

SITE ANALYSIS

EXISTING SITE

FIGURE 1.0	SITE ANALYSIS - NEIGHBORHOOD VICINITY MAP
FIGURE 1.1	SITE ANALYSIS - VICINITY MAP
FIGURE 2.0	SITE ANALYSIS - EXISTING SITE - OVERVIEW
FIGURE 2.1	SITE ANALYSIS - EXISTING SITE - AREA A
FIGURE 2.2	SITE ANALYSIS - EXISTING SITE - AREA B
FIGURE 2.3	SITE ANALYSIS - EXISTING SITE - AREA C
FIGURE 2.4	SITE ANALYSIS - EXISTING SITE - AREA D
FIGURE 2.5	SITE ANALYSIS - EXISTING TREES - AREA A
FIGURE 2.6	SITE ANALYSIS - EXISTING TREES - AREA B
FIGURE 2.7	SITE ANALYSIS - EXISTING TREES - AREA C
FIGURE 2.8	SITE ANALYSIS - EXISTING TREES - AREA D
FIGURE 2.9	SITE ANALYSIS - EXISTING TREE REMOVAL - AREA A
FIGURE 2.10	SITE ANALYSIS - EXISTING TREE REMOVAL - AREA B
FIGURE 2.11	SITE ANALYSIS - EXISTING TREE REMOVAL - AREA C
FIGURE 2.12	SITE ANALYSIS - EXISTING TREE REMOVAL - AREA D
FIGURE 2.13	SITE ANALYSIS - TREES AREAS

SITE PLAN

PROPOSED SITE

FIGURE 3.0	PROPOSED SITE PLAN - OVERVIEW
FIGURE 3.0A	PROPOSED SIDEWALK AND STORMWATER COLLECTION
FIGURE 3.0B	PROPOSED SIDEWALK AND STORMWATER - SECTIONS - I
FIGURE 3.0C	PROPOSED SIDEWALK - DETAIL
FIGURE 3.1	PROPOSED SITE PLAN - AREA A
FIGURE 3.1A	VIGNETTE - KENTHORPE STORMWATER AREA
FIGURE 3.2	PROPOSED SITE PLAN - AREA B
FIGURE 3.3	PROPOSED SITE PLAN - AREA C
FIGURE 3.4	PROPOSED SITE PLAN - AREA D

GRADING PLAN

FIGURE 4.0	GRADING PLAN - OVERVIEW
FIGURE 4.1	GRADING PLAN - AREA A
FIGURE 4.2	GRADING PLAN - AREA B
FIGURE 4.3	GRADING PLAN - AREA C
FIGURE 4.4	GRADING PLAN - AREA D
FIGURE 4.5	GRADING PLAN - SURROUNDING DRAINAGE

UTILITY / LIGHTING PLAN

FIGURE 5.0	UTILITY PLAN - OVERVIEW
FIGURE 5.1	UTILITY PLAN - AREA A
FIGURE 5.2	UTILITY PLAN - AREA B
FIGURE 5.3	UTILITY PLAN - AREA C
FIGURE 5.4	UTILITY PLAN - AREA D
FIGURE 5.5	LIGHTING PLAN - OVERVIEW
FIGURE 5.5A	NIGHT TIME LIGHTING PLAN - OVERVIEW
FIGURE 5.5B	LIGHTING SECTION - 1
FIGURE 5.5C	LIGHTING SECTION - 2
FIGURE 5.5D	LIGHTING SECTION - 3
FIGURE 5.5E	LIGHTING SECTION - 4
FIGURE 5.6	LIGHTING PLAN - AREA A
FIGURE 5.7	LIGHTING PLAN - AREA B
FIGURE 5.8	LIGHTING PLAN - AREA C
FIGURE 5.9	LIGHTING PLAN - AREA D
FIGURE 5.10	LIGHTING PLAN - LIGHT LOCATION PLAN
FIGURE 5.10A	LIGHTING PLAN - LIGHT LOCATION PLAN - AREA A
FIGURE 5.10B	LIGHTING PLAN - LIGHT LOCATION PLAN - AREA B
FIGURE 5.10C	LIGHTING PLAN - LIGHT LOCATION PLAN - AREA C
FIGURE 5.10D	LIGHTING PLAN - LIGHT LOCATION PLAN - AREA D
FIGURE 5.11	LIGHTING PLAN - ISOMETRIC PLAN
FIGURE 5.12	LIGHTING PLAN - CRIME PREVENTION

CONSTRUCTION MANAGEMENT

FIGURE 6.0	CONSTRUCTION MANAGEMENT - OVERVIEW
FIGURE 6.1	CONSTRUCTION MANAGEMENT - AREA A
FIGURE 6.2	CONSTRUCTION MANAGEMENT - AREA B
FIGURE 6.3	CONSTRUCTION MANAGEMENT - AREA C
FIGURE 6.4	CONSTRUCTION MANAGEMENT - AREA D
FIGURE 6.5	CONSTRUCTION MANAGEMENT - DETAILS I

PEDESTRIAN AND AUTOMOBILE CIRCULATION PLAN

FIGURE 7.0	PEDESTRIAN AND VEHICLE CIRCULATION PLAN
FIGURE 7.1	FIRE AND EMERGENCY ACCESS PLAN

SIGN PLAN

FIGURE 8.0	PRELIMINARY SIGN LOCATION PLAN
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ARCHITECTURAL DRAWINGS

STRUCTURAL PLANS

FIGURE 9.0	PROCESS AREAS - TOP PLAN
FIGURE 9.1	PROCESS AREAS - BOTTOM PLAN
FIGURE 9.2	ARCHITECTURAL FLOORPLANS - OPERATIONS
FIGURE 9.3	ARCHITECTURAL FLOORPLANS - ADMIN
FIGURE 9.4	ARCHITECTURAL FLOOR PLAN - DEWATERING AND SOLIDS THICKENING
FIGURE 9.5	ARCHITECTURAL FLOOR PLAN - FINISHED WATER PUMP STATION
FIGURE 9.6	ARCHITECTURAL FLOOR PLAN - ELECTRICAL / MAINTENANCE BLDG
FIGURE 9.7	ARCHITECTURAL FLOOR PLAN - CHEMICAL BLDG

STRUCTURAL ELEVATIONS

FIGURE 10.0	COMPOSITE ELEVATIONS - NORTH / SOUTH
FIGURE 10.1	COMPOSITE ELEVATIONS - EAST / WEST
FIGURE 10.2	OPERATIONS BUILDING - ELEVATIONS
FIGURE 10.3	ADMINISTRATION BUILDING - ELEVATIONS
FIGURE 10.4	MECHANICAL DEWATERING BUILDING - ELEVATIONS
FIGURE 10.5	FINISH WATER PUMP STATION - ELEVATIONS
FIGURE 10.6	ELECTRICAL - ELEVATIONS
FIGURE 10.7	CHEMICAL BUILDING - ELEVATIONS - I
FIGURE 10.8	CHEMICAL BUILDING - ELEVATIONS - II
FIGURE 10.9	WASHWATER HANDLING - ELEVATIONS
FIGURE 10.10	THICKENED SOLIDS PUMP STATION - ELEVATIONS

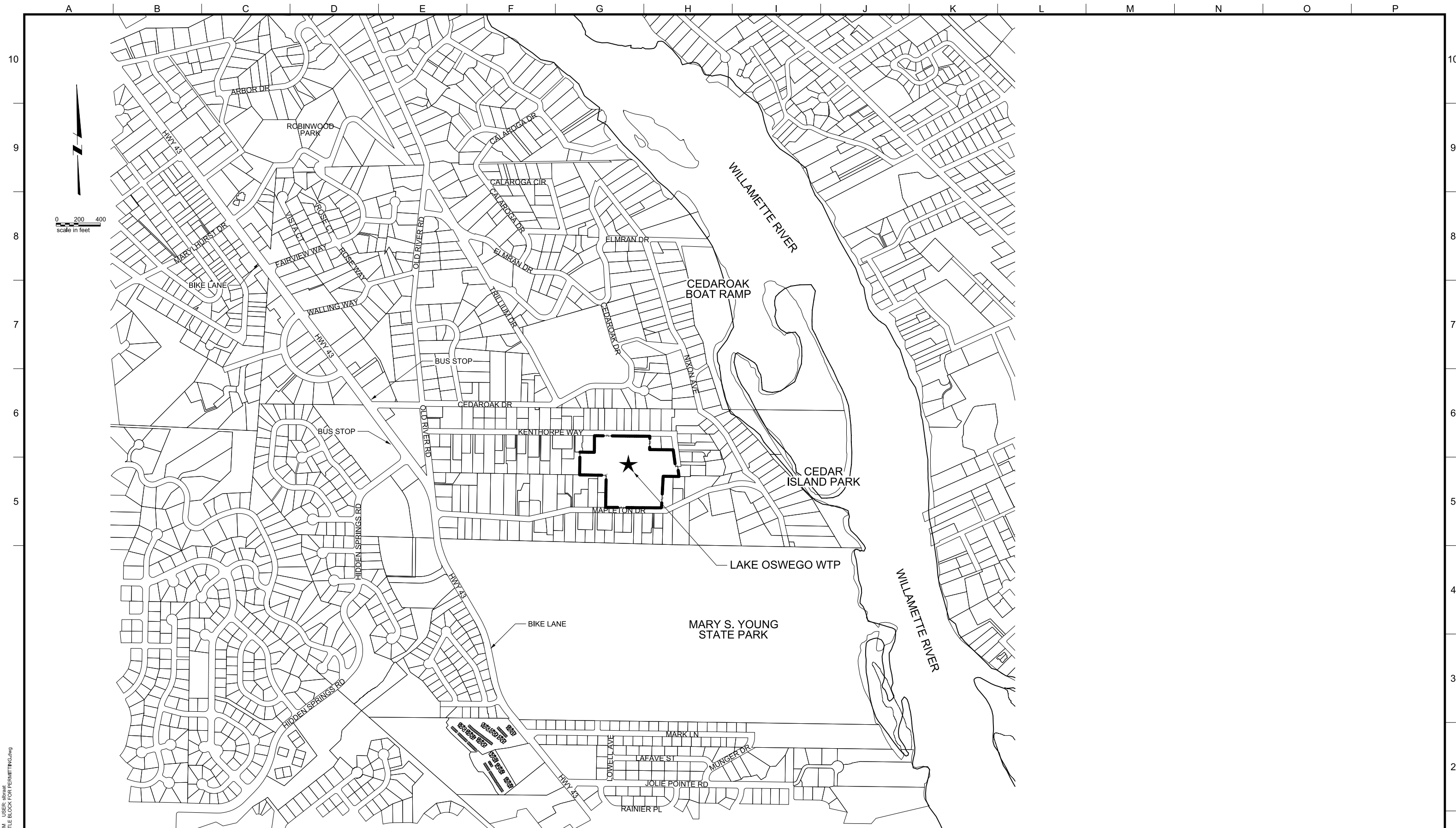
LANDSCAPE PLAN

PLANTING PLAN

FIGURE 11.0	GENERAL LEGENDS & NOTES PLANTING & IRRIGATION
FIGURE 12.0	PLANTING PLAN - OVERVIEW
FIGURE 12.0A	PLANTING PLAN - COLORED OVERVIEW
FIGURE 12.1	PLANTING PLAN - AREA A
FIGURE 12.2	PLANTING PLAN - AREA B
FIGURE 12.3	PLANTING PLAN - AREA C
FIGURE 12.4	PLANTING PLAN - AREA D
FIGURE 12.5	PLANTING DETAILS I
FIGURE 12.6	PLANTING DETAILS II

IRRIGATION PLAN

FIGURE 13.0	IRRIGATION PLAN - AREA A
FIGURE 13.1	IRRIGATION PLAN - AREA B
FIGURE 13.2	IRRIGATION PLAN - AREA C
FIGURE 13.3	IRRIGATION PLAN - AREA D
FIGURE 13.4	IRRIGATION DETAILS I
FIGURE 13.5	IRRIGATION DETAILS II
FIGURE 14.0	HARDSCAPE & MATERIALS PLAN - DETAILS I FENCES & WALLS
FIGURE 14.1	HARDSCAPE & MATERIALS PLAN - DETAILS II



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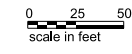


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW & CONDITIONAL USE
SITE ANALYSIS
 NEIGHBORHOOD VICINITY MAP

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 DRAWING/FIGURE NUMBER: 1.0
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- GENERAL SHEET NOTES**
1. THERE ARE NO DESIGNATED BIKEWAYS IN THIS VICINITY.
 2. THERE ARE NO TRANSIT STOPS IN THIS VICINITY.
 3. PEDESTRIAN WAYS SUCH AS SIDEWALKS ARE VERY LIMITED IN THIS AREA AND ARE CALLED OUT HERE.
 4. THE WTP IS LOCATED IN S24 T2S R1E.
 5. THIS SITE IS IN THE ROBINWOOD NEIGHBORHOOD.
 6. THE TAX LOT NUMBERS ARE: 300, 1900, 1200 AND 1400.



0 25 50
scale in feet

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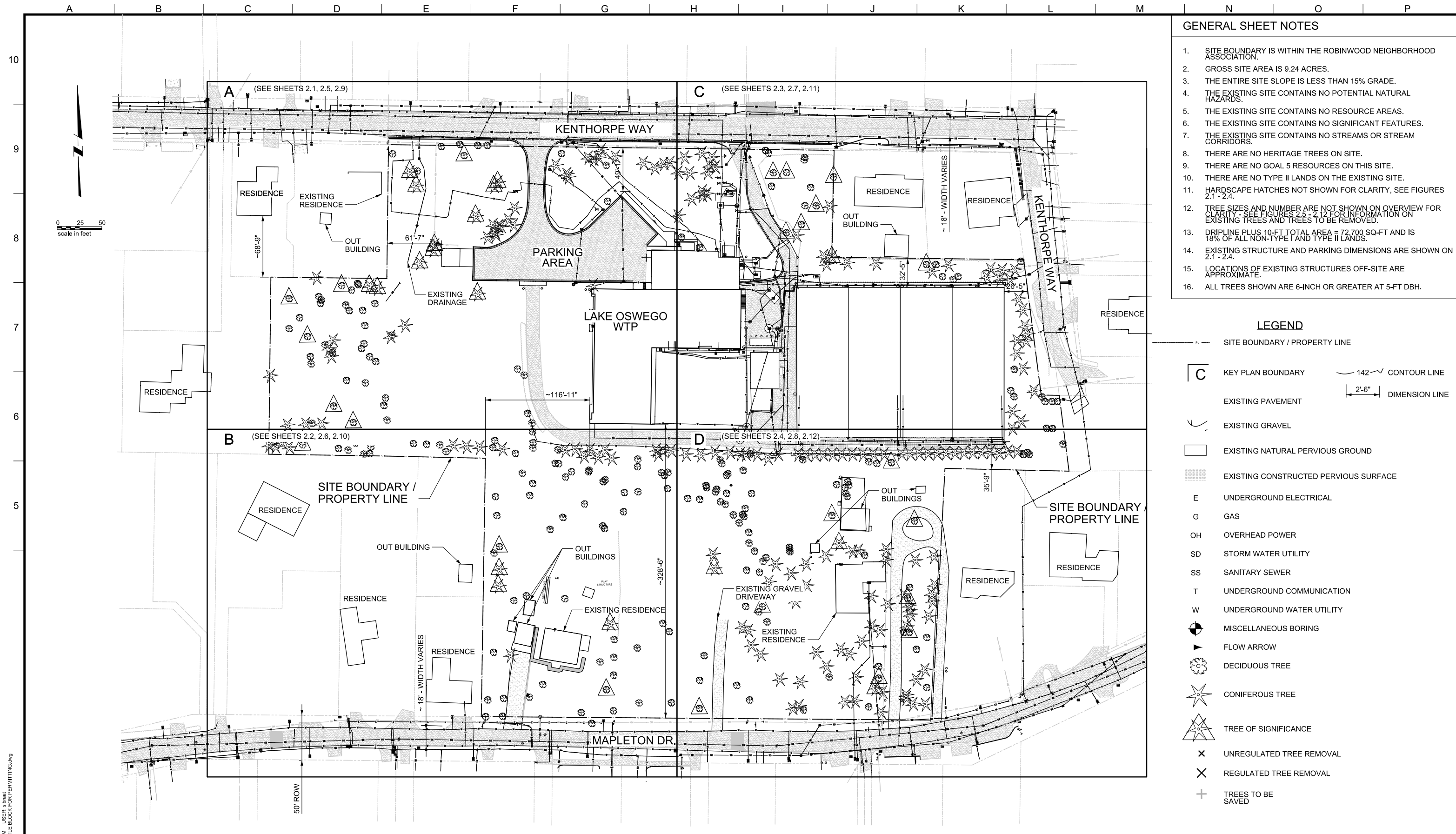


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW & CONDITIONAL USE
**SITE ANALYSIS
 VICINITY MAP**

PRINT DATE
08/20/12
PROJECT NUMBER

SCALE
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DRAWING/FIGURE NUMBER
1.1

OF



- ### GENERAL SHEET NOTES
- SITE BOUNDARY IS WITHIN THE ROBINWOOD NEIGHBORHOOD ASSOCIATION.
 - GROSS SITE AREA IS 9.24 ACRES.
 - THE ENTIRE SITE SLOPE IS LESS THAN 15% GRADE.
 - THE EXISTING SITE CONTAINS NO POTENTIAL NATURAL HAZARDS.
 - THE EXISTING SITE CONTAINS NO RESOURCE AREAS.
 - THE EXISTING SITE CONTAINS NO SIGNIFICANT FEATURES.
 - THE EXISTING SITE CONTAINS NO STREAMS OR STREAM CORRIDORS.
 - THERE ARE NO HERITAGE TREES ON SITE.
 - THERE ARE NO GOAL 5 RESOURCES ON THIS SITE.
 - THERE ARE NO TYPE II LANDS ON THE EXISTING SITE.
 - HARDSCAPE HATCHES NOT SHOWN FOR CLARITY, SEE FIGURES 2.1 - 2.4.
 - TREE SIZES AND NUMBER ARE NOT SHOWN ON OVERVIEW FOR CLARITY - SEE FIGURES 2.5 - 2.12 FOR INFORMATION ON EXISTING TREES AND TREES TO BE REMOVED.
 - DRIPLINE PLUS 10-FT TOTAL AREA = 72,700 SQ-FT AND IS 18% OF ALL NON-TYPE I AND TYPE II LANDS.
 - EXISTING STRUCTURE AND PARKING DIMENSIONS ARE SHOWN ON 2.1 - 2.4.
 - LOCATIONS OF EXISTING STRUCTURES OFF-SITE ARE APPROXIMATE.
 - ALL TREES SHOWN ARE 6-INCH OR GREATER AT 5-FT DBH.

- ### LEGEND
- SITE BOUNDARY / PROPERTY LINE
 - KEY PLAN BOUNDARY
 - EXISTING PAVEMENT
 - EXISTING GRAVEL
 - EXISTING NATURAL PERVIOUS GROUND
 - EXISTING CONSTRUCTED PERVIOUS SURFACE
 - E UNDERGROUND ELECTRICAL
 - G GAS
 - OH OVERHEAD POWER
 - SD STORM WATER UTILITY
 - SS SANITARY SEWER
 - T UNDERGROUND COMMUNICATION
 - W UNDERGROUND WATER UTILITY
 - MISCELLANEOUS BORING
 - FLOW ARROW
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE OF SIGNIFICANCE
 - UNREGULATED TREE REMOVAL
 - REGULATED TREE REMOVAL
 - TREES TO BE SAVED
 - 142 CONTOUR LINE
 - 2'-6" DIMENSION LINE

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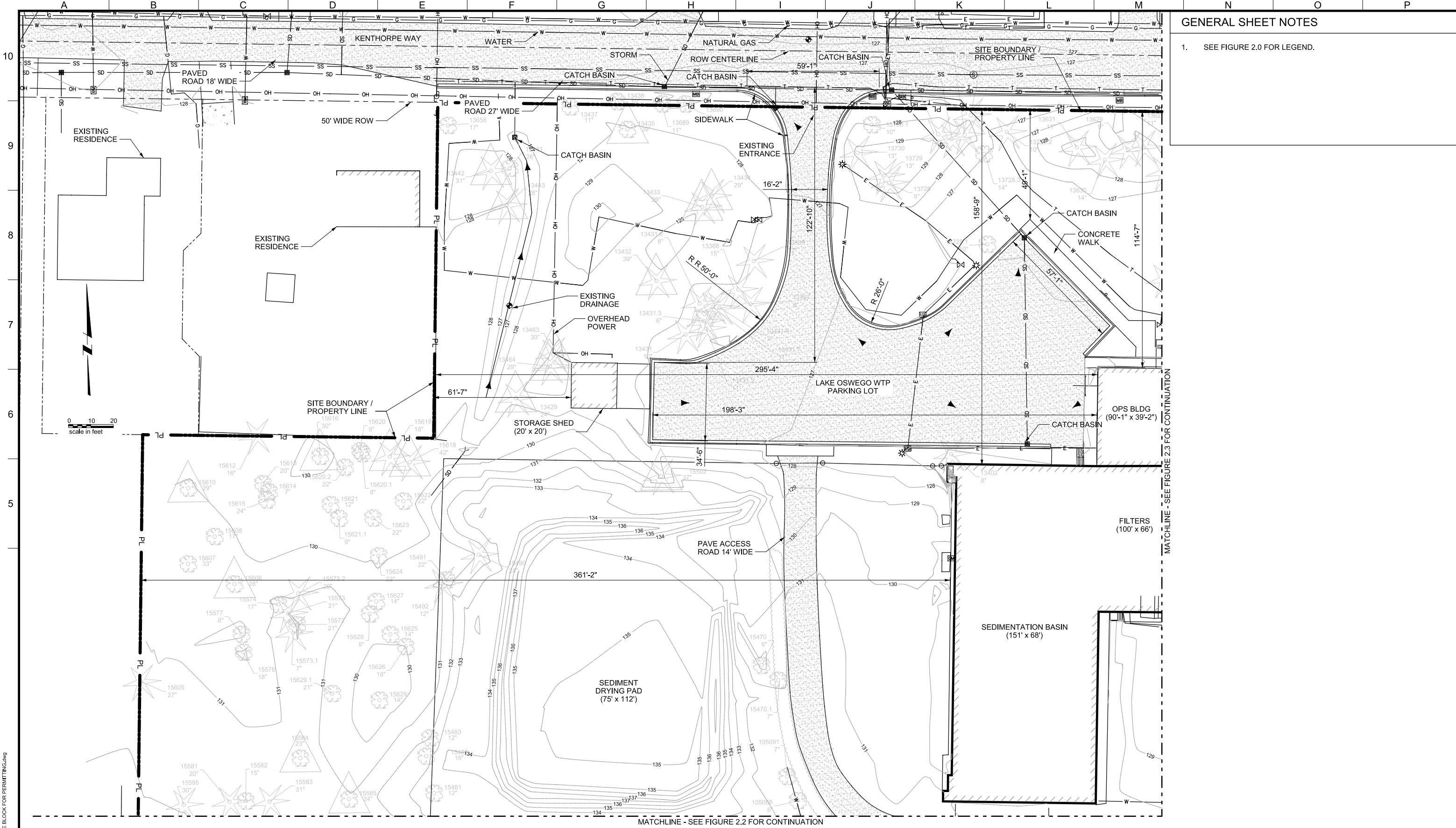
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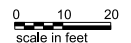
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 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING SITE OVERVIEW

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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.



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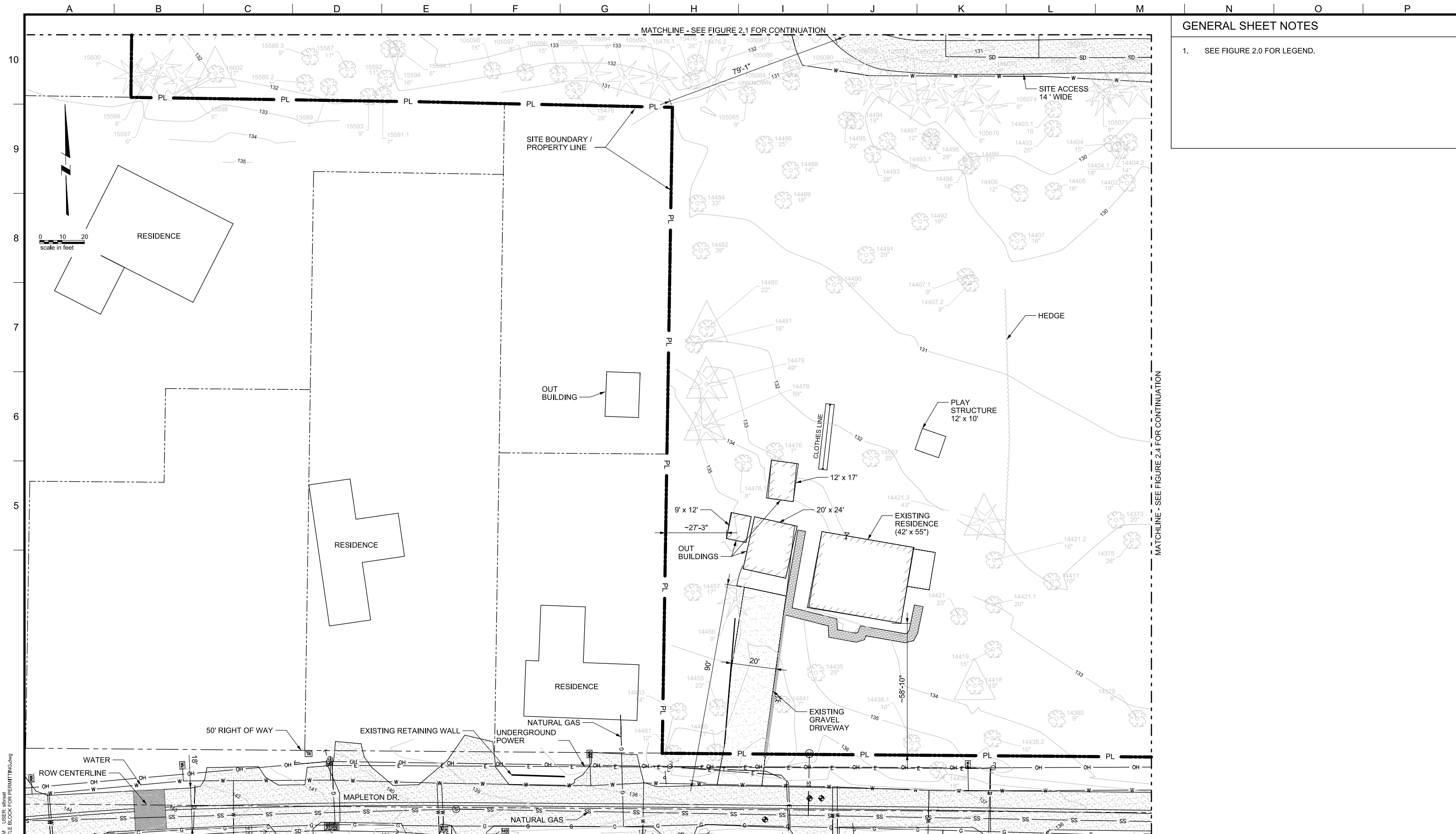
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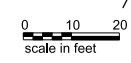
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 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - EXISTING SITE
 AREA A

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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.



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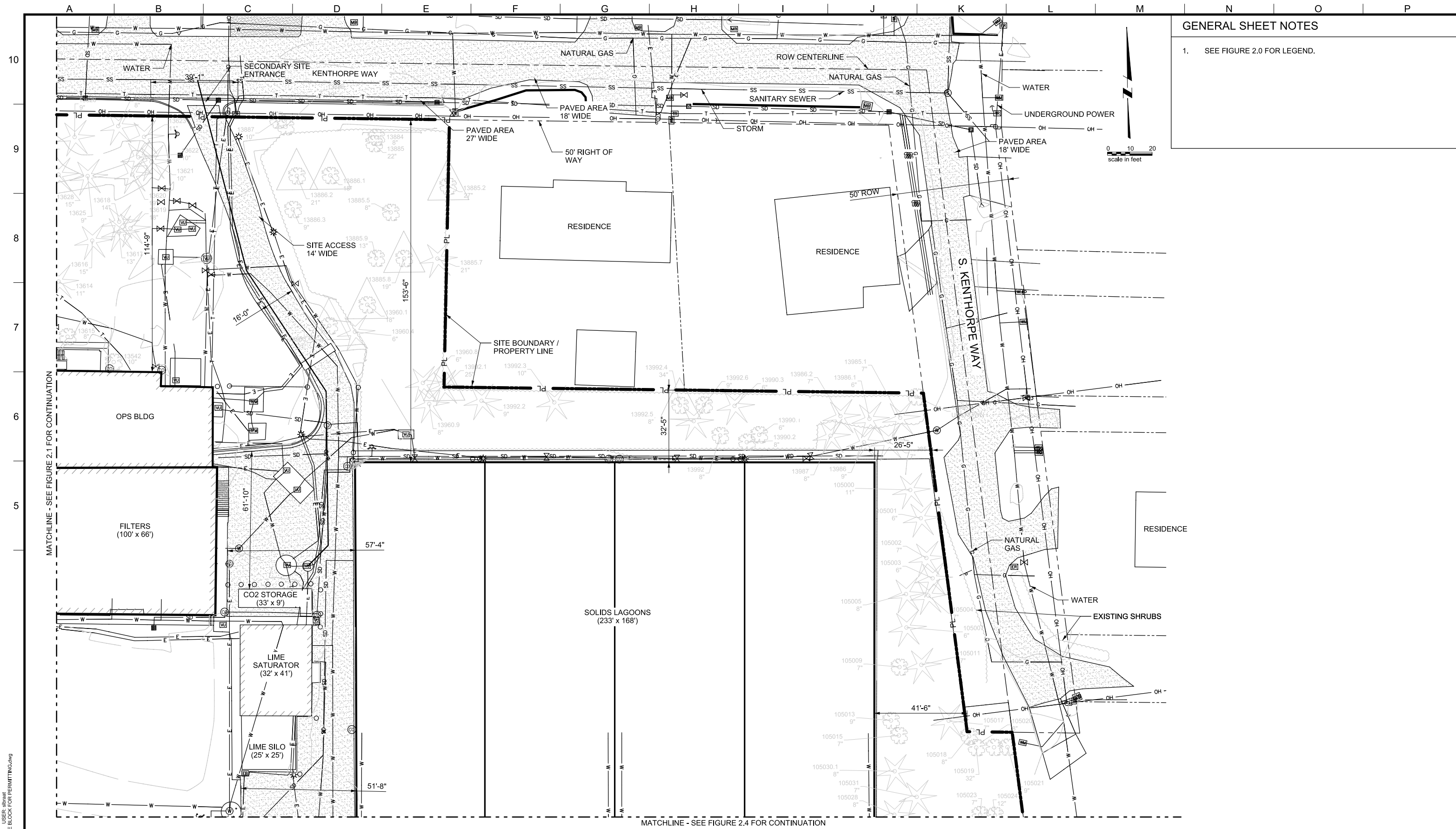


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - EXISTING SITE
 AREA B

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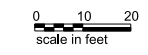
SCALE
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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.



MATCHLINE - SEE FIGURE 2.1 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.4 FOR CONTINUATION

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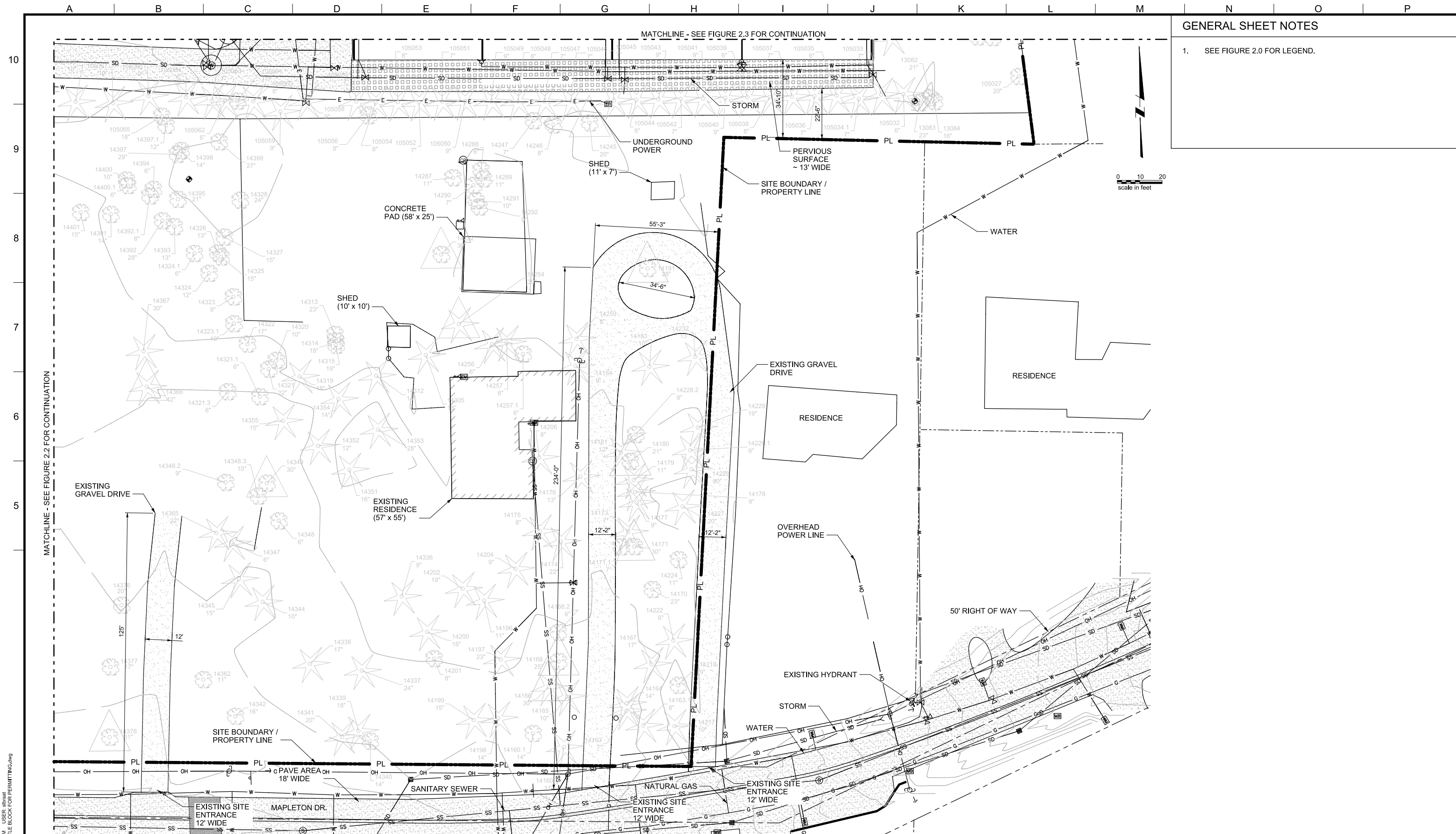
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - EXISTING SITE
 AREA C

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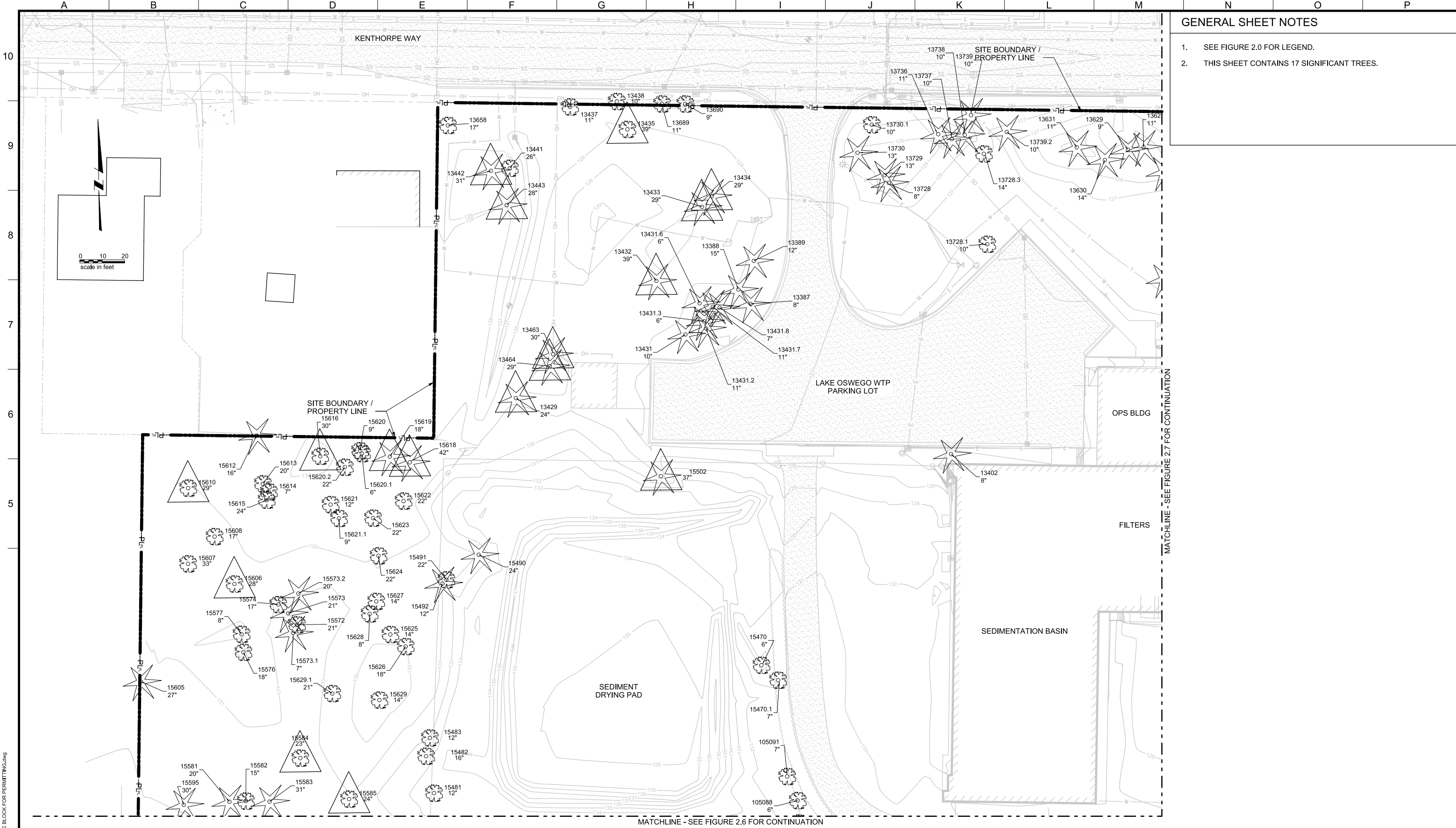
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - EXISTING SITE
 AREA D

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SCALE 1" = 20'
DRAWING/FIGURE NUMBER 2.4
OF



GENERAL SHEET NOTES

- SEE FIGURE 2.0 FOR LEGEND.
- THIS SHEET CONTAINS 17 SIGNIFICANT TREES.

MATCHLINE - SEE FIGURE 2.7 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.6 FOR CONTINUATION

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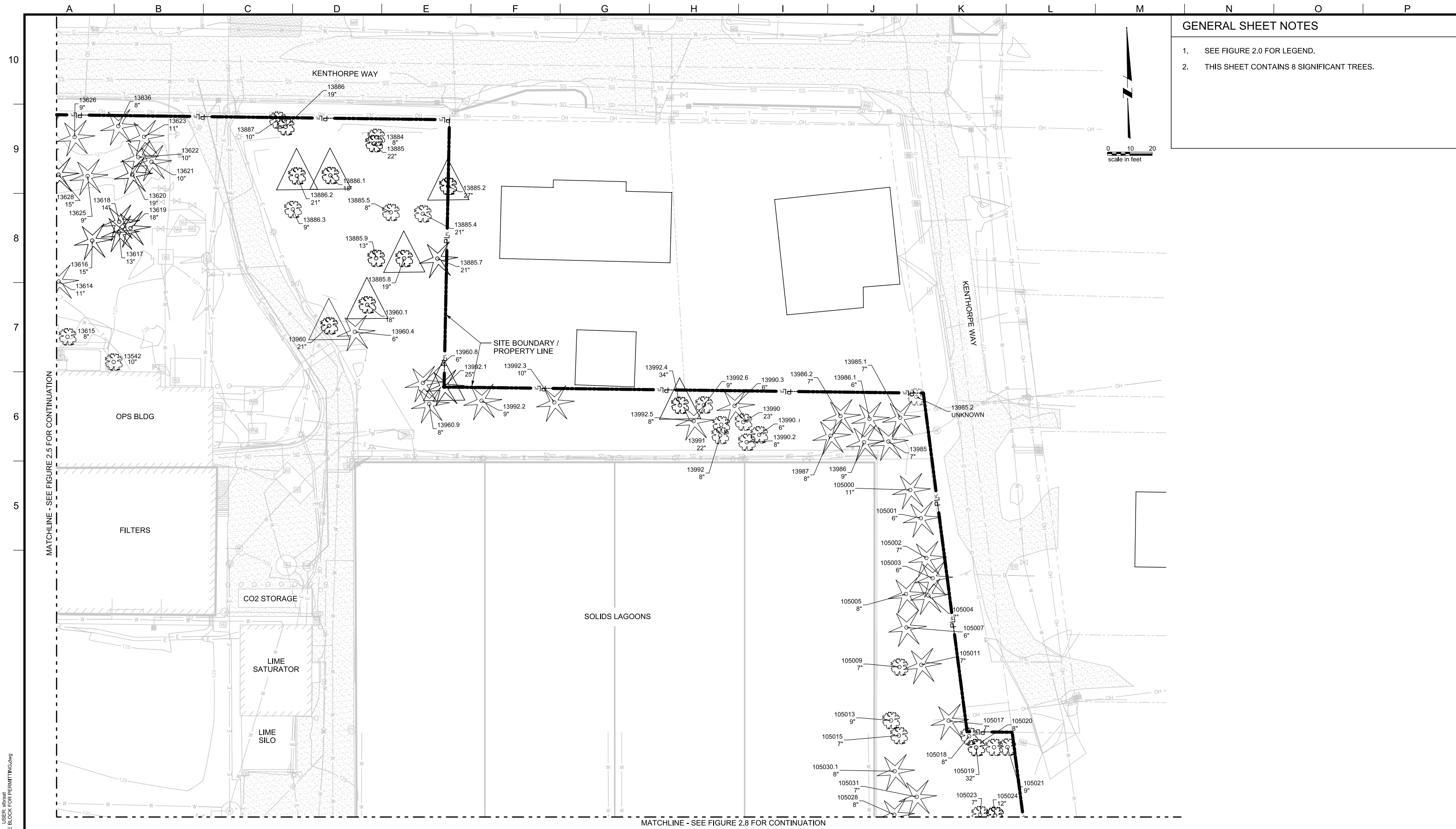
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING TREES
 AREA A

PRINT DATE: 08/20/12
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 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 2.5
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GENERAL SHEET NOTES

- SEE FIGURE 2.0 FOR LEGEND.
- THIS SHEET CONTAINS 8 SIGNIFICANT TREES.

MATCHLINE - SEE FIGURE 2.5 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.8 FOR CONTINUATION

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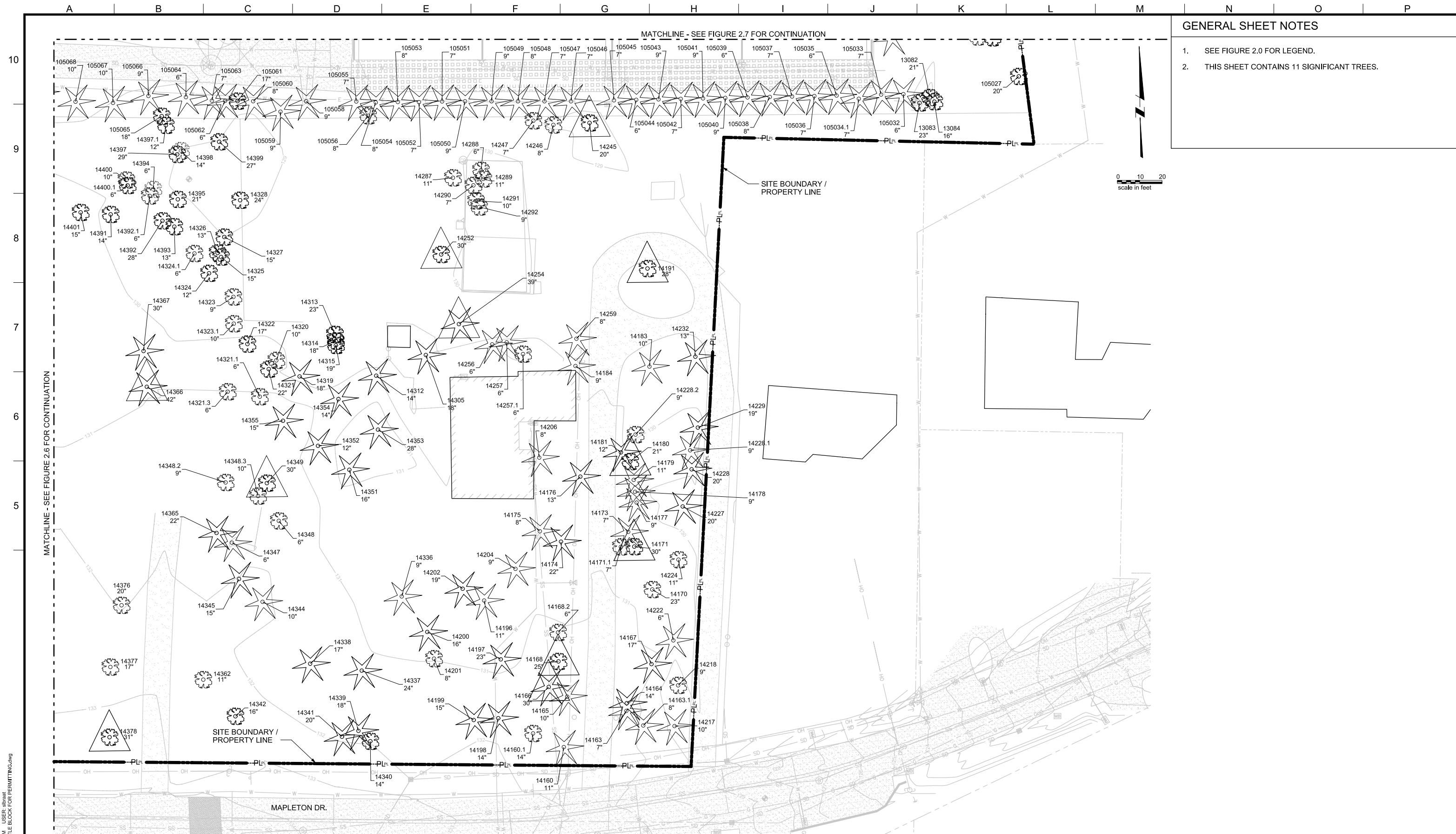
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - EXISTING TREES
 AREA C

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 2.7
 ### OF



GENERAL SHEET NOTES

- SEE FIGURE 2.0 FOR LEGEND.
- THIS SHEET CONTAINS 11 SIGNIFICANT TREES.

MATCHLINE - SEE FIGURE 2.6 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.7 FOR CONTINUATION

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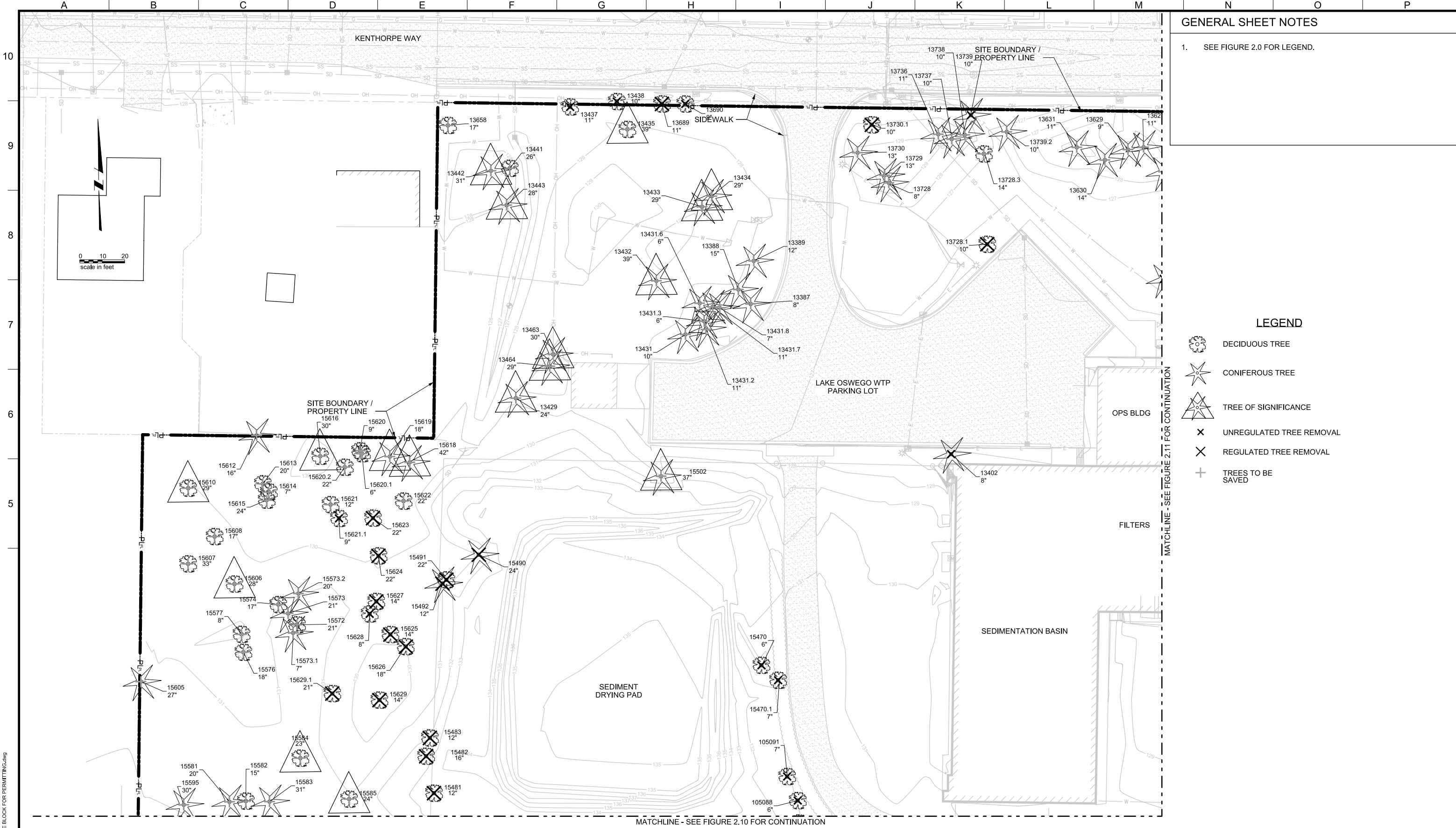
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - EXISTING TREES
 AREA D

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 2.8
 ### OF



GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE OF SIGNIFICANCE
- UNREGULATED TREE REMOVAL
- REGULATED TREE REMOVAL
- TREES TO BE SAVED

MATCHLINE - SEE FIGURE 2.11 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.10 FOR CONTINUATION

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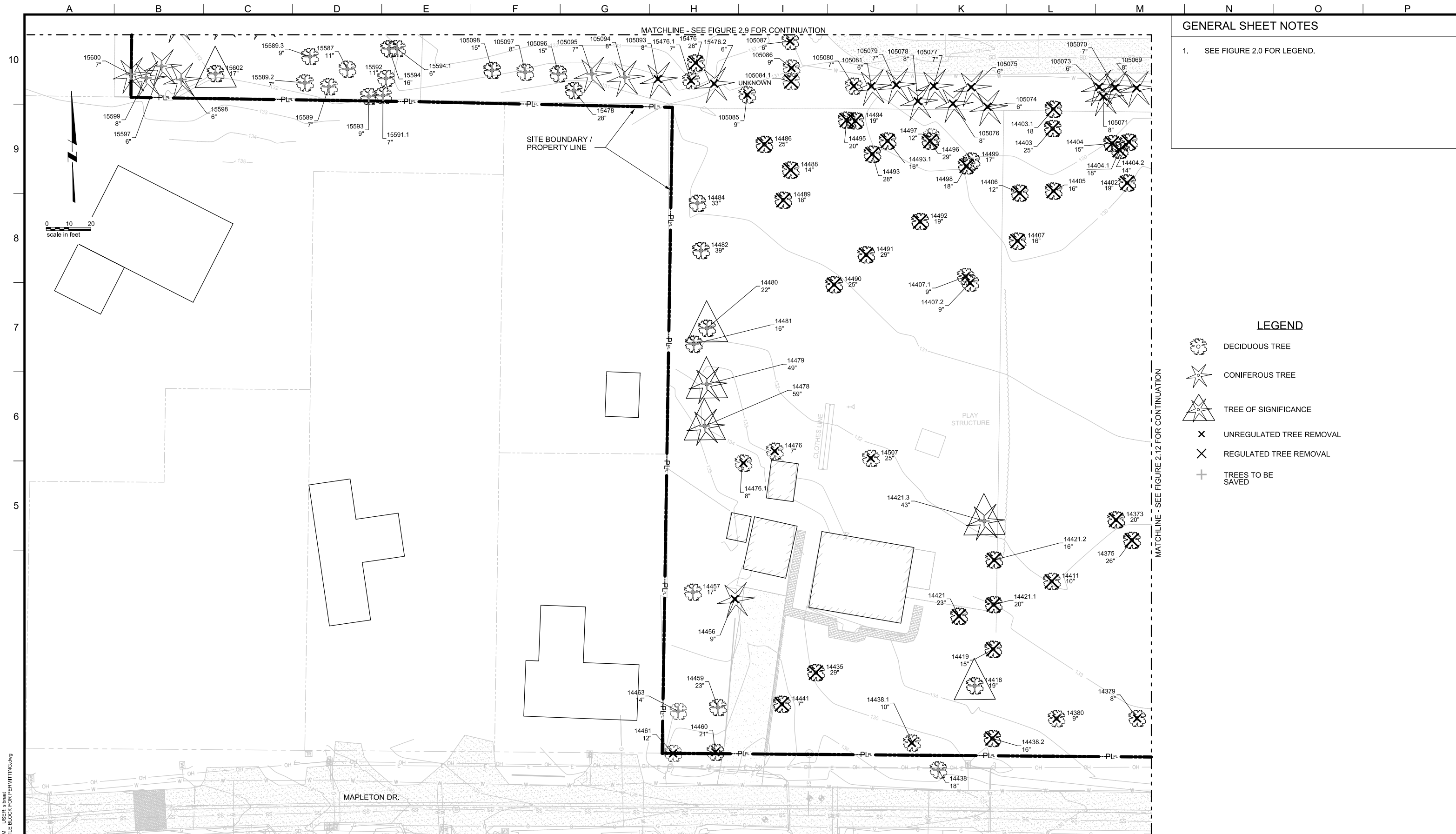


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**SITE ANALYSIS - EXISTING TREE REMOVAL
AREA A**

PRINT DATE
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SCALE
1" = 20'
DRAWING/FIGURE NUMBER
2.9

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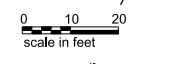


GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE OF SIGNIFICANCE
- UNREGULATED TREE REMOVAL
- REGULATED TREE REMOVAL
- TREES TO BE SAVED



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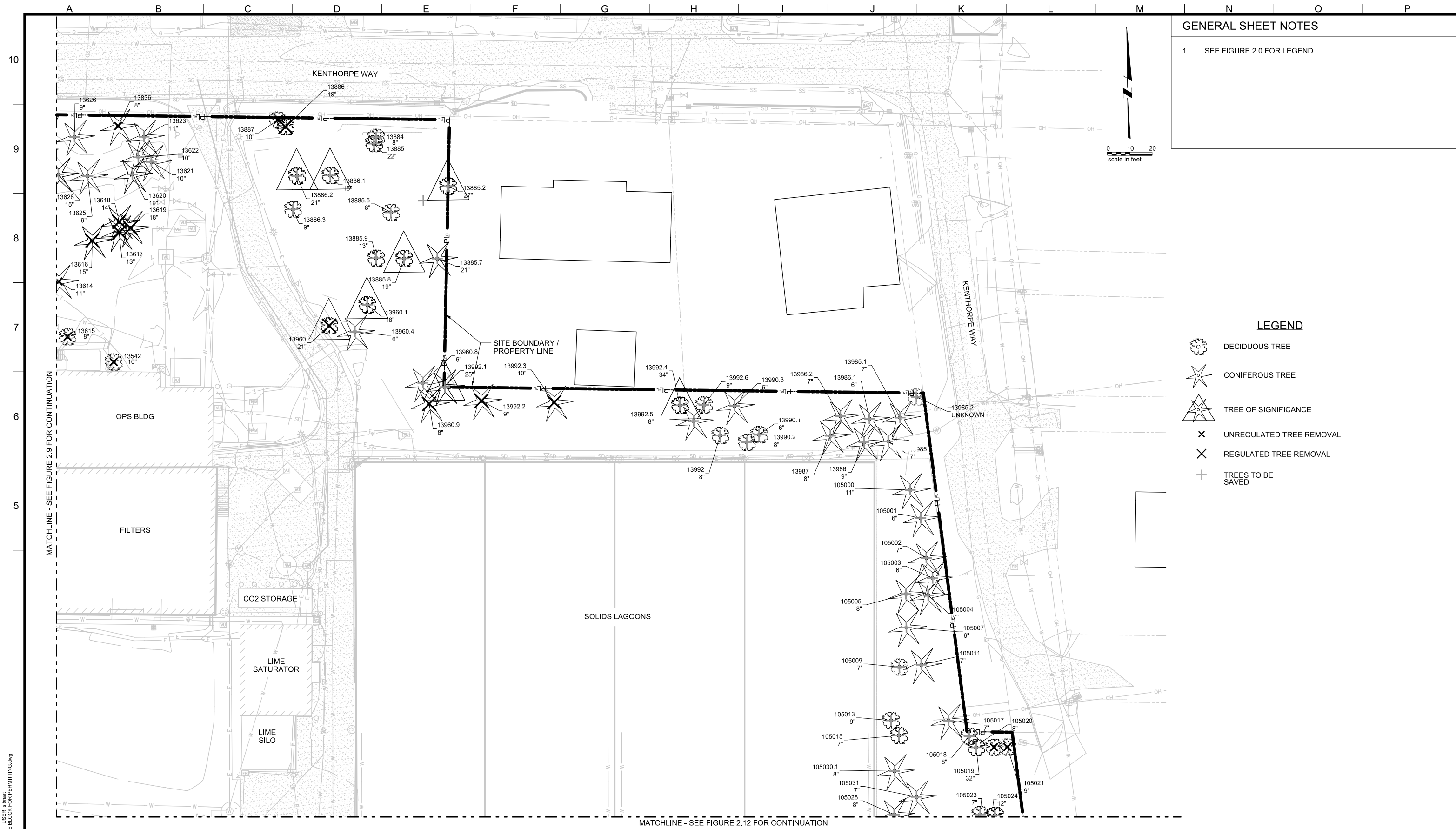


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING TREE REMOVAL
AREA B

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PROJECT NUMBER

SCALE
1" = 20'
DRAWING/FIGURE NUMBER
2.10

OF



GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.



