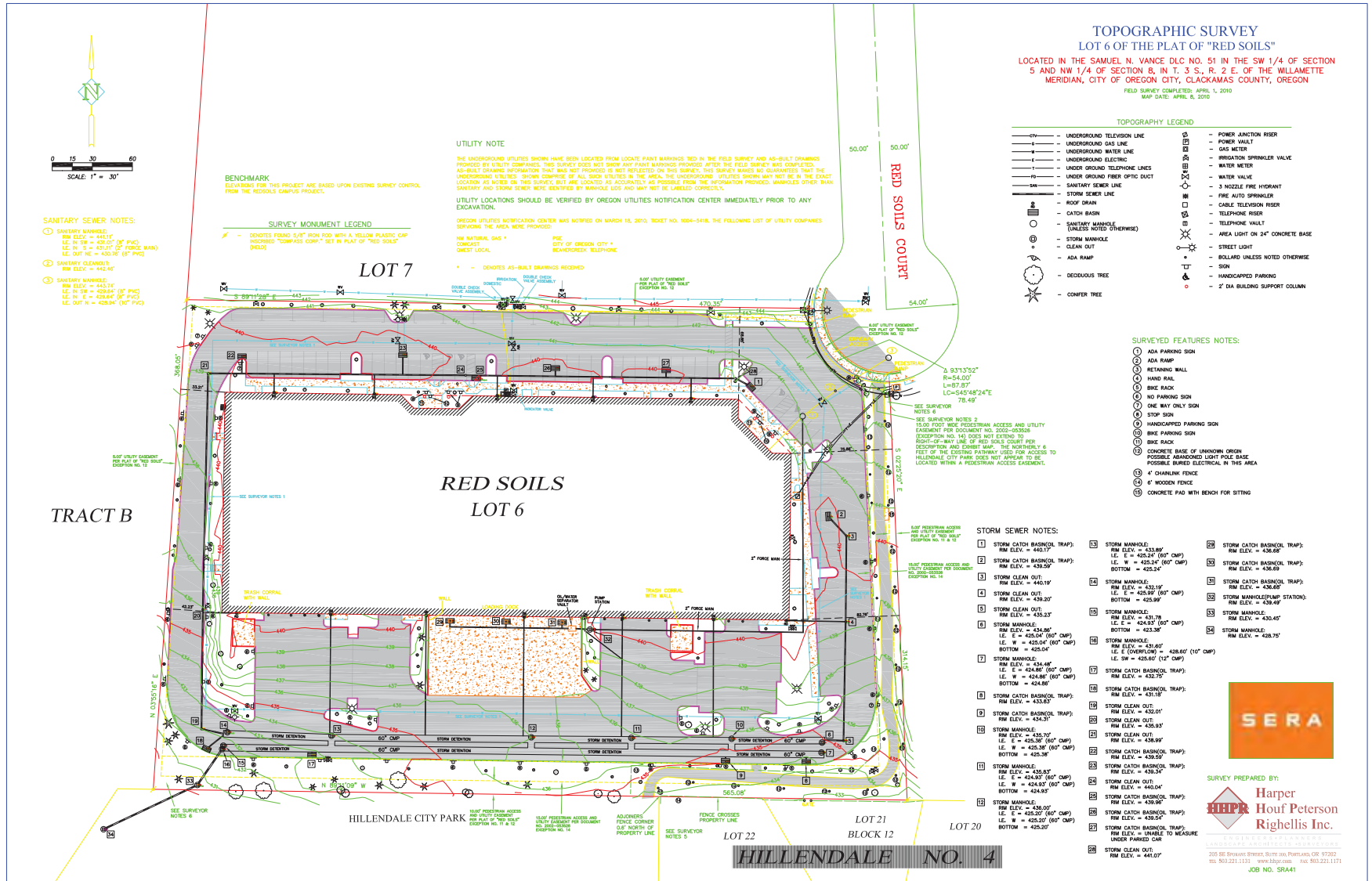




Appendix

- A. Existing Site Plan, Silver Oak**
- B. Engineering Site Plans**
- C. Not Used**
- D. Site Furnishings**
- E. Bicycle Parking Requirements**
- F. Proposed On-Site Parking**
- G. Proposed Parking Layout for Silver Oak**



TOPOGRAPHIC SURVEY
LOT 6 OF THE PLAT OF "RED SOILS"
 LOCATED IN THE SAMUEL N. VANCE DLG NO. 51 IN THE SW 1/4 OF SECTION 5 AND NW 1/4 OF SECTION 8, IN T. 3 S., R. 2 E. OF THE WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
 FIELD SURVEY COMPLETED: APRIL 1, 2010
 MAP DATE: APRIL 8, 2010

