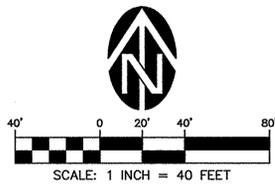


SEE SHEET 2

OREGON CITY SCHOOL DISTRICT #62
BOOK 488, PAGE 325

UTILITY INVERTS

<p>CB "F" RIM=403.60' IE IN (12", E) 398.5' IE OUT (12", S) 398.1'</p> <p>CB #11216 RIM=411.20' IE IN (12", SE) 404.3' IE OUT (12", W) 404.5'</p> <p>CB #11222 RIM=410.43' IE OUT (12", NW) 405.9' IE IN (12", W) 406.0'</p> <p>CB #11400 RIM=419.68' IE OUT (12", S) 415.8'</p> <p>SDMH #11403 RIM=419.37' IE IN (12", N+S) 415.5' IE IN (12", E) 415.7' IE OUT (12", W) 415.4'</p> <p>CB #11648 RIM=430.34' IE OUT (12", N) 426.4'</p> <p>CB #11655 RIM=419.52' IE OUT (12", N) 416.2'</p> <p>CB #11665 RIM=430.36' IE OUT (12", S) 425.5'</p>	<p>SDMH #11667 RIM=430.07' IE IN (12", N+E) 424.0' IE IN (12", S) 424.1' IE OUT (12", W) 423.9'</p> <p>CB #11699 RIM=440.69' IE OUT (12", S) 435.6'</p> <p>SDMH #11714 RIM=440.32' IE IN (12", N+E) 434.8' IE IN (12", S) 434.7' IE OUT (12", W) 434.6'</p> <p>CB #11860 RIM=440.58' IE OUT (12", N) 435.9'</p> <p>SDMH #12085 RIM=415.03' IE IN (4", N) 410.5' IE IN (12", S) 410.4' IE OUT (12", W) 410.4'</p> <p>CB #12940 RIM=420.42' IE OUT (12", SW) 418.38'</p> <p>SDMH #20160 RIM=420.30' IE IN (12", NE) 415.2' IE IN (12", E) 415.2' IE OUT (18", S) 414.8'</p>	<p>SDMH #20168 RIM=419.45' IE IN (18", N) 414.5' IE IN (12", E) 414.8' IE OUT (18", S) 414.5' IE IN (12", W) 415.1'</p> <p>CB #20170 RIM=440.69' IE OUT (12", W) 416.2'</p> <p>CB #20330 RIM=412.38' IE IN (12", E) 410.8' IE OUT (12", W) 410.8'</p> <p>SDMH #20340 RIM=415.53' IE OUT (12", NW) 412.0' IE IN (8", S) 412.1'</p> <p>CB #20349 RIM=420.17' IE OUT (6", E) 418.7' SUMP 416.6'</p> <p>SDMH #20350 RIM=420.57' IE OUT (8", N) 415.7' IE IN (8", E) 416.7' IE IN (6", W) 416.1'</p>	<p>SAMH #11089 RIM=404.45' IE IN (12", E) 400.7' IE OUT (12", S) 400.6'</p> <p>SAMH #11203 RIM=415.10' IE IN (12", E) 405.2' IE OUT (12", W) 404.9'</p> <p>SAMH #11215 RIM=410.98' IE IN (12", E) 403.3' IE OUT (12", W) 402.5' IE IN (8", S) 402.8'</p> <p>SAMH #11848 RIM=437.06' IE IN (4", W) 428.3' IE OUT (8", S) 428.0'</p>
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TOPOGRAPHY LEGEND

●	FOUND MONUMENT AS NOTED	— OH —	OVERHEAD LINES
⊙	SANITARY SEWER MANHOLE	— SS —	UNDERGROUND SANITARY SEWER LINE
⊕	STORM SEWER MANHOLE	— SD —	UNDERGROUND STORM DRAIN LINE
■	CATCH BASIN	— W —	UNDERGROUND WATER LINE
▣	CURB INLET	— E —	UNDERGROUND POWER
>	STORM SEWER CULVERT END	— G —	UNDERGROUND GAS LINE
WV	WATER VALVE	— T —	UNDERGROUND TELE-COM
WM	WATER METER	— X —	FENCE AS NOTED
FH	FIRE HYDRANT	— — —	EDGE OF PAVEMENT
⊖	ELECTRIC BOX	— — —	CONCRETE CURB
⊖	ELECTRIC METER	AC	ASPHALT CONCRETE
⊖	ELECTRIC TRANSFORMER	CONC.	CONCRETE
⊖	TELEPHONE RISER	HCR	HANDICAP RAMP
⊖	TELEPHONE MANHOLE	DWY	DRIVEWAY
⊖	UTILITY POLE	TYP.	TYPICAL
⊖	UTILITY VAULT	DOC. NO.	DOCUMENT NUMBER CLACKAMAS COUNTY RECORDS
⊖	MAIL BOX	IP	IRON PIPE
⊖	GATE POST	IR	IRON ROD
⊖	GUY ANCHOR	W/AL	WITH ALUMINUM CAP
⊖	TEST PIT / DATA PLOT	W/YPC	WITH YELLOW PLASTIC CAP
⊖	HANDICAP PARKING SPACE		
⊖	CONCRETE		
TAG #	DECIDUOUS TREE		
TAG #	EVERGREEN TREE		
TAG #	TREE DEAD		

NOTES

1. BASIS OF BEARINGS AND COORDINATE SYSTEM BASED ON OREGON COORDINATE REFERENCE SYSTEM NAD83 (2010) GEOID 12A, PORTLAND ZONE.
2. ELEVATIONS WERE OBTAINED BY OPUS SOLUTION ON NAVD88 DATUM.
3. THERE MAY BE EASEMENTS OF RECORD NOT SHOWN.
4. FIELD SURVEYED IN SEPTEMBER, 2014.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WESTLAKE CONSULTANTS INC.
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(503) 684-0652
FAX (503) 684-0157

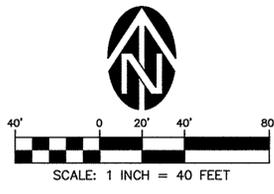
TOPOGRAPHIC SURVEY
OREGON CITY SCHOOL DISTRICT
SE 1/4 OF SECTION 9, T. 3 S., R. 2 E., W.M.
CLACKAMAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS
RENEW: 12-31-2015

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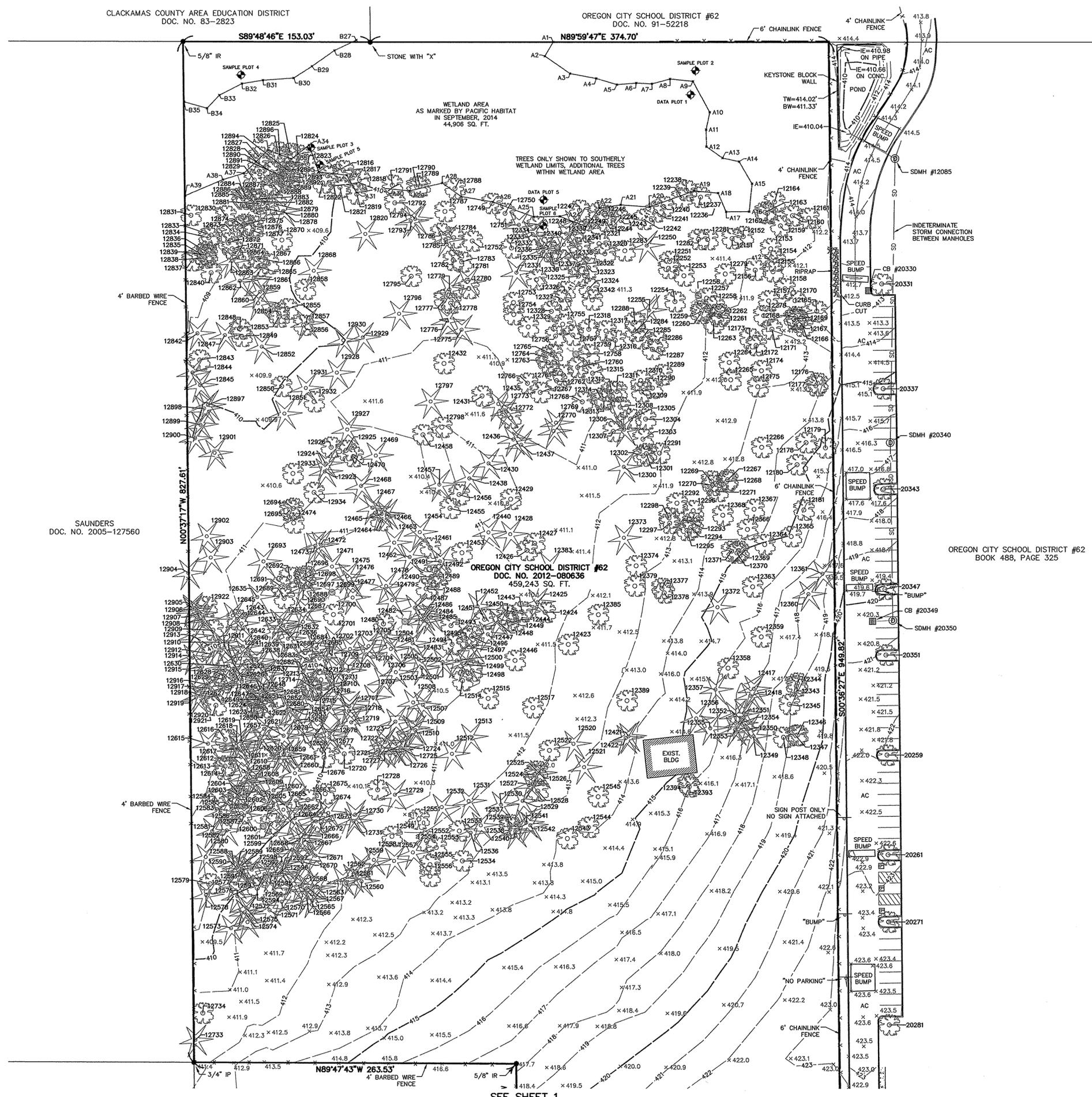
NO.	DATE	DESCRIPTION	DRAFT	CHECK
0	10/01/14	INITIAL RELEASE		
			TGB	
			SLH2	

Drawing Name: J:\2489-001_14_Survey\000\DWG\2489-001.dwg Oct 01, 2014 10:44am - shwml



TOPOGRAPHY LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ▣ CATCH BASIN
- ▣ CURB INLET
- ∇ STORM SEWER CULVERT END
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ LIGHT POLE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE MANHOLE
- ⊕ UTILITY POLE
- ⊕ UTILITY VAULT
- ⊕ SIGN
- ⊕ MAIL BOX
- ⊕ GATE POST
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- G — UNDERGROUND GAS LINE
- T — UNDERGROUND TELE-COM
- X — FENCE AS NOTED
- — — EDGE OF PAVEMENT
- — — CONCRETE CURB
- AC ASPHALT CONCRETE
- CONC. CONCRETE
- HCR HANDICAP RAMP
- DWY DRIVEWAY
- TYP. TYPICAL
- DOC. NO. DOCUMENT NUMBER
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- IP IRON PIPE
- IR IRON ROD
- W/AL WITH ALUMINUM CAP
- W/YPC WITH YELLOW PLASTIC CAP



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TOPOGRAPHIC SURVEY
OREGON CITY SCHOOL DISTRICT
SE 1/4 OF SECTION 9, T. 3 S., R. 2 E., W.M.
CLACKAMAS COUNTY, OREGON

REGISTERED
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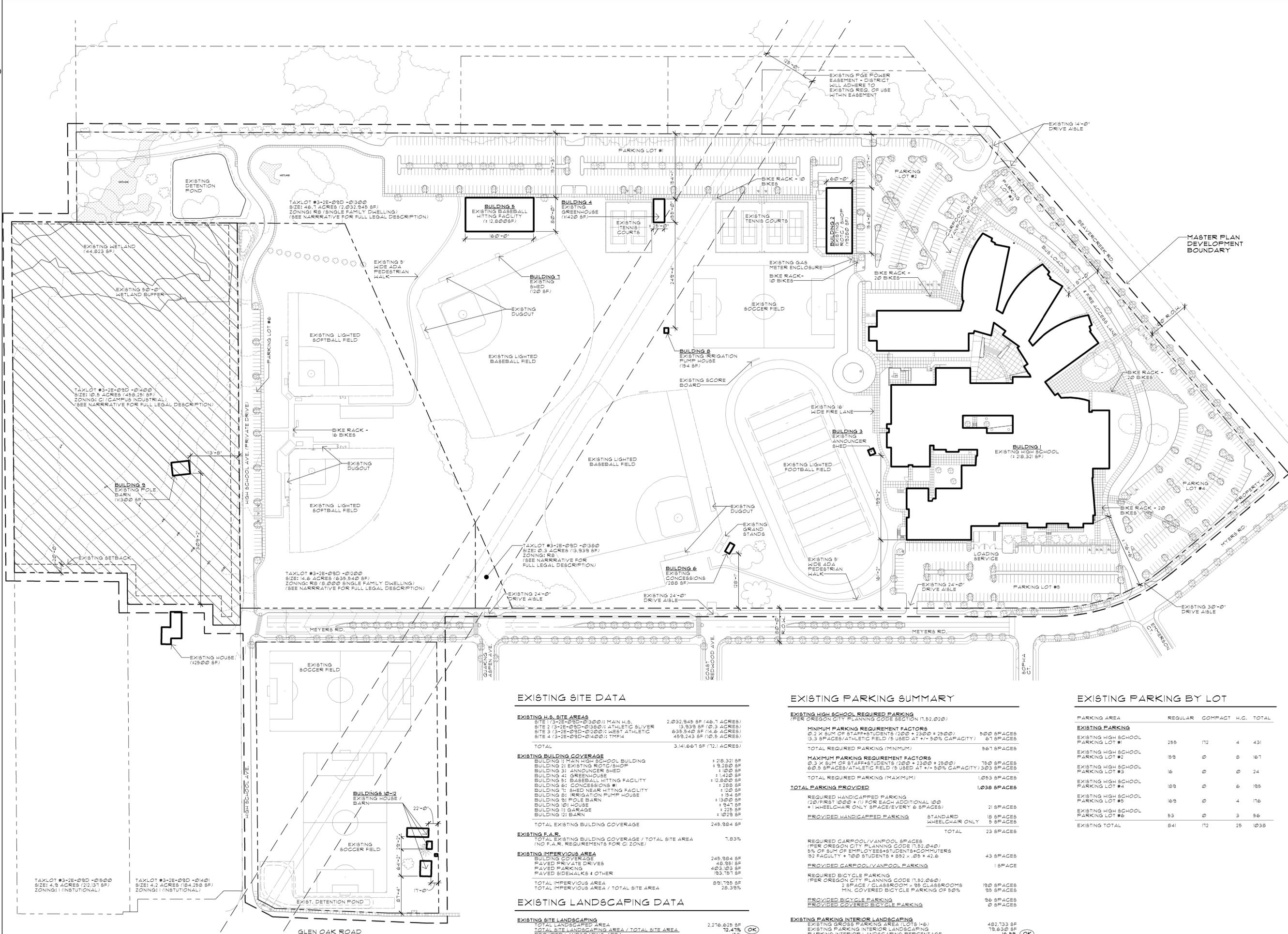
RENEWS: 12-31-2015

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NO.	DATE	DESCRIPTION	DRAFT	CHECK
0	10/01/14	INITIAL RELEASE	SLH2	TGB

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EXISTING SITE DATA

EXISTING H.S. SITE AREAS	
SITE 1 (3-2E-09D-01300): MAIN H.S.	2,232,945 SF (46.7 ACRES)
SITE 2 (3-2E-09D-01300): ATHLETIC BLIVER	3,939 SF (0.3 ACRES)
SITE 3 (3-2E-09D-01400): WEST ATHLETIC	639,540 SF (14.6 ACRES)
SITE 4 (3-2E-09D-01400): TMF4	459,243 SF (10.5 ACRES)
TOTAL	3,141,667 SF (72.1 ACRES)
EXISTING BUILDING COVERAGE	
BUILDING 1: MAIN HIGH SCHOOL BUILDING	1,219,321 SF
BUILDING 2: EXISTING ROTC/SHOP	9,720 SF
BUILDING 3: ANNOUNCER SHED	1,420 SF
BUILDING 4: GREENHOUSE	1,420 SF
BUILDING 5: BASEBALL HITTING FACILITY	12,800 SF
BUILDING 6: CONCESSIONS #1	1,280 SF
BUILDING 7: SHED NEAR HITTING FACILITY	1,120 SF
BUILDING 8: IRRIGATION PUMP HOUSE	1,120 SF
BUILDING 9: FOLE BARN	1,120 SF
BUILDING 10: HOUSE	1,120 SF
BUILDING 11: GARAGE	1,120 SF
BUILDING 12: BARN	1,029 SF
TOTAL EXISTING BUILDING COVERAGE	245,984 SF
EXISTING P.A.S.	
TOTAL EXISTING BUILDING COVERAGE / TOTAL SITE AREA (NO F.A.R. REQUIREMENTS FOR CI ZONE)	7.83%
EXISTING IMPERVIOUS AREA	
BUILDING COVERAGE	245,984 SF
PAVED PRIVATE DRIVES	49,991 SF
PAVED PARKING	423,103 SF
PAVED SIDEWALKS & OTHER	193,191 SF
TOTAL IMPERVIOUS AREA	893,195 SF
TOTAL IMPERVIOUS AREA / TOTAL SITE AREA	28.39%

