

THE HAWORTH

A 28-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

TAX LOT 00800, MAP R3216CB
NEWBERG, OR 97132

SITE INFORMATION

ADDRESS: NO ADDRESS
1/4 SECTION MAP: R3216CB
TAX LOT: 00800
TOTAL SITE AREA: 0.82 AC
ZONING: C-2 (COMMUNITY COMMERCIAL)

VERTICAL DATUM

BASIS OF BEARING: ELEVATIONS ARE BASED ON GEODETIC CONTROL POINT STATION NO. 22, A BRASS DISC ON 1" IP IN MONUMENT CASE. DISC IS 4" BELOW PAVEMENT SURFACE. POINT IS THE NORTHEAST CORNER OF THE RICHARD EVEREST DONATION LAND CLAIM #52, ON THE WESTERLY LINE OF THE SEBASTIAN BRUTSCHER DONATION LAND CLAIM #51.

ELEVATION: 223.444'

BASIS OF ELEVATION: NAVD 88

UTILITY COMPANIES

WATER - CITY OF NEWBERG
SEWER - CITY OF NEWBERG
STORM - CITY OF NEWBERG
GAS - NORTHWEST NATURAL
ELECTRIC - PORTLAND GENERAL ELECTRIC
TELEPHONE - FRONTIER
CABLE TV - COMCAST/FRONTIER

PROJECT CONTACTS

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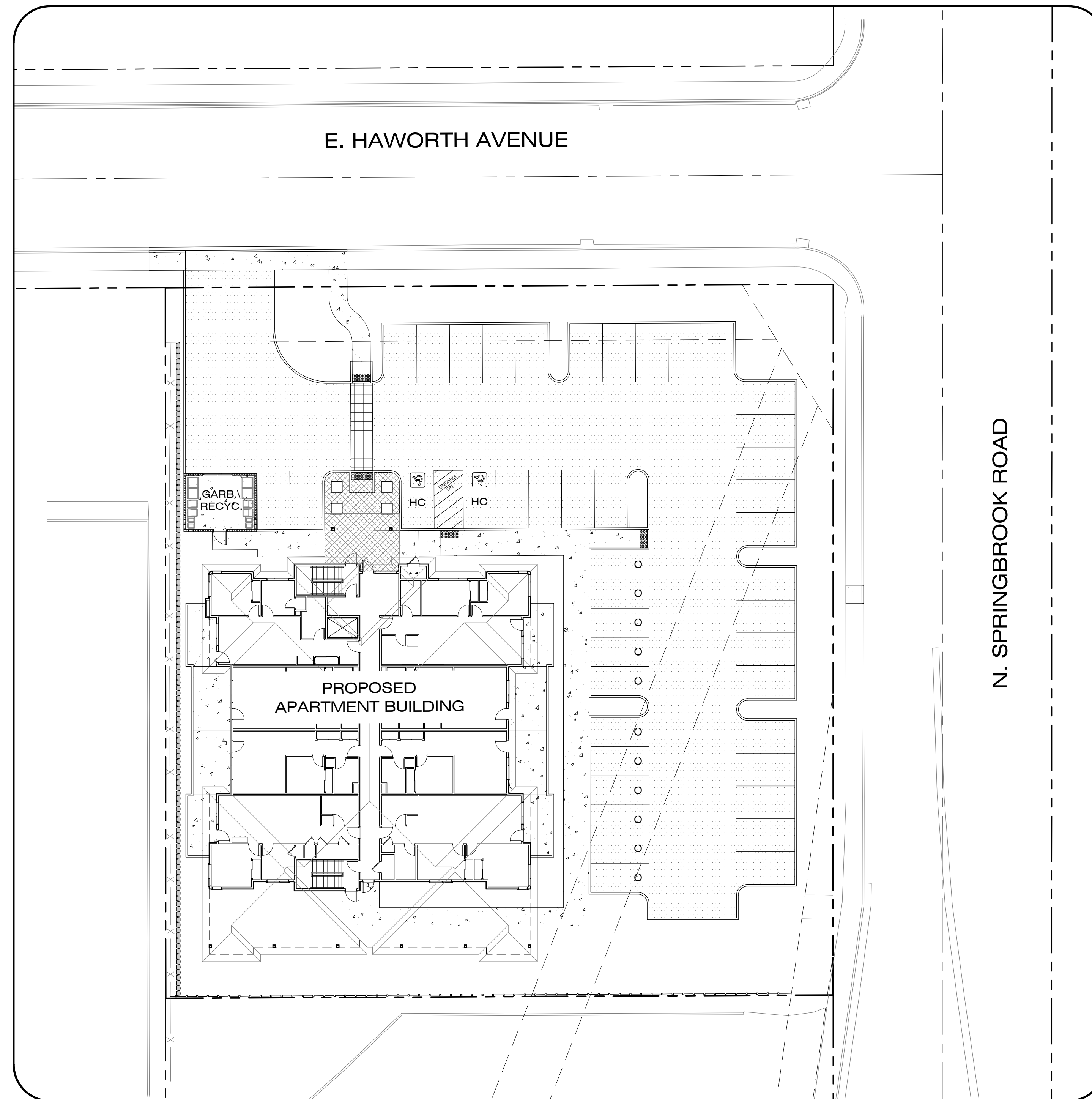
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CONTACT: BEN HOLMES

OWNER
PATRICK R. AND ELAINE A. MAVEETY
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KLAMATH FALLS, OR 97601

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0001 through 952-001-0090. You may obtain copies of the rules by calling the center.

NOTE: The telephone number for the Oregon Utility Notification Center is (503) 232-1987.



SITE MAP
1"=20'



VICINITY MAP
NTS

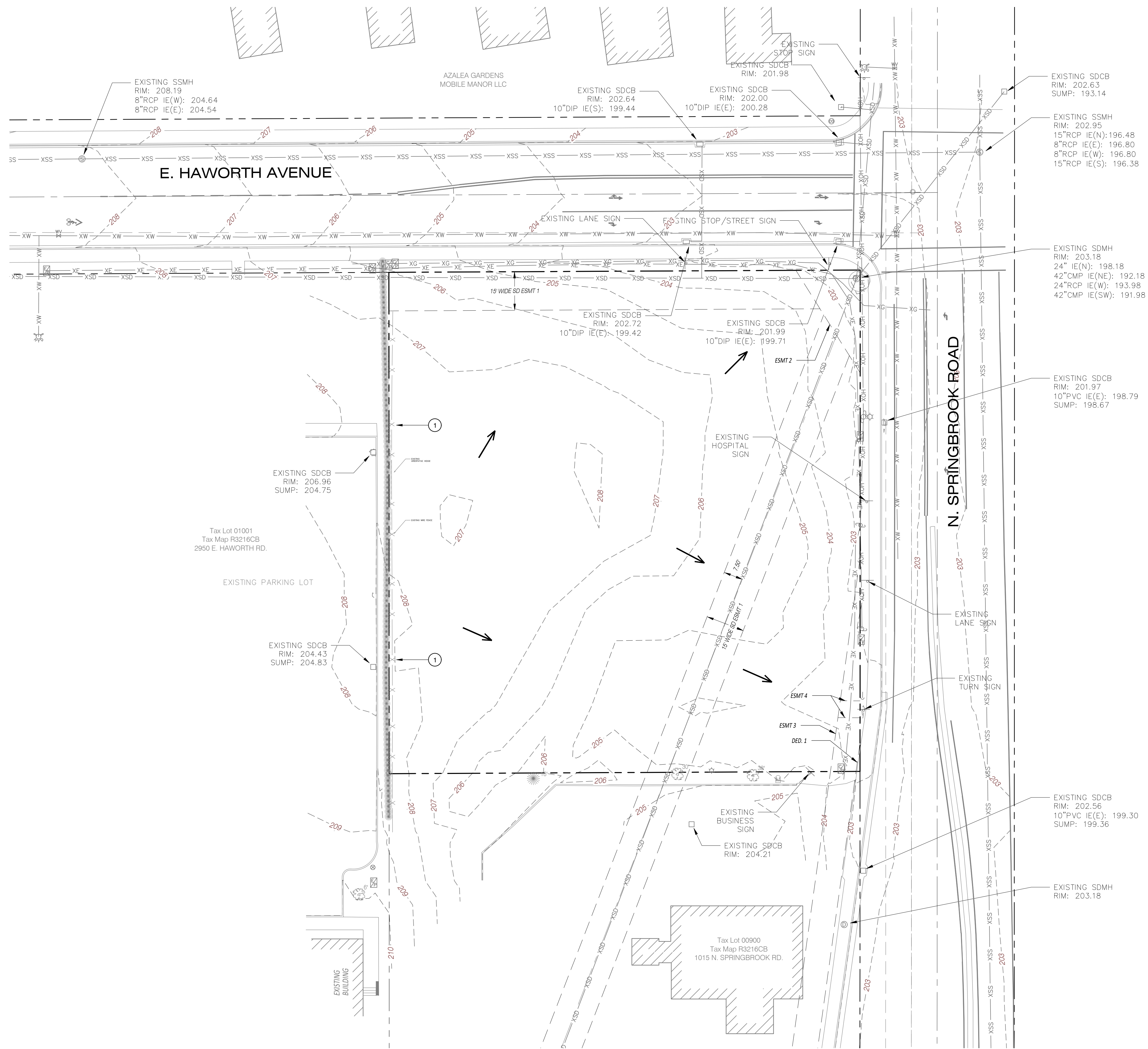
SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY SITE PLAN
P5.0	PRELIMINARY COMPOSITE UTILITY PLAN
P6.0	AERIAL AND CIRCULATION PLAN (SITE ANALYSIS DIAGRAM)
L1.0 - L1.1	PRELIMINARY LANDSCAPE PLAN, LEGENDS, DETAILS & NOTES

