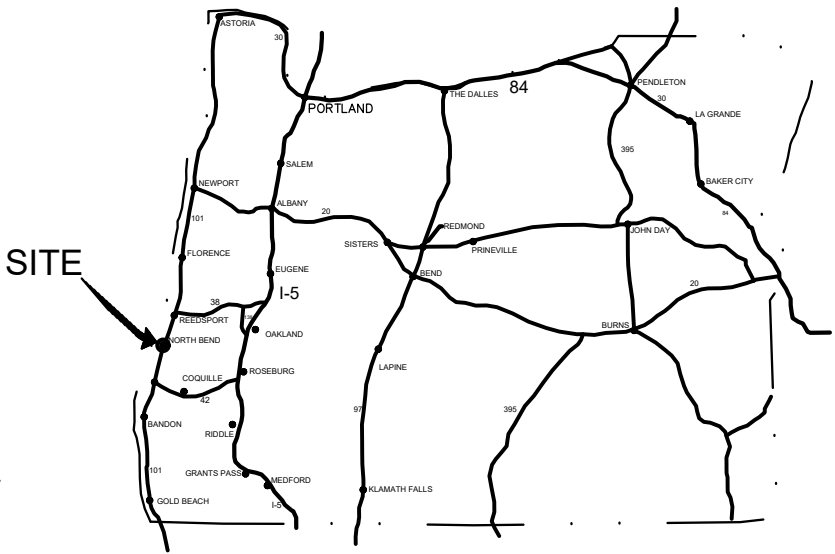
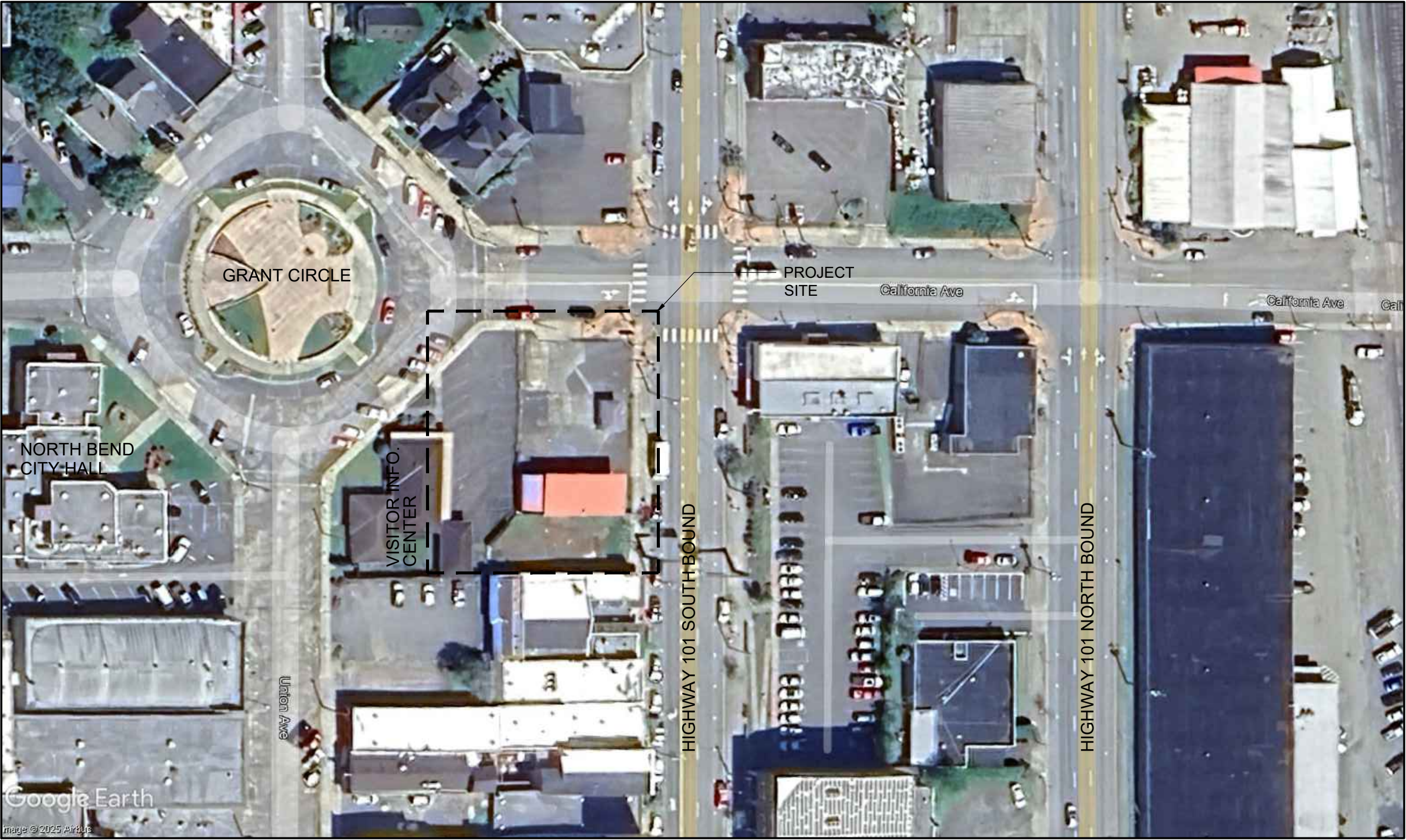


CITY OF NORTH BEND HUB REST AREA & T-MOBILE PLAZA



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1
NTS

VICINITY MAP

PROJECT NARRATIVE

THIS PROJECT IS PARTIALLY FUNDED BY THE FOLLOWING GRANTORS:TRAVEL OREGON AND T-MOBILE

SHEET INDEX

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- L-200 OVERALL MASTER SITE PLAN - FOR REFERENCE ONLY
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0932
Stephanie A. Martell
OREGON
05/31/2017
LANDSCAPE ARCHITECT
EXPIRES: 05/1/2026

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ABBREVIATIONS

A.B.	ALUMINUM	E.V.C.	END OF VERTICAL CURVE	L	LENGTH OF CURVE	PNL.	PANEL	VAR.	VARIES
A.F.F.	ABOVE FINISHED FLOOR	ENGR.	ENGINEER	LAT	LATITUDE	PSI	POUNDS PER SQUARE INCH	VERT.	VERTICAL
ARCH.	ARCHITECT	EX.	EXISTING	L.P.	LOW POINT	P.T.	PRESSURE TREATED	W/	WITH
B&B	BALLED AND BURLAPPED	(E)	EXISTING	LT.	LEFT	R	RADIUS	W/O	WITHOUT
B.C.	BOTTOM OF CURB	EXT.	EXTERIOR	LIN.	LINEAR	R.O.W.	RIGHT OF WAY	W.W.M.	WOVEN WIRE MESH
B.M.	BENCHMARK	E.W.	END WALL	L.F.	LINEAR FEET	RT.	RIGHT	W.V.	WATER VALVE
BLDG.	BUILDING	E.S.	END SECTION	L.C.	LANDSCAPE CONTRACTOR	REQ'D	REQUIRED		
B.S.	BOTTOM OF SLOPE	F.F.E.	FINISH FLOOR ELEVATION	L.A.	LANDSCAPE ARCHITECT	REV.	REVISION		
B.V.C.	BEGINNING OF VERTICAL CURVE	F.G.	FINISHED GRADE	M	METER	REINF.	REINFORCING		
		FIN.	FINISH	MAX.	MAXIMUM	SAN.	SANITARY		
B.W.	BOTH WAYS	FL.	FLOOR	M.H.	MANHOLE	SECT.	SECTION		
CAL.	CALIPER	F.H.	FIRE HYDRANT	MFG.	MANUFACTURER	S.V.	SHEET VINYL		
C.B.	CATCH BASIN	FTG.	FOOTING	MIN.	MINIMUM	SIM.	SIMILAR		
C.I.	CAST IRON	FT.	FOOT OR FEET	MISC.	MISCELLANEOUS	SD	STORM DRAIN		
CIR.	CIRCULAR	GA.	GAUGE	MON.	MONUMENT	S.I.	STORM INLET		
CL	CENTERLINE	GAL.	GALVANIZED	N.I.C.	NOT IN CONTRACT	SS	SANITARY SEWER		
C.O.	CLEANOUT	G.C.	GENERAL CONTRACTOR	N.T.S.	NOT TO SCALE	SPEC.	SPECIFICATIONS OR SPECIFIED		
CONC.	CONCRETE	G.R.	GUARD RAIL	NO.	NUMBER	SQ.	SQUARE		
CONT.	CONTINUOUS	GD.	GRADE	NOM.	NOMINAL DIMENSION	S.F.	SQUARE FOOT		
CONTR	CONTRACTOR	GPM	GALLONS PER MINUTE	O.C.	ON CENTER	S.Y.	SQUARE YARD		
COR.	CORNER	G.V.	GAS VALVE	O.D.	OUTSIDE DIAMETER	STA.	STATION		
C/S	CROSS SLOPE	HB	HOSE BIB	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	S/S	STAINLESS STEEL		
C.F.	CUBIC FEET	HW	HEAD WALL		OWNER FURNISHED, OWNER INSTALLED	T	TANGENT		
C.Y.	CUBIC YARD	H.P.	HIGH POINT	O.F.O.I.		T.C.	TOP OF CURB		
D	DEGREE OF CURVATURE	HT.	HEIGHT			T.E.	TAPERED END		
D.M.H.	DROP MANHOLE	HOR.	HORIZONTAL	P.A.	PLANTING AREA	T&G	TONGUE & GROOVE		
D.F.	DRINKING FOUNTAIN	HWY.	HIGHWAY	P.V.C.	POLYVINYL CHLORIDE PIPE	T.W.	TOP OF WALL		
DIM.	DIMENSION	I.D.	INSIDE DIAMETER	PC.	POINT OF CURVATURE	T.S.	TOP OF SLOPE		
DIA.	DIAMETER	IN.	INCH	P.C.C.	POINT OF COMPOUND	TWP.	TOWNSHIP		
DBL.	DOUBLE	INL.	INLET		CURVATURE	TYP.	TYPICAL		
DEMO	DEMOLISH / DEMOLITION	INT.	INTERIOR	PL	PROPERTY LINE	UNO	UNLESS NOTED OTHERWISE		
EA.	EACH	INV.	INVERT	PT	POINT OF TANGENT	U.S.G.S.	U.S. GEOLOGICAL SURVEY		
EL.	ELEVATION	J.B.	JUNCTION BOX	PLYWD.	PLYWOOD	V.C.	VERTICAL CURVE		

PROJECT NO.: 24-048.1

HUB REST AREA & T-MOBILE PLAZA

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NORTH BEND, OREGON 97459

BIDDING

REVISIONS:
DATE DESCRIPTION

DATE: DECEMBER 2025

SHEET TITLE:
COVER SHEET;
VICINITY MAP;
DRAWING INDEX

L-100

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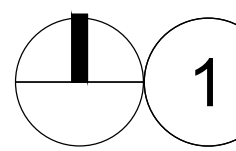
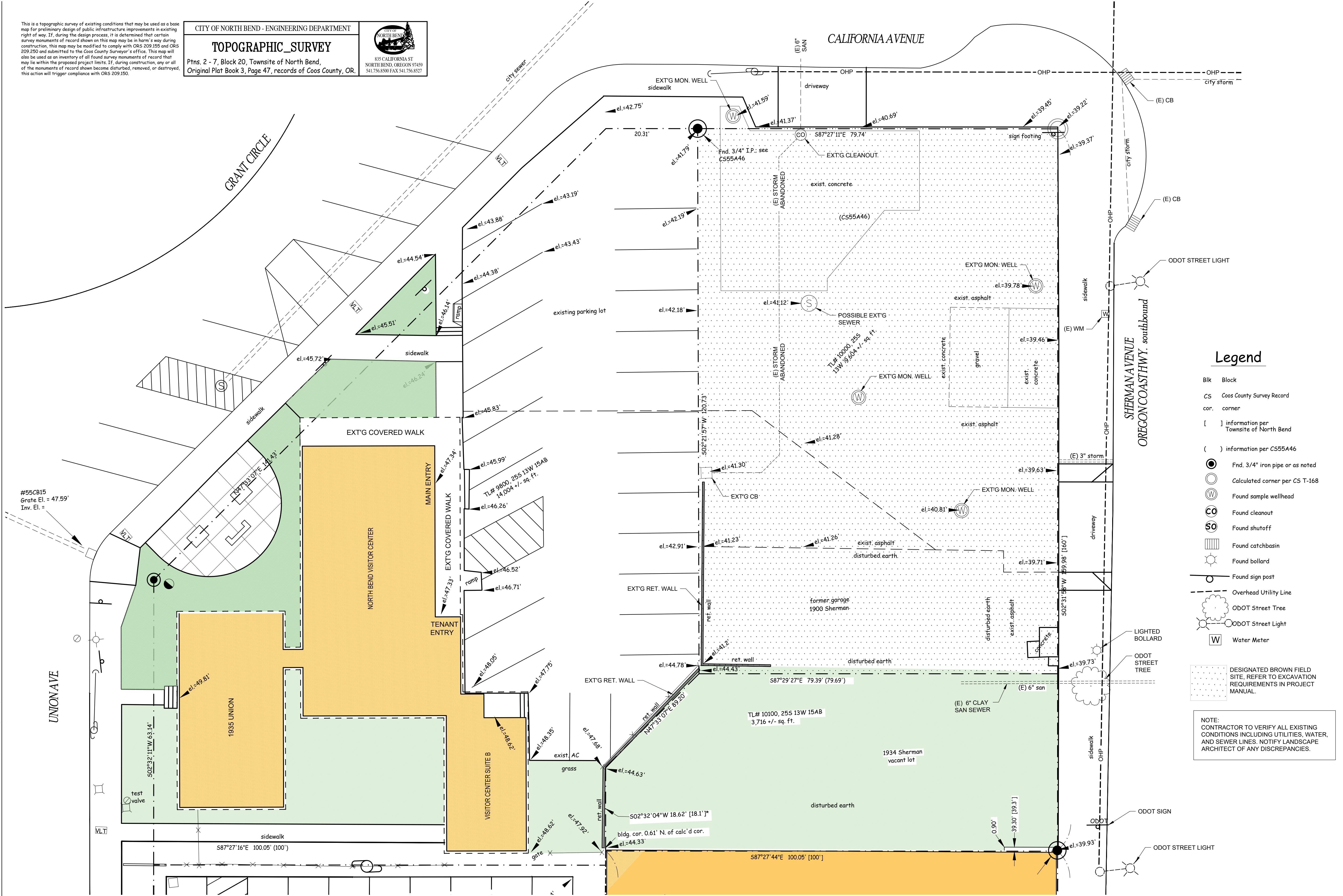
This is a topographic survey of existing conditions that may be used as a base map for preliminary design of public infrastructure improvements in existing right of way. If, during the design process, it is determined that certain survey monuments of record shown on this map may be in harm's way during construction, this map may be modified to comply with ORS 209.155 and ORS 209.250 and submitted to the Coos County Surveyor's office. This map will also be used as an inventory of all found survey monuments of record that may lie within the proposed project limits. If, during construction, any or all of the monuments of record shown become disturbed, removed, or destroyed, this action will trigger compliance with ORS 209.150.

