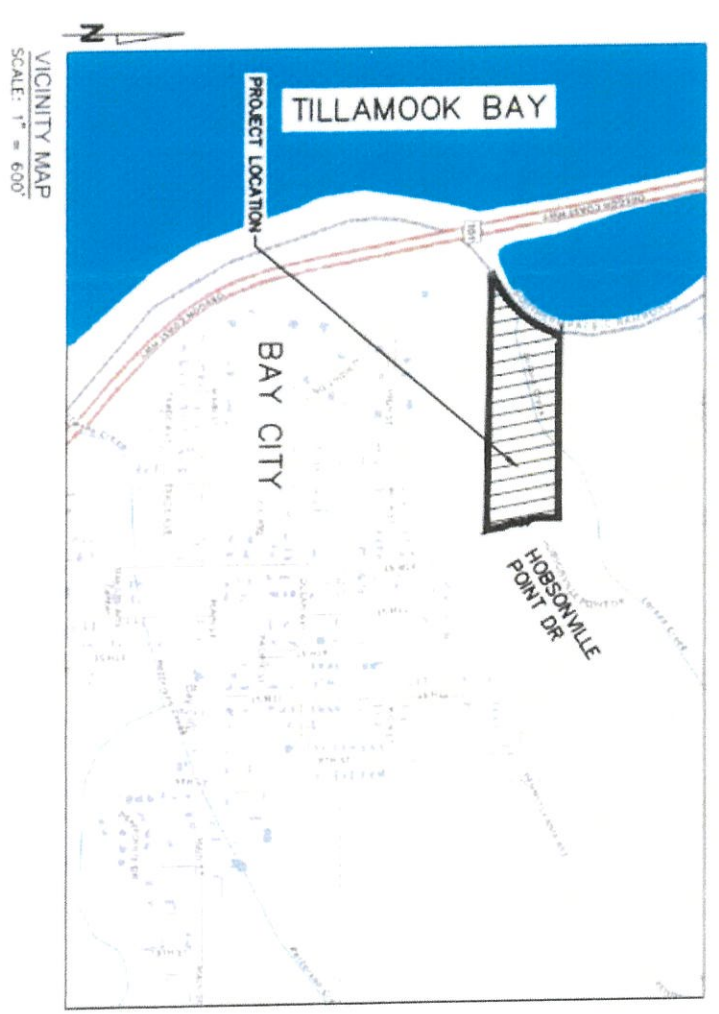
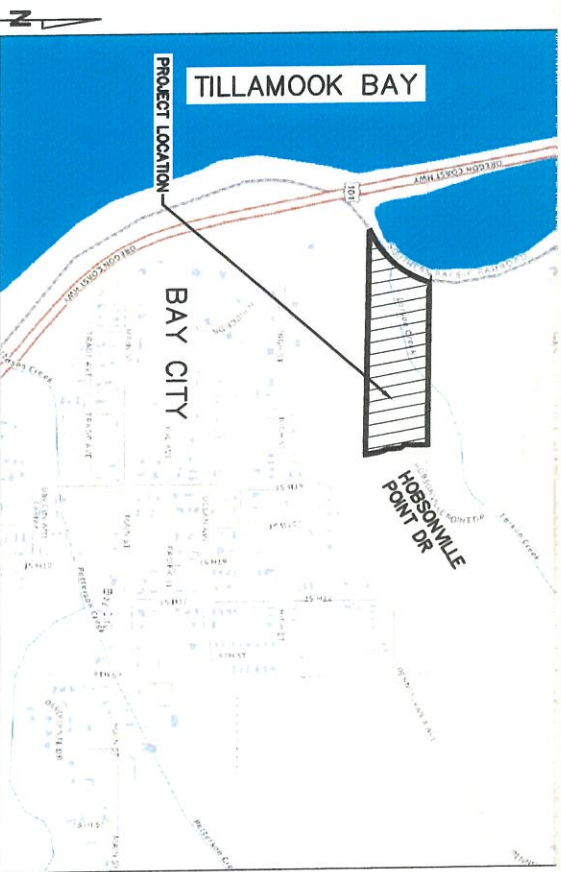