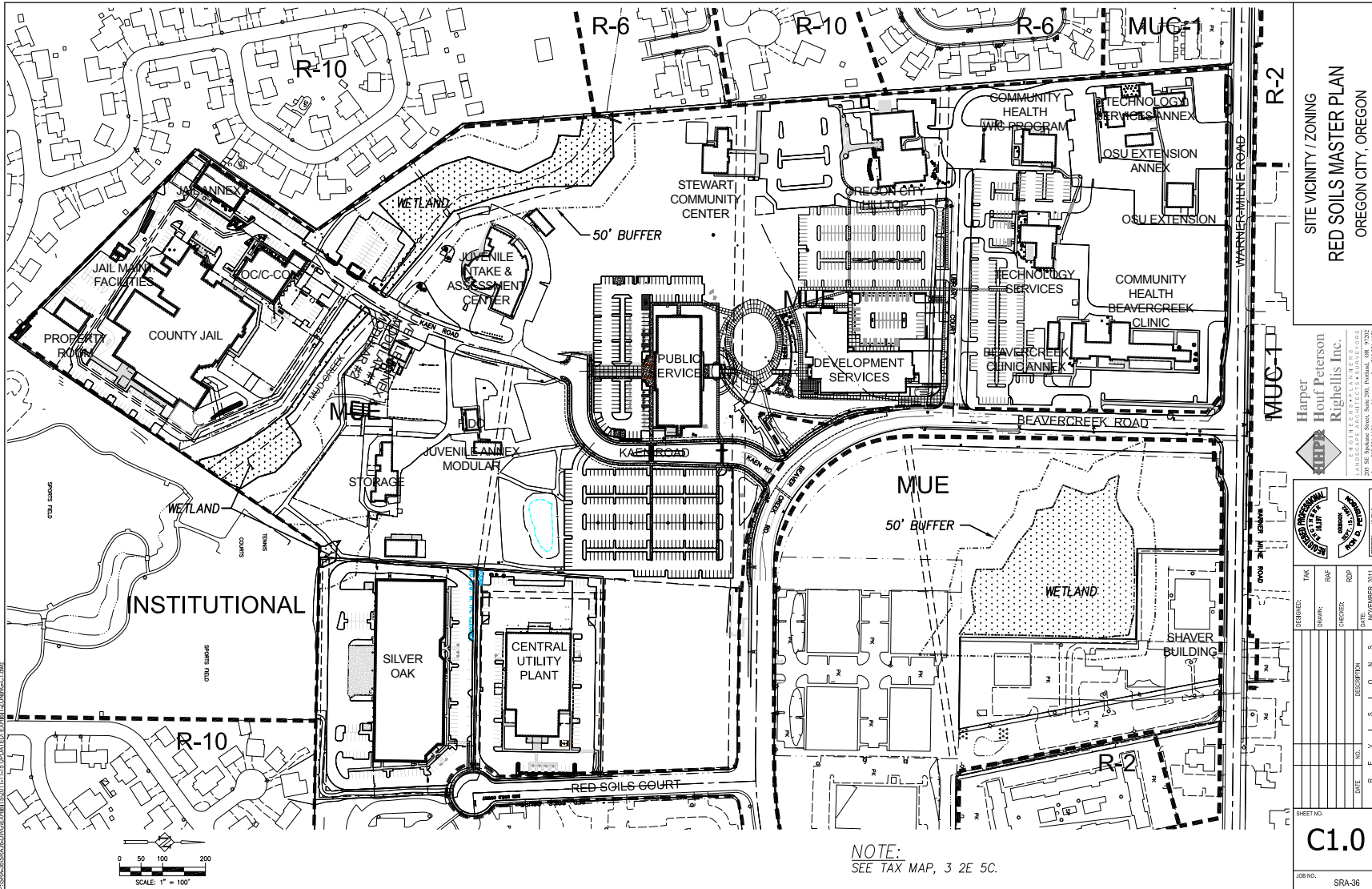
- TOPOGRAPHY LEGEND**
- UNDERGROUND TELEVISION LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE LINES
 - UNDERGROUND FIBER OPTIC DUCT
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - ROOF DRAIN
 - CATCH BASIN
 - SANITARY MANHOLE (UNLESS NOTED OTHERWISE)
 - STORM MANHOLE
 - CLEAN OUT
 - ADA RAMP
 - DEODOROUS TREE
 - CONIFER TREE
 - POWER JUNCTION RISER
 - POWER VAULT
 - GAS METER
 - IRRIGATION SPRINKLER VALVE
 - WATER METER
 - WATER VALVE
 - 3 NOZZLE FINE HYDRANT
 - FINE AUTO SPRINKLER
 - CABLE TELEVISION RISER
 - TELEPHONE RISER
 - TELEPHONE VAULT
 - ADA LIGHT ON 2'x4' CONCRETE BASE
 - STREET LIGHT
 - BOLLARD UNLESS NOTED OTHERWISE
 - SIGN
 - HANDICAPPED PARKING
 - 2' DIA BUILDING SUPPORT COLUMN

- SURVEYED FEATURES NOTES:**
- 1 ADA PARKING SIGN
 - 2 ADA RAMP
 - 3 RETAINING WALL
 - 4 HAND RAIL
 - 5 BIKE RACK
 - 6 NO PARKING SIGN
 - 7 ONE WAY ONLY SIGN
 - 8 STOP SIGN
 - 9 HANDICAPPED PARKING SIGN
 - 10 BIKE PARKING SIGN
 - 11 BIKE RACK
 - 12 CONCRETE BASE OF UNKNOWN ORIGIN
 - 13 POSSIBLE REMOVED LIGHT POLE BASE
 - 14 POSSIBLE BURIED ELECTRICAL IN THIS AREA
 - 15 4" CHAINLINK FENCE
 - 16 6" WOODEN FENCE
 - 17 CONCRETE PAD WITH BENCH FOR SITTING

