

# DESIGN REVIEW CRITERIA RESPONSE

TYPE 2 – MINOR DESIGN REVIEW

For

Campus Chapel  
Newberg, Oregon

Tax Lot: 3217CC-0100

December 22, 2021



**GEORGE FOX**  
**UNIVERSITY**

414 N. Meridian Street  
Newberg, OR 97132-2697

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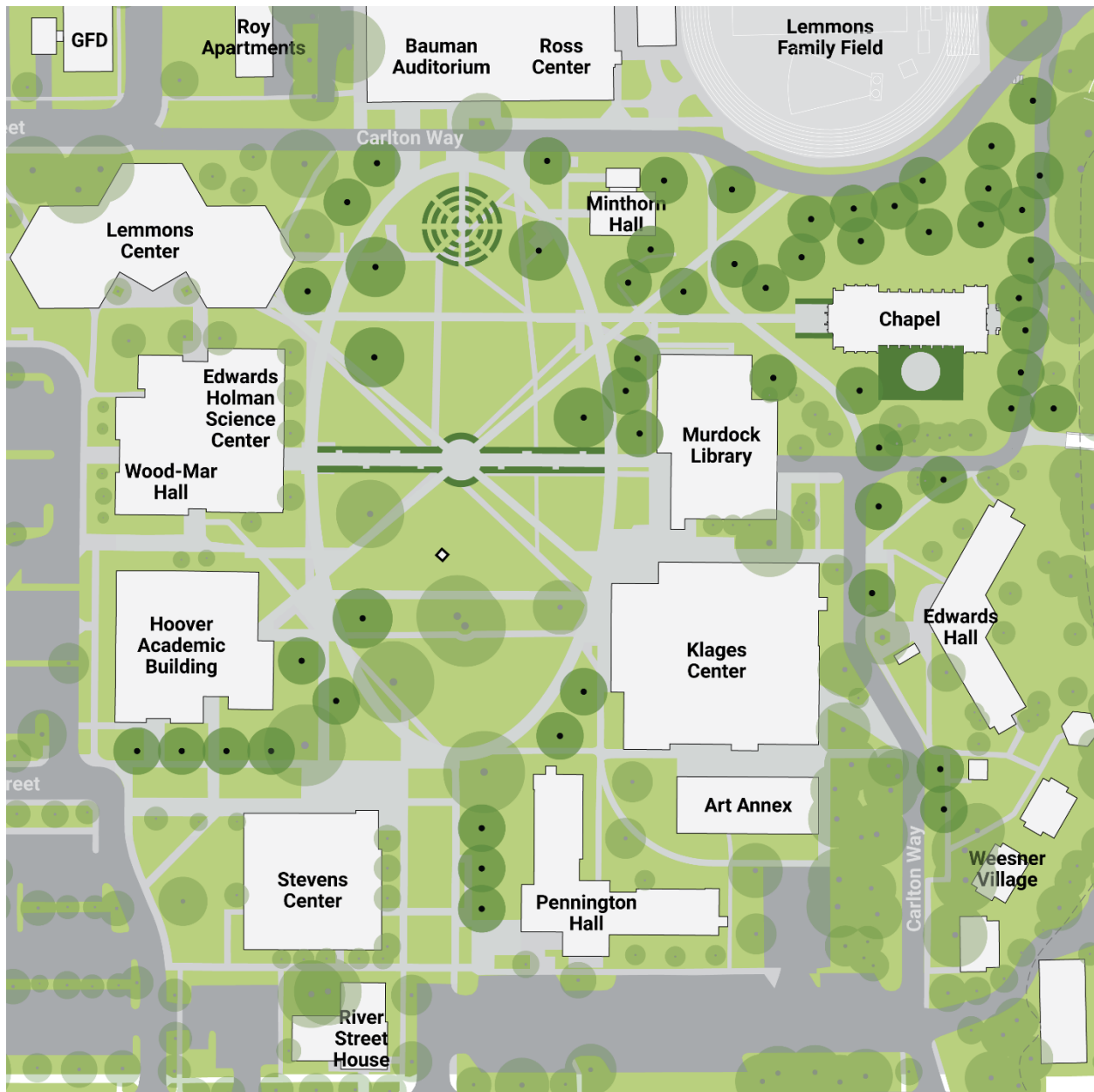
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## Project Description

The proposed project is the construction of a new Campus Chapel for George Fox University. The project is located in Tax lot 3217CC-0100 and in the Institutional (I) Zone. All five of the existing outdoor tennis courts located at about 516 Carlton Way will be removed and the proposed building with surrounding landscaped area will be constructed at about the center of this area. The building will be a single story with a gross area of 7000 sq. ft. including a partial basement to house mechanical equipment.

Site work includes replacing the section of Carlton way directly to the west side of the proposed building with a pedestrian mall and constructing a new section of service / fire access roadway that will connect the east end of North Street to the existing service road that runs along the east side of the proposed development site.



## Type II Design Review Criteria

**(1) Design compatibility.** *The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.*

Response: The proposed Chapel building is a one story structure with a partial basement for mechanical systems. The total gross building area is 7,000 sq. ft.

**Building Massing** - The building consists of a primary mass housing the narthex, nave and sanctuary, as well as four secondary masses near each corner. The secondary masses hold various auxiliary programs including, bathrooms, a bride's room, a library, office, ADA ramp and miscellaneous storage. The building will be 46' in height to the peak of the 12/12 roof. It will stretch 152' in length and 62' in width at its widest.

**Materials & Character** - The exterior of the chapel will be clad with brick, stone and various types of wood. The mass timber structure will be visible on the underside of the gray standing-seam metal roof, tying the building to the local timber industry. Two large curtain walls with inset stained glass will occupy the east and west facades. The west curtain wall will serve as the entry to the building while the east will provide a strong visual connection to the natural landscape of Hess Creek. The sides of the nave will be flanked by a storefront window system between brick piers.

**Access** - The main entry to the chapel will face west with a sidewalk connection to the main quad. To the east of the chapel, the existing service road will be converted to a fire lane to satisfy fire access requirements. The turning radius where the existing road meets Carlton Way will be widened to provide the necessary clearances for a firetruck. Grasscrete or a similar product will be installed to widen the lane where necessary. Part of the fire access road will serve as a walkway connection to Carlton Way for students crossing the footbridge. An additional fire lane and service road will be constructed to the north and immediately south of the track. The newly pedestrianized Carlton Way will act as north-south access. It will extend from the ADA parking outside of Edwards Hall (to the south) to the Bruin plaza (to the north).



View of the Northeast side of the proposed building

## Landscaping & Site Enhancements

At the convergence of Carlton Way and the westward walkway, a slightly elevated plaza, flanked by plantings on either side, will greet users entering the chapel. Accessible ramps will serve as secondary circulation between the plaza and Carlton Way. Immediately south of the proposed chapel will be a walled garden serving as a contemplative space. The garden will be accessed from a sloped walkway to the west and stairs leading to the fire lane on the east side. Additional doors from the inside of the nave will lead directly into the garden. The eastern most portion of the site will be re-graded to a shallower slope than currently exists. A mechanical corral on the northeast corner will be constructed and will be accessed via a short walkway from the existing service road. This area will also serve as the access point for the mechanical basement.

The proposed development site is bounded on all sides by existing campus buildings and well established campus landscapes. The trees and native plantings to the east side of the proposed site border the Hess Creek Stream Corridor and are more natural and eclectic in nature.

Exterior lighting will include LED type light fixtures, bollard, pole or wall mounted all around the building to provide pathway and security lighting. All exterior lighting is Dark Sky Approved and are located more than 400 ft. from the nearest adjacent property line.

**(2) Parking and on-site circulation.** *Parking areas shall meet the requirements of § 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in § 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.*

Response: The vehicular traffic access on Carlton Way in front of the proposed building (west side of the building) will be replaced with a pedestrian mall. Emergency vehicle and fire truck access will be routed around the new development via an existing paved fire access road located to the east side of the building. A new access road will be constructed to connect the orphaned east end of North street to the existing access road to the northeast of the proposed building.

Parking for the proposed venue will be primarily the Ross Bauman Parking lot with 219 parking spaces located about 400 ft. northwest of the front entrance of the proposed building as well as other existing parking lots to the south of the proposed site.

The revised number of campus wide parking spaces required with this proposed development as shown in Appendix A1 is 1471. This includes required parking spaces given the Fall 2021 FTE but assumes approval by the city to allow the number of parking spaces required for an Accessory assembly type building per code section 15.440.030.3.G(1) to be included in the Shared Parking Agreement same as has been approved for previous development projects (reference final decisions for DR2-12-01, DR2-14-010 and DR1-16-013). The number of parking spaces provided with the changes proposed by this development is 1497 as shown in Appendix A2.

New sidewalks around the proposed building will connect to the adjacent buildings and existing parking lots providing ADA accessible routes connecting with all adjacent areas of the campus and public ROW frontages.

LED type pathway and parking lot lighting will be installed as shown in Appendix B. These are LED type lights for energy efficiency and have good cutoff to reduce light pollution. All new lights are shielded and are located at least 400 ft. distance from the

nearest adjoining property line and therefore will not exceed the half foot candle limit at the property line.

Code section 15.440.100 requires one bicycle parking space per 10,000 sq. ft. of gross building area. Therefore, this proposed development requires one bicycle parking space. It is proposed that this is provided at an existing covered bicycle parking structure that has a capacity for 22 bicycles located in front of Edwards Dormitory about 400 feet south of the front entrance of the proposed building.

**(3) Setbacks and general requirements.** *The proposal shall comply with §§ 15.415.010 through 15.415.060 dealing with height restrictions and public access; and §§ 15.410.010 through 15.405.040 dealing with setbacks, coverage, vision clearance, and yard requirements.*

Response: The proposed building is 50 feet in height and the nearest public ROW frontage is Fulton Street located 600 feet to the north of the proposed building. The Meridian Street public ROW is more than 750 feet to the west from the front of the building and Villa Road is 900 feet distance to the east. This meets the maximum 75 foot height allowed per per Code Section 15.415.020.D, the minimum frontage setback distance of 25 feet and the minimum side yard setback distance per code sections 15.415.020.D and 15.415.030.D.

The proposed site development includes ADA accessible sidewalks that will be connected to existing sidewalks that extend to the Meridian Street and Fulton Street public ROWs.

The proposed building is located on tax lot 3217CC-0100. This lot is part of the contiguous property lot for the main campus based on the following Declaration of Deed of Restrictions, Yamhill County Records:

No. 200818891 dated 11/20/2008 for the East Campus area

No. 201306260 dated 4/26/2013 for the main campus area

No. 201504818 dated 4/14/2015 to combine East and Main Campus areas

No. 200719037 dated 8/24/2007 for vacation of the Sherman Street ROW

This 81 acre area is roughly bounded by Fulton Street on the north, Villa Road on the east, Hwy 99W on the south, and Meridian Street on the west.

**(4) Landscaping requirements.** *The proposal shall comply with § 15.420.010 dealing with landscape requirements and landscape screening.*

Response: Roughly a 2 acre area all around the proposed building will be landscaped. As shown on the Landscaping plan L101, 63,467 sq. ft. of the proposed site is landscaped, representing 66 percent of the total site, easily exceeding the 15 percent requirement in code section 15.420.010.B. The landscaping work, including automatic irrigation, will be completed in accordance with code section 15.420.010. See attached plans L101 and L201 for more detail about the landscaping areas and proposed types of plants.

The east side of the proposed development is adjacent to the Stream Corridor Overlay District but none of the proposed work will intrude into SC subdistrict area.

The proposed development plan is internal to the main campus area and does not include any work adjacent to any public ROW frontages. The existing street trees and landscaping along the frontage streets is somewhat eclectic but mature and well developed and therefore no changes in landscaping is planned along any of the campus public ROW frontages.

**(5) Signs.** Signs shall comply with § 15.435.010 et seq. dealing with signs.

Response: This proposed project does not include any exterior signage that will be legible from a public right-of-way. This is in compliance with 15.435.020.A.5.

**(6) Manufactured home, mobile home and RV parks.** Manufactured home, mobile home, and recreational vehicle parks shall also comply with the standards listed in §§ 15.445.050 et seq., in addition to the other criteria listed in this section.

Response: These elements are not present in this project.

**(7) Zoning district compliance.** The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in §§ 15.304.010 through 15.328.040. Through this site review process, the Director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the Director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

Response: The proposed building is primarily a place of worship or for meeting for religious activity. This is land use type 321 and is permitted in the Institutional zone per section 15.305.020.

**(8) Sub-district compliance.** Properties located within sub-districts shall comply with the provisions of those sub-districts located in §§ 15.340.010 through 15.348.060.