**HOBSONVILLE HIDEAWAY
 PLANNED UNIT DEVELOPMENT
 FOR TAXLOTS 1N1034AC00800 & 1N1034AC00901
 LAND USE PLANS
 HOBSONVILLE POINT ROAD, BAY CITY OR 97107**



**HOBSONVILLE HIDEAWAY
 PLANNED UNIT DEVELOPMENT
 FOR TAXLOTS 1N1034AC00800 & 1N1034AC00901
 LAND USE PLANS
 HOBSONVILLE POINT ROAD, BAY CITY OR 97107**



SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & DEMO PLAN
- 3 EXISTING CONDITIONS & DEMO PLAN
- 4 COMPOSITE SITE & UTILITY PLAN
- 5 ROAD & UTILITY PROFILE
- 6 GRADING & STORMWATER PLAN
- 7 TURNING MOVEMENT

DATUM
 HORIZONTAL DATUM: NAD83
 OREGON COORDINATE REFERENCE SYSTEM: COAST ZONE
 VERTICAL DATUM: NAVD88

GEOTECHNICAL NOTE
 REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY
 NORTHWEST GEOTECH, INC., DATED MARCH XX, XXXX.

DATE:	NO.	REVISION	DESIGNED:	CHECKED:
			SCALE: AS SHOWN	DATE: MARCH 19, 2024
			PROJECT NO. E22-087	



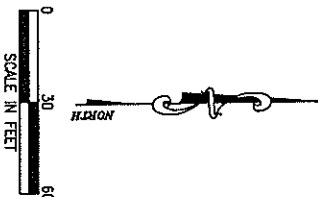
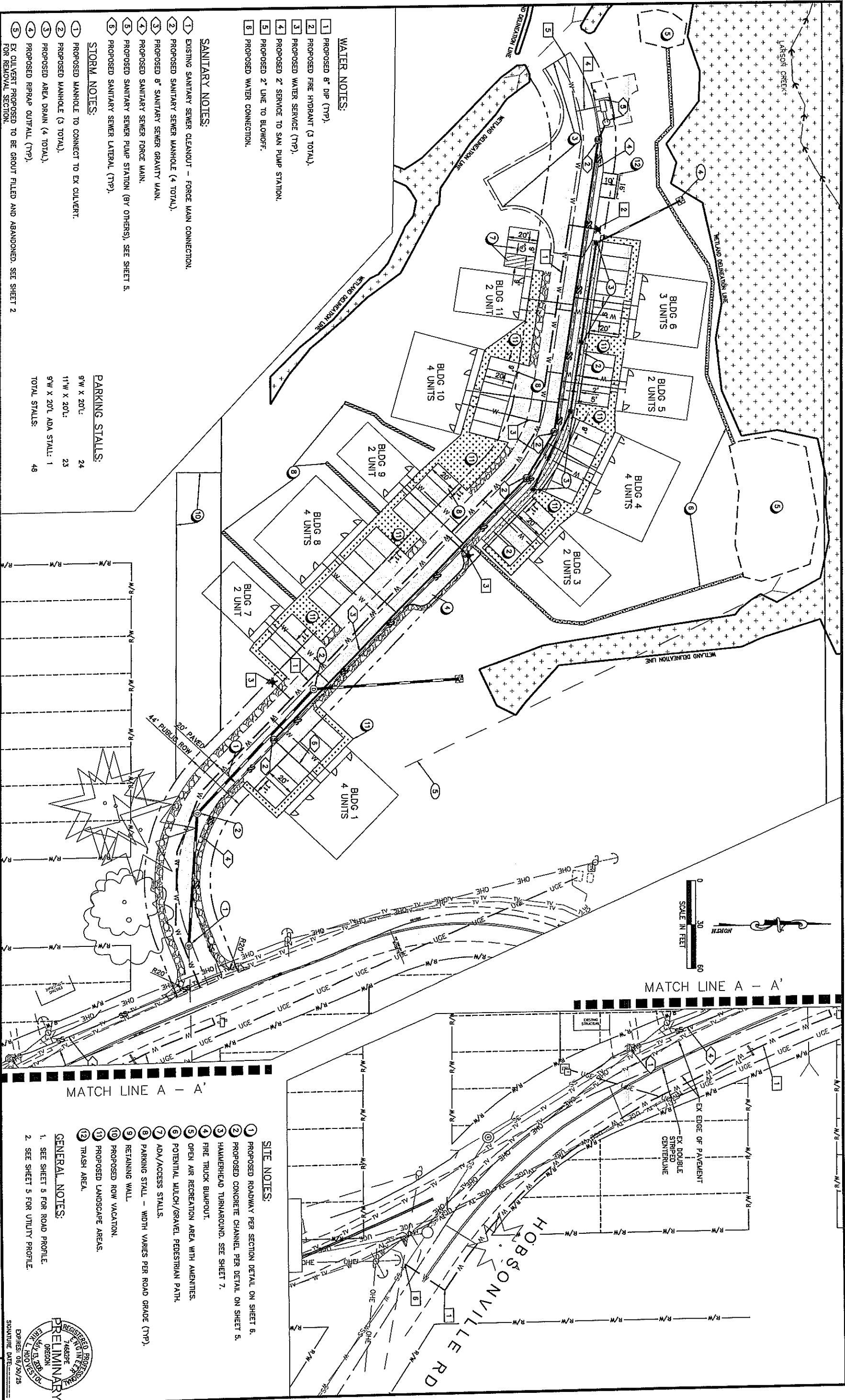
**HOBSONVILLE HIDEAWAY PLANNED UNIT DEVELOPMENT
 HOBSONVILLE POINT ROAD
 BAY CITY, OR 97107**