- STORM SEWER NOTES:**
- 1 STORM CATCH BASIN/OL TRAP: RM ELEV. = 440.17'
 - 2 STORM CATCH BASIN/OL TRAP: RM ELEV. = 439.50'
 - 3 STORM CLEAN OUT: RM ELEV. = 440.16'
 - 4 STORM CLEAN OUT: RM ELEV. = 439.20'
 - 5 STORM CLEAN OUT: RM ELEV. = 435.23'
 - 6 STORM MANHOLE: RM ELEV. = 434.86' (60" CMP) LE. N = 425.04' (60" CMP) BOTTOM = 425.04'
 - 7 STORM MANHOLE: RM ELEV. = 434.96' (60" CMP) LE. E = 424.88' (60" CMP) BOTTOM = 424.88'
 - 8 STORM CATCH BASIN/OL TRAP: RM ELEV. = 433.83'
 - 9 STORM CATCH BASIN/OL TRAP: RM ELEV. = 434.30'
 - 10 STORM MANHOLE: RM ELEV. = 433.70' (60" CMP) LE. E = 425.20' (60" CMP) LE. W = 425.20' (60" CMP) BOTTOM = 425.38'
 - 11 STORM MANHOLE: RM ELEV. = 435.87' (60" CMP) LE. E = 424.82' (60" CMP) LE. W = 424.82' (60" CMP) BOTTOM = 424.82'
 - 12 STORM MANHOLE: RM ELEV. = 436.00' (60" CMP) LE. E = 425.20' (60" CMP) LE. W = 425.20' (60" CMP) BOTTOM = 425.20'
 - 13 STORM MANHOLE: RM ELEV. = 433.89' (60" CMP) LE. E = 425.20' (60" CMP) LE. W = 425.24' (60" CMP) BOTTOM = 425.24'
 - 14 STORM MANHOLE: RM ELEV. = 432.16' (60" CMP) LE. E = 425.99' (60" CMP) BOTTOM = 425.99'
 - 15 STORM MANHOLE: RM ELEV. = 431.78' (60" CMP) LE. E = 425.81' (60" CMP) LE. W = 425.81' (60" CMP) BOTTOM = 423.38'
 - 16 STORM MANHOLE: RM ELEV. = 431.80' (60" CMP) LE. E (OVERLAP) = 428.60' (10" CMP) LE. W = 428.60' (10" CMP) BOTTOM = 423.38'
 - 17 STORM CATCH BASIN/OL TRAP: RM ELEV. = 432.75'
 - 18 STORM CATCH BASIN/OL TRAP: RM ELEV. = 433.18'
 - 19 STORM CLEAN OUT: RM ELEV. = 432.01'
 - 20 STORM CLEAN OUT: RM ELEV. = 435.93'
 - 21 STORM CLEAN OUT: RM ELEV. = 435.99'
 - 22 STORM CATCH BASIN/OL TRAP: RM ELEV. = 439.20'
 - 23 STORM CATCH BASIN/OL TRAP: RM ELEV. = 439.24'
 - 24 STORM CLEAN OUT: RM ELEV. = 440.04'
 - 25 STORM CATCH BASIN/OL TRAP: RM ELEV. = 439.94'
 - 26 STORM CATCH BASIN/OL TRAP: RM ELEV. = 439.80'
 - 27 STORM CATCH BASIN/OL TRAP: RM ELEV. = 439.54'
 - 28 STORM CLEAN OUT: RM ELEV. = 441.00'
 - 29 STORM CATCH BASIN/OL TRAP: RM ELEV. = 436.89'
 - 30 STORM CATCH BASIN/OL TRAP: RM ELEV. = 436.89'
 - 31 STORM CATCH BASIN/OL TRAP: RM ELEV. = 436.89'
 - 32 STORM MANHOLE/OL STATION: RM ELEV. = 439.87'
 - 33 STORM MANHOLE: RM ELEV. = 439.40'
 - 34 STORM MANHOLE: RM ELEV. = 429.75'

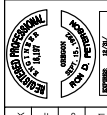


SURVEY PREPARED BY:
HHPA Harper Houf Peterson Righellis Inc.
 205 SE SHAWAN STREET, SUITE 300, PORTLAND, OR 97202
 TEL: 503.221.1131 FAX: 503.221.1174
 WWW.HHPA.COM
 JOB NO. SR41



