



Lake Oswego and Tigard Water Treatment Plant
FINAL - JANUARY 2012

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LANDSCAPE PLAN

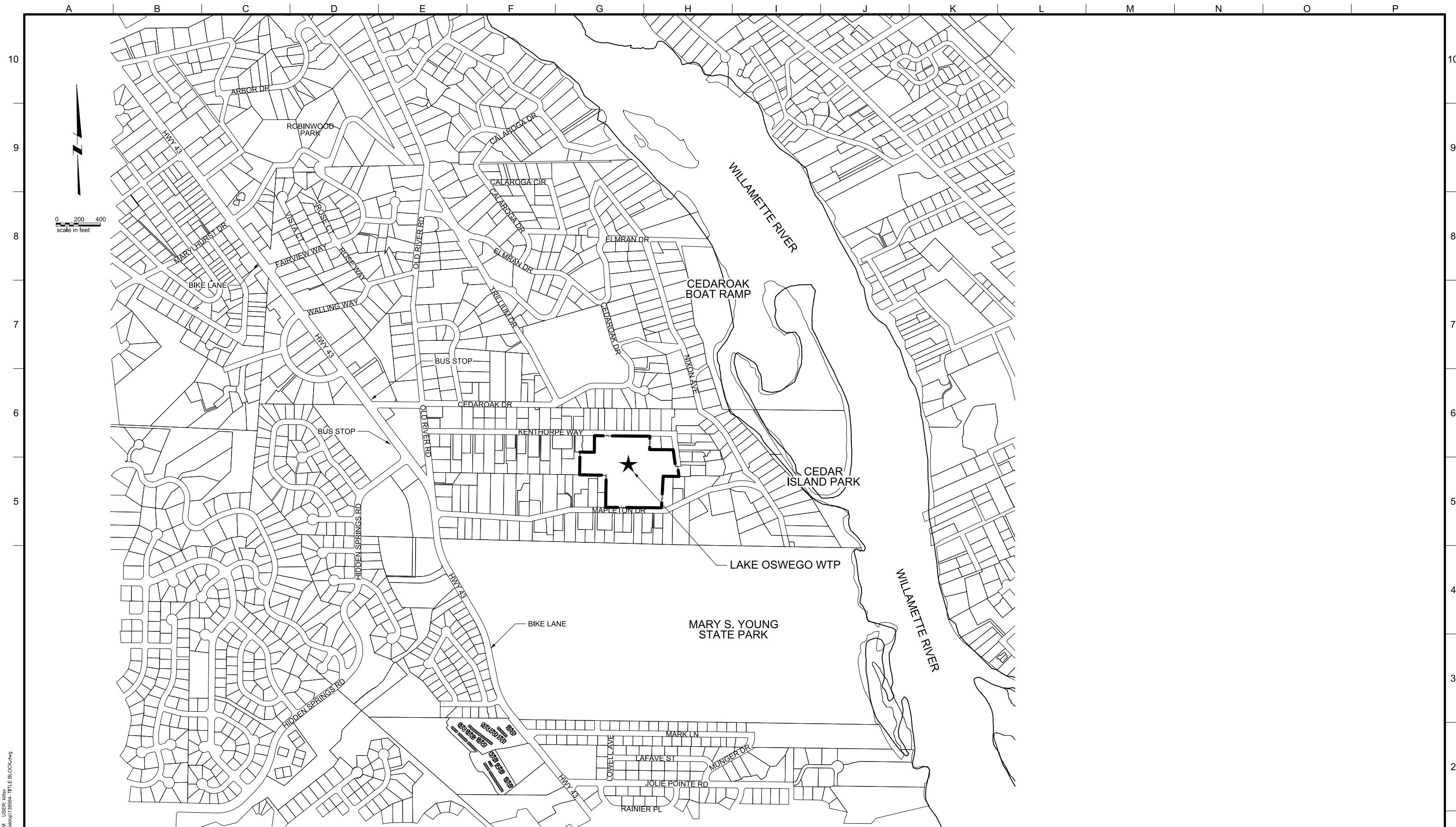
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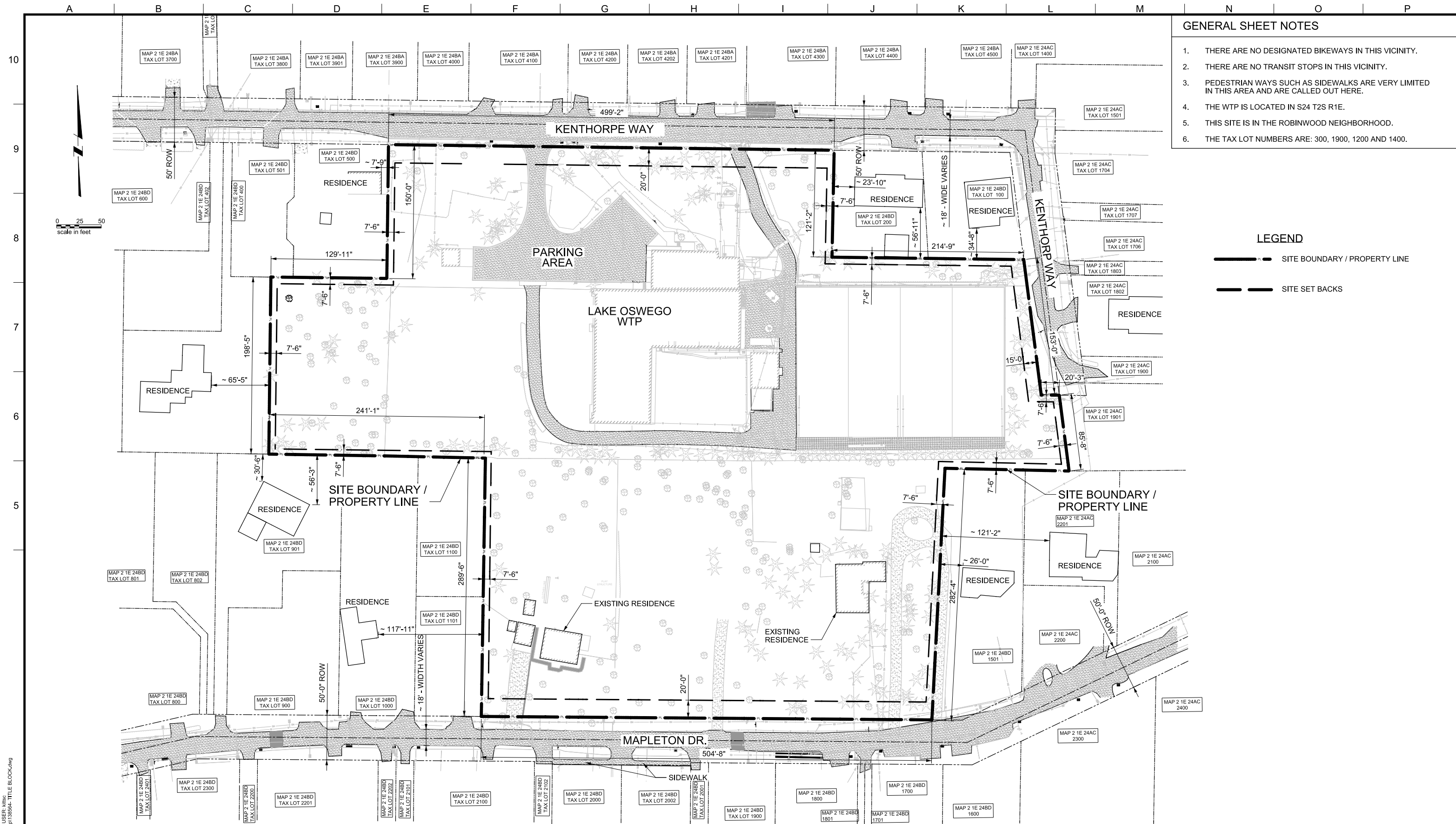
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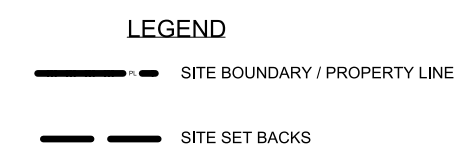


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW & CONDITIONAL USE
SITE ANALYSIS
NEIGHBORHOOD VICINITY MAP

FILENAME	
PROJECT NUMBER	1
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	1.0
#### OF	



- 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.



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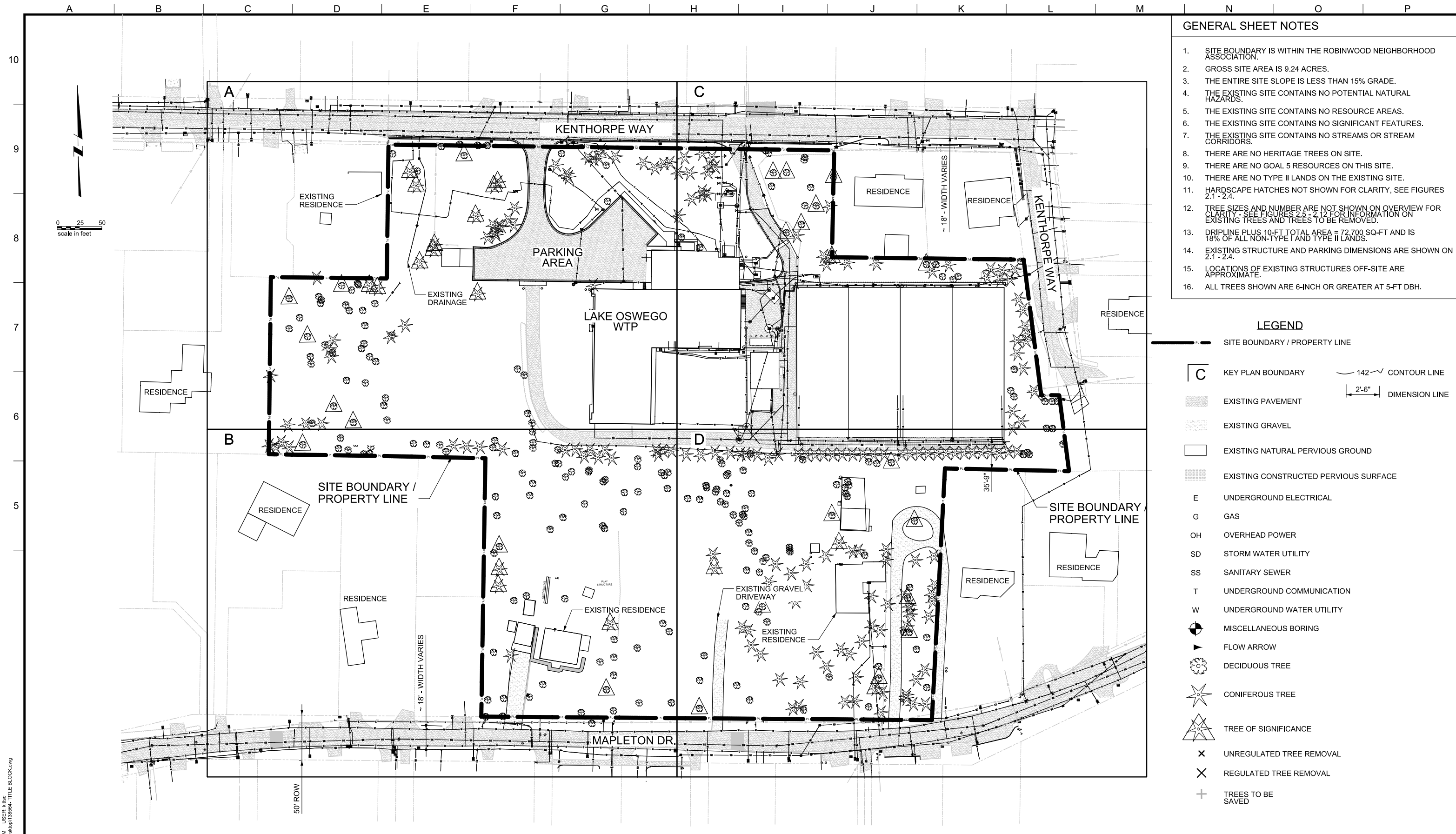
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW & CONDITIONAL USE

**SITE ANALYSIS
 VICINITY MAP**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	1.1
#### OF	



- ### GENERAL SHEET NOTES
1. SITE BOUNDARY IS WITHIN THE ROBINWOOD NEIGHBORHOOD ASSOCIATION.
 2. GROSS SITE AREA IS 9.24 ACRES.
 3. THE ENTIRE SITE SLOPE IS LESS THAN 15% GRADE.
 4. THE EXISTING SITE CONTAINS NO POTENTIAL NATURAL HAZARDS.
 5. THE EXISTING SITE CONTAINS NO RESOURCE AREAS.
 6. THE EXISTING SITE CONTAINS NO SIGNIFICANT FEATURES.
 7. THE EXISTING SITE CONTAINS NO STREAMS OR STREAM CORRIDORS.
 8. THERE ARE NO HERITAGE TREES ON SITE.
 9. THERE ARE NO GOAL 5 RESOURCES ON THIS SITE.
 10. THERE ARE NO TYPE II LANDS ON THE EXISTING SITE.
 11. HARDSCAPE HATCHES NOT SHOWN FOR CLARITY, SEE FIGURES 2.1 - 2.4.
 12. 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.
 13. DRIPLINE PLUS 10-FT TOTAL AREA = 72,700 SQ-FT AND IS 18% OF ALL NON-TYPE I AND TYPE II LANDS.
 14. EXISTING STRUCTURE AND PARKING DIMENSIONS ARE SHOWN ON 2.1 - 2.4.
 15. LOCATIONS OF EXISTING STRUCTURES OFF-SITE ARE APPROXIMATE.
 16. 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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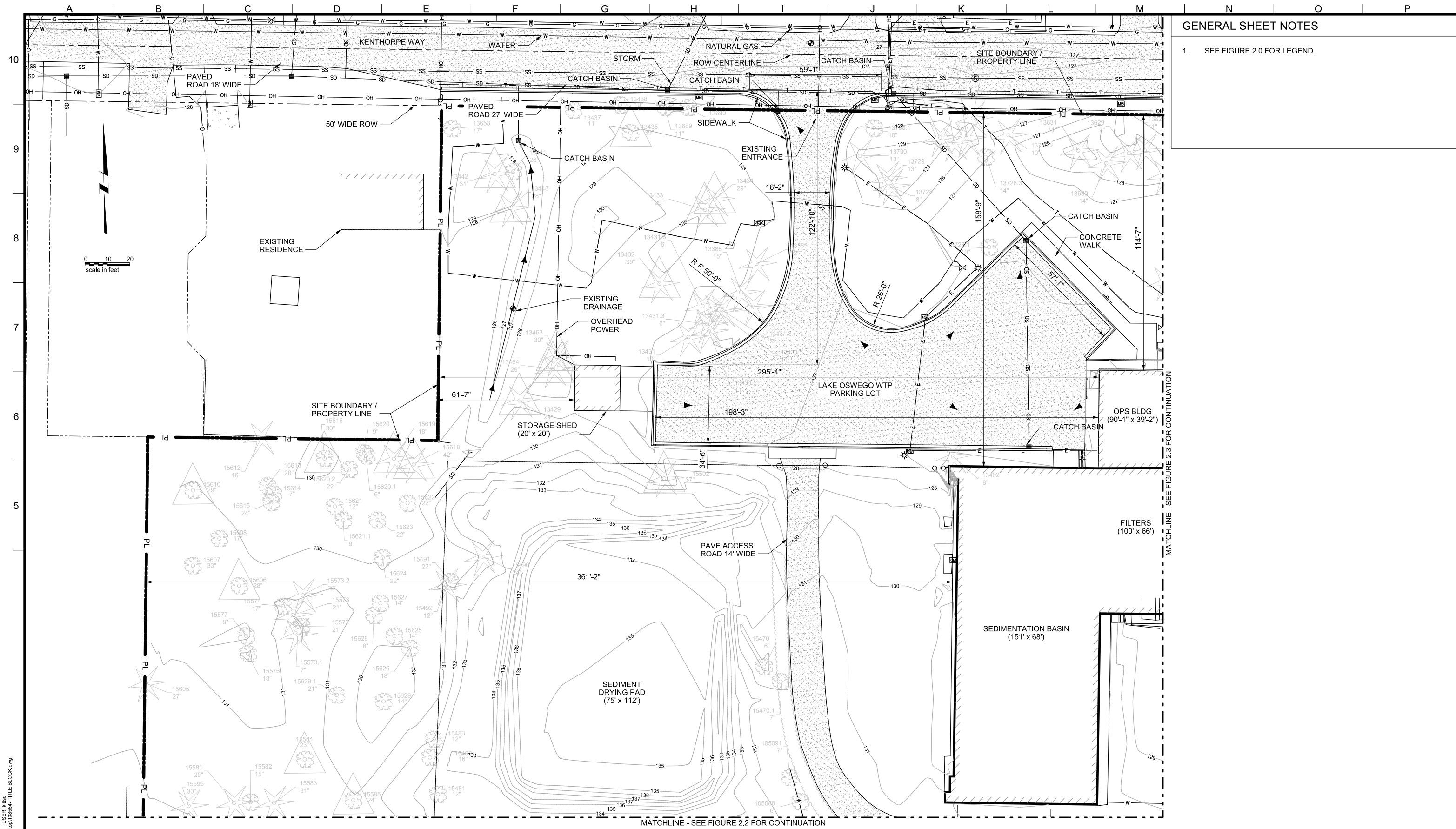
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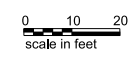
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING SITE OVERVIEW

FILENAME	
PROJECT NUMBER	1
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	2.0
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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.



MATCHLINE - SEE FIGURE 2.3 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.2 FOR CONTINUATION

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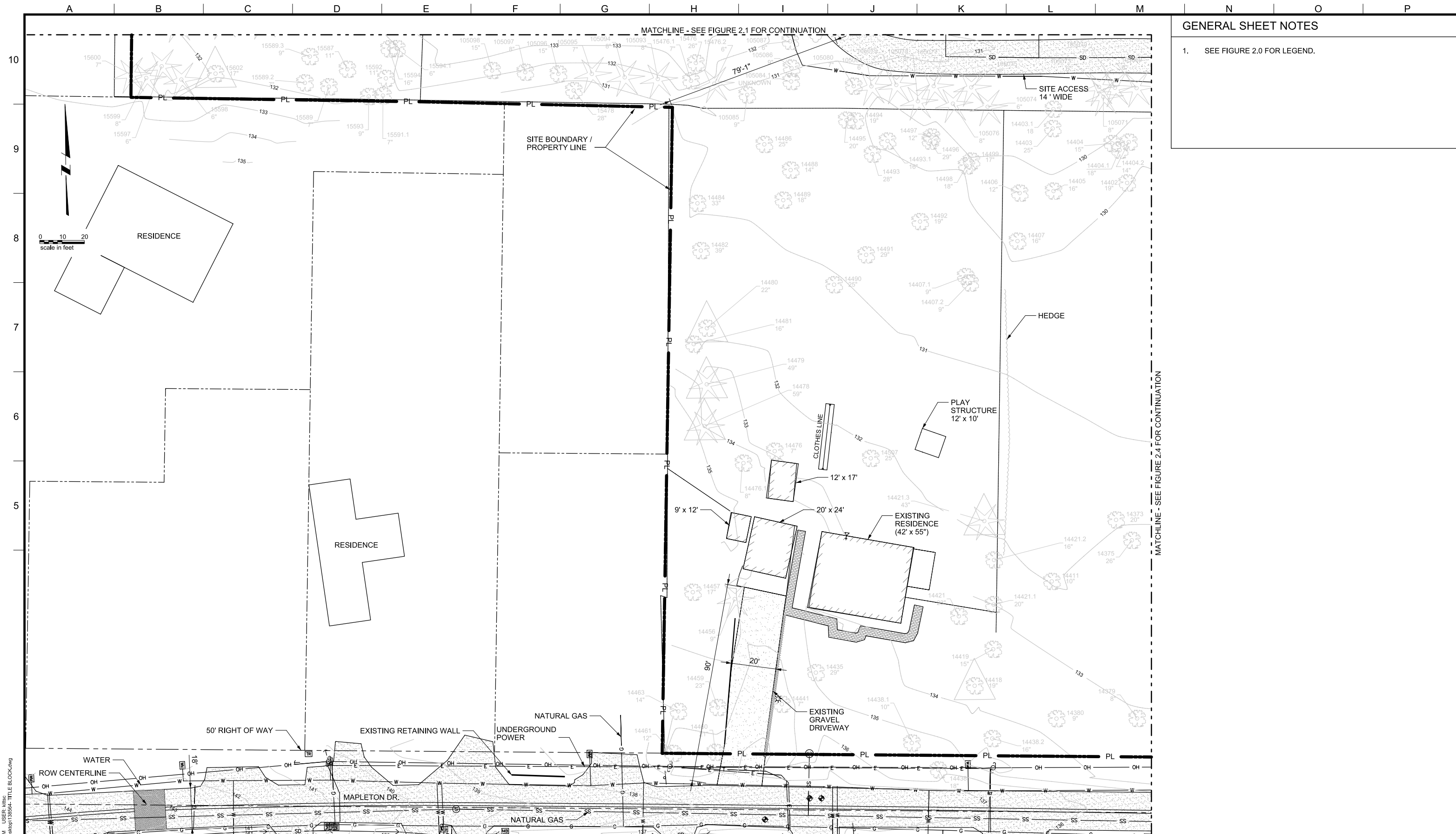
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 SITE ANALYSIS - EXISTING SITE
 AREA A

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	2.1
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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

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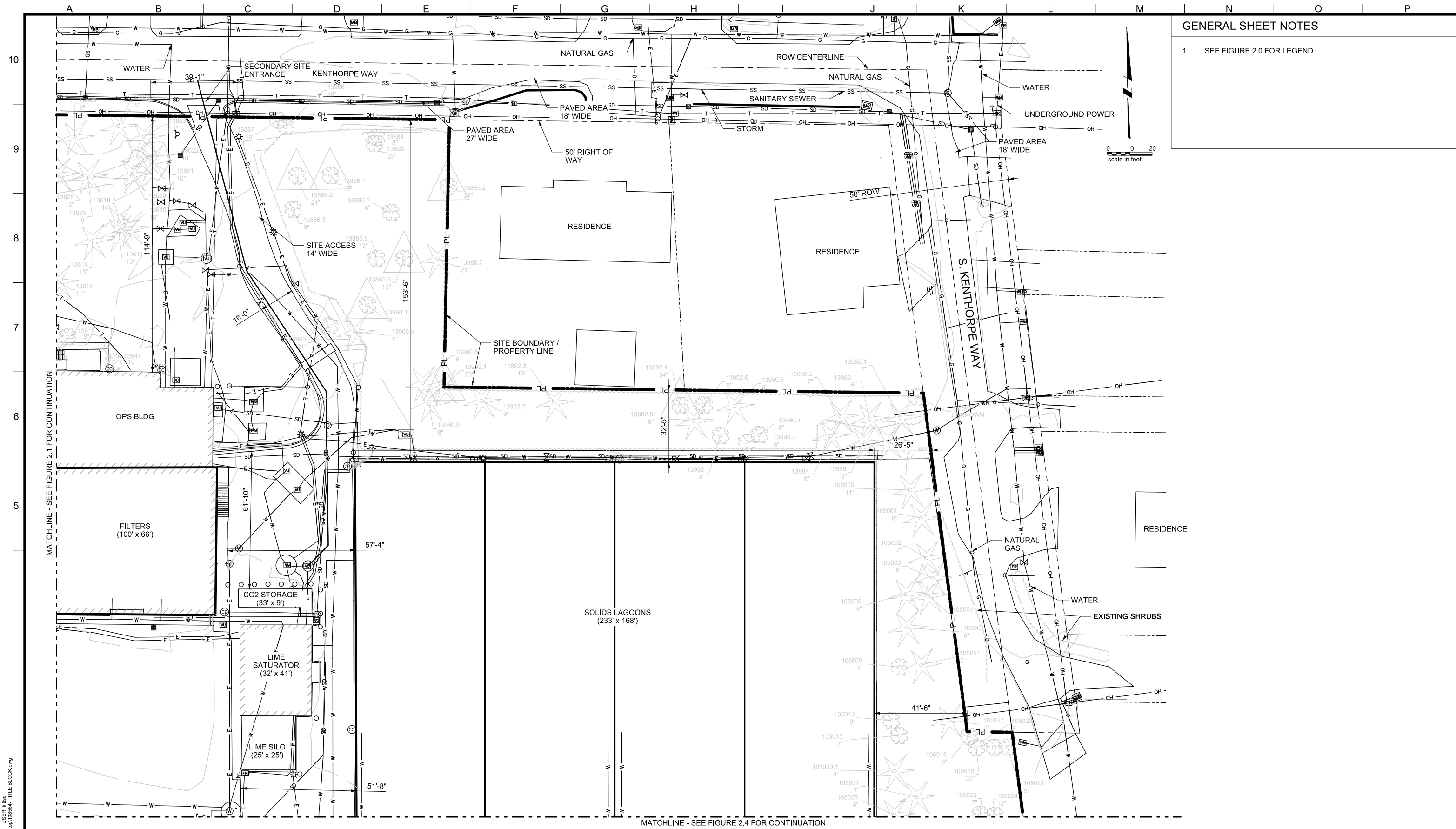
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING SITE
 AREA B

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	2.2
#### OF	



GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

MATCHLINE - SEE FIGURE 2.1 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.4 FOR CONTINUATION



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

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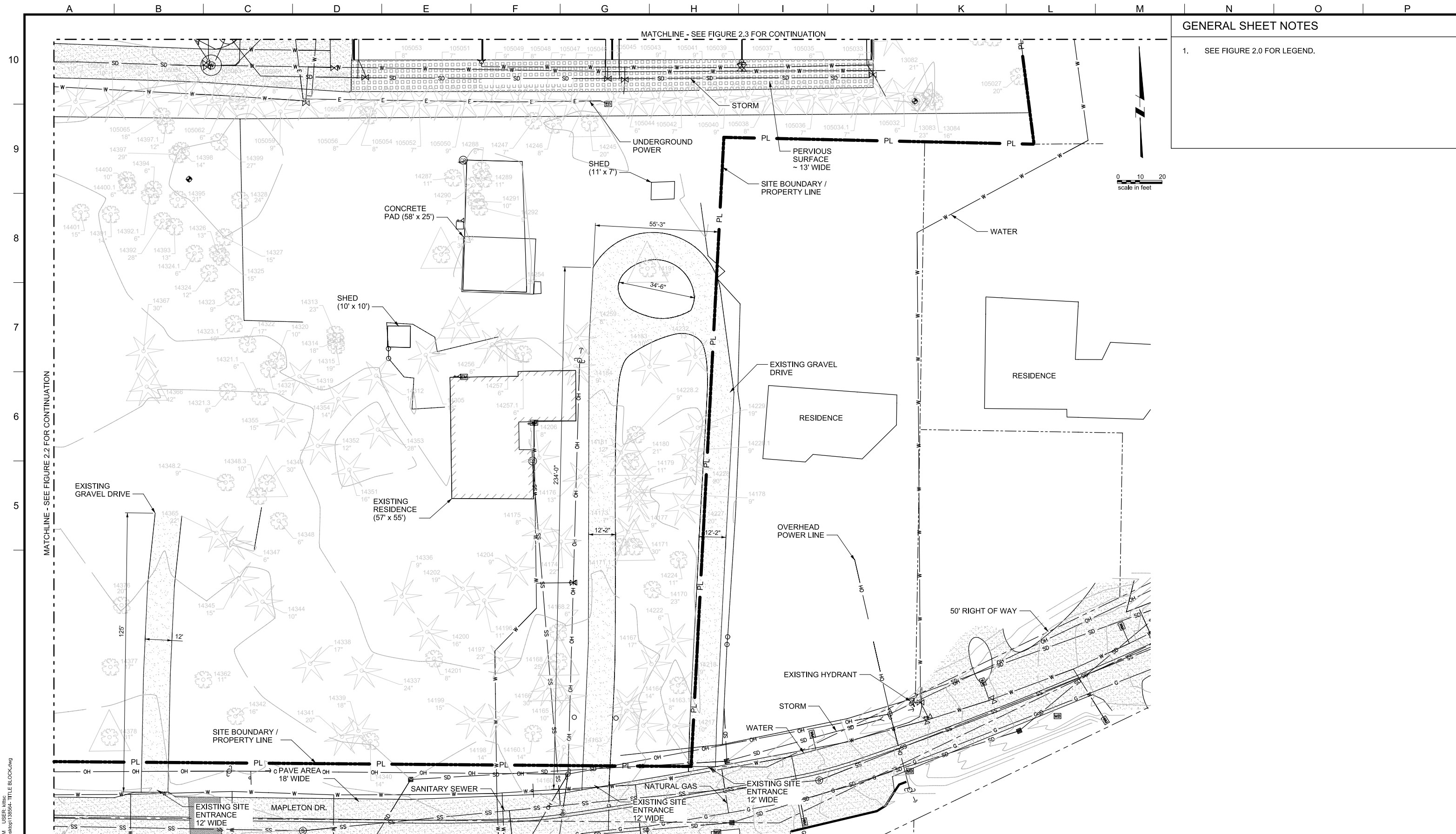
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING SITE
AREA C

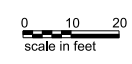
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DRAWING/FIGURE NUMBER	2.3
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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.



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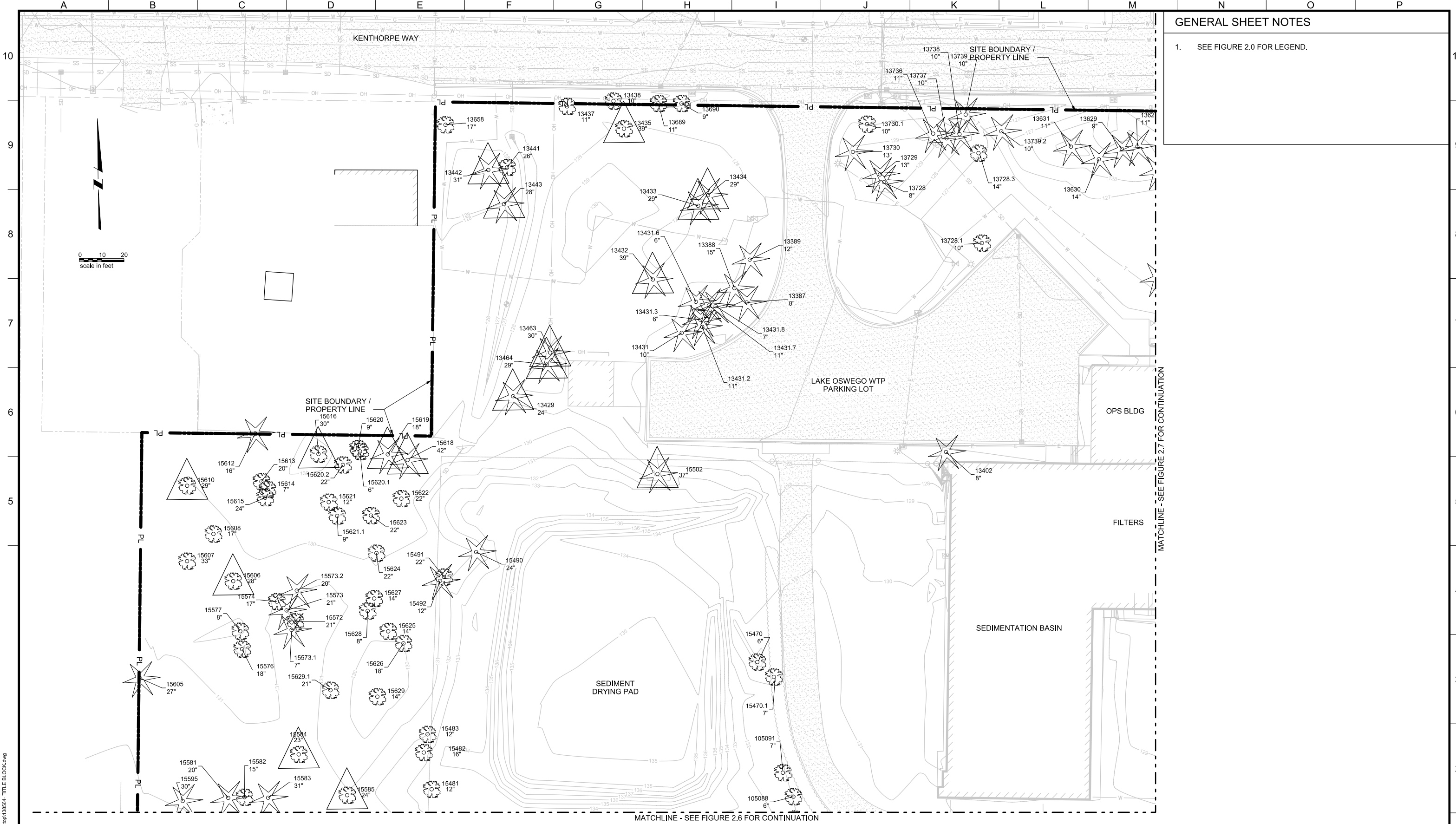
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING SITE
 AREA D

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



GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

0 10 20
scale in feet

MATCHLINE - SEE FIGURE 2.7 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.6 FOR CONTINUATION

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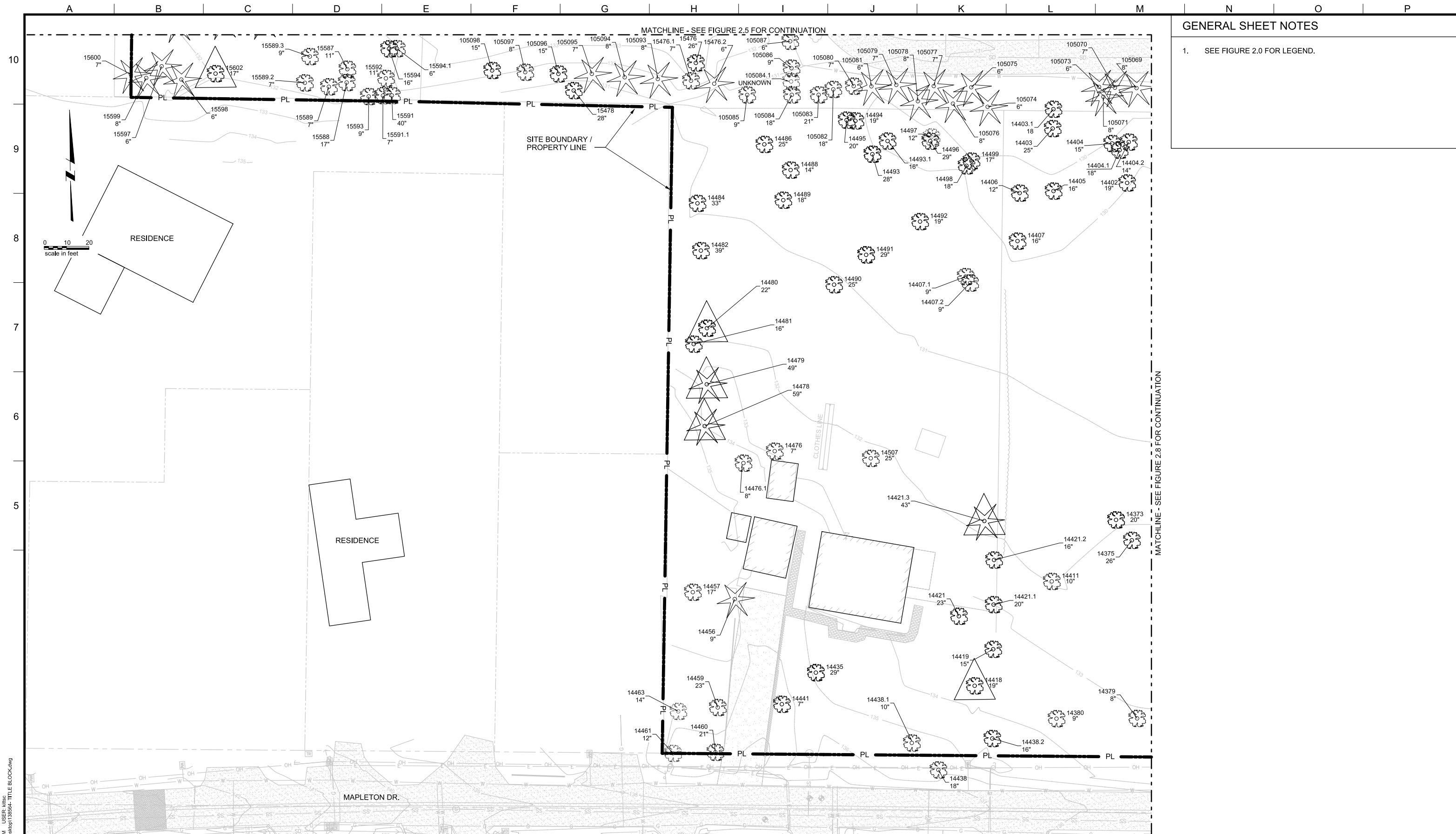
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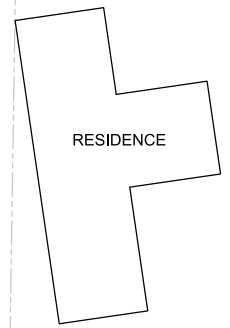
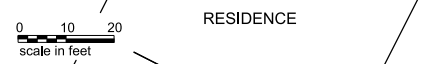
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING TREES
AREA A

FILENAME	
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DRAWING/FIGURE NUMBER	2.5
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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.



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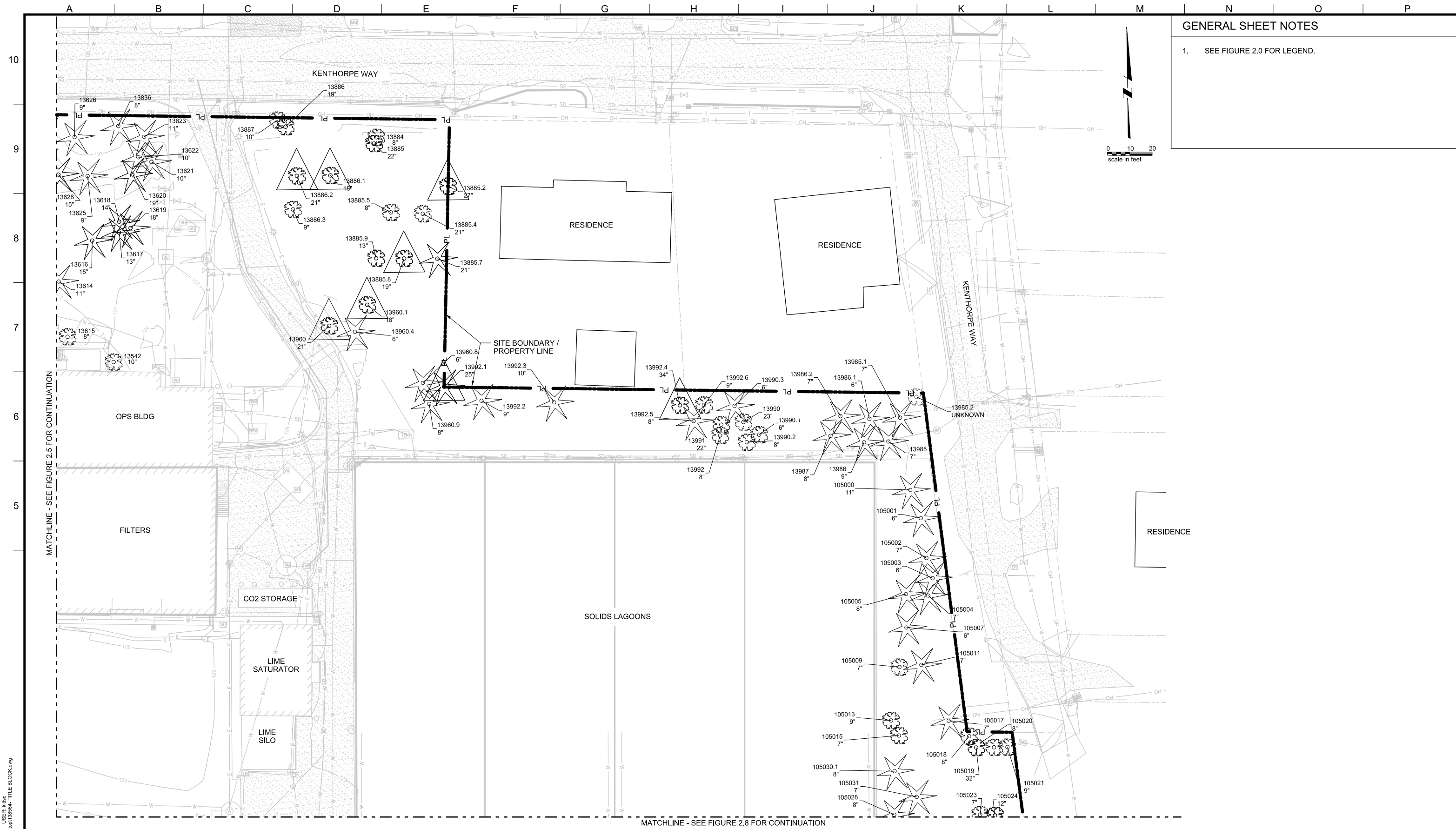
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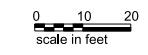
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING TREES
 AREA B

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	2.6
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GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.



