

City of St. Helens

General Land Use Application

Applicant Name(s): Frank Angelo, Principal, Angelo Planning Group	Property Owner Name(s): Scot Stockwell, Superintendent, St. Helens School District
Applicant Mailing Address: 921 SW Washington Street, Suite 468 Portland, OR 97205	Property Owner Mailing Address: 474 N 16th Street St. Helens, OR 97051
Applicant E-mail Address: fangelo@angelopanning.com	Property Owner E-mail Address: scots@sthelens.k12.or.us
Applicant Telephone No.: 503-227-3664	Property Owner Telephone No.: 503-366-7220

PROJECT INFORMATION

Assessor's Map & Tax Lot No.: <i>See your property tax statement</i> 4108-00-00700	Site Address: <i>Street name if # not assigned</i> SHHS, 2375 Gable Road, St. Helens, OR 97051
Subdivision Name: <i>If applicable</i>	Block No.: <i>If applicable</i> Lot No.: <i>If applicable</i>
Request for: <i>See Land Use Fee Schedule, attached, for application types</i> Site Development Review, Sign Permit	Zoning: PL - Public Land
Number of Lots Involved: 1	Applicable Square Footage: <i>Lot or building sq. ft.</i> Existing SHHS: ~213,407 sf; renovated HS: ~239,345 sf
Description of Land Use Request: Addition and renovation of the existing St Helens High School. Construction of a new parking lot, in the location of an existing parking lot. Construction of a new turf baseball field, a new turf softball field, a grass soccer field, and a turf soccer field. <i>Examples:</i> 1. Move north property line 5 feet south; or 2. Construct fourplex; or 3. Construct new shop/garage; or 4. Allow side setback to be 4 feet instead of 5 feet due to topography of lot; or 5. Use home office for... (insert type of business)	

Attach the following:

1. Responses to applicable criteria (per Community Development Code)
2. Required drawings, maps, etc. (per Community Development Code)
3. Proof of ownership or authority to make application (i.e. tax assessor record or title)
 - a. **All** property owners must sign the subject land use application; **or**
 - b. Submit a signed power of attorney; **or**
 - c. Submit a note signed by all the property owners giving one person authorization to act on their behalf.

I hereby certify under penalty of perjury and false swearing that the information I have provided is true and correct and further that I am the sole owner of the property identified herein or I am authorized by ALL the owners to make this application and proof of said authorization is attached (see #3 above).


 Applicant(s) Signature

5/10/21
 Date Signed


 Property Owner(s) Signature

5-11-21
 Date Signed

FOR OFFICE USE ONLY	
Pre-Application Conference Date:	Fee Amount Paid:
Date Received:	Receipt No.:
Application Type:	File No.:



St. Helens School District

St. Helens High School Renovations

*Site Development Review
Sign Permit*

Prepared by Angelo Planning Group
Submitted to City of St. Helens
Planning Department
May 2021

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List of Exhibits

Exhibit A: Plan Set (provided under separate cover)

Sheet C1.01	Existing Conditions Plan
Sheet A1.01	Architectural Site Plan
Sheet A1.02	Site Plan – Temporary Modular Buildings
Sheet A1.10	Site Details
Sheet C0.02	Erosion & Sediment Control Plan – Phase I
Sheet C0.03	Erosion & Sediment Control Plan – Phase II
Sheet C2.01	Demolition Site Plan – North
Sheet C2.02	Demolition Site Plan – South
Sheet C2.03	Demolition Site Plan – Fields
Sheet C3.01	Grading Plan – Overall
Sheet C3.02	Enlarged Grading Plan – North
Sheet C3.03	Enlarged Grading Plan – South
Sheet C3.04	Enlarged Grading Plan – Fields
Sheet C3.05	Enlarged Grading Plan – Track
Sheet C4.01	Enlarged Utility Plan – North
Sheet C4.02	Enlarged Utility Plan – South
Sheet C4.03	Enlarged Utility Plan – Fields
Sheets L1.00-L1.01	Tree Plan
Sheets L1.02-L1.10	Landscape Plans and Details
Sheet A2.11	Floor Plan – Zone 1
Sheet A2.12	Floor Plan – Zone 2
Sheets A3.01A.305	Exterior Elevations

Exhibit B: Title Report

Exhibit C: Lighting Plans and Details

Exhibit D: Existing Easement and Dedication Documents

Exhibit E: Modular Buildings Temporary Campus (During Construction)

1. Proposal Summary Information

Internal File No:	200-002
Applicant:	St. Helens School District Scot Stockwell, Superintendent 474 N 16th Street St Helens, OR 97051 503-366-7220 scots@sthelens.k12.or.us
Applicants Representative:	Frank Angelo Angelo Planning Group 921 SW Washington Street, Suite 468 Portland, OR 97205 503-227-3664 fangelo@angeloplanning.com
Request:	Site Development Review Sign Permit
Location:	St. Helens High School 2375 Gable Road St Helens, OR 97051
Legal Description:	See Title Report (Exhibit B)
Tax Lot ID:	4010800 Lot 700
Zoning Designation:	Public Lands (PL)

2. Project Team

Owner Representative

St. Helens School District
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Architects

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Johna@cornerstonemgi.com

3. Project Introduction

Project Description

The St. Helens School District (“District”) is seeking approval from the City of St. Helens (“City”) to renovate existing buildings and construct site improvements to modernize the current facilities of St. Helens High School (SHHS or “High School”). The project is being funded by a bond measure passed by District voters in 2020.

The High School is located at 2375 Gable Road, St. Helens, OR 97051. The site is zoned Public Lands (PL). The site size is approximately 37.0 acres. Current (2020/21) student enrollment at SHHS is 816 students and the administrative/teaching staff levels total 88 staff. Following construction of the SHHS building improvements, student capacity is expected to remain the same as current capacity; however, current school capacity is not fully utilized due to inefficient layout of the school’s existing space. The additional building area included in the modernization project will provide a more efficient layout of classrooms and learning spaces and more closely reflect current school facility education specifications. The current classroom configurations and school layout reflect prior designs that are not conducive to current teaching and learning needs. Based on this, while additional building area will be provided, the proposed improvements will not increase the overall student capacity of SHHS, which is roughly 1,200 students and 110 staff members.

May 2020 SHHS Bond

The SHHS campus has some buildings dating back to the 1950s and others were built in the early 1980s. As noted, the improvements at SHHS have been made possible by the \$55 million school bond passed in May 2020 specifically for the improvements at SHHS. The 2020 bond identified the following set of improvements for the High School:

Security and Health Safety Improvements

- Create enclosed connections between buildings with a secured vestibule at the entry
- Install new cameras and reduce the number of unmonitored entrances
- Replace outdated or failing fire safety systems

Update and Repair Aging Buildings

- Upgrade windows and insulation
- Repair or replace aging, inefficient heating and cooling systems
- Install LED lighting

- Replace a 30+ year old roof
- Improve air quality and daylighting

Modernize High School Career and Vocational Training Labs

- Health sciences and technology career pathway training program
- Improve and expand the current Career and Technical Education spaces including:
 - Automotive Technology
 - Building Construction
 - Metals and Manufacturing
 - Computer Science
 - Early childhood Education
 - Culinary Arts
 - Business Technology

Replace and Remodel Classrooms and Learning Spaces

- Completely replace Building A classrooms with a new wing connected to the rest of the building
- Convert unusable space in Building B to instructional space by better utilizing classroom configurations
- Redesign and add classrooms to accommodate growth and meet the needs of today's 21st century students
- Increase access for all students to the latest technologies

Athletics and Auditorium

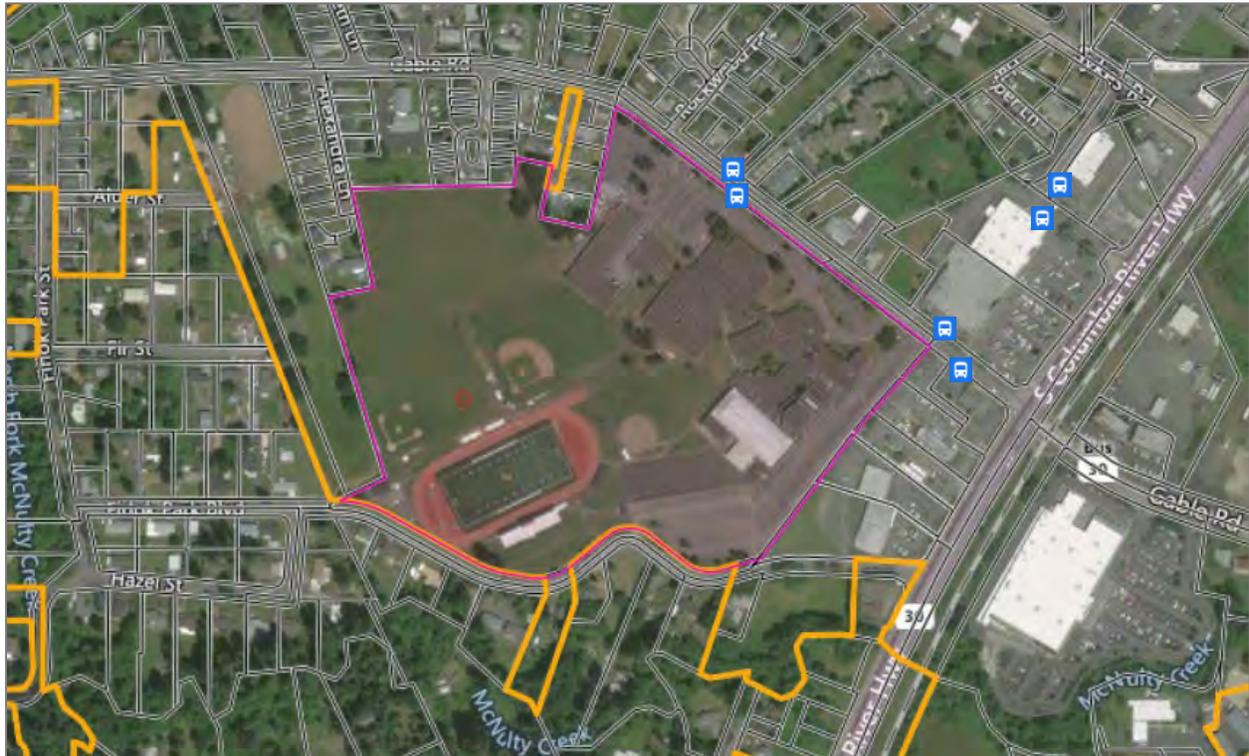
- Improve and modernize student activity spaces including fields, gymnasiums, theater, arts, and auditorium

The projects included in this application have been designed to implement the 2020 SHHS bond program. This modernization and renovation project will create updated, better-utilized, and more connected learning spaces through the demolition of some existing building space and addition of new building space. New and renovated building exteriors will complement and integrate with the style of the existing building exteriors. Other site improvements include reconfiguring parking and vehicle and bus circulation on the north side of campus for safer and more efficient operations, and the reconfiguration and addition of athletic fields in order to support more sports opportunities at the school.

Site Conditions

The 37-acre site is located on Gable Road and Firlock Park Boulevard, just west of Highway 30 and is adjacent to a mix of land uses and zoning, including Highway Commercial, Moderate (Density) Residential, and Apartment Residential. Primary access to the High School campus is off of Gable Road. A vicinity map is provided in Figure 1.

Figure 1. St. Helens High School Vicinity Map



The existing SHHS total building area is 235,458 square feet. Table 1 presents the improvements proposed for the High School and their areas.

Table 1. St. Helens High School Building Area

	Existing SHHS	Renovated SHHS
Building area	213,407 SF	239,345 SF
Total existing building area (including mezzanines, crawlspaces)	235,458 SF	261,396 SF
Demolition of existing building area	33,739 SF	
New building area		59,677 SF
Total renovated net building area		

	Existing SHHS	Renovated SHHS
Total renovated net building area (including mezzanines, crawlspaces)		239,345 SF
New building net overall area increase		25,938 SF

The existing site includes four separate vehicle parking areas or zones (student and athletic event parking, student parking, staff parking, and mixed parking), for a total of 509 parking spaces. The proposed improvements will only affect Zone C (staff parking) and Zone D (mixed parking), where they will increase vehicle parking to 524 parking spaces – a net change of 15 parking spaces.

Figure 2. St. Helens High School Parking Zones



The SHHS campus also includes athletic facilities, including football, track, baseball, and softball). The proposed improvements show additional athletic fields on-site as the overall campus develops.

Design Approach

The SHHS modernization and renovation project will create updated, better-utilized, and more connected learning spaces through the demolition of some existing building space and addition of new building space. New and renovated building exteriors will complement and integrate with the style of the existing building exteriors. Other site improvements include reconfiguring parking and vehicle and bus circulation

on the north side of campus for safer and more efficient operations, and the reconfiguration and addition of athletic fields in order to support more sports opportunities at the school.

These improvements will deliver vastly improved education resources to the children within the District, along with benefits for the greater community. The facilities will feature state-of-the-art core learning spaces and support for added cultural/arts programs.

Figure 3. Rendering of St. Helens High School Renovations



Requested Approvals

In order to receive the necessary land use permits to construct the new buildings and improvements, the District is requesting the following approvals:

- **Site Development Review.** As new development, the project is being reviewed under the Site Development Review process and approval standards. Site Development Review is normally a Type II (Administrative) review. However, the City has recommended that the SHHS application be elevated to a Type III review (Planning Commission public hearing) due to: the scale of the proposed improvement; the prior improvements at the Middle School project having been reviewed through a Type III procedure; and assessing the off-site impact criterion in the Public Lands zoning district standards. A Type III review will ensure a level of public review for the project.
- **Sign Permit.** One wall sign is proposed as part of the development. An existing monument sign located on Gable Road is to remain.

The above applications are being submitted with this package and the District understands that they will be reviewed concurrently by the Planning Director with a review and hearing by the Planning Commission. This narrative contains written responses to all applicable standards, requirements, and approval criteria for each application. Applicable provisions were identified during the pre-application conference with City staff on February 25, 2021.

4. Conformance with St. Helens Municipal Code

This section of the narrative demonstrates the project's conformance with all applicable provisions of Title 17 (Community Development Code) of the St. Helens Municipal Code (SHMC). It is organized by SHMC chapter. All text in *italics* are direct quotes from the code, which are followed by applicant responses.

Chapter 17.32 Zones and Uses

17.32.150 Public lands – PL.

(1) Purpose. The purpose of the public lands zone is to delineate lands that are owned by public or semipublic entities and that are used, or have the potential to be used, for public or semipublic purposes such as schools, parks, and playgrounds.

Response: As a public school, the High School is consistent with the purpose of the PL zone.

(2) Uses Permitted Outright. In the PL zone the following uses are allowed outright after compliance with the site development review chapter (Chapter 17.96 SHMC) and other relevant sections of this code:

[...]

(f) Public or private school and/or college.

Response: The High School is a public school. Therefore, it is a permitted use. All site improvements (including landscaping, parking area improvements, and field improvements) are considered permitted accessory uses. Therefore, this standard is met.

(3) Conditional Uses. In the PL zone the following uses are permitted if approved under the conditional use chapter (Chapter 17.100 SHMC) and other applicable provisions of this code:

(a) Public facilities, major.

(b) Public support and safety facilities.

(c) Travel trailer park in public parks of over four acres in size to include a buffer of 20 feet where abutting a residential zone.

(d) Hospitals.

Response: The proposed uses do not include those listed above. Therefore, a conditional use permit is not required.

(4) Standards.

(a) The standards for the PL zone shall be determined by proximity to residential zones and the anticipated off-site impacts.

(b) *The maximum building height shall be determined on a case-by-case basis (see SHMC 17.68.040).*

(c) *See subsection (5) of this section, Additional Requirements.*

Response: The site design has taken the residential context of the site into consideration to minimize impacts on residential properties.

- The High School is an existing use that has established on this site in the 1950s.
- As shown on the Site Plan (Sheet A1.01, Exhibit A), High School structures are located at least 10 feet from any of the property lines abutting residential properties. (Minimum side and rear yard setbacks for the adjacent Apartment Residential (AR) zone are 10 feet.)
- The maximum height of any renovated building on the site will be 33 feet (Sheets A3.01-A3.05, Exhibit A); this is less than the maximum height of existing buildings on the site (61 feet).
- Adjacent residential properties are buffered from the development by distance and new trees that will be planted as mitigation at intervals along the edge of the High School site (see the Landscape Plan, Sheet L1.02-L1.03, L1.05-L1.06, and L1.08, Exhibit A) .

Therefore, these standards are met.

(5) *All chapters of the Development Code apply.*

Response: This narrative addresses the project's conformance with all chapters of the Development Code that apply, as provided in this narrative. Therefore, this standard is met.

Chapter 17.48 Solar Access Requirements

[...]

17.48.020 Applicability of provisions.

The provisions of this chapter shall apply to the creation of lots which are intended for single detached dwelling unit or duplex residences and the construction of single detached dwelling unit or duplex residences. (Ord. 2875 § 1.096.020, 2003)

Response: The proposed development does not include single-family dwellings or duplexes. Therefore, the provisions of this chapter are not applicable.

Chapter 17.52 Environmental Performance Standards

17.52.010 Purpose.

The purpose of this chapter is to apply certain federal and state environmental laws, rules, and regulations to development within the city of St. Helens. (Ord. 2875 § 1.098.010, 2003)

Response: The applicant understands the purpose of this chapter and addresses its provisions below.

17.52.020 General provisions.

(1) In addition to the regulations adopted in this chapter, each use, activity, or operation within the city of St. Helens shall comply with the applicable state and federal standards pertaining to noise, odor, and discharge of matter into the atmosphere, ground, sewer system, or stream.

(a) Regulations adopted by the State Environmental Quality Commission pertaining to nonpoint source pollution control and contained in the Oregon Administrative Rules shall by this reference be made a part of this chapter.

(2) Prior to issuance of a building permit, the director may require submission of evidence demonstrating compliance with state, federal, and local environmental regulations and receipt of necessary permits, e.g., air contaminant discharge permits (ACDP) or indirect source construction permits (ISCP).

(3) Compliance with state, federal, and local environmental regulations is the continuing obligation of the property owner and operator. (Ord. 2875 § 1.098.020, 2003)

Response: The applicant understands that compliance with applicable state and federal requirements pertaining to environmental performance is required and will submit any documentation of compliance requested by the director. Therefore, this standard will be met as needed.

17.52.030 Noise.

For the purposes of noise regulation, the provisions of St. Helens Ordinance 2405 (Chapter 8.16 SHMC), or successive ordinances governing noise, shall apply as the standard. (Ord. 2875 § 1.098.030, 2003)

Response: Chapter 8.16 SHMC establishes the following noise prohibitions.

8.16.030 Prohibitions

It shall be unlawful for any person to produce or permit to be produced, with a sound-producing device, sound which:

(1) When measured at or within the boundary of the property on which a noise sensitive unit which is not the source of the sound is located, or within a noise sensitive unit which is not the source of the sound, exceeds:

(a) Fifty dBA at any time between 10:00 p.m. and 7:00 a.m. of the following day;

(b) Sixty dBA at any time between 7:00 a.m. and 10:00 p.m. the same day;

(c) Fifty dBA at any time between 8:00 p.m. Saturday and 7:00 a.m. Monday; or

(2) Is plainly audible at any time between 10:00 p.m. and 7:00 a.m. the following day or at any time between 8:00 p.m. Saturday and 7:00 a.m. Monday:

(a) Within a noise sensitive unit which is not the source of the sound; or

(b) On a public right-of-way at a distance of 50 feet or more from the source of the sound.

The potential sources of ongoing noise on the site will be: the emergency generator and rooftop HVAC equipment. The emergency generator will only run as needed on a temporary basis as a result of a power outage; will include a sound-attenuated enclosure; and is anticipated to produce a maximum of 72 dBA at 23 feet away. It will be located toward the center of the site, over 400 feet from the adjacent southeast property line, and will be enclosed with 6-foot masonry walls on three sides. Furthermore, it will be located on the side of the building away from that part of the property line. All of these measures are expected to mitigate noise sufficiently to meet or exceed the requirement. New rooftop HVAC equipment will be concentrated on Building A, toward parking areas and Gable Road to the northeast and parking and commercial areas to the southeast. The unit closest to a property line (to the southeast) will be over 140 feet away. Thus, any noise from these units is not anticipated to be noticeable to or disturb residential areas to the northwest and southwest. Therefore, this standard is met.

A PA system that will serve the improved fields is being planned and will produce noise on an event basis. The applicant is working out the details of the system and will plan a system that is consistent with the standards above.

17.52.040 Visible emissions.

Within the commercial and industrial park zoning districts, there shall be no use, operation, or activity which results in a stack or other point source emission, other than an emission from space heating, or the emission of pure uncombined water (steam) which is visible from a property line except where permits have been obtained from the Department of Environmental Quality. (Ord. 2875 § 1.098.040, 2003)

Response: The site is not located in a commercial or industrial park and will not produce visible emissions. Therefore, this standard is not applicable.

17.52.050 Vibration.

No vibration longer than 30 continuous seconds or a frequency of greater than once per hour other than that caused by highway vehicles, trains, and aircraft is permitted in any given zoning district which is discernible without instruments at the property line of the use concerned. (Ord. 2875 § 1.098.050, 2003)

Response: Following construction, ongoing activities and the use of equipment on the site will not produce vibration that is discernible at the property line. Therefore, this standard is met.

17.52.060 Odors.

The emission of odorous gases or other matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited. DEQ rules for odors (OAR 340-028-090) apply. (Ord. 2875 § 1.098.060, 2003)

Response: Ongoing activities and the use of equipment on the site will not emit odors that are discernible beyond the property line. Therefore, this standard is met.

17.52.070 Glare and heat.

No direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, which is visible at the lot line shall be permitted, and:

(1) *There shall be no emission or transmission of heat or heated air which is discernible at the lot line of the source; and*

(2) *These regulations shall not apply to signs or floodlights in parking areas or construction equipment at the time of construction or excavation work otherwise permitted by this code. (Ord. 2875 § 1.098.070, 2003)*

Response: Light sources on the site will include those necessary to illuminate parking and pedestrian circulation areas and to illuminate the new and existing athletic fields. The majority of the existing parking lot lighting is to remain. Luminaries for circulation areas will be shielded and directed downward, with light levels not reaching beyond school property lines. Luminaires for the field lighting will be located at the new and existing baseball and softball fields. They will be directed downward, will be shielded, and will be constrained to strictly observed operating times (e.g., for game no later than 10 p.m.). In these ways, little to no glare will be produced or minimal glare will be of limited duration in relation to neighboring properties. See the Lighting Plan, and Lighting Cut Sheets, Exhibit C).

Ongoing activities and the use of equipment on the site will not produce emissions of heat that would be discernible at the property line.

Therefore, this standard is met.

17.52.080 Insects and rodents.

All materials including wastes shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create a health hazard. (Ord. 2875 § 1.098.080, 2003)

Response: All waste storage on the site will be properly enclosed and maintained in order to avoid the attraction of insects or rodents.

Chapter 17.64 Additional Yard Setback Requirements and Exceptions

17.64.010 Purpose.

The purpose of this chapter is to permit or afford better light, air and vision clearance on more heavily traveled streets and on streets of substandard width, to make the location of structures compatible with the need for the eventual widening of streets by providing for additional yard setback distances, to ensure there is adequate distance between buildings on the site and to provide standards for projections into yard areas. (Ord. 2875 § 1.104.010, 2003)

Response: The applicant understands the purpose of this chapter and addresses its provisions below.

17.64.020 Additional setback from centerline required.

(1) *To ensure improved light, air, and sight distance and to protect the public health, safety, and welfare, structures in any zoning district which abut certain arterial and collector streets shall be set back a minimum distance from the centerline of the street.*

(2) Where the street is not partially or fully improved, the measurement shall be made at right angles from the centerline or general extension of the street right-of-way:

[...]

(b) Collector Streets. The required setback distance for buildings on collector streets as classified by the transportation system plan is the setback distance required by the zoning district plus 25 feet measured from the centerline of the street.

Response: The school site has frontages on two collector streets: Gable Road on the north/northeast (under Columbia County jurisdiction, in coordination with the City), and Firlok Park Boulevard on the south (under City jurisdiction).

Pursuant to SHMC 17.32.150(4), the standards for the PL zone (including setbacks) are determined by “proximity to residential zones and the anticipated off-site impacts.” Residential zoning adjacent to the school site on the north and west is Apartment Residential (AR); setbacks in the AR zone are generally 20-foot front setbacks and 10-foot side and rear setbacks. Those setback requirements can be used as guidance for setback requirements for the High School.

As can be seen in the Site Plan (Sheet A1.01, Exhibit A), the building closest to Gable Road is Building B, which is set back approximately 92 feet from the property line and the property line is approximately 30 feet from the centerline, making for a total of 122 feet from the centerline of Gable Road. That exceeds a combination of 25 feet from the centerline plus 20 feet for a front setback.

The building closest to Firlok Park Boulevard is a site storage building, which is approximately 50 feet from the property line and the property line, which varies in distance from the centerline of Firlok Park Boulevard, is approximately 30 feet from the centerline at this location, making for a total of 80 feet from the centerline of Firlok Road. That exceeds a combination of 25 feet from the centerline plus 10 feet for a rear or side setback.

Therefore, this standard is met.

(3) The minimum yard requirement shall be increased in the event a yard abuts a street having a right-of-way width less than required by its functional classification on the city’s transportation plan map and, in such case, the setback shall be not less than the setback required by the zone plus one-half of the projected road width as shown on the transportation map.

Response: The City reported at the Pre-Application Conference that right-of-way and improvements are sufficient on Gable Road. Development is not proposed on the High School’s frontage of Firlok Park Boulevard, thereby not triggering any improvements there. However, the City did note at the Pre-Application Conference that there is insufficient right-of-way on Firlok Park Boulevard (50 feet versus 60 feet) but that the right-of-way tends to skew toward the High School property. As can be seen in the Site Plan (Sheet A1.01, Exhibit A), distances between the High School property line and the centerline of Firlok Park Boulevard vary; however, there are sections where the distance is 30 feet, which would meet the requirements of a 60-foot right-of-way. The District is open to further discussing this right-of-way matter with City staff as needed.

(4) The minimum distance from the wall of any building (except fences or other structures allowed in this code) to the centerline of an abutting street, however, shall not be less than 25 feet plus the yard required by the zone. This provision shall not apply to rights-of-way of 60 feet or greater in width. (Ord. 3164 § 3 (Att. B), 2012; Ord. 2875 § 1.104.020, 2003)

Response: The distance between buildings and the centerlines of Gable Road and Firlok Park Boulevard are more than 25 feet plus the required yard, as addressed above in SHMC 17.64.020(2)(b). Therefore, this standard is met.

17.64.030 No yard required – Structure not on property line.

In zoning districts where a side yard or a rear yard setback is not required, a structure which is not to be built on the property line shall be set back from the property line by a distance in accordance with the applicable building code (as administered by the building official) requirements. (Ord. 3164 § 3 (Att. B), 2012; Ord. 2875 § 1.104.030, 2003)

Response: Setbacks in the PL zone are not specified but may be required based on context. Given the distances between the structures and centerline of adjacent streets identified above in previous responses, this standard will be met.

17.64.040 Exceptions to yard requirements.

(1) If there are dwellings on both abutting lots with front yard depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.

(2) If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the lot need not exceed a depth half-way between the depth of the abutting lot and the required front yard depth. (Ord. 2875 § 1.104.040, 2003)

Response: An exception to the yard requirements is not required or requested. Therefore, this section is not applicable.

17.64.050 Projections into required yards.

(1) Cornices, eaves, belt courses, sills, canopies, or similar architectural features may extend or project into a required yard not more than 36 inches provided the width of such yard is not reduced to less than three feet.

(2) Fireplace chimneys may project into a required front, side, or rear yard not more than three feet provided the width of such yard is not reduced to less than three feet.

(3) Open porches, decks, or balconies not more than 36 inches in height and not covered by a roof or canopy may extend or project into a required rear or side yard provided such natural yard area is not reduced to less than three feet and the deck is screened from abutting properties. Porches may extend into a required front yard not more than 36 inches.

(4) Unroofed landings and stairs may project into required front or rear yards only.

(5) No building or portion thereof, regardless of size, shall be placed closer than three feet to a property line. (Ord. 2875 § 1.104.050, 2003)

Response: No projections will extend into a required yard and no buildings or structures will be placed closer than three feet to a property line. See the Site Plan (Sheet A1.01, Exhibit A). Therefore, these standards are met.

Chapter 17.68 Building Height Limitations – Exceptions

[...]

17.68.020 Building height exceptions.

Any building located in an industrial zone may be built to a maximum height of 75 feet, provided:

Response: The proposed buildings are not located in an industrial zone. Therefore, this section is not applicable.

17.68.040 Building height criteria for scenic resources.

(1) No new development over one story, or 15 feet in height, shall significantly obstruct views of the Columbia River on lots fronting on Strand Street, South Second Street, North and South First Street, River Street, and Riverside Drive.

Response: The proposed development is not on a lot fronting the identified streets. Therefore, this standard is not applicable.

Chapter 17.72 Landscaping and Screening

17.72.010 Purpose.

The purpose of this chapter is to establish standards for landscaping, buffering, and screening of land use within St. Helens in order to enhance the aesthetic environmental quality of the city:

- (1) By protecting existing street trees and requiring the planting of street trees in new developments;*
- (2) Through the use of plant materials as a unifying element;*
- (3) By using planting materials to define spaces and articulate the uses of specific areas; and*
- (4) By using trees and other landscaping materials to mitigate the effects of the sun, wind, noise, and lack of privacy by the provision of buffering and screening. (Ord. 2875 § 1.108.010, 2003)*

Response: The applicant understands the purpose of this chapter and demonstrates conformance with its applicable provisions below.

17.72.015 Applicability – Approval process.

(1) The provisions of this chapter shall apply to all development where landscaping is required by this code including the construction of new structures (see SHMC [17.96.020](#), Applicability of provisions), and to a change of use which increases the on-site parking or loading requirements or which changes the access requirements, except as follows:

- (a) Single-dwelling units and duplexes.*
- (b) Any use not requiring site design review or conditional use permits.*

(2) Where the provisions of Chapter 17.96 SHMC, Site Development Review, do not apply, the director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. The decision may be appealed as provided by SHMC 17.24.310(1).

Response: This application is subject to Site Development Review and is therefore subject to the standards of this chapter.

(3) The applicant shall submit a site plan which includes:

- (a) Location of underground irrigation system sprinkler heads where applicable;*
- (b) Location and height of fences, buffers, and screenings;*
- (c) Location of terraces, decks, shelters, play areas, and common open spaces;*
- (d) Location, type, size, and species of existing and proposed plant materials; and*
- (e) A narrative which addresses:
 - (i) Soil conditions; and*
 - (ii) Erosion control measures that will be used.**

Response: The Site Plan and Landscape Plan (Sheets A1.01 and L1.02-L1.10, Exhibit A) and this narrative address applicable information above.

(4) The approval standards are the applicable standards contained in this chapter. (Ord. 2875 § 1.108.015, 2003)

Response: The standards of this chapter are addressed below.

17.72.020 General provisions.

(1) Unless otherwise provided by the lease agreement, the owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

(2) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

- (a) It will not interfere with the maintenance or repair of any public utility;*
- (b) It will not restrict pedestrian or vehicular access; and*
- (c) It will not constitute a traffic hazard because of reduced visibility.*

Response: The applicant understands the responsibility for maintenance of on-site landscaping and has staff to perform this maintenance on all District properties in accordance with these requirements. Therefore, this standard will be met.

(3) The installation of all landscaping shall be as follows:

- (a) All landscaping shall be installed according to accepted planting procedures;*

(b) The plant materials shall be of high grade; and

(c) Landscaping shall be installed in accordance with the provisions of this code.

Response: The installation of landscaping will be in accordance with accepted procedures, use high-grade materials, and be in accordance with other provisions of this code. Proposed landscape plans have been developed to meet SHMC requirements and feature low-maintenance, drought-tolerant characteristics. See the Planting Schedule and Landscape Plans in Sheets L1.01-L1.10, Exhibit A. All landscape improvement areas will be irrigated with an automatic irrigation system capable of efficient water management and conservation. Therefore, this standard is met.

(4) Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the director such as the posting of a bond.

Response: The applicant understands that certificates of occupancy will not be issued unless landscape requirements have been met.

(5) Existing plant materials on a site shall be protected as much as possible:

(a) The developer shall provide methods for the protection of existing plant material to remain during the construction process; and

(b) The plants to be saved shall be noted on the landscape plans (e.g., areas not to be disturbed can be fenced, as in snow fencing which can be placed around individual trees).

Response: The Landscape Plan (Sheets L1.02-L1.10, Exhibit A) identifies areas where existing plantings will be retained. Methods to protect existing plantings will be provided as part of the building permit application. Therefore, this standard is and will be met.

(6) Appropriate methods for the care and maintenance of street trees and landscaping materials shall be provided by the owner of the property abutting the rights-of-way unless otherwise required for emergency conditions and the safety of the general public.

Response: The applicant understands the responsibility for maintenance of landscaping in and adjacent to the right-of-way and has staff to perform this maintenance on all district properties. Therefore, this standard is and will be met.

(7) The review procedures and standards for required landscaping and screening shall be specified in the conditions of approval during development review and in no instance shall be less than that required for conventional development.

Response: The applicant understands landscape and screening requirements will be specified in conditions of approval.

(8) No trees, shrubs, or plantings more than 18 inches in height shall be planted in the public right-of-way abutting roadways having no established curb and gutter. (Ord. 2875 § 1.108.020, 2003)

Response: Trees, shrubs, or other plantings more than 18 inches tall are not proposed to be planted in public right-of-way abutting Firlok Park Boulevard, which does not have an established curb or gutter. See the Landscape Plan, Sheets L1.08-L1.10 (Exhibit A). Therefore, this standard is met.

17.72.030 Street trees.

(1) All development projects fronting on a public or private street, or a private driveway more than 100 feet in length approved after the adoption of the ordinance codified in this code shall be required to plant street trees in accordance with the standards in SHMC 17.72.035.

Response: The applicant understands that trees are required along the Gable Road frontage adjacent to where this renovation project is proposed. As indicated in the Landscape Plan showing the Gable Road frontage (Sheets L1.02-L1.04, Exhibit A), existing trees along this frontage will be retained and new trees will be provided where there are gaps between existing trees. These trees are not in the right-of-way; they are just inside the school's property line. However, while they may not technically be street trees in this regard, they serve the purpose of street trees. These trees are provided in accordance with SHMC 17.72.035 as addressed below. Therefore, this standard is met, given the exemption requested below in SHMC 17.72.060.

(2) Certain trees can severely damage utilities, streets, and sidewalks or can cause personal injury. Approval of any planting list shall be subject to review by the director. A list of suggested appropriate tree species is located at the end of this chapter. Additional or alternative tree species also may be recommended by the applicant or determined by the director based on information provided in adopted city plans, policies, ordinances, studies or resolutions. Proposals by the applicant shall require approval by the director. (Ord. 3181 § 4 (Att. C), 2015; Ord. 2875 § 1.108.030, 2003)

Response: Trees proposed to be planted along the Gable Road frontage are Katsura Trees mixed in with the existing Oak and Sweetgum trees, identified in the "Plant Materials Listing" in the Landscape Plan. While this particular type of tree is not included in the approved tree list at the end of this code chapter, it is a similar and compatible form and is recommended as a better street tree. Granting this recommendation, this standard is met.

17.72.035 Location of street trees.

(1) Landscaping in the front and exterior side yards shall include trees with a minimum caliper of two inches at four feet in height as specified in the requirements stated in subsection (2) of this section.

Response: The trees proposed along the Gable Road frontage (Tricolor European Beech trees) are at least two inches in caliper, as indicated in the "Plant Materials Listing" tables in the Landscape Plan. See Sheets L1.03-L1.04, Exhibit A. Therefore, this standard is met.

(2) The specific spacing of street trees by size of tree shall be as follows:

(a) Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) shall be spaced no greater than 20 feet apart;

(b) Medium sized trees (25 to 40 feet tall, 16 to 35 feet wide branching) shall be spaced no greater than 30 feet apart;

(c) Large trees (over 40 feet tall and more than 35 feet wide branching) shall be spaced no greater than 40 feet apart;

Response: Given Katsura trees grow, on average, to a mature height of approximately 40 feet, the trees can be considered large-sized trees. As shown on the Landscape Plan (Sheets L1.03-L1.04, Exhibit A), these large-sized trees are proposed to be planted interspersed with existing trees along the yard fronting

Gable Road and the trees are generally spaced approximately 30 to 40 feet apart. Therefore, this standard is met.

(d) Except for signalized intersections as provided in SHMC 17.72.060(3), trees shall not be planted closer than 20 feet from a street intersection, nor closer than two feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles in order to maintain visual clearance;

Response: As can be seen in the Landscape Plan (Sheets L1.03-L1.04, Exhibit A), trees proposed in the yard along Gable Road are not to be planted closer than two feet from driveways.

There is a single existing fire hydrant in the Gable Road right-of-way adjacent to the staff parking area (see the Grading Plan, Sheet C3.02, Exhibit A). Existing trees will be preserved along this section of the frontage; new trees will not be planted in this section and neither existing nor new trees will be closer than two feet from this hydrant.

Utility poles are not present on the High School side of Gable Road until the last approximately 100 feet of the western frontage on Gable Road. The poles are associated with the overhead wire (OHW) indicated on the Landscape Plan (Sheet L1.03) in this section of the frontage. As can be seen in the Landscape Plan, existing and proposed trees are well beyond two feet from these poles and wire.

Therefore, this standard is met.

(e) No new utility pole location shall be established closer than five feet to any existing street tree;

(f) Tree pits shall be located so as not to include services (water and gas meters, etc.) in the tree well;

(g) On-premises services (water and gas meters, etc.) shall not be installed within existing tree well areas;

(h) Street trees shall not be planted closer than 20 feet to light standards;

(i) New light standards shall not be positioned closer than 20 feet to existing street trees except when public safety dictates, then they may be positioned no closer than 10 feet;

(j) Trees shall be planted at least two feet from the face of the curb;

(k) Where there are overhead power lines, the street tree species selected shall be of a type which, at full maturity, will not interfere with the lines; and

(l) Trees shall not be planted within two feet of any permanent hard surface paving or walkway:

(i) Space between the tree and the hard surface may be covered by a nonpermanent hard surface such as grates, bricks on sand, paver blocks, and cobblestones; and

(ii) Sidewalk cuts in concrete for tree planting shall be at least four feet by four feet to allow for air and water into the root area.

Response: As illustrated in the Utility Plan (Sheets C4.01 C4.03, Exhibit A) and Landscape Plan (Sheets L1.03-L1.04, Exhibit A), new utility poles and new light standards are not proposed along the High School's frontage of Gable Road; overhead lines are not present along the frontage (with the exception of the westernmost part of the frontage where trees are already planted and are set back from the overhead

lines); and new trees are not proposed to be planted within two feet of the curb or any permanent hard surface paving or walkway.

These and other details regarding on-site tree planting and utilities regulated in the requirements in (e) through (l) above are addressed in drawings in this application and/or will be addressed in construction documents, when more detailed drawings are available. Therefore, these standards are or will be met.

(3) Trees, as they grow, shall be pruned to provide at least eight feet of clearance above sidewalks and 13 feet above local street, 15 feet above collector street, and 18 feet above arterial street roadway surfaces. (Ord. 2875 § 1.108.035, 2003)

Response: The District understands the responsibility for maintenance of trees to provide sufficient clearance of 15 feet above the collector streets that front the High School, and has staff to perform this maintenance. Therefore, this standard will be met.

17.72.040 Cut and fill around existing trees.

(1) Existing trees may be used as street trees if no cutting or filling takes place within the dripline of the tree unless an exception is approved by the director.

Response: It is proposed that existing trees just inside the school's property line on its Gable Road frontage be used as street trees. As the Grading Plan, Tree Plan, and Landscape Plan show (Sheets C3.02, L1.00-L1.01, and L1.03-L1.04), cutting and filling will not take place within the dripline of the trees proposed to be retained. Therefore, this standard is met.

(2) An exception will be approved if:

(a) The ground within the dripline is altered merely for drainage purposes; and

*(b) It can be shown that the cut or fill will not damage the roots and will not cause the tree to die.
(Ord. 2875 § 1.108.040, 2003)*

Response: An exception is not requested. Therefore, this standard is not applicable.

17.72.050 Replacement of street trees.

(1) Existing street trees removed by development projects or other construction shall be replaced by the developer with those types of trees approved by the director.

(2) The replacement trees shall be of a size and species similar to the trees that are being removed unless lesser sized alternatives are approved by the director. (Ord. 2875 § 1.108.050, 2003)

Response: There are not existing street trees exist on the Gable Road frontage. Therefore, this section is not applicable.

