

OCHOCO ELEMENTARY SCHOOL PRINEVILLE, OREGON

TENTATIVE SITE ANALYSIS DIAGRAM

GENERAL NOTES:

THIS IS A TENTATIVE PLAN FOR SUBMISSION TO THE CITY OF PRINEVILLE FOR SITE PLAN APPROVAL. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ALL ELEMENTS SHOWN ARE SCHEMATIC IN NATURE. DETAILED ENGINEERING PLANS WILL BE PROVIDED FOR CITY OF PRINEVILLE ENGINEERING DEPARTMENT AT A LATER DATE.

ALL WORK SHALL BE DESIGNED AND CONSTRUCTION PER CITY OF PRINEVILLE STANDARDS.

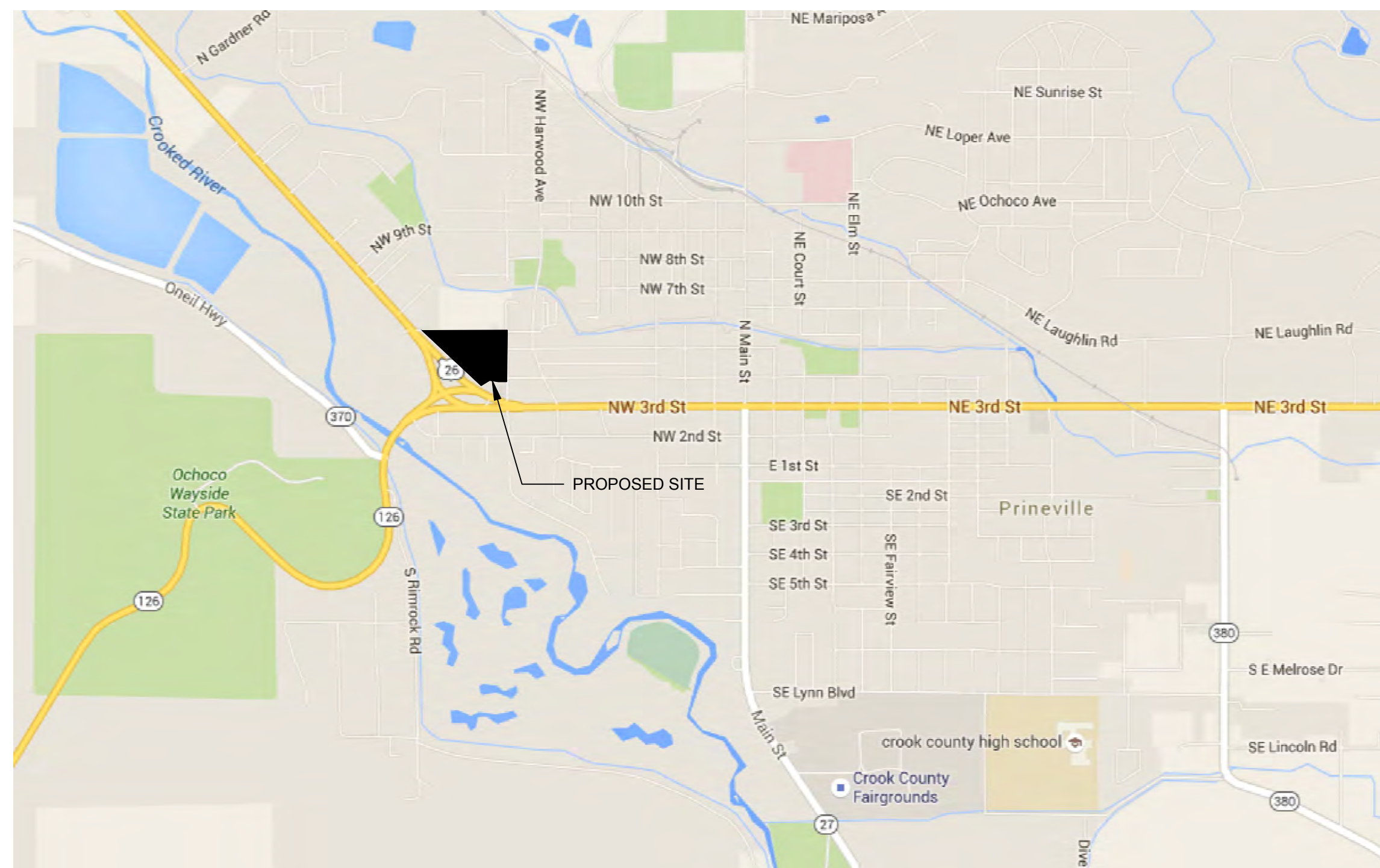
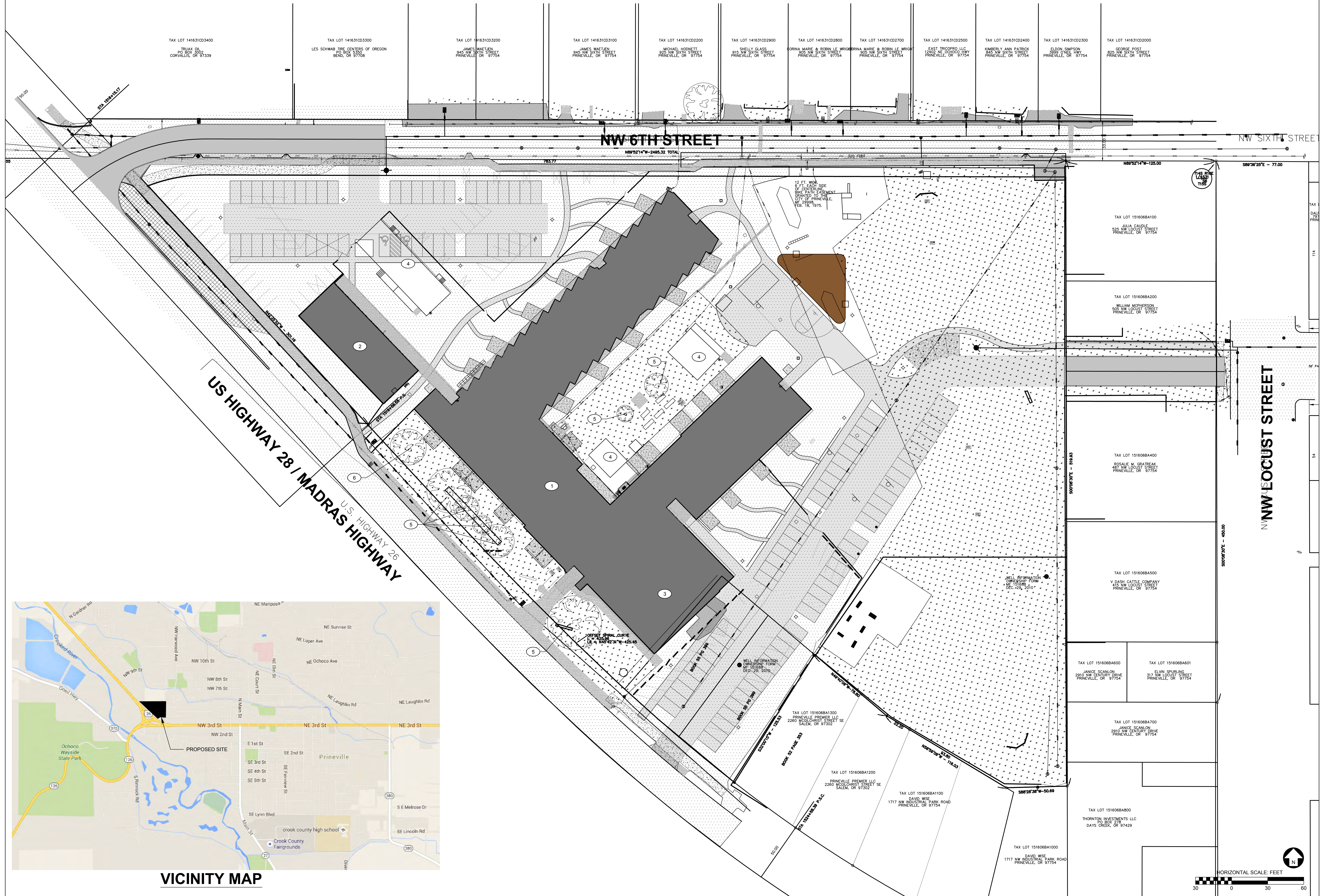
REFER TO ARCHITECTURAL PLANS AND LANDSCAPE PLANS FOR FURTHER DETAILS. SITE DIMENSIONS, INCLUDING PARKING AREAS, PER THE ARCH SITE PLAN.