MATCHLINE - SEE FIGURE 2.5 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.8 FOR CONTINUATION

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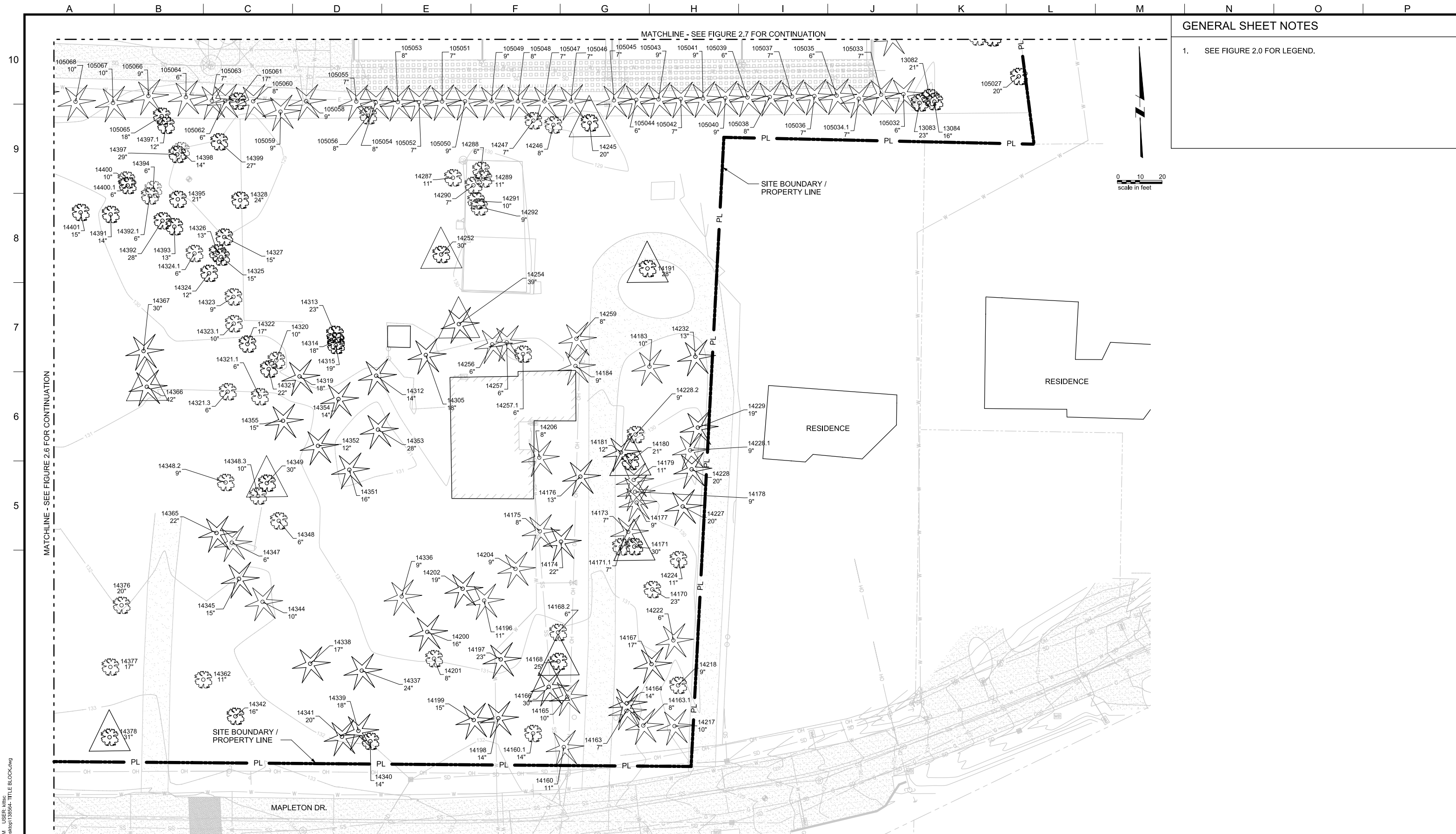
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING TREES
 AREA C

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	2.7
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GENERAL SHEET NOTES

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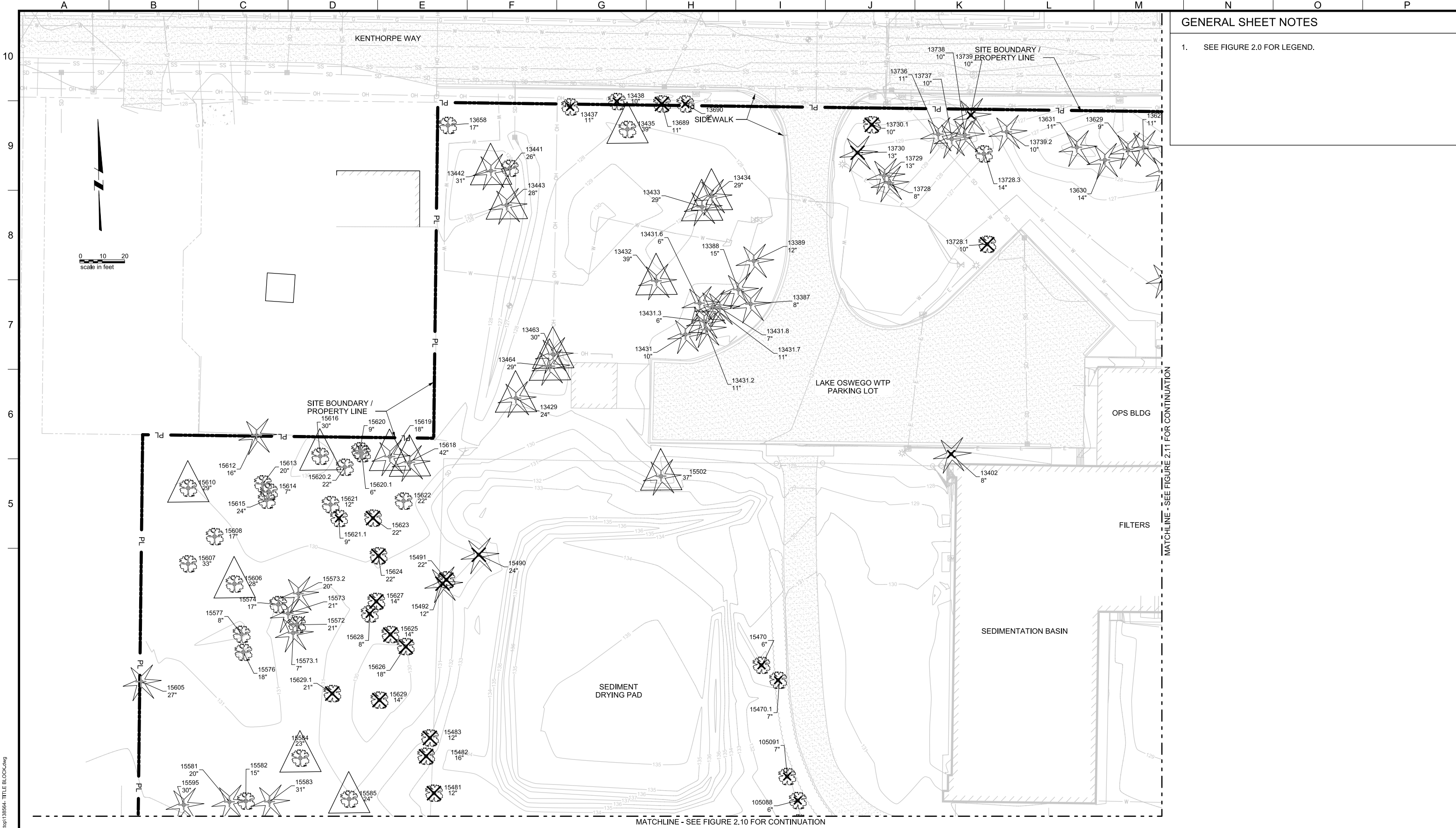
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING TREES
 AREA D

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	2.8
### OF	



GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

MATCHLINE - SEE FIGURE 2.11 FOR CONTINUATION

MATCHLINE - SEE FIGURE 2.10 FOR CONTINUATION



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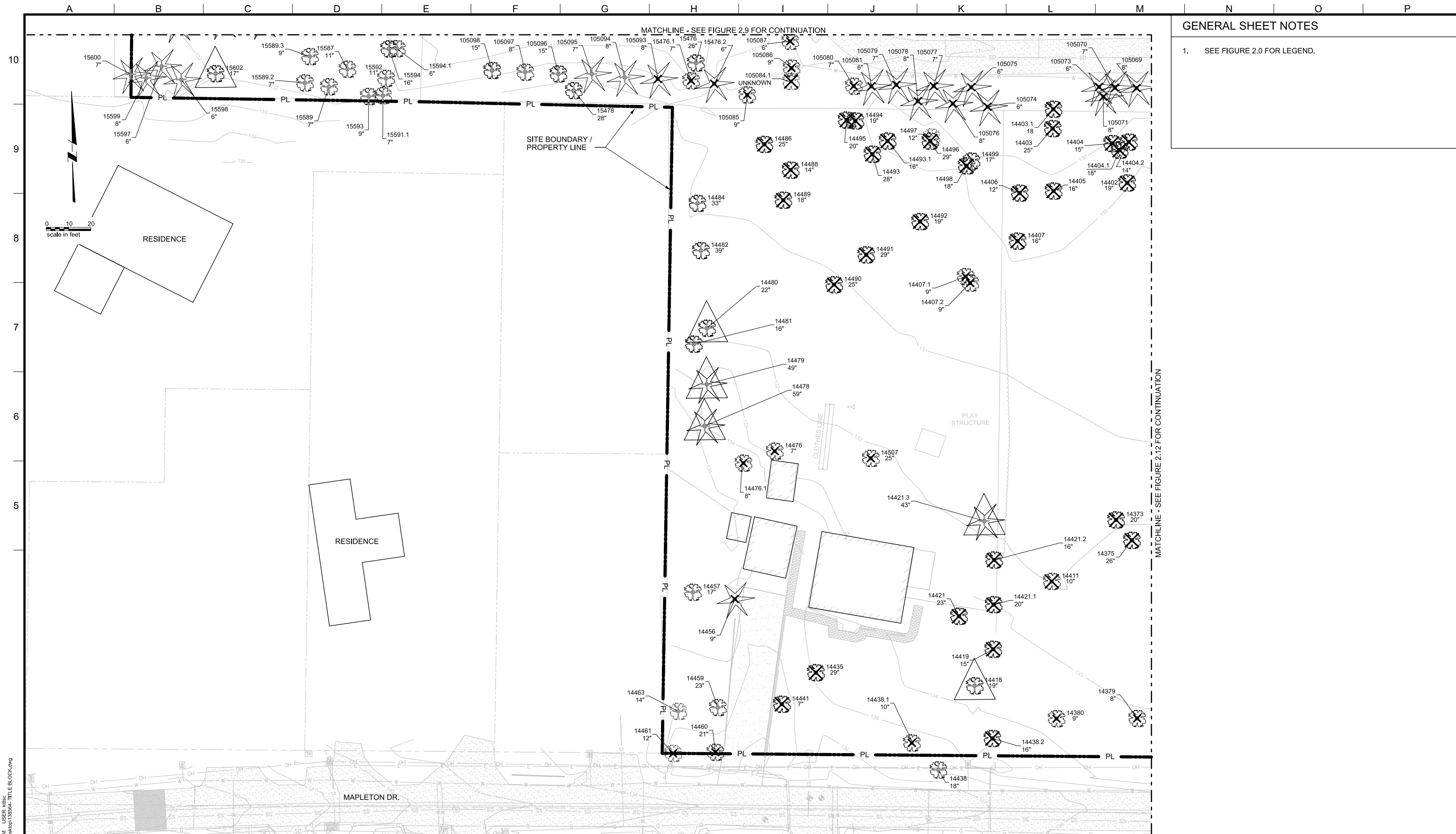
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**SITE ANALYSIS - EXISTING TREE REMOVAL
AREA A**

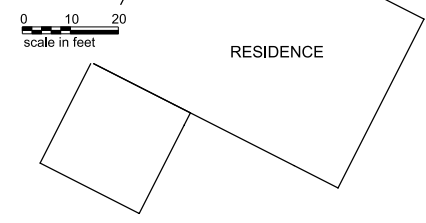
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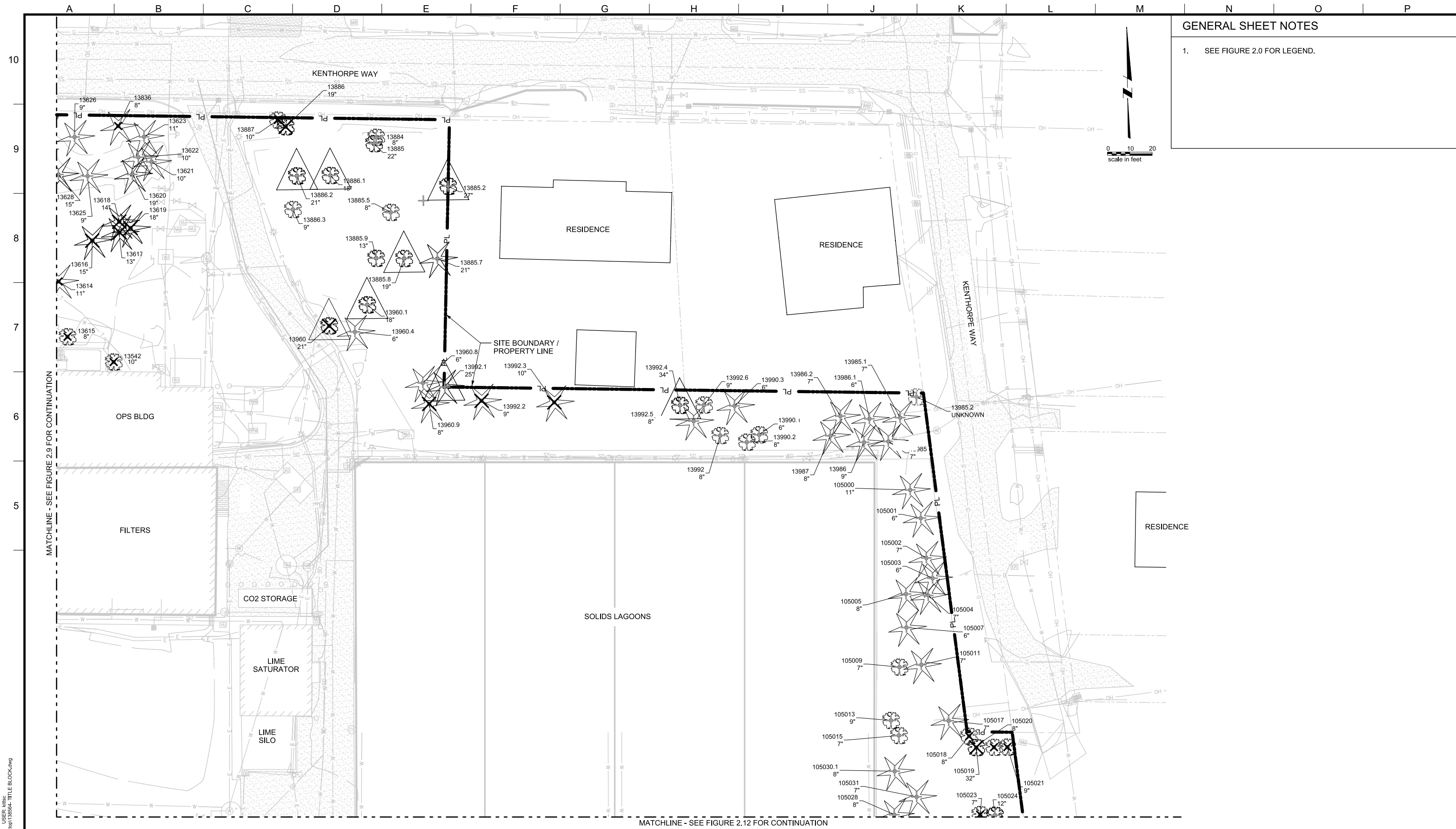
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**SITE ANALYSIS - EXISTING TREE REMOVAL
 AREA B**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	2.10
#### OF	



GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

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LINE IS 2 INCHES
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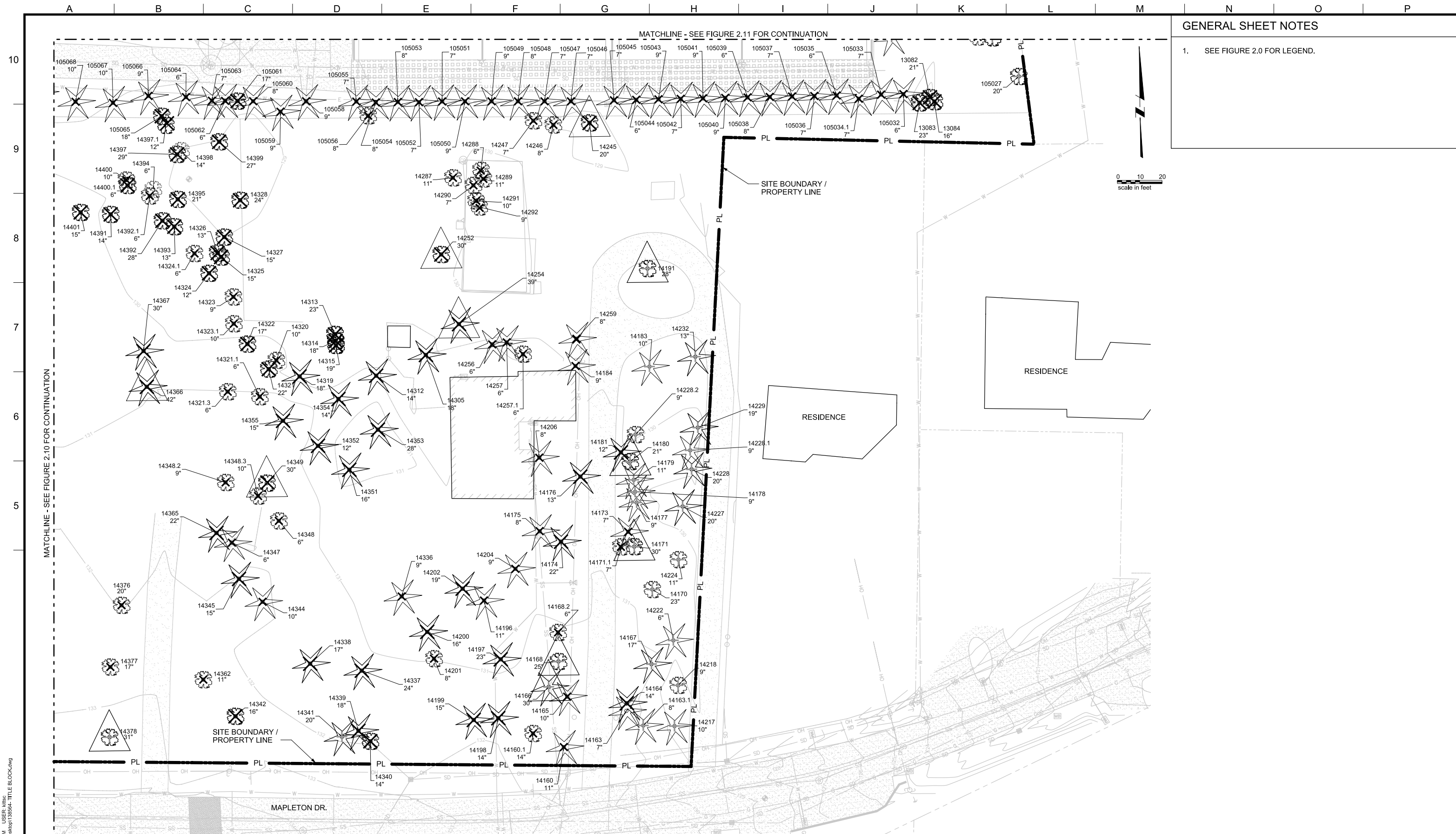
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REV.	DESCRIPTION	BY	DATE	APP.

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

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	2.11
### OF	



GENERAL SHEET NOTES

1. SEE FIGURE 2.0 FOR LEGEND.

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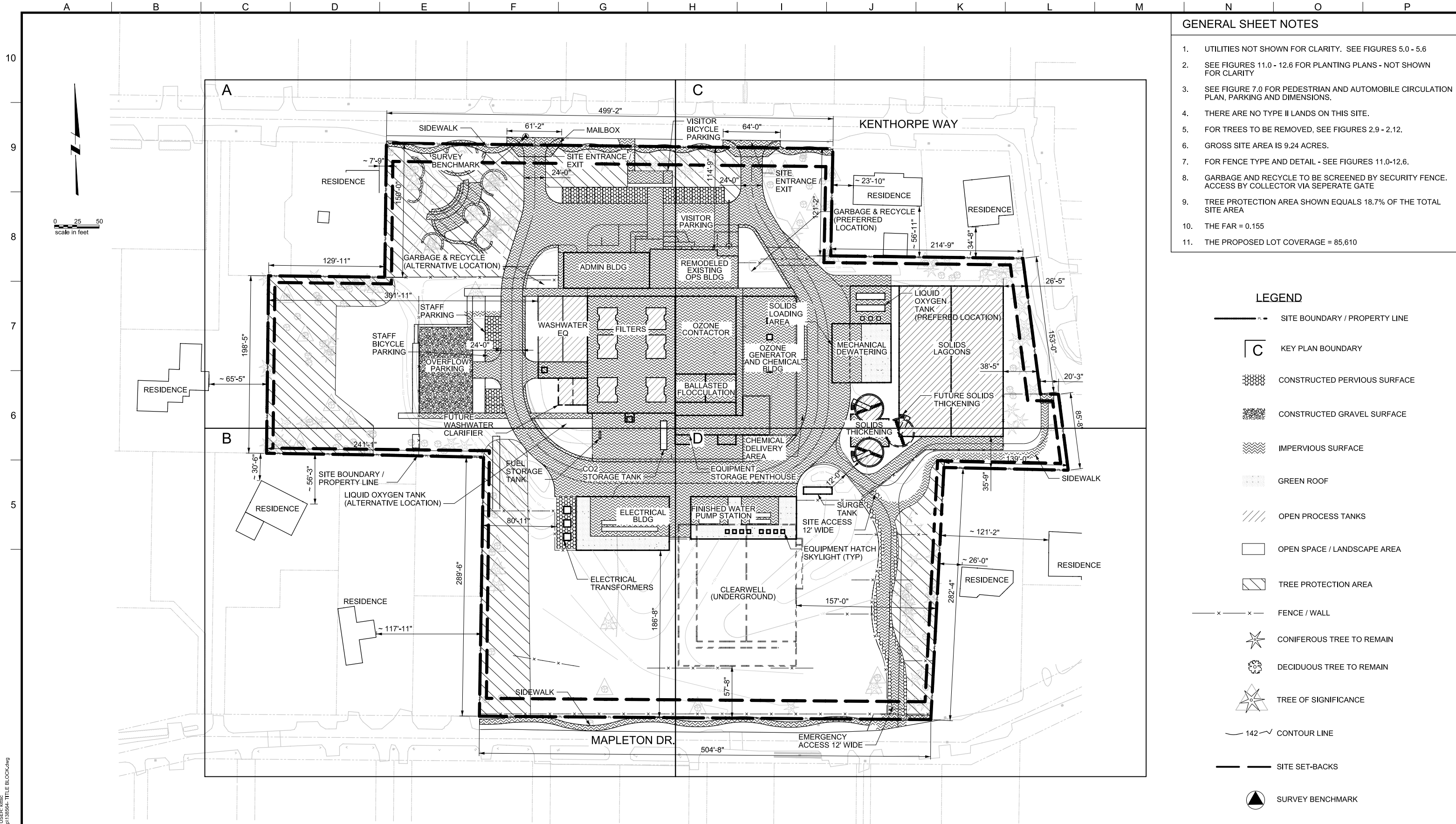
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
SITE ANALYSIS - EXISTING TREE REMOVAL
 AREA D

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	2.12
### OF	



- ### 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 = 85,610

- ### LEGEND
- SITE BOUNDARY / PROPERTY LINE
 - C KEY PLAN BOUNDARY
 - CONSTRUCTED PERVIOUS SURFACE
 - CONSTRUCTED GRAVEL SURFACE
 - IMPERVIOUS SURFACE
 - GREEN ROOF
 - OPEN PROCESS TANKS
 - OPEN SPACE / LANDSCAPE AREA
 - TREE PROTECTION AREA
 - FENCE / WALL
 - CONIFEROUS TREE TO REMAIN
 - DECIDUOUS TREE TO REMAIN
 - TREE OF SIGNIFICANCE
 - 142 CONTOUR LINE
 - SITE SET-BACKS
 - SURVEY BENCHMARK

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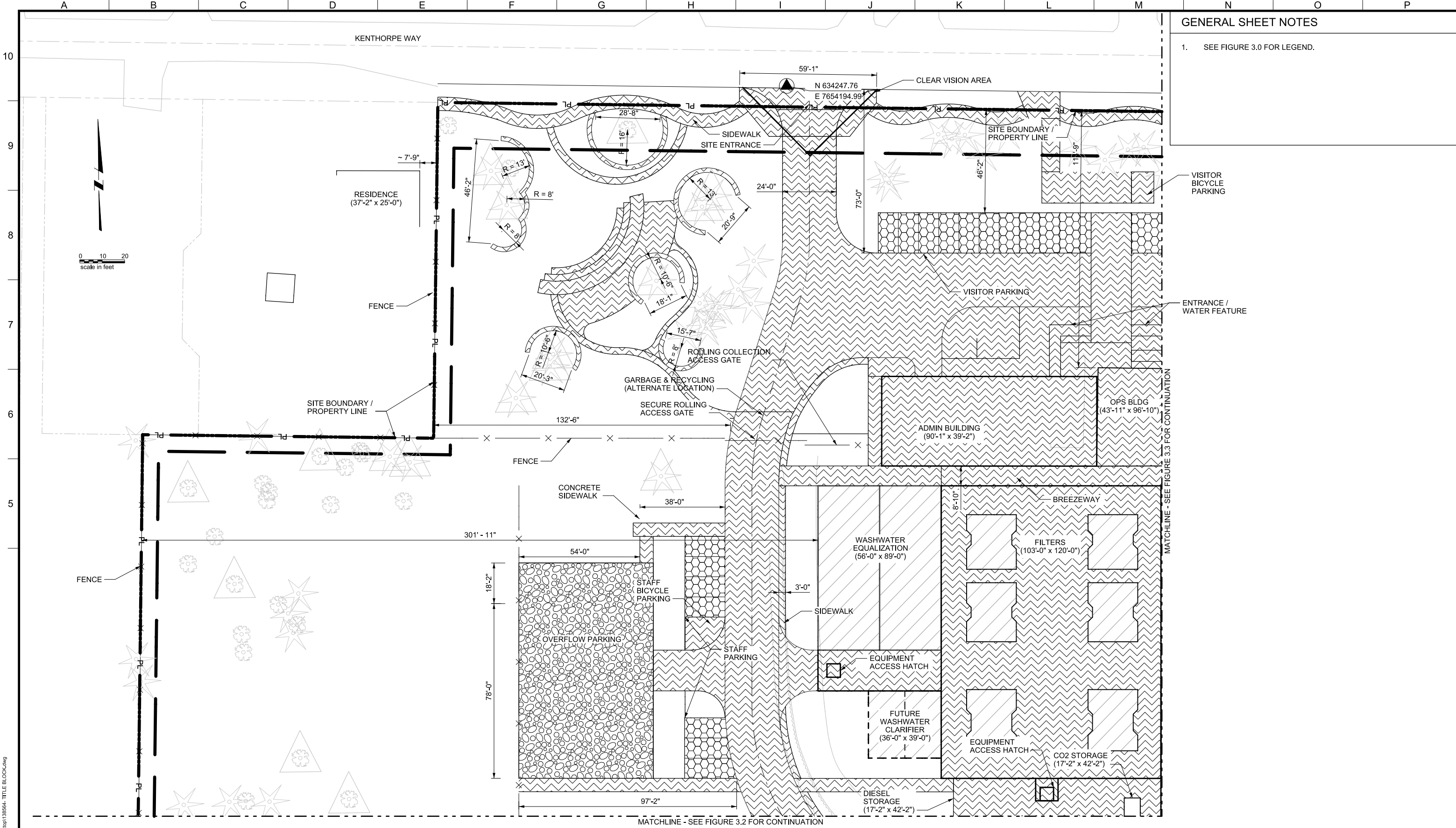
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
PROPOSED SITE PLAN OVERVIEW

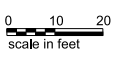
FILENAME	
PROJECT NUMBER	1
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	3.0
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GENERAL SHEET NOTES

1. SEE FIGURE 3.0 FOR LEGEND.



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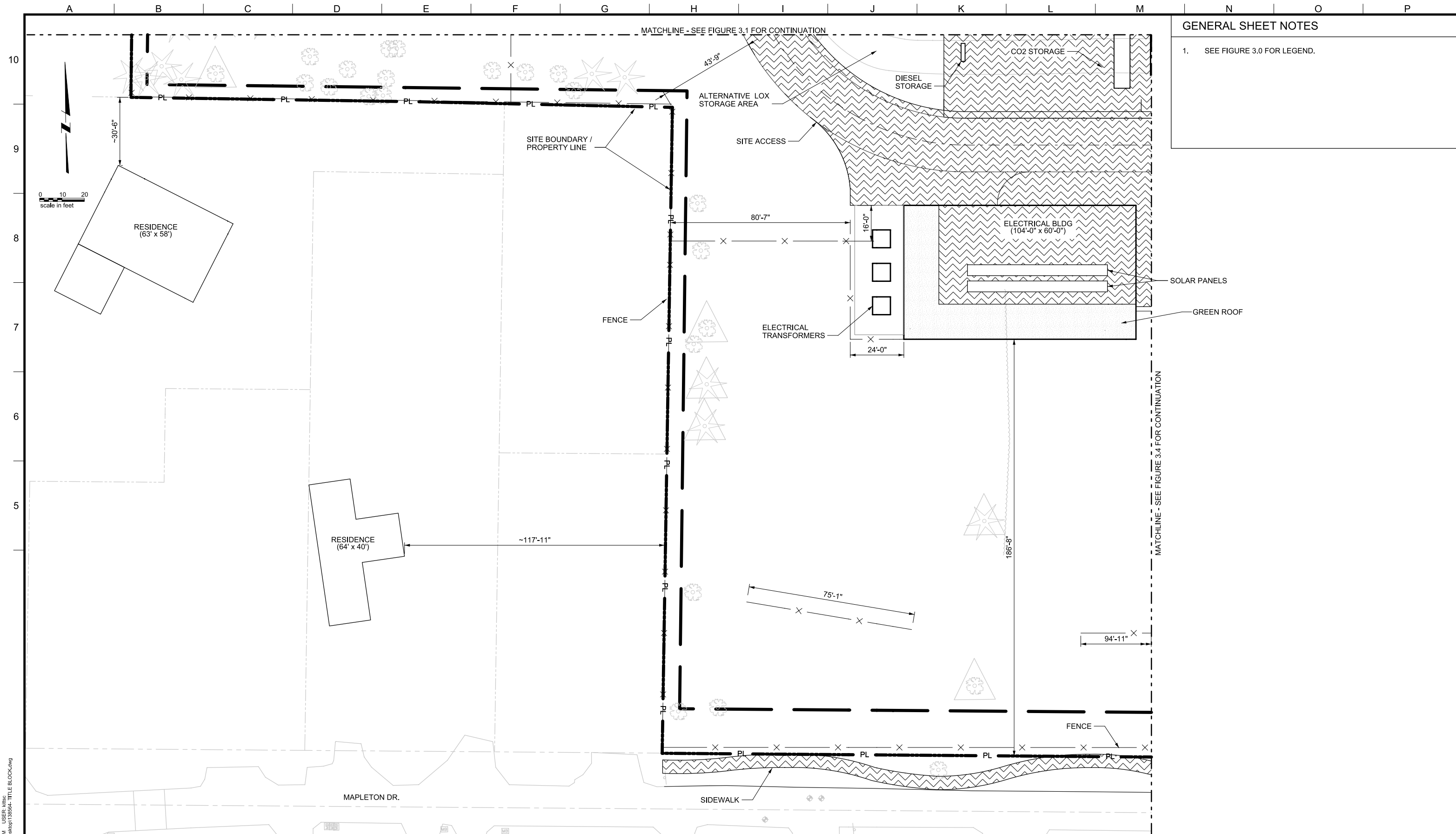
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PROPOSED SITE PLAN
 AREA A

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	3.1
### OF	



GENERAL SHEET NOTES

1. SEE FIGURE 3.0 FOR LEGEND.

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

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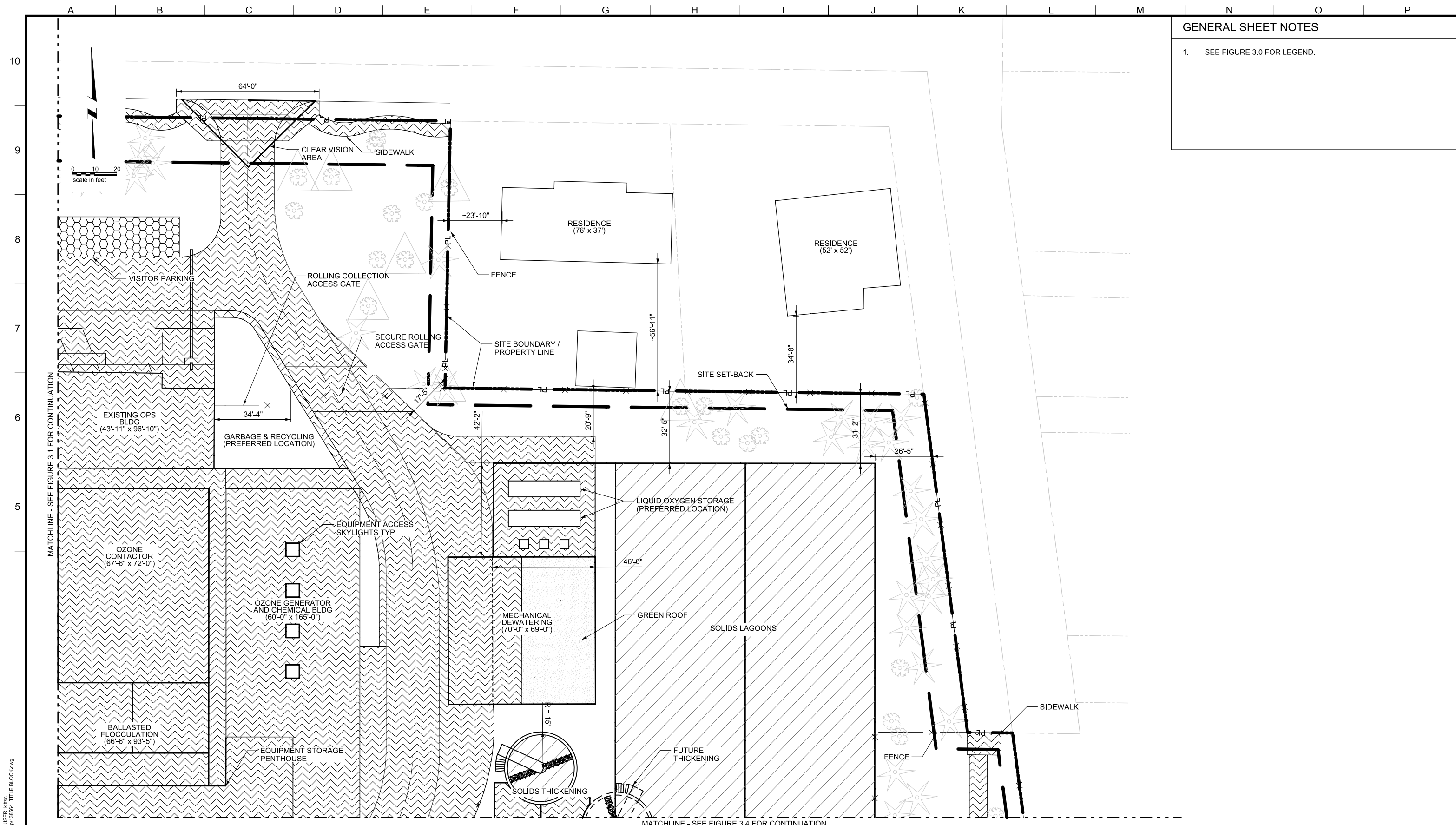
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**PROPOSED SITE PLAN
AREA B**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	3.2
#### OF	

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GENERAL SHEET NOTES

1. SEE FIGURE 3.0 FOR LEGEND.



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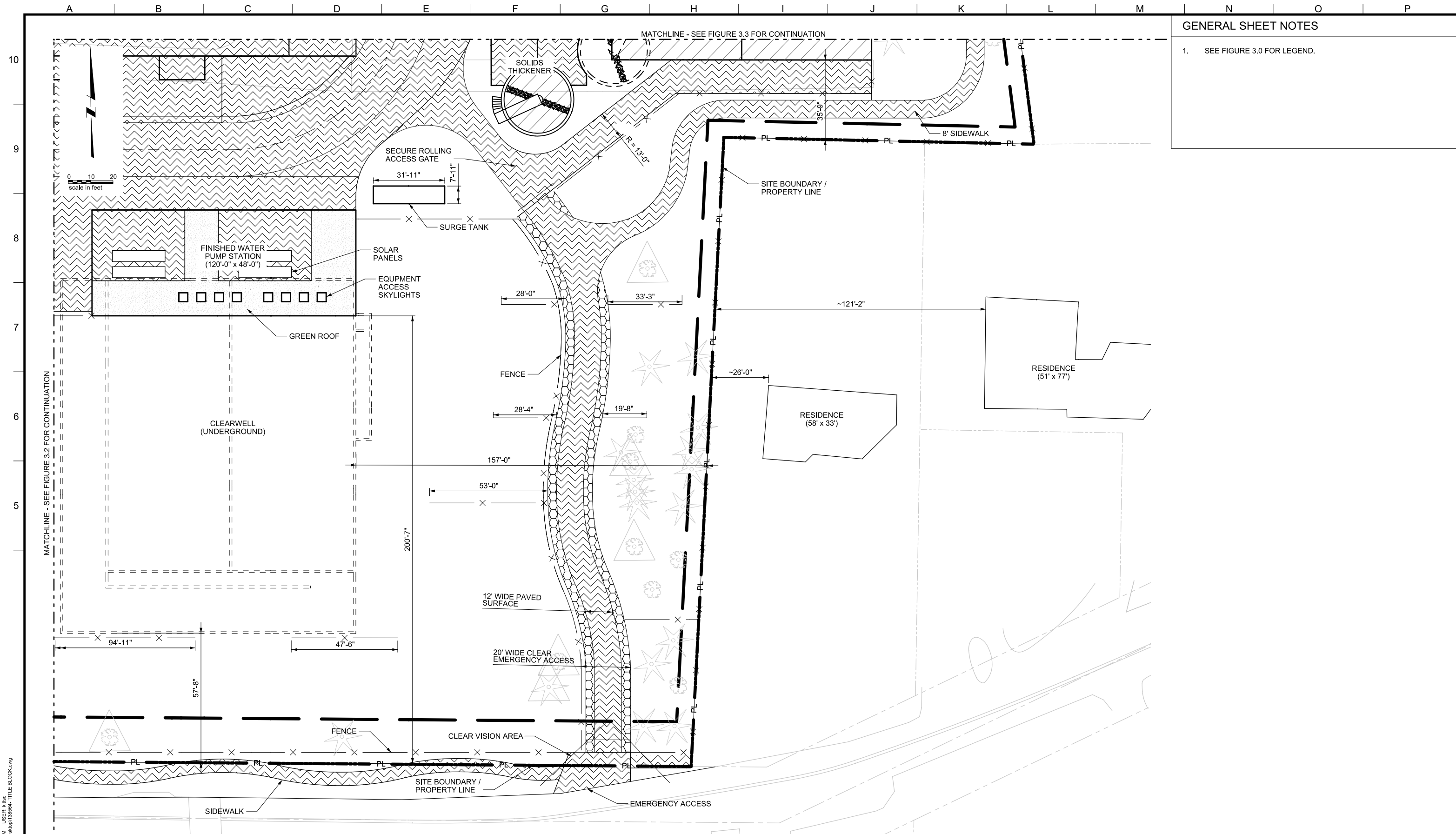
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PROPOSED SITE PLAN
 AREA C

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	3.3
### OF	

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GENERAL SHEET NOTES

1. SEE FIGURE 3.0 FOR LEGEND.

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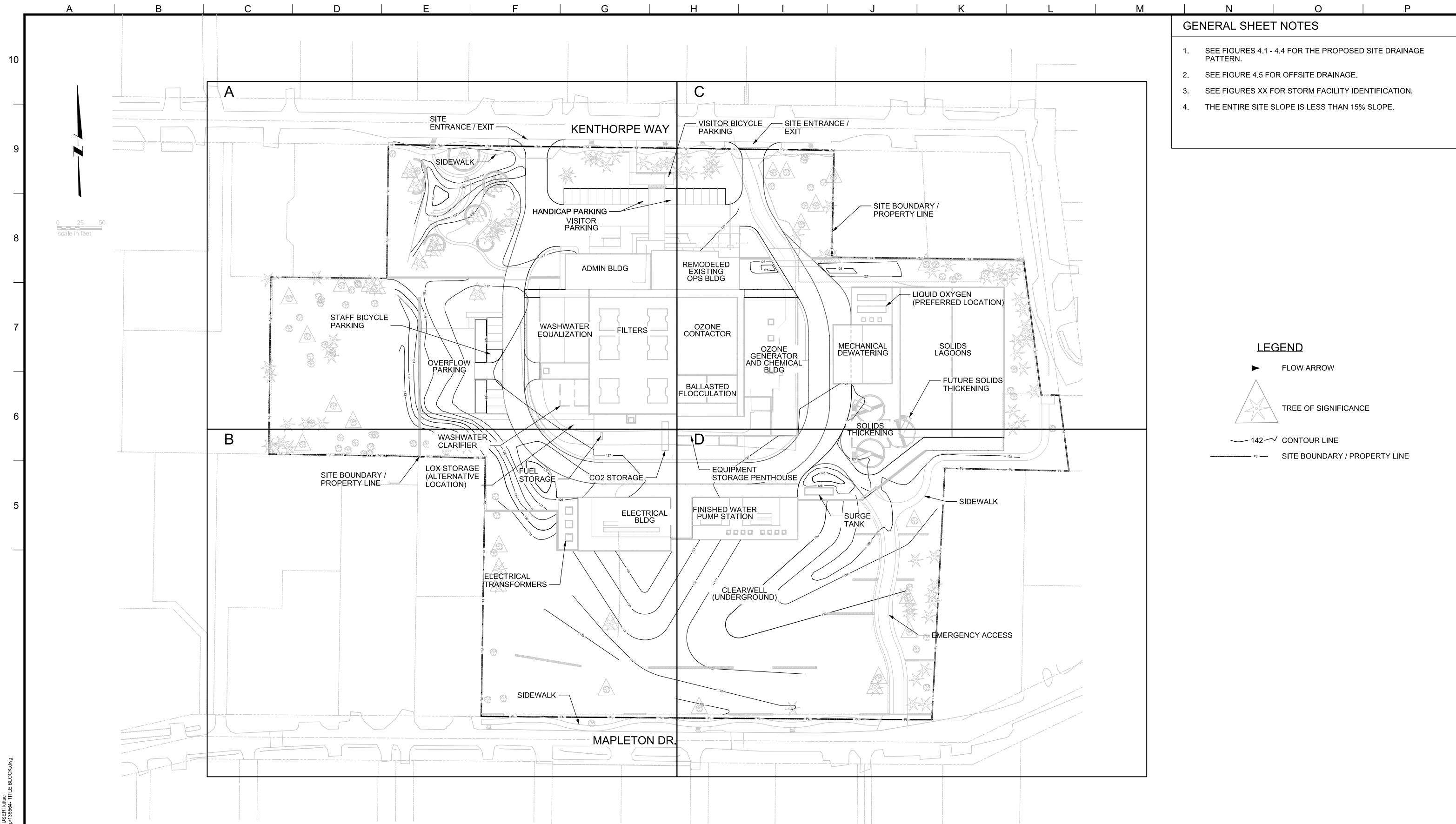
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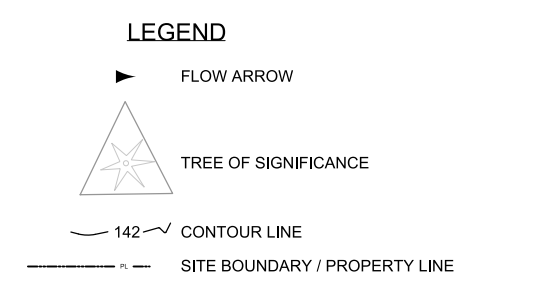


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**PROPOSED SITE PLAN
AREA D**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	3.4
### OF	



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



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LINE IS 2 INCHES
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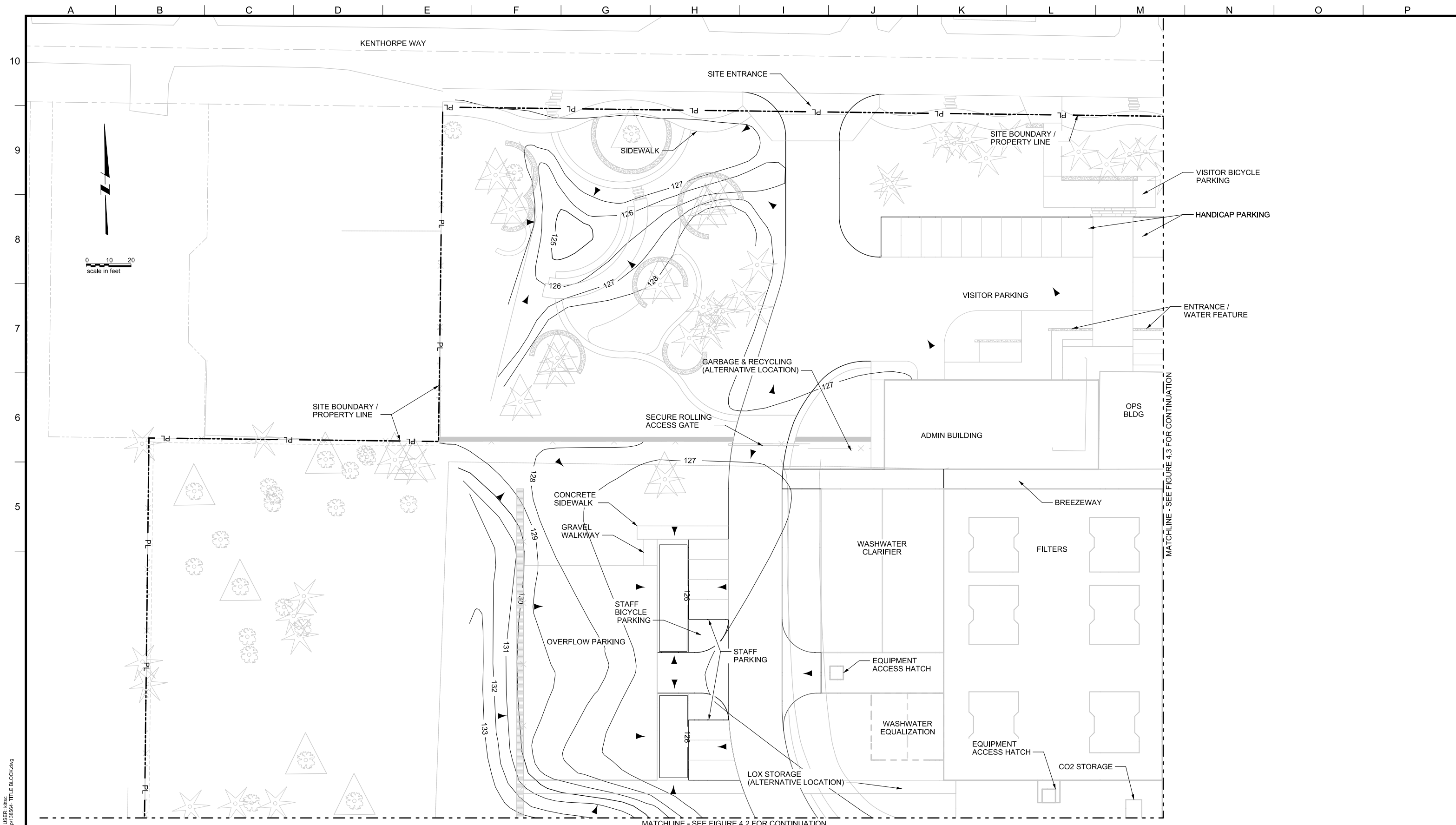
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**Lake Oswego - Tigard
Water Partnership**
sharing water - connecting communities