Response: The proposed development is located completely within the Institutional (I) Zone. Only a few residential properties remain in the Institutional Overlay (IO) sub-district, namely one residence at 612 N. Center Street that is 430 ft. northwest of the proposed development site.

The proposed work is near the west edge of the Stream Corridor Overlay district but will not intrude into the SC zone.

**(9) Alternative circulation, roadway frontage improvements and utility improvements.** Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

Response: The property on which the proposed development is located does not connect to or is it needed for access to any adjacent property not owned by George Fox University. The nearest frontage is Fulton Street and is fully developed from Meridian Street to Villa Road.

Vehicular access to the proposed development from Fulton Street will be to and through Bauman Parking lot or from Meridian Street east on North Street. This route is a private street east of Center Street and it becomes Carlton Way where it turns south at the south end of the track / football field. At this point it will become a pedestrian mall but a new service access road will be built along the south end of the track connecting the orphaned east end of North Street to the existing service road that runs along the east side of the proposed site. This will provide service vehicle, fire truck, and emergency vehicle access to the north and east side of the proposed building site and through traffic from Carlton Way to the south side of Wheeler sports center and Fulton Street. All of these routes are private streets. The Fire truck access route along the south and east side of the proposed building is shown on Plan C2.1.

Regarding storm water plan for the proposed project, most of the new impervious surface area will be built on existing impervious areas (primarily the existing Carlton Way street, parking lots and the 5 tennis court area). The proposed development will have a net decrease in impervious are of 25,261 sq. ft.

Total site area - 96,674 sq. ft. (2.2 acres)

Pre-development Impervious area - 59,356 sq. ft. (61% of the total site area)

Proposed development Impervious area - 34,095 sq. ft. (35% of the total site area)

All new and replaced storm water discharge structures will be connected to existing storm water drain structures, primarily an existing 10 inch storm drain located in the southwest corner of the proposed development site. This 10 inch storm sewer line runs south in Carlton Way about 400 ft. to a private manhole and then continues to the southeast to Hess creek. Or connected to an existing catch basin located at the northeast corner of the proposed development site that connects to an existing City storm drain that discharges to the east into Hess Creek.

**(10) Traffic study improvements.** *If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the Director.*

Response: The expected traffic generation for this project is less than 40 peak PM trips and therefore does not require a traffic study to be completed.

The proposed development will generate no new traffic. This is based on a calculated increase of 5 Peak PM trips for the proposed building and a credit of 19 Peak PM trips for the demolition of 5 tennis courts.

The proposed 7,000 sq. ft. building with a student to building gross area factor of 334 (see reference about Kittelson methodology below) and a PM peak traffic generation of 0.21 trips from the ITE manual Land use code 550 results in 4.4 Peak PM weekday trips.

Demolition of 5 tennis courts and a PM peak traffic generation of 3.88 trips per court from the ITE manual Land use code 490 results in 19.4 Peak PM trips resulting in a net decrease in number of trips.

The Kittelson methodology has been accepted and approved by the City for all projects since Stevens Center was constructed in 2000 including over 300,000 sq. feet of new building development since then. The first Kittelson Study report dated February 2, 2000 included a student to gross building area factor of 460 based on historical data from 1950 through 2000. This study was updated in a report dated January 17, 2012 and included a student to gross building area factor of 460 based on historical data from 1950 through 2012. The student to gross building area factor was further updated to 334 using more current data as presented in the Written Criteria Response for DR2-17-005 and DR2-18-0002, Reference the historical data set presented in Appendix B. The ratio has increased a little since 2018 with the addition of Newlin dormitory and a slight reduction in student enrolment but for this application the applicant is agreeable with using the same factor as was agreed to for the most recent Design review decisions. Note that a higher student to gross building area factor results in a greater number of students and greater traffic generation.



APPENDIX A1

Required Parking Spaces Fall Semester 2021 FTE Current FTE for Newberg Campus Only Newberg Code Section 15.440.030		
Description	Calculation	Parking Spaces
Full Time Equivalent Students (1)	2634.67 / 3	879
Accessory Buildings		
[1-E] Fraternities, dorms, etc (Available beds)	1423 / 6	238
[3-G(a)] Auditoriums, etc.		
Bauman (1140 seats)	} shared parking (2)	265
Miller Gym (1800 seats)		
Stoffer Stadium (2114 seats)		
Baseball Stadium (150 seats)		
Softball Stadium (150 seats)		
Chapel (254)		
Wood-Mar Theater	240 / 8 =	30
Additional Spaces Required per Street Vacation Ordinance No. 9-2520		59
<b>TOTAL REQUIRED PARKING SPACES</b>		<b>1471</b>
<b>TOTAL PARKING SPACES PROVIDED</b>		<b>1497</b>

No. of Surplus Spaces            26

Note (1) FTE based on Common Data Set method per email from Steve Olsen on May 24, 2016  
 Note (2) Shared parking agreement based on design review approvals DR2-12-011, DR2-14-010, & DR1-16-013. No major events shall be held at Bauman Auditorium, Miller Gymnasium, or the baseball stadium and softball stadium at the same time that a major event is held at Stoffer Stadium (the football stadium). A major event is defined as an event such as a football game, track meet or Commencement ceremony which has the potential to fill the bleachers or spectator seats and bring visitors to the campus.

APPENXIX A2  
 GEORGE FOX UNIVERSITY  
 NEWBERG CAMPUS  
 PARKING LOT CAPACITY  
 October 1, 2021

	Previous Project Total Spaces	Current Project Total Spaces	Includes Handicap Spaces
Wood-Mar (414 N. Meridian St.)	34	34	
Hoover (412 N. Meridian St.)	58	58	4
Stevens Center (330 N. Meridian St.)	87	87	4
River Street House (1009 E. Sheridan)	18	18	1
River Street (East side of Presidents Office)	2	2	0
Development Office (206 N. Meridian)	16	16	0
Winters Apartments (201 & 205 N. River)	34	34	1
Pennington Dorm (310 N. River St.)	81	81	1
Pennington / Commons (Lollypop)	41	41	2
Hester House (212 N. River)	12	12	0
Woodward House (200 N. River)	5	5	1
Weesner House (206 N. Carlton)	19	19	1
Parker Duplex (1204 & 1206 E. Sheridan)	4	4	0
Millage Duplex (1113 & 1115 E. Hancock St.)	2	2	0
Fox Hole (1110 E. Sheridan)	2	2	0
Financial Affairs / HR Office (215 N. River)	1	1	1
Pennington House (1000 E. Sheridan)	2	2	0
Video Center (903 E. North)	4	4	0
Humanities House (605 N. Center)	5	5	1
Event Services (1003 E. North)	0	0	0
Lemmons Center – North Street Parallel Parking	10	10	0
Newlin Apartments (1007 E. North)	6	6	0
Ross / Bauman (1009 E. North St.)(incl. Kroeker house)	219	219	7
Art Annex (1010 E. North)	3	3	0
Minthorn (1016 E. North St.)	20	0	1
Tennis Courts (Carlton Way)	8	0	0
MLRC (Carlton Way)	4	4	0
Edwards Dorm (400 Carlton Way)	4	4	2
Weesner Village (208, 210, and 212 Carlton Way)	28	28	0
Circle Drive (1200 E. Fulton St.)	8	8	0
Fulton St. Lot (formerly Wheeler lot - 1504 E. Fulton St.)	267	267	10
Munn House (1314 E. North)	0	0	0
East Campus	76	76	3
Lewis Apartments (1404 E. Sherman)	11	12	2
East Sherman Street on-street parking	5	5	0
Macy (1308 E. Sherman)	27	27	0
Sutton / Hobson (1307 E. Sherman)	11	11	1
Kershner House (1400 E. Sherman)	0	0	0
Woolman Apartments (1114 E. Hancock)	15	15	1
Fry House (1210 E. Sheridan)	2	2	0
Plant Services (1101 N. Villa Rd.)	90	90	3
Wilder House (1415 Portland Rd.)	12	12	0
Schomberg House (608 N. Meridian)	1	1	0
Gail House (1314 E. Sherman St.)	0	0	0
Roberts Academic Complex main lot (old Hospital)	114	114	6
Roberts Academic Complex North / Brandt Res Hall	105	105	5
Hadlock Student Center and Roberts back lot	51	51	6
<b>TOTAL PARKING SPACES</b>	<b>1524</b>	<b>1497</b>	<b>64</b>

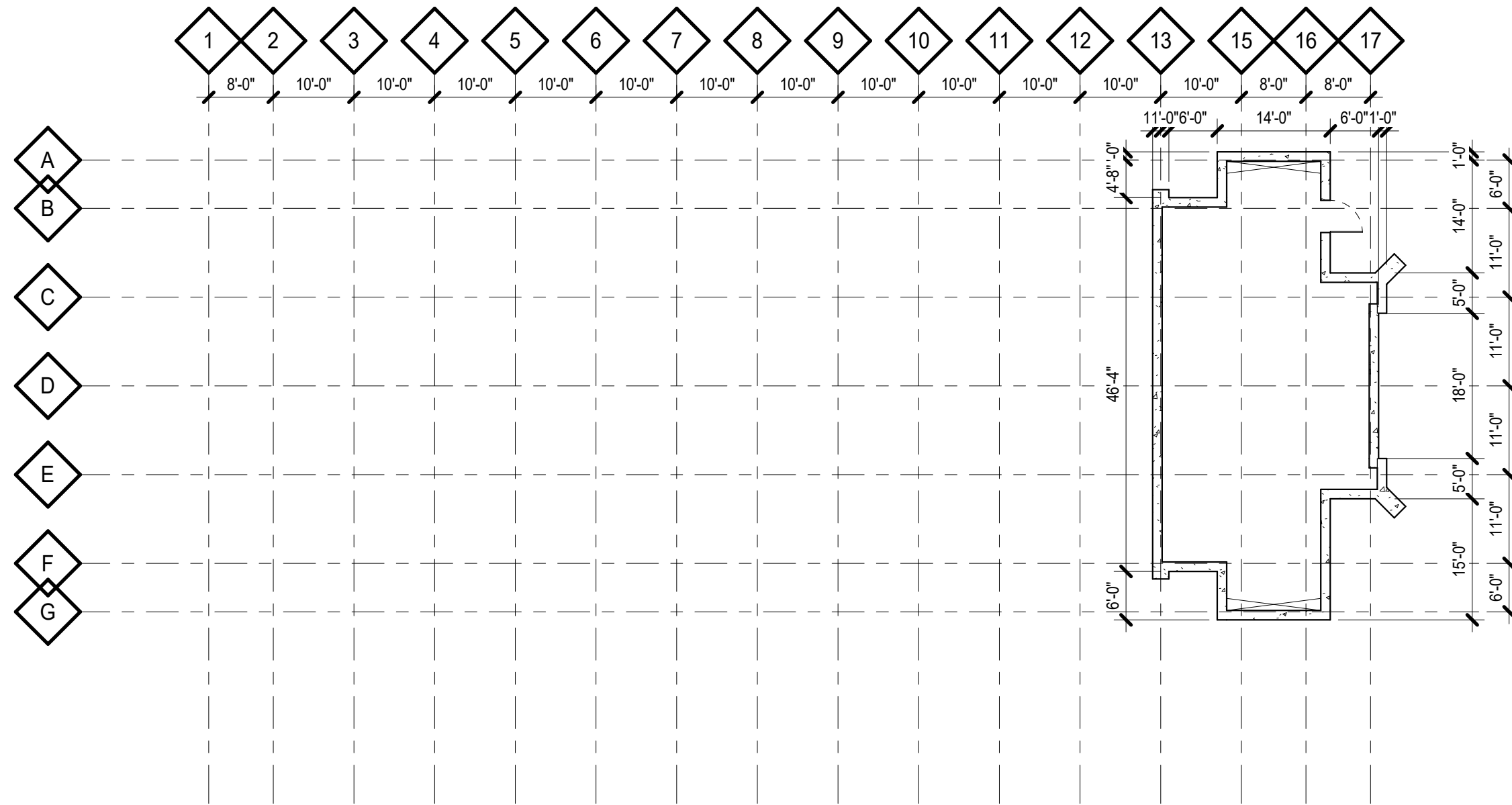
handicap total ratio (must be <40)      23.8      23.4

Note: remove parking at Minthorn Hall and Tennis Courts

## APPENDIX B

George Fox University - Newberg Main Campus  
 Student FTE and Building GFA  
 GFA:FTE Ratio