OWNER:
 TYLER BROGDEN
 COASTAL HOMES LLC
 9819 5TH ST
 BAY CITY, OREGON 97107
 tylenbrogden3@gmail.com

ENGINEER:
 ERIK HOVESTOL, PE
 FIRWOOD DESIGN GROUP, LLC
 359 E. HISTORIC COLUMBIA RIVER DRIVE
 TROUTDALE, OREGON 97060
 (503) 668-3737

SURVEYOR:
 MACKENZIE C. WYNTERGREEN, PLS
 WYNTERGREEN SURVEY COMPANY, LLC
 23895 SANDLAKE ROAD
 CLOVERDALE, OREGON 97112
 (541) 670-5458





WATER NOTES:

- 1 PROPOSED 8" DIP (TRP).
- 2 PROPOSED FIRE HYDRANT (3 TOTAL).
- 3 PROPOSED WATER SERVICE (TRP).
- 4 PROPOSED 2" SERVICE TO SAN PUMP STATION.
- 5 PROPOSED 2" LINE TO BLOWOFF.
- 6 PROPOSED WATER CONNECTION.

SANITARY NOTES:

- 1 EXISTING SANITARY SEWER CLEANOUT - FORCE MAIN CONNECTION.
- 2 PROPOSED SANITARY SEWER MANHOLE (4 TOTAL).
- 3 PROPOSED 8" SANITARY SEWER GRANTY MAN.
- 4 PROPOSED SANITARY SEWER FORCE MAIN.
- 5 PROPOSED SANITARY SEWER PUMP STATION (BY OTHERS), SEE SHEET 5.
- 6 PROPOSED SANITARY SEWER LATERAL (TRP).

STORM NOTES:

- 1 PROPOSED MANHOLE TO CONNECT TO EX CULVERT.
- 2 PROPOSED MANHOLE (3 TOTAL).
- 3 PROPOSED AREA DRAIN (4 TOTAL).
- 4 PROPOSED RERAP OUTFALL (TRP).
- 5 EX CULVERT PROPOSED TO BE GROUT FILLED AND ABANDONED. SEE SHEET 2 FOR REMOVAL SECTION.