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

FILENAME	
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	4.0
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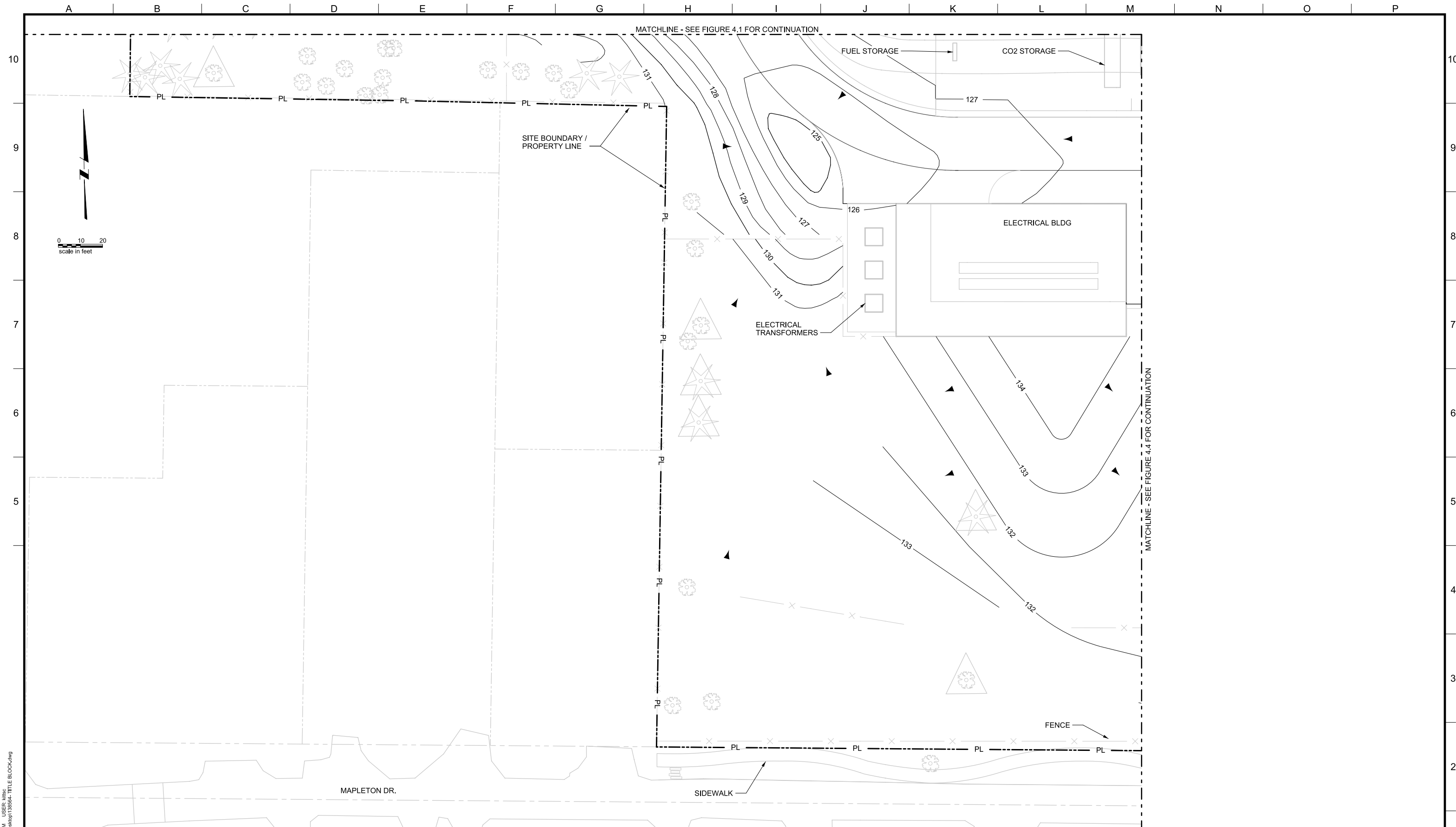
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
 AREA A

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	4.1
### OF	



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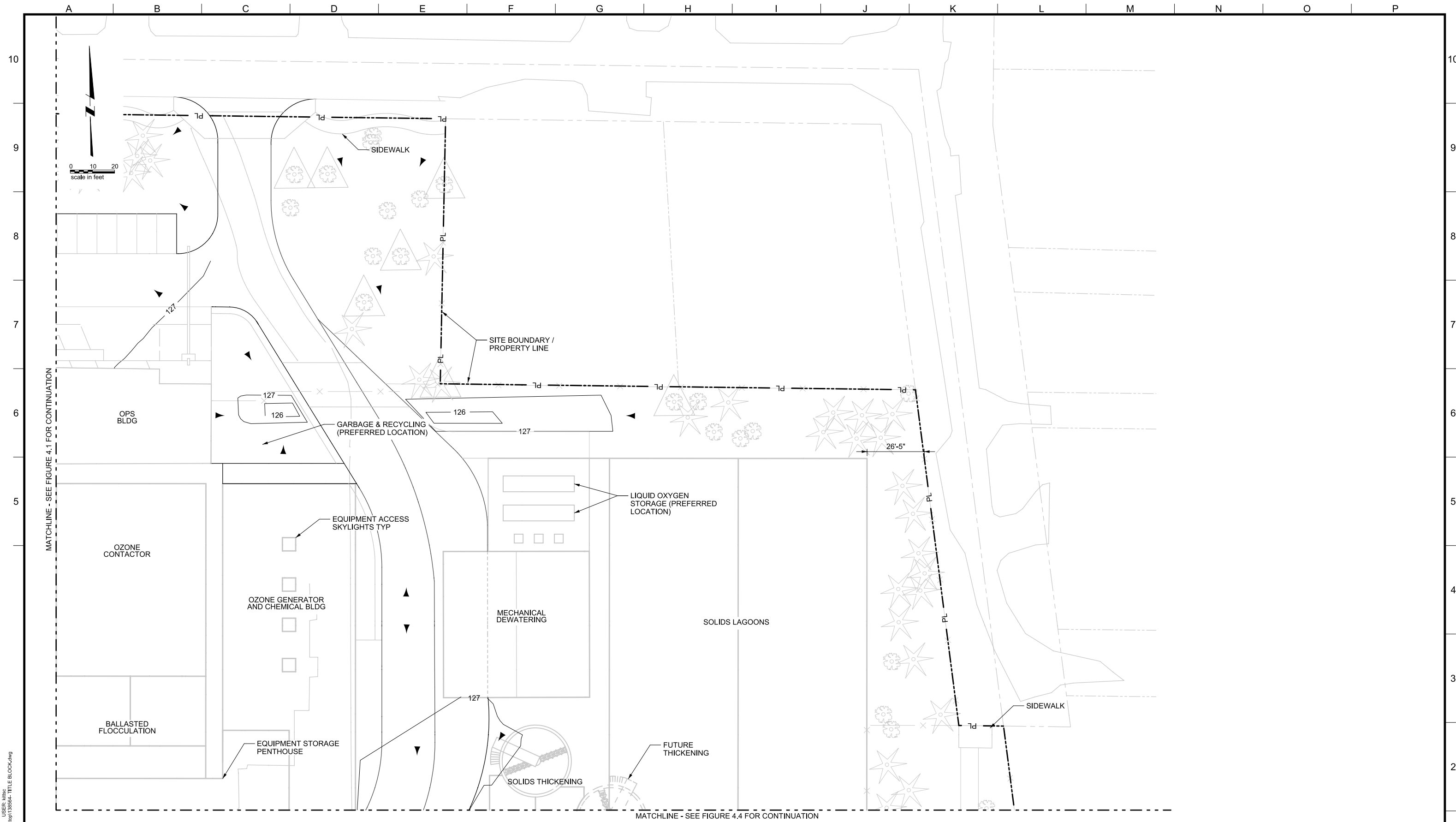
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
AREA B

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	4.2
### OF	



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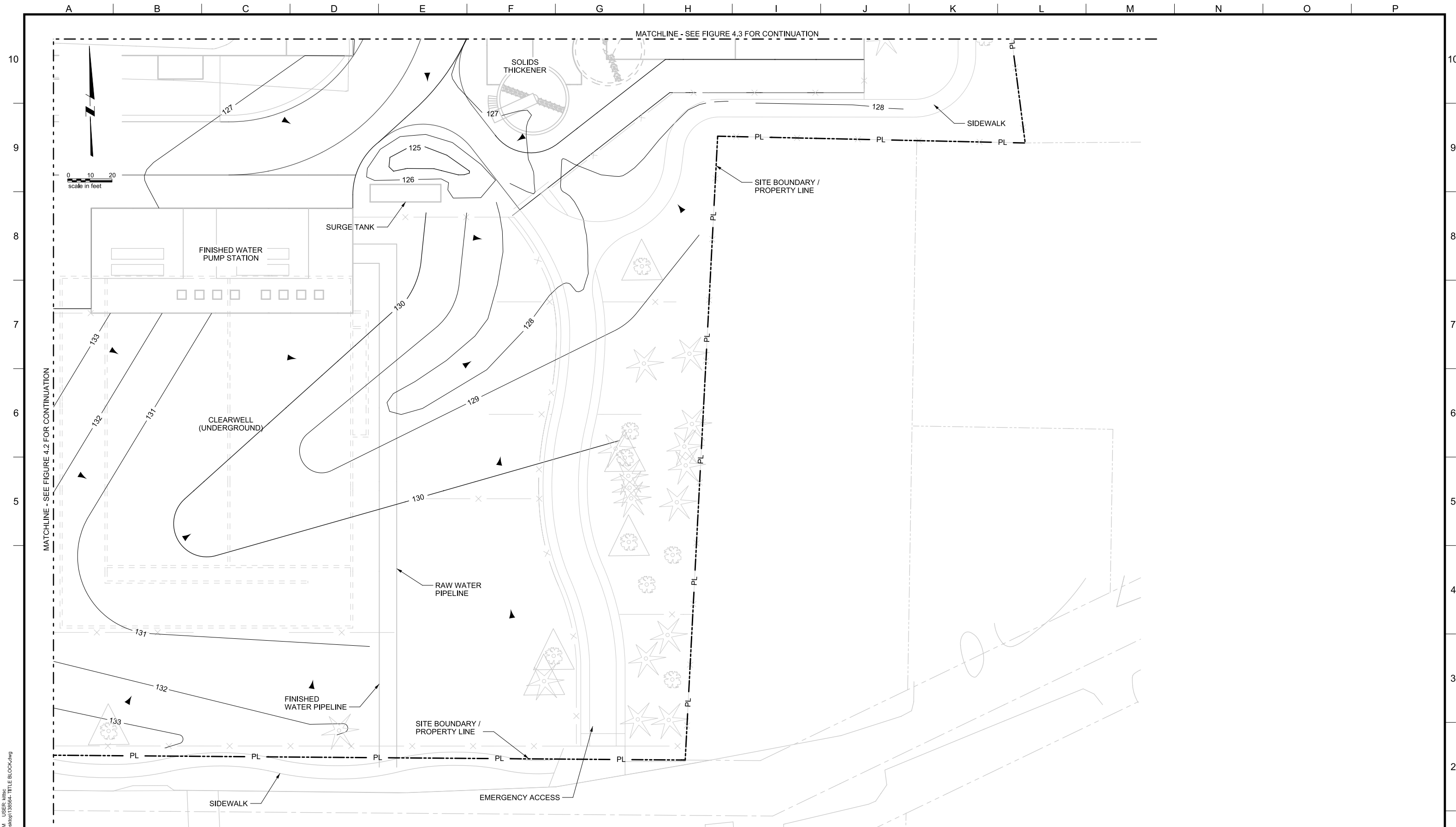
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REV.	DESCRIPTION	BY	DATE	APP.

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

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	4.3
### OF	



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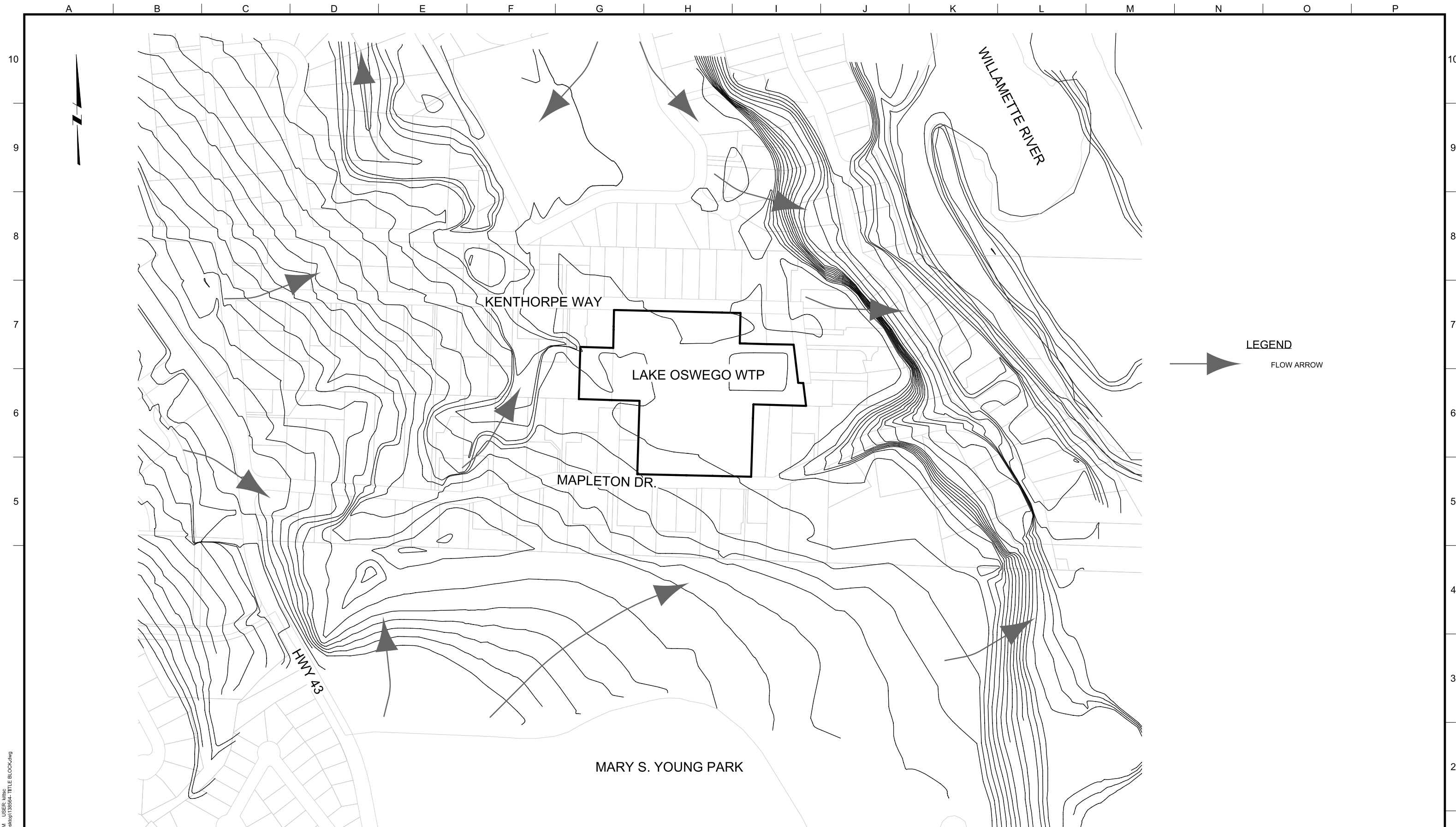
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
 AREA D

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	4.4
### OF	



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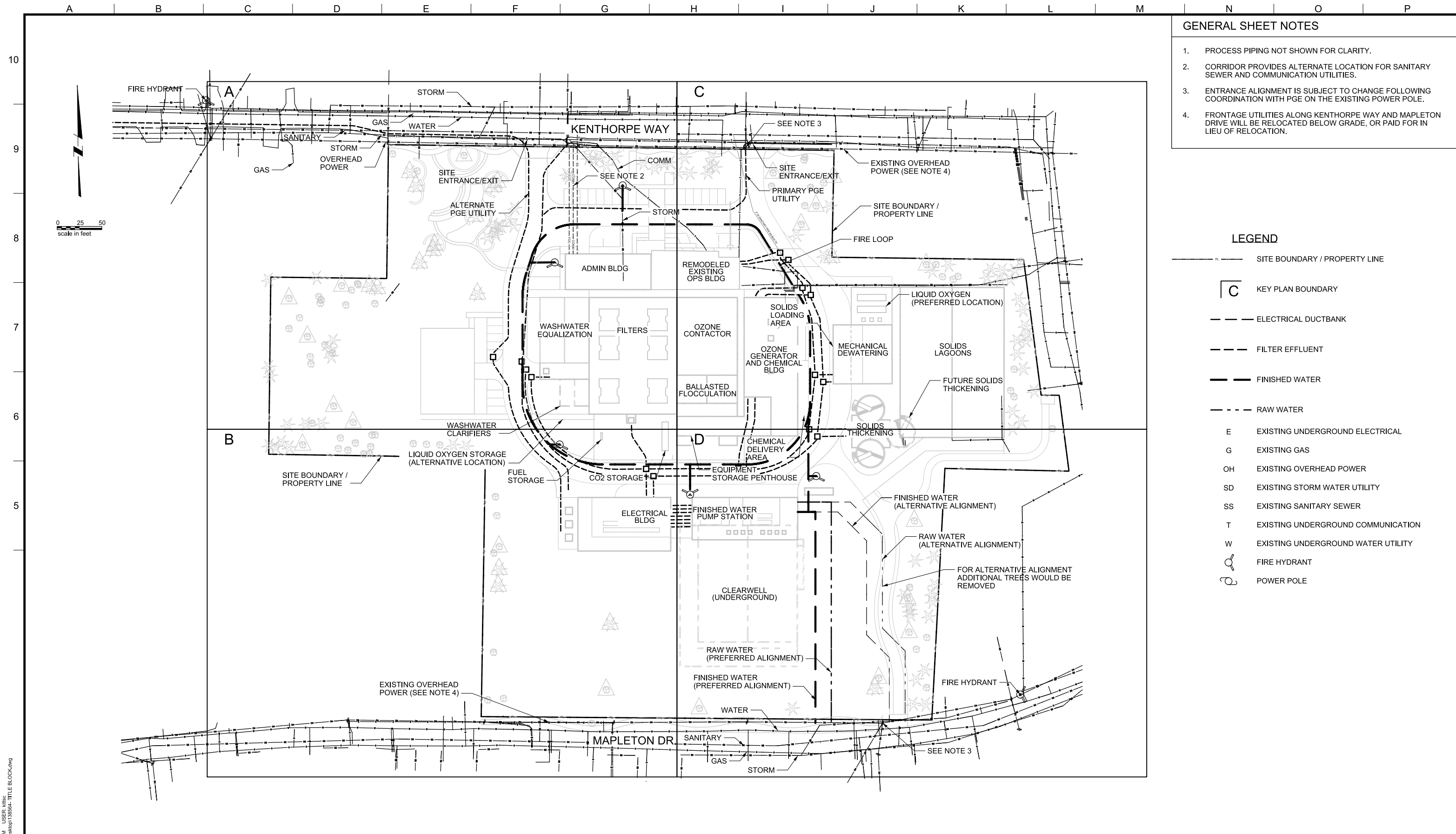
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
GRADING PLAN
 SURROUNDING DRAINAGE

FILENAME	
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
 - - - FILTER EFFLUENT
 - - - FINISHED WATER
 - - - RAW WATER
 - 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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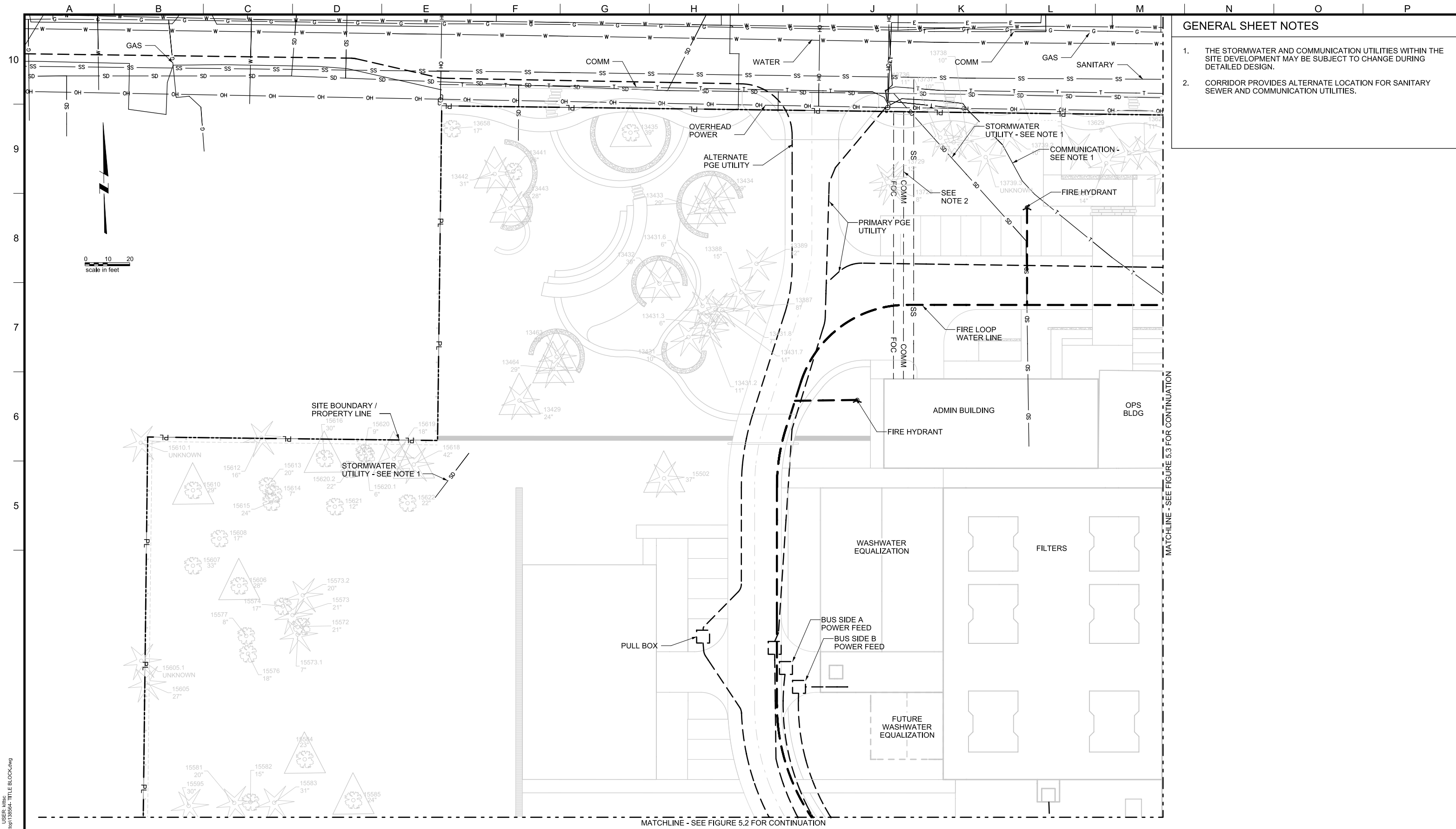
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE

**UTILITY PLAN
 OVERVIEW**

FILENAME	
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

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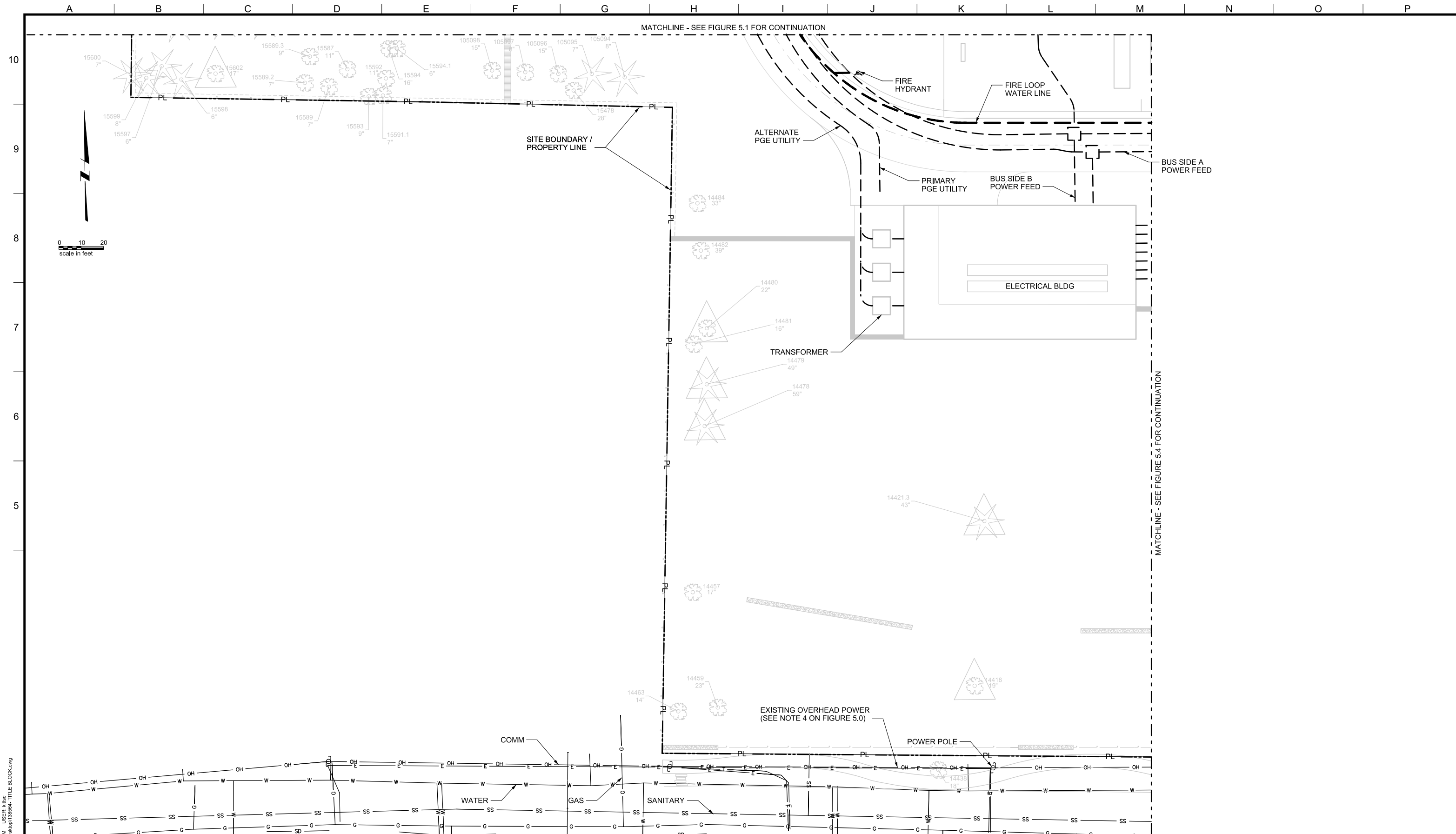
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
UTILITY PLAN
 AREA A

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	5.1
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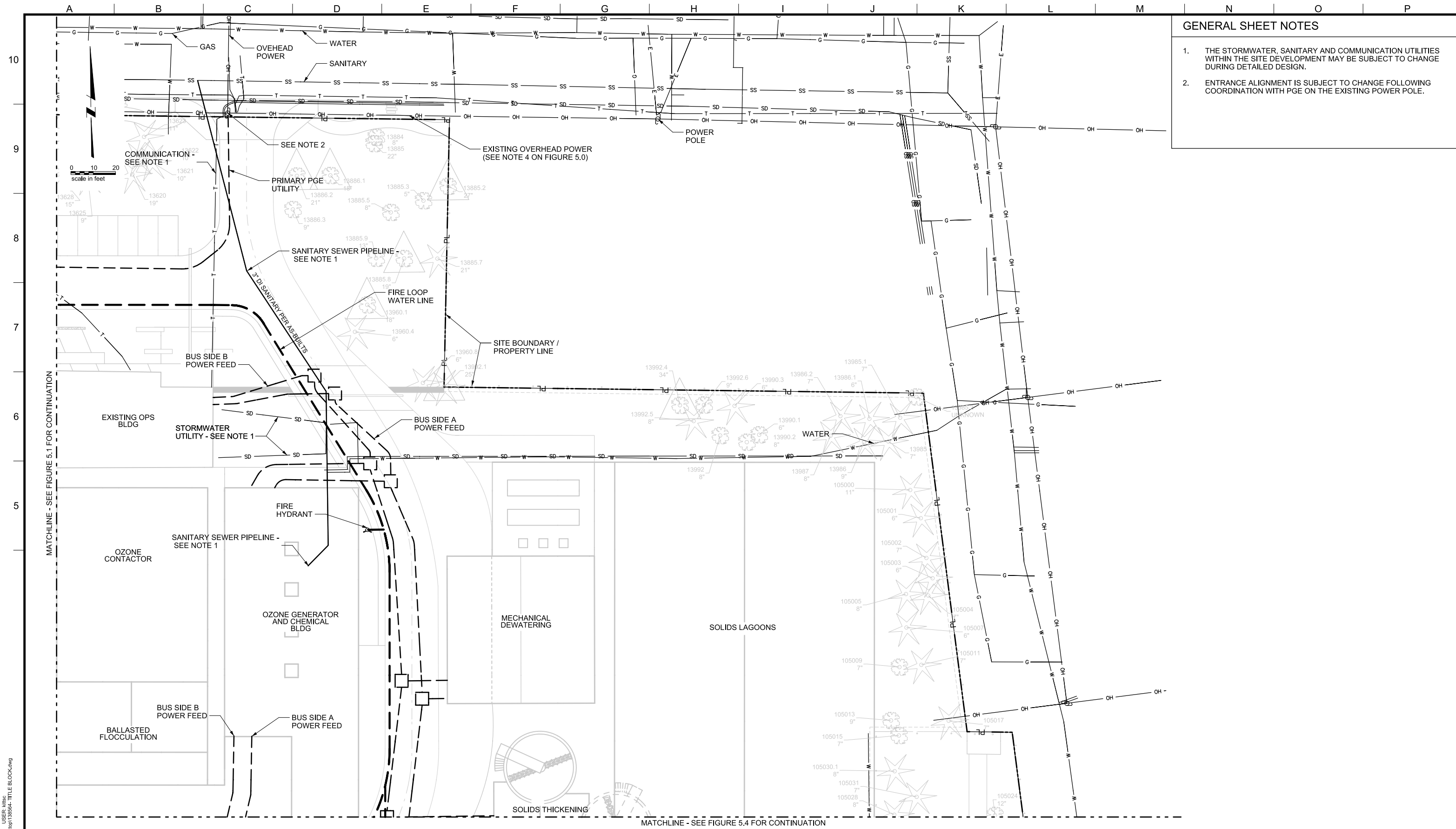
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
UTILITY PLAN
 AREA B

FILENAME	
PROJECT NUMBER	
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.

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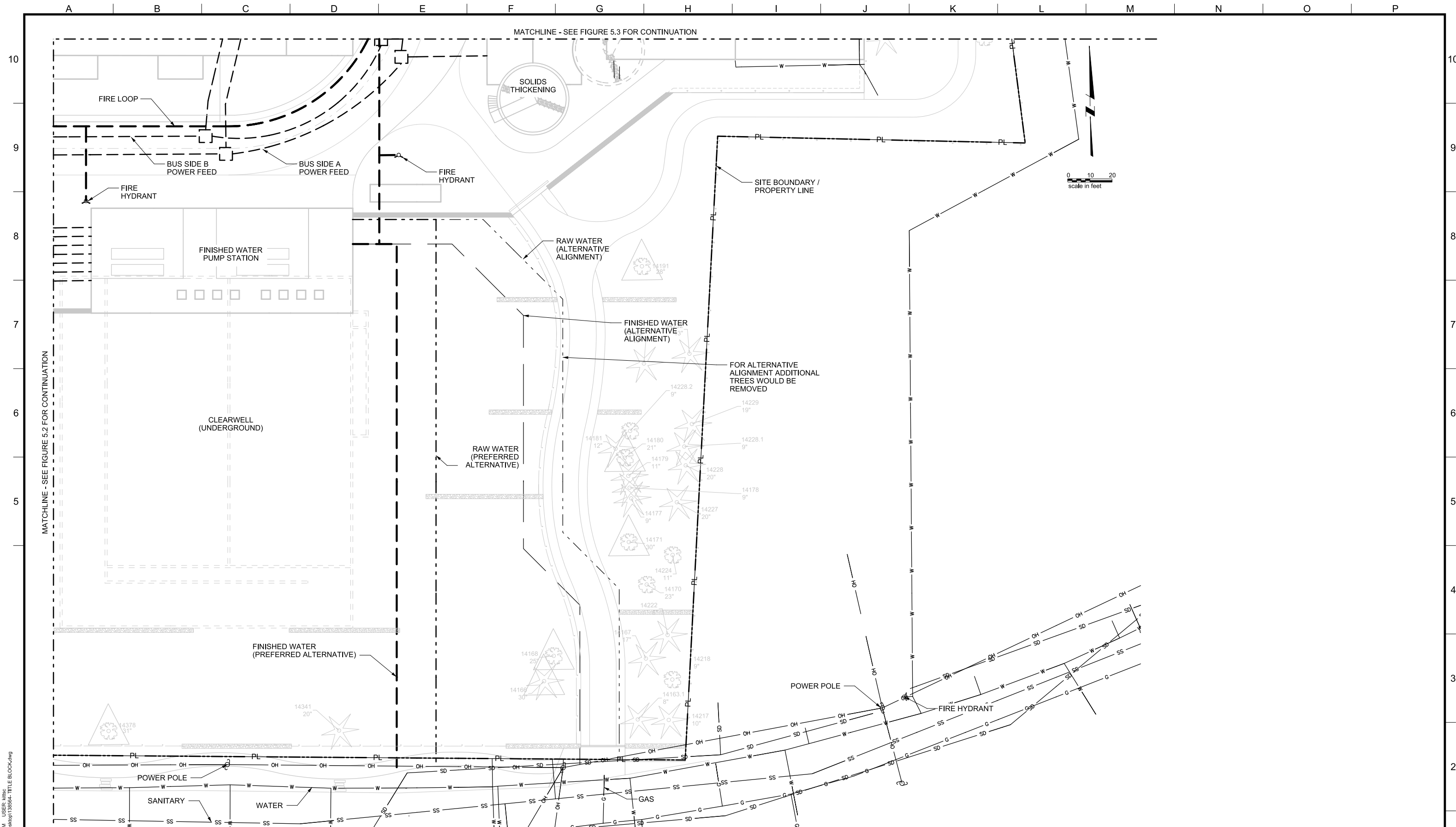
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 PHONE: 503-635-0270

Lake Oswego - Tigard Water Partnership
 sharing water - connecting communities

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

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	5.3
### OF	

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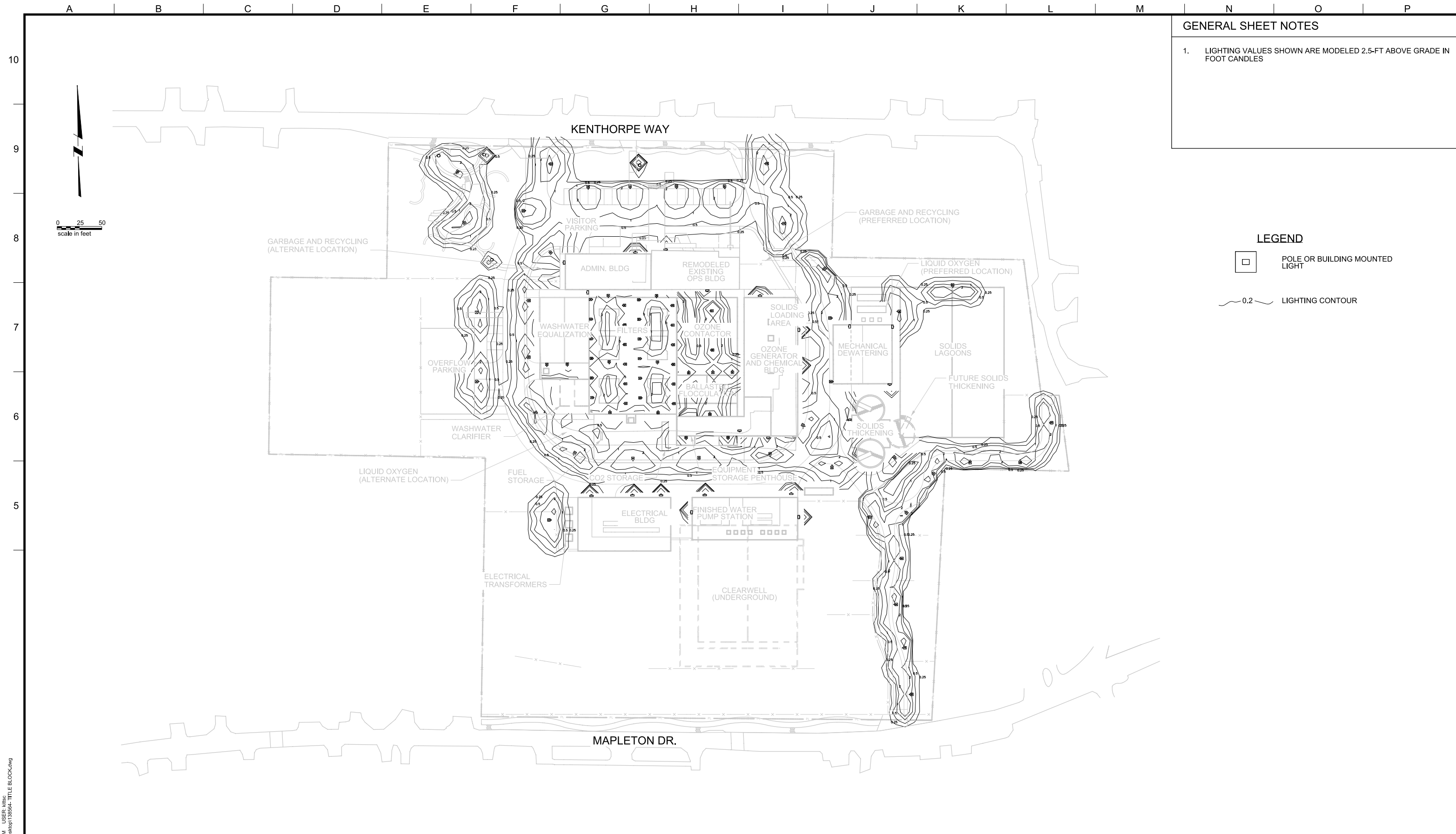
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
UTILITY PLAN
 AREA D

FILENAME	
PROJECT NUMBER	
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 OR BUILDING MOUNTED LIGHT

~ 0.2 ~ LIGHTING CONTOUR

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

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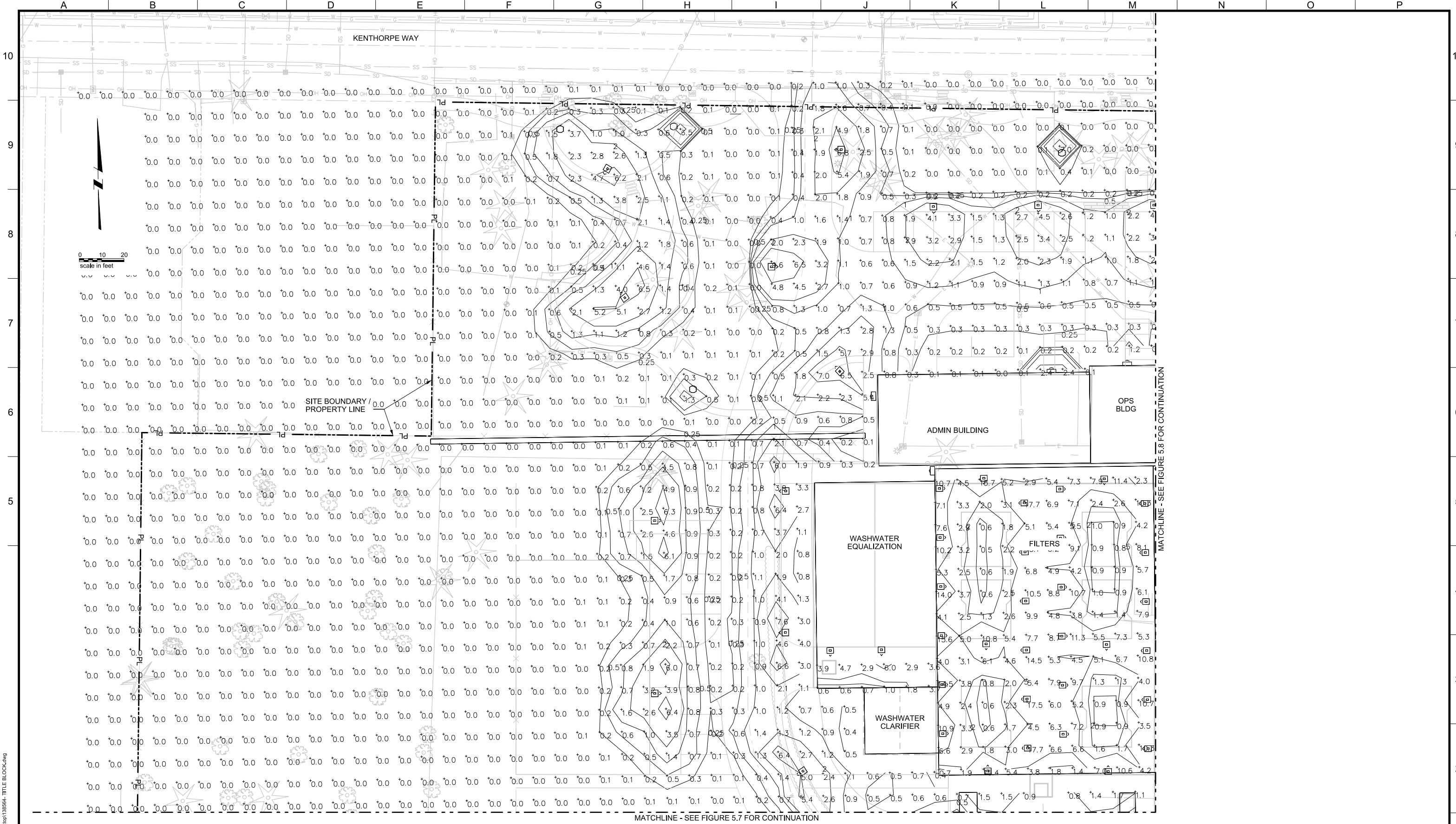
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

