








PROPERTY CONTINUES NORTH.  
REFER TO TOPO SURVEY

### PROJECT INFORMATION

LEGAL DESCRIPTION: TS2 R4E SECTION 13 TAX LOT 9008  
LAND USE FILE NO.: 18-042 DR  
ADDRESS: NA  
ZONING DISTRICT: R-3  
LOT AREA: 5636 SF  
TOTAL NEW IMPERVIOUS AREA (ROOF AND DRIVEWAYS): 2597SF

### LANDSCAPING KEY

-  = NEW PAPERBARK MAPLE STREET TREE. 4 TOTAL. TO BE 7' TALL AND 1.5" CALIPER MEASURED 6" ABOVE GROUND MIN. AT TIME OF PLANTING. BALLED AND BURLAPPED.
-  = WESTERN RED CEDAR TO BE 5' TALL MIN. AT TIME OF PLANTING.
-  = RHODODENDRON OR SIMILAR SHRUB, 5 GAL.
-  = HEAVENLY BAMBOO OR SIMILAR SHRUB/HEDGE, 2 GAL.
-  = BLUE OAT GRASS OR SIMILAR GRASS OR GROUND COVER, 1 GAL.

### LANDSCAPING NOTES (REF. 17.92.20 ZONING CODE)

1. ALL ON SITE AREAS NOT OCCUPIED BY BUILDINGS OR HARDSCAPES TO BE LANDSCAPED. MINIMUM REQUIRED LANDSCAPED AREA = 25% OF SITE =  $.25 \times 5636 = 1,409\text{SF}$ .
2. 75% OF LANDSCAPED AREA =  $1409 \times .75 = 1057\text{SF}$ , TO BE TREES, SHRUBS AND GROUND COVER. THE REMAINING 25% =  $1409 \times .25 = 352\text{SF}$  CAN BE BARK/MULCH. ALL REMAINING SITE AREAS TO BE BARK/MULCH OR GRASS.
3. LANDSCAPING SHALL NOT BE PERMITTED WITHIN VISION CLEARANCES OF DRIVEWAYS.
4. TREES MAY NOT BE PLANTED IN THE FOLLOWING AREAS:
  - 4.1. WITHIN 5' OF PERMANENT HARD SURFACES (SIDEWALKS, DRIVEWAYS, ETC.) THE EXCEPTION ARE THE APPROVED STREET TREES THAT MAY BE PLANTED IN AN ADEQUATE PLANTING STRIP.
  - 4.2. WITHIN 10' OF FIRE HYDRANTS AND UTILITY POLES
  - 4.3. WITHIN 5' OF EXISTING CURBS
  - 4.4. WITHIN 10' OF PUBLIC SANITARY OR STORM SEWERS OR WATER LINES
5. ALL LANDSCAPING SHALL BE CONTINUALLY MAINTAINED, INCLUDING NECESSARY WATERING (MANUAL OR AUTOMATIC), PRUNING AND REPLACEMENT OF DEAD AND DYING VEGETATION.
6. ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RE-VEGITATED TO PRE-PROJECT CONDITIONS.
7. NO TREES GREATER THAN 8" DIA. SHALL BE REMOVED FROM THE SITE WITHOUT CITY STAFF REVIEW AND APPROVAL.

### UTILITIES

1. REFER TO TOPO SURVEY FOR AS-BUILT UTILITY LOCATIONS.
2. THE PROPOSED DEVELOPMENT SHALL BE CONNECTED TO MUNICIPAL WATER AND SANITARY SEWER PER CODE AND CITY STANDARDS.

### DRIVEWAYS/PARKING AREAS

1. ALL OFF-STREET PARKING AREAS AND DRIVEWAYS ARE TO BE PAVED WITH CONCRETE OR ASPHALT.
2. CONSTRUCTION OF OFF STREET PARKING IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS FOR OFF-STREET VEHICLE AREAS.
3. CONSTRUCTION OF DRIVEWAYS, CURB CUTS, CURB DROPS, RAMPS AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS FOR PUBLIC STREET IMPROVEMENTS.

**NEWBERRY DUPLEX  
CREEKSIDE LOOP  
SANDY, OR 97055**

PERMIT SET

No	Revision	Date

DRAWING TITLE

**SITE PLAN**

DATE 1-2-19

SHEET #

**A2**

1  
A2

# SITE AND LANDSCAPE PLAN

SCALE: 1" = 10'