PARKING STALLS:

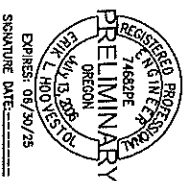
- 9'W X 20'L: 24
- 11'W X 20'L: 23
- 9'W X 20'L ADA STALL: 1
- TOTAL STALLS: 48

SITE NOTES:

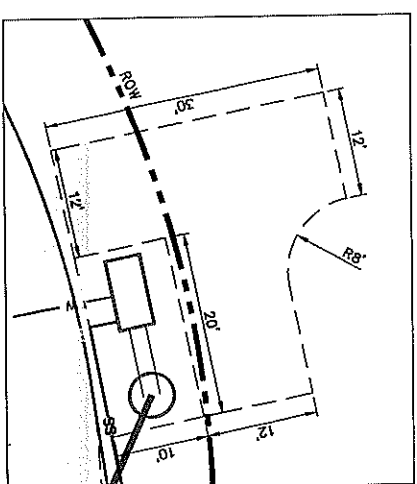
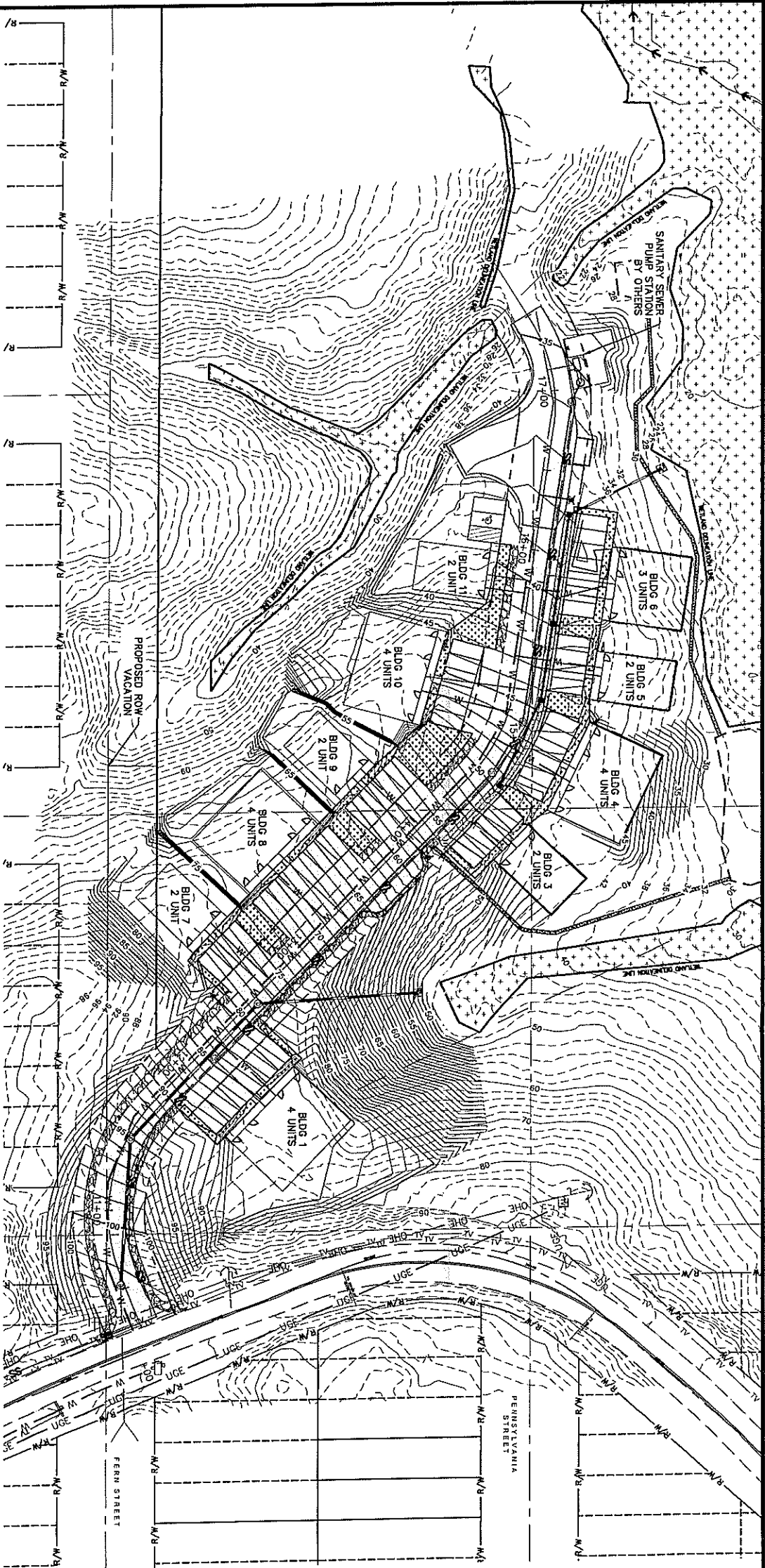
- 1 PROPOSED ROADWAY PER SECTION DETAIL ON SHEET 6.
- 2 PROPOSED CONCRETE CHANNEL PER DETAIL ON SHEET 5.
- 3 HAMMERHEAD TURNAROUND. SEE SHEET 7.
- 4 FIRE TRUCK BUMP-OUT.
- 5 OPEN AIR RECREATION AREA WITH AMENITIES.
- 6 POTENTIAL MULCH/GRAVEL PEDESTRIAN PATH.
- 7 ADA/ACCESS STALLS.
- 8 PARKING STALL - WIDTH VARIES PER ROAD GRADE (TRP).
- 9 RETAINING WALL.
- 10 PROPOSED ROW VACATION.
- 11 PROPOSED LANDSCAPE AREAS.
- 12 TRASH AREA.

