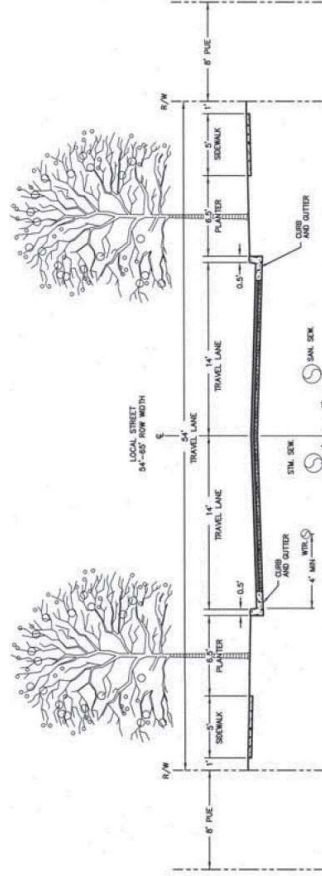


LOCAL ROAD (54' ROW, 32' PAVEMENT) **(K-2)**

PROPOSED ADDITIONAL
SPRINGBROOK MASTER SUBDIVISION
LOCAL ROAD CROSS SECTION

K-2 SECTION TO BE USED FOR LOCAL
ROADS: LOCAL A-G, CENTER, VINTAGE,
EDGEWOOD, SUNSET, AND HILLSDALE
WITHIN COLLINA AT SPRINGBROOK



