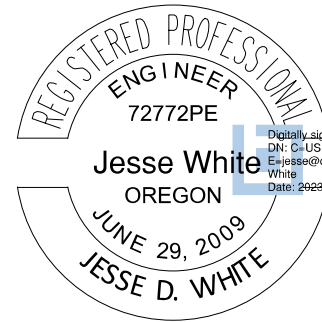




CIVIL ENGINEERING SERVICES
 CONSTRUCTION MANAGEMENT



Digitally signed by Jesse White
 DN: C=US,
 E=jesse@cobarllc.com, CN=Jesse
 White
 Date: 2023.12.26 10:54:20-08'00'

City of Newberg
 Community Development Department
 414 E First St.
 Newberg, OR 97132

ATTN: ASSURANCES

RENEWS: 06/30/2024

RE: **VAR23-0004 – Application for a Variance at 703 N Main St.**
 PRELIMINARY Sight Distance Certification **Main & West Illinois St.**

The proposed access for this project is located **105 feet WEST** of the site's **EAST** property line, onto **W. Illinois St.**

Speed used for sight distance	25 MPH	Source: POSTED
Sight Distance Requirement	155	Source: ODOT Highway design manual, Table 200-9
Height used for measurement	Object Height: Driver Eye Height: 3'6"	Source: ODOT Highway design manual, Table 200-9
Setback Measurement	15'	From: STRIPING
Sight Distance Measurement	294' West	Direction: looking West from the access
Sight Distance Measurement	252' SW	Direction: looking Southwest from the access
Sight Distance Measurement	278' SE	Direction: looking Southeast from the access
Sight Distance Measurement	165' East	Direction: looking East from the access

See attachments for distance measurements and photos.

In conclusion, I hereby certify that the intersection sight distance at the access for **703 N Main St.** conforms to the requirements for sight distance as set forth in the City of Newberg Community Development Code, subject to the following improvements:
Trees on the West side of the property will be trimmed up to 9' above the ground.
Hedges to the East will be pruned and maintained as they are.