- LEGEND**
- DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE OF SIGNIFICANCE
 - UNREGULATED TREE REMOVAL
 - REGULATED TREE REMOVAL
 - TREES TO BE SAVED

MATCHLINE - SEE FIGURE 2.9 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.12 FOR CONTINUATION

PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\pwork\dm5297138564.TITLE BLOCK FOR PERMITTING.dwg



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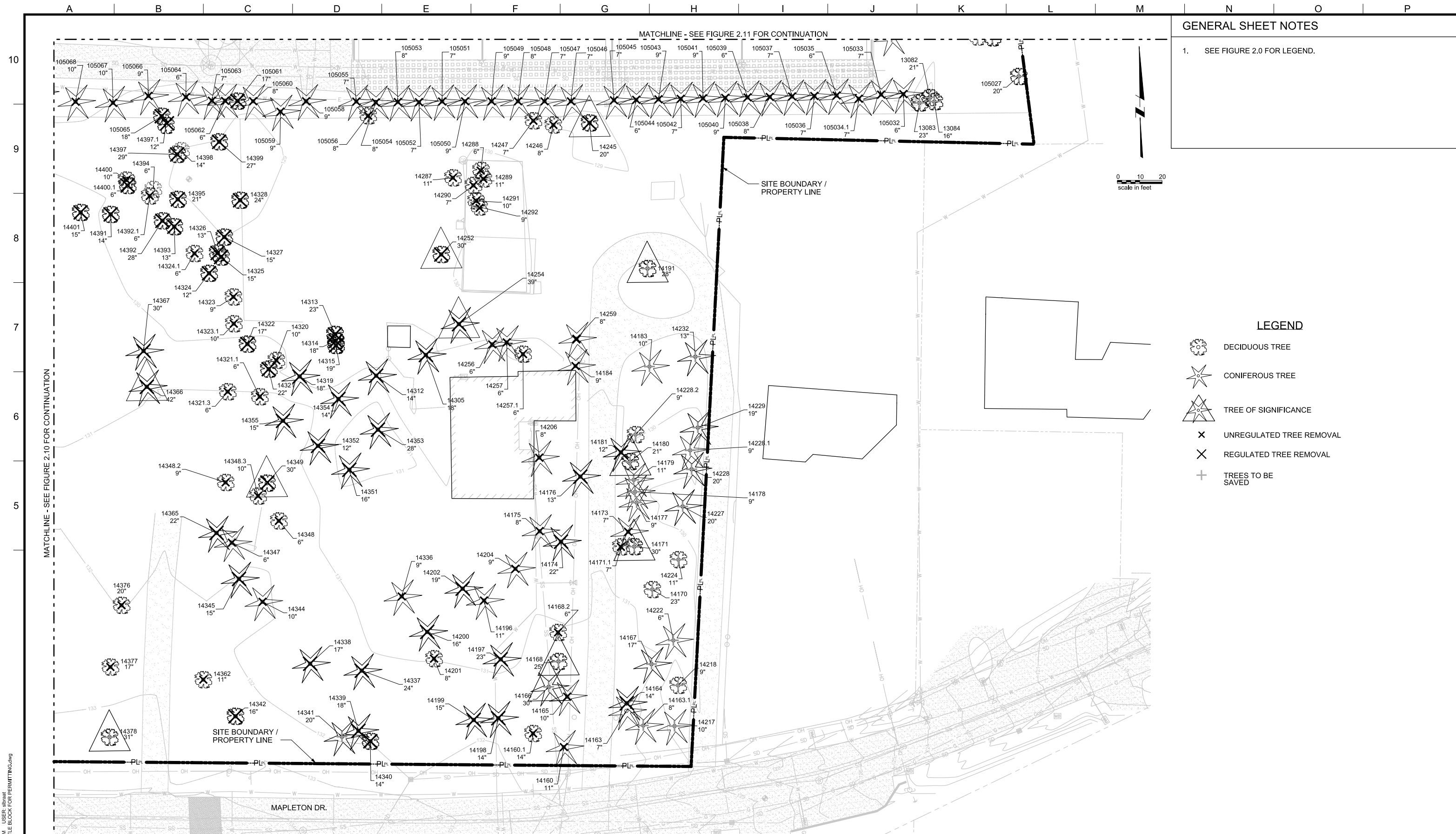
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REV.	DESCRIPTION	BY	DATE	APP.

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 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - EXISTING TREE REMOVAL
 AREA C

PRINT DATE: 08/20/12
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 DRAWING/FIGURE NUMBER: 2.11
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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE OF SIGNIFICANCE
- UNREGULATED TREE REMOVAL
- REGULATED TREE REMOVAL
- TREES TO BE SAVED

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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING TREE REMOVAL
 AREA D

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 DRAWING/FIGURE NUMBER: 2.12
 #### OF



GENERAL SHEET NOTES

- 20% DRIPLINE +10 FT AREA (MANDATORY PROTECTION ZONE 55.100 B2B) = 0.48 ACRES.
- ADDITIONAL AREA RESERVED = 1.73 ACRES - 0.48 ACRES = 1.25 ACRES

- LEGEND**
- DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE OF SIGNIFICANCE
 - UNREGULATED TREE REMOVAL
 - REGULATED TREE REMOVAL
 - TREES TO BE SAVED
 - DRIPLINE +10-FT OF 42 SIGNIFICANT TREES = 2.4 ACRES
 - DRIPLINE + 10-FT OF 36 SIGNIFICANT TREES TO REMAIN = 2.0 ACRES
 - TREE PROTECTION AREA (PER LU PLAN FIGURE 3.0) = 1.73 ACRES

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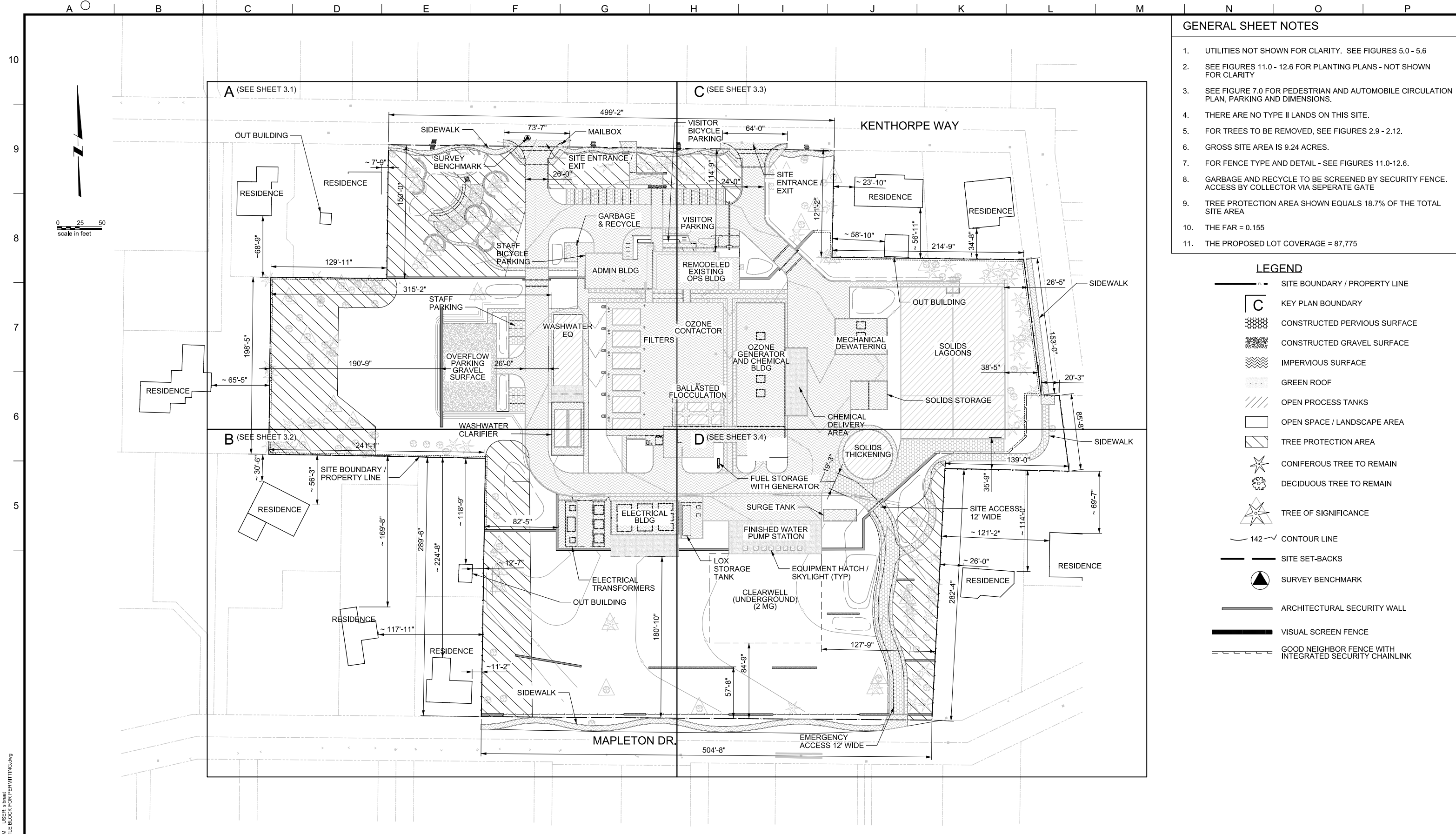
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - TREE AREAS

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 DRAWING/FIGURE NUMBER: 2.13
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GENERAL SHEET NOTES

1. UTILITIES NOT SHOWN FOR CLARITY. SEE FIGURES 5.0 - 5.6
2. SEE FIGURES 11.0 - 12.6 FOR PLANTING PLANS - NOT SHOWN FOR CLARITY
3. SEE FIGURE 7.0 FOR PEDESTRIAN AND AUTOMOBILE CIRCULATION PLAN, PARKING AND DIMENSIONS.
4. THERE ARE NO TYPE II LANDS ON THIS SITE.
5. FOR TREES TO BE REMOVED, SEE FIGURES 2.9 - 2.12.
6. GROSS SITE AREA IS 9.24 ACRES.
7. FOR FENCE TYPE AND DETAIL - SEE FIGURES 11.0-12.6.
8. GARBAGE AND RECYCLE TO BE SCREENED BY SECURITY FENCE. ACCESS BY COLLECTOR VIA SEPERATE GATE
9. TREE PROTECTION AREA SHOWN EQUALS 18.7% OF THE TOTAL SITE AREA
10. THE FAR = 0.155
11. THE PROPOSED LOT COVERAGE = 87,775

LEGEND

- SITE BOUNDARY / PROPERTY LINE
- KEY PLAN BOUNDARY
- CONSTRUCTED PERVIOUS SURFACE
- CONSTRUCTED GRAVEL SURFACE
- IMPERVIOUS SURFACE
- GREEN ROOF
- OPEN PROCESS TANKS
- OPEN SPACE / LANDSCAPE AREA
- TREE PROTECTION AREA
- CONIFEROUS TREE TO REMAIN
- DECIDUOUS TREE TO REMAIN
- TREE OF SIGNIFICANCE
- 142' CONTOUR LINE
- SITE SET-BACKS
- SURVEY BENCHMARK
- ARCHITECTURAL SECURITY WALL
- VISUAL SCREEN FENCE
- GOOD NEIGHBOR FENCE WITH INTEGRATED SECURITY CHAINLINK

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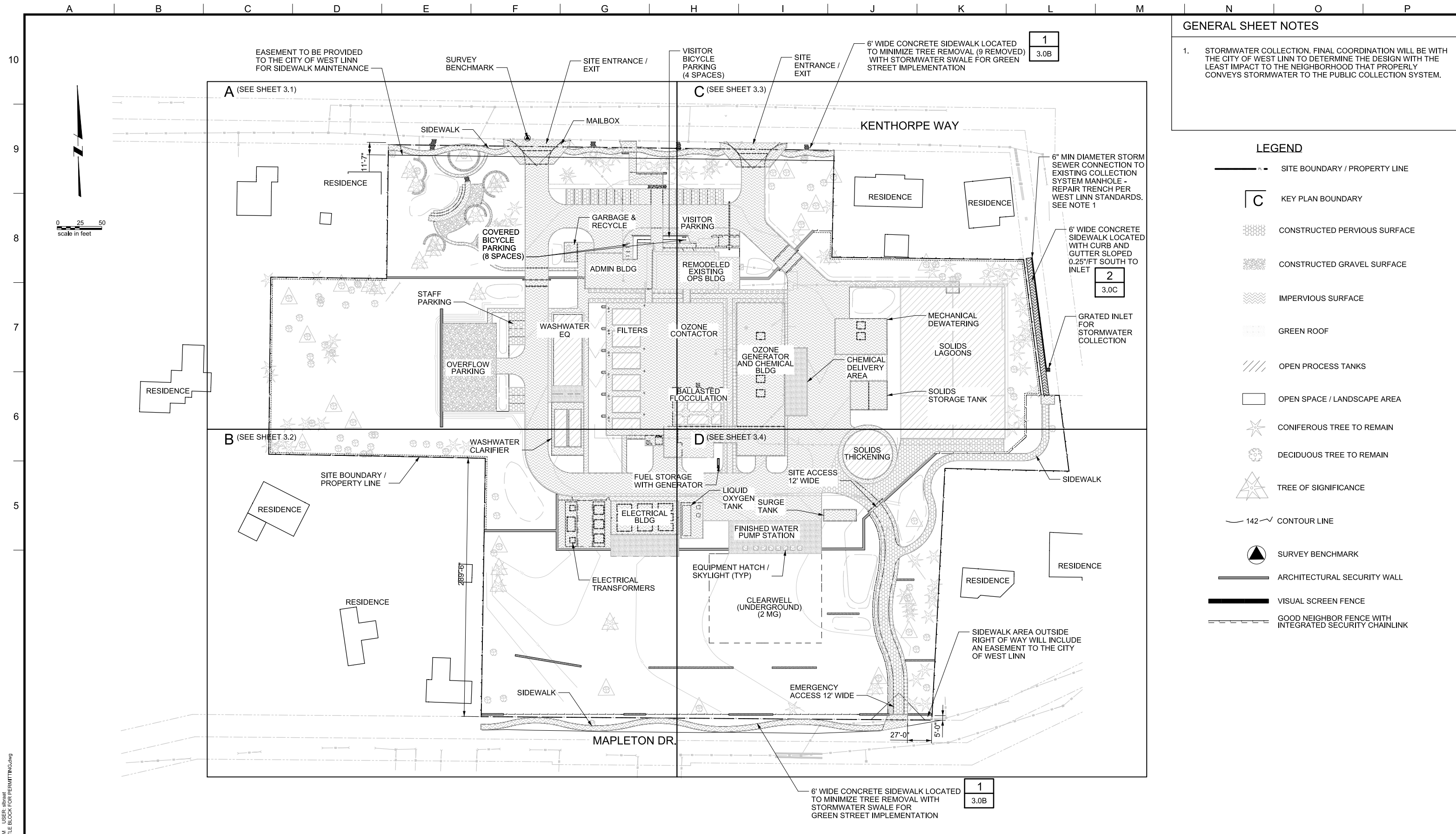
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PROPOSED SITE PLAN OVERVIEW

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1" = 50'
DRAWING/FIGURE NUMBER 3.0
OF



GENERAL SHEET NOTES

1. STORMWATER COLLECTION. FINAL COORDINATION WILL BE WITH THE CITY OF WEST LINN TO DETERMINE THE DESIGN WITH THE LEAST IMPACT TO THE NEIGHBORHOOD THAT PROPERLY CONVEYS STORMWATER TO THE PUBLIC COLLECTION SYSTEM.

- LEGEND**
- SITE BOUNDARY / PROPERTY LINE
 - KEY PLAN BOUNDARY
 - CONSTRUCTED PERVIOUS SURFACE
 - CONSTRUCTED GRAVEL SURFACE
 - IMPERVIOUS SURFACE
 - GREEN ROOF
 - OPEN PROCESS TANKS
 - OPEN SPACE / LANDSCAPE AREA
 - CONIFEROUS TREE TO REMAIN
 - DECIDUOUS TREE TO REMAIN
 - TREE OF SIGNIFICANCE
 - 142' CONTOUR LINE
 - SURVEY BENCHMARK
 - ARCHITECTURAL SECURITY WALL
 - VISUAL SCREEN FENCE
 - GOOD NEIGHBOR FENCE WITH INTEGRATED SECURITY CHAINLINK

MWH
806 SW BROADWAY, SUITE 200
PORTLAND, OREGON 97205

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**Lake Oswego - Tigard
Water Partnership**
sharing water · connecting communities

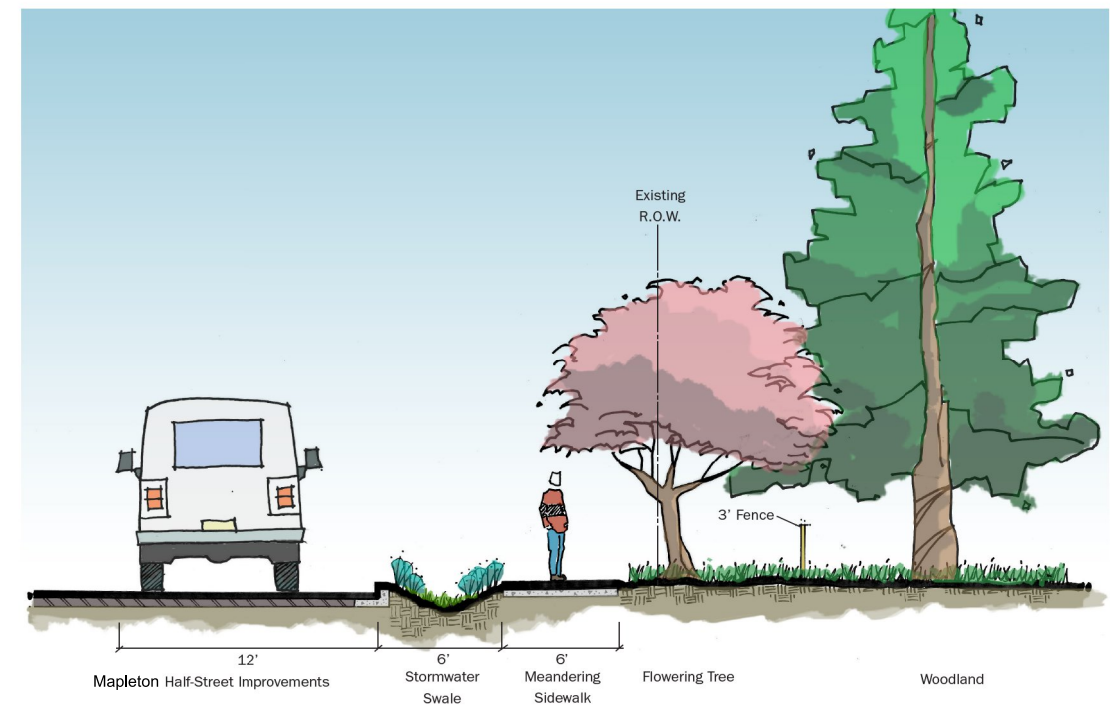
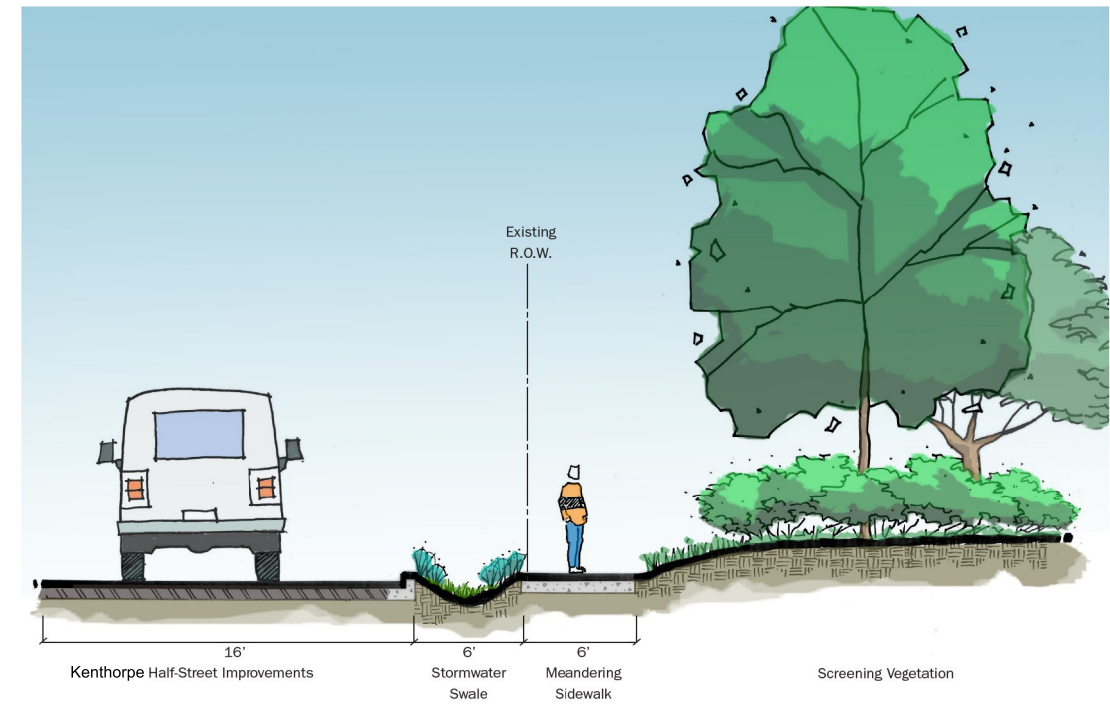
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**PROPOSED SIDEWALK AND STORMWATER
COLLECTION**

PRINT DATE: 08/20/12
PROJECT NUMBER: 1
SCALE: 1" = 50'
DRAWING/FIGURE NUMBER: 3.0A
OF

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GENERAL SHEET NOTES

1. STORMWATER SWALES TO BE DESIGNED AND OPERATED TO PORTLAND BES STANDARDS.
2. STREETS TO BE DESIGNED AND CONSTRUCTED TO CITY OF WEST LINN STANDARDS.
3. SIDEWALKS ON STREET FRONTAGES SHALL BE DESIGNED AND CONSTRUCTED TO CITY OF WEST LINN STANDARDS.



Sidewalks	1
	3.0A



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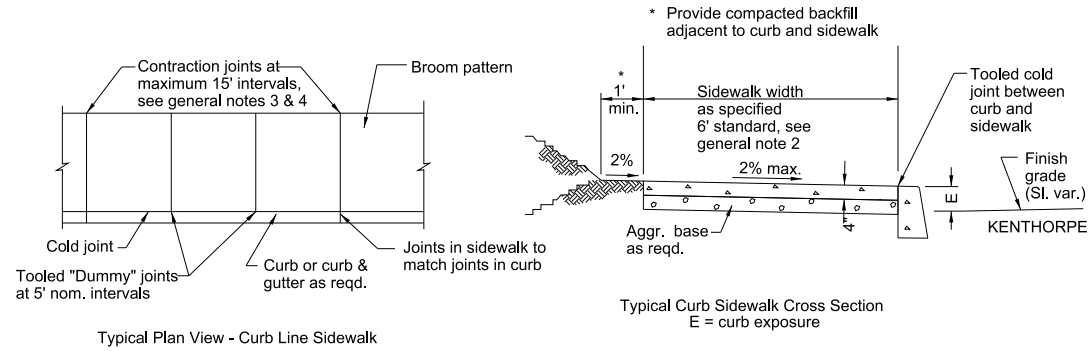
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
PROPOSED SIDEWALK AND STORMWATER SECTIONS - I

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE NO SCALE
DRAWING/FIGURE NUMBER 3.0B
OF



General notes for all details:

1. Include additional paved or unpaved 2' clearance to vertical faces higher than 5' such as retaining walls, sound walls, fences and buildings.
2. Curb type and sidewalk width as shown on plans or as directed. On sidewalks 8' and wider, provide a longitudinal joint at the midpoint.
3. Const. expansion joints at 200' maximum spacing, and at points of tangency, and at ends of each driveway. For monolithic curb & sidewalk, const. expansion joints at 45' maximum spacing.
4. Const. contraction joints at 15' maximum spacing, and at ends of each driveway and ramp.
5. Sidewalk details are based on United States Access Board Standards.

Sidewalks	2
	3.0A

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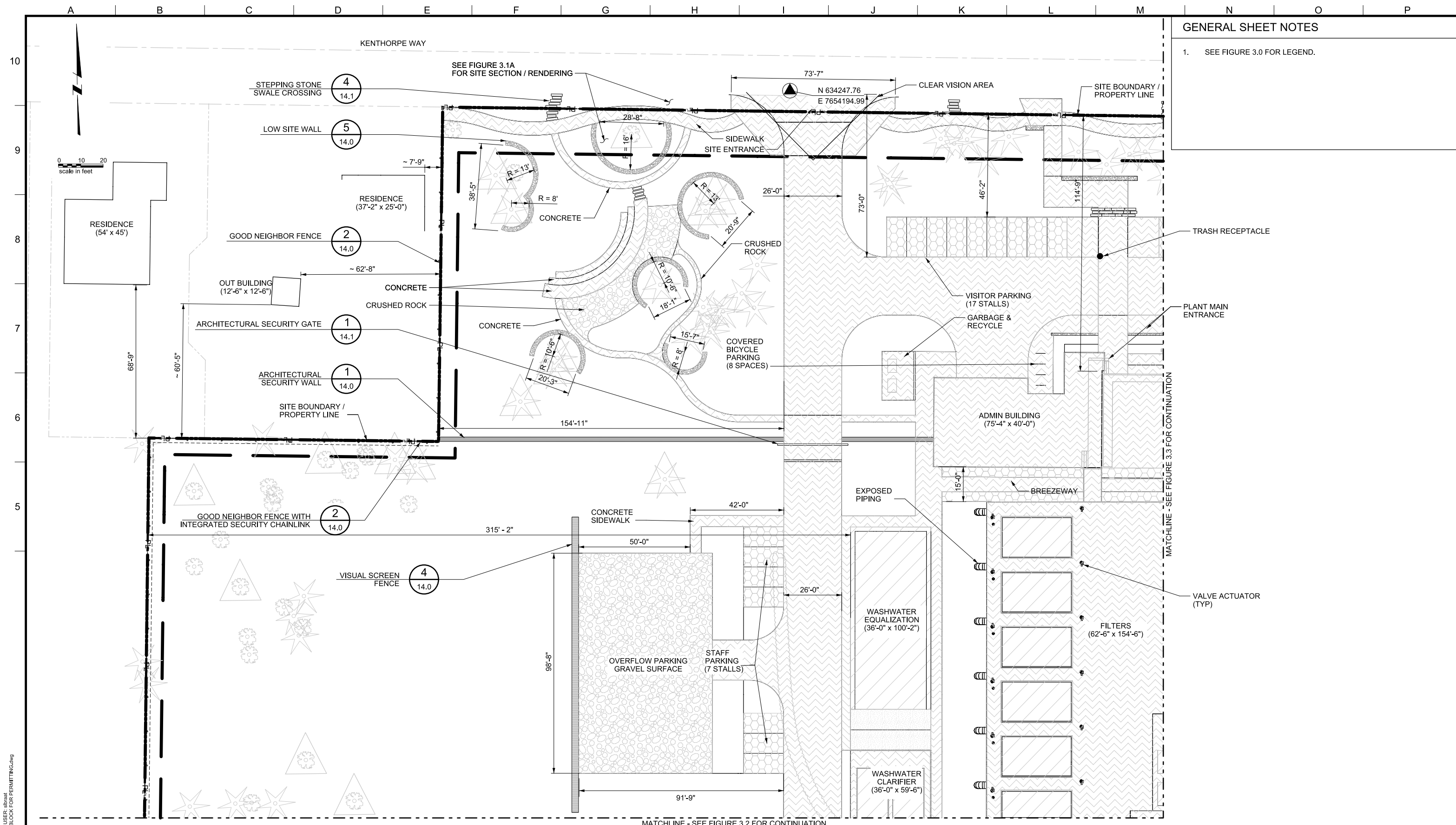
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**PROPOSED SIDEWALK
 DETAIL**

PRINT DATE 08/20/12
PROJECT NUMBER
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GENERAL SHEET NOTES

1. SEE FIGURE 3.0 FOR LEGEND.

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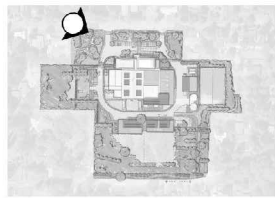


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PROPOSED SITE PLAN
 AREA A

PRINT DATE
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PROJECT NUMBER

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OF



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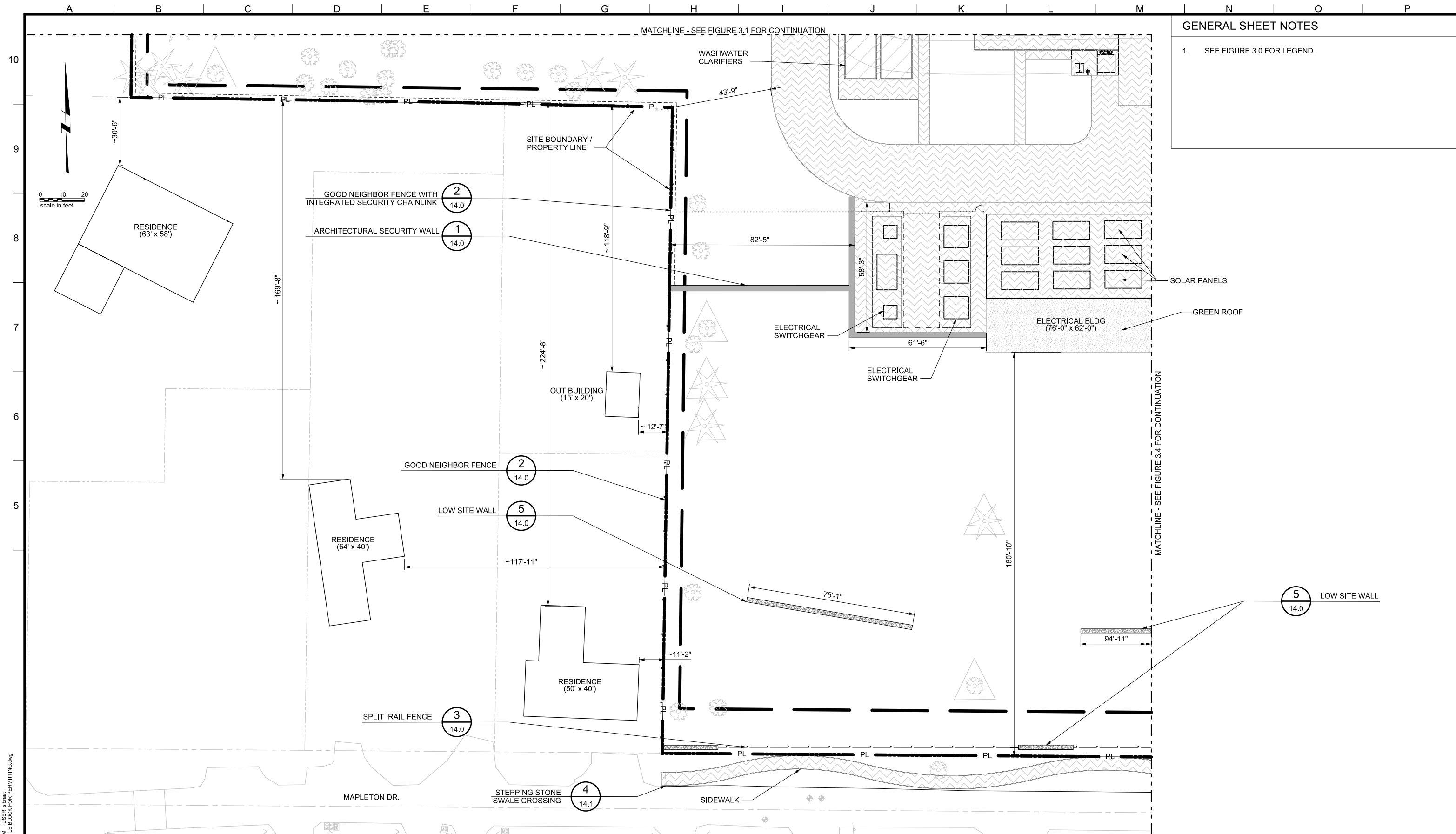
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
VIGNETTE
 KENTHORPE STORMWATER AREA



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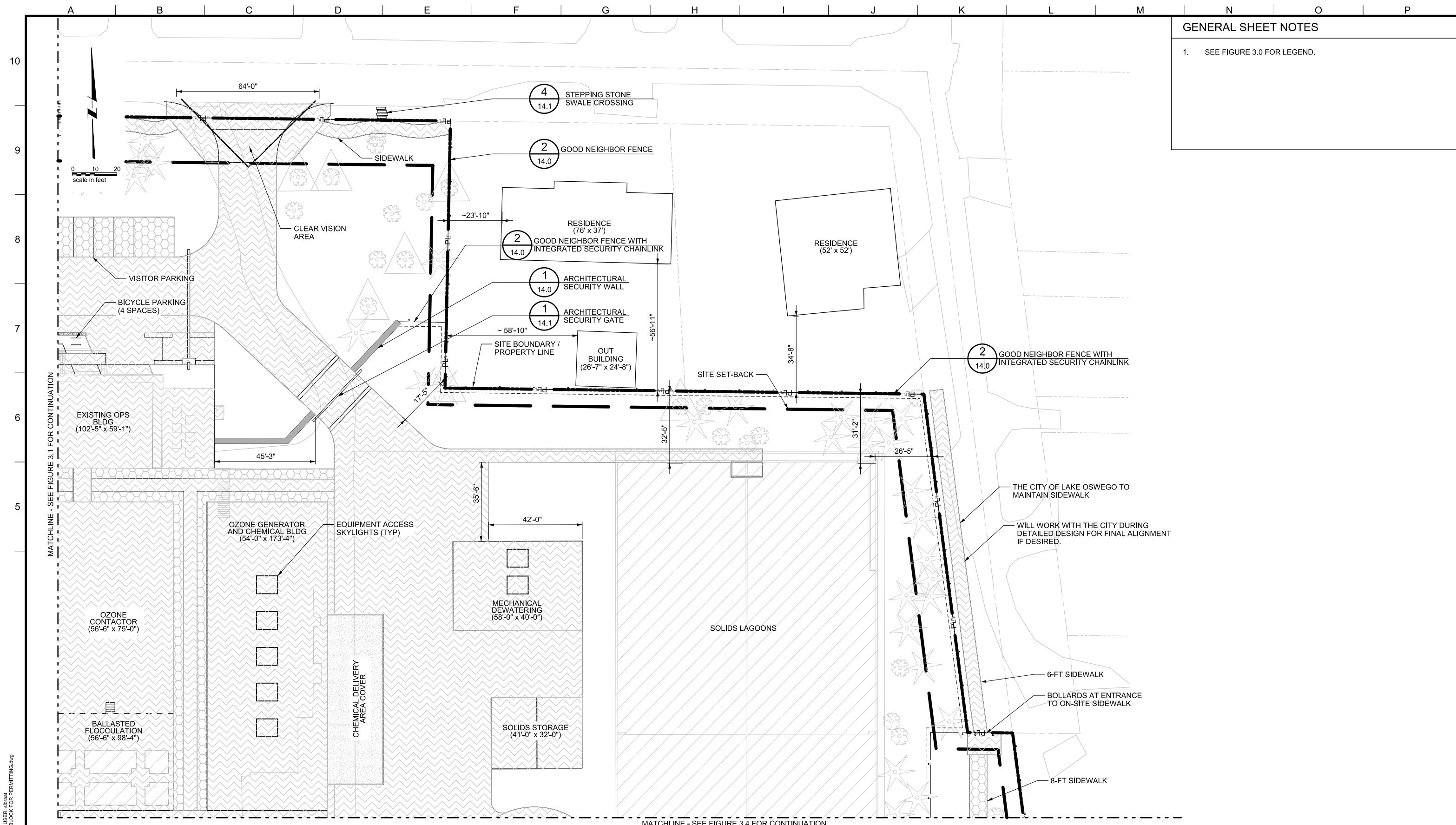


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**PROPOSED SITE PLAN
AREA B**

PRINT DATE
08/20/12
PROJECT NUMBER
SCALE
1" = 20'
DRAWING/FIGURE NUMBER
3.2
OF

GENERAL SHEET NOTES

1. SEE FIGURE 3.0 FOR LEGEND.



MATCHLINE - SEE FIGURE 3.1 FOR CONTINUATION

MATCHLINE - SEE FIGURE 3.4 FOR CONTINUATION



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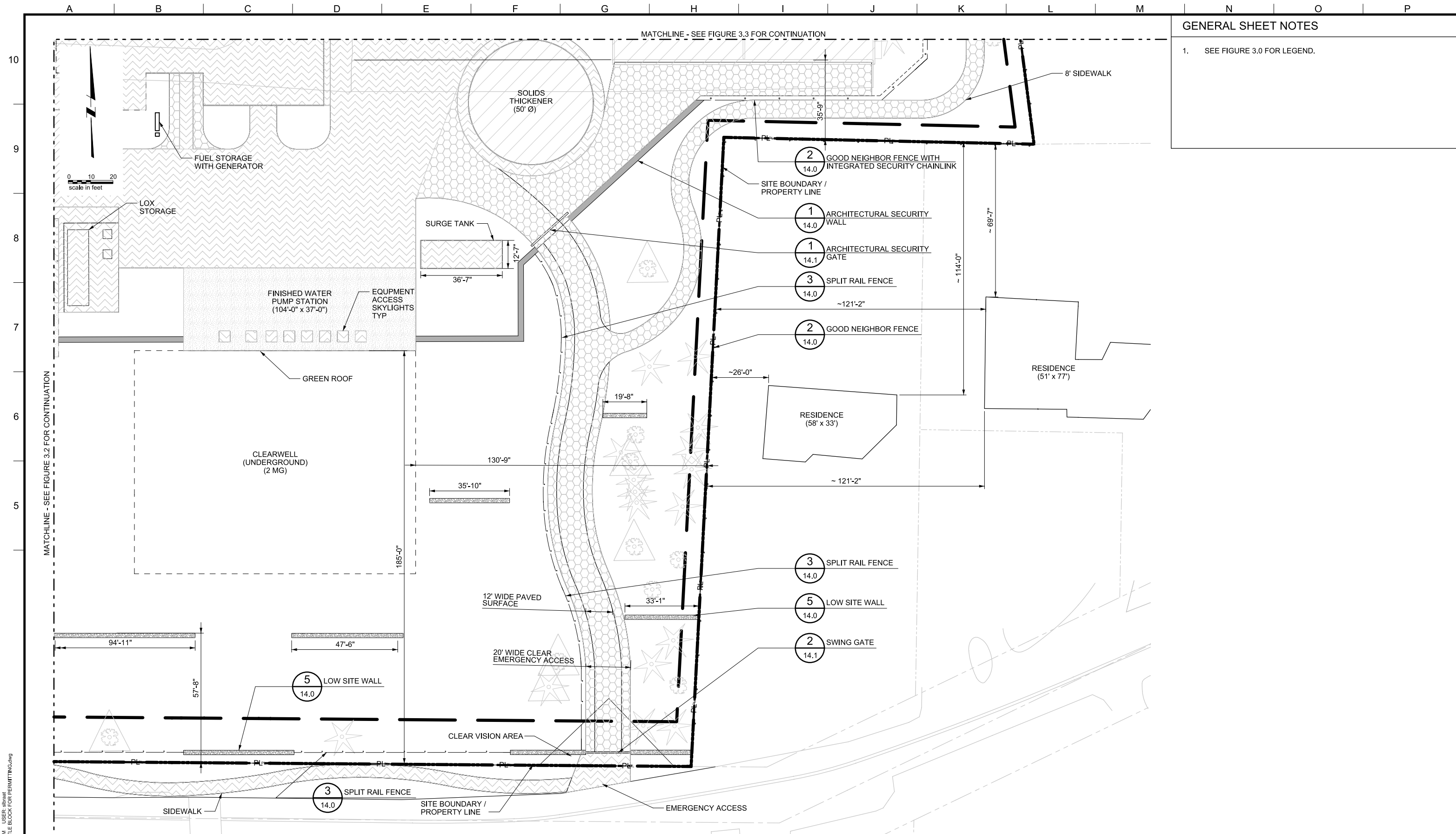
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PROPOSED SITE PLAN
 AREA C

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GENERAL SHEET NOTES

1. SEE FIGURE 3.0 FOR LEGEND.

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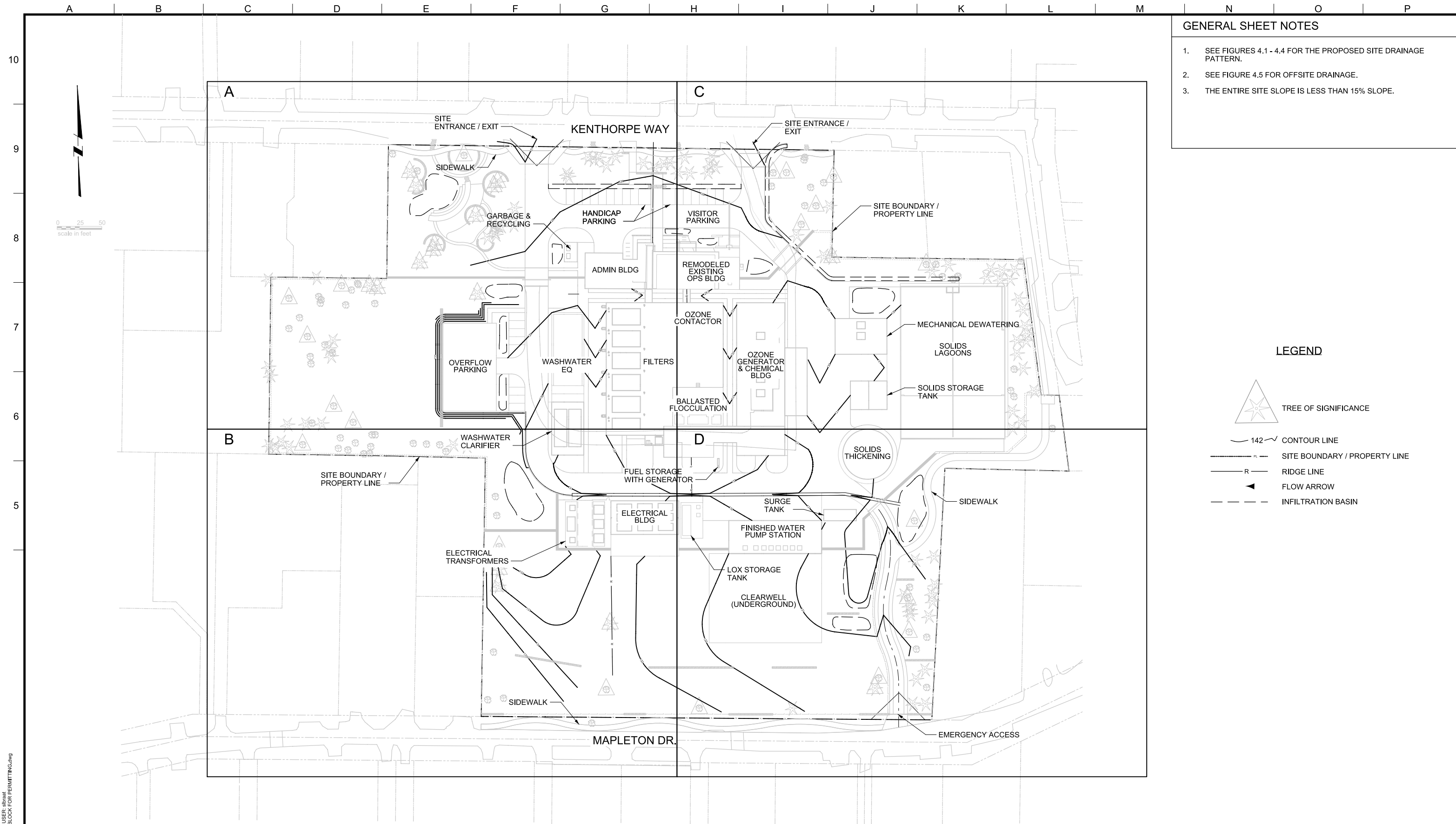
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PROPOSED SITE PLAN
 AREA D

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- GENERAL SHEET NOTES**
- SEE FIGURES 4.1 - 4.4 FOR THE PROPOSED SITE DRAINAGE PATTERN.
 - SEE FIGURE 4.5 FOR OFFSITE DRAINAGE.
 - THE ENTIRE SITE SLOPE IS LESS THAN 15% SLOPE.

- LEGEND**
- TREE OF SIGNIFICANCE
 - 142 CONTOUR LINE
 - SITE BOUNDARY / PROPERTY LINE
 - RIDGE LINE
 - FLOW ARROW
 - INFILTRATION BASIN

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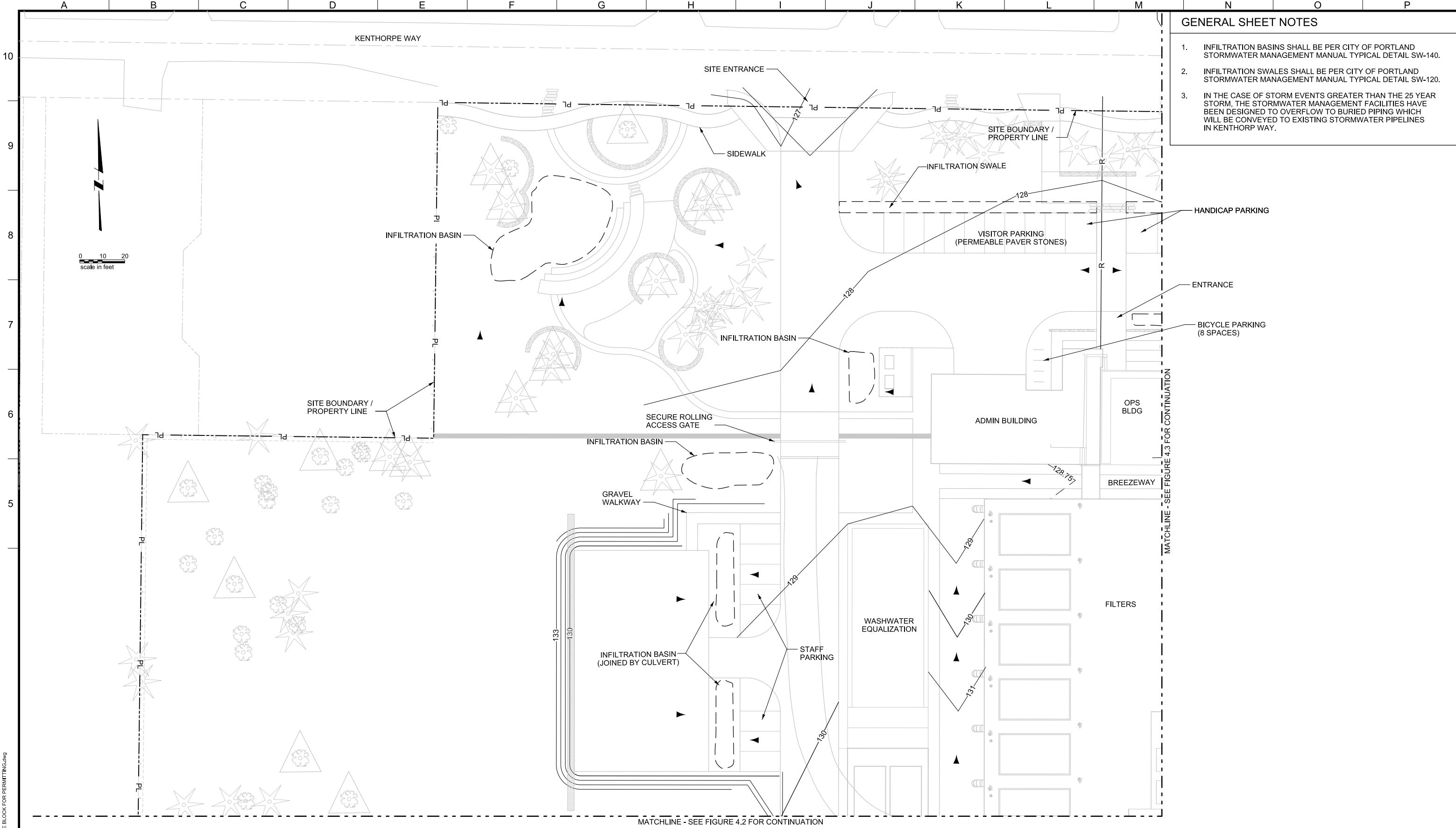
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**GRADING PLAN
 OVERVIEW**

PRINT DATE: 08/20/12
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 SCALE: 1" = 50'
 DRAWING/FIGURE NUMBER: **4.0**
 #### OF



- GENERAL SHEET NOTES**
1. INFILTRATION BASINS SHALL BE PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL TYPICAL DETAIL SW-140.
 2. INFILTRATION SWALES SHALL BE PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL TYPICAL DETAIL SW-120.
 3. IN THE CASE OF STORM EVENTS GREATER THAN THE 25 YEAR STORM, THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO OVERFLOW TO BURIED PIPING WHICH WILL BE CONVEYED TO EXISTING STORMWATER PIPELINES IN KENTHORPE WAY.

MATCHLINE - SEE FIGURE 4.3 FOR CONTINUATION

MATCHLINE - SEE FIGURE 4.2 FOR CONTINUATION

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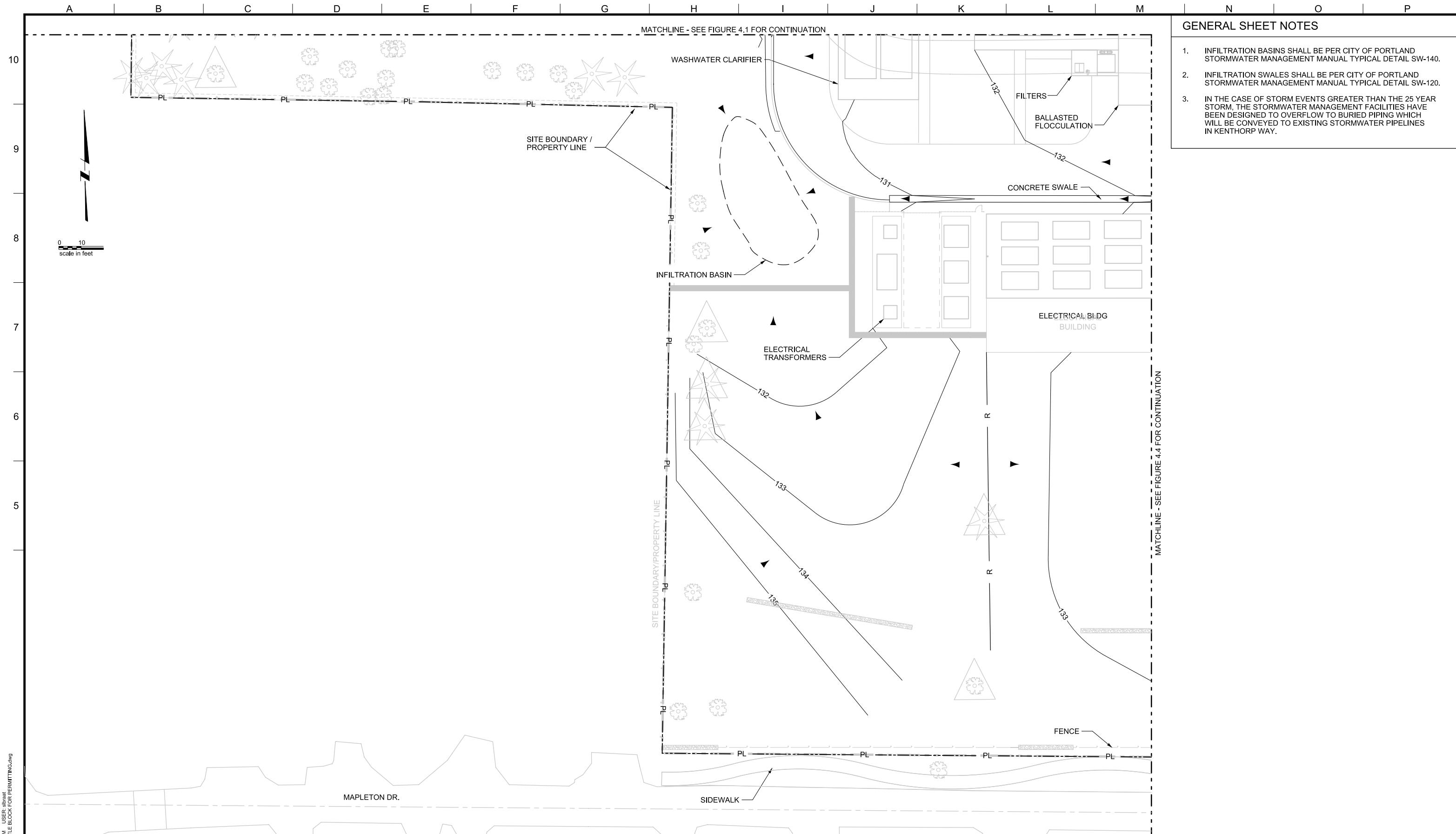
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
 AREA A

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- GENERAL SHEET NOTES**
1. INFILTRATION BASINS SHALL BE PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL TYPICAL DETAIL SW-140.
 2. INFILTRATION SWALES SHALL BE PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL TYPICAL DETAIL SW-120.
 3. IN THE CASE OF STORM EVENTS GREATER THAN THE 25 YEAR STORM, THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO OVERFLOW TO BURIED PIPING WHICH WILL BE CONVEYED TO EXISTING STORMWATER PIPELINES IN KENTHROP WAY.