CITY OF NORTH BEND - ENGINEERING DEPARTMENT

TOPOGRAPHIC SURVEY

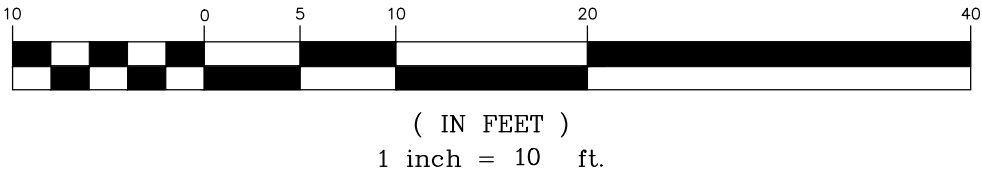
Ptms. 2 - 7, Block 20, Townsite of North Bend,
Original Plat Book 3, Page 47, records of Coos County, OR.

835 CALIFORNIA ST
NORTH BEND, OREGON 97459
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EXISTING CONDITIONS PLAN

1" = 10'-0"



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LANDSCAPE ARCHITECT

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DATE: DECEMBER 2025

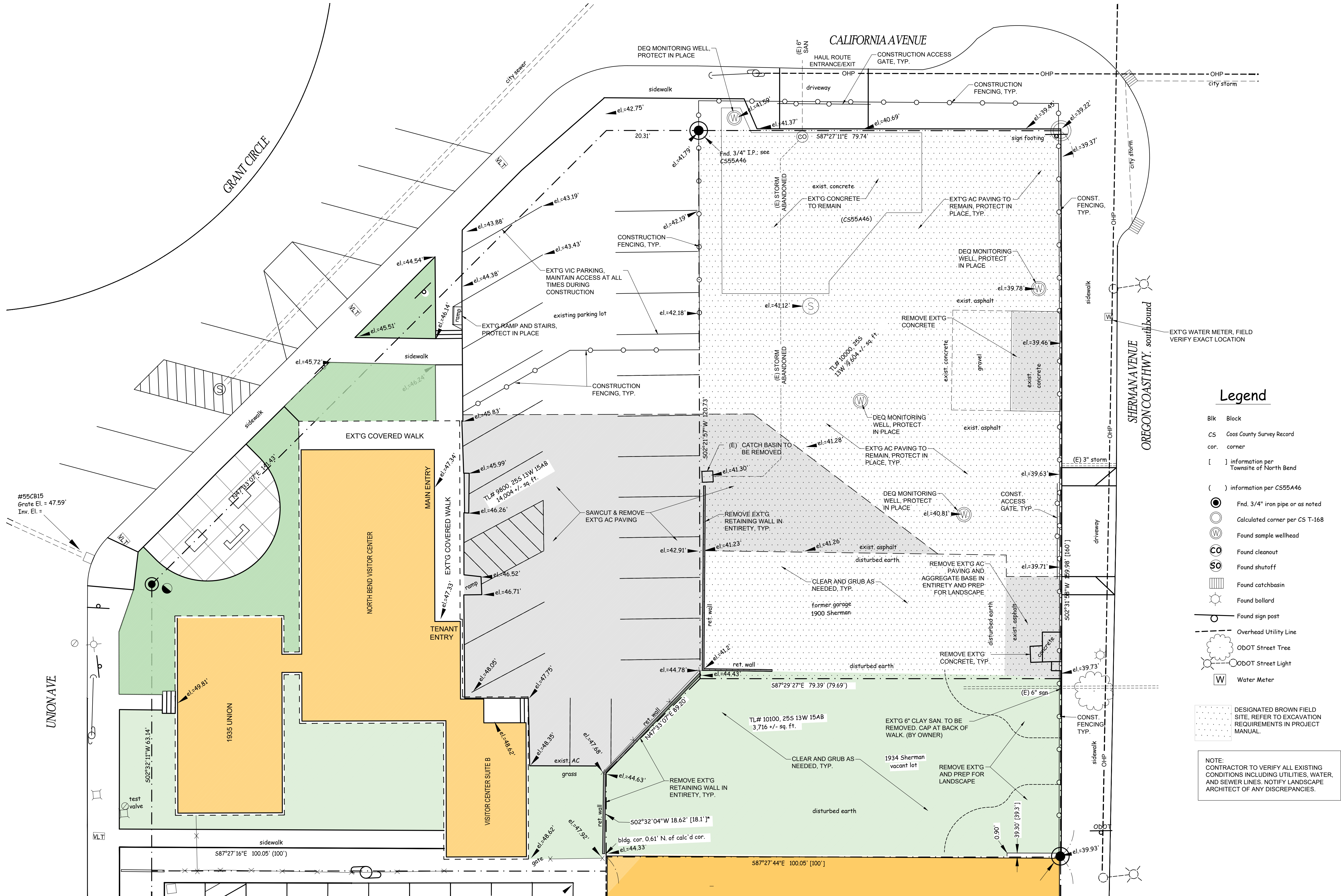
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EXISTING CONDITIONS PLAN

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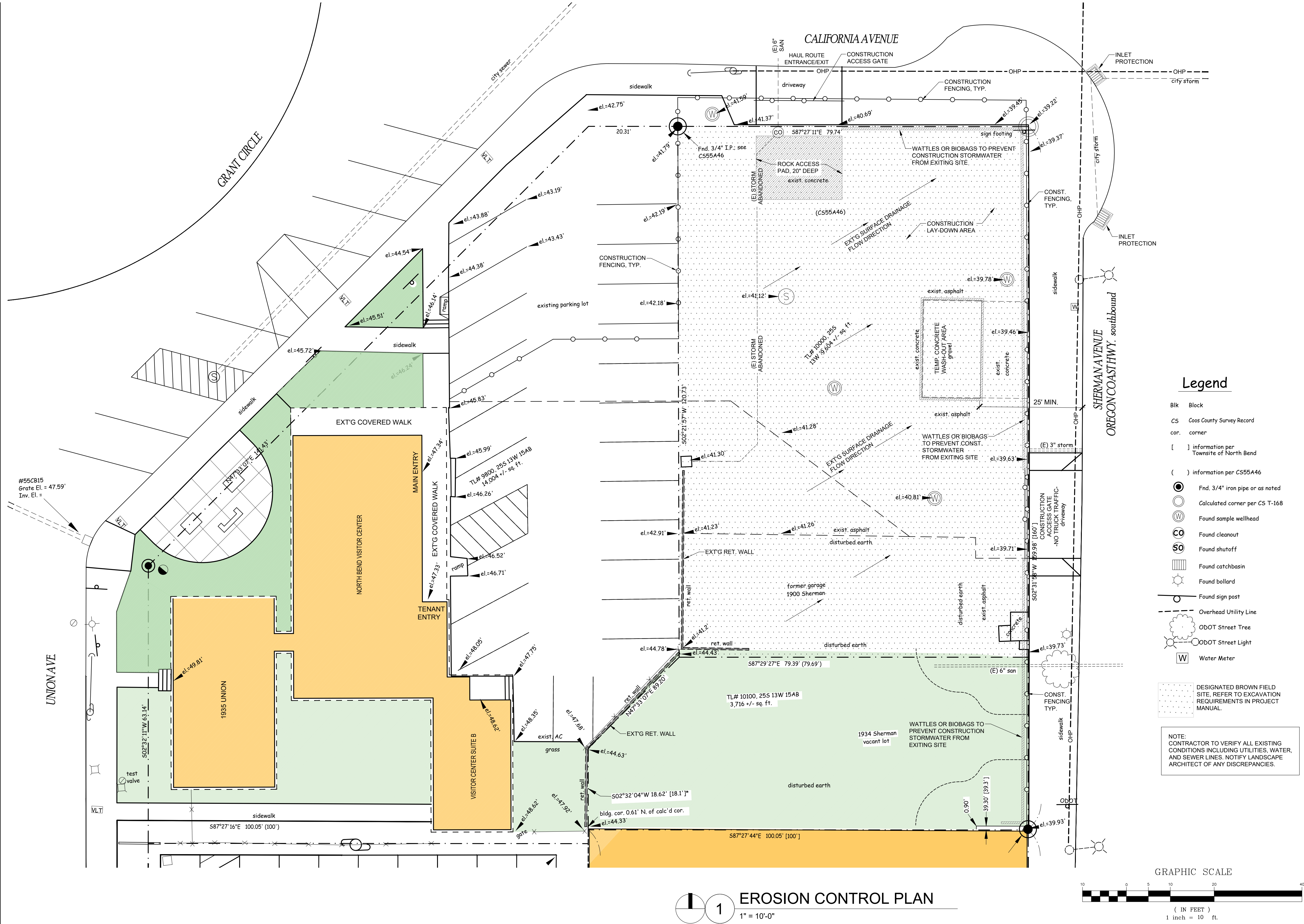
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SHEET TITLE:
SITE DEMOLITION PLAN

L-102

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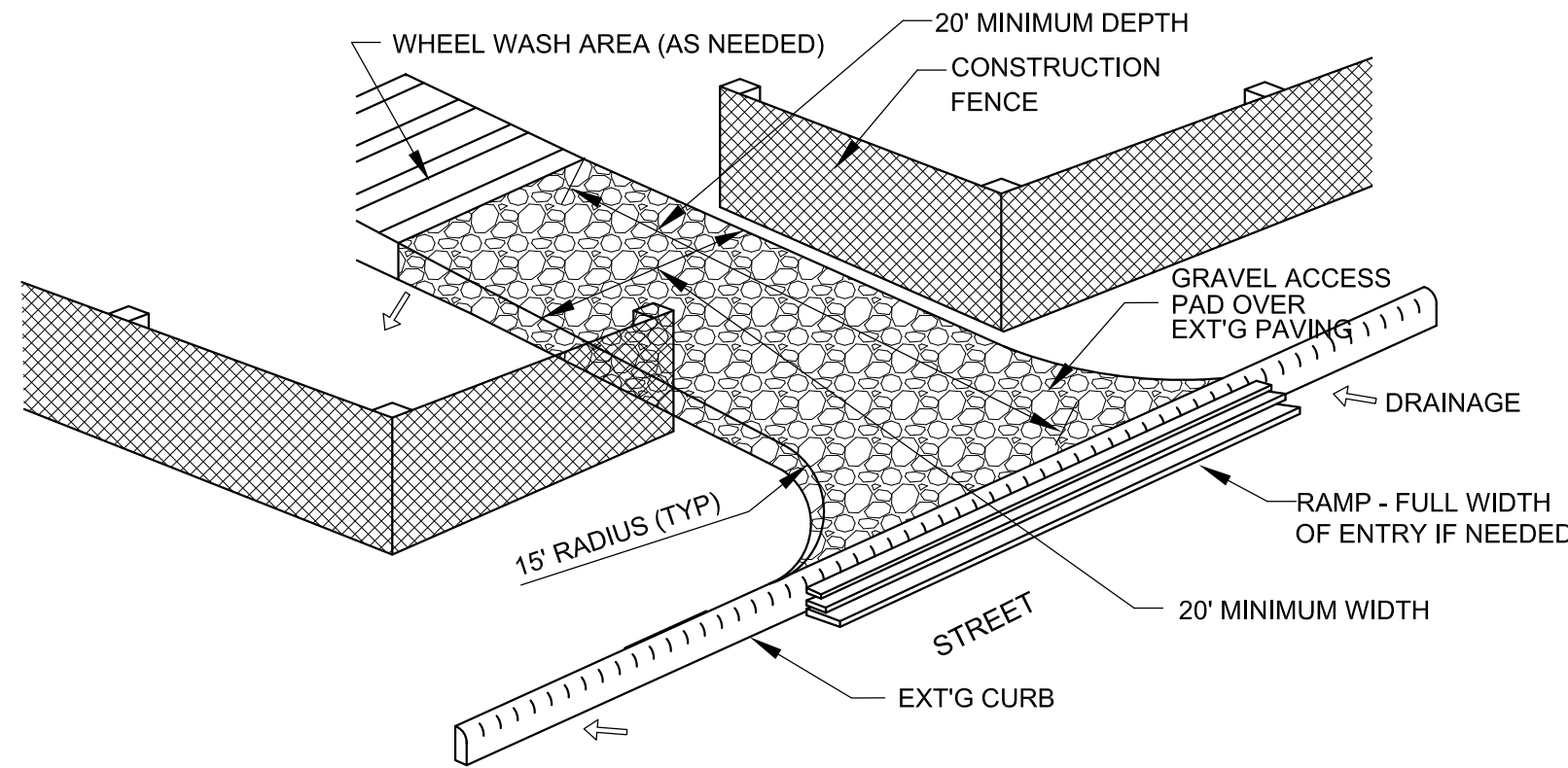
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DATE: DECEMBER 2025