SITE ANALYSIS DIAGRAM NOTES:

1. THERE ARE NO STEEP SLOPES, POTENTIAL GEOLOGICAL HAZARDS, OR UNIQUE NATURAL FEATURES THAT MAY EFFECT THE PROPOSED DEVELOPMENT
2. THERE ARE NO NATURAL DRAINAGE WAYS OR SURFACE WATER LOCATED ON THE SITE.
3. THE EXISTING GROUND WATER TABLE IS ASSUMED TO BE AT A DEPTH OF 10 FEET. HOWEVER, THE ACTUAL DEPTH HAS NOT BEEN MEASURED.
4. THERE ARE NO KNOWN NATURAL FEATURES ON THE SITE OR ADJOINING PROPERTIES THAT MAY HAVE A VISUAL OR OTHER SIGNIFICANT RELATIONSHIP WITH THE SITE AND THE PROPOSED DEVELOPMENT.
5. EXISTING SITE IS RELATIVELY FLAT, WITH LESS THAN 5% GRADES IN ANY LOCATION. PROPOSED DEVELOPMENT INTENDS TO UTILIZE EXISTING ELEVATIONS AND FEATURES. NO MAJOR GRADING IS ANTICIPATED.

SITE ANALYSIS DIAGRAM CALLOUTS:

1. EXISTING ELEMENTARY SCHOOL MAIN BUILDING TO REMAIN AND BE CONVERTED INTO APARTMENTS. SEE ARCH PLANS FOR DETAILS.
2. EXISTING ELEMENTARY SCHOOL CAFETERIA TO REMAIN AND BE CONVERTED INTO NURSERY SCHOOL. SEE ARCH PLANS FOR DETAILS.
3. EXISTING ELEMENTARY SCHOOL GYMNASIUM TO REMAIN IN PLACE.
4. EXISTING OUT BUILDING TO BE REMOVED.
5. EXISTING DECIDUOUS TREE TO REMAIN.
6. EXISTING CONIFEROUS TREE TO REMAIN.