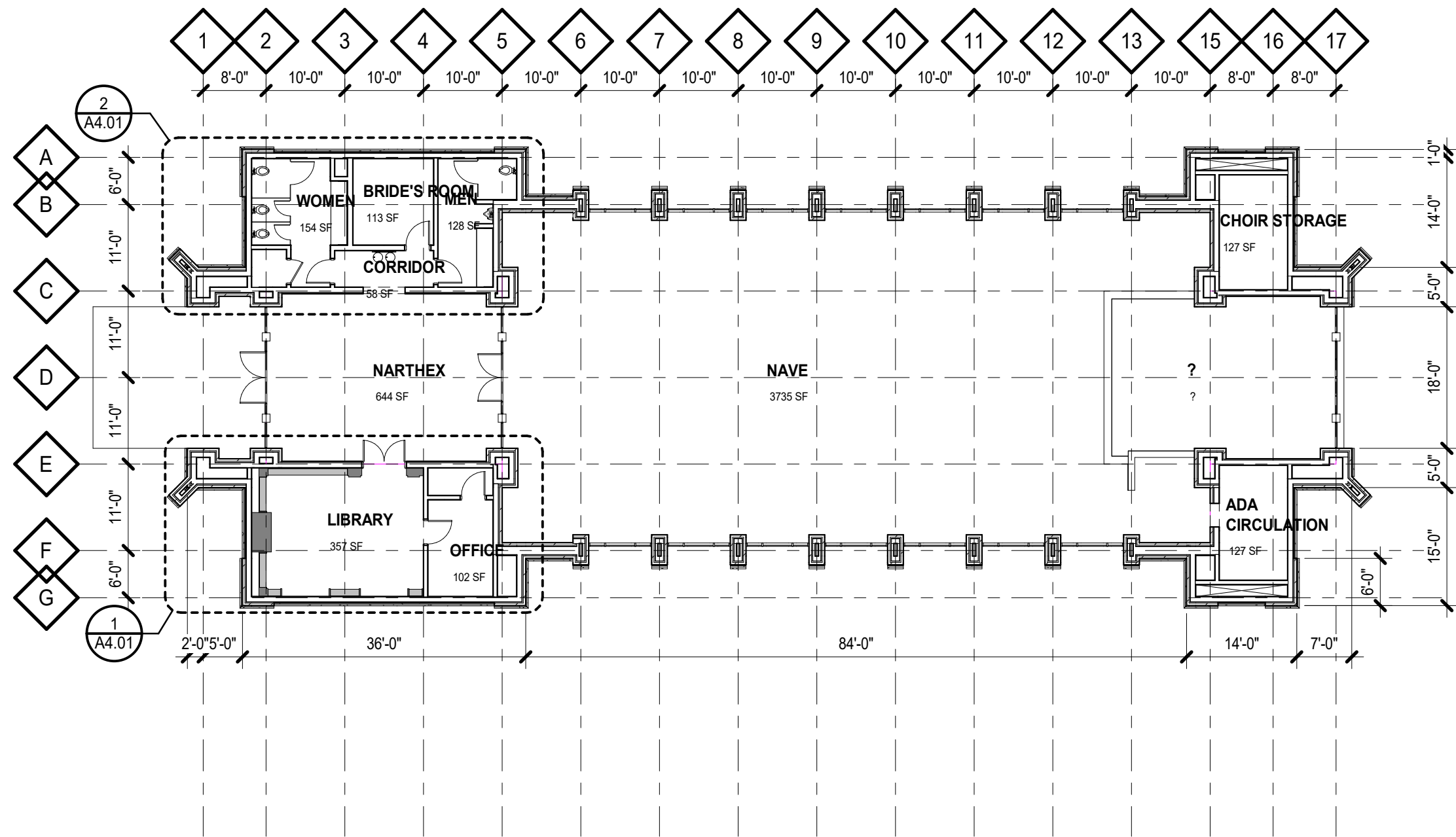
Year	Student FTE	GFA sq. ft.	Ratio	5 yr average Ratio	10 yr average ratio
1950	157	88086	561		
1960	175	82791	473		
1970	472	197932	419		
1971	441	206432	468		
1972	431	218124	506		
1973	463	224320	484		
1974	482	226032	469		
1975	550	225032	409		
1976	601	240682	400		
1977	643	287318	447		
1978	710	353633	498		
1979	715	355889	498	450	450
1980	727	359630	495	468	459
1981	734	359630	490	485	468
1982	690	381162	552	507	478
1983	673	381162	566	520	486
1984	630	381162	605	542	495
1985	585	381162	652	573	506
1986	546	381162	698	615	520
1987	569	381162	670	638	533
1988	626	381162	609	647	544
1989	727	395974	545	635	563
1990	847	400574	473	599	576
1991	992	415672	419	543	582
1992	1164	439452	378	485	580
1993	1291	487592	378	438	571
1994	1382	505904	366	403	557
1995	1474	513959	349	378	538
1996	1522	549833	361	366	513
1997	1569	563413	359	363	486
1998	1601	653992	409	369	458
1999	1614	659381	409	377	432
2000	1487	688473	463	400	412
2001	1460	689473	472	422	400
2002	1421	689473	485	448	396
2003	1525	689473	452	456	398
2004	1590	690673	434	461	404
2005	1737	692096	398	449	411
2006	1807	786446	435	441	419
2007	1860	786346	423	429	425
2008	1898	786346	414	421	430
2009	1897	785146	414	417	434
2010	2055	789326	384	414	436
2011	2033	803326	395	406	434
2012	2106	827876	393	400	429
2013	2305	827876	359	389	423
2014	2503	827876	331	372	414
2015	2629	872496	332	362	405
2016	2754	902159	328	349	396
2017	2754	938917	341	338	387
2018	2741	987217	360	338	379
2019	2735	987217	361	344	371
2020	2635	987217	375	353	365



# BASEMENT PLAN

1 ( 1/16" = 1'-0" )

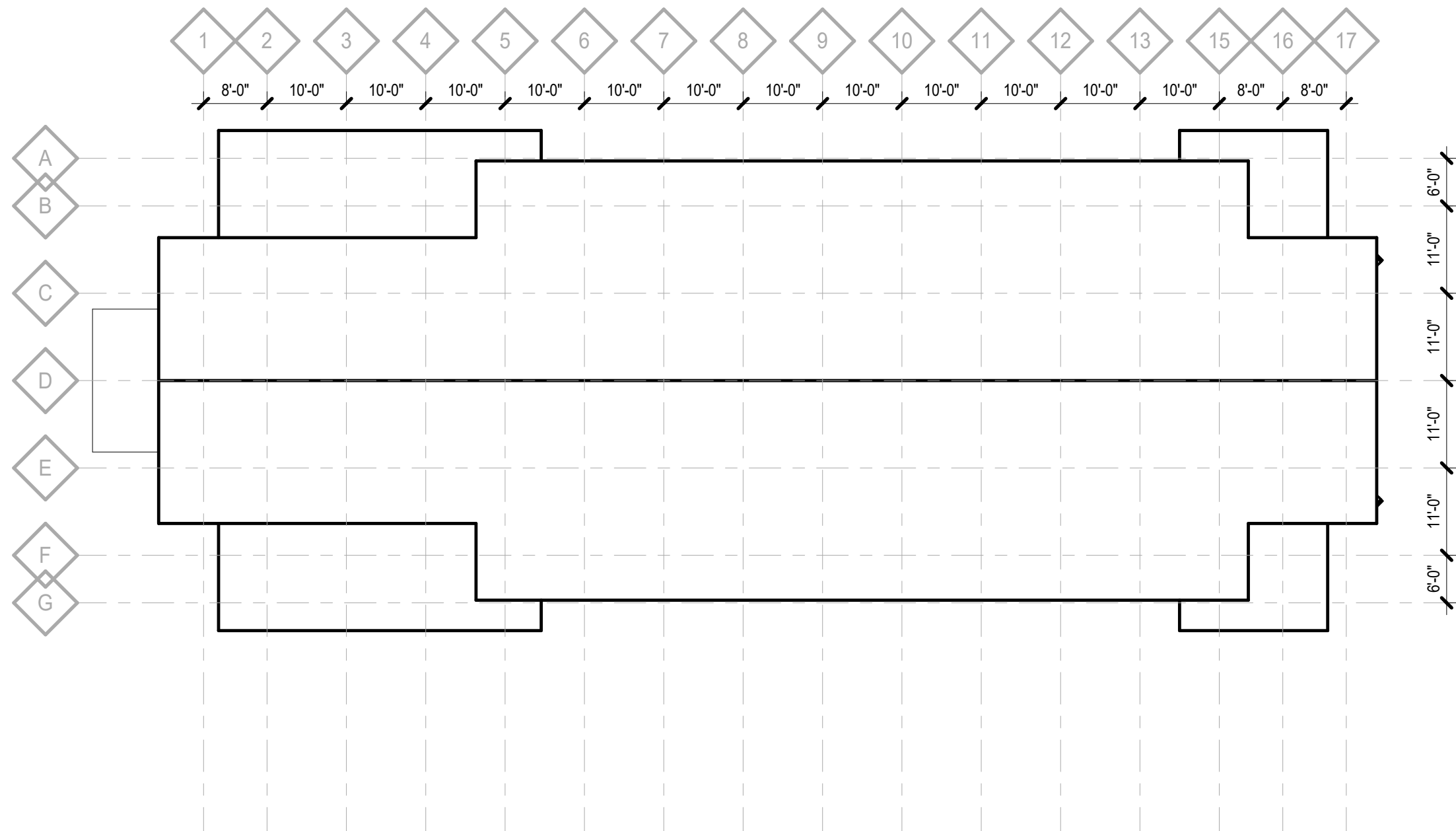




# MAIN LEVEL PLAN

2 ( 1/16" = 1'-0" )

