

VICINITY MAP
1/2" = 1'-0"

SITE PLAN LEGEND

- SITE ACCESS ENTRANCE / EXIT DESCRIPTION
- PROPERTY LINE
- LINE OF CONSTRUCTION
- ROAD CENTER LINE
- RAILROAD
- K-RATED SECURITY FENCE
- SECURITY FENCING
- TOPOGRAPHIC ELEVATION
- PAVEMENT MARKING: TRANSVERSE SHOULDER BARS
- RAISED CONCRETE SIDEWALK
- SITE LIGHTING
- SECURITY POLE

GENERATOR COUNTS:

BUILDING A	27 GENERATORS*
BUILDING B (FUTURE)	27 GENERATORS*
BUILDING C (FUTURE)	27 GENERATORS*
BUILDING D (FUTURE)	27 GENERATORS*
BUILDING E	1 GENERATOR
BUILDING F	N/A
BUILDING G (FUTURE)	1 GENERATOR
BUILDING H (FUTURE)	1 GENERATOR
TOTAL # GENERATORS	111 GENERATORS

* Includes (26) Data Hall Generators plus (1) House Generator

PARKING STALL COUNTS:

BUILDING	ACCESSIBLE PARKING STALL	ACCESSIBLE VAN PARKING STALL	PARKING STALL	TOTAL
BUILDING A	1	1	4	6
BUILDING B (FUTURE)	1	1	4	6
BUILDING C (FUTURE)	1	1	4	6
BUILDING D (FUTURE)	1	1	4	6
BUILDING E	N/A	N/A	N/A	N/A
BUILDING F	N/A	N/A	N/A	N/A
BUILDING G (FUTURE)	1	1	4	6
BUILDING H (FUTURE)	1	1	4	6
TOTAL PARKING STALLS:	20	20	80	120

EAST PENNEY AVENUE CAMPUS ZONING PLAN
1
1" = 160'-0"

CONFIDENTIAL

PROJECT ADDRESS
**EAST PENNEY AVENUE,
HERMISTON, OR 97838**

PROJECT DELIVERY PACKAGE

SEAL/SIGNATURE
PRELIMINARY
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ISSUE DATE: 02JUN2023	PROJECT NO: 22305.00	
DESIGNED: INTEGRUS	ARCHITECT: TR	
MARK	DATE	DESCRIPTION

