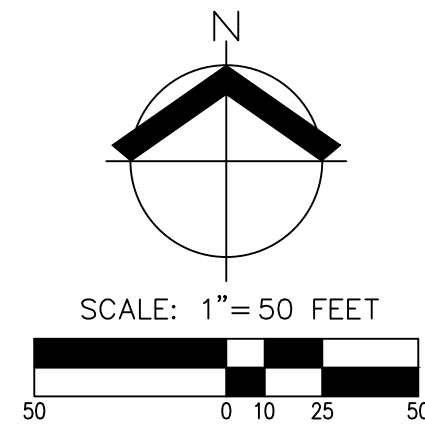
pahlisch
 HOMES

**PRELIMINARY DEMOLITION PLAN
 COLLINA AT SPRINGBROOK
 PAHLISCH HOMES INC.
 NEWBERG, OREGON**

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 CONSTRUCTION**

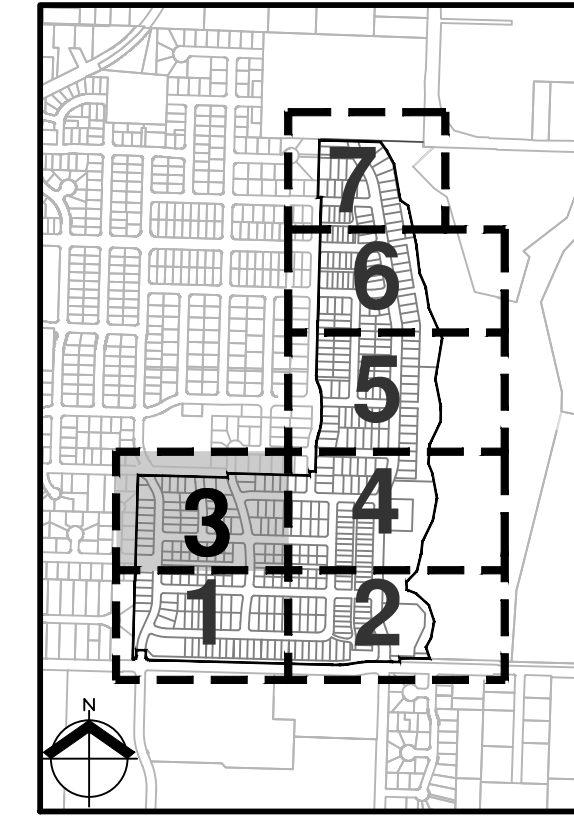
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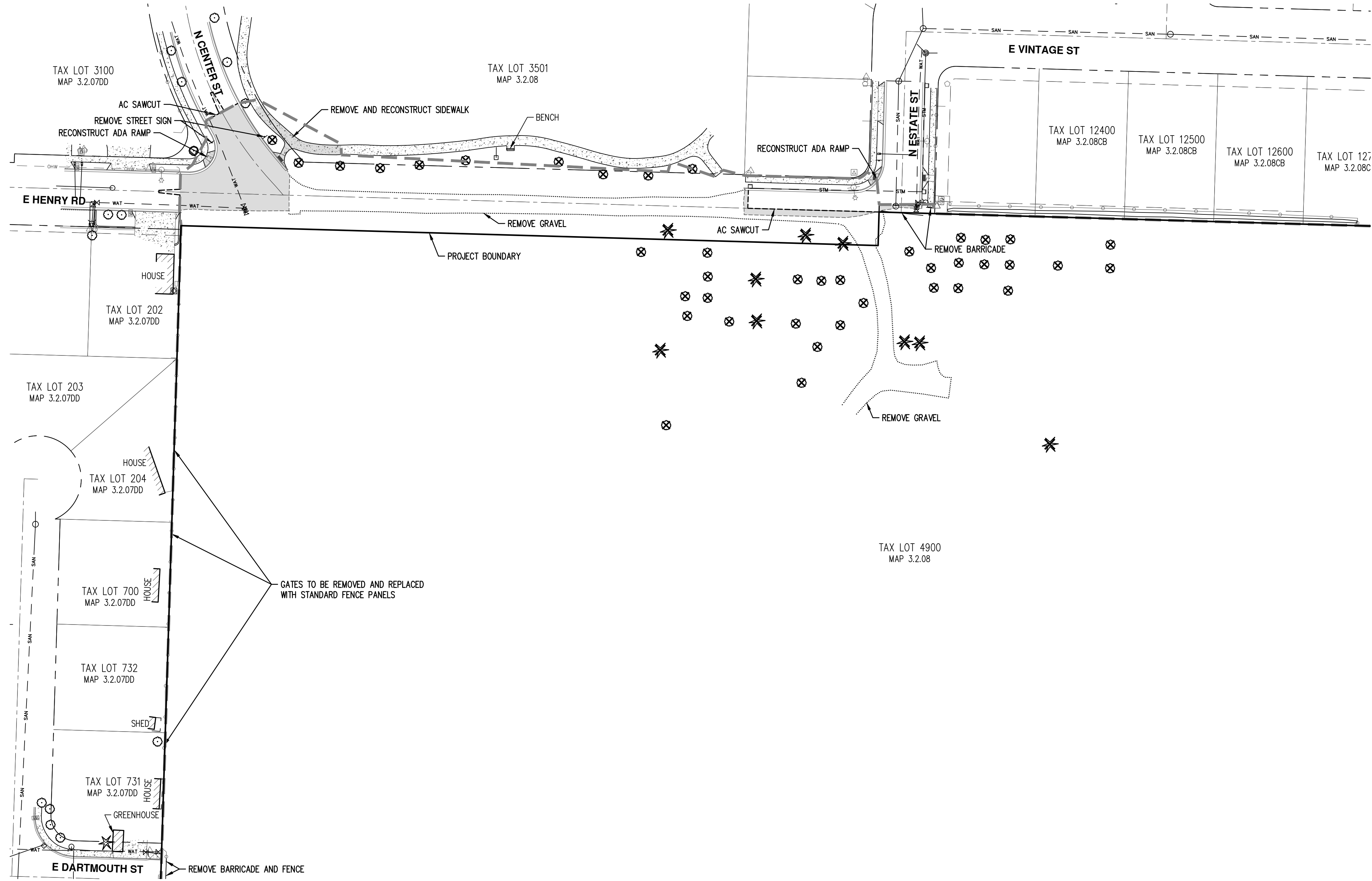