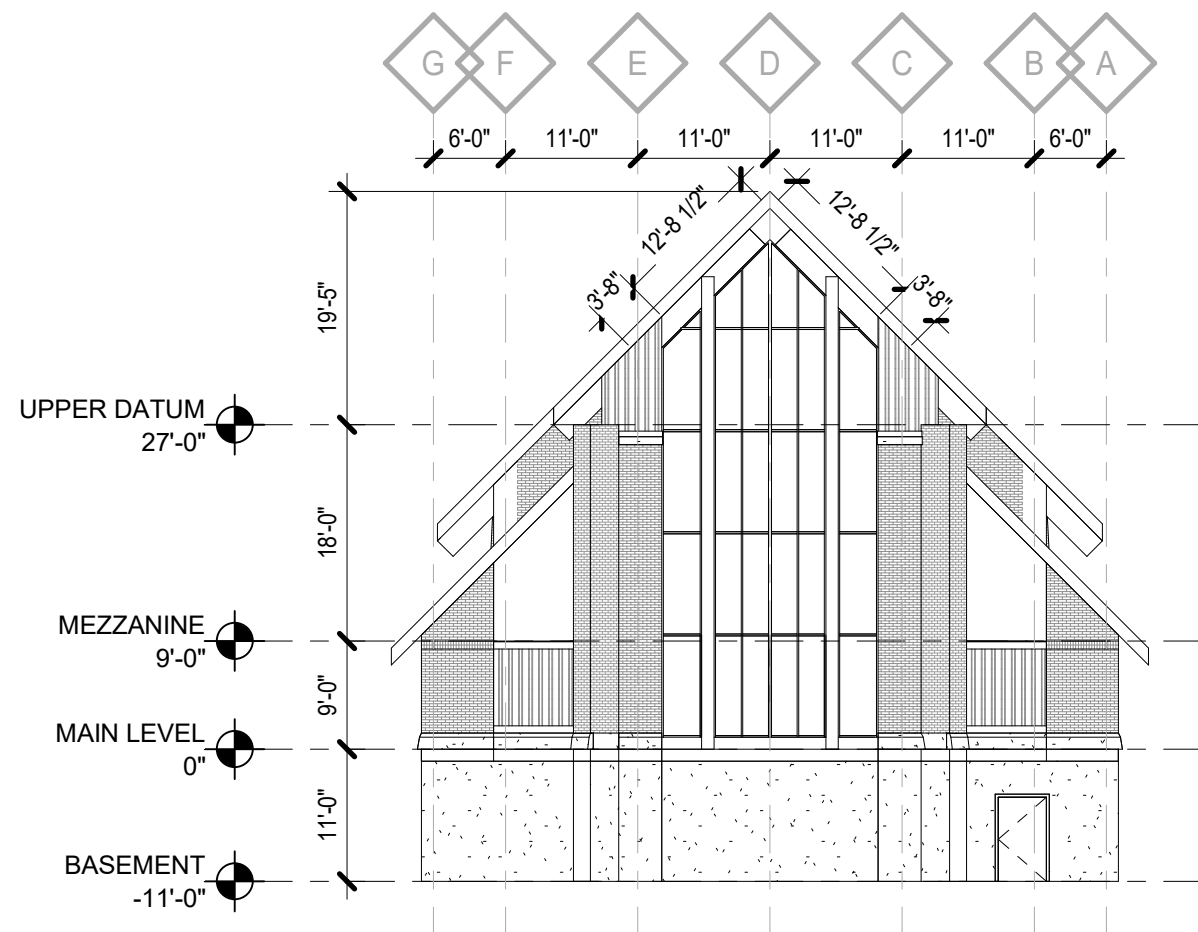




# ROOF PLAN

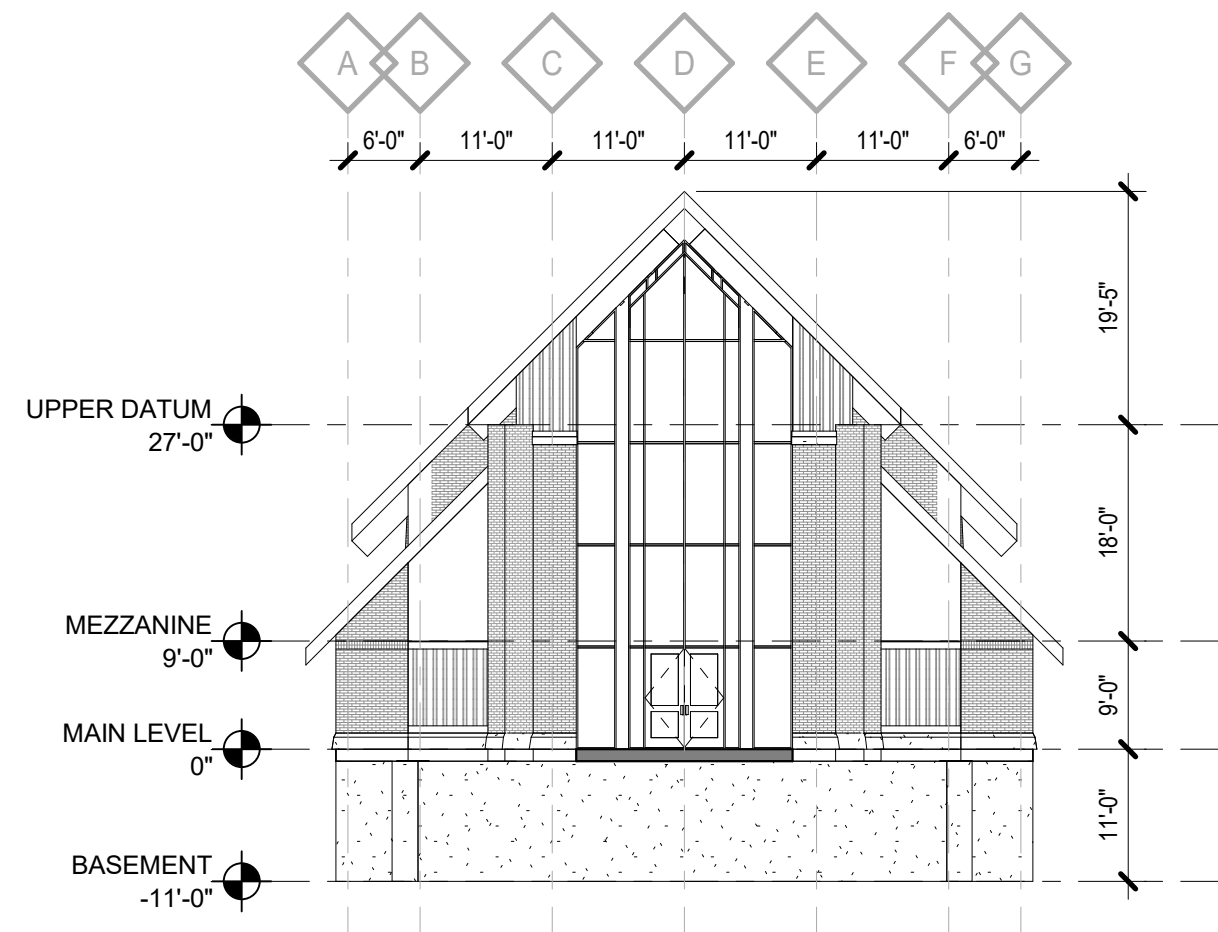
3 ( 1/16" = 1'-0" )





## EAST ELEVATION

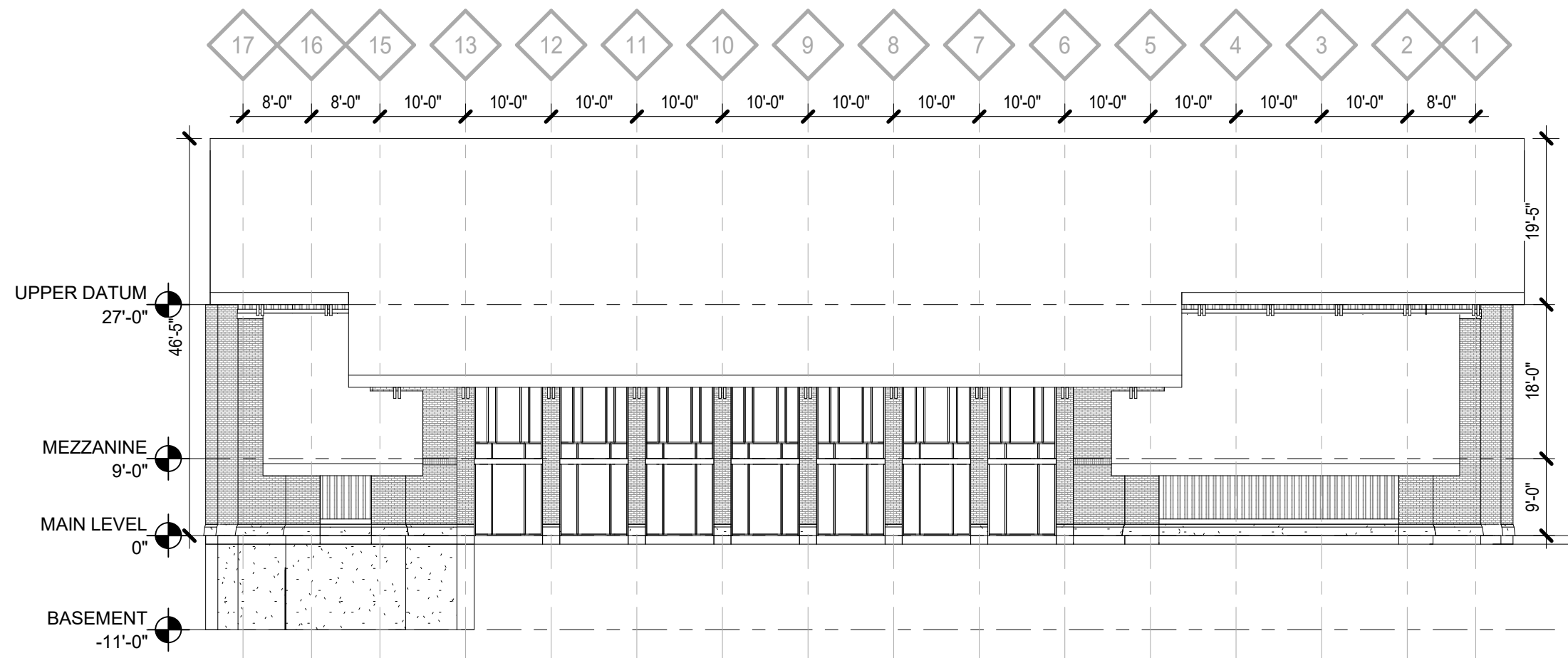
4 ( 1/16" = 1'-0" )



## WEST ELEVATION

4 ( 1/16" = 1'-0" )



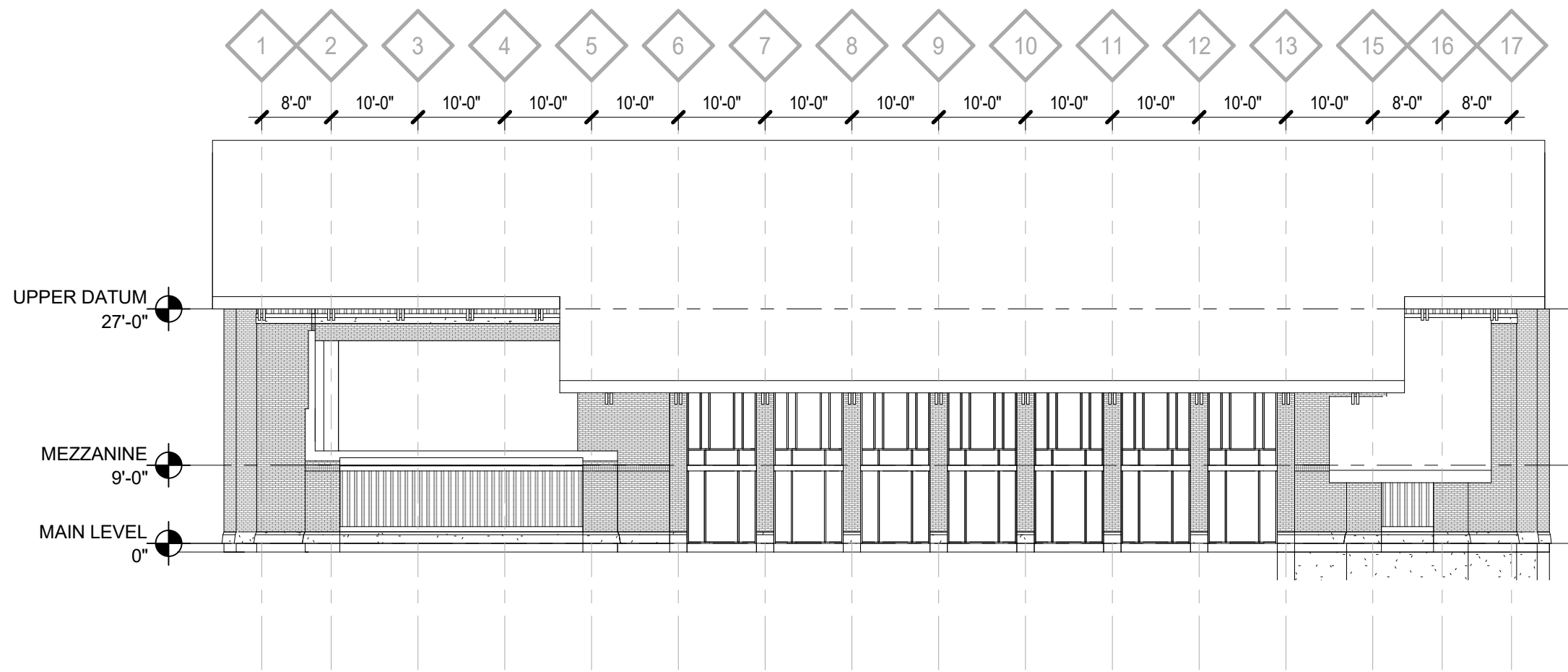


# NORTH ELEVATION

5 ( 1/16" = 1'-0" )







## SOUTH ELEVATION

6 ( 1/16" = 1'-0" )



**TOPOGRAPHIC SURVEY**  
 LOCATED IN THE SW QUARTER OF SECTION 17  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
 CITY OF NEWBERG, YAMHILL COUNTY, OREGON  
 FIELD SURVEYED: 18 FEBRUARY 2021

**NOTES:**

- VERTICAL DATUM: CITY OF NEWBERG (NGVD29)  
 BENCHMARK: 3 INCH BRASS CAP AT THE TOP OF CURB ON THE WEST SIDE OF VILLA ROAD APPROXIMATELY 225' SOUTH OF THE CENTERLINE OF E. LAUREL DRIVE.  
 BENCHMARK NO. 84  
 ELEVATION = 185.04'
- BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING BETWEEN CONTROL POINTS 1 AND 2 IS SOUTH 03°06'37" EAST.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
- A TITLE REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- UTILITY LOCATIONS SHOWN ARE BASED UPON ABOVE GROUND VISIBLE EVIDENCE TOGETHER WITH RECORD DRAWINGS. UNLESS INDICATED DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLES) PRIOR TO CONSTRUCTION.