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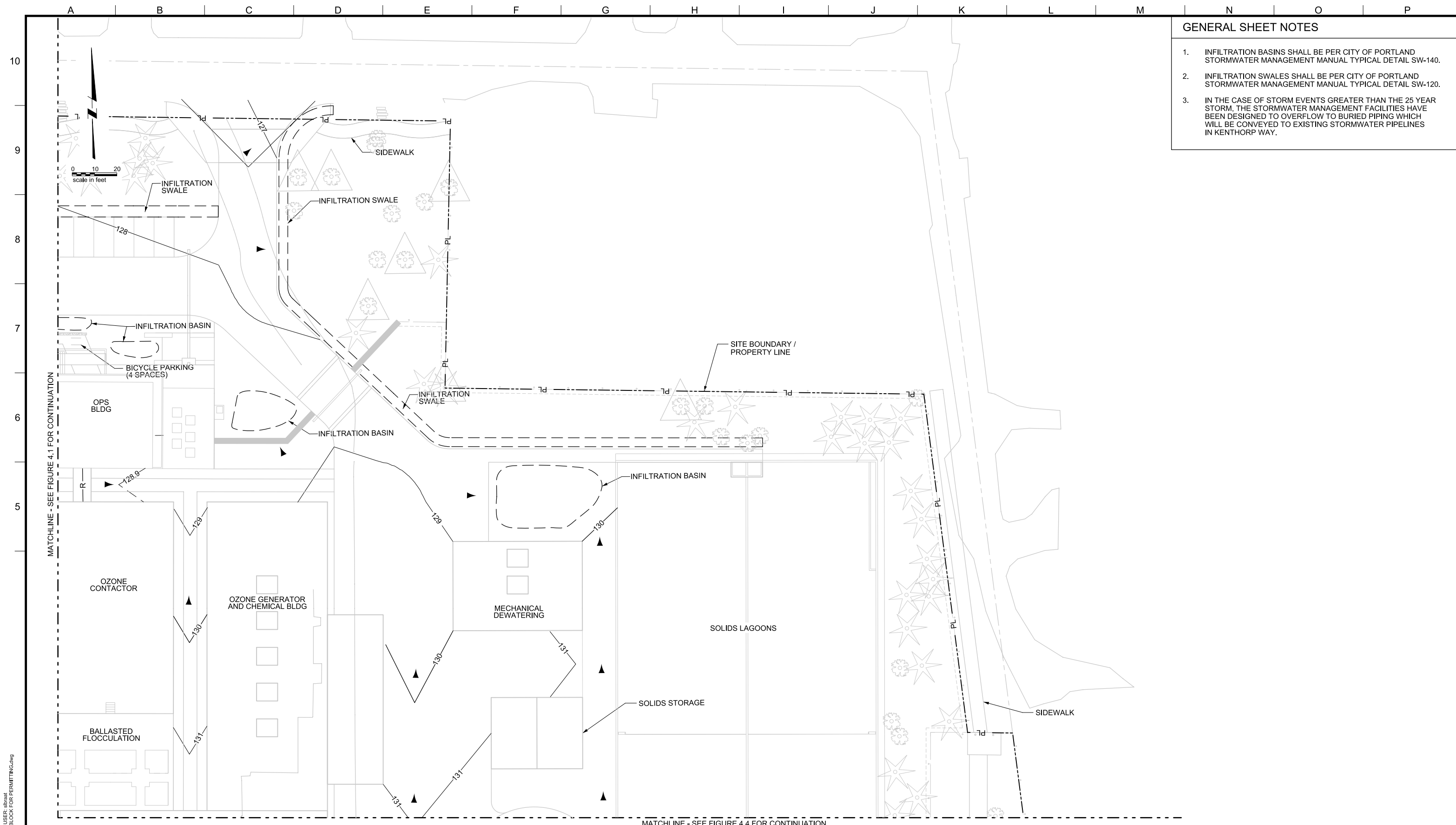


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
 AREA B

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OF

GENERAL SHEET NOTES

1. INFILTRATION BASINS SHALL BE PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL TYPICAL DETAIL SW-140.
2. INFILTRATION SWALES SHALL BE PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL TYPICAL DETAIL SW-120.
3. IN THE CASE OF STORM EVENTS GREATER THAN THE 25 YEAR STORM, THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO OVERFLOW TO BURIED PIPING WHICH WILL BE CONVEYED TO EXISTING STORMWATER PIPELINES IN KENTHROP WAY.



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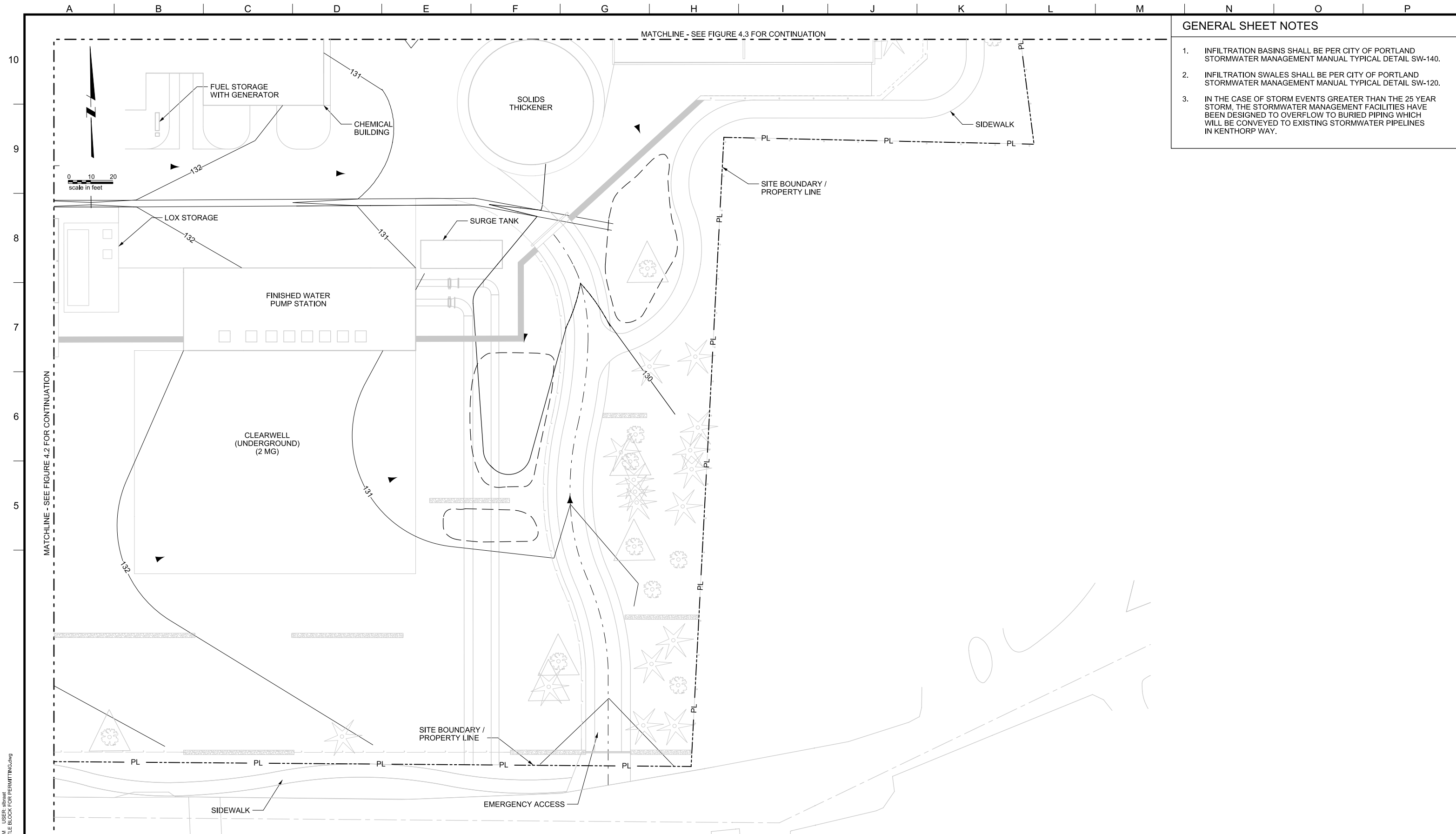
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
 AREA C

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- GENERAL SHEET NOTES**
1. INFILTRATION BASINS SHALL BE PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL TYPICAL DETAIL SW-140.
 2. INFILTRATION SWALES SHALL BE PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL TYPICAL DETAIL SW-120.
 3. IN THE CASE OF STORM EVENTS GREATER THAN THE 25 YEAR STORM, THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO OVERFLOW TO BURIED PIPING WHICH WILL BE CONVEYED TO EXISTING STORMWATER PIPELINES IN KENTHROP WAY.

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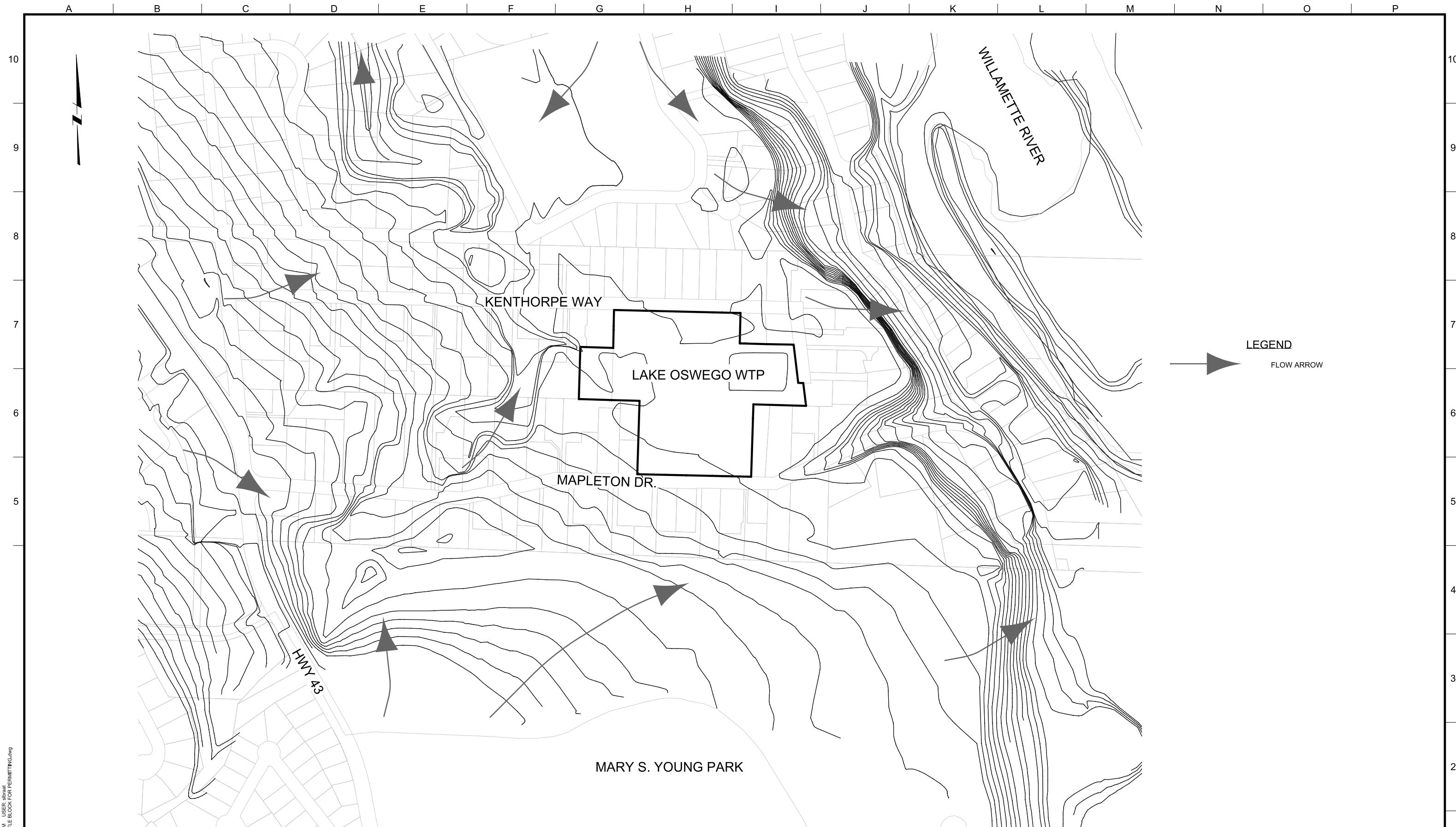
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
 AREA D

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1" = 20'
DRAWING/FIGURE NUMBER 4.4
OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
 FILE: C:\work\drms5297138564.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES
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 (IF NOT 2" - SCALE ACCORDINGLY)

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 DRAWN: MWH
 CHECKED: MWH
 CHECKED: MWH
 APPROVED: MWH

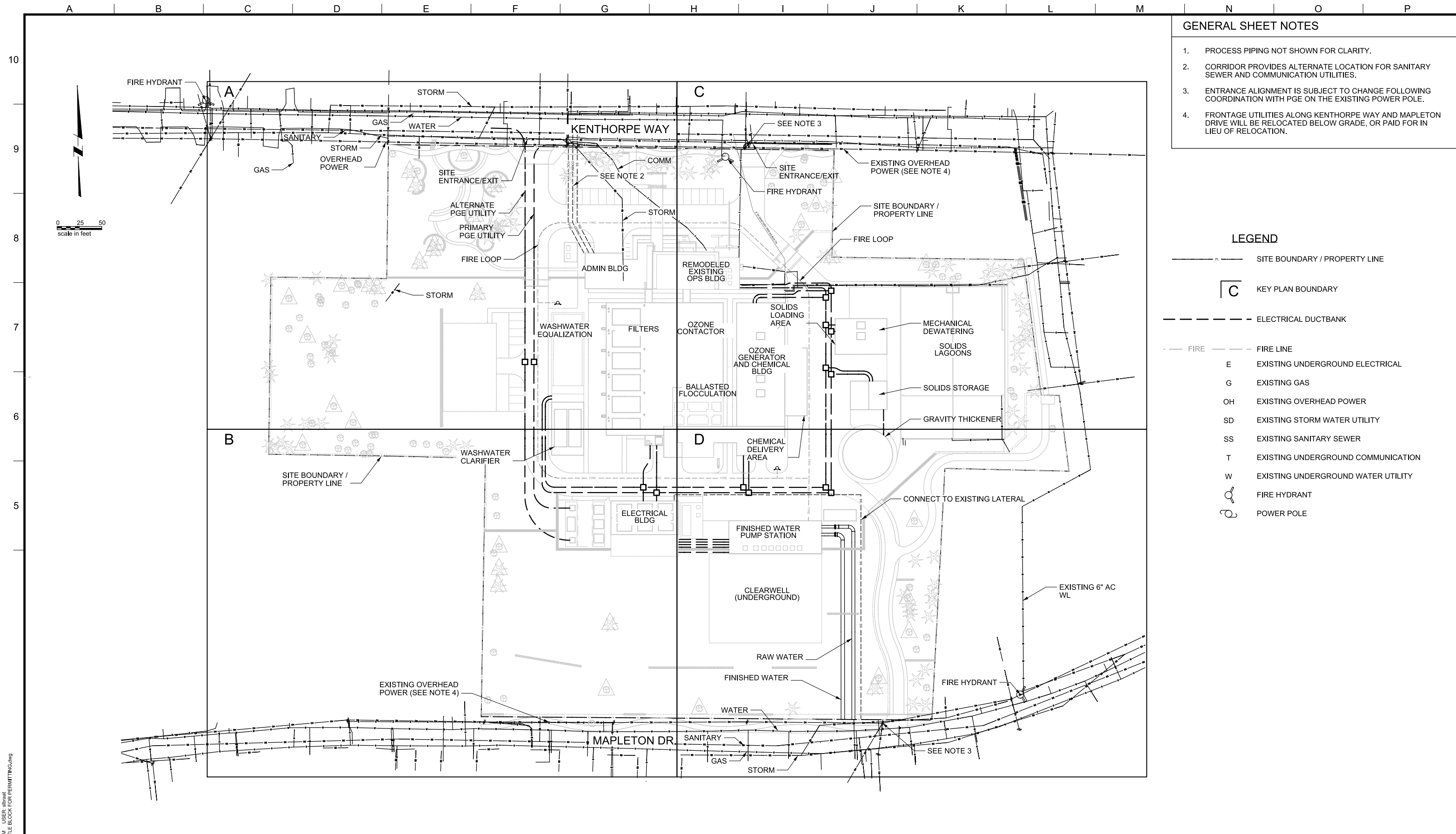
REVISIONS			
REV.	DESCRIPTION	BY	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
 SURROUNDING DRAINAGE

PRINT DATE	08/20/12
PROJECT NUMBER	
SCALE	
DRAWING/FIGURE NUMBER	4.5
### OF	1



- GENERAL SHEET NOTES**
1. PROCESS PIPING NOT SHOWN FOR CLARITY.
 2. CORRIDOR PROVIDES ALTERNATE LOCATION FOR SANITARY SEWER AND COMMUNICATION UTILITIES.
 3. ENTRANCE ALIGNMENT IS SUBJECT TO CHANGE FOLLOWING COORDINATION WITH PGE ON THE EXISTING POWER POLE.
 4. FRONTAGE UTILITIES ALONG KENTHORPE WAY AND MAPLETON DRIVE WILL BE RELOCATED BELOW GRADE, OR PAID FOR IN LIEU OF RELOCATION.

- LEGEND**
- SITE BOUNDARY / PROPERTY LINE
 - ┌ C ┐ KEY PLAN BOUNDARY
 - ELECTRICAL DUCTBANK
 - FIRE LINE
 - E EXISTING UNDERGROUND ELECTRICAL
 - G EXISTING GAS
 - OH EXISTING OVERHEAD POWER
 - SD EXISTING STORM WATER UTILITY
 - SS EXISTING SANITARY SEWER
 - T EXISTING UNDERGROUND COMMUNICATION
 - W EXISTING UNDERGROUND WATER UTILITY
 - FIRE HYDRANT
 - POWER POLE

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 FILE: C:\pwork\dm5297138564-TITLE BLOCK FOR PERMITTING.dwg



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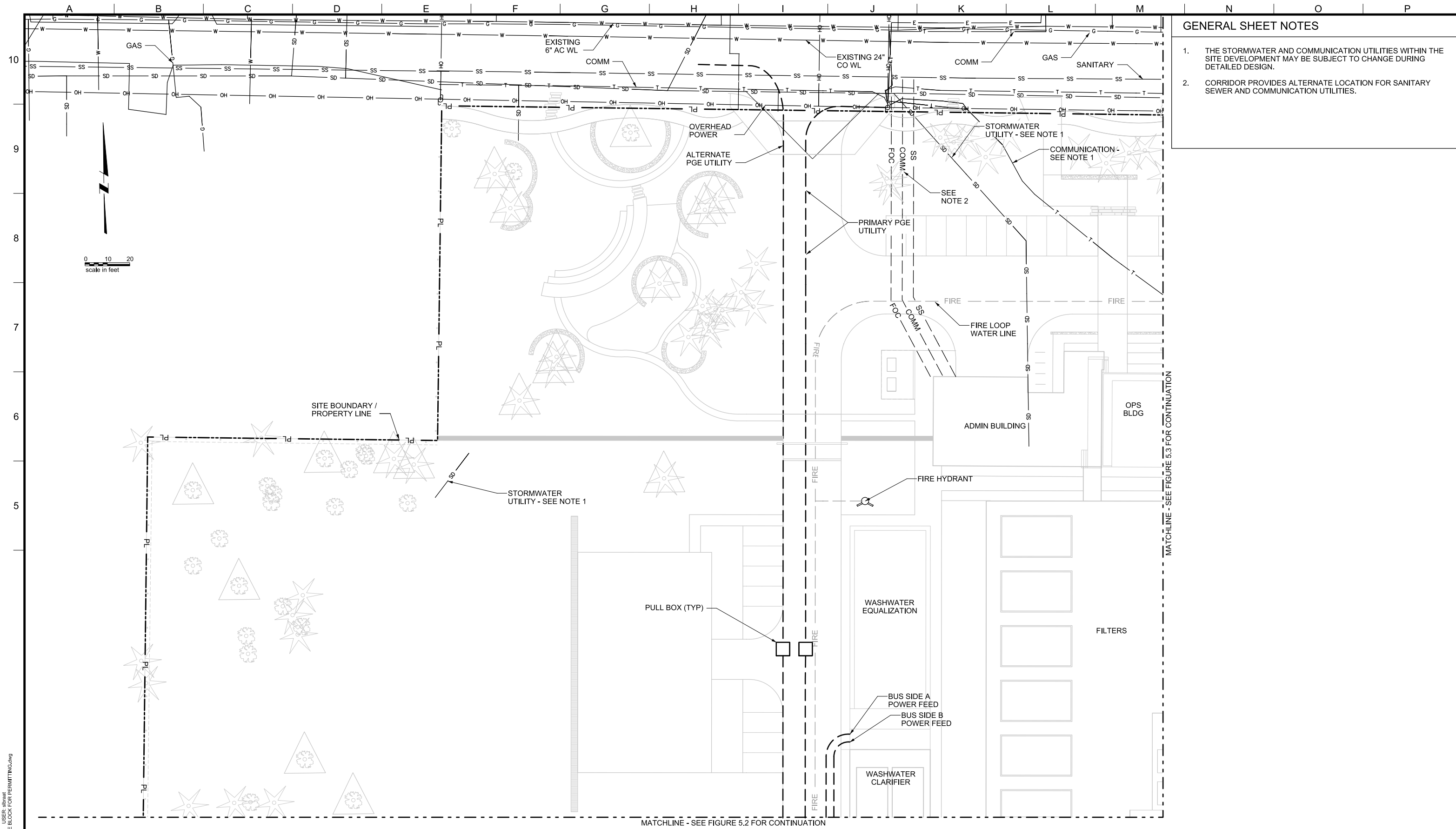
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE

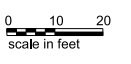
**UTILITY PLAN
 OVERVIEW**

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1" = 50'
DRAWING/FIGURE NUMBER 5.0
OF



GENERAL SHEET NOTES

1. THE STORMWATER AND COMMUNICATION UTILITIES WITHIN THE SITE DEVELOPMENT MAY BE SUBJECT TO CHANGE DURING DETAILED DESIGN.
2. CORRIDOR PROVIDES ALTERNATE LOCATION FOR SANITARY SEWER AND COMMUNICATION UTILITIES.



MATCHLINE - SEE FIGURE 5.3 FOR CONTINUATION

MATCHLINE - SEE FIGURE 5.2 FOR CONTINUATION

PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\pwork\dm5297138964.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

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APPROVED: ####

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REV.	DESCRIPTION	BY	DATE	APP.

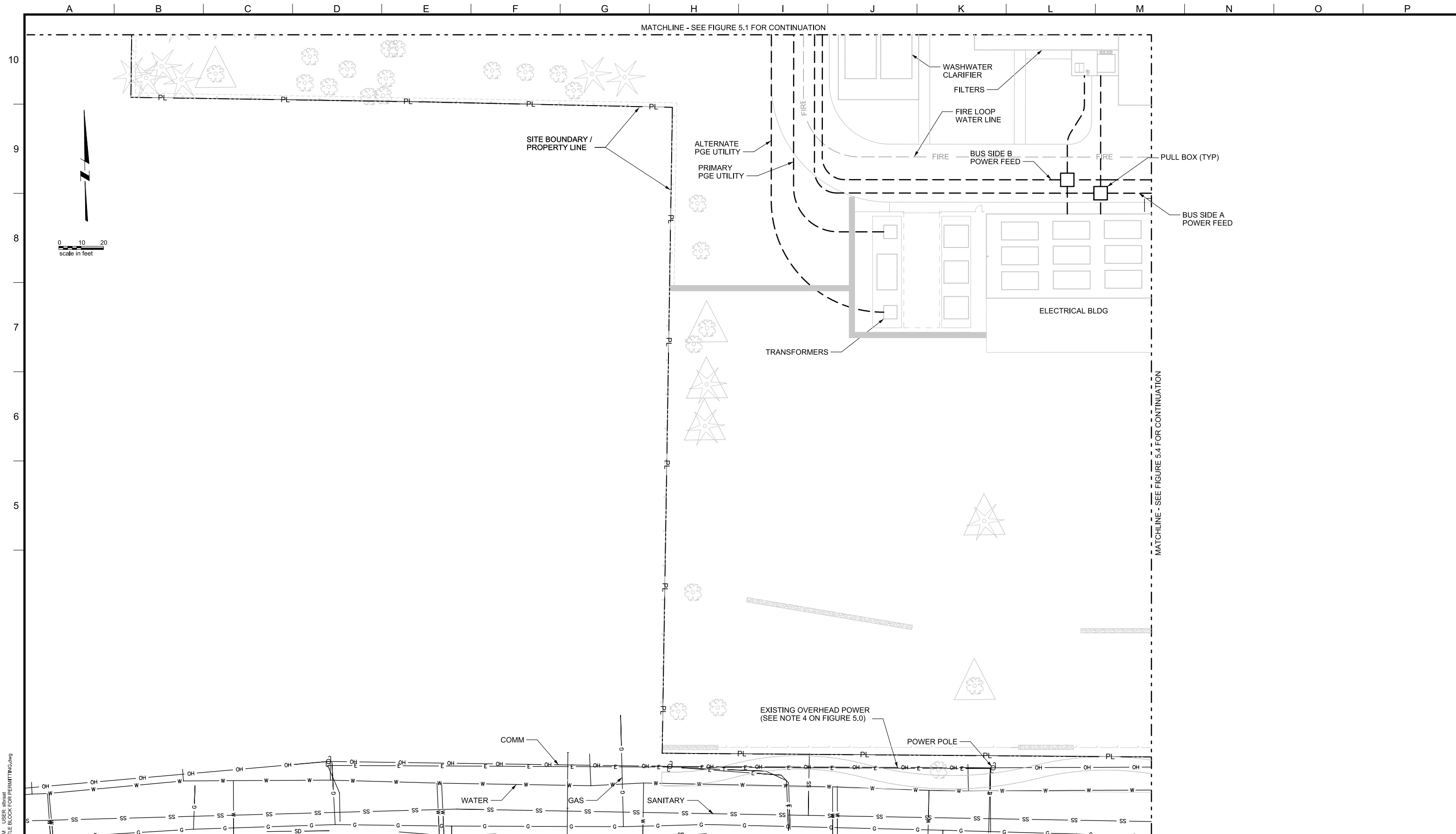
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE

**UTILITY PLAN
AREA A**

PRINT DATE: 08/20/12
PROJECT NUMBER: 1
SCALE: 1" = 20'
DRAWING/FIGURE NUMBER: 5.1
OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abinat
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LINE IS 2 INCHES
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 CHECKED: ####
 APPROVED: ####

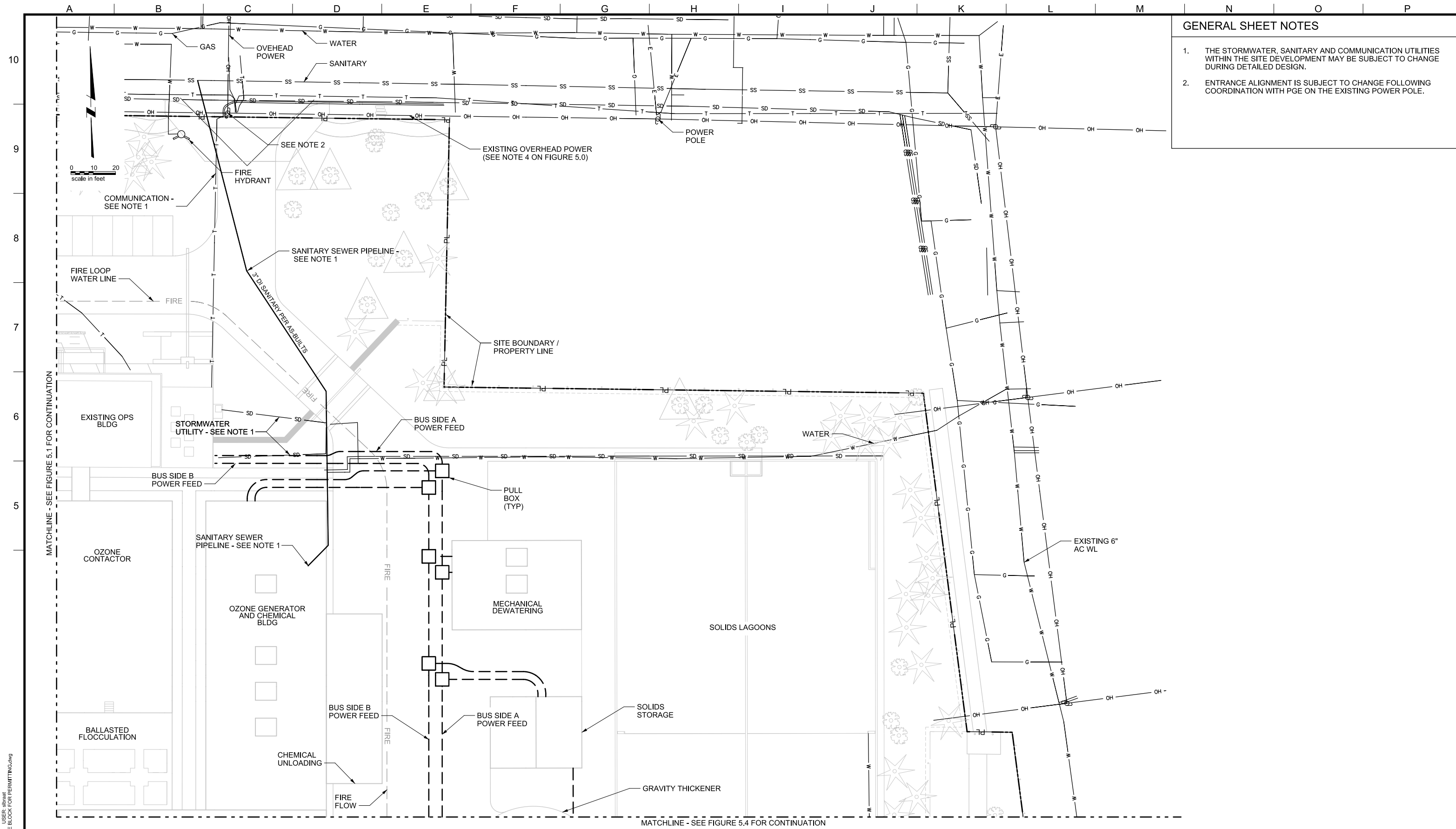
REV.	DESCRIPTION	BY	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
UTILITY PLAN
AREA B

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 5.2
 #### OF



GENERAL SHEET NOTES

1. THE STORMWATER, SANITARY AND COMMUNICATION UTILITIES WITHIN THE SITE DEVELOPMENT MAY BE SUBJECT TO CHANGE DURING DETAILED DESIGN.
2. ENTRANCE ALIGNMENT IS SUBJECT TO CHANGE FOLLOWING COORDINATION WITH PGE ON THE EXISTING POWER POLE.

MATCHLINE - SEE FIGURE 5.1 FOR CONTINUATION

MATCHLINE - SEE FIGURE 5.4 FOR CONTINUATION

PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\pwork\dm5297138564.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

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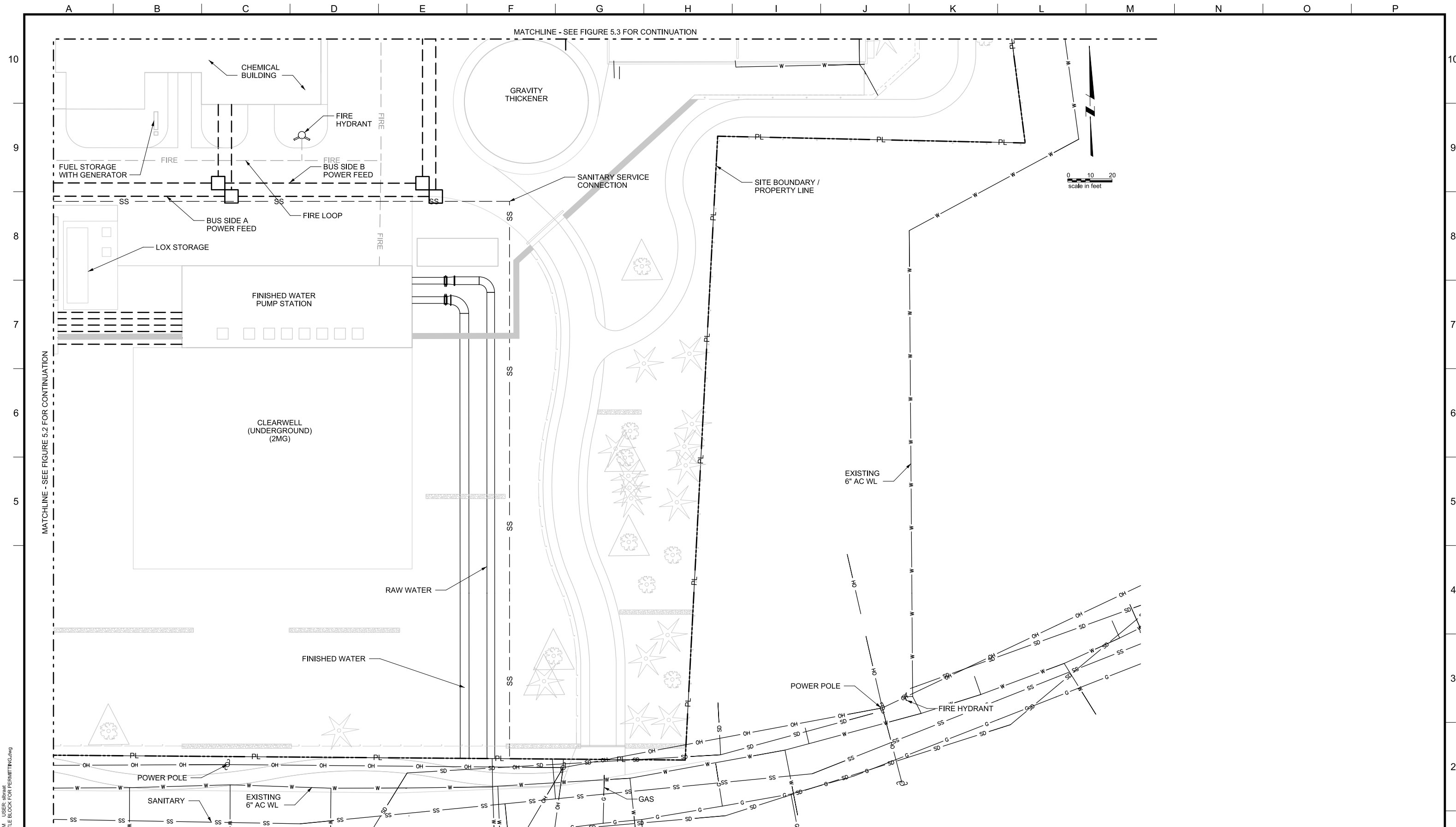
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REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
UTILITY PLAN
 AREA C

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 5.3
 #### OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
 FILE: C:\pwork\dm5297138564.TITLE BLOCK FOR PERMITTING.dwg



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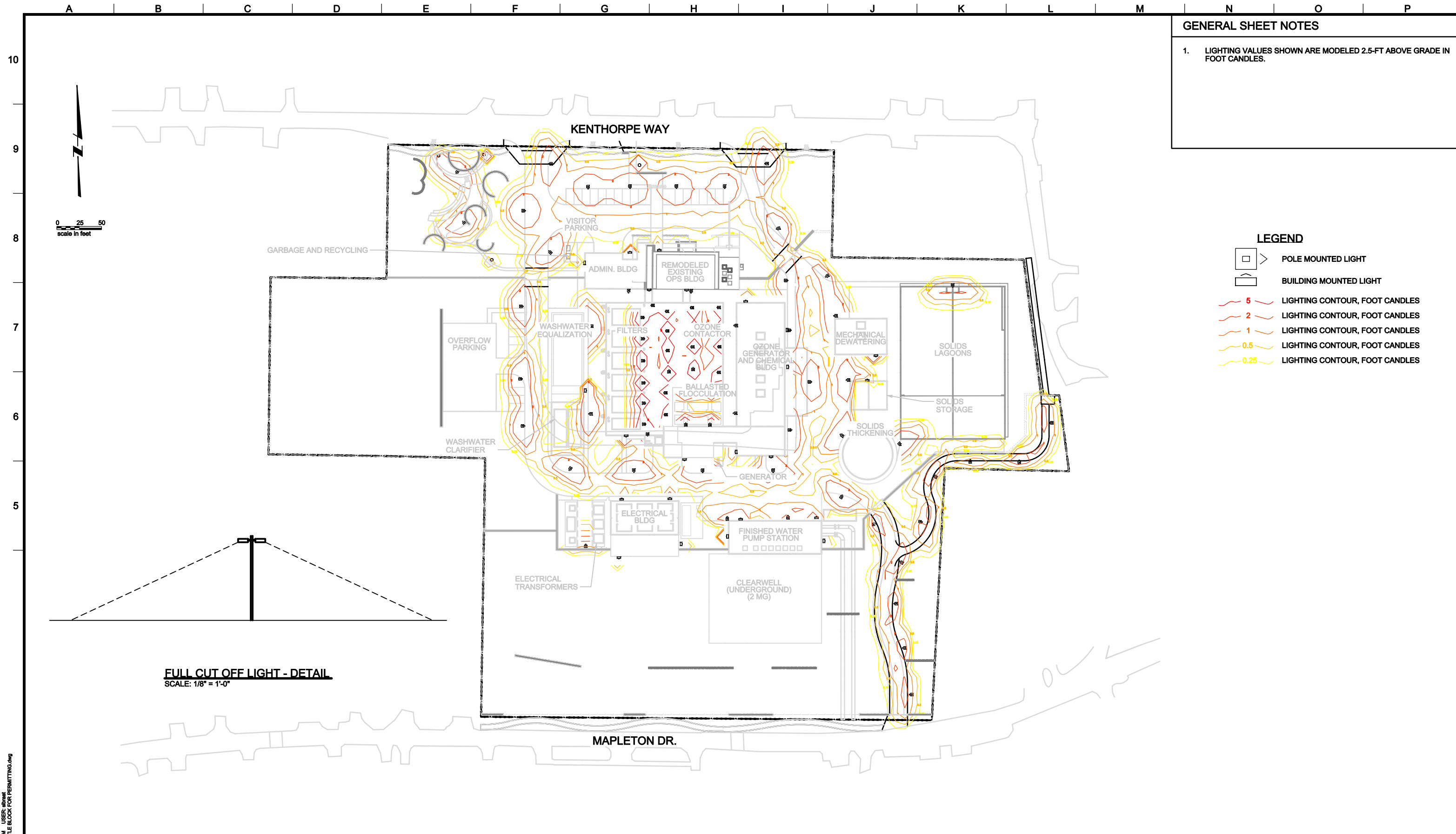
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OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270










LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
UTILITY PLAN
 AREA D

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 5.4
 #### OF



GENERAL SHEET NOTES

1. LIGHTING VALUES SHOWN ARE MODELED 2.5-FT ABOVE GRADE IN FOOT CANDLES.

- LEGEND**
-  POLE MOUNTED LIGHT
 -  BUILDING MOUNTED LIGHT
 -  5 LIGHTING CONTOUR, FOOT CANDLES
 -  2 LIGHTING CONTOUR, FOOT CANDLES
 -  1 LIGHTING CONTOUR, FOOT CANDLES
 -  0.5 LIGHTING CONTOUR, FOOT CANDLES
 -  0.25 LIGHTING CONTOUR, FOOT CANDLES

FULL CUT OFF LIGHT - DETAIL
SCALE: 1/8" = 1'-0"

PLOT DATE: September 10, 2008 - 1:56PM USER: abinat FILE: C:\pwworkdir\m520713864-TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

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APPROVED: ###

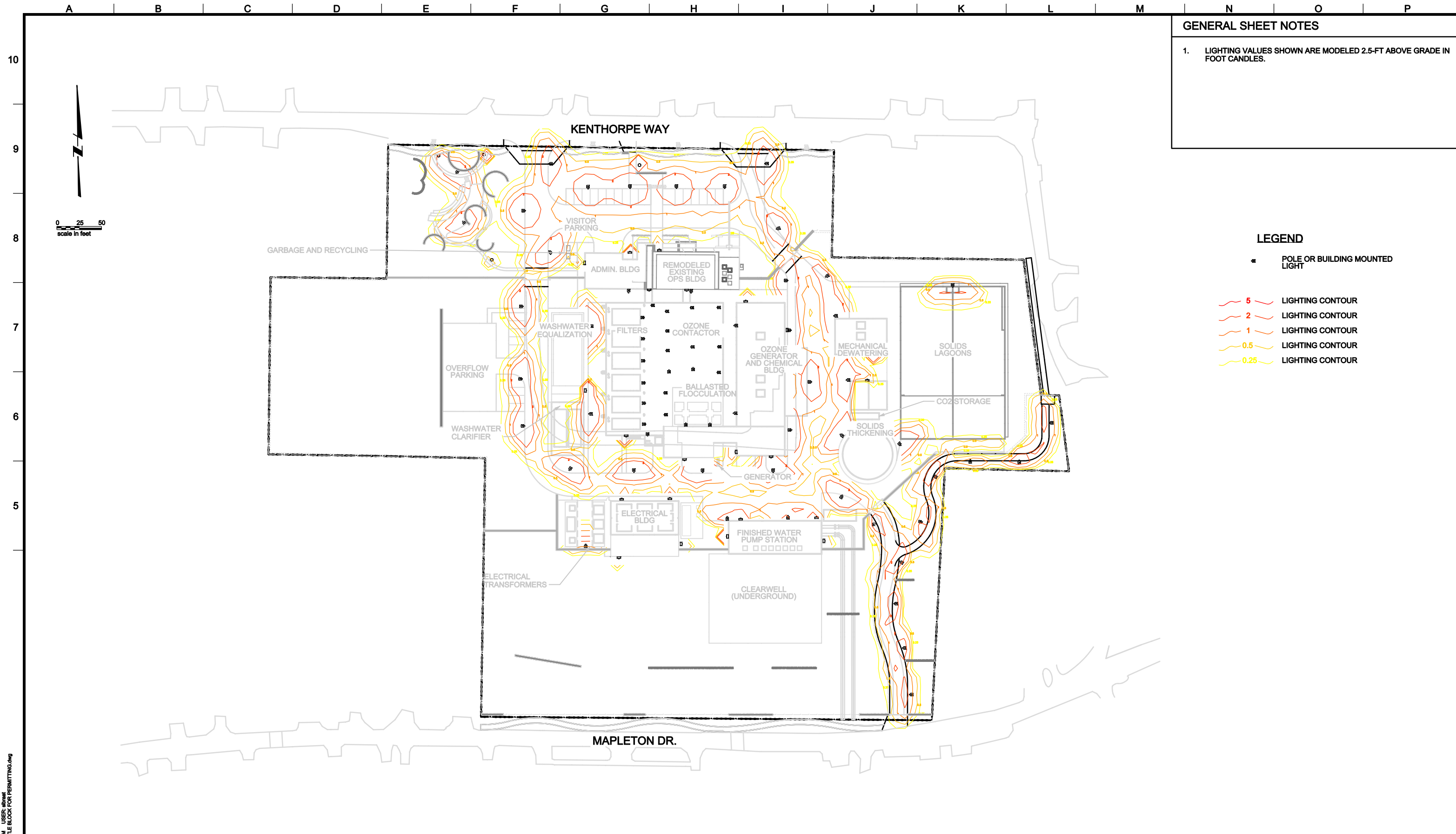
REVISIONS				
NO.	DESCRIPTION	BY	DATE	APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
FULL ILLUMINATION LIGHTING PLAN OVERVIEW

PRINT DATE: 08/20/12
PROJECT NUMBER: _____
SCALE: 1" = 50'
DRAWING/FIGURE NUMBER: **5.5**
OF



GENERAL SHEET NOTES

1. LIGHTING VALUES SHOWN ARE MODELED 2.5-FT ABOVE GRADE IN FOOT CANDLES.

- LEGEND**
- POLE OR BUILDING MOUNTED LIGHT
 - 5 LIGHTING CONTOUR
 - 2 LIGHTING CONTOUR
 - 1 LIGHTING CONTOUR
 - 0.5 LIGHTING CONTOUR
 - 0.25 LIGHTING CONTOUR

PLOT DATE: September 10, 2008 - 1:56PM USER: abinat
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LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

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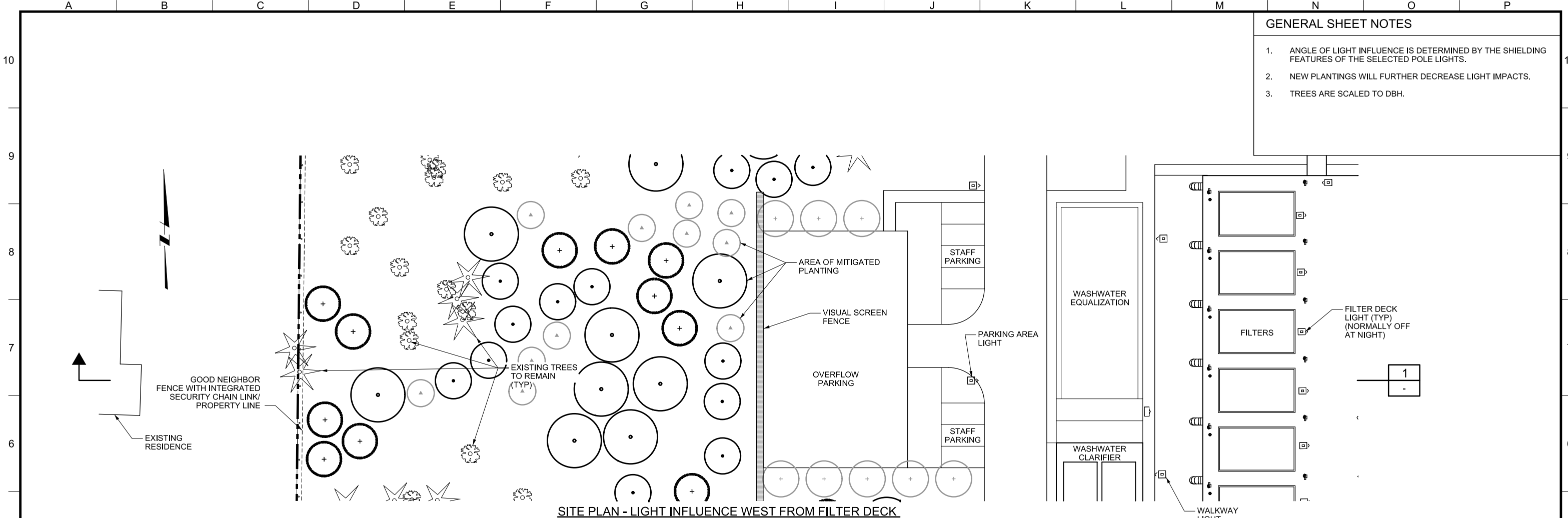
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



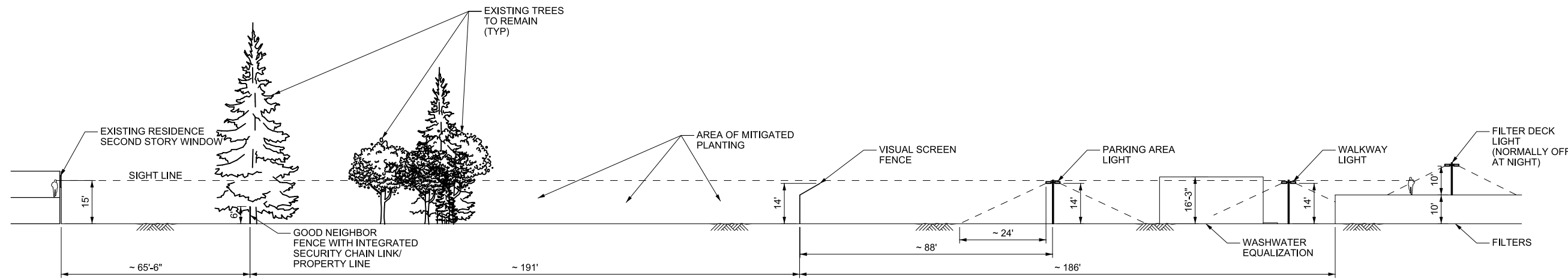
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 NIGHT TIME LIGHTING PLAN
 OVERVIEW

PRINT DATE: 08/20/12
 PROJECT NUMBER:
 SCALE: 1" = 50'
 DRAWING/FIGURE NUMBER: 5.5A
 ### OF ###

- GENERAL SHEET NOTES**
1. ANGLE OF LIGHT INFLUENCE IS DETERMINED BY THE SHIELDING FEATURES OF THE SELECTED POLE LIGHTS.
 2. NEW PLANTINGS WILL FURTHER DECREASE LIGHT IMPACTS.
 3. TREES ARE SCALED TO DBH.



SITE PLAN - LIGHT INFLUENCE WEST FROM FILTER DECK



SITE SECTION - LIGHT INFLUENCE WEST FROM FILTER DECK



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ####
 DRAWN: ####
 CHECKED: ####
 CHECKED: ####
 APPROVED: ####

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



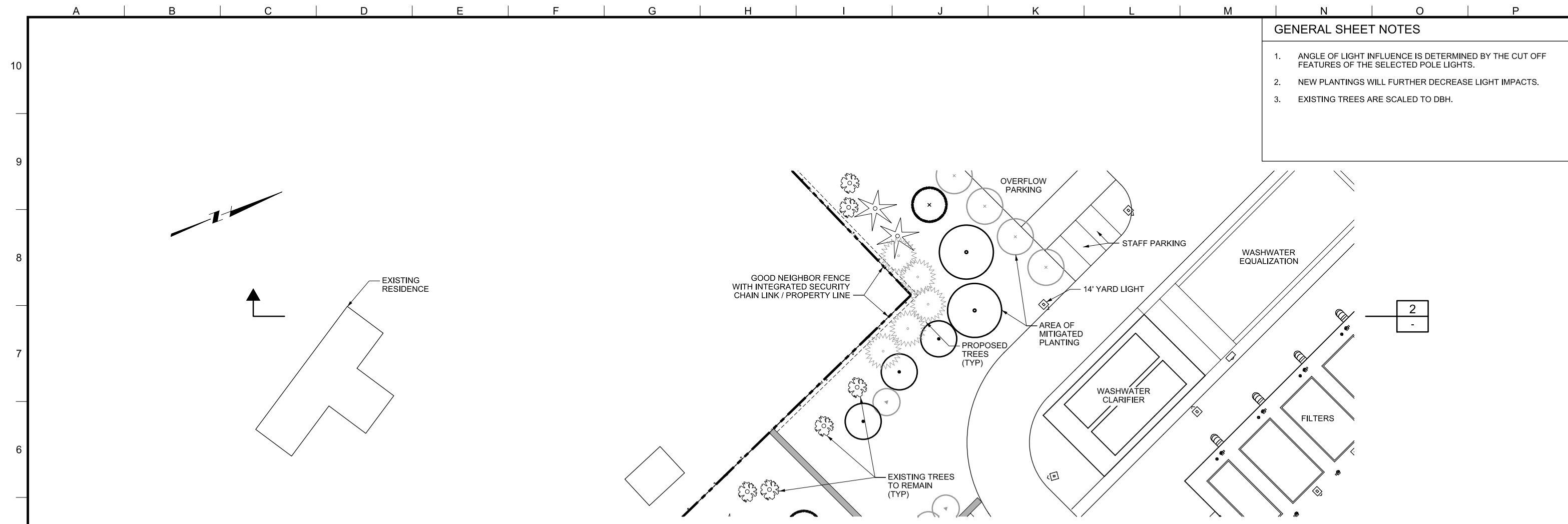
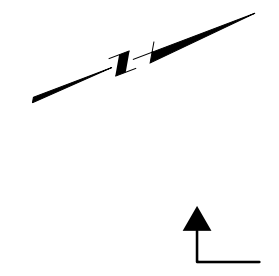
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING SECTION - 1

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 5.5B
 #### OF

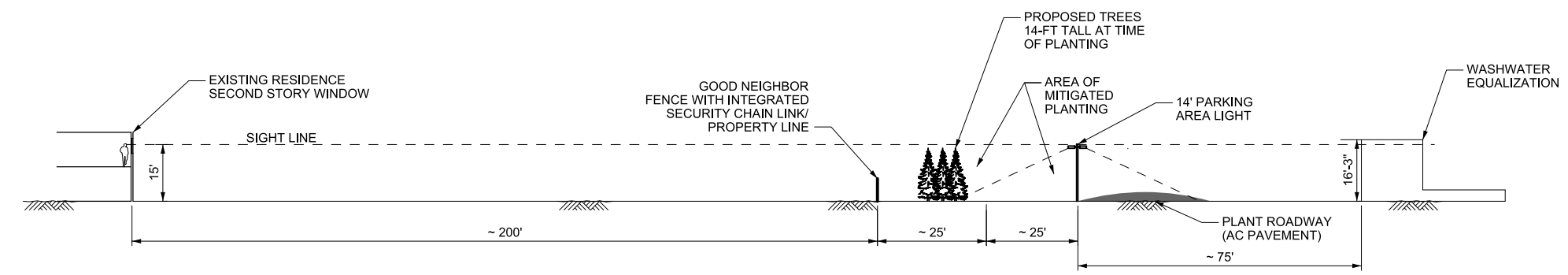
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GENERAL SHEET NOTES

1. ANGLE OF LIGHT INFLUENCE IS DETERMINED BY THE CUT OFF FEATURES OF THE SELECTED POLE LIGHTS.
2. NEW PLANTINGS WILL FURTHER DECREASE LIGHT IMPACTS.
3. EXISTING TREES ARE SCALED TO DBH.