GENERAL NOTES:

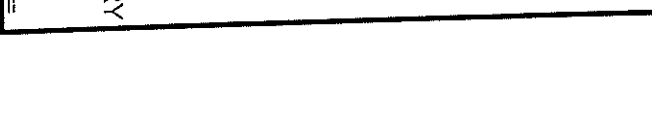
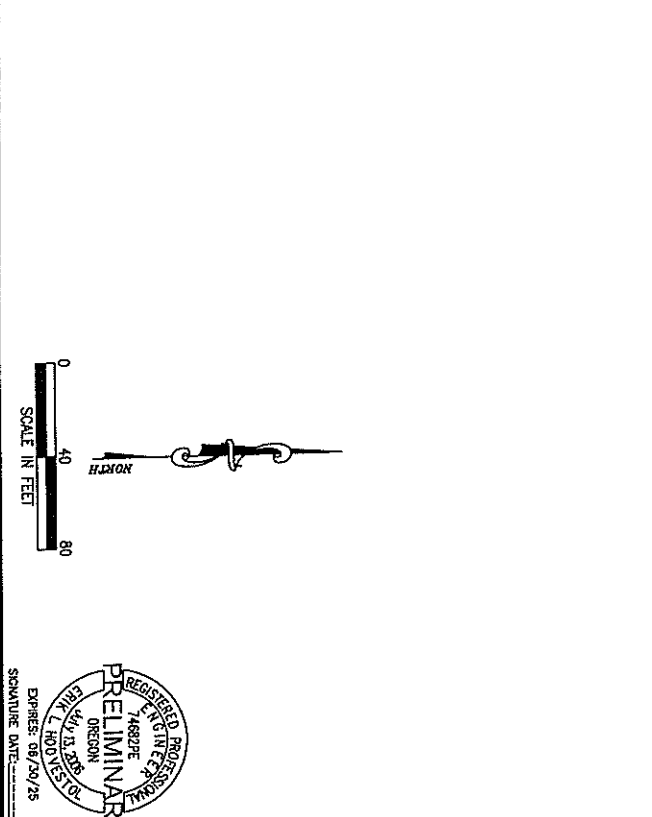
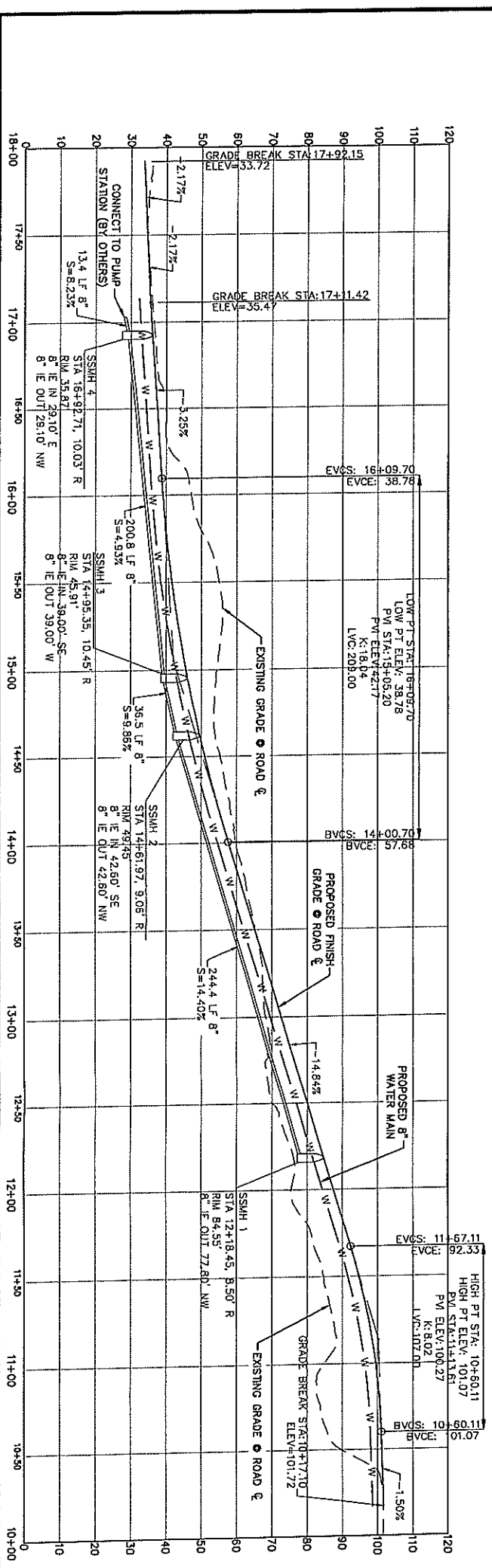
- 1. SEE SHEET 5 FOR ROAD PROFILE.
- 2. SEE SHEET 5 FOR UTILITY PROFILE.