LOCAL ROAD (54' ROW, 28' PAVEMENT) **(K-1)**

SPRINGBROOK MASTER SUBDIVISION
LOCAL ROAD CROSS SECTION

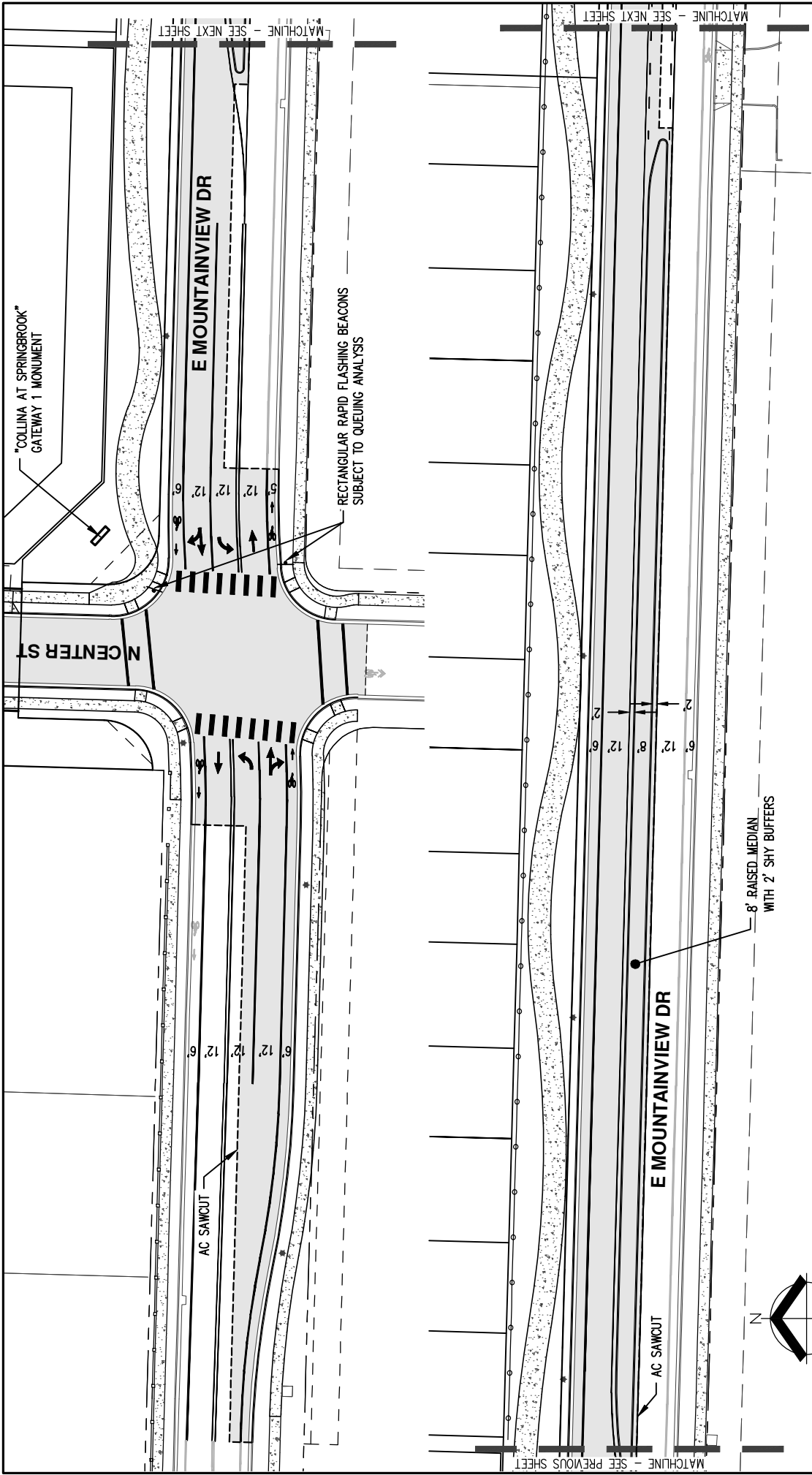
DATE: 12/17/2023

LOCAL ROAD CROSS SECTIONS	EXHIBIT
	3

AKS

COLLINA AT SPRINGBROOK
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

DRWN: JS
CHKD: JS
AKS JOB:
4487-01



"COLLINA AT SPRINGBROOK"
GATEWAY 1 MONUMENT

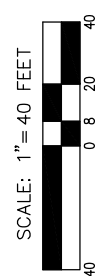
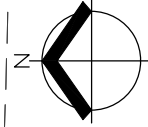
N CENTER ST