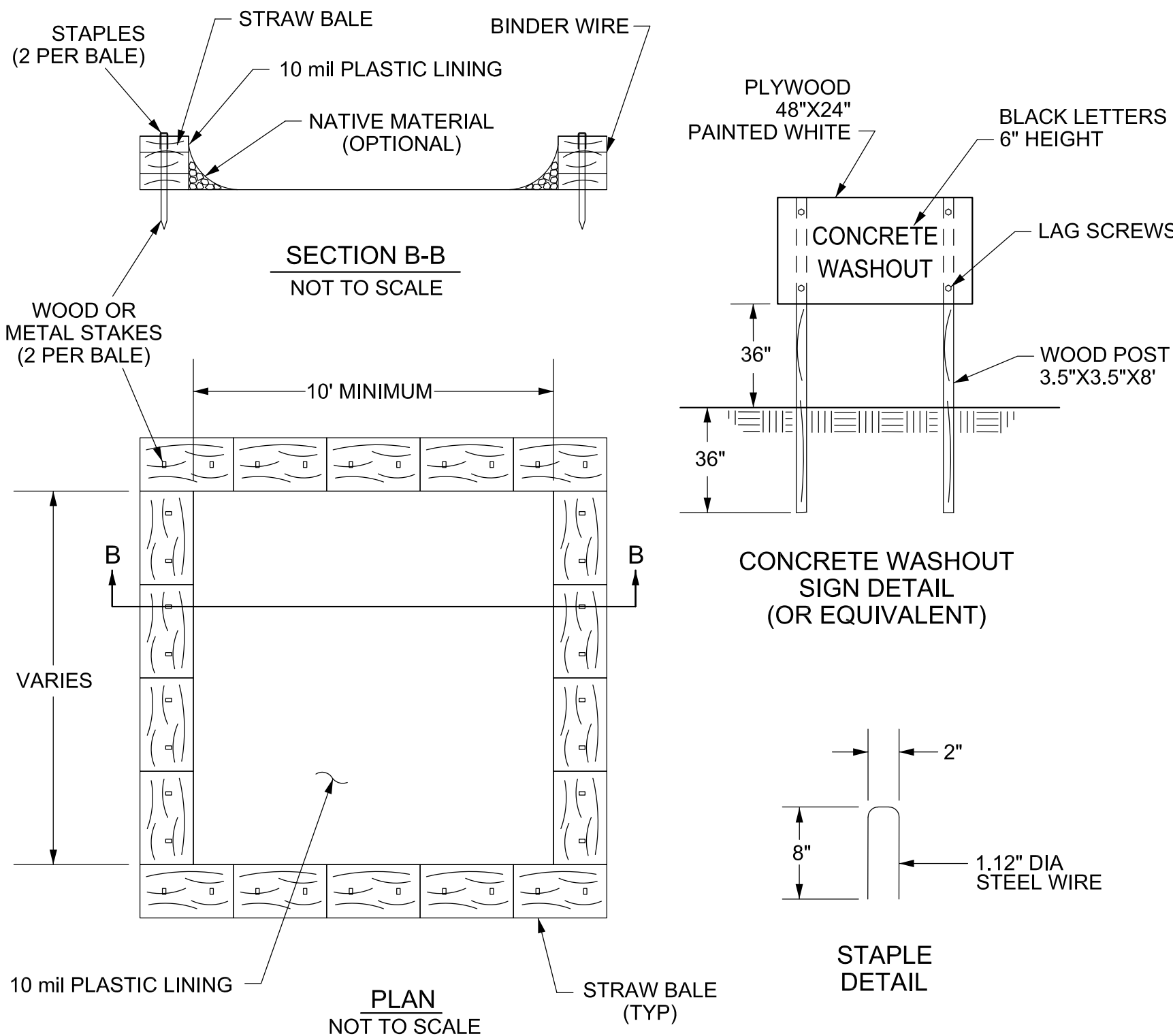
SHEET TITLE:
EROSION CONTROL PLAN

L-103

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4 GRAVEL CONSTRUCTION ENTRANCE
L204 NOT TO SCALE

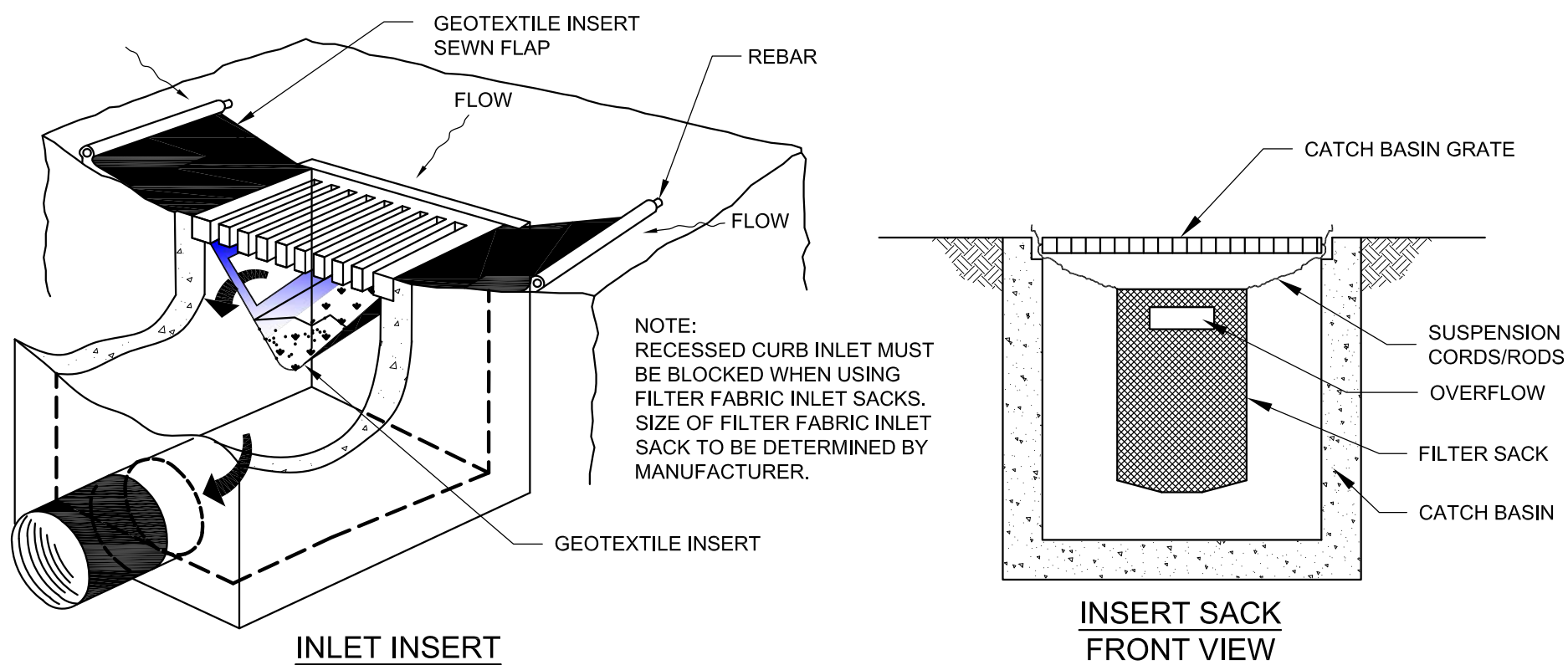


TYPE "ABOVE GRADE" WITH STRAW BALES

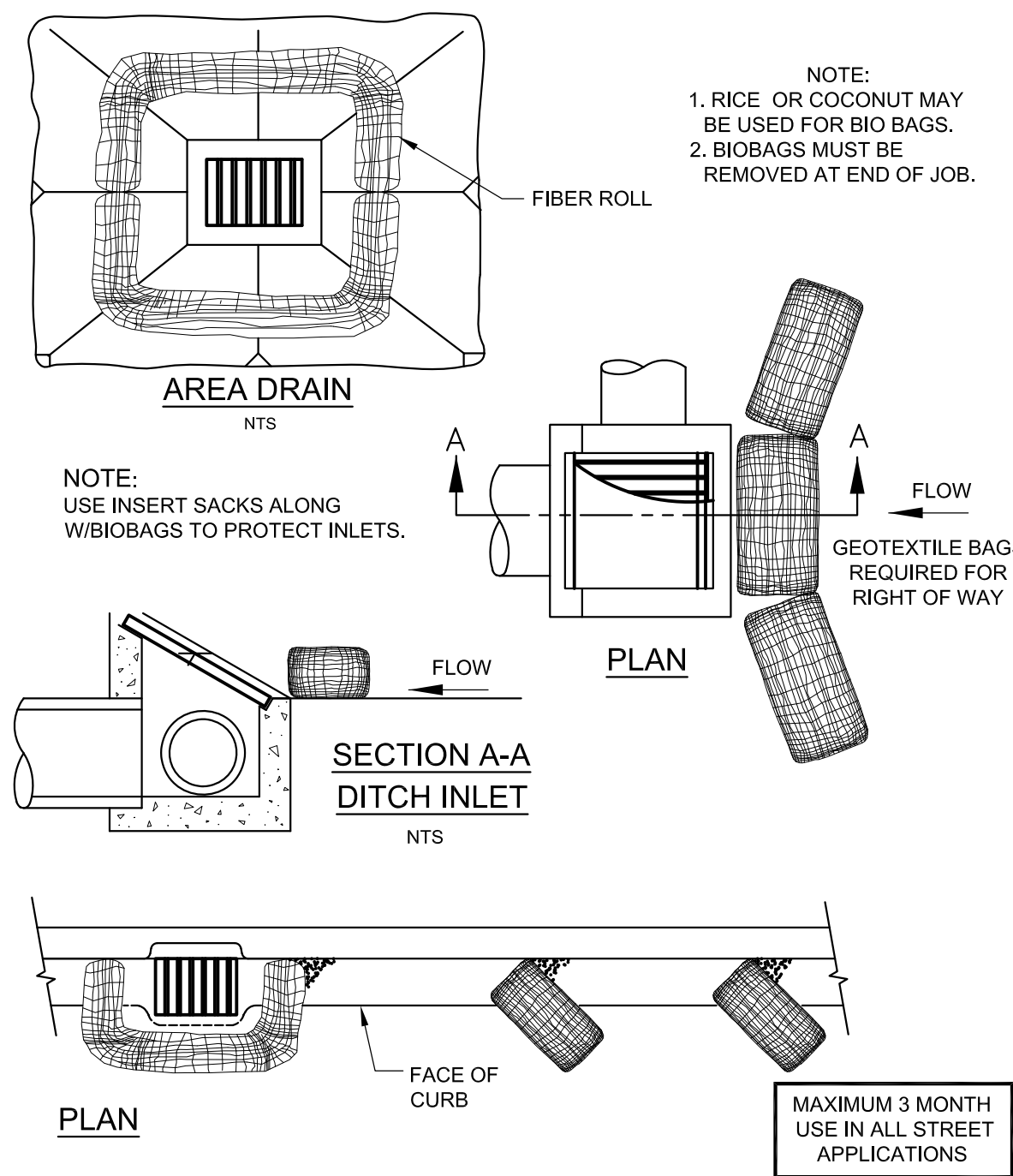
NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

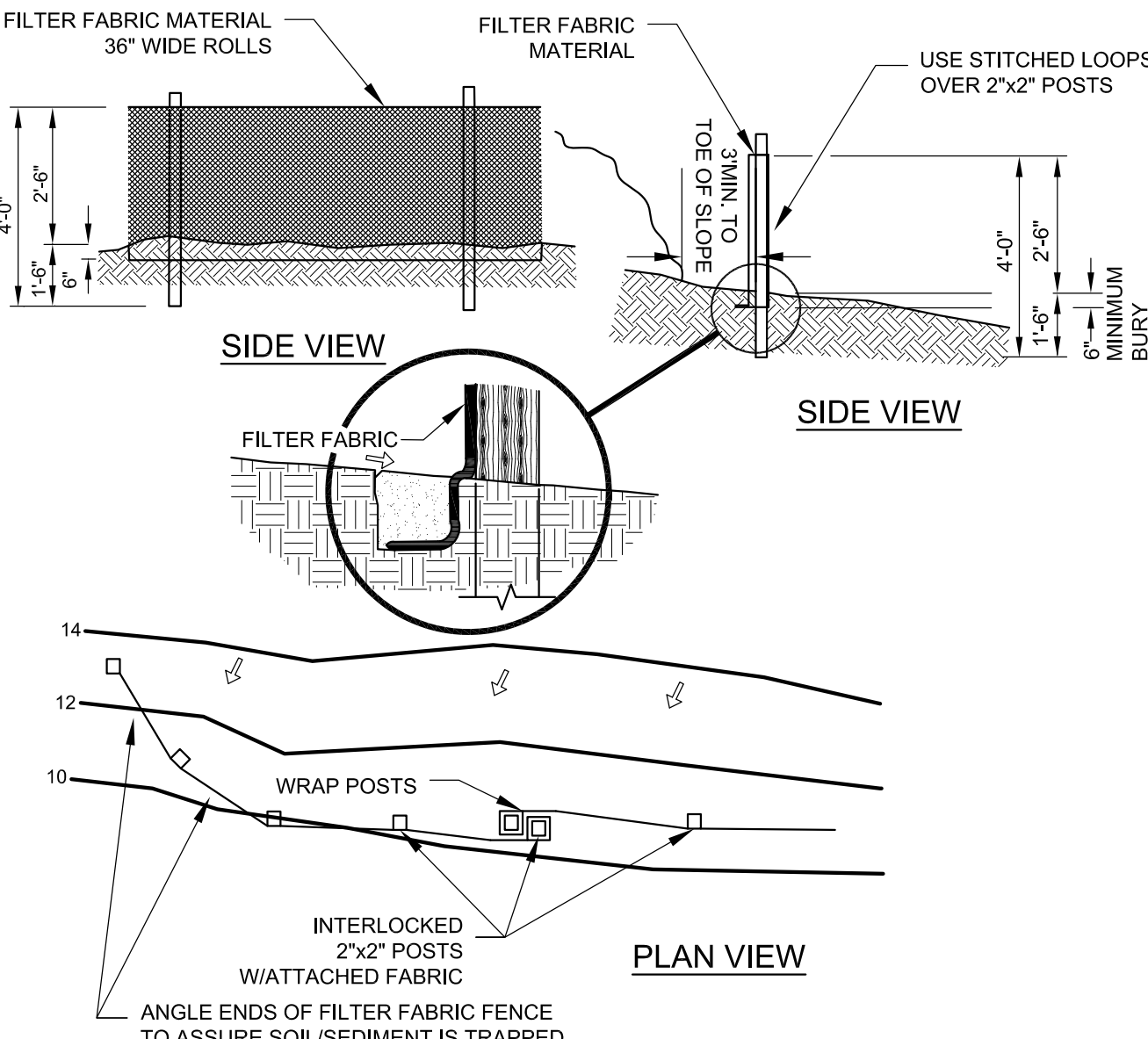
6 TEMP. CONCRETE WASHOUT
L104 NOT TO SCALE



3 INLET PROTECTION
L104 NOT TO SCALE



2 CURBSIDE SEDIMENT ATTENUATOR
L104 NOT TO SCALE



1 TEMP. SEDIMENT FENCING, TYP.
L104 NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES PER OREGON DEQ:

1. HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.I.(3))
2. ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SCHEDULE A.12.B AND SCHEDULE B.1)
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SCHEDULE B.1.C AND B.2)
4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE PERMIT REGISTRANT BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE. (SCHEDULE B.2.C)
5. ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A.8.A)
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SCHEDULE A.12.C.I)
7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SCHEDULE A.12.C.IV AND V)
8. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.7.A.III)
9. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SCHEDULE A.8.C.I.(1) AND (2))
10. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.A.V)
11. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FOET OF WATERS OF THE STATE. (SCHEDULE A.7.B.II AND (2)(A)(6))
12. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SCHEDULE A.8.C.I.(5))
13. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SCHEDULE A.7.C)
14. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SCHEDULE A.7.D.I)
15. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.I.(6))
16. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS. (SCHEDULE A.8.C.II.(3))
17. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.C.I.(7))
18. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS PAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SCHEDULE A.7.D.II AND A.8.C.I.(4))
19. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.D.II.(5))
20. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SCHEDULE A.6)
21. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANANCE AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.E.I.(2))
22. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULES FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SCHEDULE A. 7.E.II.(5))
23. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A.7.A.IV)
24. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS; EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SCHEDULE A.9.B.III)
25. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)
26. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SCHEDULE A.7.B)
27. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SCHEDULE A.7.E.II.(2))
28. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND ACTIVITIES DURING WET WEATHER. (SCHEDULE A.7.A.I)
29. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.C.I)
30. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.I)
31. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SCHEDULE A.9.C.III & IV)
32. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT WAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED, INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.9.B.I)
33. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SCHEDULE A.9.B.II)
34. THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)
35. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCHEDULE A.7.F.II)
36. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. (SCHEDULE A.8.C.III.(1) AND D.3.C.II AND III)

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EROSION CONTROL DETAILS		

L-104

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LANDSCAPE ARCHITECT

EXPIRES: 05/1/2026

PROJECT NO.: 24-048.1

HUB REST AREA & T-MOBILE PLAZA

CITY OF NORTH BEND - VISITOR INFORMATION CENTER

745 CALIFORNIA AVENUE

NORTH BEND, OREGON 97459

BIDDING

REVISIONS:

#	DATE	DESCRIPTION
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DATE: DECEMBER 2025

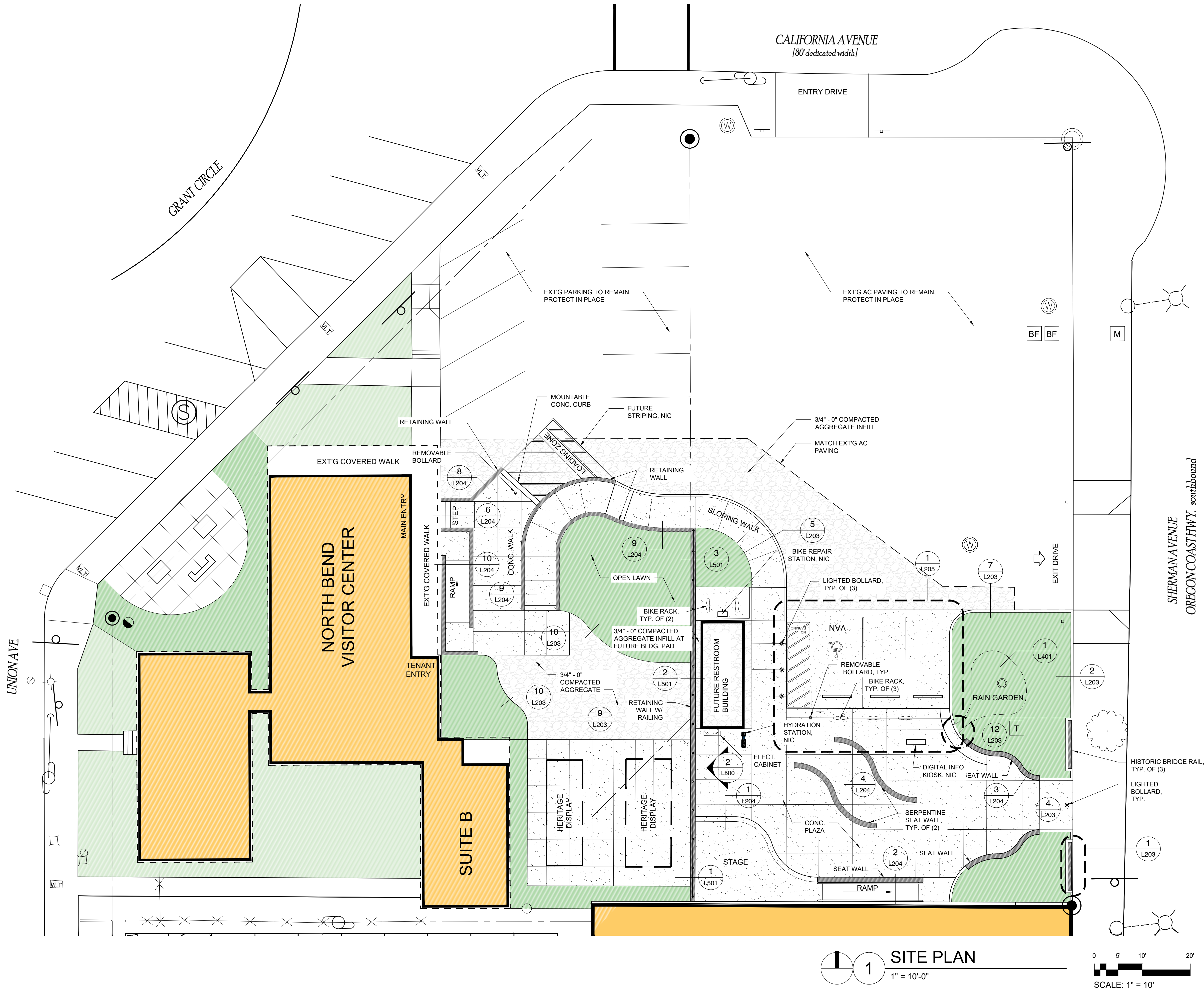
SHEET TITLE:

OVERALL MASTER SITE PLAN - FOR REFERENCE ONLY

L-200

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11/2/2025 9:21 AM - h:\architectural\p0124-048-hub rest area visitor center\hwa1 drawings\025-001 - overall and site plans - 100 of 100.dwg



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REGISTERED

0932

Stephanie A. Martell

OREGON

05/31/2017

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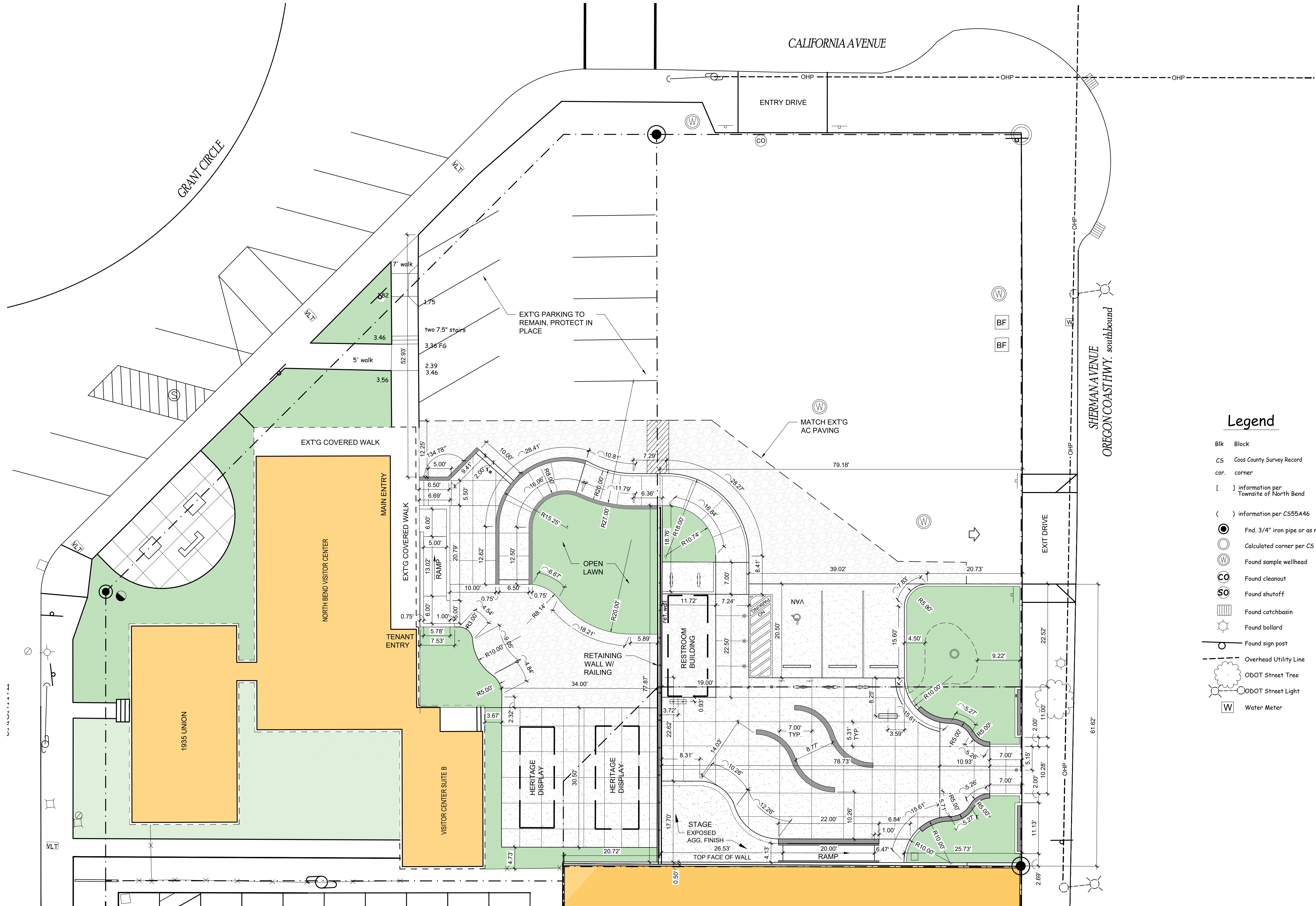
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SHEET TITLE: SITE PLAN

L-201

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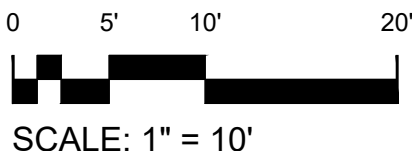
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1

SITE LAYOUT PLAN

1" = 10'-0"



Legend

- Blk Block
- CS Coos County Survey Record
- cor. corner
- [] information per Townsite of North Bend
- () information per CS55A46
- Fnd. 3/4" iron pipe or as noted
- Calculated corner per CS T-168
- ⊙ Found sample wellhead
- ⊙ Found cleanout
- ⊙ Found shutoff
- ⊙ Found catchbasin
- ⊙ Found bollard
- ⊙ Found sign post
- Overhead Utility Line
- ⊙ ObDOT Street Tree
- ⊙ ObDOT Street Light
- W Water Meter

PROJECT NO.: 24-048.1

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DATE: DECEMBER 2025

SHEET TITLE:
SITE LAYOUT PLAN

L-202

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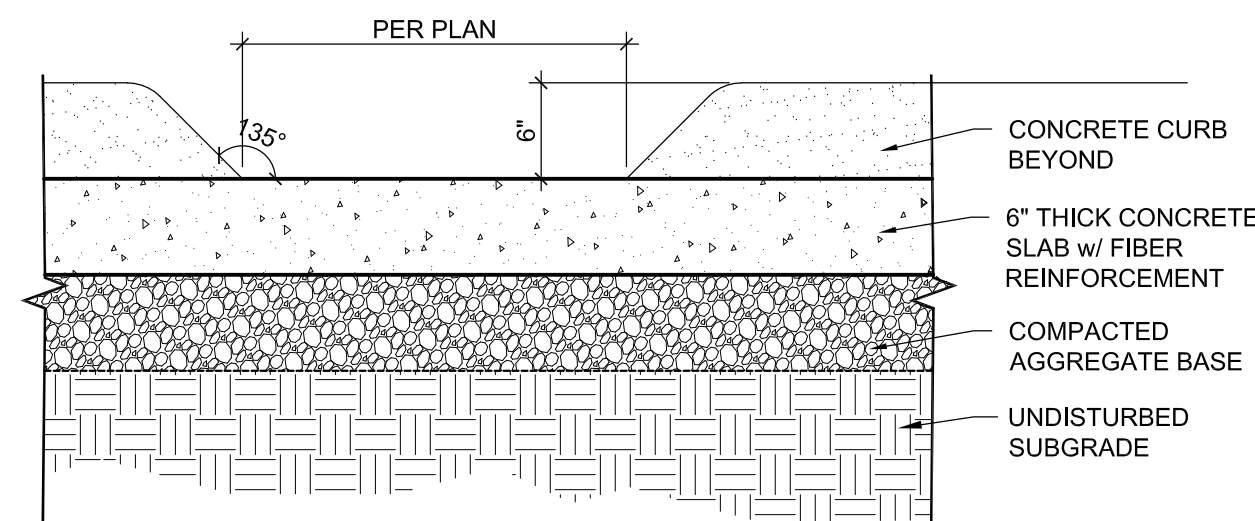
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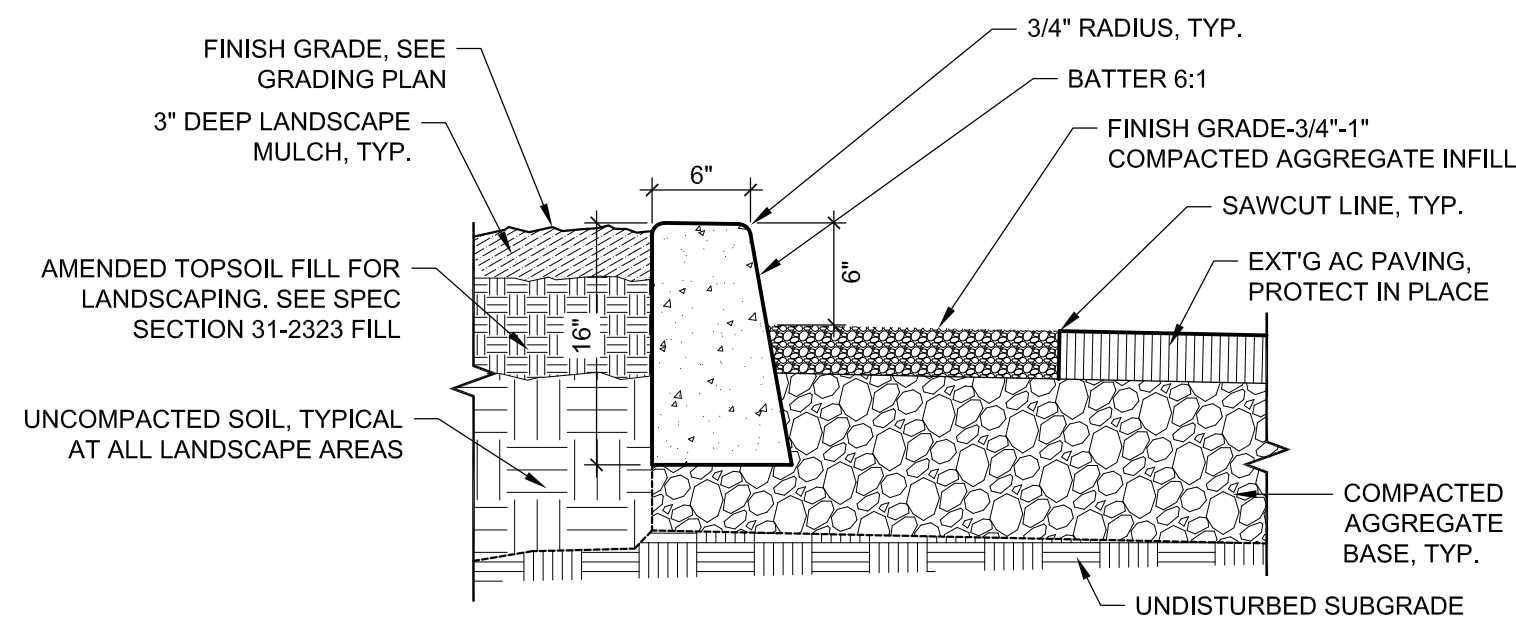
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OREGON
LANDSCAPE ARCHITECT
05/31/2017
EXPIRES: 05/1/2026

HUB REST AREA & T-MOBILE PLAZA

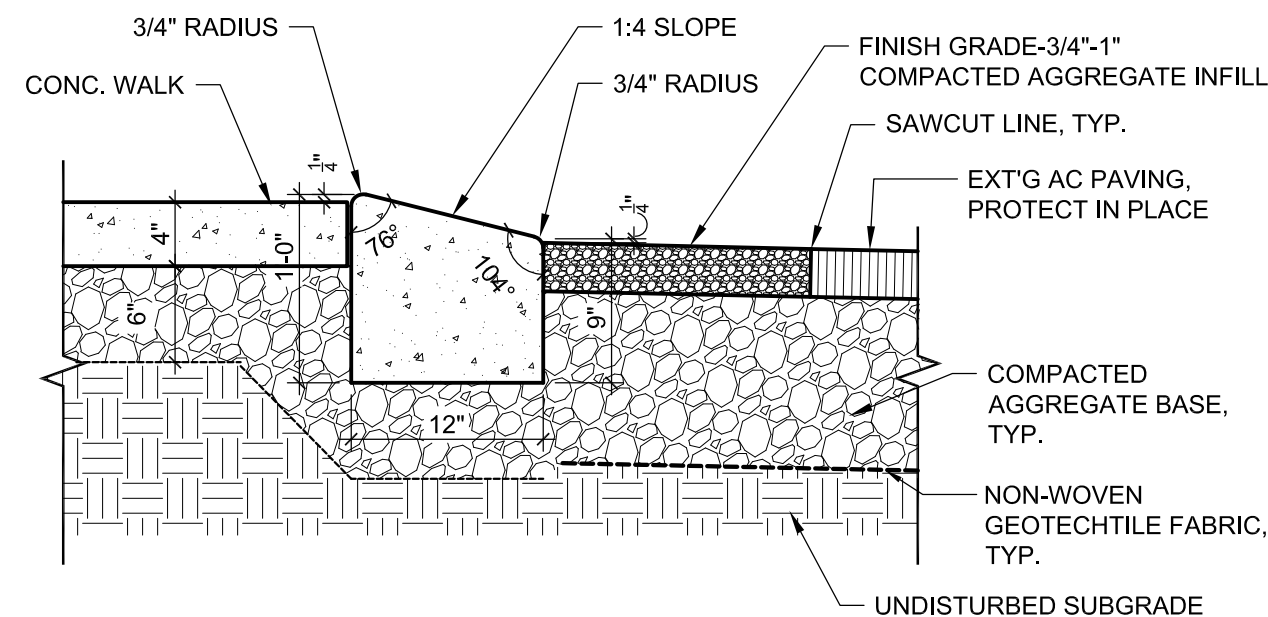
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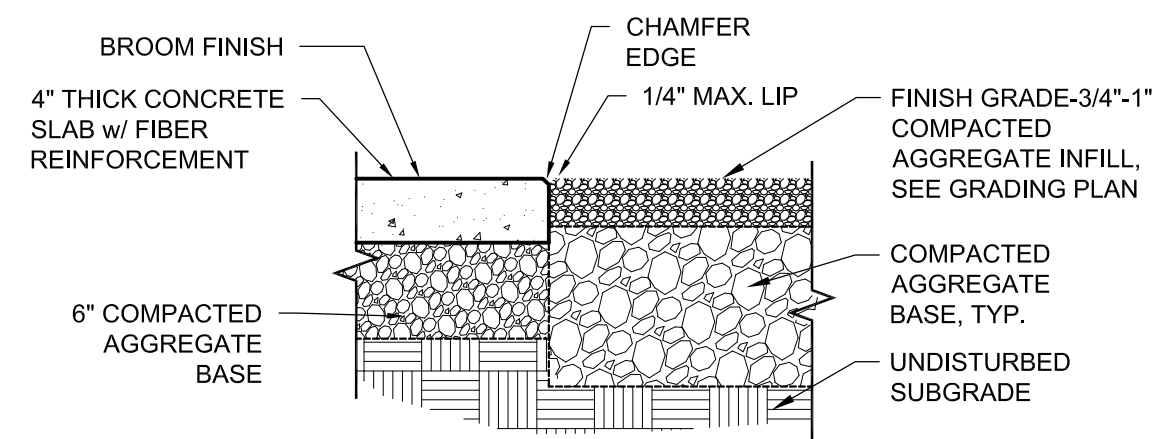
6 CURB CUT AT PLAZA
L-203 SCALE: 1" = 1'-0"