EXISTING LANDSCAPING DATA

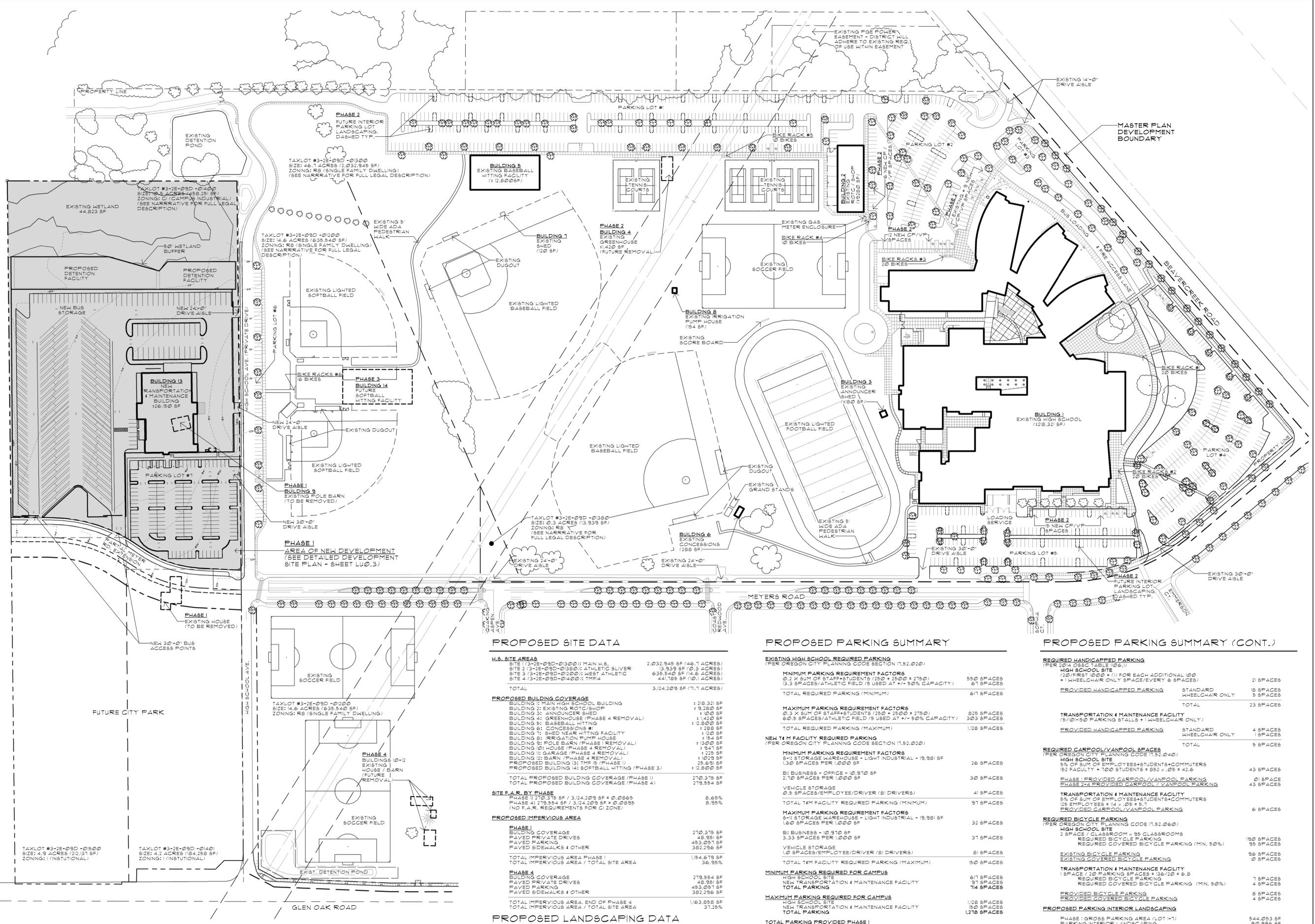
EXISTING SITE LANDSCAPING	
TOTAL LANDSCAPED AREA	2,276,625 SF
TOTAL SITE LANDSCAPING AREA / TOTAL SITE AREA	12.41% (OK)
REQUIRED LANDSCAPING AREA	15%

EXISTING PARKING SUMMARY

EXISTING HIGH SCHOOL REQUIRED PARKING (PER OREGON CITY PLANNING CODE SECTION 17.52.020)		
MINIMUM PARKING REQUIREMENT FACTORS		
0.2 X SUM OF STAFF+STUDENTS (200 + 2300 + 2500)	500 SPACES	
13.3 SPACES/ATHLETIC FIELD (9 USED AT +/- 50% CAPACITY)	61 SPACES	
TOTAL REQUIRED PARKING (MINIMUM)	561 SPACES	
MAXIMUM PARKING REQUIREMENT FACTORS		
0.3 X SUM OF STAFF+STUDENTS (200 + 2300 + 2500)	750 SPACES	
60.5 SPACES/ATHLETIC FIELD (5 USED AT +/- 50% CAPACITY)	303 SPACES	
TOTAL REQUIRED PARKING (MAXIMUM)	1,053 SPACES	
TOTAL PARKING PROVIDED		
REQUIRED HANDICAPPED PARKING (20 FIRST 1000 + 1) FOR EACH ADDITIONAL 100 + 1 WHEELCHAIR ONLY 5 SPACE/EVERY 6 SPACES)	21 SPACES	
PROVIDED HANDICAPPED PARKING	18 SPACES STANDARD WHEELCHAIR ONLY 5 SPACES	
TOTAL	23 SPACES	
REQUIRED CARPOOL/VANPOOL SPACES (PER OREGON CITY PLANNING CODE 17.52.040) 5% OF SUM OF EMPLOYEES+STUDENTS+COMMUTERS 192 FACULTY + 1000 STUDENTS = 892 X .05 = 42.6		43 SPACES
PROVIDED CARPOOL/VANPOOL PARKING	18 SPACES	
REQUIRED BICYCLE PARKING (PER OREGON CITY PLANNING CODE 17.52.060) 2.5 SPACES / CLASSROOM + 95 CLASSROOMS MIN. COVERED BICYCLE PARKING OF 50%		190 SPACES 95 SPACES
PROVIDED BICYCLE PARKING	96 SPACES PROVIDED COVERED BICYCLE PARKING 0 SPACES	
EXISTING PARKING INTERIOR LANDSCAPING		
EXISTING GROSS PARKING AREA (1,078 1-6)	492,733 SF	
EXISTING PARKING INTERIOR LANDSCAPING	19,630 SF	
PARKING INTERIOR LANDSCAPING PERCENTAGE	16.5% (OK)	
REQUIRED PARKING LOT INTERIOR LANDSCAPING PERCENTAGE	10%	

EXISTING PARKING BY LOT

PARKING AREA	REGULAR	COMPACT	H.C.	TOTAL
EXISTING PARKING				
EXISTING HIGH SCHOOL PARKING LOT #1	255	172	4	431
EXISTING HIGH SCHOOL PARKING LOT #2	159	0	0	167
EXISTING HIGH SCHOOL PARKING LOT #3	16	0	0	24
EXISTING HIGH SCHOOL PARKING LOT #4	159	0	6	195
EXISTING HIGH SCHOOL PARKING LOT #5	169	0	4	176
EXISTING HIGH SCHOOL PARKING LOT #6	53	0	3	56
EXISTING TOTAL	841	172	25	1038



PROPOSED SITE DATA

H.S. SITE AREAS	
SITE 1 (3-2E-09D-01300): MAIN H.S.	2,032,945 SF (46.7 ACRES)
SITE 2 (3-2E-09D-01300): ATHLETIC BLIVER	13,939 SF (0.3 ACRES)
SITE 3 (3-2E-09D-01300): HEB ATHLETIC	639,940 SF (14.6 ACRES)
SITE 4 (3-2E-09D-01400): TMI#4	441,789 SF (10.1 ACRES)
TOTAL	3,124,209 SF (71.1 ACRES)

PROPOSED BUILDING COVERAGE	
BUILDING 1: MAIN HIGH SCHOOL BUILDING	1,216,321 SF
BUILDING 2: EXISTING ROTC SHOP	1,920 SF
BUILDING 3: ANNOUNCER SHED	1,420 SF
BUILDING 4: GREENHOUSE (PHASE 4 REMOVAL)	1,420 SF
BUILDING 5: BASEBALL HITTING FACILITY	1,200 SF
BUILDING 6: CONCESSIONS #1	1,180 SF
BUILDING 7: SHED NEAR HITTING FACILITY	1,120 SF
BUILDING 8: IRRIGATION PUMP HOUSE	1,154 SF
BUILDING 9: POLE BARN (PHASE 4 REMOVAL)	1,300 SF
BUILDING 10: HOUSE (PHASE 4 REMOVAL)	1,941 SF
BUILDING 11: GARAGE (PHASE 4 REMOVAL)	1,225 SF
BUILDING 12: BARN (PHASE 4 REMOVAL)	1,029 SF
PROPOSED BUILDING 13: TMI#5 (PHASE 1)	125,633 SF
PROPOSED BUILDING 14: SOFTBALL HITTING (PHASE 3)	112,620 SF
TOTAL PROPOSED BUILDING COVERAGE (PHASE 1)	270,375 SF
TOTAL PROPOSED BUILDING COVERAGE (PHASE 4)	219,954 SF

SITE F.A.R. BY PHASE	
PHASE 1: 270,375 SF / 3,124,209 SF = 0.0865	0.85%
PHASE 4: 219,954 SF / 3,124,209 SF = 0.0699	0.95%
(NO F.A.R. REQUIREMENTS FOR C1 ZONE)	

PROPOSED IMPERVIOUS AREA	
PHASE 1	270,375 SF
BUILDING COVERAGE	49,951 SF
PAVED PRIVATE DRIVES	453,091 SF
PAVED PARKING	392,126 SF
PAVED SIDEWALKS & OTHER	115,469 SF
TOTAL IMPERVIOUS AREA / PHASE 1	1,154,619 SF
TOTAL IMPERVIOUS AREA / TOTAL SITE AREA	36.95%

PHASE 4	
BUILDING COVERAGE	219,954 SF
PAVED PRIVATE DRIVES	49,951 SF
PAVED PARKING	453,091 SF
PAVED SIDEWALKS & OTHER	392,126 SF
TOTAL IMPERVIOUS AREA, END OF PHASE 4	1,163,956 SF
TOTAL IMPERVIOUS AREA / TOTAL SITE AREA	37.25%

PROPOSED LANDSCAPING DATA

PROPOSED SITE LANDSCAPING	
PHASE 1	1,969,830 SF
TOTAL LANDSCAPED AREA	63,025 SF
TOTAL SITE LANDSCAPING AREA / TOTAL SITE AREA	1.5%
PHASE 2-4	1,960,351 SF
TOTAL LANDSCAPED AREA	67,784 SF
TOTAL SITE LANDSCAPING AREA / TOTAL SITE AREA	1.5%

PROPOSED PARKING SUMMARY

EXISTING HIGH SCHOOL REQUIRED PARKING (PER OREGON CITY PLANNING CODE SECTION 11.52.020)	
MINIMUM PARKING REQUIREMENT FACTORS	550 SPACES
0.2 X SUM OF STAFF+STUDENTS (250 + 2500) = 2750	67 SPACES
3.3 SPACES/ATHLETIC FIELD (5 USED AT +/- 50% CAPACITY)	16 SPACES
TOTAL REQUIRED PARKING (MINIMUM)	611 SPACES

MAXIMUM PARKING REQUIREMENT FACTORS	
0.3 X SUM OF STAFF+STUDENTS (250 + 2500) = 2750	825 SPACES
60.9 SPACES/ATHLETIC FIELD (5 USED AT +/- 50% CAPACITY)	303 SPACES
TOTAL REQUIRED PARKING (MAXIMUM)	1,128 SPACES

NEW T4 M FACILITY REQUIRED PARKING (PER OREGON CITY PLANNING CODE SECTION 11.52.020)	
MINIMUM PARKING REQUIREMENT FACTORS	26 SPACES
5-1: STORAGE WAREHOUSE - LIGHT INDUSTRIAL - (19,98) SF	30 SPACES
B: BUSINESS + OFFICE - (10,910) SF	30 SPACES
2.10 SPACES PER 1,000 SF	41 SPACES
TOTAL T4 M FACILITY REQUIRED PARKING (MINIMUM)	91 SPACES

MAXIMUM PARKING REQUIREMENT FACTORS	
5-1: STORAGE WAREHOUSE - LIGHT INDUSTRIAL - (19,98) SF	32 SPACES
1.60 SPACES PER 1,000 SF	37 SPACES
B: BUSINESS + OFFICE - (10,910) SF	31 SPACES
3.33 SPACES PER 1,000 SF	37 SPACES
TOTAL T4 M FACILITY REQUIRED PARKING (MAXIMUM)	150 SPACES

MINIMUM PARKING REQUIRED FOR CAMPUS	
HIGH SCHOOL SITE	611 SPACES
NEW TRANSPORTATION & MAINTENANCE FACILITY	4 SPACES
TOTAL PARKING	714 SPACES

MAXIMUM PARKING REQUIRED FOR CAMPUS	
HIGH SCHOOL SITE	1,128 SPACES
NEW TRANSPORTATION & MAINTENANCE FACILITY	150 SPACES
TOTAL PARKING	1,278 SPACES

TOTAL PARKING PROVIDED PHASE 1	
HIGH SCHOOL SITE	1,038 SPACES
NEW TRANSPORTATION & MAINTENANCE FACILITY	138 SPACES
PHASE 1 TOTAL PARKING	1,176 SPACES

TOTAL PARKING PROVIDED PHASE 2-4	
HIGH SCHOOL SITE	963 SPACES
NEW TRANSPORTATION & MAINTENANCE FACILITY	138 SPACES
PHASE 2-4 TOTAL PARKING	1,101 SPACES

PROPOSED PARKING SUMMARY (CONT.)