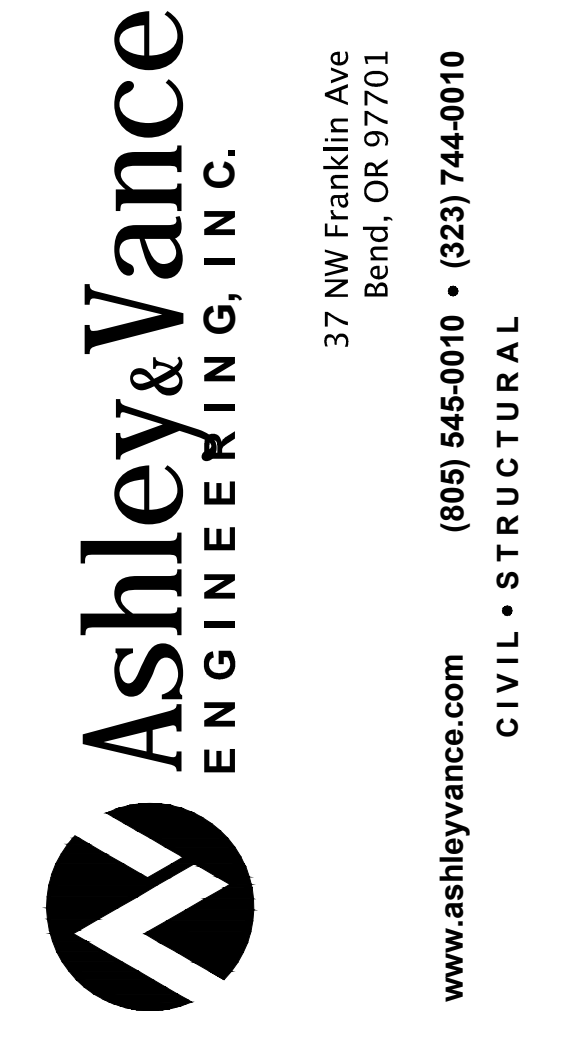


VICINITY MAP



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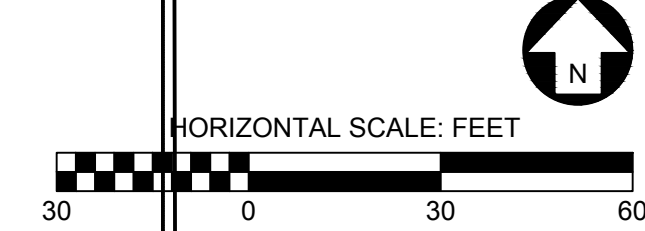
OCHOCO ELEMENTARY SCHOOL APARTMENTS
440 NW MADRAS HWY
PRINEVILLE, OR 97754

REV	DATE	DESCRIPTION	ISSUE DATE
1	5.20.16	CONDITIONAL USE APP	

PROJECT NO. 16321 1609.05
DRAWN BY: JML
CHECKED BY:

SITE ANALYSIS DIAGRAM

C1.0



OCHOCO ELEMENTARY SCHOOL PRINEVILLE, OREGON

TENTATIVE SITE DEVELOPMENT PLAN

SUMMARY OF PROJECT:

- AREA OF PROJECT SITE: 6.04 ACRES
- SQUARE FOOTAGE AND HEIGHT OF EACH EXISTING STRUCTURE:
 - SCHOOL W/ GYM: 41,982 SF
 - EARLY EDUCATION CENTER: 4,097 SF
 - HEIGHT: APPROXIMATELY 29' TO TOP OF GYM
- AREA AND PERCENT OF LOT COVERAGE BY STRUCTURES, PARKING/DRIVEWAY, RECREATION AREAS, STORAGE/SERVICE AREAS AND LANDSCAPING:
 - STRUCTURES (SCHOOL AND EARLY EDUCATION BUILDING) 46,079 SF
 - PARKING 42,329 SF
 - PATIOS 4,572 SF
 - SIDEWALKS/PLAZAS 17,650 SF
 - GRASS 82,028 SF
 - GROUND COVER/PLANTS 70,444 SF
- TOTAL NUMBER OF PARKING SPACES AND AREA OF IMPERVIOUS SURFACE: 102 PARKING STALLS WITH 42,329 SF OF ASPHALT
- TOTAL SQUARE FOOTAGE OF ALL LANDSCAPE AREAS: 152,472 SF
- RESIDENTIAL PROJECTS: TOTAL NUMBER OF DWELLING UNITS: 29 OR 30 UNITS
- SPECIFIC USE FOR EACH EXISTING AND PROPOSED BUILDING ON THE SITE:
 - SCHOOL: 29 TO 30 HOUSING UNITS WITH COMMUNITY ROOM AND 7,171 SF GYM AND LEASING OFFICE AREA
 - EARLY EDUCATION CENTER: 4,097 SF FOR PRESCHOOL

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ALL WORK SHALL BE DESIGNED AND CONSTRUCTION PER CITY OF PRINEVILLE STANDARDS.

REFER TO ARCHITECTURAL PLANS AND LANDSCAPE PLANS FOR FURTHER DETAILS, SITE DIMENSIONS, INCLUDING PARKING AREAS, PER THE ARCH SITE PLAN.

SITE DEVELOPMENT PLAN NOTES:

- THE PROPOSED SITE IS ZONED C-2, GENERAL COMMERCIAL.
- NEIGHBORING PROPERTIES ARE ZONED C-2, GENERAL COMMERCIAL. THE RESIDENTIAL PROPERTIES ON THE NORTH SIDE OF NW 6TH STREET ARE NOT IN THE CITY LIMITS, AND THUS HAVE NO ZONING. THE PROPERTIES ABUTTING THE PROPOSED ENTRANCE ON NW LOCUST STREET ARE ZONED R-2, GENERAL RESIDENTIAL.
- PROJECT ENTAILS THE RETROFITTING OF EXISTING BUILDINGS. NO NEW BUILDINGS ARE PROPOSED. NO SETBACKS ARE SHOWN.
- ALL PROPOSED PEDESTRIAN WALKWAYS AND NECESSARY PARKING STALLS WILL BE DESIGNED TO MEET CURRENT ADA ACCESSIBILITY GUIDELINES.
- NO EASEMENT DOCUMENTATION WAS FOUND FOR THE SANITARY SEWER MAINS ALONG THE EASTERN PROPERTY LINE. AN EASEMENT WILL BE PROVIDED IF ONE IS NOT LOCATED.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND IMPROVEMENT DETAILS.
- SEE SHEET C4.0 FOR TENTATIVE OFFSITE IMPROVEMENT DETAILS.
- POWER CONNECTIONS, INCLUDING TRANSFORMERS, VAULTS, AND PEDESTALS, SHALL REMAIN IN PLACE FOR FUTURE USE.
- EACH INDIVIDUAL APARTMENT UNIT SHALL HAVE AN INTERNAL MECHANICAL UNIT. NO OUTSIDE, EXTERNAL UNITS ARE PROPOSED.