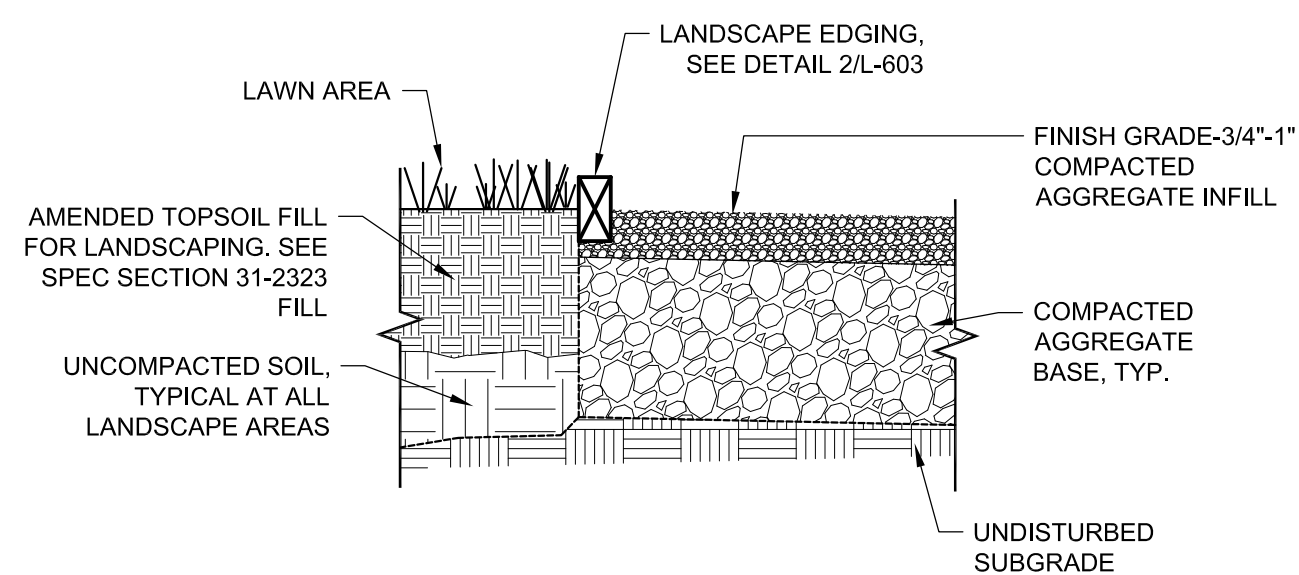
7 STD. CURB @ PLANTER
L-203 SCALE: 1" = 1'-0"



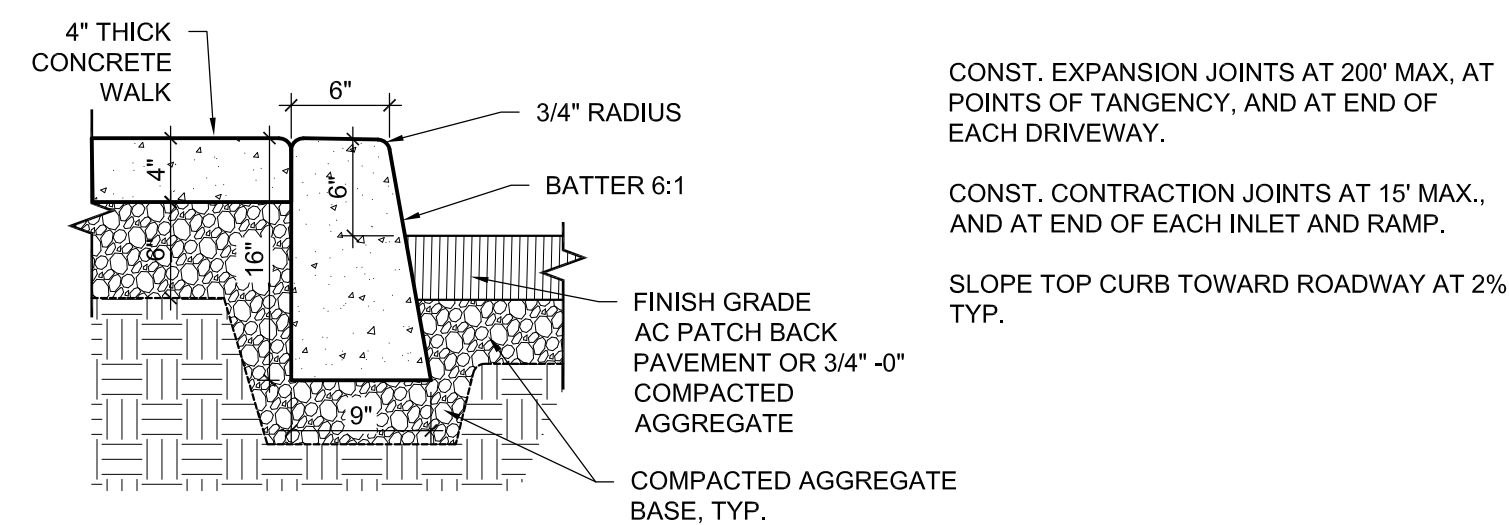
8 MOUNTABLE CURB
L-203 SCALE: 1" = 1'-0"



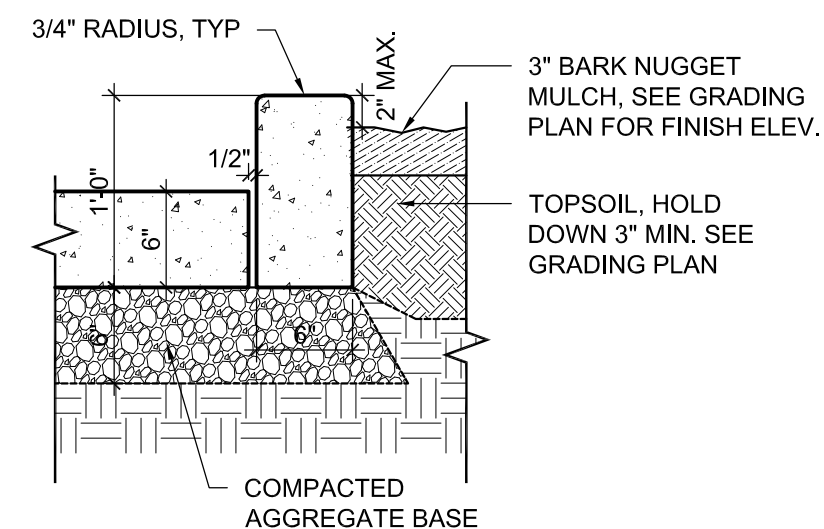
9 CONC. SLAB AT HERITAGE DISPLAY
L-203 SCALE: 1" = 1'-0"



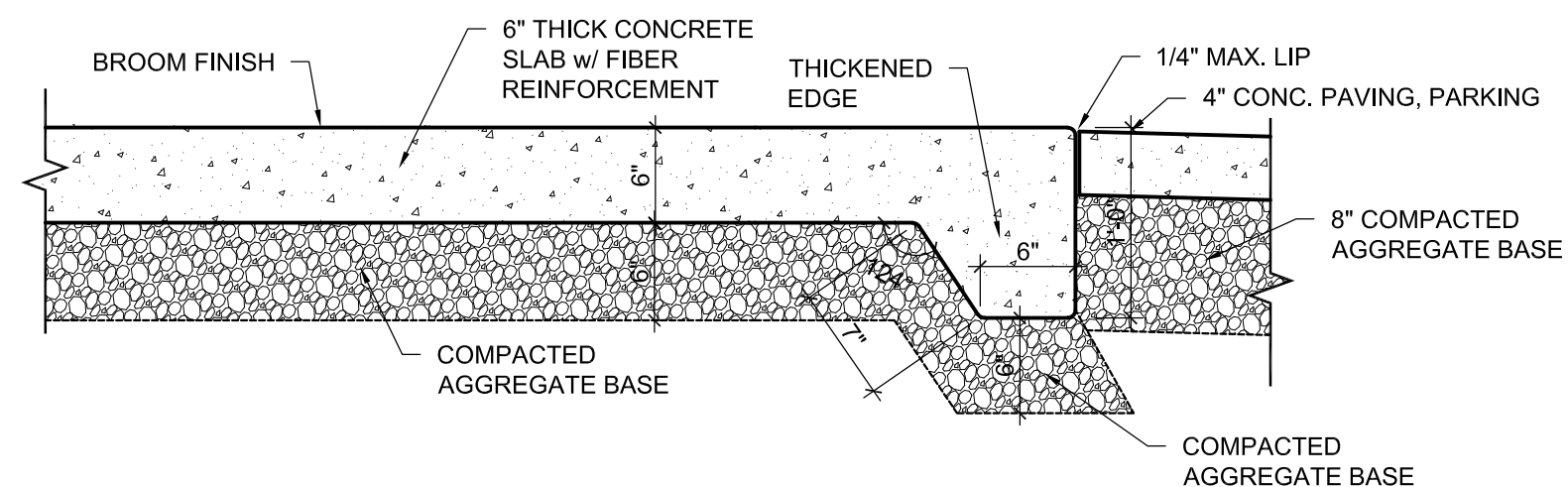
10 AGGREGATE INFILL AT LAWN
L-203 SCALE: 1" = 1'-0"



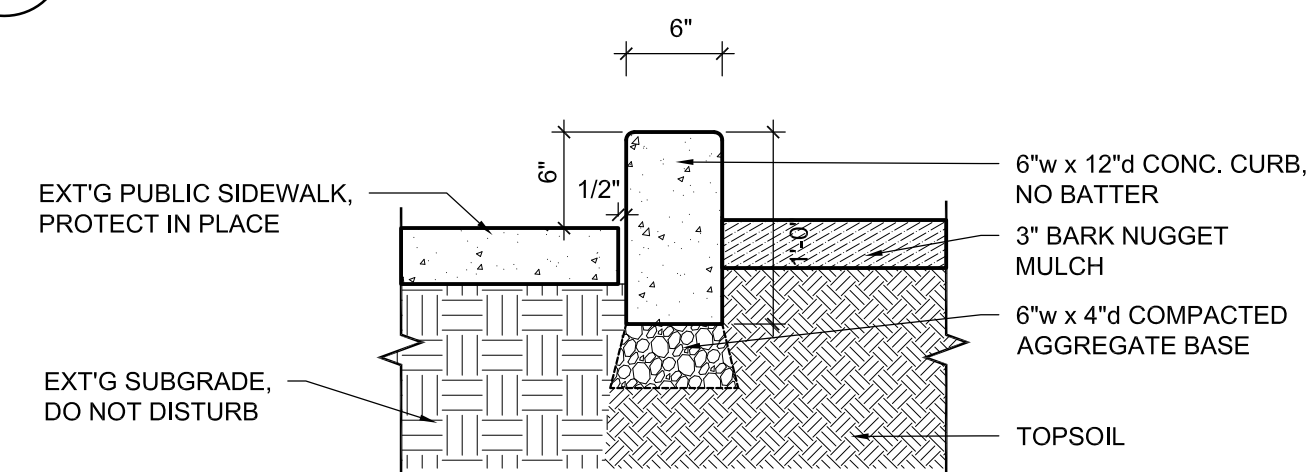
5 STD. CURB/SIDEWALK
L-203 SCALE: 1" = 1'-0"



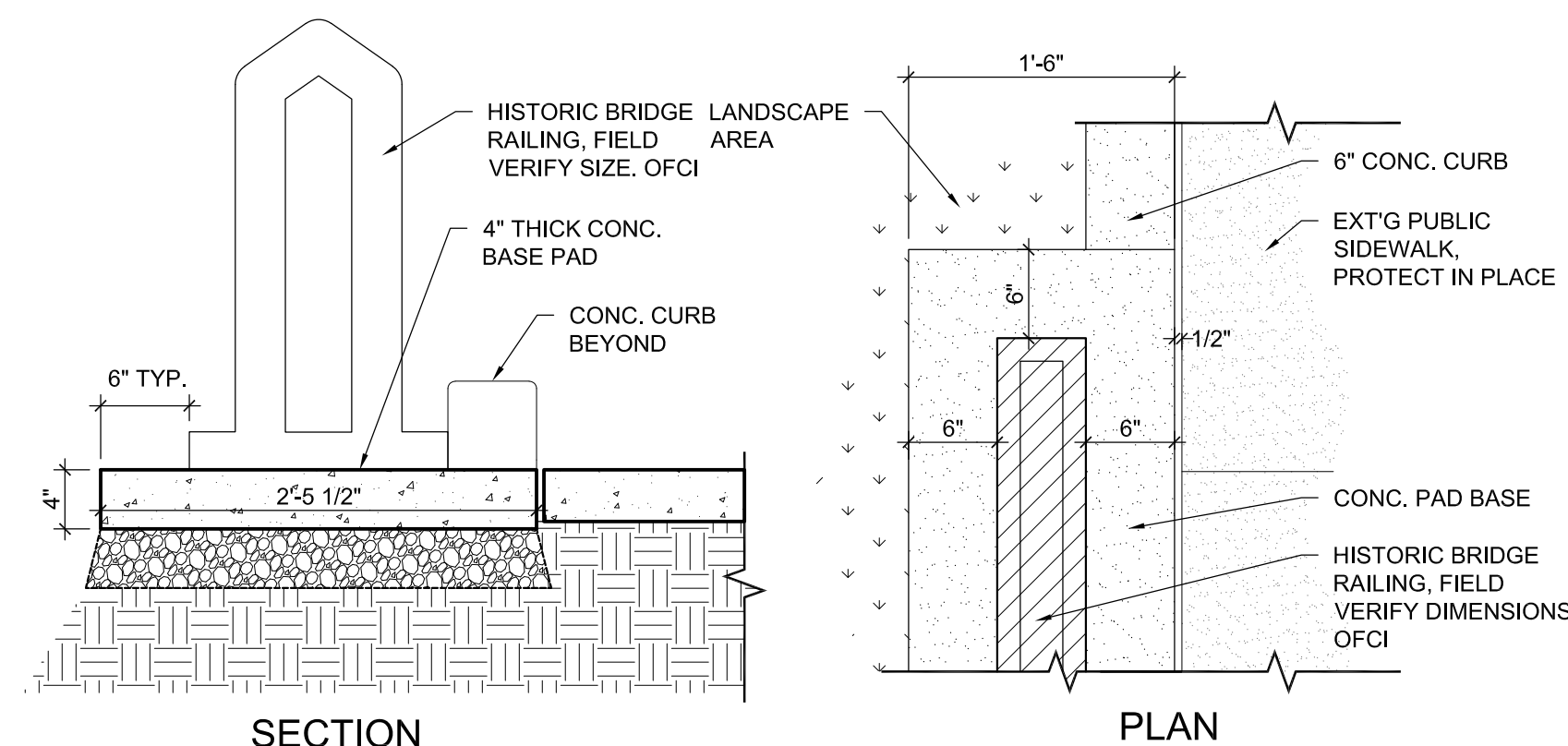
4 PLAZA AT PLANTER
L-203 SCALE: 1" = 1'-0"