REQUIRED HANDICAPPED PARKING (PER 2014 OREGON TABLE 106.1)	
HIGH SCHOOL SITE	21 SPACES
120 FIRST COME + 11 FOR EACH ADDITIONAL 100	5 SPACES
+ 1 WHEELCHAIR ONLY SPACE/EVERY 6 SPACES	5 SPACES
PROVIDED HANDICAPPED PARKING	18 SPACES
STANDARD WHEELCHAIR ONLY	5 SPACES
TOTAL	23 SPACES

TRANSPORTATION & MAINTENANCE FACILITY (5/10-150 PARKING STALLS + 1 WHEELCHAIR ONLY)	
PROVIDED HANDICAPPED PARKING	4 SPACES
STANDARD WHEELCHAIR ONLY	1 SPACES
TOTAL	5 SPACES

REQUIRED CARPOOL/VANPOOL SPACES (PER OREGON CITY PLANNING CODE 11.52.040)	
HIGH SCHOOL SITE	43 SPACES
5% OF SUM OF EMPLOYEES+STUDENTS+COMMUTERS	43 SPACES
151 FACILITY + 100 STUDENTS + 982 X .05 = 42.6	43 SPACES
PHASE 1 PROVIDED CARPOOL/VANPOOL PARKING	43 SPACES
PHASE 2 PROVIDED CARPOOL/VANPOOL PARKING	43 SPACES

TRANSPORTATION & MAINTENANCE FACILITY (5% OF SUM OF EMPLOYEES+STUDENTS+COMMUTERS)	
125 EMPLOYEES + 14 X .05 = 5.7	6 SPACES
PROVIDED CARPOOL/VANPOOL PARKING	6 SPACES

REQUIRED BICYCLE PARKING (PER OREGON CITY PLANNING CODE 11.52.060)	
HIGH SCHOOL SITE	130 SPACES
2 SPAGE / CLASSROOM X 95 CLASSROOMS	95 SPACES
REQUIRED BICYCLE PARKING	95 SPACES
REQUIRED COVERED BICYCLE PARKING (MIN. 50%)	48 SPACES
EXISTING BICYCLE PARKING	96 SPACES
EXISTING COVERED BICYCLE PARKING	0 SPACES

TRANSPORTATION & MAINTENANCE FACILITY (1 SPAGE / 20 PARKING SPACES + 156/20 = 6.8	
REQUIRED BICYCLE PARKING	1 SPACES
REQUIRED COVERED BICYCLE PARKING (MIN. 50%)	4 SPACES
PROVIDED BICYCLE PARKING	8 SPACES
PROVIDED COVERED BICYCLE PARKING	4 SPACES

PROPOSED PARKING INTERIOR LANDSCAPING	
PHASE 1 (GROSS PARKING AREA (LOT 1-7)	544,053 SF
PARKING INTERIOR LANDSCAPING	90,936 SF
PARKING INTERIOR LANDSCAPING PERCENTAGE	16.73% (OK)
REQUIRED PARKING LOT INTERIOR LANDSCAPING PERCENTAGE	10%
PHASE 2-4 (GROSS PARKING AREA (LOT 1-7)	544,053 SF
PARKING INTERIOR LANDSCAPING	93,211 SF
PARKING INTERIOR LANDSCAPING PERCENTAGE	18.24% (OK)
REQUIRED PARKING LOT INTERIOR LANDSCAPING PERCENTAGE	10%

NOTE: SEE CIVIL DRAWINGS FOR UTILITY LOCATIONS
PROPOSED CAMPUS SITE PLAN



PROPOSED SITE DATA

TAX LOT #: 01400 32009D
 LEGAL DESCRIPTION: SEE NARRATIVE FOR FULL LEGAL DESCRIPTION
 DEED DOCUMENT#: 2000-009206 PARCEL 1
 ZONING: CAMPUS INDUSTRIAL (CI)

PROPOSED SITE AREA:
 PROPOSED BUILDABLE SITE AREA: 7.37 ACRES (321,386 SF)
 PROPOSED WATER QUALITY FACILITIES: 0.14 ACRES (62,130 SF)
 WETLAND AND BUFFER AREA: 2.03 ACRES (89,269 SF)
 TOTAL SITE AREA: 10.14 ACRES (441,785 SF)

PROPOSED BUILDING COVERAGE
 PROPOSED T4Y BUILDING GROSS FLOOR AREA: 25,691 SF
 PROPOSED F.A.R.: 4.3%

PROPOSED IMPERVIOUS AREA
 BUILDING COVERAGE: 25,691 SF
 PAVED PARKING: 49,916 SF
 PAVED SIDEWALKS & OTHER: 185,149 SF
 TOTAL IMPERVIOUS AREA PHASE I: 260,756 SF
 TOTAL IMPERVIOUS AREA / TOTAL SITE AREA: 58.9%

PROPOSED PARKING SUMMARY

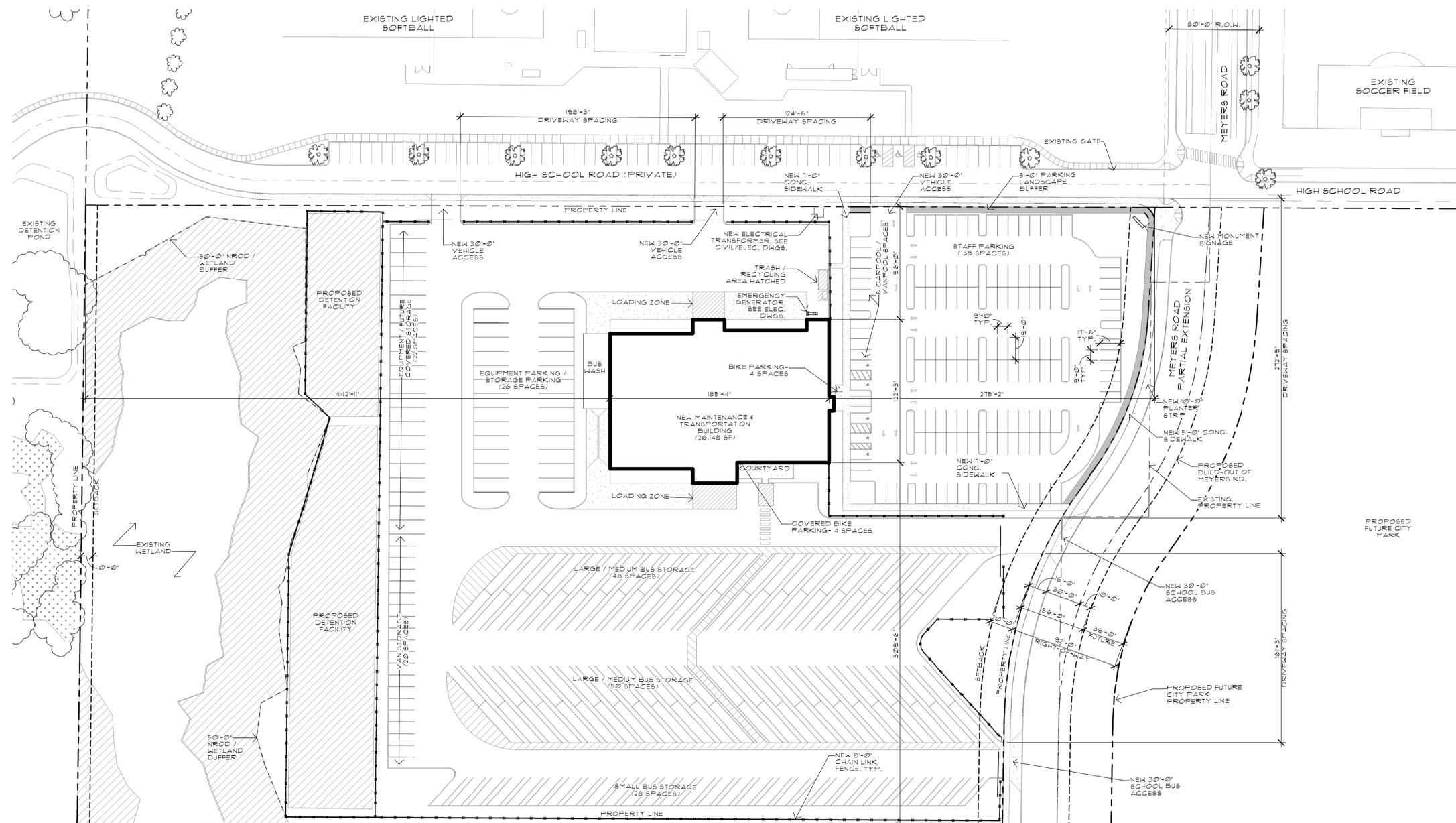
NEW T4Y FACILITY REQUIRED PARKING (SEE LU A0.3)

PROPOSED PARKING INTERIOR LANDSCAPING
 GROSS PARKING AREA: 57,667 SF
 PARKING INTERIOR LANDSCAPING: 8,851 SF
 PARKING INTERIOR LANDSCAPING PERCENTAGE: 15.3%
 REQUIRED PARKING LOT INTERIOR LANDSCAPING PERCENTAGE: 10% (OK)

PROPOSED LANDSCAPING DATA

PROPOSED SITE LANDSCAPING

PHASE I
 TOTAL LANDSCAPED AREA: 181,529 SF
 TOTAL SITE LANDSCAPING AREA / TOTAL SITE AREA: 41% (OK)
 REQUIRED LANDSCAPING AREA: 15%

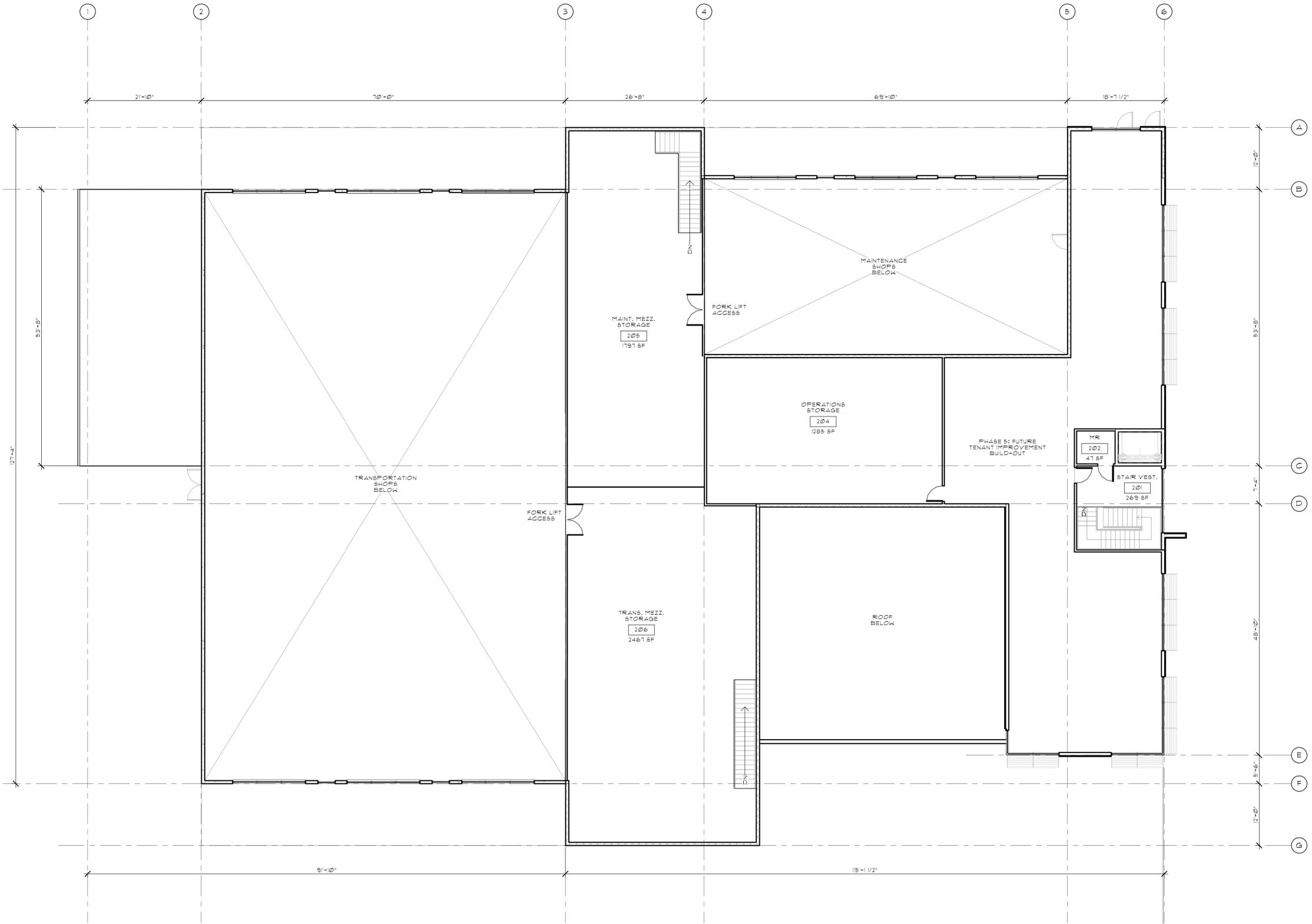






1 SECOND FLOOR PLAN - LAND USE

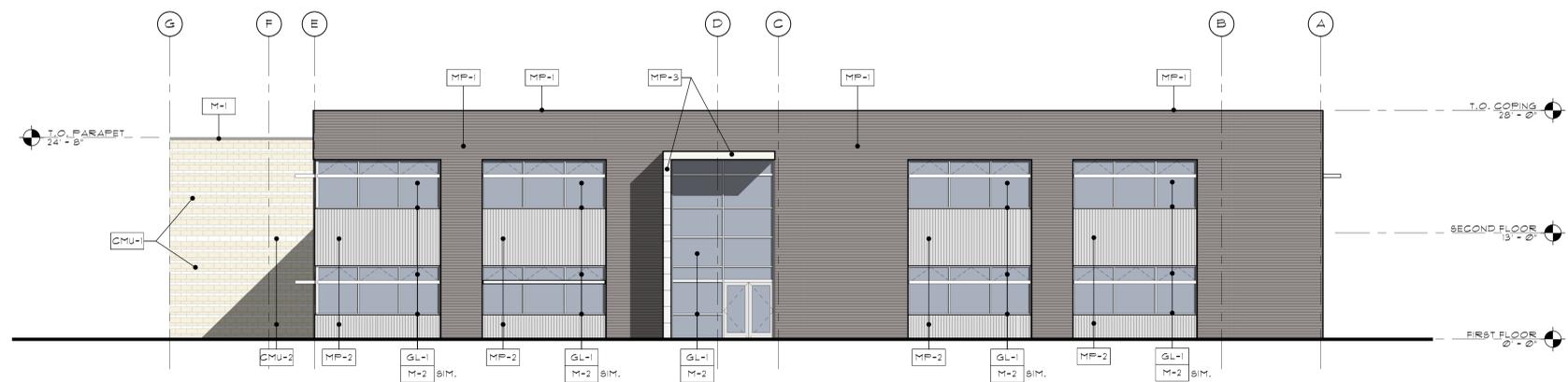
1/8" = 1'-0"



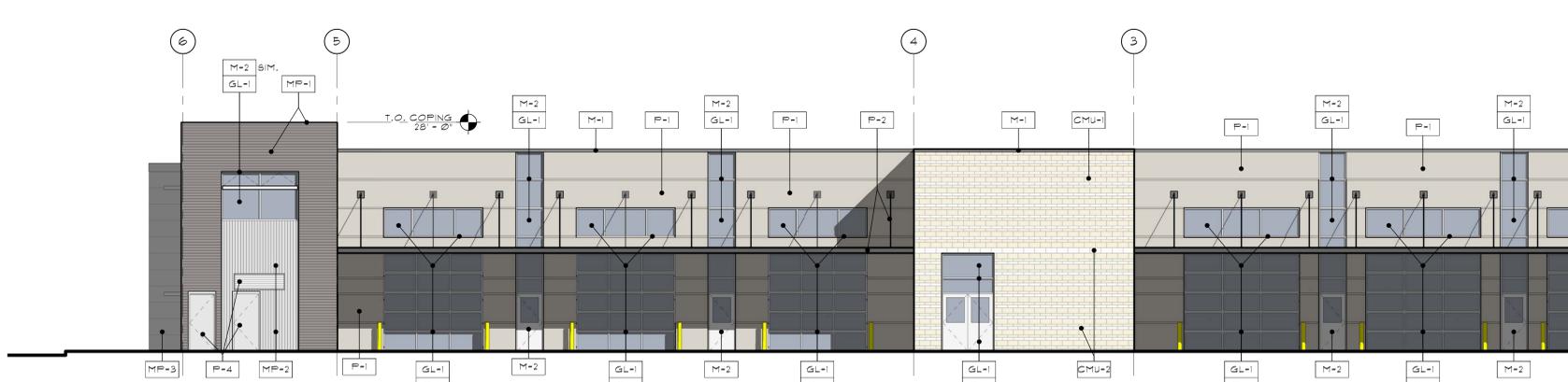
EXTERIOR FINISH MATERIAL LEGEND

- CMU-1 SPLIT FACE CMU
COLOR: CASTLE WHITE
- CMU-2 GROUND FACE CMU
COLOR: CASTLE WHITE
- GL-1 GLAZING
- M-1 PREFINISHED METAL FLASHINGS & TRIM
COLOR: MATCH COOL ZAGLIQUE II
- M-2 ALUMINUM STOREFRONT SYSTEM (WITH INTEGRAL LIGHT SHELVES AT 81M.)
COLOR: CLEAR ANODIZED
- MP-1 METAL PANEL 1 (CORRUGATED)
COLOR: COOL ZAGLIQUE II
- MP-2 METAL PANEL 2 (FLAT PAN WITH RIBS)
COLOR: COOL METALLIC SILVER
- MP-3 METAL PANEL 3 (FLUSH PANEL)
COLOR: CLEAR ANODIZED
- P-1 EXTERIOR PAINT (CONCRETE)
COLOR: MATCH MILLER 0513 'CHINTZ'
- P-2 EXTERIOR PAINT (METAL CANOPY)
COLOR: MATCH COOL ZAGLIQUE II
- P-3 EXTERIOR PAINT (BOLLARD)
COLOR: 'SAFETY' YELLOW