Existing trees inside the school's property line along Gable Road are proposed to be retained, not replaced (see the Landscape Plan, Sheet L1.03-L1.04, Exhibit A).

17.72.060 Exemptions.

(1) Modifications to the street tree requirements or exemptions to the requirements may be granted by the director on a case-by-case basis.

(2) Exemptions shall be granted if it can be documented that one or more of the following applies to the site:

(a) The location of a proposed tree would cause potential problems with existing utility lines;

(b) The tree would cause visual clearance problems;

(c) There is not adequate space in which to plant street trees within the public right-of-way; or

(d) The ground conditions within the public right-of-way are unable to support street trees.

(3) The director may allow trees closer to specified intersections which are signalized, provided the provisions of Chapter 17.76 SHMC, Visual Clearance Areas, are satisfied.

(4) If one or more conditions described in subsection (2) of this section are shown to exist on the site, the director may require the following to fulfill the street tree requirements of this chapter:

(a) A landscaping easement outside the public right-of-way for the purposes of accommodating street trees. The location of the landscaping easement shall be located on site. A public utility easement may be used for this purpose.

(b) An applicant may, with the consent of the director, elect to compensate the city for costs commensurate with the number of street trees that would have otherwise been required for the site. The fee, established by resolution of the city council, will be generally based on the city's street tree list in this chapter and market value of the tree(s). (Ord. 3181 § 4 (Att. C), 2015; Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.108.060, 2003)

Response: There is not adequate space in the right-of-way to plant trees, as this would conflict with existing mature trees established just outside the right-of-way. Thus, it is requested that existing trees and trees proposed to be located just inside the school's property line along Gable Road be allowed to fulfill the street tree requirements in this chapter.

17.72.070 Buffering and screening – General provisions.

(1) It is the intent that these requirements shall provide for privacy and protection and reduce or eliminate the adverse impacts of visual or noise pollution at a development site, without unduly interfering with the view from neighboring properties or jeopardizing the safety of pedestrians and vehicles.

(2) Buffering and screening are required to reduce the impacts on adjacent uses which are of a different type in accordance with the matrix in this chapter. The owner of each proposed development is responsible for the installation and effective maintenance of buffering and screening.

(3) In lieu of these standards, a detailed buffer area landscaping and screening plan may be submitted for the director's approval as an alternative to the buffer area landscaping and screening standards, provided it affords the same degree of buffering and screening as required by this code. (Ord. 2875 § 1.108.070, 2003)

Response: The applicant understands the purposes and intent of the buffering and screening requirements. Due to the limited nature of development (renovation) proposed on the school site and the lack of standards specific to a public or institutional use such as a school, the applicant proposes to submit landscaping and screening plans in lieu of responding to the specific standards in this chapter.

The Landscape Plan (Sheets L1.02-L1.10, Exhibit A) and this narrative will serve as the required landscaping, buffering, and screening plans. New construction (indicated in peach color in the Grading Plan, Sheets C3.01-C3.05, Exhibit A) is confined to areas of the High School site facing the center of the school site, Gable Road, and a northern segment of the property line between the school and homes facing west onto Green Acres Drive. Accordingly, landscaping, buffering, and/or screening are to be addressed in the northern parking areas – Zone C (staff parking) and Zone D (mixed parking) (see Figure 2) – and that northern segment of property line between the school and homes.

- Northern parking areas (Zone C and Zone D) – Interior parking area landscaping is addressed below in response to SHMC 17.72.140. Perimeter parking area landscaping (i.e., the edge of the northern parking areas along Gable Road) consists of the following: ample planting of new shrubs (including Knockout Rose, Ottoluken Laurel, Nova Zambia Rhododendron, and Spring Bouquet Viburnum) between existing trees along most of the frontage; and the planting of new trees (Tricolor European Beeches) to fill in gaps between existing trees along the frontage. See the Landscape Plan, Sheets L1.03-L1.04, Exhibit A
- Northern property line segment – As shown in the Landscape Plan, Sheet L1.03 (Exhibit A), a buffer of trees and shrubs (including Hogan Cedar, Cypress, Variegated Redtwig Dogwood, and Spring Bouquet Viburnum) will line most of the border between the school parking area (Zone D mixed parking), a replacement modular building, and residential properties that face west onto Green Acres Drive. The screening of mechanical equipment on a replacement modular building proposed in this area is addressed below in response to standards in SHMC 17.72.110.

This combination of existing site landscaping and a robust set of new proposed planting will provide landscaping, buffering, and screening that achieves the purposes of this chapter as appropriate to this use.

17.72.080 Buffering and screening requirements.

Response: In accordance with SHMC 17.72.070(3), the District is submitting a buffering and screening plan in lieu of responding to the standards of 17.72.080.

17.72.090 Setbacks for fences or walls.

(1) No fence or wall shall be constructed which exceeds the standards in subsection (2) of this section except when the approval authority, as a condition of approval, allows that a fence or wall be constructed to a height greater than otherwise permitted in order to mitigate against potential adverse effects. For residential uses, a fence may only exceed the height standards if approved by a variance.

(2) Fences or walls:

(a) May not exceed four feet in height in a required front yard along local or collector streets or six feet in all other yards and, in all other cases, shall meet vision clearance area requirements (Chapter 17.76 SHMC);

(b) Are permitted up to six feet in height in front yards adjacent to any designated arterial or street. For any fence over three feet in height in the required front yard area, permission shall be subject to review of the location of the fence or wall;

(c) All fences or walls shall meet vision clearance area requirements (Chapter 17.76 SHMC);

(d) All fences or walls greater than six feet in height shall be subject to building official approval. (Ord. 3144 § 2 (Att. A), 2011; Ord. 2875 § 1.108.090, 2003)

Response: As illustrated on the Site Plan (Sheet A1.01, Exhibit A), some new decorative metal fencing, not more than 6 feet in height, as well as 6-foot-tall metal chain link outfield fencing at the ball fields, will be provided. These fences are not located in required front yards. Therefore, these standards are met.

17.72.100 Height restrictions.

(1) The prescribed heights of required fences, walls, or landscaping shall be measured from the actual adjoining level of finished grade, except that where parking, loading, storage, or similar areas are located above finished grade, the height of fences, walls, or landscaping required to screen such areas or space shall be measured from the level of such improvements.

Response: The height measurements presented in this narrative are consistent with the method prescribed by this standard.

(2) An earthen berm and fence or wall combination shall not exceed the six-foot height limitation for screening. (Ord. 2875 § 1.108.100, 2003)

Response: Earthen berms and fence or wall combinations are not proposed as part of this development. Therefore, this standard is not applicable.

17.72.110 Screening – Special provisions.

(1) Screening of Parking and Loading Areas.

(a) Screening of parking for single and duplex attached and detached dwellings is not required.

(b) Screening of parking (larger than three spaces) and loading areas (larger than 400 square feet) is required. The specifications for this screening are as follows:

(i) Landscaped parking areas shall include special design features which effectively screen the parking lot areas from view. These design features may include the use of landscaped berms, decorative walls, and raised planters. Berms, planters, and other forms of vegetative landscaping are permitted for screening that fronts US 30. Walls are prohibited for screening that fronts US 30;

(ii) Landscape planters may be used to define or screen the appearance of off-street parking areas from the public right-of-way; and

(iii) Materials to be installed should achieve a balance between low-lying and vertical shrubbery and trees.

Response: A combination of existing trees, proposed trees, and proposed shrubs will generally screen the parking areas off of Gable Road (Zone C (staff parking) and Zone D (mixed parking)), as shown in the Landscape Plan (Sheets L1.03-L1.04, Exhibit A). Therefore, this standard is met.

(2) Screening of Service Facilities. Except for single-dwelling units and duplexes, service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area shall be screened from view by placement of a solid wood fence or masonry wall between five and eight feet in height or evergreens already to correct height minimums. All refuse materials shall be contained within the screened area. Rooftop service facilities and equipment shall be screened from view from adjacent streets and adjacent properties in one of the following ways:

(a) A parapet wall of adequate height;

(b) A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or

(c) Set back such that it is not visible from the public street(s) and adjacent properties.

Response: City staff reported that the existing modular building that was placed near the northern property line abutting the residential properties that face west onto Green Acres Drive in 2010 had screening (wood lattice) for the mechanical equipment mounted on its exterior walls for a period of time.¹ Such screening is required and the equipment mounted on the existing modular building proposed in this area will be screened with wall-mounted wood or vinyl lattice, similar to what is understood to have been in place previously. Therefore, the proposed screening is consistent with this standard.

New rooftop equipment is proposed. Where not blocked from view from the street or adjacent property by parapet walls, unit-mounted, or roof mounted metal louver screening will be provided. See the Building Elevations in Sheets A3.01-A3.05 (Exhibit A). The color and aesthetic will be consistent with the overall building materials. Therefore, the proposed rooftop equipment will meet this standard.

(3) Screening of Swimming Pools. All swimming pools shall be enclosed as required by the applicable building code as administered by the building official.

Response: Swimming pools are not proposed on the site. Therefore, this standard is not applicable.

(4) Screening of Refuse Containers Required. Except for one- and two-unit dwellings, any refuse container or refuse collection area which would be visible from a public street, parking lot, residential or commercial area, or any public facility such as a school or park shall be screened or enclosed from view by placement of a solid wood fence, masonry wall or evergreen hedge.

Response: Refuse containers will be stored at the back of the building, in a 7-foot-tall concrete masonry unit (CMU) enclosure. See Site Details, Sheet A1.10 (Exhibit A). Therefore, this standard is met.

(5) Outdoor storage areas shall be landscaped and screened in accordance with SHMC 17.72.080(5)(a) through (c).

Response: New outdoor storage areas are not proposed on the site. Therefore, this standard is not applicable.

¹ Email correspondence from Jacob Graichen, City of St. Helens City Planner, on April 14, 2021

17.72.120 Revegetation.

(1) Where natural vegetation has been removed through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures, such areas are to be replanted as set forth in this section to prevent erosion after construction activities are completed.

(2) Methods of Revegetation. Acceptable methods of revegetation include hydromulching or the planting of rye grass, barley, or other seed with equivalent germination rates, and:

(a) Where lawn or turf grass is to be established, lawn grass seed or other appropriate landscape cover is to be sown at not less than four pounds to each 1,000 square feet of land area;

(b) Other revegetation methods offering equivalent protection may be approved by the approval authority;

(c) Plant materials are to be watered at intervals sufficient to ensure survival and growth; and

(d) The use of native plant materials is encouraged to reduce irrigation and maintenance demands. (Ord. 2875 § 1.108.120, 2003)

Response:

Overall building area is proposed increase almost 26,000 square feet in this renovation project (extensions of existing buildings). These building expansions account for most of the grading proposed on the site, where existing lawn and walkways will be converted to building footprints. Where other existing vegetation may be removed, new walkways and landscaping are proposed; for example, approximately 44,500 square feet of lawn (hydroseed) is proposed as part of this project, which includes areas of new lawn and restored lawn. See the Landscape Plan (Sheets L1.02-L1.10, Exhibit A). The lawn will be sown at a minimum of four pounds per 1,000 square feet.

Native and locally compatible plantings are proposed as part of the Landscape Plan, and will receive sufficient water either because they are native and/or locally compatible plantings or via irrigation.

Therefore, these standards are met.

17.72.130 Buffer matrix.

(1) The buffer matrix (Figure 13) shall be used in calculating widths of buffering and screening to be installed between proposed uses and abutting zoning districts or specified types of streets.

Response: In accordance with 17.72.070(3), the applicant is submitting a landscaping, buffering, and screening plan in lieu of responding to the standards set forth by the buffer matrix.

17.72.140 Interior parking lot landscaping.

(1) All parking areas with more than 20 spaces shall provide landscape islands with trees that provide a canopy effect and break up the parking area into rows of not more than seven contiguous parking spaces.

Response: As shown on the Landscape Plan (Sheets L1.03-L1.04, Exhibit A), improvements in the two northern parking areas (Zone C (staff parking) and Zone D (mixed parking)) include landscape islands that break up the parking spaces into rows of no more than seven spaces. All landscape islands include trees and groundcover. Many of the islands also include shrubs. Therefore, this standard is met.

(2) *Landscape islands and planters shall have dimensions of not less than 48 square feet of area and no dimension of less than six feet, to ensure adequate soil, water, and space for healthy plant growth.*

Response: The minimum dimension of proposed landscape islands is 9 feet and the minimum area of a landscape island is approximately 310 square feet. See the Grading Plan (Sheets C3.01-C3.03, Exhibit A). Therefore, this standard is met.

(3) *All required parking lot landscape areas not otherwise planted with trees must contain a combination of shrubs and groundcover plants so that, within two years of planting, not less than 50 percent of that area is covered with living plants.*

Response: All parking area landscape areas will be planted with trees, shrubs, and/or groundcover plants as shown in the Landscape Plan (Sheets L1.03-L1.04, Exhibit A). Therefore, this standard is met.

(4) *The landscaping shall be protected from vehicular damage by some form of wheel guard or curb permanently fixed to the ground. (Ord. 3181 § 4 (Att. C), 2015)*

Response: As shown on the Landscape Plan (Sheets L1.03-L1.04, Exhibit A), ADA-compliant parking stalls will be provided with wheel stops. Otherwise, curbs will separate general parking spaces from surrounding landscaping and walkways. Therefore, this standard is met.

Chapter 17.76 Visual Clearance Areas

17.76.010 Purpose.

The purpose of this chapter is to establish standards which will assure proper sight distances at intersections in order to reduce the hazard from vehicular turning movements. (Ord. 2875 § 1.110.010, 2003)

Response: The applicant understands the purpose of vision clearance areas and has designed vehicle access in accordance with this chapter.

17.76.015 Applicability of provisions.

(1) *The provisions of this chapter shall apply to all development including the construction of new structures, the remodeling of existing structures (see SHMC [17.96.020](#)), and to a change of use which increases the on-site parking or loading requirements or which changes the access requirements.*

(2) *Where the provisions of Chapter [17.96](#) SHMC, Site Development Review, do not apply, the director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. No notice is required. The decision may be appealed as provided by SHMC [17.24.310\(1\)](#).*

Response: As remodeling of existing structures, the provisions of this chapter apply to the project.

(3) *The applicant shall submit a site plan which includes:*

(a) The location and height of all hedges, trees, plantings, fences or wall structures within the vision clearance area as computed in SHMC [17.76.030](#), [17.76.040](#), and [17.76.050](#); and

(b) The location of all access points, parking and circulation areas, loading areas and pedestrian walkways within the vision clearance area as computed in SHMC 17.76.030, 17.76.040, and 17.76.050. (Ord. 2875 § 1.110.015, 2003)

Response: The Enlarged Grading Plans (Sheets C3.02-C3.05, Exhibit A), in conjunction with the narrative response in this chapter, provides the information above and addresses applicable requirements. Therefore, this standard is met.

17.76.020 Visual clearance – Required.

(1) A visual clearance area shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing access to a public or private street.

Response: The applicable corners on the site are the three driveways on Gable Road that access parking areas Zone C (staff parking) and Zone D (mixed parking) and that are involved in the proposed development. See vision clearance areas indicated on Enlarged Grading Plans (Sheets C3.02-C3.05, Exhibit A). Therefore, this standard is met.

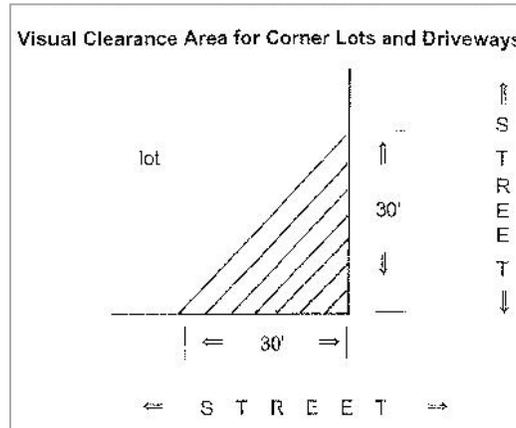
(2) A clear vision area shall contain no vehicle, hedge, planting, fence, wall structure, or temporary or permanent obstruction (except for an occasional utility pole or tree), exceeding three feet in height, measured from the top of the curb, or where no curb exists, from the street centerline grade, except that trees exceeding this height may be located in this area, provided all branches below eight feet are removed.

Response: As shown in the Enlarged Grading Plans, there are no shrubs or structures taller than three feet in the vision clearance areas of the three driveways. In addition, there are not and will not be trees with branches lower than eight feet above grade in the vision clearance areas of the three driveways. Therefore, this standard is met.

(3) Where the crest of a hill or vertical curve conditions contribute to the obstruction of clear vision areas at a street or driveway intersection, hedges, plantings, fences, walls, wall structures and temporary or permanent obstructions shall be further reduced in height or eliminated to comply with the intent of the required clear vision area.

Response: There is not a crest of a hill or vertical curve conditions that contribute to the obstruction of clear vision areas at these driveways. Therefore, this standard is not applicable.

17.76.030 Computation – Nonarterial street and all accessways.



A visual clearance area for all street intersections, street and accessway intersections, and street or accessway and railroad track intersections shall be that triangular area formed by the right-of-way or property lines along such lots and a straight line joining the right-of-way or property line at points which are 30 feet distance from the intersection of the right-of-way line and measured along such lines (see figure above). (Ord. 2875 § 1.110.030, 2003)

Response: Clear vision areas consistent with this standard are shown on the corners of the three driveways for the Zone C and Zone D parking areas in the Enlarged Grading Plans_(Sheets C3.02-C3.05, Exhibit A). Therefore, this standard is met.

17.76.040 Exceptions.

Where a right-of-way is greater than what is required, the actual street, railroad, or driveway intersections may be used in lieu of the property lines for computing the visual clearance area. (Ord. 2875 § 1.110.040, 2003)

Response: The right-of-way is not greater than what is required. Therefore, this provision is not applicable.

17.76.050 Computation – Arterial.

On all designated arterial streets the visual clearance area shall not be less than 35 feet on each side of the intersection. (Ord. 2875 § 1.110.050, 2003)

Response: The proposed development does not front arterial streets. Therefore, this standard is not applicable.

Chapter 17.80 Off-Street Parking and Loading Requirements

17.80.010 Purpose.

(1) *The purpose of these regulations is to establish parking areas having adequate capacity and which are appropriately located and designed to minimize any hazardous conditions on site and at access points.*

(2) *The parking requirements are intended to provide sufficient parking in close proximity to the various uses for residents, customers, and employees, and to establish standards which will maintain the traffic-carrying capacity of nearby streets. (Ord. 2875 § 1.114.010, 2003)*

Response: The applicant understands the purpose of the off-street parking and loading requirements and demonstrates conformance with the applicable provisions of this chapter below.

17.80.015 Applicability of provisions.

(1) *The provisions of this chapter shall apply to all development including the construction of new structures, the remodeling of existing structures (see SHMC 17.96.020) and to a change of use which increases the on-site parking or loading requirements or which changes the access requirements.*

(2) *Where the provisions of Chapter 17.96 SHMC, Site Development Review, do not apply, the director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. No notice is required. The decision may be appealed as provided by SHMC 17.24.310(1).*

Response: The proposed development involves remodeling of an existing structure. Therefore, the standards of this chapter apply to the project. In particular, the project involves improvements to the two northern parking areas referred to as Zone C (staff parking) and Zone D (mixed parking), shown in Figure 2. Thus, the responses to standards in this chapter address those two parking areas.

(3) *The applicant shall submit a site plan which includes:*

(a) *The location of the structures on the property and on the adjoining property;*

(b) *The delineation of individual parking and loading spaces and their dimensions;*

(c) *The location of the circulation area necessary to serve the spaces;*

(d) *The location of the access point(s) to streets, to accessways and to properties to be served;*

(e) *The location of curb cuts;*

(f) *The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;*

(g) *The proposed grading and drainage plans; and*

(h) *Specifications as to signs and bumper guards. (Ord. 2875 § 1.114.015, 2003)*

Response: The Site Plan, Landscape Plan, Grading Plan, and Utility Plan (Sheets A1.01, L1.03-L1.04, C3.02-C3.03, and C4.01-C4.03), in addition to the narrative responses to standards in this Chapter, provide the applicable information identified above. Therefore, this standard is met.

17.80.020 General provisions.

(1) *Parking Dimensions. The minimum dimensions for parking spaces are:*

- (a) *Nine feet wide and 18 feet long for a standard space;*
- (b) *Eight feet wide and 15 feet long for a compact space;*
- (c) *Eight feet wide and 22 feet long for parallel spaces; and*
- (d) *As required by applicable state of Oregon and federal standards for designated disabled person parking spaces.*

Response: As shown on the Enlarged Grading Plans (Sheets C3.02-C3.05, Exhibit A), the dimensions of parking spaces in Zone C (staff parking) and Zone D (mixed parking) are 9 feet by 18 feet. Therefore, this standard is met.

(2) *Building Permit Conditions. The provision and maintenance of off-street parking and loading spaces are the continuing obligations of the property owner:*

- (a) *No building or other permit shall be issued until plans are presented to the director to show that property is and will remain available for exclusive use as off-street parking and loading space; and*
- (b) *The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this code.*

Response: The applicant understands that the provision and maintenance of off-street parking and loading spaces are the obligation of the property owner, and will continue to use the parking areas for the high school use proposed and addressed in this application. The parking areas are shown in plans including the Site Plan, Grading Plan, and Landscape Plan (Sheets A1.01, C3.01-C3.05, and L1.03-L1.04, Exhibit A). Therefore this standard is met.

(3) *Parking Requirements for Unlisted Uses.*

[...]

Response: The High School is a listed use in this chapter. Therefore, this provision is not applicable.

(4) *Existing and New Uses. At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any district, off-street parking spaces shall be as provided in accordance with SHMC 17.80.030, and:*

- (a) *In case of enlargement of a building or use of land existing on the date of adoption of the ordinance codified in this code, the number of additional parking and loading spaces required shall be based only on floor area or capacity of such enlargement; and*
- (b) *If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if the elimination would result in less space than is specified in the standards of this section when applied to the entire use.*

Response: The proposed development involves the renovation and enlargement of existing High School buildings. As demonstrated in the response to SHMC 17.80.030 (Minimum off-street parking

requirements), more than the required minimum number of parking spaces will be provided as part of this development. Therefore, this standard is met.

(5) Change in Use.

[...]

(6) Shared Parking in Commercial Districts.

[...]

(7) Visitor Parking in Multiple-Dwelling Unit Residential Districts.

[...]

Response: The proposed development does not constitute a change in use and is not located in a commercial or multi-dwelling unit residential district. Therefore, these provisions are not applicable.

(8) Location of Required Parking.

(a) Off-street parking spaces for single-dwelling unit – detached, duplex dwellings and single-dwelling – attached dwellings shall be located on the same lot with the dwelling; and

(b) Off-street parking lots for uses not listed above shall be located not further than 200 feet from the building or use they are required to serve, measured in a straight line from the building with the following exceptions:

(i) Shared parking areas, as provided by subsection (6) of this section, for commercial uses which require more than 40 parking spaces may provide for the spaces in excess of the required 40 spaces up to a distance of 300 feet from the commercial building or use; and

(ii) Industrial and manufacturing uses which require in excess of 40 spaces may locate the required spaces in excess of the 40 spaces up to a distance of 300 feet from the building.

Response: Parking for the High School is located on the same lot as the school. Therefore, this standard is met.

(9) Mixed Uses. Where several uses occupy a single structure or parcel of land or a combination of uses are included in one business, the total off-street parking spaces and loading area is the sum of the requirements of the several uses, computed separately unless the peak hours of use do not overlap.

Response: Mixed uses are not proposed as part of this development. Therefore, this standard is not applicable.

(10) Choice of Parking Requirements. When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made, the use which requires the greater number of parking spaces shall govern.

Response: When parking requirement choices are provided for the High School in SHMC 17.80.030 (Minimum off-street parking requirements), the requirement that yields the greater number of parking spaces has been chosen and governs. See the response to the standards in SHMC 17.80.030. Therefore, this standard is met.

(11) Availability of Parking Spaces. Required parking spaces shall:

(a) Be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only;

(b) Not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use; and

(c) Not be rented, leased, or assigned to any other person or organization.

Response: The District understands that parking spaces must be available to users of the High School buildings. The parking are not and will not be used for storage or leased to other persons or organizations. Therefore, this standard is met and will be met.

(12) Parking Lot Landscaping. Parking lots shall be landscaped in accordance with the requirements in Chapter 17.72 SHMC.

Response: Parking lot landscaping is addressed in the responses to applicable standards in Chapter 17.72 of this narrative. Therefore, this standard is met.

(13) Designated Parking for the Handicapped. All parking areas shall be provided with the required numbers and sizes of disabled person parking spaces as specified by applicable state of Oregon and federal standards. All disabled person parking spaces shall be signed and marked on the pavement as required by these standards.

Response: As shown on the Site Plan and Landscape Plan (Sheets A1.01 and L1.03-L1.04, Exhibit A), there will be four Americans with Disabilities Act (ADA)-compliant parking spaces in Zone C (staff parking) and five ADA parking spaces in Zone D (mixed parking). Further, a total of six existing ADA-compliant stalls are located in Zones A and B. The spaces will be signed and marked. Therefore, this standard is met.

(14) Designated Parking for Compact Vehicles. All parking spaces designated for compact vehicles shall be signed or labeled by painting on the parking space.

Response: Compact parking spaces are not proposed. Therefore, this provision is not applicable.

(15) Bicycle Parking.

(a) One lockable bicycle parking space shall be provided within a rack for the following:

[...]

(iii) Civic uses: 20 percent of vehicular parking spaces; and

[...]

Response: Minimum bike parking space requirements are prescribed for high school uses in SHMC 17.80.030(2)(j). See the response to that standard below.

(b) Bicycle parking areas shall be provided at locations within 50 feet of primary entrances to structures. Where possible, bicycle parking facilities shall be placed under cover. Bicycle parking areas shall not be located within parking aisles, landscape areas, or pedestrian ways; and

Response: The District is proposing to provide a combination of bike parking spaces and skateboard/scooter parking spaces tailored to the High School's needs and site layout. Adequate, safe, and convenient access will be provided for users. As shown on the Site Plan (Sheet A1.01, Exhibit A), 17

of the required bicycle parking spaces and 24 skateboard parking spaces will be located within 125 feet of the main entrance, in a covered area.

Therefore, this standard is met as is feasible and appropriate for the site.

(16) Lighting. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to direct the light away from any adjacent residential district, and shall not create a hazard for drivers in public streets.

Response: Light sources on the site will include those necessary to illuminate parking and pedestrian circulation areas. These luminaires will be directed downward and produce little to no glare and will not be visible from any adjacent residential properties. More information on lighting location and light fixtures can be found in the Lighting Plan and Lighting Cut Sheets (Exhibit C). Therefore, this standard is met.

(17) Final Building Inspection. Required parking spaces shall be completely improved to city standards and available for use at the time of the final building inspection.

Response: The applicant understands that required parking spaces must be available for use at the time of final building inspection. This standard will be met.

(18) Plan, Building Permit Prerequisite. A plan drawn to scale, indicating how the off-street parking and loading requirement is to be fulfilled, shall accompany the request for a building permit or site development review permit in accordance with SHMC 17.96.180(11).

Response: Such a plan will be provided in conjunction with the building permit and/or site development review permit. Therefore, this standard will be met.

(19) Measurement for Required Parking. Unless otherwise specified, where square feet are specified, the area measured shall be gross floor area under the roof measured from the faces of the structure, excluding only space devoted to covered off-street parking or loading.

Response: Gross floor area measurements in square feet have been made, as needed, in accordance with this provision.

(20) Employees. Where employees are specified, the employees counted are the persons who work on the premises including proprietors, executives, professional people, production, sales, and distribution employees during the largest shift at peak season.

Response: Employee calculations have been made in accordance with this provision.

(21) Fractions. Fractional space requirements shall be counted as a whole space.

Response: Fractional spaces have been counted as whole spaces in accordance with this provision.

(22) On-Street Parking. Parking spaces in a public street or alley shall not be eligible as fulfilling any part of the parking requirement except as otherwise provided in this code.

Response: On-street parking spaces were not counted toward fulfilling the parking requirements.

(23) Preferential Long-Term Carpool/Vanpool Parking. Parking lots providing in excess of 20 long-term parking spaces shall provide preferential long-term carpool and vanpool parking for employees, students, or other regular visitors to the site. At least five percent of total long-term parking spaces shall be

reserved for carpool/vanpool use. Preferential parking for carpools/vanpools shall be closer to the main entrances of the building than any other employee or student parking, other than disabled person parking spaces. Preferential carpool/vanpool parking spaces shall be full size parking spaces. Preferential carpool/vanpool spaces shall be clearly designated for use only by carpools or vanpools between 7:00 a.m. and 5:30 p.m. (Ord. 3181 § 4 (Att. C), 2015; Ord. 2875 § 1.114.020, 2003)

Response: As indicated on the Site Plan (Sheet A1.01, Exhibit A), carpool/vanpool spaces have been divided between Parking Zones C and D. A total of 27 spaces will be provided.

17.80.030 Minimum off-street parking requirements.

(2) Civic.

[...]

(j) Schools:

[...]

(iii) Senior high and equivalent private or parochial school – one and one-half spaces for each employee, plus one space for each six classroom seats, and one space for each 100 square feet of floor area or one space for each eight seats in the auditorium or other assembly room, whichever is greater; two bicycle spaces per classroom.

Response: The minimum parking requirements for the High School overall are calculated below in Table 2. The number of spaces that are currently provided and that are proposed to be provided are also presented in Table 2.

Table 2. Minimum Vehicle Parking Requirements for High School

Standard	Ratio	Minimum Requirement – Existing High School	Minimum Requirement – Renovated High School
Number of employees	1.5 spaces per employee	88 employees x 1.5 = 132 spaces	11 employees x 1.5 = 165 spaces
Number of classroom seats	1 space per 6 classroom seats	816 classroom seats / 6 = 136 spaces	1,200 classroom seats / 6 = 200 spaces
Assembly rooms	Greater of: 1 space per 100 sq. ft. OR 1 space per 8 seats	4,937 sq. ft. / 100 = 50 spaces OR 551 seats / 8 = 69 spaces	4,937 sq. ft. / 100 = 50 spaces OR 551 seats / 8 = 69 spaces
TOTAL REQUIRED		337 spaces	434 spaces
TOTAL PROVIDED		509 spaces	541 spaces Zone A = 149 spaces (no changes)

Standard	Ratio	Minimum Requirement – Existing High School	Minimum Requirement – Renovated High School
			Zone B = 169 spaces (no changes) Zone C = 62 spaces Zone D = 161 spaces

As indicated in Table 2 above, a total of 541 spaces will be provided for the renovated High School, meeting and exceeding the minimum requirement.

Therefore, this standard for minimum vehicle parking is met.

Bicycle parking requirements are addressed below in Table 3.

Table 3. Minimum Bicycle Parking Requirements for High School

Standard	Ratio	Minimum Requirement – Renovated High School
Number of classrooms	2 spaces per classroom	55 classrooms x 2 = 110 spaces
TOTAL REQUIRED		110 spaces
TOTAL PROVIDED		17 bike parking spaces (wave rack) and 20 skateboard and scooter spaces

High School staff cite current bike parking usage of about 10 spaces maximum, In addition, the District needs to manage the bond funds for this project in order to demonstrate to families and tax payers in the district that the funds are being responsibly and strategically used. Students and staff travel to the High School in a number of ways including walking, “rolling” (including biking, skating, and scooting), driving, getting dropped off, school bus, and other transit. Thus, the District proposes to provide a number of bike, skateboard, and scooter parking spaces beyond what it anticipates to be needed, shown above in Table 3, and commits to monitoring and adding spaces if needed.

In this way, the spirit of this standard for bicycle parking is met, with the understanding that need will continue to be monitored.

17.80.040 Modification to parking requirements.

Response: The minimum number of vehicle parking spaces required is not proposed to be reduced. Therefore, these provisions are not applicable.

17.80.050 Parking dimension standards

(1) *Accessibility. Each parking space shall be accessible from a street or right-of-way, and the access shall be of a width and location as described by SHMC 17.84.070 and 17.84.080.*

Response: All parking spaces in Zone C (staff parking) and Zone D (mixed parking) are accessible from the street (Gable Road), as shown in the Site Plan (Sheet A1.01, Exhibit A). Access width and location are addressed in response to the standards in SHMC 17.84.070 and 17.84.080. Therefore, this standard is met.

(2) *Table of Standards.*

(a) *Minimum standards for a standard parking stall's length and width, aisle width, and maneuvering space shall be determined from the Table of Standards for Parking Spaces, Figure 14, below;*

(b) *The width of each parking space does not include a stripe which separates each space.*

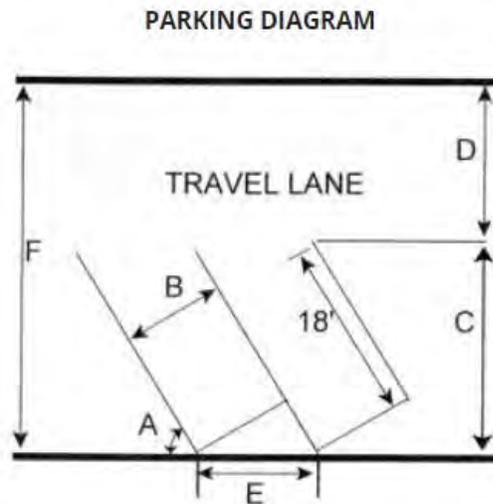


TABLE OF STANDARDS FOR PARKING SPACES
 Figure 14

	A	B	C	D	E	F
90°		8'0"	18.0	26.0	8.0	44.0
		8'6"	18.0	25.0	8.5	43.0
		9'0"	18.0	24.0	9.0	42.0
		9'6"	18.0	24.0	9.5	42.0
		10'0"	18.0	24.0	10.0	42.0

Response: As shown in the Enlarged Grading Plan (Sheets C3.01-C3.03 , Exhibit A), parking spaces in Zone C (staff parking) and Zone D (mixed parking) are 90-degrees and a minimum of 9 feet wide and 18 feet long. The parking area travel lanes are a minimum of 24 feet wide but are generally wider. Therefore, these standards are met.

(3) Aisle Width. Aisles accommodating two-direction traffic, or allowing access from both ends shall be a minimum of 24 feet in width.

Response: As shown on the Enlarged Grading Plan (Sheets C3.01-C3.03, Exhibit A), all two-way access aisles are a minimum of 24 feet wide.

(4) Angle Parking. Angle parking is permitted in accordance with Figure 14.

Response: Angle parking is not proposed for the site. Therefore, this standard does not apply.

(5) Structured Parking.

Response: Structured parking is not proposed for the site. Therefore, this standard does not apply.

(6) Service Drive.

(a) Excluding single-dwelling units and duplex residences, except as provided by Chapter 17.84 SHMC and SHMC 17.152.030(16), groups of more than two parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a street or other public right-of-way would be required; and

(b) Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.

Response: As shown in the Enlarged Grading Plan (Sheets C3.01-C3.03 , Exhibit A), all parking spaces in Zone C (staff parking) and Zone D (mixed parking) are served by parking area travel lanes (access aisles) sufficient for backing movements and other maneuvering so that such movements are not required in Gable Road.

The differentiation of parking areas (e.g., staff parking and mixed/student parking, Figure 2); parking area signage and traffic arrows; and marked pedestrian crossings of the parking areas (Enlarged Grading Plan and Landscape Plan, Sheets C3.01-C3.03 and L1.03-L1.04, Exhibit A) will provide safe and efficient pedestrian and vehicular traffic circulation in these parking areas.

Therefore, this standard is met.

(7) Street Access. Each parking or loading space shall be accessible from a street and the access shall be of a width and location as described in this code.

Response: All parking spaces in Zone C and Zone D are accessible from the street (Gable Road). Access width and location are addressed in response to the standards in SHMC 17.84.070 and 17.84.080. Therefore, this standard is met.

(8) Parking Space Configuration. Parking space configuration, stall, and access aisle size shall be in accordance with the minimum standard.

Response: As shown on the Enlarged Grading Plan (Sheets C3.01-C3.03 , Exhibit A), parking space configuration in Zone C and Zone D is consistent with minimum dimensional standards in SHMC 17.80.050 (1)-(3). Therefore, this standard is met.

(9) Parking Space Markings.

(a) Except for single-dwelling units and duplexes, any area intended to be used to meet the off-street parking requirements as contained in this chapter shall have all parking spaces clearly marked; and

(b) All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety.

Response: As shown on the Grading Plan, parking spaces, driveways, and access aisles will be clearly marked and signed to show the boundaries or the parking space, entry and exit points, the direction of traffic flow, and location of pedestrian crossings.

(10) Parking and Load Area Surface Requirements.

(a) Except for uses as authorized in subsections (10)(b) and (c) of this section, all areas used for the parking or storage or maneuvering of any vehicle, boat, or trailer shall be improved with asphalt or concrete surfaces or other similar type materials approved by the city.

(b) Nonresidential parking areas to be used primarily for nonpublic uses such as employee parking, business vehicles, and construction equipment may be gravel-surfaced when authorized by the approval authority at the time the site development approval is given. The director may require that the property owner enter into an agreement to pave the parking area: (1) within a specified period of time after establishment of the parking area; or (2) if there is a change in the types or weights of vehicles utilizing the parking area; or (3) if there is evidence of adverse effects upon adjacent roadways, watercourses, or properties. Such an agreement shall be executed as a condition of approval of the plan to establish the gravel parking area. Gravel-surfaced parking areas may only be permitted consistent with the following:

(i) Gravel parking areas shall not be permitted within 20 feet of any residentially zoned area;

(ii) Gravel parking areas shall not be allowed within 25 feet of any improved public right-of-way;

(iii) A paved driveway of at least 25 feet in length shall connect a gravel parking area with any public street providing access to the gravel area; and

(iv) Gravel parking areas shall not be allowed within 50 feet of any significant wetland or riparian corridor.

(c) Parking areas to be used in conjunction with a temporary use may be gravel when authorized by the approval authority at the time the permit is approved. The approval authority shall consider the following in determining whether or not the gravel parking is warranted:

(i) The request for consideration to allow a parking area in conjunction with the temporary use shall be made in writing concurrently with the temporary use application;

(ii) The applicant shall provide documentation that the type of temporary use requested will not be financially viable if the parking space surface area requirement is imposed; and

(iii) Approval of the gravel parking area will not create adverse conditions affecting safe ingress and egress when combined with other uses of the property.

(d) Any area where harmful soil contamination could reasonably be expected shall be protected with appropriate surface cover and collection devices.

Response: All parking areas will be surfaced with asphalt in accordance with subsection (a). Gravel areas are not proposed. All parking areas will include stormwater collection devices in accordance with subsection (d) and as shown in the Utility Plan (Sheets C4.01-C4.03, Exhibit A).

(11) Access Drives.

(a) Access drives from the street to off-street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site;

Response: The access drives are designed to facilitate safe and efficient traffic flow in Zone C and Zone D parking areas by separating the school bus and parent drop-off areas, as well as with signage and traffic arrows. See the Site Plan and the Grading Plan (Sheets A1.01 and C3.01, Exhibit A). Pedestrian walkways and crossings are provided in the parking areas in accordance with the standards of Chapter 17.84. Therefore, this standard is met.

(b) The number and size of access drives shall be in accordance with the requirements of Chapter 17.84 SHMC, Access, Egress, and Circulation;

Response: The number and size of access drives will be provided in accordance with Chapter 17.84, as described in responses to standards in that chapter. Therefore, this standard is met.

(c) Access drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives;

Response: The access drives for Zone C and Zone D parking areas are defined through the use of curbed walkways and curbed landscape islands. See the Site Plan and Grading Plan (Sheets A1.01 and C3.01, Exhibit A). Therefore, this standard is met.

(d) Access drives shall have a minimum vision clearance as provided in Chapter 17.76 SHMC, Visual Clearance Areas;

Response: Vision clearance areas for the access drives for the Zone C and Zone D parking areas will be provided in accordance with Chapter 17.76, as described in responses to standards in that chapter. Therefore, this standard is met.

(e) Access drives shall normally be improved with an asphalt or concrete surface or other similar type material approved by the city; and

(f) Where more public harm would occur than good, the director can waive some hard surface requirements on access drives.

Response: The access drives for the Zone C and Zone D parking areas will be surfaced with asphalt. Therefore, this standard is met.

(12) Wheel Stops. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located three feet back

from the front of the parking stall. The front three feet of the parking stall may be concrete, asphalt or low-lying landscape material that does not exceed the height of the wheel stop. This area cannot be calculated to meet landscaping or sidewalk requirements.

Response: As shown on the Enlarged Grading Plan (Sheet 3.02, Exhibit A), curbs will be provided between parking spaces, parking area drive aisles, and adjacent landscaped areas and on-site walkways, consistent with this requirement. Therefore, the purpose of this standard is met.