Designed by	URL	Date	Drawn by	URL	Date	Reviewed by	MIS	Date	Project No.	REF.	Horiz. Scale:	Vert. Scale:
		11/2022			11/2022			11/2022	121-029			

By	Revision	Date

Project	THE HAWORTH
No.	121-029
Type	PLANNING
Sheet	P1.0



LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- SD --- SD --- STORM DRAINAGE LINE
- XSS --- XSS --- SANITARY SEWER LINE
- XW --- XW --- WATER LINE
- XG --- XG --- GAS LINE
- XCOM --- XCOM --- COMMUNICATION LINE
- XE --- XE --- UNDERGROUND POWER LINE
- XOH --- XOH --- OVERHEAD WIRE
- X --- X --- WOOD FENCE (AS NOTED)
- - - - - EXISTING 2' CONTOUR
- - - - - EXISTING 10' CONTOUR
- ☉ CONIFEROUS TREE (DBH)
- ☉ DECIDUOUS TREE (DBH)
- ☒ EXISTING TREES TO BE REMOVED
- ▒ EXISTING CONCRETE
- ▒ EXISTING ASPHALT PAVEMENT
- ▒ EXISTING BUILDING
- CATCH BASIN/DRAIN INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- GAS VALVE
- GAS METER
- STREET SIGN
- MAILBOX
- ELECTRIC PEDESTAL
- ELECTRIC VAULT
- TELECOMMUNICATION VAULT
- TELECOMMUNICATION PEDESTAL
- UTILITY VAULT
- UTILITY PEDESTAL
- POWER POLE
- GUY WIRE
- POWER POLE W/LIGHT
- DRAINAGE FLOW DIRECTION

CONSTRUCTION NOTES

① EXISTING FENCE TO REMAIN.

EASEMENT AND DEDICATION LEGEND

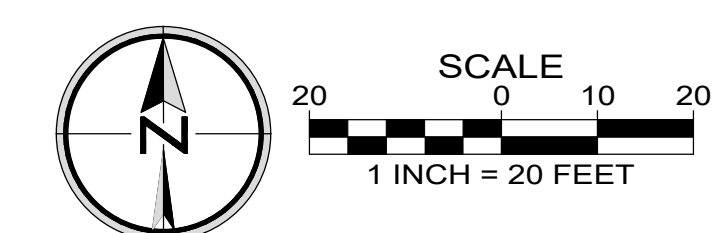
ESMT. 1 15' WIDE PUBLIC STORM SEWER EASEMENTS PER PARTITION PLAT NO. 97-5

ESMT. 2 SLOPE AND DRAINAGE FACILITY EASEMENT PER FILM VOL 146, PG 430

ESMT. 3 EASEMENT AS DESCRIBED BY PARCEL 2 OF RECORD DOCUMENT #200015895, BEING A PERMANENT EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES TO ODOT.

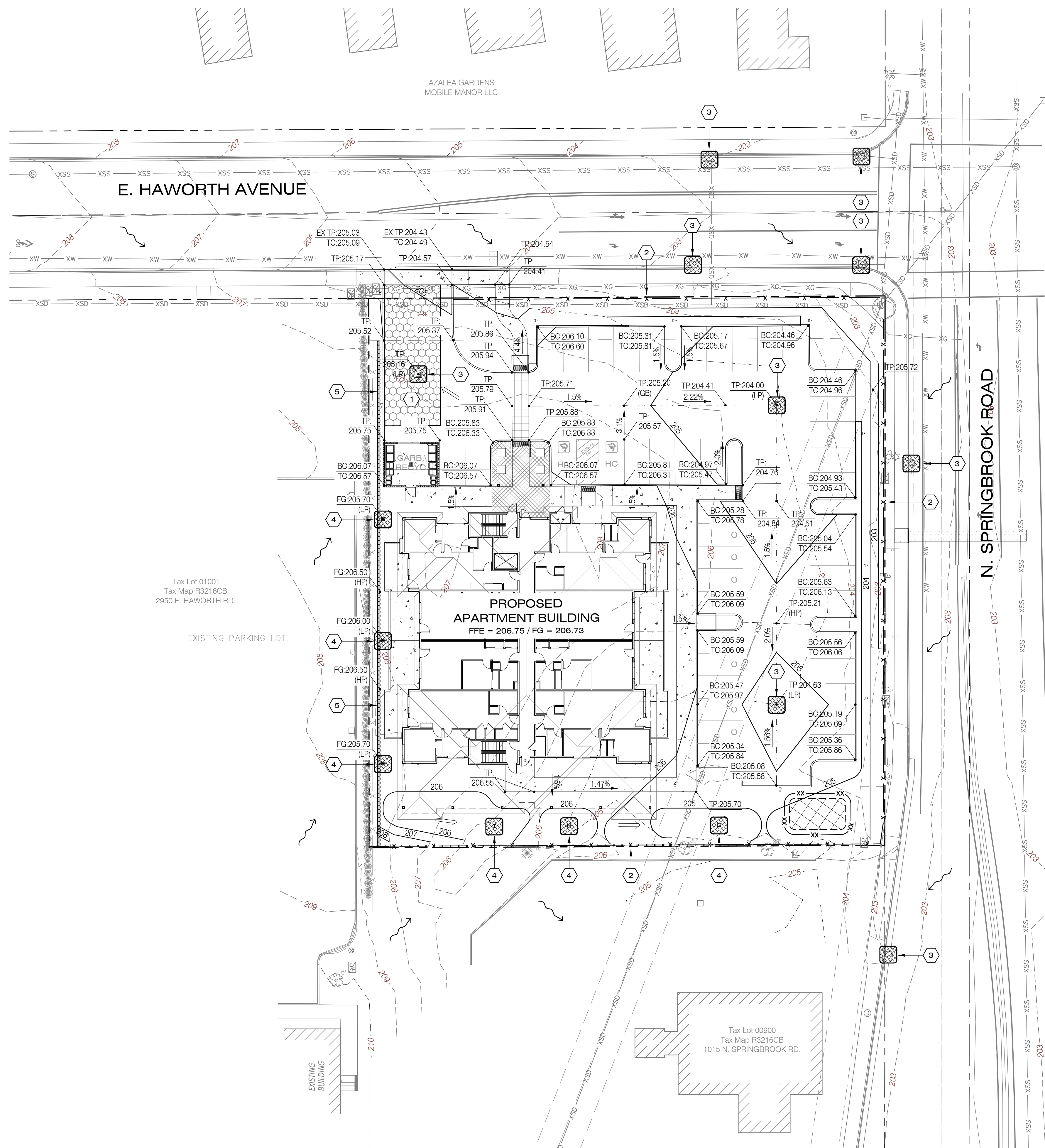
ESMT. 4 EASEMENT AS DESCRIBED BY PARCEL 3 OF RECORD DOCUMENT #200015895, BEING A PERMANENT EASEMENT FOR SIGN TO ODOT