LEGEND

AC SAWCUT	---
DISTURBED AREA BOUNDARY	- - -
AC/CONCRETE TO BE REMOVED	■
TREES TO BE PRESERVED	⊗
TREES TO BE REMOVED	✱

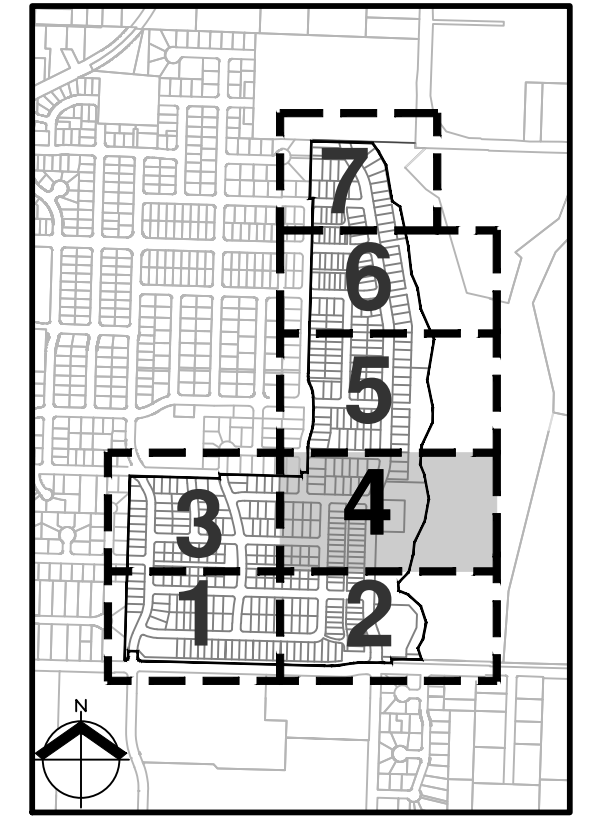
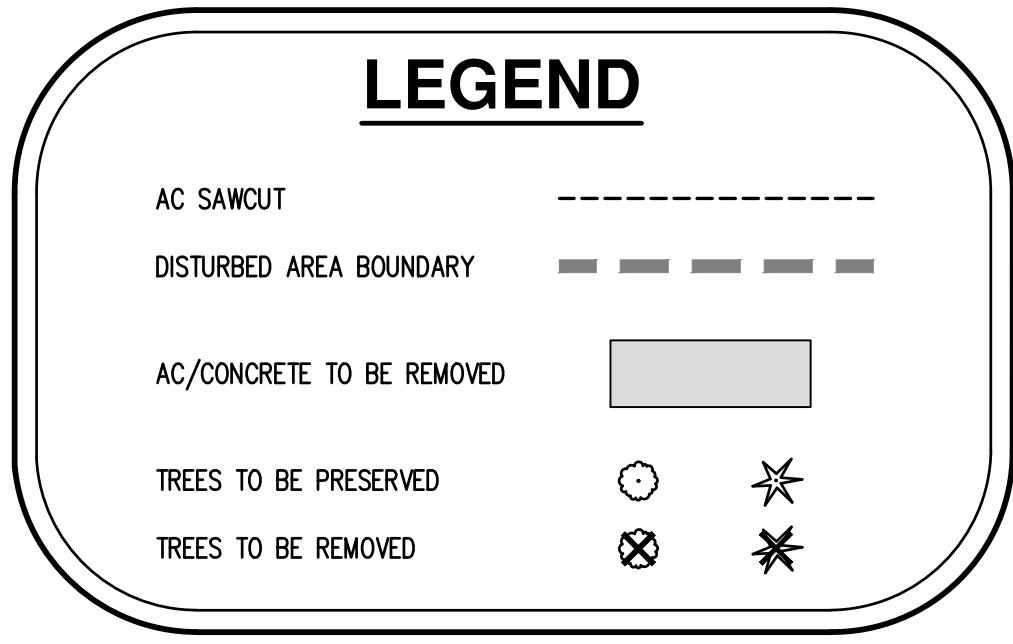
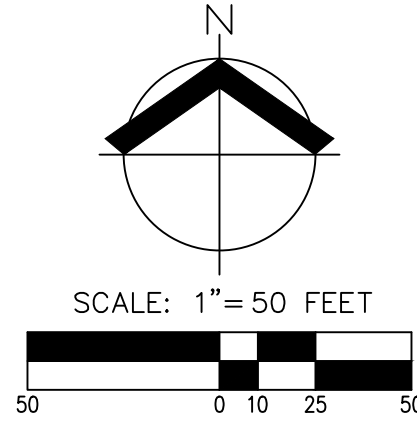
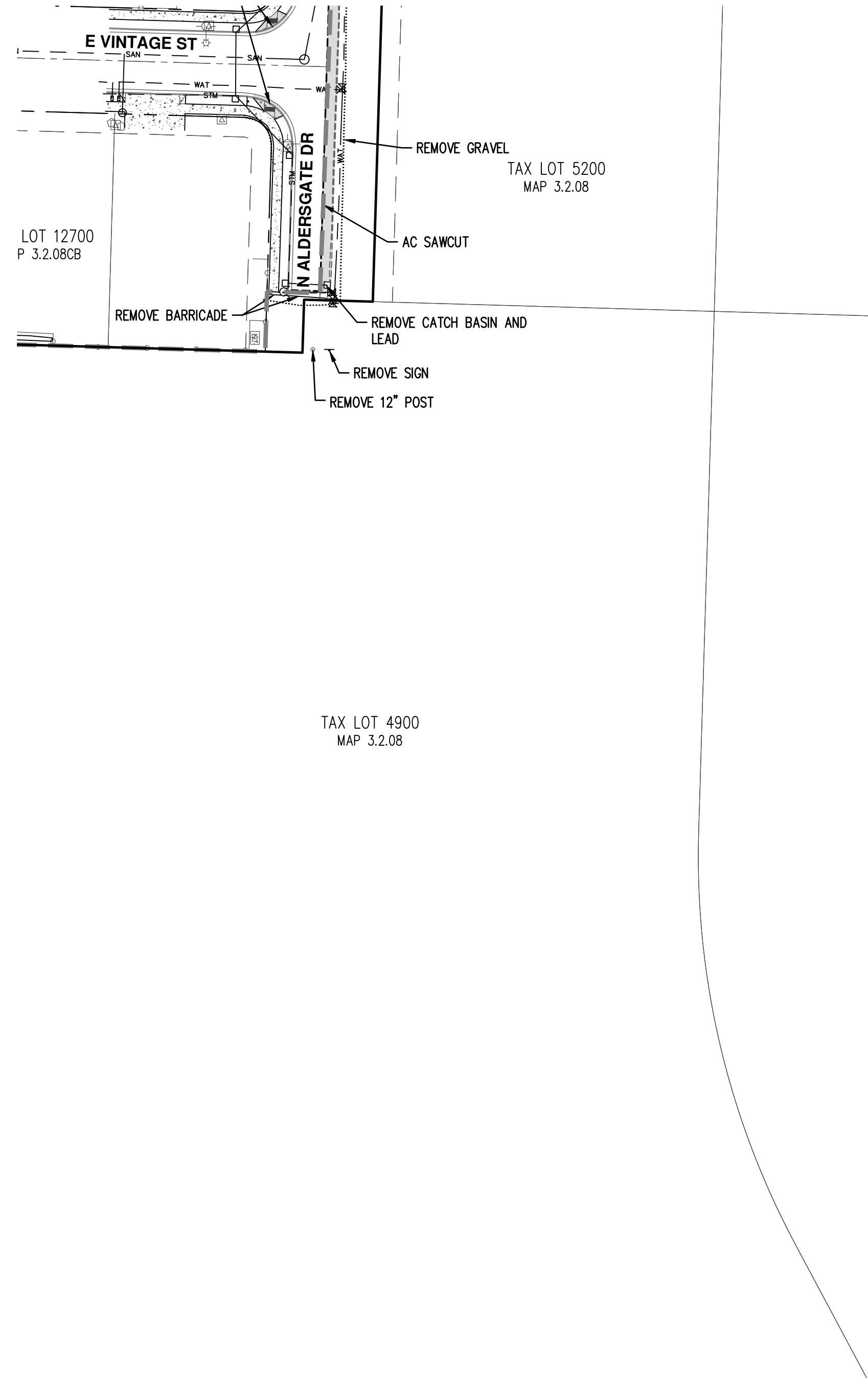