(13) Drainage. Hard surface off-street parking and loading areas shall be drained in accordance with specifications approved by the city engineer to ensure that ponding does not occur:

(a) Except for single-dwelling units and duplexes, off-street parking and loading facilities shall be designed to avoid flow of water across public sidewalks.

(b) In most cases oil/water separators will be required as part of a parking lot drainage system.

Response: As shown on the Utility Plan (Sheets C4.01-C4.03, Exhibit A) and described in responses to standards in Chapter 17.52, the Zone C and Zone D parking areas are integrated into the overall stormwater management system and appropriate filtration systems will be provided. Therefore, this standard is met.

(14) Lighting. Artificial lighting on all off-street parking facilities shall be designed to direct all light away from surrounding residences and so as not to create a hazard to the public use of any road or street.

Response: The location of all lighting poles is shown on the Lighting Plan (Exhibit C). The luminaires are designed to minimize glare or off-site impacts through appropriate shielding and design of the luminaire. The technical specifications of the lighting are available on the Lighting Cut Sheets (Exhibit C). Therefore, this standard is met.

(15) Signs. Signs which are placed on parking lots shall be as prescribed in Chapter 17.88 SHMC, Signs.

Response: All signs in the parking lots shall be in accordance with Chapter 17.88, as described in response to standards in that chapter. Therefore, this standard is met.

(16) Maintenance of Parking Areas. All parking lots shall be kept clean and in good repair at all times. Breaks in paved surfaces shall be repaired promptly and broken or splintered wheel stops shall be replaced so that their function will not be impaired.

Response: The District understands the maintenance responsibilities for parking areas and has staff available to perform this maintenance on an ongoing basis. Therefore, this standard will be met.

(17) Grade Separation Protection. Where a parking area or other vehicle area has a drop-off grade separation, the property owner shall install a wall, railing, or other barrier which will prevent a slow-moving vehicle or driverless vehicle from escaping such area and which will prevent pedestrians from walking over drop-off edges. (Ord. 2875 § 1.114.050, 2003)

Response: No significant drop-off grade separations exist between parking areas and adjacent areas on the site. Therefore, this standard is not applicable.

17.80.060 On-site vehicle stacking areas required for drive-in use.

17.80.065 Storage related to residential uses and use of recreational vehicles related to residential uses.

17.80.066 Use of recreational vehicles related to nonresidential uses.

Response: These sections are specific to drive-in uses, residential uses, and use of recreational vehicles. These uses are not proposed for the site. Therefore, these sections are not applicable.

17.80.070 Loading/unloading driveways required on site.

A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school or other meeting place which is designed to accommodate more than 25 people at one time. (Ord. 2875 § 1.114.070, 2003)

Response: The High School site (Zone C and Zone D parking areas) includes loading and unloading areas. The parent drop-off area is separated from the bus drop-off loop, helping to ensure safe and efficient traffic flow. As shown on the Site Plan (Sheet A1.01, Exhibit A), the parent and bus drop-off areas will occupy their own curb faces located apart from the main rows of parking in the Zone C and Zone D parking areas respectively. The parent loading area in Zone C can serve up to eight (8) vehicles at a time and the bus loading area in Zone D up to five (5) buses at a time. (The Zone A parking area, which is not included in this proposed development, has a bus loading area that can serve up to seven (7) buses at a time.) Therefore, this standard is met.

17.80.080 Off-street loading spaces.

Buildings or structures to be built or altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading and maneuvering space as follows:

Response: Uses that receive or distribute merchandise by truck are not proposed. Therefore, this section is not applicable.

17.80.090 Off-street loading dimensions.

(1) Each loading berth shall be approved by the city engineer as to design and location.

(2) Each loading space shall have sufficient area for turning and maneuvering of vehicles on the site, and:

(a) At a minimum, the maneuvering length shall not be less than twice the overall length of the longest vehicle using the facility site.

(3) Entrances and exits for the loading areas shall be provided at locations approved by the city engineer in accordance with Chapter 17.84 SHMC.

(4) Screening for off-street loading facilities is required and shall be the same as screening for parking lots in accordance with Chapter 17.72 SHMC. (Ord. 2875 § 1.114.090, 2003)

Response: All loading spaces in the parent and bus drop-off areas are of a sufficient size to accommodate the anticipated vehicles, located in accordance with standards in Chapter 17.84, and will be screened from view from public streets, as shown on the Landscape Plan (Sheets L1.03-L1.04, Exhibit A).

A loading area for deliveries of goods to the High School is located at the back of the site near the existing gyms and new Kitchen and Receiving area, has a width of approximately 37 feet at the trash/recycling enclosure area, has a maneuvering area of roughly 3,100 square feet, and has a turnaround area for trucks. See the Site Plan and Grading Plan (Sheets A1.01, C3.01, and C3.03, Exhibit A). The loading area complies with standards in Chapter 17.84 (as demonstrated in responses to those standards) and is screened from public streets by the buildings in front of it.

Therefore, this standard is met.

Chapter 17.84 Access, Egress, and Circulation

7.84.010 Purpose.

The purpose of this chapter is to establish standards and regulations for safe and efficient vehicle access and egress on a site and for general circulation within the site. (Ord. 2875 § 1.116.010, 2003)

Response: The applicant understands the purpose of this chapter and demonstrates conformance with its applicable requirements below.

17.84.020 Applicability and general provisions.

(1) The requirements and standards of this chapter shall not apply where they conflict with the subdivision rules and standards of this code.

(2) The provisions and maintenance of access and egress stipulated in this code are continuing requirements for the use of any structure or parcel of real property in the city.

(3) No building or other permit shall be issued until scaled plans are presented and approved as provided by this chapter that show how access, egress, and circulation requirements are to be fulfilled.

(4) Should the owner or occupant of a lot or building change or enlarge the use to which the lot or building is put, thereby increasing access and egress requirements, it is unlawful and is a violation of this code to begin or maintain such altered use until the provisions of this chapter have been met if required or until the appropriate approval authority has approved the change. (Ord. 2875 § 1.116.020, 2003)

Response: The District understands that understands that a building permit or construction shall not take place on the site without fulfilling the requirements of this chapter.

17.84.025 Applicability of provisions.

(1) The provisions of this chapter shall apply to all development including the construction of new structures, the remodeling of existing structures (see SHMC 17.96.020), and to a change of use which increases the on-site parking or loading requirements or which changes the access requirements.

(2) Where the provisions of Chapter 17.96 SHMC, Site Development Review, do not apply, the director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. No notice is required. The decision may be appealed as provided by Chapter 17.24 SHMC.

Response: Because the proposed development involves remodeling of existing structures and a Site Development Review application, the requirements of this chapter apply.

(3) The applicant shall submit a site plan which includes:

- (a) The location of the structures on the property and on the adjoining property;*
- (b) The location of parking and loading areas and their dimensions;*
- (c) The location of the circulation area necessary to serve the spaces;*
- (d) The location of the access point(s) on the site and on the adjoining properties and on both sides of abutting streets within 200 feet of the subject site;*
- (e) The location of curb cuts on adjoining properties and on the subject site;*
- (f) The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;*
- (g) The proposed grading and drainage plans; and*
- (h) Specifications as to signs. (Ord. 2875 § 1.116.025, 2003)*

Response: The Plan Set (Exhibit A) includes the above information; it can be found on the Site Plan (Sheet A1.01), Grading Plans (Sheets C3.01-C3.05), and the Landscape Plan (Sheet L1.03-L1.04).

17.84.030 Joint access and reciprocal access easements.

Response: No joint access agreements are proposed. Therefore, this section is not applicable.

17.84.040 Public street access.

(1) All vehicular access and egress as required in SHMC 17.84.070 and 17.84.080 shall connect directly with a public or private street approved by the city for public use and shall be maintained at the required standards on a continuous basis.

Response: Access drives for the High School connect to the public streets Gable Road and Firlok Park Boulevard, including the driveways for Zone C and Zone D parking areas (affected by this proposed development) that connect to Gable Road. These access drives will be maintained continually by District staff. Therefore, this standard is met.

(2) Vehicular access to structures shall be provided to residential uses and shall be brought to within 50 feet of the ground floor entrance or the ground floor landing of a stairway, ramp, or elevator leading to the dwelling units.

(3) Vehicular access shall be provided to commercial or industrial uses, and shall be located to within 50 feet of the primary ground floor entrances.

Response: The standards of subsection (2) and (3) above do not apply to schools, which have unique access and circulation requirements in order to safely and efficiently manage traffic peaks that occur during drop-off and pick-up times, as well as to accommodate school bus drop-off areas.

(4) Access to State Streets, Highways, and Interchanges. Access to a transportation facility under the jurisdiction of the Oregon Department of Transportation (ODOT) shall be subject to the requirements of OAR 181.555 and OAR 734-051. ODOT’s current access spacing requirements for Highway 30 reflect the functional classification of Highway 30 as both a statewide highway and freight route. Table 17.84.040-1 illustrates the access spacing standards for public and private approaches along Highway 30 within St. Helens.

Response: Access to a state transportation facility is not proposed. Therefore, this standard is not applicable.

(5) Spacing Standards for Access to City Streets. The following are the minimum spacing requirements for access points and intersections for streets under the jurisdiction of the city of St. Helens.

Table 17.84.040-2: Access Spacing Standards on City Streets

Functional Classification	Public Street (street-to-street) (feet)	Private Access Drive (street-to-drive or drive-to-drive) (feet)
Local Street	150	50 ¹
Collector	300	100
Minor Arterial	350 or block length	200 or mid-block
Major Arterial ²	350 or block length	350 or block length
¹ This applies to street-to-drive spacing only. There is no minimum spacing standard for access points (drive-to-drive) on local streets.		
² Access standards identified in the Oregon Highway Plan supersede this table on all state highways.		

Response: Access drives for the High School connect to Gable Road and Firlok Park Boulevard, both classified as Collector streets. The proposed development involves only Zone C (staff parking) and Zone D (mixed parking) parking areas with access off of Gable Road. Pursuant to Table 17.84.040-2, the three access drives serving the Zone C and Zone D parking areas must be spaced at least 100 feet from another public streets or access drives. The proposed development, while improving the parking areas and expanding the width of the westernmost of these three driveways, does not change the location of these existing access drives.

The spacing between these three existing access drives (identified here forward as east, central, and west (Gable) driveways) and the nearest streets and driveways on Gable Road is as follows:

- East Gable driveway and rear Safeway driveway: 58 feet
- East Gable driveway and central Gable driveway: 298 feet
- Central Gable driveway and west Gable driveway: 397 feet
- West Gable driveway and Rockwood Drive: 37 feet

Therefore, this standard is met, with the exception of the spacing between the east Gable driveway Gable and the rear Safeway driveway and the west Gable driveway and Rockwood Drive, which is addressed in access variance standards in SHMC 17.84.120 and SHMC 17.84.150.

(6) Measuring Distance between Access Points. The distance between access points shall be measured from the centerline of the proposed driveway or roadway to the centerline of the nearest adjacent roadway or driveway.

Response: The distances noted above were measured by this method.

(7) Development Fronting onto an Arterial Street.

Response: The site does not front an Arterial Street. Therefore, this standard is not applicable.

(8) Number of Access Points. All access points, including additional ones as noted below, are subject to the access spacing standards in subsection (5) of this section and all other provisions of this of this Chapter. Specific standards based on use are as follows:

(a) For single-family dwellings, detached and duplexes, one street access point is permitted per lot/parcel except an additional (second) access point may be allowed when:

(i) The property is a corner lot/parcel and the additional access point is on the other street (i.e., one access per street).

(ii) The lot/parcel does not abut a street that provides any on-street parking on either side.

(b) For single-family dwellings, attached, one street access point is permitted per lot/parcel.

(c) The number of street access points for multiple dwelling unit residential, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the streets, bikeways, sidewalks, etc. for all users. Shared access may be required, in conformance with subsection (9) of this section, in order to maintain the required access spacing, and minimize the number of access points.

Response: The site maintains the same number of access points as currently exist. New access connections are not proposed in order to protect the function and safety of Gable Road. Consolidating the access drives is not feasible given the need for internal circulation to accommodate both parent and bus-drop off-areas for the site, facilitate flow for bus traffic, and separate access for staff and mixed parking areas. Therefore, this standard is met.

(9) Shared Driveways. The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The city shall require shared driveways as a condition of land division or site development review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

Response: Consolidating the access drives is not feasible given the need for internal circulation to accommodate both parent and bus-drop off-areas for the site, facilitate safe and efficient flow for bus traffic, and maintain separate access for staff and mixed parking areas. Additionally, the spacing between the existing east, central, and west Gable driveways meet the City's spacing requirements for Collector streets.

17.84.050 Required walkway location.

(1) Walkways shall extend from the ground floor entrances or from the ground floor landing of stairs, ramps, or elevators of all commercial, institutional, and industrial uses, to the streets which provide the required access and egress. Walkways shall provide convenient connections between buildings in multibuilding commercial, institutional, and industrial complexes. Walkways also shall provide access to existing and planned transit stops adjacent to the development site. Unless impractical, walkways should be constructed between a new development and neighboring developments.

Response: As shown on the Site Plan and the Enlarged Grading Plan (Sheets A1.01 and C3.02, Exhibit A), pedestrian circulation and internal walkways are integrated into the site plan. Multiple walkways connect from the sidewalk on Gable Road to the High School main entrance, most around the edges of the Zone C and Zone D parking areas so as to limit conflicts between pedestrians and vehicles. One marked parking area crossing is proposed to provide a connection between Gable Road and the walkway to the main entrance in Zone D.

While the proposed development involves internally connecting existing school buildings (Buildings A, B, and C), plazas and walkways will also externally connect renovated Buildings A, B, C, and D to each other and to other parts of the site. See the Site Plan and the Grading Plan (Sheets A1.02 and C3.01-C3.05, Exhibit A).

A transit stop is adjacent to the development site. CC Rider provides transit (bus) service through St. Helens and the South County Flex Route² (Line 3) has a stop adjacent to the High School in between its west and central driveways on Gable Road. Pedestrian access between the stop and High School will be provided by walkways from the High School site to the sidewalk on Gable Road on either side of the central driveway.

Therefore, this standard is met.

(2) Within all attached housing and multifamily developments, each residential dwelling shall be connected by walkway to the vehicular parking area, and common open space and recreation facilities.

Response: The site and proposed development does not include a residential use. Therefore, this standard is not applicable.

(3) Where a site for proposed commercial, institutional, or multifamily development is located within at least one-quarter mile of an existing or planned transit stop, the proposed pedestrian circulation system

² Flex routes have fixed stops and run on a circulatory-type route and schedule. Flex routes build additional time into the schedule to allow the bus to deviate (flex) a short distance off of its designated route to assist passengers who are elderly, disabled, or otherwise may have difficulty getting to a stop. (<https://www.nworegontransit.org/flex-route-ccr/>)

must include a safe and direct pedestrian walkway from building entrances to the transit stop or to a public right-of-way that provides access to the transit stop.

Response: As noted above, a transit stop is adjacent to the High School site in between its west and central driveways on Gable Road. Pedestrian access between the stop and High School will be provided by walkways from the High School site to the sidewalk on Gable Road on either side of the central driveway. Therefore, this standard is met.

(4) In parking lots one acre or larger, pedestrian walkways shall connect from buildings to sidewalks in the adjacent rights-of-way, and shall be provided at least every 150 feet between rows of parking.

Response: The size of the parking lots is noted in Figure 2. The High School Zone D parking lots is more than one acre in size. As shown on the Site Plan (Sheet C1.01, Exhibit A), there is more than 150 feet between pedestrian walkways connecting from the sidewalk adjacent to the Zone C and Zone D parking areas and the High School main entrance. The proposed wider spacing is intentional so as to safely channel pedestrians to walkways that lead to the main entrance without crossing parking areas or to a marked crossing of a parking area. This alternative spacing is addressed in access variance standards in SHMC 17.84.120 and SHMC 17.84.150.

(5) Wherever required walkways cross vehicle access driveways or parking lots, such crossings shall be designed and located for pedestrian safety. Required walkways shall be physically separated from motor vehicle traffic and parking by either a minimum six-inch vertical separation (curbed) or a minimum three-foot horizontal separation, except that pedestrian crossings of traffic aisles are permitted for distances no greater than 36 feet if appropriate landscaping, pavement markings, or contrasting pavement materials are used. Walkways shall be a minimum of four feet in width, exclusive of vehicle overhangs and obstructions such as mailboxes, benches, bicycle racks, and sign posts, and shall be in compliance with ADA standards.

Response: Proposed walkways have been designed to ensure pedestrian safety. Walkways will be curbed and are at least 6 feet wide. See the Enlarged Grading Plan (Sheets C3.01-3.03 , Exhibit A).

The distance of all crossings of parking areas (traffic aisles) and access drives is no more than approximately 25 feet. See the Enlarged Grading Plan (Sheet C3.02, Exhibit A). All crossings will be marked with standard, high-visibility crosswalk ladder striping.

Therefore, this standard is met.

(6) Required walkways shall be paved with hard-surfaced materials such as concrete, asphalt, stone, brick, etc. Walkways shall be required to be lighted and/or signed as needed for safety purposes. Soft-surfaced public use pathways may be provided only if such pathways are provided in addition to required pathways. (Ord. 3181 § 4 (Att. C), 2015; Ord. 3150 § 3 (Att. B), 2011; Ord. 3144 § 2 (Att. A), 2011; Ord. 2875 § 1.116.050, 2003)

Response: All walkways will be constructed of asphalt to match the existing conditions. The hardscape plazas will be constructed of concrete. Lighting will be provided via pole-mounted lighting and wall-mounted lighting throughout the site. The lighting site plan and technical lighting specifications are available in the Lighting Plan and Lighting Cut Sheets (Exhibit C).

17.84.060 Inadequate or hazardous access.

(1) Applications for building permits shall be referred to the commission for review when, in the opinion of the director, the access proposed:

- (a) Would cause or increase existing hazardous traffic conditions; or
- (b) Would provide inadequate access for emergency vehicles; or
- (c) Would in any other way cause hazardous conditions to exist which would constitute a clear and present danger to the public health, safety, and general welfare.

(2) Direct individual access to minor arterial streets from single detached or attached dwelling units and duplexes shall be discouraged. Direct access to major arterial streets shall be considered only if there is no practical alternative way to access the site.

(3) In no case shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley or local street. (Ord. 2875 § 1.116.060, 2003)

Response: As demonstrated by the responses to the standards in this chapter, the site design provides for safe and efficient access and circulation on the site and does not meet any thresholds above that would cause inadequate or hazardous access.

17.84.070 Minimum requirements – Residential use.

Response: The proposed development is not a residential use. Therefore, this section is not applicable.

17.84.080 Minimum requirements – Commercial and industrial use.

(1) Vehicle access, egress and circulation for commercial and industrial use shall comply with the following:

COMMERCIAL AND INDUSTRIAL USE
 Figure 17

Required Parking Spaces	Minimum Number of Driveways Required	Minimum/Maximum Access Width	Minimum Pavement
0 to 100	1	30'/40'	24' curbs required
over 100	2	30'/40'	24' curbs required
over 100	1	40'/50'	40' curbs required

Response: The proposed development is not a commercial or industrial use. However, these uses are more similar to the proposed school use than a residential use; thus, the applicant is referring to these standards for access and pavement widths. The following widths are shown in the Enlarged Grading Plan (Sheet C3.02, Exhibit A):

- East Gable driveway (Zone C (staff parking) driveway) – 27 feet wide; 26 feet of pavement, with curbs
- Central Gable driveway (Zone D (mixed parking) driveway 1) – 30.7 feet wide; 29.7 feet of pavement, with curbs
- West Gable driveway (Zone D (mixed parking) driveway 2) – 58 feet wide; 49 feet of pavement, with curbs, divided into widths of 24 feet and 25 feet by a pedestrian refuge island

Therefore, these standards are met, with the granting of an access variance for the west driveway pursuant to SHMC 17.84.120 and 17.84.150.

(2) Additional requirements for truck traffic or traffic control may be placed as conditions of site development review or conditional use permit. (Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.116.080, 2003)

Response: The applicant understands that traffic control requirements may be placed as conditions of site development review approval.

17.84.090 Width and location of curb cuts.

Curb cuts shall be in accordance with SHMC 17.152.030(14). (Ord. 2875 § 1.116.090, 2003)

Response: The width and location of curb cuts is in conformance with Chapter 17.152, as demonstrated by the responses to standards in that chapter. Therefore, this standard is met.

17.84.100 One-way vehicular access points.

Where a proposed parking facility indicates only one-way traffic flow on the site, it shall be accommodated by a specific driveway serving the facility; the entrance drive shall be situated closest to oncoming traffic and the exit drive shall be situated farthest from oncoming traffic. (Ord. 2875 § 1.116.100, 2003)

Response: One-way vehicular access points are proposed at the west and central Gable driveways providing a one-way entrance and one-way exit (with right- and left-turn lanes) at the west driveway and a one-way exit for bus traffic at the central driveway. See the Site Plan and Enlarged Grading Plan (Sheets A1.01, C3.01, and C3.02, Exhibit A). The exit-only access points are located east of the entrance to the Zone D parking area and, thus, farther from oncoming traffic from the west. These entrance-only and exit-only access points will be clearly indicated with signage and pavement markings. Therefore, this standard is met.

17.84.110 Director's authority to restrict access.

(1) In order to provide for increased traffic movement on congested streets and to eliminate turning movement problems, the director may restrict the location of driveways on streets and require the location of driveways be placed on adjacent streets, upon the finding that the proposed access would:

- (a) Cause or increase existing hazardous traffic conditions; or*
- (b) Provide inadequate access for emergency vehicles; or*
- (c) Cause hazardous conditions to exist which would constitute a clear and present danger to the public health, safety, and general welfare.*

(2) In order to eliminate the need to use public streets for movements between commercial or industrial properties, parking areas shall be designed to connect with parking areas on adjacent properties unless not feasible. The director shall require access easements between properties where necessary to provide for parking area connections.

(3) In order to facilitate pedestrian and bicycle traffic, access and parking area plans shall provide efficient sidewalk and/or pathway connections, as feasible, between neighboring developments or land uses.

(4) A decision by the director may be appealed to the commission as provided by SHMC 17.24.310(1), Determination of appropriate reviewing body. (Ord. 2875 § 1.116.110, 2003)

Response: As demonstrated by the responses to the standards in this chapter, the site design provides for safe and efficient access and circulation on the site and does not meet any thresholds above that would cause inadequate or hazardous access.

17.84.120 Variances to access standards.

In all zoning districts where access and egress drives cannot be readily designed to conform to code standards within a particular parcel, access with an adjoining property shall be considered. If access in conjunction with another parcel cannot reasonably be achieved, the commission may grant a variance to the access requirements of this chapter based on the standards set forth in SHMC 17.84.150. This does not apply to highway access. (Ord. 3189 § 2 (Att. A), 2015; Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.116.120, 2003)

Response: Access in conjunction with an adjoining parcel is not feasible. A variance to access requirements is needed for SHMC 17.84.040(5) (spacing standards for access to City streets), SHMC 17.84.050(4) (pedestrian walkway spacing), and SHMC 17.84.080 (minimum and maximum access width), which are addressed in response to standards set forth in SHMC 17.84.150 below.

17.84.130 Administration and approval process.

(1) The applicant for an access variance shall be the recorded owner of the affected property or an agent authorized in writing by the owner.

(2) A preapplication conference with city staff is required.

(3) Due to possible changes in state statutes, or regional or local policy, information given by staff to the applicant during the preapplication conference is valid for not more than six months:

(a) Another preapplication conference is required if an application is submitted six months after the preapplication conference; and

(b) Failure of the director to provide any of the information required by this chapter shall not constitute a waiver of the standards, criteria, or requirements of the applications.

(4) The commission shall approve, approve with conditions, or deny any application for an access variance. The commission shall apply the standards set forth in SHMC 17.84.150 when reviewing an application for an access variance.

(5) The decision of the commission may be appealed in accordance with SHMC 17.24.310(1).

(6) The director shall mail notice of the decision to the persons who are entitled to notice in accordance with SHMC 17.24.120. (Ord. 3189 § 2 (Att. A), 2015; Ord. 2875 § 1.116.130, 2003)

Response: The applicant is the recorded owner as demonstrated by the title report included in this application (Exhibit B). A Pre-Application Conference was held with City staff on February 25, 2021 and this application is being submitted within six months of the Pre-Application Conference. The applicant understands the provisions above related to a decision regarding an access variance.

17.84.140 Expiration of approval – Standards for extension of time.

(1) An access variance approval by the commission shall lapse if:

(a) Substantial construction of the approved plan has not begun within a one-and-one-half-year period; or

(b) Construction of the site is a departure from the approved plan.

(2) The director shall, upon written request by the applicant and payment of the required fee, grant an extension of the approval period not to exceed one year; provided, that:

(a) No changes are made on the original access variance plan as approved by the director;

(b) The applicant can show positive steps have been taken to initiate construction of the site within the one-year extension period; and

(c) There have been no substantial changes in the facts or applicable policies and ordinance provisions on which the approval was based.

(3) The decision of the director may be appealed as provided by SHMC 17.24.310(1). No notice of the director's decision need be given. (Ord. 3189 § 2 (Att. A), 2015; Ord. 2875 § 1.116.140, 2003)

Response: The applicant understands the provisions related to expiration of approval. An extension of time is not proposed with this application.

17.84.150 Approval standards.

The commission may approve, approve with conditions, or deny a request for an access variance based on findings that:

(1) It is not possible to share access;

(2) There are no other alternative access points on the street in question or from another street;

- (3) The access separation requirements cannot be met;*
- (4) There are unique or special conditions that make strict application of the standards impractical;*
- (5) No engineering or construction solutions can be applied to mitigate the condition;*
- (6) The request is the minimum variance required to provide adequate access;*
- (7) The approved access or access approved with conditions will result in a safe access and will not result in the degradation of operational and safety integrity of the transportation system;*
- (8) The visual clearance requirements of Chapter 17.76 SHMC will be met; and*
- (9) No variance shall be granted where such hardship is self-created. (Ord. 3189 § 2 (Att. A), 2015; Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.116.150, 2003)*

Response: It is not possible or advisable for the High School to share access with uses to the east (commercial driveways) or residential uses to the west. Otherwise, the following findings support variances to access spacing, pedestrian walkway spacing, and access width standards in this chapter.

- SHMC 17.84.040(5) (spacing standards for access to City streets) – Pursuant to Table 17.84.040-2, the three access drives serving the Zone C and Zone D parking areas must be spaced at least 100 feet from another public streets or access drives. The proposed development, while improving the parking areas, does not change the location of these existing access drives. The spacing between these three existing access drives (east, central, and west Gable driveways) and the nearest streets and driveways on Gable Road are at least 100 feet except in the cases of east Gable driveway and the rear Safeway driveway (approximately 60 feet from centerline to centerline) and the west Gable driveway and Rockwood Drive (approximately 77 feet from centerline to centerline). See the Enlarged Grading Plan, Sheet C3.02, Exhibit A. These school driveways have operated safely to date and were in place before access points like the rear Safeway driveway were developed. The proposed development will not change or degrade operations or safety.
- SHMC 17.84.050(4) (pedestrian walkway spacing) – As shown on the Site Plan (Sheet C1.01, Exhibit A), there is more than 150 feet between pedestrian walkways connecting from the sidewalk adjacent to the Zone C and Zone D parking areas and the High School main entrance. The proposed wider spacing is unique to a school use and is necessary to safely channel pedestrians to walkways that lead to the main entrance either without crossing parking areas or by crossing a parking area via a marked crossing.
- SHMC 17.84.080 (minimum and maximum access width) – The west driveway for the Zone D parking area is being widened to allow for emergency vehicle access. As a result, a pavement width of 49 feet is proposed, exceeding the 40-foot maximum established in SHMC 17.84.080. However, that 49 feet of pavement width is being broken up into a 24-foot width (a one-way entrance accessible for emergency vehicles) and a 25-foot width (a one-way exit with left- and right-turn lanes) by a pedestrian refuge island to provide for safe crossing of this widened driveway. See the Enlarged Grading Plan (Sheet C3.02, Exhibit A).

The requested variances do not interfere with the proposed development complying with the visual clearance requirements in Chapter 17.76 SHMC.

Therefore, these standards are met.

17.84.160 Application submission requirements.

(1) All applications shall be made on forms provided by the director and shall be accompanied by:

(a) Copies of site plan(s) (number to be determined at the preapplication conference), and necessary data or narrative which explains how the access variance proposal conforms to the standards:

(i) The site plan(s) drawings shall be drawn on sheets preferably not exceeding 18 inches by 24 inches; and

(ii) The scale shall be an engineering scale.

(b) The required fee.

(2) The proposed access variance site plan shall include the following information:

(a) The section, township, range, and tax lot number;

(b) The relationship of the lot to the road system;

(c) The location of access points on adjoining lots and on the lots across the street;

(d) The location and setback of structures and parking areas on the lot and on the adjoining lots;

(e) The location of the proposed access;

(f) The sight distances from the proposed access point; and

(g) Other information as may be deemed necessary by the director to evaluate the request. (Ord. 2875 § 1.116.160, 2003)

Response: The foregoing narrative addresses conformance with the variance approval standards. The three access points are existing access points (not new access points) and, thus, applicable information from the list above that is shown on plans includes the site's relationship to the street system and the spacing of the east and west driveways from the nearest access points. See the Enlarged Grading Plan (Sheets C3.02-C3.03, Exhibit A). Therefore, this standard is met.

Chapter 17.88 Signs

17.88.010 Purpose.

The purposes of this chapter are to protect the health, safety, property and welfare of the public, to provide a neat, clean, orderly and attractive appearance of the community, to improve the effectiveness of signs, to provide for safe construction, location, erection and maintenance of signs, to prevent proliferation of signs and sign clutter, to minimize adverse visual safety factors to travelers on public highways and streets and on private areas open to public travel, and to achieve this purpose consistent with state and federal constitutional limits on the regulation of speech. To achieve these purposes it is necessary to regulate the design, quality of materials, construction, location, electrification, illumination, and maintenance of signs that are visible from public property, public rights-of-way and private areas open to public travel. (Ord. 3091 § 2, 2008)

Response: The District understands the purpose of this chapter, and demonstrates conformance with its requirements below.

17.88.020 General requirements.

(1) Except as provided in SHMC 17.88.025, no person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this code.

(2) Except as provided in SHMC 17.88.025, no person shall erect, construct or alter a sign, or permit the same to be done, unless a sign permit has been issued by the city. A sign permit for the construction and continued use of a sign is subject to the terms and conditions stated in the permit and this code.

(3) An application for sign permit approval is also subject to the procedures set forth in SHMC 17.88.130.

(4) No owner shall erect or construct a sign on a site that contains unlawful signs.

(5) This chapter shall not be construed to permit the erection or maintenance of any sign at any place or in any manner unlawful under any other city code provision or other applicable law. In any case where a part of this chapter conflicts with a provision of any zoning, building, fire, safety or health ordinance or code, the provision which establishes a stricter standard for the protection of the public health and safety shall prevail.

(6) This chapter is not intended to and does not restrict speech on the basis of its content, viewpoint or message. Any classification of signs in this chapter that permits speech by reason of the type of sign, identity of the sign user or otherwise shall permit any type of speech on the sign. No part of this chapter shall be construed to favor commercial speech over noncommercial speech. To the extent any provision of this chapter is ambiguous, the term shall be interpreted to not regulate on the basis of speech content, and the interpretation resulting in the least restriction on the content of the sign message shall prevail.

(7) If any section, subsection, paragraph, sentence, clause or phrase of this chapter is declared invalid for any reason by a court having jurisdiction under state or federal law, the remaining portions of this chapter shall remain in full force and effect. (Ord. 3091 § 2, 2008)

Response: The applicant understands that a sign permit shall be required and that the intent of this chapter is not to regulate the content of the sign.

17.88.025 Exempt signs.

Except for signs prohibited by this chapter, the following signs are exempt from the provisions of this chapter:

(1) All signs which are placed inside a structure or building, and which are either not visible through windows or building openings, or are not intended to be visible from outside of the structure or building.

(2) Signs required by law, administrative order or judicial order and erected by public employees performing official duties. (Ord. 3091 § 2, 2008)

Response: The applicant understands these provisions.

17.88.030 Prohibited signs.

Except for nonconforming signs, the following signs are unlawful and are nuisances:

- (1) Abandoned signs.*
- (2) Any sign constructed, maintained or altered in a manner not in compliance with this chapter.*
- (3) Any nonpublic sign constructed or maintained which, by reason of its size, location, movement, coloring or manner of illumination, may be confused with or construed as a traffic control device or which hides from view any traffic control device that impedes the intended purpose of the device.*
- (4) Any sign constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or an exit corridor, exit hallway or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that it will substantially limit access to the building in case of fire.*
- (5) Any sign located in a manner which could impede traffic on any street, alley, sidewalk, bikeway or other pedestrian or vehicular travel way.*
- (6) Any sign equipped with moving, rotating or otherwise animated parts, except for athletic scoreboards.*
- (7) Any sign that is wholly or partially illuminated by a flashing or intermittent light, lights, lamps, bulbs, or tubes. Rotary beacon lights, zip lights, strobe lights, or similar devices shall not be erected or maintained, or attached to or incorporated in any sign.*
- (8) Any sign attached to a tree or a plant, a fence or a utility pole, except as otherwise allowed by this chapter.*
- (9) Any sign within or over any public right-of-way, or located on private property less than two feet from any area subject to vehicular travel, except for:
 - (a) Public signs.*
 - (b) Temporary signs specifically allowed within the public right-of-way under SHMC 17.88.045.**
- (10) Temporary signs, including banners, pennants, wind signs, and flags, except as otherwise authorized by SHMC 17.88.040 or 17.88.045. (Ord. 3091 § 2, 2008)*

Response: Prohibited signs are not proposed.

17.88.035 Nonconforming signs.

- (1) Nonconforming signs may continue to exist, subject to the following provisions:
 - (a) No additions or enlargements may be made to a nonconforming sign except those additions or enlargements that are required by law.**

Response: The existing monument sign on the High School's Gable Road frontage conforms to standards other than the height standard in SHMC 17.88.055(2) below; at approximately 6.5 feet tall, it slightly exceeds the monument sign height maximum of 6 feet. Additions or enlargements to the sign are not proposed. Therefore, pursuant to this standard, the sign may continue to exist.

17.88.040 Exemptions from requirement for permit.

17.88.045 Temporary signs.

Response: The District is not proposing any signs that are exempt from a permit or temporary signs as a part of this development application. Therefore, these sections are not applicable.

17.88.050 Sign districts – General.

(1) The following sign districts are created and applied to designated land. No permit shall be issued for any sign unless specifically allowed as an allowed sign under the terms of the applicable sign district or otherwise allowed as a nonconforming sign under this chapter or exempted under this chapter. Any particular limitation in a sign district regulation shall not be construed to exclude the applicability of other restrictions imposed under this chapter.

(2) The sign districts shall be as follows:

(a) The residential sign district includes all land within the R-10, R-7, R-5, AR, and MHR zoning districts, and pursuant to subsections (2)(c) and (d) of this section.

[...]

(d) Signs in other zones not otherwise mentioned in subsection (2)(a), (b), or (c) of this section shall be treated under the same rules as the abutting sign district closest to the sign.

Response: The site abuts the AR zone. Therefore, it is subject to standards of the residential sign district.

17.88.055 Residential sign district.

In addition to the temporary and permanent signage allowed without permits, the following signage is allowed subject to the requirements of this chapter:

(1) Permitted Sign Types, Number and Area. Signs within the residential sign district are limited as follows and require issuance of permits under SHMC 17.88.130:

(a) Monument and Ground-Mounted Signs.

[...]

(iii) For churches, schools, public/semi-public facilities, and privately owned community centers, one single- or double-faced monument sign shall be permitted for each such facility. Where such a facility has multiple street frontages, this signage may be permitted on each frontage. Sign area shall not exceed 16 square feet for each sign face.

Response: There is an existing double-faced monument sign on the High School's Gable Road frontage. The sign is brick and granite, and its overall structural dimensions are approximately 6.5 feet by 6.5 feet. Each sign face (the granite portion) is approximately 2.5 feet by 4 feet, for a total area of 10 square feet. Therefore, this standard is met.

(c) Wall Signs.

[...]

(ii) For churches, schools, and public/semi-public facilities, one wall sign for each building frontage shall be permitted. Sign area for all wall signs shall not exceed eight percent of the building elevation area with a maximum individual sign face area of 50 square feet on primary frontages, and six percent of the building elevation area on secondary frontages, with a maximum sign face area of 25 square feet.

[...]

Response: A new wall sign is proposed on a new portion of High School façade on the primary frontage (Gable Road), as shown on the Exterior Elevations (Sheet A3.01, Exhibit A). The sign will be stainless steel and will have dimensions of approximately 2feet by 35 feet, so a total area of 70 square feet. While this area is greater than the maximum individual sign face area specific in this standard, the proposed sign would occupy less than one percent of the total façade area given approximately 16,950 square feet of building facing Gable Road. Therefore, this standard is generally met.

(d) Awning Signs.

(e) Suspended Signs.

(f) Banner Signs.

Response: Awning signs, suspended signs, and banner signs are not proposed. Therefore, these provisions are not applicable.

(2) Maximum Sign Height. Monument signs shall be no more than six feet in height. Ground-mounted signs shall be no more than 12 feet in height.

Response: The existing monument sign is approximately 6.5 feet in height. However, changes to the sign – namely additions or enlargements – are not proposed. Therefore, the sign is permitted to continue to exist pursuant to SHMC 17.88.035 above.

(3) Illumination.

(a) For athletic scoreboards, bulletin boards, and wall signs permitted in the residential zoning districts, any illumination of signs shall be indirect.

(b) The illumination of signs within the residential sign district shall comply with the standards contained in this chapter. (Ord. 3164 § 3 (Att. B), 2012; Ord. 3144 § 2 (Att. A), 2011; Ord. 3091 § 2, 2008)

Response: The proposed wall sign will be illuminated indirectly. There is currently one Daktronics scoreboard on the athletic fields and one more scoreboard is proposed as part of this development. The scoreboards will be building-mounted facing the fields and will be internally illuminated. The general standards pertaining to illumination are addressed below. Therefore this standard is met.

17.88.060 Commercial/industrial sign district.

Response: The site is within a residential sign district. Therefore, this section does not apply.

17.88.070 Architectural design review.

Signs within portions of the RD zoning district are subject to SHMC 17.32.172(7) and 17.32.173(5)(b).

Response: The site is not within the RD zoning district. Therefore, this section does not apply.

17.88.080 Measurements.

Response: Sign measurements were completed in accordance with the standards of this section.

17.88.085 Projecting signs.

Response: Signs are not proposed to project over a public right-of-way. Therefore, this section does not apply.

17.88.090 Wall signs.

(1) A wall sign shall not project more than 12 inches from the wall to which it is attached. A wall sign located on an alley frontage shall not project more than 12 inches from the wall to which it is attached and shall have 15 feet of clearance.

(2) A wall sign shall not project above the roof line, or top of the parapet wall, whichever is higher.

(3) No external braces, guy wires, "A" frames, or similar bracing systems shall be used in constructing a wall sign.

Response: As shown in the Exterior Elevations (Sheet A3.01, Exhibit A), the wall sign will be directly attached to the façade and will not use any external bracing systems. The sign will not extend above the roof line and will not project more than 12 inches from the wall.

(4) The height of a wall sign attached to the end or face of a marquee shall not exceed 30 inches. The lower edge of this sign shall not extend below the marquee.

(5) Wall signs on mansard roofs of 30 degrees or less may be installed vertically if solid background is used.

Response: The wall sign is not attached to a marquee or mansard roof. Therefore, these subsections do not apply.

17.88.095 Freestanding signs.

(1) No part of a freestanding sign shall be erected or maintained within three feet of a street front property line, or within five feet of a side lot line, unless the application for the permit has been reviewed by the fire marshal and the fire marshal has determined that the location of the sign does not interfere with adequate fire access to any property.

(2) No part of a freestanding sign shall project or extend into any public right-of-way.

Response: As indicated on the Site Plan and Grading Plan (Sheets A1.01 and C3.02), the existing monument sign does not extend into the right-of-way but is located within three feet of the front property line. However, fire access issues have not been identified related to the sign's current location.

(3) Except as provided in this section, no freestanding sign shall project or extend into any vision clearance area. One or two sign poles supporting a freestanding sign may be located within the vision

clearance area if they are necessary for the support of the sign, and if no other portion of the sign is located within the vision clearance area between two feet and 10 feet overgrade.

Response: The existing monument sign is located outside of the clear vision areas of the school driveways on Gable Road, and planned to remain in place. See the Site Plan and Enlarged Grading Plans (Sheets A1.01 and C3.02-C3.05, Exhibit A). Therefore, this standard is met.

(4) A freestanding sign shall be directly supported by poles or foundation supports in or upon the ground. No external cross braces, guy wires, "T" frames, "A" frames, trusses, or similar bracing systems shall be used to buttress, balance, or support a freestanding sign.