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 380 A AVENUE
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 PHONE: 503-635-0270



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

FILENAME	
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	5.5
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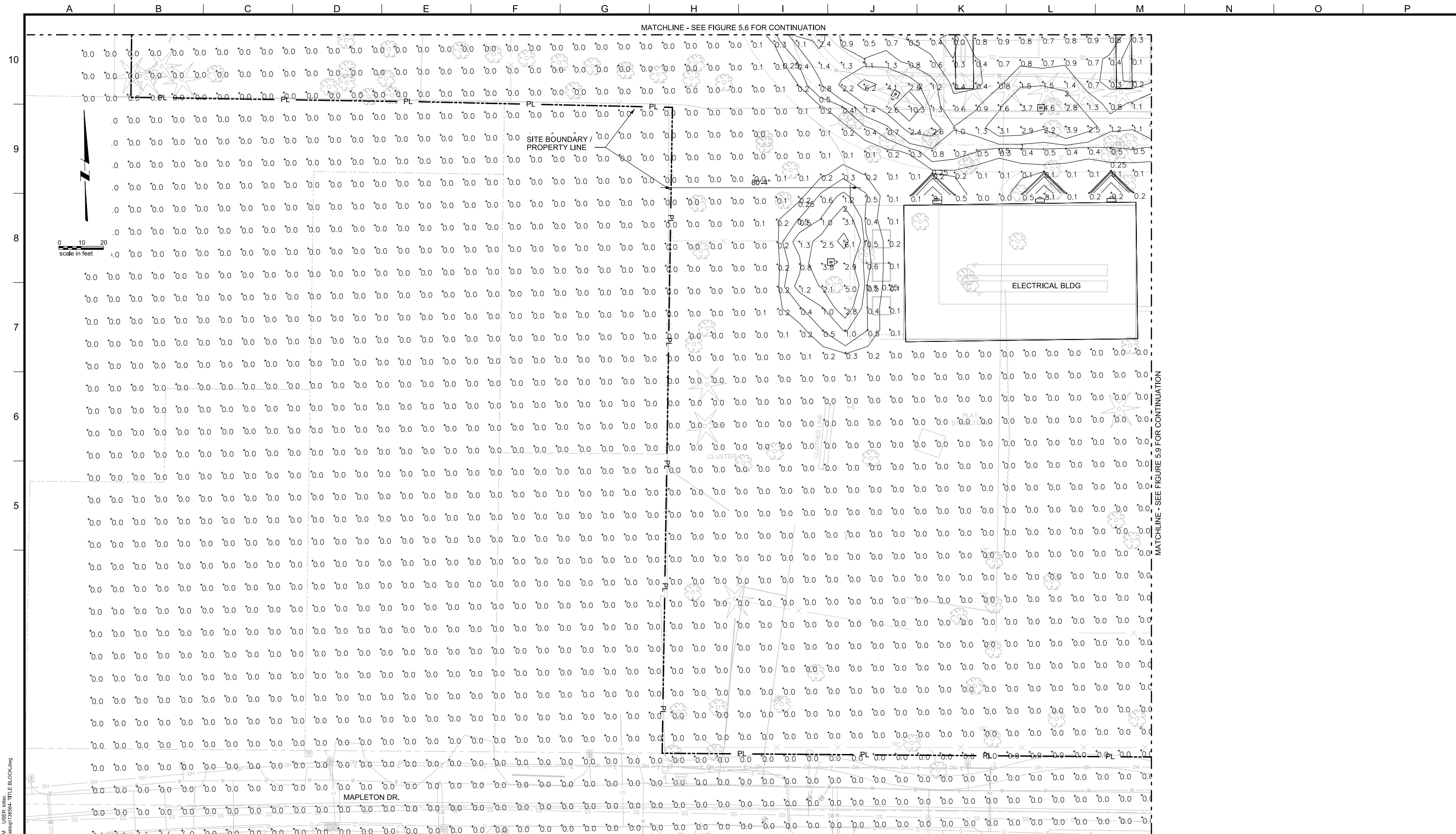
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING PLAN
 AREA A

FILENAME	
PROJECT NUMBER	1
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	5.6
#### OF	



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

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	5.7
#### OF	



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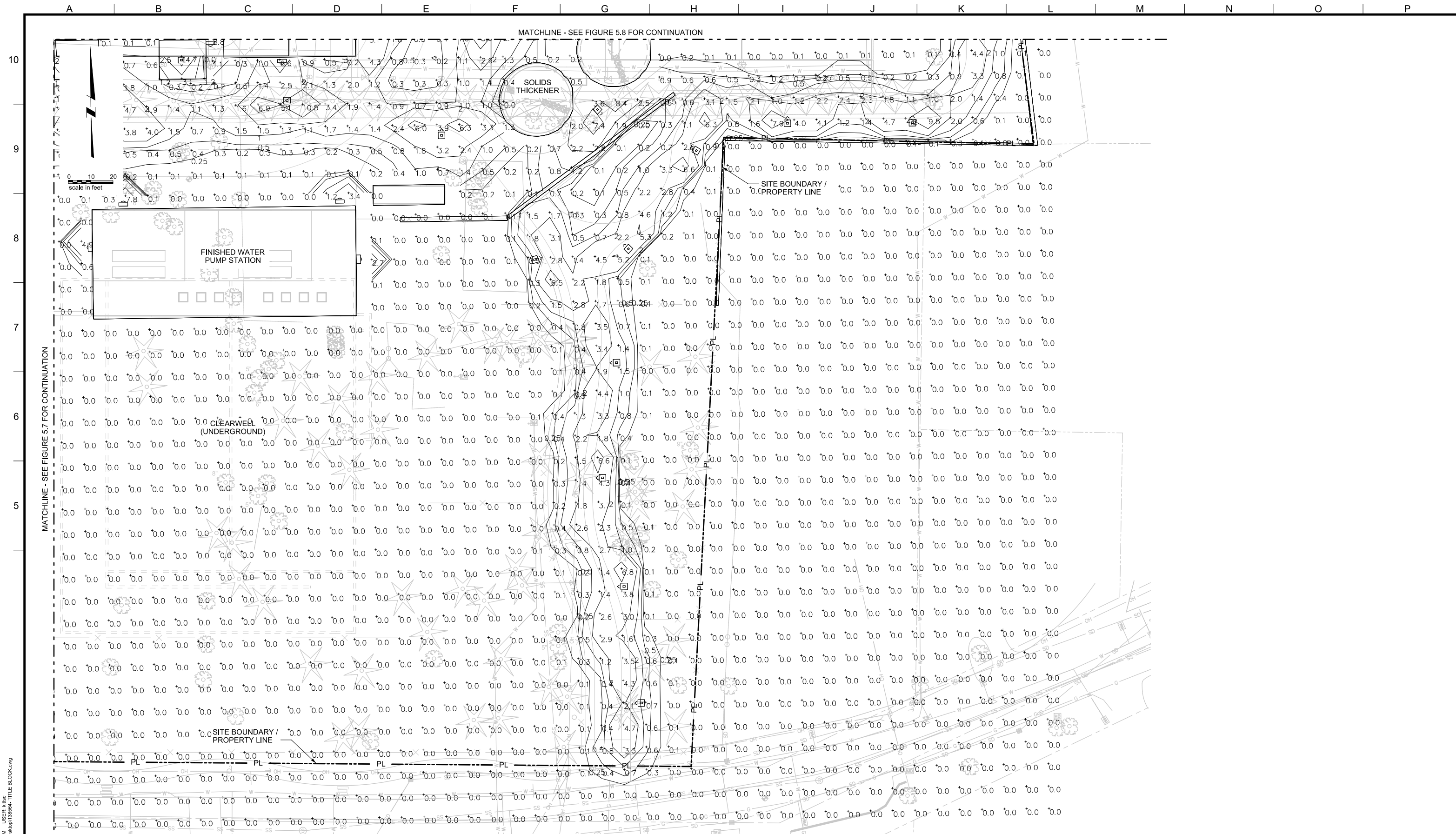
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING PLAN
 AREA C

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	5.8
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**LIGHTING PLAN
 AREA D**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	5.9
### OF	



LEGEND
 □ POLE OR BUILDING MOUNTED LIGHT

0 25 50
 scale in feet



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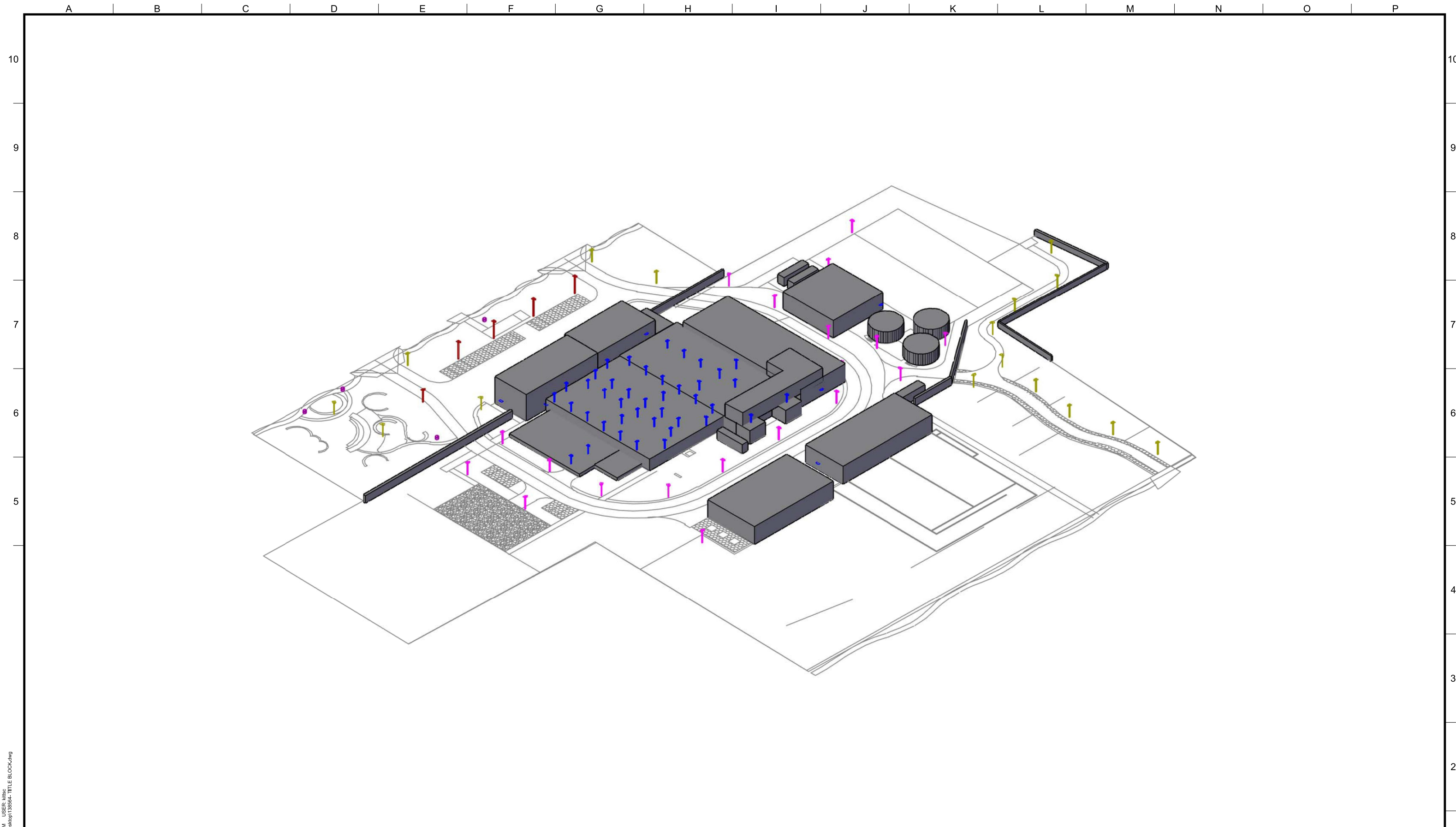
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 LAKE OSWEGO, OR 97034
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING PLAN
 LIGHT LOCATION PLAN

FILENAME	
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	5.10
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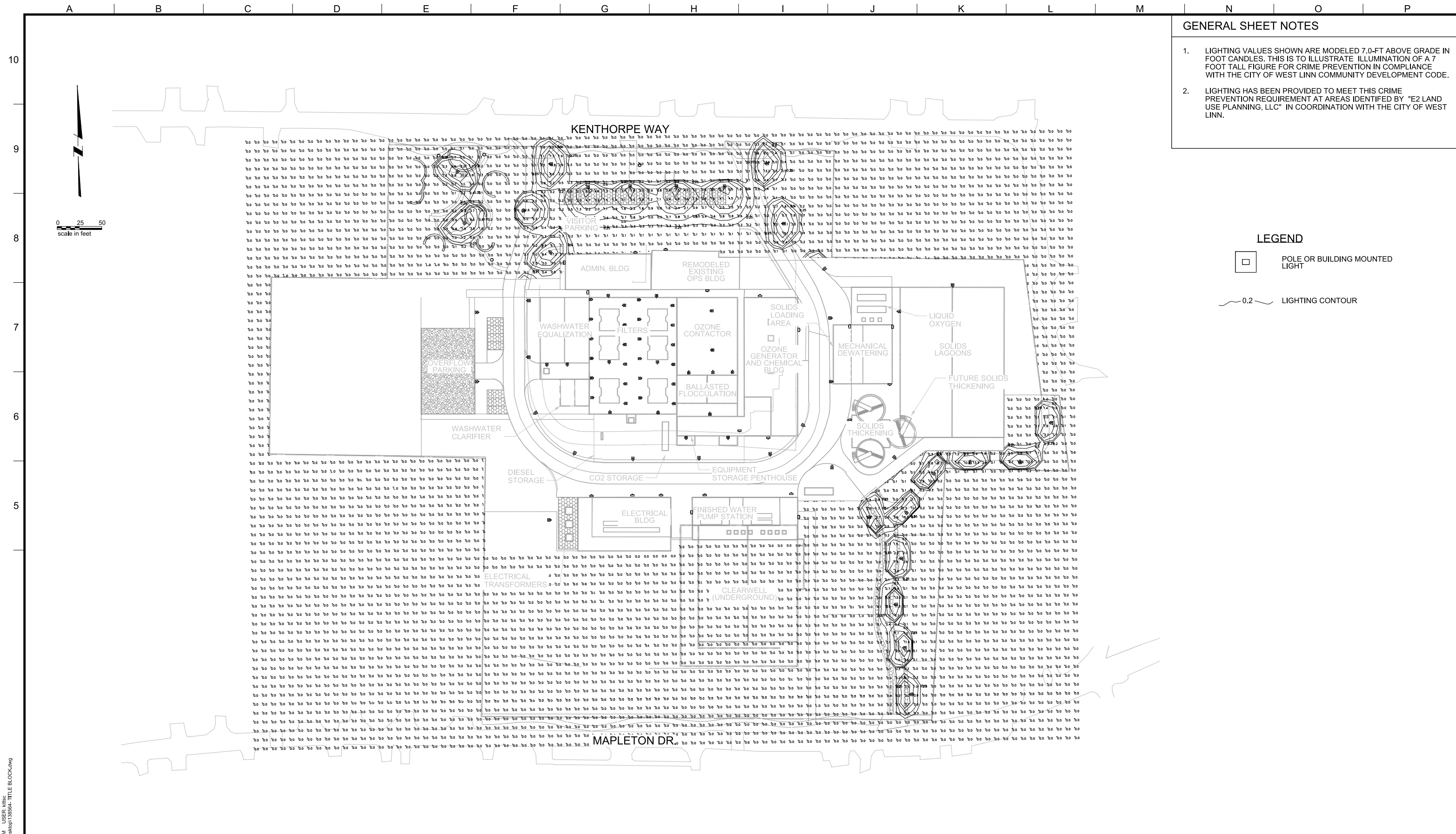
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REV.	DESCRIPTION	BY	DATE	APP.

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 380 A AVENUE
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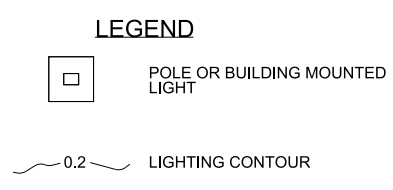


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING PLAN
ISOMETRIC

FILENAME	
PROJECT NUMBER	
SCALE	NONE
DRAWING/FIGURE NUMBER	5.11
### OF	1



- 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 THIS CRIME PREVENTION REQUIREMENT AT AREAS IDENTIFIED BY "E2 LAND USE PLANNING, LLC" IN COORDINATION WITH THE CITY OF WEST LINN.



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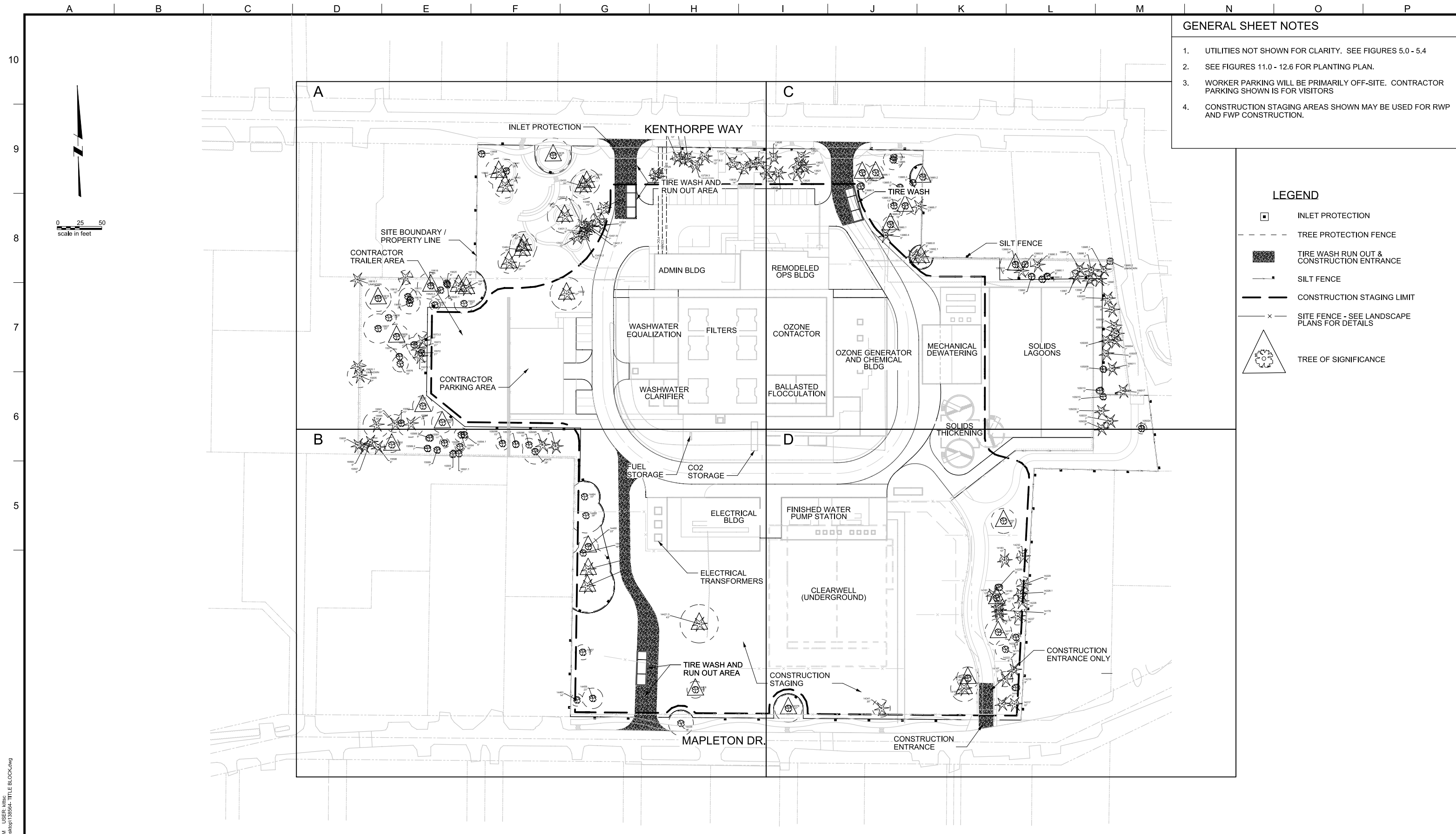
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 LAKE OSWEGO, OR 97034
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
LIGHTING PLAN
 OVERVIEW FOR CRIME PREVENTION

FILENAME	
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. WORKER PARKING WILL BE PRIMARILY OFF-SITE. CONTRACTOR PARKING SHOWN IS FOR VISITORS
 4. CONSTRUCTION STAGING AREAS SHOWN MAY BE USED FOR RWP AND FWP CONSTRUCTION.

- LEGEND**
- INLET PROTECTION
 - TREE PROTECTION FENCE
 - TIRE WASH RUN OUT & CONSTRUCTION ENTRANCE
 - SILT FENCE
 - CONSTRUCTION STAGING LIMIT
 - SITE FENCE - SEE LANDSCAPE PLANS FOR DETAILS
 - TREE OF SIGNIFICANCE

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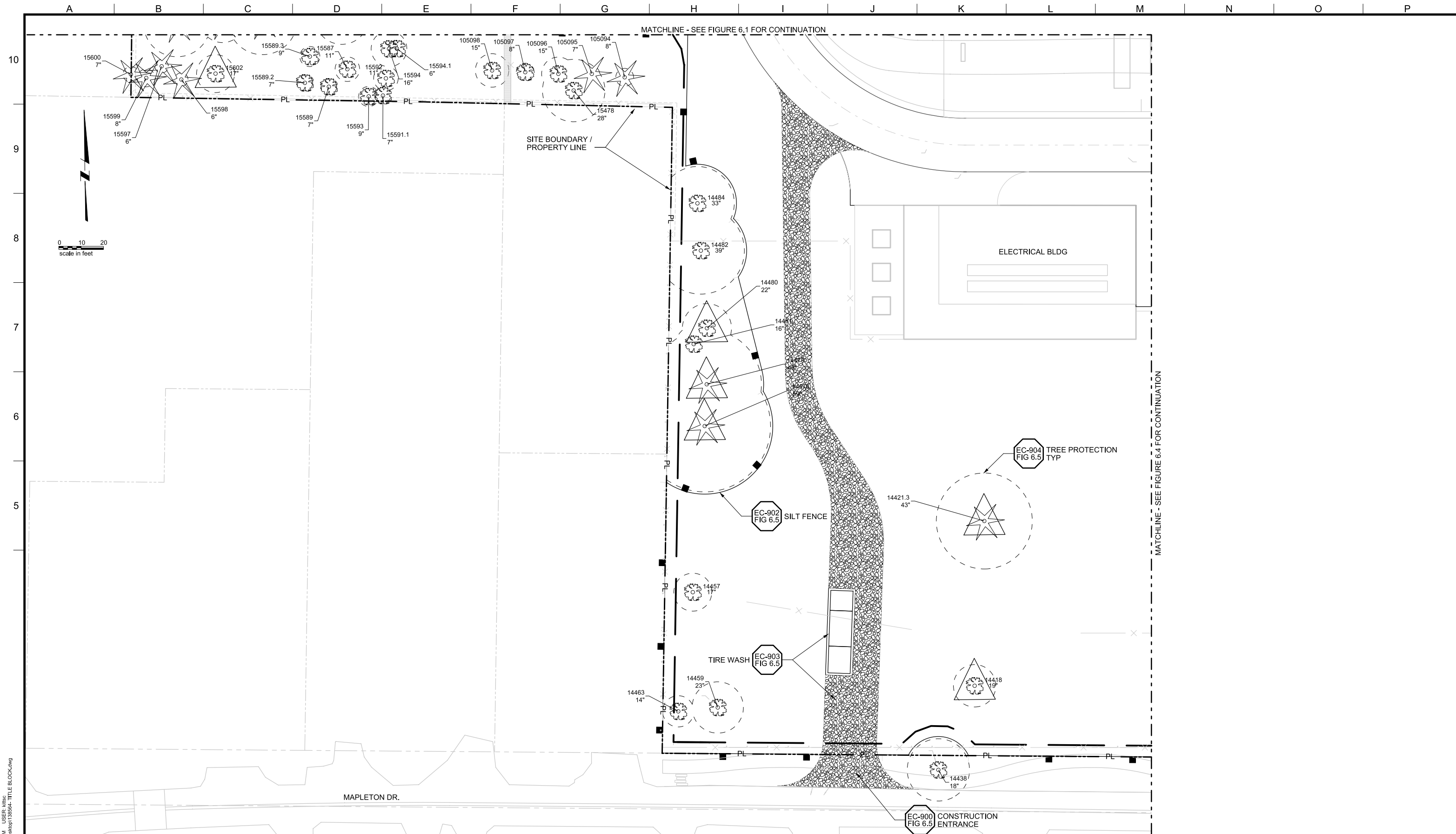
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
CONSTRUCTION MANAGEMENT OVERVIEW

FILENAME	
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	6.0
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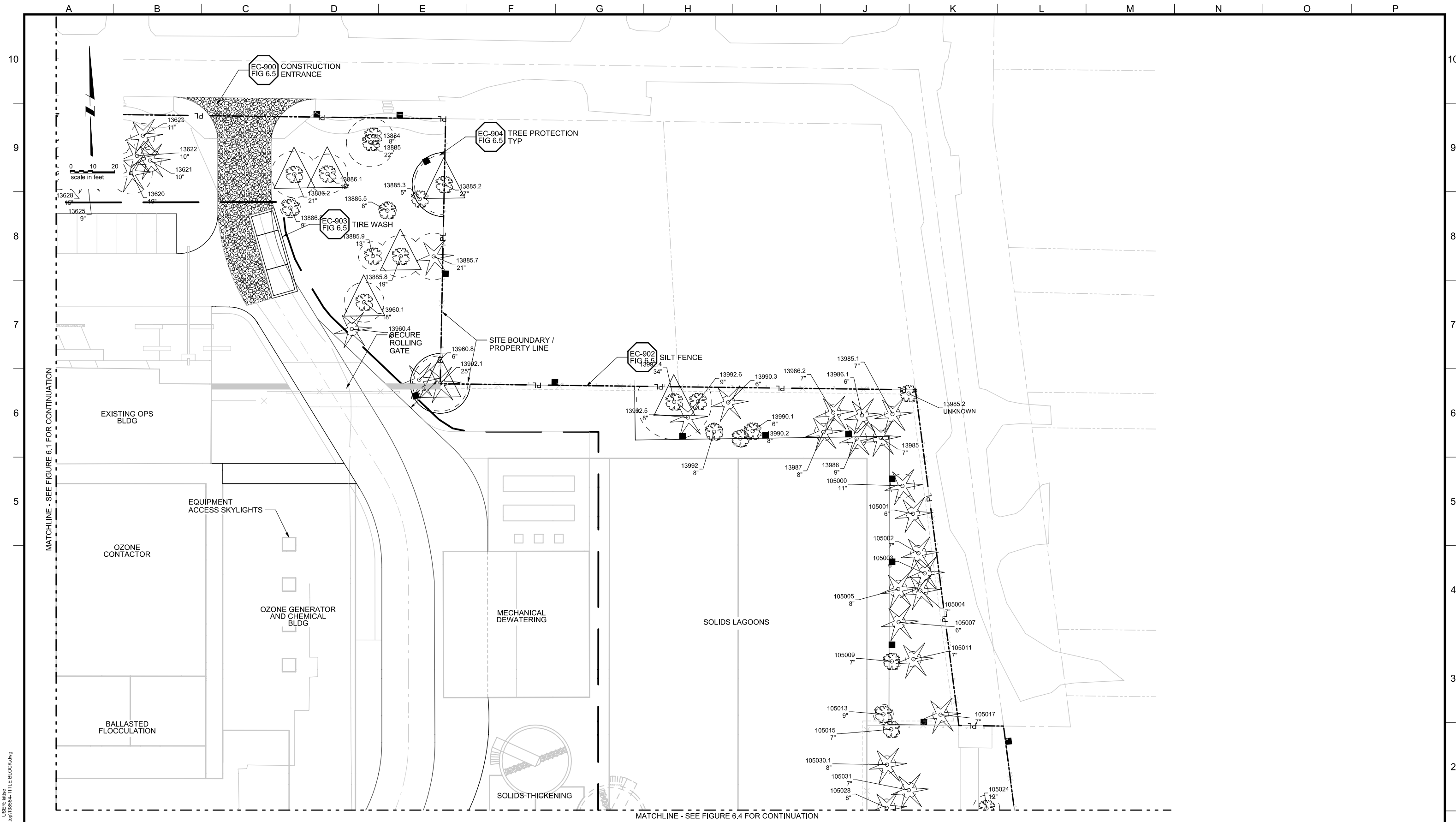
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 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



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

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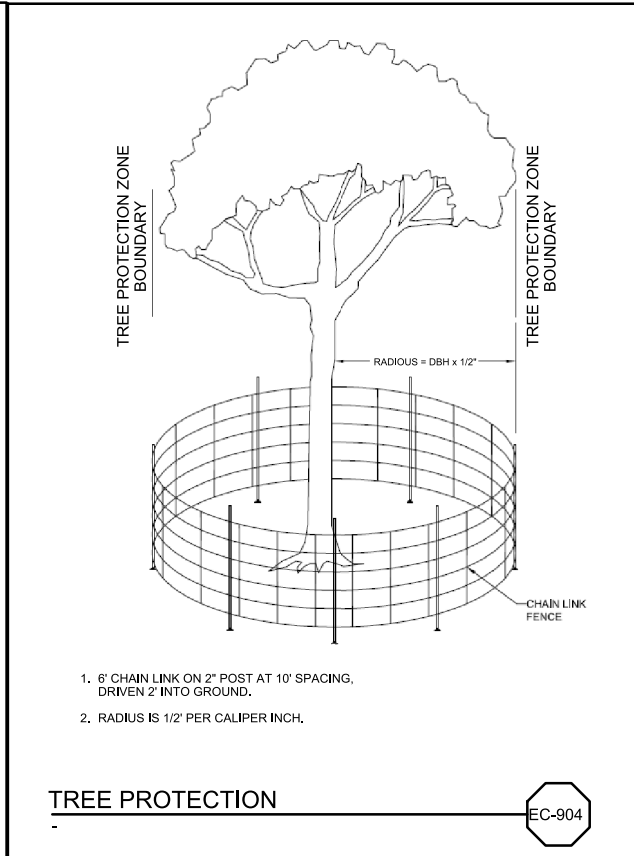
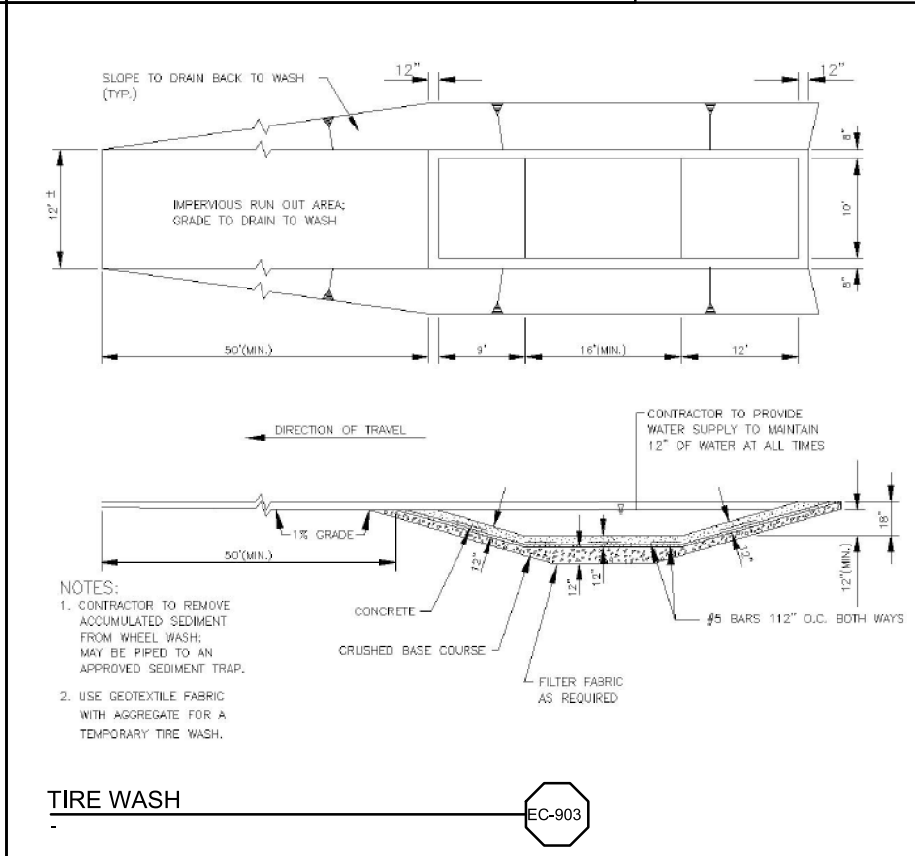
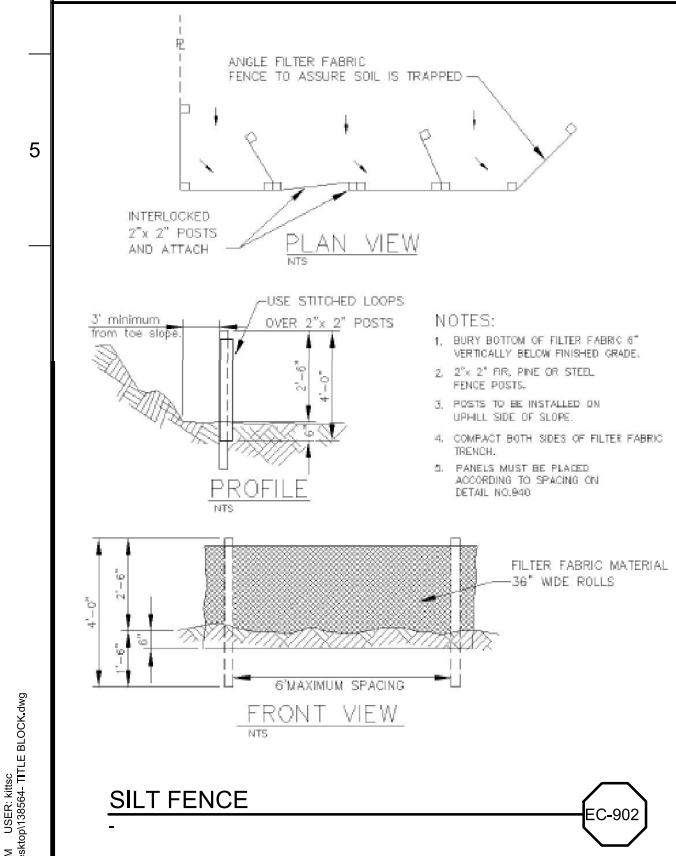
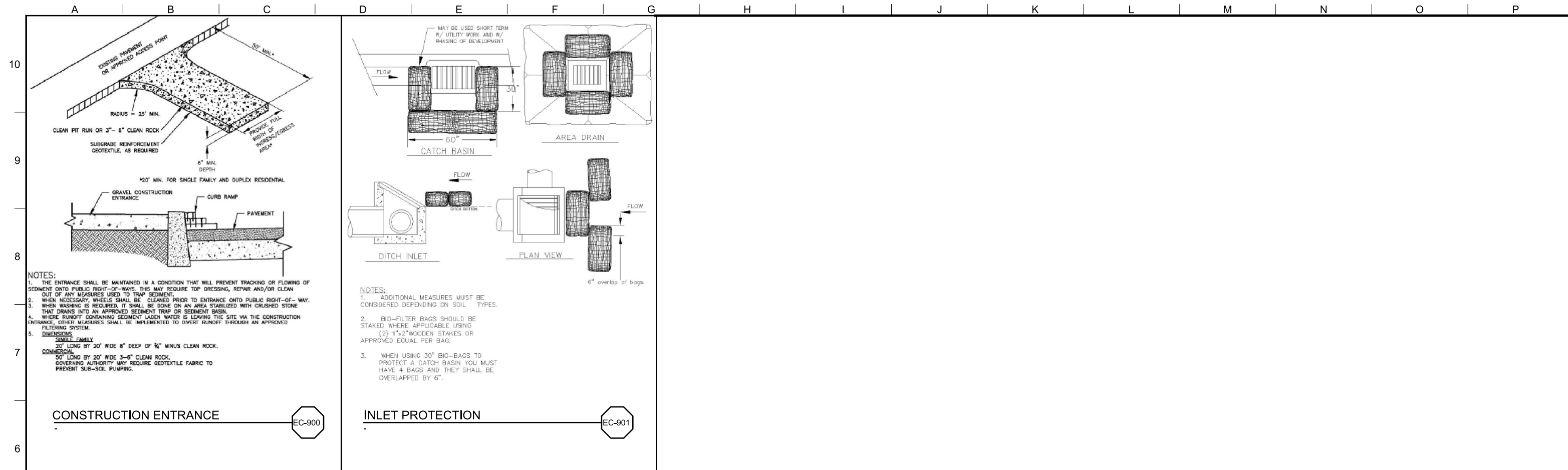
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 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



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

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	6.3
### OF	



MWH
 806 SW BROADWAY, SUITE 200
 PORTLAND, OREGON 97205

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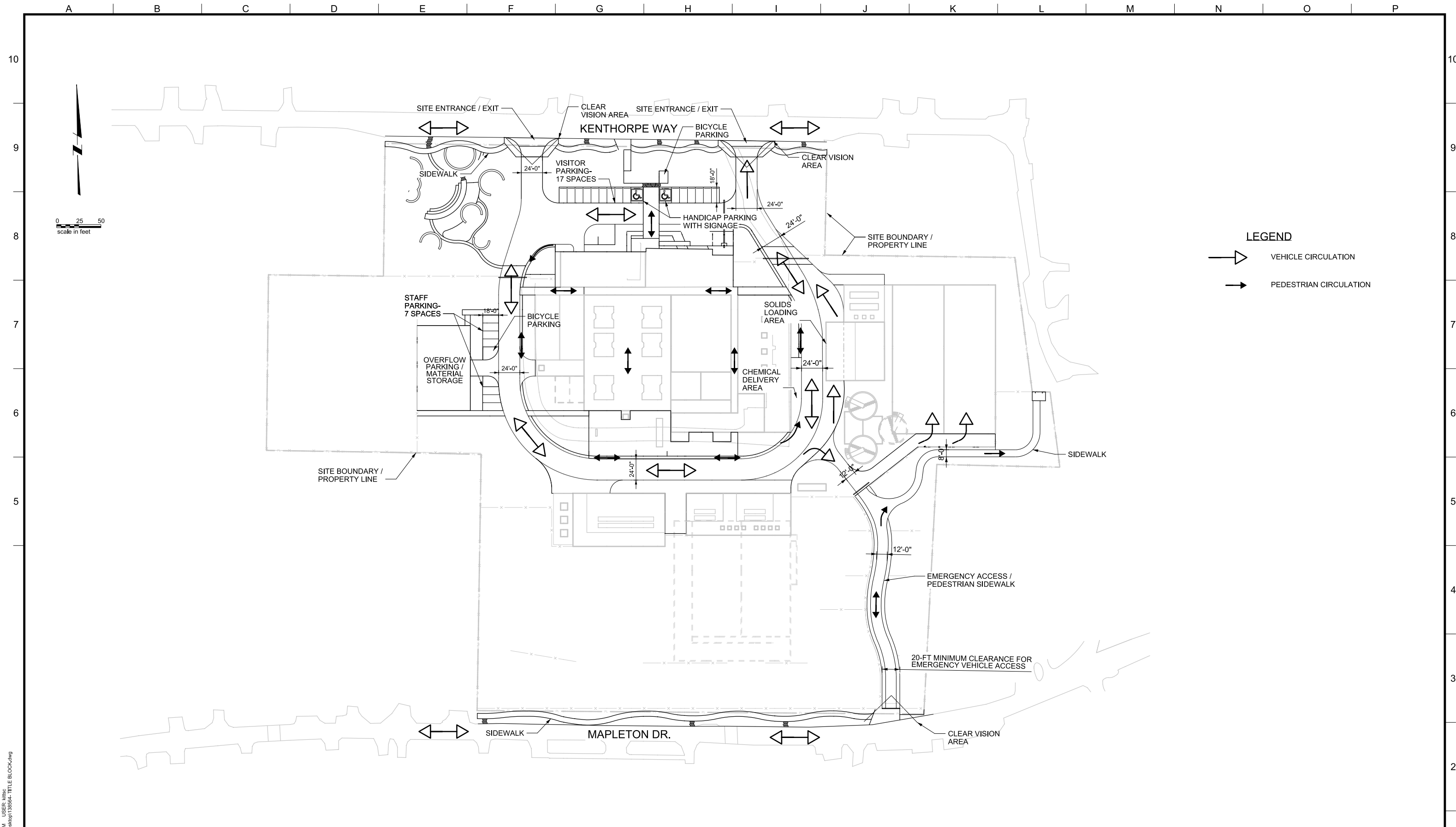
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 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



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

FILENAME	
PROJECT NUMBER	
SCALE	NONE
DRAWING/FIGURE NUMBER	6.5
XXX OF	

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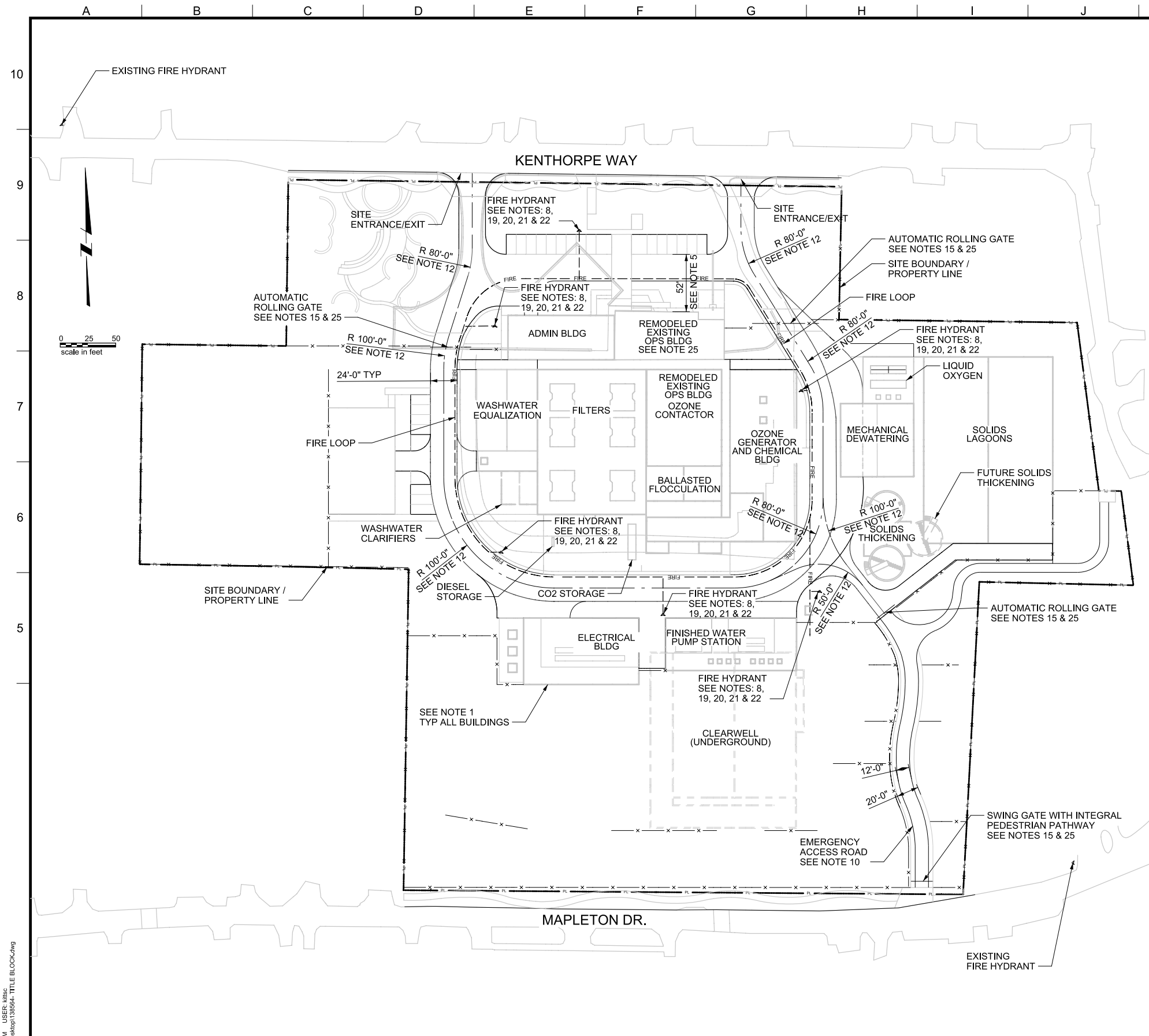
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LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**PEDESTRIAN AND VEHICLE
CIRCULATION PLAN**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	7.0
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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 - 30 FT. FINISH WATER PUMP STATION - 30 FT. ELECTRICAL/MAINTENANCE BUILDING - 30 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 24 FT WIDE WITHOUT CURBS. ON EITHER SIDE OF THE INTERNAL ACCESS ROAD THERE IS A CLEAR AND UNOBSTRUCTED SPACE WHICH, WHEN ADDED TO THE PROPOSED 24 FT ACCESS ROAD WIDTH, WILL EXCEED THE 26 FT STANDARD IN ALL AREAS, HOWEVER IF THIS IS NOT ACCEPTABLE TO THE TVFR, THE INTERNAL ACCESS ROAD CAN 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. SEE NOTE 5 FOR DISCUSSION OF THE ROADWAY SHOULDER ALONG THE 24 FT WIDE PROPOSED ACCESS ROADWAY THAT PROVIDES >26 FT EFFECTIVE WIDTH THROUGHOUT THE PLANT. FOR THESE REASONS, 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 RADI 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 ITS 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 IN FRONT 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 HMIS 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 AND COMMENT DURING THE LAND USE APPLICATION PROCESS AND WILL PROVIDE THE TVFR WITH MORE DETAILED DESIGN DRAWINGS AND PLANS DURING THE SUBSEQUENT DESIGN PROCESS.