DATE:	NO.	REVISION:	DRAWN:	DESIGNED:	CHECKER:
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PROJECT NO. E22-087					
389 EAST HISTORIC COLUMBIA RIVER HIGHWAY HOBSONVILLE, OREGON 97107 BUS: (503) 666-3737 FAX: (503) 666-9788			HOBSONVILLE HIDEAWAY PLANNED UNIT DEVELOPMENT HOBSONVILLE POINT ROAD BAY CITY, OR 97107		
COMPOSITE SITE & UTILITY PLAN LAND USE PLANS			4 7		



SANITARY SEWER PUMP STATION
SCALE 1:10



DATE	NO.	REVISION

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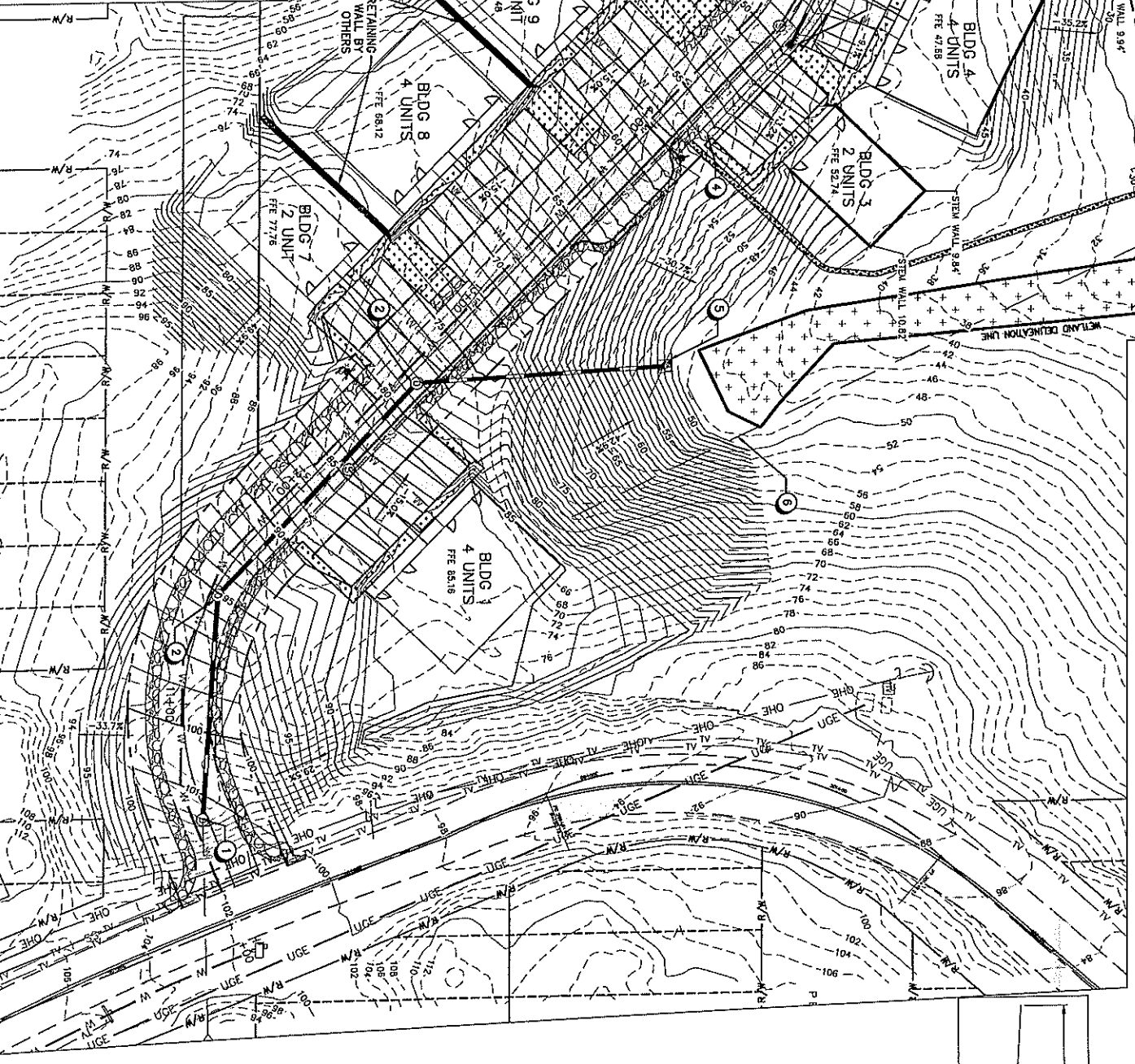
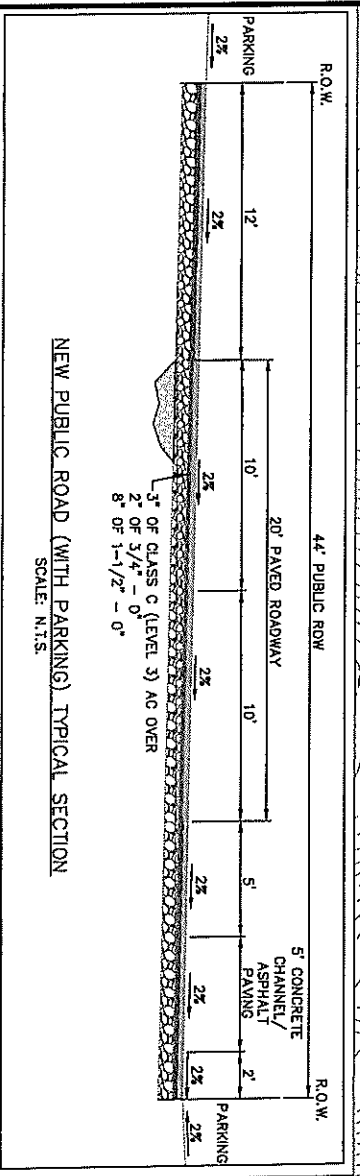
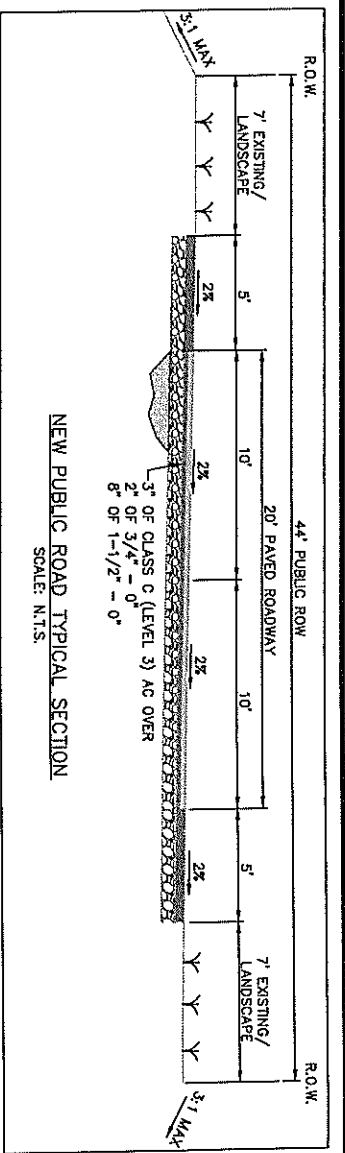
FIRWOOD
 DESIGN GROUP
 380 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE OREGON 97138
 BUS: (503) 668-3737 FAX: (503) 668-3788