3 TYP. CONC. PLAZA @ CONC. PARKING
L-203 SCALE: 1" = 1'-0"



2 CURB AT EXT'G PUBLIC SIDEWALK
L-203 SCALE: 1" = 1'-0"

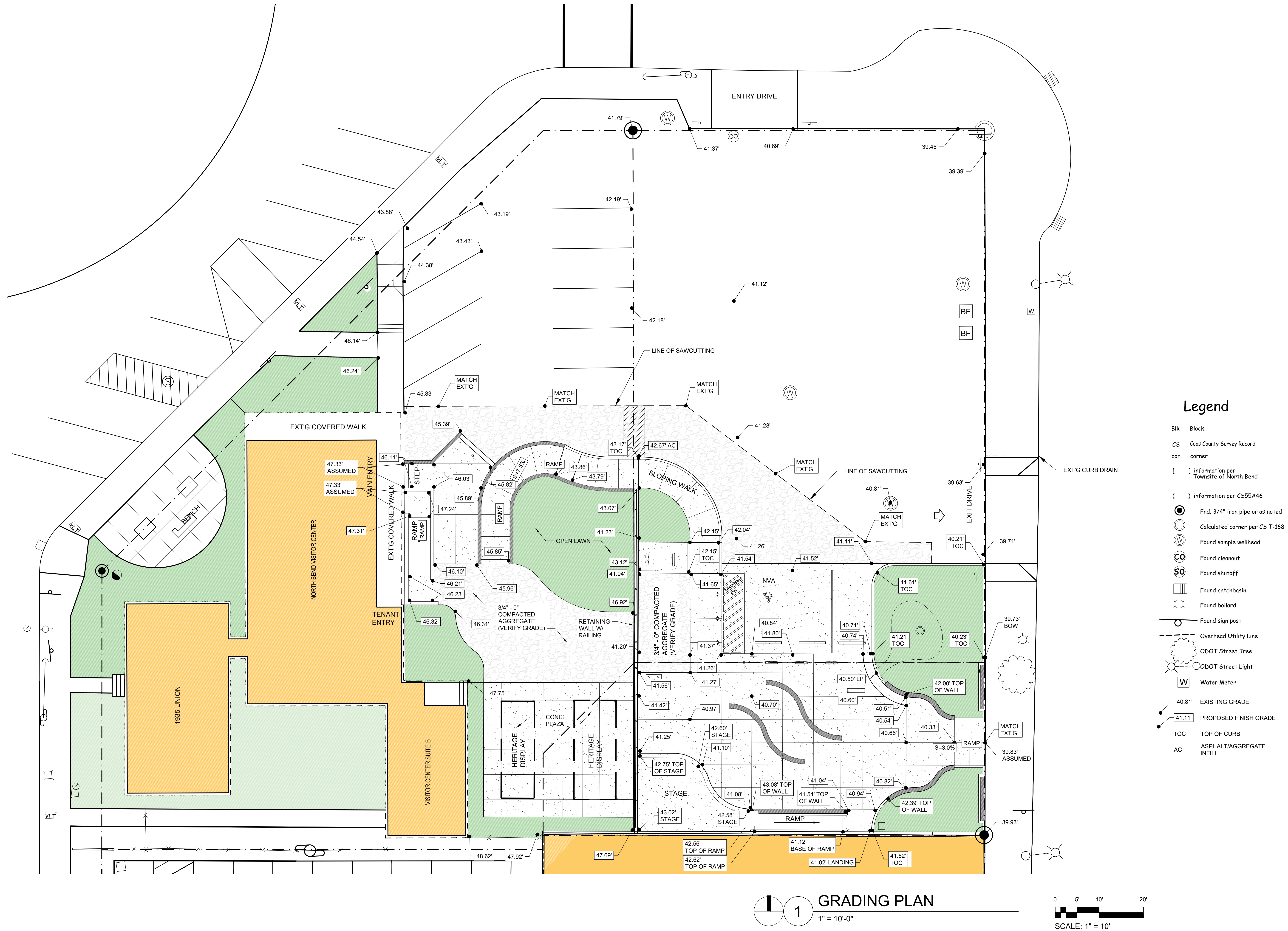


1 CONCRETE PAD BASE @ HISTORIC BRIDGE

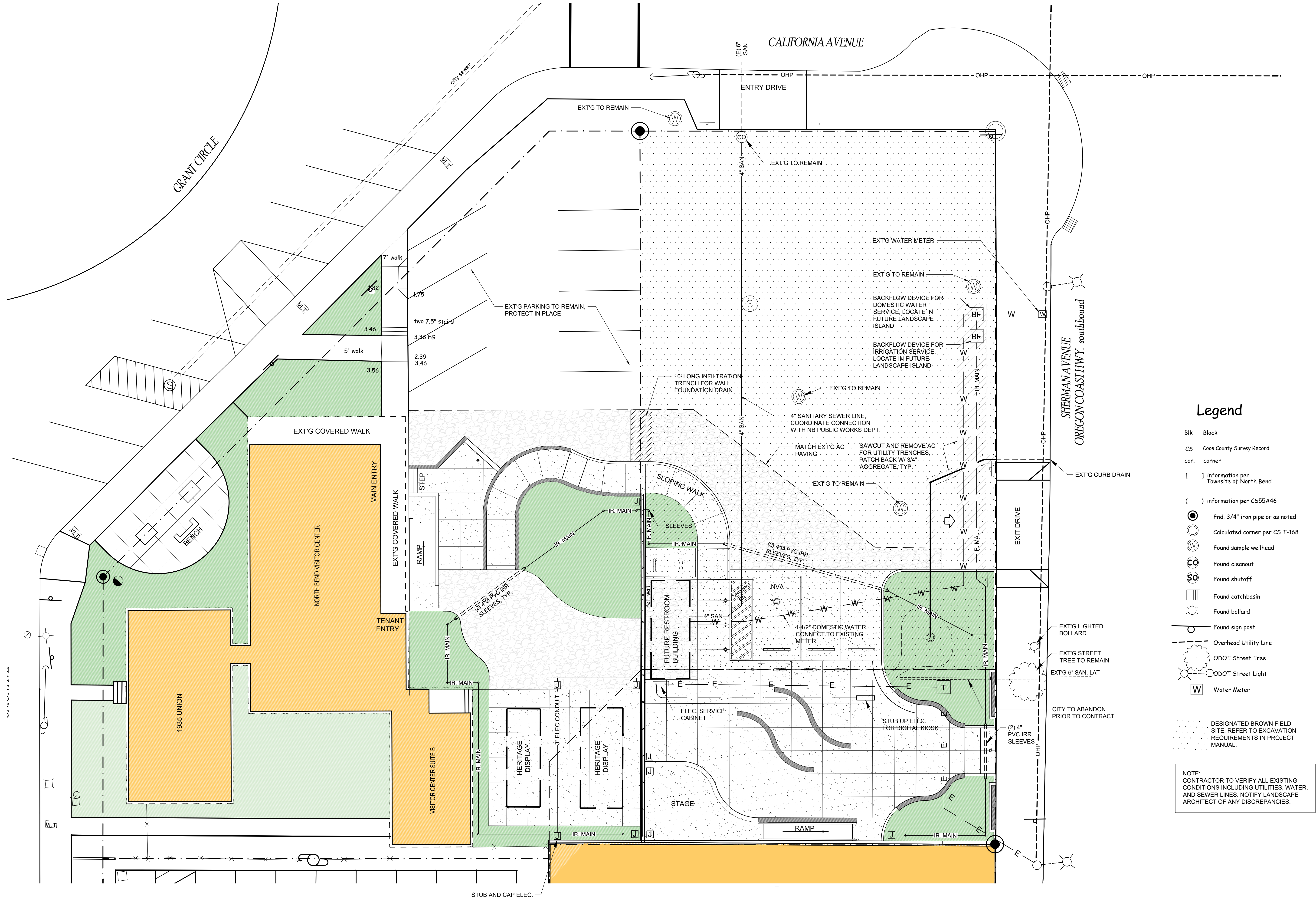




REVISIONS:



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Legend

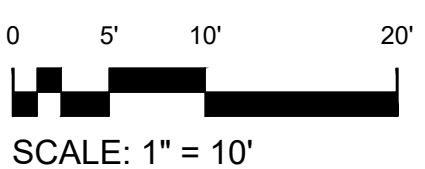
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- cor. corner
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- ▨ Found catchbasin
- ⊙ Found bollard
- ⊙ Found sign post
- Overhead Utility Line
- ⊙ ObDOT Street Tree
- ⊙ ObDOT Street Light
- W Water Meter

DESIGNATED BROWN FIELD SITE. REFER TO EXCAVATION REQUIREMENTS IN PROJECT MANUAL.

NOTE:
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS INCLUDING UTILITIES, WATER, AND SEWER LINES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

1 SITE UTILITY PLAN

1" = 10'-0"



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BIDDING

REVISIONS:
DATE DESCRIPTION

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SHEET TITLE:
SITE UTILITY PLAN

L-400

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	PRU KWA	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	15' Ht.	B&B	3
SHRUBS					
	LOR UNI	Loropetalum chinense rubrum 'PILC-III' / Purple Daydream® Dwarf Loropetalum	5 gal.	Pot	1
	PHL DRP	Phlox subulata 'Drummond Pink' / Drummond Pink Creeping Phlox	1 gal.	Pot	21
	AZA HCM	Rhododendron x 'Hino-crimson' / Hino-crimson Kurume Azalea	5 gal.	Pot	12
	WEI ARE	Weigela florida 'Alexandra' / Wine & Roses® Weigela	5 gal.	Pot	1
ORNAMENTAL GRASSES					
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 year	Pot	13
	CEN PEB	Cenchrus alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal.	Pot	13
GROUND COVERS					
	ARM MAR	Armeria maritima / Sea Thrift	1 gal.	Pot	12" o.c. 66 sf
	FRA WOO	Fragaria vesca / Woodland Strawberry	1 gal.	Pot	12" o.c. 255 sf
SOD/SEED					
	DIA GRE	Diamond Green / Sunmark Seeds	seed		846 sf
	NAT SWA	Native Swale / Sunmark Seeds	seed		136 sf

NON-LIVING GROUNDCOVER

NAME	QTY.	DESCRIPTION	REMARKS
ROCK MULCH	763 SF	3/8" TO 1" ROUND RIVER ROCK PEBBLE, WASHED AND WITHOUT FINES	3" MIN. LAYER OVER WEED BARRIER FABRIC
BARK NUGGET MULCH	699 SF	1" TO 2" DOUGLAS FIR BARK NUGGET	3" MIN. LAYER OVER WEED BARRIER FABRIC

LANDSCAPE ACCESSORIES

NAME	QTY.	DESCRIPTION	REMARKS
LANDSCAPE EDGING	121 LF	2X4 PLASTIC COMPOSITE EDGING; BENDER BOARD OR EQUAL.	STAKE TO SECURE IN PLACE
BOULDER, SM.	9 EA.	12" - 18" DIA. IN SIZE	BURY 1/3 FOR NATURAL LOOK, TYP.
BOULDER, MED.	8 EA.	18" - 24" DIA. IN SIZE	
BOULDER, LG.	3 EA.	30" - 48" DIA. IN SIZE	

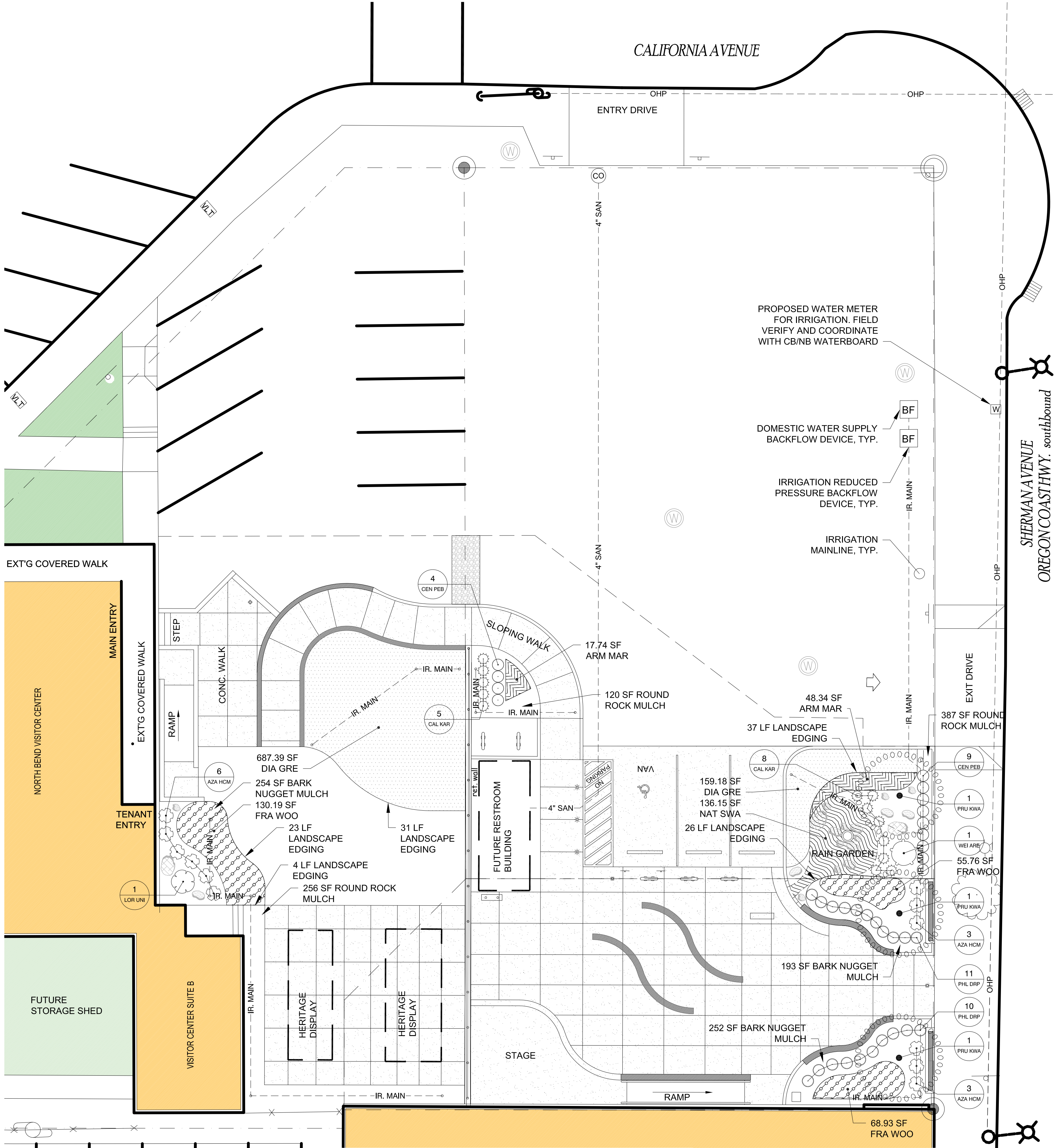
** QUANTITIES LISTED IN SCHEDULE ARE FOR COURTESY ONLY. CONTRACTOR RESPONSIBLE FOR MATERIALS AS REFERENCED IN DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