SITE VICINITY / ZONING
RED SOILS MASTER PLAN
 OREGON CITY, OREGON

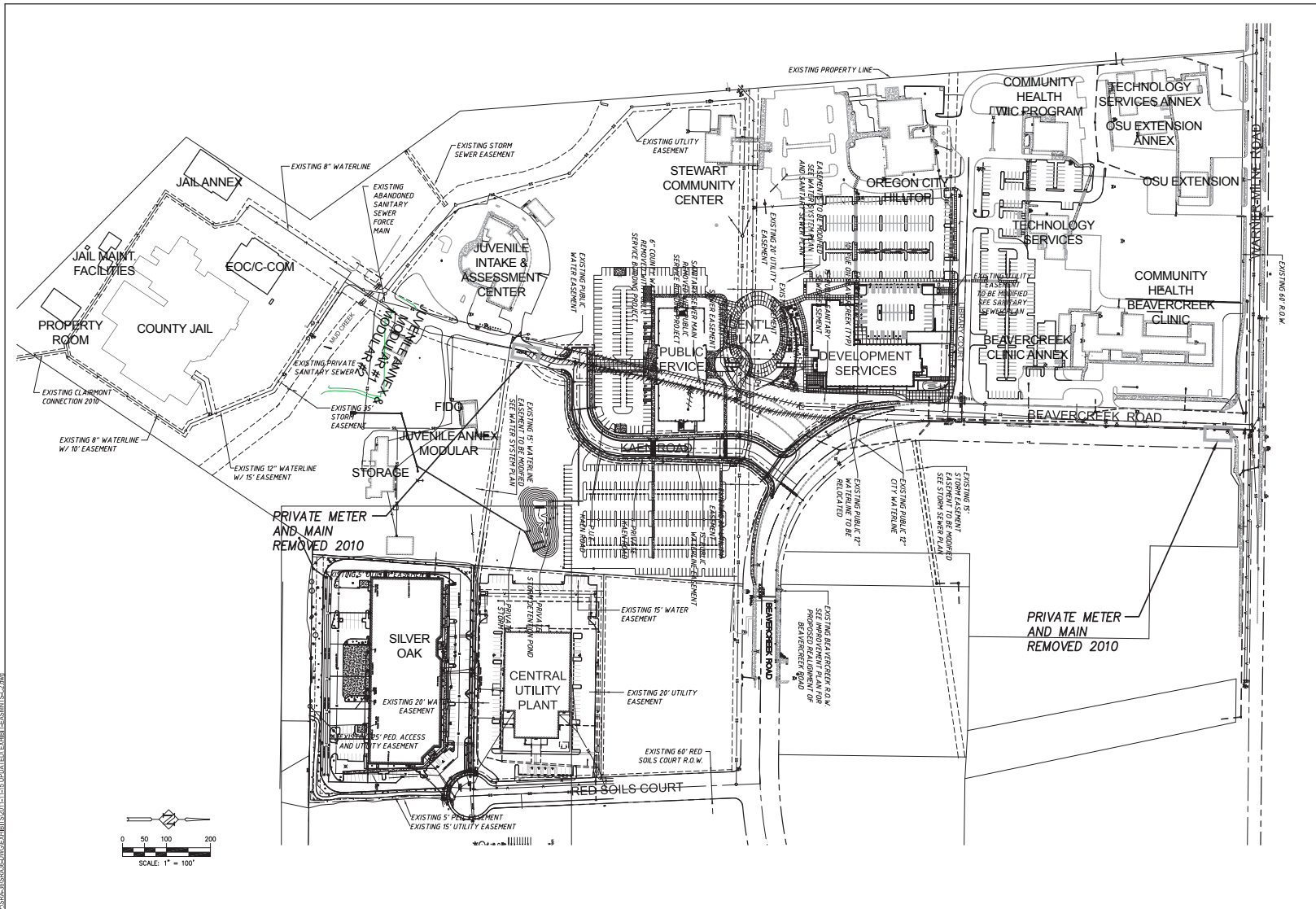
Harper
 Houf Peterson
 Righellis Inc.
 1000 NE 10TH STREET, SUITE 200
 OREGON CITY, OREGON 97142
 PHONE: 503.231.1171 FAX: 503.231.1172



DESIGNED BY:	TAK
DRAWN BY:	RFH
CHECKED BY:	ROP
DATE:	NOVEMBER, 2011

NO.	DATE	NO.	DESCRIPTION
R E V I S I O N S			

SHEET NO.
C1.0
 JOB NO. SRA-36



EASEMENTS / RIGHTS OF WAY
RED SOILS MASTER PLAN
 OREGON CITY, OREGON

Harper
 Houff Peterson
 Rightellis Inc.
 1001 NE 10TH AVE SUITE 200
 LAND O'LAKE, OREGON 97130
 PHONE: 503.221.1131 WWW.HARPERHOUFFPETERSON.COM 902210170