DED. 1 DEDICATION TO ODOT AS DESCRIBED BY PARCEL 1 OF RECORD DOCUMENT #200015895



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LEGEND

- 171 --- EXISTING 1' CONTOUR
- 175 --- EXISTING 5' CONTOUR
- 171 --- PROPOSED 1' CONTOUR
- 175 --- PROPOSED 5' CONTOUR
- x - x - PROPOSED EROSION CONTROL FENCING
- [Pattern] PROPOSED CONSTRUCTION ENTRANCE
- [Pattern] PROPOSED STOCKPILE LOCATION
- [Pattern] PROPOSED INLET PROTECTION (SILT SACK)
- TC: 201.50 TC = TOP OF CURB ELEVATION
- BC: 201.00 BC = BOTTOM OF CURB ELEVATION
- TP: 201.50 TP = TOP OF PAVEMENT ELEVATION
- FG 201.50 FG = FINISH GRADE ELEVATION
- EG: 201.00 EG = EXISTING GROUND ELEVATION
- TW: 201.50 TW = TOP OF WALL ELEVATION
- ~ ~ ~ DRAINAGE FLOW DIRECTION

GRADING NOTES

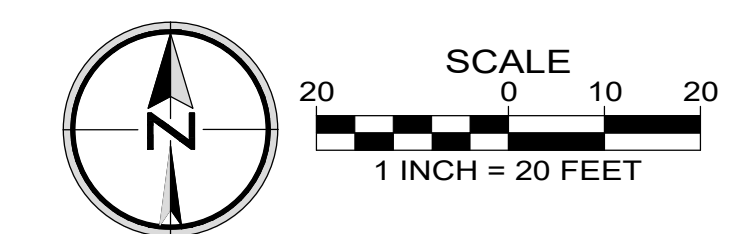
- 1 PROPOSED CONSTRUCTION ENTRANCE. SEE CoN STD. DWG. NO. 601.
- 2 PROPOSED PERIMETER SILT FENCE, TYP. SEE CoN STD. DWG. NO. 602.
- 3 PROPOSED INLET PROTECTION (SILT SACK), TYP. SEE CoN STD. DWG. NO. 604.
- 4 PROPOSED INLET PROTECTION, TYP. SEE CoN STD. DWG. NO. 605.
- 5 PROPOSED ±2.5 FOOT BLOCK LANDSCAPE RETAINING WALL, KEystone OR APPROVED EQUAL.

Tax Lot 01001
Tax Map R3216CB
2950 E. HAWORTH RD.

EXISTING PARKING LOT

PROPOSED APARTMENT BUILDING
FFE = 206.75 / FG = 206.73

Tax Lot 00900
Tax Map R3216CB
1015 N. SPRINGBROOK RD.



PRELIMINARY

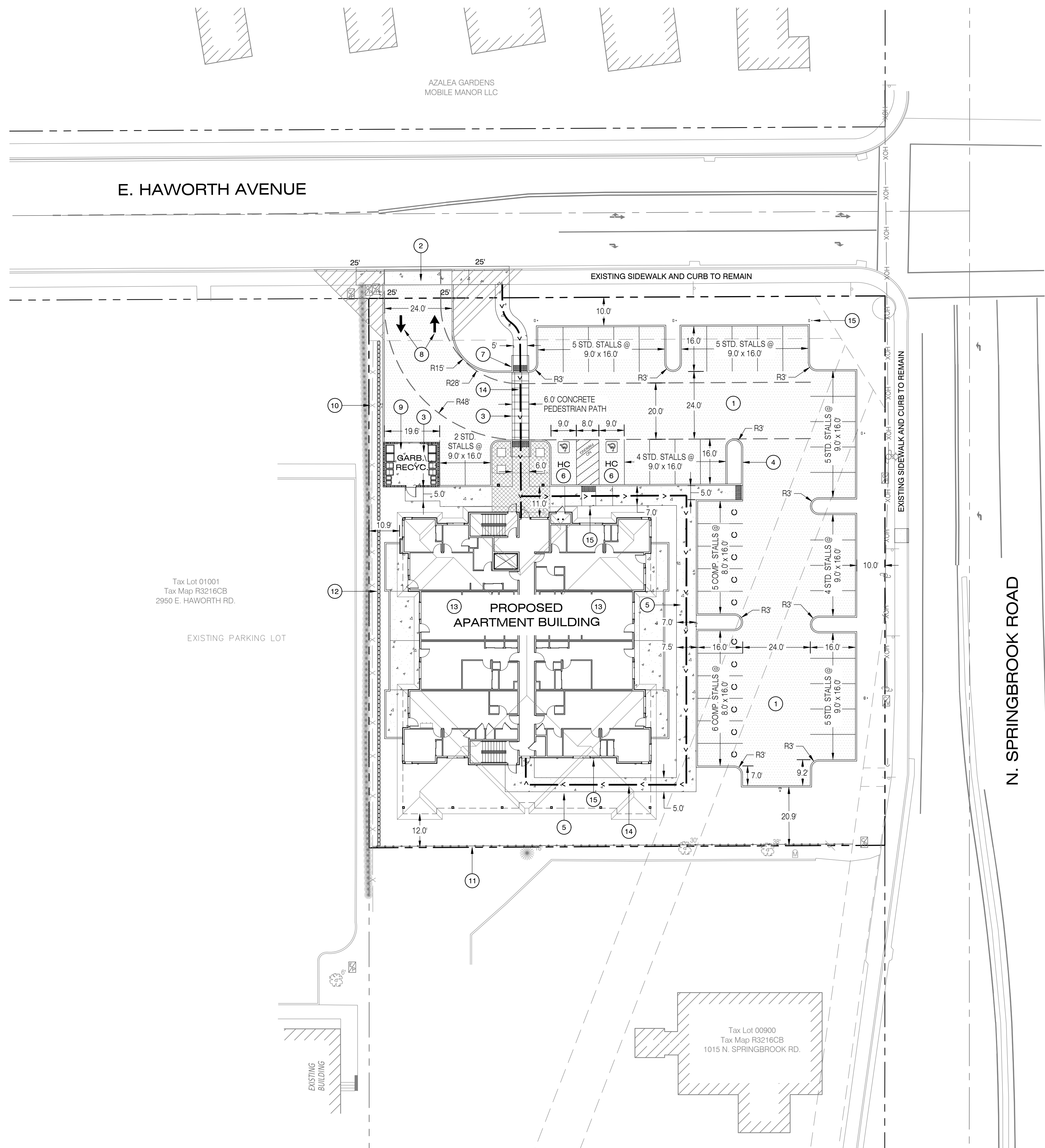
PRELIMINARY GRADING AND EROSION CONTROL PLAN

THE HAWORTH
NEWBERG, OREGON

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Project: THE HAWORTH
No.: 121-029
Type: PLANNING
Sheet: **P3.0**



Tax Lot 01001
Tax Map R3216CB
2950 E. HAWORTH RD.

EXISTING PARKING LOT

AZALEA GARDENS
MOBILE MANOR LLC

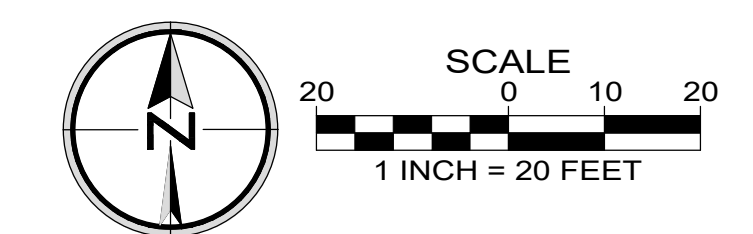
Tax Lot 00900
Tax Map R3216CB
1015 N. SPRINGBROOK RD.