**LEGEND:**

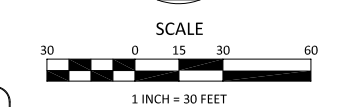
	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	ASPHALT SURFACE
	WALL
	BUILDING OVERHANG
	CURB LINE
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	ROD IRON FENCE
	CYCLONE FENCE
	WOOD FENCE
	ELECTRICAL LINE
	TELECOMMUNICATIONS LINE
	STORM LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	UNDERGROUND LINE PER AS-BUILTS
	SIGN
	DOUBLE POST SIGN
	BOLLARD
	FLAG POLE
	DRIVEWAY ENTRY
	HANDICAP RAMP
	BIKE RACK
	ROOF DRAIN
	ELECTRICAL JUNCTION BOX
	ELECTRICAL METER
	ELECTRICAL RISER
	ELECTRICAL CABINET
	ELECTRICAL SWITCH
	ELECTRICAL VAULT
	TRANSFORMER
	LUMINAIRE
	GROUND FLOOD LIGHT
	OVERHEAD LIGHT
	POWER POLE/OVERHEAD LIGHT
	GAS METER
	GAS RISER
	GAS MANHOLE
	GAS VALVE
	SANITARY MANHOLE WITH STRUCTURE
	STORM MANHOLE WITH STRUCTURE
	CATCH BASIN
	CURB INLET
	AREA DRAIN
	CURB DRAIN
	SANITARY/STORM CLEAN OUT
	SANITARY/STORM STRUCTURE #
	TELECOMMUNICATIONS MANHOLE
	TELECOMMUNICATIONS VAULT
	TELECOMMUNICATIONS RISER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	WATER SHUTOFF VALVE
	FIRE DEPARTMENT CONNECT
	WATER MANHOLE
	WATER VAULT
	IRRIGATION CONTROL VALVE
	DECIDUOUS TREE
	-PERIMETER REPRESENTS DRIPLINE
	CONIFEROUS TREE
	-PERIMETER REPRESENTS DRIPLINE
	PROJECT CONTROL POINT
	FINISHED FLOOR ELEVATION

**STORM TABLE:**

1	STORM MANHOLE RIM = 185.55' IE 18" IN (W) = 180.04' IE 12" IN (N) = 180.30' IE 18" OUT (E) = 180.01'	15	AREA DRAIN RIM = 183.51' IE 4" OUT (SE) = 182.83'
2	STORM MANHOLE RIM = 184.02' IE 18" IN (W) = 179.83' IE 4" IN (NE) = 180.92' IE 4" IN (NE) = 180.92' IE 4" IN (SE) = 181.02' IE 12" OUT (E) = 179.82'	16	AREA DRAIN RIM = 181.35' FULL OF DEBRIS
3	STORM MANHOLE RIM = 184.81' IE 4" IN (NW) = 180.41' IE 4" IN (W) = 181.41' IE 4" OUT (E) = 180.41'	17	AREA DRAIN RIM = 181.10' FULL OF DEBRIS
4	STORM MANHOLE RIM = 182.62' IE 4" IN (N) = 178.85' IE 4" IN (N) = 178.85' IE 4" IN (SW) = 178.82' IE 4" IN (SE) = 178.82' IE 4" OUT (S) = 178.80'	18	AREA DRAIN RIM = 181.67' IE 4" OUT (NW) = 181.02'
5	STORM MANHOLE RIM = 179.35' IE 6" IN (SW) = 166.30' IE 6" IN (W) = 166.30' IE 8" IN (N) = 167.07' IE 8" OUT (E) = 165.99'	19	AREA DRAIN RIM = 174.04' UNABLE TO MEASURE IE
6	CATCH BASIN RIM = 177.73' IE 4" OUT (S) = 176.93'	20	AREA DRAIN RIM = 170.39' UNABLE TO MEASURE IE
7	CATCH BASIN RIM = 177.53' IE 4" OUT (NE) = 176.96'	21	AREA DRAIN RIM = 180.92' IE 1" IN (SW) = 180.40' IE 3" OUT (NE) = 180.32'
8	STORM MANHOLE RIM = 176.62' IE 4" IN (SW) = 166.42' IE 8" IN (W) = 164.12' IE 10" OUT (E) = 163.97'	22	AREA DRAIN RIM = 179.97' IE 4" OUT (S) = 179.12'
9	STORM MANHOLE RIM = 172.34' IE 12" IN (W) = 169.94' IE 12" IN (NW) = 169.96' IE 18" OUT (E) = 169.69'	23	AREA DRAIN RIM = 180.04' IE 4" OUT (S) = 179.24'
10	STORM MANHOLE FLOW CONTROL RIM = 184.26' IE 12" IN (NW) = 179.85' IE 12" OUT (SE) = 179.40'	24	AREA DRAIN RIM = 176.57' IE 4" OUT (N) = 175.77'
11	CATCH BASIN RIM = 178.70' IE 10" OUT (W) = 169.06'	25	AREA DRAIN RIM = 176.12' IE 4" OUT (E) = 175.40'
12	CATCH BASIN RIM = 172.81' NO PIPES VISIBLE	26	AREA DRAIN VERTICAL 4" PIPE W/ NO COVER TOP OF PIPE = 173.47'
13	AREA DRAIN RIM = 184.69' UNABLE TO MEASURE IE		
14	AREA DRAIN RIM = 185.66' IE 4" OUT (N) = 185.08'		

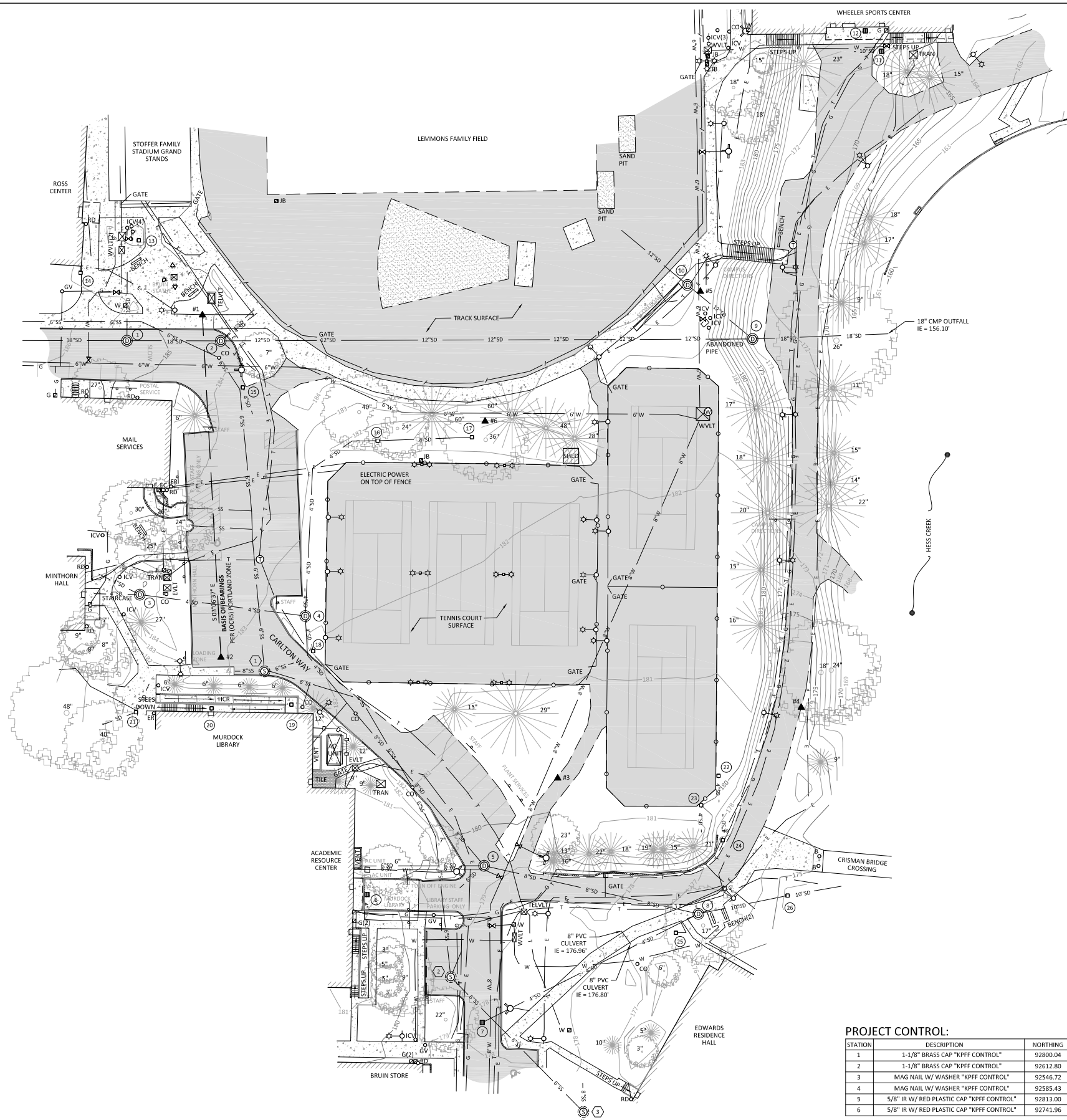
**SANITARY TABLE:**

1	SANITARY MANHOLE RIM = 182.60' IE 6" IN (W) = 174.97' IE 6" IN (N) = 174.80' IE 6" IN (NE) = 174.40' IE 6" OUT (E) = 174.61'
2	SANITARY MANHOLE RIM = 178.70' IE 6" IN (N) = 166.00' IE 6" IN (NE) = 167.09' IE 6" OUT (SE) = 165.98'
3	SANITARY MANHOLE RIM = 177.63' IE 6" IN (NW) = 165.34' IE 8" IN (N) = 165.25' IE 8" OUT (S) = 165.24'



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 JUNE 30, 1997  
 TROY T. TETSUKA  
 2841  
 RENEWAL 6/30/2022

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 111 SW Fifth Ave., Suite 2400  
 Portland, OR 97204  
 O: 503.227.3251  
 F: 503.224.4681  
 www.kpff.com



**PROJECT CONTROL:**

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	1-1/8" BRASS CAP "KPFF CONTROL"	92800.04	272085.80	185.23'
2	1-1/8" BRASS CAP "KPFF CONTROL"	92612.80	272095.98	182.94'
3	MAG NAIL W/ WASHER "KPFF CONTROL"	92546.72	272280.15	180.40'
4	MAG NAIL W/ WASHER "KPFF CONTROL"	92585.43	272413.36	177.02'
5	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	92813.00	272358.20	183.91'
6	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	92741.96	272240.44	181.95'

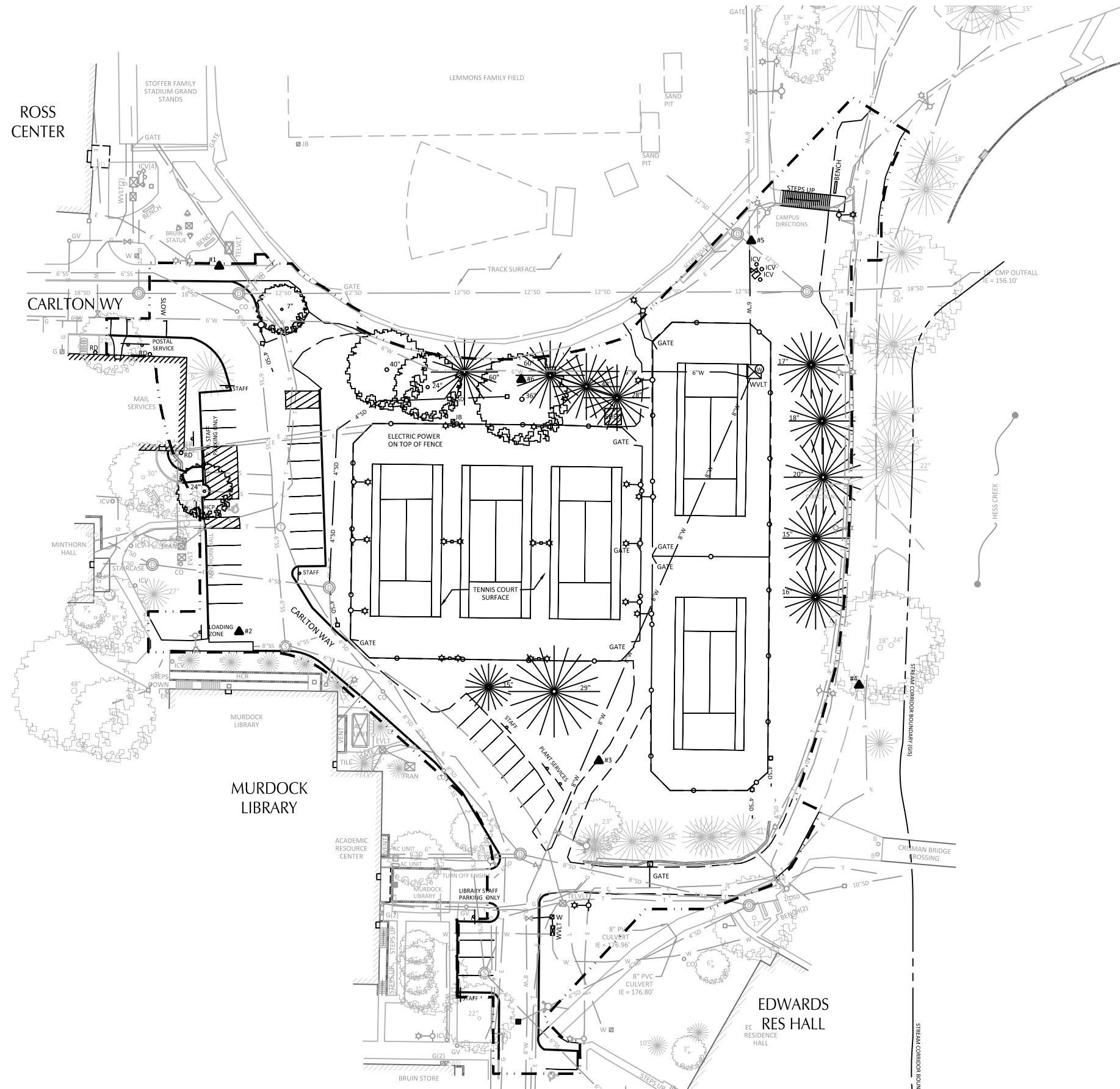
REV.	DATE	BY	DESCRIPTION

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SURVEYED BY: JH/NK  
 DRAWN BY: JH  
 CHECKED BY: TTT  
 PROJECT NO.: 2000487  
 FILE: 2000487-SB.DWG