DESIGNED:	TAK
DRAWN:	RFK
CHECKED:	DDP
DATE:	NOVEMBER, 2011

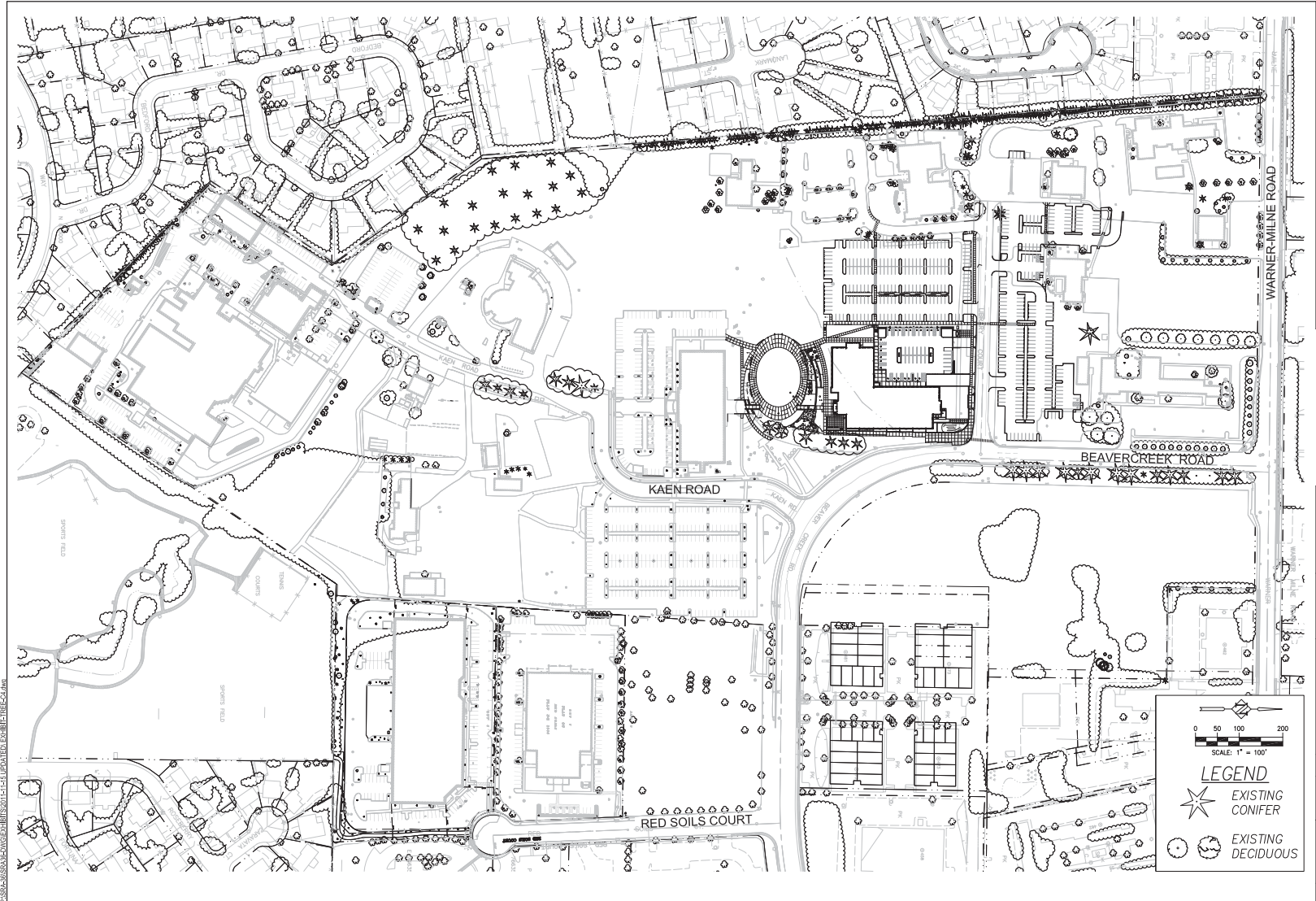
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C2.0
 JOB NO. SRA-36

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SERA Red Soils Master Plan January 2012



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EXISTING TREE SURVEY
RED SOILS MASTER PLAN
 OREGON CITY, OREGON

Harper
 Houf Peterson
 Righellis Inc.
 LANDSCAPE ARCHITECTS • PLANNERS
 1000 NE 21ST AVE. SUITE 100
 PORTLAND, OR 97232-1171
 Phone: 503.251.1131 www.hprinc.com Fax: 503.251.1170



DESIGNED:	TAK
DRAWN:	POF
CHECKED:	RDP
DATE:	NOVEMBER, 2011

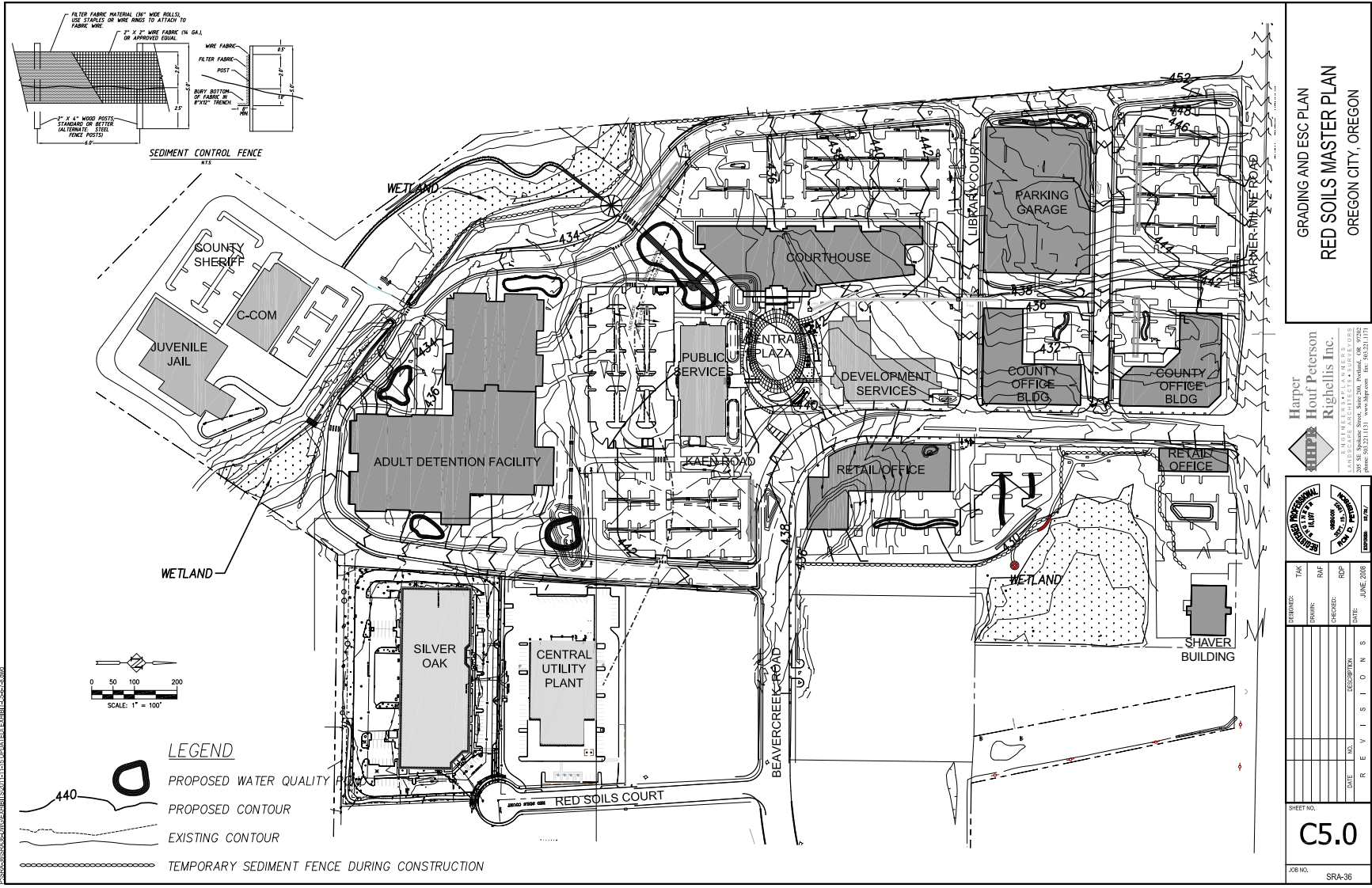
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 SCALE: 1" = 100'