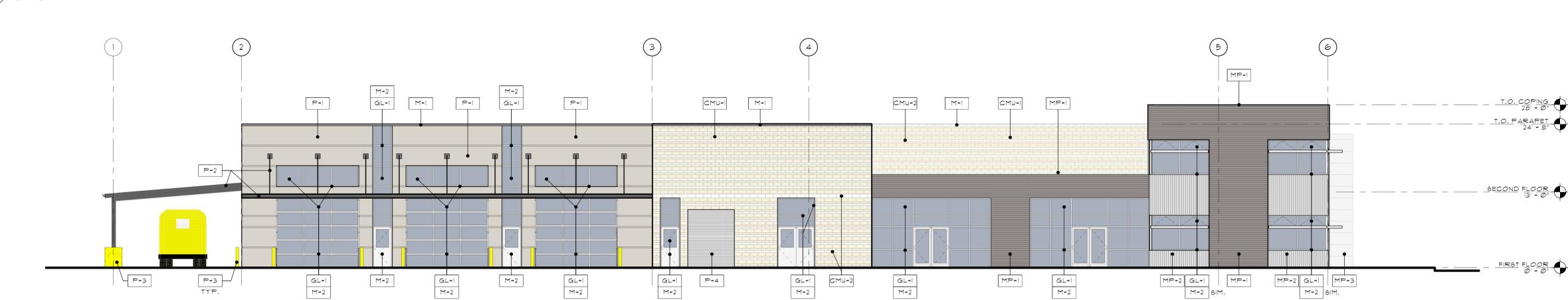
3 NORTH ELEVATION - LAND USE
LU A2.1 1/8" = 1'-0"



4 SOUTH ELEVATION - LAND USE
LU A2.1 1/8" = 1'-0"

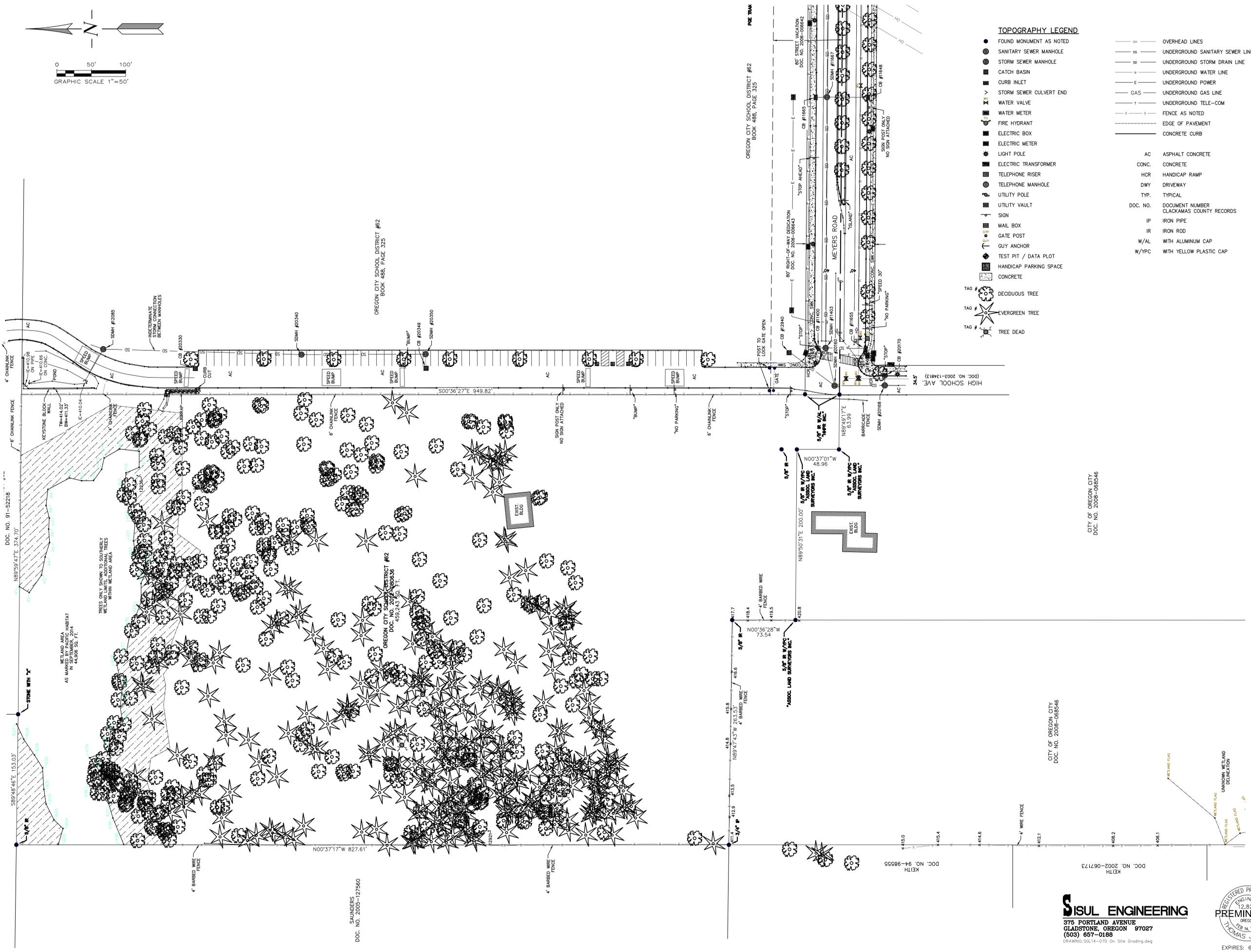
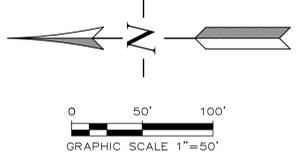


1 EAST ELEVATION - LAND USE
LU A2.1 1/8" = 1'-0"



2 WEST ELEVATION - LAND USE
LU A2.1 1/8" = 1'-0"





TOPOGRAPHY LEGEND

●	FOUND MONUMENT AS NOTED	— GS —	OVERHEAD LINES
○	SANITARY SEWER MANHOLE	— SS —	UNDERGROUND SANITARY SEWER LINE
○	STORM SEWER MANHOLE	— SB —	UNDERGROUND STORM DRAIN LINE
■	CATCH BASIN	— W —	UNDERGROUND WATER LINE
■	CURB INLET	— E —	UNDERGROUND POWER
—	STORM SEWER CULVERT END	— GAS —	UNDERGROUND GAS LINE
—	WATER VALVE	— T —	UNDERGROUND TELE-COM
—	WATER METER	— X —	FENCE AS NOTED
—	FIRE HYDRANT	—	EDGE OF PAVEMENT
—	ELECTRIC BOX	—	CONCRETE CURB
—	ELECTRIC METER		
—	LIGHT POLE		
—	ELECTRIC TRANSFORMER	AC	ASPHALT CONCRETE
—	TELEPHONE RISER	CONC.	CONCRETE
—	TELEPHONE MANHOLE	HCR	HANDICAP RAMP
—	UTILITY POLE	DWY	DRIVEWAY
—	UTILITY VAULT	TYP.	TYPICAL
—	SIGN	DOC. NO.	DOCUMENT NUMBER
—	MAIL BOX		CLACKAMAS COUNTY RECORDS
—	GATE POST	IP	IRON PIPE
—	GUY ANCHOR	IR	IRON ROD
—	TEST PIT / DATA PLOT	W/AL	WITH ALUMINUM CAP
—	HANDICAP PARKING SPACE	W/YPC	WITH YELLOW PLASTIC CAP
—	CONCRETE		
TAG #	DECIDUOUS TREE		
TAG #	EVERGREEN TREE		
TAG #	TREE DEAD		

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 (503) 657-0188
 DRAWING: SCL14-070 On Site Grading.dwg

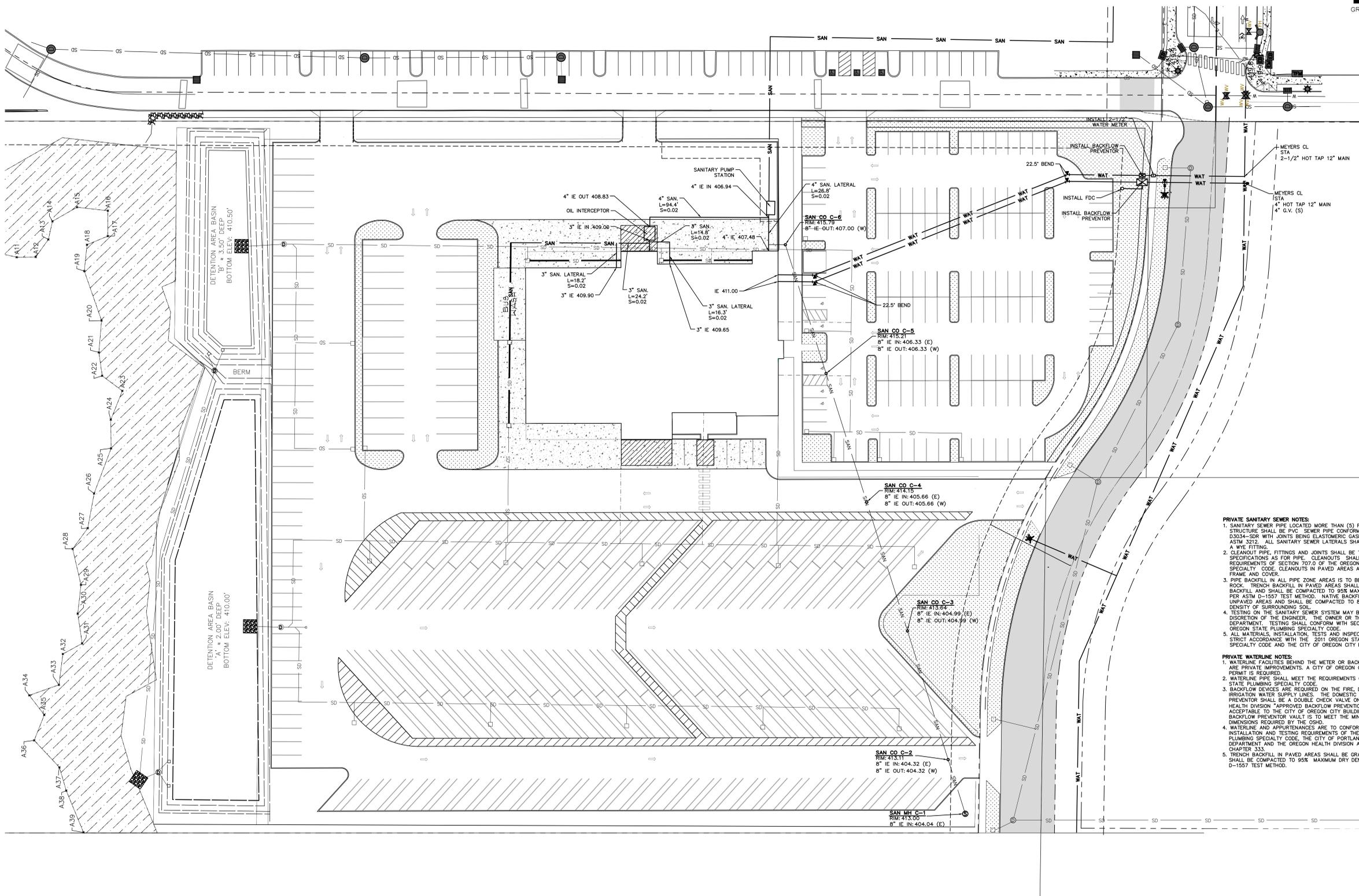
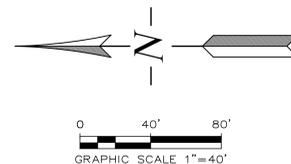


140223.00.L
 PROJECT NUMBER
 13 FEB 2015
 DATE
 REV/0/0/6
 EXISTING CONDITIONS

BBL ARCHITECTS
 ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN
 200 S. Main Street #50 - Vale, Oregon 97669

OREGON CITY SCHOOL DISTRICT
 TRANSPORTATION & MAINTENANCE FACILITY
 OREGON CITY, OR 97045

C1.2
 50% REVIEW SET

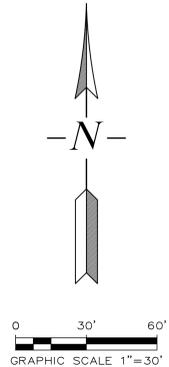
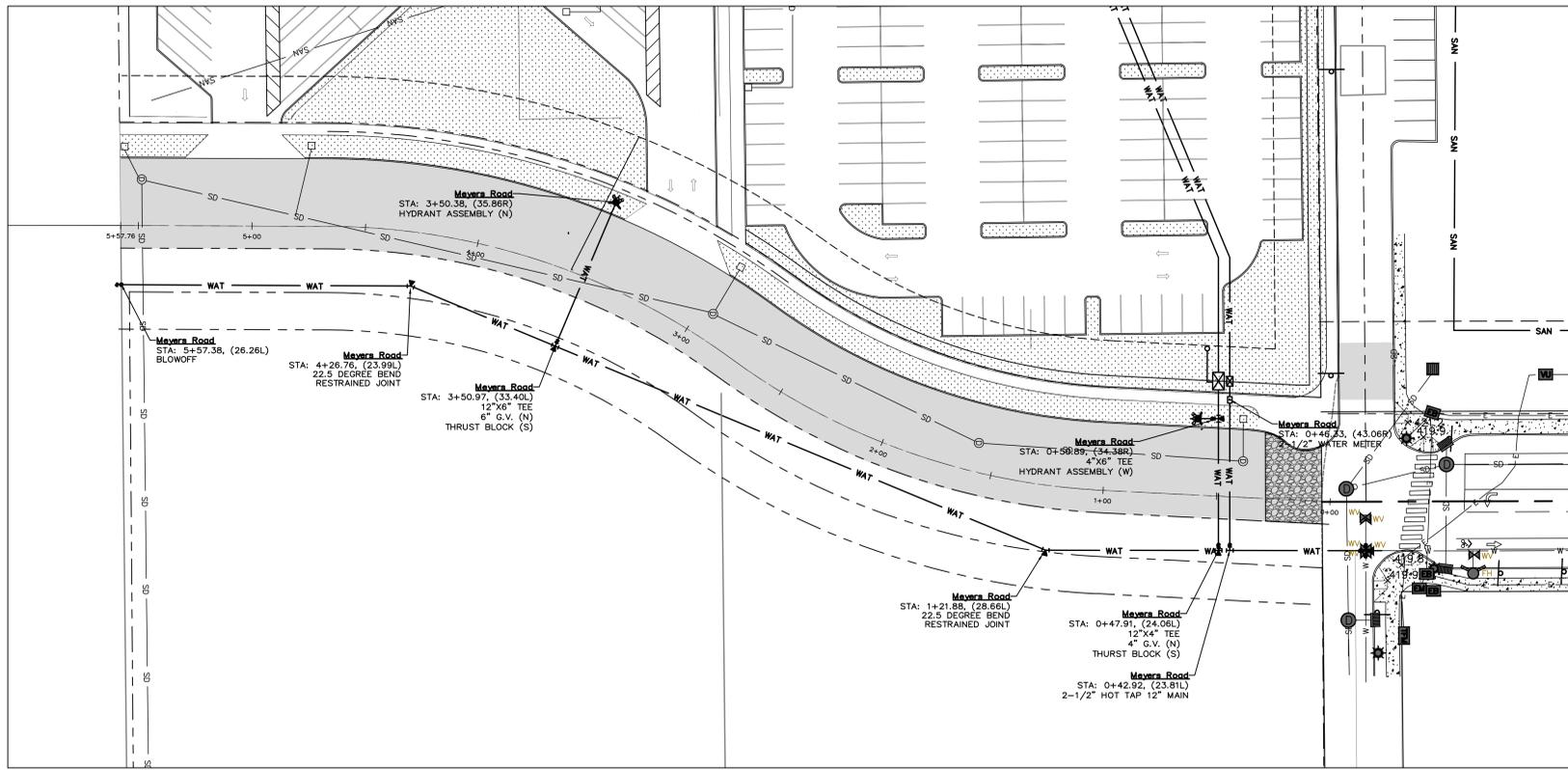


PRIVATE SANITARY SEWER NOTES:

1. SANITARY SEWER PIPE LOCATED MORE THAN (5) FIVE FEET FROM ANY STRUCTURE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D3034-SDR WITH JOINTS BEING ELASTOMERIC GASKET CONFORMING TO ASTM 3212. ALL SANITARY SEWER LATERALS SHALL ENTER IN THROUGH A W/F FITTING.
2. CLEANOUT PIPE, FITTINGS AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CLEANOUTS SHALL MEET THE REQUIREMENTS OF SECTION 707.0 OF THE OREGON STATE PLUMBING SPECIALTY CODE. CLEANOUTS IN PAVED AREAS ARE TO HAVE AN IRON FRAME AND COVER.
3. PIPE BACKFILL IN ALL PIPE ZONE AREAS IS TO BE 3/4"-0" CRUSHED ROCK. TRENCH BACKFILL IN PAVED AREAS SHALL BE GRANULAR BACKFILL AND SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557 TEST METHOD. NATIVE BACKFILL MAY BE USED IN UNPAVED AREAS AND SHALL BE COMPACTED TO 85% OF IN PLACE DRY DENSITY OF SURROUNDING SOIL.
4. TESTING ON THE SANITARY SEWER SYSTEM MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. THE OWNER OR THE PORTLAND BUILDING DEPARTMENT TESTING SHALL CONFORM WITH SECTION 712.0 OF THE OREGON STATE PLUMBING SPECIALTY CODE.
5. ALL MATERIALS, INSTALLATION, TESTS AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH THE 2011 OREGON STATE PLUMBING SPECIALTY CODE AND THE CITY OF OREGON CITY BUILDING DEPARTMENT.