SITE PLAN - LIGHT INFLUENCE FROM STAFF PARKING LIGHT



SITE SECTION - LIGHT INFLUENCE FROM STAFF PARKING LIGHT



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ####
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REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

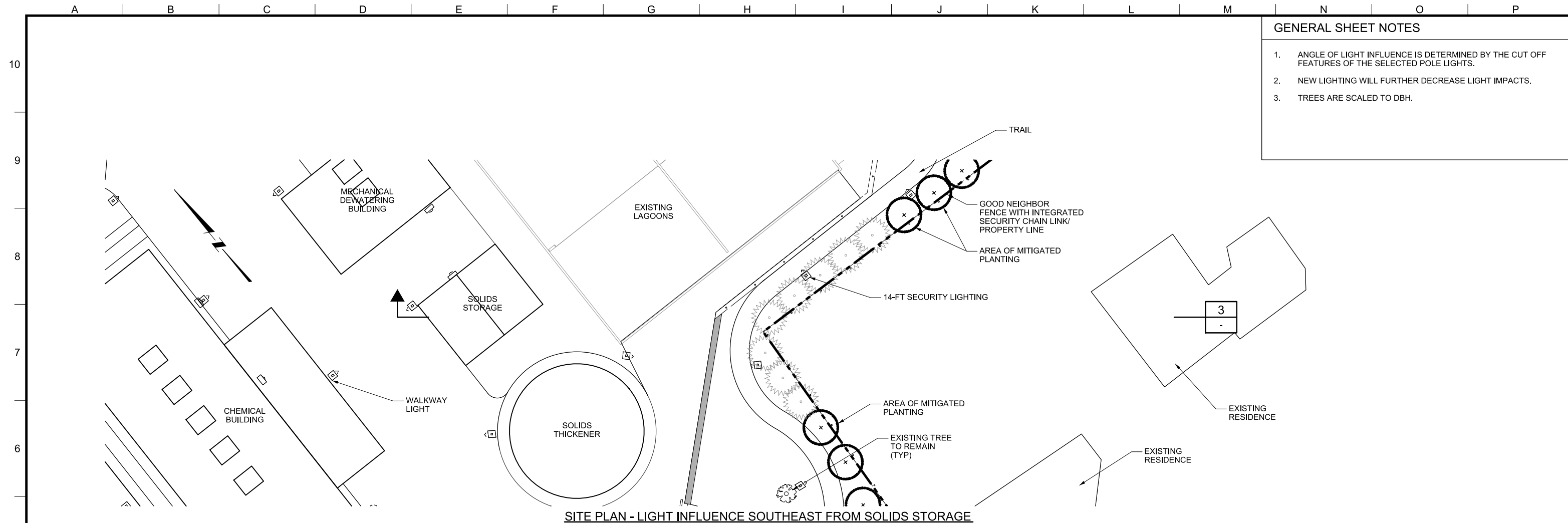
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
LIGHTING SECTION - 2

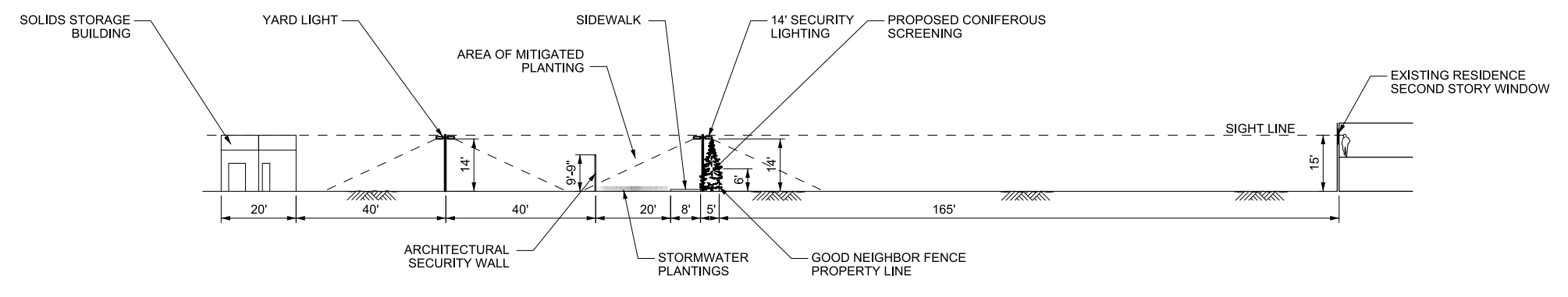
PRINT DATE: 08/20/12
PROJECT NUMBER:
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DRAWING/FIGURE NUMBER: **5.5C**
OF

PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\pwork\dm5297138564.TITLE BLOCK FOR PERMITTING.dwg



- GENERAL SHEET NOTES**
1. ANGLE OF LIGHT INFLUENCE IS DETERMINED BY THE CUT OFF FEATURES OF THE SELECTED POLE LIGHTS.
 2. NEW LIGHTING WILL FURTHER DECREASE LIGHT IMPACTS.
 3. TREES ARE SCALED TO DBH.

SITE PLAN - LIGHT INFLUENCE SOUTHEAST FROM SOLIDS STORAGE



SITE SECTION - LIGHT INFLUENCE SOUTHEAST FROM SOLIDS STORAGE

3
-

PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\pwork\dm5297138564.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

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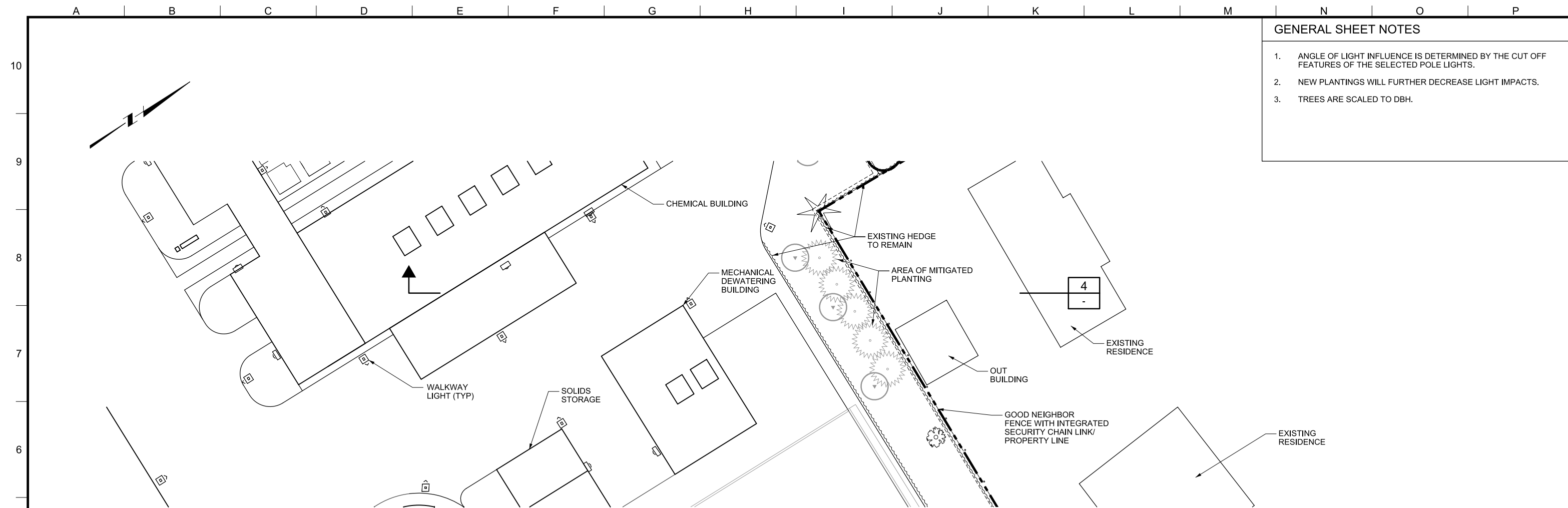
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



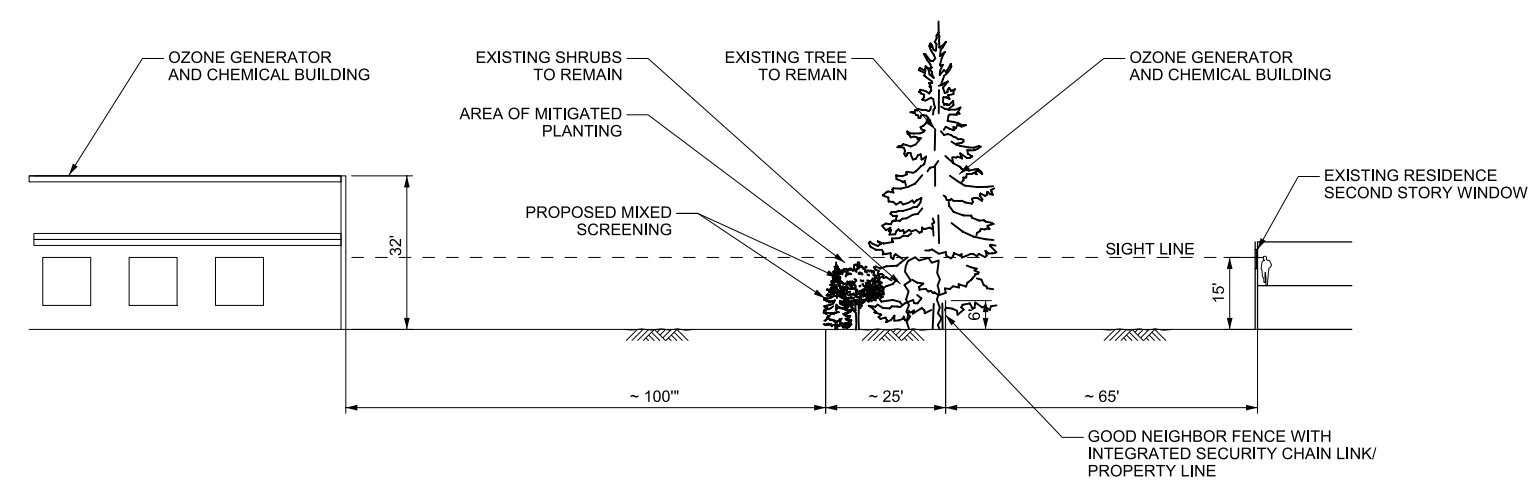
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING SECTION - 3

PRINT DATE: 08/20/12
 PROJECT NUMBER:
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER:
5.5D
 #### OF

- GENERAL SHEET NOTES**
1. ANGLE OF LIGHT INFLUENCE IS DETERMINED BY THE CUT OFF FEATURES OF THE SELECTED POLE LIGHTS.
 2. NEW PLANTINGS WILL FURTHER DECREASE LIGHT IMPACTS.
 3. TREES ARE SCALED TO DBH.



SITE PLAN - LIGHT INFLUENCE NORTHEAST FROM CHEMICAL BUILDING



SITE SECTION - LIGHT INFLUENCE NORTHEAST FROM CHEMICAL BUILDING

4
-

PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\pwork\dm55297138564.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

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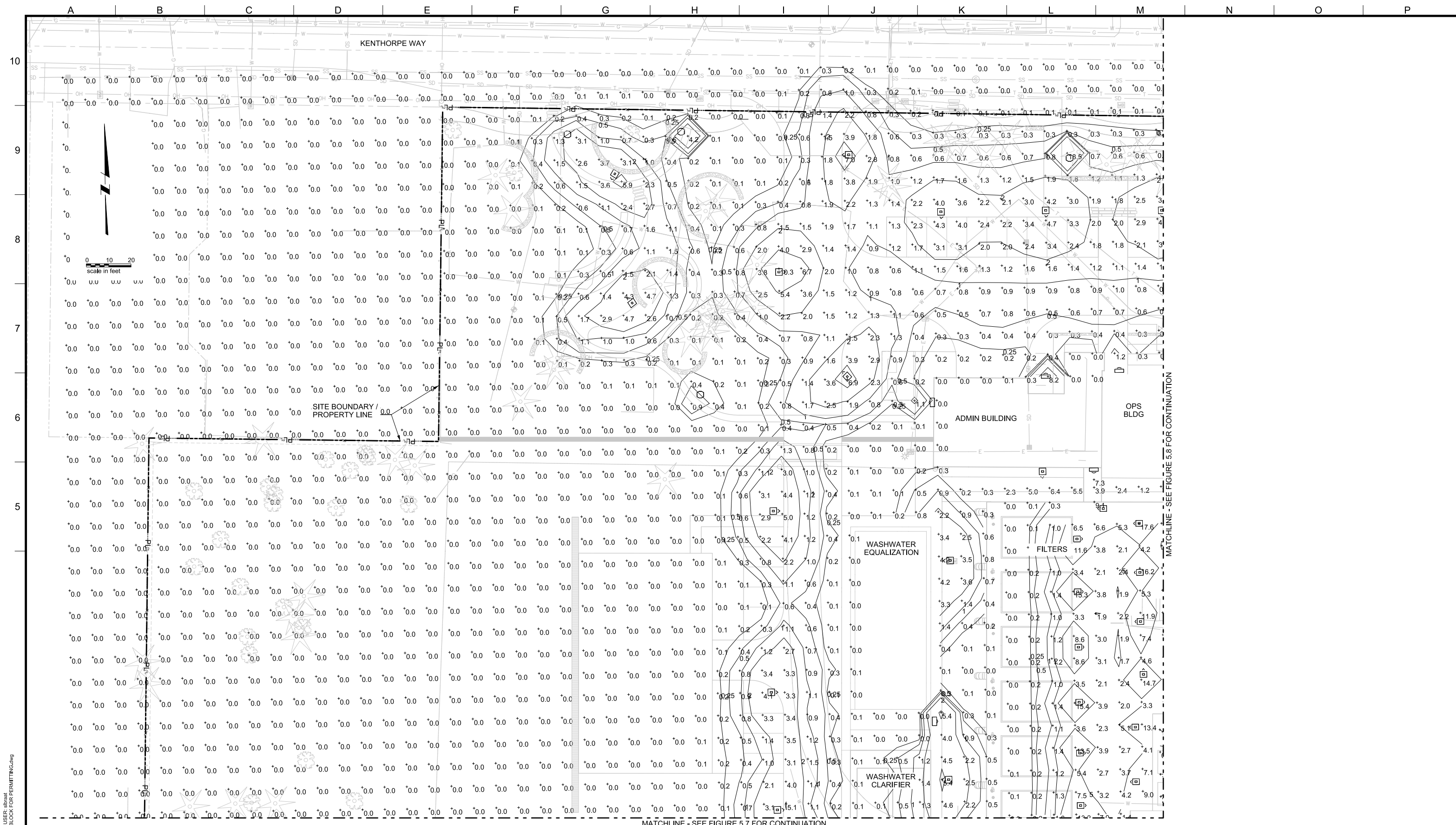
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NO.	DESCRIPTION	BY	DATE	APP.

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 380 A AVENUE
 LAKE OSWEGO, OR 97034
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING SECTION - 4

PRINT DATE: 08/20/12
 PROJECT NUMBER:
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER:
5.5E
 #### OF



PLOT DATE: September 10, 2008 - 1:55PM USER: albrant
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LINE IS 2 INCHES
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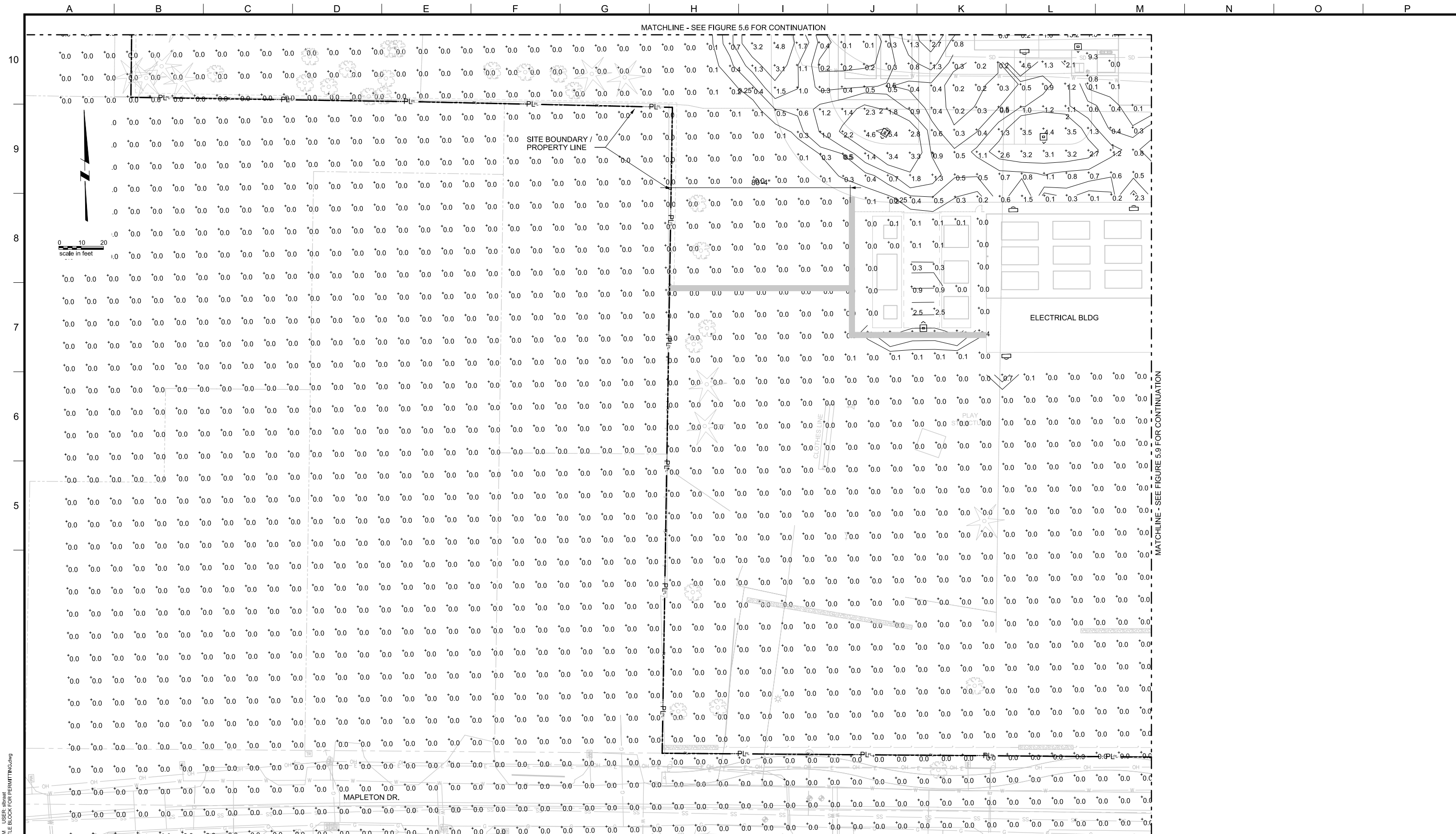
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REV.	DESCRIPTION	BY		APP.

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 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
FULL ILLUMINATION LIGHTING PLAN
 AREA A

PRINT DATE 08/20/12 PROJECT NUMBER 1
SCALE 1" = 20' DRAWING/FIGURE NUMBER 5.6
OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
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MWH
 806 SW BROADWAY, SUITE 200
 PORTLAND, OREGON 97205

LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ####
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REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

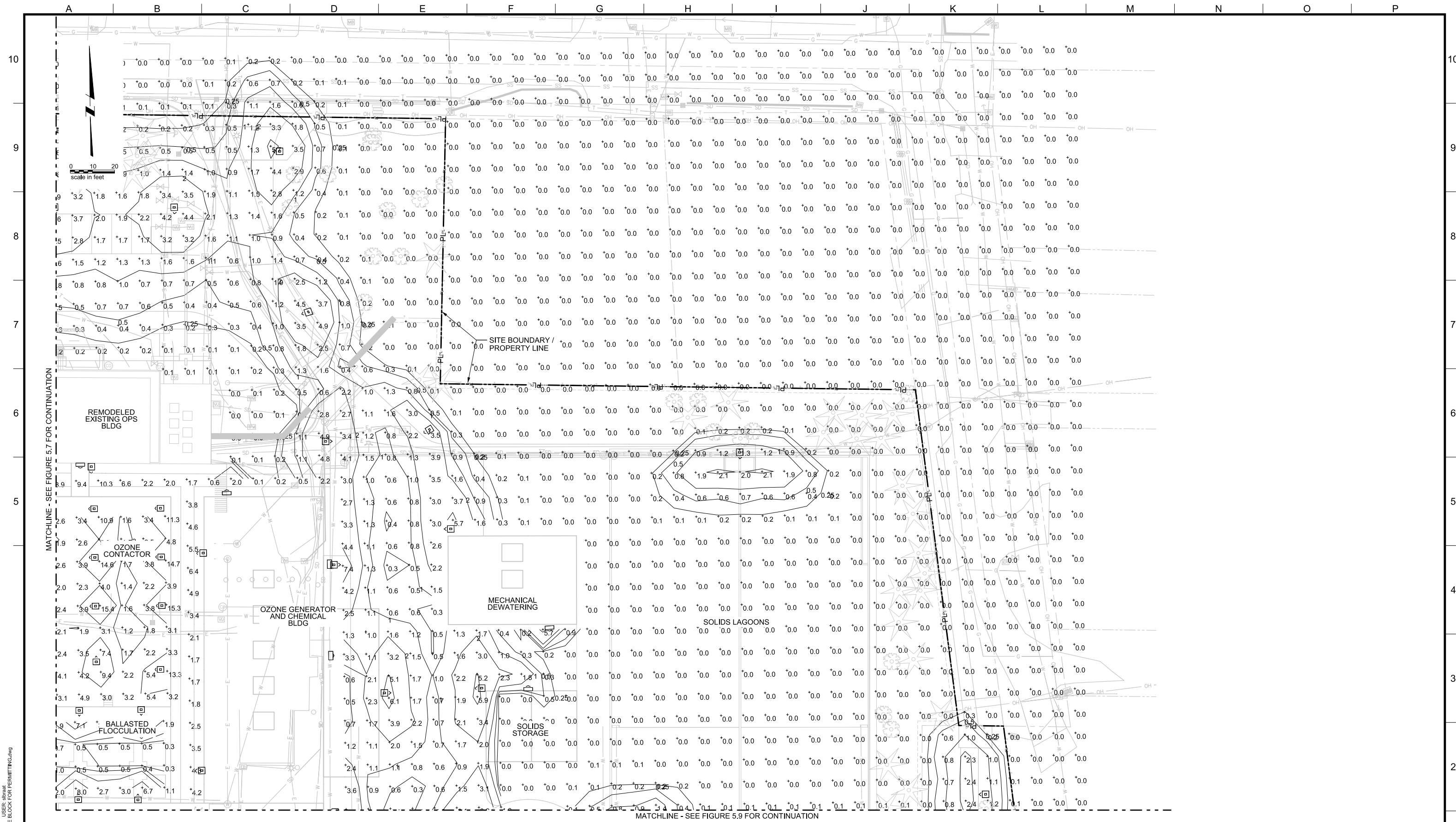
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
FULL ILLUMINATION LIGHTING PLAN
 AREA B

PRINT DATE 08/20/12 PROJECT NUMBER
SCALE 1" = 20' DRAWING/FIGURE NUMBER 5.7
OF

A B C D E F G H I J K L M N O P



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 FILE: C:\pwork\dm5297138564.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES
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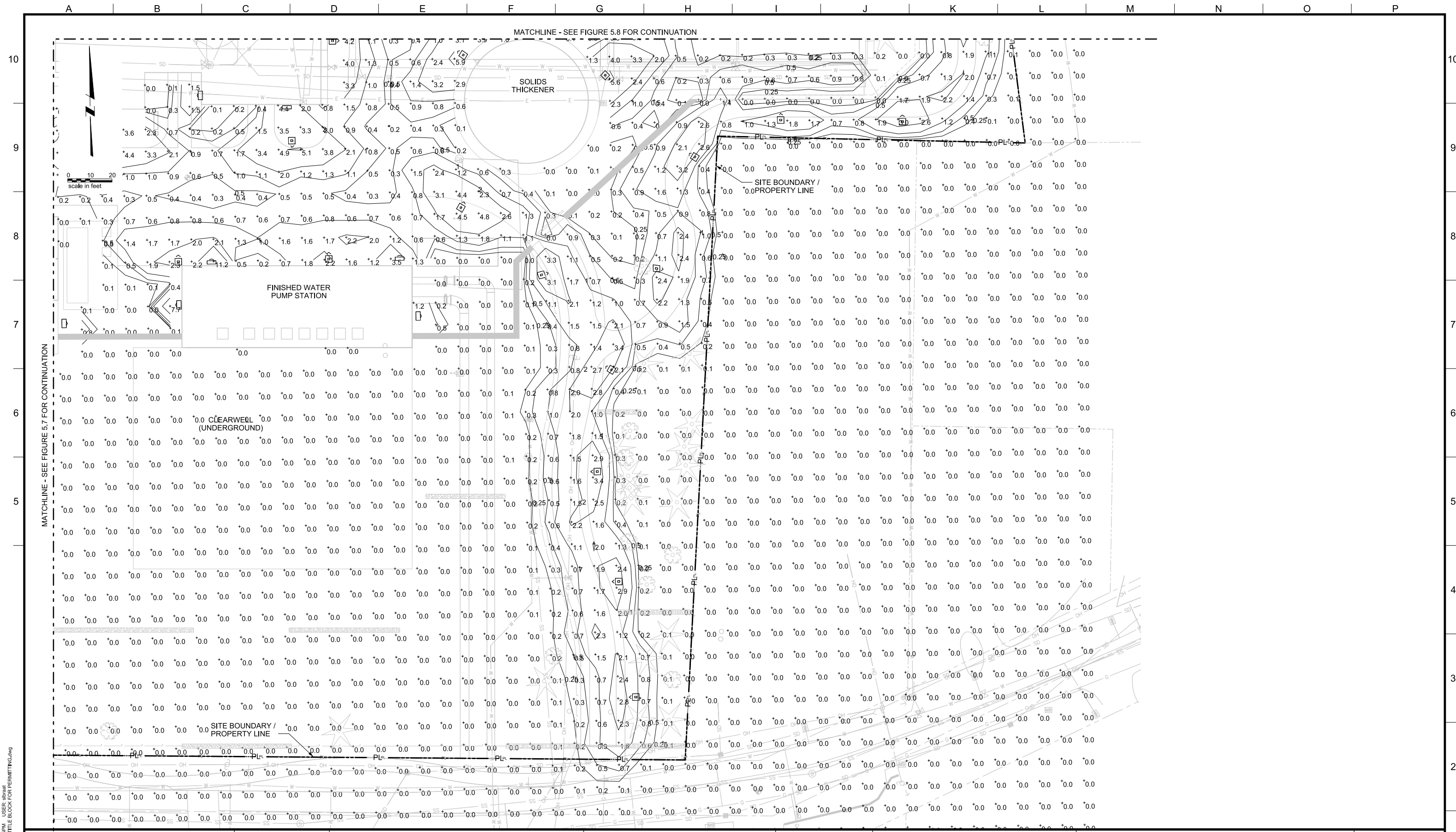
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REV.	DESCRIPTION	BY	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
FULL ILLUMINATION LIGHTING PLAN
 AREA C

PRINT DATE 08/20/12
PROJECT NUMBER 1
SCALE 1" = 20'
DRAWING/FIGURE NUMBER 5.8
OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
 FILE: C:\pwork\dm529713864-TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

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APPROVED: ####

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

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
FULL ILLUMINATION LIGHTING PLAN
AREA D

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1" = 20'
DRAWING/FIGURE NUMBER 5.9
OF



- LEGEND**
-  POLE MOUNTED LIGHT
 -  BUILDING MOUNTED LIGHT
 -  PATHWAY BOLLARD LIGHT

0 25 50
scale in feet

PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\pwork\dm5297138964.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ####
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CHECKED: ####
CHECKED: ####
APPROVED: ####

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

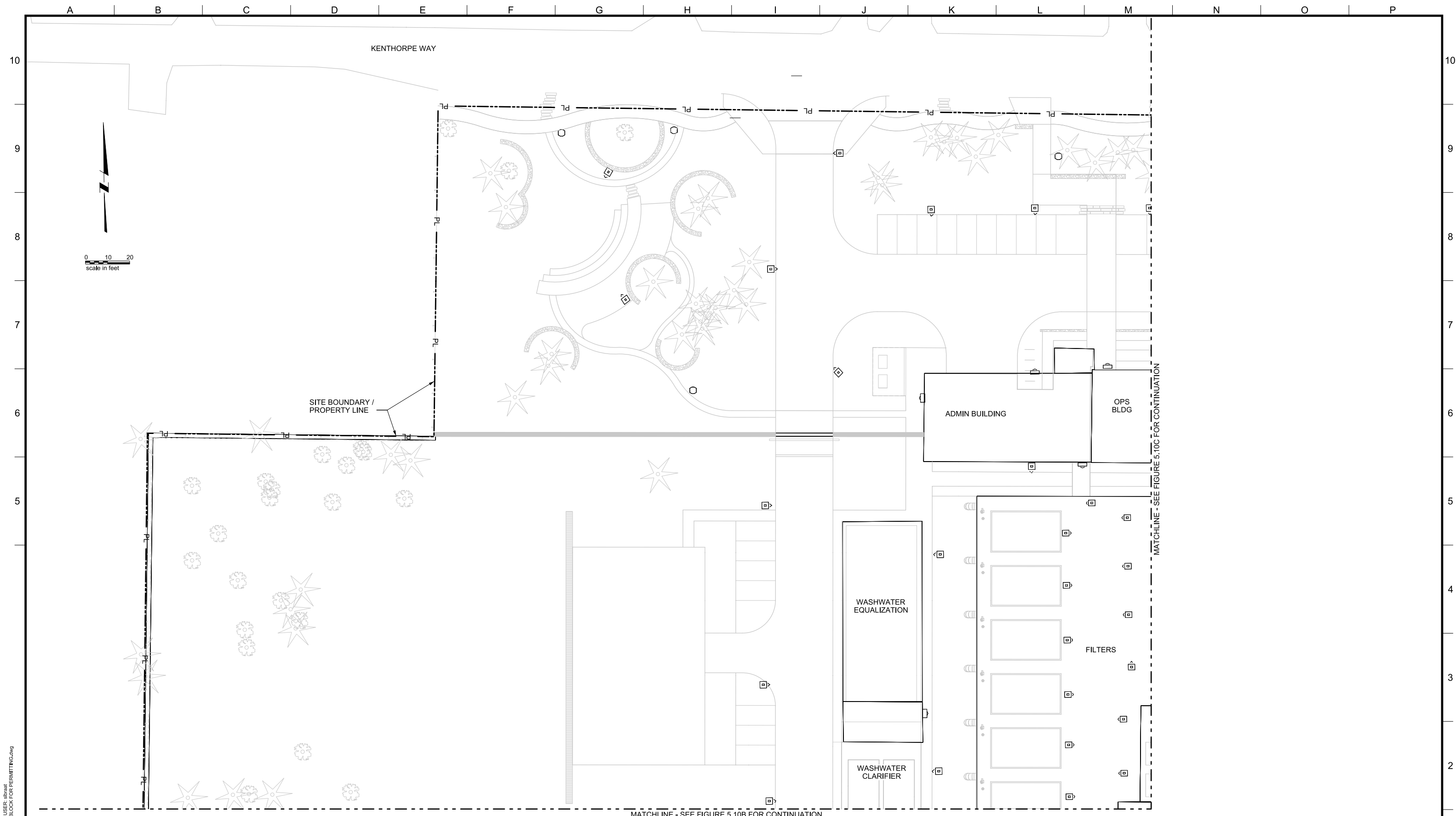
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
LIGHTING PLAN
LIGHT LOCATION PLAN

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1" = 50'
DRAWING/FIGURE NUMBER 5.10
OF

A B C D E F G H I J K L M N O P



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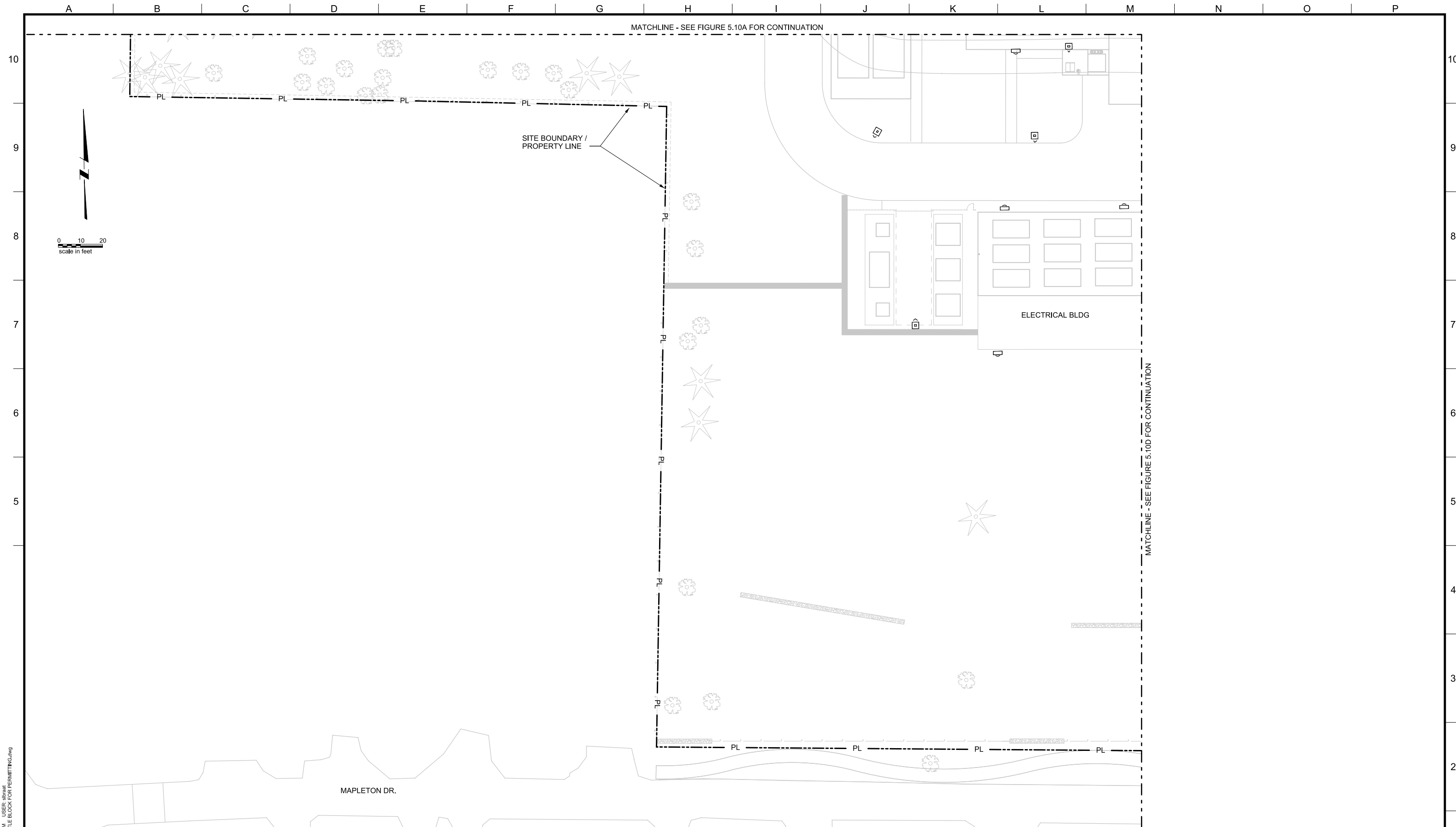
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REV.	DESCRIPTION	BY	DATE	APP.

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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHT LOCATION PLAN
 AREA A

PRINT DATE: 08/20/12
 PROJECT NUMBER:
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: **5.10A**
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHT LOCATION PLAN
 AREA B

PRINT DATE: 08/20/12
 PROJECT NUMBER:
 SCALE: 1" = 20'
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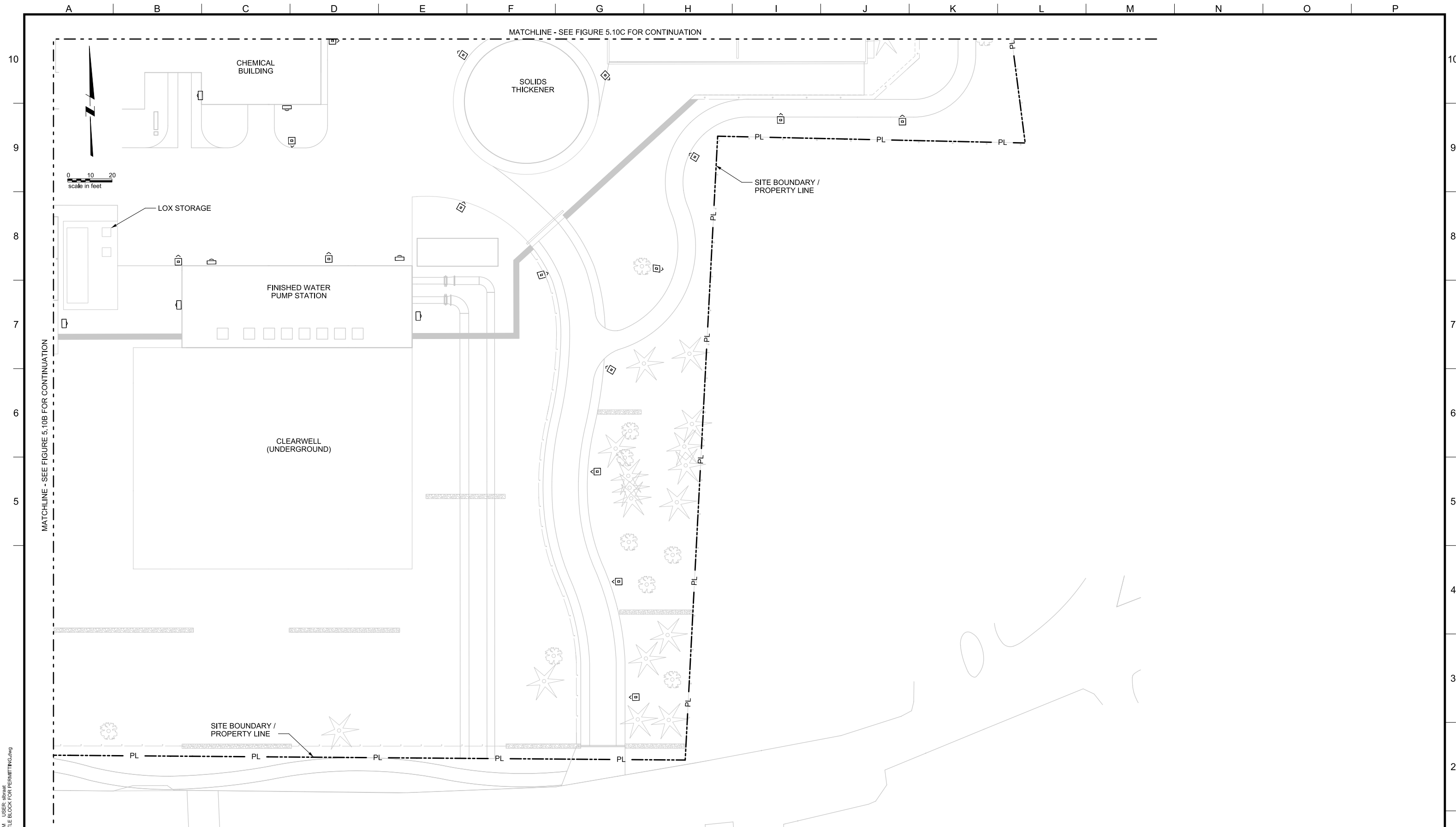
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHT LOCATION PLAN
 AREA C

PRINT DATE	08/20/12
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	5.10C
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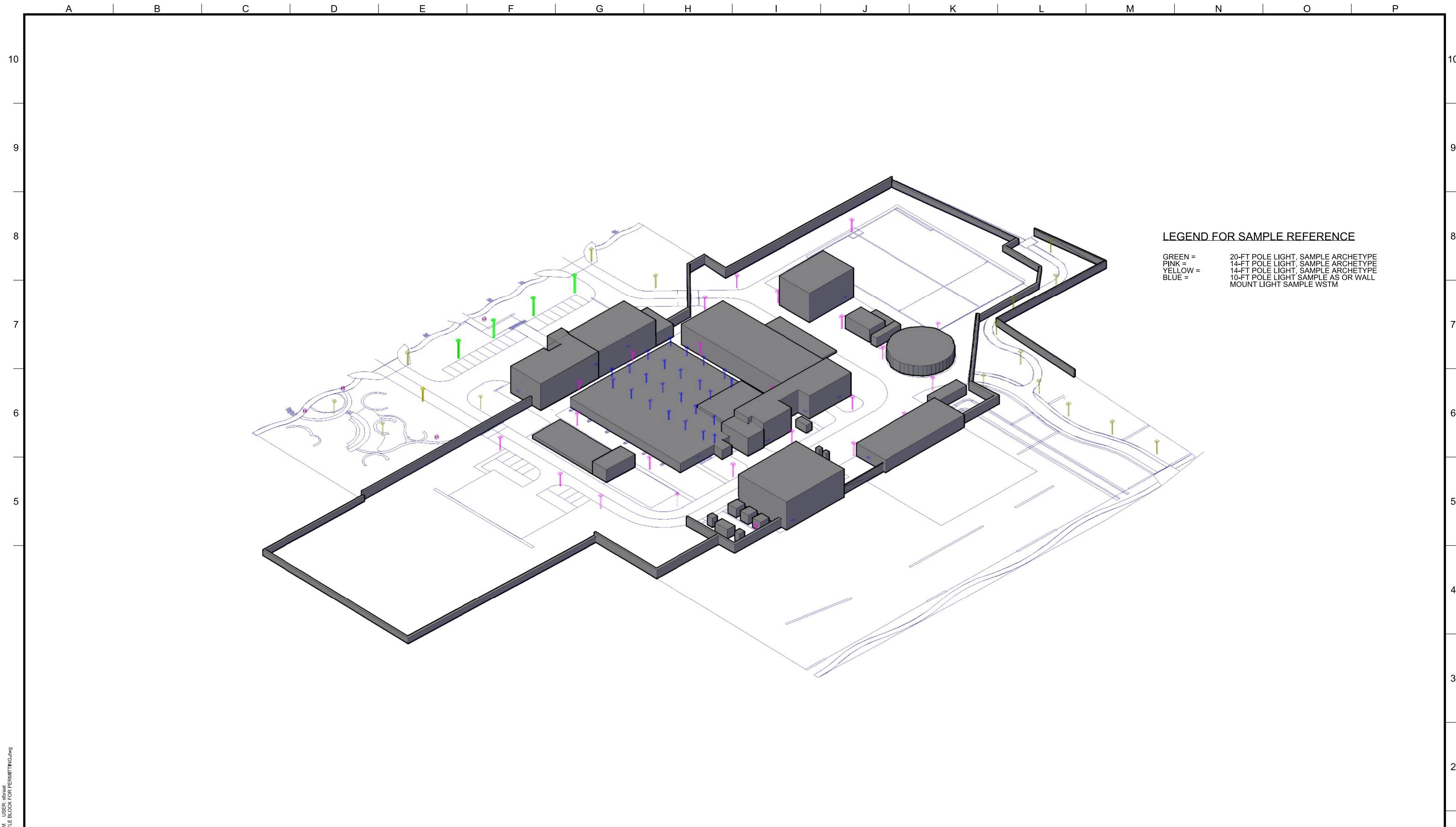
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHT LOCATION PLAN
 AREA D

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1" = 20'
DRAWING/FIGURE NUMBER 5.10D
OF



LEGEND FOR SAMPLE REFERENCE

- GREEN = 20-FT POLE LIGHT, SAMPLE ARCHETYPE
- PINK = 14-FT POLE LIGHT, SAMPLE ARCHETYPE
- YELLOW = 14-FT POLE LIGHT, SAMPLE ARCHETYPE
- BLUE = 10-FT POLE LIGHT, SAMPLE AS OR WALL MOUNT LIGHT SAMPLE WSTM

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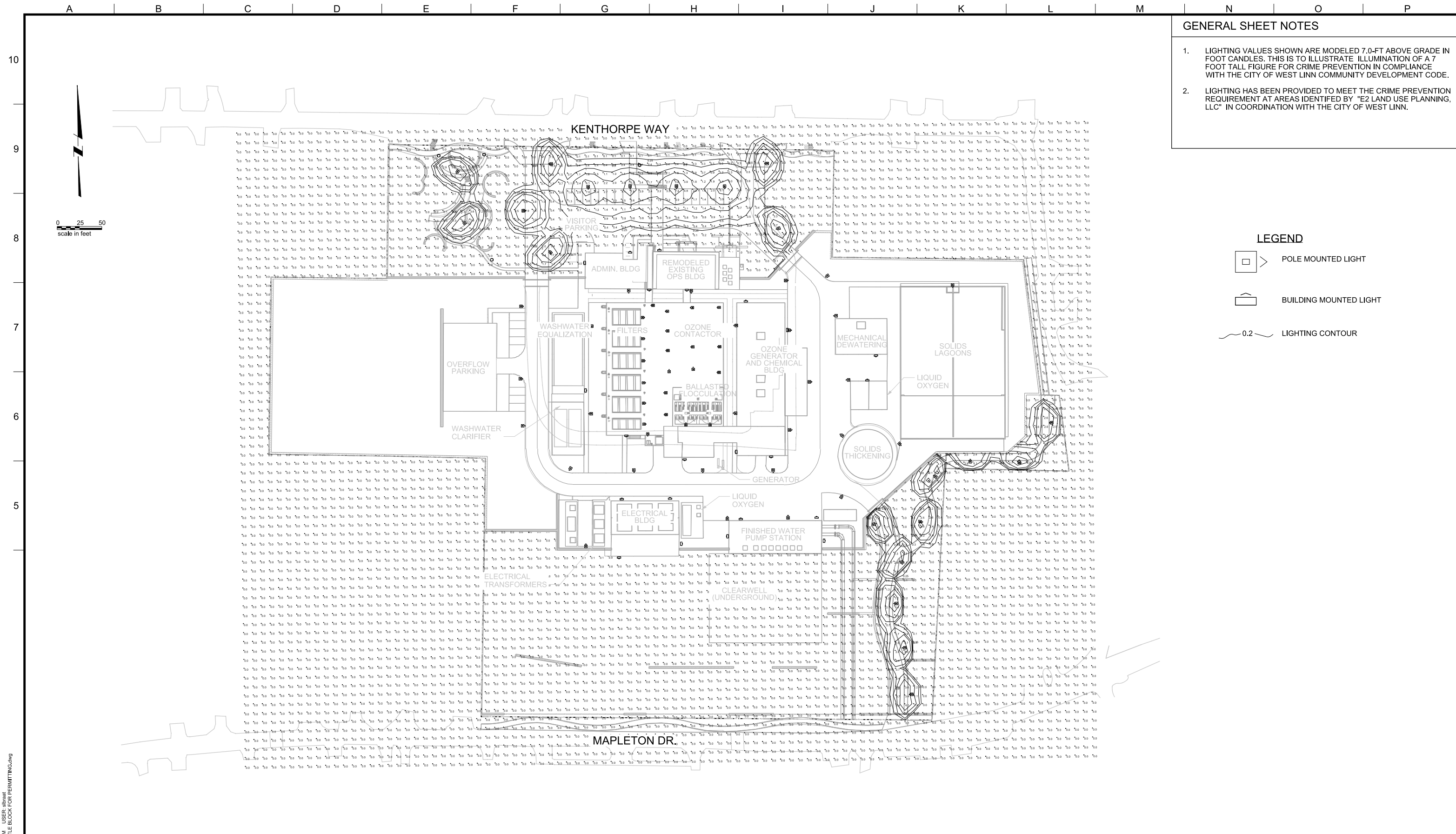
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REV.	DESCRIPTION	BY	DATE	APP.

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CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

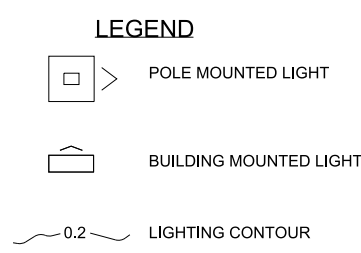


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
LIGHTING PLAN
ISOMETRIC

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE NONE
DRAWING/FIGURE NUMBER 5.11
OF



- GENERAL SHEET NOTES**
1. LIGHTING VALUES SHOWN ARE MODELED 7.0-FT ABOVE GRADE IN FOOT CANDLES. THIS IS TO ILLUSTRATE ILLUMINATION OF A 7 FOOT TALL FIGURE FOR CRIME PREVENTION IN COMPLIANCE WITH THE CITY OF WEST LINN COMMUNITY DEVELOPMENT CODE.
 2. LIGHTING HAS BEEN PROVIDED TO MEET THE CRIME PREVENTION REQUIREMENT AT AREAS IDENTIFIED BY "E2 LAND USE PLANNING, LLC" IN COORDINATION WITH THE CITY OF WEST LINN.



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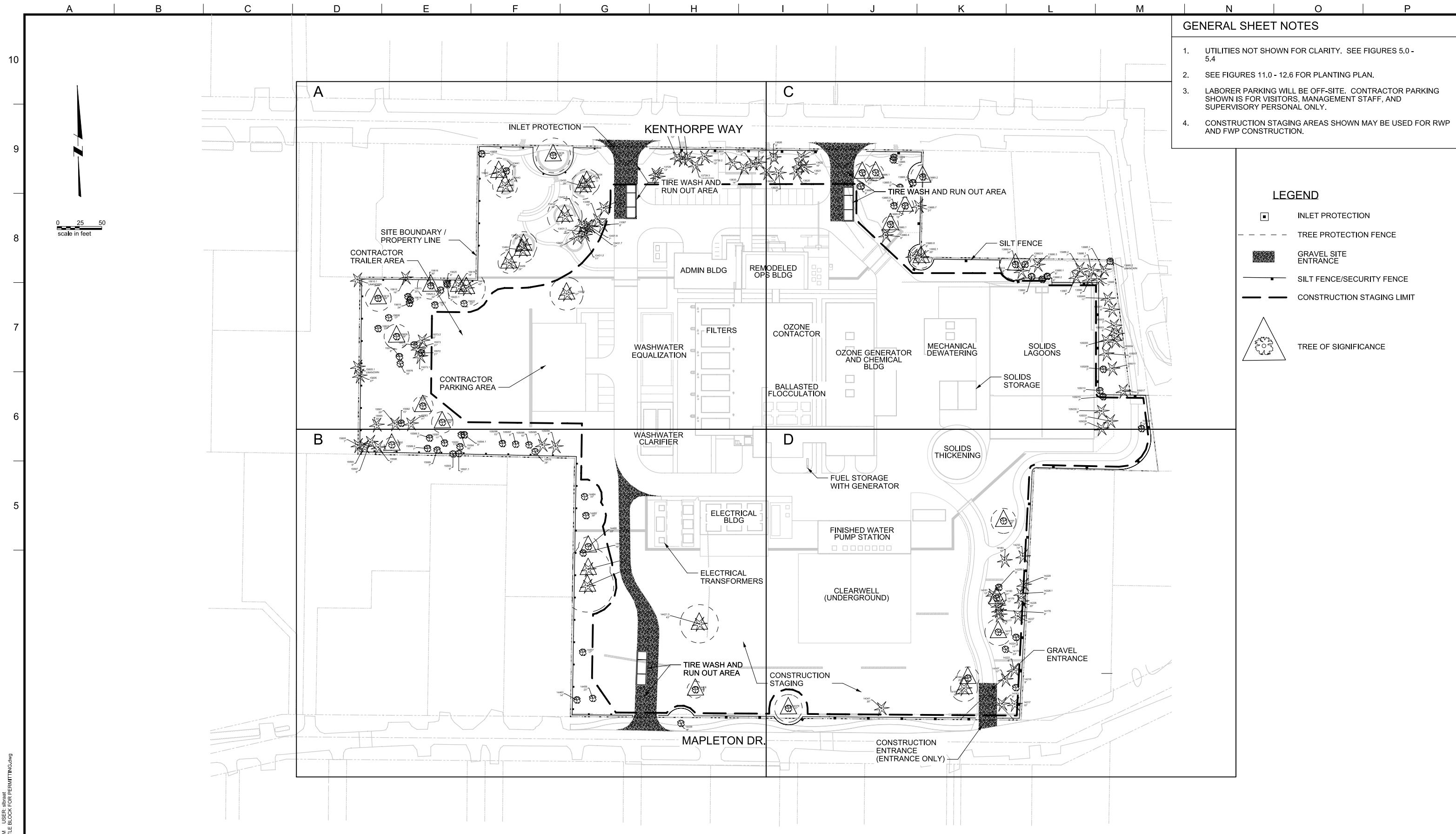
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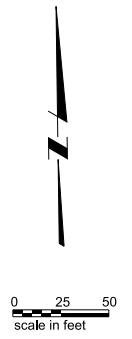
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING PLAN
 OVERVIEW FOR CRIME PREVENTION

PRINT DATE 08/20/12 PROJECT NUMBER
SCALE 1" = 50' DRAWING/FIGURE NUMBER 5.12
OF



- GENERAL SHEET NOTES**
1. UTILITIES NOT SHOWN FOR CLARITY. SEE FIGURES 5.0 - 5.4
 2. SEE FIGURES 11.0 - 12.6 FOR PLANTING PLAN.
 3. LABORER PARKING WILL BE OFF-SITE. CONTRACTOR PARKING SHOWN IS FOR VISITORS, MANAGEMENT STAFF, AND SUPERVISORY PERSONAL ONLY.
 4. CONSTRUCTION STAGING AREAS SHOWN MAY BE USED FOR RWP AND FWP CONSTRUCTION.