LEGEND

- PROPERTY LINE / BOUNDARY
- ADJACENT PROPERTY LINE / RIGHT-OF-WAY
- CENTERLINE
- PROPOSED BUILDING
- PROPOSED STANDARD CURB
- PROPOSED WOOD FENCE
- PROPOSED AC PAVEMENT
- PROPOSED ON-SITE SIDEWALK
- EXISTING CONCRETE CURB
- EXISTING AC PAVEMENT
- VISION CLEARANCE AREA
- SITE AND BUILDING LIGHTING
- FIRE VEHICLE TURNING RADIUS

CONSTRUCTION NOTES

- 1 STANDARD DUTY AC PAVEMENT
- 2 INSTALL COMMERCIAL DRIVEWAY PER CITY OF NEWBERG STANDARD DETAIL.
- 3 CONCRETE PAVEMENT.
- 4 INSTALL STANDARD VERTICAL CONCRETE CURB.
- 5 CONCRETE SIDEWALK WITH CONTRACTION JOINTS, TYP.
- 6 HANDICAP PARKING STALLS AND SIGNAGE.
- 7 DETECTABLE WARNING.
- 8 DIRECTIONAL ARROWS.
- 9 TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 10 EXISTING WIRE FENCE TO REMAIN.
- 11 72-INCH HIGH SOLID WOOD FENCE
- 12 BLOCK RETAINING WALL.
- 13 SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING SPECIFICATIONS AND DETAILS.
- 14 ACCESSIBLE ROUTE.
- 15 SITE LIGHTING (BY OTHERS)



PRELIMINARY

PRELIMINARY SITE PLAN

THE HAWORTH
NEWBERG, OREGON

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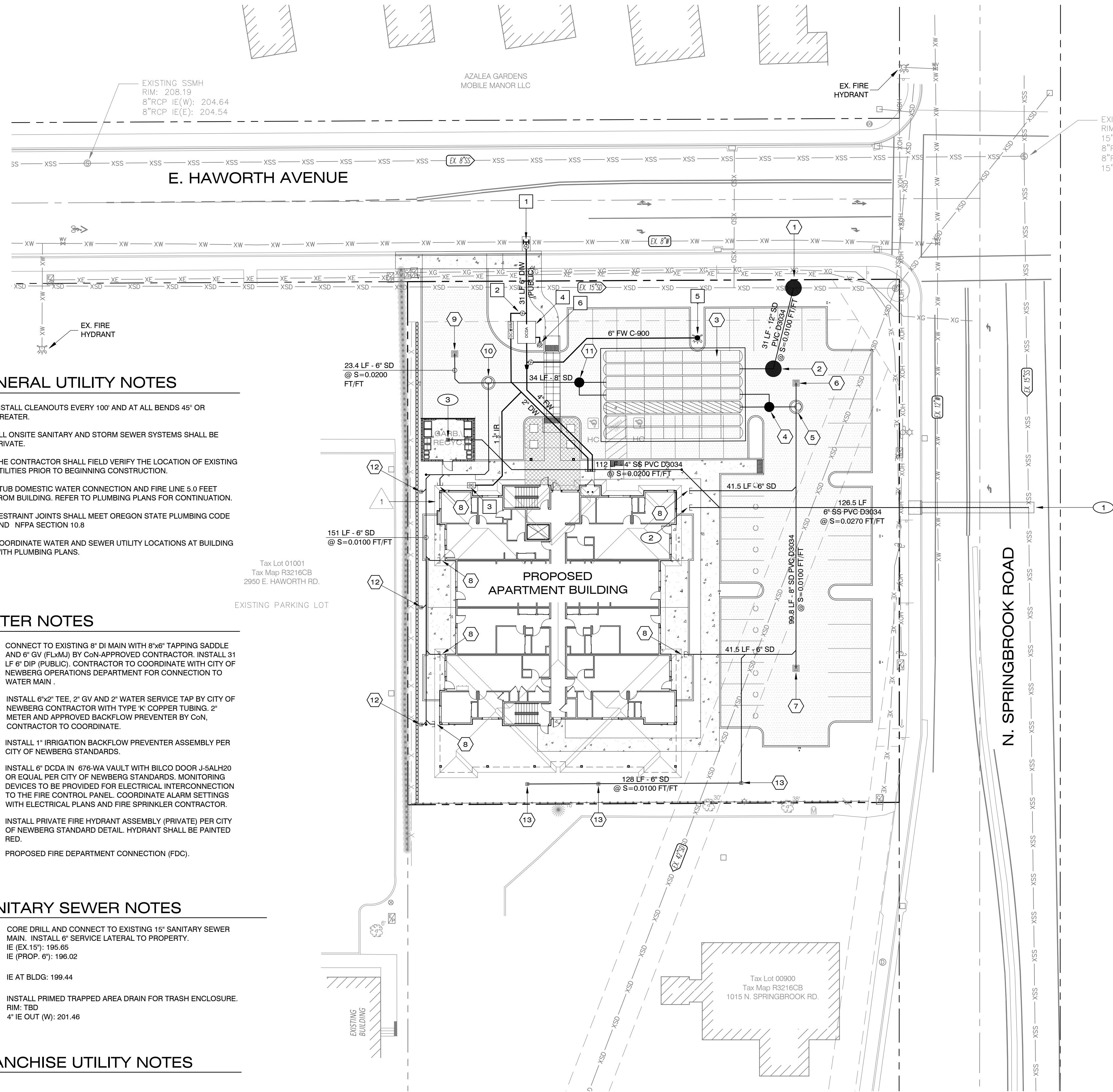
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- ### LEGEND
- DW — PROPOSED DOMESTIC WATER LINE
 - FW — PROPOSED FIRE SERVICE LINE
 - DCDA □ PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
 - PROPOSED CLEANOUT
 - ▣ PROPOSED TRAPPED CATCH BASIN
 - PROPOSED LANDSCAPE DRAIN
 - SS — PROPOSED SANITARY SEWER LINE
 - SD — PROPOSED STORM DRAIN LINE
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
 - ⊕ PROPOSED WATER AND IRRIGATION METER
 - ⊕ PROPOSED DOUBLE CHECK ASSEMBLY
 - DCDA □ PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
 - PROPOSED STORM SEWER MANHOLE
 - ⊕ PROPOSED STORMFILTER MANHOLE
 - ▭ PROPOSED UNDERGROUND DETENTION CHAMBERS

- ### STORM SEWER NOTES
1. INSTALL 60" Ø MANHOLE OVER EXISTING 24" STORM SEWER LINE.
RIM = 203.87
EX. 24" IE IN (E) = 193.85
12" IE IN (SW) = 194.65
EX. 24" IE OUT (W) = 193.65
 2. INSTALL 60" FLOW CONTROL MANHOLE.
RIM = TBD
12" IE IN (W) = 194.96
12" IE OUT (NE) = 194.96
 3. 7 ROWS OF 7 UNDERGROUND DETENTION CHAMBERS (STORMTECH ADS SC-740)
6" ROCK BASE, 6" ROCK COVER
ROCK BOTTOM ELEV = 198.58
CHAMBER BOTTOM ELEV = 197.08
 4. INSTALL 30" Ø NYLOPLAST DRAIN BASIN (STANDARD AASHTO H-20 GRATE)
INSTALL 11 LF 24" ACCESS PIPE WITH 10" MANIFOLD
RIM = TBD
10" IE IN (E) = 198.35
10" IE OUT (N) = 198.35
24" IE OUT (W) = 197.18
 5. CONSTRUCT 48" Ø WATER QUALITY STORMFILTER MANHOLE (SFMH-1).
(3-18" CARTRIDGES)
RIM:TBD
6" IE IN (N): 200.75
8" IE IN (S): 200.75
10" IE OUT (W): 198.45
 6. CONSTRUCT TRAPPED CATCH BASIN
INSTALL 8 LF 6" PVC D3034
RIM: 204.06
6" IE OUT (S): 200.56
 7. CONSTRUCT TRAPPED CATCH BASIN
INSTALL 180 LF 6" PVC D3034
RIM: 204.63
8" IE OUT (N): 201.75
 8. CONNECT TO BUILDING ROOF DRAIN WITH 6" SD AT 2.0% MIN.
 9. CONSTRUCT TRAPPED CATCH BASIN
INSTALL 23.4 LF 6" PVC D3034
RIM: 205.02
6" IE OUT (S): 201.63
 10. CONSTRUCT 48" Ø WATER QUALITY STORMFILTER MANHOLE (SFMH-2).
(3-18" CARTRIDGES)
RIM:TBD
6" IE IN (W): 201.16
6" IE IN (S): 201.16
10" IE OUT (E): 198.86
 11. INSTALL 30" Ø NYLOPLAST DRAIN BASIN (STANDARD AASHTO H-20 GRATE)
INSTALL 11 LF 24" ACCESS PIPE WITH 10" MANIFOLD
RIM = TBD
8" IE IN (W) = 198.52
10" IE OUT (S) = 198.35
24" IE OUT (E) = 197.18
 12. CONSTRUCT 12" SQ. LANDSCAPE AREA DRAIN WITH ATRIUM GRATE (ADS PART NOS. 1200, 1290, AND 1242 OR EQUAL).
 13. CONSTRUCT 12" SQ. LANDSCAPE AREA DRAIN WITH ATRIUM GRATE (ADS PART NOS. 1200, 1290, AND 1242 OR EQUAL).