Response: The existing monument sign is supported by a base foundation with no external bracing system. Therefore, this standard is met.

(5) Only one freestanding sign is allowed for each street frontage, unless multiple signs are approved through a comprehensive sign plan.

Response: There is only one existing freestanding (monument) sign on the Gable Road frontage, which is to remain. Additional freestanding signs on this frontage are not proposed. See the Grading Plan (Sheet C3.02, Exhibit A). Therefore, this standard is met.

(6) A minimum of 14 feet of clearance is required in areas accessible to vehicles. The lowest point of these signs may be less than 14 feet above grade in areas not accessible to vehicles when the signs are protected from physical damage by the installation of bumper poles or other ground protections.

Response: Signs are not proposed in areas accessible to vehicles. Therefore, this standard is not applicable.

(7) Freestanding signs permitted in a commercial/industrial sign district shall not be located closer than 50 linear feet from the property line of any residential zoned property as measured along the street frontage. (Ord. 3091 § 2, 2008)

Response: The site is within a residential sign district. Therefore, this standard does not apply.

17.88.100 Awning signs.

17.88.105 Electronic message signs.

Response: Awning signs and electronic message signs are not proposed. Therefore, these sections are not applicable.

17.88.110 Comprehensive sign plan.

Response: This section applies to multi-tenant commercial developments. Therefore, it is not applicable to this project.

17.88.120 Construction and maintenance standards.

- (1) All permanent signs shall be constructed and erected in accordance with the requirements of the applicable building code as administered by the building official.*
- (2) All illuminated signs must be installed by a state-licensed sign contractor, subject to the requirements of the State Electrical Code. All electrically illuminated signs shall be listed, labeled, and tested by a testing agency recognized by the state of Oregon.*
- (3) Building and electrical permits shall be the responsibility of the applicant. Prior to obtaining building and electrical permits, the applicant shall obtain a sign permit or demonstrate an exception from the permit requirements of this chapter.*
- (4) All signs, together with all of their supports, braces, guys, and anchors, shall be kept in good repair and be maintained in a safe condition. All signs and the site upon which they are located shall be maintained in a neat, clean, and attractive condition. Signs shall be kept free from excessive rust, corrosion, peeling paint or other surface deterioration. The display surfaces of all signs shall be kept neatly painted or posted.*
- (5) No person required to obtain a sign permit under this chapter shall scatter, daub, or leave any paint, paste, glue, or other substances used for painting or affixing advertising matter or scatter or throw or permit to be scattered or thrown any bills, waste matter, paper, cloth, or materials of whatsoever kind removed from signs on any public street, sidewalk, or private property.*
- (6) No sign shall be erected or maintained in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe. No signs shall be erected or maintained so as to obstruct any building opening to such an extent that light or ventilation is reduced below minimums required by any applicable law or provisions of this code. (Ord. 3164 § 3 (Att. B), 2012; Ord. 3091 § 2, 2008)*

Response: The District understands the construction and maintenance standards associated with the proposed signs and will conform to these requirements.

17.88.125 Illumination – General restrictions.

- (1) No sign, light, lamp, bulb, tube, or device shall be used or displayed in violation of this section.*
- (2) Regardless of the maximum wattages or milliamphere rating capacities allowable under this chapter, no light source shall create an unduly distracting or hazardous condition to a motorist, pedestrian or the general public. Lighted signs shall be placed, shielded or deflected so as not to shine into residential dwelling units or structures, or impair the road vision of the driver of any vehicle.*
- (3) External light sources for a sign shall be directed and shielded to limit direct illumination of any object other than the sign.*

Response: The existing monument sign is not lit. The new wall sign will be lit via building-mounted wall-wash fixtures. Therefore, this standard is met.

- (4) Except as may be approved under a comprehensive sign plan, temporary signs shall not be illuminated.*

Response: Temporary signs are not proposed. Therefore, this standard is not applicable.

(5) *The illumination of signs shall comply with the following standards:*

(a) No exposed reflective type bulb, PAR spot or incandescent lamp, which incandescent lamp exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.

(b) When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for white tubing or 100 milliamperes rating for any colored tubing.

(c) When fluorescent tubes are used for interior illumination of a sign such illumination shall not exceed:

(i) Within residential sign districts, illumination equivalent to 425 milliampere rating tubing behind a sign face with tubes spaced at least seven inches, center to center.

(ii) Within commercial or industrial sign districts, illumination equivalent to 800 milliampere rating tubing behind a sign face spaced at least nine inches, center to center. (Ord. 3091 § 2, 2008)

Response: Exposed reflective type bulb, PAR spot or incandescent lamp, neon tubing, and fluorescent tubes are not proposed. Therefore, these standards are not applicable.

17.88.130 Sign permit application.

(1) Except as provided in this chapter, a permit is required to erect, construct, repair or alter a sign. If a sign is for a new development that requires development review under the St. Helens Community Development Code, then the sign shall be reviewed as part of the development review process prior to approval of a sign permit.

(2) An application for a sign permit shall be made on a form prescribed by the planning director and shall be filed with the city. The application shall be filed by the owner of the sign or a representative of the sign's owner. A separate sign permit application is required for each sign, unless a combined application for all signs in a proposed development is proposed. The application shall include information required by the planning director and the following:

(a) A sketch of the site, drawn to scale, showing the approximate location of existing structures, existing signs, and the proposed sign.

(b) Building frontage elevations drawn to scale, showing the sign's relative location and placement.

(c) An illustration of the proposed sign, drawn to scale, showing the design, elevations, sign face dimensions and area, materials and engineering data which demonstrates its structural stability. The illustration of the proposed sign need not show the sign message, but shall show the size, style, and design of the lettering, numbers, and graphics conveying any message. The content of any message shall not be considered in the evaluation of a sign permit application.

(d) The names and addresses of the applicant, the owner of the property on which the sign is to be located, the manufacturer of the sign and the person installing the sign, and the construction contractor's board number of the installer. The owner of the property on which the sign is to be located shall sign the sign permit application.

(e) A fee in the amount set by council resolution. When a person begins construction of a sign requiring a sign permit before the permit is approved, the permit fee shall be doubled.

(3) When deemed necessary by the building official, building or electrical permits shall be obtained as a part of the sign permit process. When required by St. Helens Community Development Code or building code, the approval of the fire marshal shall be obtained.

(4) The planning director shall grant or deny the sign permit application based upon the information submitted with the application and other information obtained by the city.

(5) A sign permit application shall be approved if:

(a) The application complies with all of the applicable provisions of this chapter, and any other objective requirement imposed by law. No standard shall be applied to deny a permit if the operation of that standard violates a constitutional right of the applicant. If, as part of the application, an applicant identifies a particular standard alleged to have unconstitutional effect, and provides reasons for that contention, the planning director shall seek the opinion of the city attorney on the contention. If the city attorney concludes that the operation of the standard violates a constitutional right of the applicant, the planning director shall not apply the standard in reviewing the application.

(b) The applicable permit fee has been paid.

(6) An approved sign shall be constructed and installed within six months of the final approval of the permit, including resolution of any appeal. The sign permit shall be void if installation is not completed within this period or if the sign does not conform to the approved permit. Sign permits mistakenly issued in violation of this chapter or other provisions of this code are void. The planning director may grant a reasonable extension of time for the installation deadline upon a showing of reasonable grounds for delay.

(7) If sign does not conform to the building code after inspection, the sign will be subject to removal per this chapter.

(8) The planning director may revoke a sign permit if the director finds that there was a material and misleading false statement of fact in the permit application. (Ord. 3091 § 2, 2008)

Response: The District proposes that the sign permits be reviewed as a part of this development application. As such, the required application materials and fees are included with this application. The required information can be found on the Exterior Elevations (Sheet A3.01, Exhibit A) and in the responses in this narrative. The District understands administrative requirements stated in this section and will ensure the final approval and construction of the sign is in conformance with these requirements.

17.88.135 Adjustments.

17.88.140 Appeal of decision on sign permit or sign removal.

17.88.145 Inspections.

17.88.155 Removal of signs – General.

17.88.160 Removal of unsafe signs.

17.88.165 Removal of abandoned signs.

17.88.170 Removal of signs erected without a permit.

Response: The sections above address requirements associated with adjustments, appeals, and removal of signs, which are not proposed in this application. The District understands that an inspection of the signs may be required as part of the building permit approval.

Chapter 17.92 Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Nonresidential Buildings

17.92.010 Purpose.

The purpose of this chapter is to ensure that certain new construction incorporates functional and adequate space for on-site storage and efficient collection of mixed solid waste and source-separated recyclables prior to pick-up and removal by haulers. (Ord. 2875 § 1.124.010, 2003)

Response: The applicant understands the purpose of this chapter, and demonstrates conformance with its applicable requirements below.

17.92.020 Applicability.

The mixed solid waste and source-separated recyclables storage standards shall apply to new multi-unit residential buildings containing five or more units and nonresidential construction that are subject to full site plan or design review, and are located within urban zones that allow, outright or by condition, for such uses. (Ord. 2875 § 1.124.020, 2003)

Response: The project is non-residential construction subject to site plan review. Therefore, this chapter is applicable.

17.92.040 Materials accepted.

The storage area must be able to accept at least all "principle recyclable materials" designated by the Oregon Environmental Quality Commission and other source-separated recyclables the local government identifies by regulation. (Ord. 2875 § 1.124.040, 2003)

Response: The storage area of the High School site will continue to accept all "principal recyclable materials" and other recyclables as required by the City.

17.92.050 Methods of demonstrating compliance.

(1) An applicant shall choose one of the following four methods to demonstrate compliance:

- (a) Minimum standards;*
- (b) Waste assessment;*
- (c) Comprehensive recycling plan; or*

(d) Franchised hauler review and sign-off.

Response: The District will demonstrate compliance under the Waste Assessment method.

(2) The following provisions apply to all four methods of demonstrating compliance:

(a) SHMC 17.92.060 (location, design and access standards), except as provided in subsection (7) of this section;

(b) The floor area of an interior or exterior storage area required by this code shall be excluded from the calculation of lot coverage and from the calculation of building floor area for purposes of determining minimum storage requirements.

Response: Conformance with applicable standards is addressed below.

Response: One storage area is proposed on the High School site. The area will be a newly constructed enclosure on the northwest side of Building A, as shown in the Site Plan and Grading Plan (Sheets A1.01, C3.01 and C3.03, Exhibit A).

(6) Waste Assessment Method.

(a) Description of Method. The waste assessment method tailors the storage area size to a waste assessment and management program for the specific users of a new building.

(b) Typical Application of Method. This method is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated.

(c) Application Requirements and Review Procedures.

(i) A preconference with the solid waste coordinator/plan check staff is required if the waste assessment method is proposed. The applicant shall obtain a waste assessment form from the local jurisdiction;

(ii) The form shall be used to estimate the volumes of source-separated recyclables/mixed solid waste generated. From this information, the applicant can design a specific management, storage and collection system. Techniques such as a compactor or cardboard baler may be implemented to minimize the square footage of the site which must be set aside for a storage area; and

(iii) The waste assessment form shall be completed and submitted with site plans required by the local jurisdiction. The plans must identify the size and location of interior or exterior storage area(s), specialized equipment, collection schedule, etc., required to accommodate the volumes projected in the waste assessment. The solid waste coordinator shall review and approve the waste assessment as part of the site plan or development review process.

(d) Specific Requirement. The application shall demonstrate that the mixed solid waste and recyclables volumes expected to be generated can be stored in less space than is required by the minimum standards method.

Response: One storage area proposed on the High School site. The area will be a newly constructed enclosure on the northwest side of Building A, as shown in the Site Plan and Site Details (Sheets A1.01 and A1.10, Exhibit A). The storage area is approximately 530

square feet, and has been designed to accommodate the refuse and recycling containers already on-site. Given that the High School is an existing use with experience of how much waste and recycling it generates and has established adequate coordination with and service by local haulers, the purpose of this assessment method and standard is met. 17.92.060 Location, design and access standards for storage areas.

(1) The following location, design and access standards for storage areas are applicable to all four methods of compliance:

- (a) Minimum standards;*
- (b) Waste assessment;*
- (c) Comprehensive recycling plan; and*
- (d) Franchised hauler review.*

(2) Location Standards.

- (a) To encourage its use, the storage area for source-separated recyclables shall be collocated with the storage area for residual mixed solid waste;*

Response: The storage area will include both recyclables and mixed solid waste. Therefore, this standard is met.

- (b) Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements;*

Response: The storage area is designed to be compliant with building and fire code.

- (c) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations;*

- (d) Exterior storage areas can be located within interior side yard or rear yard areas. Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street;*

- (e) Exterior storage areas shall be located in central and visible locations on a site to enhance security for users;*

Response: The storage area will be an enclosed area in a single exterior location. It will be located in a relatively central, visible location and not within a front, side, or rear yard, and. See the enclosure indicated on the northwest side of Building A in the Site Plan (Sheet A1.01, Exhibit A). Therefore, this standard is met.

- (f) Exterior storage areas can be located in a parking area, if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions in subsection (3) of this section, Design Standards; and*

Response: The storage area will not be located in the parking area. Therefore, this provision is not applicable.

(g) The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

Response: The storage area will be accessible to collection vehicles. It will be accessed fairly directly from Firlok Park Boulevard, requiring travel of a short route between the Zone A and Zone B parking areas to a service drive (fire lane). The storage area is located along this service drive, outside of the site's parking areas and vehicle circulation system. See the Site Plan (Sheet A1.01, Exhibit A). Therefore, this standard is met.

(3) Design Standards.

(a) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection;

(b) Storage containers shall meet Uniform Fire Code standards and be made and covered with waterproof materials or situated in a covered area;

Response: The dimensions of the storage area were designed to accommodate current local standard containers. The containers meet fire code standards and are covered with waterproof materials. The storage area, which will handle food waste, will also be covered with a metal canopy. See the Site Details in Sheet A1.10 (Exhibit A). Therefore, this standard is met.

(c) Exterior storage areas shall be enclosed by a sight-obscuring fence, wall, or hedge at least six feet in height. Gate openings which allow access to users and haulers shall be provided. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position; and

Response: The storage area will be enclosed by a 7-foot-tall concrete masonry unit wall on three sides. The two gate openings will be 8 feet wide (for the smaller containers) and 12 feet wide (for the dumpsters). The gate will be equipped with a drop rod bolt and ground openings in order to be secured in both a closed and open position. Therefore, this standard is met.

(d) Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

Response: All storage areas and containers will be labeled to indicate the type of materials accepted. Therefore, this standard will be met.

(4) Access Standards.

(a) Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day, and to collection service personnel on the day and approximate time they are scheduled to provide collection service;

Response: Storage areas will be secured, but users will be provided keys to access the container and the containers will be unlocked during scheduled collection times.

(b) Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of 10 feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered; and

Response: The storage area will be accessed via an asphalt service drive (fire lane). The service drive is at least 10 feet wide adjacent to the storage area, and the metal canopy covering the storage area is 13.5 feet high. See the Site Plan and Site Details (Sheets A1.01 and A1.10, Exhibit A)..

(c) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion. (Ord. 2875 § 1.124.060, 2003)

Response: The storage area will be accessed via a service drive (fire lane), and collection vehicles will be able to make three-point turns in the open area of the service drive adjacent to the storage area in order exit the service drive and the site in a forward motion. In addition, there is a hammerhead turnaround area at the end of the service drive. See the Enlarged Grading Plan (Sheet C3.02, Exhibit A). Backing out of a driveway onto a public street will not be required. Therefore, this standard is met.

Chapter 17.96 Site Development Review

17.96.010 Purpose.

(1) The purpose and intent of site development review is to promote the general welfare by directing attention to site planning, and giving regard to the natural environment and the elements of creative design to assist in conserving and enhancing the appearance of the city.

(2) It is in the public interest and necessary for the promotion of the health, safety and welfare, convenience, comfort and prosperity of the citizens of the city of St. Helens:

(a) To implement the city of St. Helens comprehensive plan and other approval standards in this code;

(b) To preserve and enhance the natural beauties of the land and of the manmade environment, and enjoyment thereof;

(c) To maintain and improve the qualities of and relationships between individual buildings, structures and the physical developments which best contribute to the amenities and attractiveness of an area or neighborhood;

(d) To protect and ensure the adequacy and usefulness of public and private developments as they relate to each other and to the neighborhood or area; and

(e) To ensure that each individual development provides for a quality environment for the citizens utilizing that development as well as the community as a whole.

(3) In order to prevent the erosion of natural beauty, the lessening of environmental amenities, the dissipation of both usefulness and function, and to encourage additional landscaping, it is necessary:

(a) To stimulate harmonious design for individual buildings, groups of buildings and structures, and other physical developments;

(b) To encourage the innovative use of materials, methods, and techniques and flexibility in building placement; and

(c) To integrate the functions, appearances and locations of buildings and improvements so as to best achieve a balance between private interests and preferences, and the public interest and welfare. (Ord. 2875 § 1.128.010, 2003)

Response: The applicant and its design team understand the purposes of Site Development Review and have designed the site layout, buildings, and landscaping to contribute toward these purposes and goals.

17.96.020 Applicability of provisions.

Site development review shall be applicable to all new developments and major modification of existing developments, as provided in SHMC 17.96.070, except it shall not apply to...

Response: The project is a major renovation of existing school buildings, including new building area. Therefore, Site Development Review is required.

17.96.030 Administration and approval process.

(1) The applicant for a site development review proposal shall be the recorded owner of the property or an agent authorized in writing by the owner.

Response: As demonstrated by the Title Report (Exhibit B), the applicant, St. Helens School District, is the recorded owner of the property. Therefore, this standard is met.

(2) A preapplication conference with city staff is required. (See SHMC 17.24.040.)

Response: A preapplication conference with City staff was held on February 25, 2021. Therefore, this standard is met.

(3) Due to possible changes in state statutes, or regional or local policy, information given by staff to the applicant during the preapplication conference is valid for no more than six months:

(a) Another preapplication conference is required if any site development application is submitted six months after the preapplication conference; and

(b) Failure of the director to provide any of the information required by this section shall not constitute a waiver of the standards, criteria or requirements applicable to the applications.

Response: This application is being submitted in May 2021, within six months of the Pre-Application Conference. The applicant understands that the failure of the director to provide information required by this section does not a waiver of standards, criteria, or requirements applicable to this application. Therefore, these standards are met.

(4) The director shall approve, approve with conditions or deny any application for site development review as provided by SHMC 17.24.090. The director shall apply the standards set forth in SHMC 17.96.180 when reviewing an application for site development review. The planning commission will review the director's tentative decision before it becomes final.

(5) The decision of the director may be appealed in accordance with SHMC 17.24.310(1).

(6) The director shall mail notice of any site development review proposal decision to the persons who may have the right to request a hearing before the commission in accordance with SHMC 17.24.120. (Ord. 2875 § 1.128.030, 2003)

Response: As established at the Pre-Application Conference, the applicant understands that the application will be reviewed by the Planning Director and then will be subject to a public hearing and a decision by the Planning Commission.

17.96.040 Expiration of approval – Standards for extension of time.

(1) *Site development review approval by the director shall be effective for a period of one year from the date of approval.*

(2) *The site development review approval by the director shall lapse if:*

(a) *Substantial construction of the approved plan has not begun within a one-year period; or*

(b) *Construction on the site is a departure from the approved plan.*

Response: The applicant understands the effective period a Site Development Review approval. Construction is slated to begin on June 14, 2021 with demolition work, and on August 18, 2021 with early work (including civil, underground mechanical, electrical, and plumbing work) and structural foundation and superstructure work.

17.96.050 Phased development.

(1) *The director may approve a time schedule for developing a site in phases over a period of time of one year, but in no case shall the total time period for all phases be greater than three years without reapplying for site development review.*

(2) *The criteria for approving a phased site development review proposal is that all of the following are satisfied:*

(a) *The public facilities are constructed in conjunction with or prior to each phase;*

(b) *The development and occupancy of any phase is not dependent on the use of temporary public facilities:*

(i) *A “temporary public facility” is any facility not constructed to the applicable city or district standard;*

(c) *The phased development shall not result in requiring the city or other property owners to construct public facilities that were required by approved development proposal; and*

(d) *The director’s decision may be appealed as provided by SHMC 17.24.310(1). No notice need be given of the director’s decision. (Ord. 2875 § 1.128.050, 2003)*

Response: Construction is scheduled to be completed in less than three years. Therefore, the proposed development will not be phased development and these provisions are not applicable.

17.96.060 Bonding and assurances.

(1) *On all projects where public improvements are required the director shall:*

(a) Require a bond in an amount not greater than 110 percent of engineer estimates for public improvements or other adequate assurances as a condition of approval of the site development plan in order to ensure the completed project is in conformance with the approved plan; and

(b) Approve and release such bonds.

(2) The bond shall be released when the director finds the completed project conforms to the approved site development plan and all conditions of approval are satisfied.

(3) Landscaping shall be installed prior to issuance of occupancy permits, unless security equal to the cost of the landscaping as determined by the director is filed with the city recorder assuring such installation within six months after occupancy:

(a) Security may consist of a faithful performance bond payable to the city, cash, certified check or such other assurance of completion approved by the city attorney; and

(b) If the installation of the landscaping is not completed within the six-month period, the security may be used by the city to complete the installation.

(4) The applicant shall ensure that all occupants of the completed project, whether permanent or temporary, shall apply for and receive a city of St. Helens business license prior to initiating business. (Ord. 2875 § 1.128.060, 2003)

Response: The District understands that bonding and assurances shall be required for the site and will conform to these requirements.

17.96.070 Major modification to approved plans or existing development.

(1) An applicant may request approval of a modification to an approved plan or existing development by:

(a) Providing the director with three copies of the proposed modified site development plan; and

(b) A narrative which indicates the rationale for the proposed modification addressing the changes listed in subsection (2) of this section.

(2) The director shall determine that a major modification(s) will result if one or more of the following changes are proposed. There will be:

[...]

(c) A change that requires additional on-site parking in accordance with Chapter 17.80 SHMC;

[...]

(3) Upon determining that the proposed modification to the site development plan is a major modification, the applicant shall submit a new application in accordance with SHMC 17.96.030 and 17.96.090 for site development review prior to any issuance of building permits.

(4) The director's decision on classification of site design process may be appealed as provided by SHMC 17.24.310(1). Notice of the director's decision need not be given. (Ord. 3164 § 3 (Att. B), 2012; Ord. 2875 § 1.128.070, 2003)

Response: The proposed renovations of the existing High School involve an expansion of existing building area and an increase in the number of classrooms and staff that trigger an increase in the

minimum number of parking spaces required. SHMC 17.80.030 requirements are addressed with responses to applicable standards, provided earlier in this narrative.

The applicant will provide two copies of the Site Plan as part of the original submittal and then will provide additional copies, which will be specified upon completion of the City's application completeness review, per guidance from City staff.³

Compliance with SHMC 17.96.030 and 17.96.090 is addressed in response to standards in those subsections.

Therefore, these standards are met.

17.96.080 Minor modification to approved plans or existing development.

Response: The proposed development is not a minor modification to approved plans or existing development. Therefore, this section does not apply.

17.96.090 Application submission requirements.

(1) All applications shall be made on forms provided by the director and shall be accompanied by:

(a) Copies of the site development plan(s) (number to be determined at the preapplication conference) and necessary data or narrative which explains how the development conforms to the standards, and:

(i) The site development plan(s) and required drawings shall be drawn on sheets preferably not exceeding 18 inches by 24 inches;

(ii) The scale for a site development plan shall be an engineering scale; and

(iii) All drawings of structure elevations shall be a standard architectural scale, being one-fourth-inch or one-eighth-inch; and

(b) The required fee.

Response: Per staff direction, two copies of the Site Development Plan set and two copies of this narrative are being submitted initially, in addition to the required application form and fees. Therefore, this standard is met.

(2) The required information may be combined on one map.

(3) The site development plan, data, and narrative shall include the following:

(a) An existing site conditions analysis, SHMC 17.96.110;

(b) A site plan, SHMC 17.96.120;

(c) A grading plan, SHMC 17.96.130;

(d) A landscape plan, SHMC 17.96.150;

³ Email correspondence from Jacob Graichen, City of St. Helens City Planner, on April 14, 2021

(e) *Architectural elevations of all structures, SHMC 17.96.140;*

(f) *A sign plan, SHMC 17.96.160; and*

(g) *A copy of all existing and proposed restrictions or covenants. (Ord. 2875 § 1.128.090, 2003)*

Response: Items (a) through (f) are included in the plan set (Exhibit A). Item (g) is included with the Title Report (Exhibit B). Therefore, these standards are met.

17.96.100 Additional information required and waiver of requirements.

(1) *The director may require information in addition to that required by this chapter in accordance with SHMC 17.24.080(1).*

(2) *The director may waive a specific requirement for information in accordance with SHMC 17.24.080(2) and (3). (Ord. 2875 § 1.128.100, 2003)*

Response: The District understands the additional information may be required or waived by the director.

17.96.110 Site conditions.

The site analysis drawings shall include:

(1) *A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;*

(2) *The site size and its dimensions;*

(3) *Contour lines at two-foot contour intervals for grades zero to 10 percent and five-foot intervals for grades over 10 percent;*

(4) *The location of drainage patterns and drainage courses;*

(5) *The location of sensitive lands;*

(6) *The location of site features including:*

(a) *Rock outcroppings; and*

(b) *Trees with six inches caliper or greater measured four feet from ground level;*

(7) *The location of existing structures on the site and proposed use of those structures; and*

(8) *The location and type of noise sources on the site or on adjoining property such as traffic ways, mechanical equipment, or noise-producing land uses if requested by the director. (Ord. 2875 § 1.128.110, 2003)*

Response: Sensitive lands and features such as rock outcroppings are not found on the High School site. Information above that is applicable to this development is presented in a combination of the vicinity map in this narrative (Figure 1) and in the Site Plan, Grading Plans, Erosion Control Plans, and Tree Plan in Exhibit A and Exhibit E. Therefore, this standard is met.

17.96.120 The site development plan.

The proposed site development plan shall be at the same scale as the site analysis and shall include the following information:

- (1) The proposed site and surrounding properties;*
- (2) Contour line intervals (see SHMC 17.96.110(3));*
- (3) The location, dimensions and names of all:
 - (a) Existing and platted streets and other public ways and easements on the site and on adjoining properties; and*
 - (b) Proposed streets or other public ways and easements on the site;**
- (4) The location and dimensions of:
 - (a) Entrances and exits on the site;*
 - (b) Parking and circulation areas;*
 - (c) Loading and services areas;*
 - (d) Pedestrian and bicycle circulation;*
 - (e) Outdoor common areas; and*
 - (f) Above ground utilities;**
- (5) The location, dimensions, and setback distances of all:
 - (a) Existing structures, improvements and utilities which are located on adjacent property within 25 feet of the site and are permanent in nature; and*
 - (b) Proposed structures, improvements and utilities on the site;**
- (6) The location of areas to be landscaped;*
- (7) The location and type of outdoor lighting, considering crime prevention techniques;*
- (8) The location of mailboxes;*
- (9) The location of proposed utility lines; and*
- (10) The location of all structures and their orientation. (Ord. 2875 § 1.128.120, 2003)*

Response: Information above that is applicable to this development is provided on the Site Plan, Enlarged Grading Plans, Landscape Plans, and Lighting Plan (Sheets A1.01, C3.02-C3.05, and L1.02-L1.10 in Exhibit A and in Exhibit C). Therefore, this standard is met.

17.96.130 Grading plan.

The site development plan shall include a grading plan at the same scale as the site analysis drawings and shall contain the following information:

- (1) Requirements in SHMC 17.96.110 and 17.96.120;*

(2) *The location and extent to which grading will take place indicating general contour lines, slope ratios and slope stabilization proposals; and*

(3) *A statement from a registered engineer supported by factual data substantiating:*

(a) *The validity of the slope stabilization proposals; and*

(b) *That all problems will be mitigated and how they will be mitigated. (Ord. 2875 § 1.128.130, 2003)*

Response: The Grading Plans and Erosion Control Plans (Sheets C3.01-C3.05 and C.0.02-C0.03, Exhibit A) address applicable information above. Slope stabilization will not be needed as part of this development. Therefore, this standard is met.

17.96.140 Architectural drawings.

The site development plan proposal shall include:

(1) *Floor plans indicating the square footage of all structures proposed for use on site; and*

(2) *Typical elevation drawings of each structure. (Ord. 2875 § 1.128.140, 2003)*

Response: The Floor Plans and Elevations are provided in Sheets A2.11, A2.12, and A3.01-A3.05 (Exhibit A). Therefore, this standard is met.

17.96.150 Landscape plan.

(1) *The landscape plan shall be drawn at the same scale as the site analysis plan, or a larger scale if necessary, and shall indicate:*

(a) *Location of underground irrigation system sprinkler heads where applicable;*

(b) *Location and height of fences, buffers, and screenings;*

(c) *Location of terraces, decks, shelters, play areas, and common open spaces; and*

(d) *Location, type, size, and species of existing and proposed plant materials.*

(2) *The landscape plan shall include a narrative which addresses:*

(a) *Soil conditions; and*

(b) *Erosion control measures that will be used. (Ord. 2875 § 1.128.150, 2003)*

Response: Information above that is applicable to this development is provided in the Landscape Plan and Erosion Control Plan (Sheets L1.02-L1.10, C0.02, and C0.03, Exhibit A). Soil amendments are required for proposed plant establishment and growth. Soil amendments will be based on an existing site soil analysis. Therefore, this standard is met.

17.96.160 Sign drawings.

Sign drawings shall be submitted in accordance with Chapter 17.88 SHMC. (Ord. 2875 § 1.128.160, 2003)

Response: Sign drawings are provided in the building elevations on Sheet A3.01 (Exhibit A) and the requirements of Chapter 17.88 SHMC are addressed in response to standards in that chapter. Therefore, this standard is met.

17.96.180 Approval standards.

The director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

(1) Provisions of all applicable chapters of the Community Development Code per SHMC 17.04.010.

Response: The requirements of chapters of the Community Development Code, as applicable, are addressed in this narrative, in responses to standards in those chapters.

(2) Relationship to the Natural and Physical Environment.

(a) Buildings shall be:

(i) Located to preserve existing trees, topography, and natural drainage in accordance with other sections of this code;

Response: The proposed development involves existing High School buildings that are located on a relatively flat, developed portion of the site (Grading Plan, Sheets C3.01-C3.03, Exhibit A). Consequently the renovation and expansion of these buildings will not appreciably affect natural drainage. Focusing the development on existing buildings helps limit the number of existing trees that will be affected. Trees are addressed in more detail in response to standards in Chapter 17.132 SHMC. Therefore, this standard is met.

(ii) Located in areas not subject to ground slumping or sliding;

Response: The buildings are located on a relatively flat area of the site that is not subject to slumping or sliding. Therefore, this standard is met.

(iii) Located to provide adequate distance between adjoining buildings for adequate light, air circulation, and fire fighting; and

Response: As passed by voters, this bond project is designed to connect separate school buildings to make more effective use of the site and existing buildings. However, courtyards and pedestrian circulation areas provide spaces for light and air between buildings, and a service drive (fire lane) around the buildings will provide firefighting access. See the Site Plan and Grading Plan (Sheets A1.01 and C3.01-C3.05, Exhibit A). Therefore, this standard is met.

(iv) Oriented with consideration for sun and wind; and

Response: The building addresses sun and wind exposure in two key ways. First is the overall orientation of the building. Second is the location of elements such as the courtyard and athletic fields. The existing building is oriented in a generally east-west direction, which is preferable for sun exposure. Hot westerly sun, for example, will not heat up the classrooms or offices in the late afternoon. Furthermore, winds in the area are predominately from the west, so will be blocked at the main entry at the northeast side of the building. The athletic fields and courtyard are located on the southwest side of the building and site, so will receive abundant sunshine during the day, creating a pleasant environment

for outdoor learning, eating lunch, or sports and recreation. See the Site Plan (Sheet A1.01, Exhibit A). Therefore, this standard is met.

(b) Trees having a six-inch DBH (as defined by Chapter 17.132 SHMC) or greater shall be preserved or replaced by new plantings of equal character;

Response: All existing trees in the development area are identified on the Tree Plan (Sheets L1.00-L1.01, Exhibit A). All trees six inches diameter at breast height (DBH) or larger that are proposed for removal will be replaced at a 1:1 ratio with trees of a similar species or a more appropriate species if the tree is considered noxious or invasive. The locations of replacement trees is also identified on the Tree Plan. Therefore, this standard is met.

(3) Exterior Elevations. Along the vertical face of single-dwelling units – attached and multiple-dwelling unit structures, offsets shall occur at a minimum of every 30 feet by providing any two of the following:

(a) Recesses (decks, patios, entrances, floor area, etc.) of a minimum depth of eight feet;

(b) Extensions (decks, patios, entrances, floor area, etc.) of a minimum depth of eight feet, and maximum length of an overhang shall be 25 feet; and

(c) Offsets or breaks in roof elevations of three or more feet in height;

Response: This standard applies to residential development. Therefore, it does not apply to the proposed development.

However, the High School buildings are articulated through the use of offsetting walls, canopies, and variations in glazing patterns, roof forms, and materials. See the Elevations (Sheets A3.01-A3.05, Exhibit A).

(4) Buffering, Screening, and Compatibility between Adjoining Uses (See Figure 13, Chapter 17.72 SHMC).

(a) Buffering shall be provided between different types of land uses (for example, between single-dwelling units and multiple-dwelling units residential, and residential and commercial), and the following factors shall be considered in determining the adequacy of the type and extent of the buffer:

(i) The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier;

(ii) The size of the buffer required to achieve the purpose in terms of width and height;

(iii) The direction(s) from which buffering is needed;

(iv) The required density of the buffering; and

(v) Whether the viewer is stationary or mobile;

Response: Buffering and screening for the site and its public facility use is addressed in responses to standards in Section 17.72.070.

(b) On-site screening from view from adjoining properties of such things as service areas, storage areas, parking lots, and mechanical devices on rooftops (e.g., air cooling and heating systems) shall

be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- (i) What needs to be screened;*
- (ii) The direction from which it is needed;*
- (iii) How dense the screen needs to be;*
- (iv) Whether the viewer is stationary or mobile; and*
- (v) Whether the screening needs to be year-round;*

Response: The buffering and screening of site elements such as service facilities, solid waste storage, rooftop equipment, and parking areas are addressed in response to standards in Section 17.72.110.

(5) Privacy and Noise.

(a) Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view by adjoining units as provided in subsection (6)(a) of this section;

Response: This standard is specific to residential uses. Therefore, it does not apply.

(b) The buildings shall be oriented in a manner which protects private spaces on adjoining properties from view and noise;

Response: As shown in the Site Plan (Sheet A1.01, Exhibit A), the building improvements expand on existing buildings and these buildings are oriented to either the interior of the site or Gable Road, which are away from private spaces and residences to the north and west. Therefore, this standard is met.

(c) Residential buildings should be located on the portion of the site having the lowest noise levels; and

Response: This standard is specific to residential uses. Therefore, it does not apply.

(d) On-site uses which create noise, lights, or glare shall be buffered from adjoining residential uses (see subsection (4) of this section);

Response: Potential noise sources as addressed in response to standards in SHMC17.52.030. Light and glare are addressed in response to standards in SHMC 17.52.070.

(6) Private Outdoor Area – Residential Use.

(7) Shared Outdoor Recreation Areas – Residential Use.

Response: These standards apply to residential uses. Therefore, these standards are not applicable.

(8) Demarcation of Public, Semipublic, and Private Spaces – Crime Prevention.

(a) The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semipublic areas and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, in order to provide for crime prevention and to establish maintenance responsibility; and

(b) These areas may be defined by:

- (i) A deck, patio, low wall, hedge, or draping vine;*
- (ii) A trellis or arbor;*
- (iii) A change in level;*
- (iv) A change in the texture of the path material;*
- (v) Sign; or*
- (vi) Landscaping;*

Response: Public, semipublic, and private spaces are demarcated throughout the site in several ways:

- A monument sign on the Gable Road frontage of the site helps demarcate the transition from the public space of the street and sidewalk to the school property.
- Hardscape and landscaped plaza (courtyard) areas and landscaped pedestrian walkway surround the school. The plaza will be constructed of a combination of concrete that demarcate a transition from the semi-public space of the parking areas and athletic fields to the more private space intended for gatherings of students and staff.
- The school's perimeter will continue to be fenced to demarcate the school property from surrounding private property and public right-of-way.
- The fire lane that runs around the south side of the High School buildings, constructed from asphalt, helps differentiate this space from the concrete walkways and courtyards immediately adjacent to the school.

See the Site Plan, Grading Plan, and the Landscape Plan (Sheets A1.01, C3.01-C3.05, and L1.02-L1.10, Exhibit A).

Therefore, this standard is met.

(9) Crime Prevention and Safety.

(a) Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants;

Response: As shown on the Elevations (Sheets A3.01-A3.05, Exhibit A), the renovated buildings will include generous glazing on all sides of the buildings. Therefore, this standard is met.

(b) Interior laundry and service areas shall be located in a way that they can be observed by others;

(c) Mail boxes shall be located in lighted areas having vehicular or pedestrian traffic;

Response: These two standards appear to apply to residential uses. Regardless, service areas and mail services will be located in the interior of the school, in spaces that will be appropriately secured. Therefore, this standard is met.

(d) The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime; and

(e) Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes:

(i) Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet, which is sufficient to illuminate a person;

Response: As shown on the Lighting Plan (Exhibit C), walkways, parking areas, and courtyards will be lit. The fixtures will be placed so that illuminated areas overlap at a height of 7 feet. Therefore, this standard is met.

(10) Access and Circulation.

(a) The number of allowed access points for a development shall be as provided in SHMC 17.84.070;

Response: The site will continue to have three access points on Gable Road and two access points on Firlok Park Boulevard, consistent with Chapter 17.84 SHMC, as addressed in responses to standards in that chapter. Therefore, this standard is met.

(b) All circulation patterns within a development shall be designed to accommodate emergency vehicles; and

Response: The school's parking areas and service drives/fire lanes are and will be of sufficient width and designed with sufficient turning radius for emergency vehicles. Note lane widths and the hammerhead turnaround on the west side of Building D (Grading Plan, Sheets C3.01-C3.03, Exhibit A). Therefore, this standard is met.

(c) Provisions shall be made for pedestrianways and bicycleways if such facilities are shown on an adopted plan;

Response: Sidewalks will be reconstructed along the Gable Road frontage if the sidewalks are disturbed or damaged by the proposed development. The proposed development will not affect roadways and will not trigger improvements there.

(11) Distance between Multiple-Family Residential Structure and Other.

Response: This standard is specific to residential uses. Therefore, it does not apply.

(12) Parking. All parking and loading areas shall be designed in accordance with the requirements set forth in SHMC 17.80.050 and 17.80.090; Chapter 17.76 SHMC, Visual Clearance Areas; and Chapter 17.84 SHMC, Access, Egress, and Circulation;

Response: Parking and loading areas have been designed in accordance with applicable provisions in these chapters and sections. This accordance is addressed in response to standards in SHMC Chapter 17.80 (Off-Street Parking and Loading), Chapter 17.76 (Visual Clearance Areas), and Chapter 17.84 (Access, Egress, and Circulation). Therefore, this standard is met, granted approval of an access variance requested in response to standards in SHMC 17.84.120 and SHMC 17.84.150.

(13) Landscaping.

(a) All landscaping shall be designed in accordance with the requirements set forth in Chapter 17.72 SHMC; and

Response: Landscaping has been designed in accordance with Chapter 17.72 (Landscaping and Screening), as demonstrated in the responses to applicable standards in that chapter. Therefore, this standard is met.

(14) Drainage. All drainage plans shall be designed in accordance with the criteria in the most current adopted St. Helens master drainage plan;

Response: Drainage plans have been designed in accordance with applicable local, state, and federal regulations, as described in responses to standards in SHMC 17.152.100. Therefore, this standard is met.

(15) Provision for the Handicapped. All facilities for the handicapped shall be designed in accordance with the requirements pursuant to applicable federal, state and local law;

Response: Site improvements and buildings have been designed in accordance with applicable state and federal requirements associated with the ADA. Site parking area and walkway compliance with ADA standards is addressed in more detail in responses to applicable criteria in Chapter 17.84 (Access, Egress, and Circulation). Therefore, this standard is met.

(16) Signs. All sign placement and construction shall be designed in accordance with requirements set forth in Chapter 17.88 SHMC;

Response: Signs have been designed and placed in accordance with applicable provisions of Chapter 17.88 (Signs), as demonstrated in the responses to the standards in that chapter. Therefore, this standard is met.

(17) All of the provisions and regulations of the underlying zone shall apply unless modified by other sections of this code (e.g., the planned development, Chapter 17.148 SHMC; or a variance granted under Chapter 17.108 SHMC; etc.).

Response: Applicable provisions of the base zone (PL) have been addressed, as demonstrated in the responses to standards in Chapter 17.32.150 (Public Lands). Therefore, this standard is met.