- PARKING:**
- 41 SPOTS REQUIRED FOR APARTMENTS
 - 25 SPOTS REQUIRED FOR GYM
 - 4 SPOTS REQUIRED FOR HEAD START
 - 70 SPOTS REQUIRED TOTAL
 - 102 SPOTS PROVIDED AS SHOWN
 - 15 BICYCLE PARKING REQUIRED
 - 12 BICYCLE PARKING PROVIDED

- SITE LEGEND:**
- HARDSCAPE
 - DRIVE AISLE, PARKING, OR PED WALK WAY
 - SITE LANDSCAPING
 - SEE LANDSCAPE PLAN
 - BUILDING
 - SEE ARCH PLAN
 - GRASS AREA
 - STORMWATER SWALE
 - PROPOSED LIGHT
 - PROPOSED FENCE
 - SITE BOUNDARY
 - AFTER ROW DEDICATION ON NW 6TH STREET

SITE AND UTILITY NOTES:

- EXISTING ELEMENTARY SCHOOL TO BE CONVERTED INTO APARTMENTS. SEE ARCH PLANS FOR DETAILS
- EXISTING GYMNASIUM TO REMAIN
- EXISTING ELEMENTARY SCHOOL CAFETERIA TO BE CONVERTED INTO HEAD START SCHOOL. SEE ARCH PLANS FOR DETAILS
- PROPOSED BUILDING ENTRANCE
- PROPOSED PAVED PARKING LOT AND DRIVE AISLE
- PROPOSED PLAYGROUND/PLAY AREA
- EXISTING GRASS SPORTS FIELDS TO REMAIN IN PLACE
- PROPOSED TRASH ENCLOSURE
- PROPOSED ENTRY SIGN. SEE ARCH PLANS FOR DETAILS
- PROPOSED BIKE PARKING
- PROPOSED SIDEWALK/PEDESTRIAN ACCESS
- PROPOSED FIRE TRUCK ACCESS LANE
- PROPOSED FIRE HYDRANT

OFFSET SPIRAL CURVE
L = 425.96
LC = N45°42'31"W-425.45



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DRAWN BY: JML
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TENTATIVE SITE DEVELOPMENT PLAN C2.0

OCHOCO ELEMENTARY SCHOOL PRINEVILLE, OREGON

TENTATIVE GRADING AND DRAINAGE PLAN

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GRADING NOTES:

THE PROPOSED SITE IS RELATIVELY FLAT WITH LESS THAN 4-FEET OF FALL ACROSS THE ENTIRE SITE. PROPOSED GRADING, WHICH WILL BE DETAILED IN THE CONSTRUCTION DOCUMENT PHASE OF THIS PROJECT, WILL CLOSELY FOLLOW THE EXISTING GRADES TO MINIMIZE CUT AND FILL ACTIVITIES. NO CUTS OR FILLS GREATER THAN 1-FOOT ARE EXPECTED OTHER THAN FOR TRENCHES. ALL FINISHED GRADE SLOPES ON-SITE WILL BE LESS THAN 2% IN ALL DIRECTIONS.

STORMWATER NOTES:

ALL STORMWATER RUNOFF WILL BE RETAINED ON-SITE. FINAL DESIGN OF THE STORMWATER RETENTION FACILITIES WILL BE COMPLETED DURING THE CONSTRUCTION DOCUMENT PHASE OF THIS PROJECT. HOWEVER, AT THIS TIME THE CONCEPTUAL STORMWATER PLAN IS TO CONTAIN AND INFILTRATE ALL ON-SITE STORMWATER RUNOFF BY USE OF DRAINAGE SWALES. ALL STORMWATER FACILITY DESIGN WILL MEET BOTH CITY OF PRINEVILLE STANDARDS AND GUIDELINES SET FORTH IN THE CENTRAL OREGON STORMWATER MANUAL.

THE EXISTING STORMWATER SYSTEM ENTAILS A SERIES OF CATCH BASINS LOCATED AROUND THE EXISTING BUILDINGS IN THE PAVEMENT (SHOWN ON PLAN). THESE CATCH BASINS ARE PIPED TOGETHER AND OUTFALL INTO A SANITARY SEWER MANHOLE AT THE EASTERN EDGE OF THE EXISTING PARKING LOT.

THE PROPOSED STORMWATER SYSTEM WILL INCLUDE THE REMOVAL OF THE EXISTING CONNECTION TO THE SANITARY SEWER SYSTEM. THE PROPOSED SYSTEM WILL INCLUDE CONSTRUCTING TWO LARGE SWALES AS WELL AS USING THE EXISTING GRASSY AREAS FOR INFILTRATION. IF NEEDED, ADDITIONAL SWALES (NOT SHOWN) WILL BE ADDED DURING THE DESIGN PHASE.