E MOUNTAINVIEW DR

E MOUNTAINVIEW DR

8' RAISED MEDIAN
WITH 2' SHY BUFFERS

RECTANGULAR RAPID FLASHING BEACONS
SUBJECT TO QUEUING ANALYSIS



DATE: 11/20/2023

E MOUNTAINVIEW DR IMPROVEMENTS
ULTIMATE
EXHIBIT

A-1

COLLINA AT SPRINGBROOK
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



4487-01

PAHLISCH HOMES

EXISTING CONDITIONS PLAN

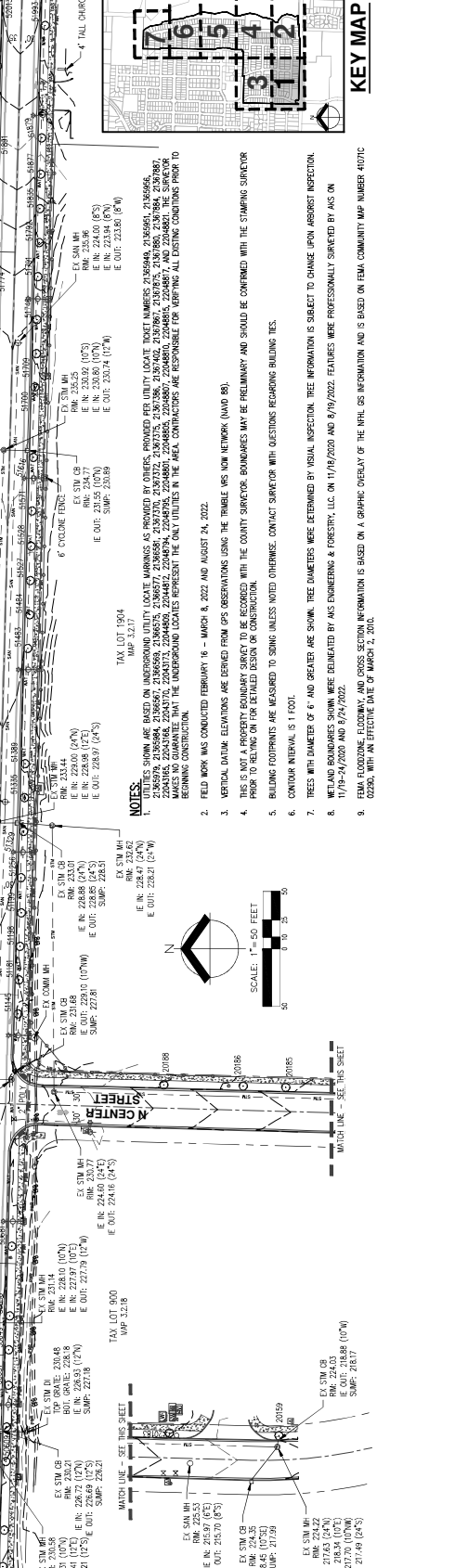
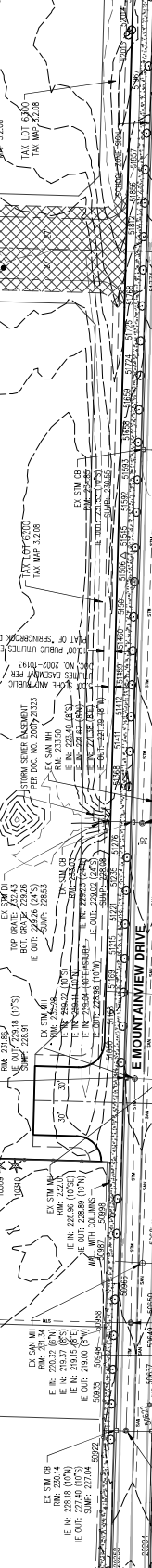
COLLINA AT SPRINGBROOK