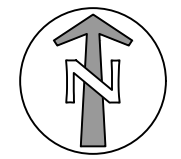
TOPOGRAPHIC SURVEY  
**GEORGE FOX UNIVERSITY**  
 GEORGE FOX UNIVERSITY  
 CITY OF NEWBERG / YAMHILL COUNTY / OREGON

DATE: 30 MARCH 2021  
 CONTOUR INTERVAL: 1 FOOT  
 SHEET NO.  
**1 OF 1**



**SHEET LEGEND**

	PROPERTY LINE
	DEMOLITION/WORK LIMITS (SHOWN OFFSET FOR CLARITY)



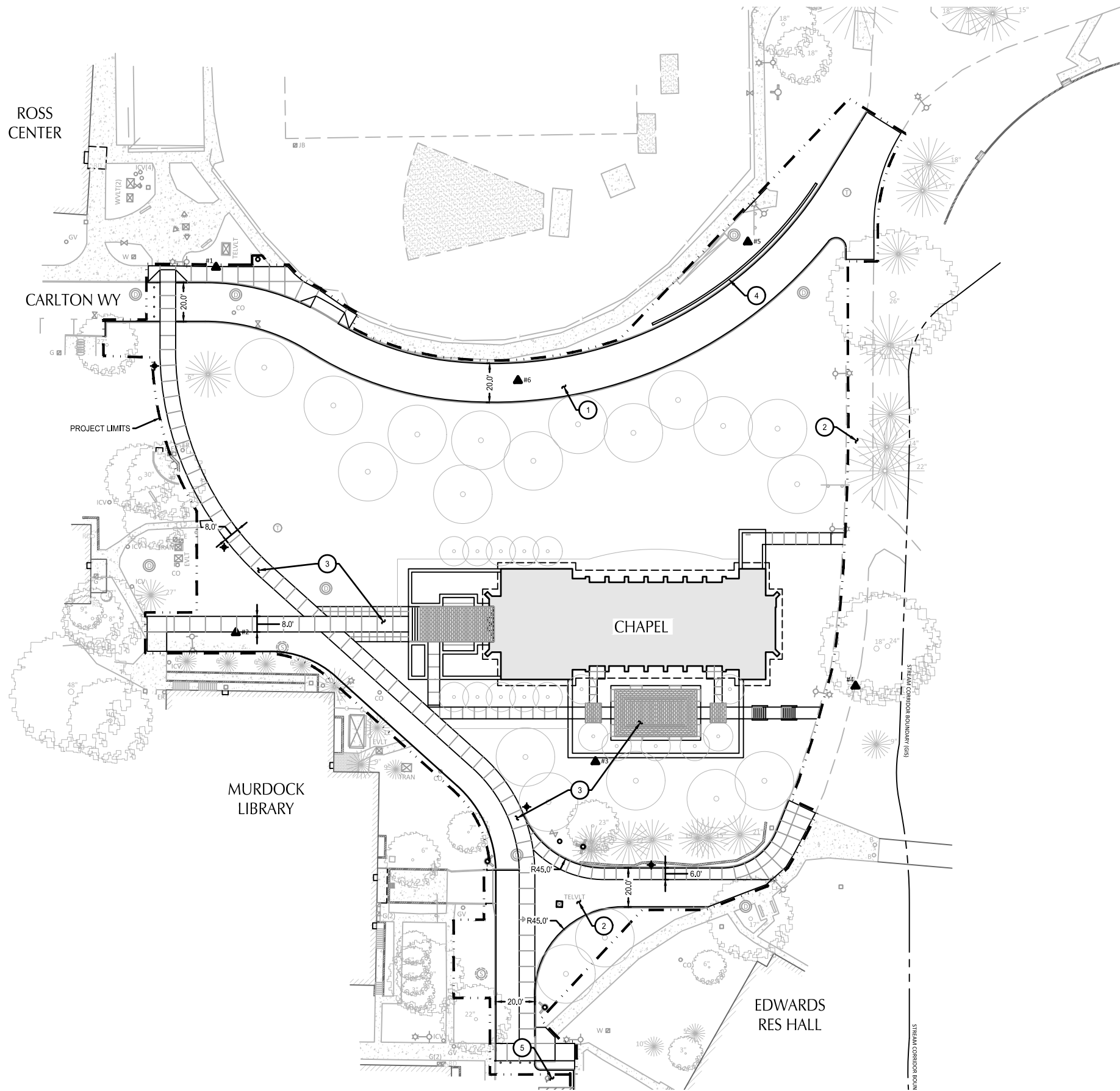
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**DEMOLITION PLAN**

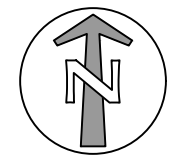


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KEY NOTES	
NOTE	DESCRIPTION
1	SERVICE VEHICLE ACCESS ROAD
2	FIRE ACCESS ROAD
3	REFERENCE LANDSCAPE PLANS FOR PEDESTRIAN PAVEMENT AND PLAZA AREAS
4	RETAINING WALL
5	ADA PARKING STALLS. (3) TOTAL



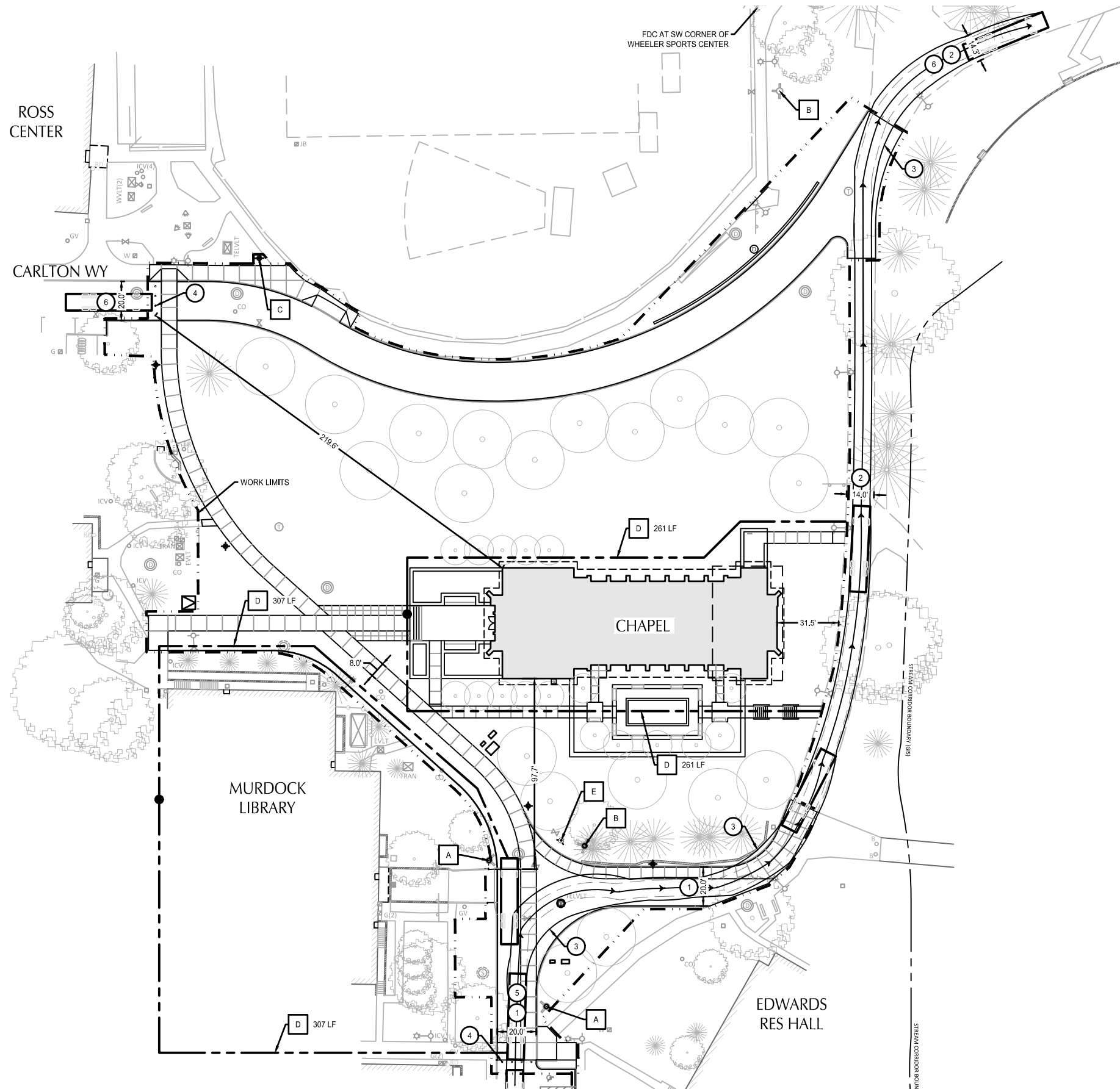
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**SITE PLAN**



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### SHEET NOTES

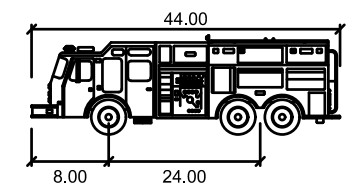
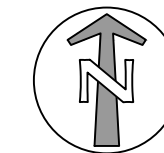
1. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
2. FOR ADDITIONAL LIFE SAFETY DESIGN INFORMATION SEE ARCHITECTURAL PLANS.
3. TEMPORARY ADDRESSES OF 6-INCHES SHALL BE PROVIDED AT EACH CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION MATERIALS OR WORKERS ARRIVING ONSITE.
4. THE BUILDING ADDRESSING SHALL MEET THE OREGON FIRE ADDRESSING POLICY.
5. ALL FIRE HYDRANTS SHALL HAVE STORZ QUICK ADAPTERS ON THE LARGE PORT. THE MODEL REQUIRED IS HARRINGTON HPHA50-45NHWCAP.
6. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS. THE MARKERS SHALL BE BLUE. THEY SHALL BE LOCATED ADJACENT AND TO THE SIDE OF THE CENTERLINE OF THE ACCESS ROADWAY ON WHICH THE FIRE HYDRANT IS LOCATED. IN THE CASE THAT THERE IS NO CENTERLINE, ASSUME A CENTERLINE AND PLACE THE MARKER ACCORDINGLY.