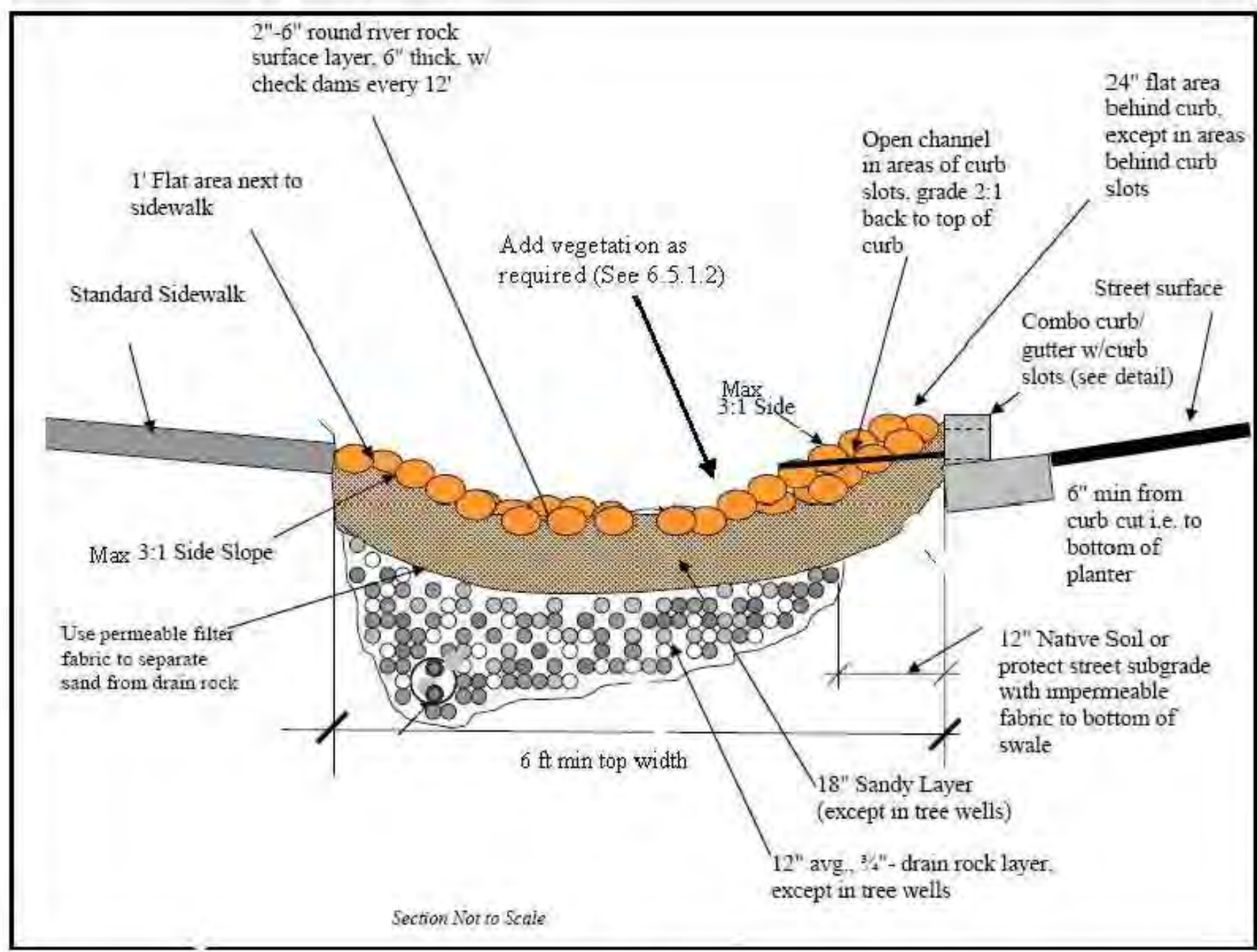
DRAINAGE CALCULATIONS:

ENTIRE SITE RUNOFF VOLUME	2 YEAR EVENT	10 YEAR EVENT	25 YEAR EVENT	50 YEAR EVENT	100 YEAR EVENT
	6,665 CF	13,721 CF	18,513 CF	21,867 CF	25,308 CF

VOLUMES CALCULATED USING THE SANTA BARBARA UNIT HYDROGRAPH METHOD AS OUTLINED IN THE CENTRAL OREGON STORMWATER MANUAL

STORMWATER NOTES:

- PROPOSED DRAINAGE SWALE 1-FOOT TO 3-FOOT TOTAL DEPTH
- PROPOSED GRASS AREA THAT MAY BE USED FOR SHEET FLOW RUNOFF
- EXISTING CATCH BASIN AND STORM PIPE
- EXISTING STORM PIPE CONNECTION TO SANITARY SEWER MANHOLE TO BE DISCONNECTED/REMOVED