NEWBERG, OREGON

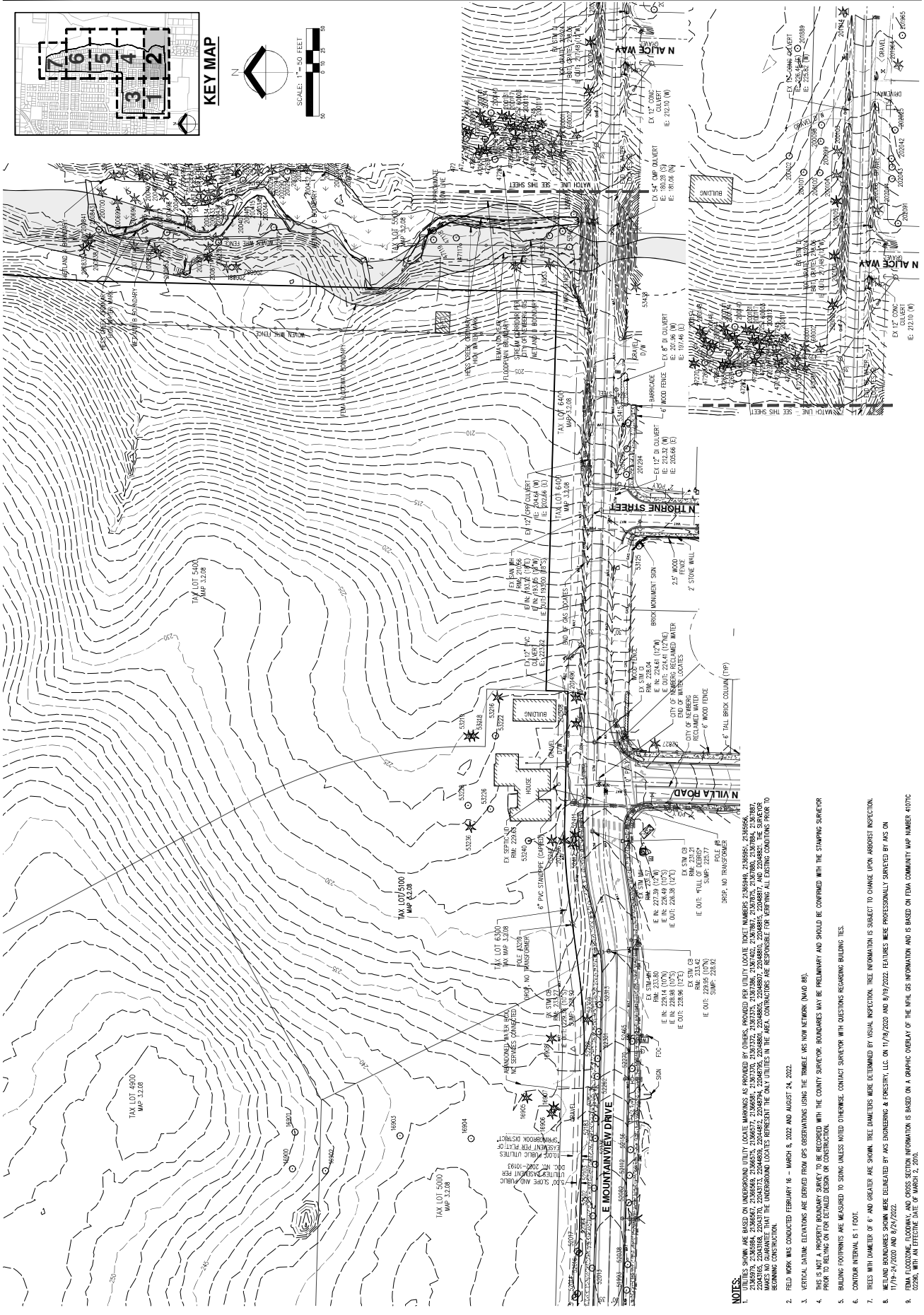
CONSTRUCTION PERMITS

JOB NUMBER: 4487-01
 DESIGNED BY: OPS
 DRAWN BY: STL
 CHECKED BY: MTS

DATE: 02/08/2023



- NOTES:**
1. THIS DRAWING IS BASED ON SURVEY DATA PROVIDED BY OTHERS. REVISIONS ARE PROVIDED PER CITY OF NEWBERG PROJECT NUMBER: 2204880, 2204881, 2204882, 2204883, 2204884, 2204885, 2204886, 2204887, 2204888, 2204889, 2204890, 2204891, 2204892, 2204893, 2204894, 2204895, 2204896, 2204897, 2204898, 2204899, 2204900, 2204901, 2204902, 2204903, 2204904, 2204905, 2204906, 2204907, 2204908, 2204909, 2204910, 2204911, 2204912, 2204913, 2204914, 2204915, 2204916, 2204917, 2204918, 2204919, 2204920, 2204921, 2204922, 2204923, 2204924, 2204925, 2204926, 2204927, 2204928, 2204929, 2204930, 2204931, 2204932, 2204933, 2204934, 2204935, 2204936, 2204937, 2204938, 2204939, 2204940, 2204941, 2204942, 2204943, 2204944, 2204945, 2204946, 2204947, 2204948, 2204949, 2204950, 2204951, 2204952, 2204953, 2204954, 2204955, 2204956, 2204957, 2204958, 2204959, 2204960, 2204961, 2204962, 2204963, 2204964, 2204965, 2204966, 2204967, 2204968, 2204969, 2204970, 2204971, 2204972, 2204973, 2204974, 2204975, 2204976, 2204977, 2204978, 2204979, 2204980, 2204981, 2204982, 2204983, 2204984, 2204985, 2204986, 2204987, 2204988, 2204989, 2204990, 2204991, 2204992, 2204993, 2204994, 2204995, 2204996, 2204997, 2204998, 2204999, 2205000.
 2. FIELD WORK WAS CONDUCTED FEBRUARY 16 - MARCH 8, 2022 AND AUGUST 24, 2022.
 3. VERTICAL DATUM: ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE M5S NON NETWORK (NAD 83).
 4. 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 BEING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 5. BUILDING FOOTPRINTS ARE MEASURED TO SING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 6. CONTOUR INTERVAL: 5.1 FOOT.
 7. 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.
 8. WETLAND BOUNDARIES SHOWN WERE DETERMINED BY AKS ENGINEERING & FORESTRY, LLC ON 11/8/2020 AND 8/19/2022. FEATURES WERE PROFESSIONALLY SURVEYED BY AKS ON 11/18-24/2020 AND 8/24/2022.
 9. FEMA FLOODING, FLOODWAY, AND CROSS SECTION INFORMATION IS BASED ON A GRAPHIC OVERLAY OF THE NRH GIS INFORMATION AND IS BASED ON FEMA COMMUNITY MAP NUMBER 4107C 02282, WITH AN EFFECTIVE DATE OF MARCH 2, 2010.