### X FIRE STRUCTURE KEY NOTES

- A EXISTING FIRE DEPARTMENT CONNECTION
- B EXISTING FIRE HYDRANT
- C PROPOSED FIRE HYDRANT
- D FIRE HOSE REACH PATH AROUND BUILDING. LENGTH AS NOTED
- E PROPOSED FIRE DEPARTMENT CONNECTION

### X FIRE ACCESS KEY NOTES

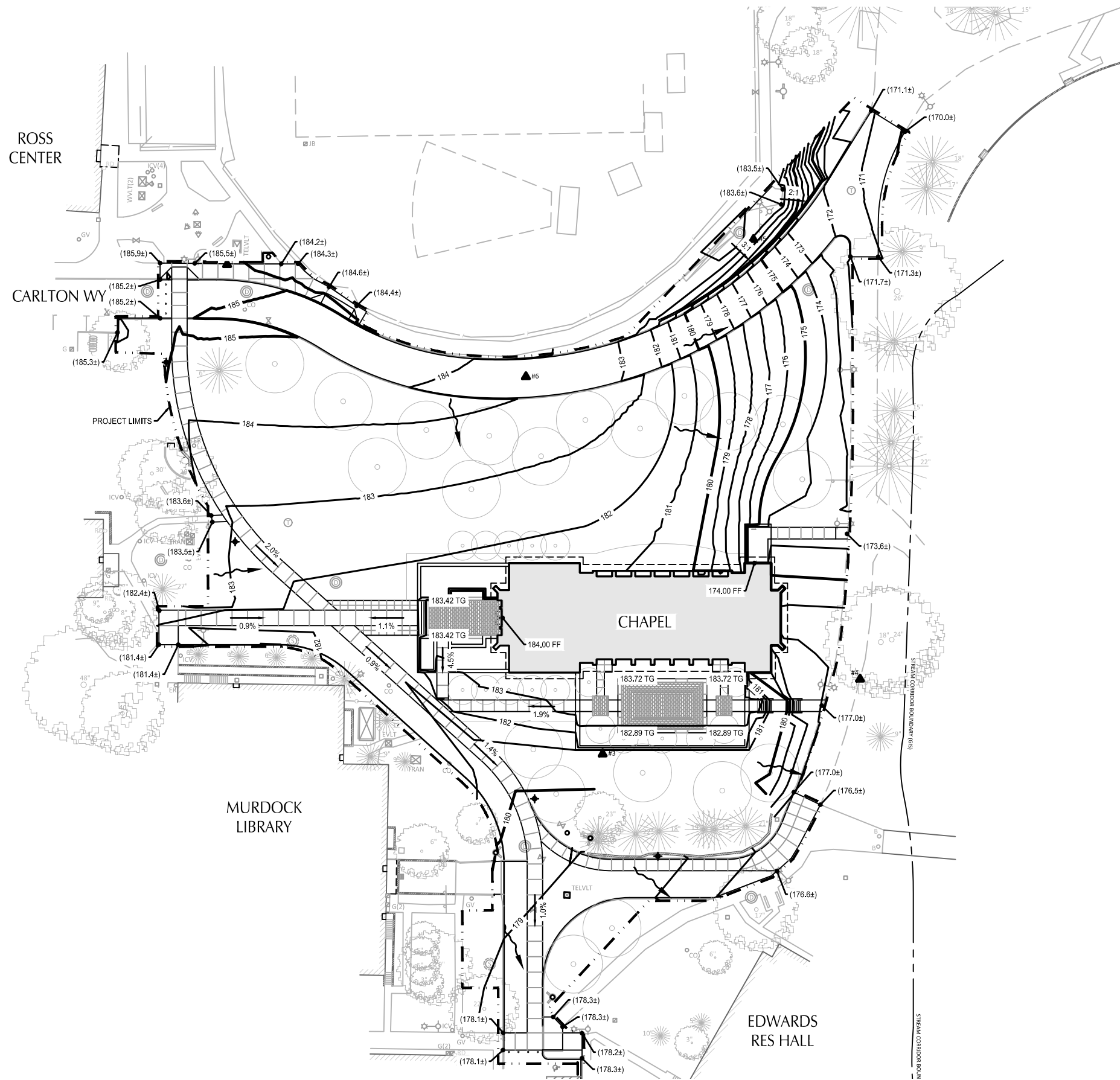
- 1 20 FOOT WIDE FIRE LANE
- 2 14 FOOT WIDE FIRE LANE
- 3 28 FOOT INSIDE TURNING RADIUS
- 4 REMOVABLE BOLLARDS
- 5 PRIMARY FIRE ACCESS POINT
- 6 SECONDARY FIRE ACCESS POINT



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



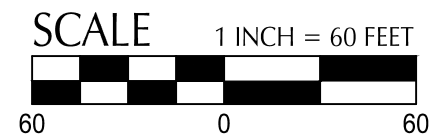
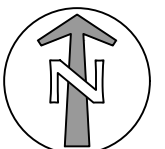


**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX.XX XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
EG	EXISTING GRADE
FF	FINISHED FLOOR
TG	TOP OF GROUND
(XXX.X±)	EXISTING GRADE (MATCH WHERE APPLICABLE)

**SHEET LEGEND**

	DRAINAGE FLOW DIRECTION
(179) ---	EX. CONTOUR MINOR
(180) ---	EX. CONTOUR MAJOR
179 ———	CONTOUR MINOR (FG)
180 ———	CONTOUR MAJOR (FG)



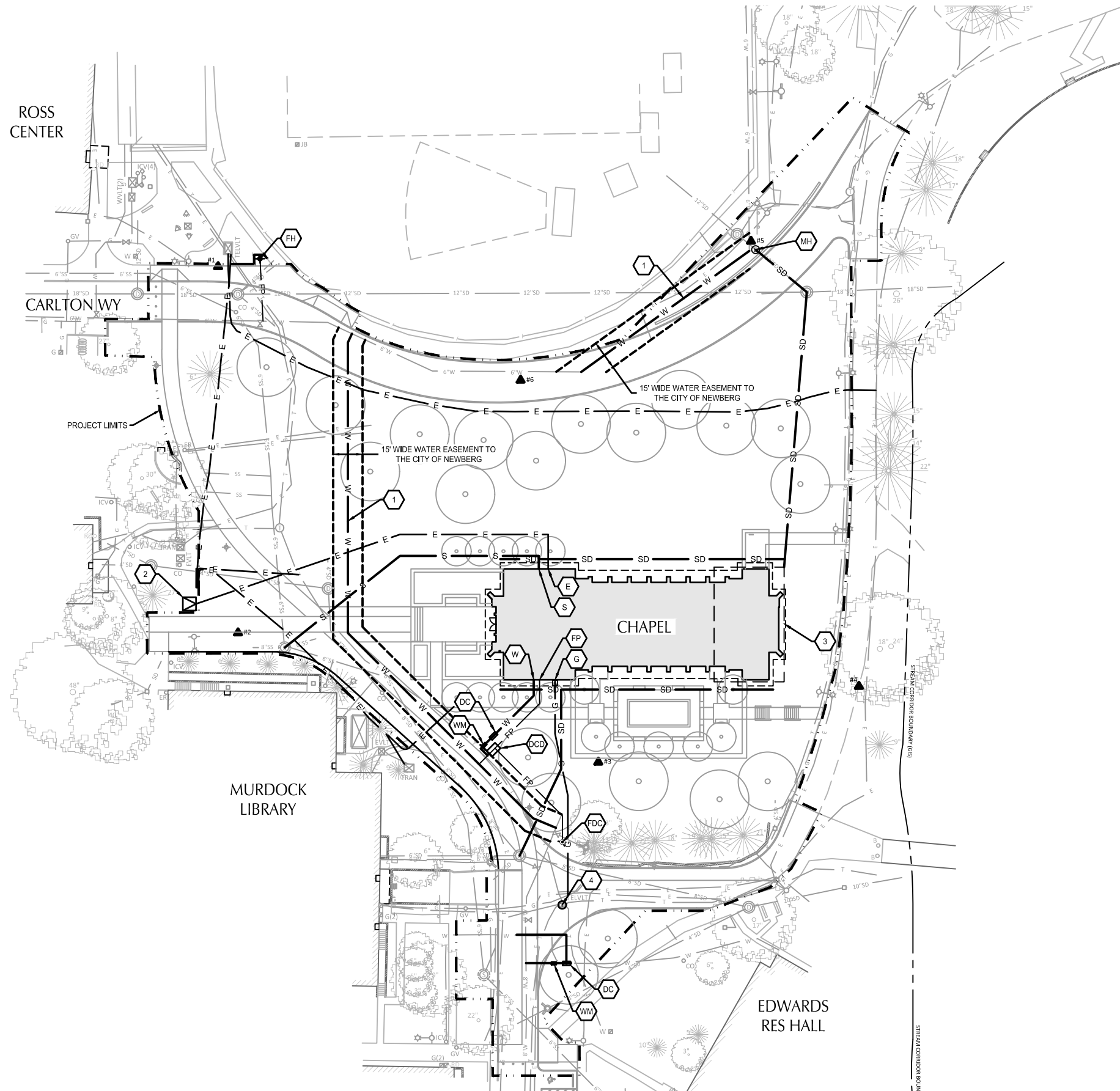
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**GRADING PLAN**



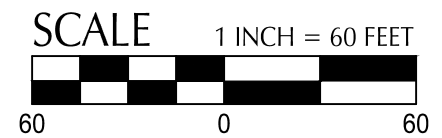
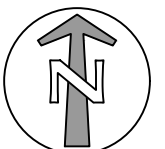
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**X** UTILITY KEY NOTES

NOTE	DESCRIPTION
1	RELOCATED PUBLIC WATER MAIN
2	PROPOSED ELECTRIC TRANSFORMER
3	PERIMETER FOUNDATION DRAIN
4	PROPOSED H20 TRAFFIC RATED LID ON EX TELECOM VAULT
DC	DOUBLE CHECK VAULT
DCD	DOUBLE CHECK DETECTOR VAULT
E	CONNECT TO ELECTRICAL SYSTEM. SEE MECHANICAL PLANS FOR CONTINUATION
FDC	FIRE DEPARTMENT CONNECTION
FH	PUBLIC FIRE HYDRANT
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION
G	CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING PLANS FOR CONTINUATION
MH	STORM DRAIN MANHOLE
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION
WM	DOMESTIC WATER METER



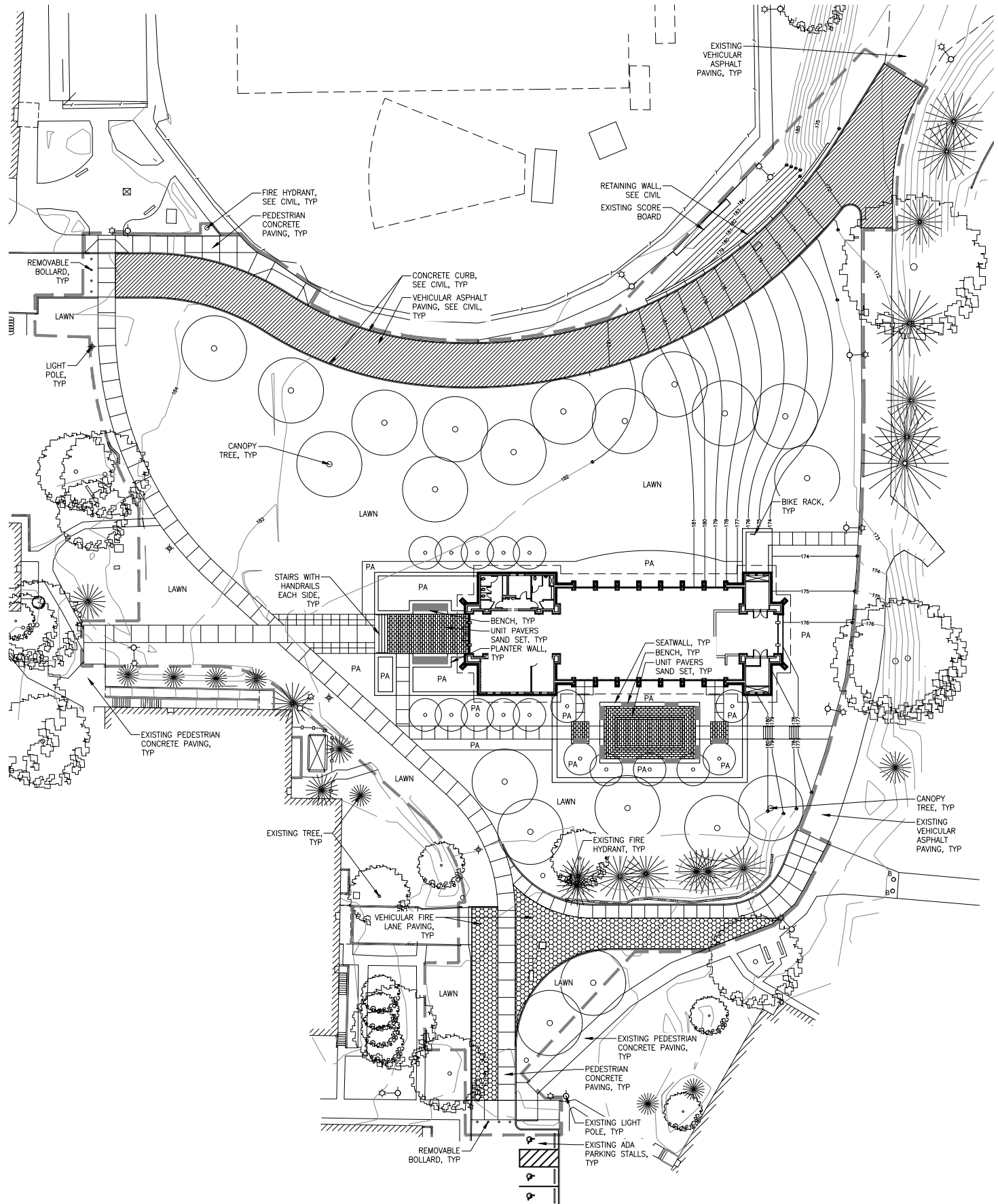
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**UTILITY PLAN**