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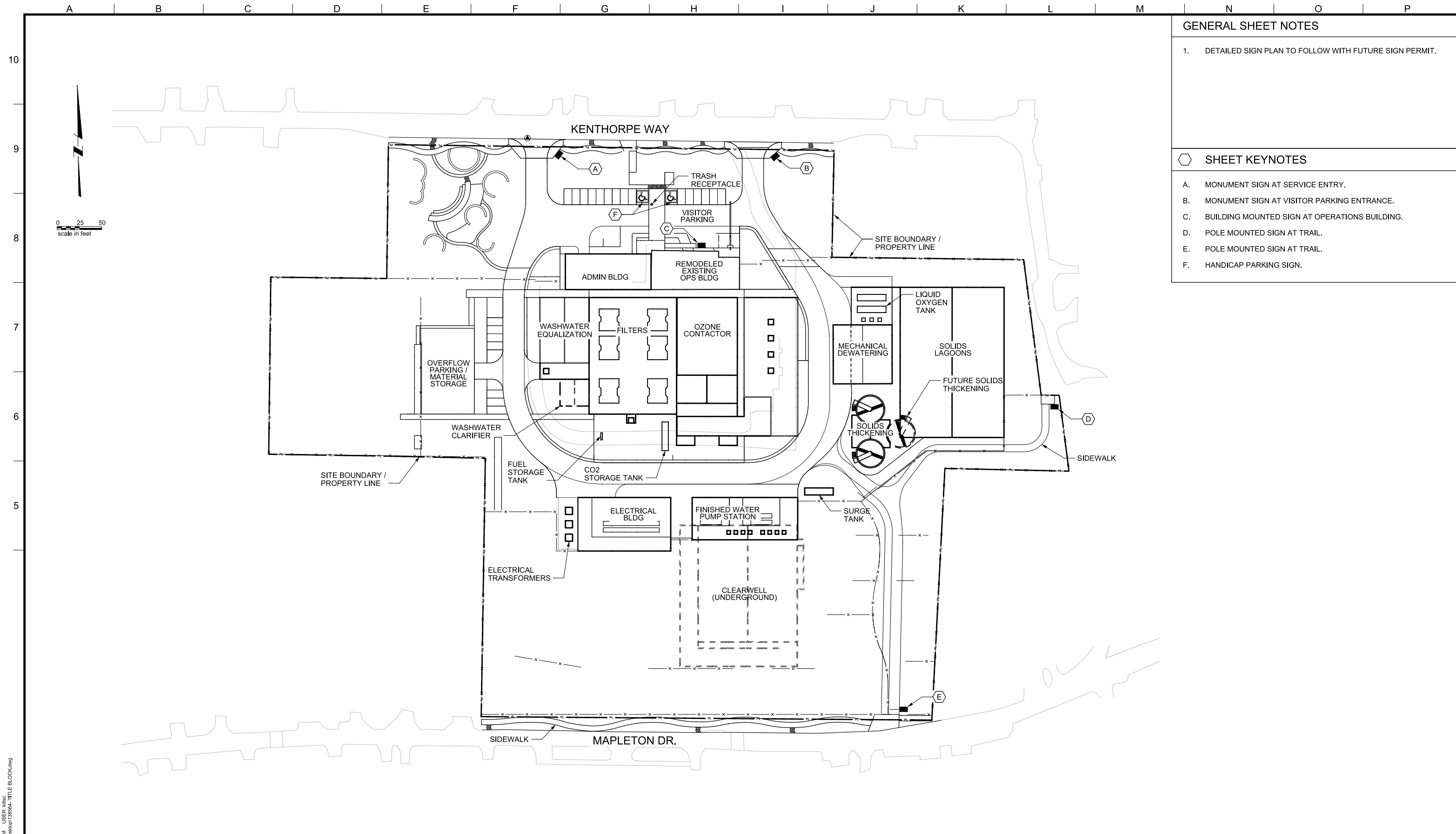
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 CITY OF LAKE OSWEGO
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 LAKE OSWEGO, OR 97034
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**Lake Oswego - Tigard
 Water Partnership**
sharing water - connecting communities

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

FILENAME	
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. HANDICAP PARKING SIGN.

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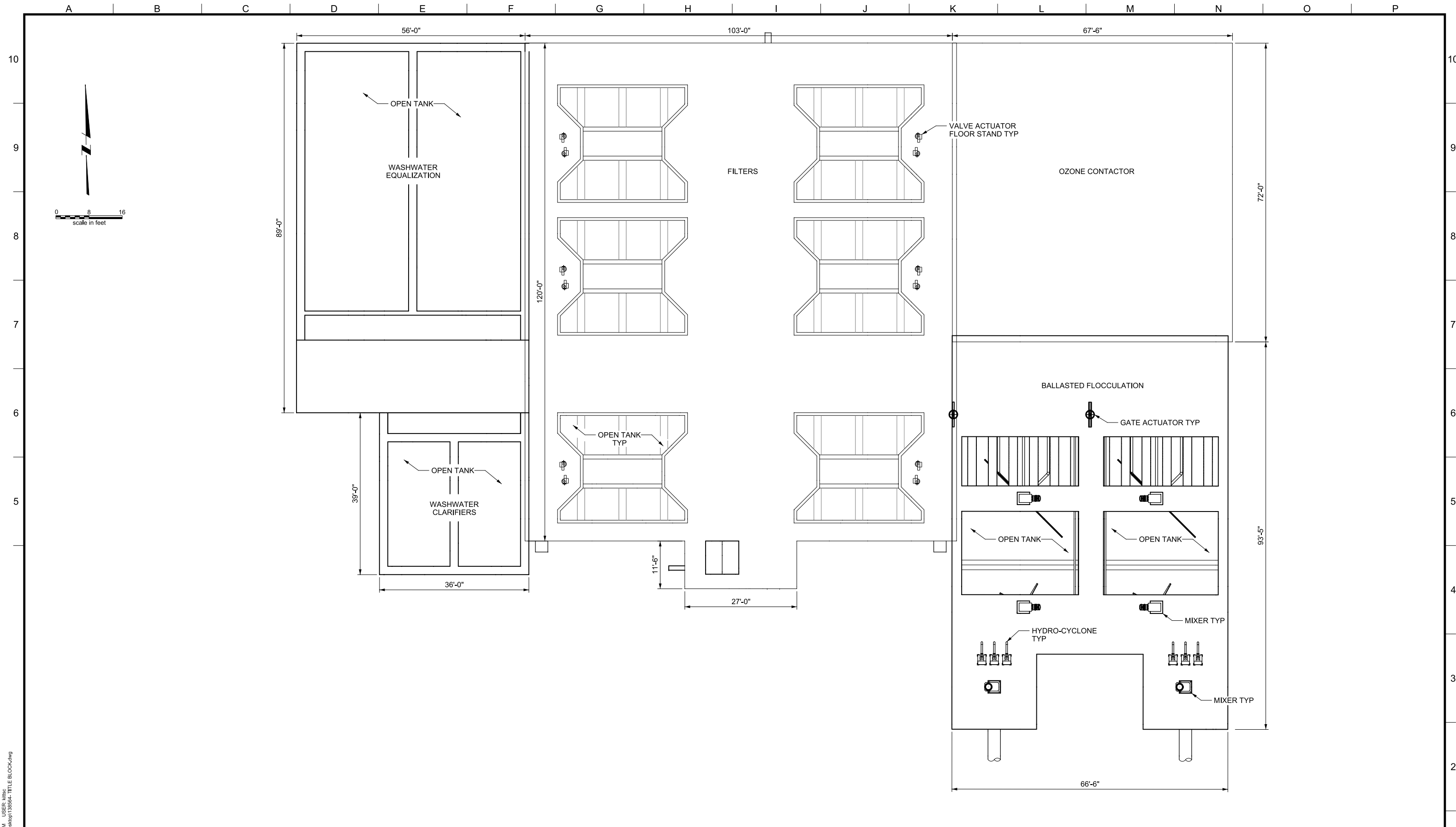
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REV.	DESCRIPTION	BY	DATE	APP.

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
PRELIMINARY SIGN LOCATION PLAN

FILENAME	
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	8.0
### OF	



PLOT DATE: September 10, 2008 - 1:55PM USER: Mtlbc FILE: C:\Documents and Settings\Mtlbc\Desktop\138594_TITLE_BLOCK.dwg



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

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

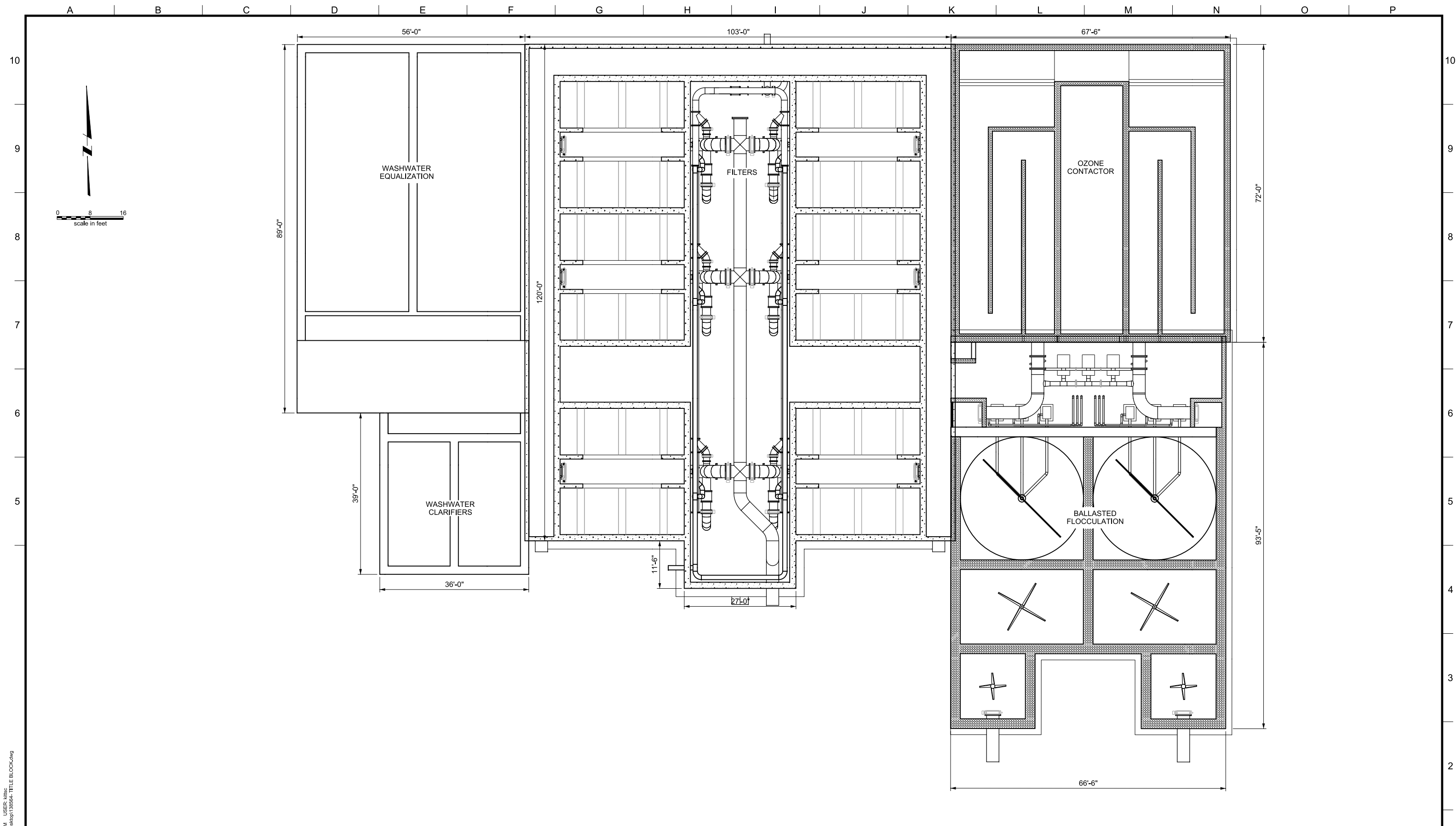
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

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
**PROCESS AREAS
 TOP PLAN**

FILENAME	
PROJECT NUMBER	
SCALE	3/32" = 1'
DRAWING/FIGURE NUMBER	9.0
### OF	



PLOT DATE: September 10, 2008 - 1:55PM USER: Mtlbc
 FILE: C:\Documents and Settings\Mtlbc\Desktop\138594_TITLE_BLOCK.dwg



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

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

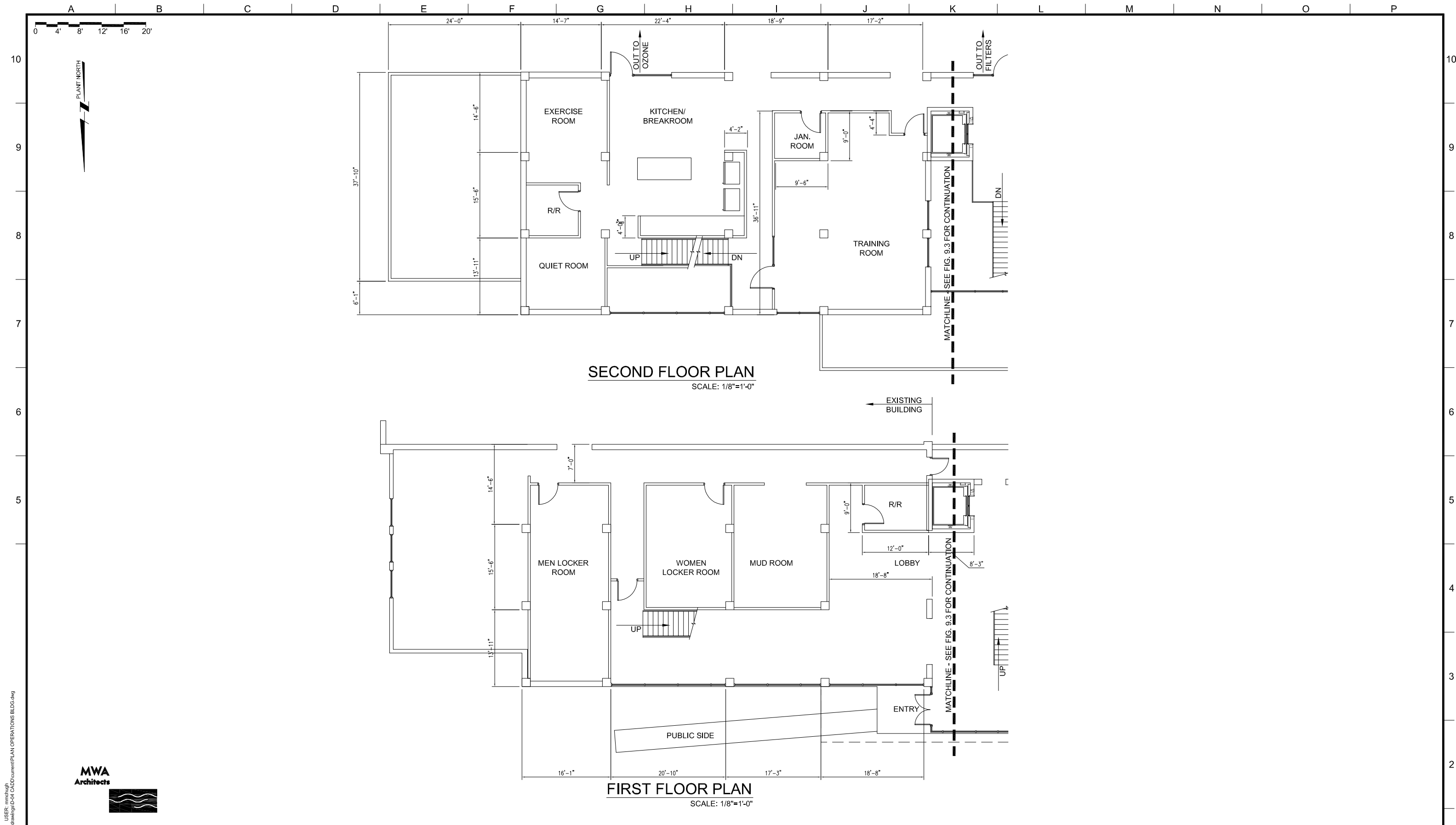
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

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
**PROCESS AREAS
 BOTTOM PLAN**

FILENAME	
PROJECT NUMBER	
SCALE	3/32" = 1'
DRAWING/FIGURE NUMBER	9.1
### OF	



PLOT DATE: January 13, 2012 - 9:19AM
 USER: mmcdough
 FILE: P:\2011\22_00 Lake Oswego WTP\Drawings\04 CADD\document\PLAN OPERATIONS BLDG.dwg



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



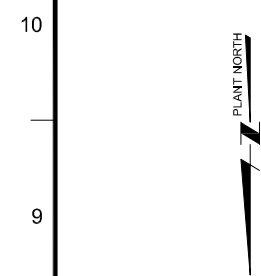
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
 ARCHITECTURAL FLOOR PLANS
 OPERATIONS

FILENAME	
PROJECT NUMBER	
SCALE AS SHOWN	
DRAWING/FIGURE NUMBER	9.2
OF	

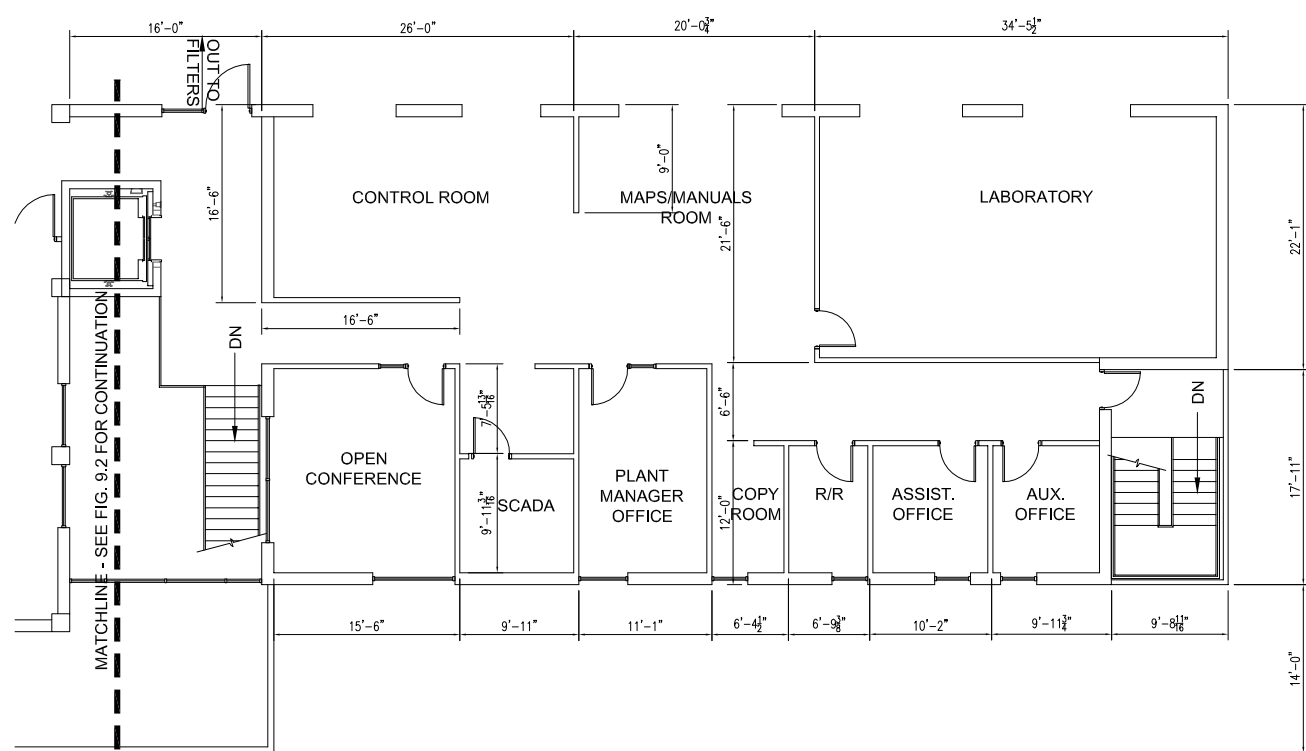
A B C D E F G H I J K L M N O P

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

0 4' 8' 12' 16' 20'

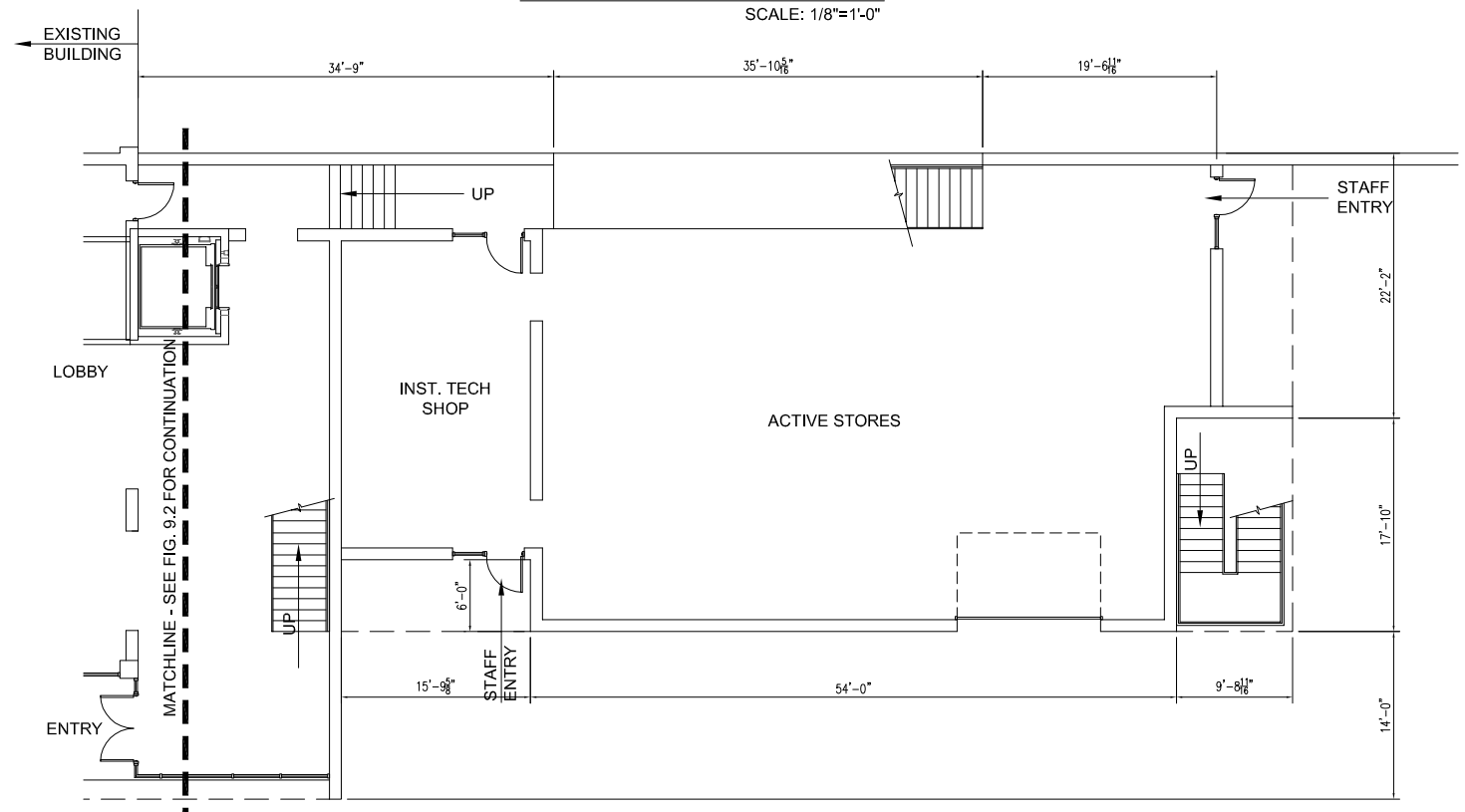


10
9
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5



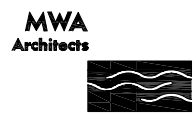
SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



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



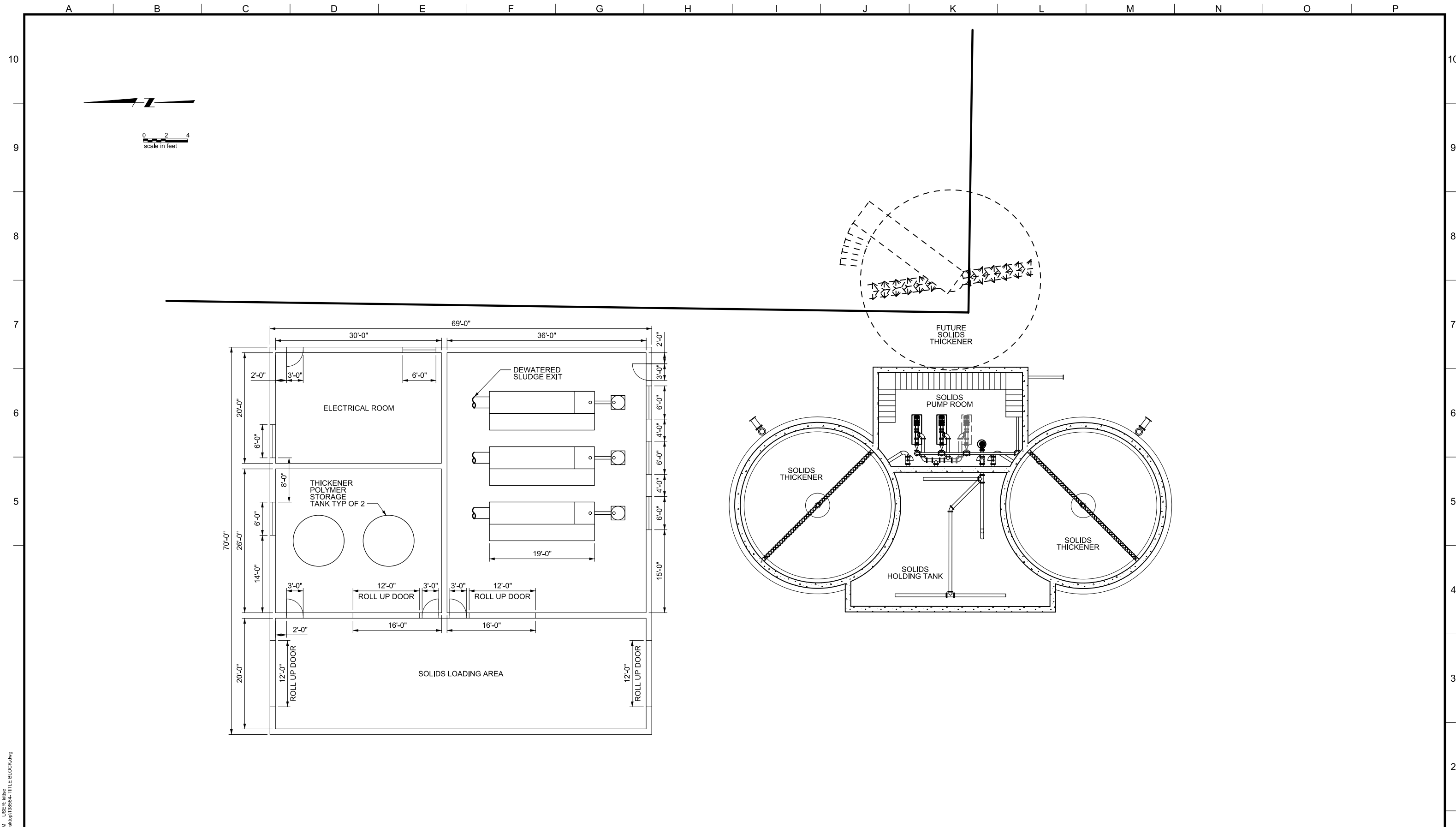
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

DESIGN REVIEW AND CONDITIONAL USE
 ARCHITECTURAL FLOOR PLANS
 ADMIN

FILENAME	
PROJECT NUMBER	
SCALE	AS SHOWN
DRAWING/FIGURE NUMBER	9.3
OF	

PLOT DATE: January 13, 2012 - 9:20AM USER: nmchugh
 FILE: P:\2011\200 Lake Oswego WTP\Drawings\04 CAD\Current\PLAN ADMIN ELD5.dwg

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



PLOT DATE: September 10, 2008 - 1:55PM USER: Mtlbc
 FILE: C:\Documents and Settings\Mtlbc\Desktop\138594_TITL BLOCK.dwg



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

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

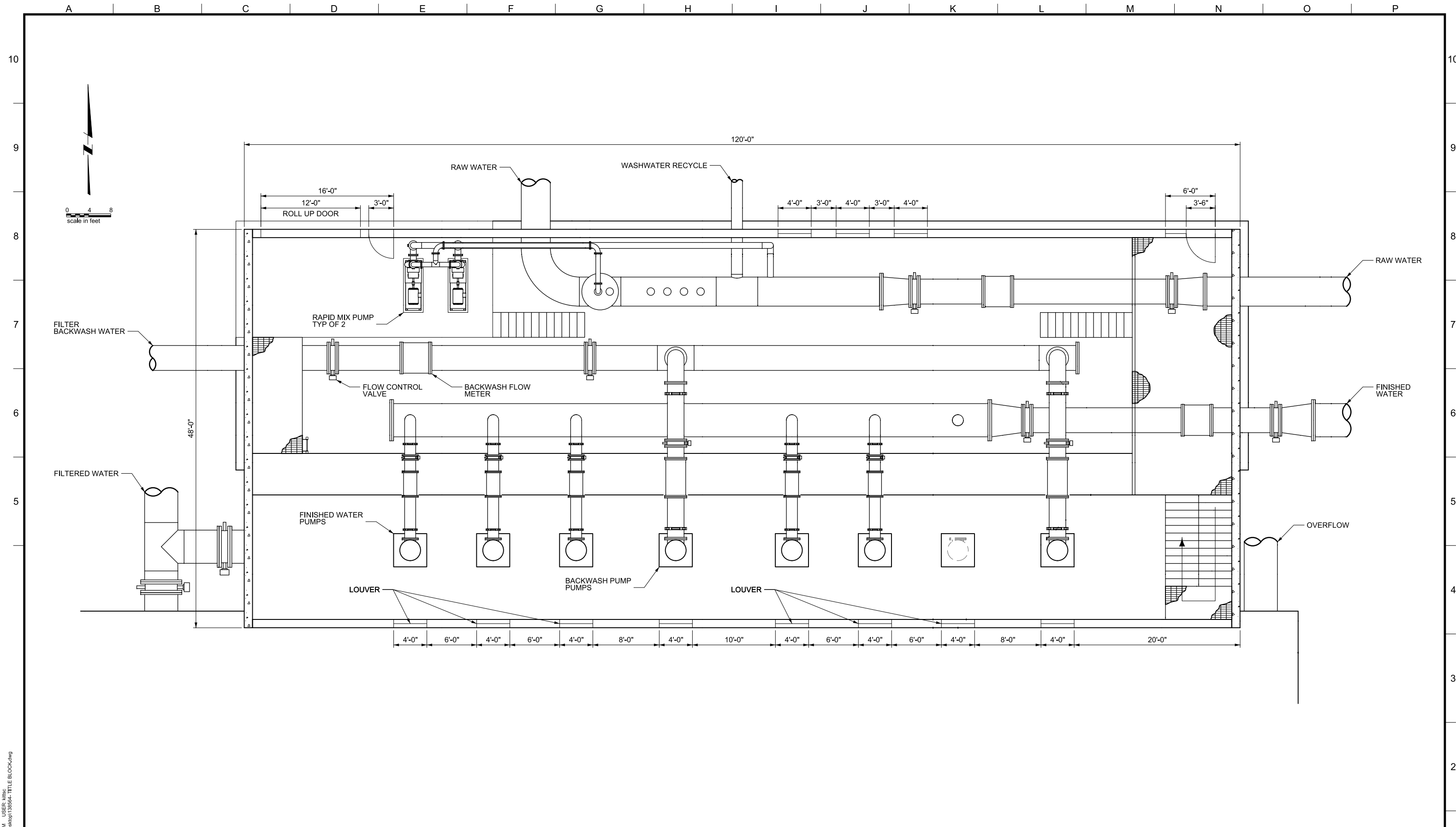
REVISIONS				
NO.	DESCRIPTION	BY	DATE	APP.

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
ARCHITECTURAL FLOOR PLAN
DEWATERING AND
SOLIDS THICKENING

FILENAME	
PROJECT NUMBER	
SCALE	1/4" = 1'
DRAWING/FIGURE NUMBER	9.4
### OF	



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

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

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

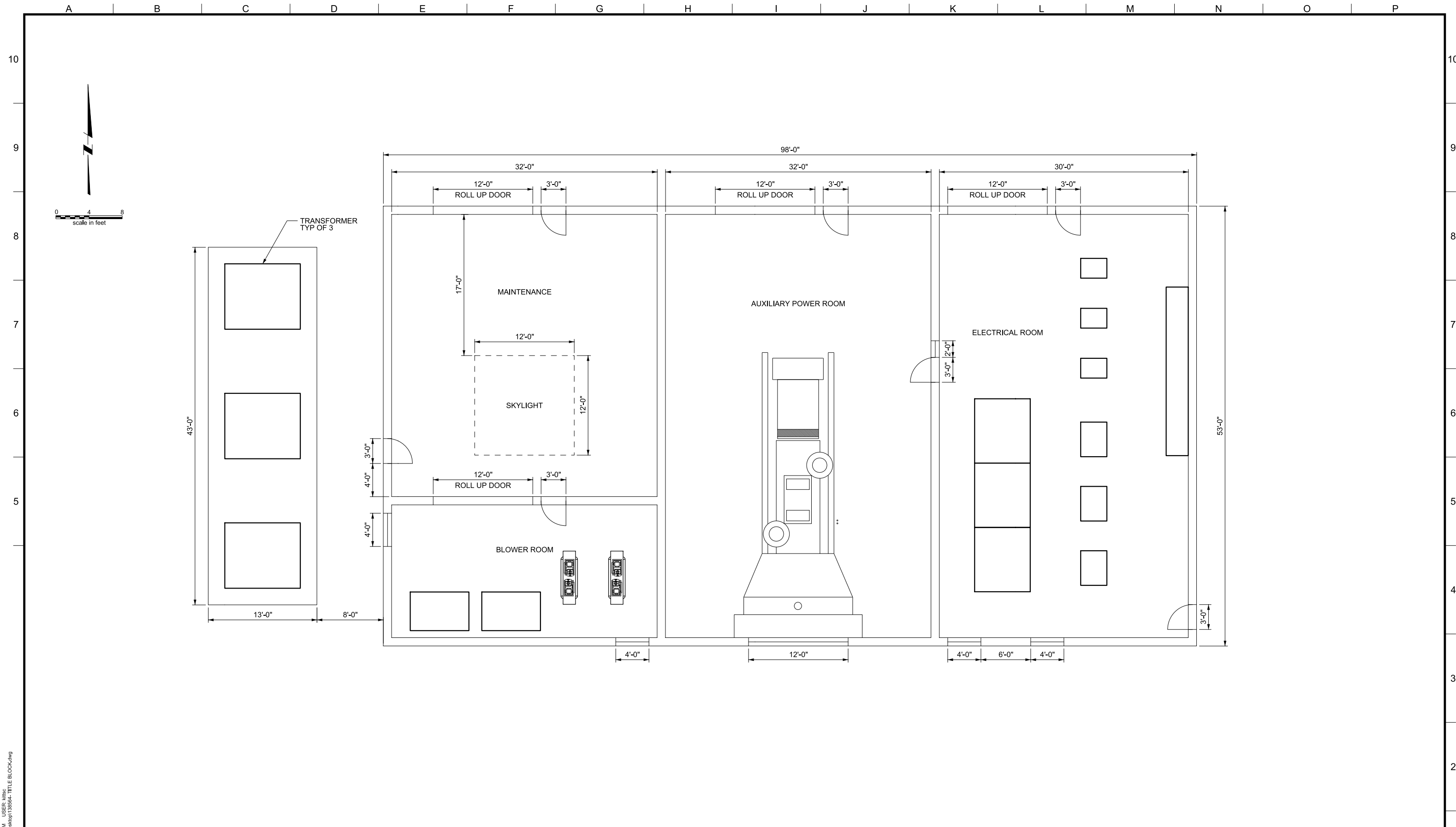
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



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

FILENAME	
PROJECT NUMBER	
SCALE	1/8" = 1'
DRAWING/FIGURE NUMBER	9.5
### OF	

PLOT DATE: September 10, 2008 - 1:55PM USER: Mtlisc FILE: C:\Documents and Settings\Mtlisc\Desktop\138594_TITL BLOCK.dwg



PLOT DATE: September 10, 2008 - 1:55PM USER: Mtlsc
 FILE: C:\Documents and Settings\Mtlsc\Desktop\138564_TITL BLOCK.dwg



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

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

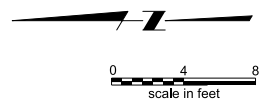
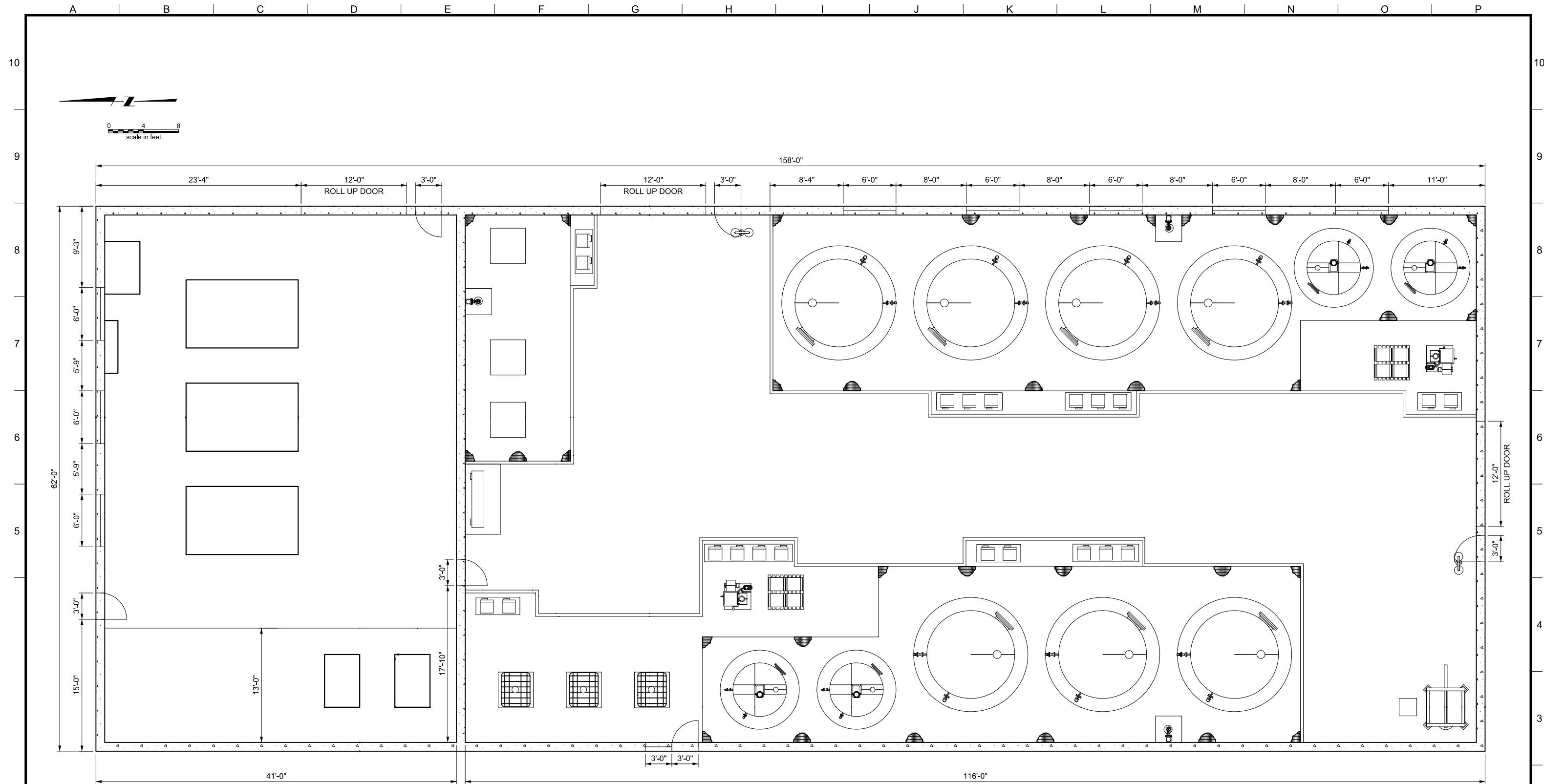
REVISIONS				
NO.	DESCRIPTION	BY	DATE	APP.