Chapter 17.132 Tree Removal

17.132.010 Purpose.

(1) After years of both natural growth and planting by residents, the city now benefits from a large number of trees. These trees of varied types add to the aesthetic beauty of the community, help clean the air, help control erosion, maintain water quality and provide noise barriers.

(2) The purposes of this chapter are to:

- (a) Encourage the preservation, planting and replacement of trees in the city;*
- (b) Regulate the removal of trees on sensitive lands in the city to eliminate unnecessary removal of trees;*
- (c) Provide for a tree plan for developing properties;*
- (d) Protect sensitive lands from erosion;*

- (e) Protect water quality;*
- (f) Provide incentives for tree retention and protection; and*
- (g) Regulate commercial forestry to control the removal of trees in an urban environment.*

(3) The city recognizes that, notwithstanding these purposes, at the time of development it may be necessary to remove certain trees for public safety and in order to accommodate structures, streets, utilities, and other needed or required improvements within the development. (Ord. 2875 § 1.160.010, 2003)

Response: The applicant understands the purposes of this chapter and demonstrates conformance with its applicable requirements below.

17.132.025 Tree plan requirement.

(1) A tree plan for the planting, removal, and protection of trees prepared by a certified arborist or other capable professional as allowed by the director (for property or site with more than 10 trees or any tree over two feet DBH) shall be provided for any lot, parcel or combination of lots or parcels for which a development application for a land division, site development review, planned development or conditional use is filed. Protection is preferred over removal where possible.

Response: As a Site Development Review application for a site with more than 10 trees and trees totaling more than 2 feet DBH, a Tree Plan is required for this application and has been prepared by a certified Landscape Architect (Mears Design Group). See Sheets L1.00-L1.01, Exhibit A. Therefore, this standard is met.

(2) The tree plan shall include the following

- (a) Identification of the location, size, DBH and species of all existing trees including trees designated as significant by the city;*
- (b) Identification of a program to save existing trees or mitigate tree removal over 12 inches DBH. Mitigation must follow the replacement guidelines of SHMC 17.132.070(4) according to the following standards:
 - (i) Retainage of less than 50 percent of existing trees over 12 inches DBH requires a mitigation program according to SHMC 17.132.070(4) with a ratio of two minimum two-inch DBH trees for each 12-inch or greater DBH tree to be removed.*
 - (ii) Retainage of over 50 percent of existing trees over 12 inches DBH requires the trees to be mitigated according to SHMC 17.132.070(4) with a ratio of one minimum two-inch DBH tree for each 12-inch or greater DBH tree to be removed.**
- (c) Identification of all trees which are proposed to be removed; and*

Response: The Tree Plan (Sheets L1.00-L1.01, Exhibit A) identifies the location, size, DBH, and species of all existing trees; trees to be removed; and the location of replacement trees. The tree inventory and mitigation requirements were calculated for the High School. As shown on the plan, all trees over 6 inches DBH will be replaced at a 1:1 ratio, in accordance with Site Development Review requirements, which supersede these standards. All trees will be replaced with trees of at least 2 inches DBH. Tree replacement is proposed as presented in Table 4.

Table 4. Tree Mitigation (Replacement)

Site	Existing Trees over 6" DBH	Trees over 6" DBH to be Removed	Replacement Rate	Number of Replacement Trees
High School	99	28 (28%)	1:1	28

Therefore, this standard is met.

(d) A protection program defining standards and methods that will be used by the applicant to protect trees during and after construction.

Response: Tree protection is detailed in the Tree Plan (Sheet L1.01, Exhibit A). Therefore, this standard is met.

(3) Trees removed within the period of one year prior to a development application listed above will be inventoried as part of the tree plan above and will be replaced per this Chapter.

Response: Trees have not been removed on the site within a period of one year prior to this development application. Therefore, this standard is not applicable.

17.132.030 Permit requirement.

(1) Tree removal permits shall be required only for the removal of any tree which is located on or in a sensitive land area as defined by Chapter 17.44 SHMC.

(2) A tree removal permit shall not be required for the removal of a tree which:

- (a) Obstructs visual clearance as defined in Chapter 17.76 SHMC;*
- (b) Is a hazardous tree;*
- (c) Is a nuisance affecting public safety as defined in the St. Helens Municipal Code; or*
- (d) Is used for Christmas tree production, or land registered with the Columbia County assessor's office as property tax deferred tree farm or small woodlands, but does not stand on sensitive lands.*

(3) Commercial forestry as defined by SHMC 17.132.020(1) and excluding subsection (2)(d) of this section is permitted after a plan per SHMC 17.132.025 is reviewed and approved and only in accordance with the approved plan. (Ord. 2875 § 1.160.030, 2003)

Response: Commercial forestry is not involved in the proposed development. There are not sensitive lands located on the High School site. Therefore, trees are not being removed on sensitive lands and a tree removal permit is not required.

17.132.040 Permit criteria.

(1) The following approval standards shall be used by the director or designee for the issuance of a tree removal permit on sensitive lands:

(a) Removal of the tree must not have a measurable negative impact on erosion, soil stability, flow of surface waters, or water quality as evidenced by an erosion control plan which precludes:

(i) Deposits of mud, dirt, sediment or similar material exceeding one-half cubic foot in volume on public or private streets, adjacent property, or into the storm and surface water system, either by direct deposit, dropping, discharge or as a result of the action of erosion; and

(ii) Evidence of concentrated flows of water over bare soils; turbid or sediment-laden flows; or evidence of on-site erosion such as rivulets on bare soil slopes where the flow of water is not filtered or captured on site.

(2) Within stream or wetland corridors, tree removal must maintain no less than a 75 percent canopy cover or no less than the existing canopy cover if the existing canopy cover is less than 75 percent. (Ord. 2875 § 1.160.040, 2003)

Response: A tree removal permit is not required. Therefore, this section is not applicable.

17.132.045 Incentives for tree retention.

(1) In order to assist in the preservation and retention of existing trees, the director may apply one or more of the following incentives as part of development review approval and the provisions of a tree plan according to SHMC 17.132.025:

(a) Density Bonus.

(b) Lot Size Averaging.

(c) Lot Width and Depth.

(d) Commercial/Industrial/Civic Use Parking.

(e) Commercial/Industrial/Civic Use Landscaping.

(f) Setback Adjustment.

Response: Tree retention incentives are not proposed as part of this application. Therefore, this section is not applicable.

17.132.050 Expiration of approval – Extension of time.

(1) A tree removal permit shall be effective for one and one-half years from the date of approval.

(2) Upon written request by the applicant prior to the expiration of the existing permit, a tree removal permit shall be extended for a period of up to one year if the director finds that the applicant is in compliance with all prior conditions of permit approval and that no material facts stated in the original application have changed. (Ord. 2875 § 1.160.050, 2003)

Response: A tree removal permit is not required. Therefore, these provisions are not applicable.

17.132.060 Application submission requirements.

(1) Application for a tree removal permit shall be on a form provided by the director...

(2) *The supplemental data and narrative shall include...*

(3) *In accordance with SHMC [17.24.080](#), the director may waive any of the requirements in subsection (2) of this section or request additional information. (Ord. 2875 § 1.160.060, 2003)*

Response: A tree removal permit is not required. Therefore, these sections are not applicable.

17.132.070 Illegal tree removal – Violation – Replacement of trees.

(1) *The following constitute a violation of this chapter:*

(a) *Removal of a tree:*

- (i) *Without a valid tree removal permit; or*
- (ii) *In noncompliance with any condition of approval of a tree removal permit;*
- (iii) *In noncompliance with any condition of any city permit or development approval; or*
- (iv) *In noncompliance with any other section of this code.*

(b) *Breach of a condition of any city permit or development approval which results in damage to a tree or its root system.*

(2) *If the director has reason to believe that a violation of this chapter has occurred, then he or she may do any or all of the following:*

- (a) *Require the owner of the land on which the tree was located to submit sufficient documentation, which may include a written statement from a qualified arborist or forester, showing that removal of the tree was permitted by this chapter;*
- (b) *Pursuant to SHMC [17.24.390](#), initiate a hearing on revocation of the tree removal permit and/or any other permit or approval for which this chapter was an approval standard;*
- (c) *Seek a stop order;*
- (d) *Seek a citation; or*
- (e) *Take any other action allowed by law.*

(3) *Notwithstanding any other provision of this code, any party found to be in violation of this chapter pursuant to Chapter [17.12](#) SHMC shall be subject to a civil penalty of up to \$500.00 and shall be required to remedy any damage caused by the violation. Such remediation shall include, but not be limited to, the following:*

- (a) *Replacement of unlawfully removed or damaged trees in accordance with subsection (4) of this section; and*
- (b) *Payment of an additional civil penalty representing the estimated value of any unlawfully removed or damaged tree, as determined using the most current International Society of Arboriculture's Guide for Plant Appraisal.*

Response: The applicant understands the requirements related to tree removal and will perform tree removal in conformance with applicable provisions this section as well as other applicable City regulations.

(4) *Replacement of a tree shall take place according to the following guidelines:*

- (a) *A replacement tree shall be a substantially similar species considering site characteristics;*
- (b) *If a replacement tree of the species of the tree removed or damaged is not reasonably available, the director may allow replacement with a different species of equivalent natural resource value;*
- (c) *The director may permit one or more replacement trees to be planted on other property within the city, either public property or, with the consent of the owner, private property whenever it is not viable to place the trees on the site;*
- (d) *The planting of a replacement tree shall take place in a manner reasonably calculated to allow growth to maturity.*

Response: As shown on the Tree Plan and Landscape Plan (Sheets L1.00-L1.10, Exhibit A), all trees will be replaced with similar and more site-appropriate tree species given growth habits, maintenance, and site constraints. The trees will be located on the High School site and placed in a manner that will allow for the trees to grow to maturity. Therefore, this standard is met.

(5) *In lieu of tree replacement under subsection (4) of this section, a party may, with the consent of the director, elect to compensate the city for its costs in performing such tree replacement.*

(6) *The remedies set out in this section shall not be exclusive. (Ord. 2875 § 1.160.070, 2003)*

Response: Compensation in lieu of tree replacement is not proposed as part of this application. Therefore, these provisions are not applicable.

Chapter 17.152 Street and Utility Improvement Standards

17.152.010 Purpose.

The purpose of this chapter is to provide construction standards for the implementation of public and private facilities and utilities such as streets, sewers, and drainage and to indicate when and where they are required. (Ord. 2875 § 1.184.010, 2003)

Response: The District understands the purposes of this chapter and demonstrates conformance with its requirements, as applicable, below.

17.152.020 General provisions.

(1) *Unless otherwise provided, the standard specifications for construction, reconstruction or repair of streets, sidewalks, curbs and other public improvements within the city shall occur in accordance with the standards of this code.*

(2) *The city engineer may recommend changes or supplements to the standard specifications consistent with the application of engineering principles.*

(3) *The appropriate provision of the St. Helens Municipal Code shall apply to this chapter.*

(4) *The city has adopted "City of St. Helens Engineering Department Public Facilities Construction Standards Manual." (Ord. 2875 § 1.184.020, 2003)*

Response: The District understands that public improvements must be designed and constructed in accordance with this chapter, any other relevant provisions of the St. Helens Municipal Code, the St. Helens Engineering Standards Manual, and any modifications recommended by the city engineer.

17.152.030 Streets.

(1) Improvements. No development shall occur unless the development has frontage or approved access to a public street:

(a) Streets within a development and streets adjacent shall be improved in accordance with this code;

(b) Development on site adjacent to nonstandard street shall require improvement of street to applicable city standards;

(c) Any new street or additional street width planned as a portion of an existing dedicated/public street shall be dedicated and improved in accordance with this code; and

(d) The director may accept a future improvement guarantee in lieu of street improvements if one or more of the following conditions exist:

(i) A partial improvement is not feasible due to the inability to achieve proper design standards;

(ii) A partial improvement may create a potential safety hazard to motorists or pedestrians;

(iii) Due to the nature of existing development on adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide a significant improvement to street safety or capacity;

(iv) The improvement would be in conflict with an adopted capital improvement plan;

(v) The improvement is associated with an approved land partition on property zoned residential and the proposed land partition does not create any new streets; or

(vi) Additional planning work is required to define the appropriate design standards for the street and the application is for a project which would contribute only a minor portion of the anticipated future traffic on the street.

Response: The site fronts two existing streets, Gable Road and Firlok Park Boulevard, both Collectors. Sixty (60) feet of right-of-way is required for Collectors pursuant to the City's Transportation System Plan (TSP) and the City's Engineering Standards Manual. Gable Road has sufficient right-of-way, with 30 feet from centerline to the property line, as shown in the Site Plan (Sheet A1.01, Exhibit A).

Firlok Park Boulevard has insufficient right-of-way (50 feet). However, development is not proposed on the southern part of the High School site fronting Firlok Park Boulevard and, as the City reported at the Pre-Application Conference, the right-of-way is skewed toward the High School property. As can be seen in the Site Plan (Sheet A1.01, Exhibit A), distances between the High School property line and the centerline of Firlok Park Boulevard vary; however, there are sections where the distance is 30 feet, which would meet the requirements of a 60-foot right-of-way. The District is open to further discussing this right-of-way matter with City staff as needed.

Development is proposed on the northern part of the High School site fronting Gable Road. As the City reported at the Pre-Application Conference, Gable Road has recently undergone improvements and, thus, improvements will not be required as part of this project.

Therefore, these standards are met.

(2) Creation of Rights-of-Way for Streets and Related Purposes. Rights-of-way shall be created through the approval of a final land division plat; however, the council may approve the creation of a street by acceptance of a deed; provided, that such street is deemed essential by the council for the purpose of general traffic circulation:

Response: Public rights-of-way already exist for the streets fronting the site and will not be affected by this application.

(3) Creation of Access Easements. The approval authority may approve an access easement established by deed without full compliance with this code provided such an easement is the only reasonable method by which a lot, large enough to develop, can be created:

Response: Access easements are not proposed as part of this application. Therefore, this provision is not applicable.

(4) Street Location, Width and Grade. The location, width and grade of all streets shall conform to an approved street plan and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets:

(a) Street grades shall be approved by the city engineer in accordance with subsection (13) of this section; and

(b) Where the location of a street is not shown in an approved street plan, the arrangement of streets in a development shall either...

Response: The location and grade of existing streets are not proposed to be modified as part of this project. The width of existing streets is addressed in Subsection (5) below. New streets are not proposed.

(5) Minimum Rights-of-Way and Street Widths. Unless otherwise indicated on an approved street plan, or as needed to continue an existing improved street, street right-of-way and roadway widths shall not be less than the minimum width described in Figure 19. Where a range is indicated, the width shall be determined by the decision-making authority based upon anticipated average daily traffic (ADT) on the new street segment. (The city council may adopt, by resolution, design standards for street construction and other public improvements. The design standards will provide guidance for determining improvement requirements within the specified ranges.) (See "City of St. Helens Engineering Department Public Facilities Construction Standards Manual.")

(a) The planning director shall recommend, to the decision-making body, desired right-of-way width and pavement width of the various street types within the subdivision or development after consideration of the following:

(i) The type of road as set forth in Figure 19, Road Standards;

ROAD STANDARDS

MINIMUM RIGHTS-OF-WAY AND STREET WIDTHS (see Transportation Systems Plan [TSP] Figures 7-2 and 7-3) Figure 19

Type of Street	Right-of-Way Width	Roadway Width	Moving Lanes	Bicycle Lanes*
Collector	60'	36'	2	2 @ 6'

**Applies to bicycle lanes required in Transportation Systems Plan (TSP) or Public Facilities Plan (PFP)*

- (ii) Anticipated traffic generation;*
- (iii) On-street parking needs;*
- (iv) Sidewalk and bikeway requirements;*
- (v) Requirements for placement of utilities;*
- (vi) Street lighting;*
- (vii) Drainage and slope impacts;*
- (viii) Street tree location;*
- (ix) Planting and landscape areas;*
- (x) Safety for motorists, bicyclists, and pedestrians; and*
- (xi) Access needs for emergency vehicles;*

(b) Improvements to streets shall be made according to adopted city standards, unless the approval authority determines that the standards will result in an unacceptable adverse impact on existing development or on the proposed development or on natural features such as wetlands, steep slopes or existing mature trees. In approving an exception to the standards, the approval authority shall determine that the potential adverse impacts exceed the public benefits of the standards. In evaluating the public benefits, the approval authority shall consider the criteria listed in subsection (5)(a) of this section.

Response: As stated above in response to SHMC 17.152.030(1), the High School site fronts two existing streets, Gable Road and Firlok Park Boulevard, both Collectors requiring 60 feet of right-of-way and 36 feet of roadway width.

Development is not proposed on the southern part of the High School site fronting Firlok Park Boulevard and, therefore, improvements to that roadway are not triggered. The City did indicate during the Pre-Application Conference that Firlok Park Boulevard has insufficient right-of-way (50 feet), but that it is skewed toward the High School property. As can be seen in the Site Plan (Sheet A1.01, Exhibit A), distances between the High School property line and the centerline of Firlok Park Boulevard vary; however, there are sections where the distance is 30 feet, which would meet the requirements of a 60-foot right-of-way. The District is open to further discussing this right-of-way matter with City staff as needed.

Development is proposed on the northern part of the High School site fronting Gable Road, thereby making it subject to these standards. Gable Road has sufficient right-of-way, with 30 feet from centerline to the High School property line. See the Site Plan and Enlarged Grading Plan (Sheets A1.01 and C3.01-C3.02, Exhibit A). The City reported at the Pre-Application Conference that Gable Road has recently undergone improvements and, thus, improvements will not be required as part of this project.

Therefore, these standards are met.

(6) Future Street Plan and Extension of Streets.

Response: Land division is not proposed as part of this application, and a potential future street extension does not run through the site. Therefore, these standards are not applicable.

(7) Street Alignment and Connections.

[...]

(8) Intersection Angles. Streets shall be laid out so as to intersect at an angle as near to a right angle as practicable, except where topography requires a lesser angle, but in no case shall the angle be less than 60 unless there is special intersection design...

Response: The proposed development does not include new street alignments or connections, nor new or modified intersections. Therefore, the provisions of these sections are not applicable.

(9) Existing Rights-of-Way. Whenever existing rights-of-way adjacent to or within a tract are of less than standard width, additional rights-of-way shall be provided at the time of land division or development.

Response: Development is not proposed on the southern part of the High School site fronting Firlok Park Boulevard and, therefore, improvements to that roadway are not triggered. However, the City indicated during the Pre-Application Conference that Firlok Park Boulevard has insufficient existing right-of-way (50 feet as compared to the required 60 feet), but that it is skewed toward the High School property. As can be seen in the Site Plan (Sheet A1.01, Exhibit A), distances between the High School property line and the centerline of Firlok Park Boulevard vary; however, there are sections where the distance is 30 feet, which would meet the requirements of a 60-foot right-of-way. The District is open to further discussing this right-of-way matter with City staff as needed.

Development is proposed on the northern part of the High School site fronting Gable Road. Gable Road has sufficient existing right-of-way, with 30 feet from centerline to the property line. See the Site Plan and Enlarged Grading Plan (Sheets A1.01 and C3.02, Exhibit A).

Therefore, this standard is met.

(10) Partial Street Improvements. Partial street improvements resulting in a pavement width of less than 20 feet, while generally not acceptable, may be approved where essential to reasonable development when in conformity with the other requirements of these regulations, and when it will be practical to require the improvement of the other half when the adjoining property is developed.

Response: Partial street improvements with a pavement width of less than 20 feet are not needed or proposed. Therefore, this provision is not applicable.

(11) *Cul-de-Sacs.* A cul-de-sac street shall only be used when environmental or topographical constraints, existing development patterns, or compliance with other standards in this code preclude street extension and through circulation. When cul-de-sacs are provided, all of the following shall be met:

Response: Cul-de-sacs are not proposed as part of this application. Therefore, this standard is not applicable.

(12) *Street Names.* No street name shall be used which will duplicate or be confused with the names of existing streets in Columbia County emergency communications district, except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area or as agreed with Columbia County.

Response: Street name changes are not proposed as part of this application. Therefore, this standard is not applicable.

(13) *Grades and Curves.* Grades shall not exceed 10 percent on arterials, 12 percent on collector streets, or 12 percent on any other street (except that local or residential access streets may have segments with grades up to 15 percent for distances of no greater than 250 feet), and:

Response: The grades of existing streets will not be modified as part of this project. Therefore, this standard is not applicable.

(14) *Curbs, Curb Cuts, Ramps, and Driveway Approaches.* Concrete curbs, curb cuts, wheelchair/bicycle ramps and driveway approaches shall be constructed in accordance with standards specified in the "City of St. Helens Engineering Department Public Facilities Construction Standards Manual," and:

(a) Concrete curbs and driveway approaches are required; except where no sidewalk is planned, an asphalt approach may be constructed with city engineer approval;

(b) Asphalt and concrete driveway approaches to the property line shall be built to city configuration standards; and

(c) All driveways shall be at right angle to public or private street for at least 20 feet.

Response: Curbs, driveway approaches, and driveways on Gable Road will be reconstructed to City standards, including concrete curbs and driveways at a right angle to Gable Road for at least 20 feet. Driveway approaches will be constructed of asphalt as they are in existing conditions. Therefore, this standard is met.

(15) *Streets Adjacent to Railroad Right-of-Way.* Wherever the proposed development contains or is adjacent to a railroad right-of-way, provision shall be made for a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land, and:

Response: Streets involved with or adjacent to this development are not adjacent to a railroad right-of-way. Therefore, this standard is not applicable.

(16) *Access to Arterials and Collectors.*

(a) Where a development abuts or is traversed by an existing or proposed arterial or collector street, the development design shall provide adequate protection for residential properties and shall separate residential access and through traffic, or if separation is not feasible, the design shall minimize the traffic conflicts. The design shall include any of the following:

- (i) A parallel access street along the arterial or collector;*
 - (ii) Lots of suitable depth abutting the arterial or collector to provide adequate buffering with frontage along another street;*
 - (iii) Screen planting at the rear or side property line to be contained in a nonaccess reservation along the arterial or collector; or*
 - (iv) Other treatment suitable to meet the objectives of this subsection;*
- (b) See "City of St. Helens Engineering Department Public Facilities Construction Standards Manual."*

Response: This standard is intended for residential developments. Therefore, it is not applicable.

(17) Alleys, Public or Private. Alleys, 20 feet in width, shall be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are made, and:

Response: The school is not in a commercial or industrial district and alleys would not be appropriate for a large, campus site with internal circulation routes. Therefore, this provision is not applicable.

(18) Survey Monuments. Upon completion of a street improvement and prior to acceptance by the city, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the city that all boundary and interior monuments shall be reestablished and protected.

Response: The District understands will ensure that all survey monuments are reestablished and protected following construction of the improvements.

(19) Private Streets.

Response: Private streets are not proposed as part of this project. Therefore, this standard is not applicable.

(20) Railroad Crossings. Where an adjacent development results in a need to install or improve a railroad crossing, the cost for such improvements may be a condition of development approval, or another equitable means of cost distribution shall be determined by the public works director and approved by the commission.

Response: Railroad crossings are not involved with or proposed as part of this project. Therefore, this standard is not applicable.

(21) Street Signs. The city shall install all street signs, relative to traffic control and street names, as specified by the city engineer for any development. The cost of signs shall be the responsibility of the developer.

Response: The District understands that street signs may need to be re-installed following construction of the improvements and will fund the cost of the replacement street signs.

(22) Mailboxes. Joint mailbox facilities shall be provided in all residential developments, with each joint mailbox serving at least two dwelling units or as required by the Postmaster.

Response: This standard is intended for residential developments. Therefore, it is not applicable.

(23) *Traffic Signals. The location of traffic signals shall be noted on approved street plans, and:*

Response: Traffic signals will not be affected or needed as part of this project. Therefore, this standard is not applicable.

(24) *Street Light Standards. Street lights shall be installed in accordance with regulations adopted by the city's direction. At the very least, there shall be a street light at each street intersection. In addition, lighting within the Columbia Boulevard/St. Helens Street corridor master plan area shall be installed in accordance with the US 30 and Columbia Boulevard/St. Helens Street corridor master plan (Ordinance No. 3181, Attachment A) and shall be:*

Response: It is not anticipated that any existing street lighting will need to be removed or replaced during construction. Therefore, these provisions are not applicable.

(25) *Street Name Signs. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.*

Response: The District understands that street signs may need to be re-installed following construction of the improvements and will fund the cost of the replacement street signs.

(26) *Street Cross-Sections. The cross-section of streets in inches shall not be less than the minimum shown in the "City of St. Helens Engineering Department Public Facilities Construction Standards Manual":*

CROSS-SECTION OF STREETS IN INCHES

Figure 20

Type of Street	Subbase	Leveling Course	Surface
Minor Arterial	12"	4"	4"
Commercial and Collectors	12"	3"	4"
Local	8"	2"	3"
Residential Access	8"	2"	3"

Response: Street improvements will not be needed or required as part of this development. Therefore, these standards are not applicable.

(27) *Local "Skinny" Streets. Such streets, as set forth in Figure 19, Road Standards, of this chapter, may be allowed, provided:*

Response: Skinny streets are not proposed as part of this project. Therefore, this standard is not applicable.

17.152.040 Blocks.

Response: New blocks and changes to block patterns are not proposed as part of this project. Therefore, this standard is not applicable.

17.152.050 Easements.

(1) Easements. Easements for sewers, drainage, water mains, electric lines or other public utilities shall be either dedicated or provided for in the deed restrictions, and:

(a) Where a development is traversed by a watercourse, or drainageway, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the watercourse.

(2) Utility Easements. A property owner proposing a development shall make arrangements with the city, the applicable district and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. (Ord. 2875 § 1.184.050, 2003)

Response: The High School site is not traversed by a watercourse or drainageway. Utility easements are accounted for in deed restrictions, including a waterline easement on the southern part of the High School site, which is not part of the development site but was discussed at the Pre-Application Conference. Existing easements documents are included with this application (Exhibit D) and the applicant does not foresee any additional easements being needed. Therefore, these standards are met.

17.152.060 Sidewalks and other frontage improvements.

(1) Sidewalks and frontage improvements shall be constructed, replaced or repaired to city design standards as set forth in the standard specifications manual and located as follows:

(a) On both sides of arterial and collector streets to be built at the time of street construction;

(b) On both sides of all other streets and in pedestrian easements and rights-of-way, except as provided further in this section or per SHMC 17.152.030(1)(d), to be constructed along all portions of the property designated for pedestrian ways in conjunction with development of the property.

Response: Sidewalks are already present on both sides of Gable Road, and sidewalk on the High School (south) side of Gable Road will be restored as needed following construction. The sidewalk and landscape area in the Gable Road right-of-way adjacent to the High School will generally be consistent with City standards, where the existing sidewalk is approximately 5 feet wide and the existing landscape area is approximately 5.5 feet wide (6 feet wide and 5 feet wide are the standards, respectively). See the Enlarged Grading Plan (Sheets C3.01-C3.03, Exhibit A). Therefore, this standard is generally met.

(2) A planter strip separation of at least five feet between the curb and the sidewalk shall be required in the design of any arterial or collector street, except where the following conditions exist: there is inadequate right-of-way; the curbside sidewalks already exist on predominant portions of the street; it would conflict with the utilities; or as indicated otherwise by the transportation systems plan (TSP) (see TSP Figures 7-2 and 7-3) or an adopted street plan.

Response: As noted in the previous response, a landscape area of approximately 5.5 feet separates and will continue to separate the sidewalk and Gable Road curb and/or roadway. Therefore, this standard is met.

(3) Maintenance. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner.

Response: The District recognizes their responsibility for sidewalk maintenance and has staff available to perform the maintenance on an ongoing basis.

(4) Application for Permit and Inspection. If the construction of a sidewalk and frontage improvements is not included in a performance bond of an approved subdivision or the performance bond has lapsed, then every person, firm or corporation desiring to construct sidewalks and frontage improvements as provided by this chapter shall, before entering upon the work or improvement, apply for a street opening permit to the engineering department to so build or construct:

(a) An occupancy permit shall not be issued for a development until the provisions of this section are satisfied or a fee in lieu has been paid to the city pursuant to subsection (6) of this section;

(b) The city engineer may issue a permit and certificate allowing temporary noncompliance with the provisions of this section to the owner, builder or contractor when, in his opinion, the construction of the sidewalk is impractical for one or more of the following reasons:

(i) Sidewalk grades have not and cannot be established for the property in question within a reasonable length of time;

(ii) Forthcoming installation of public utilities or street paving would be likely to cause severe damage to the new sidewalk;

(iii) Street right-of-way is insufficient to accommodate a sidewalk on one or both sides of the street; or

(iv) Topography or elevation of the sidewalk base area makes construction of a sidewalk impractical or economically infeasible;

(c) The city engineer shall inspect the construction of sidewalks and frontage improvements for compliance with the provision set forth in the standard specifications manual.

Response: The District understands that a street opening permit will be necessary prior to construction of the sidewalks.

(5) Council Initiation of Construction. In the event one or more of the following situations are found by the council to exist, the council may adopt a resolution to initiate construction of a sidewalk and other frontage improvements in accordance with city ordinances:

(a) A safety hazard exists for children walking to or from school and sidewalks are necessary to eliminate the hazard;

(b) A safety hazard exists for pedestrians walking to or from a public building, commercial area, place of assembly or other general pedestrian traffic, and sidewalks are necessary to eliminate the hazard;

(c) Fifty percent or more of the area in a given block has been improved by the construction of dwellings, multiple dwellings, commercial buildings or public buildings and/or parks; and

(d) A criterion which allowed noncompliance under subsection (4)(b) of this section no longer exists and a sidewalk could be constructed in conformance with city standards.

Response: The District understands that the Council may initiate construction of sidewalks in accordance with this section.

(6) Fee in Lieu Option. An applicant may request or the city may require the applicant to pay a fee in lieu of constructing sidewalks and frontage improvements to be approved by the city engineer.

Response: The District is not proposing to pay a fee-in-lieu of sidewalk and frontage improvement construction. Therefore, this provision is not applicable.

17.152.070 Public use areas.

(1) Indicated in Development Plan – Dedication Requirements. Where a proposed park, playground, transit stop or other public use shown in a development plan adopted by the city is located in whole or in part in a subdivision, the commission may require the dedication or reservation of such area within the subdivision.

(2) Not Indicated in Development Plan – Dedication Requirements. Where considered desirable by the commission in accordance with adopted comprehensive plan policies, and where a development plan of the city does not indicate proposed public use areas, the commission may require the offer of a dedication or reservation of areas within the subdivision or sites of a character, extent and location suitable for the development of parks and other public use.

(3) Acquisition by Public Agency. If the subdivider is required to reserve land area for a park, playground, or other public use, such land shall be acquired by the appropriate public agency within 18 months following plat approval, at a price agreed upon prior to approval of the plat, or such reservation shall be released to the subdivider.

(4) Transit Improvements. Development proposals for sites that include existing or planned transit facilities, as shown in the adopted St. Helens transportation systems plan or adopted county transit plan, shall be required to provide any of the following, as applicable, if the approval authority determines such is necessary for public health, safety, and welfare:

(a) A reasonably direct pedestrian connection between the transit facility and building entrances of the site. For the purpose of this section “reasonably direct” means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.

(b) A transit passenger landing pad accessible to disabled persons.

(c) An easement or dedication for a passenger shelter or bench if such facility is identified in the St. Helens transportation systems plan or adopted county transit plan.

(d) Lighting at the transit facility. (Ord. 3144 § 2 (Att. A), 2011; Ord. 2875 § 1.184.070, 2003)

Response: Public use areas and transit facilities are not proposed in an adopted plan and have not been requested by City staff or Commission in relation to this project. Therefore, this section is not applicable.

17.152.080 Water services.

(1) Water Supply (Required). Municipal water system shall be installed to serve each new development and to connect development to existing mains in accordance with the provisions set forth in the standard specification manual and the adopted policies of the St. Helens comprehensive plan.

(2) *Water Supply Plan Approval.* The city engineer shall approve all water supply plans and proposed systems prior to issuance of development permits involving water service. Such plans and systems shall be designed by a registered professional engineer.

(3) *Oversizing.* Proposed water systems shall include consideration of additional development within the area as projected by the St. Helens comprehensive plan.

(4) *Permits Denied.* Development permits may be restricted by the commission or council (i.e., the applicable approval authority) where a deficiency exists in the existing water system or portion thereof which cannot be rectified within the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of the water system.

(5) *In some cases, a municipal water system may not be required, such as for nonconsumption purposes like landscape irrigation or industrial processing. The city engineer and building official shall decide when this exception is to be allowed.*

(6) *Extension of water mains shall be public (i.e., under control of a public authority) except where a variance is approved per Chapter 17.108 SHMC. (Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.184.080, 2003)*

Response: The High School site will continue to be served by a public water supply, as shown in the Utility Plan (Sheets C4.01-C4.03, Exhibit A). Water systems are being designed by a professional engineer (Lower Columbia Engineering) and the sizing and design of the system will be completed in coordination with the City Engineer. Therefore, this standard is met.

17.152.090 Sanitary sewers.

(1) *Sewers (Required).*

(a) *Public sanitary sewers shall be installed to serve all properties being developed and having to comply with plumbing codes adopted by the city of St. Helens except where a variance is approved per Chapter 17.108 SHMC.*

(b) *Any proposed installation of sanitary sewers shall comply with this section.*

(2) *Sewer Plan Approval.* The city engineer shall approve all sanitary sewer plans and proposed systems prior to issuance of development permits involving sewer service. Such plans and systems shall be designed by a registered professional engineer.

(3) *Oversizing.* Proposed sewer systems shall include consideration of additional development within the area as projected by the St. Helens comprehensive plan.

(4) *Permits Denied.* Development permits may be restricted by the commission or council (i.e., the applicable approval authority) where a deficiency exists in the existing sewer system or portion thereof which cannot be rectified within the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of the sewage treatment system.

(5) *For the purpose of this section “public sanitary sewer” means a sewer in which all owners of abutting properties have equal rights, and is controlled by the city. (Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.184.090, 2003)*

Response: The High School site will continue to be served by a public sanitary sewer system, as shown in the Utility Plan (Sheets C4.01-C4.03, Exhibit A). Sewer systems are being designed by a professional engineer (Lower Columbia Engineering) and the sizing and design of the system will be completed in coordination with the City Engineer. Therefore, this standard is met. Therefore, this standard is met.

17.152.100 Storm drainage.

(1) Storm Drainage – General Provisions. The director and city engineer shall issue a development permit only where adequate provisions for storm water and floodwater runoff have been made, which may require storm water facilities, and:

(a) The storm water drainage system or storm water facilities shall be separate and independent of any sanitary sewerage system;

(b) Where possible, inlets shall be provided so surface water is not carried across any intersection or allowed to flood any street; and

(c) Surface water drainage patterns shall be shown on every development proposal plan.

(2) Easements. Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for conveyance and maintenance.

(3) Accommodation of Upstream Drainage (Must Comply with State and Federal Requirements). A culvert or other drainage or storm water facility shall be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the development, and:

(a) The city engineer shall approve the necessary size of the storm water facility, based on the provisions of the city's adopted master drainage plan.

(4) Effect on Downstream Drainage. Where it is anticipated by the city engineer that the additional runoff resulting from the development will overload an existing drainage or storm water facility, the director and engineer shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development in accordance with the city's current master drainage plan.

(5) Any storm water facility shall be designed by a registered professional engineer.

(6) Any storm water facility shall be public (i.e., under control of a public authority) and located on city owned property, city right-of-way or city easement except where a variance is approved per Chapter 17.108 SHMC or where such facility is determined to be private by the city engineer (e.g., private detention ponds for commercial or industrial development).

(7) For the purpose of this section, "storm water facility" means any structure(s) or configuration of the ground that is used or by its location becomes a place where storm water flows or is accumulated including, but not limited to, pipes, sewers, street gutters, manholes, catch basins, ponds, open drainageways and their appurtenances. Milton Creek, McNulty Creek, and the Columbia River are not storm drain facilities. (Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.184.100, 2003)

Response: The High School site will continue to be served by a public storm sewer system, as shown in the Utility Plan (Sheet C4.01, Exhibit A). Storm water systems are being designed by a professional engineer (Lower Columbia Engineering) and the sizing and design of the system will be completed in

coordination with the City Engineer. Downstream analysis will be done by Lower Columbia Engineering and reviewed by the City Engineer for any new connections to the public storm system.

17.152.110 Bikeways and off-street trails.

(1) Developments adjoining or containing proposed bikeways and off-street trails identified within adopted city plans, including but not limited to the Transportation Systems Plan (2011) and the Parks and Trails Master Plan (2015), shall include provisions for the future extension of such bikeways and off-street trails through the dedication of easements or rights-of-way (subject to constitutional limitations).

(2) Development permits issued for planned unit developments, conditional use permits, subdivisions, and other developments which will principally benefit from such bikeways and/or off-street trails shall be conditioned to include the cost of construction of bikeway and/or off-street trail improvements (subject to constitutional limitations).

(3) Minimum width for bikeways within the roadway is six feet per bicycle travel lane. Minimum width for two-way bikeways separated from the road is eight feet.

(4) Minimum off-street trail width is determined by the trail function and classification from Chapter 6 of the Parks and Trails Master Plan attached to Ordinance No. 3191 as Attachment A. (Ord. 3203 § 2 (Att. A), 2016; Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.184.110, 2003)

Response: Given at least 30 feet from centerline to High School property line (Site/Grading Plan, Sheet C3.01, Exhibit A), there is sufficient right-of-way for 6-foot bike lanes on Gable Road adjacent to the High School and bike lanes are present. Off-street trails are not planned for or proposed on this site. Therefore, this standard is met.

17.152.120 Utilities

(1) Underground Utilities. All utility lines including, but not limited to, those required for electric, communication, lighting and cable television services and related facilities shall be placed underground, except for surface-mounted transformers, surface-mounted connection boxes and meter cabinets which may be placed above ground, temporary utility service facilities during construction, high capacity electric lines operating at 50,000 volts or above, and:

(a) The subdivider shall make all necessary arrangements with the serving utility to provide the underground services;

(b) The city reserves the right to approve location of all surface-mounted facilities;

(c) All underground utilities, including sanitary sewers and storm drains installed in streets by the subdivider, shall be constructed prior to the surfacing of the streets; and

(d) Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

(2) Information on Development Plans. The applicant for a subdivision shall show on the development plan, or in the explanatory information, easements for all underground utility facilities, and:

(a) Plans showing the location of all underground facilities as described herein shall be submitted to the city engineer for review and approval; and

(b) Care shall be taken in all cases to ensure that above ground equipment does not obstruct vision clearance areas for vehicular traffic.

(3) Exception to Undergrounding Requirement.

(4) Fee in Lieu of Undergrounding.

Response: As shown on the Utility Plan (Sheets C4.01-C4.03, Exhibit A), existing utilities are underground with the exception of an overhead power line on the western end of the school's Gable Road frontage. Existing easement documents are provided in Exhibit D.

The proposed development involves some changes to the existing underground utilities. Re-routing to two existing transformers and a power vault are proposed near the northern tip of the High School site. (The existing transformers and power vault are permitted to be above-ground per this standard.) In addition, there will be upgrades to the electric service on the east side of the site, underground and contained within the site. Some utilities will be required to be re-routed, namely electrical service serving Buildings B and C. These would also be underground and fully contained on the site.

Exceptions and fee-in-lieu of undergrounding are not proposed.

Therefore, this standard is met.

17.152.130 Cash or bond required.

(1) All public improvements installed by the land divider shall be guaranteed as to workmanship and material for a period of one year following acceptance by the city council.

(2) Such guarantee shall be secured by cash deposit or bond in the amount of the value of the improvements as set by the city engineer.

(3) The cash or bond shall comply with the terms and conditions of SHMC 17.136.180. (Ord. 2875 § 1.184.130, 2003)

Response: The District understands that a cash deposit or bond will be required to guarantee any public improvements and will convey the bond when requested.

17.152.140 Monuments.

Any monuments that are disturbed before all improvements are completed by the land divider shall be replaced prior to final acceptance of the improvements. (Ord. 2875 § 1.184.140, 2003)

Response: The District understands will ensure that all survey monuments are reestablished and protected following construction of the improvements.

17.152.150 Installation – Prerequisite/permit fee.

(1) No land division public facility improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting or other requirements, shall be undertaken except after the plans have been approved by the city, permit fee paid (if any), and permit issued (if required).

(2) A permit fee may be required to defray the costs and expenses incurred by the city for construction and other services in connection with the public facility improvement. The permit fee shall be determined by the city engineer based upon estimates. (Ord. 2875 § 1.184.150, 2003)

Response: The District understands that a permit fee will be required and will convey the fee.

17.152.160 Installation – Conformation required.

(1) In addition to other requirements, public facility improvements installed by the land divider, either as a requirement of these regulations or at his own option, shall conform to the requirements of this chapter and to improvement standards and specifications followed by the city.