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PROJECT: **CAMPUS SITE**

TITLE: **CAMPUS ZONING SITE PLAN**

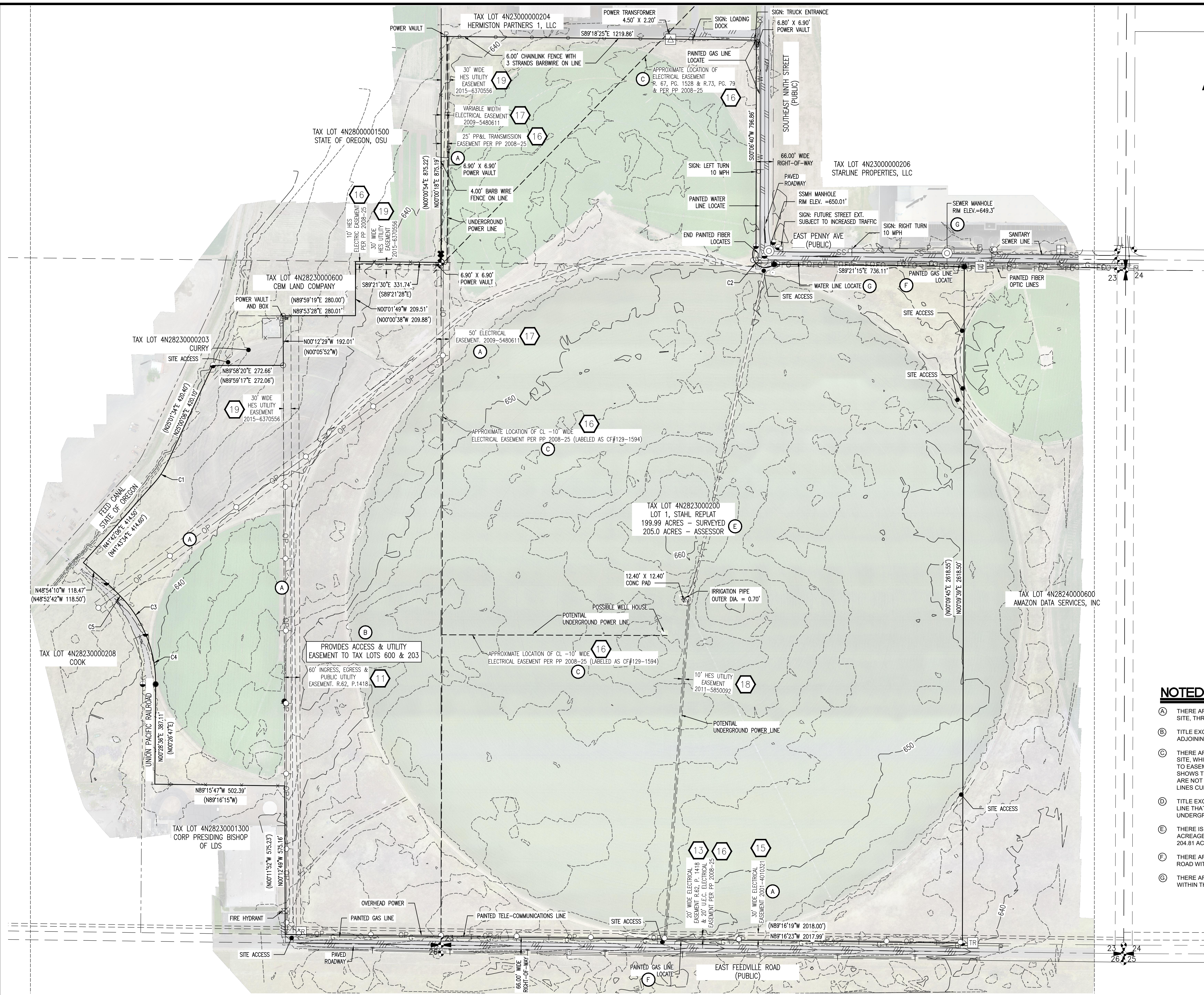
DRAWING: **Z010**

E1 SCALE: As Indicated | AGILE No: | REV:

ALTA / NSPS LAND TITLE SURVEY

LOT 1, STAHL REPLAT, 2019-6940037

A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 4 NORTH,
RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

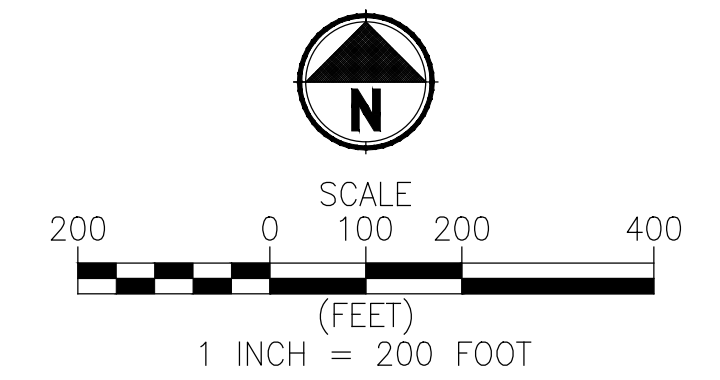


LINE TYPES

—○—○—	CHANLINK FENCE
—□—□—	BOARD FENCE, AS NOTED
—/—/—	EDGE OF PAVEMENT
—	RIGHT-OF-WAY (UNRESOLVED?)
—	RESOLVED RIGHT-OF-WAY CENTERLINE
—	CENTERLINE OF ROAD
—W—	WATER LINE LOCATES
—G—	GAS LOCATES
—OP—	OVERHEAD POWER WIRES
—P—	POWER LOCATES
—T—	TELE-COMMUNICATIONS LOCATES
—SS—	SANITARY SEWER UNDERGROUND
---	SUBJECT PARCEL BOUNDARY
---	EASEMENT LINE, AS NOTED
---	EASEMENT CENTERLINE, AS NOTED
---	1/16 SECTION LINE
---	QUARTER SECTION LINE