KEY MAP



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JOB NUMBER:	4487-01
DATE:	02/08/2023
DESIGNED BY:	GPS
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**PRELIMINARY DEMOLITION PLAN
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON**

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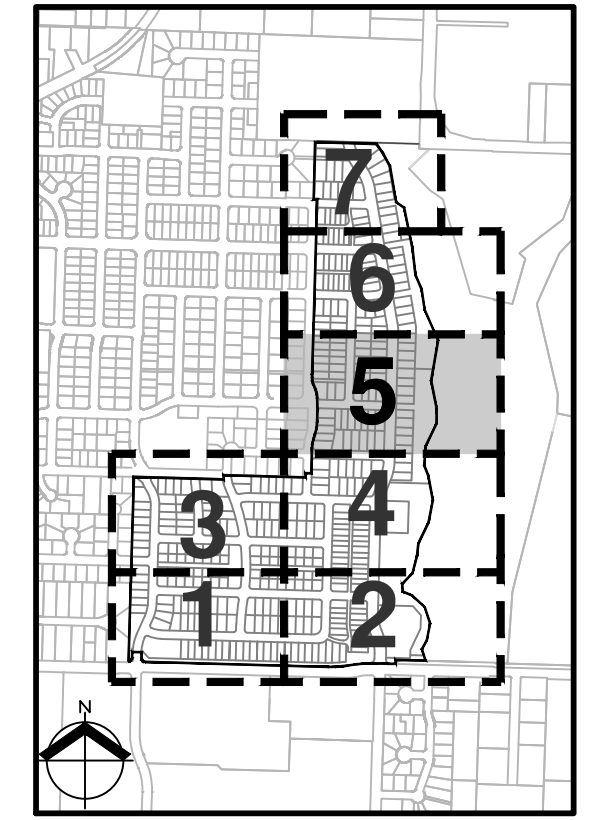
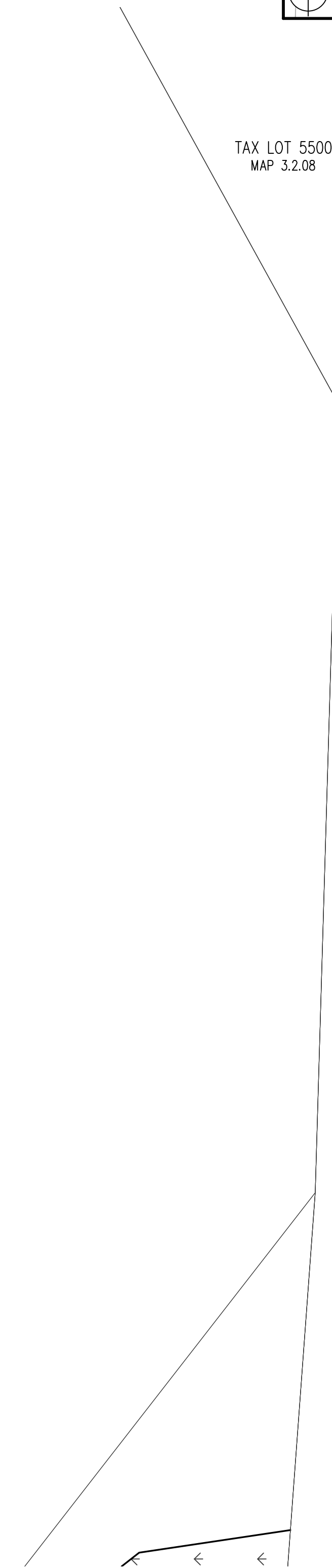
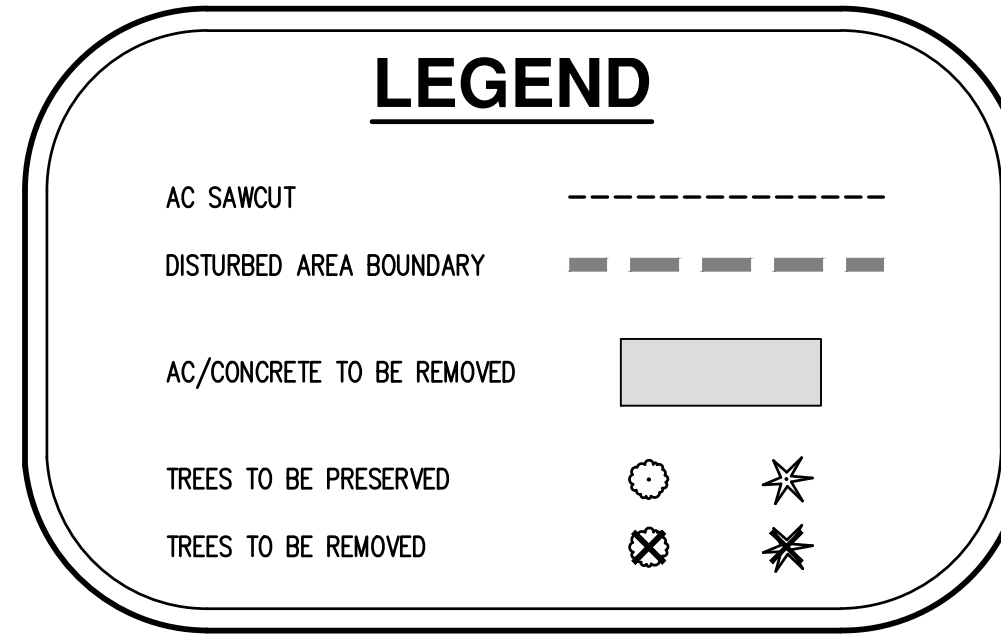