- NOTES:**
1. THIS SURVEY IS BASED ON UNDERGROUND UTILITY (O.U.) MARKINGS PROVIDED BY OTHERS. PROVIDED USE UTILITY LOCATE TICKET NUMBERS: 2185940, 2185945, 2185950, 2185955, 2186070, 2186075, 2186080, 2186085, 2186090, 2186095, 2186100, 2186105, 2186110, 2186115, 2186120, 2186125, 2186130, 2186135, 2186140, 2186145, 2186150, 2186155, 2186160, 2186165, 2186170, 2186175, 2186180, 2186185, 2186190, 2186195, 2186200, 2186205, 2186210, 2186215, 2186220, 2186225, 2186230, 2186235, 2186240, 2186245, 2186250, 2186255, 2186260, 2186265, 2186270, 2186275, 2186280, 2186285, 2186290, 2186295, 2186300, 2186305, 2186310, 2186315, 2186320, 2186325, 2186330, 2186335, 2186340, 2186345, 2186350, 2186355, 2186360, 2186365, 2186370, 2186375, 2186380, 2186385, 2186390, 2186395, 2186400, 2186405, 2186410, 2186415, 2186420, 2186425, 2186430, 2186435, 2186440, 2186445, 2186450, 2186455, 2186460, 2186465, 2186470, 2186475, 2186480, 2186485, 2186490, 2186495, 2186500, 2186505, 2186510, 2186515, 2186520, 2186525, 2186530, 2186535, 2186540, 2186545, 2186550, 2186555, 2186560, 2186565, 2186570, 2186575, 2186580, 2186585, 2186590, 2186595, 2186600, 2186605, 2186610, 2186615, 2186620, 2186625, 2186630, 2186635, 2186640, 2186645, 2186650, 2186655, 2186660, 2186665, 2186670, 2186675, 2186680, 2186685, 2186690, 2186695, 2186700, 2186705, 2186710, 2186715, 2186720, 2186725, 2186730, 2186735, 2186740, 2186745, 2186750, 2186755, 2186760, 2186765, 2186770, 2186775, 2186780, 2186785, 2186790, 2186795, 2186800, 2186805, 2186810, 2186815, 2186820, 2186825, 2186830, 2186835, 2186840, 2186845, 2186850, 2186855, 2186860, 2186865, 2186870, 2186875, 2186880, 2186885, 2186890, 2186895, 2186900, 2186905, 2186910, 2186915, 2186920, 2186925, 2186930, 2186935, 2186940, 2186945, 2186950, 2186955, 2186960, 2186965, 2186970, 2186975, 2186980, 2186985, 2186990, 2186995, 2187000, 2187005, 2187010, 2187015, 2187020, 2187025, 2187030, 2187035, 2187040, 2187045, 2187050, 2187055, 2187060, 2187065, 2187070, 2187075, 2187080, 2187085, 2187090, 2187095, 2187100, 2187105, 2187110, 2187115, 2187120, 2187125, 2187130, 2187135, 2187140, 2187145, 2187150, 2187155, 2187160, 2187165, 2187170, 2187175, 2187180, 2187185, 2187190, 2187195, 2187200, 2187205, 2187210, 2187215, 2187220, 2187225, 2187230, 2187235, 2187240, 2187245, 2187250, 2187255, 2187260, 2187265, 2187270, 2187275, 2187280, 2187285, 2187290, 2187295, 2187300, 2187305, 2187310, 2187315, 2187320, 2187325, 2187330, 2187335, 2187340, 2187345, 2187350, 2187355, 2187360, 2187365, 2187370, 2187375, 2187380, 2187385, 2187390, 2187395, 2187400, 2187405, 2187410, 2187415, 2187420, 2187425, 2187430, 2187435, 2187440, 2187445, 2187450, 2187455, 2187460, 2187465, 2187470, 2187475, 2187480, 2187485, 2187490, 2187495, 2187500, 2187505, 2187510, 2187515, 2187520, 2187525, 2187530, 2187535, 2187540, 2187545, 2187550, 2187555, 2187560, 2187565, 2187570, 2187575, 2187580, 2187585, 2187590, 2187595, 2187600, 2187605, 2187610, 2187615, 2187620, 2187625, 2187630, 2187635, 2187640, 2187645, 2187650, 2187655, 2187660, 2187665, 2187670, 2187675, 2187680, 2187685, 2187690, 2187695, 2187700, 2187705, 2187710, 2187715, 2187720, 2187725, 2187730, 2187735, 2187740, 2187745, 2187750, 2187755, 2187760, 2187765, 2187770, 2187775, 2187780, 2187785, 2187790, 2187795, 2187800, 2187805, 2187810, 2187815, 2187820, 2187825, 2187830, 2187835, 2187840, 2187845, 2187850, 2187855, 2187860, 2187865, 2187870, 2187875, 2187880, 2187885, 2187890, 2187895, 2187900, 2187905, 2187910, 2187915, 2187920, 2187925, 2187930, 2187935, 2187940, 2187945, 2187950, 2187955, 2187960, 2187965, 2187970, 2187975, 2187980, 2187985, 2187990, 2187995, 2188000.
 2. FIELD WORK WAS CONDUCTED FEBRUARY 16 - MARCH 8, 2022 AND AUGUST 24, 2022.
 3. VERTICAL DATUM: ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE R5S ION NETWORK (NAD 83).
 4. 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.
 5. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING FEES.
 6. CONTOUR INTERVAL IS 1 FOOT.
 7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON AIRBORNE INSPECTION.
 8. METAL BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON 11/19/2020 AND 8/19/2022. FEATURES WERE PROFESSIONALLY SURVEYED BY AKS ON 11/19-21/2020 AND 8/24/2022.
 9. FEMA FLOODZONE, CLOODLINE, AND CROSS SECTION INFORMATION IS BASED ON A GRAPHIC OVERLAY OF THE NFHL US INFORMATION AND IS BASED ON FEMA COMMUNITY MAP NUMBER 407IC 02281, WITH AN EFFECTIVE DATE OF MARCH 2, 2010.