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
ARCHITECTURAL FLOOR PLAN
ELECTRICAL / MAINTENANCE BLDG

FILENAME	
PROJECT NUMBER	
SCALE	3/16" = 1'
DRAWING/FIGURE NUMBER	9.6
### OF	



PLOT DATE: September 10, 2008 - 1:55PM USER: mtisc
FILE: C:\Documents and Settings\mtisc\Desktop\138564 - TITLE BLOCK.dwg



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

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

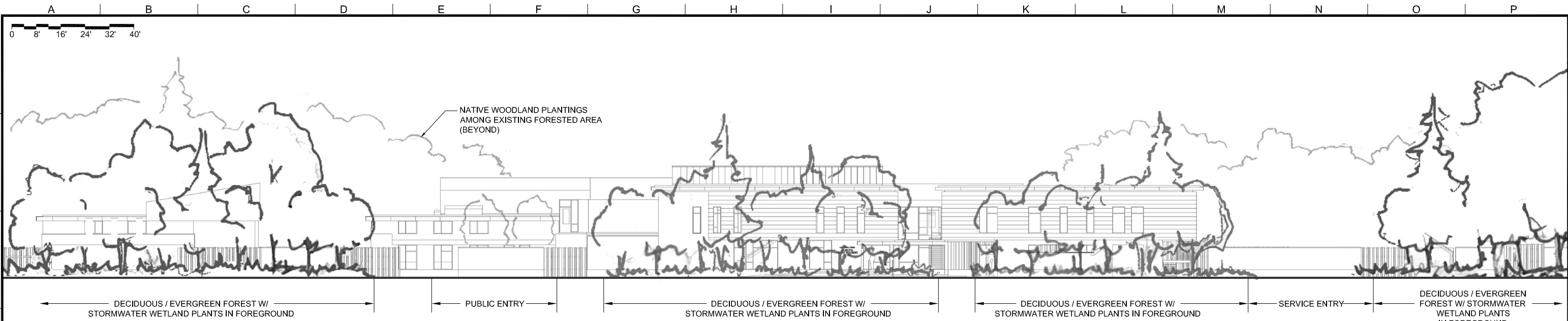
REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

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

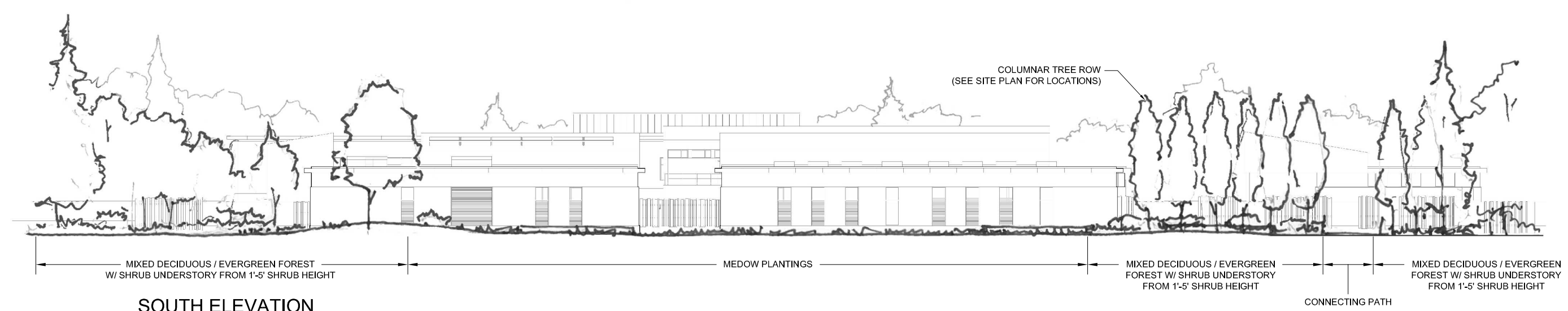


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
ARCHITECTURAL FLOOR PLAN
CHEMICAL BLDG

FILENAME	
PROJECT NUMBER	
SCALE	3/16" = 1'
DRAWING/FIGURE NUMBER	9.7
### OF	



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



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



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



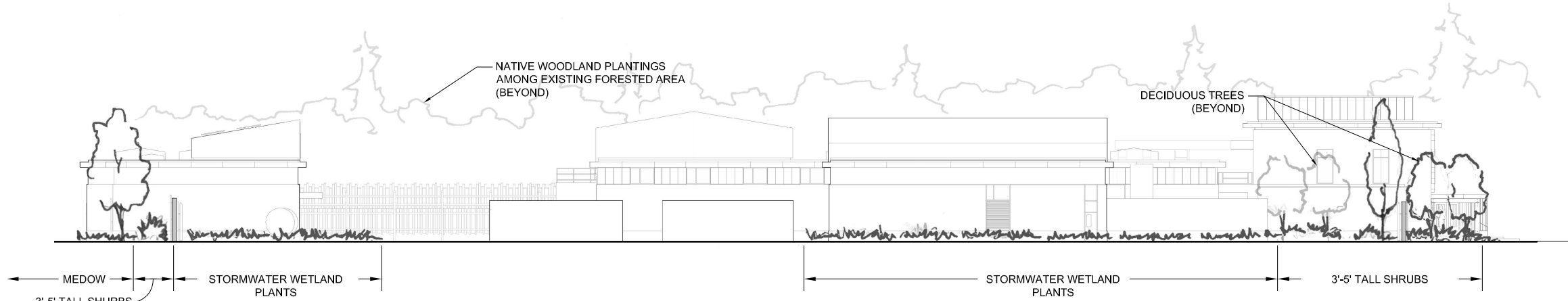
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

DESIGN REVIEW AND CONDITIONAL USE

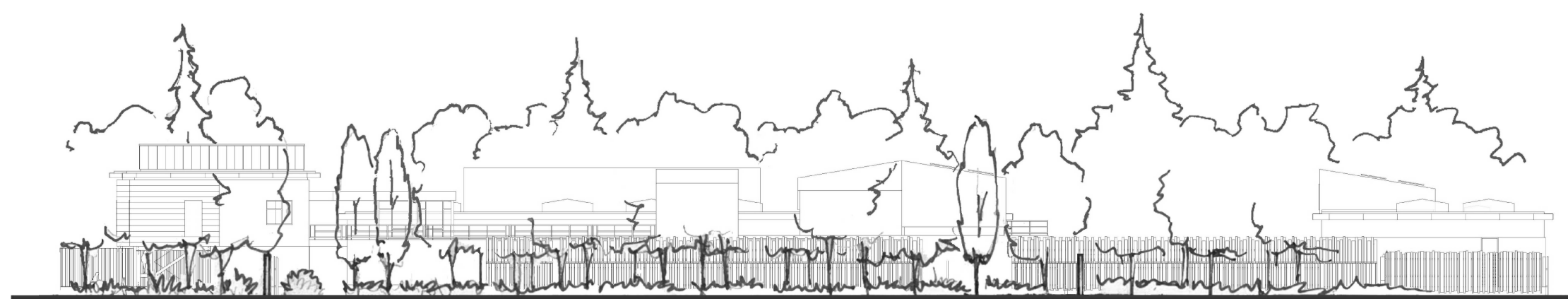
**COMPOSITE ELEVATIONS
NORTH/SOUTH**

FILENAME	
PROJECT NUMBER	
SCALE AS SHOWN DRAWING/FIGURE NUMBER	10.0
OF	

PLOT DATE: January 13, 2012 - 5:43AM USER: rmmchugh FILE: P:\2011\2200 Lake Oswego WTP\Drawings\04 CAD\current\COMPOSITE_NS.dwg



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



WEST ELEVATION
SCALE: 1/16"=1'-0"



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

DESIGNED: _____
DRAWN: _____
CHECKED: _____
CHECKED: _____
APPROVED: _____

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

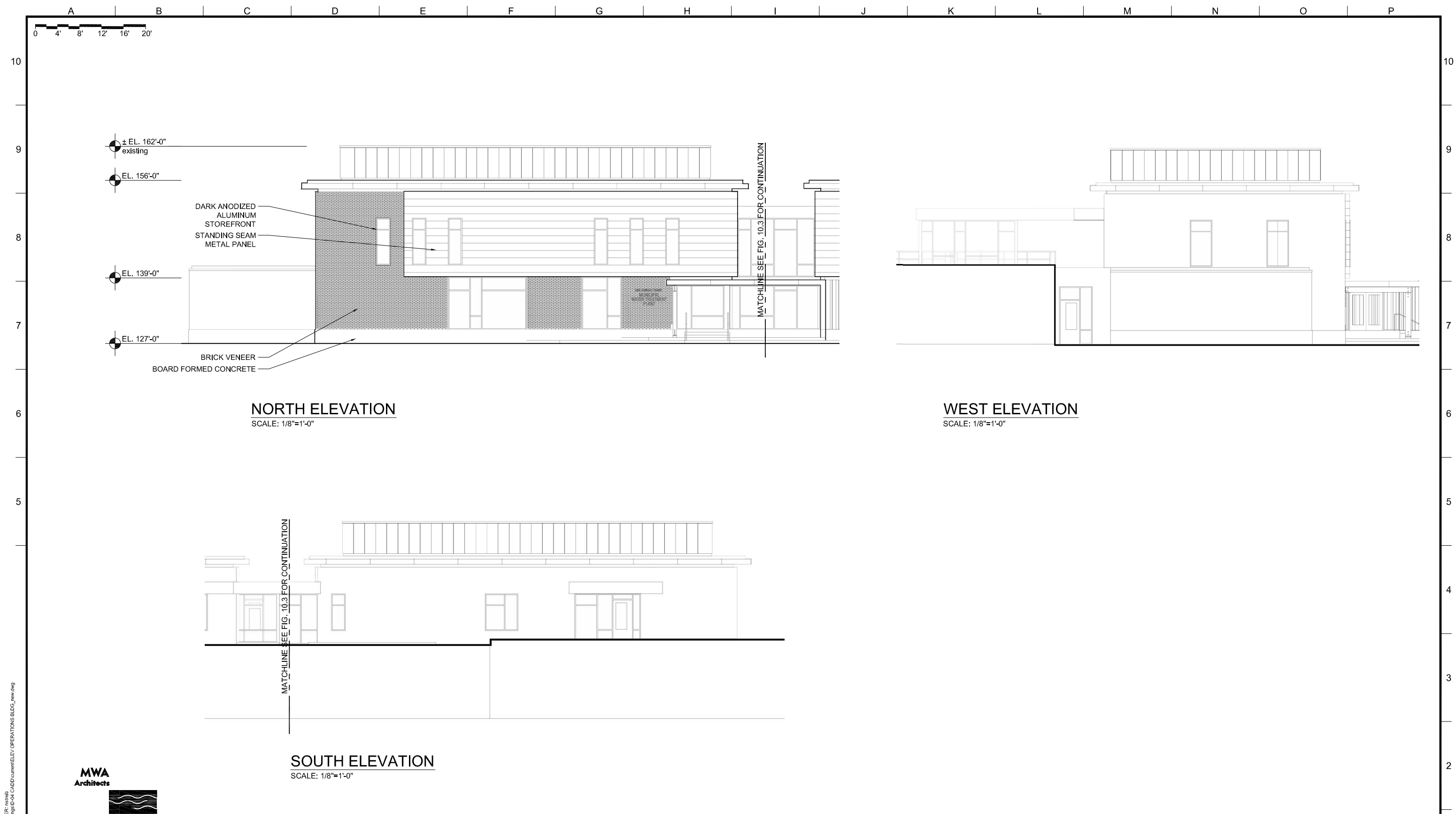
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270



LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

DESIGN REVIEW AND CONDITIONAL USE
**COMPOSITE ELEVATIONS
EAST/WEST**

FILENAME
PROJECT NUMBER
SCALE AS SHOWN
DRAWING/FIGURE NUMBER 10.1
OF



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

WEST ELEVATION
SCALE: 1/8"=1'-0"

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



REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.

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



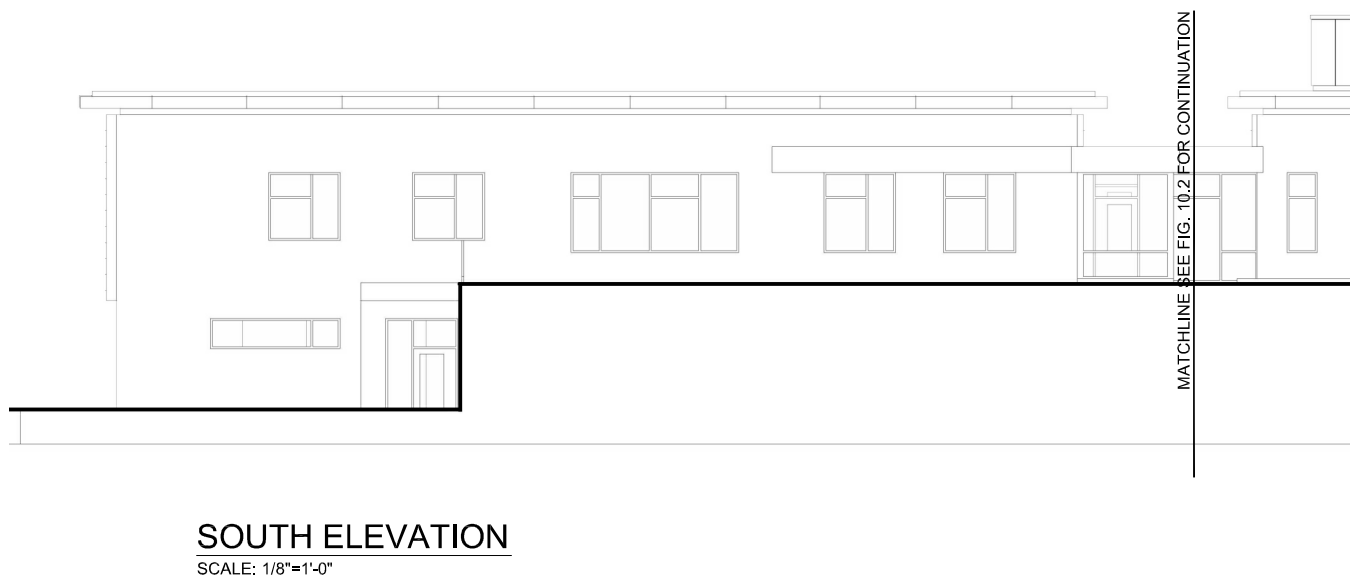
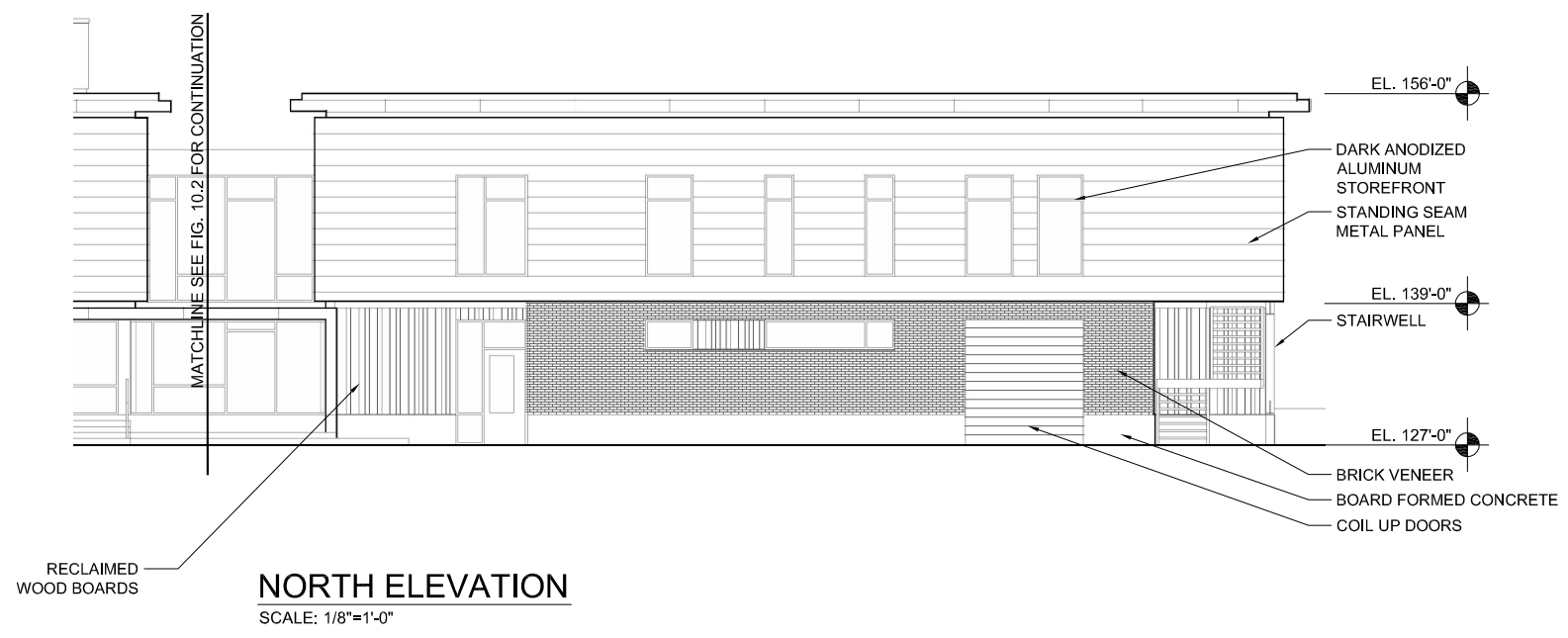
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
OPERATIONS BUILDING ELEVATIONS

FILENAME
PROJECT NUMBER
SCALE AS SHOWN
DRAWING/FIGURE NUMBER 10.2
OF

PLOT DATE: January 10, 2012 - 5:23PM USER: nrsrab FILE: P:201122.00 Lake Oswego WTP-D-drawings-D-04 CADD Document/ELEV OPERATIONS BLDG_rvw.dwg

A B C D E F G H I J K L M N O P
 0 4' 8' 12' 16' 20'

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1



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

ADMINISTRATION BUILDING ELEVATIONS

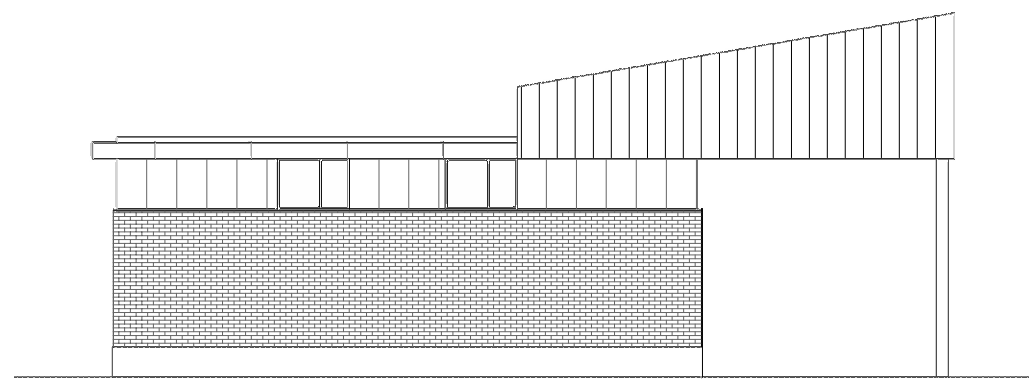
FILENAME	
PROJECT NUMBER	
SCALE	AS SHOWN
DRAWING/FIGURE NUMBER	10.3
OF	

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

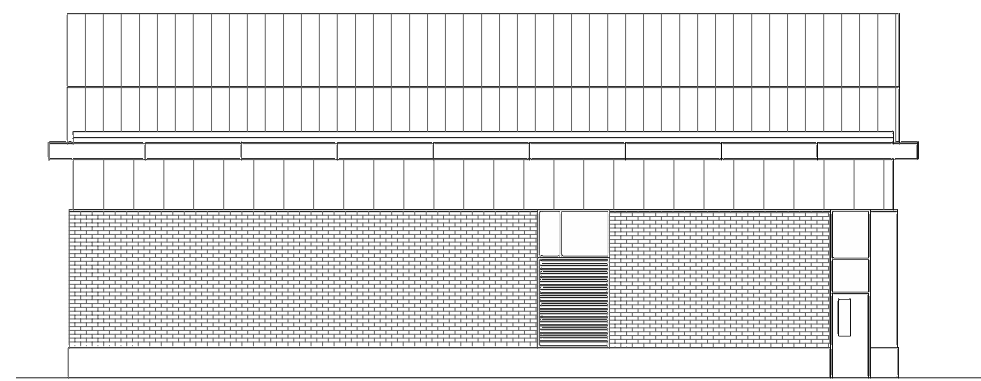
PLOT DATE: January 13, 2012 - 5:41 AM USER: rmmchugh
 FILE: P:\2011\2200 Lake Oswego WTP\Drawings\04 CAD\Current\ELEV ADMIN ELD3_new.dwg

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

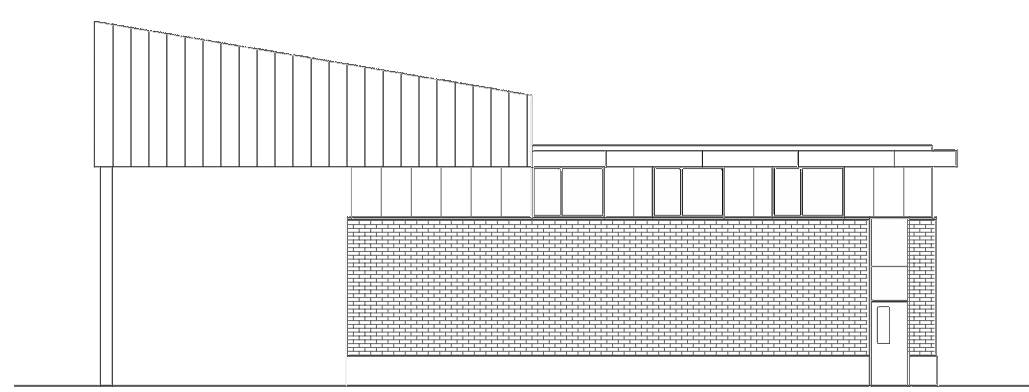
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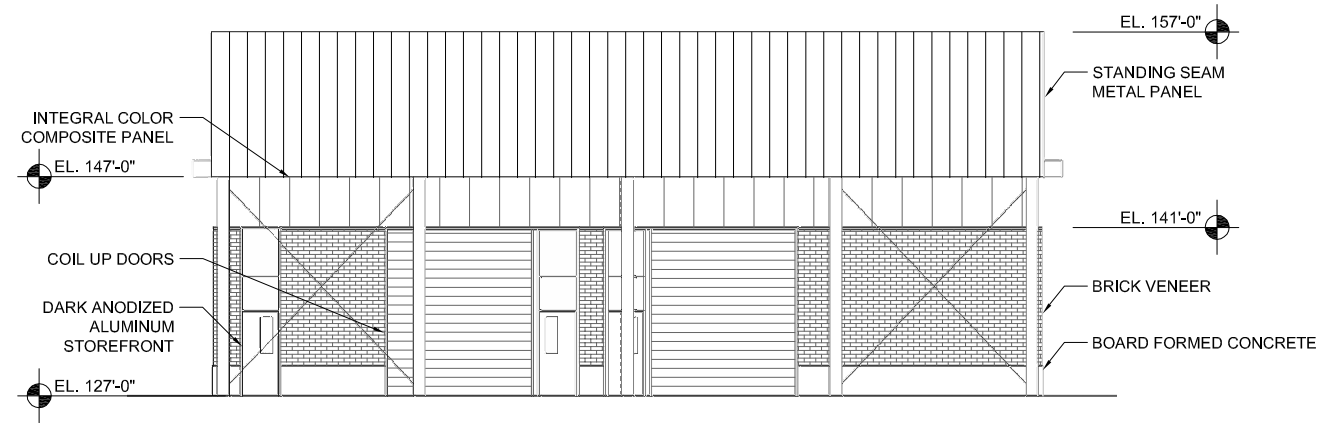
NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



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



WEST ELEVATION
SCALE: 1/8"=1'-0"



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



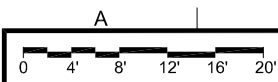
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT

DESIGN REVIEW AND CONDITIONAL USE
MECHANICAL DEWATERING BUILDING ELEVATIONS

FILENAME	
PROJECT NUMBER	
SCALE	AS SHOWN
DRAWING/FIGURE NUMBER	10.4
OF	

PLOT DATE: January 13, 2012 - 9:32AM USER: rmmchugh FILE: P:\2011\2200 Lake Oswego WTP\Drawings\04 CAD\Content\ELEV MECH DEWATERING BLDG.dwg

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



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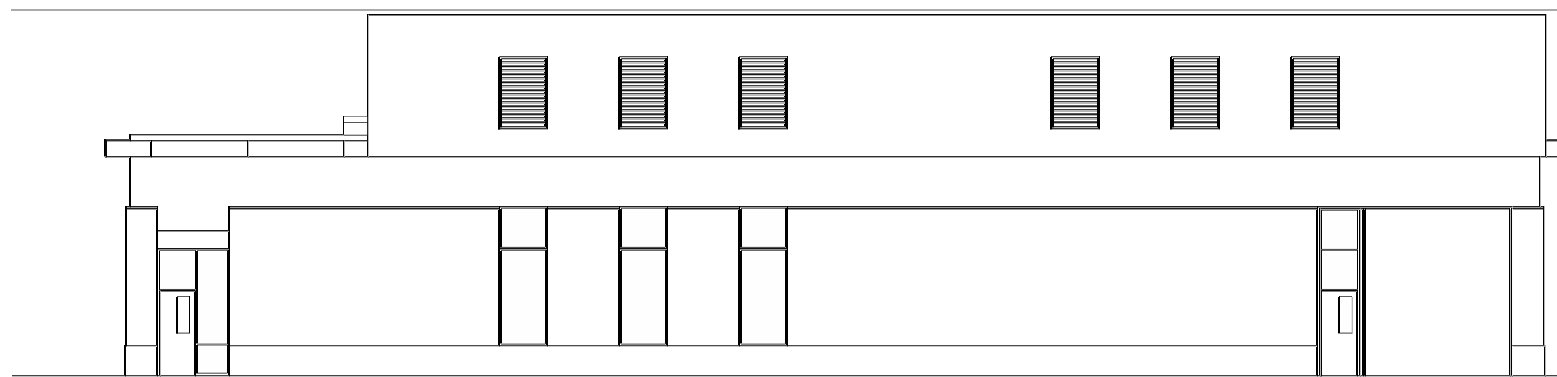
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4

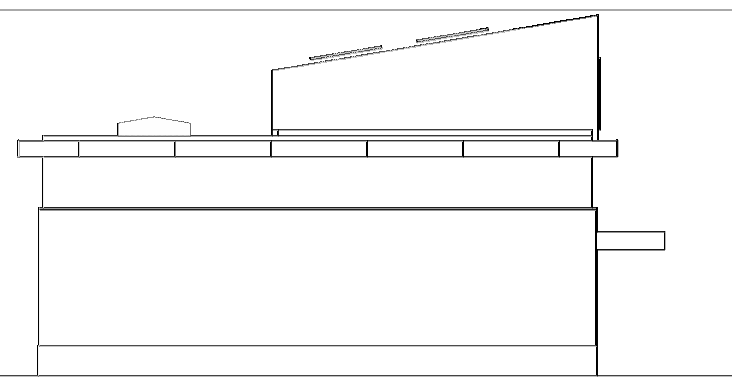
3

2

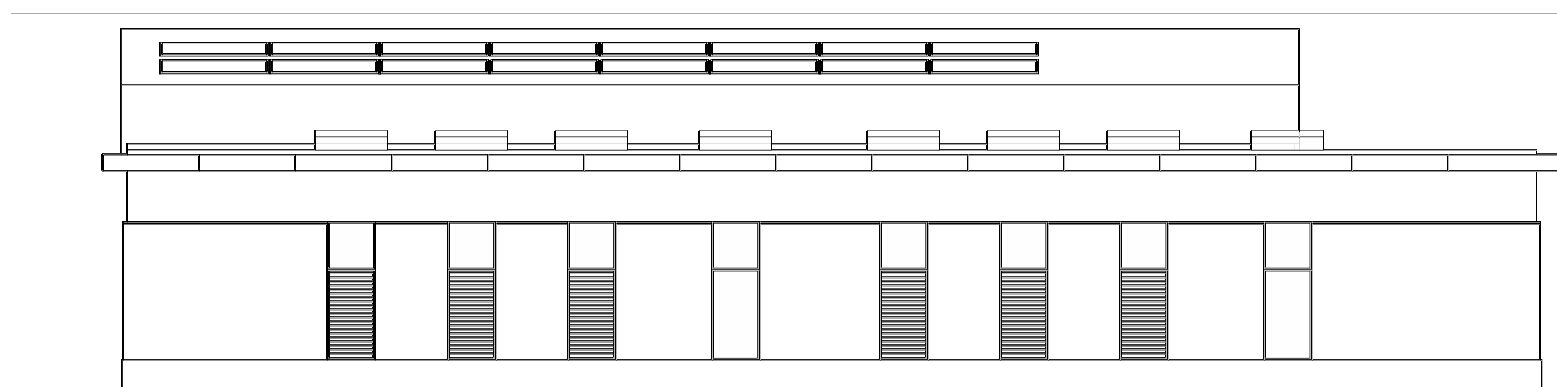
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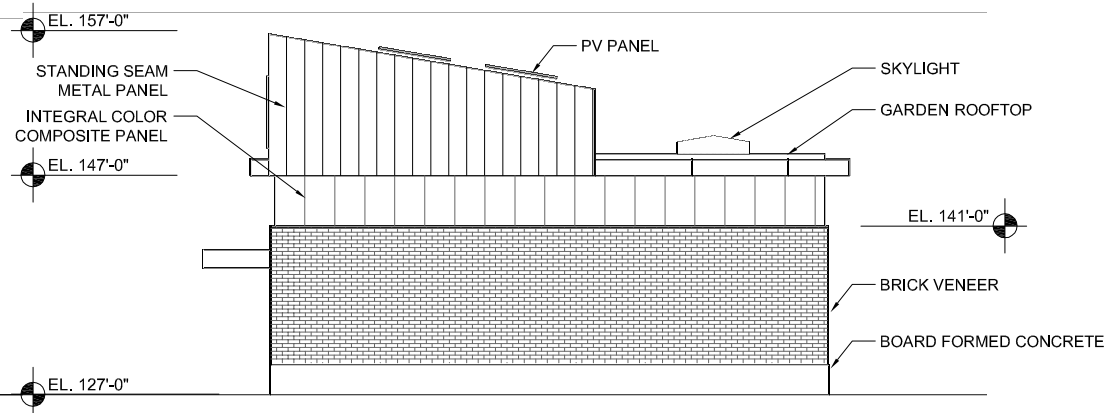
NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



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



WEST ELEVATION
SCALE: 1/8"=1'-0"



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 AND TIGARD WATER TREATMENT PLANT

DESIGN REVIEW AND CONDITIONAL USE
**FINISH WATER PUMP STATION
ELEVATIONS**

FILENAME

PROJECT NUMBER

SCALE

AS SHOWN

DRAWING/FIGURE NUMBER

10.5

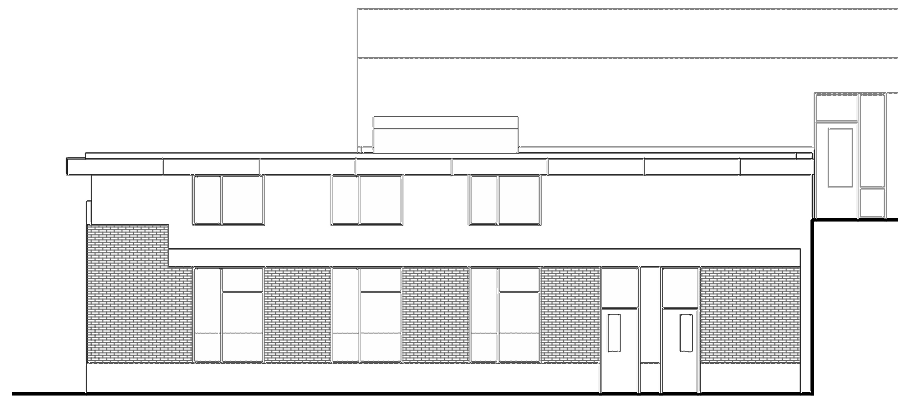
OF

PLOT DATE: January 13, 2012 - 9:33AM USER: rmmchugh FILE: P:\2011\2200 Lake Oswego WTP\Drawings\04 CAD\Current\ELEV HPFS.BLDG.dwg

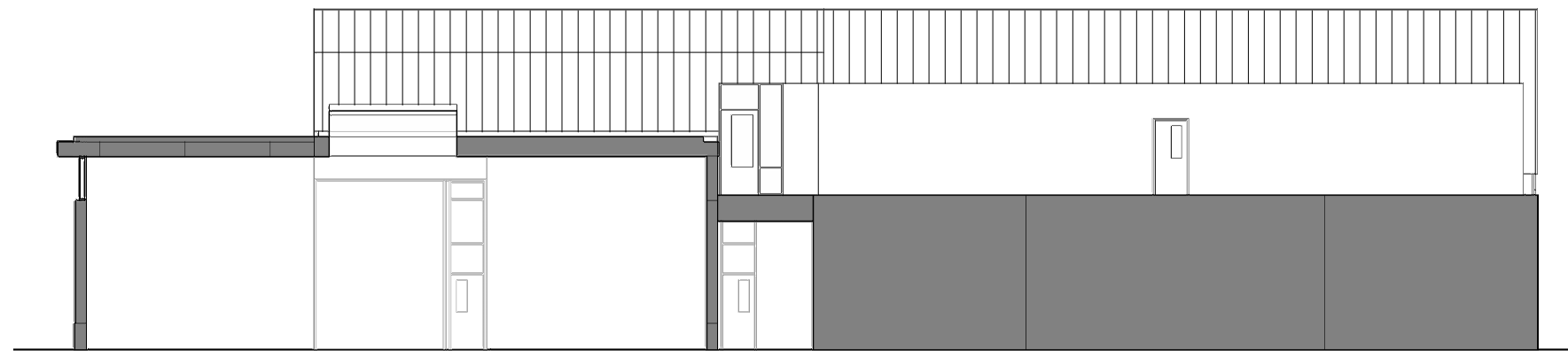
A B C D E F G H I J K L M N O P

A B C D E F G H I J K L M N O P
 0 4' 8' 12' 16' 20'

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1



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



NORTH SECTION / ELEVATION
 SCALE: 1/8"=1'-0"



EAST ELEVATION
 SCALE: 1/8"=1'-0"



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

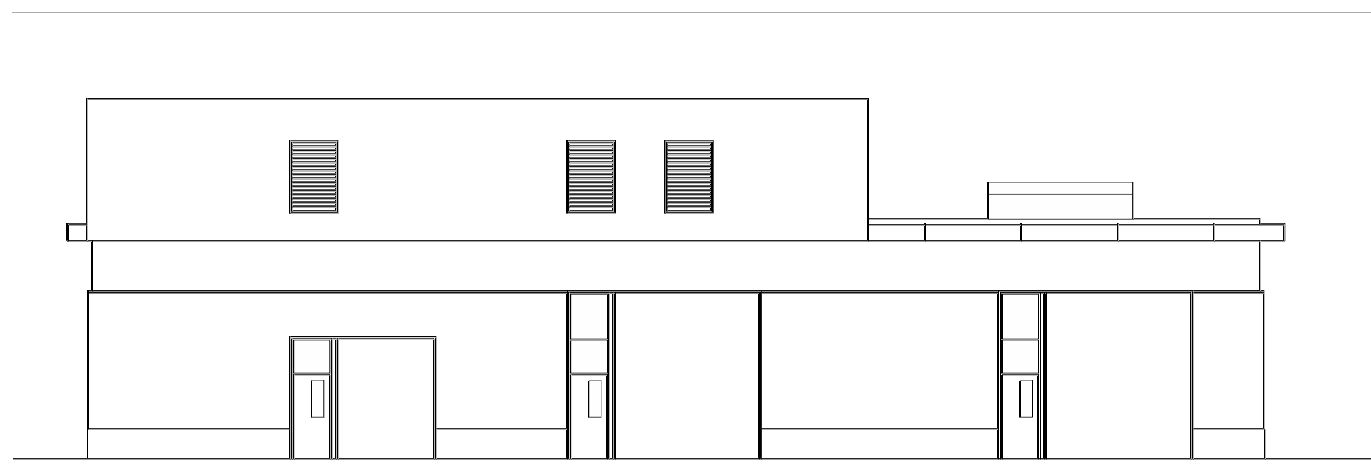
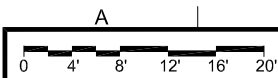


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**CHEMICAL BUILDING
 ELEVATIONS I**

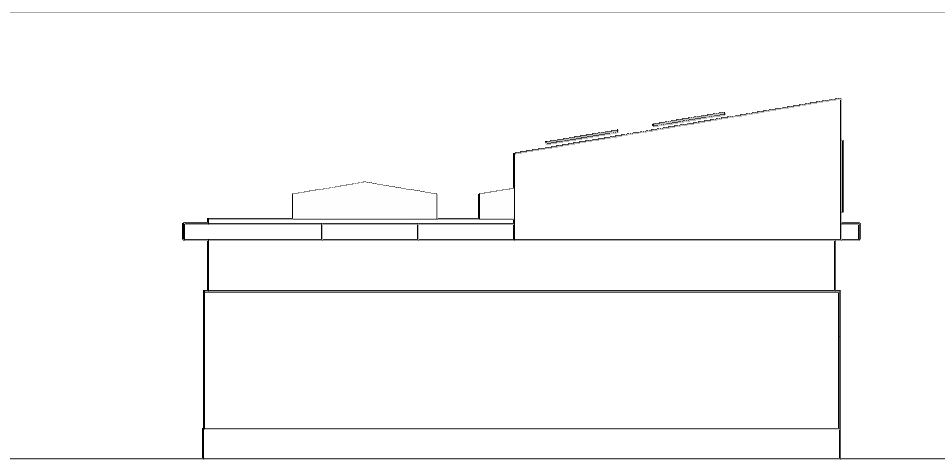
FILENAME	
PROJECT NUMBER	
SCALE	AS SHOWN
DRAWING/FIGURE NUMBER	10.7
OF	

PLOT DATE: January 13, 2012 - 5:40AM USER: rmmchugh FILE: P:\2011\2200 Lake Oswego WTP\Drawings\04 CAD\Content\ELEV CHEMICAL BLDG_1.dwg

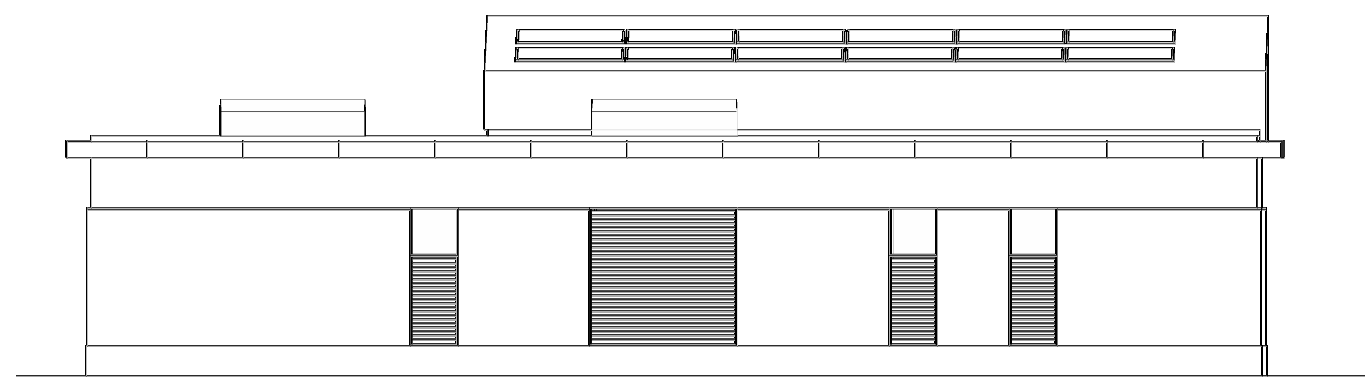
A B C D E F G H I J K L M N O P



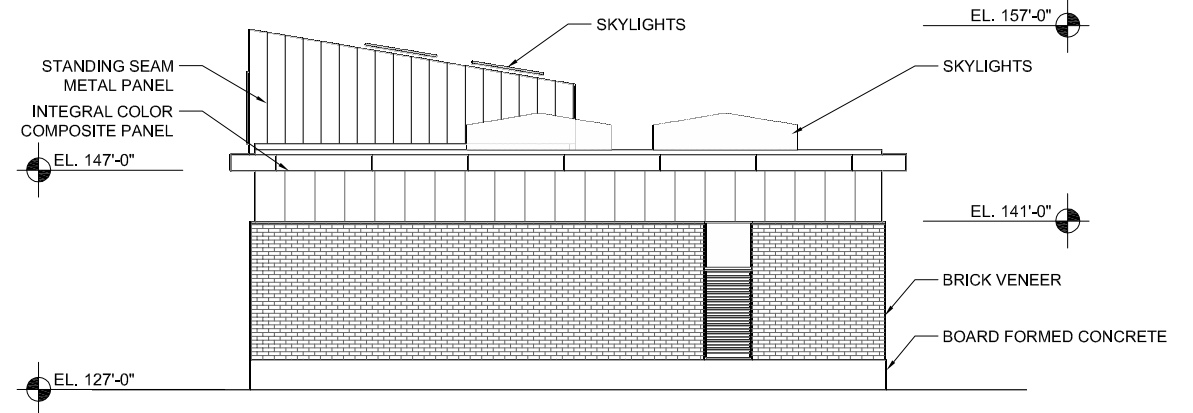
NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



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



WEST ELEVATION
SCALE: 1/8"=1'-0"



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

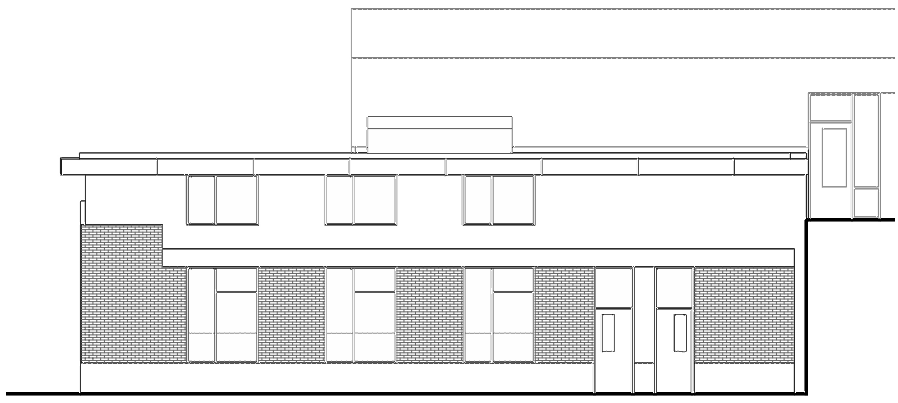
DESIGN REVIEW AND CONDITIONAL USE
SITE ELECTRICAL / MAINT. BUILDING
ELEVATIONS

FILENAME	
PROJECT NUMBER	
SCALE	AS SHOWN
DRAWING/FIGURE NUMBER	10.6
OF	

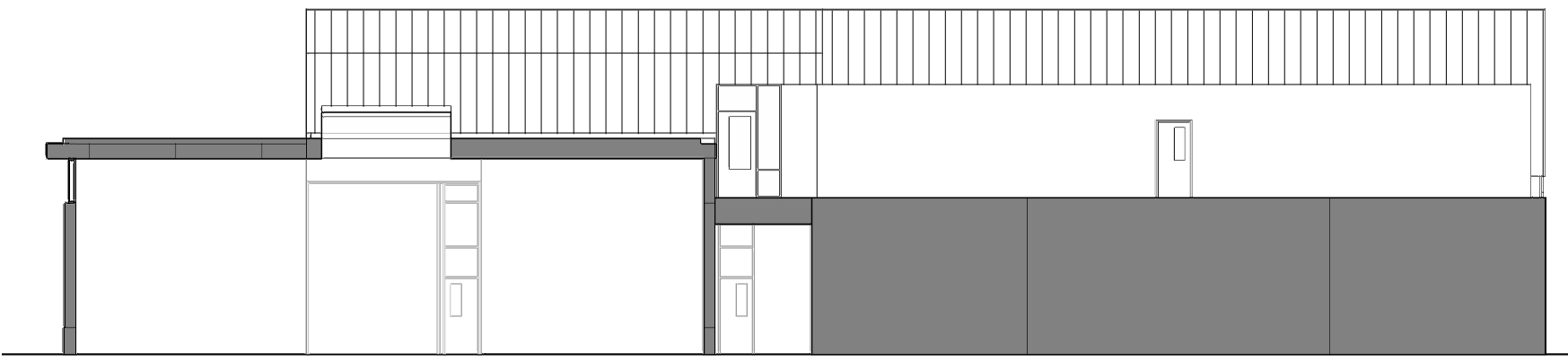
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A B C D E F G H I J K L M N O P
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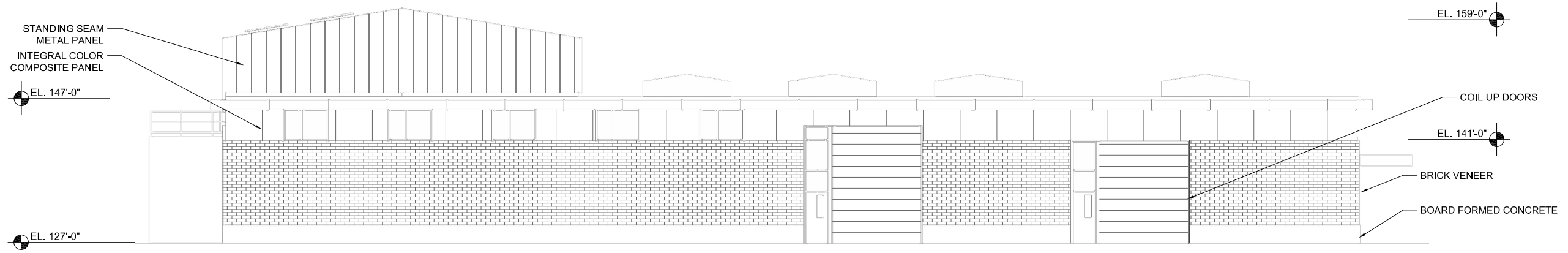
10
9
8
7
6
5
4
3
2
1