GENERAL UTILITY NOTES

1. INSTALL CLEANOUTS EVERY 100' AND AT ALL BENDS 45° OR GREATER.
2. ALL ONSITE SANITARY AND STORM SEWER SYSTEMS SHALL BE PRIVATE.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. STUB DOMESTIC WATER CONNECTION AND FIRE LINE 5.0 FEET FROM BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION.
5. RESTRAINT JOINTS SHALL MEET OREGON STATE PLUMBING CODE AND NFPA SECTION 10.8
6. COORDINATE WATER AND SEWER UTILITY LOCATIONS AT BUILDING WITH PLUMBING PLANS.

WATER NOTES

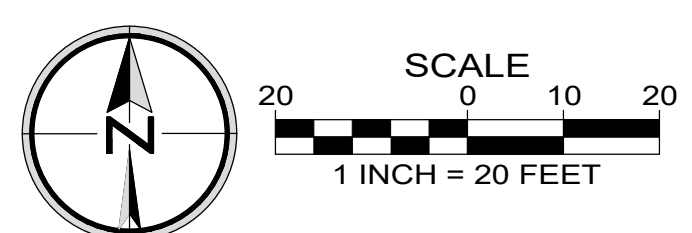
1. CONNECT TO EXISTING 8" DI MAIN WITH 8"x6" TAPPING SADDLE AND 6" GV (FLxM) BY CoN-APPROVED CONTRACTOR. INSTALL 31 LF 6" DIP (PUBLIC). CONTRACTOR TO COORDINATE WITH CITY OF NEWBERG OPERATIONS DEPARTMENT FOR CONNECTION TO WATER MAIN.
2. INSTALL 6"x2" TEE, 2" GV AND 2" WATER SERVICE TAP BY CITY OF NEWBERG CONTRACTOR WITH TYPE 'K' COPPER TUBING. 2" METER AND APPROVED BACKFLOW PREVENTER BY CoN, CONTRACTOR TO COORDINATE.
3. INSTALL 1" IRRIGATION BACKFLOW PREVENTER ASSEMBLY PER CITY OF NEWBERG STANDARDS.
4. INSTALL 6" DCDA IN 676-WA VAULT WITH BILCO DOOR J-5ALH20 OR EQUAL PER CITY OF NEWBERG STANDARDS. MONITORING DEVICES TO BE PROVIDED FOR ELECTRICAL INTERCONNECTION TO THE FIRE CONTROL PANEL. COORDINATE ALARM SETTINGS WITH ELECTRICAL PLANS AND FIRE SPRINKLER CONTRACTOR.
5. INSTALL PRIVATE FIRE HYDRANT ASSEMBLY (PRIVATE) PER CITY OF NEWBERG STANDARD DETAIL. HYDRANT SHALL BE PAINTED RED.
6. PROPOSED FIRE DEPARTMENT CONNECTION (FDC).

SANITARY SEWER NOTES

1. CORE DRILL AND CONNECT TO EXISTING 15" SANITARY SEWER MAIN. INSTALL 6" SERVICE LATERAL TO PROPERTY.
IE (EX. 15"): 195.65
IE (PROP. 6"): 196.02
2. IE AT BLDG: 199.44
3. INSTALL PRIMED TRAPPED AREA DRAIN FOR TRASH ENCLOSURE.
RIM: TBD
4" IE OUT (W): 201.46

FRANCHISE UTILITY NOTES

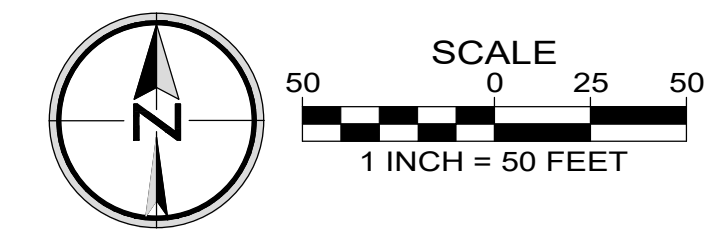
1. PROPOSED ELECTRIC METERS. FINAL DESIGN BY OTHERS.



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- LEGEND**
- ● ● ● PROPOSED PEDESTRIAN CIRCULATION
 - ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
 - ➔ ➔ ➔ ➔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
 - ➔ ➔ ➔ ➔ EXISTING VEHICULAR / BICYCLE CIRCULATION
 - — — — PROPOSED SUBDIVISION PROPERTY LINES
 - — — — PROPOSED SUBDIVISION BOUNDARY