(2) The Standard Specifications for Public Works Construction, Oregon Chapter APWA, shall be a part of the city's adopted installation standard(s); other standards may also be required upon recommendation of the city engineer. (Ord. 2875 § 1.184.160, 2003)

Response: The District understands that conformance with all City specifications and Standard Specifications for Public Works Construction (Oregon Chapter APWA) is required for all public improvements.

17.152.170 Plan checking required.

(1) Work shall not begin until four (for city engineer, applicant, public works, and file) sets of construction and construction estimate plans have been submitted and checked for adequacy and approved by the city in writing.

(2) All such plans shall be prepared in accordance with requirements of the city. (Ord. 2875 § 1.184.170, 2003)

Response: The District understands that plan-checking by the City shall be required prior to construction of the improvements.

17.152.180 Notice to city required.

(1) Work shall not begin until the city has been notified in advance.

(2) If work is discontinued for any reason, it shall not be resumed until the city is notified. (Ord. 2875 § 1.184.180, 2003)

Response: The District understands that notice to the City shall be required prior to construction of improvements.

17.152.190 City inspection required

Public facility improvements shall be constructed to the satisfaction of the city. The city may require changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest. (Ord. 2875 § 1.184.190, 2003)

Response: The District understands that the City shall inspect the improvements and may require modifications to the construction.

17.152.200 Engineer's certification required.

The land divider's engineer shall provide written certification on a form provided by the city that all public facility improvements, workmanship and materials are in accord with current and standard engineering and construction practices, and are of high grade, prior to city acceptance of the subdivision's public improvements or any portion thereof for operation and maintenance. In most cases, "as-built" drawings are required prior to acceptance by the city of any public facilities. (Ord. 2875 § 1.184.200, 2003)

Response: The District understands that an engineer is required to certify all plans for public improvements prior to approval.

17.152.210 Temporary parklets.

Temporary parklets may be permitted in the right-of-way in on-street parking spaces pursuant to procedures in SHMC 18.12.190 and 8.12.080. (Ord. 3181 § 4 (Att. C), 2015)

Response: Temporary parklets are not proposed as part of this application. Therefore, this section is not applicable.

Chapter 17.156 Traffic Impact Analysis (TIA)

17.156.010 Purpose.

The purpose of this chapter is to implement OAR 660-012-0045(2)(e) of the State Transportation Planning Rule that requires the city to adopt a process to apply conditions to development proposals in order to protect and minimize adverse impacts to transportation facilities. This chapter establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a traffic impact analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a traffic impact analysis; and who is qualified to prepare the analysis. (Ord. 3150 § 3 (Att. B), 2011)

Response: The applicant understands the purpose of this chapter and addresses conformance with applicable requirements below.

17.156.030 Applicability.

A traffic impact analysis shall be required to be submitted to the city with a land use application when the application involves one or more of the following actions...

Response: As discussed at the Pre-Application Conference, the project does not meet the thresholds for requirement of a Traffic Impact Analysis (TIA).

17.156.040 Traffic impact analysis requirements.

17.156.050 Study area.

17.156.060 Analysis periods.

17.156.070 Peak hour analysis.

17.156.080 Approval criteria.

Response: The sections above pertain to development that requires a TIA. A TIA is not required for this application and proposed development. Therefore, these sections are not applicable.

17.156.090 Conditions of approval.

The city may deny, approve, or approve a development proposal with appropriate conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to develop the future planned transportation system. Conditions of approval that should be evaluated as part of land divisions, conditional use permits, and site development reviews include:

- (1) Crossover or reciprocal easement agreements for all adjoining parcels to facilitate future access between parcels.*
- (2) Access for new developments that have proposed access points that do not meet the designated access spacing policy and/or have the ability to align with opposing access driveways.*
- (3) Right-of-way dedications for future planned roadway improvements.*
- (4) Half-street improvements along site frontages that do not have full-buildout improvements in place at the time of development. (Ord. 3150 § 3 (Att. B), 2011)*

Response: The District understands that the City may apply conditions to the application approval to ensure traffic operations, safety, and implementation of the planned transportation system.

EXHIBITS

Exhibit A: Plan Set (Under Separate Cover)

Exhibit B: Title Report

Exhibit C: Lighting Plans and Details

Exhibit D: Existing Easement and Dedication Documents

Exhibit E: Modular Buildings Temporary Campus (During Construction)

Exhibit A: Plan Set
(Under Separate Cover)



CONCEPTUAL RENDERING



ST HELENS HIGH SCHOOL - ADDITION & RENOVATION

ST HELENS SCHOOL DISTRICT

2375 GABLE RD,
ST HELENS, OR 97051

LAND USE SUBMITTAL
05/13/2021

Soderstrom
Architects

PROJECT TEAM

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ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051



Project

Consultant

Revisions

No. Description Date

Stamp



Issuance

100% DD

Date

05/28/2021

Project Number

18103

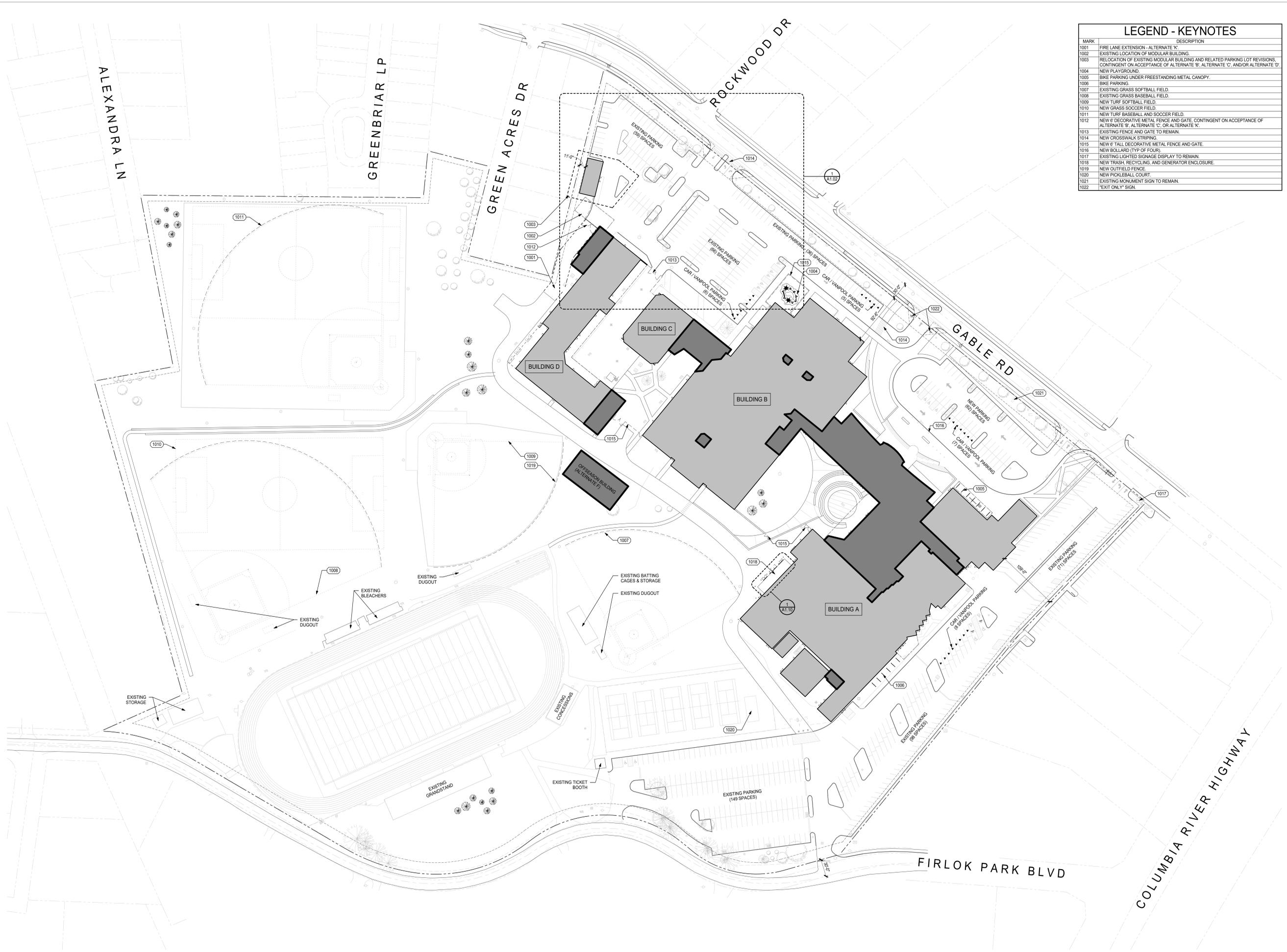
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ARCHITECTURAL
SITE PLAN

Sheet No.

A1.01

MARK	DESCRIPTION
1001	FIRE LANE EXTENSION - ALTERNATE K'
1002	EXISTING LOCATION OF MODULAR BUILDING.
1003	RELOCATION OF EXISTING MODULAR BUILDING AND RELATED PARKING LOT REVISIONS, CONTINGENT ON ACCEPTANCE OF ALTERNATE 'B', ALTERNATE 'C', AND/OR ALTERNATE 'D'.
1004	NEW PLAYGROUND.
1005	BIKE PARKING UNDER FREESTANDING METAL CANOPY.
1006	BIKE PARKING.
1007	EXISTING GRASS SOFTBALL FIELD.
1008	EXISTING GRASS BASEBALL FIELD.
1009	NEW TURF SOFTBALL FIELD.
1010	NEW GRASS SOCCER FIELD.
1011	NEW TURF BASEBALL AND SOCCER FIELD.
1012	NEW 6' DECORATIVE METAL FENCE AND GATE, CONTINGENT ON ACCEPTANCE OF ALTERNATE 'B', ALTERNATE 'C', OR ALTERNATE 'K'.
1013	EXISTING FENCE AND GATE TO REMAIN.
1014	NEW CROSSWALK STRIPING.
1015	NEW 6' TALL DECORATIVE METAL FENCE AND GATE.
1016	NEW BOLLARD (TYP OF FOUR).
1017	EXISTING LIGHTED SIGNAGE DISPLAY TO REMAIN.
1018	NEW TRASH, RECYCLING, AND GENERATOR ENCLOSURE.
1019	NEW OUTFIELD FENCE.
1020	NEW PICKLEBALL COURT.
1021	EXISTING MONUMENT SIGN TO REMAIN.
1022	*TEXT ONLY* SIGN.



1 ARCHITECTURAL SITE PLAN
1" = 60'-0"

DATE 5/11/2021 10:26:16 AM
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ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051



Project

Consultant

Revisions

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Stamp



Issuance

100% DD

Date

05/28/2021

Project Number

18103

Drawing Title

**SITE PLAN
MODULARS**

Sheet No.

A1.02



1 MODULAR SITE PLAN
1" = 20'-0"



Project

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Revisions

No. Description Date

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Date

05/28/2021

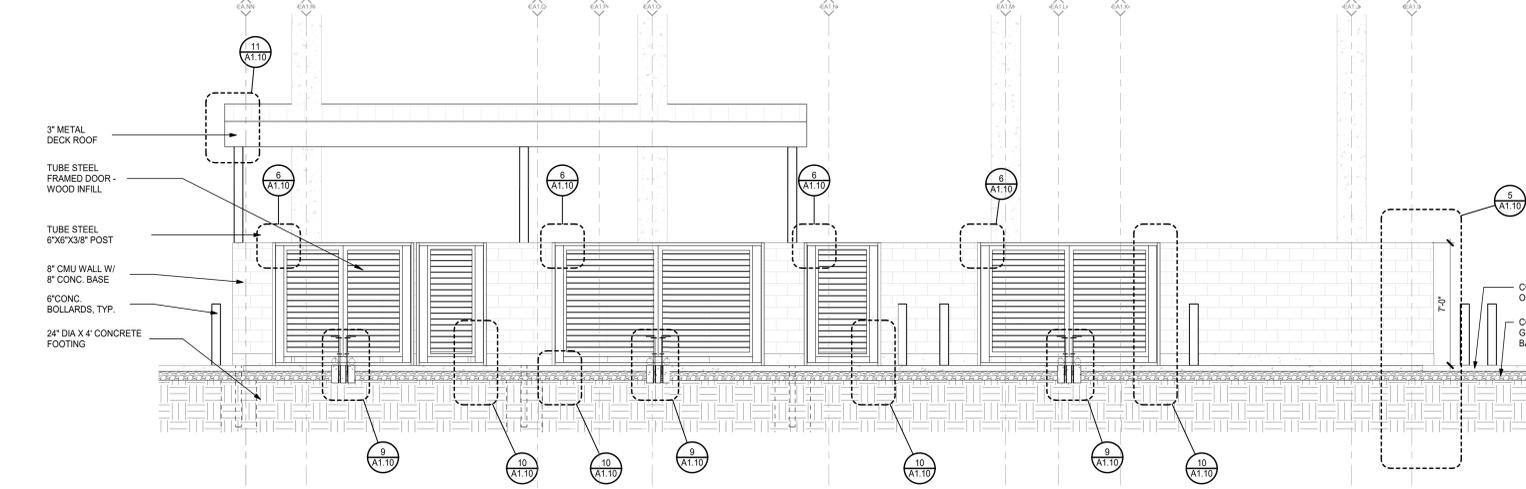
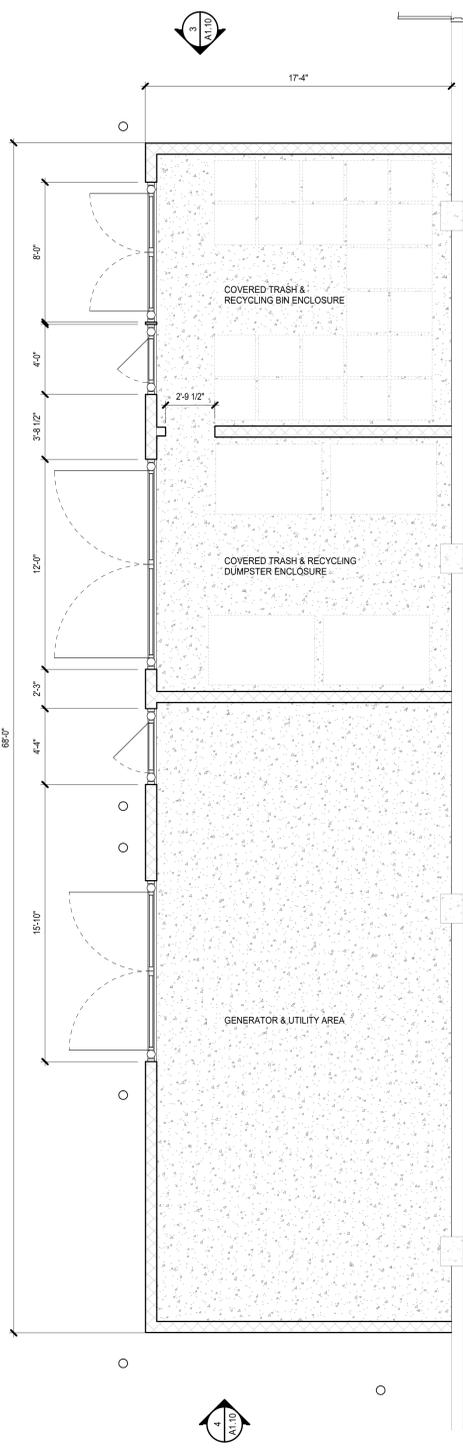
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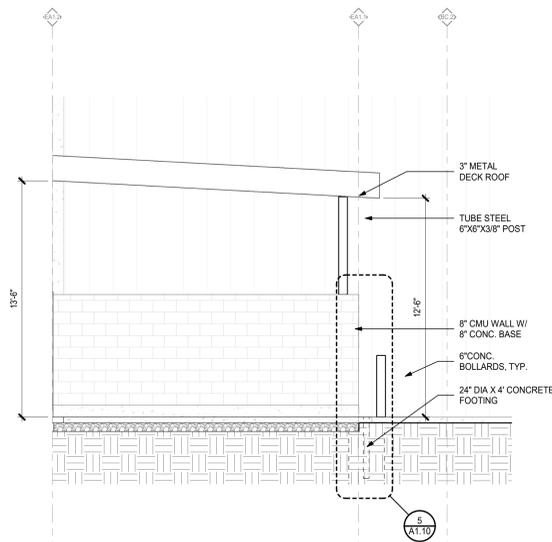
Drawing Title
ARCHITECTURAL
SITE DETAILS

Sheet No.

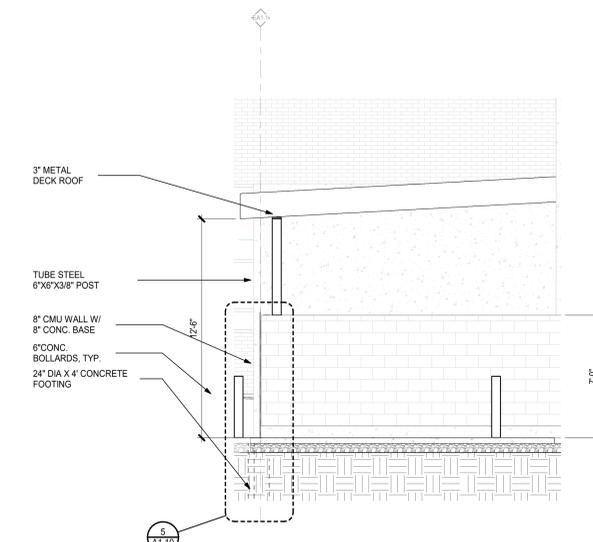
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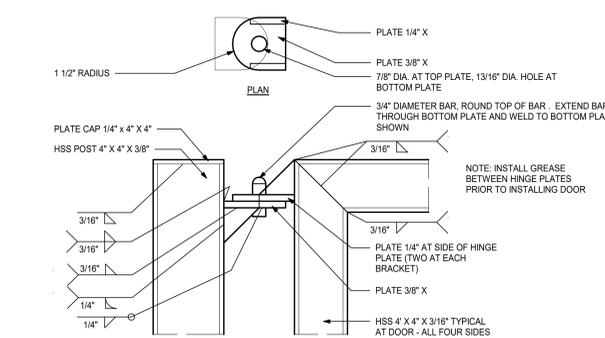
2 UTILITY YARD EAST ELEV.
1/4" = 1'-0"



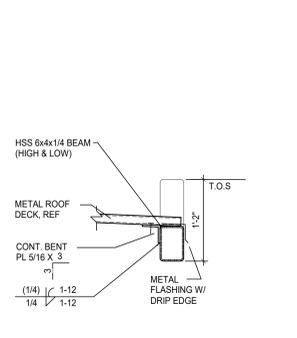
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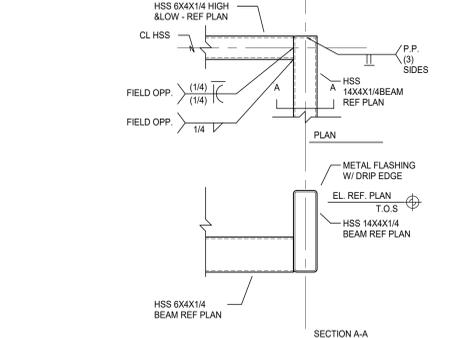
4 UTILITY YARD SOUTH ELEV.
1/4" = 1'-0"



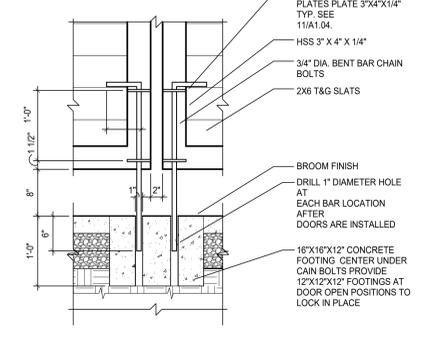
6 GATE HINGE- UTILITY YARD
3" = 1'-0"



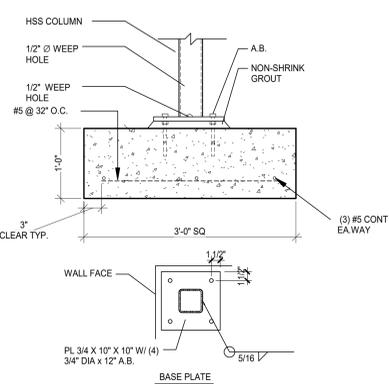
7 TRASH - BEAM DETAIL
1" = 1'-0"



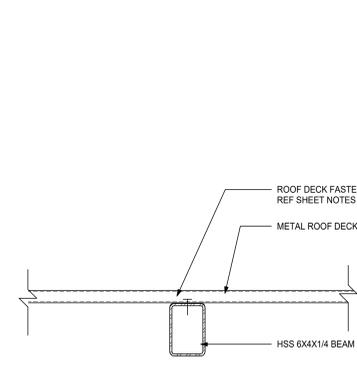
8 TRASH - BEAM DETAIL
1" = 1'-0"



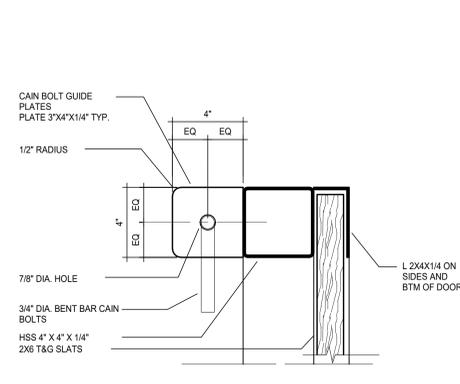
9 TRASH - DOOR CAIN BOLT
1" = 1'-0"



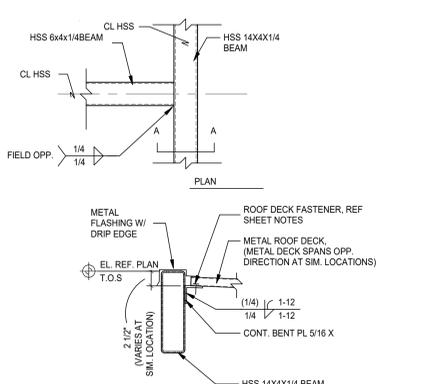
10 POST CONNECTION UTILITY YARD
3" = 1'-0"



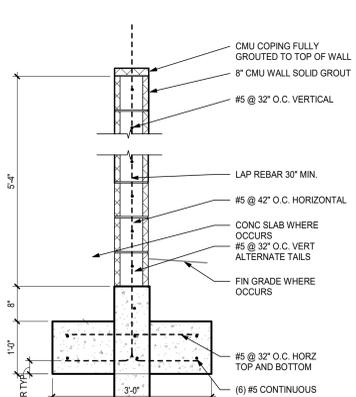
11 TRASH - BEAM DETAIL
1 1/2" = 1'-0"



12 TRASH- DOOR CAIN BOLT
3" = 1'-0"



13 TRASH - BEAM DETAIL
1" = 1'-0"



- STRUCTURAL UNIT MASONRY CONSTRUCTION SHALL CONFORM TO CHAPTER 21 OF THE OSSC AND ACI 530
- VERIFICATION OF F_m SHALL BE PER ACI 530 SPECIFICATION SECTION 1.4B.2b FOR UNIT STRENGTH METHOD
- VERIFICATION OF F_m SHALL BE PER ACI 530 SPECIFICATION SECTION 1.4B.3b FOR PRISM TESTING METHOD
- ALL HOLLOW UNIT MASONRY WALLS SHALL BE REINFORCED WITH REINFORCING BARS PLACED IN SOLID GROUTED CELLS
- ALL CONCRETE MASONRY UNITS SHALL BE STANDARD BLOCKS. DO NOT USE STRETCHER BLOCKS UNLESS NOTED ON DRAWINGS
- ALL CONCRETE MASONRY UNITS SHALL BE GRADE N, TYPE I, HAVING A MINIMUM COMPRESSIVE DESIGN STRENGTH OF 1500 PSI
- GROUT JOINTS SHALL BE LIMITED TO 4'-0" VERTICALLY
- REINFORCEMENT TO BE POSITIONED AND TIED AT EACH BAR LAP. PROVIDE PREFABRICATED REBAR CENTERING TIES WITH LOOPS FOR SINGLE OR DOUBLE BARS IN CELLS AT AN INTERVAL NOT EXCEEDING 200 BAR DIAMETERS OR 10 FEET
- ALL VERTICAL REBAR IN MASONRY WALLS SHALL ORIGINATE WITH DOWELS OF A SAME SIZE AND SPACING, PLACED INTO CONCRETE CONSTRUCTION IN CONTACT WITH THE BOTTOM OF MASONRY
- GROUT MIX SHALL CONTAIN PORTLAND CEMENT ONLY PLUS AGGREGATE PLUS A NON-SHRINK ADDITIVE. MAXIMUM AGGREGATE SIZE SHALL BE 3/8" INCH
- GROUT SLUMP SHALL BE 8 TO 10 INCHES. WATER REDUCING ADDITIVE MAY BE USED
- MINIMUM COMPRESSIVE GROUT STRENGTH SHALL BE 2000 PSI BASED ON 28-DAY TESTS
- GROUT SHALL BE VIBRATED WHILE PLACING TO ENSURE THAT CELLS ARE COMPLETELY FILLED
- ALL UNITS SHALL BE LAID IN RUNNING BOND USING TYPE M MORTAR WITH HEAD JOINTS AND MORTARED SOLID
- PROVIDE METAL LATH AT BOTTOM OF BOND BEAMS AND CELLS FILLED GROUT FOR ANCHOR BOLTS. PAPER DAMS SHALL NOT BE PERMITTED
- PROVIDE A MINIMUM OF 3" SOLID GROUTED MASONRY UNDER BEARING ENDS OF ALL JOISTS, SLABS OR BEAMS
- REINFORCING BARS SHALL NOT BE BENT IN THE FIELD WITHOUT PRIOR APPROVAL OF THE ARCHITECT
- PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS. CORNER BARS SHALL BE THE SAME SIZE, NUMBER AND SPACING AS THE HORIZONTAL REINFORCEMENT
- LAP ALL REINFORCEMENT AT MINIMUM OF 40 BAR DIAMETERS UNLESS NOTED OTHERWISE
- SECURE TOP OF ALL MASONRY OR PARTITIONS TO FLOORS OR ROOFS AS SHOWN ON THE DRAWINGS
- SHORE ALL MASONRY UNITS FOR A MINIMUM OF 21 DAYS AFTER GROUT POUR AND UNTIL GROUT HAS OBTAINED ITS DESIGN STRENGTH
- ALL PORTLAND CEMENT CONCRETE FOOTINGS FOR MASONRY SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI



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ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051



Project

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Revisions

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Drawing Title

OVERALL FLOOR
PLAN - ZONE A

Sheet No.

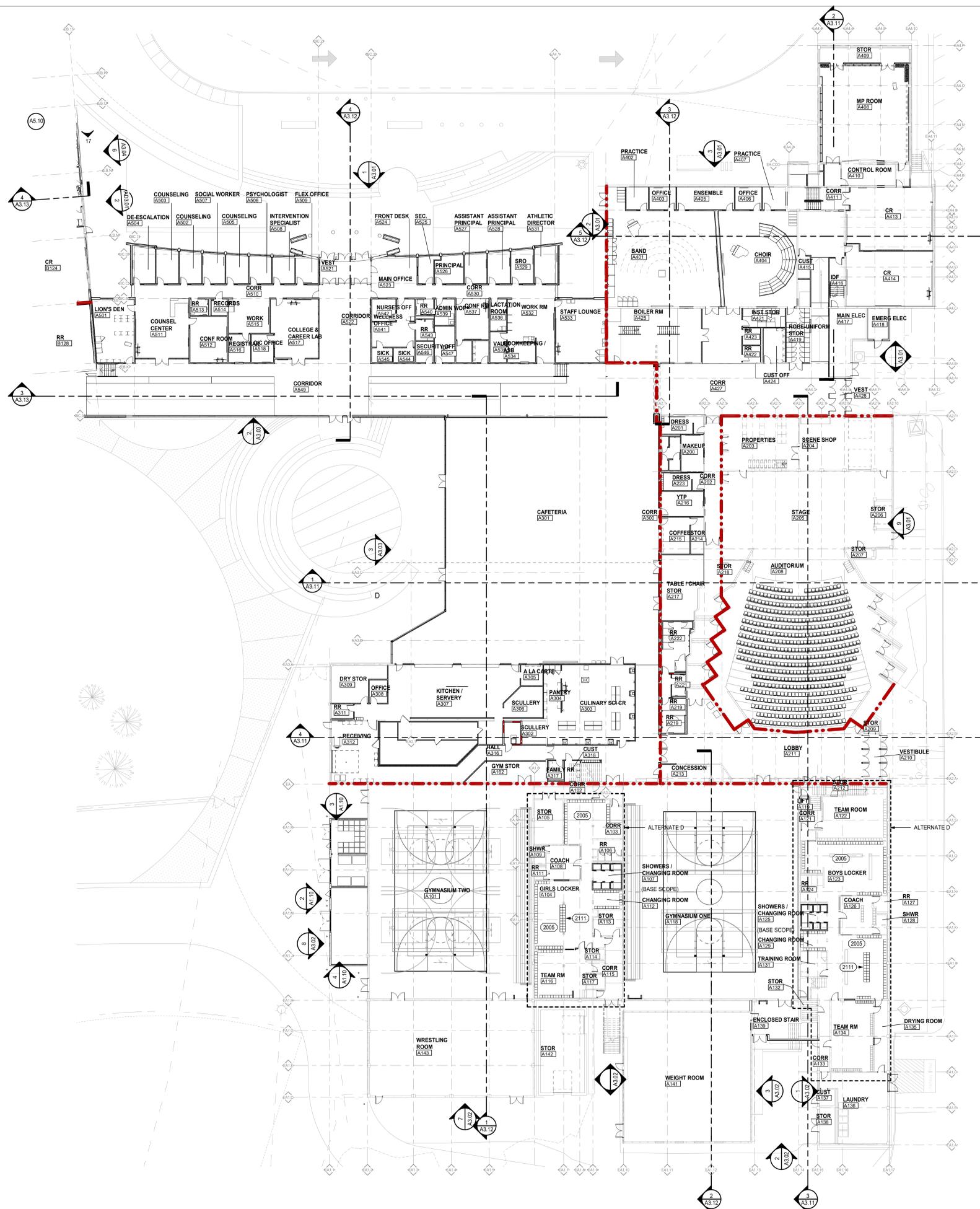
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SHEET NOTES

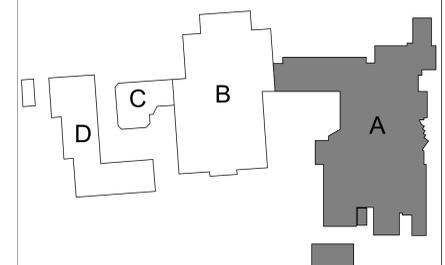
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LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- EXISTING CONCRETE WALL TO REMAIN
- NEW WALL



Key Plan



1 OVERALL PLAN - A
1" = 20'-0"



Project

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Drawing Title

OVERALL FLOOR
PLAN - ZONE B, C, D

Sheet No.

A2.12

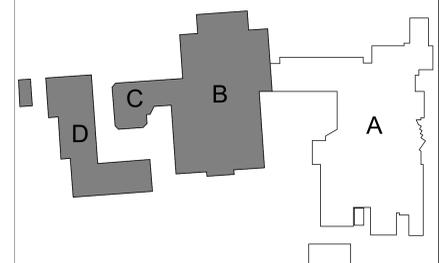
SHEET NOTES

1. OVERALL PLANS ARE FOR SPATIAL REFERENCE - SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION ON ROOM CONTENTS.

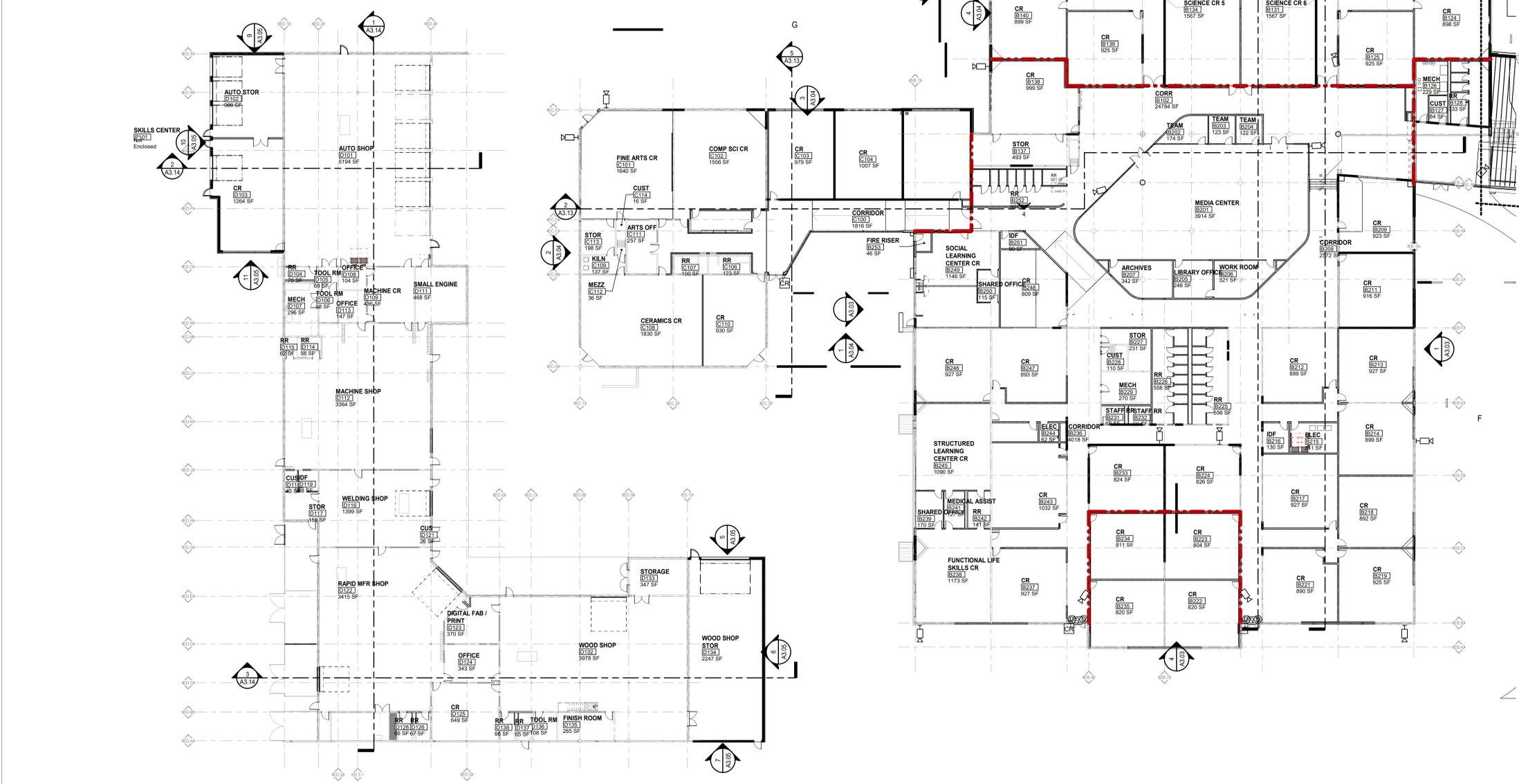
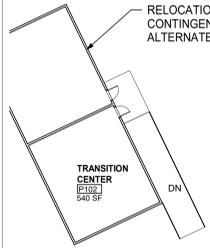
LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- EXISTING CONCRETE WALL TO REMAIN
- NEW WALL

Key Plan



RELOCATION OF PORTABLE
CONTINGENT ON ACCEPTANCE OF
ALTERNATES B, C OR K

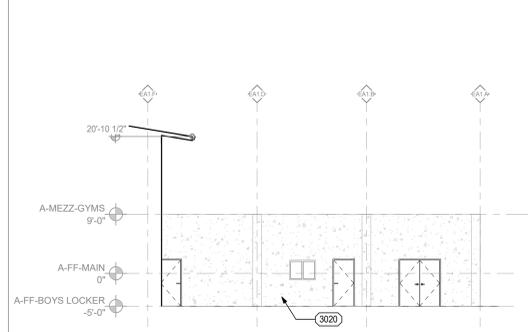


1 OVERALL FLOOR PLAN - ZONE B, C, D
1" = 20'-0"

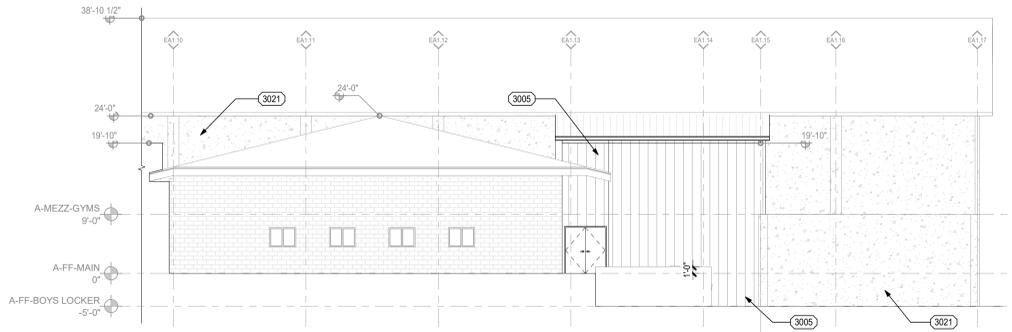
SHEET NOTES

1. REFER TO EXTERIOR ASSEMBLIES TYPES ON A0.XX
2. REFER TO EXTERIOR FRAME TYPES ON A0.XX
3. ALL SPOT ELEVATIONS MEASURED FROM LEVEL A-FF MAIN AT 0'-0"
4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

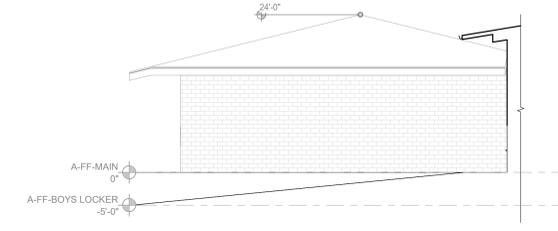
LEGEND - KEYNOTES	
MARK	DESCRIPTION
3005	MTL WALL PANEL
3020	EXISTING CONCRETE WALL - PAINT
3021	MASONRY VENEER - BRICK



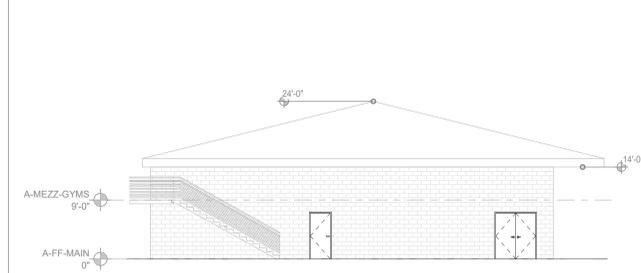
1 ELEVATION - AREA A1 - LAUNDRY - WEST
3/32" = 1'-0"



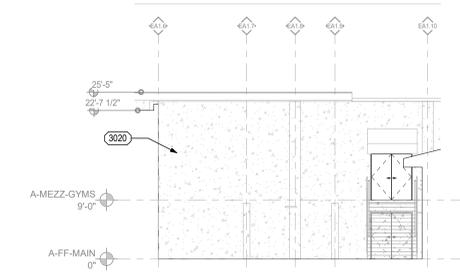
2 ELEVATION - AREA A1 - WEIGHT RMS AND LAUNDRY - SOUTH
3/32" = 1'-0"



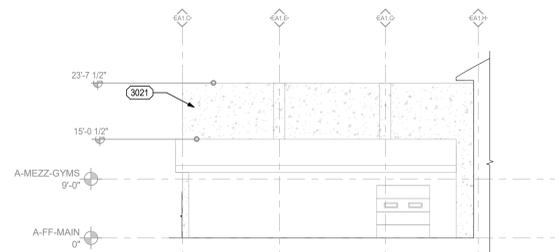
3 ELEVATION - A1 - WEIGHT RM - EAST
3/32" = 1'-0"



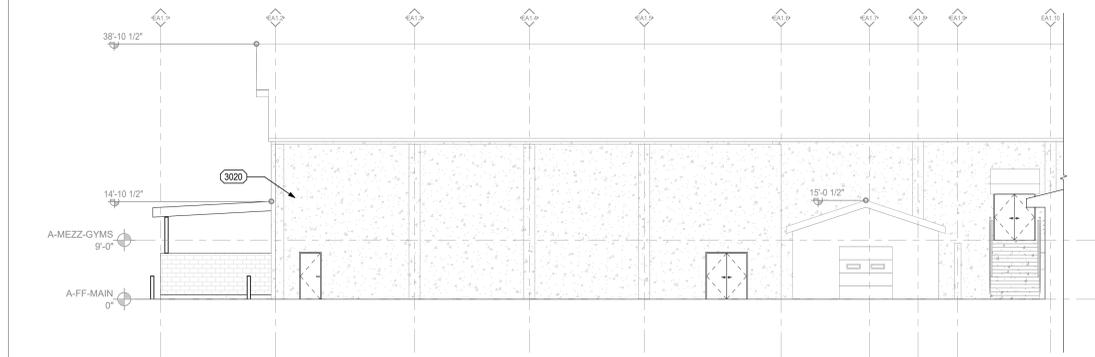
4 ELEVATION - A1 - WEIGHT RM - WEST
3/32" = 1'-0"



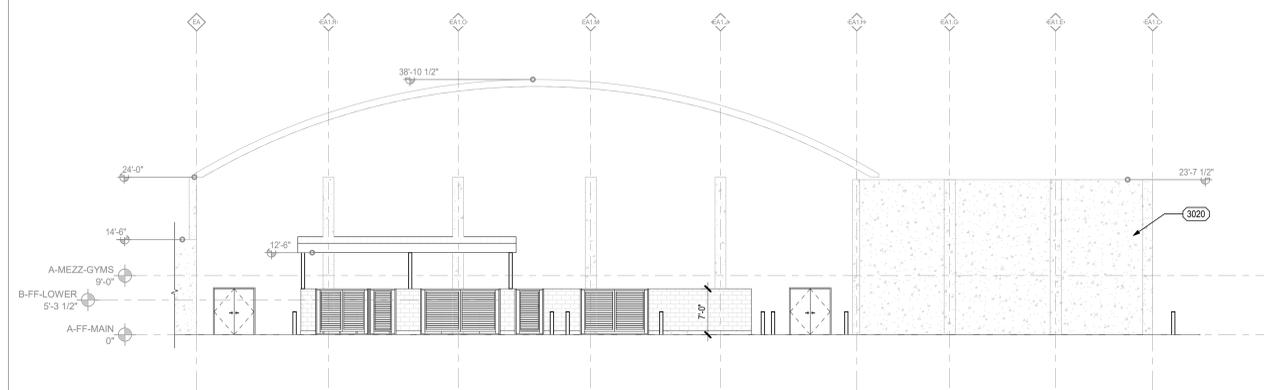
5 ELEVATION - A1 - TEAM RMS - NORTH
3/32" = 1'-0"



6 ELEVATION - A1 - ATHLETIC STORAGE - EAST
3/32" = 1'-0"



7 ELEVATION - AREA A1 - WRESTLING & STORAGE - SOUTH
3/32" = 1'-0"



8 ELEVATION - AREA A1 & UTILITY YARD - WEST
3/32" = 1'-0"

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
 2375 GABLE RD,
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EXTERIOR ELEVATIONS

Sheet No

A3.02



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Drawing Title

**EXTERIOR
ELEVATIONS**

Sheet No.