Jesse D. White, PE

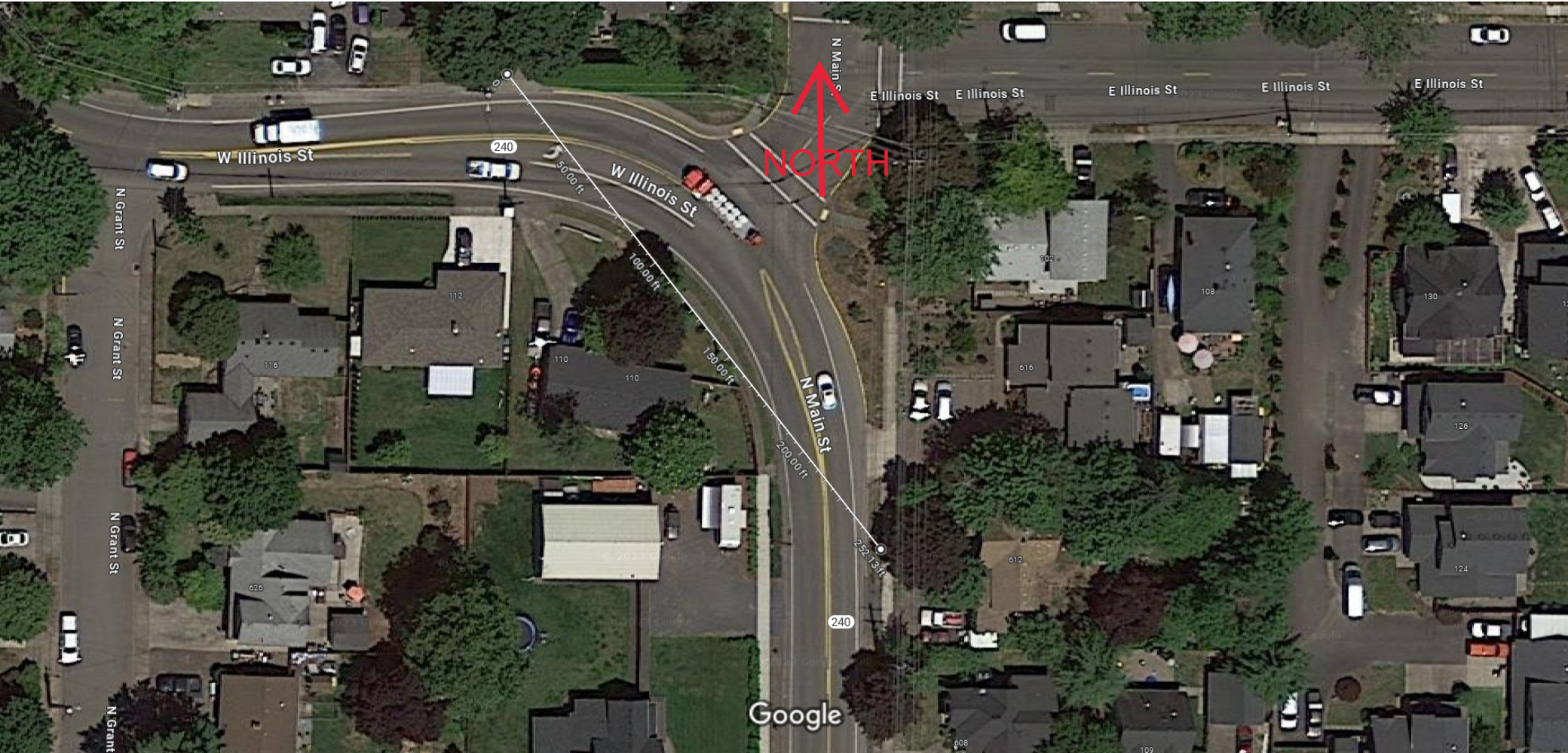


Measure distance
Total distance: 294.22 ft (89.68 m)



Imagery ©2023 Airbus, Metro, Portland Oregon, Map data ©2023 20 ft

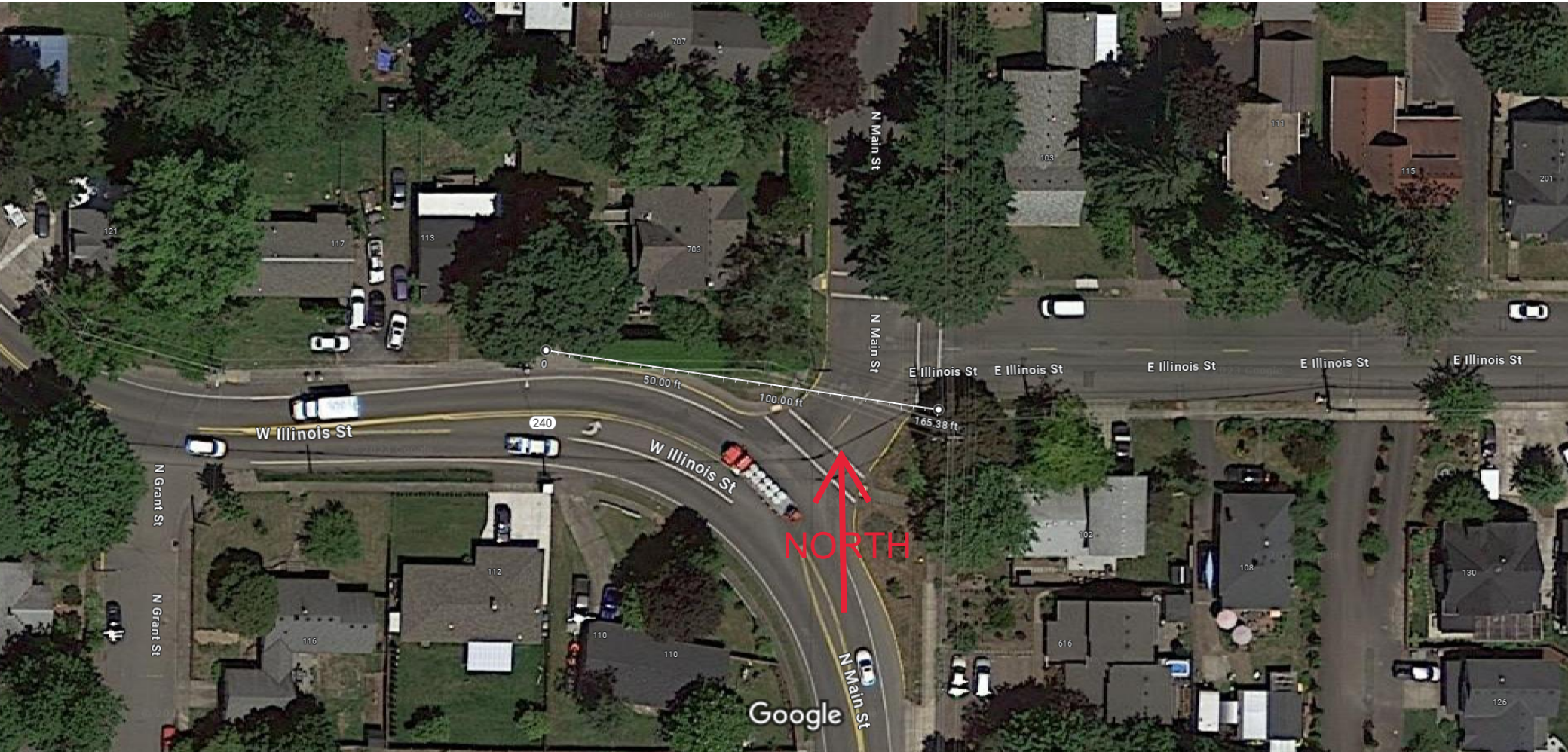
Measure distance
Total distance: 243.02 ft (74.07 m)



Imagery ©2023 Airbus, City of Newberg, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, Map data ©2023 20 ft

Measure distance

Total distance: 252.13 ft (76.85 m)



Imagery ©2023 Airbus, City of Newberg, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, Map data ©2023 20 ft

Measure distance
Total distance: 165.38 ft (50.41 m)







352253
MEMBERG GARBAGE
AND
RECYCLING SERVICE



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