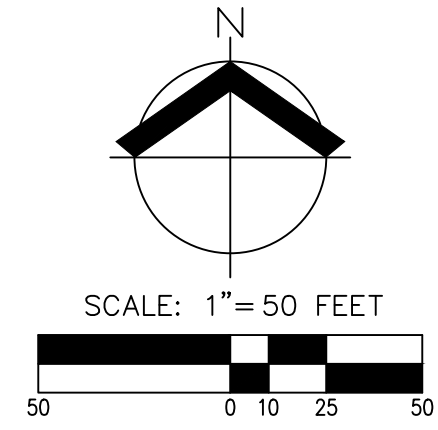
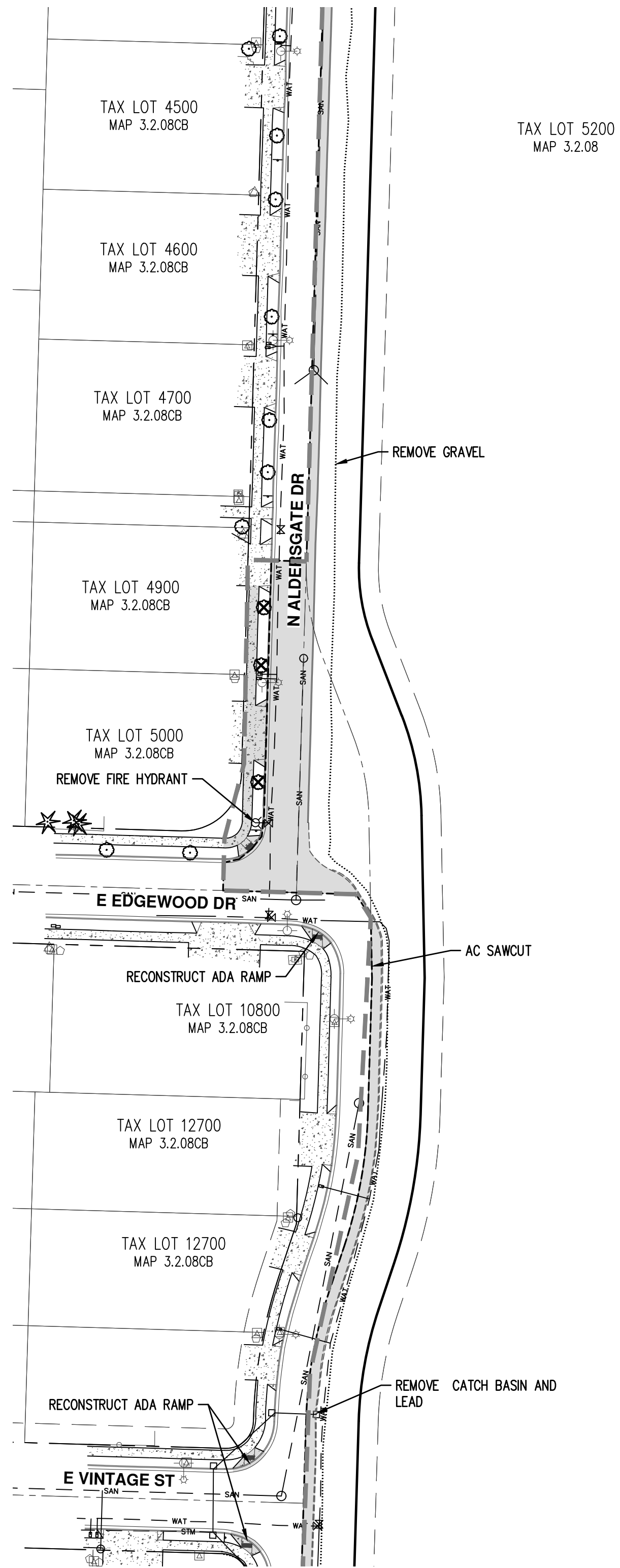
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DATE:	02/08/2023
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