LEGEND

- EXISTING CONIFER
- EXISTING DECIDUOUS

REVISIONS	
NO.	DESCRIPTION
SHEET NO.	
C4.0	
JOB NO. SRA-36	







Type A Fence, Juvenile Department



Type H Fence, Public Services Building



Type G Fence foreground, Storage Building
Type D Fence background, Adult Detention Facility



Type D Fence, Adult Detention Facility



Type A Fence, Community Health



Type C Fence, Adult Detention Facility



Type H Fence, Technology Services



Type D Fence, Adult Detention Facility



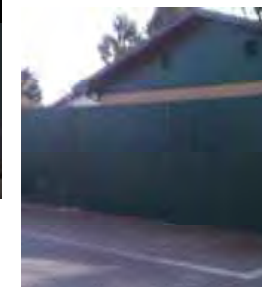
Type A1 Fence, Silver Oak



Type B Fence, Shaver Building



Type E Fence right, Adult Detention Facility
Type C Fence left, Adult Detention Facility



Type F Fence, Adult Detention Facility

Fence Type designations on Non-Conforming Existing Fences diagram

Site Furnishings and Lighting

Benches:

Landscape Forms - Sonoma series, metal-polyester powdercoat finish, color: silver, wood seat slats: jarrah



Bike Racks:

Columbia Cascade, CycLoops series, galvanized finish

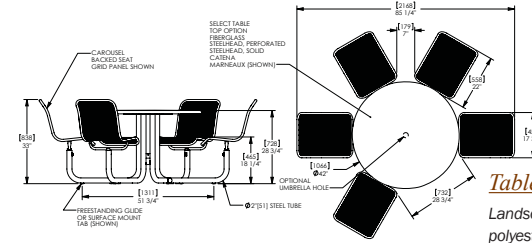
Trash Receptacles:

Landscape Forms - Presidio series, metal-polyester powdercoat finish, color: silver



Vehicular Area Lighting:

Emco, EcoLume ECA-18, metal halide, natural aluminum paint finish on a Valmont 20' high, 5" diameter non-tapered round aluminum pole, polyester powdercoat finish, color: natural aluminum



Tables:

Landscape Forms - Carousel series, metal-polyester powdercoat finish, color: silver



Bollards:

Landscape Forms - Annapolis series, metal-polyester powdercoat finish, color: silver



Bollard Lights:

Landscape Forms - Annapolis series, metal-polyester powdercoat finish, color: silver

Pedestrian Lighting:

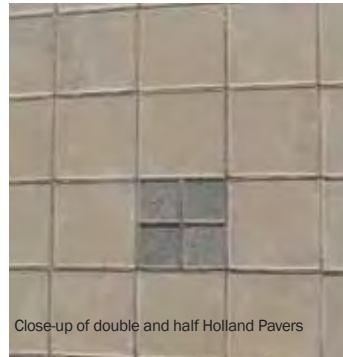
Lumec, Alura series, direct lighting, metal halide, color: light gray, on a Valmont 12" high, 5" diameter non-tapered round aluminum pole, polyester powdercoat finish, color: natural aluminum



Pedestrian Lighting:

INVUE (MSA-70-MH-208-4S-FG-DP-L)

Typical Paving



Double Holland
Color: Mesa Buff
Texture: Face Mix
Size: 8" X 8" x 60mm

Half Holland
Color: "Granite"
Texture: Face Mix
Size: 4" X 4" X 60mm

Street Trees



Zelkova serrata



Liriodendron tulipifera



Pyrus calleryana 'Glen's Form'



Acer truncatum x A.platanoides 'Warrenred'

EXISTING STREET TREES				
Street	Botanical Name	Common Name	Caliper	Typical Spacing
Beaver Creek	Zelkova serrata	Green Vase	3"	35'
Loop Road	Liriodendron tulipifera	Tulip Tree	3"	35'
Front St.	Pyrus calleryana 'Glen's Form'	Chanticleer Pear	3"	35'
Kaen Rd.	Acer truncatum x A.platanoides 'Warrenred'	Pacific Sunset Maple	3"	35'