- LEGEND**
- INLET PROTECTION
 - TREE PROTECTION FENCE
 - GRAVEL SITE ENTRANCE
 - SILT FENCE/SECURITY FENCE
 - CONSTRUCTION STAGING LIMIT
 - TREE OF SIGNIFICANCE



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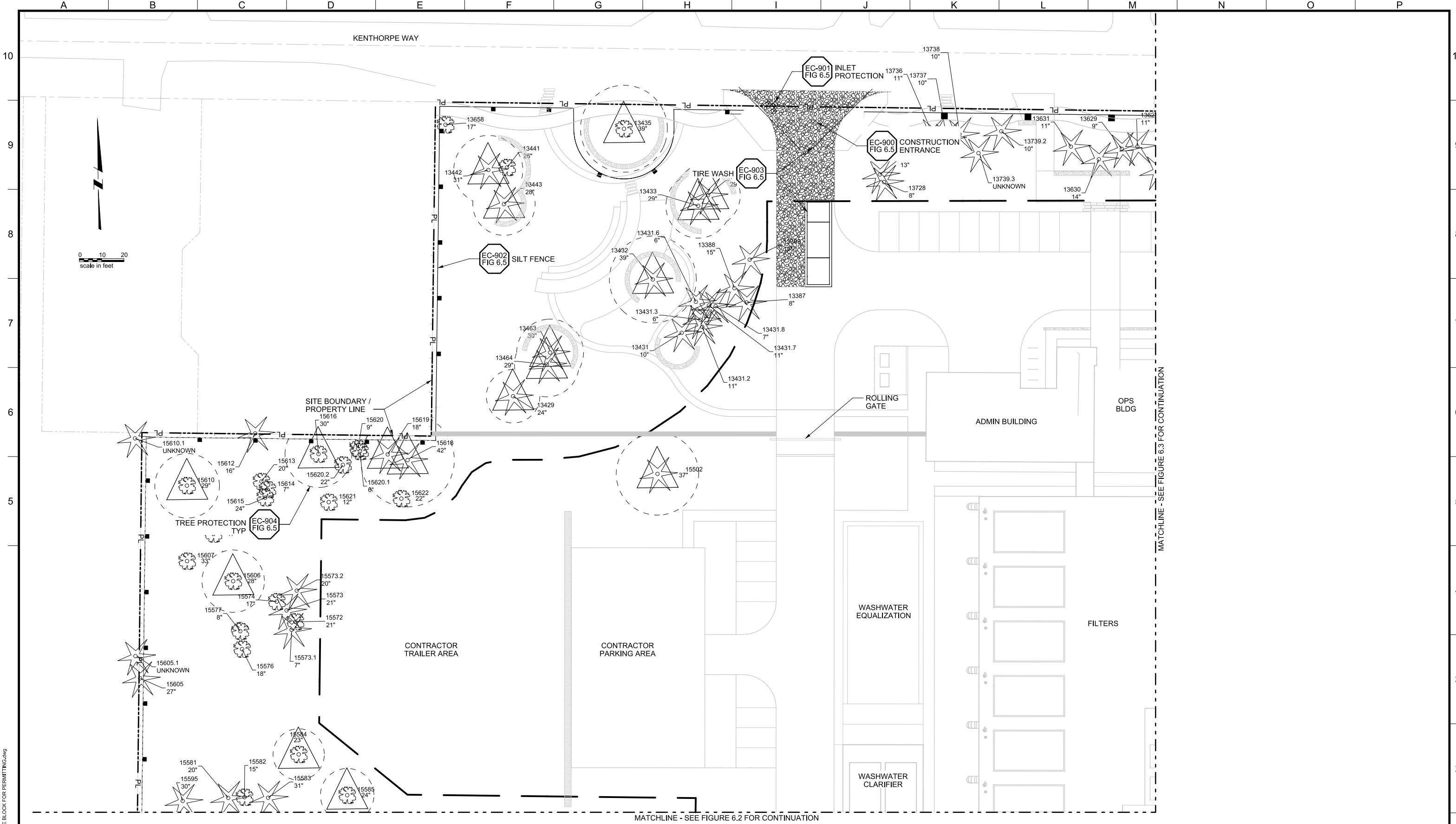
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
CONSTRUCTION MANAGEMENT OVERVIEW

PRINT DATE	08/20/12
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	6.0
#### OF	



MWH
 806 SW BROADWAY, SUITE 200
 PORTLAND, OREGON 97205

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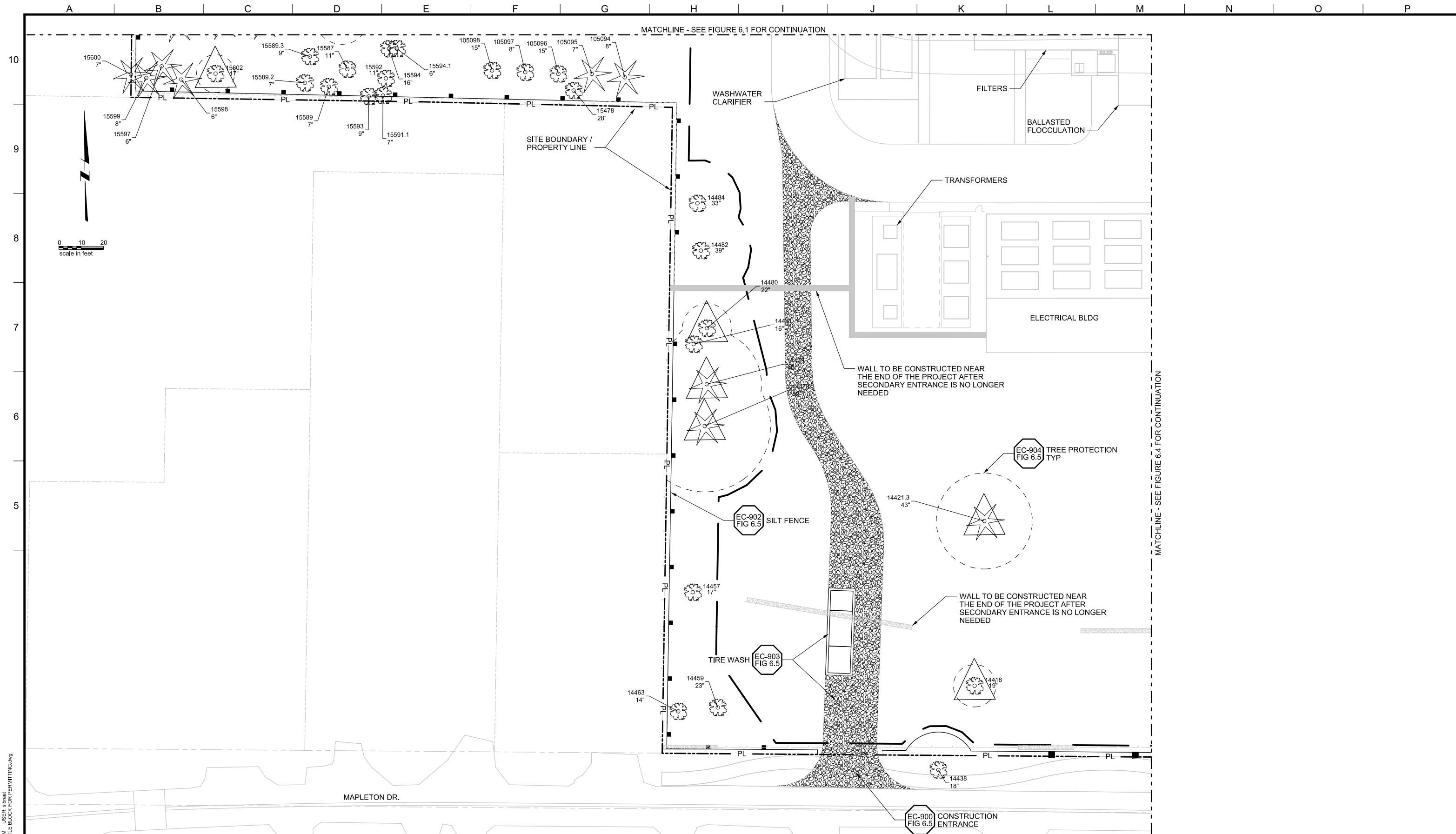
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
CONSTRUCTION MANAGEMENT
 AREA A

PRINT DATE 08/20/12
PROJECT NUMBER 1
SCALE 1" = 20'
DRAWING/FIGURE NUMBER 6.1
OF

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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
CONSTRUCTION MANAGEMENT
 AREA B

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 6.2
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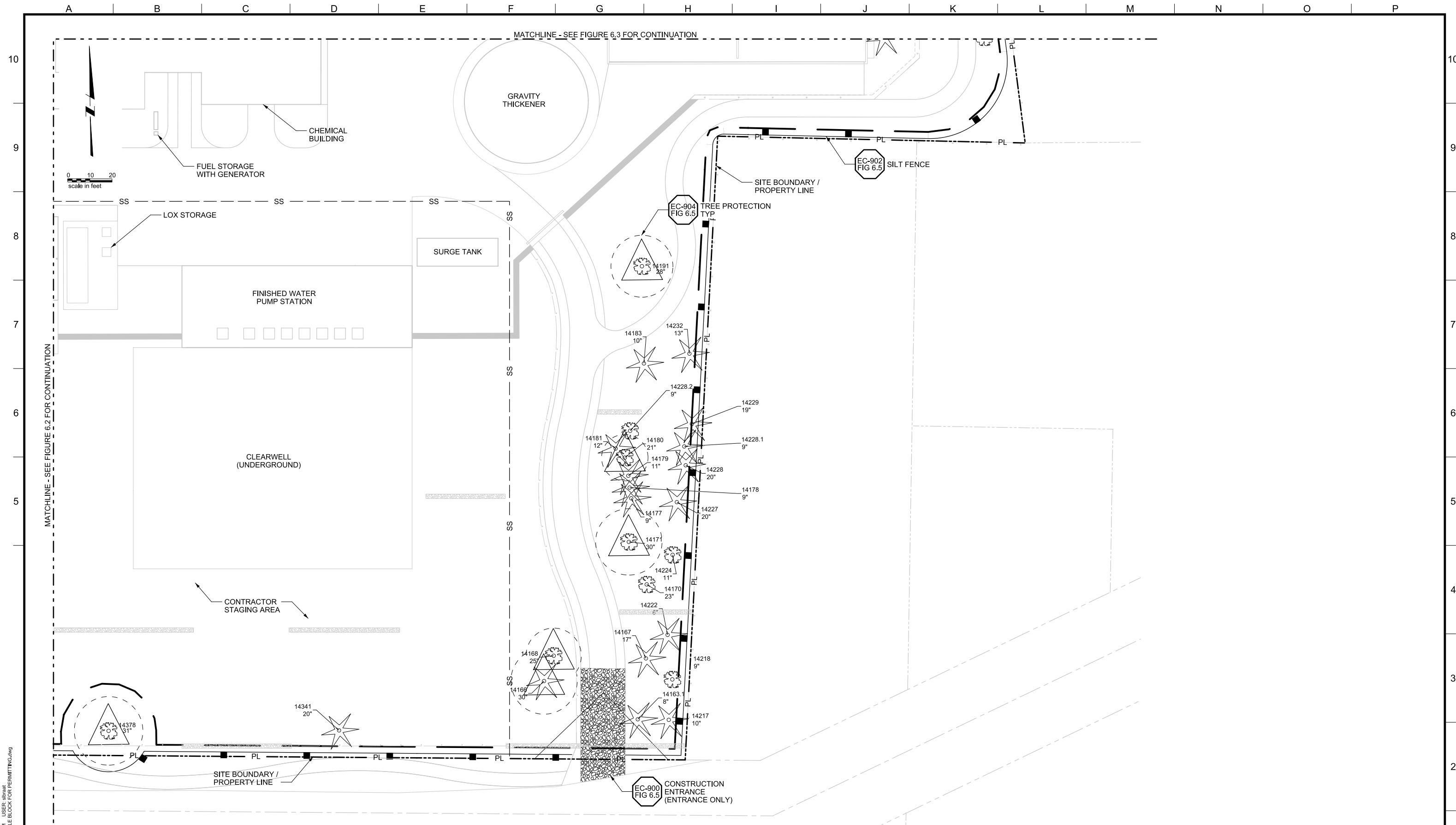
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 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 CONSTRUCTION MANAGEMENT
 AREA C

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 6.3
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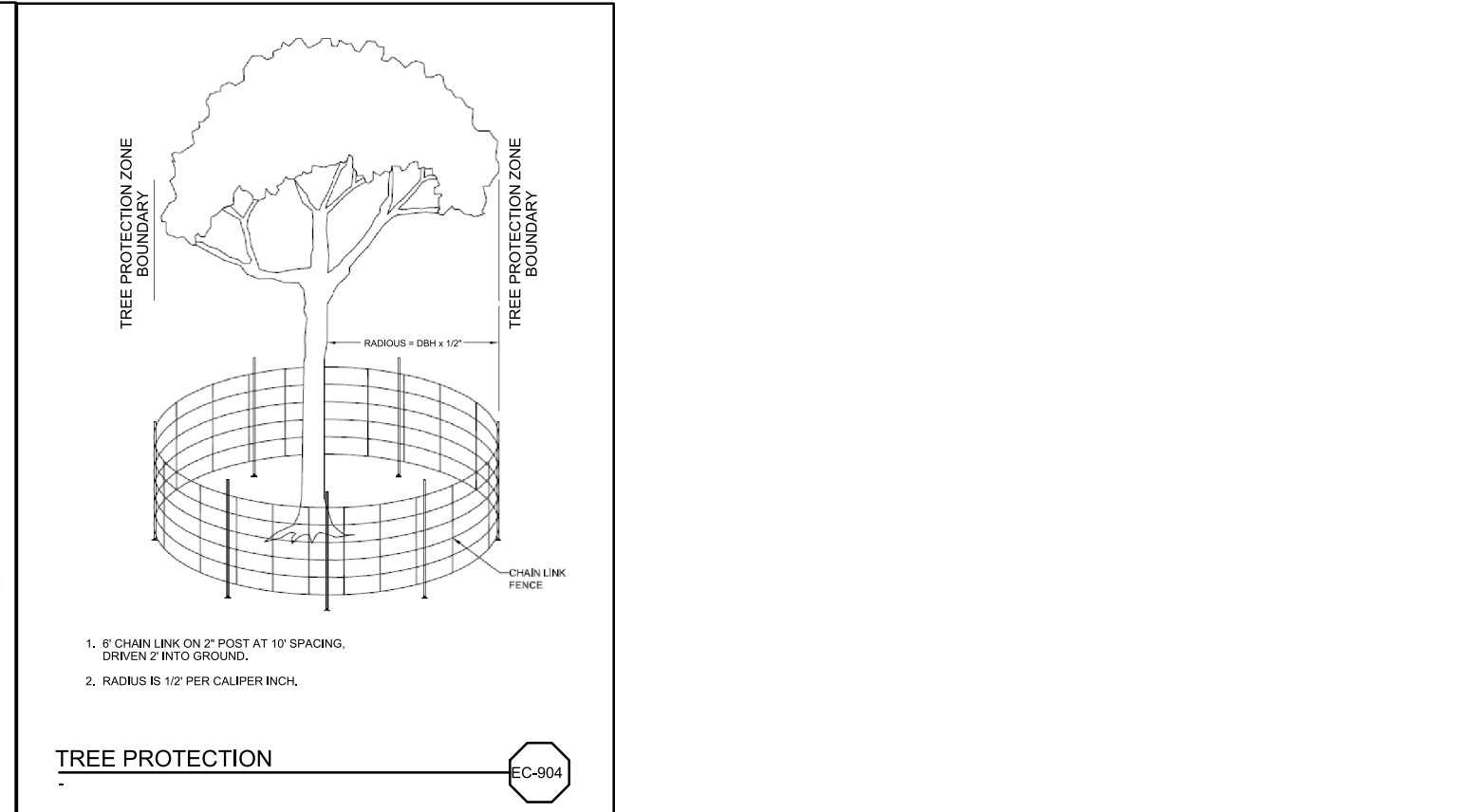
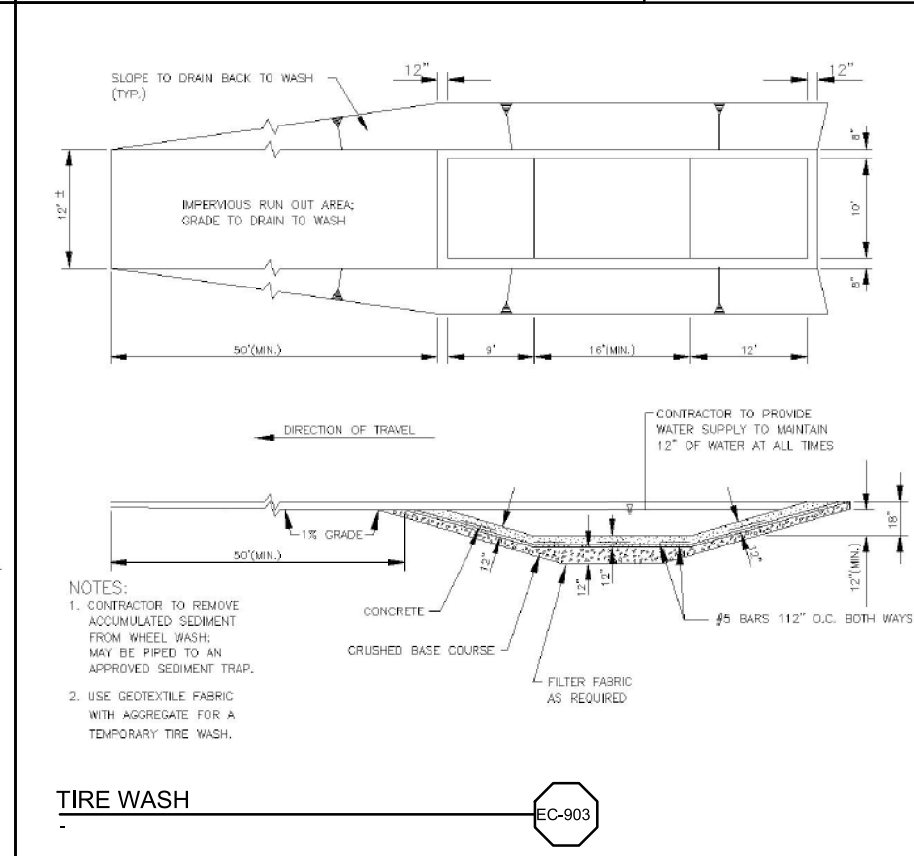
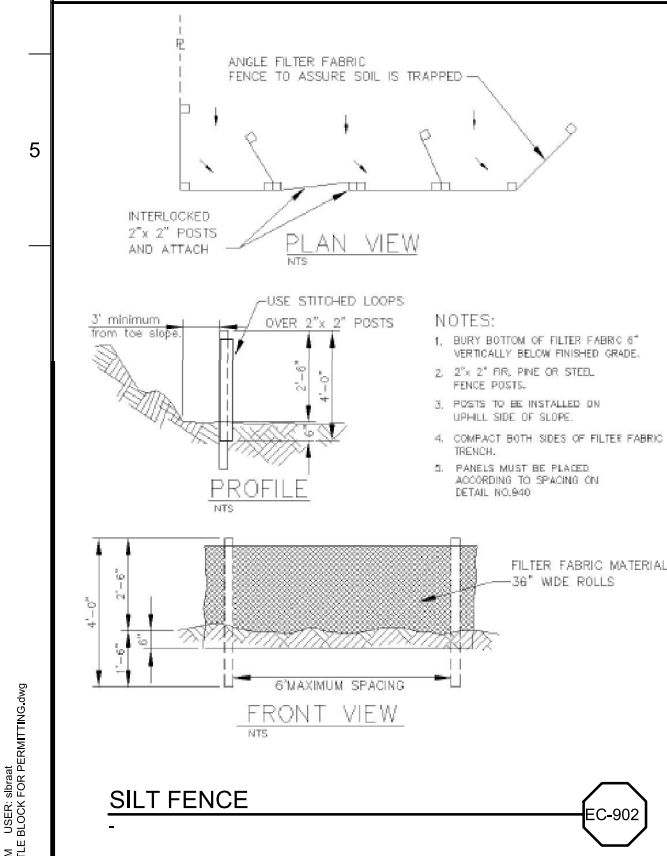
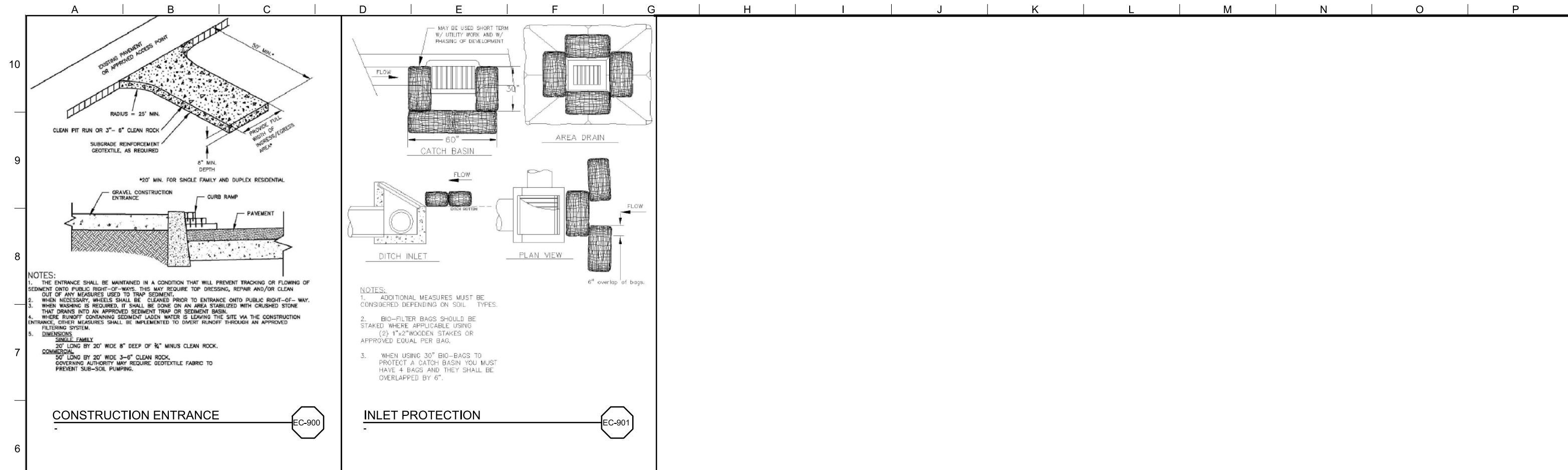
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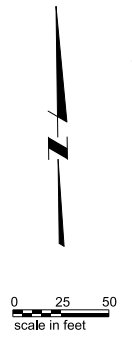
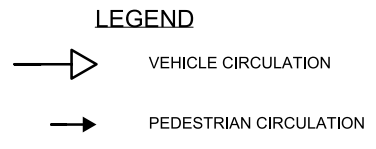
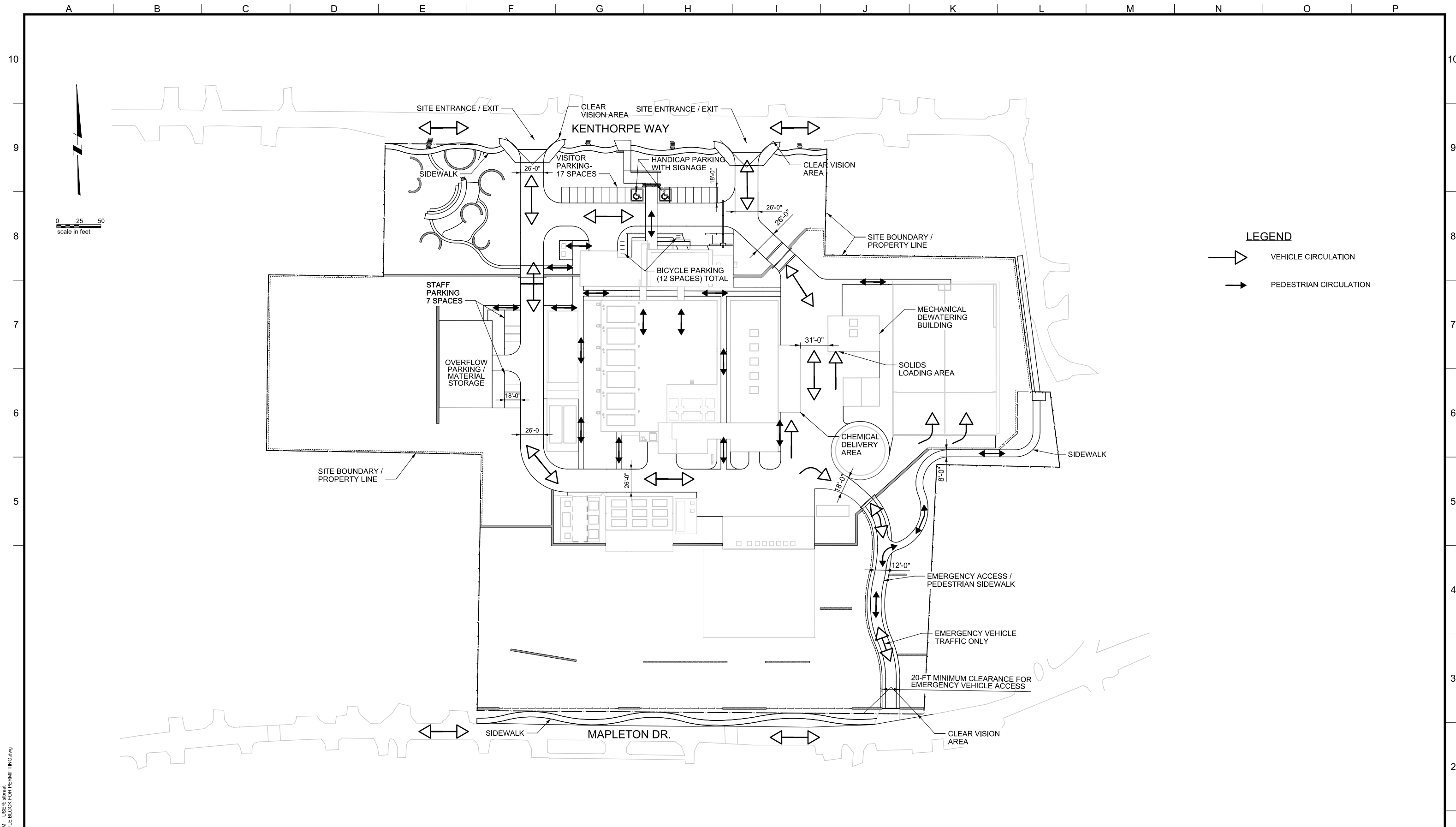
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 CONSTRUCTION MANAGEMENT
 AREA D

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 6.4
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<p>MWH 806 SW BROADWAY, SUITE 200 PORTLAND, OREGON 97205</p>	<p>LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)</p> <p>DESIGNED: #### DRAWN: #### CHECKED: #### CHECKED: #### APPROVED: ####</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DESCRIPTION	BY	APP.					<p>OWNER: CITY OF LAKE OSWEGO 380 A AVENUE LAKE OSWEGO, OR 97034 PHONE: 503-635-0270</p>	<p>Lake Oswego - Tigard Water Partnership sharing water - connecting communities</p>	<p>LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT DESIGN REVIEW AND CONDITIONAL USE CONSTRUCTION MANAGEMENT DETAILS I</p>	<p>PRINT DATE: 08/20/12 PROJECT NUMBER: 1 SCALE: NONE DRAWING/FIGURE NUMBER: 6.5 XXX OF</p>
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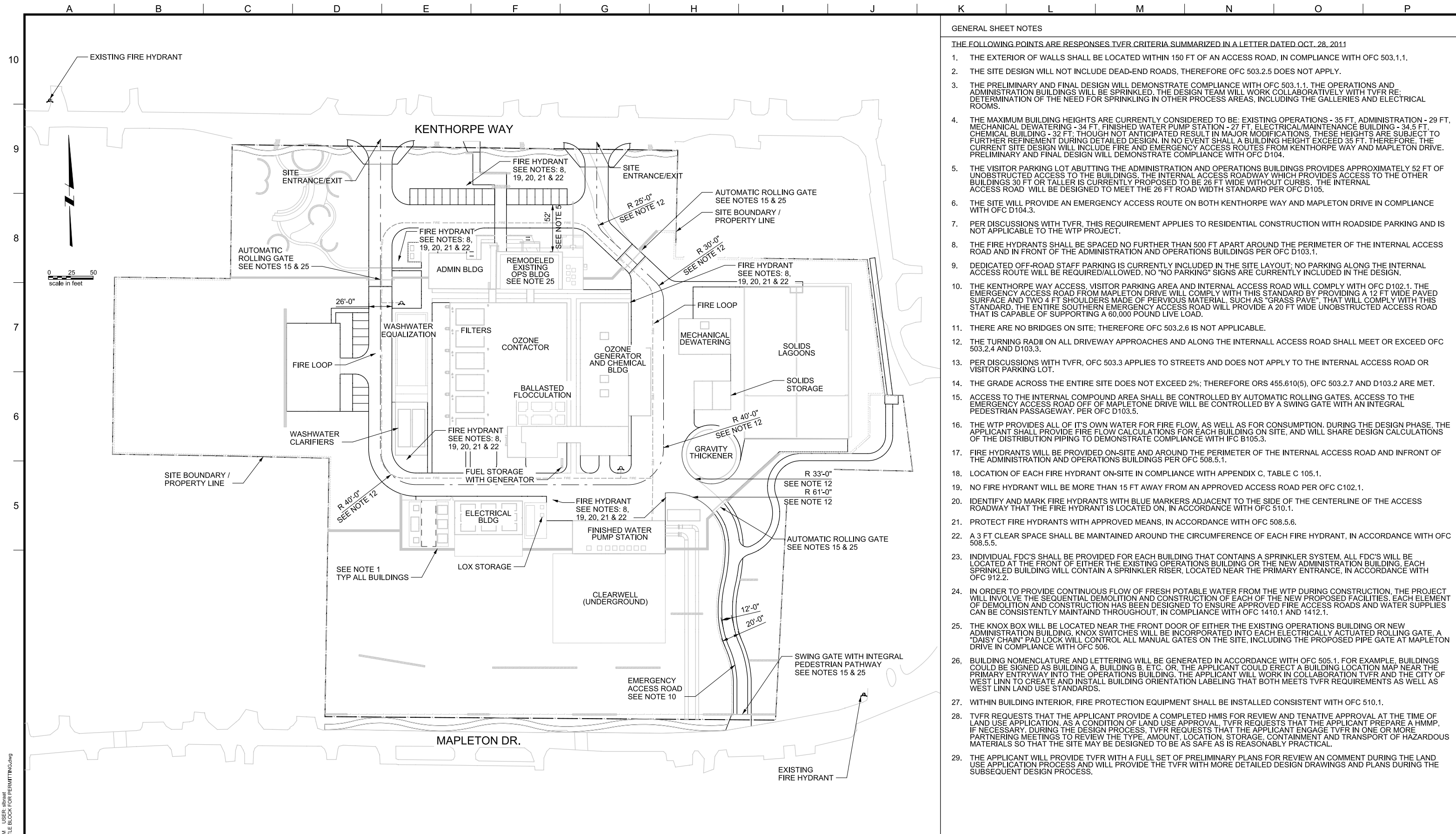
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**PEDESTRIAN AND VEHICLE
 CIRCULATION PLAN**

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 50'
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- GENERAL SHEET NOTES
- THE FOLLOWING POINTS ARE RESPONSES TVFR CRITERIA SUMMARIZED IN A LETTER DATED OCT. 28, 2011
- THE EXTERIOR OF WALLS SHALL BE LOCATED WITHIN 150 FT OF AN ACCESS ROAD, IN COMPLIANCE WITH OFC 503.1.1.
 - THE SITE DESIGN WILL NOT INCLUDE DEAD-END ROADS, THEREFORE OFC 503.2.5 DOES NOT APPLY.
 - THE PRELIMINARY AND FINAL DESIGN WILL DEMONSTRATE COMPLIANCE WITH OFC 503.1.1. THE OPERATIONS AND ADMINISTRATION BUILDINGS WILL BE SPRINKLED. THE DESIGN TEAM WILL WORK COLLABORATIVELY WITH TVFR RE: DETERMINATION OF THE NEED FOR SPRINKLING IN OTHER PROCESS AREAS, INCLUDING THE GALLERIES AND ELECTRICAL ROOMS.
 - THE MAXIMUM BUILDING HEIGHTS ARE CURRENTLY CONSIDERED TO BE: EXISTING OPERATIONS - 35 FT. ADMINISTRATION - 29 FT. MECHANICAL DEWATERING - 34 FT. FINISHED WATER PUMP STATION - 27 FT. ELECTRICAL/MAINTENANCE BUILDING - 34.5 FT. CHEMICAL BUILDING - 32 FT. THOUGH NOT ANTICIPATED RESULT IN MAJOR MODIFICATIONS, THESE HEIGHTS ARE SUBJECT TO FURTHER REFINEMENT DURING DETAILED DESIGN. IN NO EVENT SHALL A BUILDING HEIGHT EXCEED 35 FT. THEREFORE, THE CURRENT SITE DESIGN WILL INCLUDE FIRE AND EMERGENCY ACCESS ROUTES FROM KENTHORPE WAY AND MAPLETON DRIVE. PRELIMINARY AND FINAL DESIGN WILL DEMONSTRATE COMPLIANCE WITH OFC D104.
 - THE VISITOR PARKING LOT ABUTTING THE ADMINISTRATION AND OPERATIONS BUILDINGS PROVIDES APPROXIMATELY 52 FT OF UNOBSTRUCTED ACCESS TO THE BUILDINGS. THE INTERNAL ACCESS ROADWAY WHICH PROVIDES ACCESS TO THE OTHER BUILDINGS 30 FT OR TALLER IS CURRENTLY PROPOSED TO BE 26 FT WIDE WITHOUT CURBS. THE INTERNAL ACCESS ROAD WILL BE DESIGNED TO MEET THE 26 FT ROAD WIDTH STANDARD PER OFC D105.
 - THE SITE WILL PROVIDE AN EMERGENCY ACCESS ROUTE ON BOTH KENTHORPE WAY AND MAPLETON DRIVE IN COMPLIANCE WITH OFC D104.3.
 - PER DISCUSSIONS WITH TVFR, THIS REQUIREMENT APPLIES TO RESIDENTIAL CONSTRUCTION WITH ROADSIDE PARKING AND IS NOT APPLICABLE TO THE WTP PROJECT.
 - THE FIRE HYDRANTS SHALL BE SPACED NO FURTHER THAN 500 FT APART AROUND THE PERIMETER OF THE INTERNAL ACCESS ROAD AND IN FRONT OF THE ADMINISTRATION AND OPERATIONS BUILDINGS PER OFC D103.1.
 - DEDICATED OFF-ROAD STAFF PARKING IS CURRENTLY INCLUDED IN THE SITE LAYOUT; NO PARKING ALONG THE INTERNAL ACCESS ROUTE WILL BE REQUIRED/ALLOWED. NO "NO PARKING" SIGNS ARE CURRENTLY INCLUDED IN THE DESIGN.
 - THE KENTHORPE WAY ACCESS, VISITOR PARKING AREA AND INTERNAL ACCESS ROAD WILL COMPLY WITH OFC D102.1. THE EMERGENCY ACCESS ROAD FROM MAPLETON DRIVE WILL COMPLY WITH THIS STANDARD BY PROVIDING A 12 FT WIDE PAVED SURFACE AND TWO 4 FT SHOULDERS MADE OF PERVIOUS MATERIAL, SUCH AS "GRASS PAVE", THAT WILL COMPLY WITH THIS STANDARD. THE ENTIRE SOUTHERN EMERGENCY ACCESS ROAD WILL PROVIDE A 20 FT WIDE UNOBSTRUCTED ACCESS ROAD THAT IS CAPABLE OF SUPPORTING A 60,000 POUND LIVE LOAD.
 - THERE ARE NO BRIDGES ON SITE; THEREFORE OFC 503.2.6 IS NOT APPLICABLE.
 - THE TURNING RADII ON ALL DRIVEWAY APPROACHES AND ALONG THE INTERNAL ACCESS ROAD SHALL MEET OR EXCEED OFC 503.2.4 AND D103.3.
 - PER DISCUSSIONS WITH TVFR, OFC 503.3 APPLIES TO STREETS AND DOES NOT APPLY TO THE INTERNAL ACCESS ROAD OR VISITOR PARKING LOT.
 - THE GRADE ACROSS THE ENTIRE SITE DOES NOT EXCEED 2%; THEREFORE ORS 455.610(5), OFC 503.2.7 AND D103.2 ARE MET.
 - ACCESS TO THE INTERNAL COMPOUND AREA SHALL BE CONTROLLED BY AUTOMATIC ROLLING GATES. ACCESS TO THE EMERGENCY ACCESS ROAD OFF OF MAPLETON DRIVE WILL BE CONTROLLED BY A SWING GATE WITH AN INTEGRAL PEDESTRIAN PASSAGEWAY, PER OFC D103.5.
 - THE WTP PROVIDES ALL OF IT'S OWN WATER FOR FIRE FLOW, AS WELL AS FOR CONSUMPTION. DURING THE DESIGN PHASE, THE APPLICANT SHALL PROVIDE FIRE FLOW CALCULATIONS FOR EACH BUILDING ON SITE, AND WILL SHARE DESIGN CALCULATIONS OF THE DISTRIBUTION PIPING TO DEMONSTRATE COMPLIANCE WITH IFC B105.3.
 - FIRE HYDRANTS WILL BE PROVIDED ON-SITE AND AROUND THE PERIMETER OF THE INTERNAL ACCESS ROAD AND INFRONT OF THE ADMINISTRATION AND OPERATIONS BUILDINGS PER OFC 508.5.1.
 - LOCATION OF EACH FIRE HYDRANT ON-SITE IN COMPLIANCE WITH APPENDIX C, TABLE C 105.1.
 - NO FIRE HYDRANT WILL BE MORE THAN 15 FT AWAY FROM AN APPROVED ACCESS ROAD PER OFC C102.1.
 - IDENTIFY AND MARK FIRE HYDRANTS WITH BLUE MARKERS ADJACENT TO THE SIDE OF THE CENTERLINE OF THE ACCESS ROADWAY THAT THE FIRE HYDRANT IS LOCATED ON, IN ACCORDANCE WITH OFC 510.1.
 - PROTECT FIRE HYDRANTS WITH APPROVED MEANS, IN ACCORDANCE WITH OFC 508.5.6.
 - A 3 FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF EACH FIRE HYDRANT, IN ACCORDANCE WITH OFC 508.5.5.
 - INDIVIDUAL FDC'S SHALL BE PROVIDED FOR EACH BUILDING THAT CONTAINS A SPRINKLER SYSTEM. ALL FDC'S WILL BE LOCATED AT THE FRONT OF EITHER THE EXISTING OPERATIONS BUILDING OR THE NEW ADMINISTRATION BUILDING. EACH SPRINKLED BUILDING WILL CONTAIN A SPRINKLER RISER, LOCATED NEAR THE PRIMARY ENTRANCE, IN ACCORDANCE WITH OFC 912.2.
 - IN ORDER TO PROVIDE CONTINUOUS FLOW OF FRESH POTABLE WATER FROM THE WTP DURING CONSTRUCTION, THE PROJECT WILL INVOLVE THE SEQUENTIAL DEMOLITION AND CONSTRUCTION OF EACH OF THE NEW PROPOSED FACILITIES. EACH ELEMENT OF DEMOLITION AND CONSTRUCTION HAS BEEN DESIGNED TO ENSURE APPROVED FIRE ACCESS ROADS AND WATER SUPPLIES CAN BE CONSISTENTLY MAINTAINED THROUGHOUT, IN COMPLIANCE WITH OFC 1410.1 AND 1412.1.
 - THE KNOX BOX WILL BE LOCATED NEAR THE FRONT DOOR OF EITHER THE EXISTING OPERATIONS BUILDING OR NEW ADMINISTRATION BUILDING. KNOX SWITCHES WILL BE INCORPORATED INTO EACH ELECTRICALLY ACTUATED ROLLING GATE. A "DAISY CHAIN" PAD LOCK WILL CONTROL ALL MANUAL GATES ON THE SITE, INCLUDING THE PROPOSED PIPE GATE AT MAPLETON DRIVE IN COMPLIANCE WITH OFC 506.
 - BUILDING NOMENCLATURE AND LETTERING WILL BE GENERATED IN ACCORDANCE WITH OFC 505.1. FOR EXAMPLE, BUILDINGS COULD BE SIGNED AS BUILDING A, BUILDING B, ETC. OR, THE APPLICANT COULD ERECT A BUILDING LOCATION MAP NEAR THE PRIMARY ENTRYWAY INTO THE OPERATIONS BUILDING. THE APPLICANT WILL WORK IN COLLABORATION WITH TVFR AND THE CITY OF WEST LINN TO CREATE AND INSTALL BUILDING ORIENTATION LABELING THAT BOTH MEETS TVFR REQUIREMENTS AS WELL AS WEST LINN LAND USE STANDARDS.
 - WITHIN BUILDING INTERIOR, FIRE PROTECTION EQUIPMENT SHALL BE INSTALLED CONSISTENT WITH OFC 510.1.
 - TVFR REQUESTS THAT THE APPLICANT PROVIDE A COMPLETED HMS FOR REVIEW AND TENTATIVE APPROVAL AT THE TIME OF LAND USE APPLICATION. AS A CONDITION OF LAND USE APPROVAL, TVFR REQUESTS THAT THE APPLICANT PREPARE A HMMP, IF NECESSARY. DURING THE DESIGN PROCESS, TVFR REQUESTS THAT THE APPLICANT ENGAGE TVFR IN ONE OR MORE PARTNERING MEETINGS TO REVIEW THE TYPE, AMOUNT, LOCATION, STORAGE, CONTAINMENT AND TRANSPORT OF HAZARDOUS MATERIALS SO THAT THE SITE MAY BE DESIGNED TO BE AS SAFE AS IS REASONABLY PRACTICAL.
 - THE APPLICANT WILL PROVIDE TVFR WITH A FULL SET OF PRELIMINARY PLANS FOR REVIEW AN COMMENT DURING THE LAND USE APPLICATION PROCESS AND WILL PROVIDE THE TVFR WITH MORE DETAILED DESIGN DRAWINGS AND PLANS DURING THE SUBSEQUENT DESIGN PROCESS.

PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
 FILE: C:\pwork\dm5297138654.TITLE BLOCK FOR PERMITTING.dwg

MWH
 806 SW BROADWAY, SUITE 200
 PORTLAND, OREGON 97205

LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ####
 DRAWN: ####
 CHECKED: ####
 CHECKED: ####
 APPROVED: ####

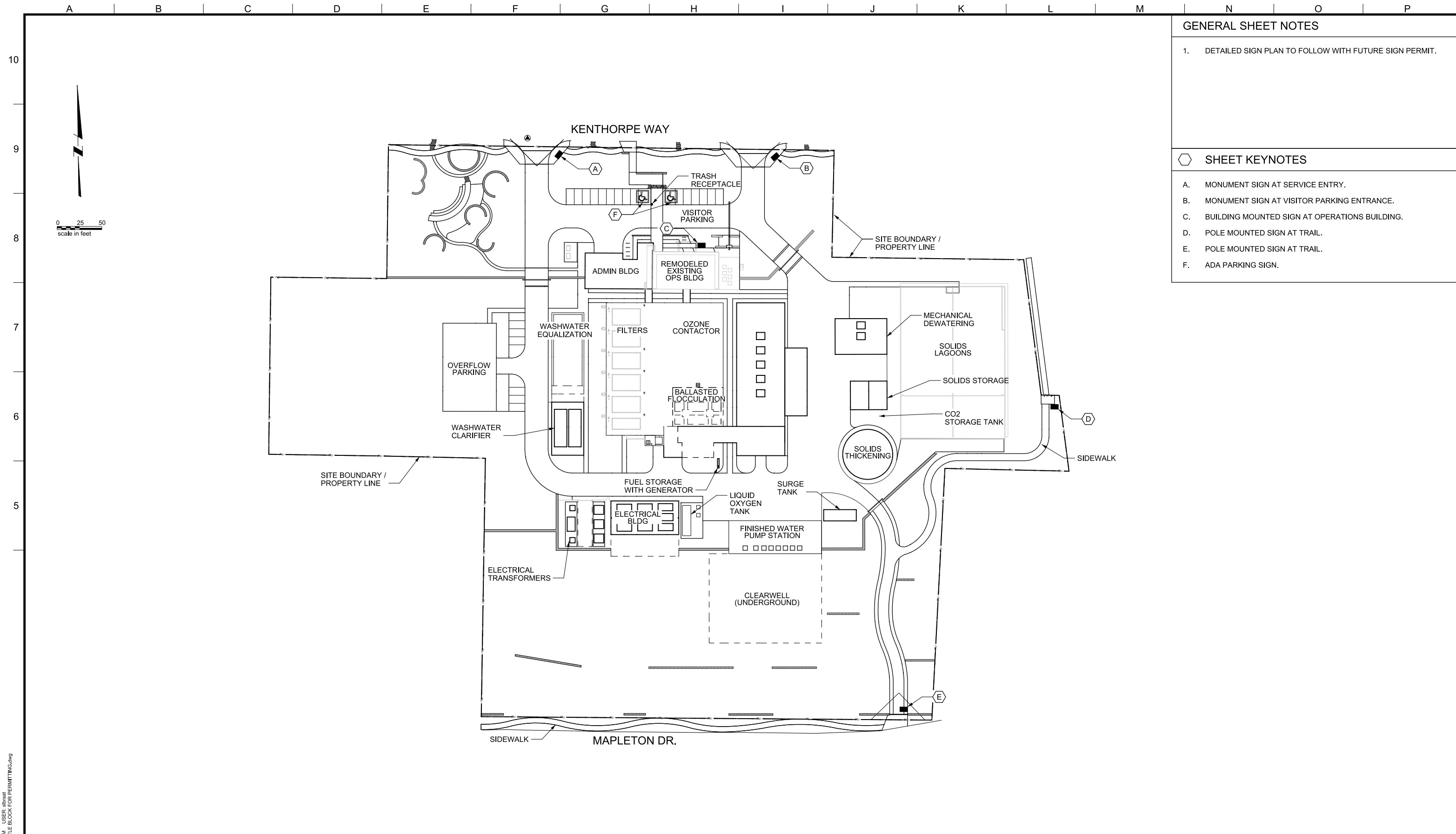
REVISIONS			
REV.	DESCRIPTION	BY	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270

Lake Oswego - Tigard
 Water Partnership
sharing water - connecting communities

LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
FIRE AND EMERGENCY ACCESS PLAN

PRINT DATE	08/20/12
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	7.1
#### OF	

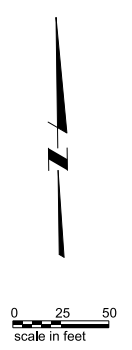


GENERAL SHEET NOTES

1. DETAILED SIGN PLAN TO FOLLOW WITH FUTURE SIGN PERMIT.

SHEET KEYNOTES

A. MONUMENT SIGN AT SERVICE ENTRY.
 B. MONUMENT SIGN AT VISITOR PARKING ENTRANCE.
 C. BUILDING MOUNTED SIGN AT OPERATIONS BUILDING.
 D. POLE MOUNTED SIGN AT TRAIL.
 E. POLE MOUNTED SIGN AT TRAIL.
 F. ADA PARKING SIGN.



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
 FILE: C:\pwork\dm5297138964.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES
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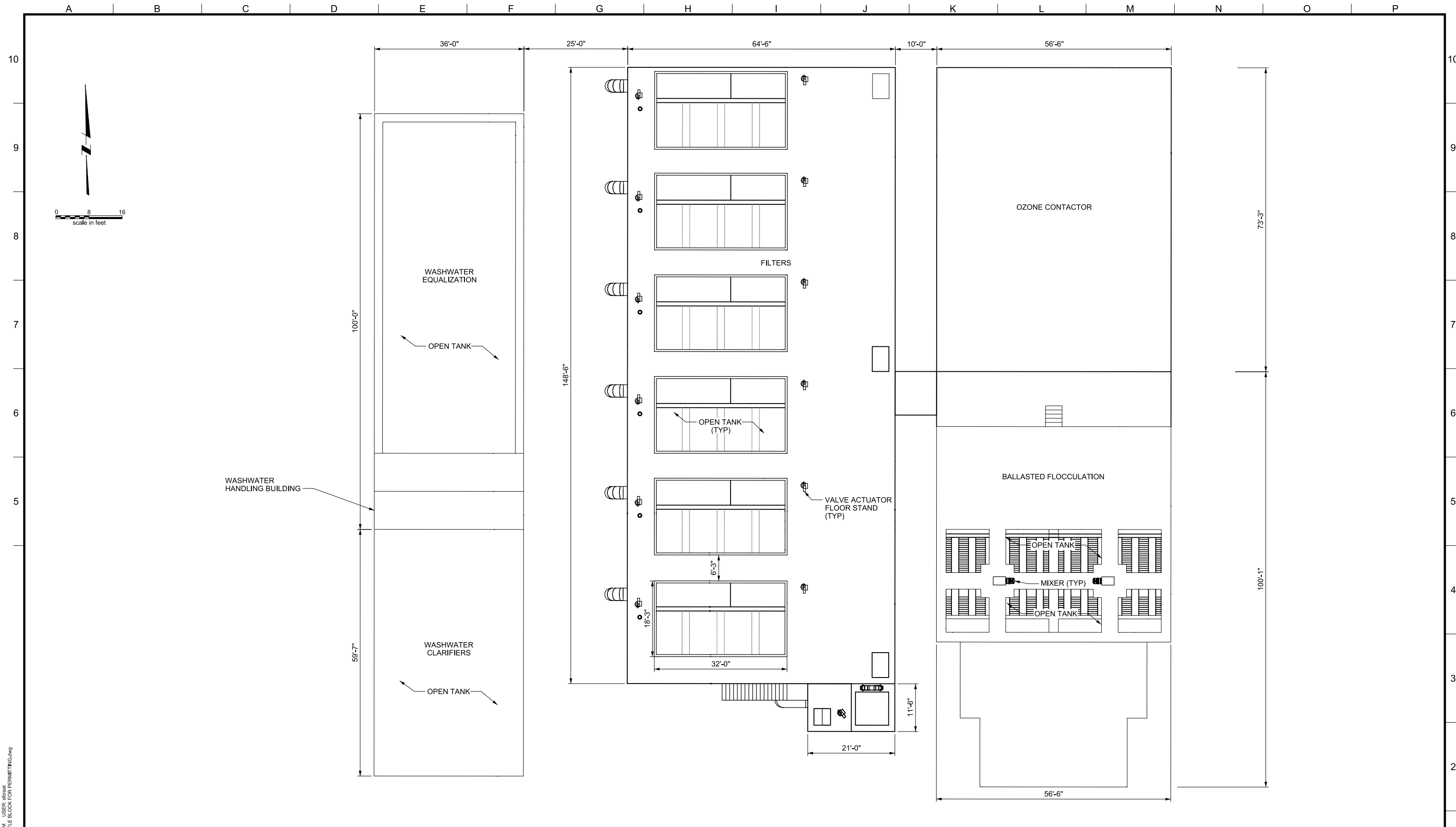
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PRELIMINARY SIGN LOCATION PLAN

PRINT DATE: 08/20/12
 PROJECT NUMBER:
 SCALE: 1" = 50'
 DRAWING/FIGURE NUMBER: **8.0**
 #### OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
 FILE: C:\pwork\dm5297138564.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES
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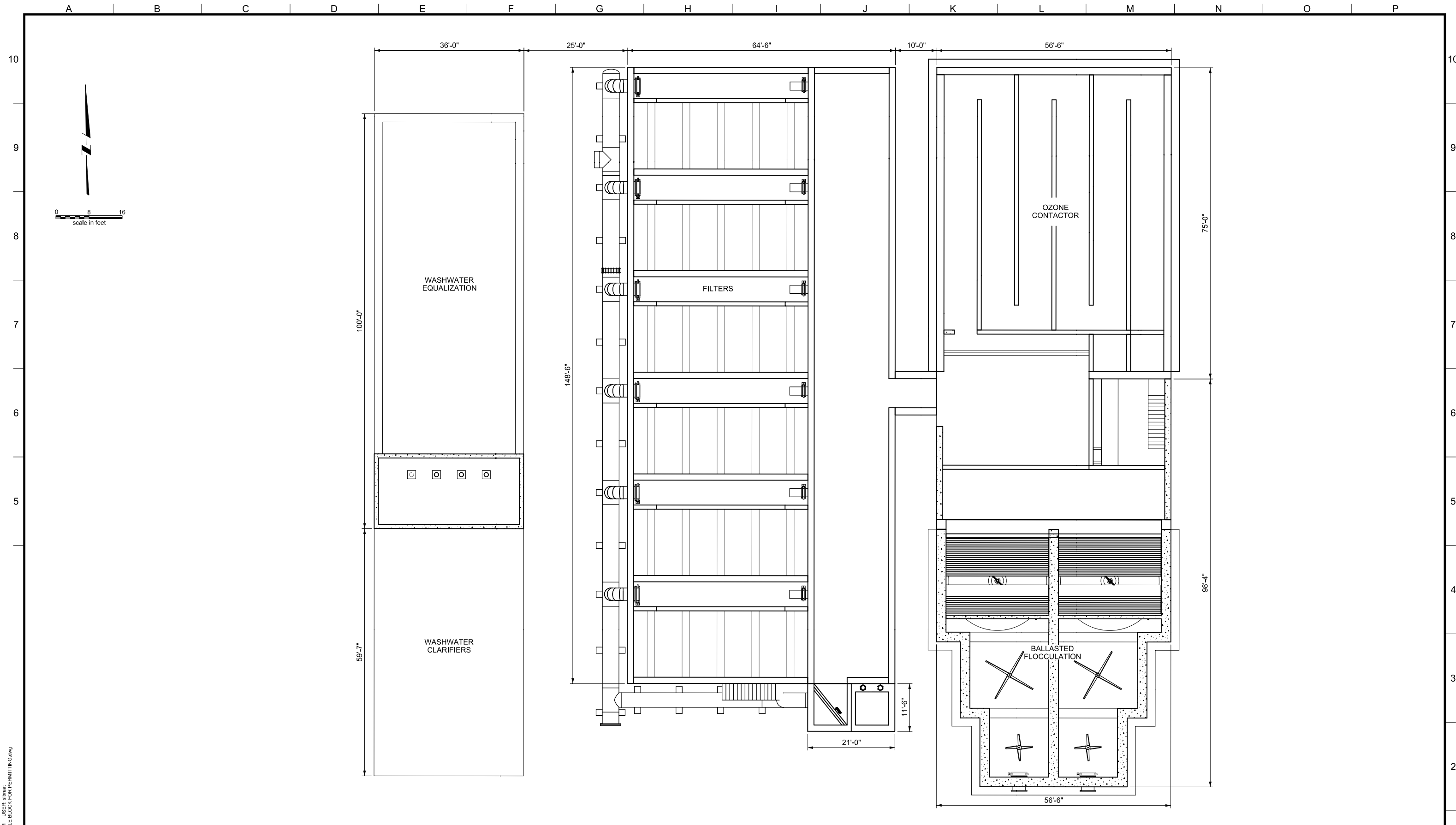
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**PROCESS AREAS
 TOP PLAN**

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 3/32" = 1'
 DRAWING/FIGURE NUMBER: 9.0
 #### OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\work\dm529713864-TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES
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DRAWN: ####
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APPROVED: ####

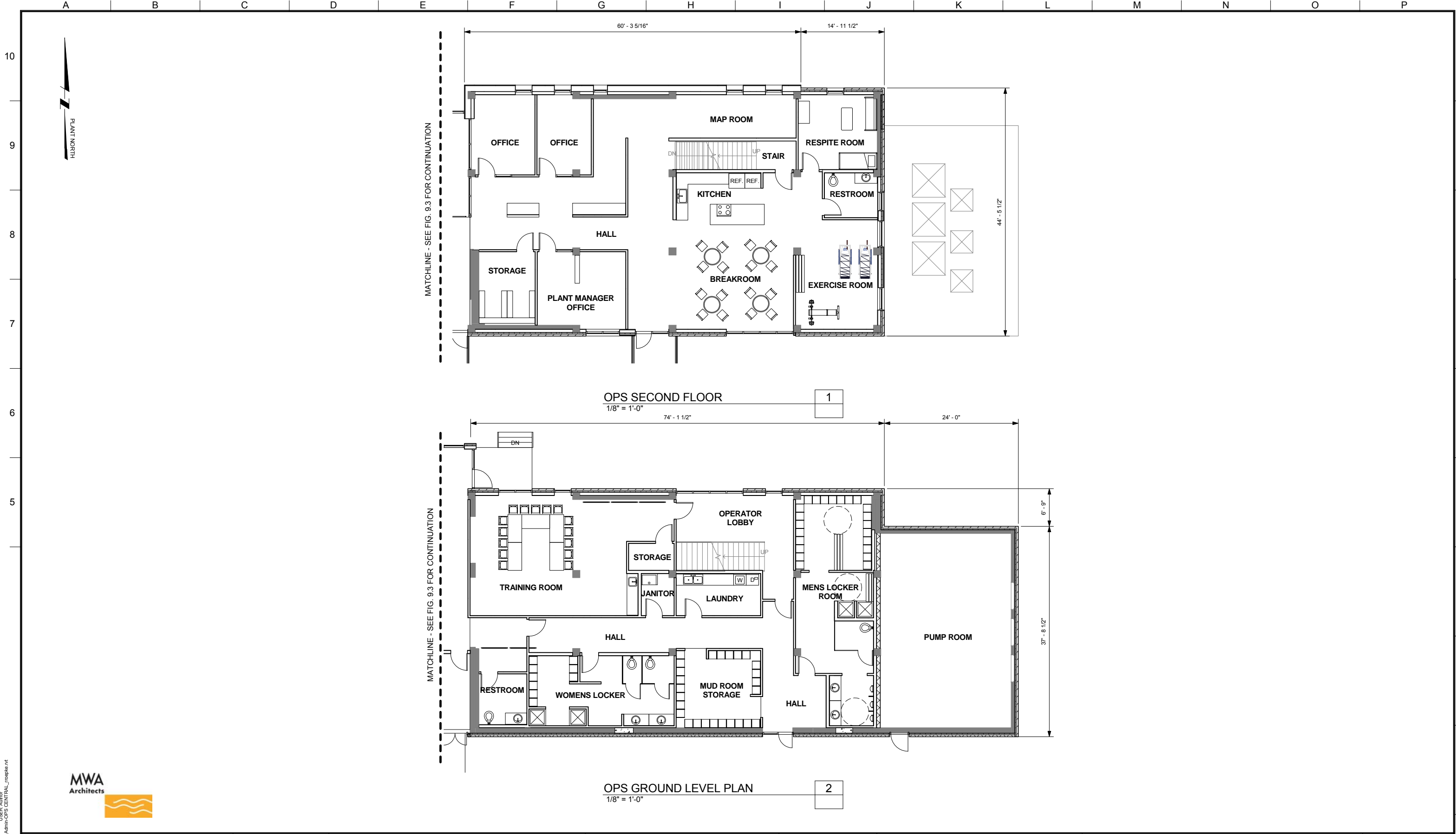
REVISIONS				
NO.	DESCRIPTION	BY	DATE	APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**PROCESS AREAS
BOTTOM PLAN**

PRINT DATE: 08/20/12
PROJECT NUMBER: 1
SCALE: 3/32" = 1'
DRAWING/FIGURE NUMBER: 9.1
OF



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED: Checker
APPROVED: Approver

REVISIONS				
REV.	DESCRIPTION	BY	APP.	