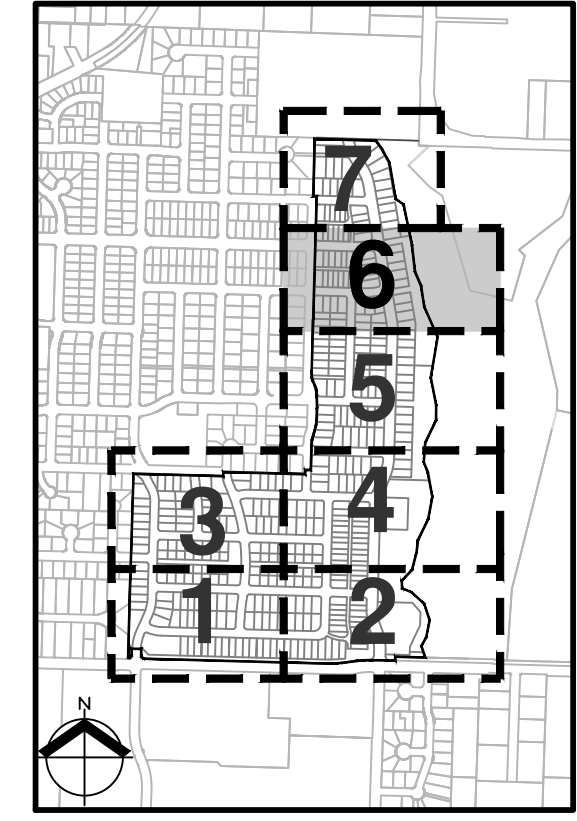
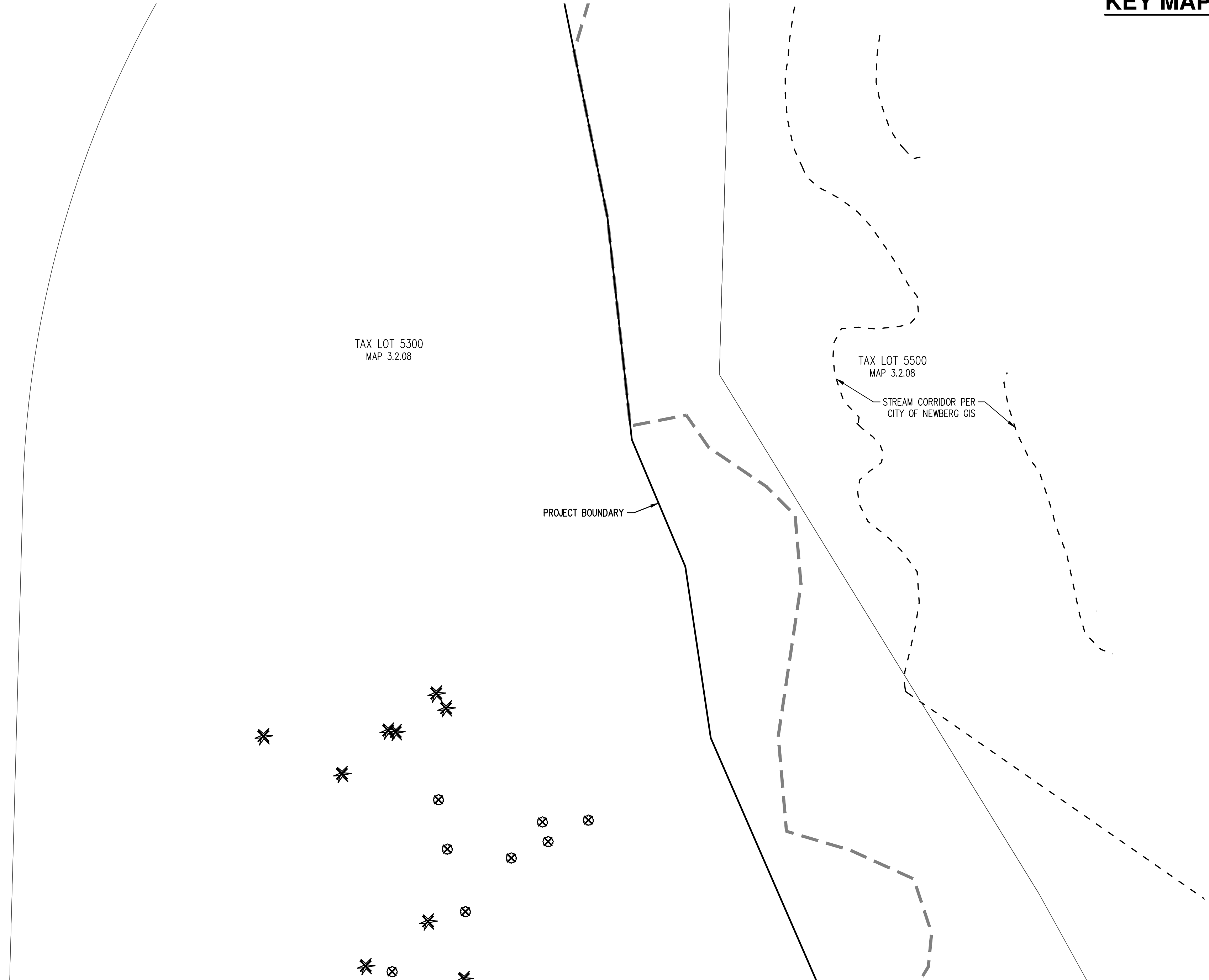
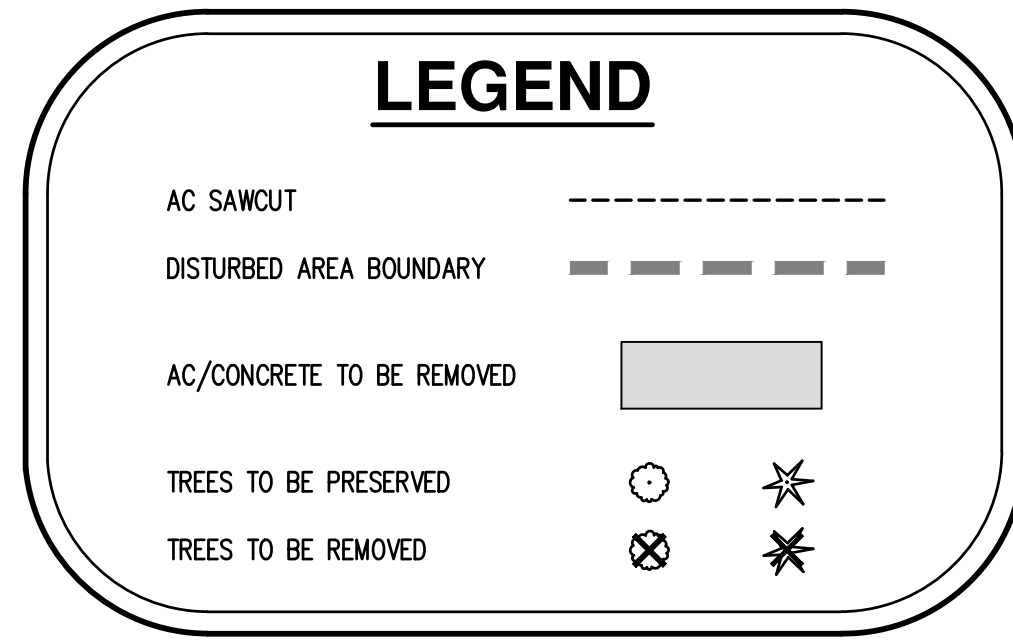
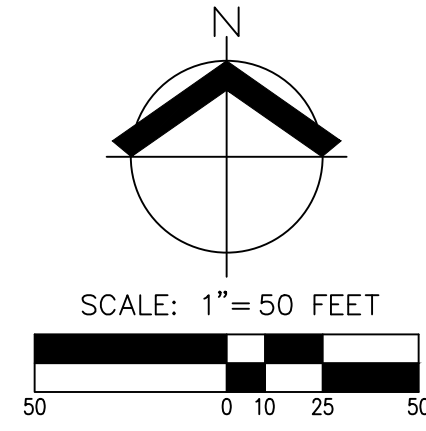
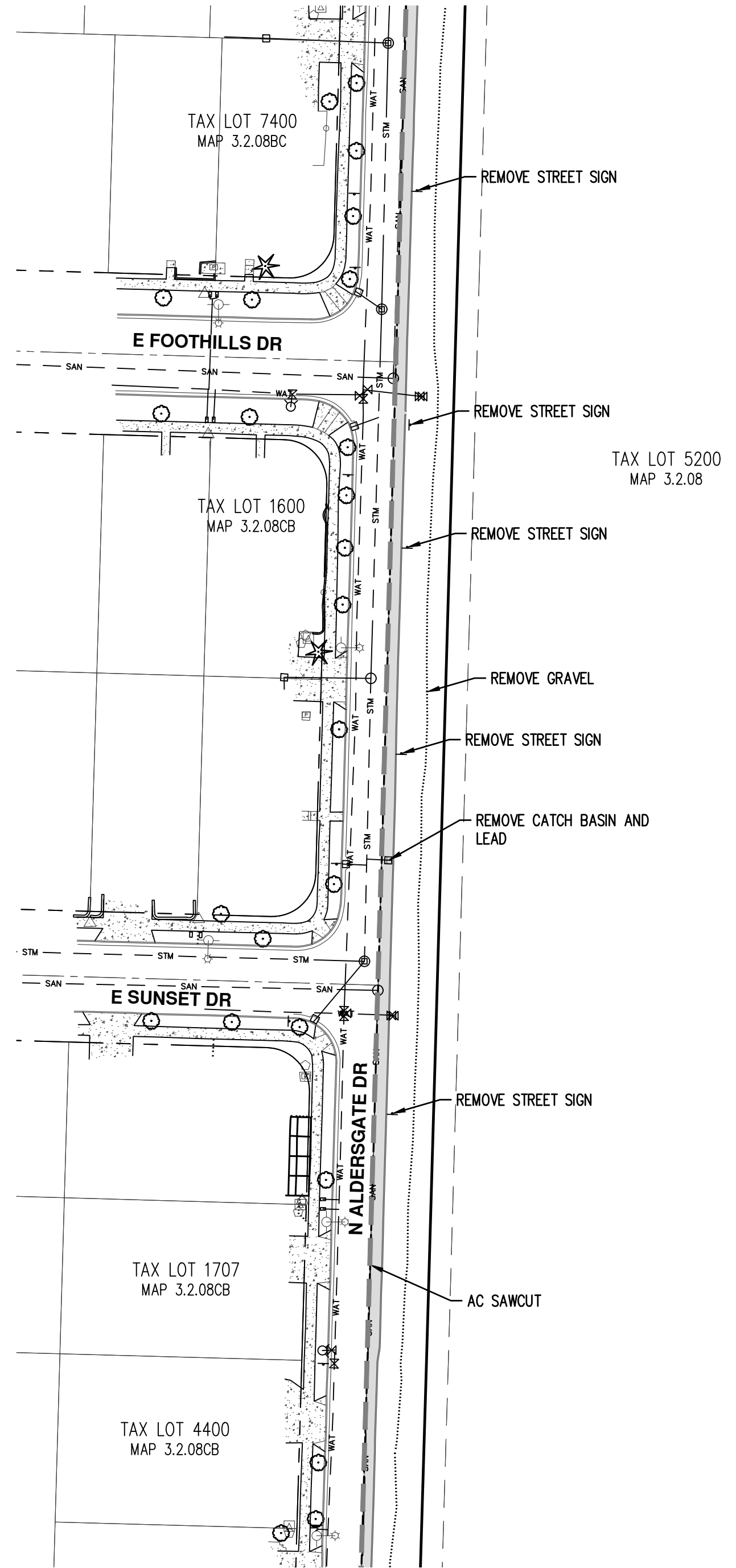