PRIVATE WATERLINE NOTES:

1. WATERLINE FACILITIES BEHIND THE METER OR BACKFLOW PREVENTOR ARE PRIVATE IMPROVEMENTS. A CITY OF OREGON CITY PLUMBING PERMIT IS REQUIRED.
2. WATERLINE PIPE SHALL MEET THE REQUIREMENTS OF THE 2011 OREGON STATE PLUMBING SPECIALTY CODE.
3. BACKFLOW DEVICES ARE REQUIRED ON THE FIRE, DOMESTIC AND IRRIGATION WATER SUPPLY LINES. THE DOMESTIC SYSTEM BACKFLOW PREVENTOR SHALL BE A DOUBLE CHECK VALVE ON THE OREGON STATE HEALTH DIVISION "APPROVED BACKFLOW PREVENTION DEVICES" LIST AND ACCEPTABLE TO THE CITY OF OREGON CITY BUILDING DEPARTMENT. BACKFLOW PREVENTOR VAULT IS TO MEET THE MINIMUM CLEARANCE DIMENSIONS REQUIRED BY THE OSDH.
4. WATERLINE AND APPURTENANCES ARE TO CONFORM TO MATERIALS, INSTALLATION AND TESTING REQUIREMENTS OF THE 2011 OREGON STATE PLUMBING SPECIALTY CODE, THE CITY OF PORTLAND BUILDING DEPARTMENT AND THE OREGON HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 333.
5. TRENCH BACKFILL IN PAVED AREAS SHALL BE GRANULAR BACKFILL AND SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557 TEST METHOD.



REVISIONS	BY

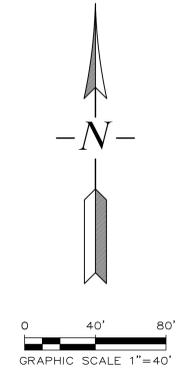
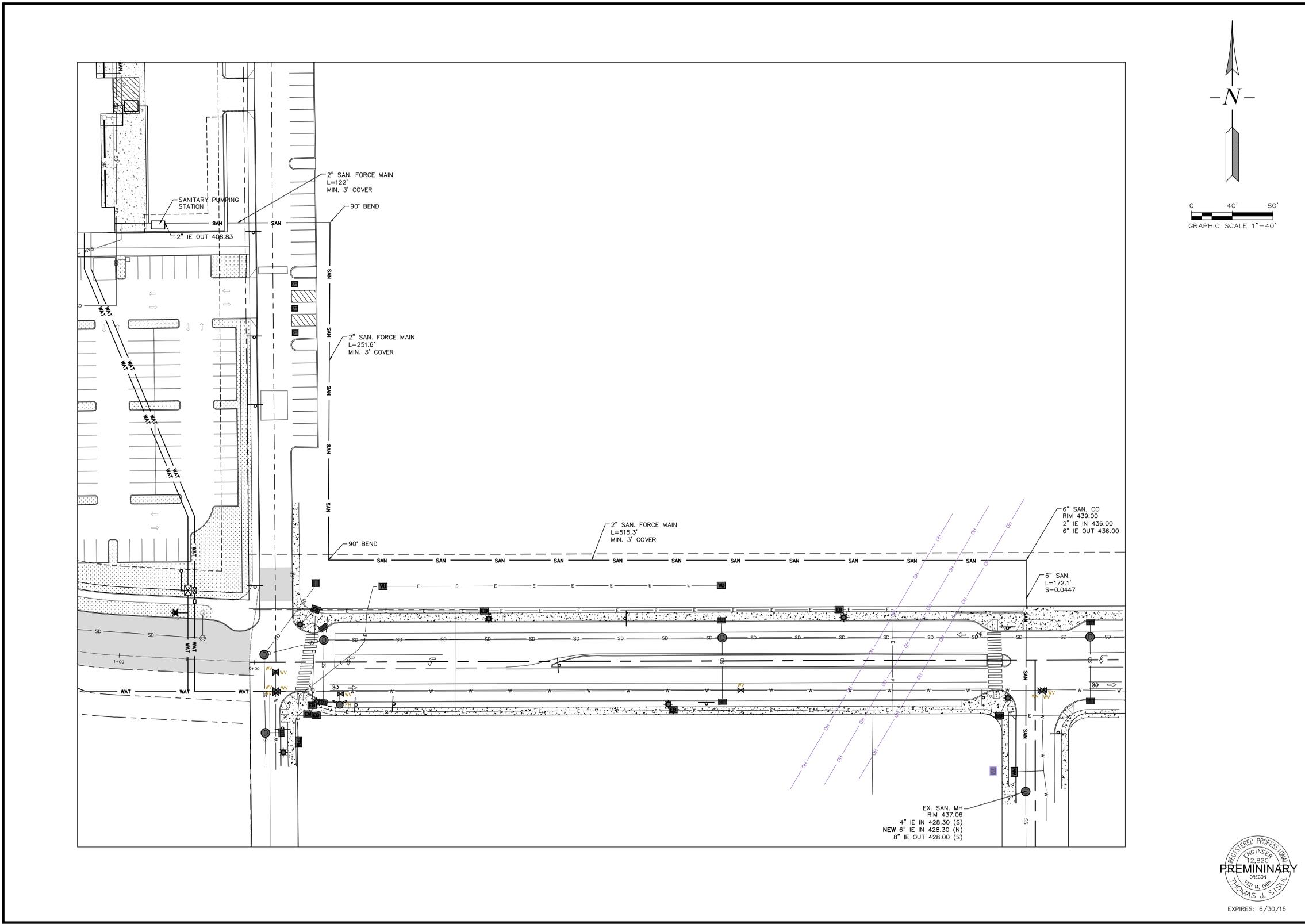
**OCSD TRANSPORTATION
& MAINTENANCE FACILITY**

Public Waterline Plan

SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
ENGINEERING REG. NO. 0700 Public Water.dwg

DATE	FEB. 2015
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DRAWN	JVM
JOB	SGL14-070
SHEET	2
OF 9 SHEETS	





REVISIONS	BY

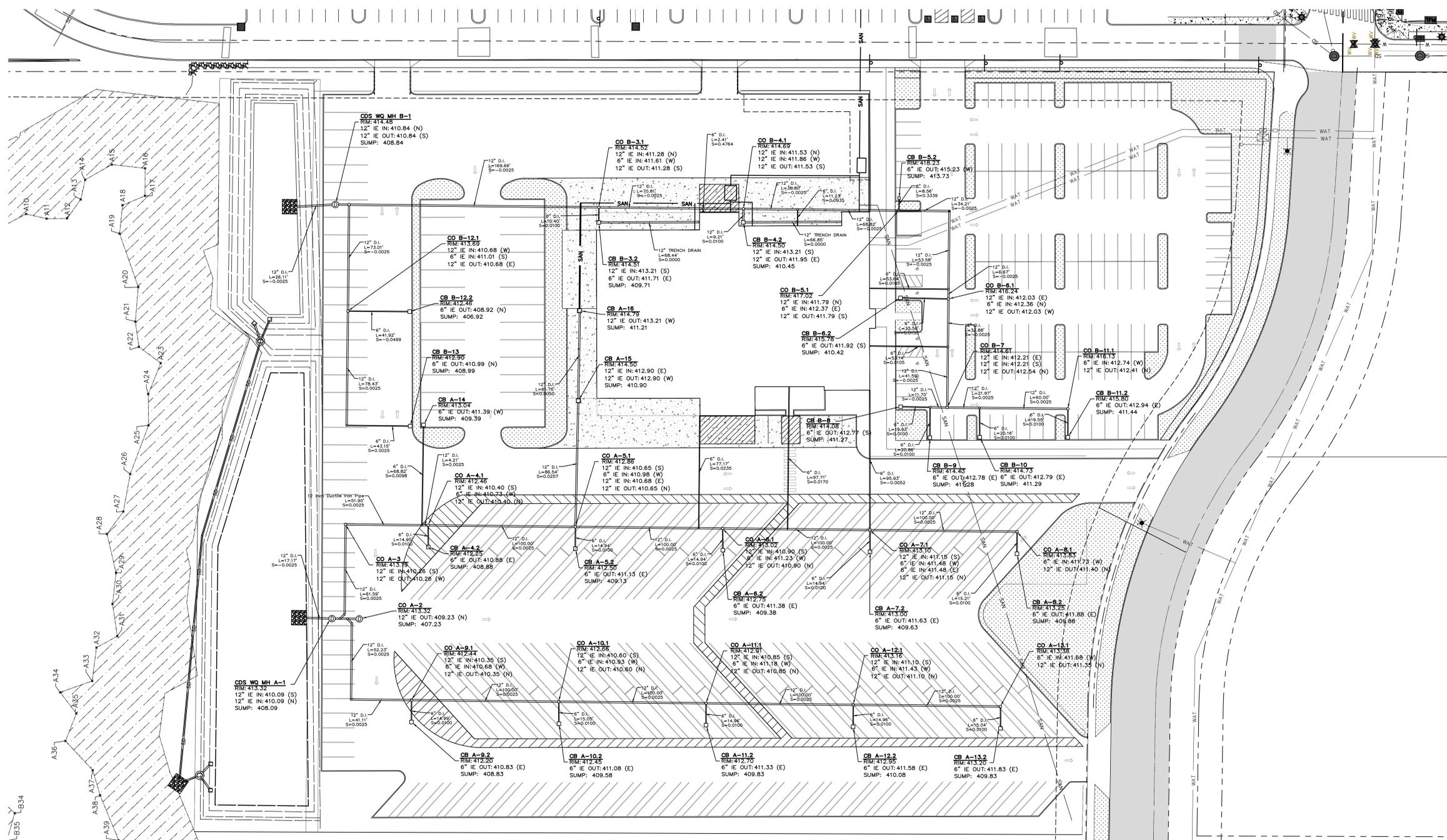
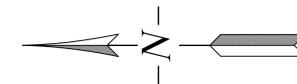
OCSD TRANSPORTATION
& MAINTENANCE FACILITY

Public Sanitary
Sewer Plan

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375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
DATE PLOTTED: 02-20-2015 10:50:45 AM

DATE	FEB. 2015
SCALE	1"=30'
DRAWN	JVM
JOB	SQL14-070
SHEET	3
OF 9 SHEETS	





BBL ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN
200 North State Street ■ Lake Oswego, Oregon 97034

OREGON CITY SCHOOL DISTRICT
TRANSPORTATION & MAINTENANCE FACILITY
OREGON CITY, OR 97045
ON SITE STORM DRAIN PLAN

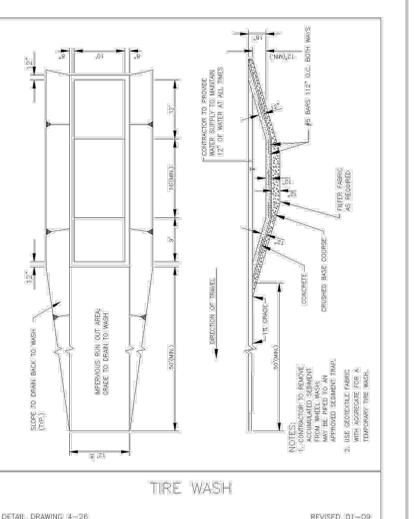
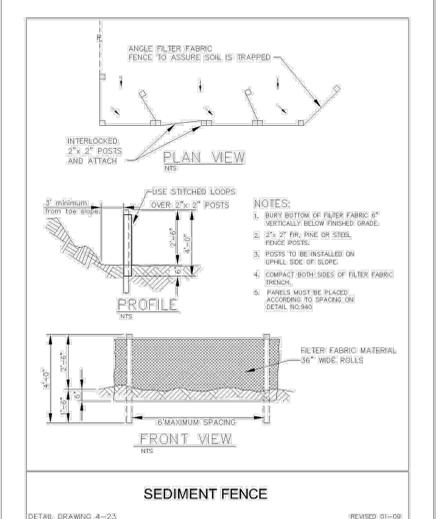
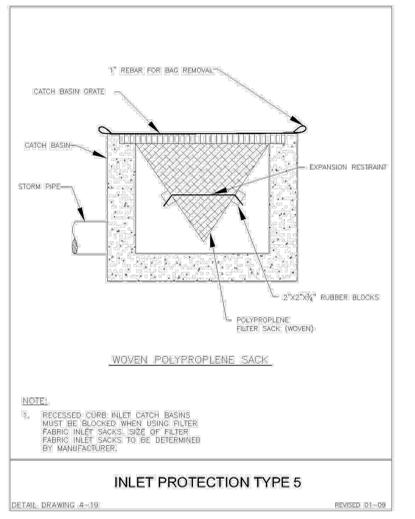
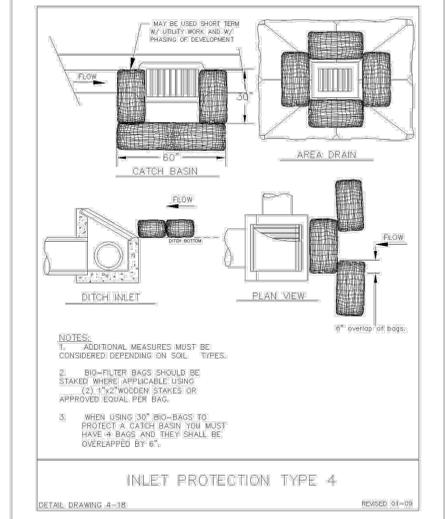
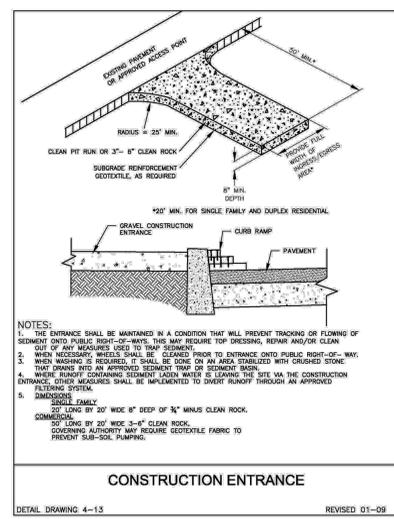
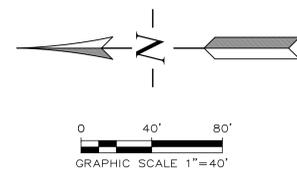
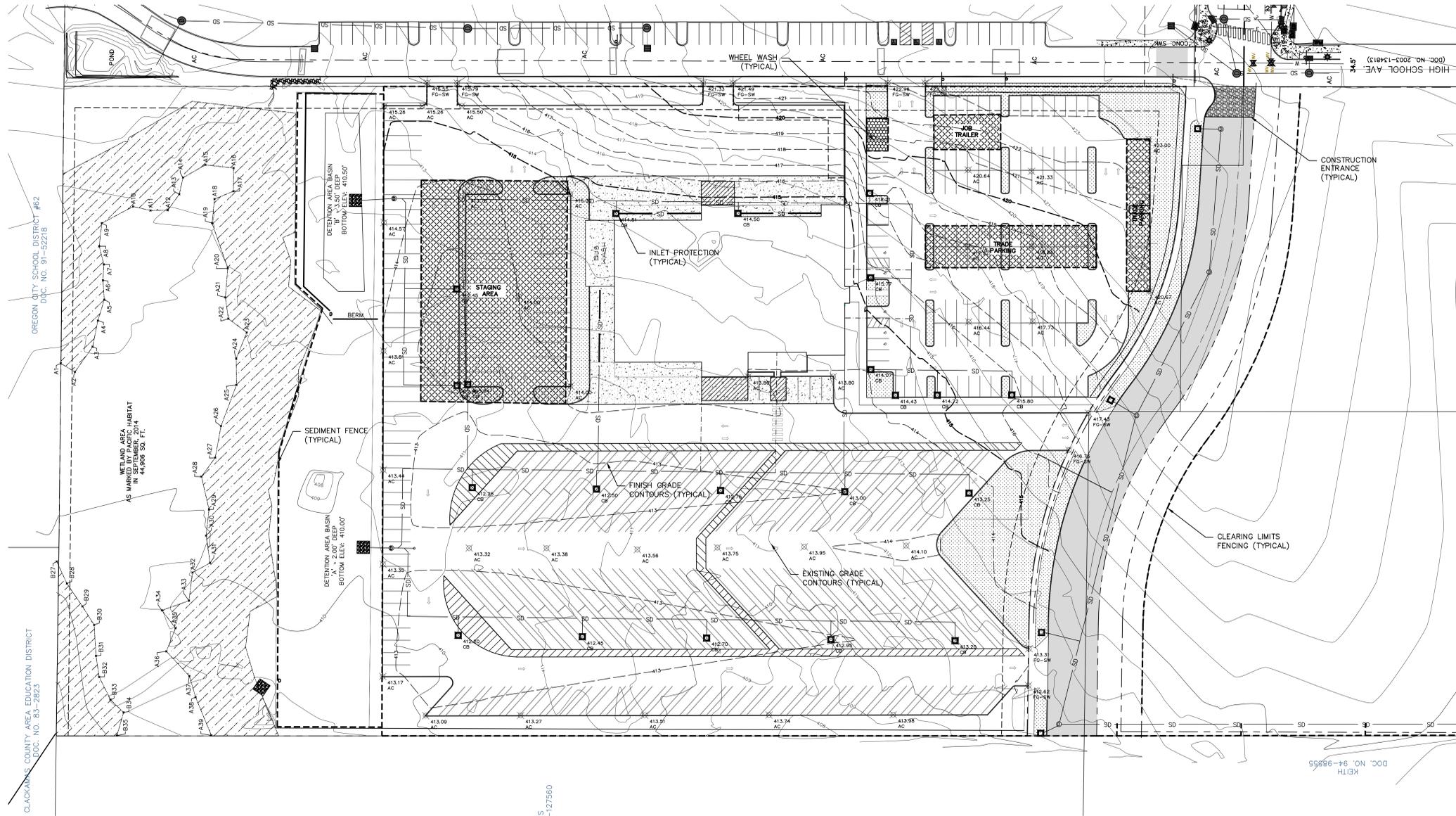
140223.000.L
PROJECT NUMBER
13 FEB 2015
DATE
REV/NO/IS