Source: Adapted from City of Portland Stormwater Management Manual

TYPICAL DRAINAGE SWALE CROSS SECTION



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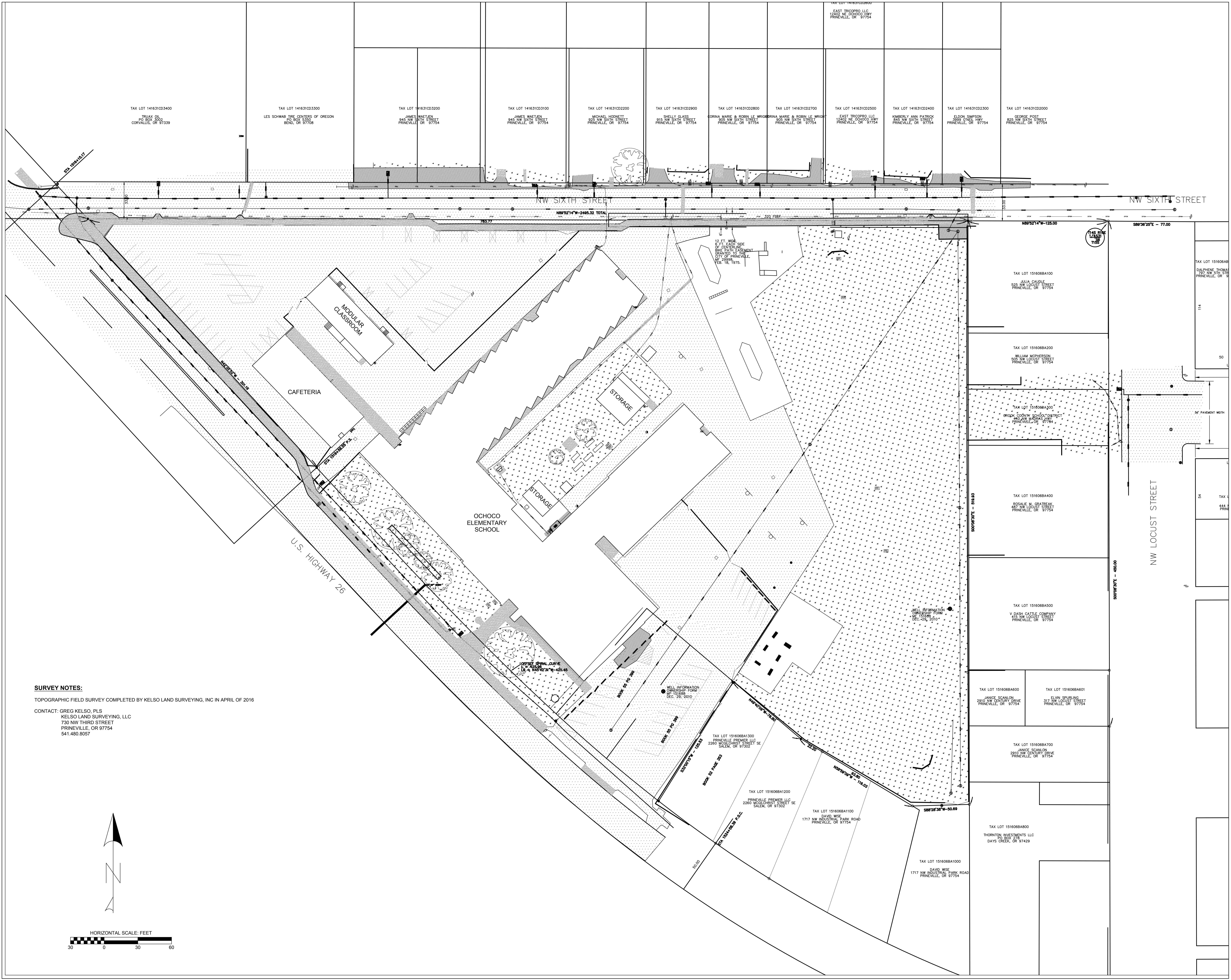
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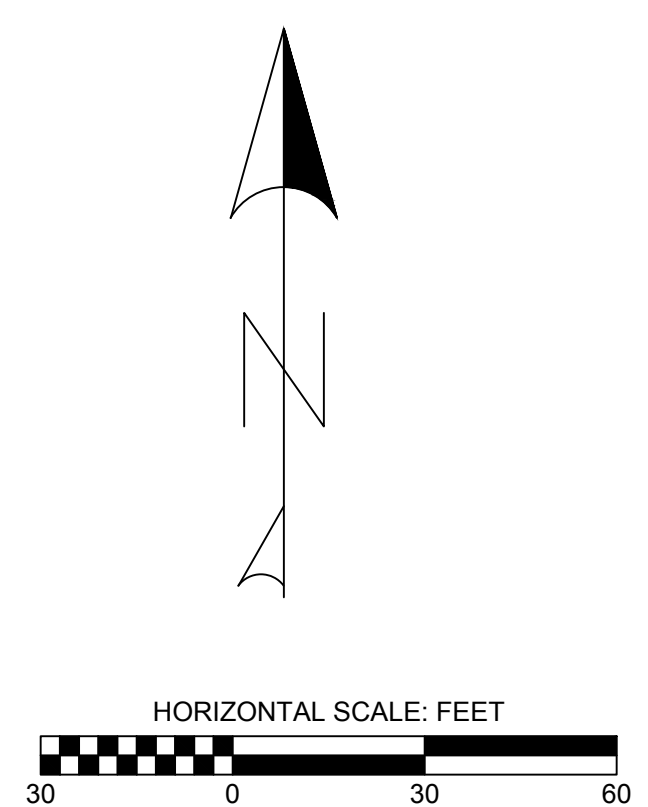
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TENTATIVE GRADING AND DRAINAGE PLAN

C3.0



SURVEY NOTES:
 TOPOGRAPHIC FIELD SURVEY COMPLETED BY KELSO LAND SURVEYING, INC IN APRIL OF 2016
 CONTACT: GREG KELSO, PLS
 KELSO LAND SURVEYING, LLC
 730 NW THIRD STREET
 PRINEVILLE, OR 97754
 541.480.8057



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SITE SURVEY
S1.0



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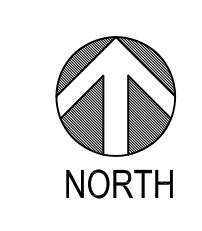
NOTES

- DESIGN AND BUILD AUTOMATED IRRIGATION SYSTEM FOR ON ALL PROPOSED TREE, PLANT, & GRASS MATERIAL TREES AND PLANTING AREAS TO GET PERMANENT DRIP SYSTEM GRASS TO RECEIVE NEW SPRAY HEADS
- ALL EXISTING TREES SHALL HAVE PROTECTIVE BARRIERS INSTALLED DURING ALL CONSTRUCTION ACTIVITIES.
- ALL NEW TREES TO BE 2" MIN. CALIPER.
- ALL NEW PLANTS TO BE 1 GALLON MIN.
- PROVIDE A 2.5" LAYER OF SHREDDED HEMLOCK BARK TO ALL PLANTING AREAS.
- FINISH GRADES OF ALL TURF AREAS SHALL BE 1" BELOW ADJACENT CURB, PAVEMENT OR HEADER. FINISH GRADES OF ALL SHRUBS AREAS SHALL BE 2" BELOW ADJACENT CURB, PAVEMENT OR HEADER.
- MAINTAIN PLANTING AND PRUNING HEIGHTS WITHIN CLEAR VISION AREAS PER GOVERNING AGENCY STANDARDS.