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**LEGEND**

[Hatched Box]	LANDSCAPE LIMIT OF WORK
[Grid Box]	PEDESTRIAN CONCRETE PAVING
[Cross-hatched Box]	VEHICULAR FIRE LANE PAVING
[Diagonal Hatched Box]	ASPHALT PAVING
[Dotted Box]	UNIT PAVERS SAND SET
[Solid Box]	BENCH
[Solid Box]	CONCRETE CURB
[Star Symbol]	EXISTING LIGHT POLE
[Circle with Dot]	LIGHT POLE
[Square with Dot]	BOLLARD
[Circle with X]	FIRE HYDRANT, SEE CIVIL
[Star in Circle]	EXISTING TREE TO REMAIN
[Circle]	PROPOSED TREE

**ABBREVIATIONS**

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
ELEC	ELECTRICAL
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SIM	SIMILAR
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
TYP	TYPICAL
W/	WITH

- MATERIALS NOTES**
1. THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 05/30/2021. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
  2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
  3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
  4. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LIGHTING AND ELECTRIC UTILITIES.
  5. COORDINATE WORK WITH OTHER TRADES, INCLUDING WORK IN OTHER BID PACKAGES.
  6. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE, AS WELL AS ANY VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

**DESIGN REVIEW NOTES**

TOTAL SITE AREA: 96,674 SF  
 PRE-DEVELOPMENT IMPERVIOUS AREA: 59,356 SF  
 PRE-DEVELOPMENT PERVIOUS AREA: 37,318 SF (39%)

POST-DEVELOPMENT IMPERVIOUS AREA: 34,095 SF  
 POST-DEVELOPMENT PERVIOUS AREA: 62,579 SF (65%)

NET IMPERVIOUS AREA DECREASE: 25,261 SF

LANDSCAPE ARCHITECTS PC  
**Tango Hansen**  
 1100 nw glisan #3B portland OR 97209 T 503.295.2437

GEORGE FOX UNIVERSITY  
 CHAPEL  
 414 N. MERIDIAN STREET  
 NEWBERG, OR 97132

DESIGN REVIEW

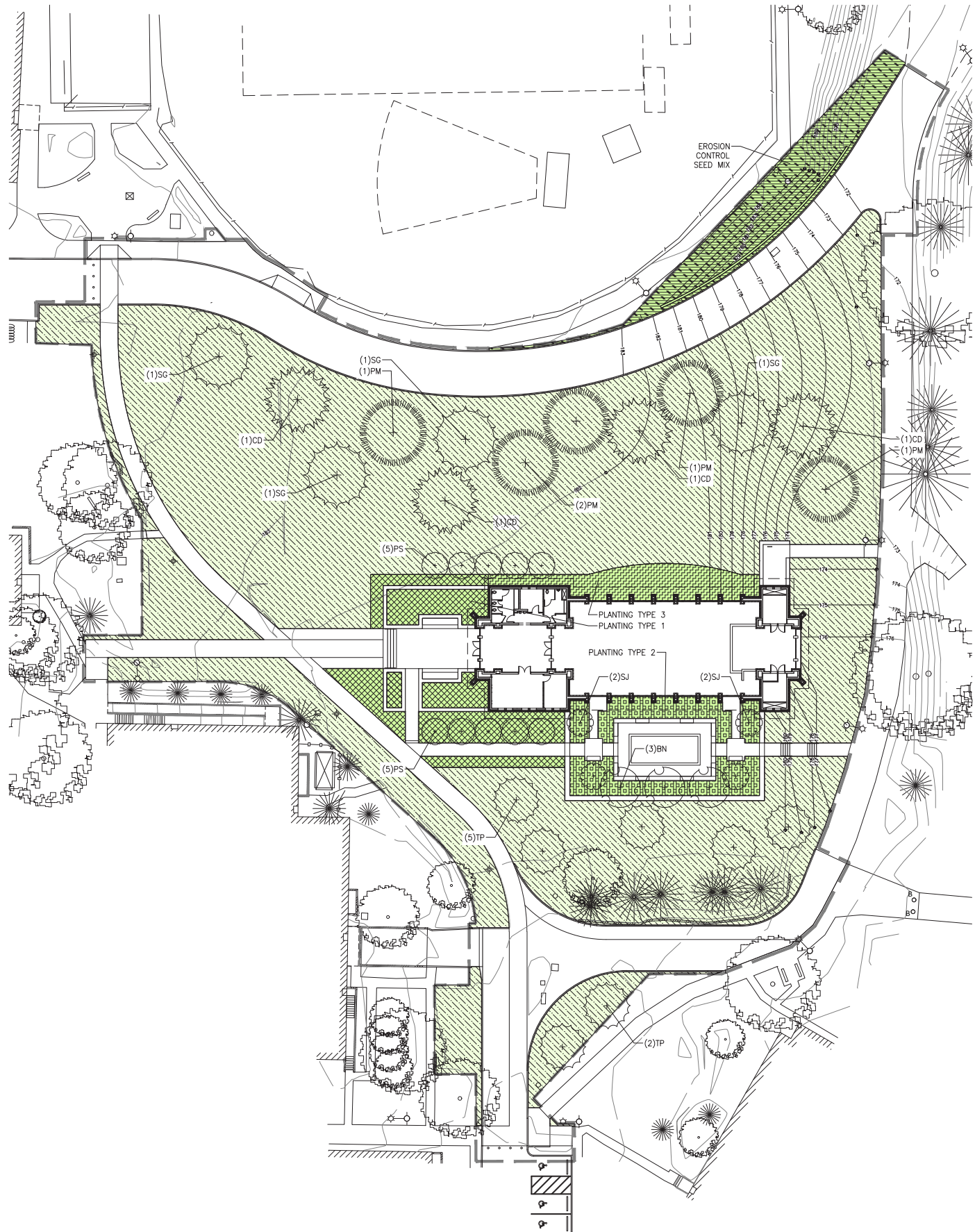
MATERIALS PLAN

REVISIONS


SCALE  
 DRAWN BY  
 DATE 12.03.21  
 PROJECT NO. 2148

SHEET  
**L101**





PLANT SCHEDULE						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
TREES						
(+)	BN	Betula nigra 'Cully'	Heritage River Birch	3" CAL B&B	AS SHOWN	4
(+)	CD	Calocedrus decurrens	Incense Cedar	3" CAL B&B	AS SHOWN	4
(+)	PS	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	3" CAL B&B	AS SHOWN	10
(+)	PM	Pseudotsuga menziesii	Douglas Fir	3" CAL B&B	AS SHOWN	5
(+)	SG	Sequoiadendron giganteum	Giant Sequoia	30" Height Specimen	AS SHOWN	4
(+)	SJ	Styrax japonicus	Japanese Snowbell	3" CAL B&B	AS SHOWN	3
(+)	TP	Thuja plicata 'Hogan'	Hogan's Western Red Cedar	3" CAL B&B	AS SHOWN	7

- LEGEND**
- LANDSCAPE LIMIT OF WORK
  - VEHICULAR FIRE LANE PAVING
  - SEEDED LAWN
  - PLANTING TYPE 1
  - PLANTING TYPE 2
  - PLANTING TYPE 3
  - EROSION CONTROL SEED MIX
  - CONCRETE CURB
  - EXISTING LIGHT POLE
  - LIGHT POLE
  - BOLLARD
  - FIRE HYDRANT, SEE CIVIL
  - EXISTING TREE TO REMAIN
  - PROPOSED TREE

PLANT SCHEDULE - TYPE 1						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
ORNAMENTAL PLANTINGS						
(X)	ABRC	Abelia x 'Rose Creek'	Rose Creek Abelia	#5/CONT.	AS SHOWN	50
(X)	CEGR	Ceanothus griseus var horizontalis 'Diamond Heights'	Diamond Heights Carmel Creeper	#1/CONT.	AS SHOWN	232
(X)	NADO	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	#5/CONT.	AS SHOWN	67
(X)	NATE	Nassella tenuissima	Mexican Feather Grass	#3/CONT.	AS SHOWN	179
(X)	PRLA	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Dwarf English Laurel	#5/CONT.	AS SHOWN	64
(X)	RUCA	Rubus coccineus 'Emerald Carpet'	Emerald Carpet Creeping Raspberry	#1/CONT.	18" O.C.	378

- ABBREVIATIONS**
- B&B BALLED & BURLAPPED
  - CAL CALIPER
  - CONT CONTAINER
  - DIA DIAMETER
  - DBH DIAMETER AT BREAST HEIGHT
  - EQ EQUAL
  - HT HEIGHT
  - MIN MINIMUM
  - MAX MAXIMUM
  - NO NUMBER
  - O.C. ON CENTER
  - SIM SIMILAR
  - SL SEEDED LAWN
  - SPECS SPECIFICATIONS
  - TFP TYPICAL
  - # CONTAINER SIZE

PLANT SCHEDULE - TYPE 2						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
ORNAMENTAL PLANTINGS						
(X)	ARUV	Arctostaphylos uva-ursi	Kinnikinnick	#1/CONT.	18" O.C.	30
(X)	EJUA	Euonymus japonicus 'Grandifolius'	Japanese Euonymus	#5/CONT.	AS SHOWN	30
(X)	ILGL	Ilex glabra 'Shamrock'	Inkberry	#5/CONT.	AS SHOWN	25
(X)	LAST	Lavandula stoechas 'Otto Quast'	Lavender Otto Quast	#5/CONT.	AS SHOWN	154
(X)	LIMU	Liriope muscari 'Royal Purple'	Lilyturf	#2/CONT.	AS SHOWN	61
(X)	PEHA	Pennisetum alpestris 'Hameln'	Hameln Fountain Grass	#3/CONT.	AS SHOWN	127
(X)	PFD	Pieris x 'Forest Flame'	Forest Flame Lily of the Valley	#5/CONT.	AS SHOWN	16

- PLANTING NOTES**
- THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 05/30/2021. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
  - PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
  - ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
  - ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
  - PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
  - PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL.
  - CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY OWNER'S REPRESENTATIVE.
  - TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH. SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE DEEMED NECESSARY BY PLANNING OFFICIAL.
  - REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.
  - ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
  - ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT RESEDED DISTURBED AREAS, THOSE ARE TO BE NON-IRRIGATED.

PLANT SCHEDULE - TYPE 3						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
ORNAMENTAL PLANTINGS						
(S)	MASC	Mahonia 'Soft Caress'	Soft Caress Mahonia	#5/CONT.	AS SHOWN	8
(X)	PATE	Pachysandra terminalis	Japanese Spurge	#1/CONT.	18" O.C.	159
(X)	POMU	Polystichum munitum	Sword Fern	#5/CONT.	AS SHOWN	44
(X)	SAHD	Sarcococca hookeriana var humilis	Sweetbox	#2/CONT.	18" O.C.	159
(X)	SARU	Sarcococca ruscifolia	Fragrant Sweetbox	#5/CONT.	AS SHOWN	52

PLANT SCHEDULE - EROSION CONTROL SEED MIX						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
GRASSES						
		Hordeum brachyantherum	Meadow Barley			40%
		Bromus carinatus	California Brome			35%
		Festuca rubra rubra	Native Red Fescue			20%
		Deschampsia cespitosa	Tufted Hairgrass			3%
		Agrostis exarata	Spike Bentgrass			2%

SUNMARK SEEDS NATIVE EROSION CONTROL MIX  
1 PLS lbs. per 1000 sq. ft.

- DESIGN REVIEW NOTES**
- A MINIMUM OF 15% OF THE LOT AREA SHALL BE LANDSCAPED.
  - SITE AREA: 96,674 SF
  - REQUIRED LANDSCAPED AREA: 14,501 (15%)
  - LAWN: 54,030 SF
  - ORNAMENTAL PLANTING: 9437 SF
  - TOTAL PROPOSED LANDSCAPED AREA: 63,467 SF (66%)

LANDSCAPE ARCHITECTS PC  
**Tango Hansen**  
1100 NW GILMAN #3B PORTLAND OR 97209 T 503.295.4437

GEORGE FOX UNIVERSITY  
CHAPEL  
414 N. MERIDIAN STREET  
NEWBERG, OR 97132

DESIGN REVIEW

PLANTING PLAN

REVISIONS

SCALE  
DRAWN BY  
DATE 12.03.21  
PROJECT NO. 2148

SHEET

L201