GENERAL PLANTING NOTES:

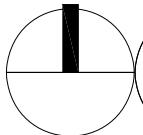
- PLANTING DESIGN INTENT: THE DESIGN INTENT WAS TO USE LOW-MAINTENANCE PLANTS THAT HAVE PROVEN TO BE SUCCESSFUL THROUGHOUT THE NORTH BEND AREA AND THE OREGON COAST. A COMBINATION OF EVERGREEN AND DECIDUOUS PLANTS AND ORNAMENTAL GRASSES HAVE BEEN USED THAT PROVIDE YEAR-ROUND INTEREST WITH THEIR FLOWERS AND FOLIAGE, WHICH MAINTAIN A MANICURED SHAPE AND SIZE, AND ARE EASILY MAINTAINED. ROUND ROCK MULCH AND BARK NUGGET MULCH WAS USED TO HELP PROVIDE A CLEAN APPEARANCE AND ALLOW FOR LIGHT FOOT TRAFFIC.
- FINAL ADJUSTMENTS WILL BE MADE ON THE SITE AT THE TIME OF INSTALLATION. THEY WILL BE MADE TO CARRY OUT THE INTENT OF THE DESIGN AND TO AVOID ANY CONFLICTS NOT SHOWN ON THIS PLAN.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS OR METHODS OF CONSTRUCTION.
- ALL PLANTING AREAS TO BE FREE OF DELETERIOUS MATERIAL SUCH AS ROCKS, CONCRETE, AC PAVING, AND OTHER FOREIGN MATTER PRIOR TO LANDSCAPE TOPSOIL FILL PLACEMENT. LANDSCAPE ARCHITECT TO INSPECT PRIOR TO SOIL PLACEMENT.

GENERAL IRRIGATION NOTES:

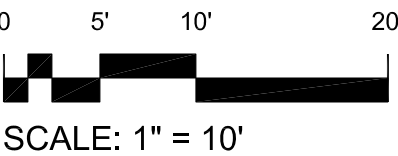
- DESIGN INTENT: IRRIGATION TO BE DESIGN-BUILD BY CONTRACTOR. CONTRACTOR TO PROVIDE ALL COMPONENTS REQUIRED FOR A COMPLETE, WORKING IRRIGATION SYSTEM. PROVIDE SEPARATE ZONES FOR MICROCLIMATE EXPOSURES AS NEEDED.
- PRIOR TO CONSTRUCTION, VERIFY AVAILABLE STATIC OR WORKING WATER PRESSURE IN THE FIELD. MAKE ANY NECESSARY ADJUSTMENTS FOR PROPER OPERATION OF THE IRRIGATION SYSTEM.
- DIRECTION BORING IRRIGATION LINES IS PREFERRED METHOD OF INSTALLATION TO PREVENT AC PATCH IN EXISTING HARDSCAPE AREAS. OBTAIN UTILITY PLAN PRIOR TO TRENCHING / BORING TO VERIFY ALL EXISTING LINES THOSE MARKED WITH UNDERGROUND ALERT UTILITIES 811.
- VERIFY POWER LOCATION FOR CONTROLLER. CONTROLLER CABINET LOCATION TO BE FIELD COORDINATED WITH PUBLIC WORKS DEPT.
- FINAL ADJUSTMENTS WILL BE MADE ON THE SITE AT THE TIME OF INSTALLATION. THEY WILL BE MADE TO CARRY OUT THE INTENT OF THE DESIGN TO AVOID ANY CONFLICTS NOT SHOWN ON THIS PLAN.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS OR METHODS OF CONSTRUCTION.



NOTE: REFER TO L-400 SITE UTILITY PLAN FOR IRRIGATION SLEEVES, MAINLINE AND SUGGESTED LATERAL LOCATIONS.



LANDSCAPE PLAN
1" = 10'-0"



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EXPIRES: 05/1/2026

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HUB REST AREA & T-MOBILE PLAZA

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LANDSCAPE PLAN

L-600

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Diagram illustrating five types of manhole valve boxes, labeled #1 through #4, showing their dimensions and typical applications.

#1 JUMBO RECTANGULAR VALVE BOX (22' X 16' X 12')

#2 STANDARD RECTANGULAR VALVE BOX (18' X 12' X 12')

#3 CIRCULAR VALVE BOX (10' D)

#4 CIRCULAR VALVE BOX (6' D)

Labels for valve boxes include: BV, CV, MV, and GR.

Dimensions shown include: 1'-0" Typ, 1'-0", 1'-0", 11 3/4", and 11 3/4".

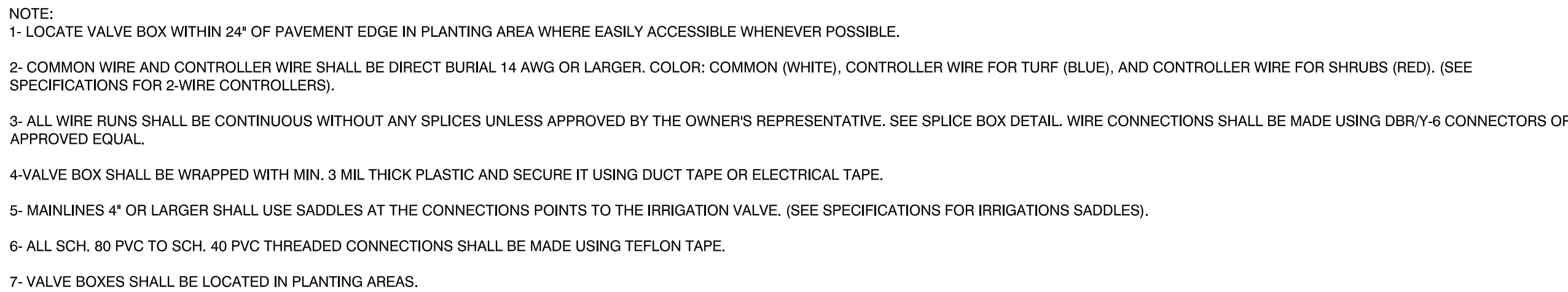
Labels for valve boxes include: PAVEMENT, WALL, OR BUILDING.

EXAMPLE

POTABLE WATER SYSTEM ON CONTROLLER 'A', REMOTE CONTROL VALVE STATION # 3.

NOTES:

- 1- VALVE BOX # 1 THRU # 3 SHALL HAVE STAINLESS STEEL LOCKING HARDWARE.
- 2- VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALTIC BASE WATER PROOF PAINT.
- 3- LOCATE VALVE ASSEMBLIES IN PLANTING AREA.
- 4- VALVE LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 5- VALVE BOXES SHALL BE CENTERED ABOVE VALVE ASSEMBLIES TO FACILITATE ACCESS AND MAINTENANCE.
- 6- VALVE BOXES SHALL BE FLUSH WITH FINISHED GRADE.
- 7- VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE EDGE OF PAVEMENT.
- 8- SEE OTHER IRRIGATION DETAILS FOR FURTHER INFORMATION.

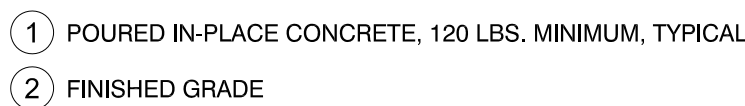
$$1\frac{1}{2}^m = 1'-0^m$$


7

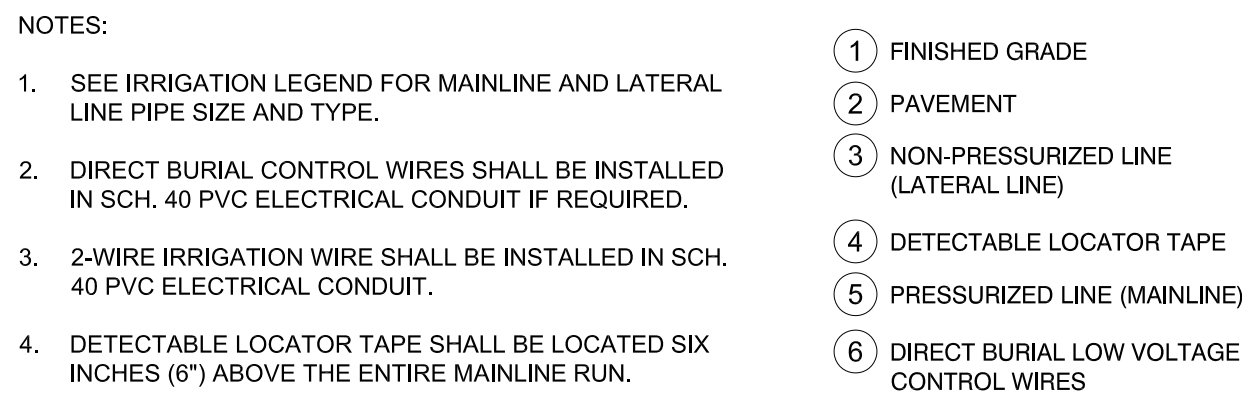
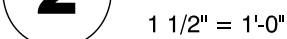


-
- BRICK OR 2x4 WOOD BLOCK
- PEA GRAVEL, DEPTH AS REQUIRED
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- FLOW DIRECTION
- FLOW DIRECTION

(5)

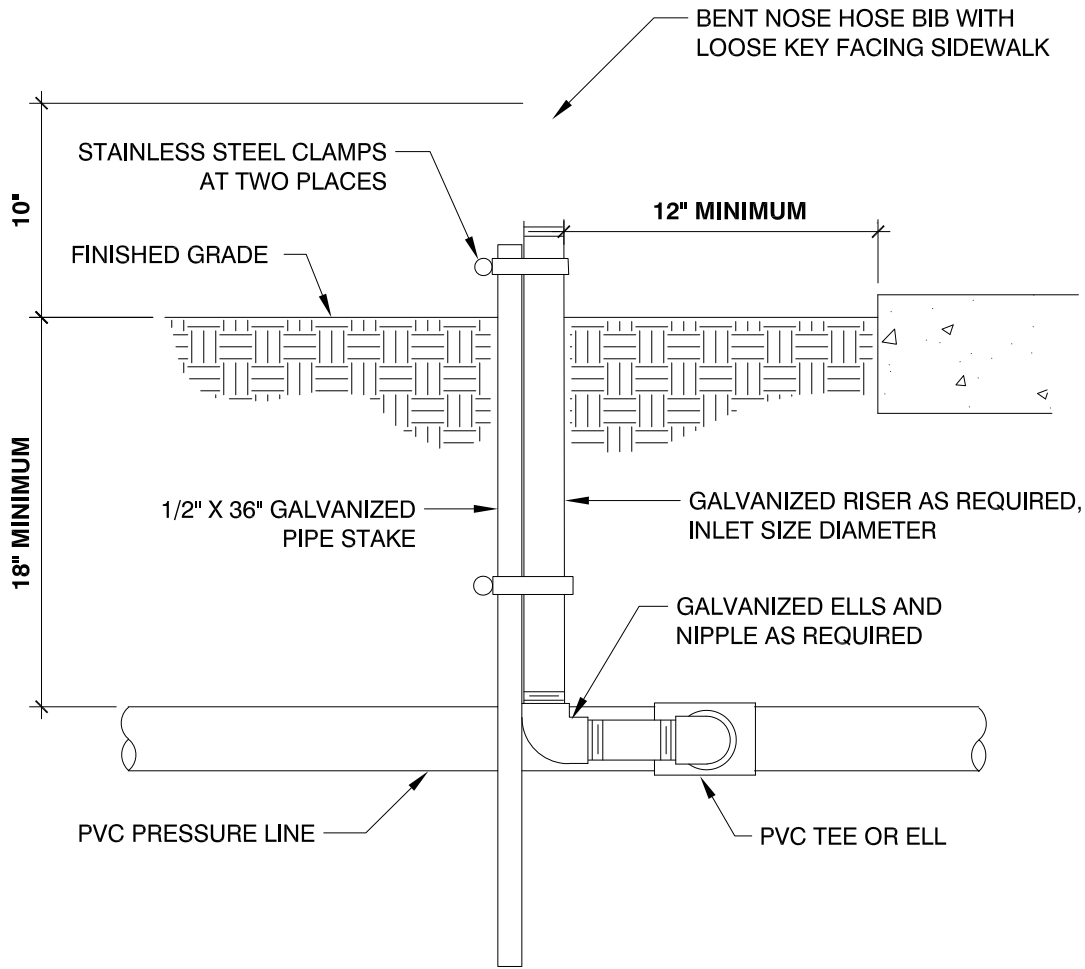


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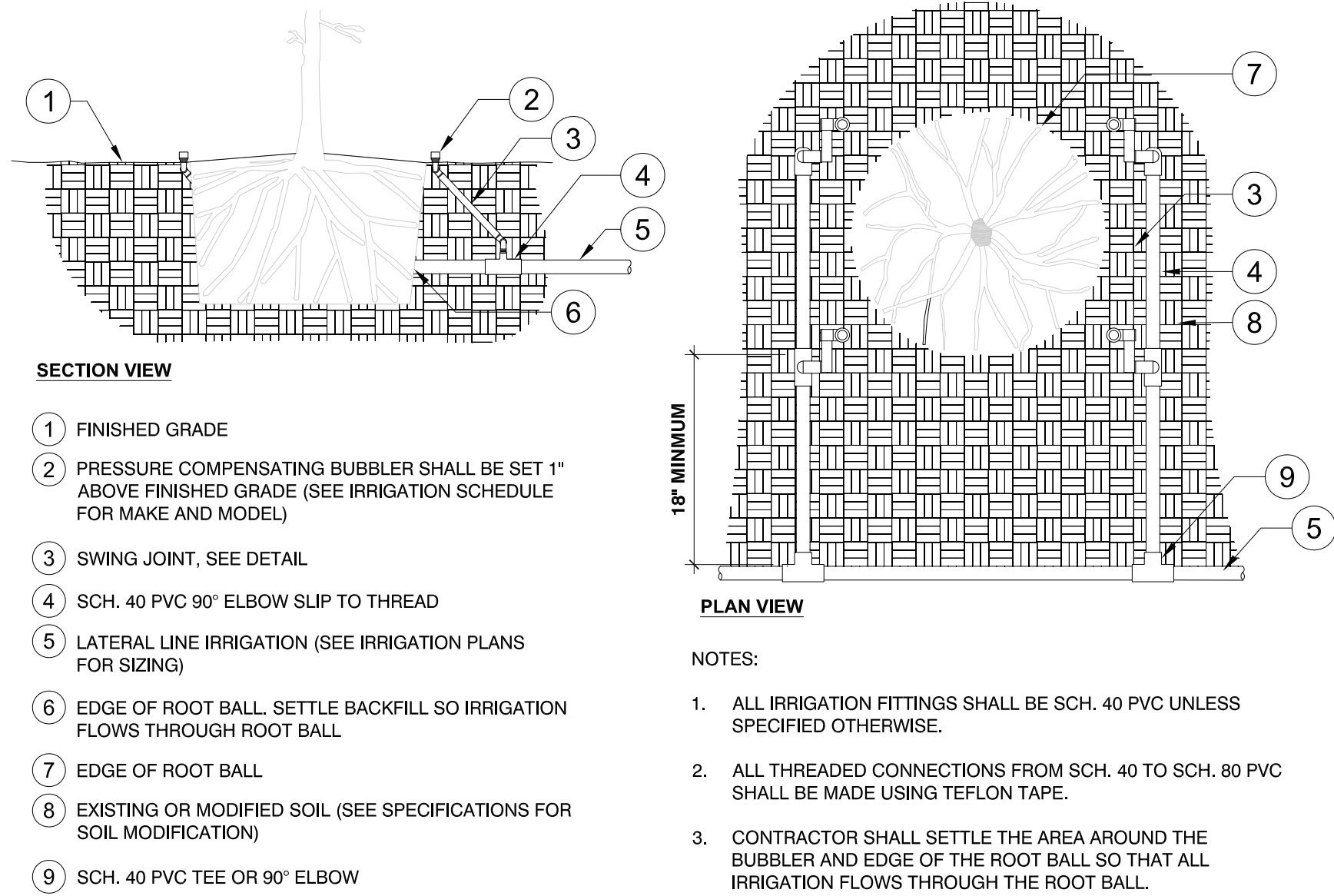