LEGEND

- NEW TREES
 - ORNAMENTAL PEAR
 - MALUS SNOWDRIFT
 - PIN OAK
- DRAINAGE BASIN
 - 2" RIVER ROCK
 - BOULDERS AT 6" O.C.
 - BUNCH GRASSES AT 48" O.C.
- GRASS AREA
- NEW GROUND COVER
 - MIX OF NATIVE PLANTS AT 48" O.C.
 - SPIREA
 - DOGWOOD
 - BARBERRY
 - MUHGO PINE
 - BUNCH GRASSES

1 LANDSCAPE PLAN
1" = 30'-0"

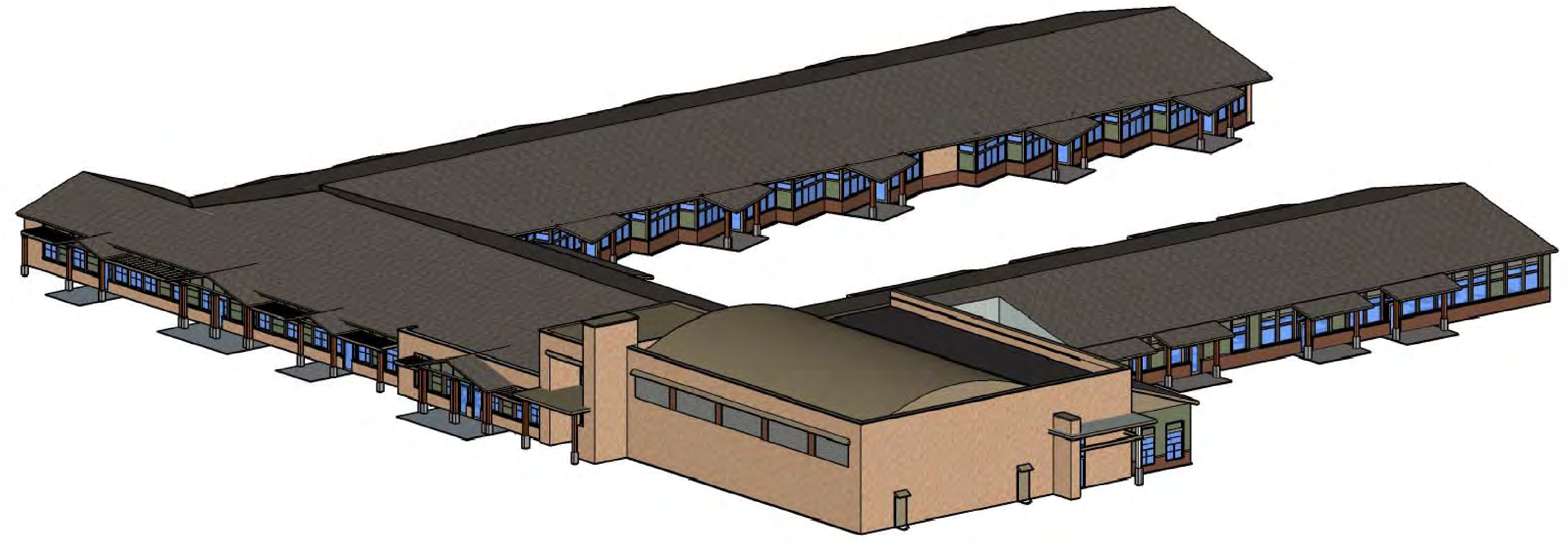


REV	DATE	DESCRIPTION
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2	6.8.16	CITY COMMENTS TO C.U. APP

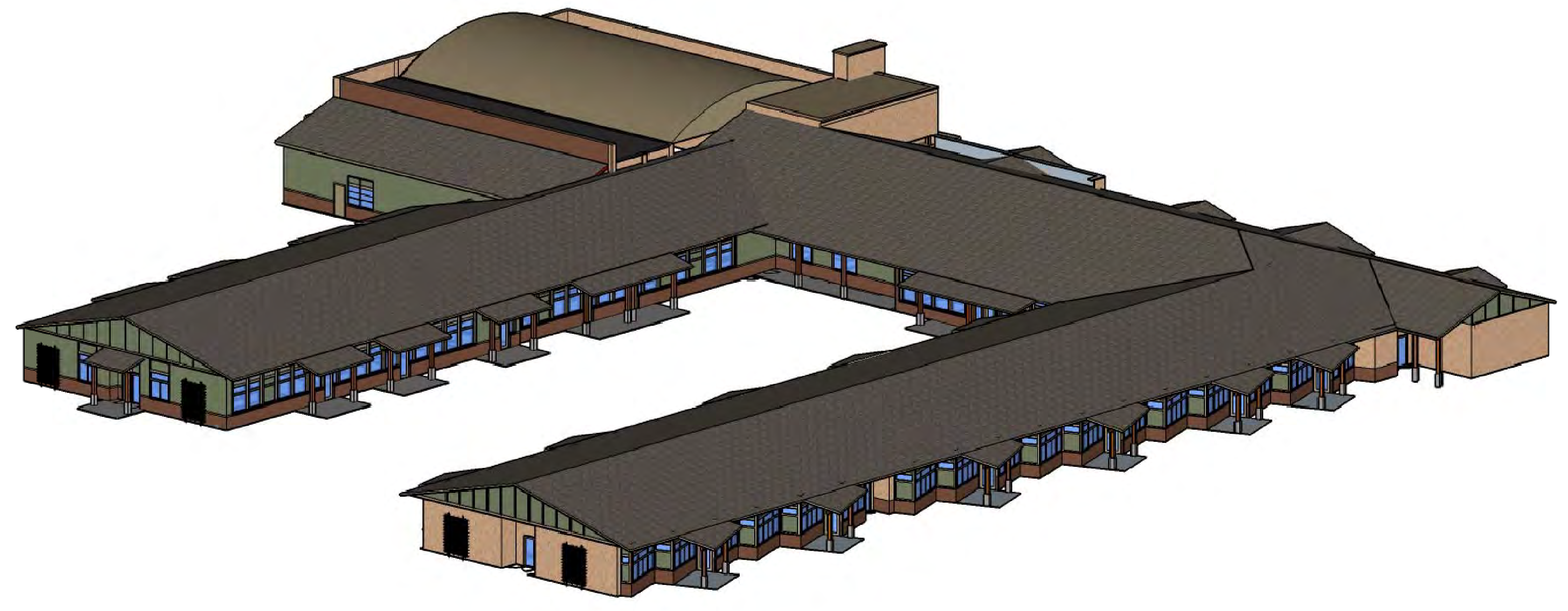
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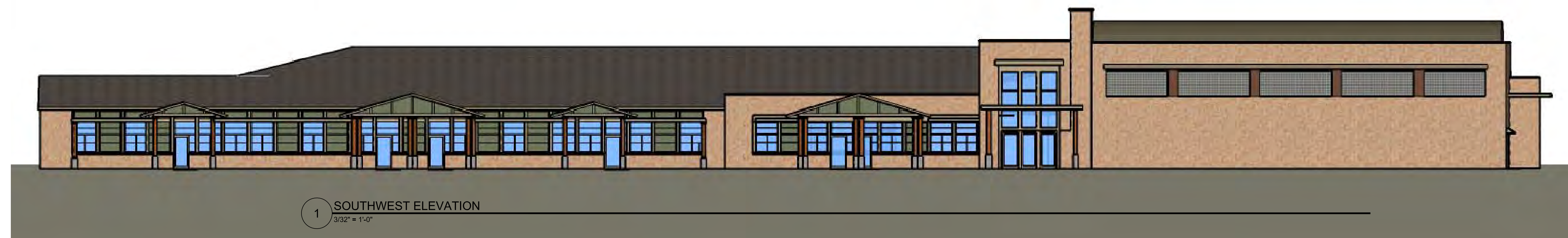
1 AXON VIEW FROM SOUTH
NOT TO SCALE