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GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: SCL14-070 On Site Wat&San.dwg



C3.1
50% REVIEW SET

EXPIRES: 6/30/16



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OREGON CITY SCHOOL DISTRICT
 TRANSPORTATION & MAINTENANCE FACILITY
 OREGON CITY, OR 97045
 ON SITE PARKING LOT GRADING & EROSION CONTROL PLAN

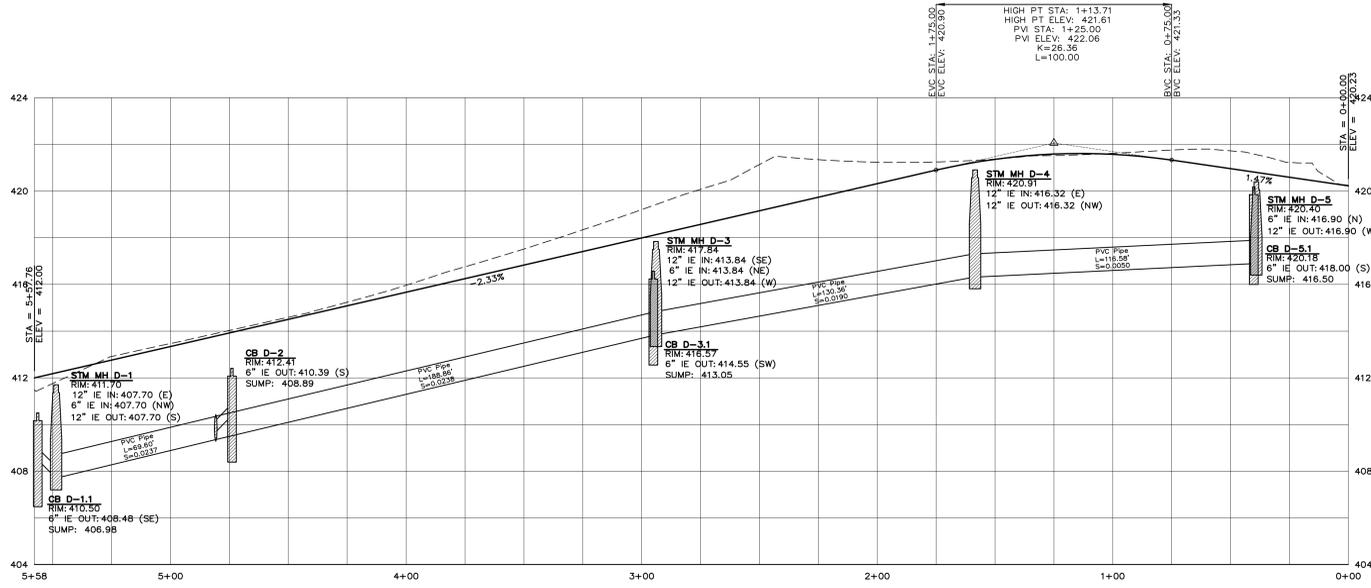
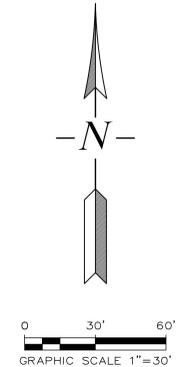
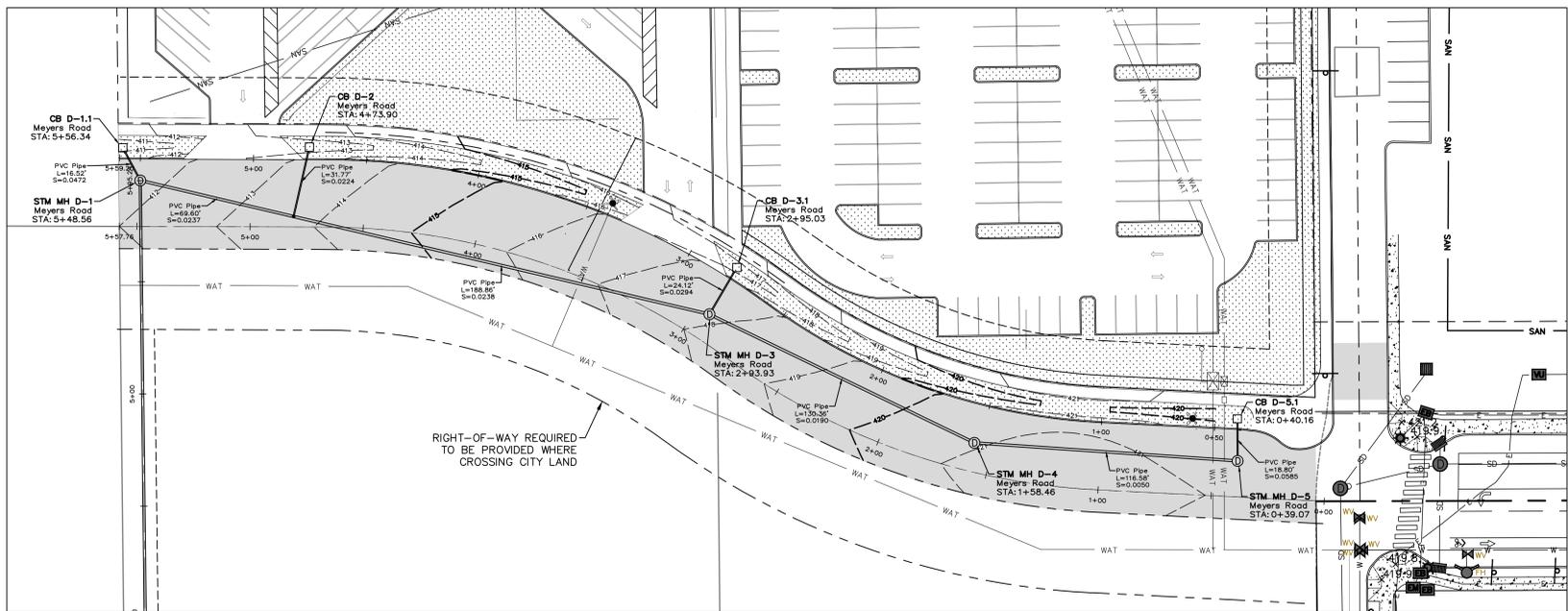
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 DATE
 REV/0105

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 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
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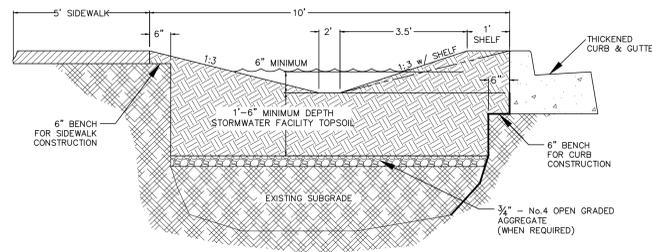


C4.1
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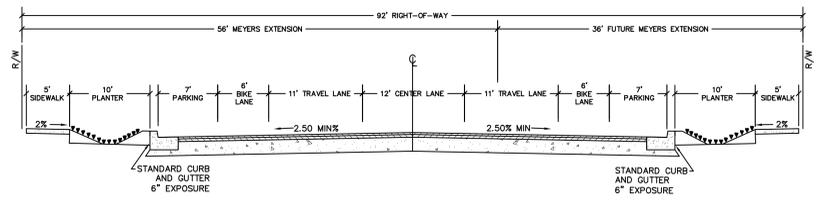
EXPIRES: 6/30/16



Meyers Road
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



SWALE WITH PARKING
TYPICAL SECTION



MEYERS ROAD TYPICAL SECTION



REVISIONS	BY

OCSD TRANSPORTATION & MAINTENANCE FACILITY
Public Street & Storm Drain Plan

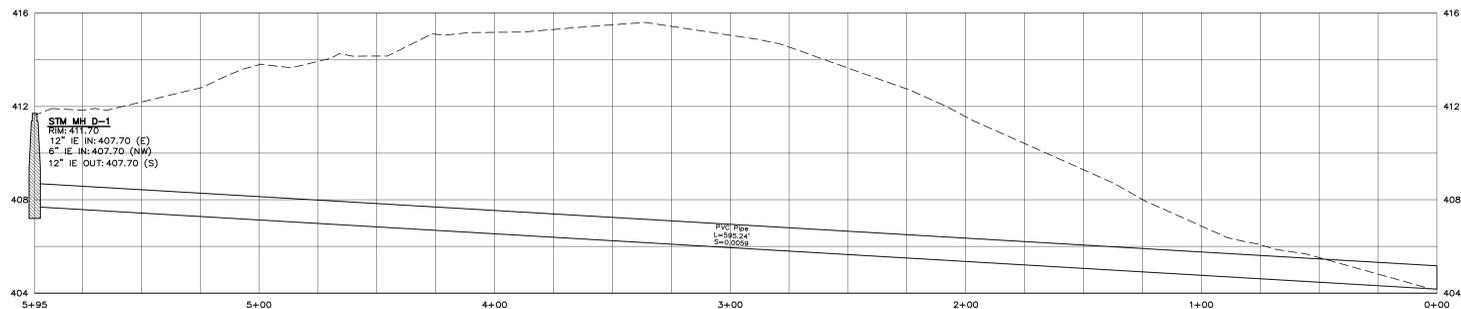
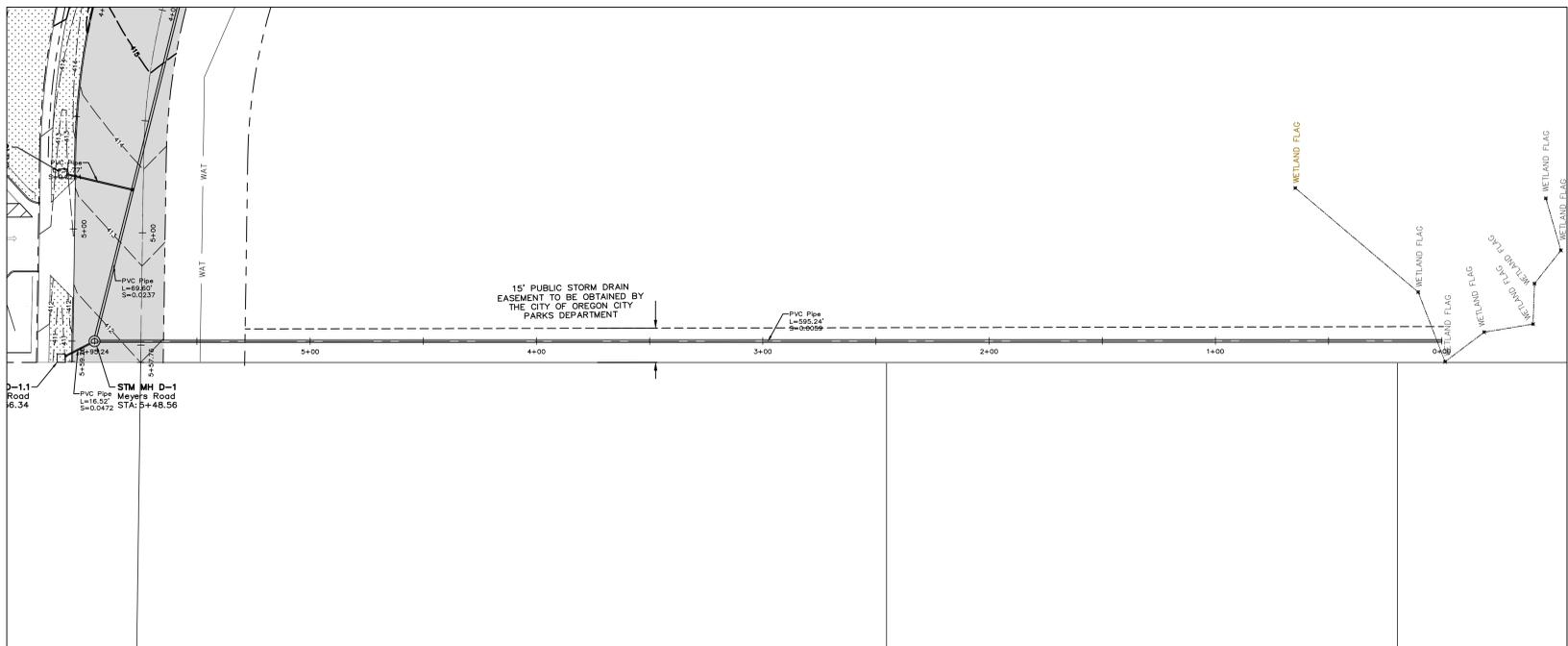
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
www.sisul.com

DATE: FEB. 2015
SCALE: 1"=30'
DRAWN: JWM
JOB: SGL14-070
SHEET: **4**
OF 9 SHEETS

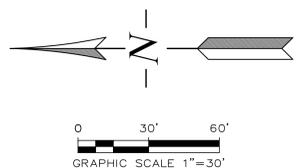
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200 North State Street ■ Lake Oswego, Oregon 97034

OREGON CITY SCHOOL DISTRICT
TRANSPORTATION & MAINTENANCE FACILITY
OREGON CITY, OR 97045
PUBLIC STREET & STORM DRAIN PLAN

140223.001.L
PROJECT NUMBER
13 FEB 2015
DATE
REV/NO/IS



Off-Site Drain Plan
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=3'