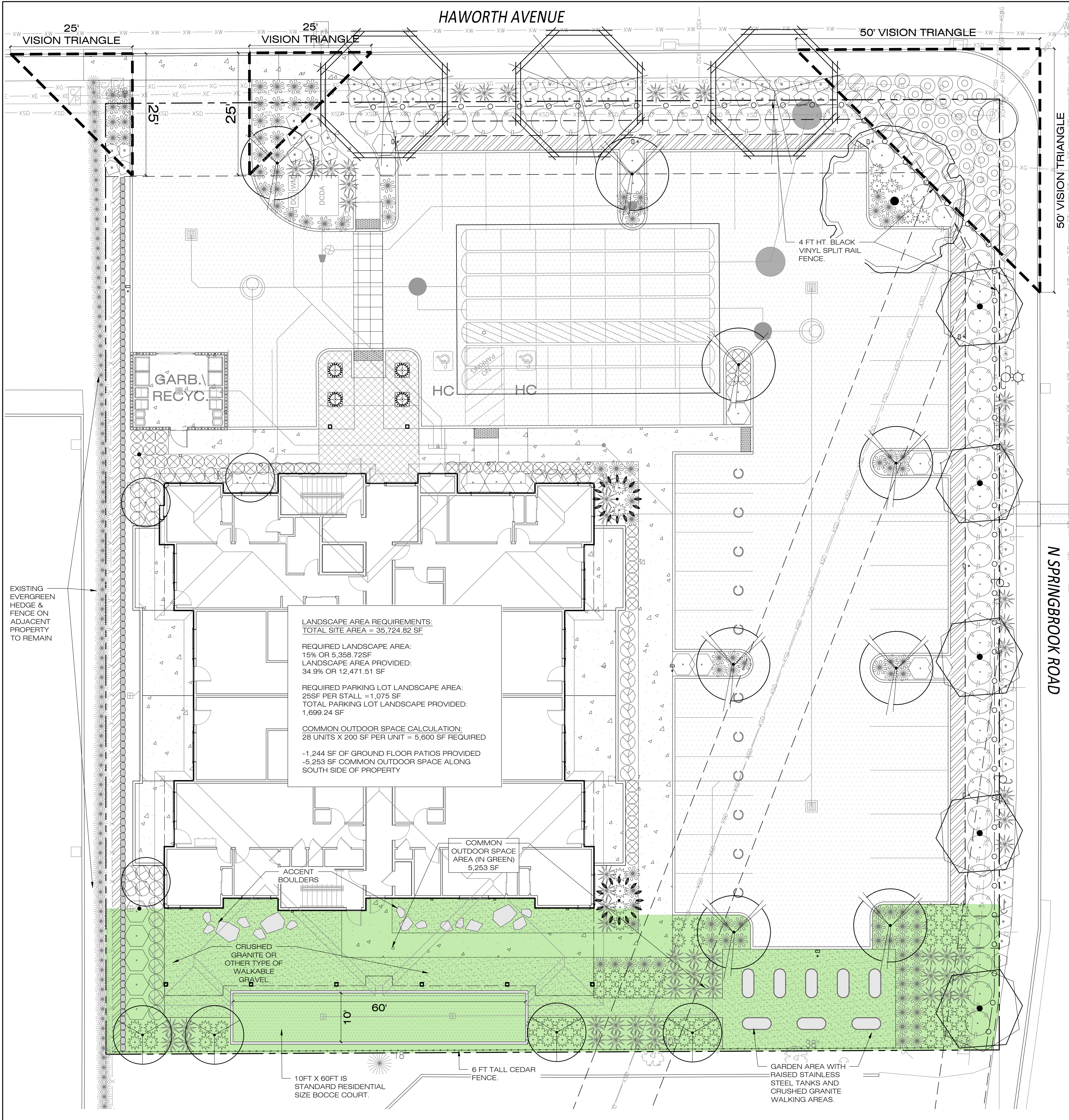


**AERIAL AND CIRCULATION PLAN
 (SITE ANALYSIS DIAGRAM)**
 THE HAWORTH
 NEWBERG, OREGON

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Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision

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NOTES:

- SEE SHEET L1.1.1 FOR PLANTING DETAILS AND NOTES.
- SEE CIVIL PLANS FOR ALL UTILITIES AND GRADING.
- A PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL STREET TREES AND LAWN AREAS.
- ALL STREET TREES TO BE INSTALLED PER CITY OF NEWBERG STREET TREES STANDARD DETAIL. SEE SHEET L1.1.
- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

PLANTING LEGEND

TREES

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	5	GOLDEN DESERT ASH / FRAXINUS EXCELSIOR GLOBOSUM: 2' CAL., B&B
	8	AUTUMN GOLD GINKGO / GINKGO BILOBA 'AUTUMN GOLD': 2' CAL., B&B
	1	SHADEMASTER HONEYLOCUST / GLEDITSIA TRIACANTHOS: 2' CAL., B&B
	3	BLACK GUM / NYSSA SYLVATICA: 2' CAL., B&B
	2	CORAL BARK MAPLE / ACER PALMATUM: MULTI TRUNK, B&B
	4	COLUMNAR GINKGO TREE / GINKGO BILOBA 'PRINCETON SENTRY': 2' CAL., B&B
	2	VINE MAPLE / ACER CIRCINATUM: 8' HT., MULTI-TRUNK

SHRUBS

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	58	GOLDEN SWORD YUCCA / YUCCA FILAMENTOSA 'GOLDEN SWORD': 2 GAL.
	68	SHIRAZ NEW ZEALAND FLAX / PHORMIUM TENAX SHIRAZ: 2 GAL.
	105	SILVER STREAK FLAX LILY / DIANELLA TASMANICA 'SILVER STREAK': 2 GAL.
	52	LILY TURF / LIRIOPE MUSCARI (WHITE): 2 GAL.
	11	SKY PENCIL JAPANESE HOLLY / ILEX CRENATA 'SKY PENCIL': 2 GAL.
	49	SCHIPKA CHERRY LAUREL / PRUNUS LAUROCERASUS 'SCHIPKAENSIS': 5 GAL.
	16	BLACK MONDO GRASS / OPHIOPOGON PLANISCAPUS 'NIGRESCENS': 1 GAL.
	31	CRYSTAL FALLS MONDO GRASS / OPHIOPOGON JABURAN: 1 GAL.
	31	BRAKELIGHTS RED YUCCA / HESPERALOE PARVIFLORA 'PERPA': 2 GAL.
	22	MOPS MUGO PINE PINUS MUGO 'MOPS': 2 GAL.
	23	'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY': 2 GAL.
	4	TINY TOWER ITALIAN CYPRESS / CUPRESSUS SEMPERVIRENS 'MONSHEL': 2 GAL.
	69	CASSA BLUE FLAX LILY / DIANELLA CAERULEA: 2 GAL.

LAWN AND GROUND COVER

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	587	BLUE PACIFIC SHORE JUNIPER / JUNIPERUS CONFERTA 'BLUE PACIFIC': 1 GAL., 18" O.C.

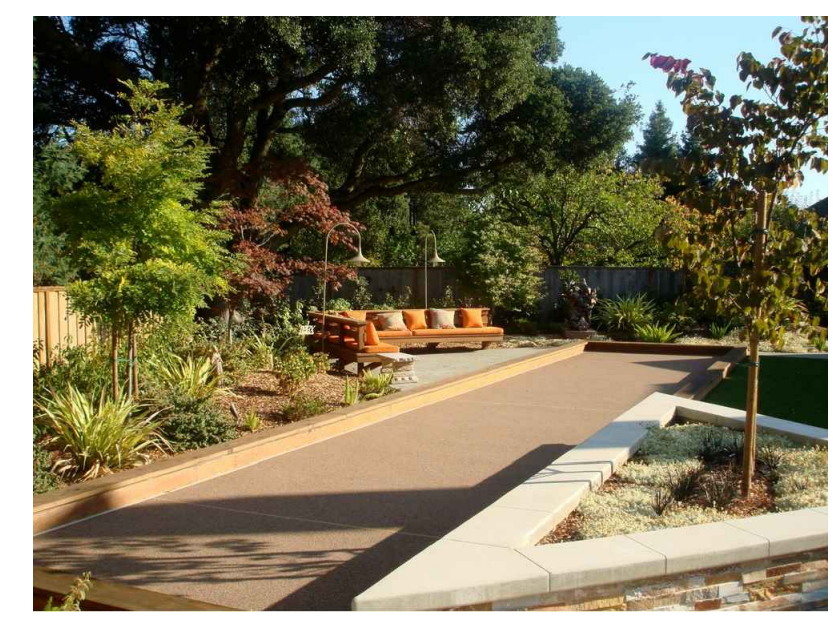
SITE DESIGN ELEMENTS:



GALVANIZED RAISED GARDEN PLANTERS



CRUSHED GRANITE OR SIMILAR ROCK PATIOWALK



BOCCO BALL COURT



BLACK VINYL FENCING



PIONEER DESIGN GROUP
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 PORTLAND, OREGON | HONOLULU, HAWAII
 PH: 503.494.8688 | WWW.PD-GRP.COM