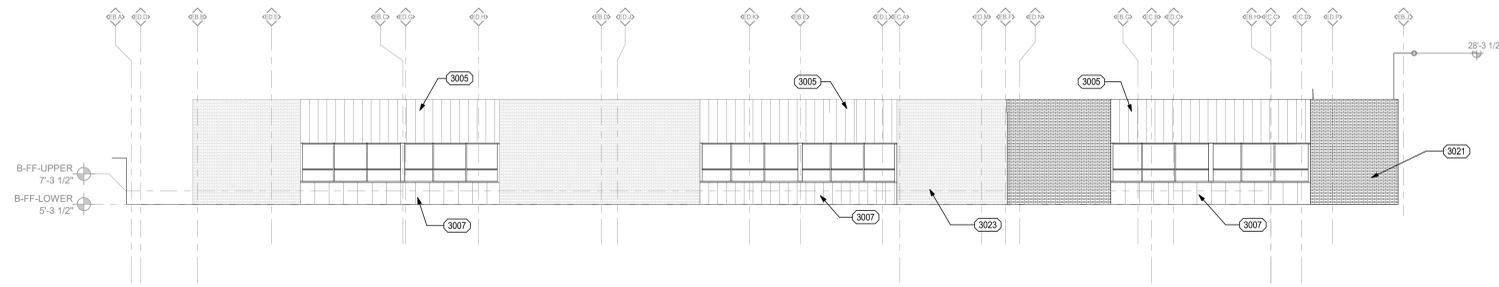
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SHEET NOTES

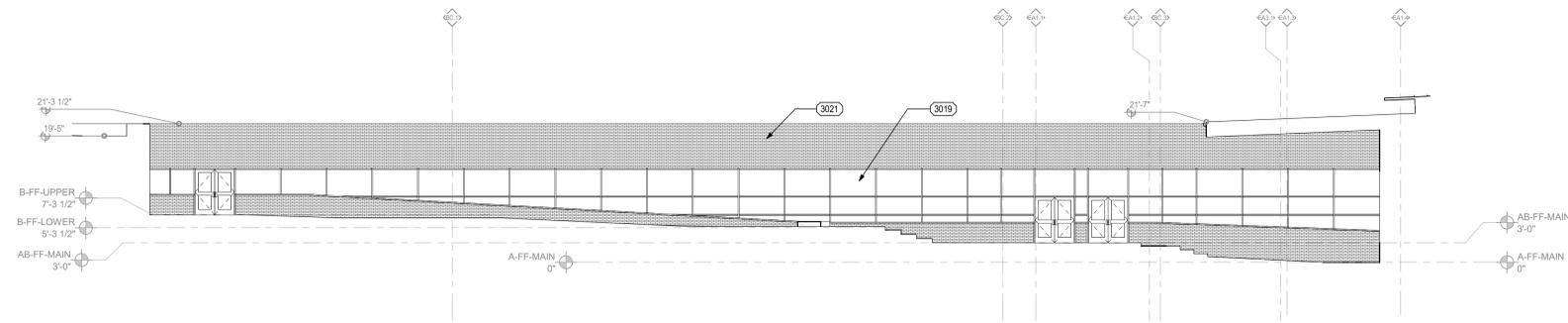
1. REFER TO EXTERIOR ASSEMBLIES TYPES ON A0.XX
2. REFER TO EXTERIOR FRAME TYPES ON A8.XX
3. ALL SPOT ELEVATIONS MEASURED FROM LEVEL A-FF MAIN AT 0'-0"
4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

LEGEND - KEYNOTES

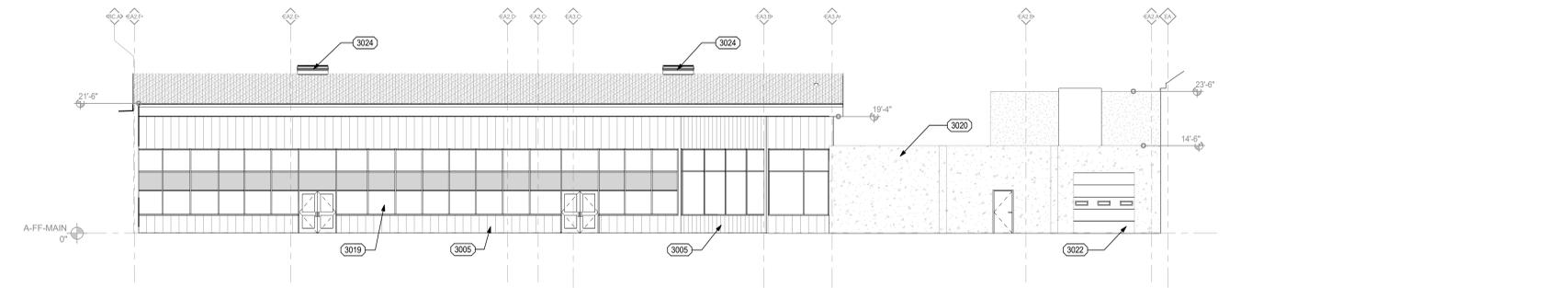
MARK	DESCRIPTION
3002	MTL FASCIA
3005	MTL WALL PANEL
3007	PHENOLIC PANEL
3019	NEW STOREFRONT
3020	EXISTING CONCRETE WALL - PAINT
3021	MASONRY VENEER - BRICK
3022	NEW OVERHEAD DOOR
3023	EXISTING BRICK VENEER TO BE CLEANED AND SEALED
3024	NEW SKYLIGHTS



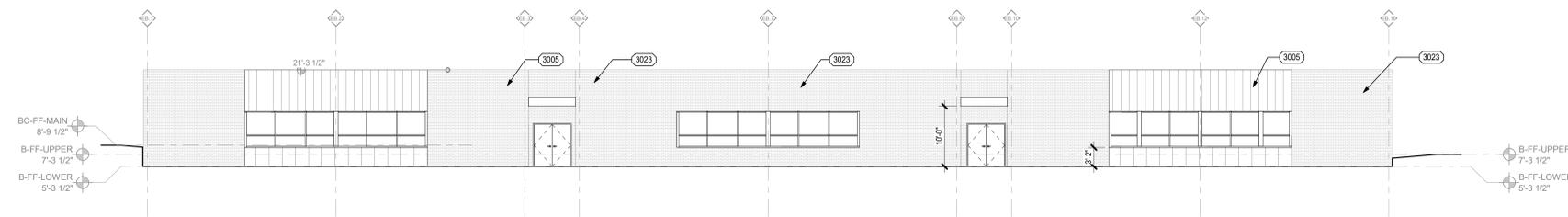
1 ELEVATION - AREA B2 - EAST - COURTYARD
3/32" = 1'-0"



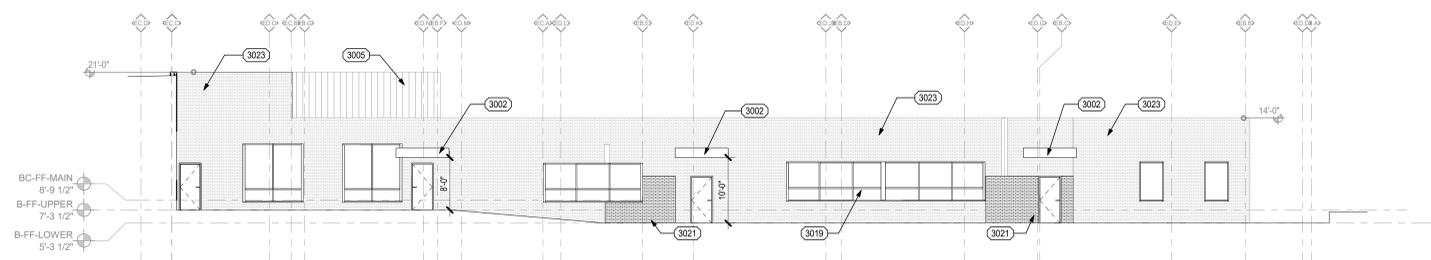
2 ELEVATION - AREA A5 - SOUTH - COURTYARD
3/32" = 1'-0"



3 ELEVATION - AREA A3 - WEST - COURTYARD
3/32" = 1'-0"



4 ELEVATION - AREA B2 - SOUTH
3/32" = 1'-0"



5 ELEVATION - AREA B2 - WEST
3/32" = 1'-0"



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18103

Drawing Title

**EXTERIOR
ELEVATIONS**

Sheet No.

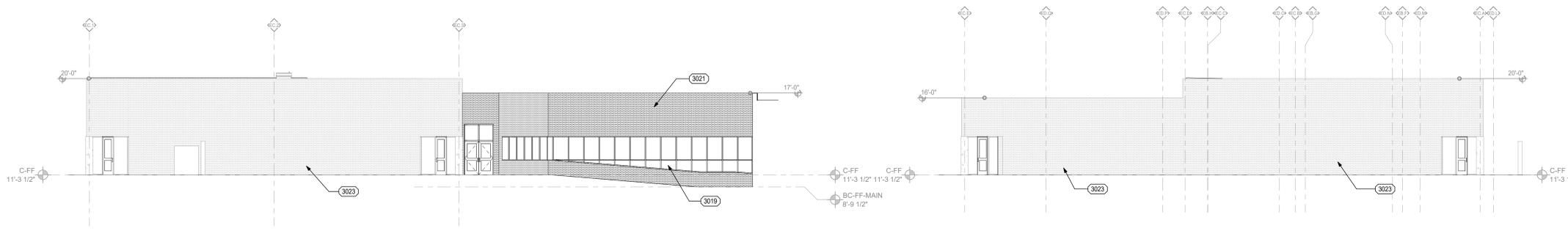
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SHEET NOTES

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2. REFER TO EXTERIOR FRAME TYPES ON A8.XX
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4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

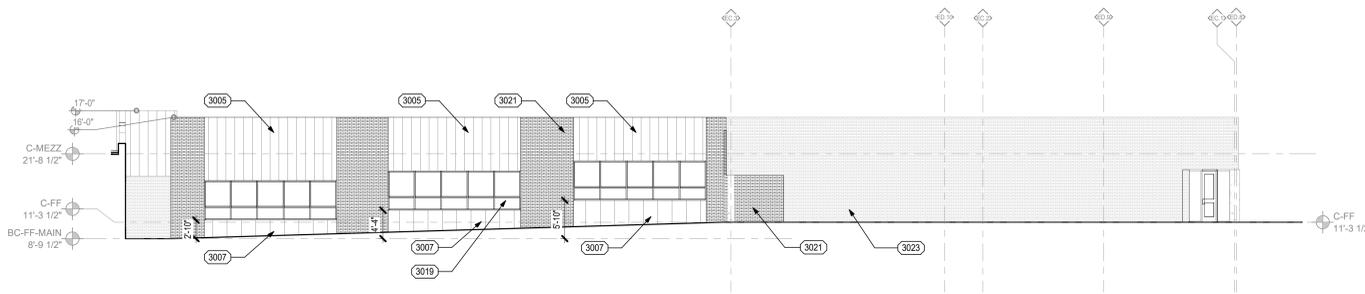
LEGEND - KEYNOTES

MARK	DESCRIPTION
3002	MTL FASCIA
3005	MTL WALL PANEL
3007	PHENOLIC PANEL
3019	NEW STOREFRONT
3021	MASONRY VENEER - BRICK
3023	EXISTING BRICK VENEER TO BE CLEANED AND SEALED

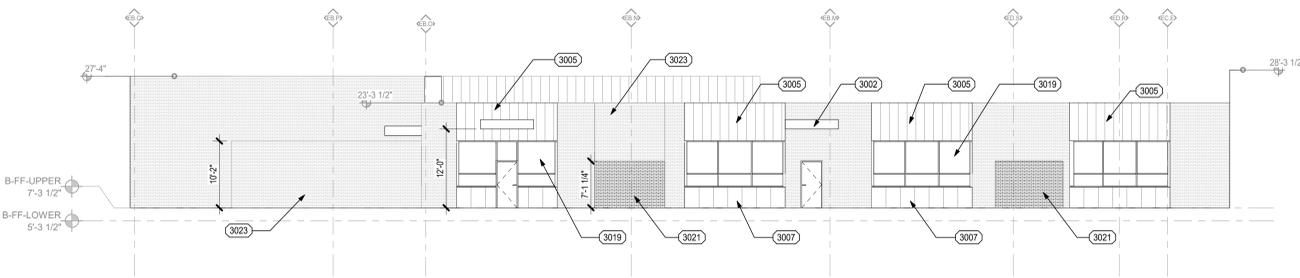


1 ELEVATION - AREA C1 - SOUTH
3/32" = 1'-0"

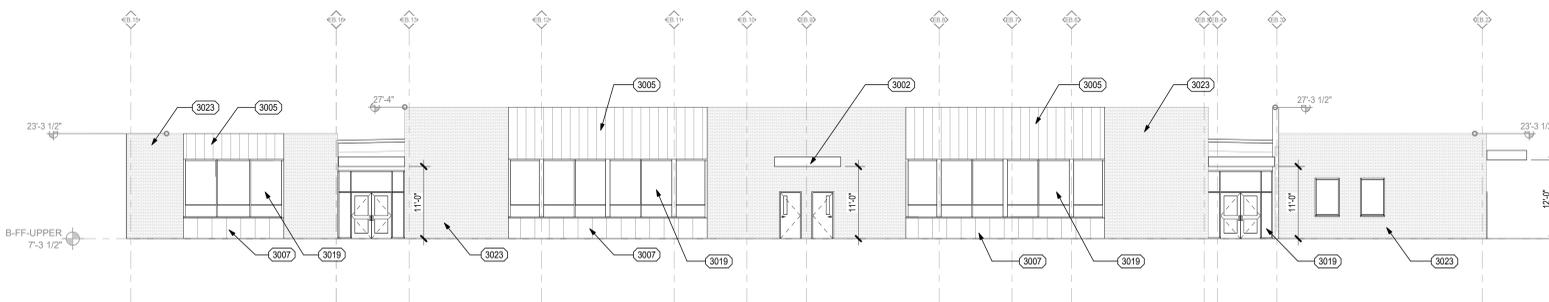
2 ELEVATION - AREA C1 - WEST
3/32" = 1'-0"



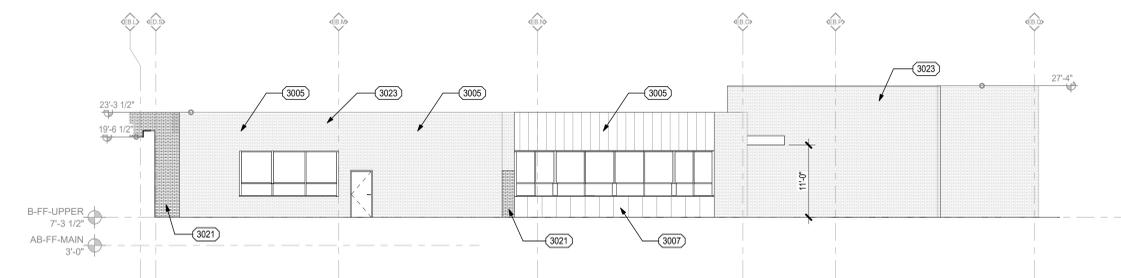
3 ELEVATION - AREA C1 - NORTH
3/32" = 1'-0"



4 ELEVATION - AREA B1 - WEST
3/32" = 1'-0"



5 ELEVATION - AREA B1 - NORTH
3/32" = 1'-0"



6 ELEVATION - AREA B1 - EAST
3/32" = 1'-0"

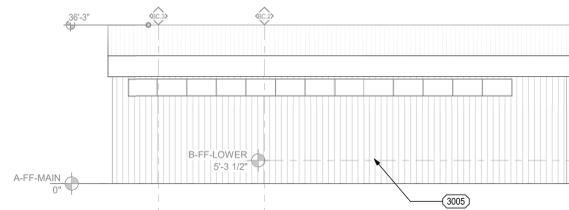
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SHEET NOTES

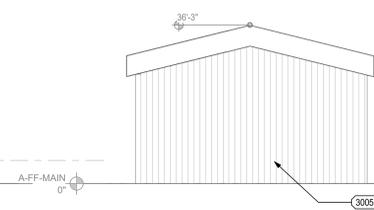
1. REFER TO EXTERIOR ASSEMBLIES TYPES ON A0.XX
2. REFER TO EXTERIOR FRAME TYPES ON A8.XX
3. ALL SPOT ELEVATIONS MEASURED FROM LEVEL A-FF MAIN AT 0'-0"
4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

LEGEND - KEYNOTES

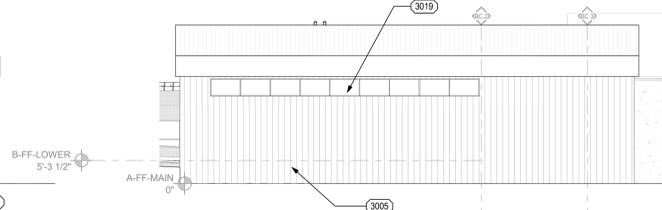
MARK	DESCRIPTION
3002	MTL FASCIA
3005	MTL WALL PANEL
3019	NEW STOREFRONT
3020	EXISTING CONCRETE WALL - PAINT
3021	MASONRY VENEER - BRICK
3022	NEW OVERHEAD DOOR



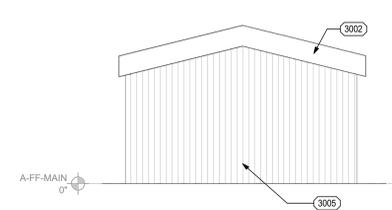
1 OFFSEASON BUILDING - NORTH
1/16" = 1'-0"



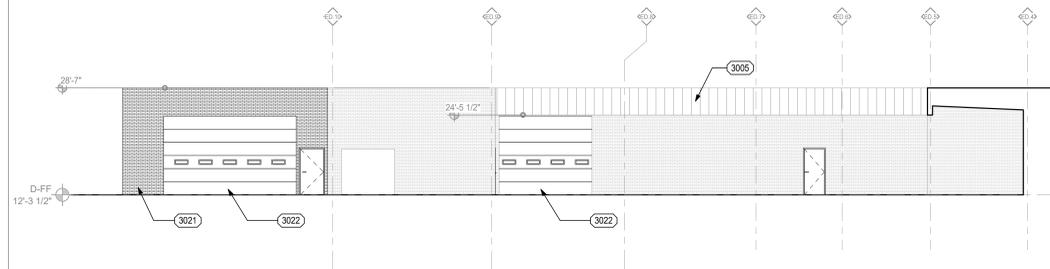
2 OFFSEASON BUILDING - EAST
1/16" = 1'-0"



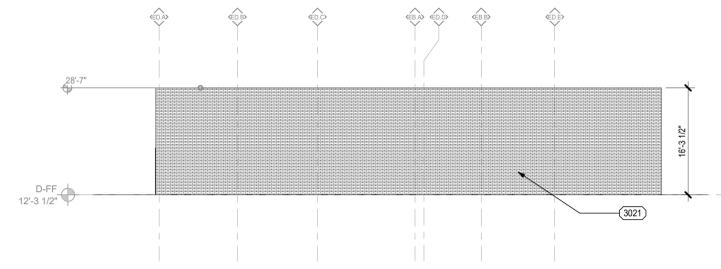
3 OFFSEASON BUILDING - SOUTH
1/16" = 1'-0"



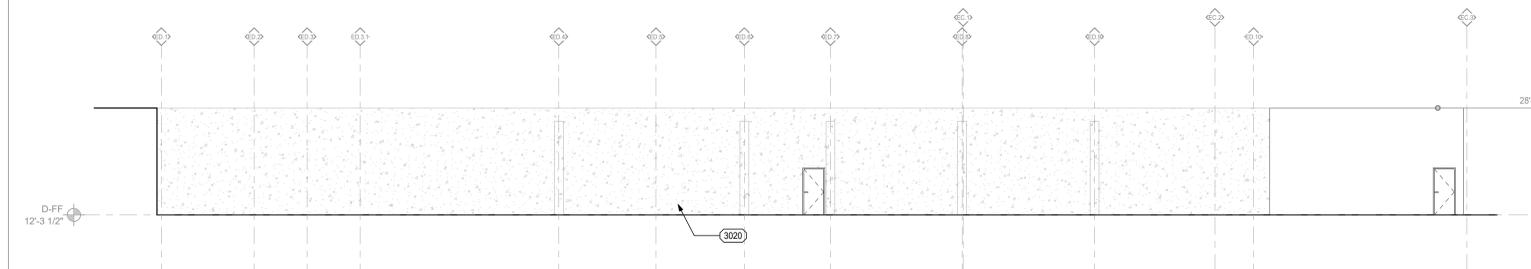
4 OFFSEASON BUILDING - WEST
1/16" = 1'-0"



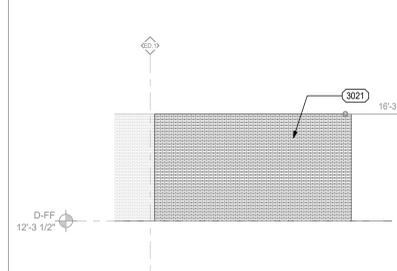
5 BUILDING D - ALTERNATE A - NORTH
3/32" = 1'-0"



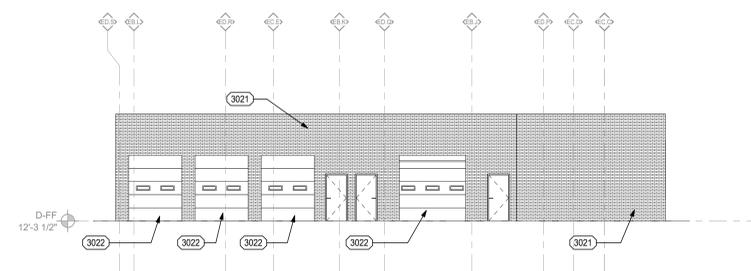
6 BUILDING D - ALTERNATE A - EAST
3/32" = 1'-0"



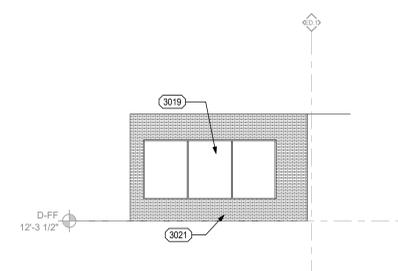
7 BUILDING D - ALTERNATE A - SOUTH
3/32" = 1'-0"



9 BUILDING D - ALTERNATE B - NORTH
3/32" = 1'-0"



10 BUILDING D - ALTERNATE B - EAST
3/32" = 1'-0"



11 BUILDING D - ALTERNATE B - SOUTH
3/32" = 1'-0"

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
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**EXTERIOR
ELEVATIONS -
ALTERNATES**

Sheet No

A3.05



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Project Number

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EROSION & SEDIMENT CONTROL PLAN PHASE I

Sheet No

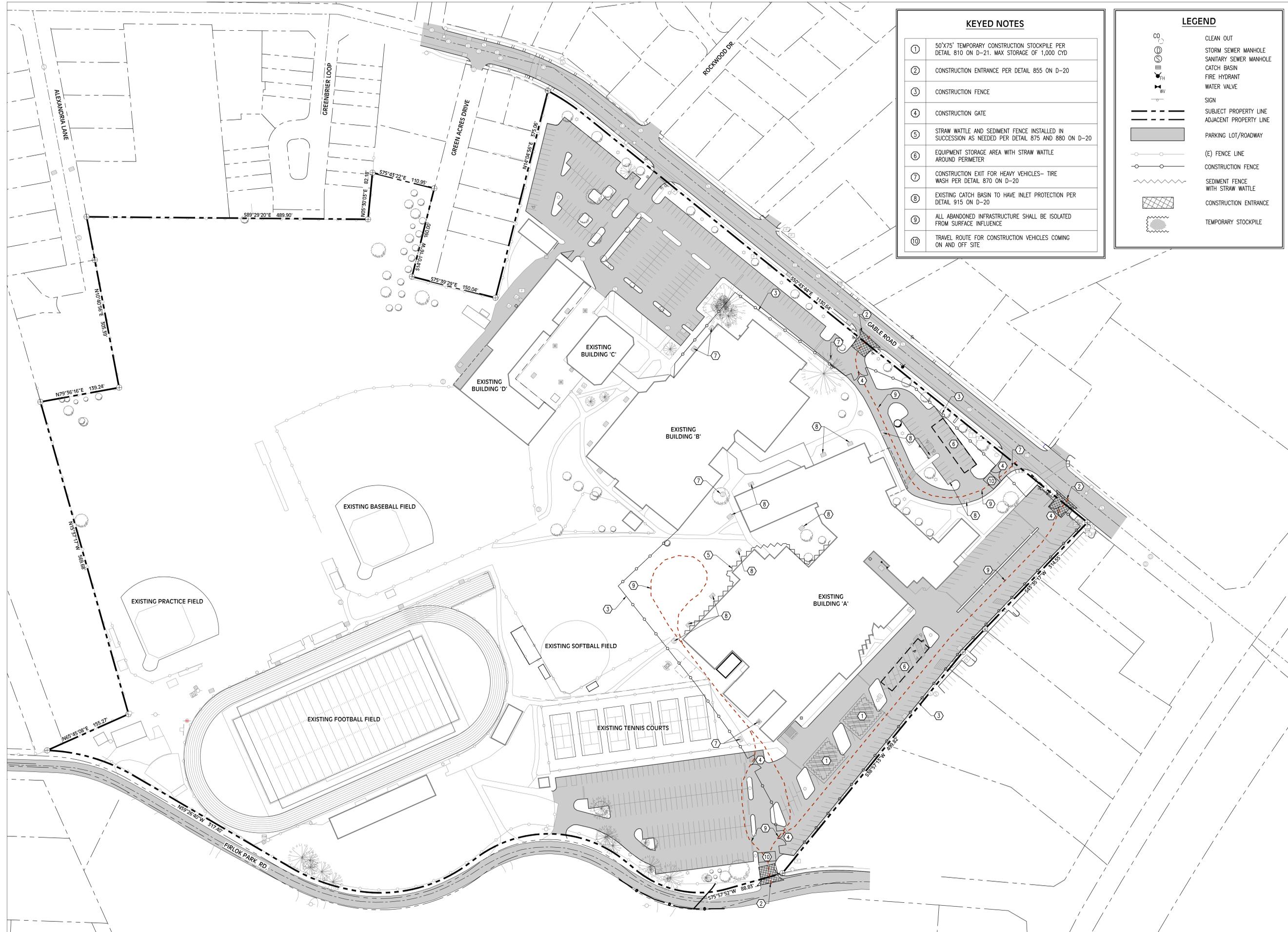
C0.02

KEYED NOTES

- ① 50'X75' TEMPORARY CONSTRUCTION STOCKPILE PER DETAIL 810 ON D-21. MAX STORAGE OF 1,000 CYD
- ② CONSTRUCTION ENTRANCE PER DETAIL 855 ON D-20
- ③ CONSTRUCTION FENCE
- ④ CONSTRUCTION GATE
- ⑤ STRAW WATTLE AND SEDIMENT FENCE INSTALLED IN SUCCESSION AS NEEDED PER DETAIL 875 AND 880 ON D-20
- ⑥ EQUIPMENT STORAGE AREA WITH STRAW WATTLE AROUND PERIMETER
- ⑦ CONSTRUCTION EXIT FOR HEAVY VEHICLES- TIRE WASH PER DETAIL 870 ON D-20
- ⑧ EXISTING CATCH BASIN TO HAVE INLET PROTECTION PER DETAIL 915 ON D-20
- ⑨ ALL ABANDONED INFRASTRUCTURE SHALL BE ISOLATED FROM SURFACE INFLUENCE
- ⑩ TRAVEL ROUTE FOR CONSTRUCTION VEHICLES COMING ON AND OFF SITE

LEGEND

- CLEAN OUT
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PARKING LOT/ROADWAY
- (E) FENCE LINE
- CONSTRUCTION FENCE
- SEDIMENT FENCE WITH STRAW WATTLE
- CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE



EROSION AND SEDIMENT CONTROL PLAN - PHASE I

SCALE: 1" = 60'-0"



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ST HELENS, OR 97051**



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05/05/2021

Project Number

18103

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**EROSION &
SEDIMENT CONTROL
PLAN PHASE II**

Sheet No.

C0.03

KEYED NOTES

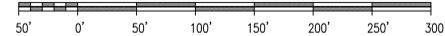
- ① 50'x75' TEMPORARY CONSTRUCTION STOCKPILE PER DETAIL 810 ON D-21. MAX STORAGE OF 1,000 CYD
- ② CONSTRUCTION ENTRANCE PER DETAIL 855 ON D-20
- ③ CONSTRUCTION FENCE
- ④ CONSTRUCTION GATE
- ⑤ STRAW WATTLE AND SEDIMENT FENCE INSTALLED IN SUCCESSION AS NEEDED PER DETAIL 875 AND 880 ON D-20
- ⑥ EQUIPMENT STORAGE AREA WITH STRAW WATTLE AROUND PERIMETER
- ⑦ CONSTRUCTION EXIT FOR HEAVY VEHICLES- TIRE WASH PER DETAIL 870 ON D-20
- ⑧ EXISTING CATCH BASIN TO HAVE INLET PROTECTION PER DETAIL 915 ON D-20
- ⑨ ALL ABANDONED INFRASTRUCTURE SHALL BE ISOLATED FROM SURFACE INFLUENCE
- ⑩ TRAVEL ROUTE FOR CONSTRUCTION VEHICLES COMING ON AND OFF SITE

LEGEND

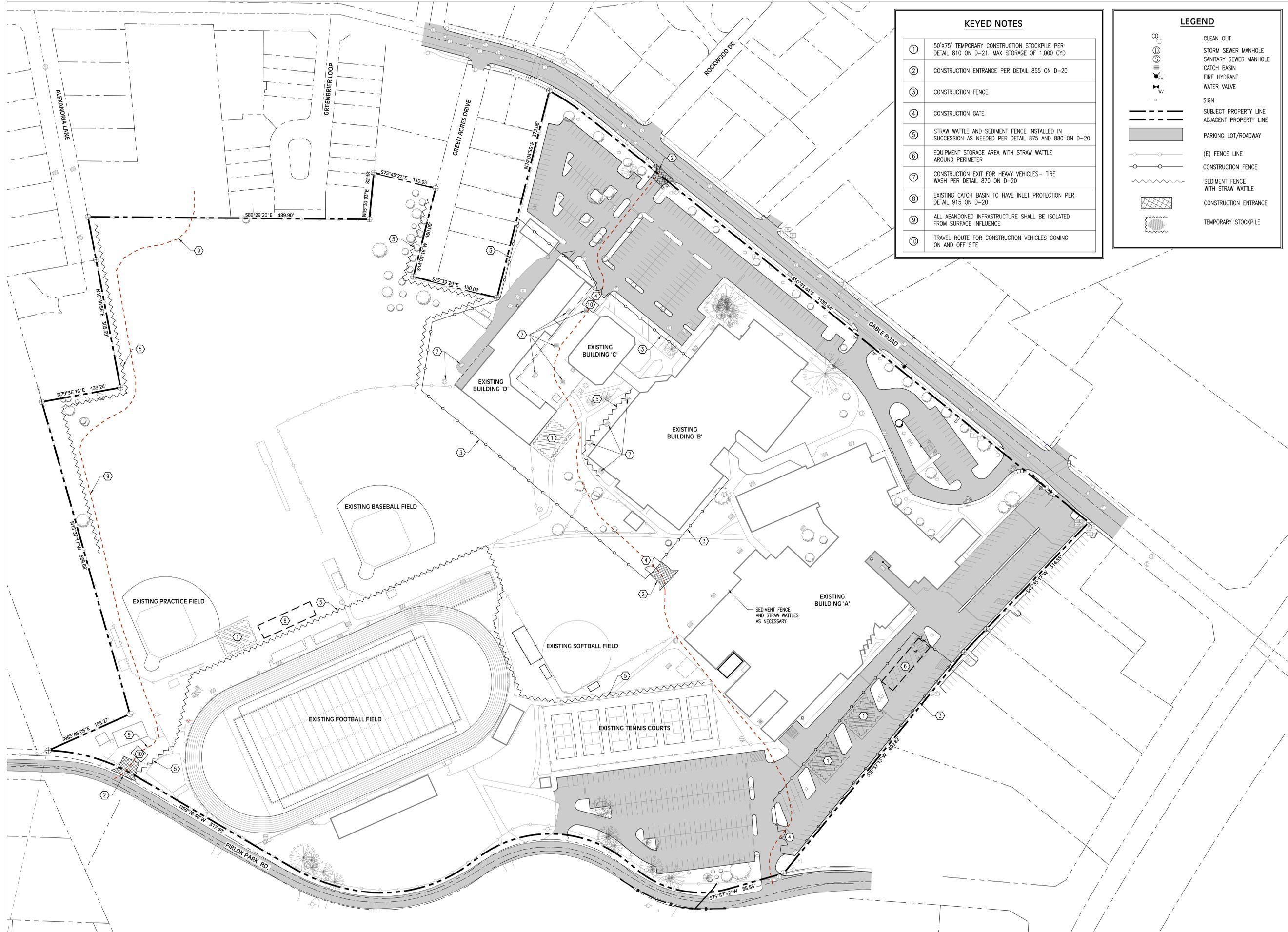
- CLEAN OUT
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PARKING LOT/ROADWAY
- (E) FENCE LINE
- CONSTRUCTION FENCE
- SEDIMENT FENCE WITH STRAW WATTLE
- CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE

EROSION AND SEDIMENT CONTROL PLAN - PHASE II

SCALE: 1"= 60'-0"



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ST HELENS SCHOOL DISTRICT - ADDITION & RENOVATION
**ST HELENS HIGH SCHOOL - 2375 GABLE RD,
ST HELENS, OR 97051**



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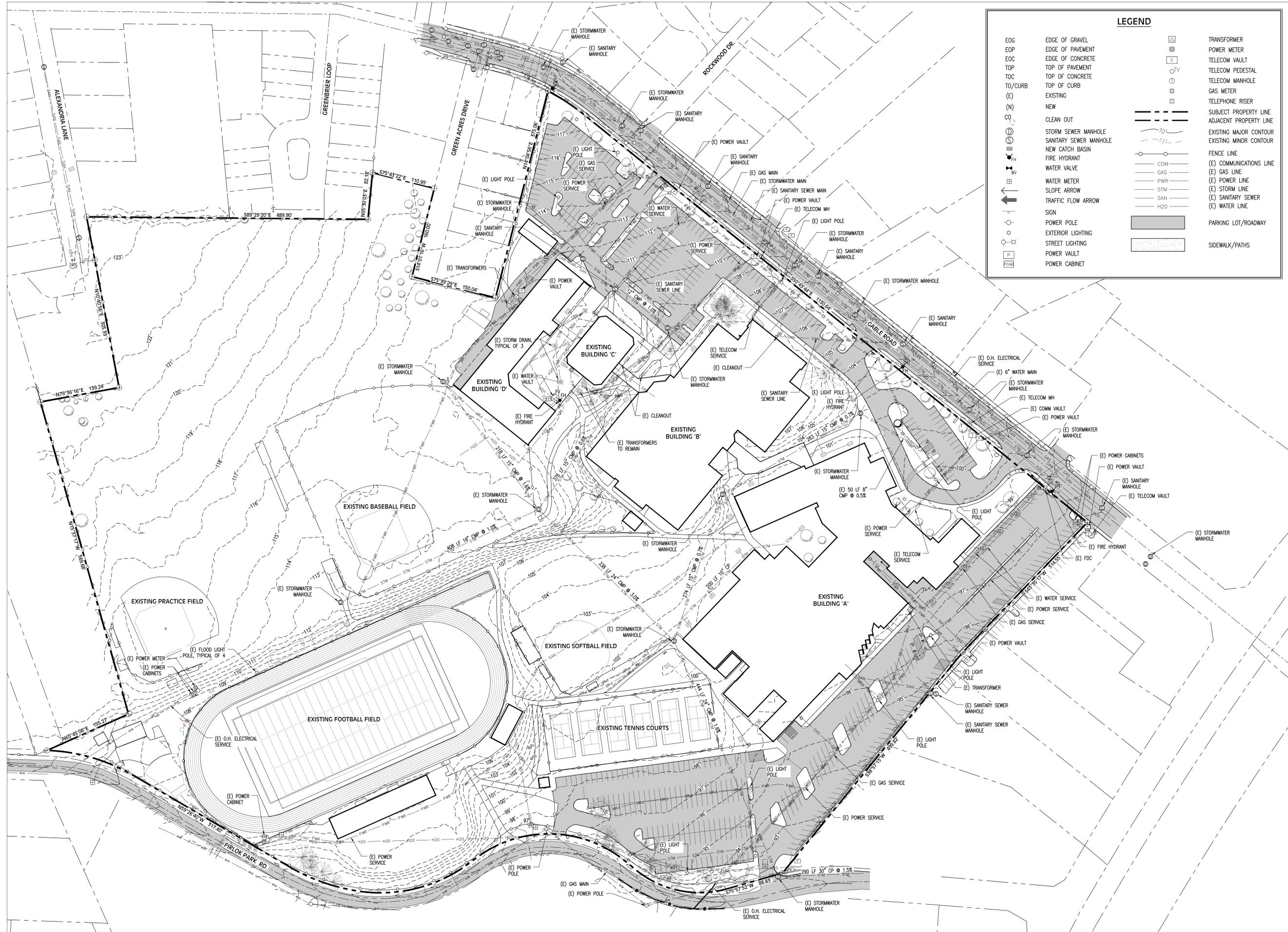
**EXISTING
CONDITIONS PLAN -
OVERALL**

Sheet No.