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

ARCHITECTURAL
ARCHITECTURAL FLOORPLANS
OPERATIONS

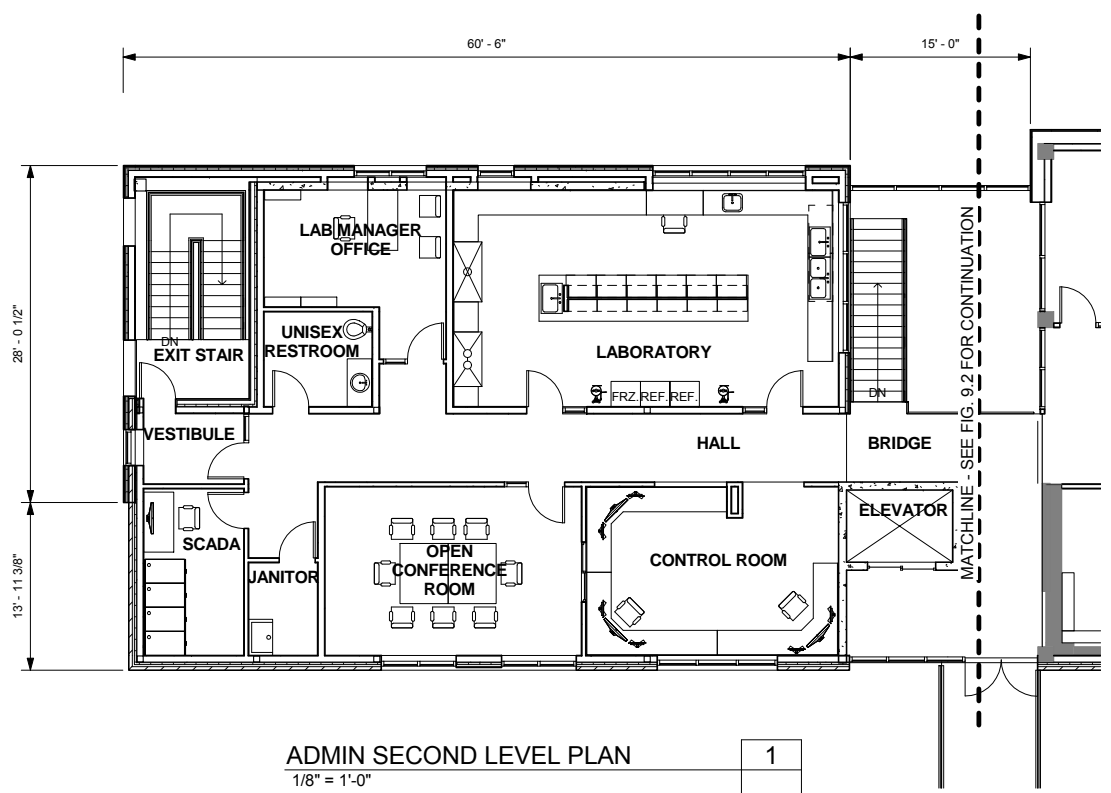
Issue Date

PRINT DATE 08/20/12
PROJECT NUMBER
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DRAWING/FIGURE NUMBER 9.2
OF

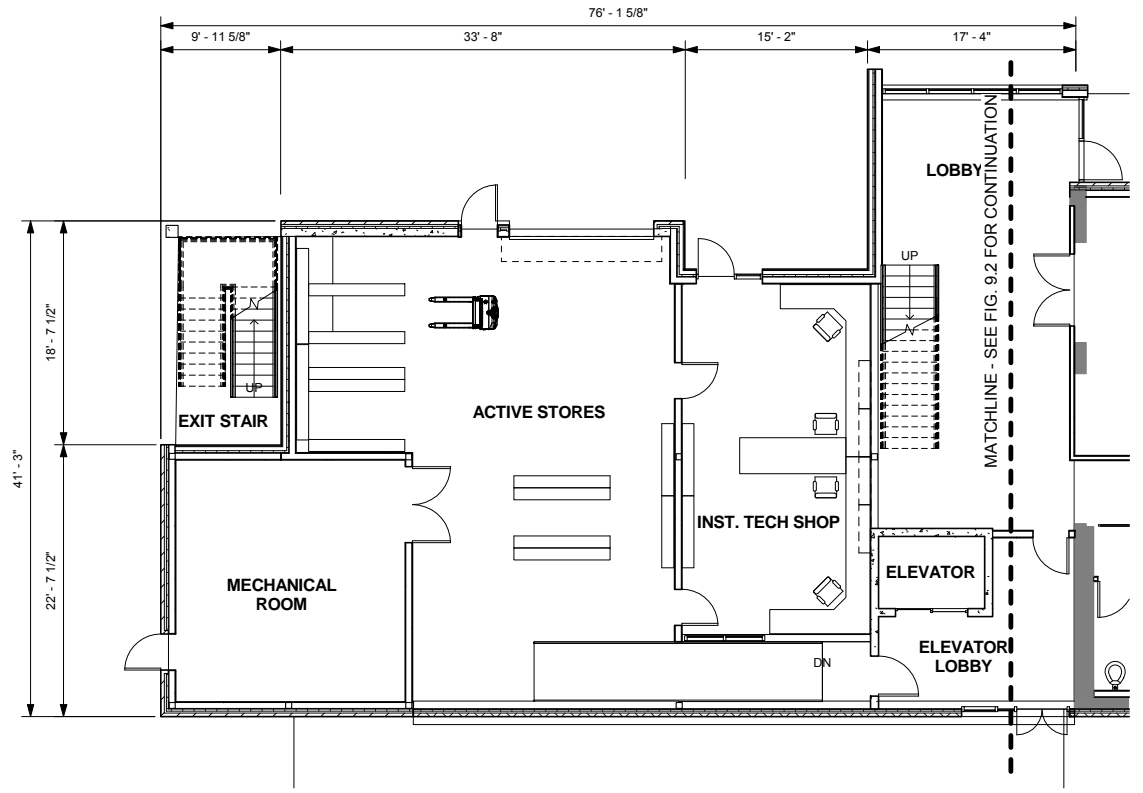
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A B C D E F G H I J K L M N O P

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ADMIN SECOND LEVEL PLAN
1/8" = 1'-0" 1



ADMIN GROUND LEVEL PLAN
1/8" = 1'-0" 2



REVISIONS			
REV.	DESCRIPTION	BY	APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

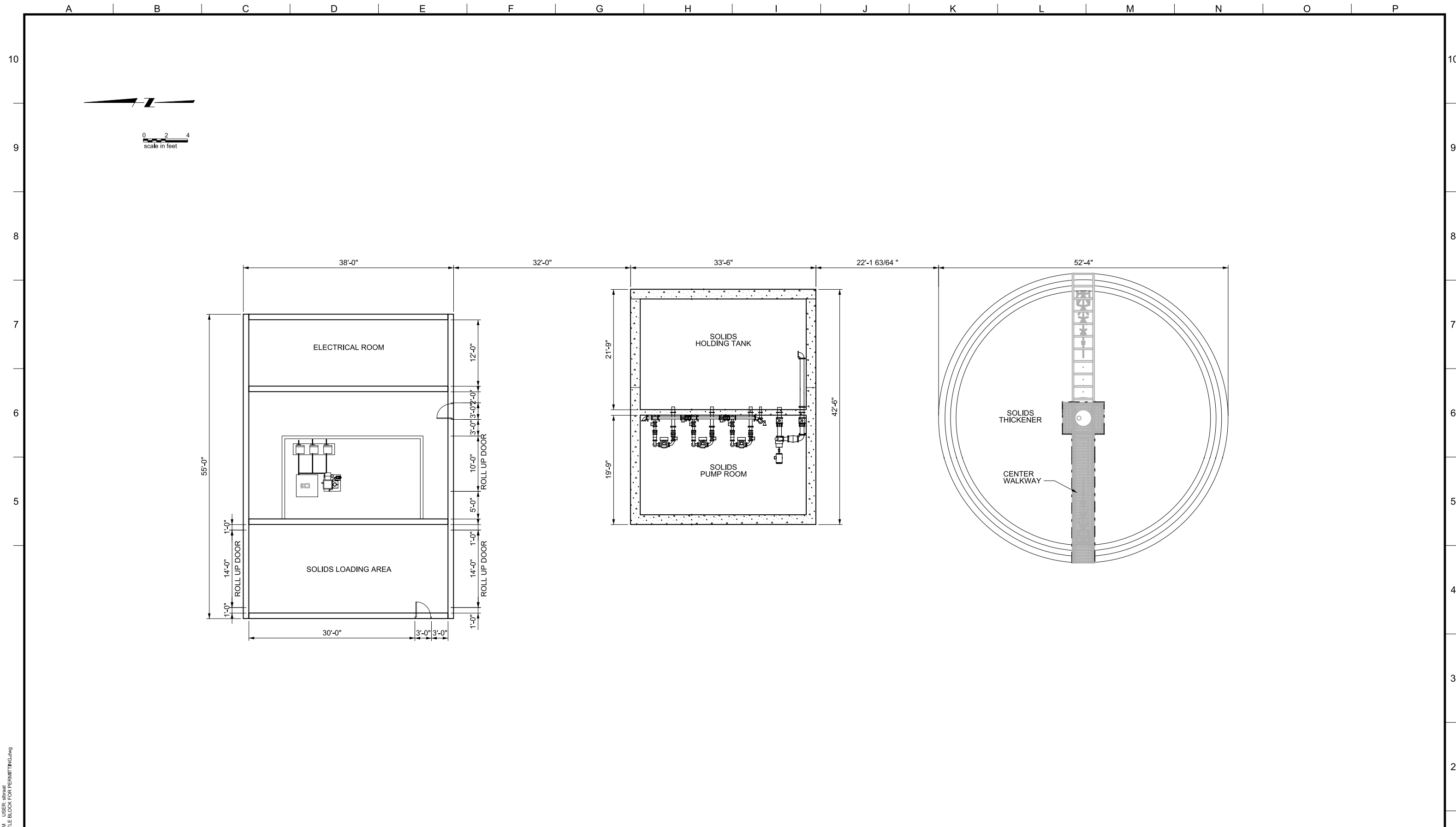


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
ARCHITECTURAL
ARCHITECTURAL FLOORPLANS
ADMIN
Issue Date

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1/8" = 1'-0"
DRAWING/FIGURE NUMBER 9.3
OF

PLOT DATE: 08/21/2012 4:36:08 PM
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A B C D E F G H I J K L M N O P



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat FILE: C:\pwork\drms5297138964.TITLE BLOCK FOR PERMITTING.dwg



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ####
 DRAWN: ####
 CHECKED: ####
 CHECKED: ####
 APPROVED: ####

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



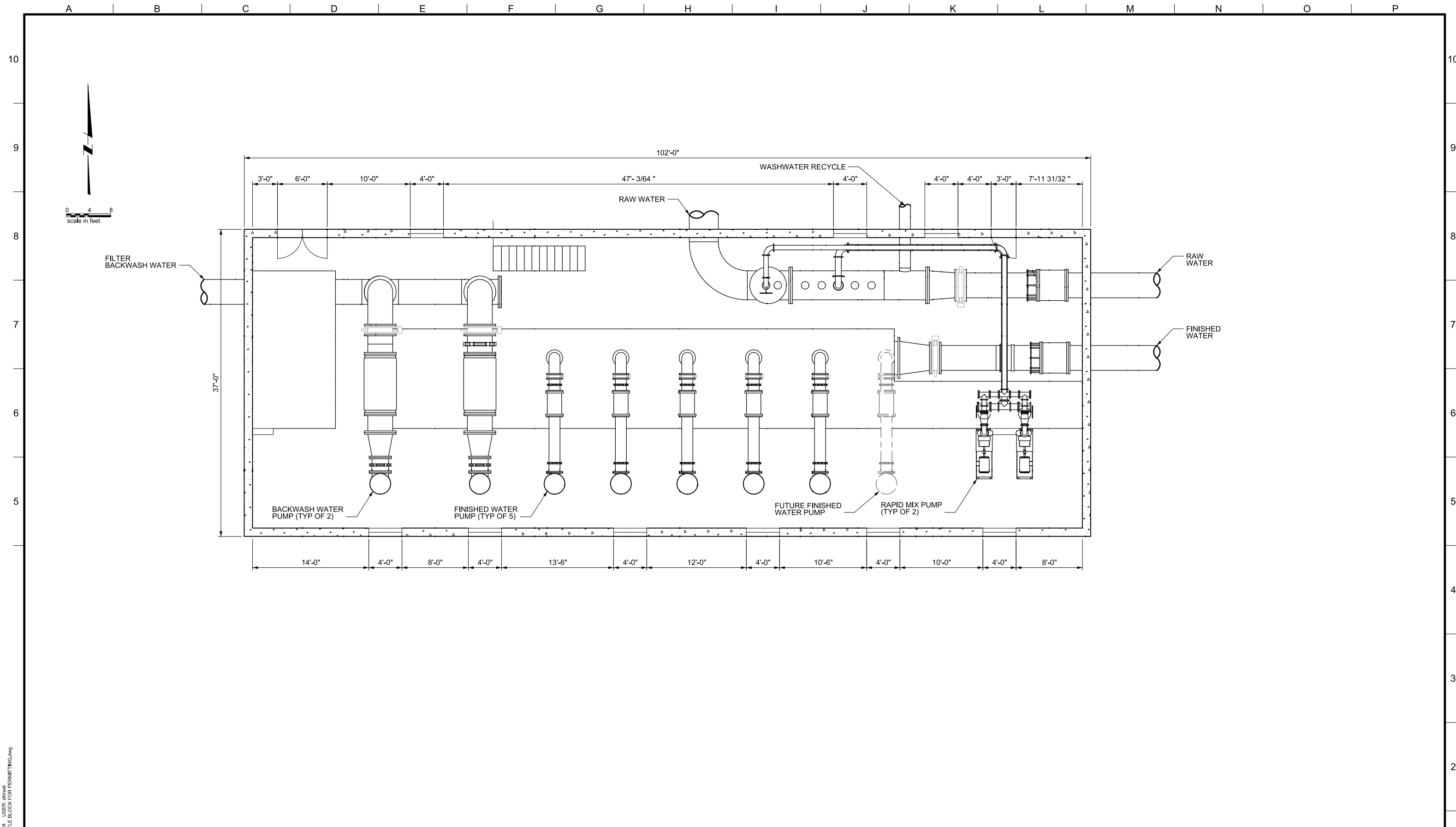
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

DESIGN REVIEW AND CONDITIONAL USE

ARCHITECTURAL FLOOR PLAN

DEWATERING AND SOLIDS THICKENING

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1/4" = 1'
DRAWING/FIGURE NUMBER 9.4
OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
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LINE IS 2 INCHES
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 (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ####
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 CHECKED: ####
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 APPROVED: ####

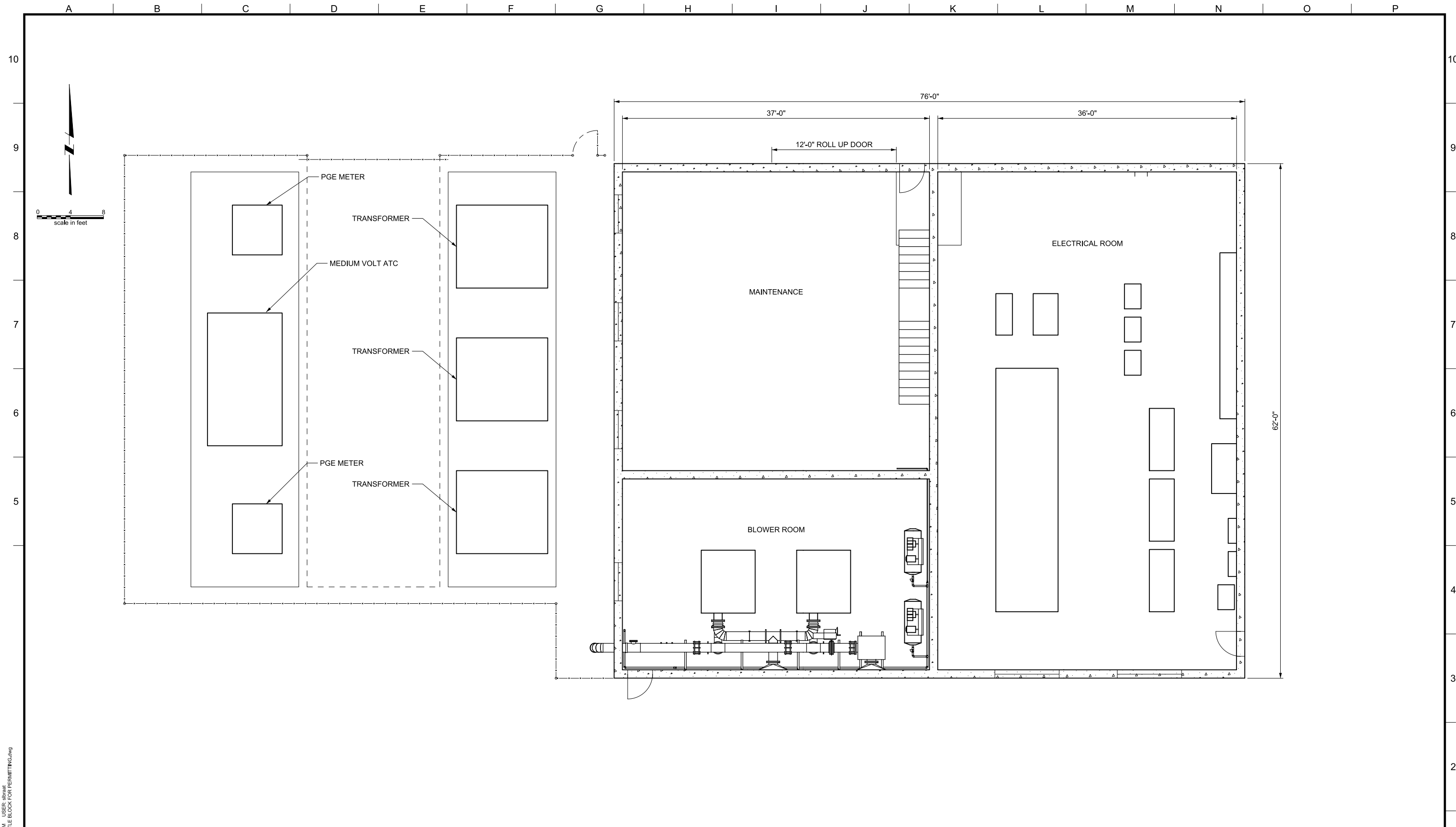
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
ARCHITECTURAL FLOOR PLAN
FINISHED WATER PUMP STATION

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1/8" = 1'
 DRAWING/FIGURE NUMBER: 9.5
 #### OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
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LINE IS 2 INCHES
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DESIGNED: ####
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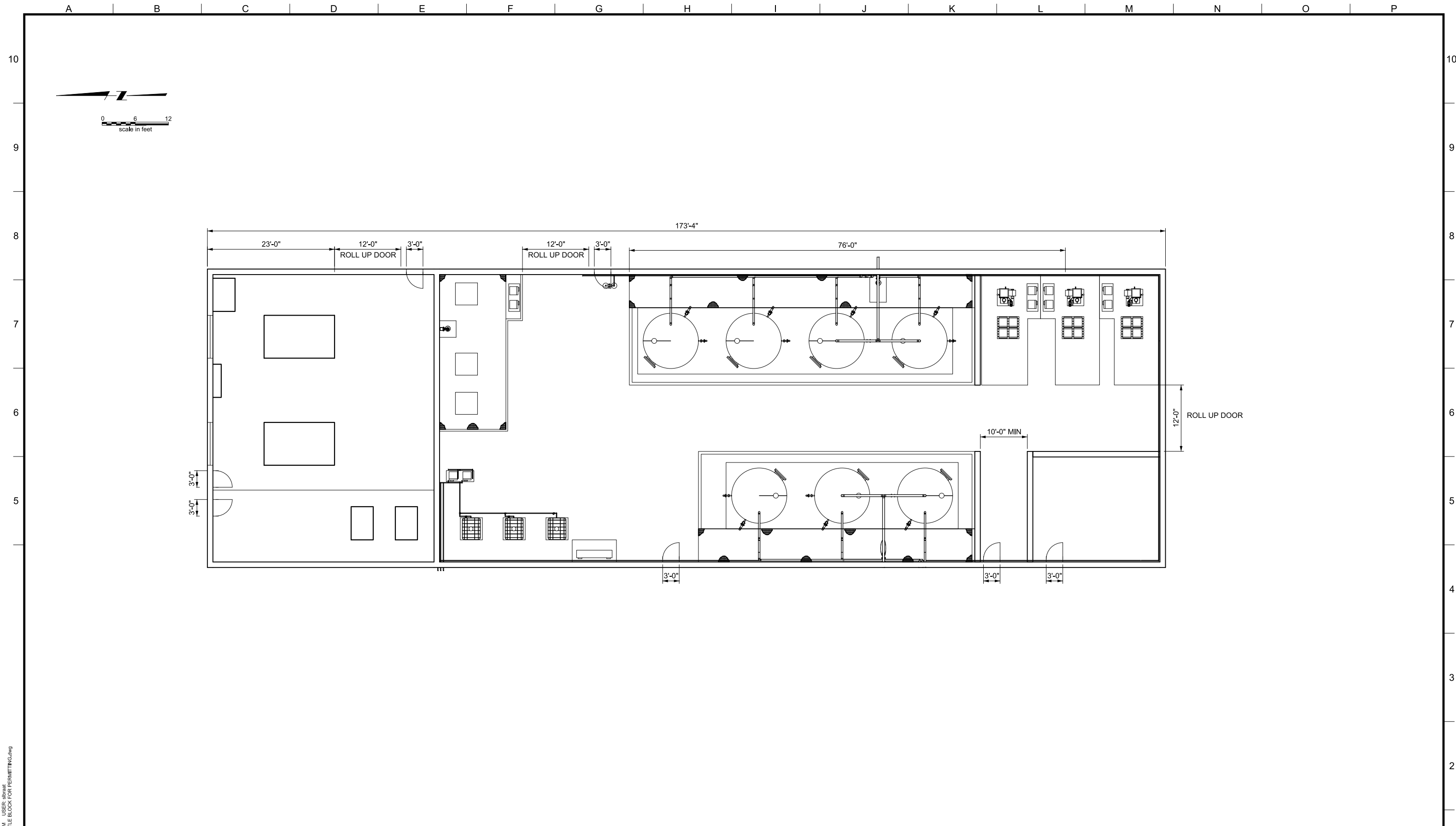
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
ARCHITECTURAL FLOOR PLAN
ELECTRICAL / MAINTENANCE BLDG

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 3/16" = 1'
 DRAWING/FIGURE NUMBER: 9.6
 #### OF



PLOT DATE: September 10, 2008 - 1:55PM USER: abraat
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LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ####
 DRAWN: ####
 CHECKED: ####
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 APPROVED: ####

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



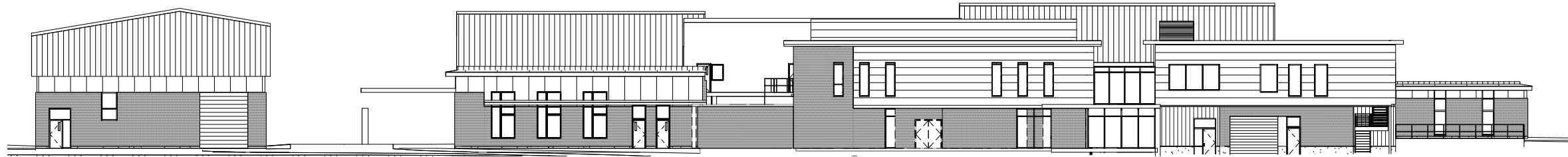
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
ARCHITECTURAL FLOOR PLAN
 CHEMICAL BLDG

PRINT DATE	08/20/12
PROJECT NUMBER	
SCALE	1/8" = 1'
DRAWING/FIGURE NUMBER	9.7
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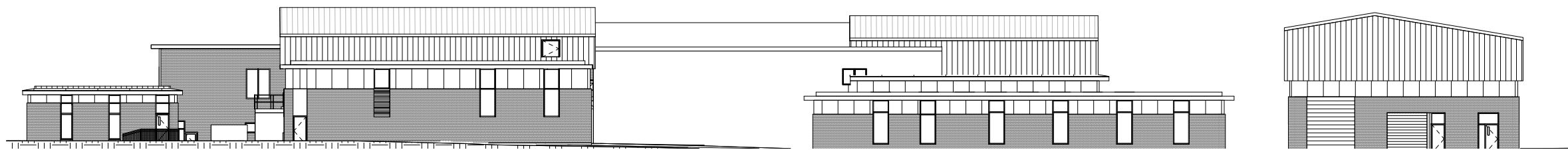
A B C D E F G H I J K L M N O P

A B C D E F G H I J K L M N O P

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NORTH ELEVATION
1/16" = 1'-0" 1



SOUTH ELEVATION
1/16" = 1'-0" 2



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED: Checker
APPROVED: Approver

REVISIONS				
REV.	DESCRIPTION	BY		APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

ARCHITECTURAL
COMPOSITE ELEVATIONS
NORTH / SOUTH

Issue Date

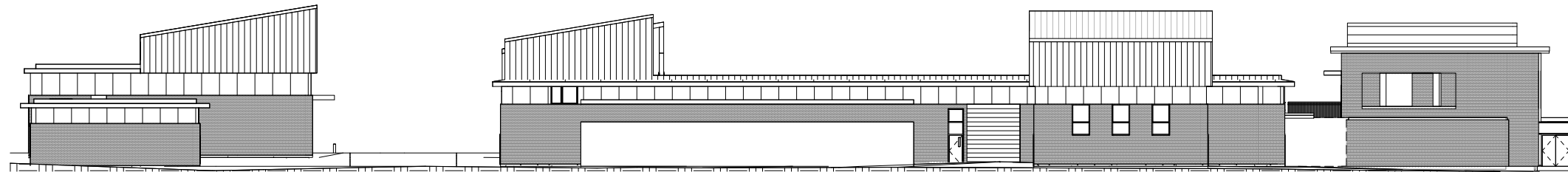
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PROJECT NUMBER
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DRAWING FIGURE NUMBER 10.0
OF

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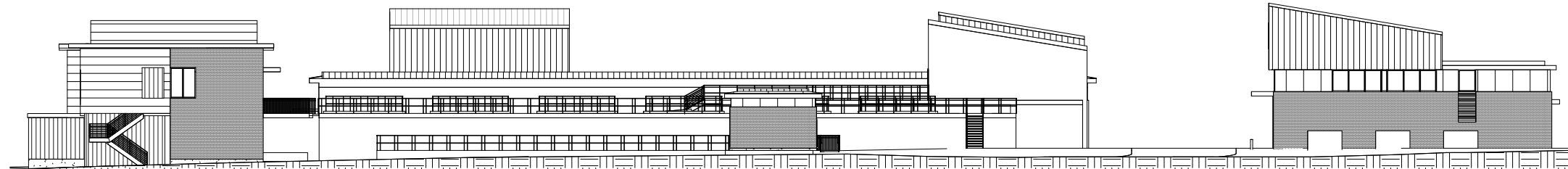
A B C D E F G H I J K L M N O P

A B C D E F G H I J K L M N O P

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EAST ELEVATION
1/16" = 1'-0" 1



WEST ELVATION
1/16" = 1'-0" 2



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED: Checker
APPROVED: Approver

REVISIONS				
REV.	DESCRIPTION	BY		APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

ARCHITECTURAL
COMPOSITE ELEVATIONS
EAST / WEST

Issue Date

PRINT DATE
08/20/12

PROJECT NUMBER

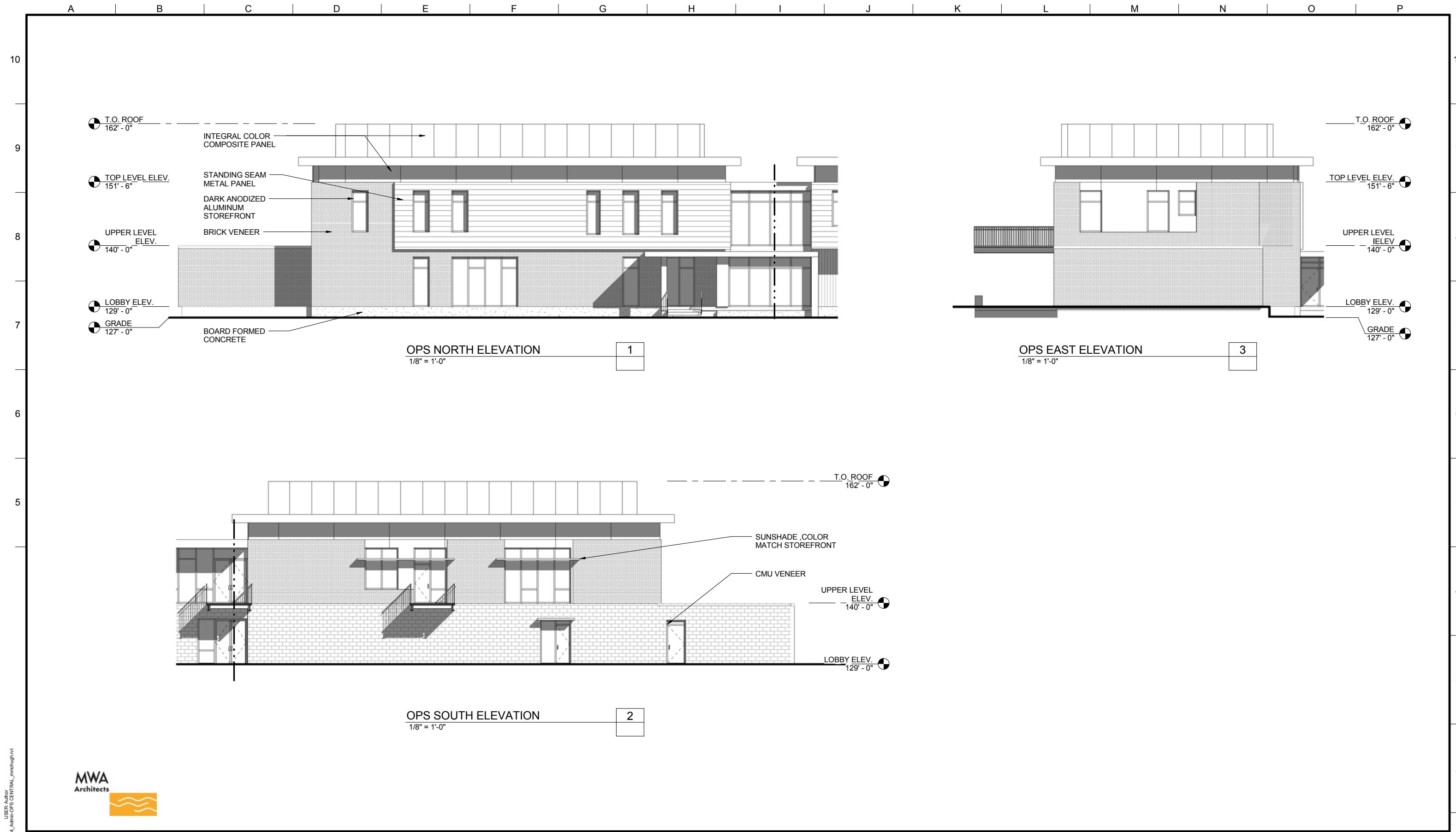
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DRAWING/FIGURE NUMBER
10.1

OF

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A B C D E F G H I J K L M N O P



PLOT DATE: 8/14/2012 12:58:28 PM
 USER: Author
 FILE: C:\Users\mchugh\Documents\2324_Arch-OPS CENTRAL_mchugh.rvt



LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" SCALE ACCORDINGLY)
 DESIGNED: M MCHUGH
 DRAWN: R ROEPKE
 CHECKED:
 CHECKED:
 APPROVED:

REVISIONS			
REV.	DESCRIPTION	BY	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO - TIGARD WATER TREATMENT PLANT

ARCHITECTURAL
 OPERATIONS BUILDING
 ELEVATIONS

FILENAME	
PROJECT NUMBER	
Project Number	
SCALE	1/8" = 1'-0"
DRAWING/FIGURE NUMBER	10.2
OF	

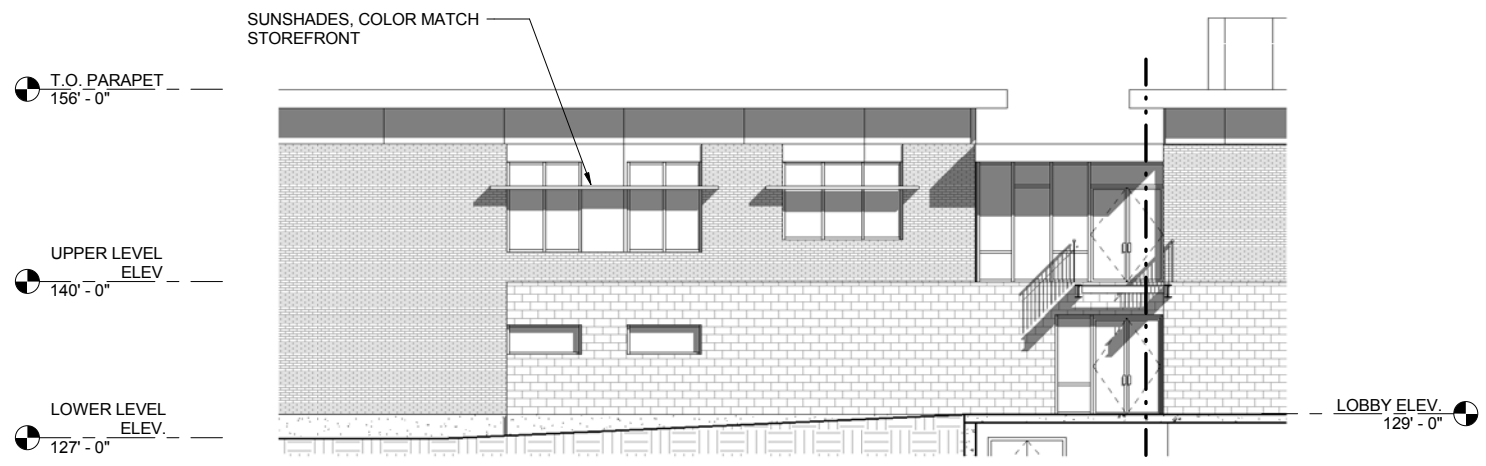
A B C D E F G H I J K L M N O P



ADMIN NORTH ELEVATION 1
 1/8" = 1'-0"



ADMIN WEST ELEVATION 3
 1/8" = 1'-0"



ADMIN SOUTH ELEVATION 2
 1/8" = 1'-0"



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" SCALE ACCORDINGLY)
 DESIGNED: M MCHUGH
 DRAWN: R ROEPKE
 CHECKED:
 CHECKED:
 APPROVED:

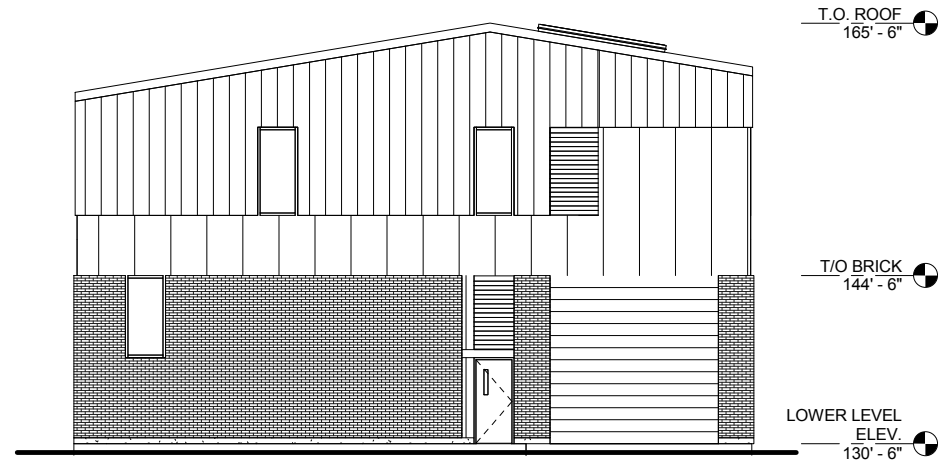
REVISIONS			
REV.	DESCRIPTION	BY	APP.

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270

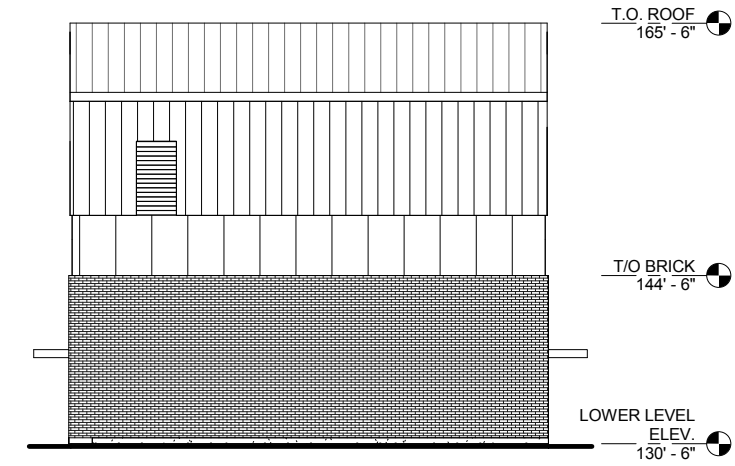


LAKE OSWEGO - TIGARD WATER TREATMENT PLANT
 ARCHITECTURAL
 ADMINISTRATION BUILDING
 ELEVATIONS

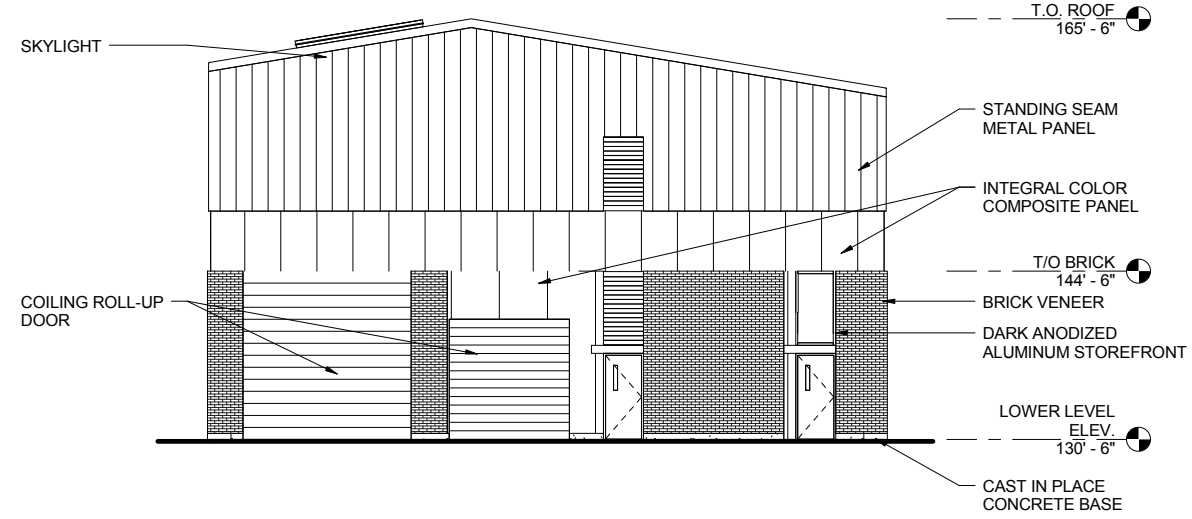
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PROJECT NUMBER	
Project Number	
SCALE	
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DRAWING/FIGURE NUMBER	10.3
OF	



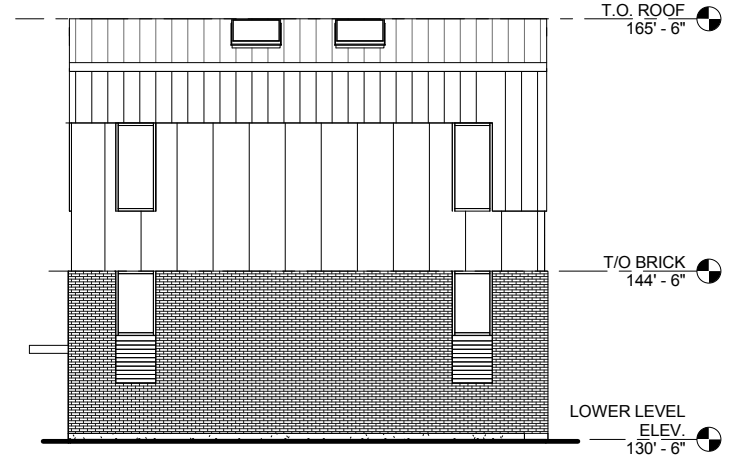
NORTH ELEVATION
1/8" = 1'-0" 1



EAST ELEVATION
1/8" = 1'-0" 2



SOUTH ELEVATION
1/8" = 1'-0" 3



WEST ELEVATION
1/8" = 1'-0" 4



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED: Checker
APPROVED: Approver

REVISIONS			
REV.	DESCRIPTION	BY	APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
ARCHITECTURAL
MECHANICAL DEWATERING BUILDING
ELEVATIONS

PRINT DATE
08/20/12
PROJECT NUMBER
SCALE
1/8" = 1'-0"
DRAWING/FIGURE NUMBER
10.4
OF

PLOT DATE: 8/20/12 4:18:31 PM
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A B C D E F G H I J K L M N O P

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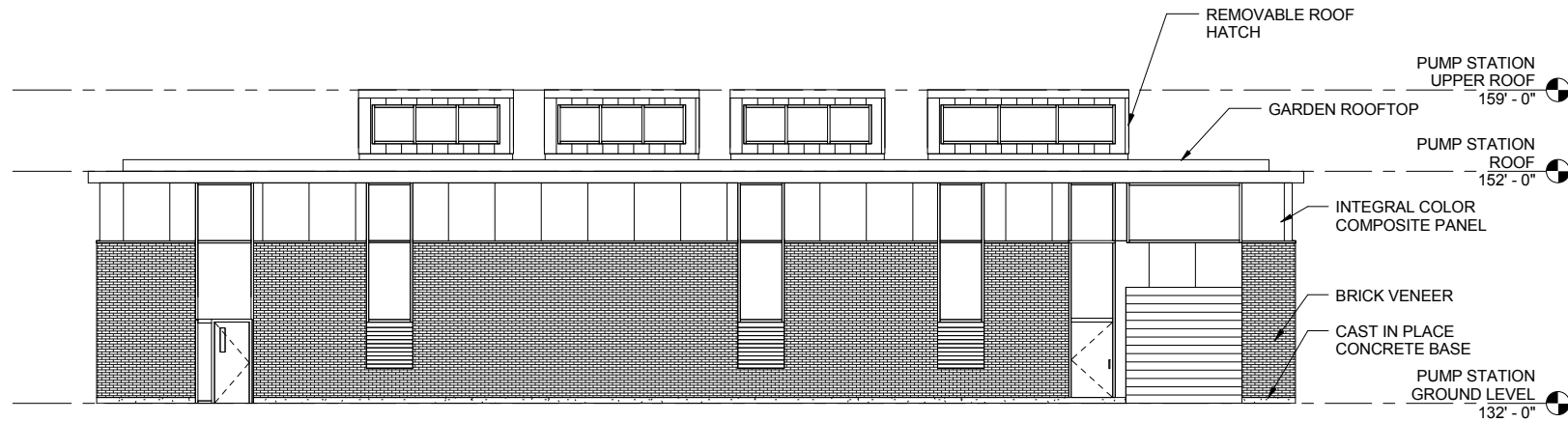
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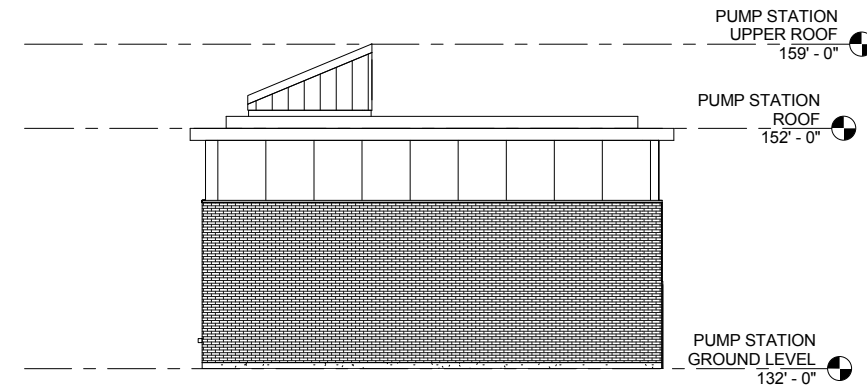
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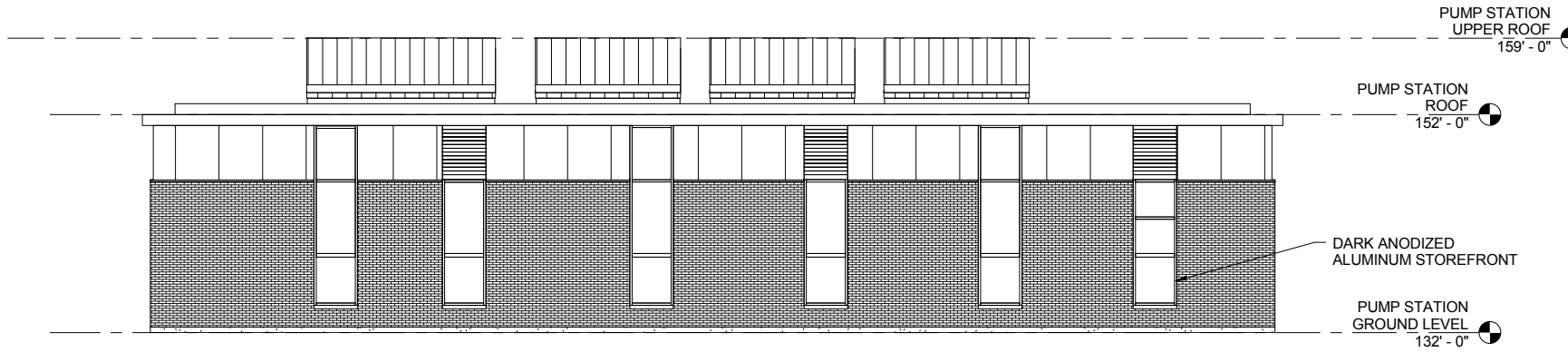
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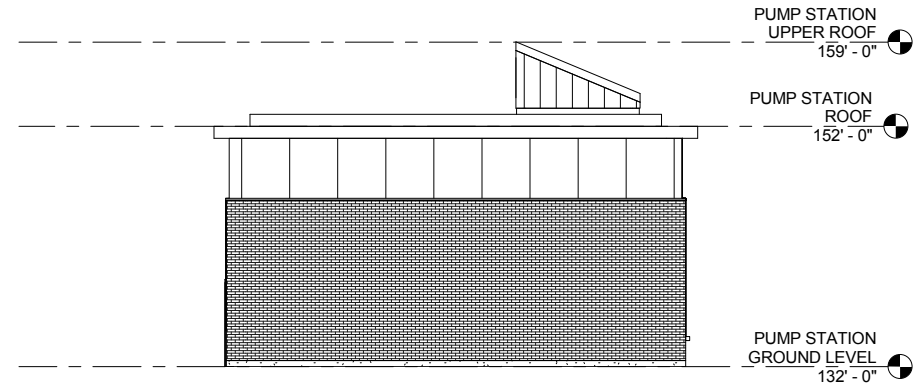
NORTH ELEVATION
1/8" = 1'-0"
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EAST ELEVATION
1/8" = 1'-0"
2



SOUTH ELEVATION
1/8" = 1'-0"
3



WEST ELEVATION
1/8" = 1'-0"
4



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED: Checker
APPROVED: Approver

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

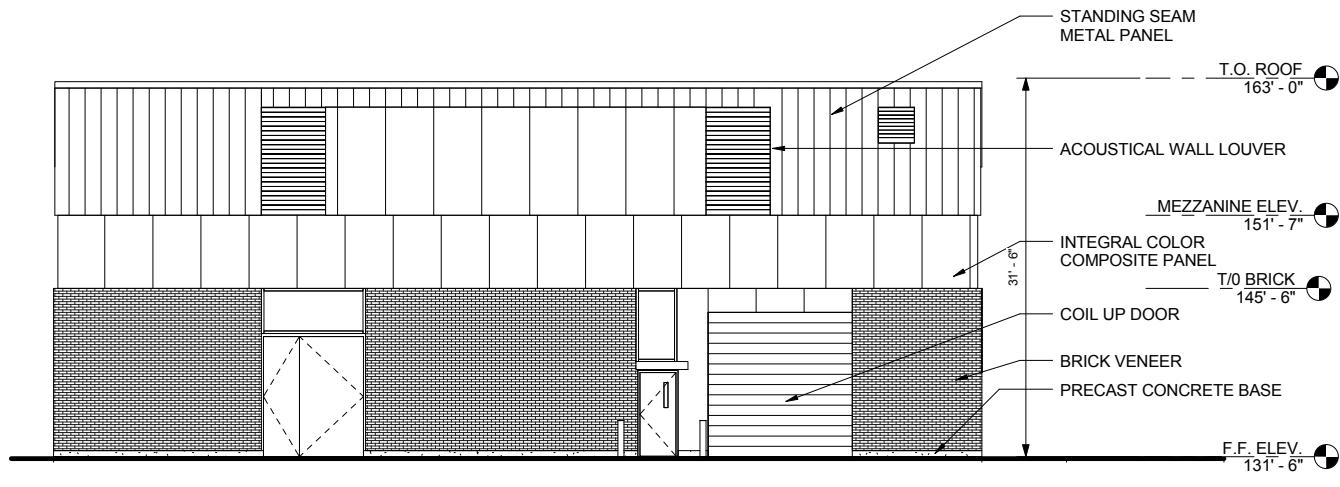


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

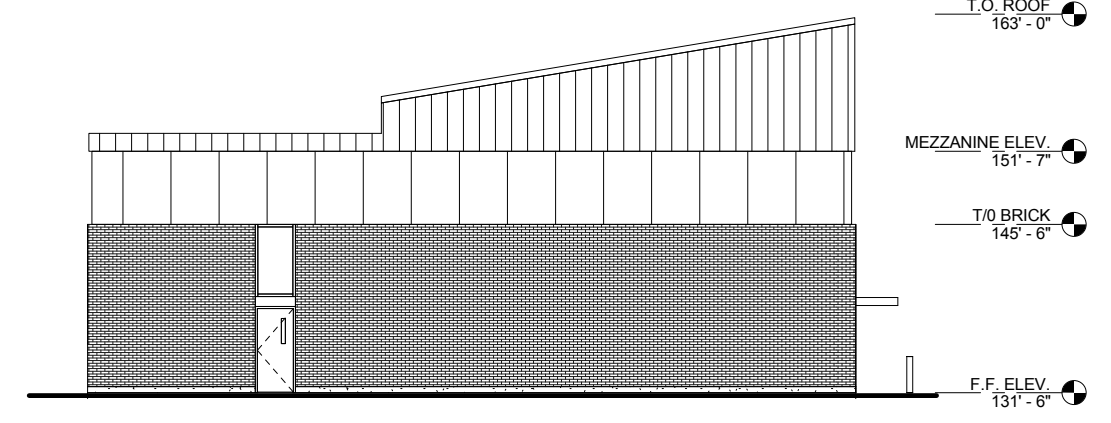
ARCHITECTURAL
**FINISH WATER PUMP STATION
ELEVATIONS**

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1/8" = 1'-0"
DRAWING/FIGURE NUMBER 10.5
OF

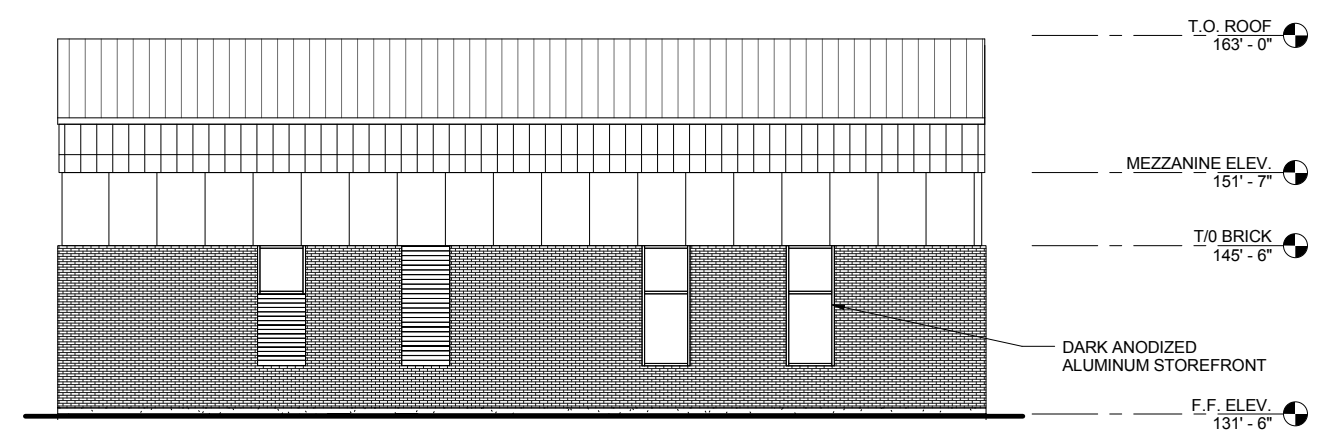
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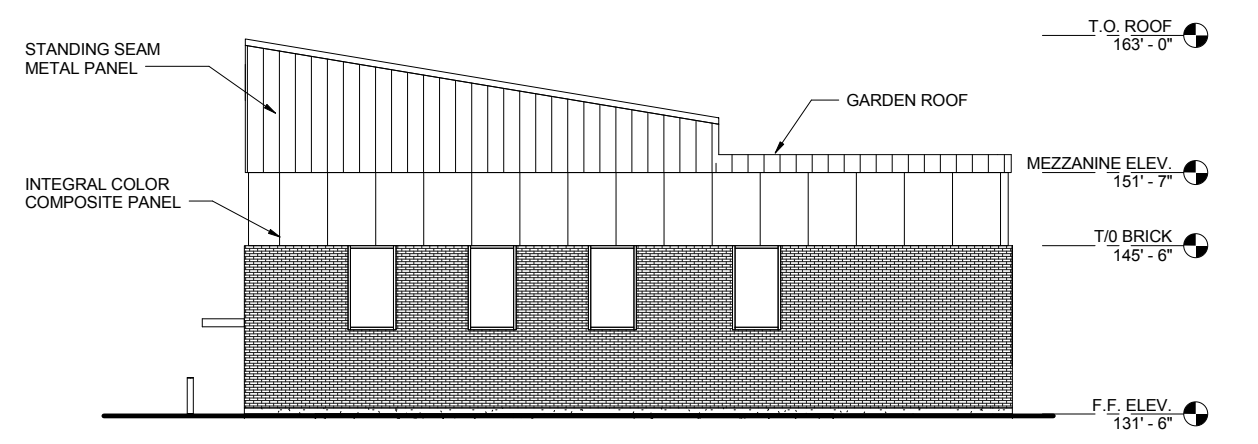
NORTH ELEVATION
1/8" = 1'-0" 1



EAST ELEVATION
1/8" = 1'-0" 2



SOUTH ELEVATION
1/8" = 1'-0" 3



WEST ELEVATION
1/8" = 1'-0" 4



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED: Checker
APPROVED: Approver

REVISIONS			
REV.	DESCRIPTION	BY	APP.