STREET TREE & OPEN SPACE PLANTING PLAN

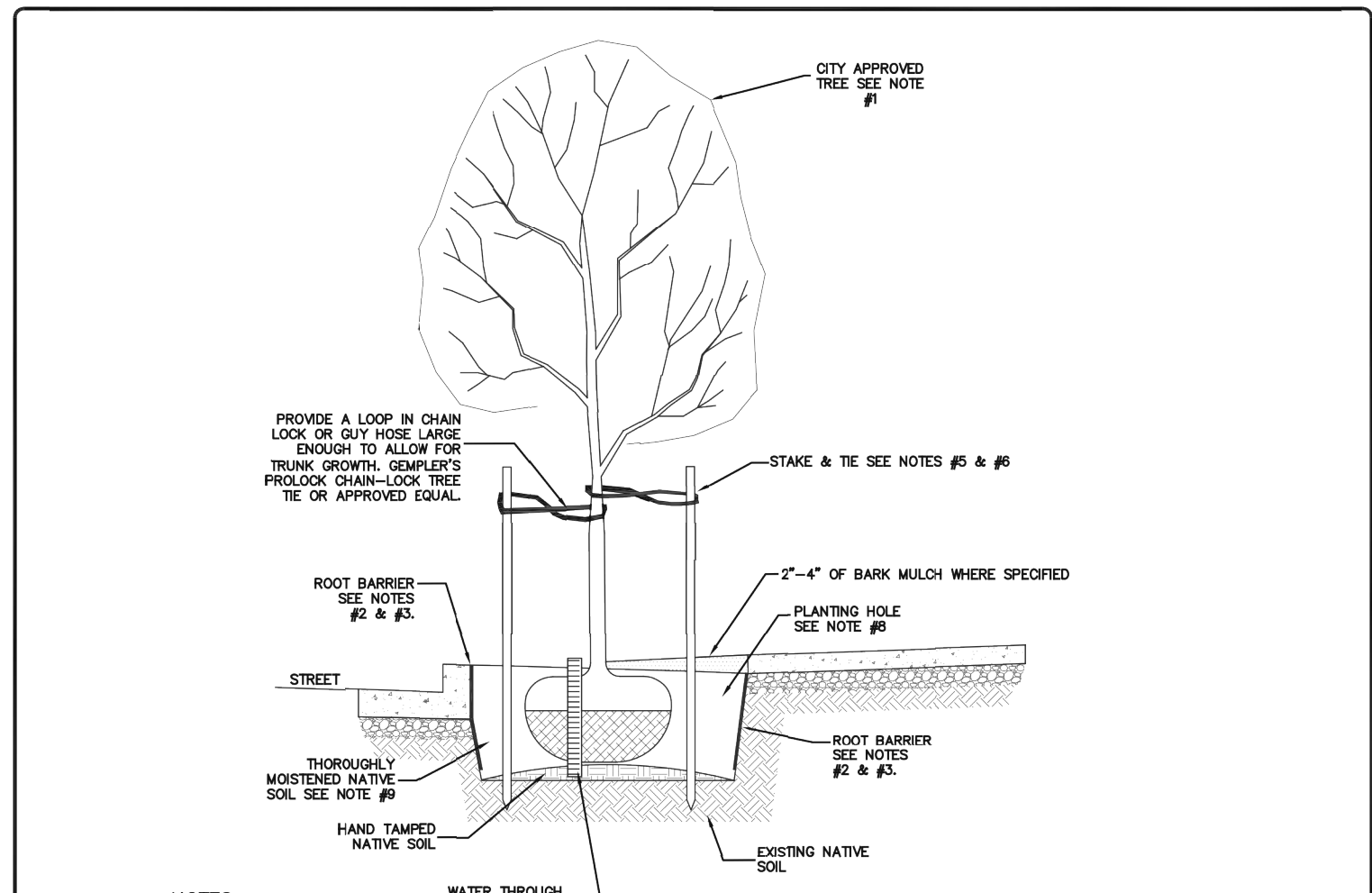
THE HAWORTH
 NEWBERG, OREGON

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BDH	11/2022	BDH	11/2022

Project No. 121-029
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 Vert. Scale:

No.	Date	Revision

Project: THE HAWORTH
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 Type: PLANNING - LANDSCAPE
 Sheet: **L1.0**



NOTES:

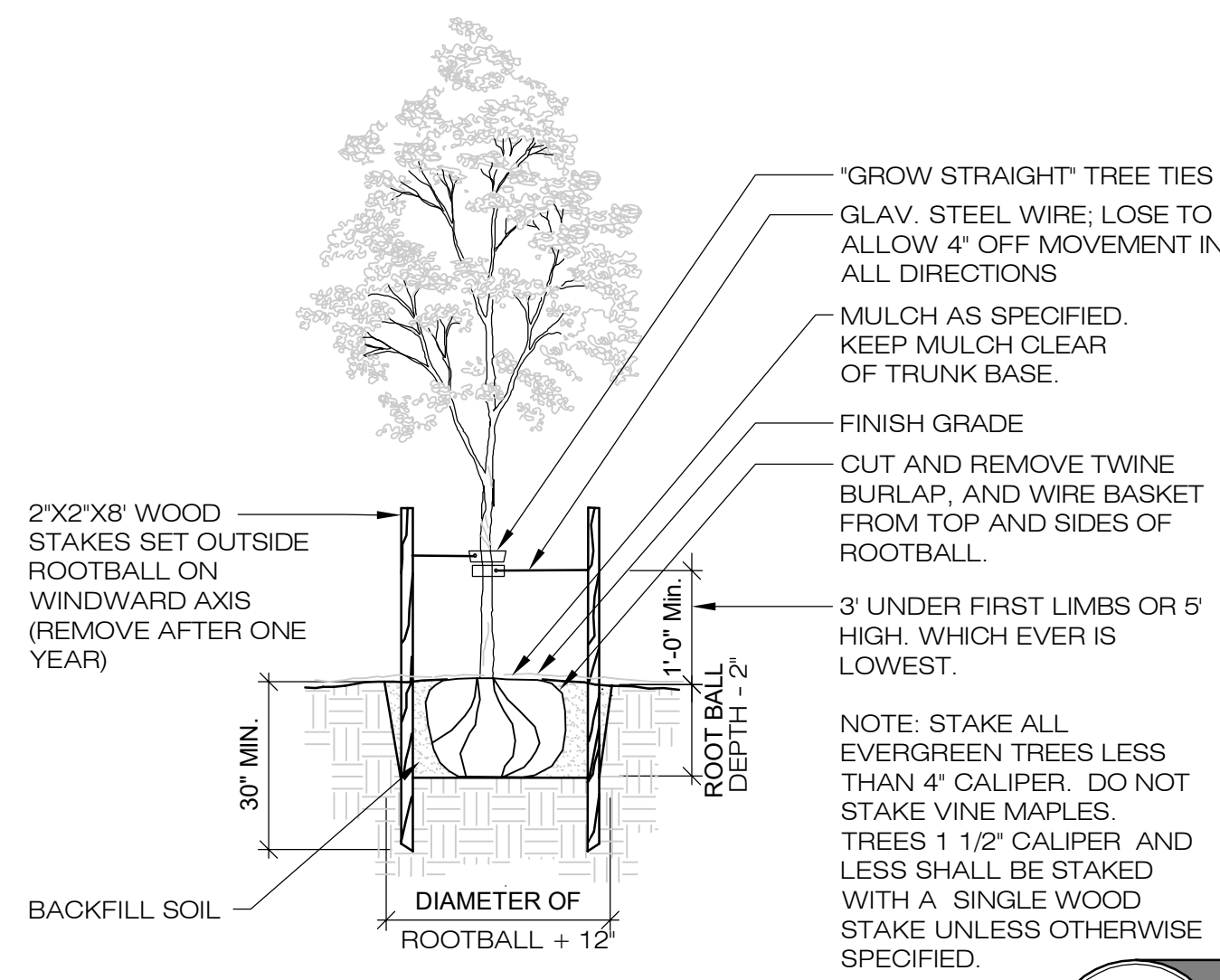
1. REFER TO THE CITY PLANNING DEPARTMENT APPROVED STREET TREE PLANTING LIST.
2. ROOT BARRIER REQUIRED WHEN HARDSCAPE OR STRUCTURE IS LOCATED WITHIN A 6' RADIUS FROM CENTER OF TREE. ROOT BARRIER TO BE 18" DEEP AND SHALL BE INSTALLED ALONG ALL BOUNDARIES WITH HARDSCAPE, e.g. SIDEWALK & CURB.
3. LINEAR OR CIRCULAR APPLICATION OF ROOT BARRIER PERMITTED. ROOT BARRIER TO EXTEND AT MINIMUM 24" EAST CENTER OF TREE IN ALL DIRECTIONS OR HAVE A MINIMUM RADIUS OF 24" FOR CIRCULAR APPLICATION. USE CENTURY CP-SERIES ROOTBARRIER PANELS WITH INTERLOCKING JOINTS OR NDS RP SERIES ROOT BARRIER PANELS WITH INTERLOCKING JOINTS. ALL ROOT BARRIER INSTALLATIONS SHALL BE IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. OPPOSITE TREE STAKES, PROVIDE TWO, 3" DIAMETER HDPE PERFORATED PIPE WATERING THROUGH, FILLED WITH CLEAN PEA GRAVEL.
5. REMOVE NURSERY STAKES & INSTALL 2" DIAMETER TREATED STAKES, SET OUTSIDE ROOTBALL AND DRIVE A MINIMUM OF 12" INTO UNDISTURBED SOIL BELOW PLANTING HOLE. TRIM STAKE 6" ABOVE HIGHEST TREE TIE TO AVOID INTERFERENCE WITH CANOPY.
6. FLEXIBLE NON-ABRASIVE TREE TIE SECURED TO STAKE WITH A NAIL. PLACE TIES 6" ABOVE THE LOWEST POINT ON THE TRUNK WHERE IT CAN BE HELD SUCH THAT THE TOP OF THE TREE SPRINGS BACK TO THE UPRIGHT POSITION WHEN BENT OR DEFLECTED.
7. SET CROWN OF ROOTBALL 1-2" ABOVE FINISHED GRADE.
8. PLANTING HOLE TO BE TWICE THE DIAMETER OF ROOTBALL, WITH ROOTBALL RESTING ON FIRM SOIL. SCARIFY SIDES OF PLANTING HOLE.
9. BACKFILL WITH A MIXTURE OF 2/3 NATIVE SOIL AND 1/3 ORGANIC COMPOST. AREAS WITH POOR OR HEAVILY COMPACTED SOIL MAY REQUIRE ADDITIONAL AMENDMENT.

