

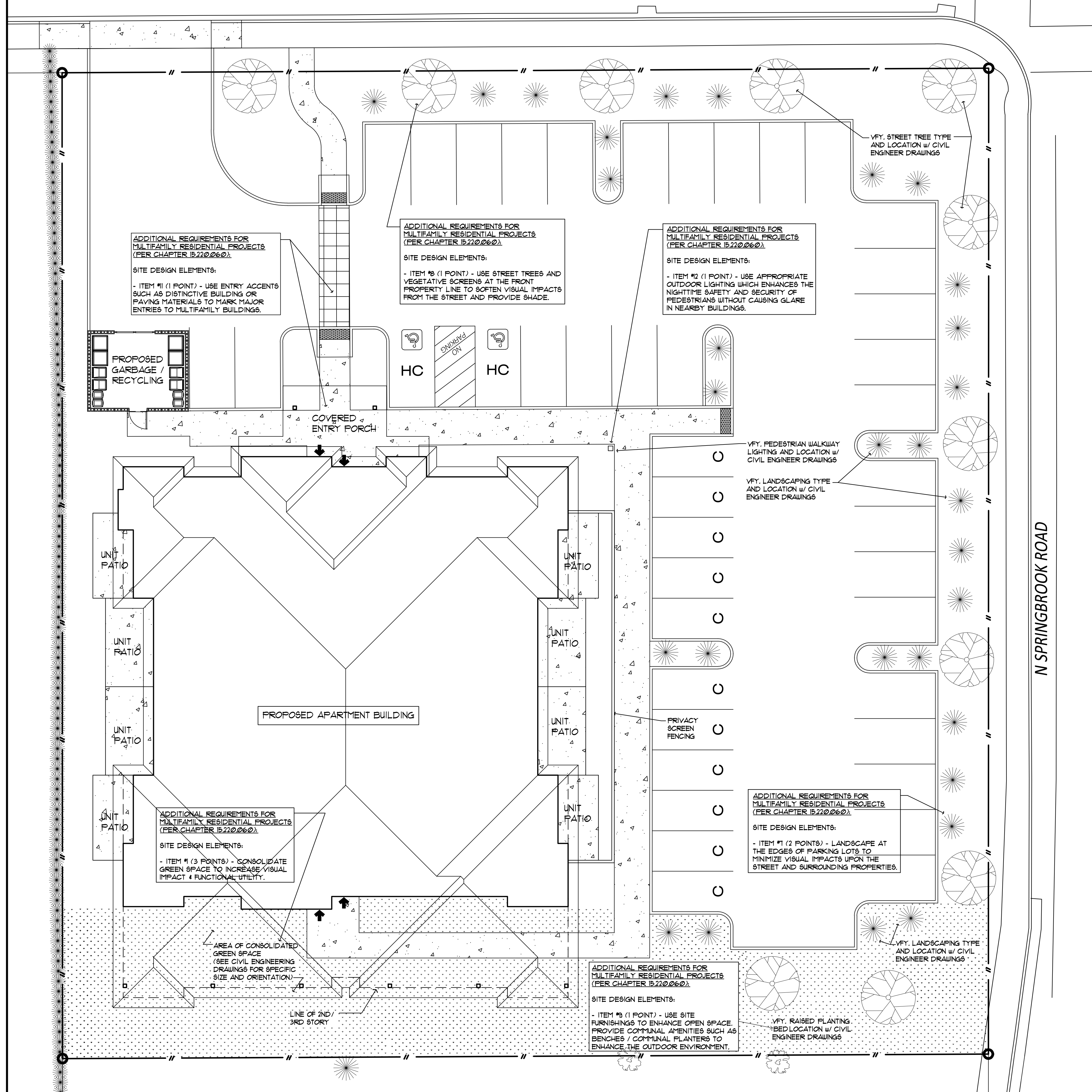
HAWORTH AVENUE

SITE DESIGN ELEMENTS SUMMARY:
POINTS TOTAL

ADDITIONAL REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL PROJECTS (PER CHAPTER 15.220.060):

SITE DESIGN ELEMENTS:

- ITEM #1 (3 POINTS) - CONSOLIDATE GREEN SPACE TO INCREASE VISUAL IMPACT & FUNCTIONAL UTILITY.
- ITEM #1 (2 POINTS) - LANDSCAPE AT THE EDGES OF PARKING LOTS TO MINIMIZE VISUAL IMPACTS UPON THE STREET AND SURROUNDING PROPERTIES.
- ITEM #3 (1 POINT) - USE STREET TREES AND VEGETATIVE SCREENS AT THE FRONT PROPERTY LINE TO SOFTEN VISUAL IMPACTS FROM THE STREET AND PROVIDE SHADE.
- ITEM #3 (1 POINT) - USE SITE FURNISHINGS TO ENHANCE OPEN SPACE. PROVIDE COMMUNAL AMENITIES SUCH AS BENCHES / COMMUNAL PLANTERS TO ENHANCE THE OUTDOOR ENVIRONMENT.
- ITEM #10 (1 POINT) - KEEP FENCES NEIGHBORLY BY KEEPING THEM LOW, PLACING THEM BACK FROM THE SIDEWALK, AND USING COMPATIBLE BUILDING MATERIALS
- ITEM #11 (1 POINT) - USE ENTRY ACCENTS SUCH AS DISTINCTIVE BUILDING OR PAVING MATERIALS TO MARK MAJOR ENTRIES TO MULTIFAMILY BUILDINGS.
- ITEM #12 (1 POINT) - USE APPROPRIATE OUTDOOR LIGHTING WHICH ENHANCES THE NIGHTTIME SAFETY AND SECURITY OF PEDESTRIANS WITHOUT CAUSING GLARE IN NEARBY BUILDINGS.



NEW APARTMENTS FOR :
GROVE DEVELOPMENT
1075 N. SPRINGBROOK RD.
NEWBERG, OREGON

CONTRACTOR:
GROVE DEVELOPMENT, INC.
6500 SW BEAVERTON-
HILLSDALE HWY. #3
PORTLAND, OR 97225
(503) 793-3299
CCB# 129694

SURVEY:
PIONEER DESIGN GROUP, INC.
3020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OR 97223
(503) 643-8286

CIVIL ENGINEER:
PIONEER DESIGN GROUP, INC.
3020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OR 97223
(503) 643-8286

SITE INFORMATION

ZONE: C-2
SITE AREA: 35,124 SQ. FT.

SETBACKS

MINIMUM REQUIRED	
FRONT:	10 FT.
STREET SIDE:	10 FT.
INTERIOR:	0 FT.

HEIGHT

MAXIMUM ALLOWED TO EAVE:	30 FT.
PROPOSED EAVE HEIGHT:	29.9 FT.
PROPOSED HIGHEST RIDGE:	43.4 FT.

LOT COVERAGE

NOT APPLICABLE IN C-2 ZONE

FLOOR AREA RATIO

NOT APPLICABLE IN C-2 ZONE

ADDITIONAL NOTES

- * FOOTINGS TO BEAR ON FIRM, UNDISTURBED NATIVE SOIL OR PROPERLY COMPACTED ENGINEERED FILL (95% PROCTOR)
- * VERIFY LOCATION OF ELECTRIC, CABLE T.V., TELEPHONE, AND NATURAL GAS SERVICE RUNS TO BUILDING. ALL SERVICE TO BE UNDERGROUND.
- * VERIFY LOCATION OF EXISTING WATER METER, PROVIDE SERVICE TO BUILDING BY OTHERS. PROVIDE P.R.V. IF OVER 80 P.S.I.
- * VERIFY LOCATION OF EXISTING SANITARY SEWER STUB OUT. PROVIDE 4" A.B.S. SERVICE TO BUILDING.

AS SITE DESIGN ELEMENTS PLAN

SCALE: 1:10

LEGAL DESCRIPTION:
TAX LOT 800,
CITY OF NEWBERG
SEC. 16, T.35, R.2W, W.M. YAMHILL COUNTY, OREGON

DESIGN REVIEW SUBMITTAL

REVISED

DATED 10/18/22

DRAWN SSR

CHECKED

SITE PLAN

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