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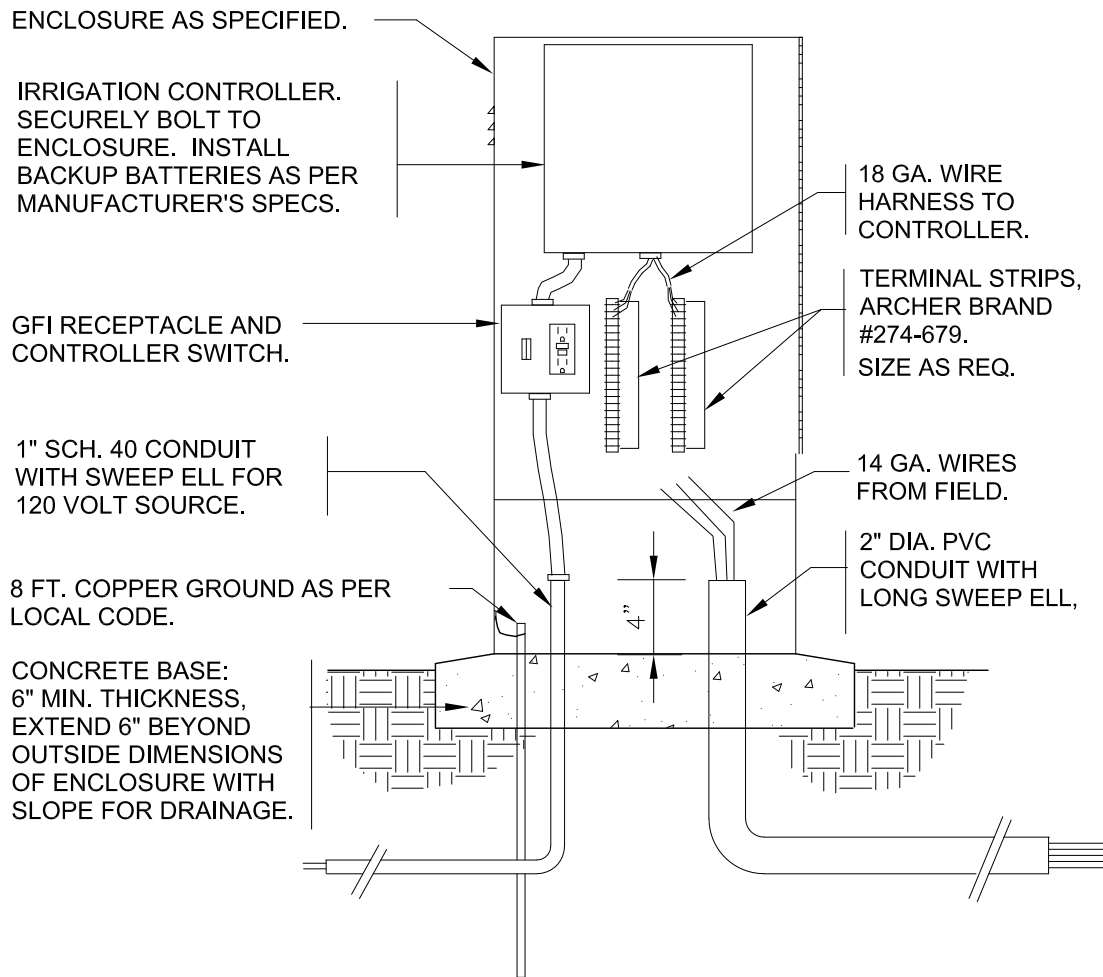
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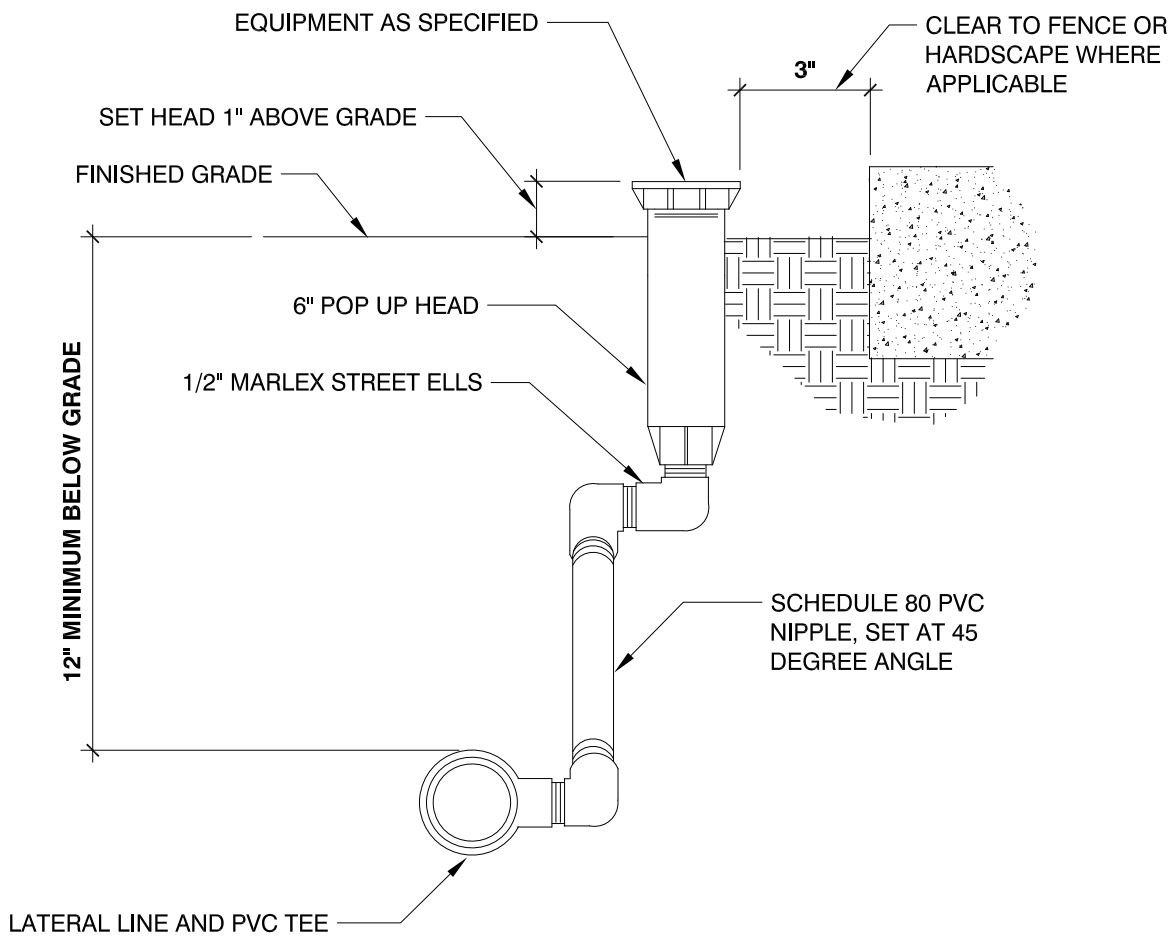
4 BENT NOSE LOOSE KEY HOSE BIB
1" = 1'-0" FX-IRRIG-FX-BIBB-02



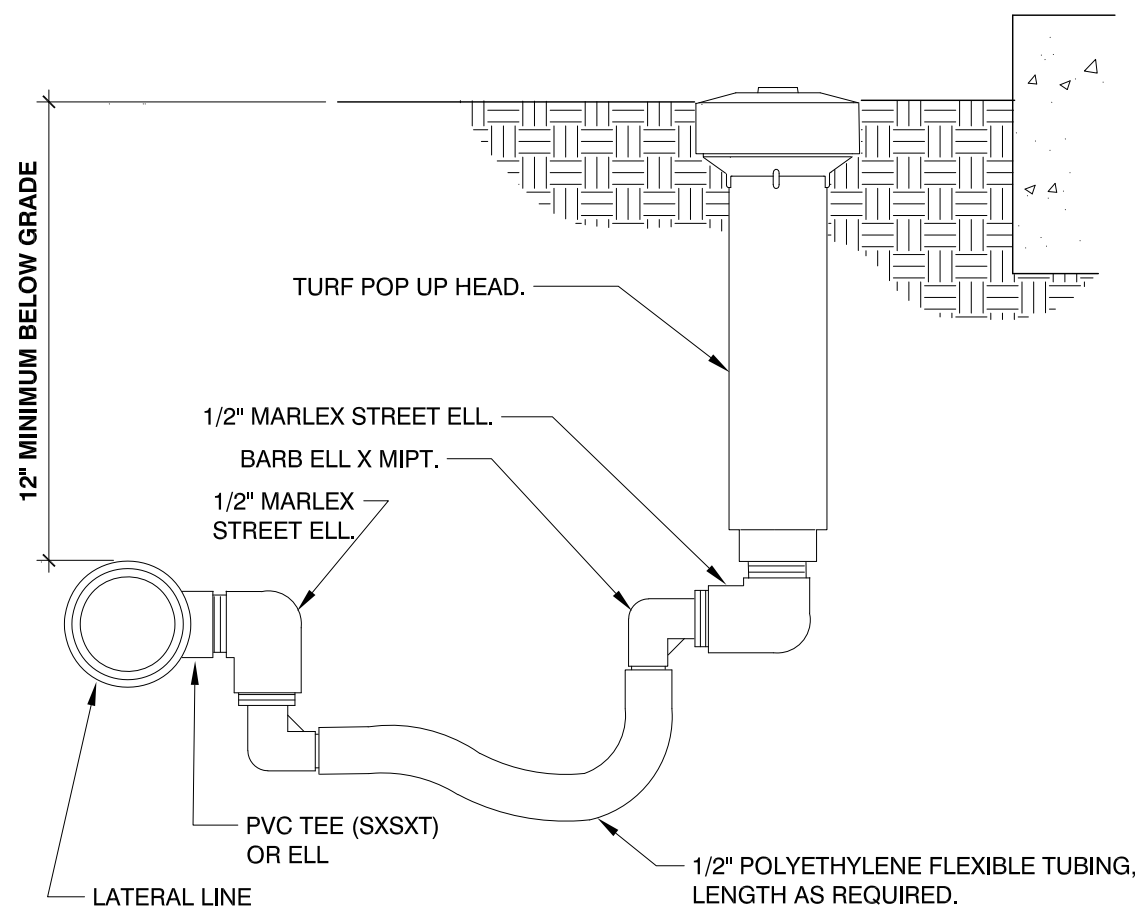
3 IRRIGATION BUBBLER (4) W/ LAYOUT
3/4" = 1'-0" FX-IRRIG-FX-BUBB-03



5 PEDESTAL MOUNT CONTROLLER
1" = 1'-0" FX-IRRIG-FX-CONT-18



2 SHRUB SPRAY 6in. POPUP W/MARLEX
3" = 1'-0" FX-IRRIG-FX-HEAD-07



1 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" FX-IRRIG-FX-HEAD-04

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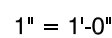
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LANDSCAPE DETAILS

L-602

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$$1/2^m = 1'-0^m$$

FX-PLNT-FX-TREE-26

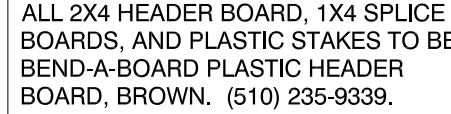


- 1 2-3" THICK LAYER OF MULCH
- 2 FINISHED GRADE
- 3 MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
- 4 EXISTING SOIL
- 5 GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
- 6 MULCH
- 7 PAVEMENT

NOTES:

- 1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
- 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
- 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

URBAN TREE FOUNDATION © 2014



PLASTIC STAKES AT
SPLICE BOARD.

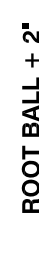
1X4X24" SPLICE BOARD.

TYPICAL FIELD CUT JOINT.

4

$$3/4'' = 1'-0''$$

FX-PLNT-FX-GROU-01



- ① WATER WELL 1" HIGH AT SHRUB, NO WATER WELL AT LAWN AREA.
- ② SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
- ③ SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
- ④ MULCH TO 2" DEPTH AT WATER WELL.
- ⑤ FINISHED GRADE.
- ⑥ PLANT TABLETS AS NOTED OR SPECIFIED.
- ⑦ BACKFILL MIX. SEE NOTES AND SPECIFICATIONS.
- ⑧ NATIVE SOIL MIX FIRMLY COMPACTED.

(5)

$$1^a = 1^b \cdot 0^a$$

FX-PLNT-FX-SHRB-07

(3)

$$1/2^n = 1 \cdot 0^n$$

FX-PLNT-FX-PREP-EDG-04



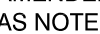
NOTES:

- 1- MEANS AND METHODS OF SOIL COMPACTION SHALL BE DETERMINED AT TIME OF SOIL MOCK UP.
- 2- SOIL COMPACTION AFTER INSTALLATION SHALL BE 75 - 250 PSI AT SOIL MOISTURE BETWEEN FIELD CAPACITY AND WILTING POINT.
- 3- FOR SOIL DEPTHS SEE PLANTING SOIL SPECIFICATIONS.
- 4- SEE PLANTING SOIL SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

6

$$1^{\#} = 1^{\#} - 0^{\#}$$

FX-PLNT-FX-TREE-12



(5)

$$1^a = 1^b \cdot 0^a$$

FX-PLNT-FX-SHRB-07

(

$$1/2'' = 1'-0''$$

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