HOBSONVILLE HIDEAWAY PLANNED UNIT DEVELOPMENT
 HOBSONVILLE POINT ROAD
 BAY CITY, OR 97107

ROAD & UTILITY PROFILE
 LAND USE PLANS

REGISTERED PROFESSIONAL ENGINEER
 CIVIL & LAND SURVEYING
 OREGON
 EXPIRES: 09/30/25
 SIGNATURE DATE: _____

5
 7

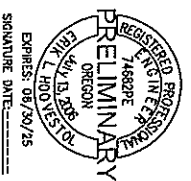
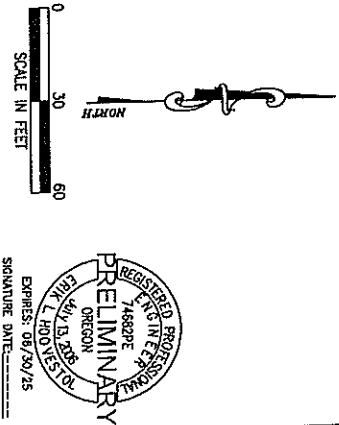


CONCRETE CHANNEL

QUANTITIES
CUT 16,000 CY
FILL 15,700 CY
NET 300 CY (FILL)
QUANTITIES ADJUSTED FOR ROAD/PARKING BASE ROCK AND PAVEMENT ROADWAY AND PARKING
4" AC = 411 CY
8" BASE ROCK = 822 CY

- GENERAL NOTES:**
1. PROPOSED ROOF LATRALS TO BE DIRECTED DOWN BEHIND BUILDINGS TO RIPRAP OUTFALLS.
 2. SEE SHEET 5 FOR ROAD PROFILE.
 3. EXISTING GRADE: 2' & 10' CONTOURS
 4. FINISH GRADE: 1' & 5' CONTOURS

- STORMWATER NOTES:**
1. PROPOSED MANHOLE TO CONNECT TO EX CULVERT.
 2. PROPOSED MANHOLE.
 3. PROPOSED AREA DRAIN.
 4. PROPOSED CONCRETE CHANNEL, PER DIAGRAM THIS SHEET.
 5. PROPOSED RIPRAP OUTFALL.
 6. EX CULVERT PROPOSED TO BE GROUT FILLED AND ABANDONED. SEE SHEET 3 FOR REMOVAL SECTION.



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386 EAST HISTORIC COLUMBIA RIVER HIGHWAY
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HOBSONVILLE POINT ROAD
BAY CITY, OR 97107

GRADING & STORMWATER PLAN
LAND USE PLANS