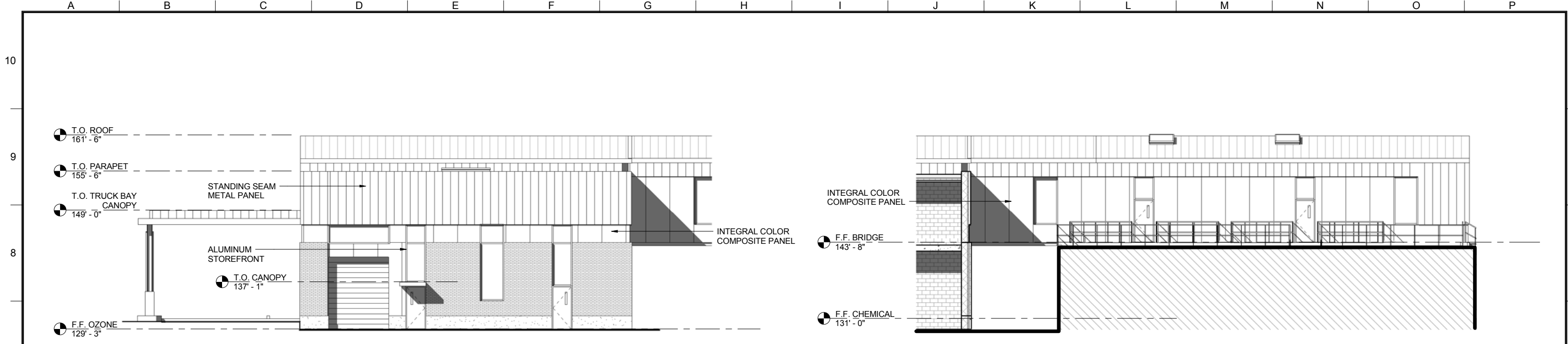
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO - TIGARD WATER TREATMENT PLANT

ARCHITECTURAL
ELECTRICAL BUILDING
ELEVATIONS

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1/8" = 1'-0"
DRAWING/FIGURE NUMBER 10.6
OF



NORTH ELEVATION
1/8" = 1'-0" 1

BALLASTED FLOC. NORTH ELEVATION
1/8" = 1'-0" 3



EAST ELEVATION
1/8" = 1'-0" 2



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED: Checker
APPROVED: Approver

REVISIONS			
REV.	DESCRIPTION	BY	APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

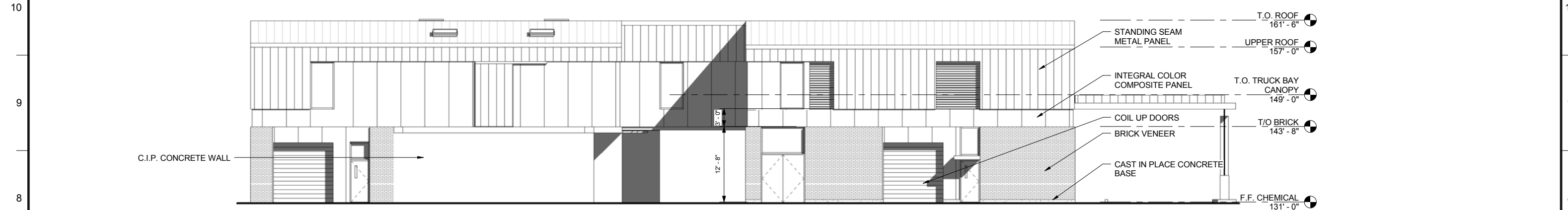


LAKE OSWEGO - TIGARD WATER TREATMENT PLANT
ARCHITECTURAL
CHEMICAL / BALLASTED FLOC. BUILDINGS
ELEVATIONS

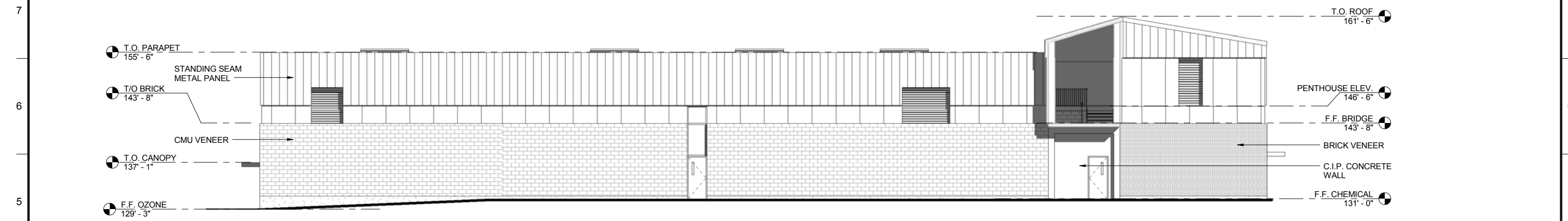
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PROJECT NUMBER
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OF

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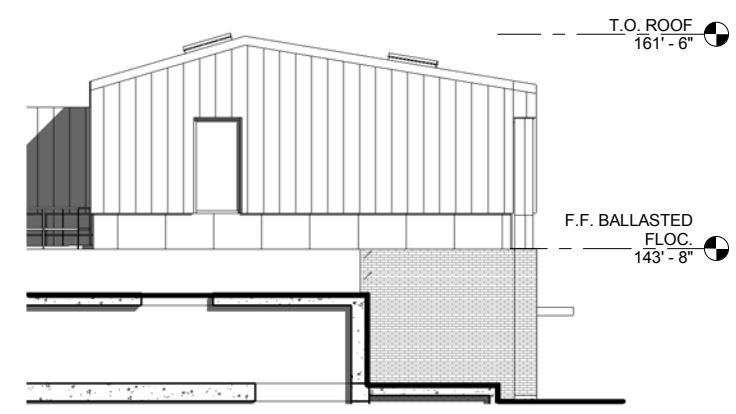
A B C D E F G H I J K L M N O P



SOUTH ELEVATION
1/8" = 1'-0" 1



WEST ELEVATION - CHEMICAL BLDG.
1/8" = 1'-0" 3



WEST ELEVATION - BALLASTED FLOC. PENTHOUSE
1/8" = 1'-0" 2



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" SCALE ACCORDINGLY)		REVISIONS			
REV.	DESCRIPTION	BY	DATE	APP.	

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO - TIGARD WATER TREATMENT PLANT
ARCHITECTURAL
CHEMICAL / BALLASTED FLOC. BUILDING ELEVATIONS

PRINT DATE 08/20/12
PROJECT NUMBER
SCALE 1/8" = 1'-0"
DRAWING/FIGURE NUMBER 10.8
OF

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LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: M MCHUGH
DRAWN: R ROEPKE
CHECKED:
CHECKED:
APPROVED:

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO - TIGARD WATER TREATMENT PLANT

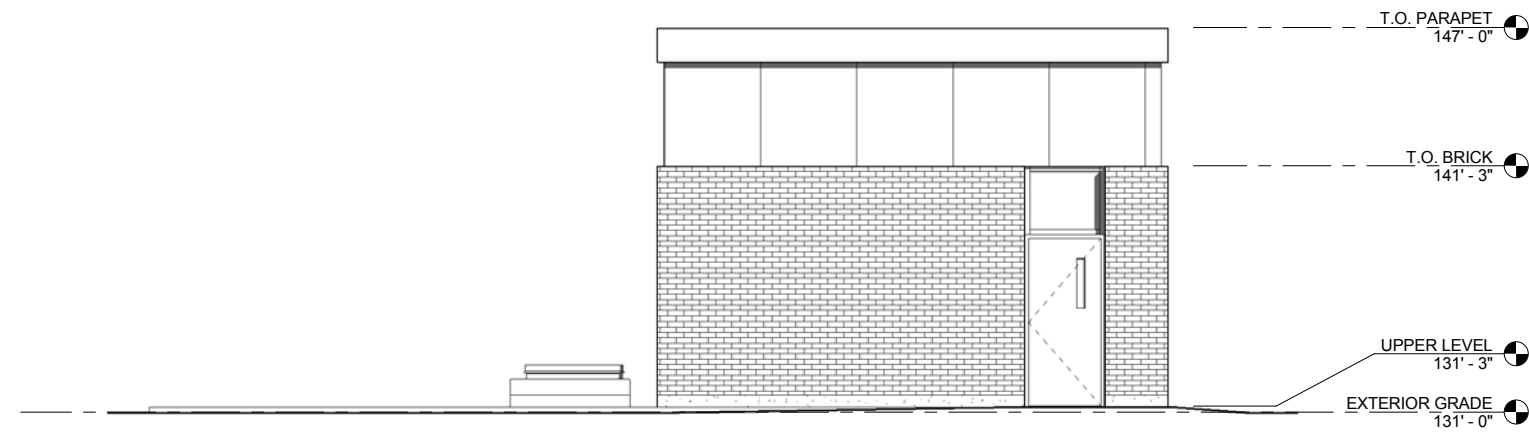
ARCHITECTURAL
WASHWATER HANDLING
ELEVATIONS

FILENAME	
PROJECT NUMBER	
Project Number	
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OF	

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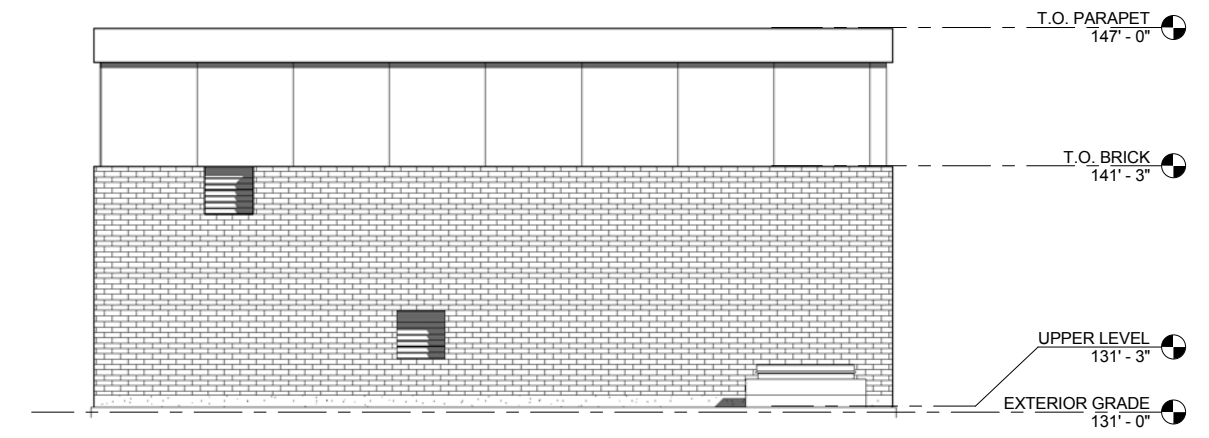
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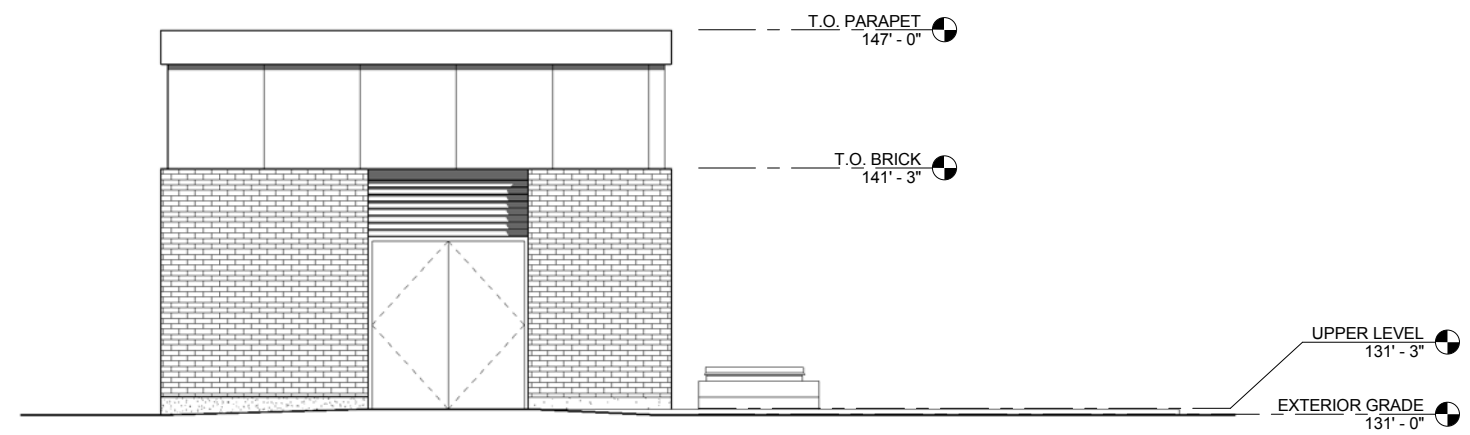
NORTH ELEVATION
1/4" = 1'-0"

1



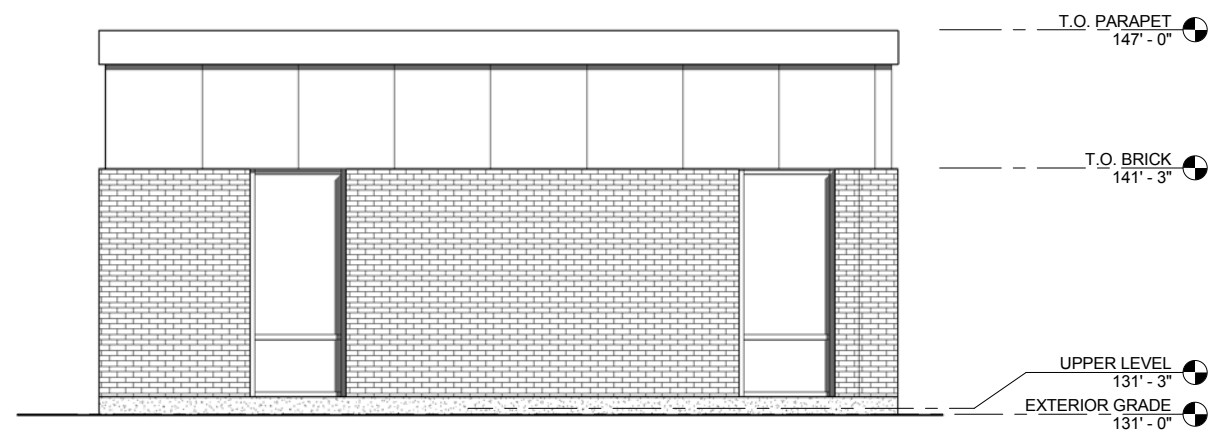
EAST ELEVATION
1/4" = 1'-0"

3



SOUTH ELEVATION
1/4" = 1'-0"

2



WEST ELEVATION
1/4" = 1'-0"

4



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED: M MCHUGH
DRAWN: R ROEPKE
CHECKED:
CHECKED:
APPROVED:

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO - TIGARD WATER TREATMENT PLANT
ARCHITECTURAL
THICKENED SOLIDS PUMP STATION
ELEVATIONS

FILENAME	
PROJECT NUMBER	
Project Number	
SCALE	1/4" = 1'-0"
DRAWING/FIGURE NUMBER	10.10
OF	

A B C D E F G H I J K L M N O P

PLOT DATE: 8/14/2012 2:09:41 PM
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PLANT LEGEND

<p>TREES</p> <p>1-5 12.6</p> <p>EXISTING TREE TO REMAIN</p> <p>36 LARGE DECIDUOUS TREE 9 ALNUS RUBRA - RED ALDER 9 ACER MACROPHYLLUM - BIG LEAF MAPLE 18 QUERCUS GARRYANA - OREGON WHITE OAK</p> <p>49 MEDIUM DECIDUOUS TREE 20 RHAMNUS PURSHIANA - CASCARA 29 CORNUS KOUSA 'MISS SATOMI' - RED FLOWERING KOUSA DOGWOOD</p> <p>18 CONIFEROUS SCREENING TREE - 12'-14' 18 THUJA PLICATA - WESTERN RED CEDAR</p> <p>54 CONIFEROUS SCREENING TREE - 6'-7' 7 CALOCEDRUS DECURRENS - INCENSE CEDAR 14 PSEUDOTSUGA MENZIESII - DOUG FIR 14 THUJA PLICATA 'HOGAN' - HOGAN CEDAR 19 THUJA PLICATA - WESTERN RED CEDAR</p> <p>44 MEDIUM ACCENT TREE AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE' - AUTUMN BRILLIANCE SERVICE BERRY</p> <p>87 SMALL DECIDUOUS TREE 52 ACER CIRCINATUM - VINE MAPLE 35 CERCIS CANADENSIS - EASTERN REDBUD</p>		<p>SHRUBS/GRASSES/ GROUNDCOVERS</p> <p>2,3 12.5</p> <p>3,4 12.6</p> <p>AREA% STORMWATER FACILITY PLANTING 25% (4,580) CAREX OBNUPTA - SLOUGH SEDGE - 1.5' O.C. 25% (4,580) JUNCUS PATENS - SPREADING RUSH - 1.5' O.C. 25% (4,580) SCIRPUS MICROCARPUS - SMALL FRUITED BULLRUSH - 1.5' O.C. 10% (1,032) GAULTHERIA SHALLON - SALAL - 2' O.C. 5% (516) MAHONIA REPENS - CREEPING MAHONIA - 2' O.C. 10% (458) POLYSTICHUM MUNITUM - SWORD FERN - 3' O.C.</p> <p>AREA% MEADOW SEED MIX 10% BROMUS CARINATUS - CALIFORNIA BROME 10% ELYMUS ELYMODIES - SLENDER WHEATGRASS 15% FESTUCA OCCIDENTALLIS - WESTERN FESCUE 15% KOELERIA CRISTATA - PRAIRIE JUNEGRASS 5% LOTUS PURSHIANUS - SPANISH CLOVER 5% CLARKIA UNGUICULATA - ELEGANT CLARKIA 10% LUPINUS ALBACULUS - SICKLE KEELED LUPINE 5% ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY 10% GAILLARDIA ARISTATA - GAILLARDIA 15% NARCISSUS PSEUDONARCISSUS - WILD DAFFODIL</p> <p>AREA% FOREST RESTORATION AREA (INVASIVE REMOVAL & NATIVE SHRUB SEEDING) 20% SYMPOCARPUS ALBA - SNOWBERRY 20% ARCTOSTAPHYLOS UVA-URSI - BEARBERRY 5% ROSA NUTKANA - NUTKANA ROSE 20% SAMBUCUS RACEMOSA - RED ELDERBERRY 20% HOLIDISCUS DISCOLOR - OCEAN SPRAY 15% CORNUS STOLONIFERA SERICA - RED OSIER DOGWOOD</p> <p>GREEN ROOF PLANTING MIX MEADOW MIX WITH SEDUM VARIETIES</p> <p>GRASS PAVERS</p> <p>ECO-LAWN SEED MIX</p>	
<p>AREA% SCREENING SHRUBS 25% (120) MYRICA CALIFORNICA - PACIFIC WAXMYRTLE - 8' O.C. 25% (307) VACCINIUM OVATUM - EVERGREEN HUCKLEBERRY - 5' O.C. 25% (213) RHODODENDRON MACROPHYLLUM - PACIFIC RHODODENDRON - 6' O.C. 25% (120) SAMBUCUS RACEMOSA - RED ELDERBERRY - 5' O.C.</p> <p>AREA% MIXED MEDIUM UNDERSTORY PLANTING 20% (362) RIBES SANGUINEUM - RED FLOWERING CURRANT - 5' O.C. 15% (432) ROSA NUTKANA - NUTKA ROSE - 4' O.C. 20% (252) HOLIDISCUS DISCOLOR - OCEAN SPRAY - 6' O.C. 20% (1,006) SPIRAEA DOUGLASII - DOUGLAS SPIREA - 3' O.C. 15% (189) CORNUS STOLONIFERA - REDTIG DOGWOOD - 6' O.C. 10% (503) SYMPHORICARPUS ALBUS - SNOWBERRY - 3' O.C.</p> <p>AREA% MEDIUM ACCENT PLANTING 20% (701) IRIS TENAX - OREGON IRIS - 1.5' O.C. 20% (701) OXALIS OREGANA - OREGON OXALIS - 1.5' O.C. 60% (525) POLYSTICHUM MUNITUM - SWORD FERN - 3' O.C.</p> <p>AREA% LOW SHRUBS & GROUNDCOVER 10% (385) MAHONIA AQUIFOLIUM 'COMPACTA' - COMPACT OREGON GRAPE - 3' O.C. 10% (867) MAHONIA REPENS - CREEPING MAHONIA - 2' O.C. 10% (385) POLYSTICHUM MUNITUM - SWORD FERN - 3' O.C. 10% (1,538) BLECHNUM SPICANT - DEER FERN - 1.5' O.C. 10% (1,538) DICENTRA FORMOSA - PACIFIC BLEEDING HEART - 1.5' O.C. 10% (1,538) SPIRAEA BETUFOLIA 'TOR' - BIRCHLEAF SPIREA - 1.5' O.C. 10% (1,538) WALDSTEINIA FRAGARIOIDES - BARREN STRAWBERRY - 1.5' O.C. 15% (577) CALAMAGROSTIS ACUTIFLORA 'OVERDAM' - VARIEGATED FEATHER REED GRASS - 3' O.C. 15% (2,307) DESCHAMPSIA CAESPITOSA 'GOLD TAU' - GOLD DEW TUFTED HAIRGRASS - 1.5' O.C.</p>		<p>PLANTING PLAN NOTES</p> <p>1. ALL NEW PLANTING AREAS SHALL BE IRRIGATED UTILIZING AN FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCORPORATE A SMART CONTROLLER. IN COMBINATION WITH LOW PRECIPITATION SPRAY HEADS. IRRIGATION INTENT IS TO PROVIDE SUFFICIENT WATER TO ESTABLISH NEW PLANTINGS WITHIN THE FIRST TWO YEARS, AND THEN SLOWLY DECREASE WATERING, LIMITED TO DRY MONTHS, OR PERIODS OF DROUGHT THE FOLLOWING (3) YEARS.</p> <p>2. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS AND MULCH AS SPECIFIED.</p> <p>3. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT PACKAGE.</p> <p>4. QUANTITIES ARE LISTED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL COUNTS MUST BE VERIFIED BY THE CONTRACTOR. IN THE CASE OF A DISCREPANCY BETWEEN THE LEGEND AND THE PLAN, PLANTS INDICATED ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN THE LEGEND.</p>	

IRRIGATION LEGEND

<p>IRRIGATION HEADS</p> <p>1 13.4</p> <p>2-5 13.5</p>				<p>IRRIGATION PLAN NOTES</p> <p>1. CALL UTILITIES TO LOCATE EXISTING SERVICES PRIOR TO EXCAVATION.</p> <p>2. SYSTEM OPERATION AND DESIGN IS BASED ON 50 POUNDS OF PRESSURE AND 50 GALLONS PER MINUTE AT THE SHUTOFF VALVE. THE CONTRACTOR SHALL VERIFY THE DESIGN PRESSURE AND VOLUME BEFORE INSTALLATION AND NOTIFY OWNER IF THERE IS A DISCREPANCY.</p> <p>3. CONTRACTOR SHALL REFERENCE PLANTING PLAN(S) PRIOR TO INSTALLATION OF VALVES. LOCATE VALVES IN PLANTING BEDS WHEREVER POSSIBLE. ADJUST VALVE LOCATIONS TO ELIMINATE CONFLICT WITH PROPOSED PLANTINGS AND PLANTING PATTERNS.</p> <p>4. VALVE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF NEW IRRIGATION SYSTEM.</p> <p>5. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LAYOUT OF ALL NEW PLANTING AND LAWN AREAS ON SITE BEFORE STARTING WORK AND IMMEDIATELY NOTIFY OWNER OF ANY DEVIATIONS FROM PLAN.</p> <p>6. NEW TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF NEW IRRIGATION SYSTEM.</p> <p>7. THE CONTRACTOR SHALL INSTALL QUICK COUPLING VALVES A MINIMUM OF 200' ALONG MAINLINE AND AS SHOWN ON PLANS AND DETAILS.</p> <p>8. THE CONTRACTOR SHALL INSTALL THE IRRIGATION CONTROLLER(S) AT THE LOCATION(S) SHOWN ON THE DRAWINGS, ON THE SPECIFIED PEDESTAL PER THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL EXTEND CONTROL WIRE CONDUIT FROM CONTROLLER AND DAYLIGHT SIX INCHES INTO PLANTING BED FOR INSTALLATION OF AUTOMATIC VALVE WIRES.</p> <p>9. ALL BACKFLOW PREVENTION DEVICES SHALL BE LOCATED A MINIMUM OF 5'-0" AWAY FROM CURBS OR PAVING WHEREVER POSSIBLE.</p> <p>10. MAIN AND LATERAL LINES MAY BE SHOWN DIAGRAMMATICALLY FOR CLARITY. MAIN AND LATERAL LINES SHOWN IN PAVED AREAS SHALL BE PLACED IN ADJACENT PLANTING BEDS UNLESS SPECIFICALLY SHOWN AS PASSING UNDER PAVING IN SLEEVING (SEE LEGEND FOR SLEEVE SYMBOL). THE CONTRACTOR MUST OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL BEFORE MAKING CHANGES IN ROUTING OF PIPE OR LOCATION OF VALVES.</p> <p>11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING AN APPROPRIATE POWER SUPPLY TO THE IRRIGATION CONTROLLER LOCATION.</p> <p>12. COORDINATE WATER SOURCE, BACKFLOW PREVENTION, AND ROOF PENETRATIONS FOR IRRIGATION / WATER SUPPLY TO GREENROOF LOCATIONS.</p>			
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.	PSI	RAD.	GPM	
	SPRAY ROTARY NOZZLE	HUNTER	PROS-06/12-PRS40-MP 1000	40	8' - 15'	.19 - .75	
	SPRAY ROTARY NOZZLE	HUNTER	PROS-06/12-PRS40-MP 2000	40	13' - 21'	.4 - 1.47	
	SPRAY ROTARY NOZZLE	HUNTER	PROS-06/12-PRS40-MP 3000	40	22' - 30'	.86 - 3.64	
	FIXED SPRAY HEAD	HUNTER	PROS-06/12-PRS30-(4A-17A)	30	VARIES		
	DRIPLINE - DRIP ZONE	RAINBIRD	LD-09-12-100	NA	NA	NA	
<p>IRRIGATION EQUIPMENT</p> <p>2-5 13.4</p> <p>1,6 13.5</p>				<p>SYMBOL DESCRIPTION</p> <p> REMOTE CONTROL VALVE - RAINBIRD PESB-R</p> <p> DRIP ZONE CONTROL KIT - RAINBIRD XCZ-150-PRB-COM</p> <p> FLUSH VALVE</p> <p> AIR VACUUM RELIEF VALVE</p> <p> QUICK COUPLER</p> <p> GATE VALVE</p> <p> BACKFLOW PREVENTION DEVICE</p> <p> IRRIGATION CONTROLLER - HUNTER ICC W/ SOLAR SYNC MODULE</p> <p> MANUAL DRAIN VALVE</p> <p>IRRIGATION LATERAL LINE</p> <p>IRRIGATION LATERAL LINE / ZONE CONNECTION</p> <p>2" - IRRIGATION MAIN LINE</p> <p>IRRIGATION SLEEVE</p>			
<p>CONTROL VALVE TARGET</p> <p></p> <p>STATION NUMBER</p> <p>AREA DESIGNATION: L = LAWN S = SHRUB D = DRIP G = GREENROOF/DRIP</p> <p>FLOW IN GPM</p> <p>VALVE SIZE</p>							

PLOT DATE: August 10, 2012 - 11:11AM USER: jhfb
FILE: C:\pwork\dlm\81303\LOWTP-GL-11.dwg



DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

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OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



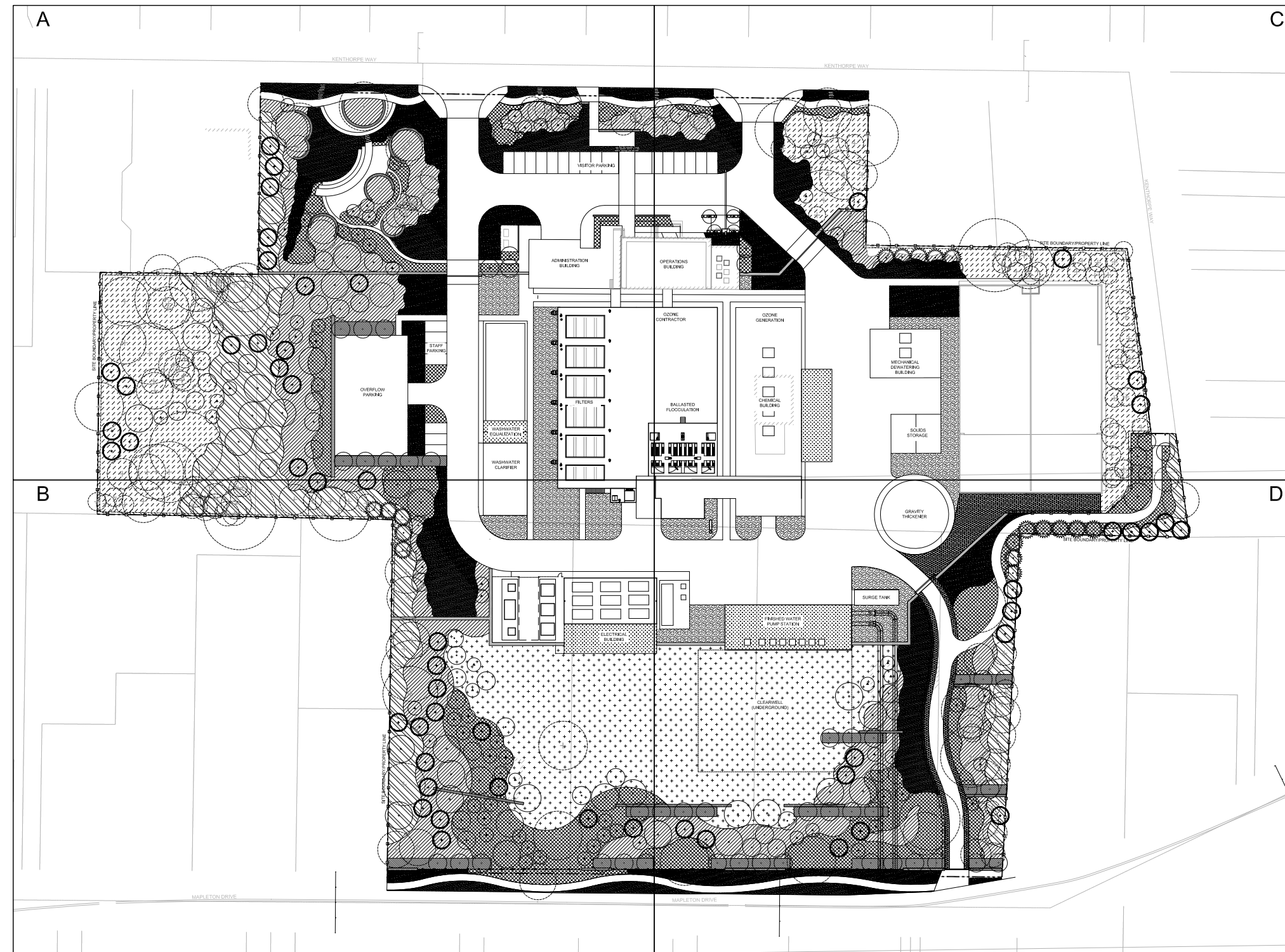
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
GENERAL LEGENDS & NOTES
PLANTING & IRRIGATION



PRINT DATE: 08/20/12
PROJECT NUMBER:
SCALE: 1" = 20'
DRAWING/FIGURE NUMBER: 11.0
48 OF

GENERAL SHEET NOTES

- SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

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8		LOWTP_Filters_MEC_Model.dwg		
9		W01424-BORDER.dwg		

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380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
PLANTING PLAN
OVERVIEW



PRINT DATE
08/20/12
PROJECT NUMBER
SCALE
1" = 50'
DRAWING/FIGURE NUMBER
12.0
47 OF

PLOT DATE: August 10, 2012 - 11:15AM USER: jfjb
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GENERAL SHEET NOTES

- SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

REVISIONS			
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OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

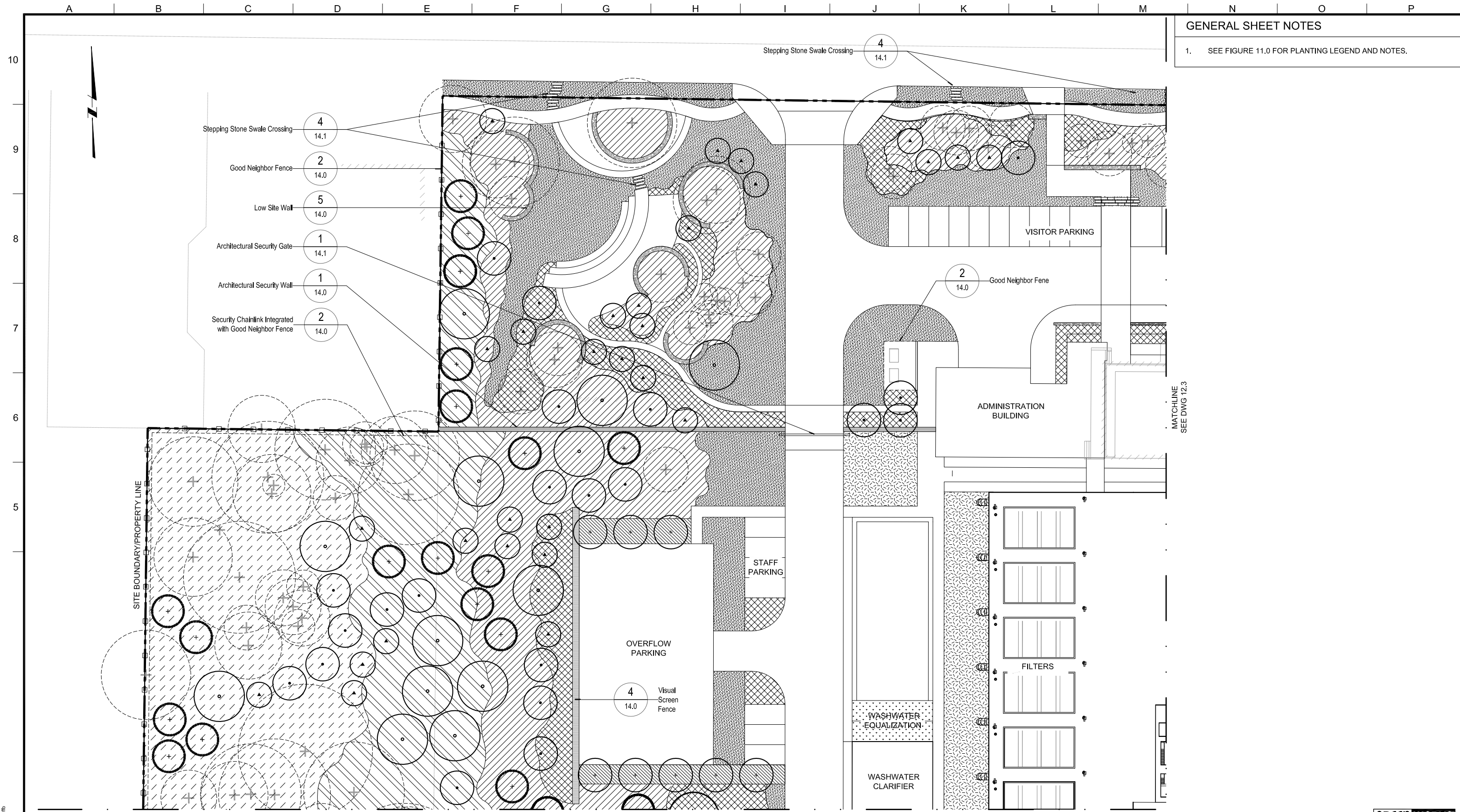


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
PLANTING PLAN
COLORED OVERVIEW



PRINT DATE: 08/20/12
PROJECT NUMBER:
SCALE: 1" = 50'
DRAWING/FIGURE NUMBER: 12.0A
47 OF

PLOT DATE: August 10, 2012 - 1:13:14AM USER: jfbb
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GENERAL SHEET NOTES

- SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.

SITE BOUNDARY/PROPERTY LINE

MATCHLINE
SEE DWG 12.3

MATCHLINE
SEE DWG 12.2



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

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8	08/20/12	GW_L_950.dwg		
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10	08/20/12	W01424-BORDER.dwg		

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

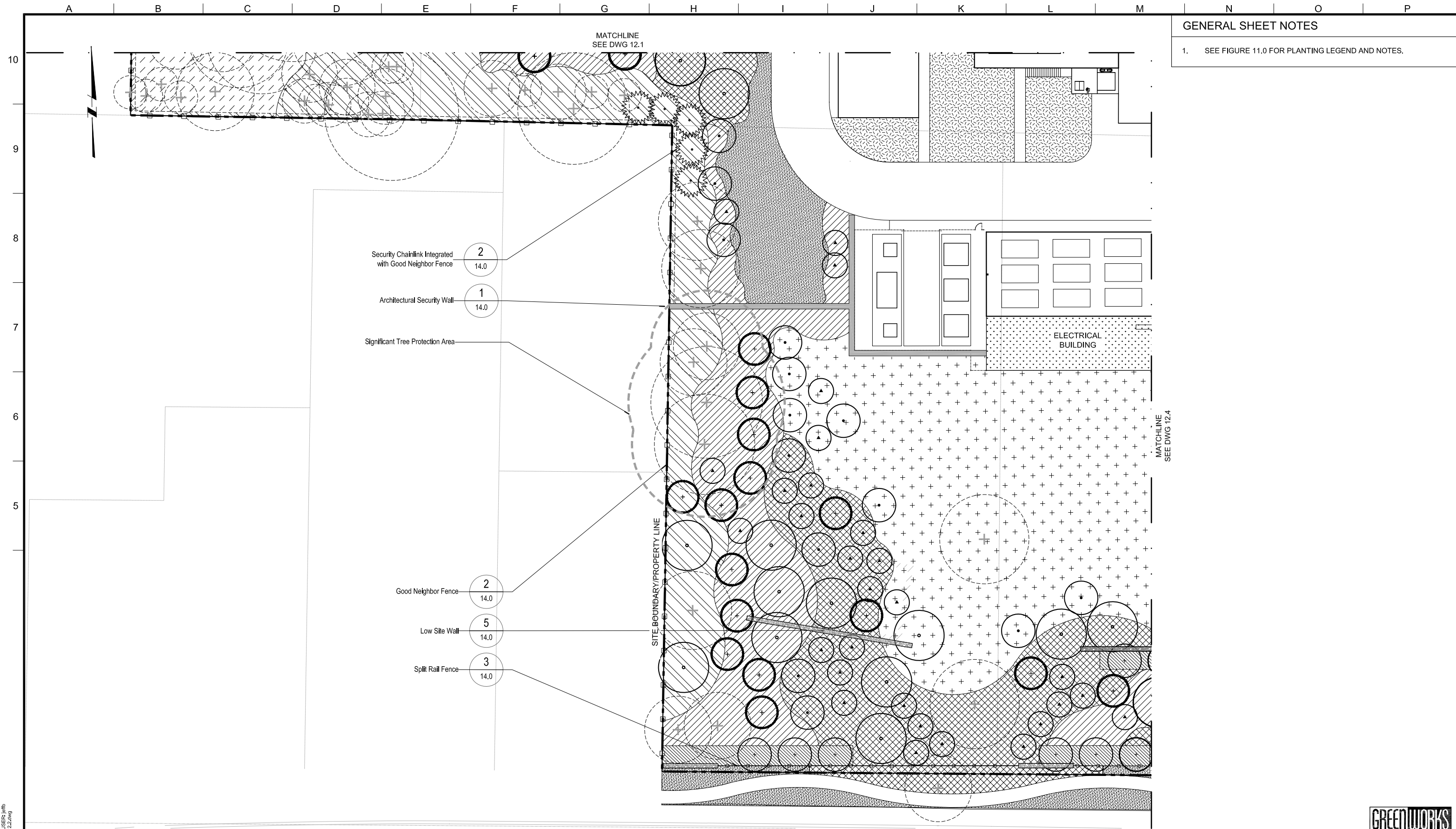


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
PLANTING PLAN
AREA A



PRINT DATE
08/20/12
PROJECT NUMBER
SCALE
1" = 20'
DRAWING/FIGURE NUMBER
12.1
48 OF

PLOT DATE: August 10, 2012 - 10:28AM USER: jhfb
FILE: C:\pwork\loms81303\LOWTP-ALL-12.dwg



GENERAL SHEET NOTES

1. SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.

PLOT DATE: August 10, 2012 - 1:05PM USER: jrb
 FILE: C:\work\1303\LOWTP-B-L-12.dwg



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

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GW_LGGO.dwg			
LOWTP_Filters_MEC_Model.dwg			
W01424-BORDER.dwg			

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



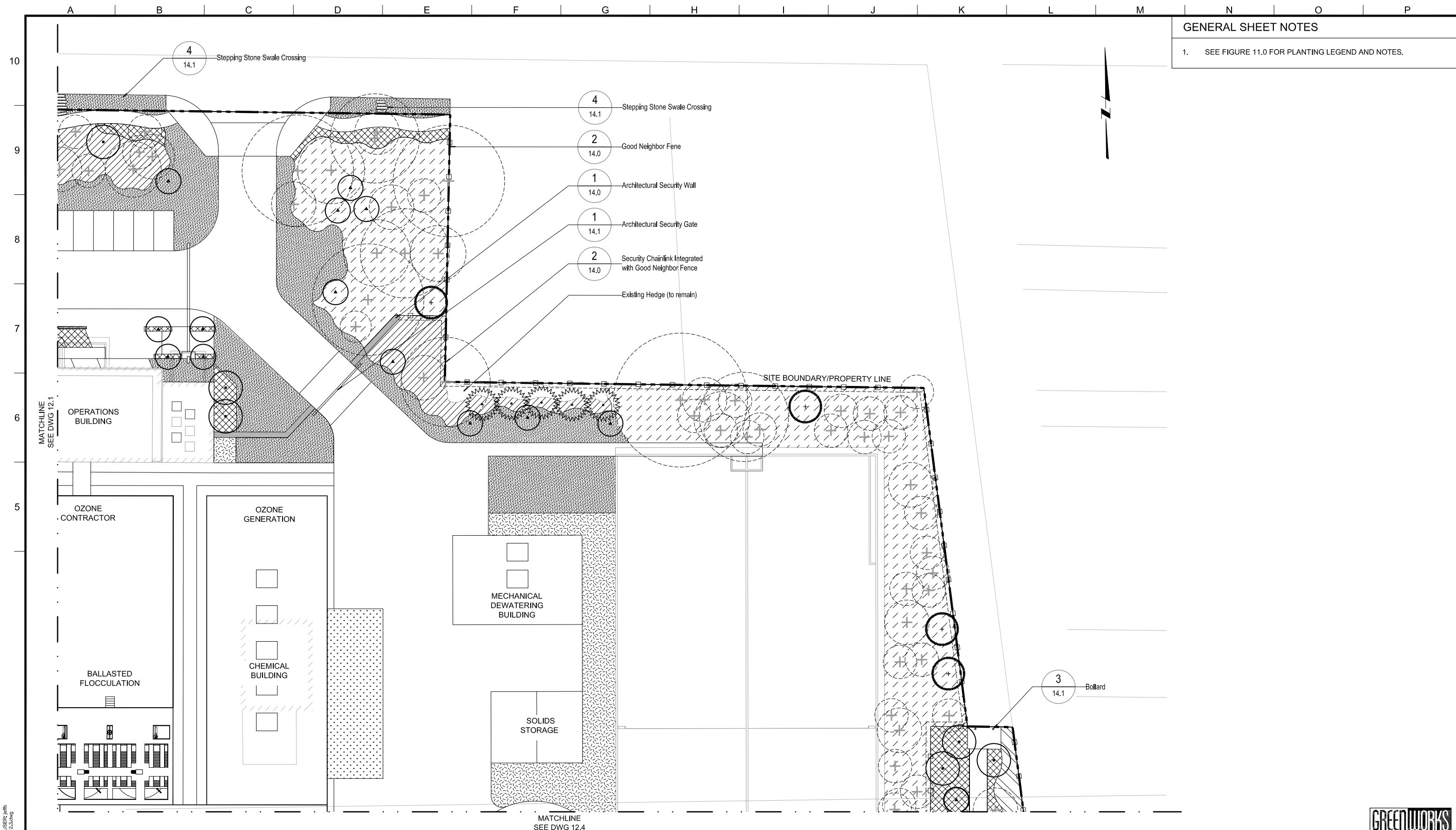
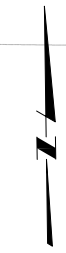
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
PLANTING PLAN
AREA B



PRINT DATE: 08/20/12
PROJECT NUMBER: 1
SCALE: 1" = 20'
DRAWING/FIGURE NUMBER: 12.2
49 OF

GENERAL SHEET NOTES

1. SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.



PLOT DATE: August 10, 2012 - 10:43AM USER: jhrfb
 FILE: C:\pwork\dm81303\LOWTP-CL-12.dwg



LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
 DRAWN: DD
 CHECKED: JB
 CHECKED: RT
 APPROVED: MF

REVISIONS				
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2	LOWTP_Site_MODEL.dwg			
3	138596-TITLE BLOCK FOR PERMITTING.dwg			
4	LOWTP_L_DESIGN_BASE.dwg			
5	LOWTP_L_PLANT_BASE.dwg			
6	LOWTP_L_TREE.dwg			
7	LOWTP_fence_model.dwg			
8	CIVIL_950.dwg			
9	LOWTP_Filters_MEC_Model.dwg			
10	W01424-BORDER.dwg			

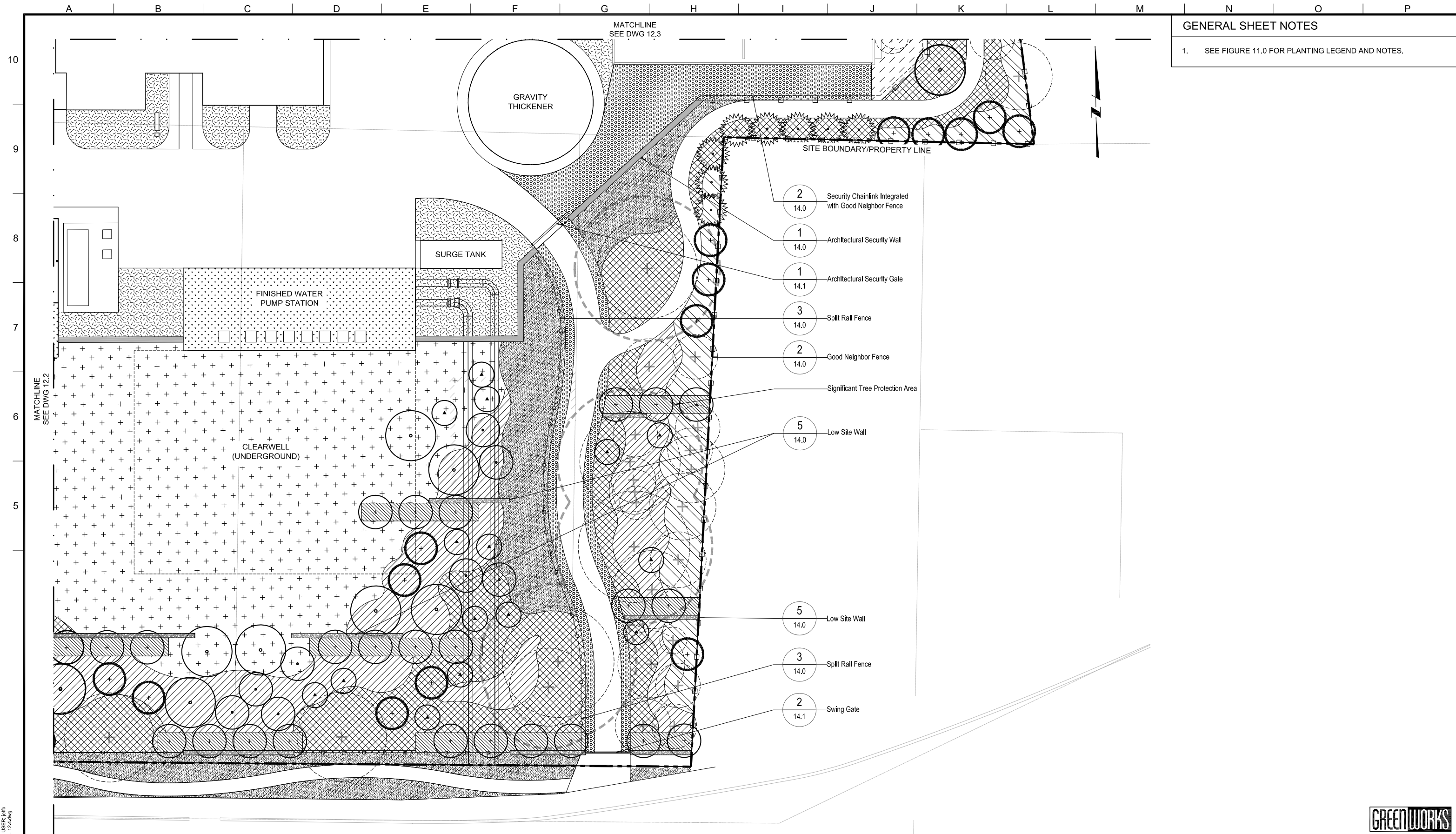
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PLANTING PLAN
 AREA C



PRINT DATE
 08/20/12
 PROJECT NUMBER
 1
 SCALE
 1" = 20'
 DRAWING/FIGURE NUMBER
12.3
 50 OF



GENERAL SHEET NOTES
 1. SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.

