

**OREGON CITY SCHOOL DISTRICT**  
**MASTER PLAN**  
**OREGON CITY HIGH SCHOOL AND TRANSPORTATION MAINTENANCE FACILITY CAMPUS**  
■  
**SITE PLAN AND DESIGN REVIEW**  
**PROPOSED TRANSPORTATION MAINTENANCE FACILITY**

**ADDENDUM G – CHAPTER 17.65 NARRATIVE**

**17.65.050.B1.f.3: Public facilities impacts (sanitary sewer, water and stormwater management) both within the development boundary and on city-wide systems;**

*Sanitary Sewer - There is no gravity public sanitary sewer that can be extended along existing rights-of-ways to that portion of Meyers Road that will be improved by development of the School's Transportation facility. For the Transportation facility itself it is proposed that the private pump station will pump the sewer effluent to the gravity sewer near the intersection of Meyers Road and Quaking Aspen Avenue. Public gravity sewer could be provided to this portion of Meyers from the Hwy 213 direction at some time in the future when extension of the Meyers Road is completed and as such a dry line will be provided to southwest corner of the Transportation facility site to allow the gravity connection from the proposed building at that time. There is no need however, to extend a dry public line across the Transportation facility's frontage on Meyers as there is no other parcel that would need service from such a line. (The park site could be served by the sewer in Glen Oak Road.)*

*Water - A 12 inch water main is proposed to be extended along the Meyers Road frontage improvement to provide connections not only for the Transportation facility but to allow the future extension as Meyers Road is extended westerly.*

*Stormwater – Public storm runoff from the proposed extension from Meyers Road will be handled in the following manner. The most easterly portion of the Meyers Road extension will drain back towards the intersection of Meyers Road and High School Avenue. Runoff from that easterly portion of the Meyers Road extension will be collected and directed to the public storm drain pipe system in High School Avenue and towards the storm detention facility in the northeast quadrant of High School Avenue and Glen Oak Road. The remainder of the Meyers Road extension will be drain westerly towards the west end of the street extension. As there is no public easements in which to drain to, westerly of the street extension, and as the wetland to the north on the School District property is too shallow to effectively drain the proposed street extension, a proposed 15 foot storm drain easement along the west line of the City park site (to the south of the Meyers Road extension) will be obtained and allow the public street to drain to Caulfield Creek which lies south of the proposed road extension. All water quality treatment and storm water detention for public street runoff of this portion of Meyers Road is proposed to be handled by "Green Street" methods, specifically a water quality planter between the Meyers Road curb and sidewalk.*

**17.65.060.A.1: Road Improvements**

*Meyers Road is proposed to be improved to the City's "half street" standard (half the street right-of-way plus 10 feet). Application plans show the full proposed build out width and configuration for clarity. However, unless some funding source is found to construct the City Park's portion of the improvement we expect that only the northerly 56 feet of right-of-way will be constructed to City Street Standards.*

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**17.65.060.A.3:** A site plan or plans, to scale, containing the required information identified in:

*Proposed site utility information is shown on Sheet C1.1 (Site Utility Plan). Public storm drain lines will be a minimum of 12 inches in diameter in accordance with City standards. (We note that “green street practices” will be used for water quality and although at the current time the City has no current standards for such, it is understood that the City is moving that direction and until such time as the City formally adopts such standards we will use City of Portland “green street” design criteria.) No sanitary sewer is proposed in the Meyers Road extension as no gravity sewer can be extended along existing public rights-of-way to serve this portion of Meyers Road. No dry sewer line is required because no parcel other than the School’s site would be served by such a sewer as the Park’s parcel to the south can be served from Glen Oak Road. The water main in Meyers Road is proposed to be extended. It appears from the City’s Water Master Plan that a 12 inch water main in the Meyers Road extension maybe what is the intended size.*

**13.12.080.B:** Required engineered drainage plans, drainage reports, and design flow calculation reports, which contain methods and proposed facilities to manage stormwater conveyance, quantity and/or quality, shall be prepared in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards.

*Drainage from the proposed Meyers Road extension will flow two directions. The easterly one quarter or so of the Meyers Road extension would flow back towards its intersection with High School Avenue. Runoff from this portion of the street extension will collected and connected to the existing storm drain system in High School Avenue and directed to the storm drain facility in the Northeast quadrant of High School Avenue and Glen Oak Road. The remaining portion of Meyers Road will flow westerly and will be directed into street side swales for water quality and detention. Runoff collected by the street side swales will be directed across and adjacent to the west boundary of the City’s “Glen Oak Road” park site to where it will drain into the main stem of Caulfield Creek. Caulfield Creek drains east to west across the park parcel approximately 600 feet south of the proposed Meyers Road extension.*

**17.62.040.A.8:** The location, dimensions, square footage, building orientation and setback distances of proposed structures, improvements and utilities, and the proposed uses of the structures by square footage;

*The location of proposed utilities is noted on the site plans for the development.*

**17.62.050.A.14:** Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided.

*The public water main will be extended across the site’s frontage within the proposed extension of Meyers Road. While the alignment of the water line may be outside the “half street + 10 feet” street improvements, required for the public street, the full right-of-way width will be dedicated by City Parks. The City’s Water Master Plan would seem to indicate that the water main in extension in this portion of Meyers Road should be a 12 inch line. It could also be interpreted from the City’s Water Master Plan a city water main should be extended northerly between the Oregon City High School site and the Transportation facility site. However, the Water Plan was prepared prior to the City’s Transportation Master Plan and had it been prepared afterwards its plan would have likely been to follow the future extension and alignment of Loder Road, wherever that future street extension may be. As School District does not want the Loder Road extension to bisect their parcels and the Transportation Master Plan is less than clear exactly what the alignment of Loder Road is to be, we are not proposing to extend a water main across the school district property following a private school driveway.*

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*No gravity public sanitary sewer extension across the Meyers Road frontage for the School's Transportation facility is possible. No gravity sewer exists in High School Avenue or in Meyers Road west of Quaking Aspen Avenue. Therefore extension of the gravity sanitary sewer is not possible at this time. A dry sewer line is also not required to be installed along the Meyers Road frontage either as all parcels to the east are presently served by sewer, and the "Glen Oak Road" Park site to the south will be able to be served by the sewer line in Glen Oak Road. While the transportation facility itself will need to be pumped to reach the gravity sewer at Meyers Road and Quaking Aspen Avenue, we do intend to provide a dry gravity line to the southwest corner of the transportation facility, that would allow the transportation facility building to connect to a future public gravity sewer line that would be extend from Hwy 213 via the future westerly extension of Meyers Road west of the Transportation facility site.*