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



NORTH SECTION / ELEVATION
 SCALE: 1/8"=1'-0"



EAST ELEVATION
 SCALE: 1/8"=1'-0"



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

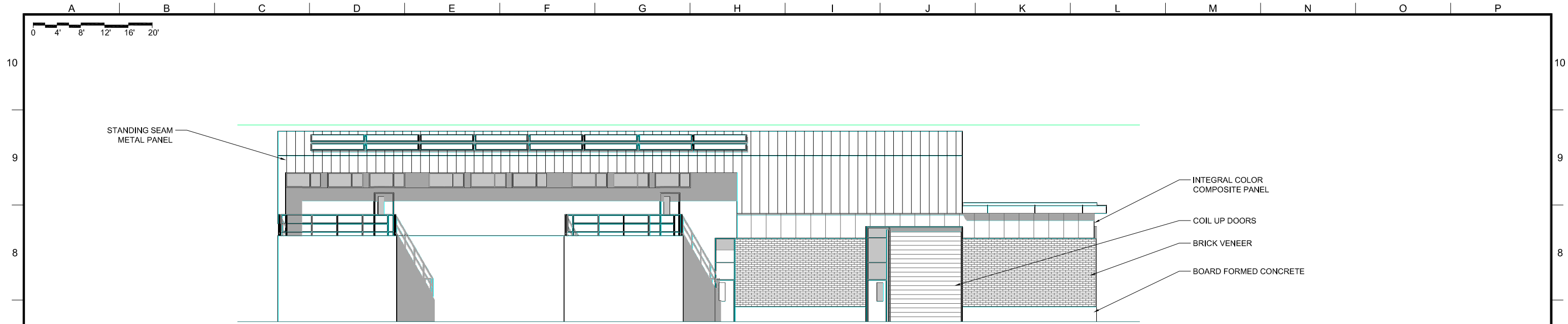
DESIGN REVIEW AND CONDITIONAL USE

**CHEMICAL BUILDING
 ELEVATIONS I**

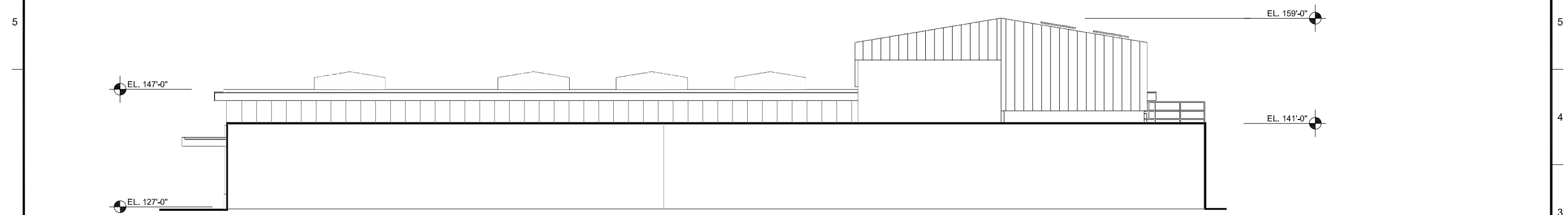
FILENAME	
PROJECT NUMBER	
SCALE	AS SHOWN
DRAWING/FIGURE NUMBER	10.7
OF	

PLOT DATE: January 13, 2012 - 5:40AM USER: rmmchugh FILE: P:\2011\2200 Lake Oswego WTP\Drawings\04 CAD\Content\ELEV CHEMICAL BLDG_1.dwg

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



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



WEST ELEVATION
SCALE: 1/8"=1'-0"



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
**CHEMICAL BUILDING
ELEVATIONS II**

FILENAME
PROJECT NUMBER
SCALE AS SHOWN
DRAWING/FIGURE NUMBER 10.8
OF

PLOT DATE: January 10, 2012 - 5:11 PM USER: nrsabb FILE: P:\2011\22.00 Lake Oswego WTP\0-drawings\04 CADD\04-elev\CHEMICAL_BLDG_2.dwg

PLANT LEGEND

TREES

- EXISTING TREE TO REMAIN
- 39 LARGE DECIDUOUS TREE
10 ALNUS RUBRA - RED ALDER
10 ACER MACROPHYLLUM - BIG LEAF MAPLE
19 QUERCUS GARRYANA - OREGON WHITE OAK
- 61 MEDIUM DECIDUOUS TREE
25 RHAMNUS PURSHIANA - CASCARA
36 CORNUS KOUSA 'MISS SATOMI' - RED FLOWERING KOUSA DOGWOOD
- 58 CONIFEROUS SCREENING TREE
7 CALOCEDRUS DECURRENS - INCENSE CEDAR
15 PSEUDOTSUGA MENZIESII - DOUG FIR
15 THUJA PLICATA 'HOGAN' - HOGAN CEDAR
21 THUJA PLICATA - WESTERN RED CEDAR
- 48 MEDIUM ACCENT TREE
AMELANCHIER ALNFOLIA 'AUTUMN BRILLIANCE' - AUTUMN BRILLIANCE SERVICE BERRY
- 102 SMALL DECIDUOUS TREE
60 ACER CIRCINATUM - VINE MAPLE
42 CERCIS CANADENSIS - EASTERN REDBUD

1-5
12.6

**SHRUBS/GRASSES/
GROUNDCOVERS**

- QTY.% | STORMWATER FACILITY PLANTING
25% (3,442) CAREX OBNUPTA - SLOUGH SEDGE - 1.5' O.C.
25% (3,442) JUNCUS PATENS - SPREADING RUSH - 1.5' O.C.
25% (3,442) SCIRPUS MICROCARPUS - SMALL FRUITED BULLRUSH - 1.5' O.C.
10% (776) GAULTHERIA SHALLON - SALAL - 2' O.C.
5% (388) MAHONIA REPENS - CREEPING MAHONIA - 2' O.C.
10% (353) POLYSTICHUM MUNITUM - SWORD FERN - 3' O.C.
- QTY.% | 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
- QTY.% | 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
- GREEN ROOF PLANTING MIX
MEADOW MIX WITH SEDUM VARIETIES
- GRASS PAVERS

2,3 3,4
12.5 12.6

PLANTING PLAN NOTES

- 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.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS AND MULCH AS SPECIFIED.
- ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT PACKAGE.
- 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.

IRRIGATION LEGEND

IRRIGATION HEADS

- | SYMBOL | DESCRIPTION | MANUFACTURER | MODEL NO. | PSI | RAD. | GPM |
|--------|----------------------|--------------|---------------|-----|-----------|------------|
| | SPRAY ROTARY NOZZLE | HUNTER | MP-1000 | 40 | 8' - 15' | .19 - .75 |
| | SPRAY ROTARY NOZZLE | HUNTER | MP-2000 | 40 | 13' - 21' | .4 - 1.47 |
| | SPRAY ROTARY NOZZLE | HUNTER | MP-3000 | 40 | 22' - 30' | .86 - 3.64 |
| | FIXED SPRAY HEAD | HUNTER | PROSPRAY - 8A | 30 | VARIES | |
| | DRIPLINE - DRIP ZONE | RAINBIRD | LD-09-12-100 | NA | NA | NA |

1 2-5
13.4 13.5

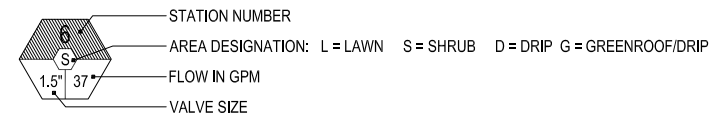
IRRIGATION EQUIPMENT

- | SYMBOL | DESCRIPTION |
|--------|---|
| | REMOTE CONTROL VALVE - RAINBIRD PESB-R |
| | DRIP ZONE CONTROL KIT - RAINBIRD XCZ-150-PRB-COM |
| | FLUSH VALVE |
| | AIR VACUUM RELIEF VALVE |
| | QUICK COUPLER |
| | GATE VALVE |
| | BACKFLOW PREVENTION DEVICE |
| | IRRIGATION CONTROLLER - HUNTER ICC W/ SOLAR SYNC MODULE |
| | MANUAL DRAIN VALVE |

2-5 1,6
13.4 13.5

- IRRIGATION LATERAL LINE
- IRRIGATION LATERAL LINE / ZONE CONNECTION
- 2" - IRRIGATION MAIN LINE
- IRRIGATION SLEEVE

CONTROL VALVE TARGET



IRRIGATION PLAN NOTES

- CALL UTILITIES TO LOCATE EXISTING SERVICES PRIOR TO EXCAVATION.
- 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.
- 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.
- VALVE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF NEW IRRIGATION SYSTEM.
- 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.
- NEW TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF NEW IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL INSTALL QUICK COUPLING VALVES A MINIMUM OF 200' ALONG MAINLINE AND AS SHOWN ON PLANS AND DETAILS.
- 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.
- ALL BACKFLOW PREVENTION DEVICES SHALL BE LOCATED A MINIMUM OF 5'-0" AWAY FROM CURBS OR PAVING WHEREVER POSSIBLE.
- 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 SLEEVE (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.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING AN APPROPRIATE POWER SUPPLY TO THE IRRIGATION CONTROLLER LOCATION.
- COORDINATE WATER SOURCE, BACKFLOW PREVENTION, AND ROOF PENETRATIONS FOR IRRIGATION / WATER SUPPLY TO GREENROOF LOCATIONS.

PLOT DATE: January 10, 2012 - 7:22PM USER: jrb
FILE: C:\pwwork\dm5316\LOWTF-GU-11.0.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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5	LOWTF_L_IRRIG_BASE.dwg		
6	LOWTF_tennis_model.dwg		
7	45817RWTP.dwg		
8	W01424-BORDER.dwg		

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

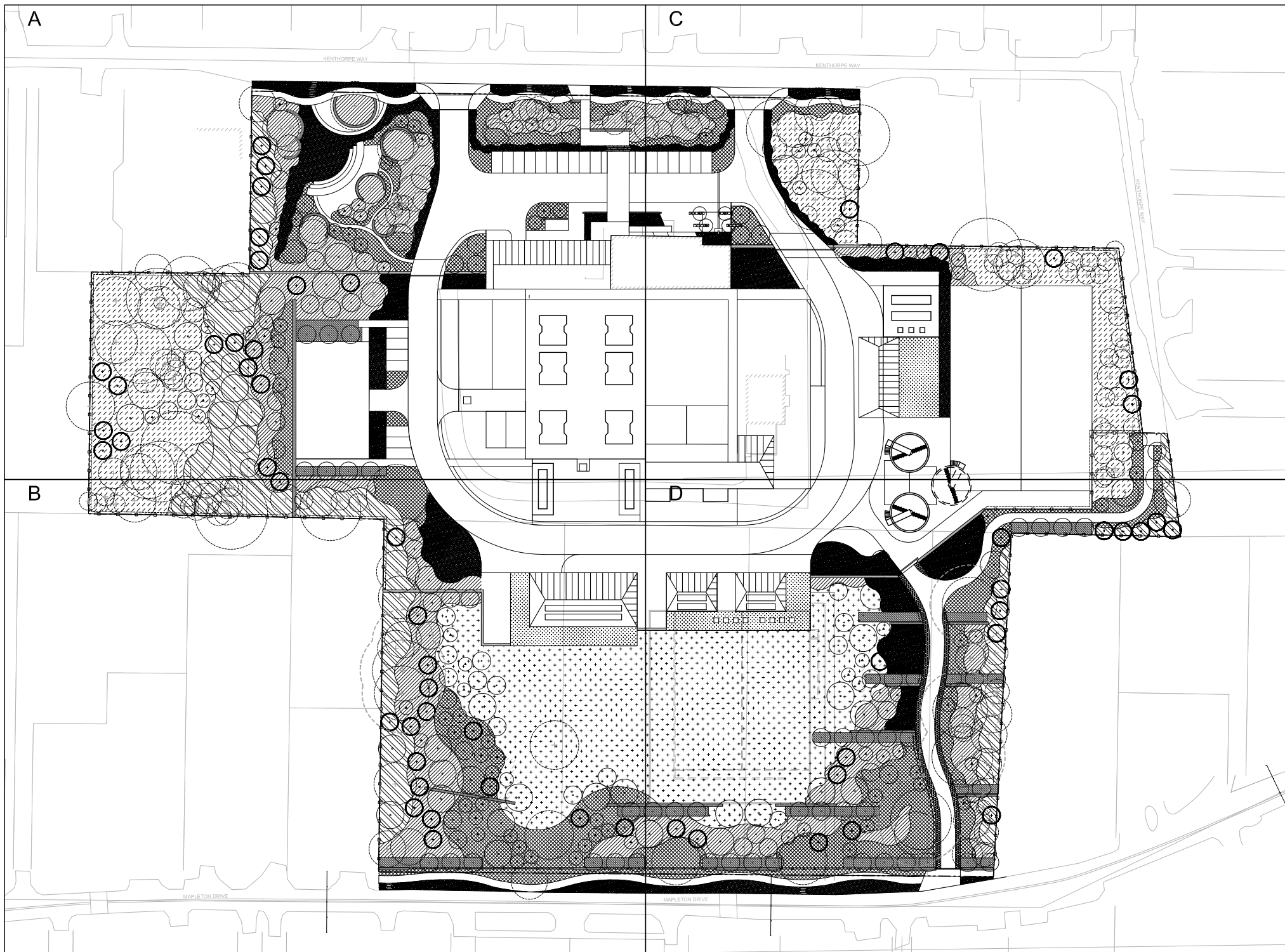


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
GENERAL LEGENDS & NOTES
PLANTING & IRRIGATION



FILENAME
PROJECT NUMBER
SCALE NTS
DRAWING/FIGURE NUMBER 11.0
48 OF

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



10
9
8
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PLOT DATE: January 10, 2012 - 7:44PM USER: jrb
 FILE: C:\pwwork\cdms55316\LOWTP-GL-12.0.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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6	LOWTP_L_PLANT_BASE.dwg			
7	LOWTP_L_TREE.dwg			
8	LOWTP_fence_model.dwg			
9	LOWTP_L_DESIGN_BASE_cad_2004.dwg			
10	W01424-BORDER.dwg			

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

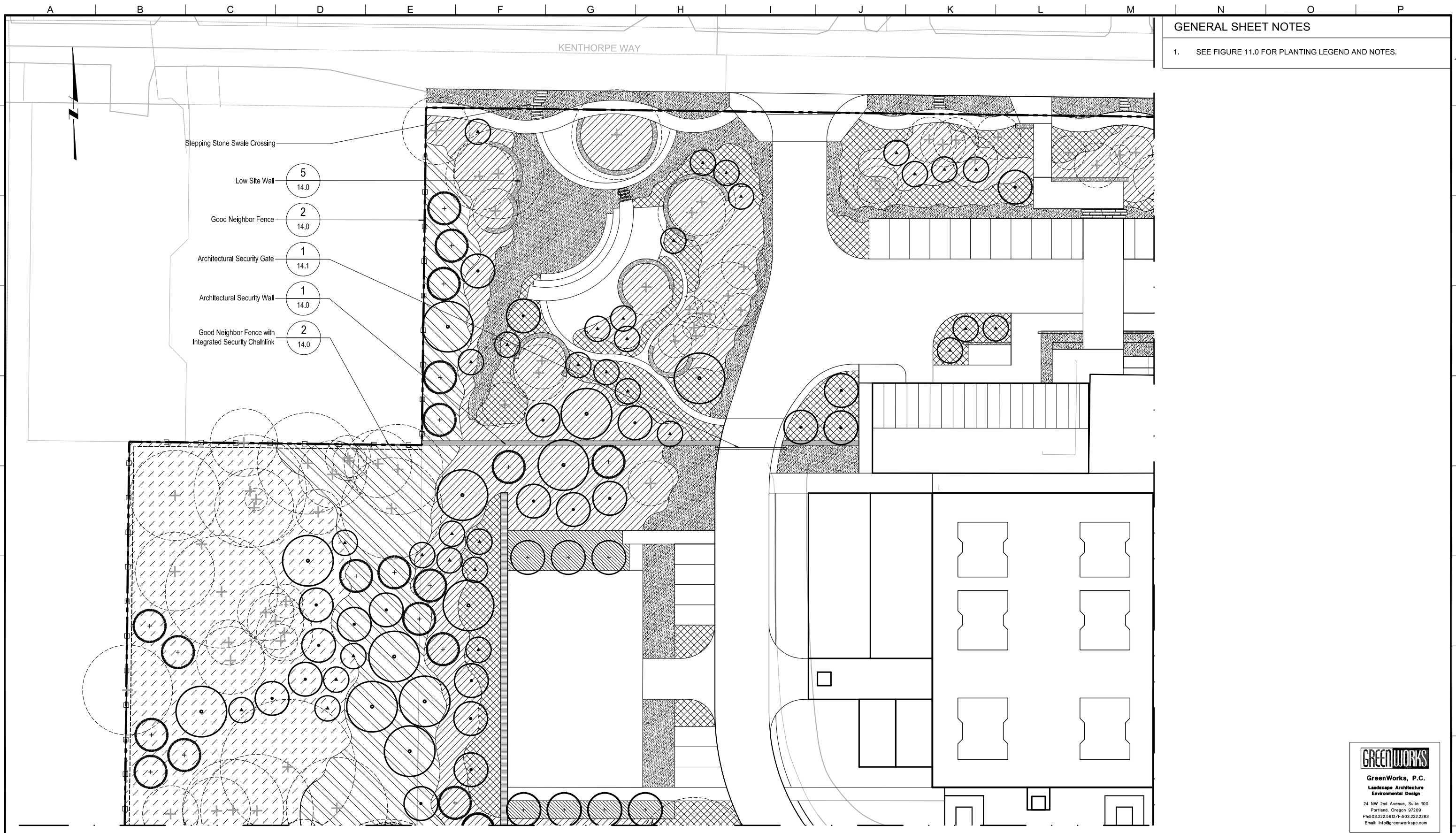


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**PLANTING PLAN
 OVERVIEW**



FILENAME	
PROJECT NUMBER	
SCALE	1" = 50'
DRAWING/FIGURE NUMBER	12.0
	47 OF

PLOT DATE: January 10, 2012 - 6:44PM USER: mhB
 FILE: C:\pwork\c\ms53\6\LOWTP-A-12.1.dwg



GENERAL SHEET NOTES

1. SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.

- Stepping Stone Swale Crossing
- Low Site Wall 5
14.0
- Good Neighbor Fence 2
14.0
- Architectural Security Gate 1
14.1
- Architectural Security Wall 1
14.0
- Good Neighbor Fence with Integrated Security Chainlink 2
14.0



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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6	LOWTP_L_TREE.dwg		
7	LOWTP_fence_model.dwg		
8	LOWTP_L_DESIGN_BASE_cad_2004.dwg		
9	W01424-BORDER.dwg		

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

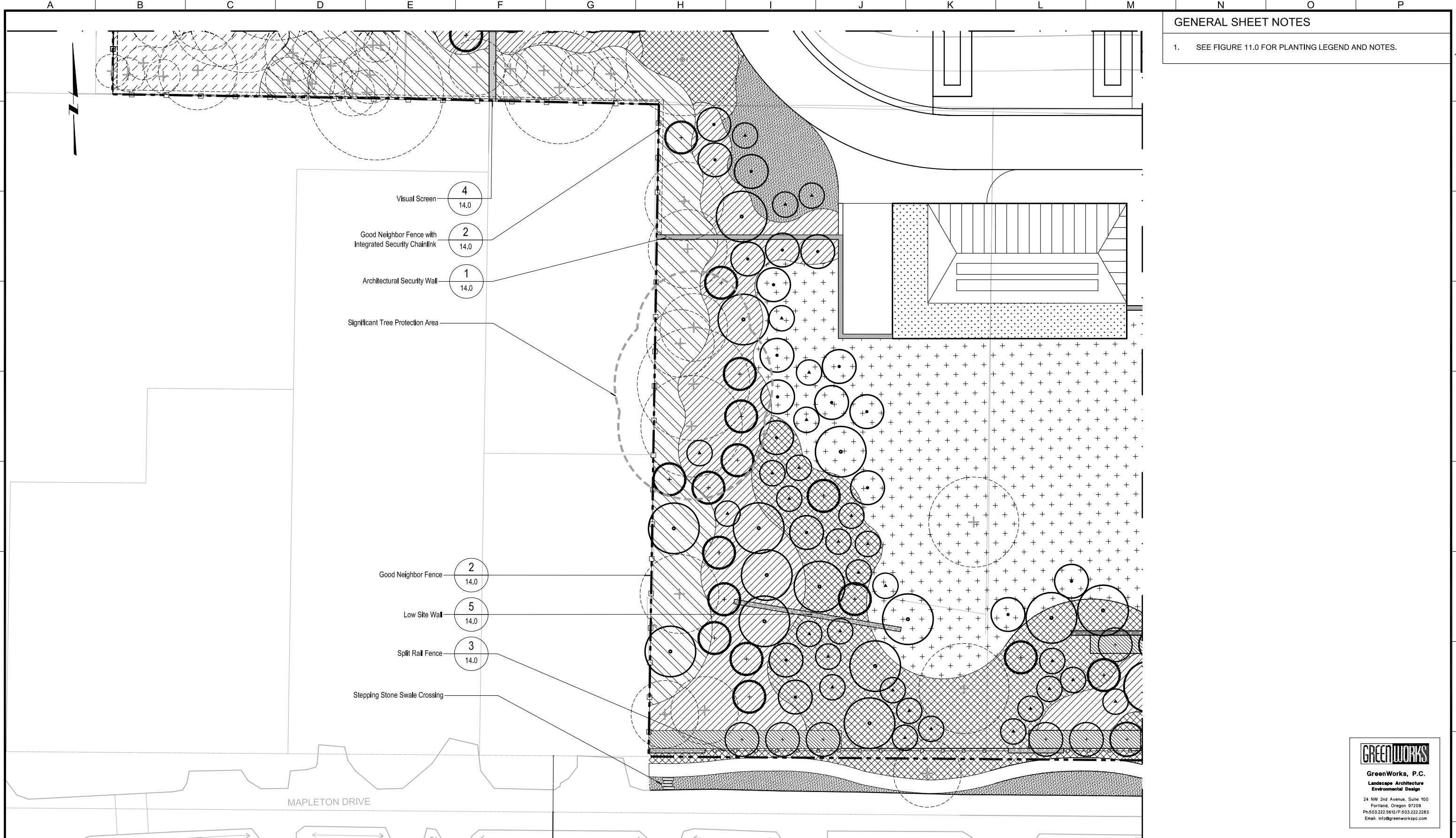


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**PLANTING PLAN
 AREA A**



FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	12.1
48 OF	

GENERAL SHEET NOTES
 1. 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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6	LOWTP - L PLANT_BASE.dwg		
7	45817RWTP2-TREE INVENTORY-BC-PTNOS.dwg		
8	LOWTP - L TREE.dwg		
9	LOWTP - fence_model.dwg		
10	LOWTP - L DESIGN_BASE_cad_2004.dwg		
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OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270

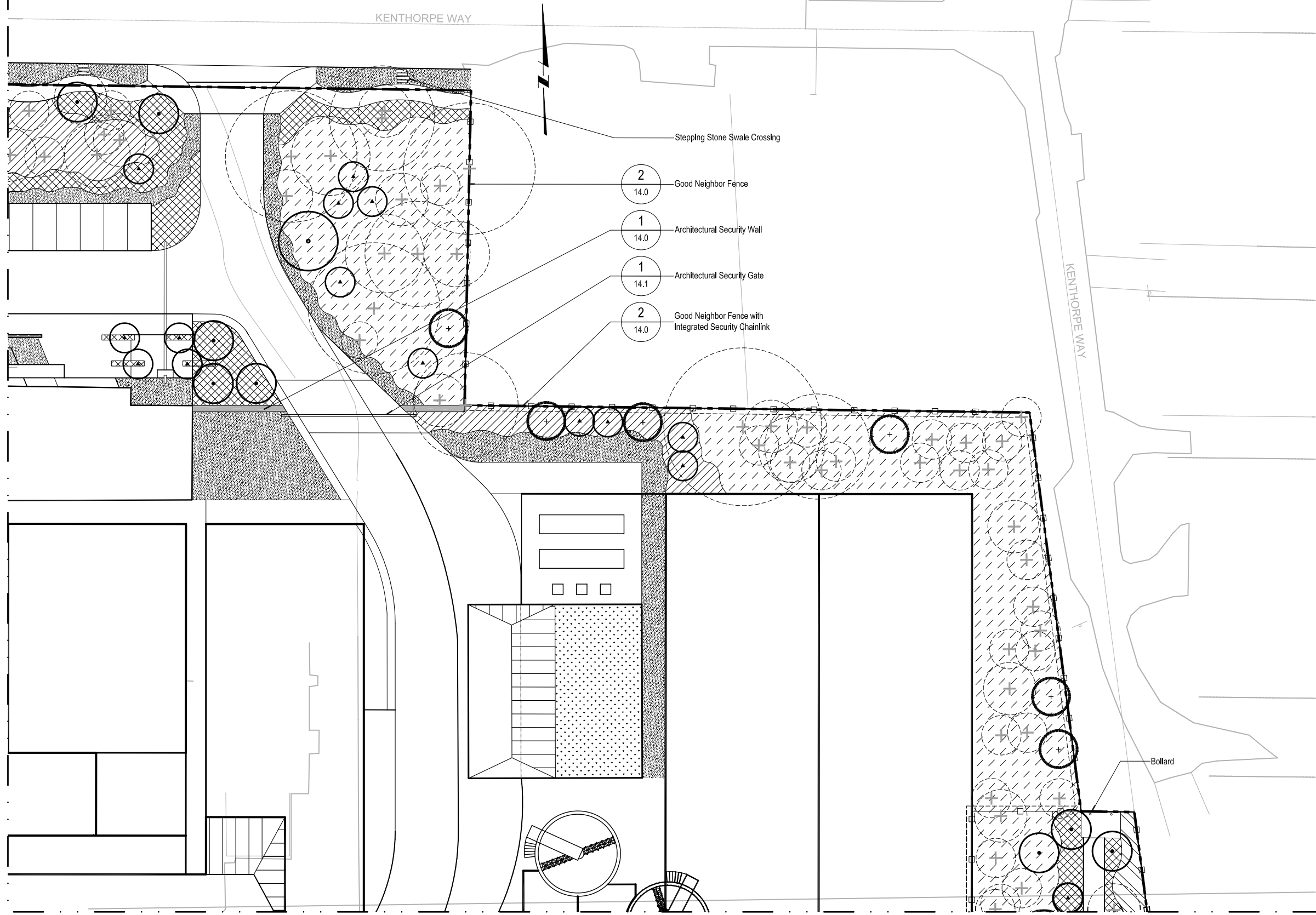


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**PLANTING PLAN
 AREA B**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	12.2
	49 OF

PLOT DATE: January 10, 2012 - 6:51 PM USER: mhB
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GENERAL SHEET NOTES
 1. SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.



PLOT DATE: January 10, 2012 - 6:53PM USER: MFB
 FILE: C:\pwwork\dm55316\LOWTF-C-12.3.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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6	LOWTF - PLANT_BASE.dwg		
7	LOWTF - TREE.dwg		
8	LOWTF - fence_model.dwg		
9	LOWTF - DESIGN_BASE_cad_2004.dwg		
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OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



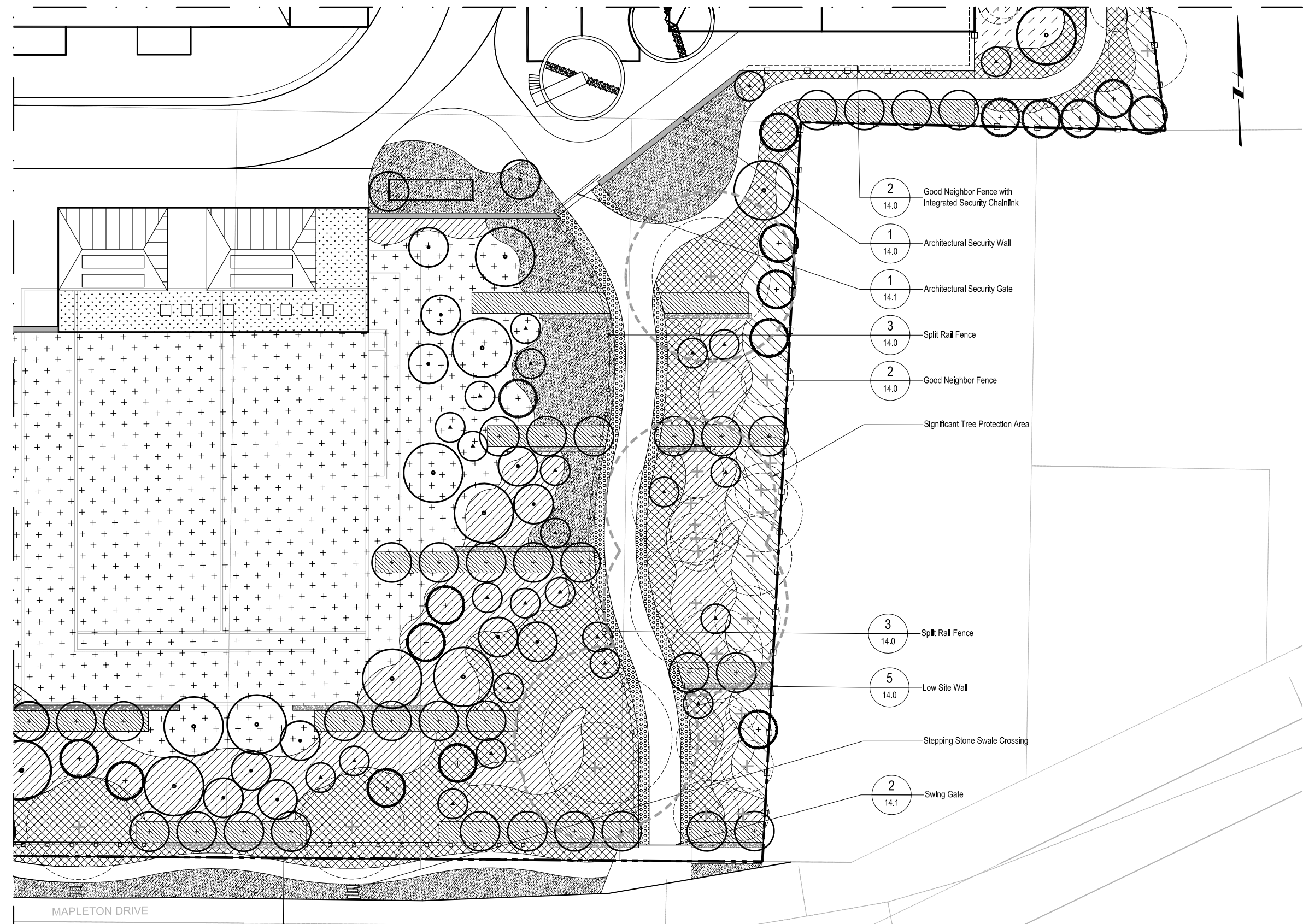
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
PLANTING PLAN
 AREA C



FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	12.3
	50 OF

GENERAL SHEET NOTES

1. SEE FIGURE 11.0 FOR PLANTING LEGEND AND NOTES.



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

MAPLETON DRIVE

GREENWORKS
 GreenWorks, P.C.
 Landscape Architecture
 Environmental Design
 24 NW 2nd Avenue, Suite 100
 Portland, Oregon 97209
 Ph: 503.222.5612 / F: 503.222.2283
 Email: info@greenworkspc.com

MWH
 806 SW BROADWAY, SUITE 200
 PORTLAND, OREGON 97205

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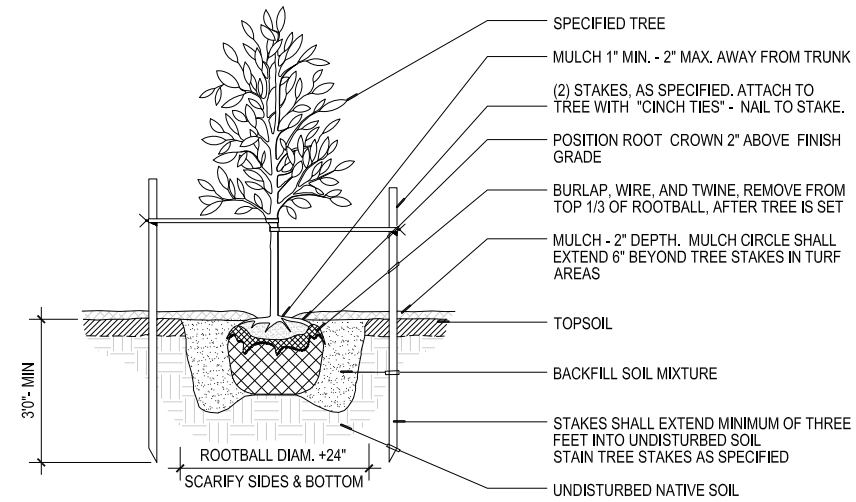
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



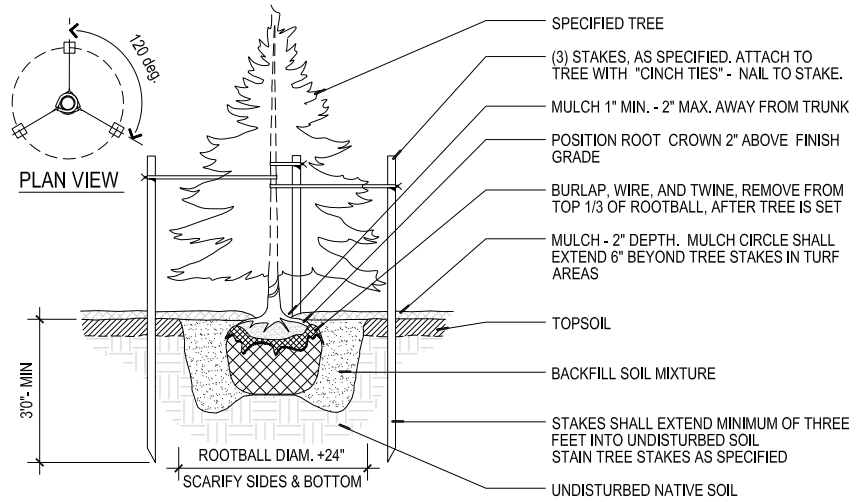
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**PLANTING PLAN
 AREA D**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	12.4
51 OF	

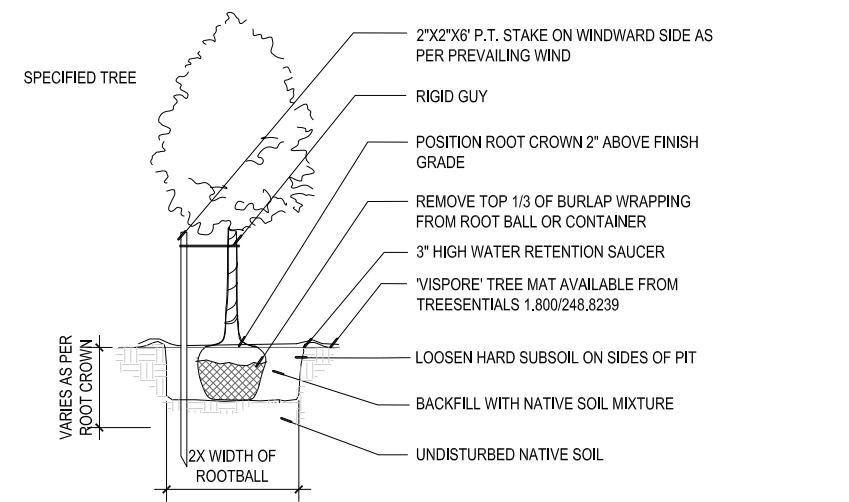
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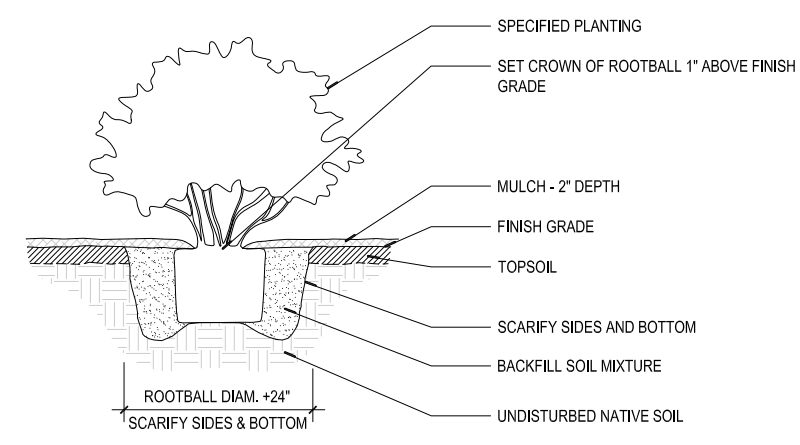
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SECTION
0 6" 12" 24"



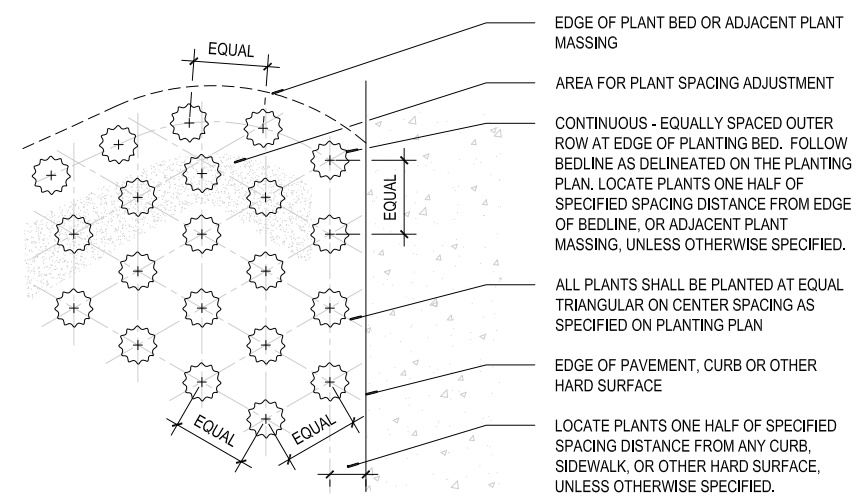
2 CONIFER TREE PLANTING - STAKING
SECTION
0 6" 12" 24"



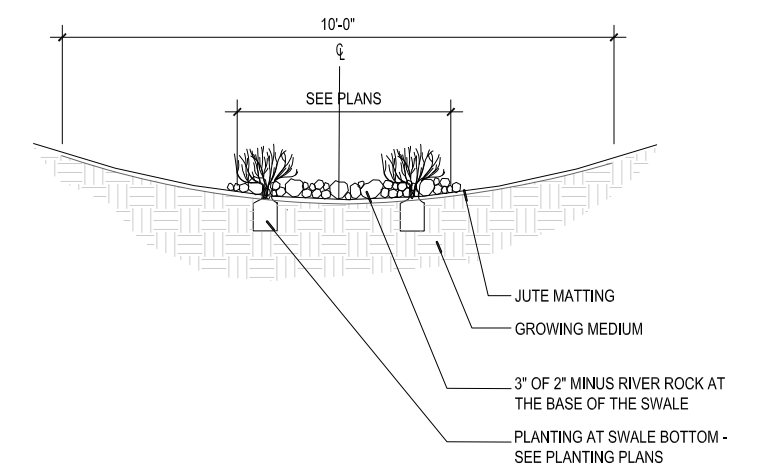
3 NATIVE DECIDUOUS TREE PLANTING
SECTION
NOT TO SCALE



4 SHRUB PLANTING - CONTAINER
SECTION
0 6" 12" 24"



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" - SCALE ACCORDINGLY)

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

NO.	REVISIONS	BY	APP.
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7	PLANTING_012.dwg		
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OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

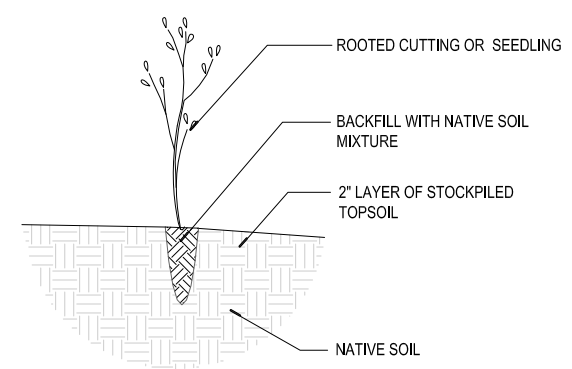


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**PLANTING PLAN
DETAILS I**



FILENAME	
PROJECT NUMBER	
SCALE	varies
DRAWING/FIGURE NUMBER	12.5
52 OF	

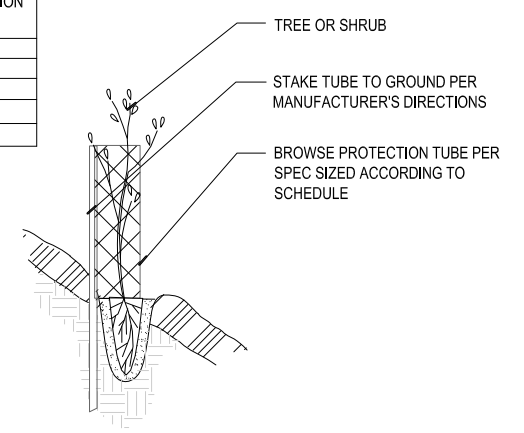
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1 TYPICAL PROPAGUAL PLANTING
SECTION NOT TO SCALE

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

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Portland, Oregon 97209
Ph: 503.222.5612 / F: 503.222.2283
Email: info@greenworkspc.com

MWH
806 SW BROADWAY, SUITE 200
PORTLAND, OREGON 97205

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

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

NO.	REVISIONS	BY	APP.
1	TITLE BLOCK FOR PERMITS		
2	1500 SQUARE DWG		
3	NATIVE_PLANTS_002.DWG		
4	NATIVE_PLANTS_007.DWG		
5	W01424-BORDER.dwg		