LEGEND

XY	GENERAL NOTE
XX	TITLE REPORT EXCEPTION NOTE
○	SIGN, AS NOTED
○	SEWER MANHOLE
○	WATER FIRE HYDRANT
○	WATER VALVE
○	POWER METER
○	POWER POLE
○	POWER POLE WITH TRANSFORMER
P	POWER VAULT
□	POWER JUNCTION BOX
TR	TELEPHONE RISER
○	TELEPHONE JUNCTION BOX
○	GATE POST
+	FOUND MONUMENT
+	FOUND SECTION CORNER
+	FOUND QUARTER SECTION CORNER



NOTED OBSERVATIONS:

- (A) THERE ARE MULTIPLE ELECTRICAL EASEMENTS THAT ARE LOCATED WITHIN THE SITE, THREE OF WHICH TRAVERSE THE SITE.
- (B) TITLE EXCEPTION R62-PG1415 PROVIDES A 60-FOOT-WIDE ACCESS EASEMENT TO ADJOINING TAX LOTS IN THE NORTHWEST CORNER OF THE SITE.
- (C) THERE ARE MULTIPLE ELECTRICAL EASEMENTS THAT ARE LOCATED WITHIN THE SITE, WHICH TRAVERSE THE SITE ACCORDING TO A TITLE EXCEPTION THAT REFERS TO EASEMENTS AS SHOWN ON PARTITION PLAT NO. 2008-25. THIS PARTITION PLAT SHOWS THESE EASEMENTS WITH REFERENCE TO RECORDED INSTRUMENTS THAT ARE NOT LISTED IN THE CURRENT TITLE REPORT. IT IS UNKNOWN IF THE ELECTRICAL LINES CURRENTLY EXIST OR IF THE EASEMENTS ARE STILL RELEVANT.
- (D) TITLE EXCEPTION 2011-5850092 IS AN EASEMENT FOR AN UNDERGROUND POWER LINE THAT LIES WITHIN THE SOUTH HALF OF THE SITE. IT IS UNKNOWN IF THE UNDERGROUND LINE EXISTS.
- (E) THERE IS A DISCREPANCY BETWEEN THE PARCELS SURVEYED AND ASSESSOR'S ACRES OF THE PARCEL SIZE. SURVEYED EQUALS 199.99 ACRES VS. ASSESSOR'S 204.81 ACRES.
- (F) THERE ARE GAS LINES ALONG EAST PENNY AVE/SE 9TH STREET AND FEEDVILLE ROAD WITHIN THE PUBLIC RIGHT-OF-WAY.
- (G) THERE ARE SEWER AND WATER LINES ALONG EAST PENNY AVE AND SE 9TH STREET WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING FIRE HYDRANTS.

SURVEY REFERENCES:

1. STAHL REPLAT, RECORDED 11-27-2019 IN BOOK 16 OF PLATS, PAGE 95, INSTRUMENT NO. 2019-6940037.
2. CITY OF HERMISTON PARTITION PLAT NO. 2019-08, RECORDED 04-02-2019, UNDER INSTRUMENT NO. 2019-6840322.
3. CITY OF HERMISTON PARTITION PLAT NO. 1997-06, RECORDED 04-02-2019, UNDER INSTRUMENT NO. 1997-229132.

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(2011), OREGON STATE PLANE NORTH ZONE COORDINATE SYSTEM, INTERNATIONAL FEET, BASED ON THE OREGON REAL-TIME GNSS NETWORK (ORGN).

VERTICAL DATUM:

VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 BASED ON OREGON STATE PLANE NORTH ZONE COORDINATE SYSTEM, INTERNATIONAL FEET, BASED ON THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 8, 2022
CHRISTOPHER J. D'ORAZIO
98905
RENEWS: 12-31-2023

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SURVEYED	DRF, NDN
DRAWN	CJD, IJK
CHECKED	CJD
APPROVED	CJD
ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY.	
FILE NAME	PSO 8117-034 PDX245AS
JOB NO.	553 8117 034
DATE	07/27/2022

ALTA/NSPS LAND TITLE SURVEY

DRAWING NO.
2 OF 2

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