KEY MAP

**PRELIMINARY DEMOLITION PLAN
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON**

**PRELIMINARY
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CONSTRUCTION**

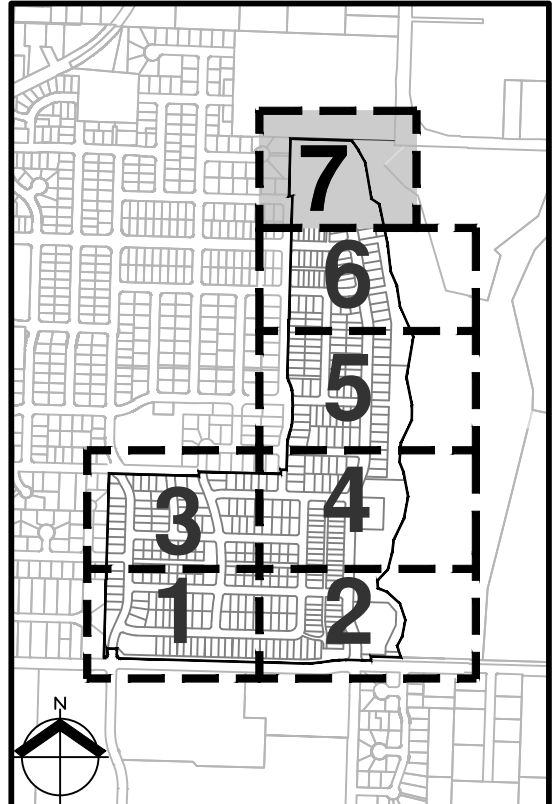
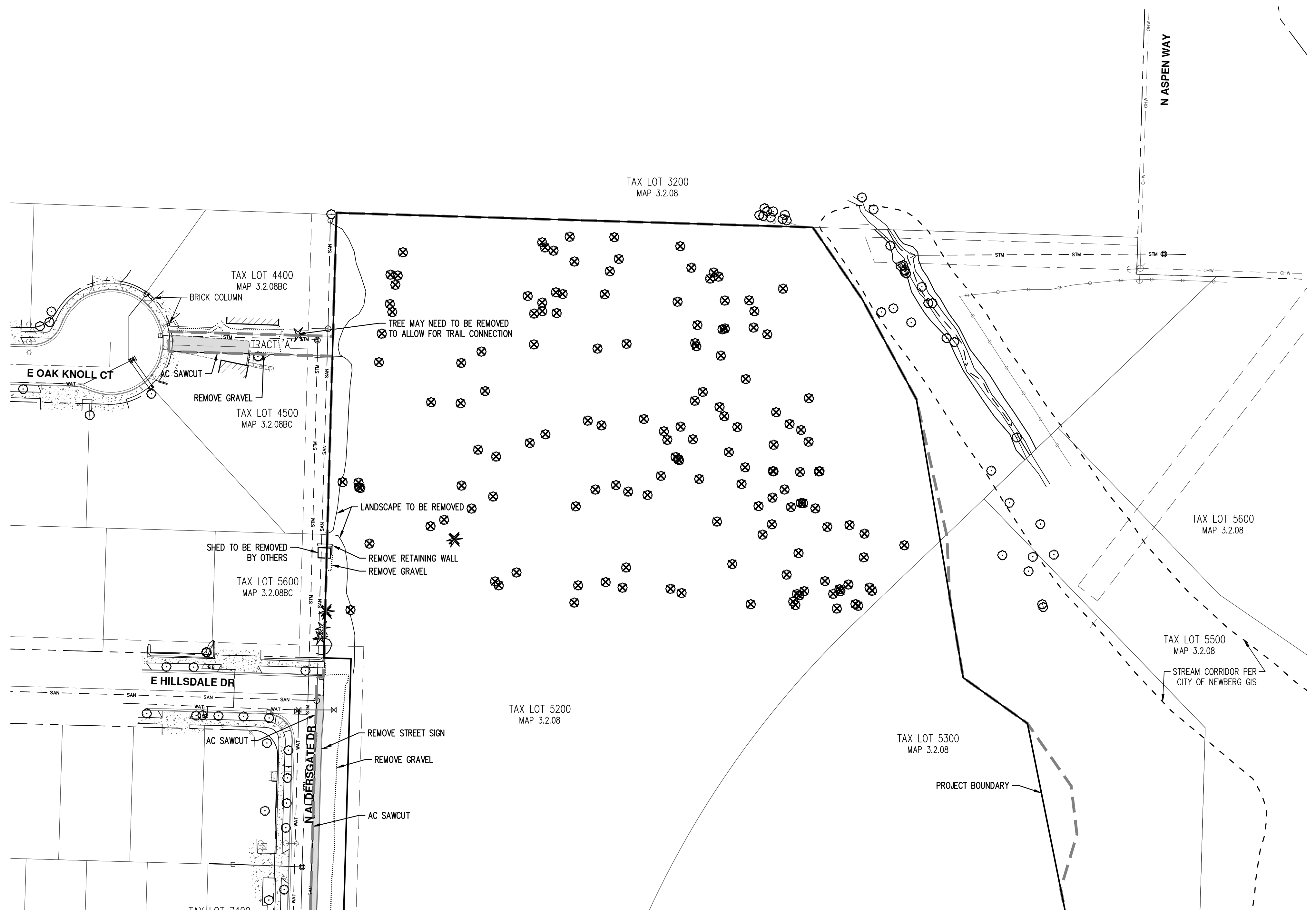
JOB NUMBER:	4487-01
DATE:	02/08/2023
DESIGNED BY:	GPS
DRAWN BY:	STL
CHECKED BY:	MTS



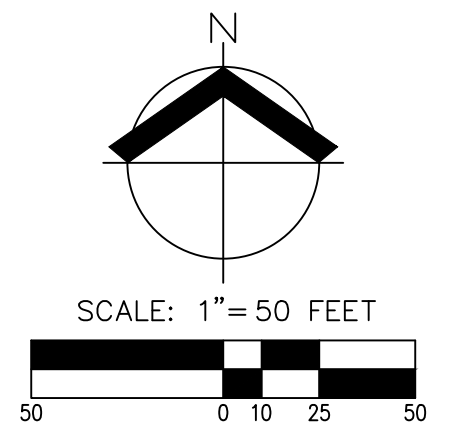
PRELIMINARY DEMOLITION PLAN
COLLINA AT SPRINGBROOK
PAHLISCH HOMES INC.
NEWBERG, OREGON

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER: 4487-01
 DATE: 02/08/2023
 DESIGNED BY: GPS
 DRAWN BY: STL
 CHECKED BY: MTS



KEY MAP



LEGEND

AC SAWCUT	---
DISTURBED AREA BOUNDARY	----
AC/CONCRETE TO BE REMOVED	■
TREES TO BE PRESERVED	○ * (with circle)
TREES TO BE REMOVED	⊗ * (with circle)

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