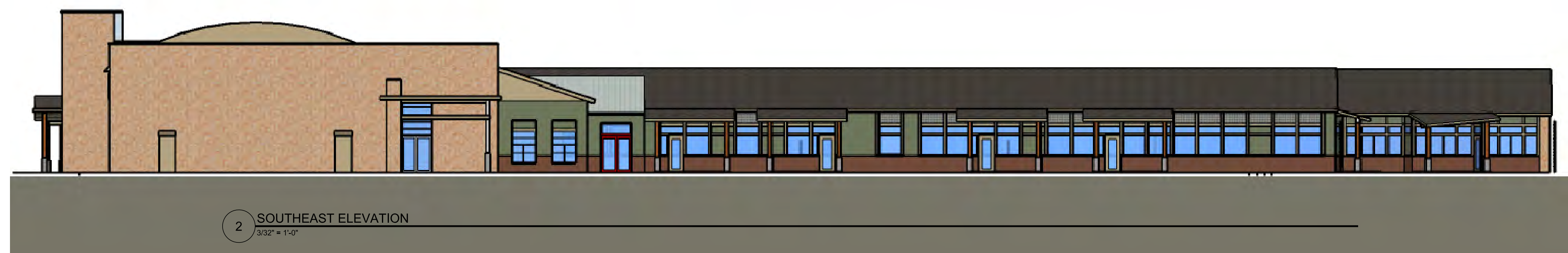
2 AXON VIEW FROM NORTH
NOT TO SCALE

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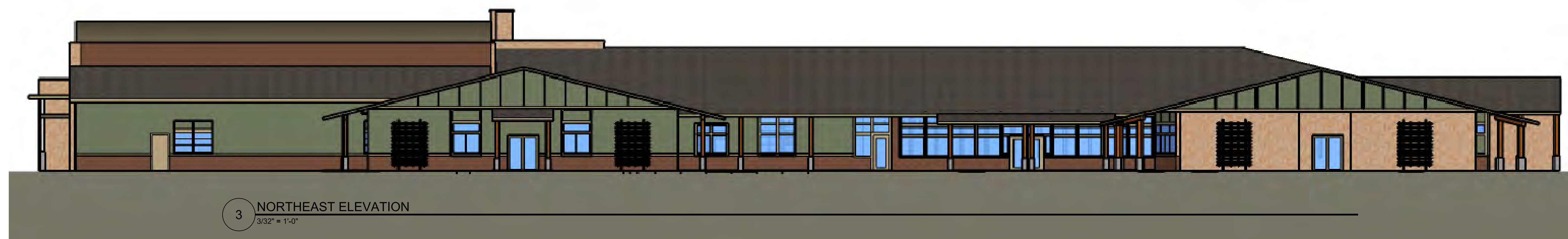
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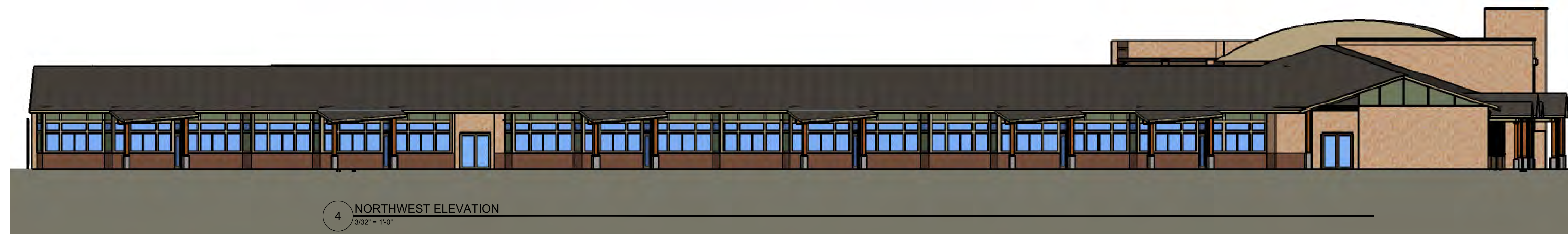
1 SOUTHWEST ELEVATION
3/32" = 1'-0"



2 SOUTHEAST ELEVATION
3/32" = 1'-0"



3 NORTHEAST ELEVATION
3/32" = 1'-0"



4 NORTHWEST ELEVATION
3/32" = 1'-0"



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1 PROPOSED FLOOR PLAN
3/32" = 1'-0"



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1 EXISTING FLOOR PLAN
3/32" = 1'-0"



MARK	DATE	DESCRIPTION
ISSUE DATE:	3/15/16	
ISSUE:		SCHEMATIC DESIGN
PROJECT NO.:	1600.OES	
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SHEET NAME