- 2 Security Chainlink Integrated with Good Neighbor Fence
14.0
- 1 Architectural Security Wall
14.0
- 1 Architectural Security Gate
14.1
- 3 Split Rail Fence
14.0
- 2 Good Neighbor Fence
14.0
- Significant Tree Protection Area
- 5 Low Site Wall
14.0
- 5 Low Site Wall
14.0
- 3 Split Rail Fence
14.0
- 2 Swing Gate
14.1

PLOT DATE: August 10, 2012 - 11:54AM USER: jmb
 FILE: C:\work\lms\1303\LOWTP-DL-12.dwg



LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
 DRAWN: DD
 CHECKED: JB
 CHECKED: RT
 APPROVED: MF

REV	DESCRIPTION	BY	APP.
1	45817RRWTP.dwg		
2	LOWTP_Site_MODEL.dwg		
3	13856-TITLE BLOCK FOR PERMITTING.dwg		
4	LOWTP_L_DESIGN_BASE.dwg		
5	LOWTP_L_PLANT_BASE.dwg		
6	LOWTP_L_TREE.dwg		
7	LOWTP_fence_model.dwg		
8	GW_L_S&S.dwg		
9	LOWTP_Filters_MEC_Model.dwg		
10	W01424-BORDER.dwg		

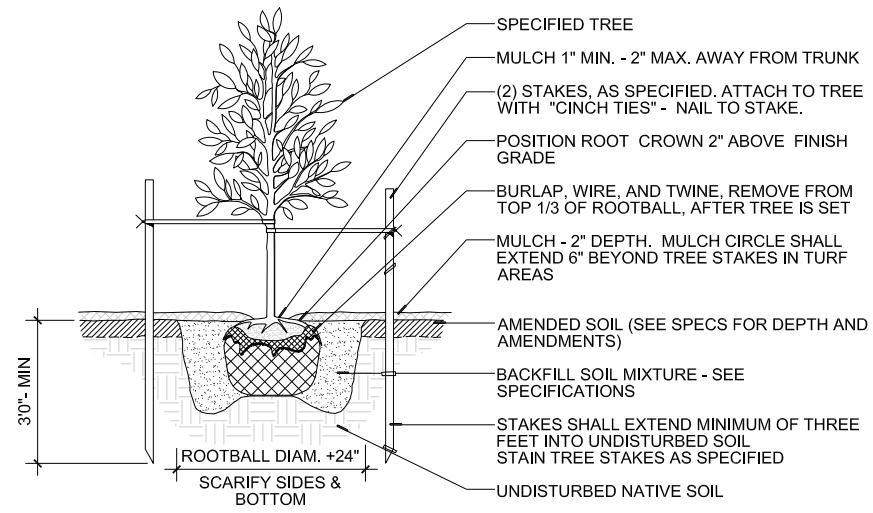
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



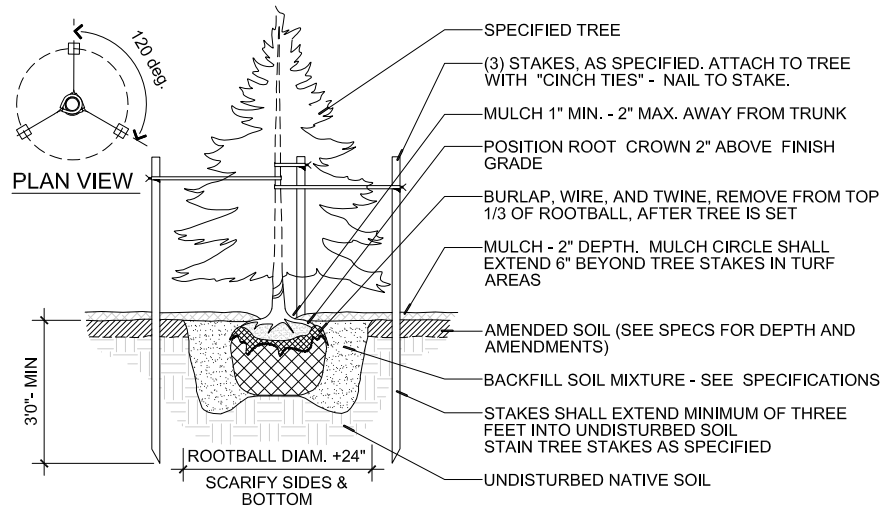
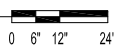
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PLANTING PLAN
 AREA D



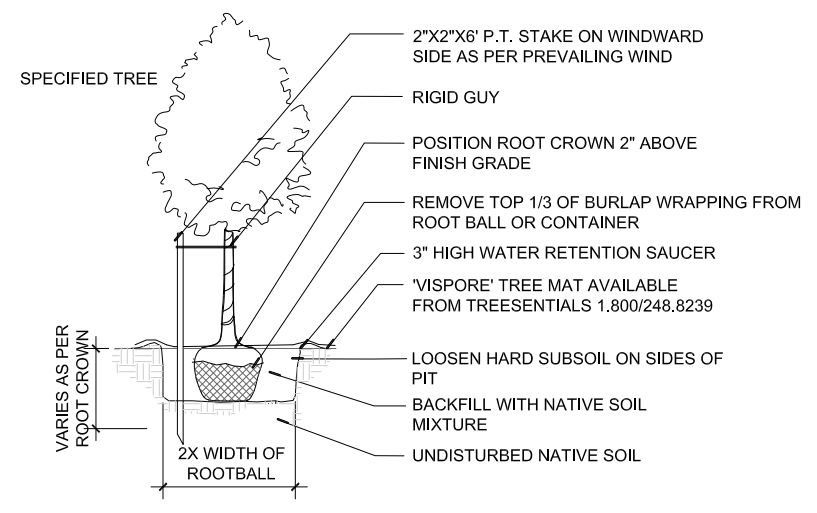
PRINT DATE
 08/20/12
 PROJECT NUMBER
 1
 SCALE
 1" = 20'
 DRAWING/FIGURE NUMBER
12.4
 51 OF



1 DECIDUOUS TREE PLANTING - STAKING
SECTION

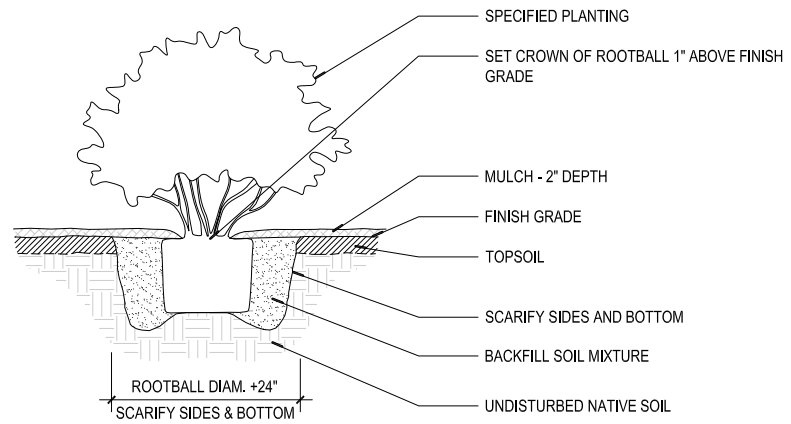


2 CONIFER TREE PLANTING - STAKING
SECTION

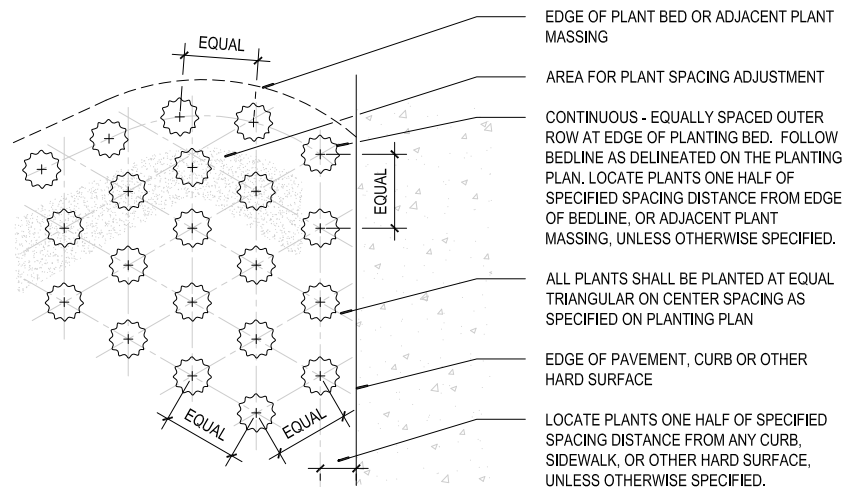


3 NATIVE DECIDUOUS TREE PLANTING
SECTION

NOT TO SCALE

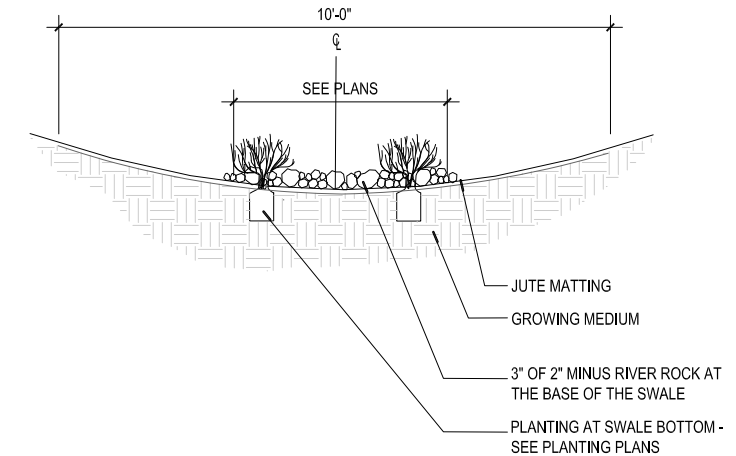


4 SHRUB PLANTING - CONTAINER
SECTION



5 GROUNDCOVER PLANTING
PLAN

NOT TO SCALE



6 TYPICAL SWALE PLANTING
SECTION

NOT TO SCALE



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2\"/>

DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

REV.	DESCRIPTION	BY	APP.
1	TITLE BLOCK FOR PERMITTING		
2	PLANTING_003.DWG		
3	PLANTING_001.DWG		
4	NATIVE_PLANTS_015.DWG		
5	PLANTING_007.DWG		
6	PLANTING_012.DWG		
7	NATIVE_PLANTS_013.DWG		
8	011_020.DWG		
9	W0144-BORDER.DWG		

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

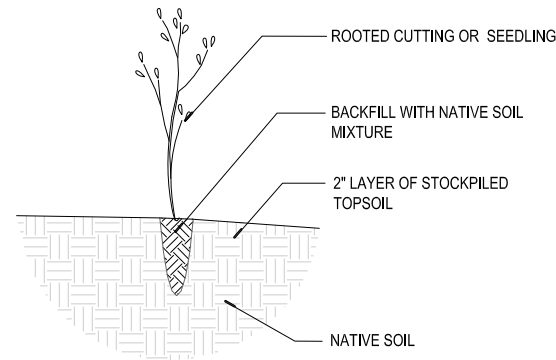


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
PLANTING PLAN
DETAILS I



PRINT DATE: 08/20/12
PROJECT NUMBER: 1
SCALE: varies
DRAWING/FIGURE NUMBER: 12.5
52 OF

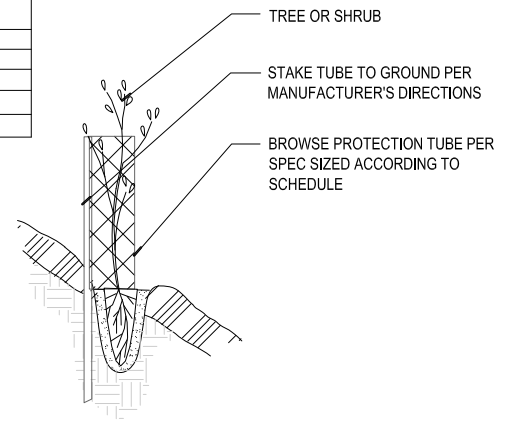
PLOT DATE: August 10, 2012 - 11:25AM USER: dmand FILE: C:\pwork\dm81303\LOWTP-12.dwg



1 TYPICAL PROPAGUAL PLANTING SECTION NOT TO SCALE

SCHEDULE

PLANT SIZE	BROWSE PROTECTION TUBE SIZE
1.2M HT. TREES	LARGE
CUTTING	SMALL
PLUG	SMALL
25MM CAL. TREE	LARGE
NO. 1 CONT. SHRUB	LARGE



2 BROWSE PROTECTION SECTION NOT TO SCALE



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

REV.	DESCRIPTION	BY	APP.
1	130566-TITLE BLOCK FOR PERMITTING.dwg		
2	029335-NATIVE_PLANTS_002.DWG		
3	029335-NATIVE_PLANTS_007.DWG		
4	GW L&GD.dwg		
5	W01424-BORDER.dwg		

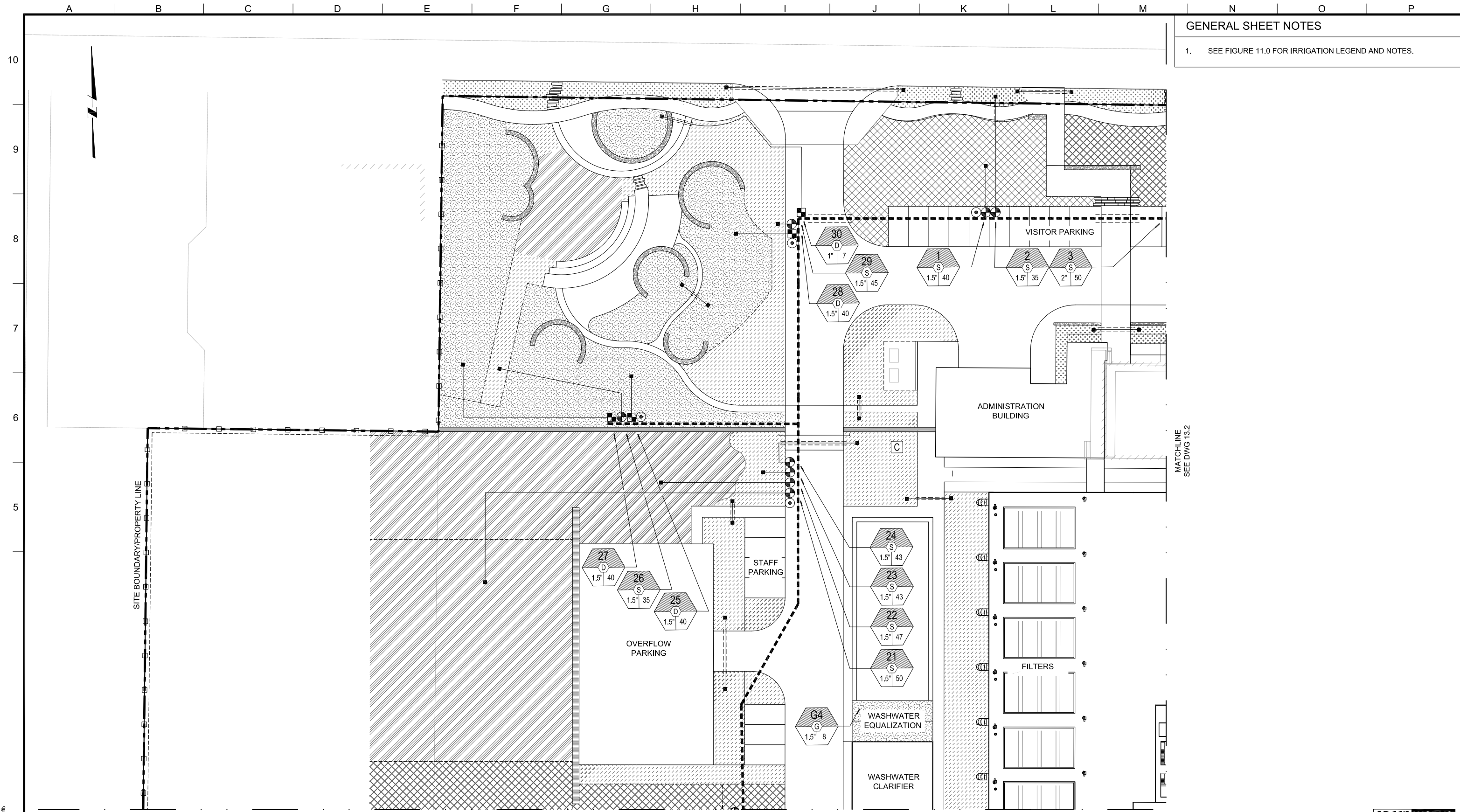
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**PLANTING PLAN
DETAILS II**



PRINT DATE 08/20/12
PROJECT NUMBER
SCALE varies
DRAWING/FIGURE NUMBER 12.6
54 OF



GENERAL SHEET NOTES
 1. SEE FIGURE 11.0 FOR IRRIGATION LEGEND AND NOTES.

SITE BOUNDARY/PROPERTY LINE

MATCHLINE
SEE DWG 13.2

MATCHLINE
SEE DWG 13.1



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
 DRAWN: DD
 CHECKED: JB
 CHECKED: RT
 APPROVED: MF

REV	DATE	DESCRIPTION	BY	APP.
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3		138598-TITLE BLOCK FOR PERMITTING.dwg		
4		LOWTP_L_DESIGN_BASE.dwg		
5		LOWTP_L_IRRIG_BASE.dwg		
6		LOWTP_fence_model.dwg		
7		GW_LGGO.dwg		
8		LOWTP_L_DESIGN_BASE_cad_2004.dwg		
9		W0144-BORDER.dwg		
10		LOWTP_Filters_MEC_Model.dwg		

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270

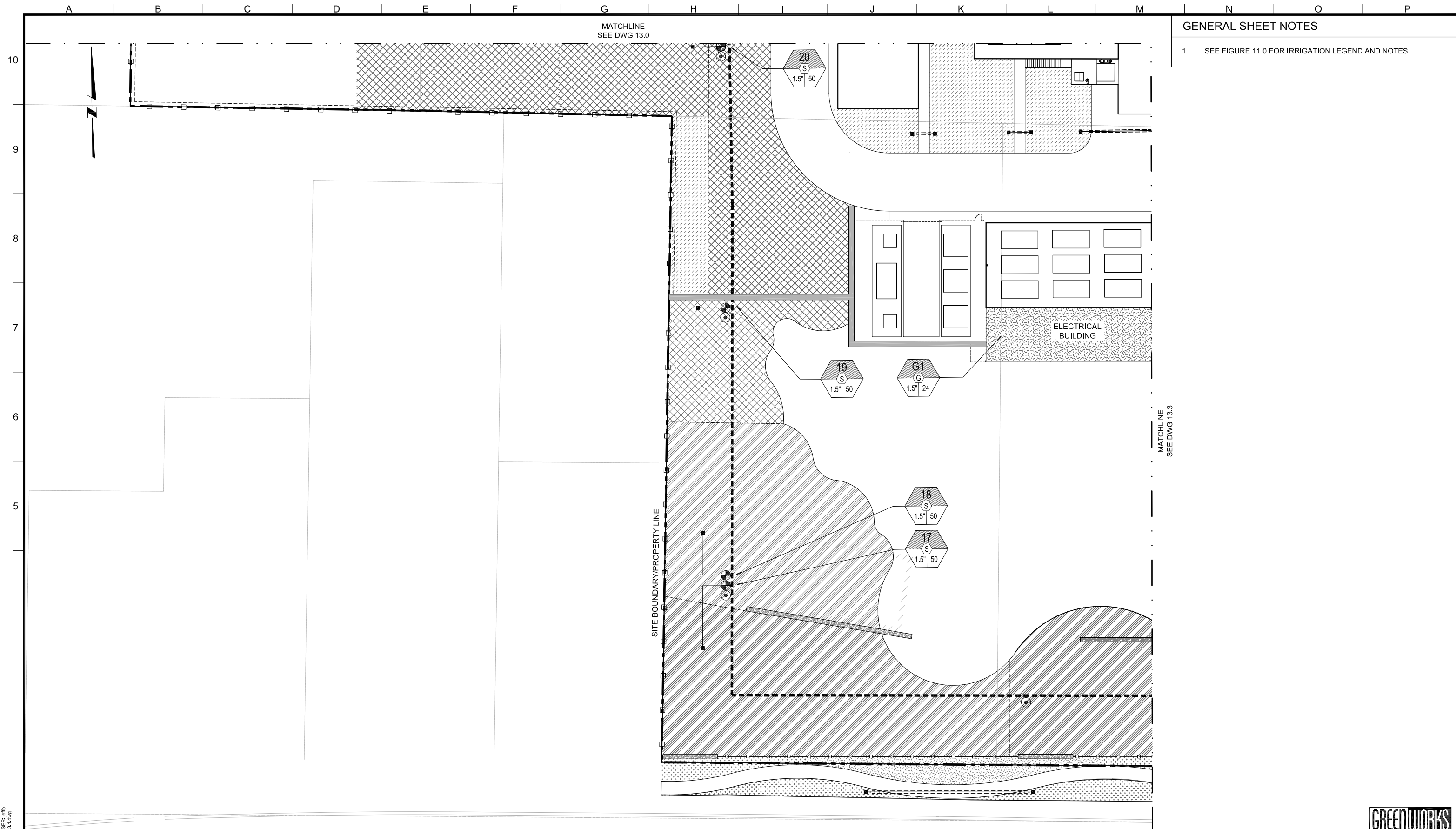


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
IRRIGATION PLAN
 AREA A

GREENWORKS

PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 13.0
 55 OF

PLOT DATE: August 10, 2012 - 10:22AM USER: jrb
 FILE: C:\pwork\loms81303\LOWTP-A-13.0.dwg



GENERAL SHEET NOTES
 1. SEE FIGURE 11.0 FOR IRRIGATION LEGEND AND NOTES.

PLOT DATE: August 10, 2012 - 11:17AM USER: jrb
 FILE: C:\pwork\dm81303\LOWTP-B-13.1.dwg



LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
 DRAWN: DD
 CHECKED: JB
 CHECKED: RT
 APPROVED: MF

REV	DATE	DESCRIPTION	BY	APP.
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3		13856-TITLE BLOCK FOR PERMITTING.dwg		
4		LOWTP_L_DESIGN_BASE.dwg		
5		LOWTP_L_IRRIG_BASE.dwg		
6		LOWTP_fence_model.dwg		
7		GW_LGGO.dwg		
8		LOWTP_Filters_MEC_Model.dwg		
9		W0144-BORDER.dwg		

OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



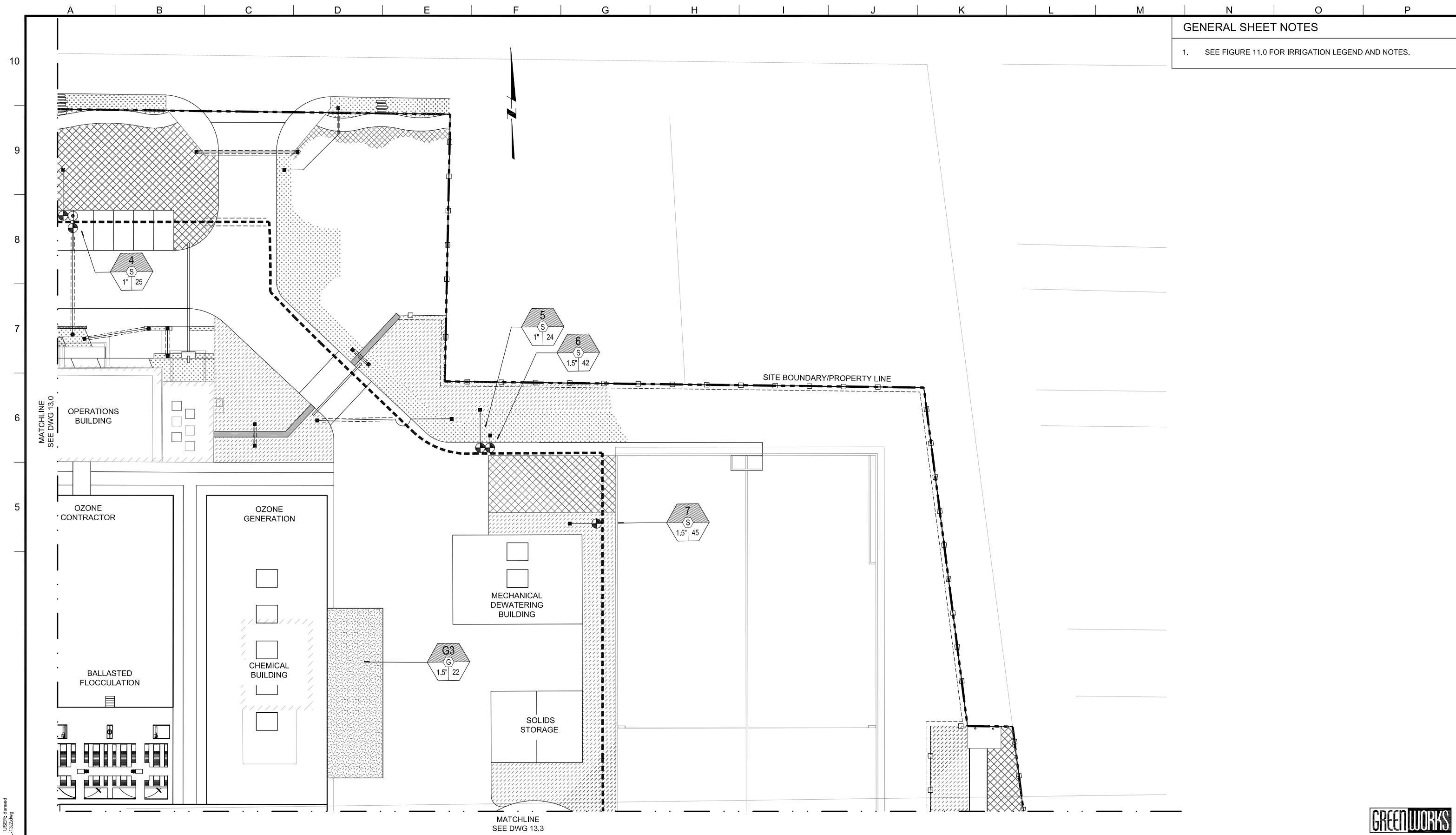
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
IRRIGATION PLAN
 AREA B



PRINT DATE: 08/20/12
 PROJECT NUMBER:
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: **13.1**
 56 OF

GENERAL SHEET NOTES

1. SEE FIGURE 11.0 FOR IRRIGATION LEGEND AND NOTES.



PLOT DATE: August 10, 2012 - 1:52:00AM USER: daniard FILE: C:\work\dm81303\LOWTP-C-13.2.dwg



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
 DRAWN: DD
 CHECKED: JB
 CHECKED: RT
 APPROVED: MF

REV	DESCRIPTION	BY	APP.
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2	LOWTP_Site_MODEL.dwg		
3	13856-TITLE BLOCK FOR PERMITTING.dwg		
4	LOWTP_L_DESIGN_BASE.dwg		
5	LOWTP_L_IRRIG_BASE.dwg		
6	LOWTP_fence_model.dwg		
7	GW_LGGO.dwg		
8	LOWTP_L_DESIGN_BASE_cad_2004.dwg		
9	W0144-BORDER.dwg		
10	LOWTP_Filters_MEC_Model.dwg		

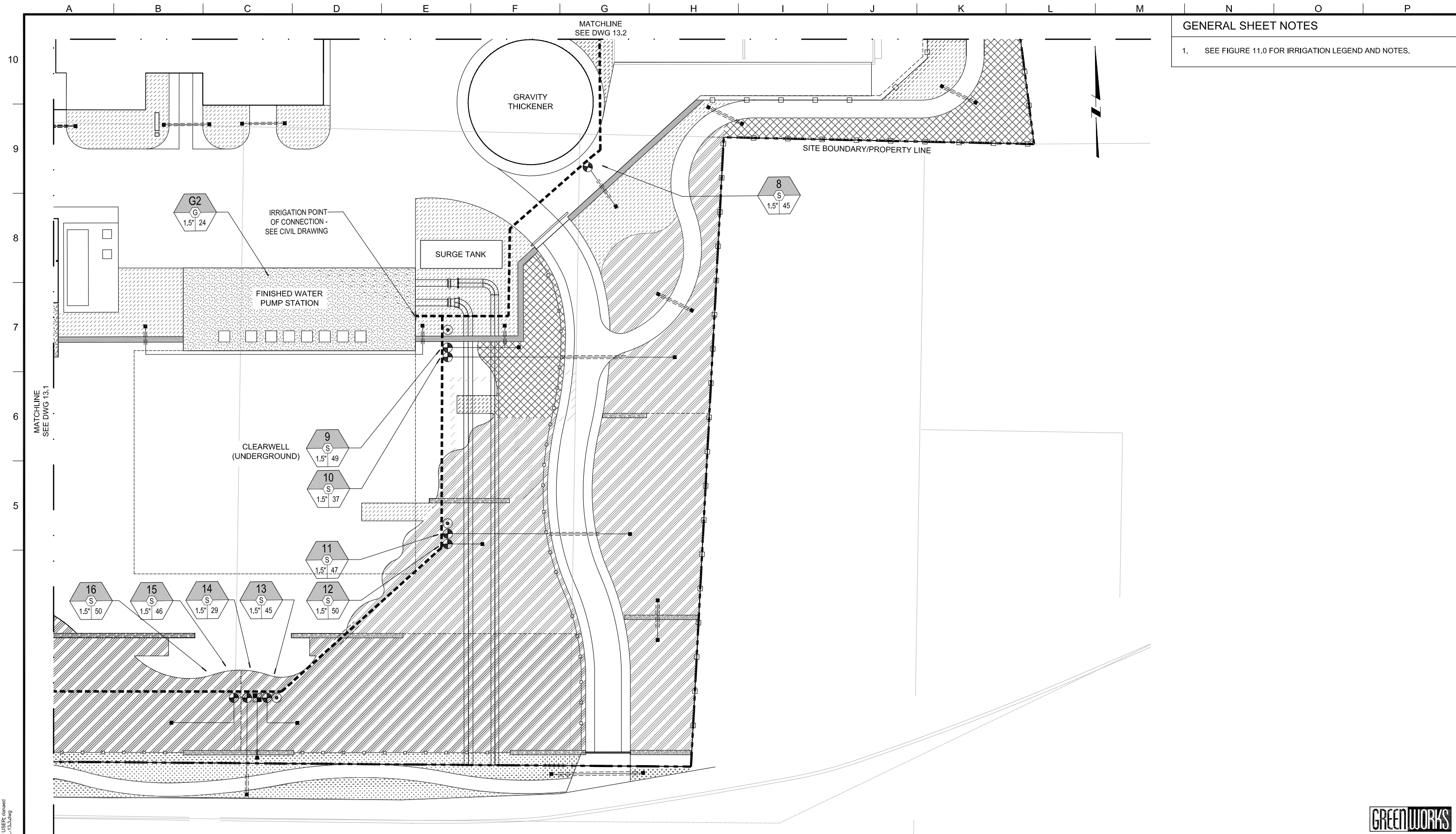
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
IRRIGATION PLAN
 AREA C



PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 13.2
 57 OF



GENERAL SHEET NOTES
 1. SEE FIGURE 11.0 FOR IRRIGATION LEGEND AND NOTES.

PLOT DATE: August 10, 2012 - 1:19PM USER: dlaned
 FILE: C:\pwork\dm81303\LOWTP-D-13.3.dwg



LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
 DRAWN: DD
 CHECKED: JB
 CHECKED: RT
 APPROVED: MF

REV	DESCRIPTION	BY	APP.
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2	LOWTP_Site_MODEL.dwg		
3	138594-TITLE BLOCK FOR PERMITTING.dwg		
4	LOWTP_L_DESIGN_BASE.dwg		
5	LOWTP_L_IRRIG_BASE.dwg		
6	LOWTP_fence_model.dwg		
7	GW_LGGO.dwg		
8	LOWTP_L_DESIGN_BASE_cad_2004.dwg		
9	W0144-BORDER.dwg		
10	LOWTP_Filters_MEC_Model.dwg		

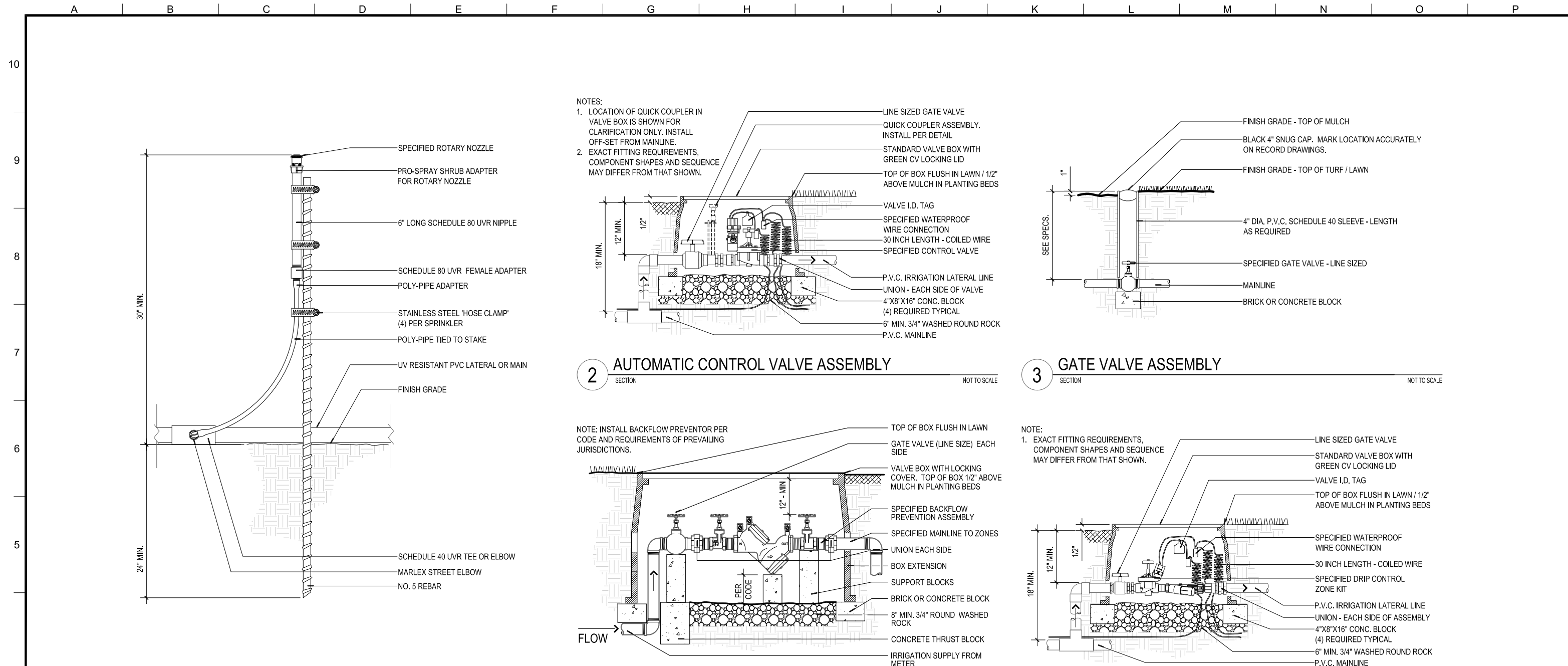
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**IRRIGATION PLAN
 AREA D**



PRINT DATE: 08/20/12
 PROJECT NUMBER: 1
 SCALE: 1" = 20'
 DRAWING/FIGURE NUMBER: 13.3
 58 OF



1 ROTARY NOZZLE - TEMPORARY IRRIGATION ON GRADE
SECTION NOT TO SCALE

2 AUTOMATIC CONTROL VALVE ASSEMBLY
SECTION NOT TO SCALE

3 GATE VALVE ASSEMBLY
SECTION NOT TO SCALE

4 BACKFLOW PREVENTION ASSEMBLY
SECTION NOT TO SCALE

5 DRIP CONTROL ZONE ASSEMBLY
SECTION NOT TO SCALE

PLOT DATE: August 10, 2012 - 11:35AM USER: daniard
FILE: C:\pwork\dm81303\LOWTP-13.4.dwg



DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

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4	02810_VALVE_003.DWG		
5	02810_VALVE_007.dwg		
6	02810_HEAD_003A.dwg		
7	GW LPGO.dwg		
8	W01414-BORDER.dwg		

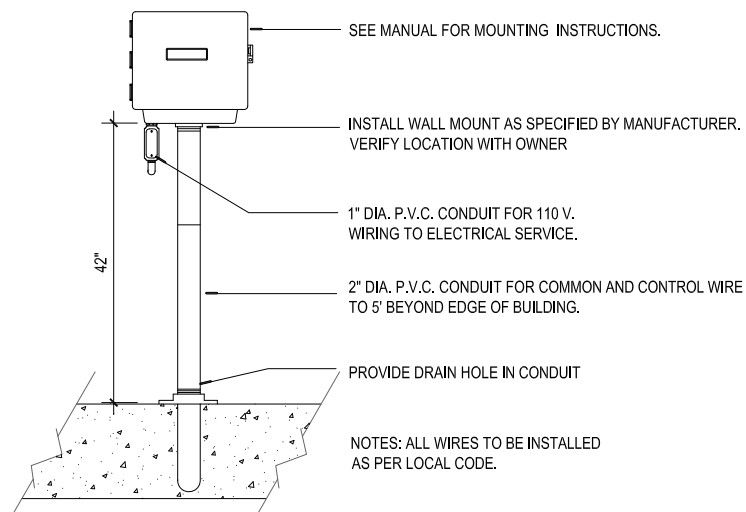
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



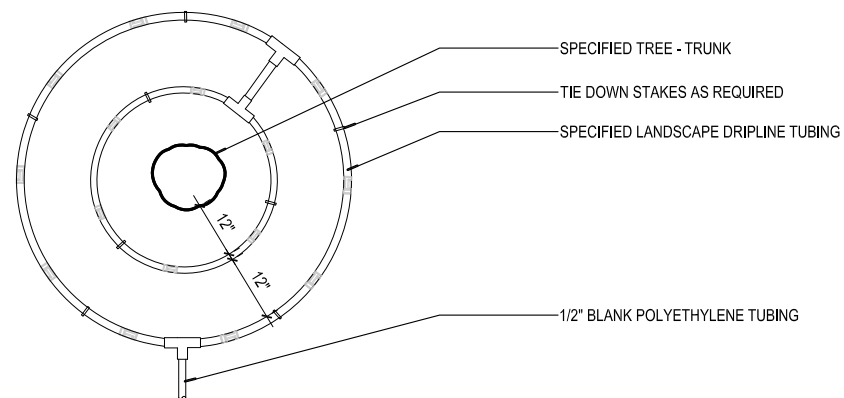
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**IRRIGATION PLAN
DETAILS I**



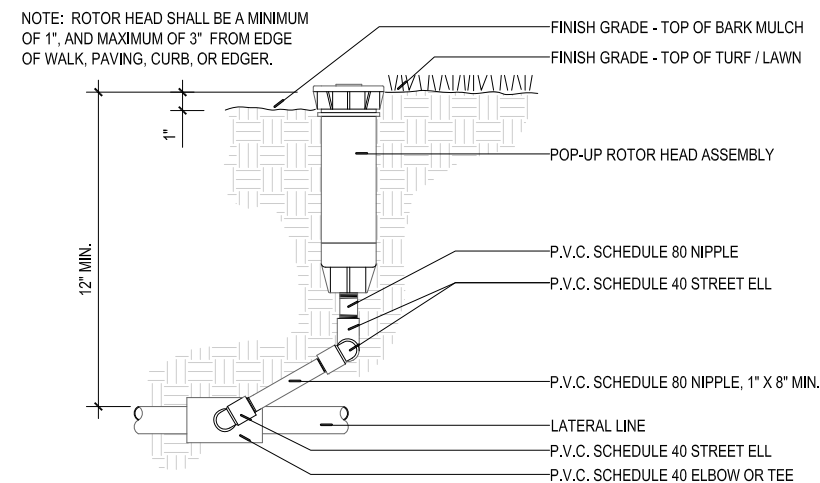
PRINT DATE: 08/20/12
PROJECT NUMBER: varies
SCALE: varies
DRAWING/FIGURE NUMBER: 13.4
52 OF



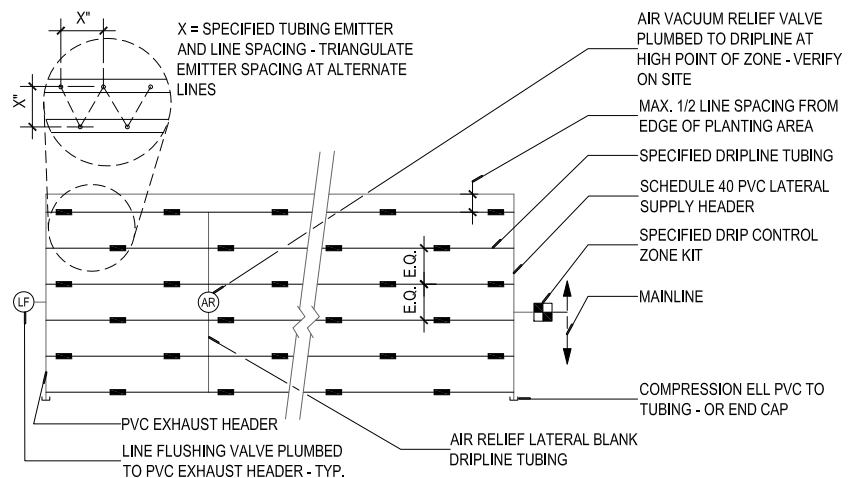
1 WALLMOUNT CONTROLLER VALVE
SECTION NOT TO SCALE



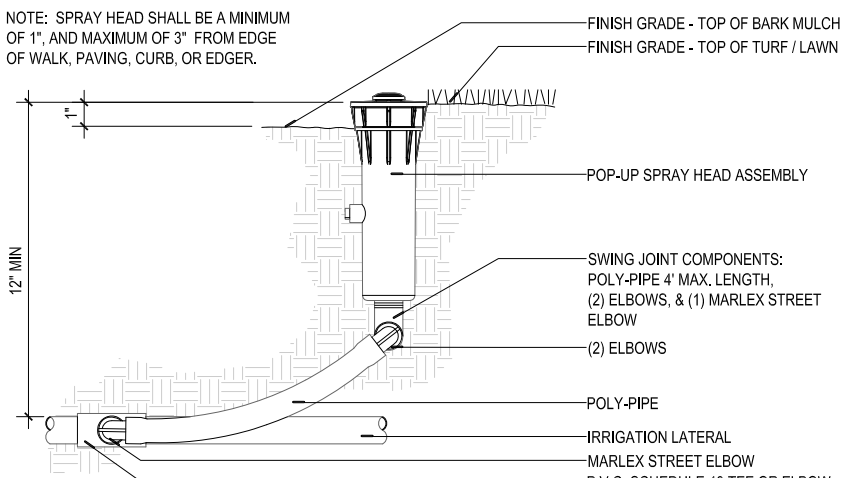
2 DRIPLINE AROUND TREE
TYPE NOT TO SCALE



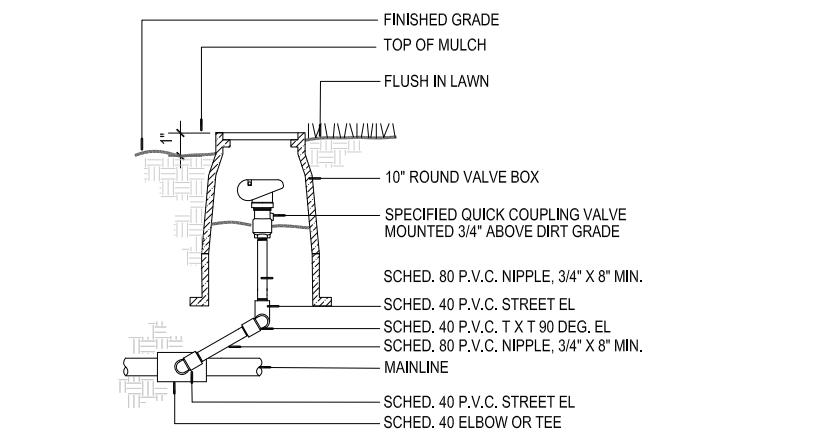
3 ROTOR HEAD - PVC SWING JOINT ASSEMBLY
SECTION NOT TO SCALE



4 INLINE EMITTER TUBING INSTALLATION
PLAN NOT TO SCALE



5 SPRAY HEAD - POLY SWING PIPE ASSEMBLY
SECTION NOT TO SCALE



6 QUICK COUPLER VALVE ASSEMBLY
SECTION NOT TO SCALE

PLOT DATE: August 10, 2012 - 11:42AM USER: daniard
FILE: C:\pwork\dm81303\LOMTP-L-13.5.dwg



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
DRAWN: DD
CHECKED: JB
CHECKED: RT
APPROVED: MF

REVISIONS	DESCRIPTION	BY	APP.
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02810_DRIP_005.dwg			
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02810_QC_096.dwg			
02810_QC_097.dwg			
02810_QC_098.dwg			
02810_QC_099.dwg			
02810_QC_100.dwg			

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



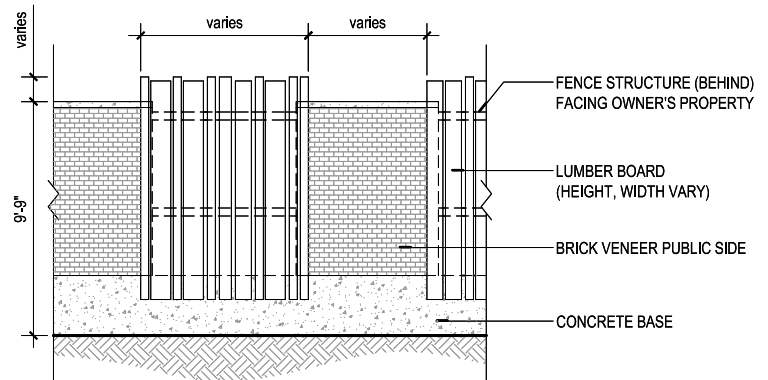
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**IRRIGATION PLAN
DETAILS II**



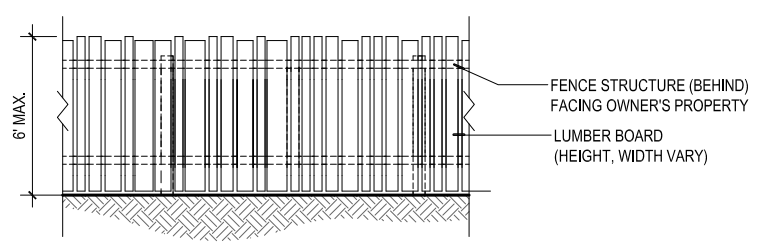
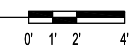
PRINT DATE
08/20/12
PROJECT NUMBER

SCALE
varies
DRAWING/FIGURE NUMBER
13.5

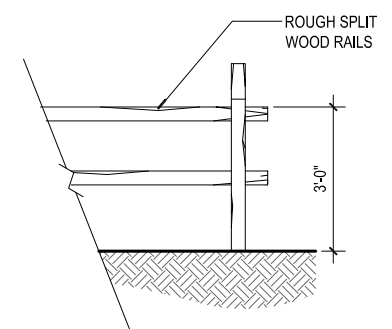
60 OF



1 ARCHITECTURAL SECURITY WALL
SECTION/ELEVATION FROM ADJOINING PROPERTY



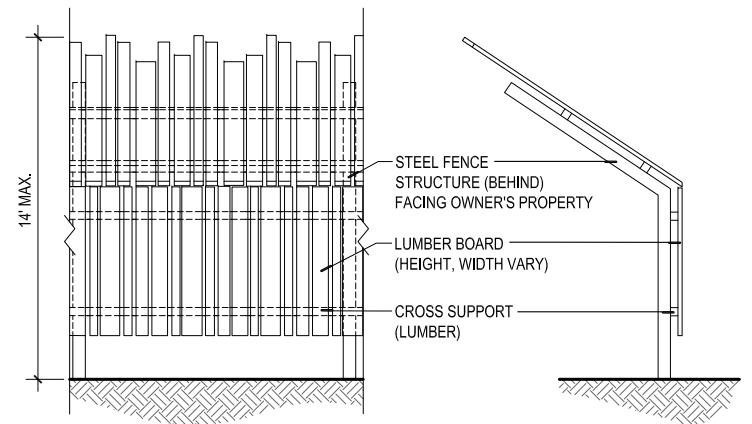
2 GOOD NEIGHBOR FENCE
SECTION/ELEVATION FROM ADJOINING PROPERTY



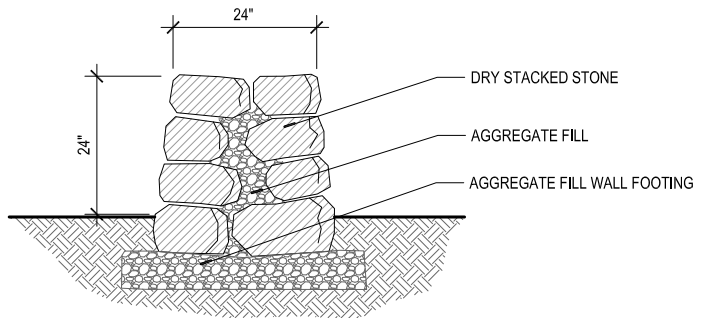
3 SPLIT RAIL FENCE
SECTION/ELEVATION



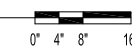
NOTES:
1. SECURITY CHAINLINK TO BE INTEGRATED INTO GOOD NEIGHBOR FENCE CONSTRUCTION AROUND CENTRAL PLANT PROPERTY AS SHOWN. SEE LANDSCAPE DRAWINGS 12.1-12.4.



4 VISUAL SCREEN FENCE
SECTION/ELEVATION FROM ADJOINING PROPERTY



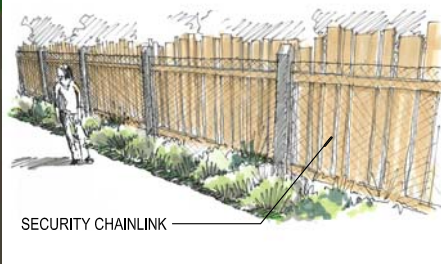
5 LOW SITE WALL
SECTION



NOTES:
1. WALL FOOTING TO BE ADJUSTED TO PROTECT EXISTING TREE ROOTS WHERE NECESSARY



VISUAL SCREEN FENCE - VIEW FROM ADJOINING PROPERTY (SEE DETAIL 4, THIS SHEET)



GOOD NEIGHBOR FENCE - VIEW FROM OWNER'S SIDE (SEE DETAIL 2, THIS SHEET)

6 FENCING ILLUSTRATIONS
PERSPECTIVE

NOT TO SCALE



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
DRAWN: DS
CHECKED: JB
CHECKED: RT
APPROVED: MF

REVISIONS			
NO.	DESCRIPTION	BY	APP.
1	TITLE BLOCK FOR PERMITTING		
2	FENCE_ARCHSECURITY WALL		
3	DET_L FENCE_GOODNEIGHBOR.DWG		
4	DET_L FENCE_SPLITRAIL.DWG		
5	DET_L FENCE_VISUALSCREEN.DWG		
6	04860_STONE_WALL_DRY.dwg		
7	DET_L FENCE_RENDERINGS.dwg		
8	Civil 11550.dwg		
9	W01444-BORDER.dwg		

OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

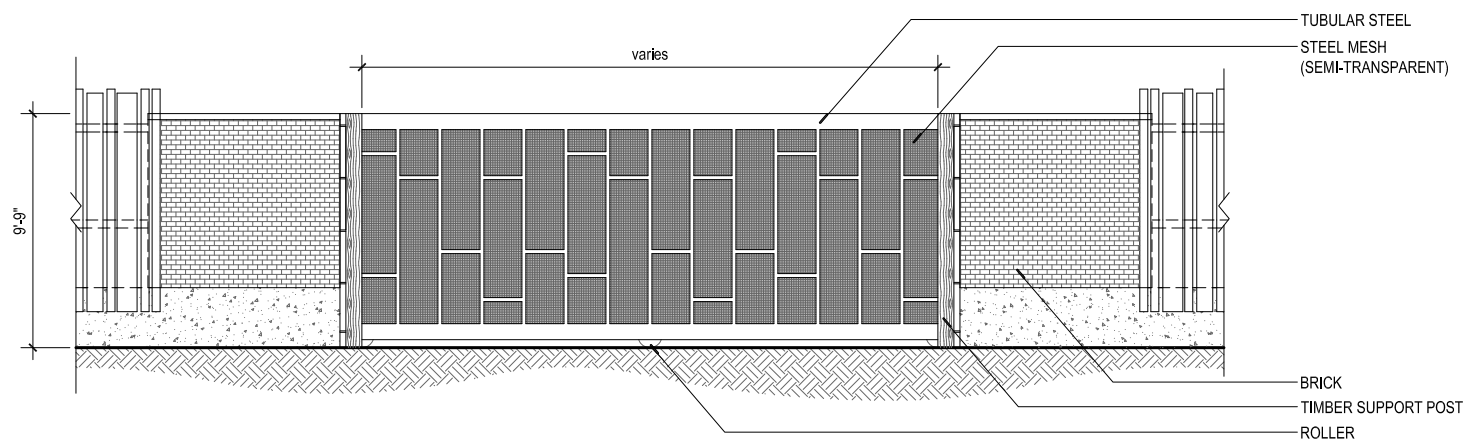


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
HARDSCAPE & MATERIALS PLAN
DETAILS I
FENCES & WALLS

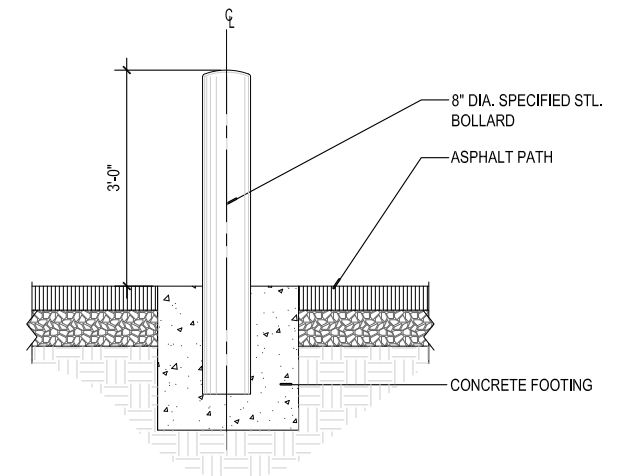


PRINT DATE: 08/20/12
PROJECT NUMBER: varies
SCALE: varies
DRAWING/FIGURE NUMBER: 14.0
52 OF

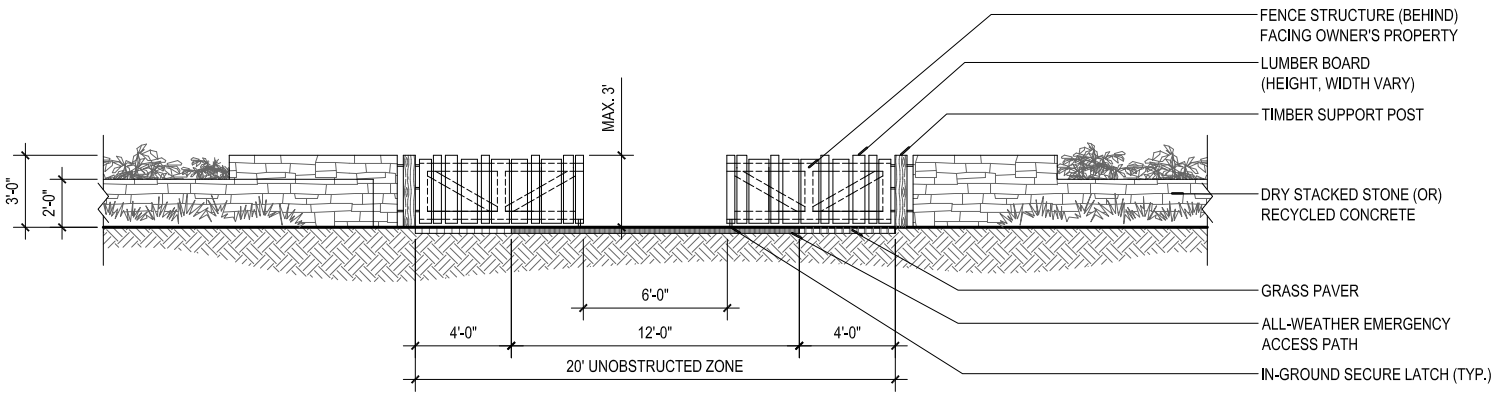
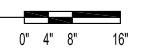
PLOT DATE: August 10, 2012 - 11:48AM USER: daniak FILE: C:\pwork\lms1303\LOMTP-L-14.dwg



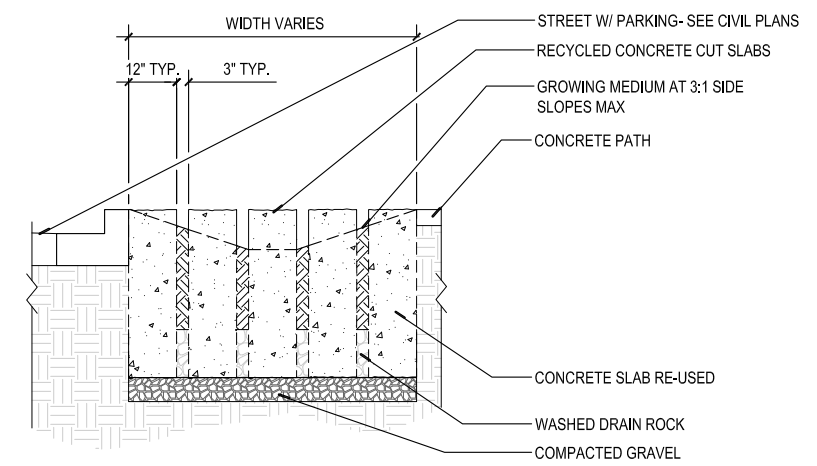
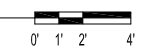
1 ARCHITECTURAL SECURITY GATE
SECTION/ELEVATION



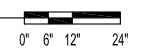
2 BOLLARD
SECTION



3 SWING GATE
SECTION/ELEVATION FROM MAPLETON DRIVE



4 STEPPING STONE SWALE CROSSING
SECTION



PLOT DATE: August 10, 2012 - 12:58PM USER: jhb FILE: C:\pwork\mst1303\LOWTP-L-14.1.dwg



LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: JB
DRAWN: DS
CHECKED: JB
CHECKED: RT
APPROVED: MF

NO.	DESCRIPTION	BY	APP.
1	TITLE BLOCK FOR PERMITTING		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

OWNER:
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380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
HARDSCAPE & MATERIALS PLAN
DETAILS II



PRINT DATE: 08/20/12
PROJECT NUMBER: varies
SCALE: varies
DRAWING/FIGURE NUMBER: 14.1
52 OF