**Bicycle Parking Requirements Per City of Oregon City Standards
Update 2012**

	Use	Auto Spaces	Required Bicycle Parking	Amount Required by Code	Existing Bicycle Parking	Proposed Bicycle Parking
Existing Facilities						
Community Health	Commerical	56	1 per 20	3	5	-
Steward Community Center	Commerical	91	1 per 20	5	4	-
Oregon City Hilltop	Commerical	93	1 per 20	5	2	-
CCOM/County Jail	Institutional	163	1 per 30	5	5	-
OSU Extension	Commerical	30	1 per 20	2	2	-
Technology Services	Commerical	26	1 per 20	1	0	-
Technology Services Annex	Commerical	20	1 per 20	1	0	-
Juvenile Intake & Assessment	Institutional	74	1 per 30	2	0	-
Juvenile Annex 1 (former Dog Services Admin)	Institutional	9	1 per 30	0.5	0	-
Juvenile Annex 2	Institutional	40	1 per 30	1	0	-
Storage Building (former Dog Services Shelter)	Institutional	15	1 per 30	0.5	0	-
Phase 1						
Public Service Building	Commerical	366	1 per 20	18	19	19
Development Service Building	Commerical	416	1 per 20	21	47	47
Central Utility Plant	Institutional/Commercial	80	1 per 30+1 per 20	5	5	5
2012 Update						
Silver Oak Building	Institutional/Commercial	19/73=92	1 per 30+1 per 20	5	10	10
Subtotal for Existing Condition at 2012 Update				75	89	
Phase 2						
Adult Detention Facility	Institutional	160	1 per 30	5	-	5
Full Build Out (2030)						
Central Communications	Commerical	80	1 per 20	4	-	4
Juvenile Facilities	Institutional	241	1 per 30	8	-	8
Courthouse	Commerical	718	1 per 20	36	-	36
County Office Building 1	Commerical	335	1 per 20	17	-	17
County Office Building 2	Commerical	252	1 per 20	13	-	13
Retail and Office SM (Beavercreek/Warner Milne)	Commerical	30	1 per 20	1.5	-	1.5
Retail and Office (Beavercreek)	Commerical	116	1 per 20	6	-	6
Shaver Building	Commerical	31	1 per 20	2	-	2

Notes:

1. See Appendix F: Proposed On-Site Parking for parking totals and calculations, parking total here do not reflect the reduction allowed for buildings within 1000 feet of public transit.
For the purposes of this calculation the maximum parking allowed by code was used for Full Build-Out Building bicycle parking calculation.
2. For the purposes of the 2012 Update it is assumed that the Silver Oak Building will consist of 32% Office area and 68% Storage area.
3. The Development Services Building bicycle parking count includes secure bicycle parking for campus wide staff use only in the basement.



Appendix F. Proposed On-Site Parking

Range of On-Site Parking Based on City of Oregon City Zoning

Office Min = 2.7 per 1000 SF
 Office Max = 3.33 per 1000 SF
 Retail Min = 4.1 per 1000 SF
 Retail Max = 5 per 1000 SF
 Industrial Min = 1.3 per 1000 SF
 Industrial Max = 1.6 per 1000 SF

Welfare/Corrections Min = 1 per 7 beds
 Welfare/Corrections Max = 1 per 4 beds
 Storage Warehouse Min = 0.3 per GSF
 Storage Warehouse Max = 0.4 per GSF

	Proposed Building SF	Office		Retail		Industrial, Correctional, Storage	
		Allowed Cars Max	Allowed Cars Min	Allowed Cars Max	Allowed Cars Min	Allowed Cars Max	Allowed Cars Min
		Phase 1					
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-	-	-
Total Parking Allowed		1,022	829	-	-	52	50
10% Reduction		102	83	-	-	5	5
Total Parking Range Provided		920	746	-	-	47	45
2012 Update							
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-	-	-
Silver Oak Building	85,697	91	74	-	-	23	17
Total Parking Allowed		1,113	903	-	-	75	67
10% Reduction		111	90	-	-	8	7
Total Parking Range Provided		1,002	813	-	-	68	60
Phase 3 Full Build Out (2030)							
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-	-	-
Silver Oak Building	136,838	131	107	-	-	33	24
Adult Detention Facility	200,542	-	-	-	-	160	-
Central Communications	24,000	80	65	-	-	-	-
Juvenile Facilities	72,500	241	196	-	-	-	-
Courthouse	215,756	718	583	-	-	-	-
County Office Building 1	100,711	335	272	-	-	-	-
County Office Building 2	75,608	252	204	-	-	-	-
Retail and Office SM (Beavercreek/Warner Milne)	9,000	30	24	45	36	-	-
Retail and Office (Beavercreek)	70,000	116	95	175	144	-	-
Total Parking Allowed		2,925	2,375	220	180	245	74
10% Reduction		293	238	22	18	25	7
Total Parking Range Provided		2,633	2,138	198	162	221	67

Notes:

1. A 10% reduction was assumed in required parking for the campus given that the proposed buildings are within 1000 feet of public transit.
2. The proposed Adult Detention Facility will consist of 800 beds with 1 space required per every 5 beds.
3. With the completion of the Phase 3 Full Build-Out the campus will include 100 on-street parking spaces.
4. For the purpose of this exercise it is assumed that Beavercreek consists of 35,000 SF of GF Retail and 35,000 SF of Office; Warner Beavercreek (SM) consists of 9,000 SF of GF retail.
5. In order to provide a total amount of parking within the range established through zoning, the master plan includes a four-story parking garage with approximately 832 spaces.
6. For the 2012 Update the Silver Oak Building is proposed with 32% office and 68% storage; for the Full Build-Out, to maximize storage potential, the building is proposed with 18% office and 82% storage, with a full second level on the interior.