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

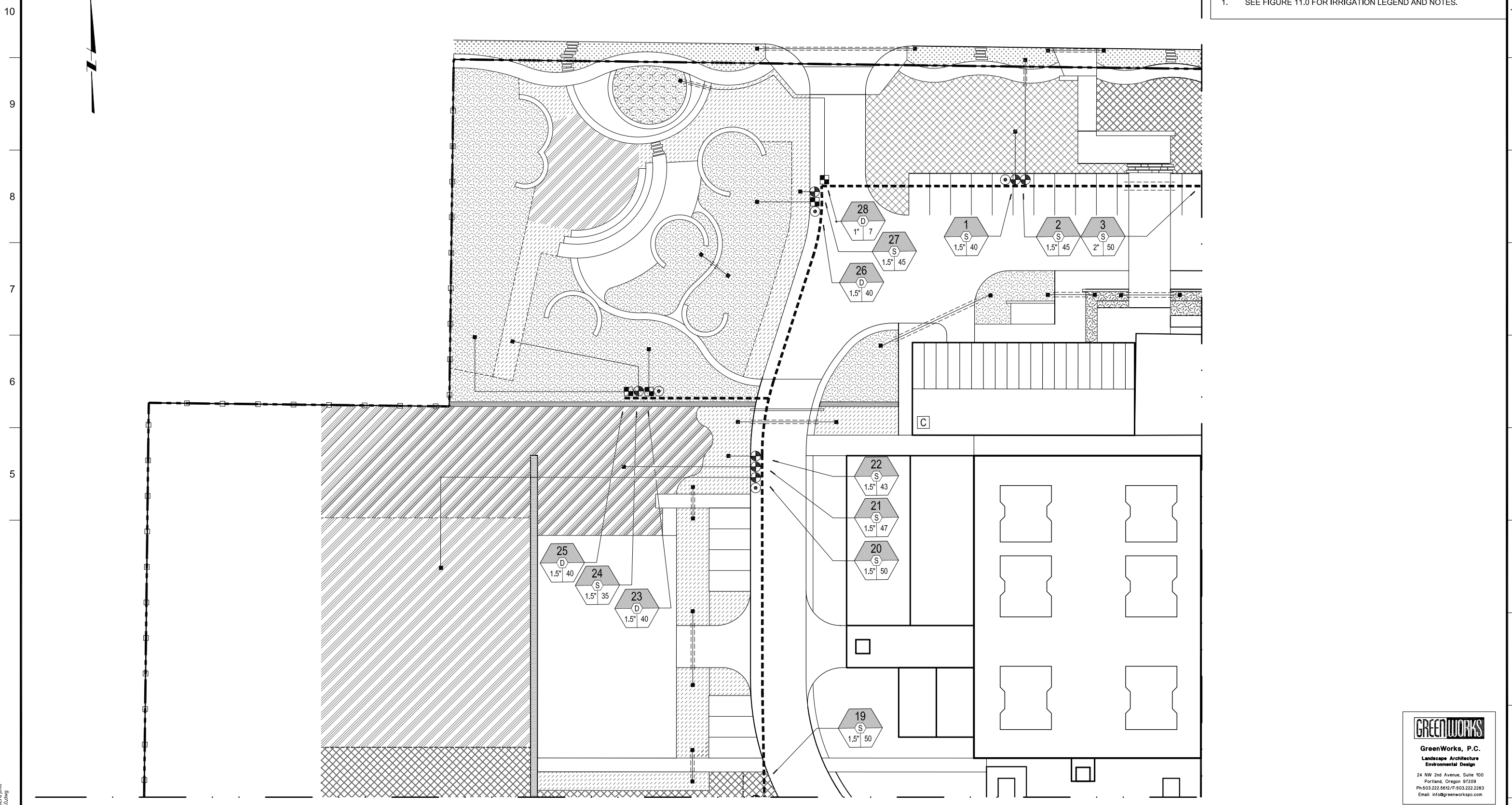
Lake Oswego · Tigard Water Partnership
sharing water · connecting communities

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

FILENAME
PROJECT NUMBER
SCALE varies
DRAWING/FIGURE NUMBER 12.6
54 OF

GENERAL SHEET NOTES

1. SEE FIGURE 11.0 FOR IRRIGATION LEGEND AND NOTES.



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

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4	GW LOGO SQUARE.DWG		
5	LOWTP_L_DESIGN_BASE.dwg		
6	LOWTP_L_IRRIG_EASE.dwg		
7	LOWTP_L_DESIGN_BASE cad 2004.dwg		
8	W01434-BORDER.dwg		

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 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270

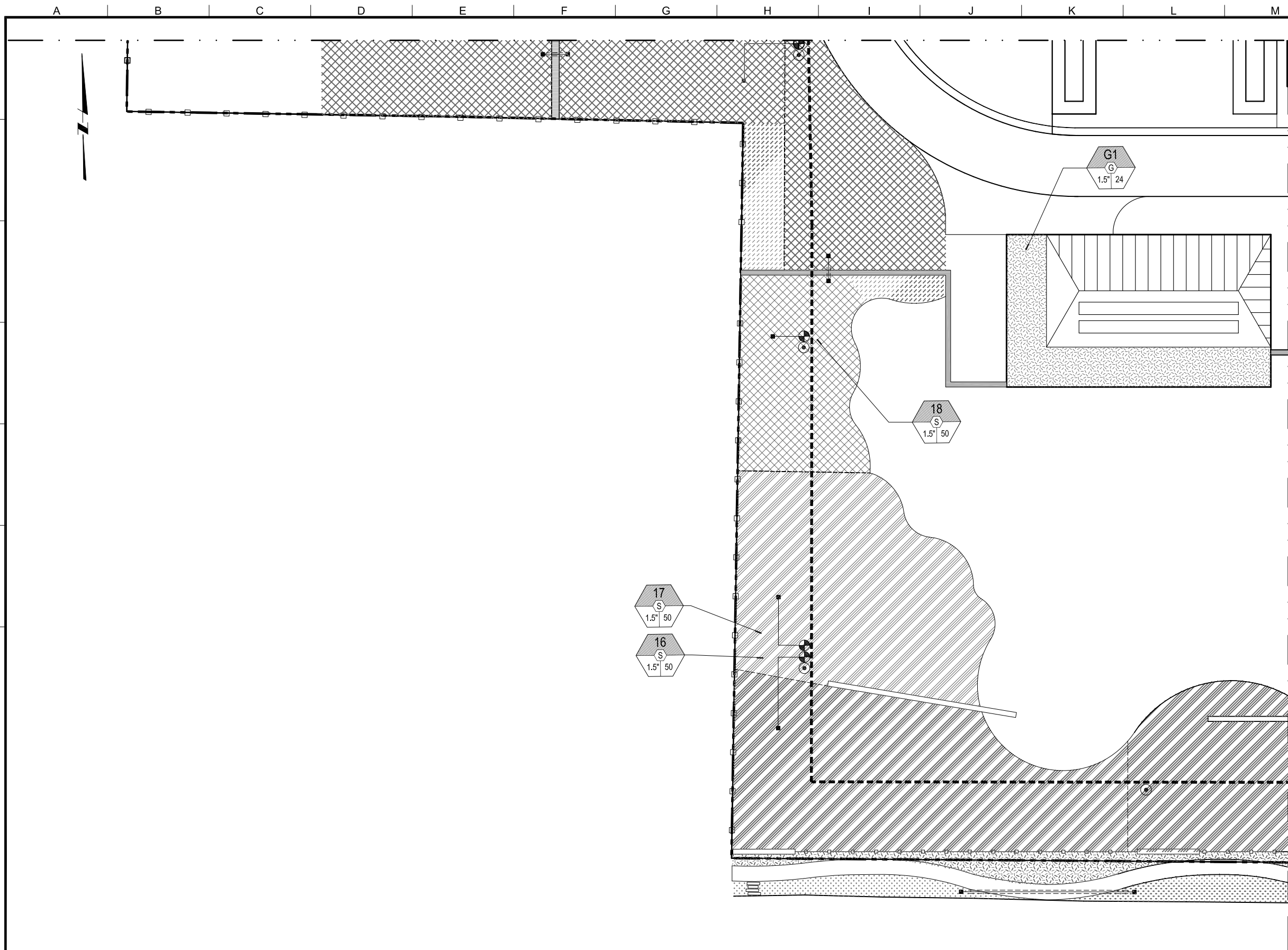


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**IRRIGATION PLAN
 AREA A**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	13.0
	55 OF

PLOT DATE: January 10, 2012 - 6:49PM USER: mfb FILE: C:\pwwork\cdms5316\LOWTP-A-13.0.dwg

PLOT DATE: January 10, 2012 - 6:52PM USER: mhB
 FILE: C:\pwwork\cdms55316\LOWTP-B-L-13.1.dwg



GENERAL SHEET NOTES

1. SEE FIGURE 11.0 FOR IRRIGATION LEGEND AND NOTES.

MWH
 806 SW BROADWAY, SUITE 200
 PORTLAND, OREGON 97205

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

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

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APP.
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3	138568 - TITLE BLOCK FOR PERMITTING.dwg			
4	GW LOGO SQUARE.DWG			
5	LOWTP_L_DESIGN_BASE.dwg			
6	LOWTP_L_IRRIG_PHASE.dwg			
7	LOWTP_fence_model.dwg			
8	LOWTP_L_DESIGN_BASE cad 2004.dwg			
9	W01424-BORDER.dwg			

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



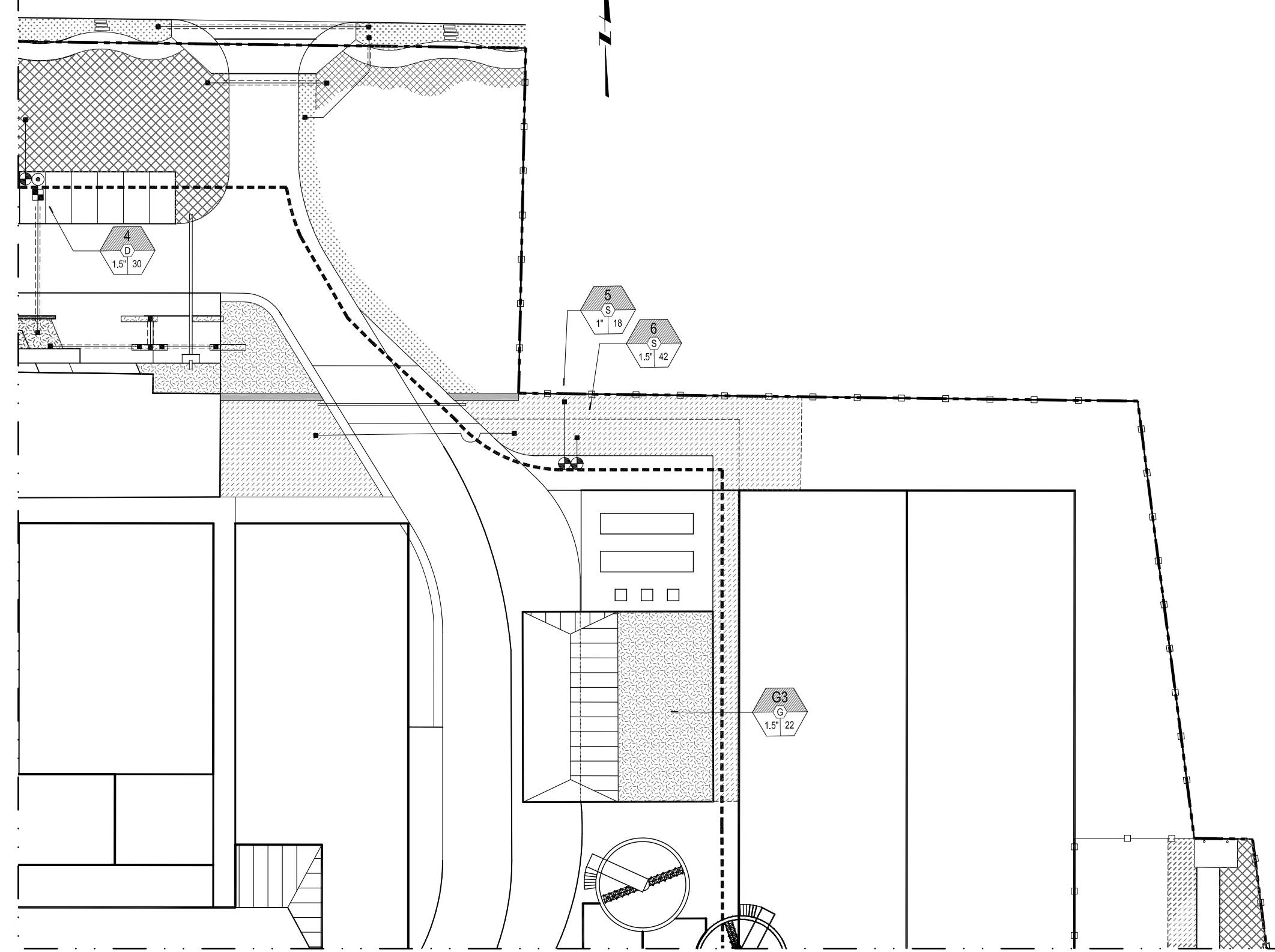
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**IRRIGATION PLAN
 AREA B**

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 Environmental Design
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 Ph: 503.222.5612 / F: 503.222.2283
 Email: info@greenworkspc.com

FILENAME	
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.



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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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4	GW LOGO SQUARE.DWG		
5	LOWTP - DESIGN_BASE.dwg		
6	LOWTP - IRRIG_CASE.dwg		
7	LOWTP - fence_model.dwg		
8	LOWTP - DESIGN_BASE cad 2004.dwg		
9	W01434-BORDER.dwg		

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 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270

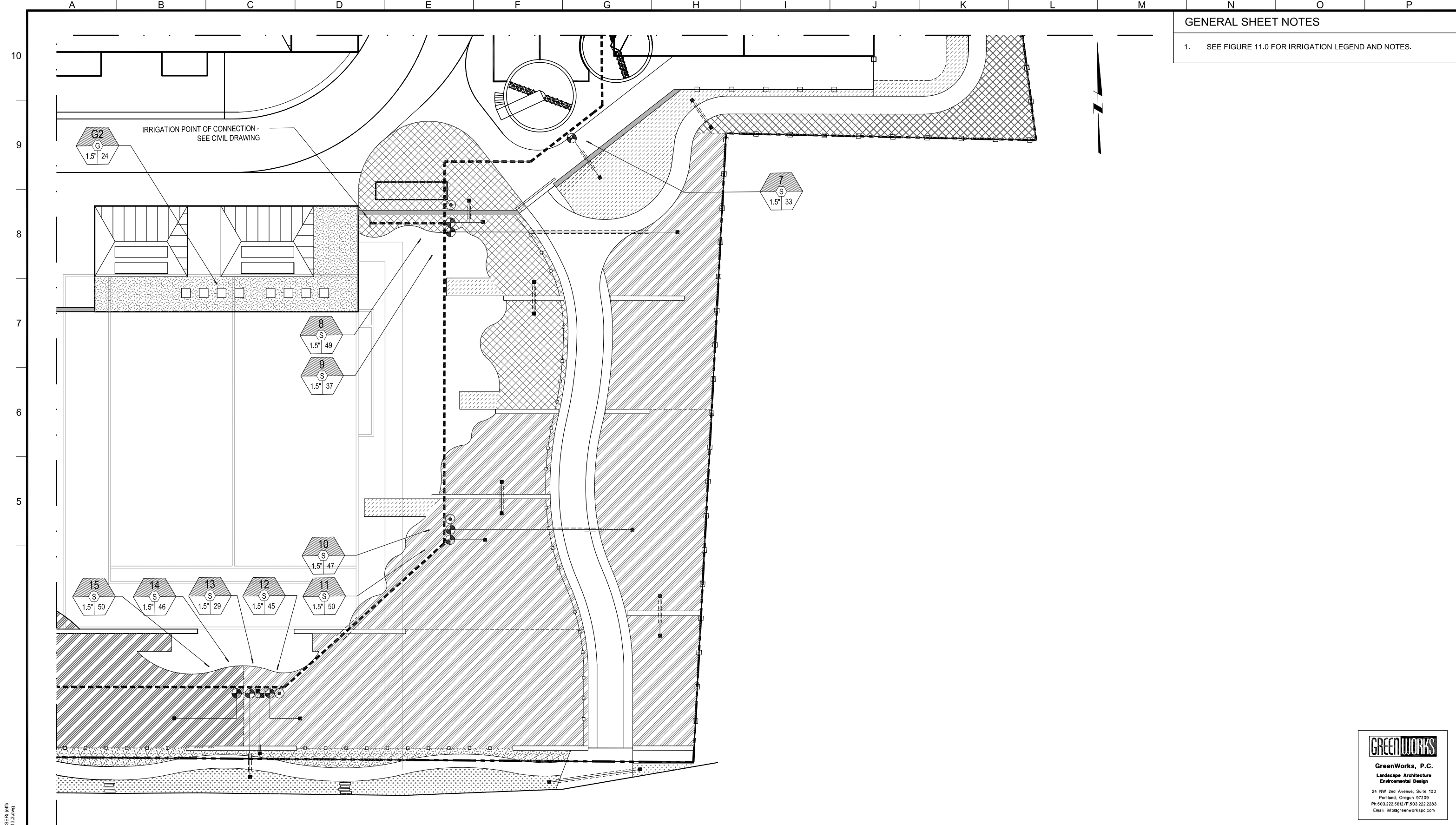


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
IRRIGATION PLAN
 AREA C

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	13.2
	57 OF

PLOT DATE: January 10, 2012 - 8:56PM USER: mh/b FILE: C:\pwwork\c\ms5316\LOWTP-C-13.2.dwg

GENERAL SHEET NOTES
 1. SEE FIGURE 11.0 FOR IRRIGATION 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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5	LOWTP - DESIGN_BASE.dwg		
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7	LOWTP - fence_model.dwg		
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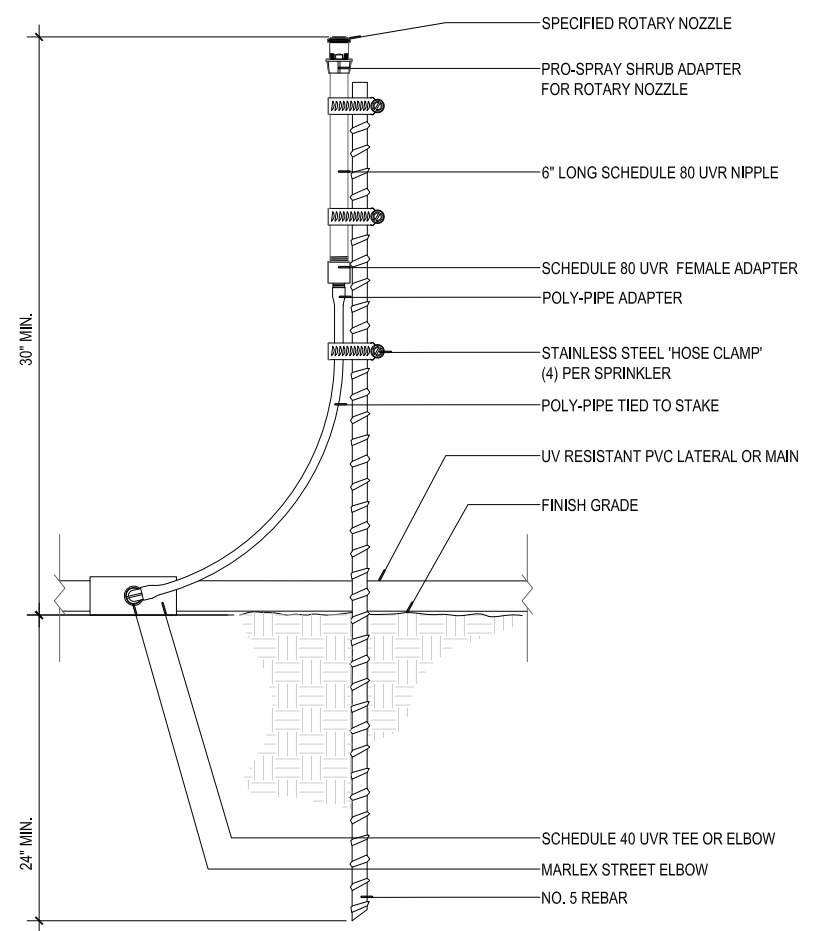
OWNER:
 CITY OF LAKE OSWEGO
 380 A AVENUE
 LAKE OSWEGO, OR 97034
 PHONE: 503-635-0270



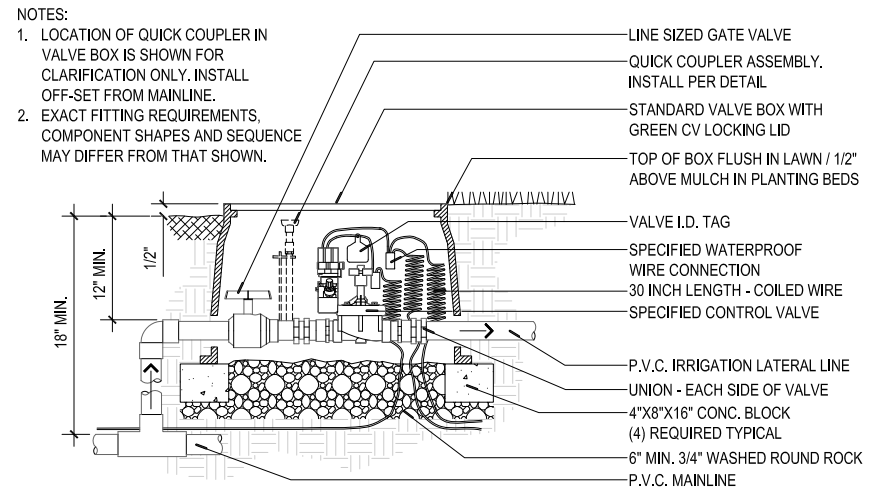
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
 DESIGN REVIEW AND CONDITIONAL USE
**IRRIGATION PLAN
 AREA D**

FILENAME	
PROJECT NUMBER	
SCALE	1" = 20'
DRAWING/FIGURE NUMBER	13.3
	58 OF

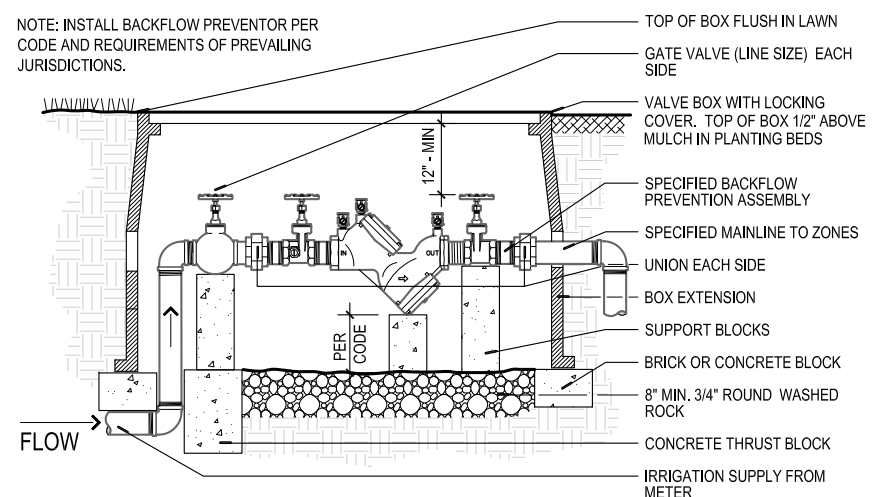
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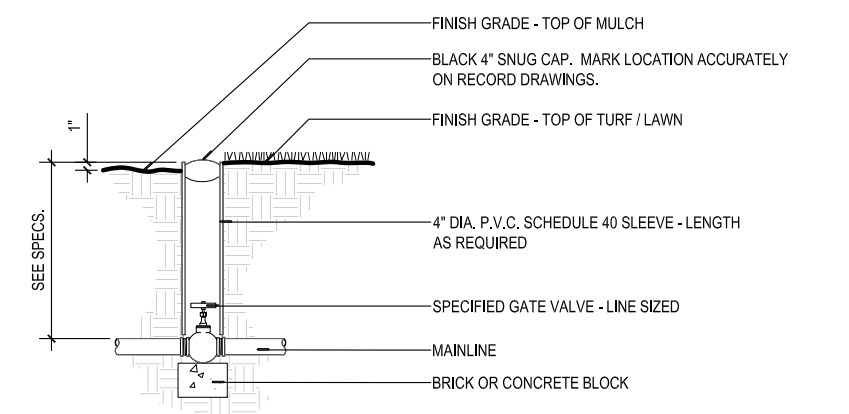
1 ROTARY NOZZLE - TEMPORARY IRRIGATION ON GRADE
SECTION NOT TO SCALE



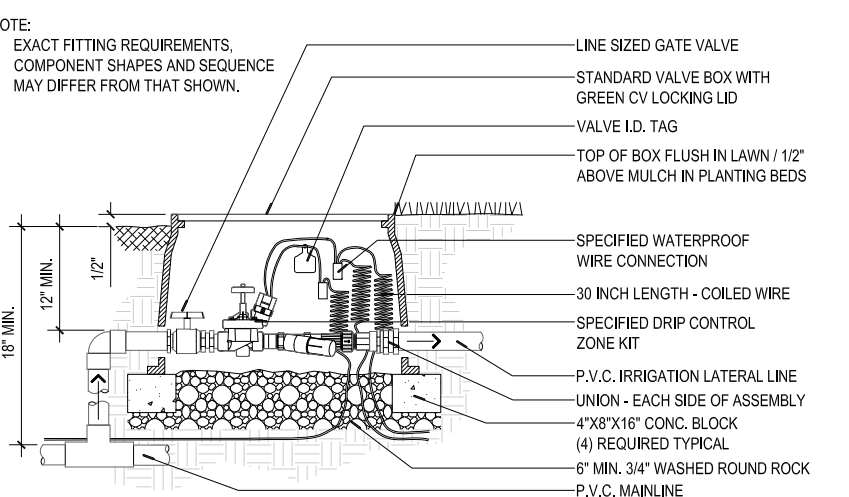
2 AUTOMATIC CONTROL VALVE ASSEMBLY
SECTION NOT TO SCALE



4 BACKFLOW PREVENTION ASSEMBLY
SECTION NOT TO SCALE



3 GATE VALVE ASSEMBLY
SECTION NOT TO SCALE



5 DRIP CONTROL ZONE ASSEMBLY
SECTION NOT TO SCALE



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

NO.	DATE	DESCRIPTION	BY	APP.
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5		028110 VALVE_003.DWG		
6		028110 VALVE_007.dwg		
7		028110 HEAD_003A.dwg		
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PHONE: 503-635-0270

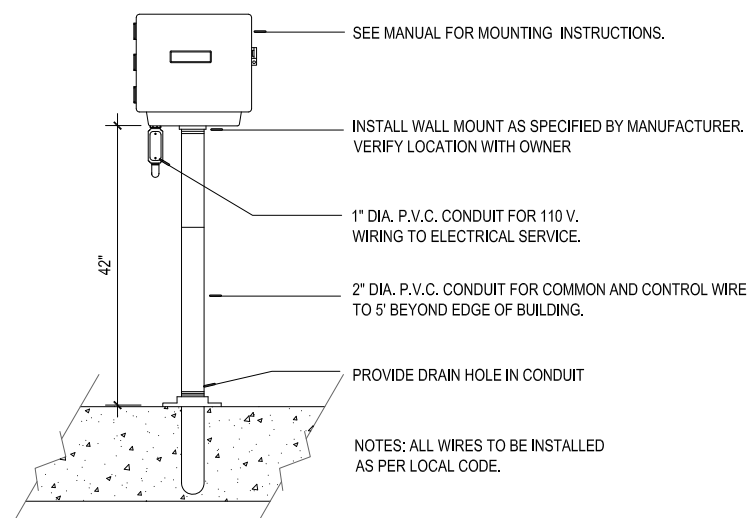


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
IRRIGATION PLAN
DETAILS I

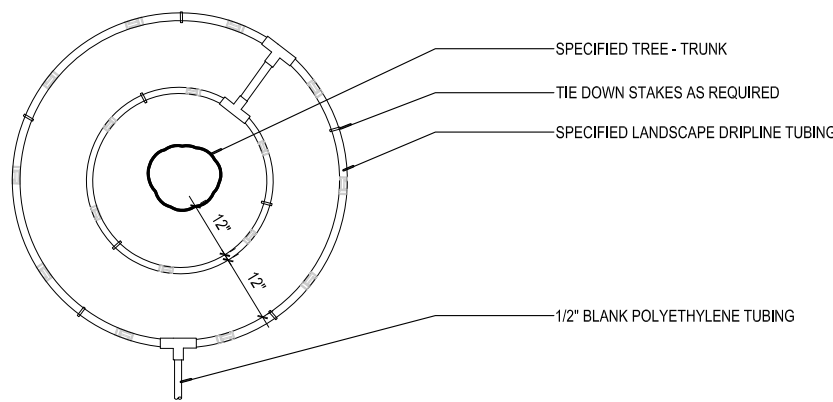


FILENAME	
PROJECT NUMBER	
SCALE	varies
DRAWING/FIGURE NUMBER	13.4
52 OF	

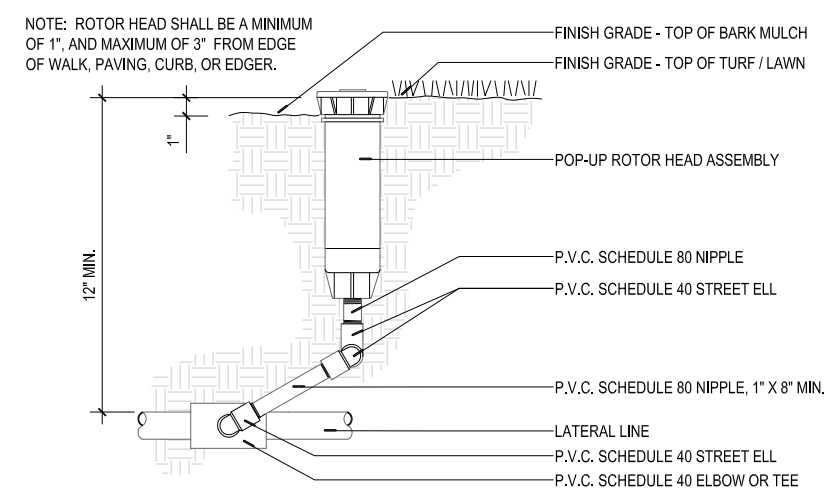
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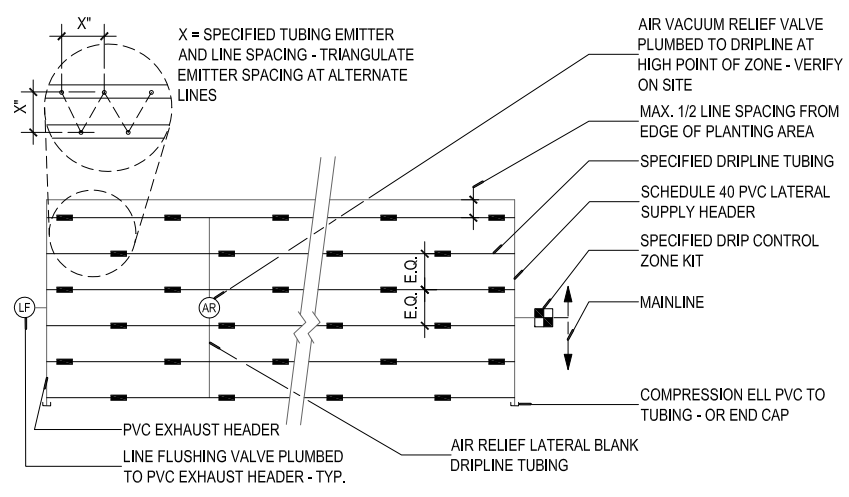
1 WALLMOUNT CONTROLLER VALVE
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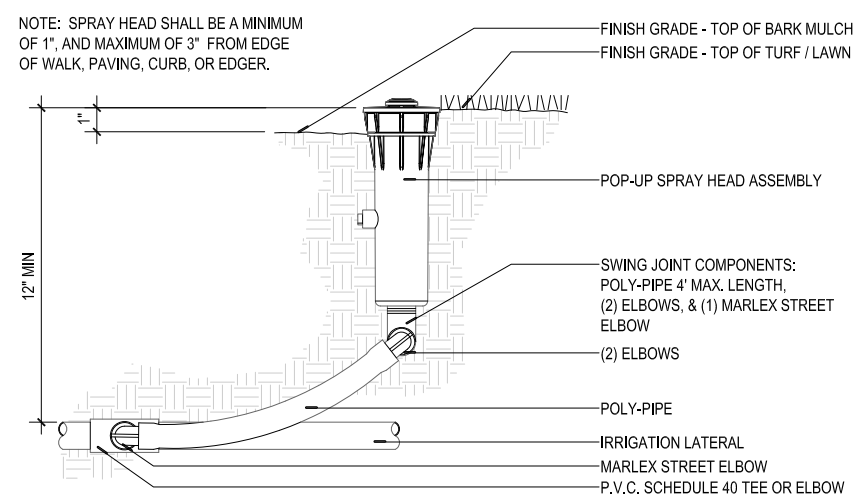
2 DRIPLINE AROUND TREE
TYPE NOT TO SCALE



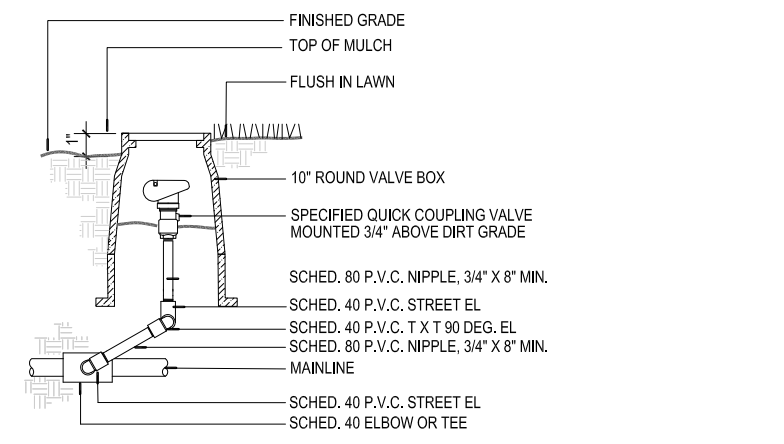
3 ROTOR HEAD - PVC SWING JOINT ASSEMBLY
SECTION NOT TO SCALE



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



NO.	REVISION	BY	APP.
1	ISSUE FOR PERMIT		
2	REVISED PER COMMENTS		
3	REVISED PER COMMENTS		
4	REVISED PER COMMENTS		
5	REVISED PER COMMENTS		
6	REVISED PER COMMENTS		
7	REVISED PER COMMENTS		
8	REVISED PER COMMENTS		
9	REVISED PER COMMENTS		
10	REVISED PER COMMENTS		

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PHONE: 503-635-0270

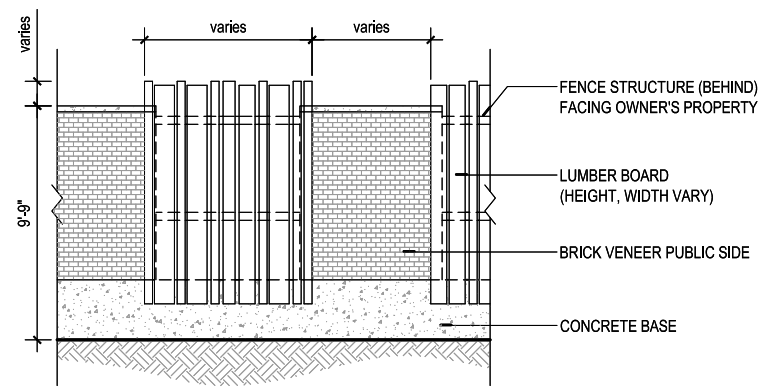


LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
**IRRIGATION PLAN
DETAILS II**

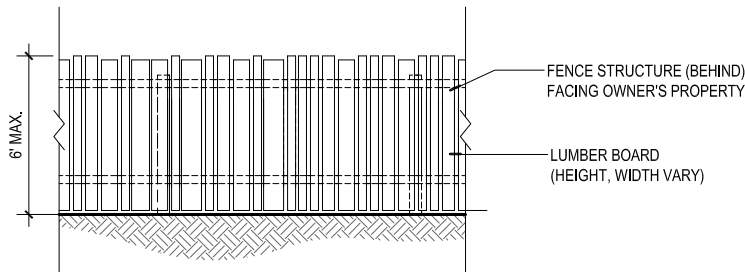
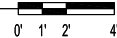
GREENWORKS
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Landscape Architecture
Environmental Design
24 NW 2nd Avenue, Suite 100
Portland, Oregon 97209
Ph: 503.222.5612 / F: 503.222.2283
Email: info@greenworkspc.com

FILENAME	
PROJECT NUMBER	
SCALE	varies
DRAWING/FIGURE NUMBER	13.5
60 OF	

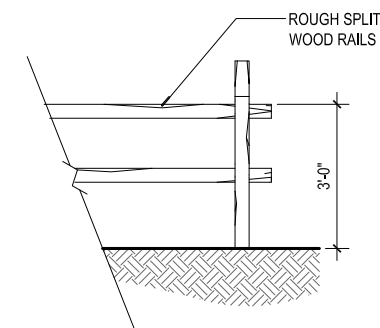
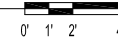
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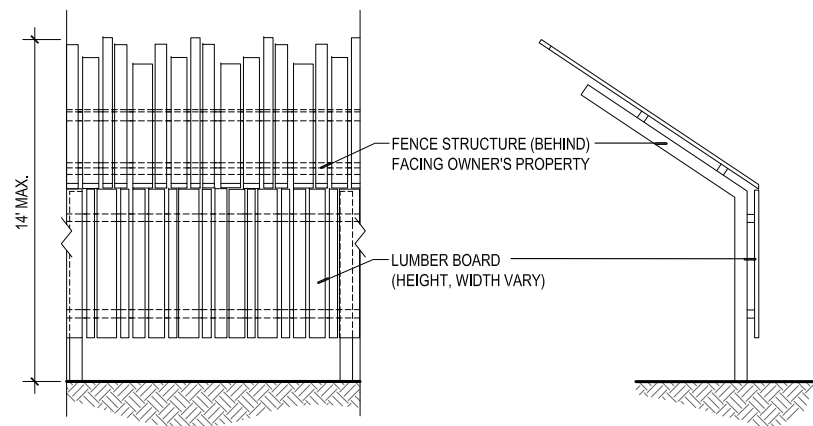
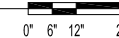
1 ARCHITECTURAL SECURITY WALL
SECTION/ELEVATION FROM ADJOINING PROPERTY



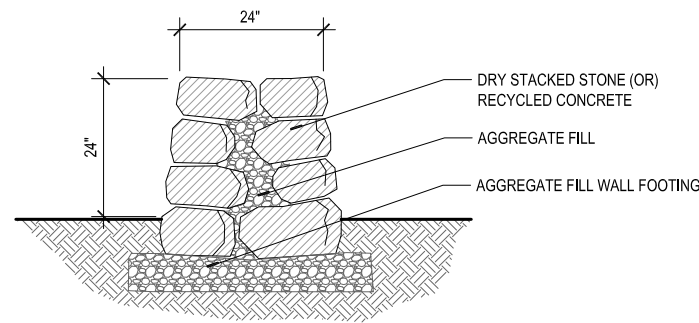
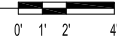
2 GOOD NEIGHBOR FENCE
SECTION/ELEVATION FROM ADJOINING PROPERTY



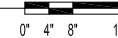
3 SPLIT RAIL FENCE
SECTION/ELEVATION



4 VISUAL SCREEN FENCE
SECTION/ELEVATION FROM ADJOINING PROPERTY



5 LOW SITE WALL
SECTION



NOTES:
1. SECURITY CHAINLINK TO BE ADDED WHERE DETERMINED APPROPRIATE ON OWNER'S SIDE

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

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

REVISIONS			
NO.	DESCRIPTION	BY	APP.
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4	DET_L_FENCE_GOODNEIGHBOR.DWG		
5	DET_L_FENCE_SPLITRAIL.DWG		
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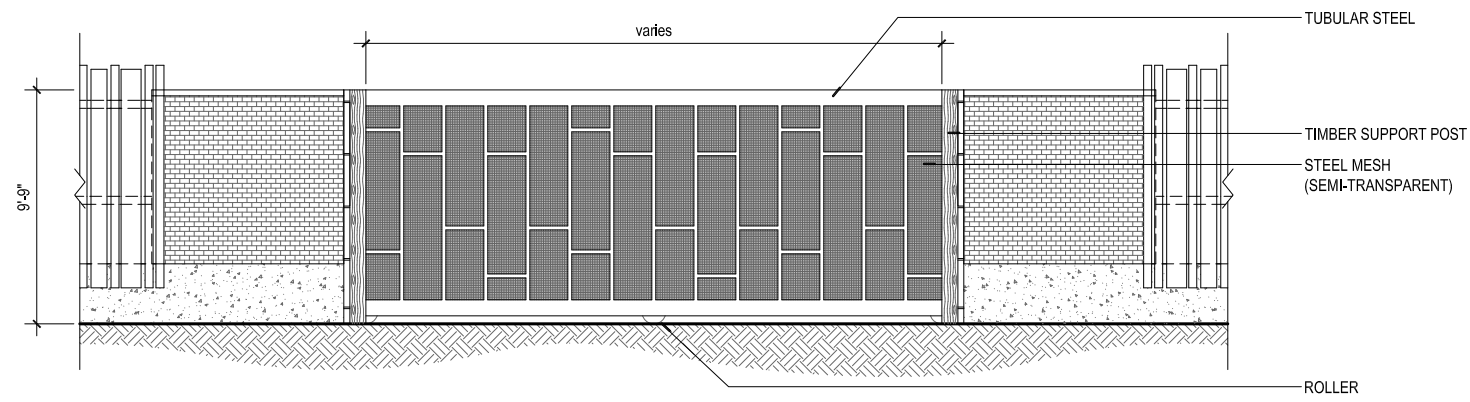
OWNER:
CITY OF LAKE OSWEGO
380 A AVENUE
LAKE OSWEGO, OR 97034
PHONE: 503-635-0270

Lake Oswego · Tigard Water Partnership
sharing water · connecting communities

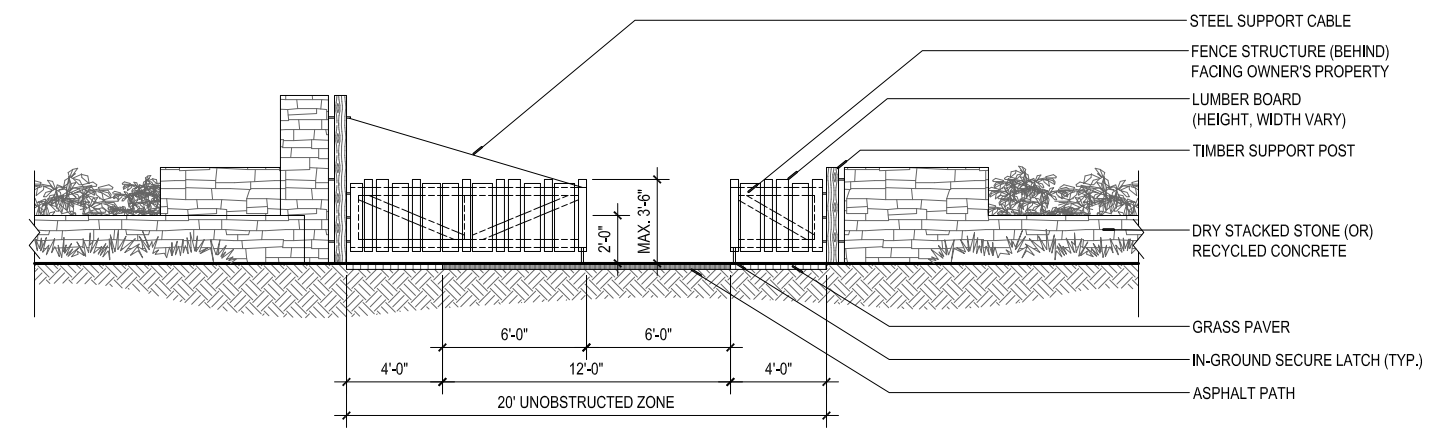
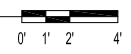
LAKE OSWEGO AND TIGARD WATER TREATMENT PLANT
DESIGN REVIEW AND CONDITIONAL USE
HARDSCAPE & MATERIALS PLAN
DETAILS I
FENCES & WALLS

FILENAME	
PROJECT NUMBER	
SCALE	varies
DRAWING/FIGURE NUMBER	14.0
52 OF	

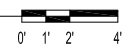
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1 ARCHITECTURAL SECURITY GATE
SECTION/ELEVATION



2 SWING GATE
SECTION/ELEVATION FROM MAPLETON DRIVE



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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: JB
DRAWN: DS
CHECKED: RT
APPROVED: MF

REVISIONS			
NO.	DESCRIPTION	BY	APP.
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3	DET_GATE_SWINGGATE.dwg		
4	DET_GATE_ARCSECURITYGATE.dwg		
5	W01424-BORDER.dwg		

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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
HARDSCAPE & MATERIALS PLAN
DETAILS II
GATES

FILENAME	
PROJECT NUMBER	
SCALE	varies
DRAWING/FIGURE NUMBER	14.1
52 OF	

PLOT DATE: January 10, 2012 - 7:23PM USER: mfb
FILE: C:\pwwork\dm55316\LOWTP-14_1.dwg