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REVISIONS
MAY 2014

STREET TREE & ROOT BARRIER

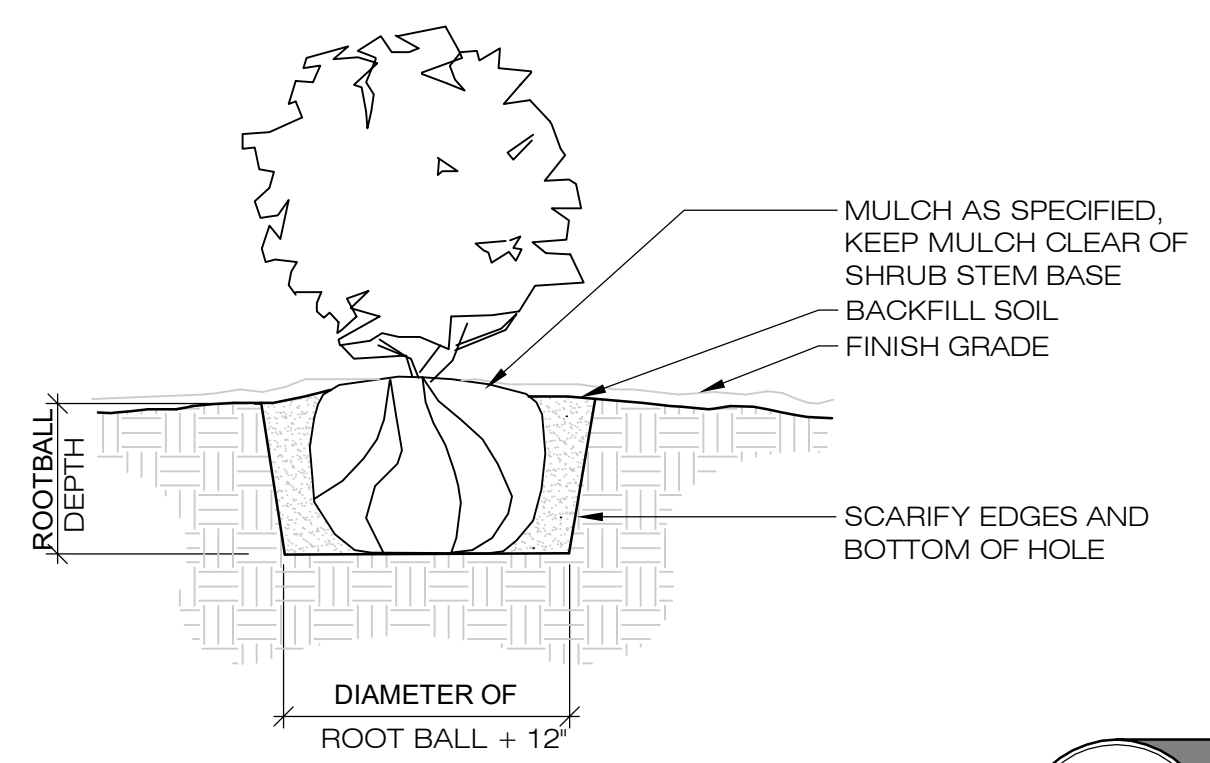
SCALE: N.T.S.
DATE: MARCH 2014
APPROVED BY: JAY H.
STANDARD DRAWING: 108



TREE STAKING DETAIL

SCALE: N.T.S.

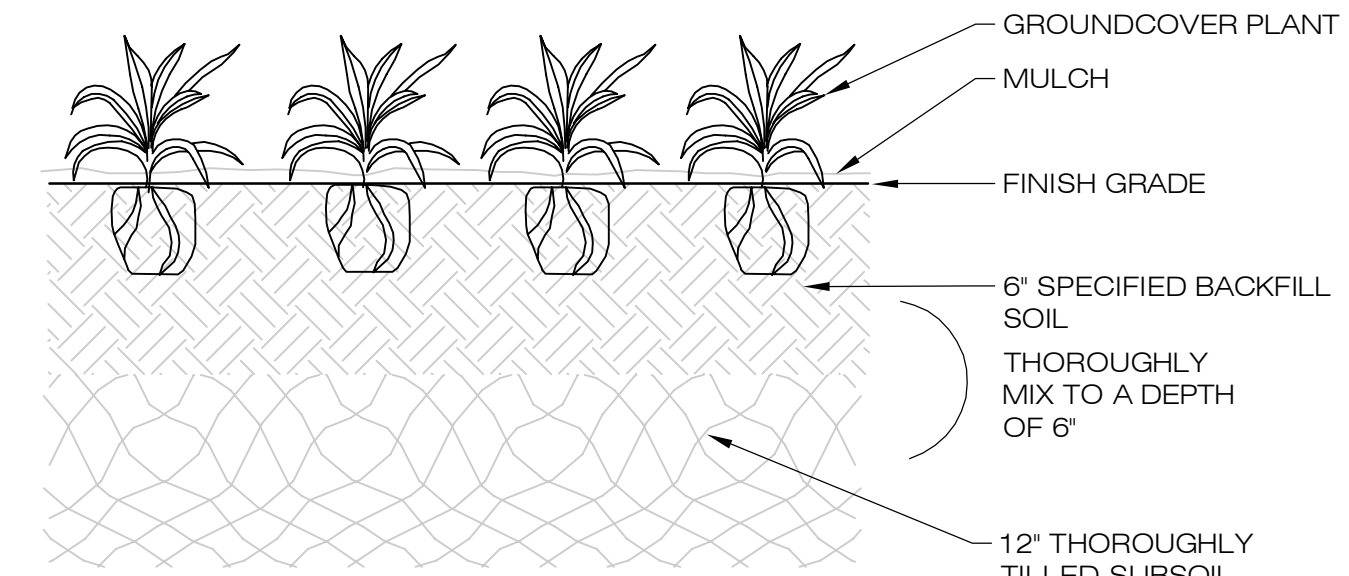
1
L1.1



SHRUB PLANTING DETAIL

SCALE: N.T.S.

2
L1.1



NOTE: TILL SOIL SO THAT THERE ARE NO CLOUDS OR CLUMPS LARGER THAN 1 1/2\"/>

GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S.

3
L1.1

GENERAL NOTES: LANDSCAPE PLAN

1. THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
5. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
7. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
8. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
9. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
10. WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
11. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
12. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
13. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
14. BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURERS RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURERS RECOMMENDATION.
15. GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
16. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
17. ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.
19. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

PIONEER DESIGN GROUP
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PLANTING DETAILS & NOTES

Designed by	Date	BDH	11/2022
Drawn by	Date	BDH	11/2022
Reviewed by	Date	BDH	11/2022
Project No.	121-029	REF.	
Horiz. Scale:			
Vert. Scale:			

Revision	Date

Project
THE HAWORTH
No.
121-029
Type
PLANNING - LANDSCAPE
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