1. Minimum 5' wide landscape buffer. Existing condition complies.
 2. Trees spaced at a maximum of 35'. Trees to be added as shown.
 3. Plant material ground coverage requirement: 100%. Ground cover to be added as shown.
 4. Perimeter screening requirement: evergreen hedge 42" high or shrubs 4' on center. Gaps to be filled with additional shrubs as shown.

Landscape Zones

The following landscape zones refer to those indicated in Oregon City Municipal Code Chapter 17.52 Off-Street Parking and Loading

--- Indicates Zone Boundaries (See plan)

Zone A - Perimeter Landscaping

Requirements:

1. Minimum 5' wide landscape buffer. Existing condition complies.
2. Trees spaced at a maximum of 35'. Trees to be added as shown.
3. Plant material ground coverage requirement: 100%. Ground cover to be added as shown.
4. Perimeter screening requirement: evergreen hedge 42" high or shrubs 4' on center. Gaps to be filled with additional shrubs as shown.

Zone B - Parking Area/Bulking Buffer

1. Minimum 5' wide perimeter planting strip. Existing condition complies.
2. Trees spaced at a maximum of 35'. Existing condition complies.

3. Plant material ground coverage requirement: 100%. Ground cover to be added as shown.
4. Perimeter requirement: evergreen hedge 42" high or shrubs 4' on center. Existing condition complies

Zone C - Interior Parking Lot Landscaping

1. Parking lots shall have a minimum of 10% of the gross area devoted to landscaping. The gross area was previously calculated at 14%.
2. Minimum of one tree per six parking spaces. There are 109 parking spaces. 19 trees are required. There are 25 trees existing.
3. Plant material ground coverage requirement: 100%. Ground cover to be added as shown.
4. Shrubs shall be spaced at no more than 4' o.c. on average. Existing condition complies.
5. There shall be no more than eight contiguous parking spaces without an interior landscape strip between them. There are five locations where there are nine spaces between landscape islands and one with ten. Restripe parking to remove seven parking stalls as shown.

PREVIOUSLY APPROVED LANDSCAPE PLAN REVISED TO SHOW LOCATION OF PROPOSED REFUSE ENCLOSURE (A) AND PROPOSED RELOCATED TREES (B) AND PROPOSED NEW LANDSCAPED AREAS (C).

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUAN.
TREES					
PYC	<i>Pyrus calleryana</i> 'Autumn Blaze'	Autumn Blaze Pear	2" cal.	See plan	7
SHRUBS / GRASSES					
BERD	<i>Berberis darwinii</i>	Darwin Barberry	5 gal.	60" o.c.	28
CESA	<i>Ceanothus impressus</i>	Santa Barbara Ceanothus	5 gal.	60" o.c.	32
CHTS	<i>Chamaecyparis 'Sandance'</i>	Sandance Mexican Orange	5 gal.	48" o.c.	21
GASH	<i>Gaultheria shallon</i>	Salal	1 gal.	30" o.c.	6
NADC	<i>Nandina domestica</i>	Heavenly Bamboo	5 gal.	48" o.c.	6
VIDA	<i>Viburnum dentatum</i>	David Viburnum	5 gal.	48" o.c.	32
VITS	<i>Viburnum tinus</i>	Lauristinis Viburnum	5 gal.	60" o.c.	92

GROUNDS / COVERS

	Cotoneaster dameri 'Lowfast'	Lowfast Cotoneaster	1 gal.	24" o.c.	335
	<i>Lolium perenne</i>	Perennial Ryegrass	seed	6 lbs./1000 s.f.	

NOTES:

The original landscape plan prepared by Gretchen Vadnais Landscape Architects is shown screened back to 10% for reference. New planting is shown where existing planting required augmentation to meet existing landscape codes.

For new planters, remove existing curbs and asphalt, install new curbs where indicated, place 12" of topsoil, expand existing irrigation to cover new areas and place 2" bark mulch only under canopy of new shrubs and within 5' of new trees.

1. Construct new planter
2. Remove one existing parking space and expand existing planter as shown.
3. Remove two existing parking spaces and expand existing planter as shown.

CLACKAMAS COUNTY RED SOILS CAMPUS: SILVER OAKS BUILDING
 CLACKAMAS COUNTY
 1810 RED SOILS COURT
 OREGON CITY, OR
 97059

LANDSCAPE

L1

CHECKED BY: BSH/DATE: 9/4/2014
 PROJECT NO: 10015



SILVER OAKS DETAILED DESIGN REVIEW



Facility Enclosure at PGE on Warner Milne Road



Facility Enclosure at PGE on Warner Milne Road



Property Fences bordering Hillendale Park, east side



Hillendale Park baseball diamond, Silver Oak Building background



Hillendale Park basketball court, Type G fence at storage building background