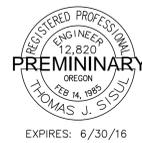


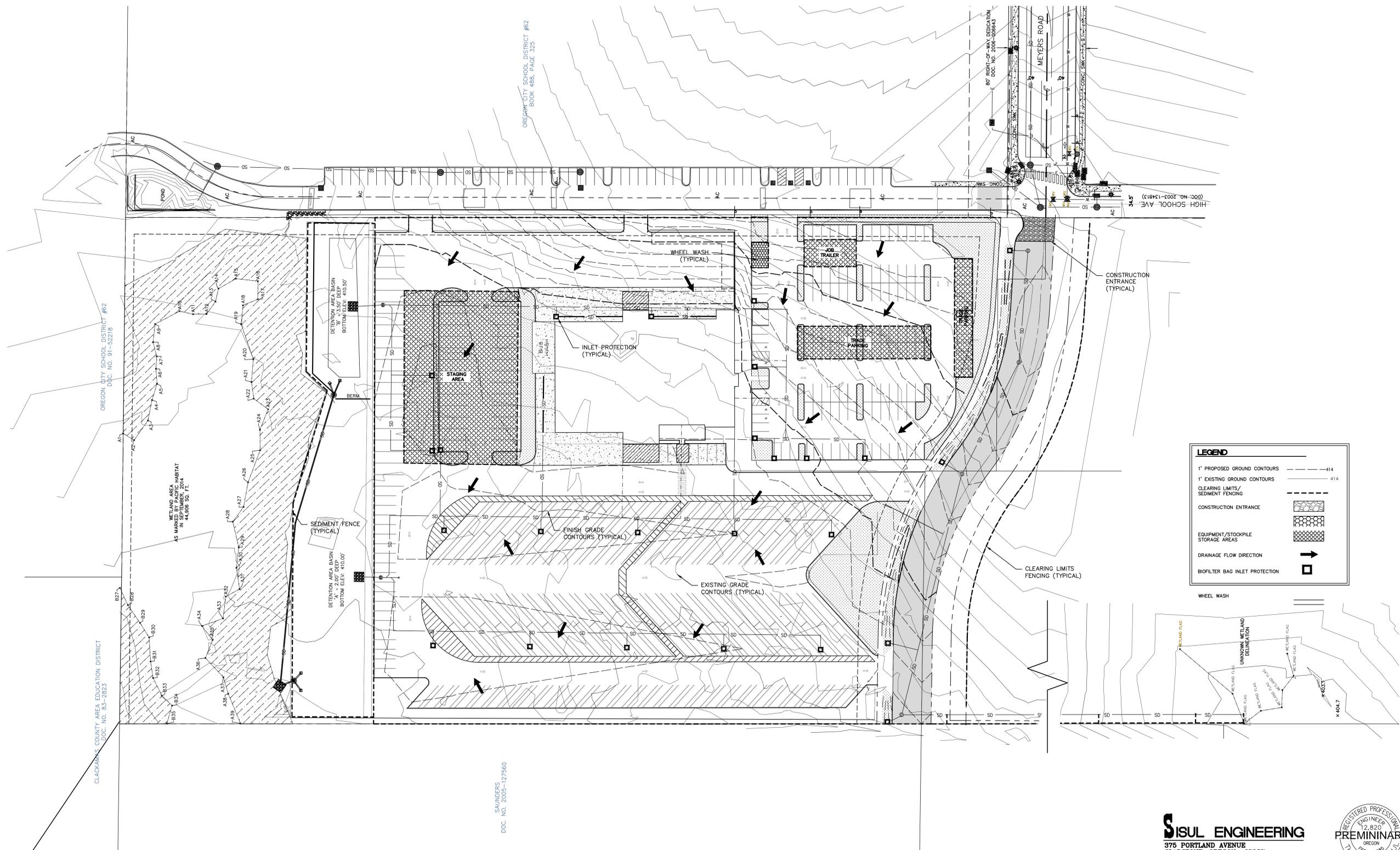
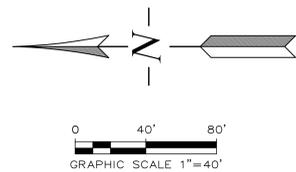
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**OCSD TRANSPORTATION
 & MAINTENANCE FACILITY**
 Off-Site Storm
 Drain Plan

SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 687-0188
ENGINEERS: 14-070 Public Street & Storm Drains

DATE	FEB. 2015
SCALE	1"=30'
DRAWN	JVM
JOB	SGL14-070
SHEET	5
OF 9 SHEETS	





CLACKAMIN COUNTY AREA EDUCATION DISTRICT
DOC. NO. 03-2363

OREGON CITY SCHOOL DISTRICT #62
DOC. NO. 91-52218

WETLAND AREA
AS SHOWN ON MAP
IN SECTORS 2004
44,000 SQ. FT.

SAUNDERS
DOC. NO. 2005-127560

OREGON CITY SCHOOL DISTRICT #62
BOOK 488, PAGE 325

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: SGL14-070 ESCP-384.dwg



EXPIRES: 6/30/16

140223.001.L
PROJECT NUMBER
13 FEB 2015
DATE
REV/REVIS
OREGON CITY, OR 97045
LATE CONSTRUCTION EROSION & SEDIMENT CONTROL PLAN

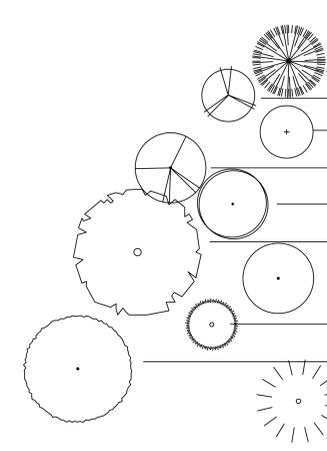
OREGON CITY SCHOOL DISTRICT
TRANSPORTATION & MAINTENANCE FACILITY
OREGON CITY, OR 97045
LATE CONSTRUCTION EROSION & SEDIMENT CONTROL PLAN

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ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN
200 North State Street ■ Lake Oswego, Oregon 97034

01.3
50% REVIEW SET

PLANTING NOTES

- CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
- PLANTING AREAS TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
- IDENTIFY ALL PLANTING AREAS IN FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL. PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
- FOR PLANTING OCCURRING IN MASSES OF SAME SPECIES PLANT, LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS. REFER TO DETAILS AND LEGEND FOR SPACING INFORMATION.
- THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
- SHRUBS AND GROUND COVER TO BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGES, UNLESS OTHERWISE NOTED.
- PROVIDE ROOT BARRIER AROUND ALL TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, UTILITY DUCTS AND OTHER APPURTENANCES.
- PLANT QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND LOCATIONS SHOWN ON DRAWINGS.
- PROVIDE JUTE NETTING ON ALL SLOPES WITH GRADIENT OF 3:1 OR GREATER AS DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. STAPLE FABRIC TO GROUND WITH METAL STAKES AT 4' O.C.



PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
TREES						
	ABGR	ABIES GRANDIS	GRAND FIR	6-8FT.	AS SHOWN	3
	ACCI	ACER CIRCINATUM	VINE MAPLE	2" CAL.	AS SHOWN	4
	ACFR	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3" CAL.	AS SHOWN	75
	ALRU	ALNUS RUBRA	RED ALDER	2" CAL.	AS SHOWN	10
	CABE	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	3" CAL.	AS SHOWN	48
	CLLU	CLADASTRIS LUTEA	YELLOW WOOD	2" CAL.	AS SHOWN	28
	FRLA	FRAXINUS LATIFOLIA	OREGON ASH	2" CAL.	AS SHOWN	5
	PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8FT.	AS SHOWN	11
	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	2" CAL.	AS SHOWN	4
	THPL	THUJA PLICATA	WESTERN RED CEDAR	6-8FT.	AS SHOWN	13
TOTAL # TREES: 201						

SHRUBS						
	ARUN	ARBUTIS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	#5	48" O.C.	
	CHPI	CHAMAECYPARIS PISIFERA 'FILIFERA NANA'	SAWARA FALSE CYPRESS	#3	36" O.C.	
	CIHE	CISTUS X HETEROCALYS 'CHELSEA BONNET'	CHELSEA BONNET ROCK ROSE	#3	36" O.C.	
	EUJA	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOX LEAF EUONYMUS	#3	24" O.C.	
	GASH	GAULTHERIA SHALLON	SALAL	#2	36" O.C.	
	ILCR	ILEX CRENATA 'HELLERI'	JAPANESE HOLLY	#5	36" O.C.	
	MAAQ	MAHONIA AQUAFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#5	30" O.C.	
	NADO	NANDINA DOMESTICA 'GULE STREAM'	GULF STREAM NANDINA	#5	30" O.C.	
	POFR	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	SHRUBBY POTENTILLA	#3	36" O.C.	
	PRLA	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#5	36" O.C.	
	THOC	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE	5-6FT	36" O.C.	
WETLAND_ZONE						
	BLSP	BLECHNUM SPICANT	DEER FERN	#1	30" O.C.	
	CAOB	CAREX OBNUPTA	SLOUGH SEDGE	4" POT	12" O.C.	
	COSE	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	#1	36" O.C.	
	JUPA	JUNCUS PATENS	SPREADING RUSH	#1	18" O.C.	
	LOIN	LONICERA INVOLUCRATA	BLACK TWINBERRY	#3	48" O.C.	
	SASC	SALIX SCOULERIANA	SCOULER WILLOW	#5	AS SHOWN	
	SCMI	SCIRPUS MICROCARPUS	SMALL FRUITED BULRUSH	#1	18" O.C.	
	SPDO	SPIRAEA DOUGLASII	DOUGLAS'S SPIRAEA	#3	48" O.C.	
	THPL	THUJA PLICATA	WESTERN RED CEDAR	6-8FT.	AS SHOWN	
RIPARIAN_ZONE						
	BLSP	BLECHNUM SPICANT	DEER FERN	#1	30" O.C.	
	CAOB	CAREX OBNUPTA	SLOUGH SEDGE	4" POT	12" O.C.	
	COSE	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	#1	36" O.C.	
	FRLA	FRAXINUS LATIFOLIA	OREGON ASH	2" CAL.	AS SHOWN	
	HEMI	HEUCHERA MICRANTHA	SMALL FLOWERED ALUMROOT	#1	24" O.C.	
	LOIN	LONICERA INVOLUCRATA	BLACK TWINBERRY	#3	48" O.C.	
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3	48" O.C.	
	RUPA	RUBUS PARVILORUS	THIMBLEBERRY	#1	48" O.C.	
	SASC	SALIX SCOULERIANA	SCOULER WILLOW	#5	AS SHOWN	
	SPBE	SPIRAEA BETULIFOLIA 'LUCIDA'	BIRCH LEAF SPIRAEA	#3	36" O.C.	
	SPDO	SPIRAEA DOUGLASII	DOUGLAS'S SPIRAEA	#3	48" O.C.	
	THPL	THUJA PLICATA	WESTERN RED CEDAR	6-8FT.	AS SHOWN	
FOREST_ZONE						
	BLSP	BLECHNUM SPICANT	DEER FERN	#1	30" O.C.	
	GASH	GAULTHERIA SHALLON	SALAL	#1	36" O.C.	
	HEMI	HEUCHERA MICRANTHA	SMALL FLOWERED ALUMROOT	#1	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1	24" O.C.	
	PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8FT.	AS SHOWN	
	QUGA	QUERCUS GARRYANA	WHITE OAK	2" CAL.	AS SHOWN	
	RISA	RIBES SANGUINEUM	RED-FLOWERING CURRANT	#3	48" O.C.	
	RUPA	RUBUS PARVILFORUS	THIMBLEBERRY	#2	48" O.C.	
	SYAL	SYMPHOCARPUS ALBUS	SNOWBERRY	#2	36" O.C.	
	THPL	THUJA PLICATA	WESTERN RED CEDAR	6-8FT	AS SHOWN	

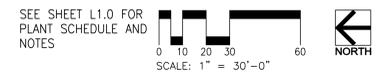
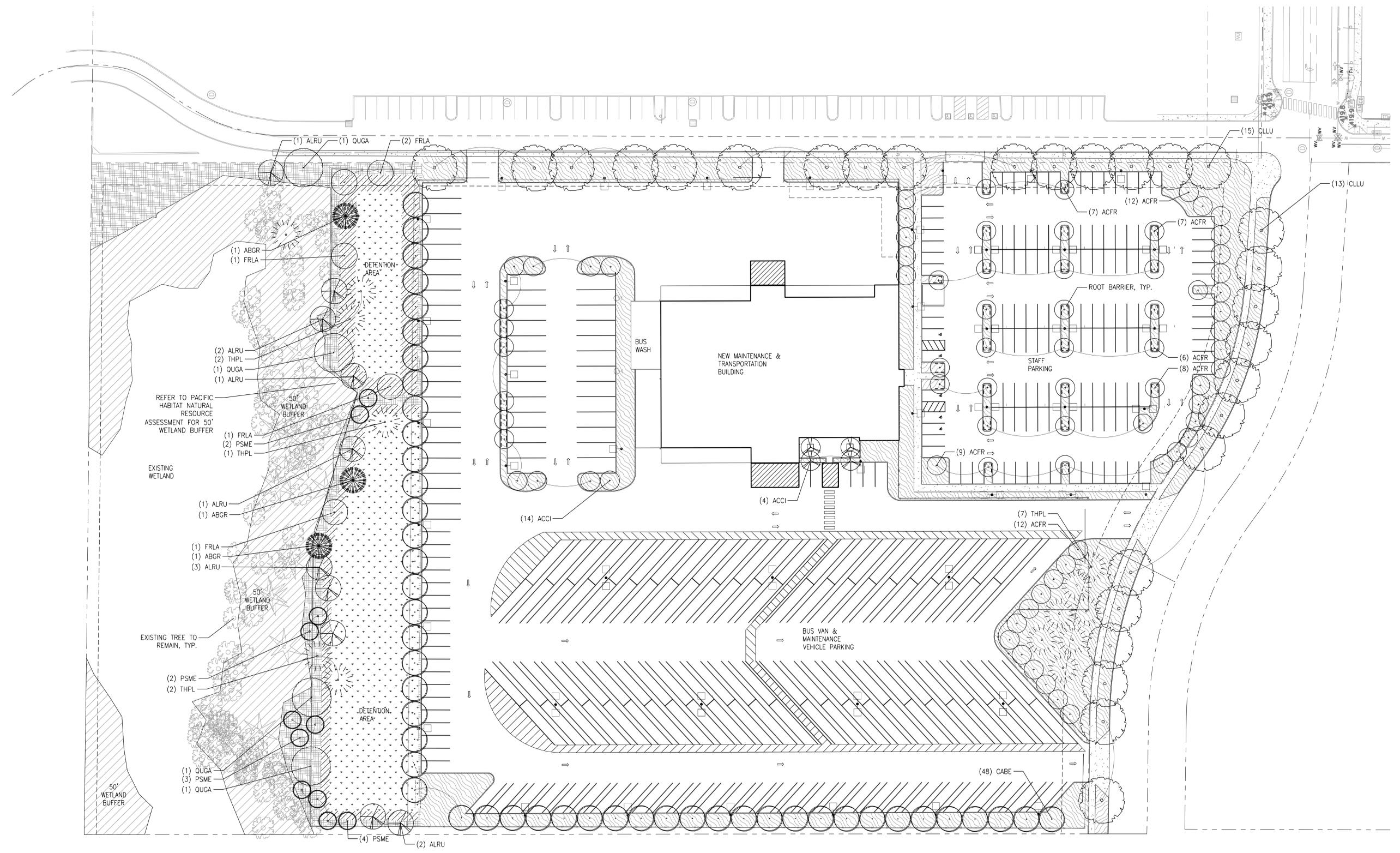
NOTE: 273 TOTAL TREES PLANTED TOWARDS MITIGATION REQUIREMENT

SHRUB AREAS TO BE IRRIGATED WITH PERMANENT AUTOMATIC CONTROL IRRIGATION

WETLAND_ZONE TO BE IRRIGATED WITH TEMPORARY AUTOMATIC CONTROL IRRIGATION

RIPARIAN_ZONE TO BE IRRIGATED WITH TEMPORARY AUTOMATIC CONTROL IRRIGATION

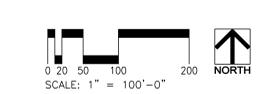
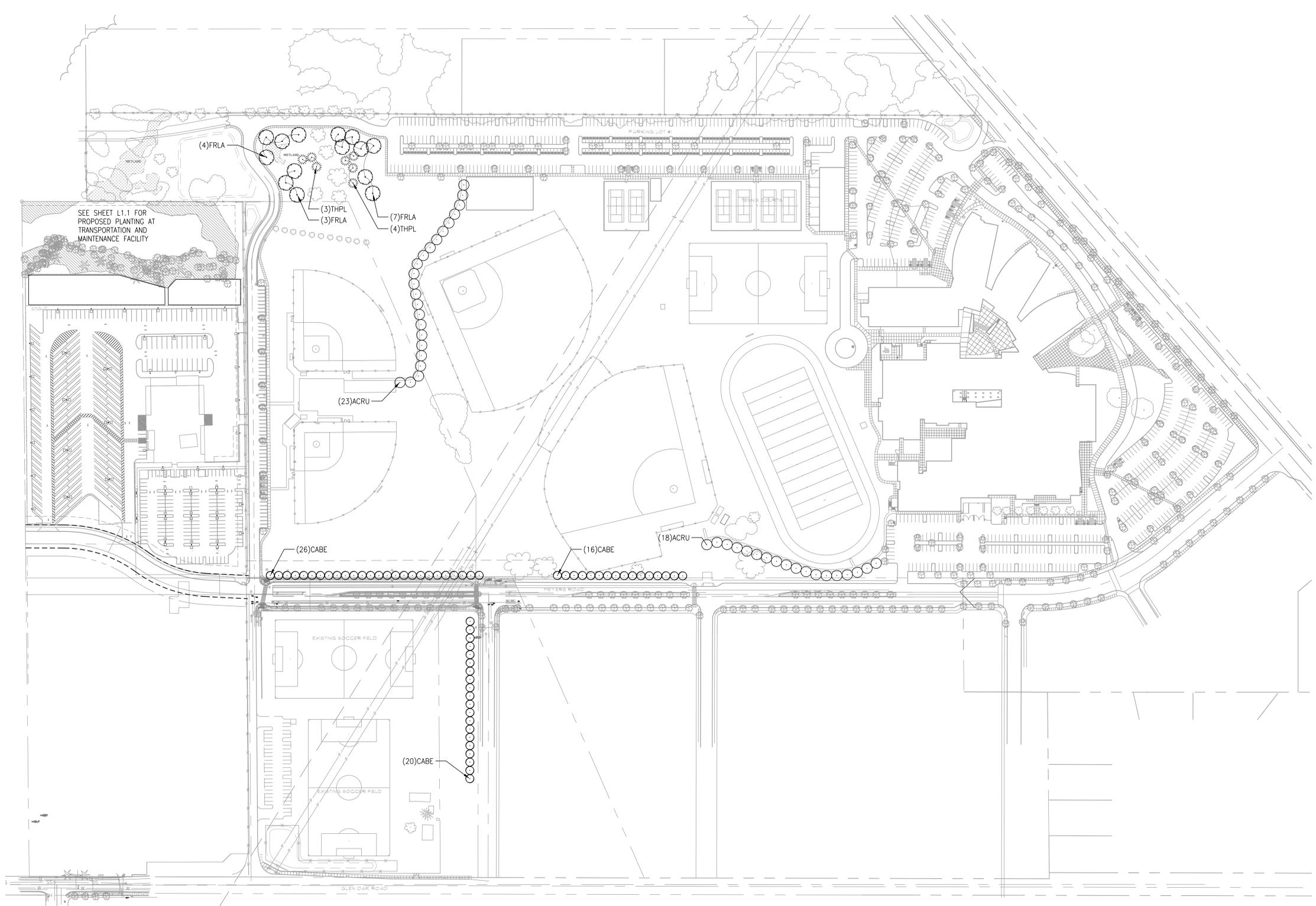
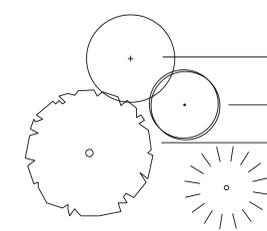
FOREST_ZONE TO BE IRRIGATED WITH TEMPORARY AUTOMATIC CONTROL IRRIGATION



PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
TREES (154 TREES)						
	ACRU	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL.	AS SHOWN	41
	CABE	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	3" CAL.	AS SHOWN	62
	FRLA	FRAXINUS LATIFOLIA	OREGON ASH	3" CAL.	AS SHOWN	14
	THPL	THUJA PLICATA	WESTERN RED CEDAR	6-8FT.	AS SHOWN	7

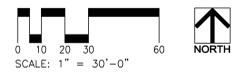
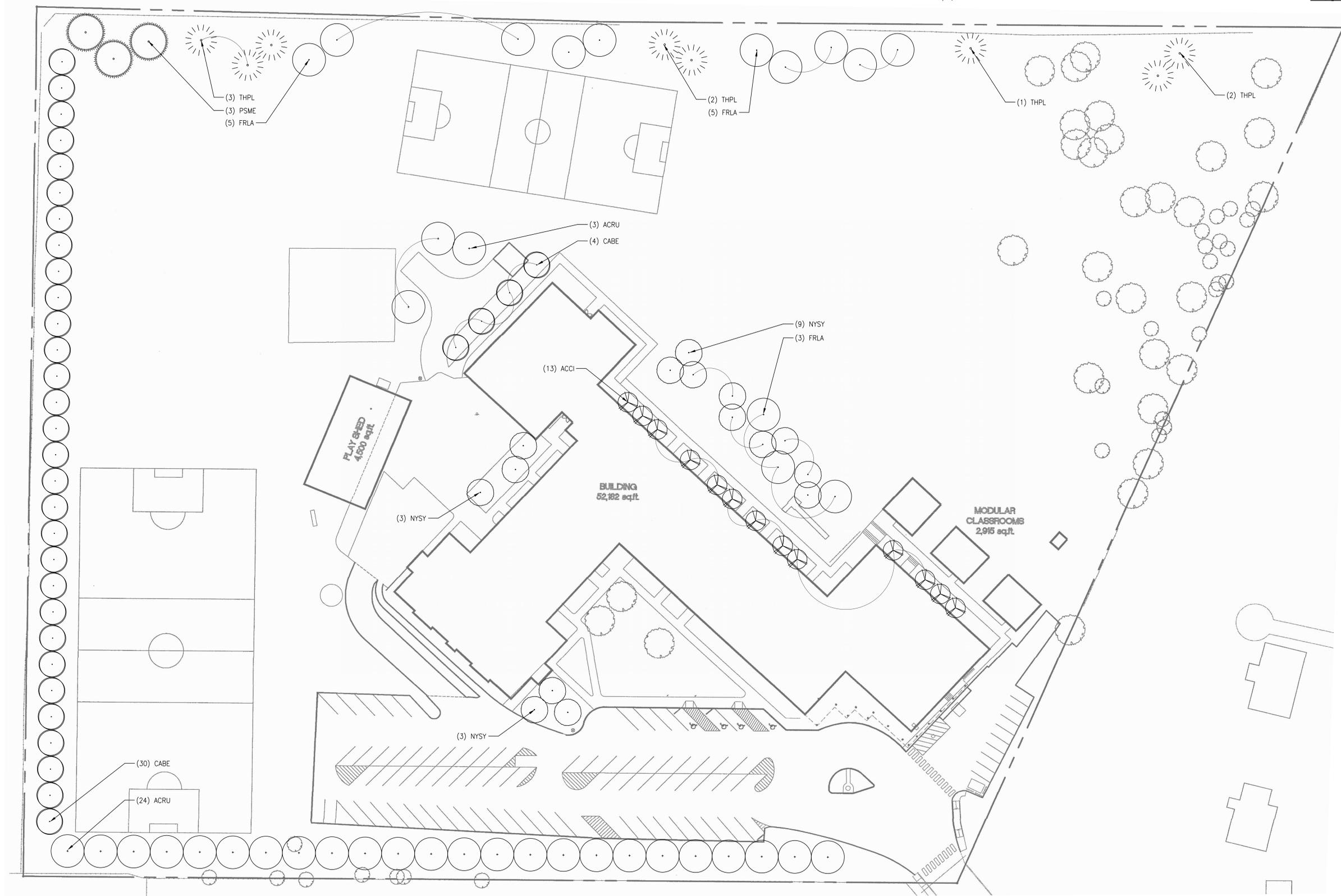
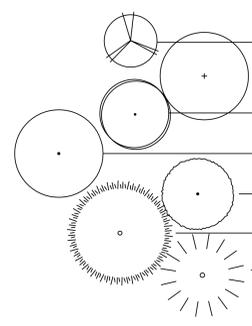
TOTAL # TREES PLANTED: 124

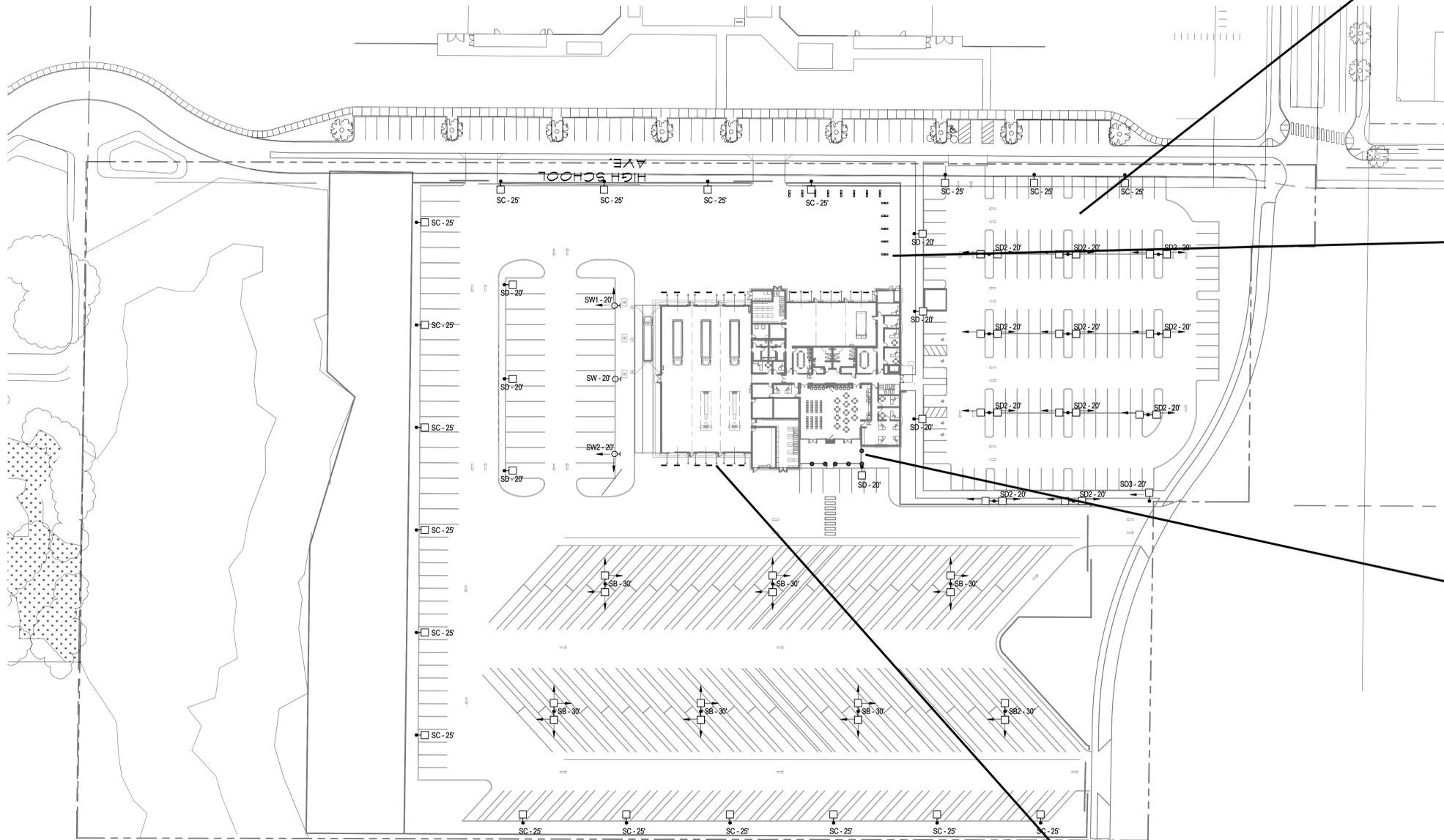


PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
TREES						
ACCI		ACER CIRCINATUM	VINE MAPLE	2" CAL.	AS SHOWN	13
ACFR		ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL.	AS SHOWN	27
CABE		CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	3" CAL.	AS SHOWN	34
FRLA		FRAXINUS LATIFOLIA	OREGON ASH	3" CAL.	AS SHOWN	13
NYSY		NYSSA SYLVATICA	BLACK TUPELO	2" CAL.	AS SHOWN	15
PSME		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8FT.	AS SHOWN	13
THPL		THUJA PLICATA	WESTERN RED CEDAR	6-8FT.	AS SHOWN	8

TOTAL # TREES PLANTED: 113





1 SITE PLAN - LIGHTING
SCALE: 1" = 40'-0"

SITE PLAN - LIGHTING



1) PARKING POLE



The LED Galleon Gleon pole at 20', 25', and 30' has many different light output and distribution options making it a great candidate to light a large area with the same pole.

2) COVERED STORAGE



SLS Linda fixture, LED, is a vapor tight wrap that can be surface or pendant mounted in the exterior covered area. The LED's can handle exterior temperature swings.

3) BOLLARD

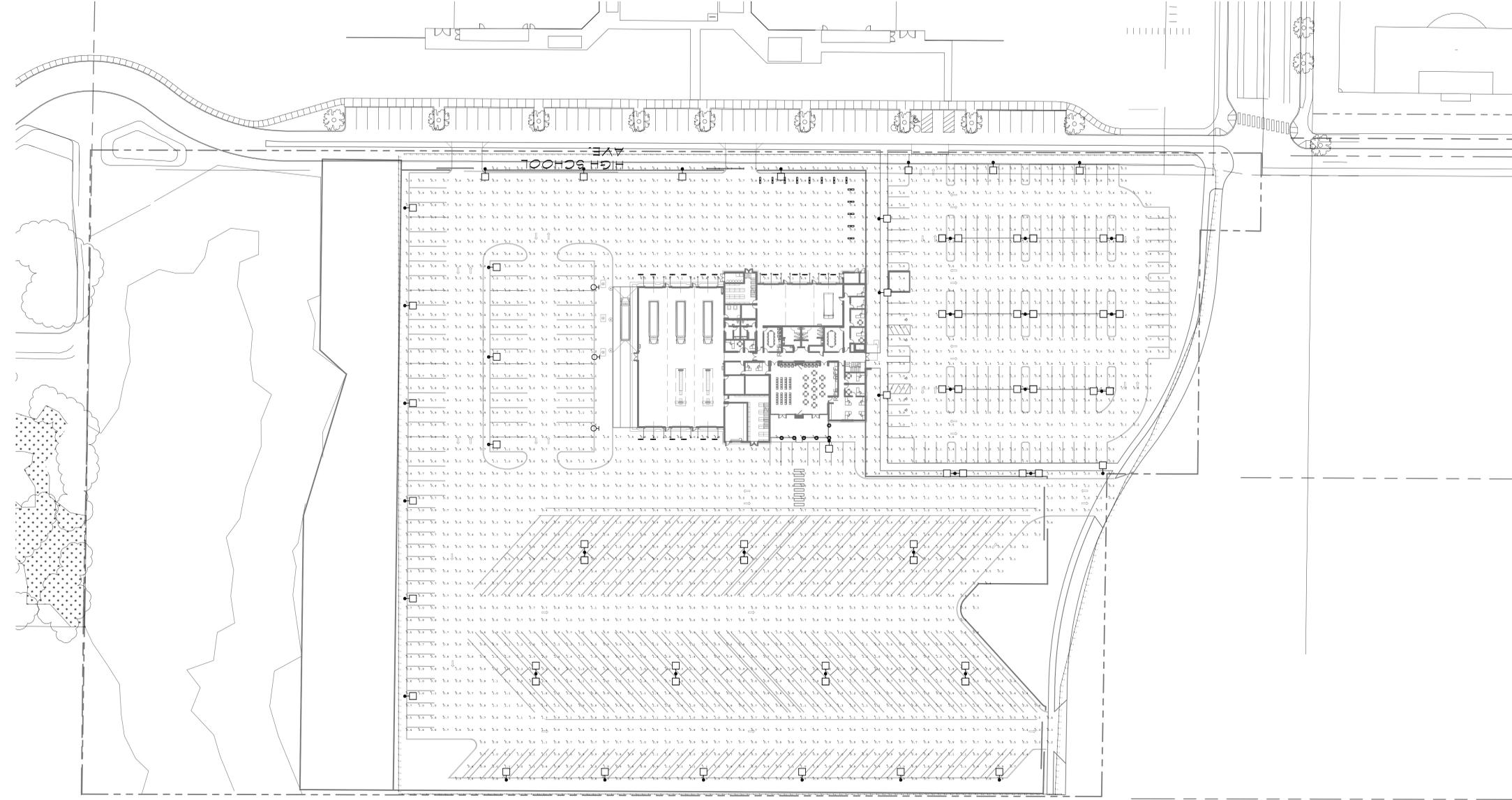


The LED Cooper Eon 303 bollard will be used to light the courtyard by the main entrance. It's comes with one or two heads and has a similar aesthetic to the site pole.

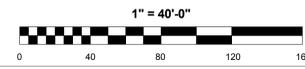
4) UNDER CANOPY LIGHTING



Surface mounting the Ailight Accolade directly beneath the canopy on the outer edge will provide light for the drive entries and the drive aisles as well.



1 SITE PLAN - LIGHTING PHOTOMETRICS
SCALE: 1" = 40'-0"



SHEET NOTES
A PHOTOMETRICS WERE ONLY CALCULATED FOR SITE POLES AND WALL MOUNTED POLE FIXTURES BY BUILDING DRIVE ENTRIES. PEDESTRIAN SCALE LUMINAIRES WERE NOT INCLUDED IN CALCULATIONS.

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OREGON CITY SCHOOL DISTRICT
TRANSPORTATION & MAINTENANCE FACILITY
OREGON CITY, OR 97045
SITE PLAN - LIGHTING PHOTOMETRICS

14023.00.L
PROJECT NUMBER
22 DEC 2014
DATE
REVISIONS

LU
E10.2P
LAND USE/
DESIGN REVIEW