C1.01

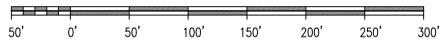
LEGEND

EOG	EDGE OF GRAVEL	⊠	TRANSFORMER
EOP	EDGE OF PAVEMENT	⊞	POWER METER
EOC	EDGE OF CONCRETE	⊞	TELECOM VAULT
TOP	TOP OF PAVEMENT	⊞	TELECOM PEDESTAL
TOC	TOP OF CONCRETE	⊞	TELECOM MANHOLE
TO/CURB	TOP OF CURB	⊞	GAS METER
(E)	EXISTING	⊞	TELEPHONE RISER
(N)	NEW	⊞	SUBJECT PROPERTY LINE
∅	CLEAN OUT	⊞	ADJACENT PROPERTY LINE
⊞	STORM SEWER MANHOLE	⊞	EXISTING MAJOR CONTOUR
⊞	SANITARY SEWER MANHOLE	⊞	EXISTING MINOR CONTOUR
⊞	NEW CATCH BASIN	⊞	FENCE LINE
⊞	FIRE HYDRANT	⊞	(E) COMMUNICATIONS LINE
⊞	WATER VALVE	⊞	(E) GAS LINE
⊞	WATER METER	⊞	(E) POWER LINE
⊞	SLOPE ARROW	⊞	(E) STORM LINE
⊞	TRAFFIC FLOW ARROW	⊞	(E) SANITARY SEWER
⊞	SIGN	⊞	(E) WATER LINE
⊞	POWER POLE	⊞	PARKING LOT/ROADWAY
⊞	EXTERIOR LIGHTING	⊞	SIDEWALK/PATHS
⊞	STREET LIGHTING	⊞	
⊞	POWER VAULT	⊞	
⊞	POWER CABINET	⊞	



EXISTING CONDITIONS PLAN - OVERALL

SCALE: 1" = 60'-0"



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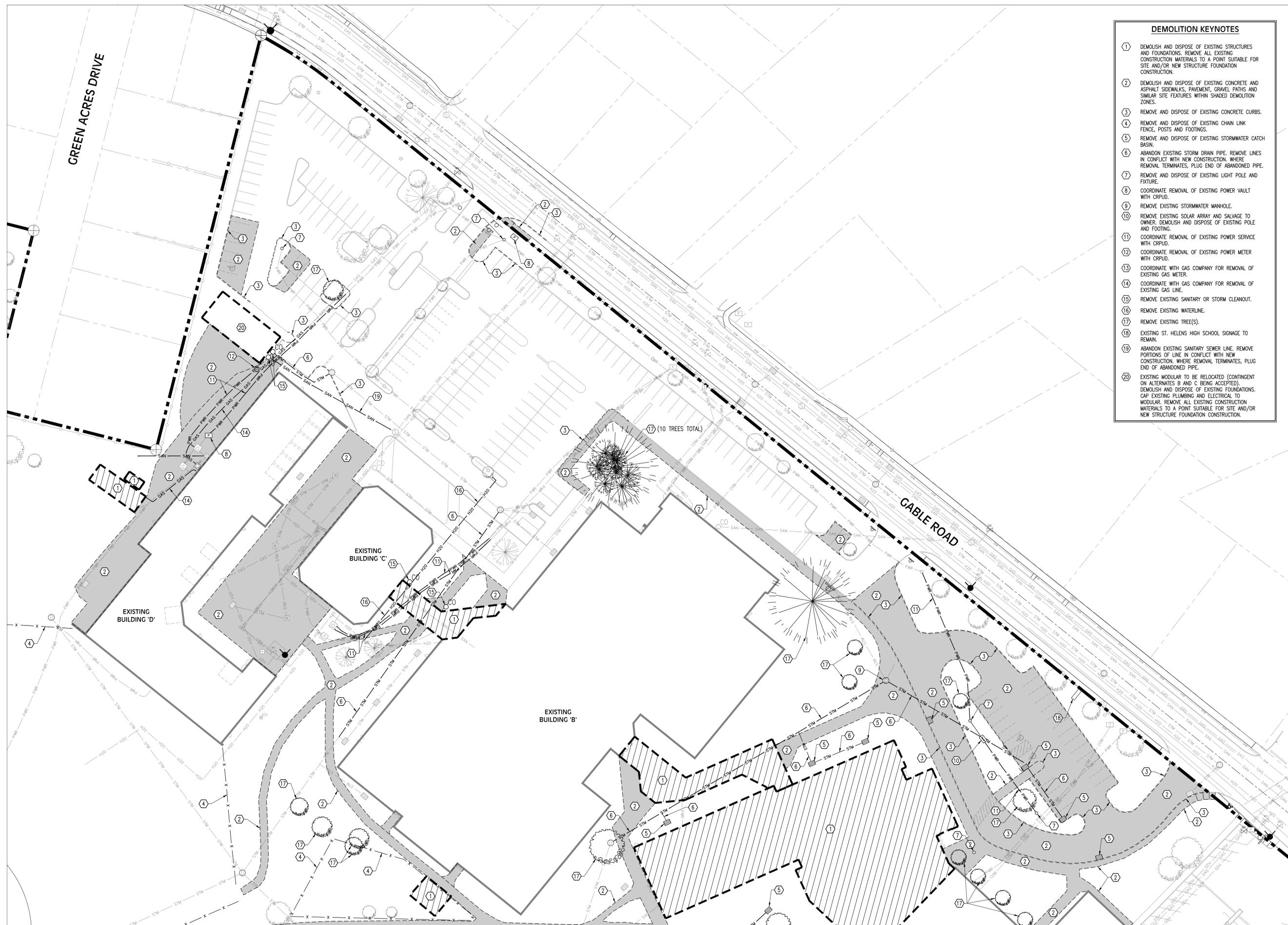
DEMOLITION SITE PLAN - NORTH

Sheet No.

C2.01

DEMOLITION KEYNOTES

- 1 DEMOLISH AND DISPOSE OF EXISTING STRUCTURES AND FOUNDATIONS. REMOVE ALL EXISTING CONSTRUCTION MATERIALS TO A POINT SUITABLE FOR SITE AND/OR NEW STRUCTURE FOUNDATION CONSTRUCTION.
- 2 DEMOLISH AND DISPOSE OF EXISTING CONCRETE AND ASPHALT SIDEWALKS, PAVEMENT, GRAVEL PATHS AND SIMILAR SITE FEATURES WITHIN SHADED DEMOLITION ZONES.
- 3 REMOVE AND DISPOSE OF EXISTING CONCRETE CURBS.
- 4 REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE, POSTS AND FOOTINGS.
- 5 REMOVE AND DISPOSE OF EXISTING STORMWATER CATCH BASIN.
- 6 ABANDON EXISTING STORM DRAIN PIPE. REMOVE LINES IN CONFLICT WITH NEW CONSTRUCTION. WHERE REMOVAL TERMINATES, PLUG END OF ABANDONED PIPE.
- 7 REMOVE AND DISPOSE OF EXISTING LIGHT POLE AND FIXTURE.
- 8 COORDINATE REMOVAL OF EXISTING POWER VAULT WITH CRPUD.
- 9 REMOVE EXISTING STORMWATER MANHOLE.
- 10 REMOVE EXISTING SOLAR ARRAY AND SALVAGE TO OWNER. DEMOLISH AND DISPOSE OF EXISTING POLE AND FOOTING.
- 11 COORDINATE REMOVAL OF EXISTING POWER SERVICE WITH CRPUD.
- 12 COORDINATE REMOVAL OF EXISTING POWER METER WITH CRPUD.
- 13 COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS METER.
- 14 COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS LINE.
- 15 REMOVE EXISTING SANITARY OR STORM CLEANOUT.
- 16 REMOVE EXISTING WATERLINE.
- 17 REMOVE EXISTING TREE(S).
- 18 EXISTING ST. HELENS HIGH SCHOOL SIGNAGE TO REMAIN.
- 19 ABANDON EXISTING SANITARY SEWER LINE. REMOVE PORTIONS OF LINE IN CONFLICT WITH NEW CONSTRUCTION. WHERE REMOVAL TERMINATES, PLUG END OF ABANDONED PIPE.
- 20 EXISTING MODULAR TO BE RELOCATED (CONTINGENT ON ALTERNATES B AND C BEING ACCEPTED). DEMOLISH AND DISPOSE OF EXISTING FOUNDATIONS. CAP EXISTING PLUMBING AND ELECTRICAL TO MODULAR. REMOVE ALL EXISTING CONSTRUCTION MATERIALS TO A POINT SUITABLE FOR SITE AND/OR NEW STRUCTURE FOUNDATION CONSTRUCTION.



DEMOLITION SITE PLAN - NORTH

SCALE: 1" = 30'-0"



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**ST HELENS HIGH SCHOOL - 2375 GABLE RD,
ST HELENS, OR 97051**



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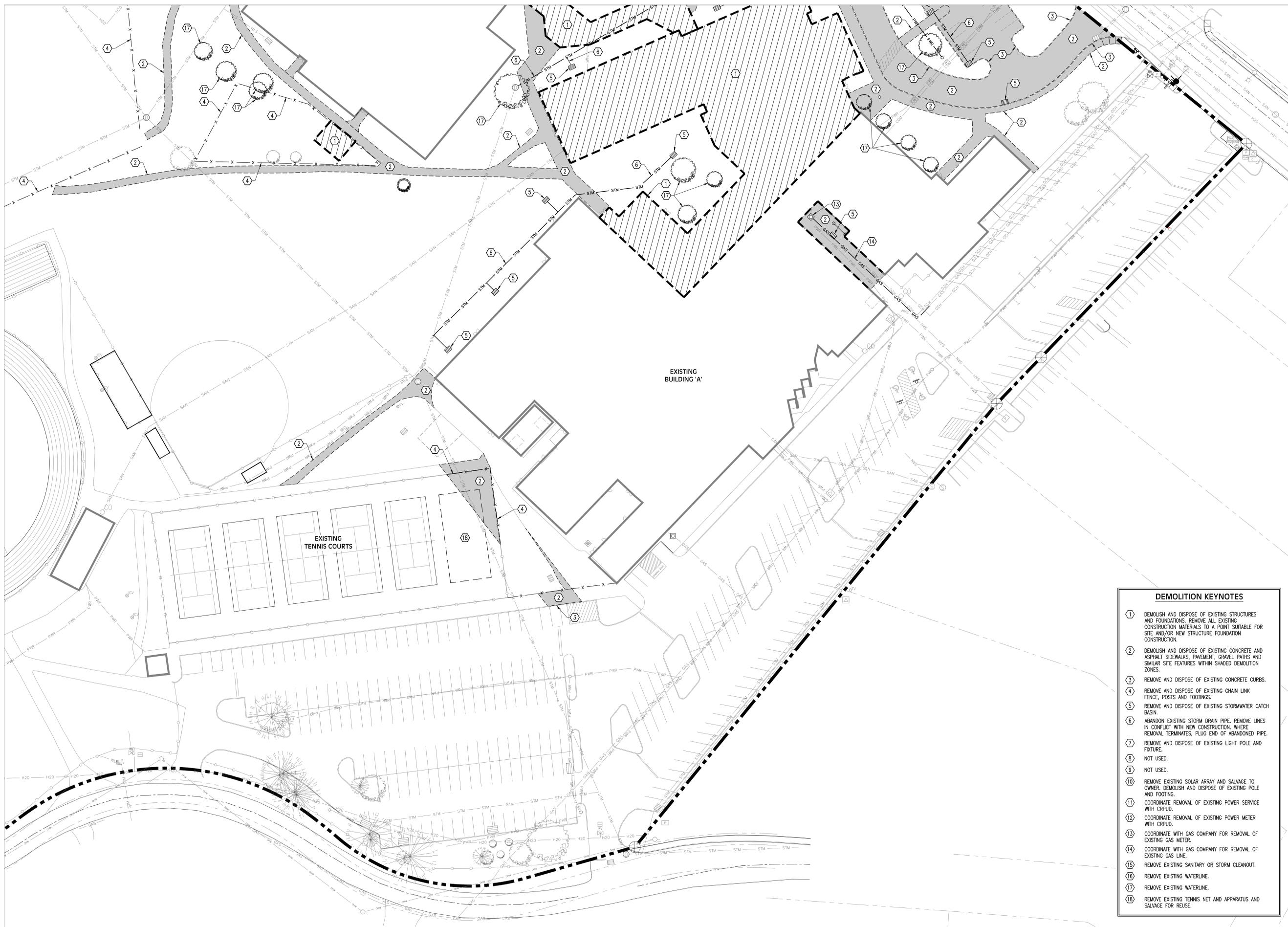
18103

Drawing Title

DEMOLITION SITE PLAN - SOUTH

Sheet No.

C2.02



EXISTING
BUILDING 'A'

EXISTING
TENNIS COURTS

DEMOLITION KEYNOTES

- 1 DEMOLISH AND DISPOSE OF EXISTING STRUCTURES AND FOUNDATIONS. REMOVE ALL EXISTING CONSTRUCTION MATERIALS TO A POINT SUITABLE FOR SITE AND/OR NEW STRUCTURE FOUNDATION CONSTRUCTION.
- 2 DEMOLISH AND DISPOSE OF EXISTING CONCRETE AND ASPHALT SIDEWALKS, PAVEMENT, GRAVEL PATHS AND SIMILAR SITE FEATURES WITHIN SHADED DEMOLITION ZONES.
- 3 REMOVE AND DISPOSE OF EXISTING CONCRETE CURBS.
- 4 REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE, POSTS AND FOOTINGS.
- 5 REMOVE AND DISPOSE OF EXISTING STORMWATER CATCH BASIN.
- 6 ABANDON EXISTING STORM DRAIN PIPE. REMOVE LINES IN CONFLICT WITH NEW CONSTRUCTION. WHERE REMOVAL TERMINATES, PLUG END OF ABANDONED PIPE.
- 7 REMOVE AND DISPOSE OF EXISTING LIGHT POLE AND FIXTURE.
- 8 NOT USED.
- 9 NOT USED.
- 10 REMOVE EXISTING SOLAR ARRAY AND SALVAGE TO OWNER. DEMOLISH AND DISPOSE OF EXISTING POLE AND FOOTING.
- 11 COORDINATE REMOVAL OF EXISTING POWER SERVICE WITH CRPUD.
- 12 COORDINATE REMOVAL OF EXISTING POWER METER WITH CRPUD.
- 13 COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS METER.
- 14 COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS LINE.
- 15 REMOVE EXISTING SANITARY OR STORM CLEANOUT.
- 16 REMOVE EXISTING WATERLINE.
- 17 REMOVE EXISTING WATERLINE.
- 18 REMOVE EXISTING TENNIS NET AND APPARATUS AND SALVAGE FOR REUSE.

DEMOLITION SITE PLAN - NORTH
SCALE: 1" = 30'-0"



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**ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION**
2375 GABLE RD,
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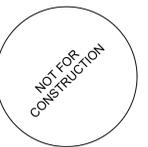
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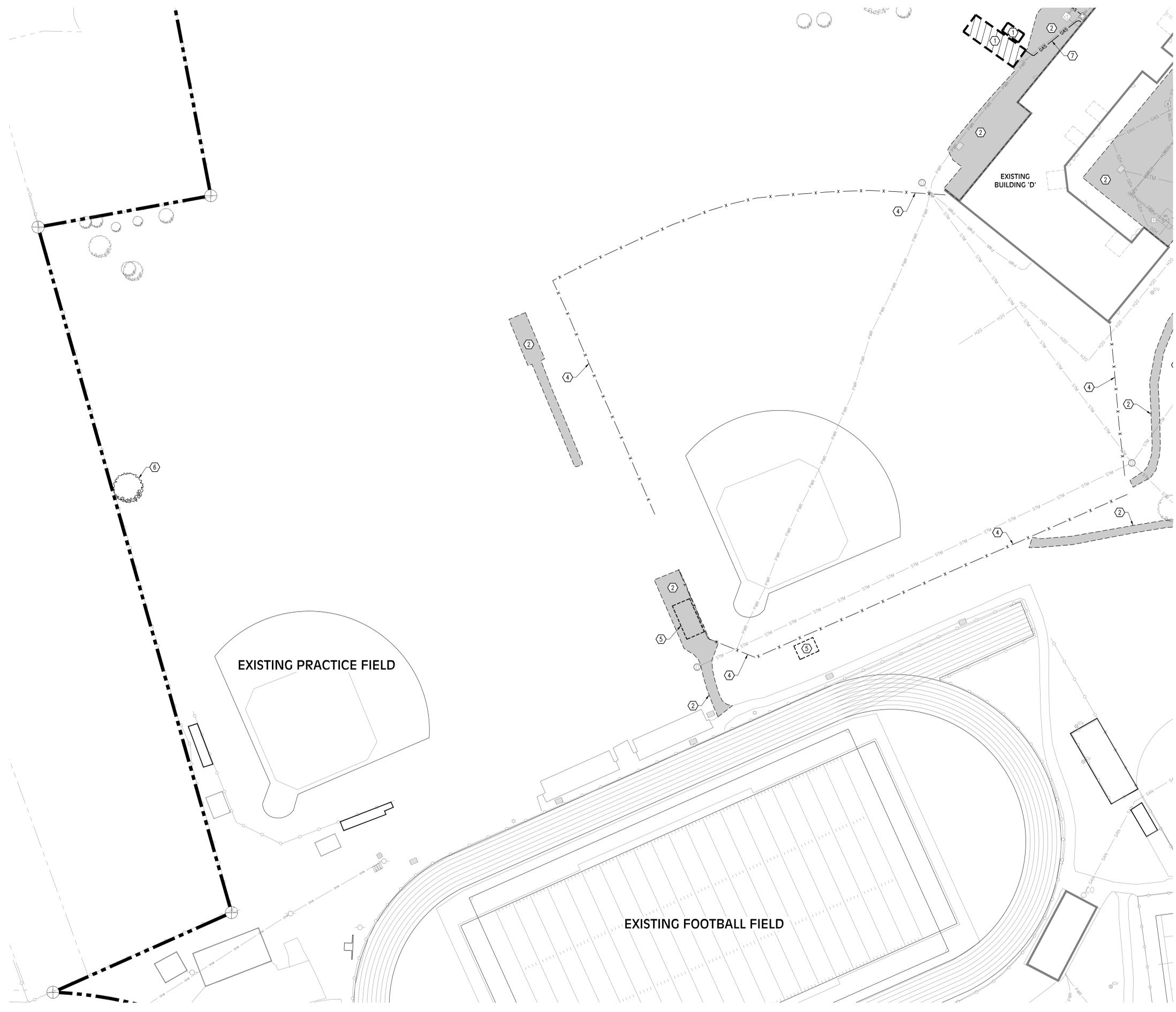
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**DEMOLITION SITE
PLAN - ATHLETIC
FIELDS**

Sheet No

C2.03

- DEMOLITION KEYNOTES**
- ① DEMOLISH AND DISPOSE OF EXISTING STRUCTURES AND FOUNDATIONS. REMOVE ALL EXISTING CONSTRUCTION MATERIALS TO A POINT SUITABLE FOR SITE AND/OR NEW STRUCTURE FOUNDATION CONSTRUCTION.
 - ② DEMOLISH AND DISPOSE OF EXISTING CONCRETE AND ASPHALT SIDEWALKS, PAVEMENT, GRAVEL PATHS AND SIMILAR SITE FEATURES WITHIN SHADED DEMOLITION ZONES.
 - ③ REMOVE AND DISPOSE OF EXISTING CONCRETE CURBS.
 - ④ REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE, POSTS AND FOOTINGS.
 - ⑤ REMOVE BLEACHERS AND SALVAGE FOR REUSE AT NEW BASEBALL FIELD.
 - ⑥ REMOVE EXISTING TREE(S).
 - ⑦ COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS LINE.



DEMOLITION SITE PLAN - ATHLETIC FIELDS

SCALE: 1" = 30'-0"



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ST HELENS HIGH SCHOOL - 2375 GABLE RD,
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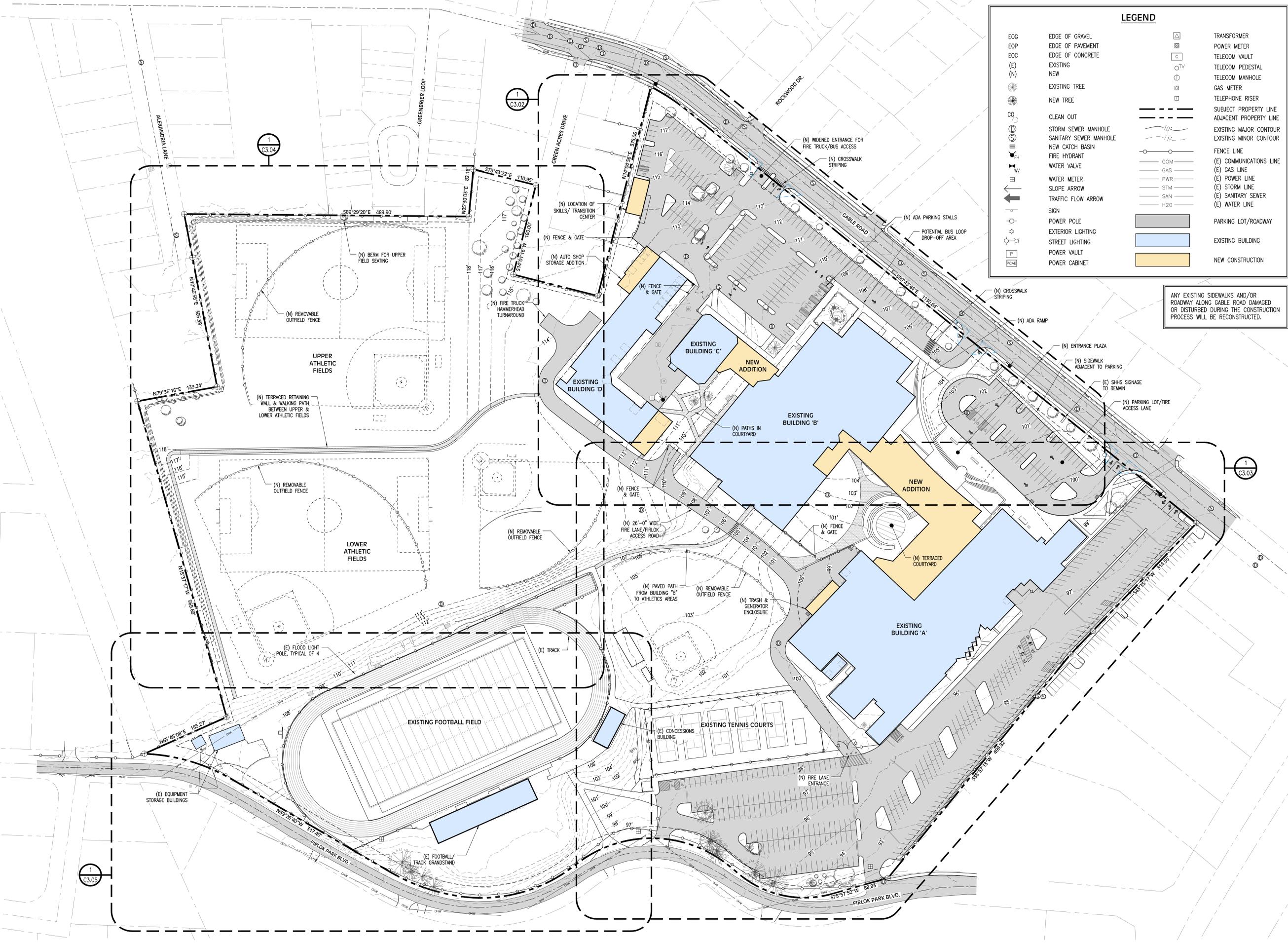
GRADING PLAN - OVERALL

Sheet No.

C3.01

LEGEND			
EOG	EDGE OF GRAVEL	⊠	TRANSFORMER
EOP	EDGE OF PAVEMENT	⊞	POWER METER
EOC	EDGE OF CONCRETE	⊞	TELECOM VAULT
(E)	EXISTING	⊞	TELECOM PEDESTAL
(N)	NEW	⊞	TELECOM MANHOLE
⊞	EXISTING TREE	⊞	GAS METER
⊞	NEW TREE	⊞	TELEPHONE RISER
⊞	CLEAN OUT	⊞	SUBJECT PROPERTY LINE
⊞	STORM SEWER MANHOLE	⊞	ADJACENT PROPERTY LINE
⊞	SANITARY SEWER MANHOLE	⊞	EXISTING MAJOR CONTOUR
⊞	NEW CATCH BASIN	⊞	EXISTING MINOR CONTOUR
⊞	FIRE HYDRANT	⊞	FENCE LINE
⊞	WATER VALVE	⊞	(E) COMMUNICATIONS LINE
⊞	WATER METER	⊞	(E) GAS LINE
⊞	SLOPE ARROW	⊞	(E) POWER LINE
⊞	TRAFFIC FLOW ARROW	⊞	(E) STORM LINE
⊞	SIGN	⊞	(E) SANITARY SEWER
⊞	POWER POLE	⊞	(E) WATER LINE
⊞	EXTERIOR LIGHTING	⊞	PARKING LOT/ROADWAY
⊞	STREET LIGHTING	⊞	EXISTING BUILDING
⊞	POWER VAULT	⊞	NEW CONSTRUCTION
⊞	POWER CABINET	⊞	

ANY EXISTING SIDEWALKS AND/OR ROADWAY ALONG GABLE ROAD DAMAGED OR DISTURBED DURING THE CONSTRUCTION PROCESS WILL BE RECONSTRUCTED.



GRADING PLAN - OVERALL
SCALE: 1" = 60'-0"



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ST HELENS SCHOOL DISTRICT - ADDITION & RENOVATION
ST HELENS HIGH SCHOOL - 2375 GABLE RD,
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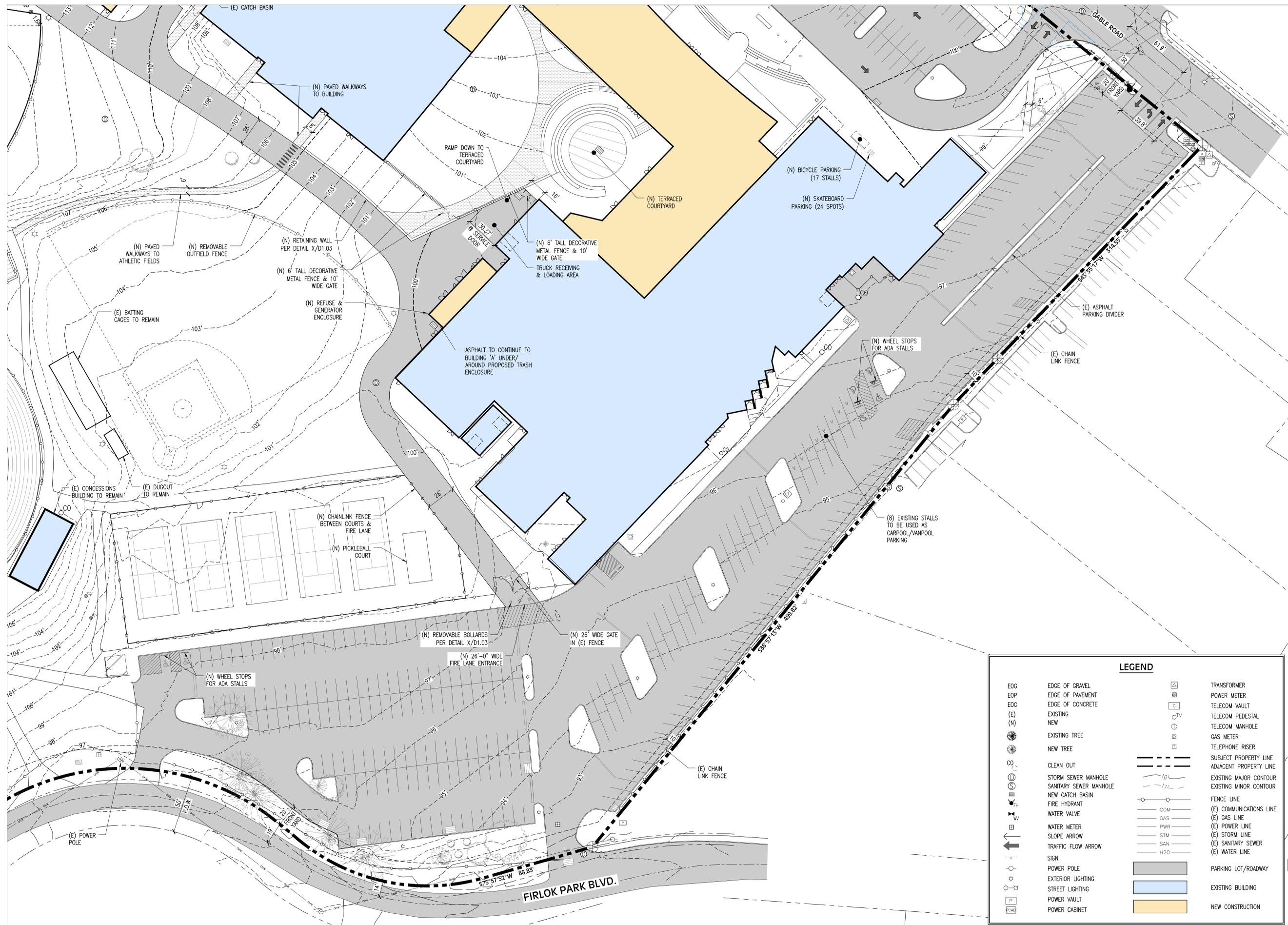
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ENLARGED GRADING PLAN - SOUTH

Sheet No

C3.03



LEGEND			
EOG	EDGE OF GRAVEL	⊠	TRANSFORMER
EOP	EDGE OF PAVEMENT	⊞	POWER METER
EOC	EDGE OF CONCRETE	⊞	TELECOM VAULT
(E)	EXISTING	⊞	TELECOM PEDESTAL
(N)	NEW	⊞	TELECOM MANHOLE
⊞	EXISTING TREE	⊞	GAS METER
⊞	NEW TREE	⊞	TELEPHONE RISER
⊞	CLEAN OUT	⊞	SUBJECT PROPERTY LINE
⊞	STORM SEWER MANHOLE	⊞	ADJACENT PROPERTY LINE
⊞	SANITARY SEWER MANHOLE	⊞	EXISTING MAJOR CONTOUR
⊞	NEW CATCH BASIN	⊞	EXISTING MINOR CONTOUR
⊞	FIRE HYDRANT	⊞	FENCE LINE
⊞	WATER VALVE	⊞	(E) COMMUNICATIONS LINE
⊞	WATER METER	⊞	(E) GAS LINE
⊞	SLOPE ARROW	⊞	(E) POWER LINE
⊞	TRAFFIC FLOW ARROW	⊞	(E) STORM LINE
⊞	SIGN	⊞	(E) SANITARY SEWER
⊞	POWER POLE	⊞	(E) WATER LINE
⊞	EXTERIOR LIGHTING	⊞	PARKING LOT/ROADWAY
⊞	STREET LIGHTING	⊞	EXISTING BUILDING
⊞	POWER VAULT	⊞	NEW CONSTRUCTION
⊞	POWER CABINET	⊞	

1 ENLARGED GRADING PLAN - SOUTH
SCALE: 1" = 30'-0"



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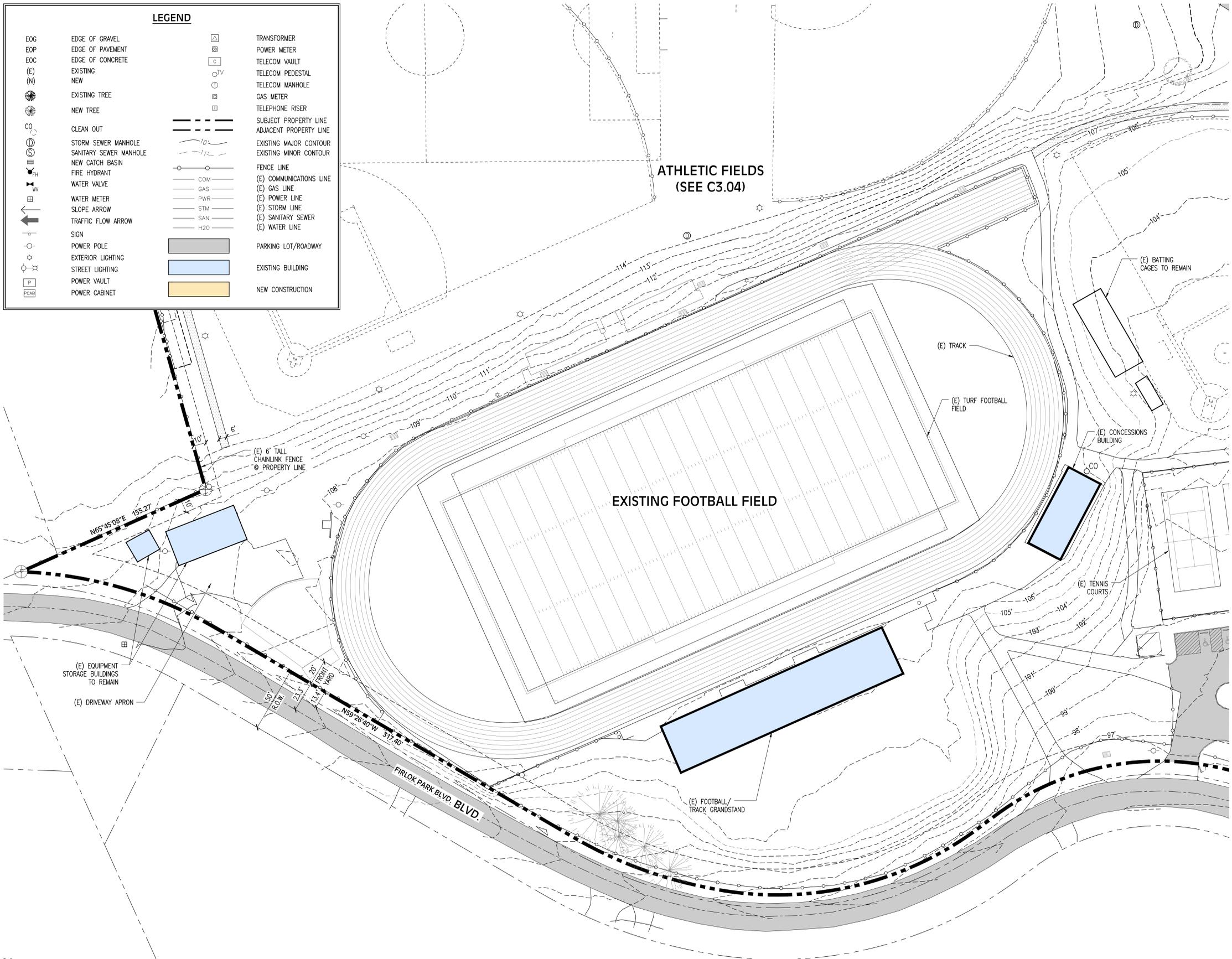
**ENLARGED GRADING
PLAN - TRACK**

Sheet No

C3.05

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LEGEND			
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EOP	EDGE OF PAVEMENT	⊠	POWER METER
EOC	EDGE OF CONCRETE	⊞	TELECOM VAULT
(E)	EXISTING	○	TELECOM PEDESTAL
(N)	NEW	○	TELECOM MANHOLE
🌳	EXISTING TREE	⊠	GAS METER
🌳	NEW TREE	⊠	TELEPHONE RISER
---	CLEAN OUT	---	SUBJECT PROPERTY LINE
⊙	STORM SEWER MANHOLE	---	ADJACENT PROPERTY LINE
⊙	SANITARY SEWER MANHOLE	---	EXISTING MAJOR CONTOUR
⊙	NEW CATCH BASIN	---	EXISTING MINOR CONTOUR
⊙	FIRE HYDRANT	---	FENCE LINE
⊙	WATER VALVE	---	(E) COMMUNICATIONS LINE
⊙	WATER METER	---	(E) GAS LINE
⊙	SLOPE ARROW	---	(E) POWER LINE
⊙	TRAFFIC FLOW ARROW	---	(E) STORM LINE
⊙	SIGN	---	(E) SANITARY SEWER
⊙	POWER POLE	---	(E) WATER LINE
⊙	EXTERIOR LIGHTING	---	PARKING LOT/ROADWAY
⊙	STREET LIGHTING	---	EXISTING BUILDING
⊙	POWER VAULT	---	NEW CONSTRUCTION
⊙	POWER CABINET	---	



1 ENLARGED GRADING PLAN - TRACK
SCALE: 1" = 30'-0"





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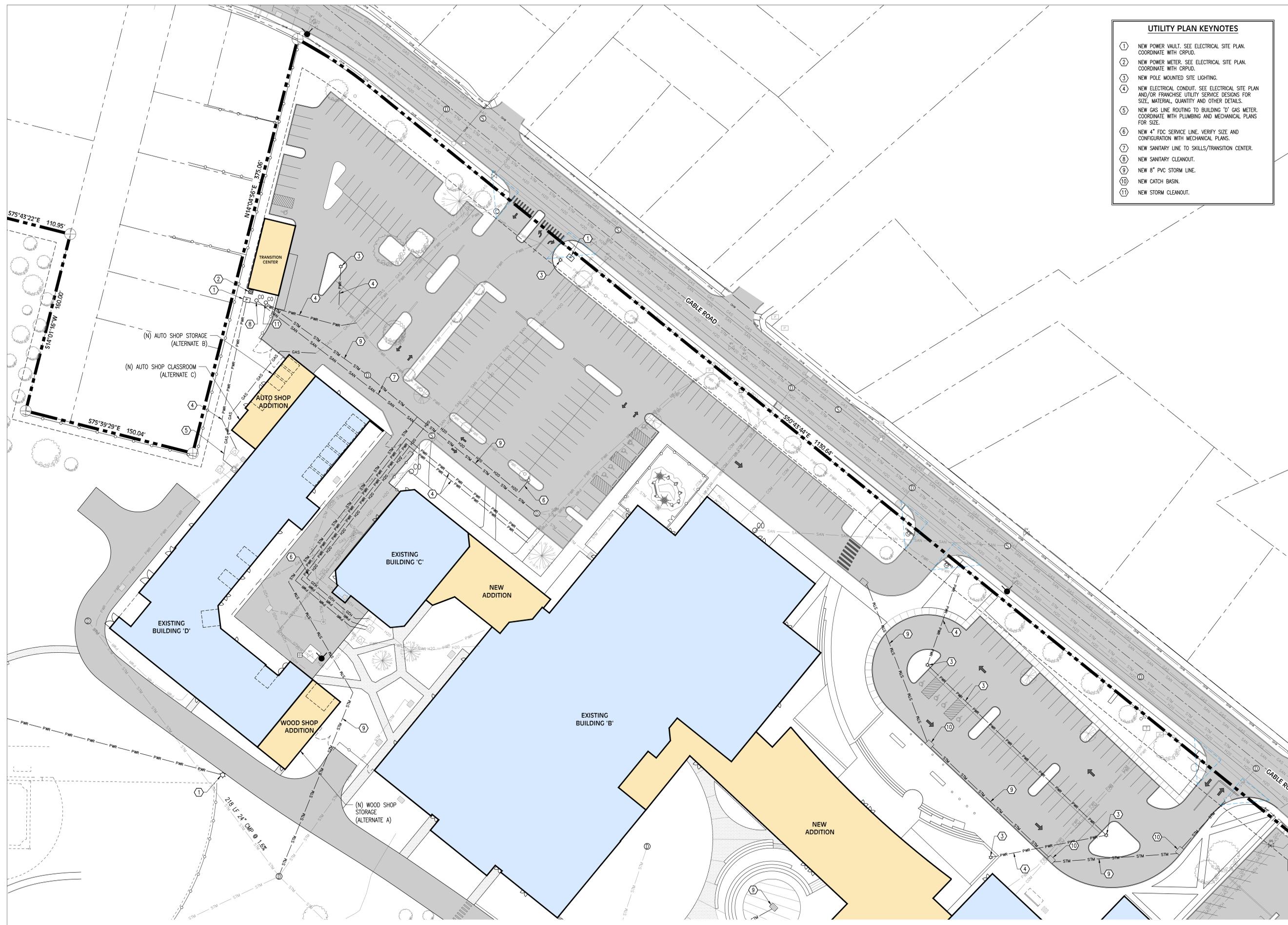
ENLARGED UTILITY PLAN - NORTH

Sheet No

C4.01

UTILITY PLAN KEYNOTES

- ① NEW POWER VAULT. SEE ELECTRICAL SITE PLAN. COORDINATE WITH CRPUD.
- ② NEW POWER METER. SEE ELECTRICAL SITE PLAN. COORDINATE WITH CRPUD.
- ③ NEW POLE MOUNTED SITE LIGHTING.
- ④ NEW ELECTRICAL CONDUIT. SEE ELECTRICAL SITE PLAN AND/OR FRANCHISE UTILITY SERVICE DESIGNS FOR SIZE, MATERIAL, QUANTITY AND OTHER DETAILS.
- ⑤ NEW GAS LINE ROUTING TO BUILDING 'D' GAS METER. COORDINATE WITH PLUMBING AND MECHANICAL PLANS FOR SIZE.
- ⑥ NEW 4" FDC SERVICE LINE. VERIFY SIZE AND CONFIGURATION WITH MECHANICAL PLANS.
- ⑦ NEW SANITARY LINE TO SKILLS/TRANSITION CENTER.
- ⑧ NEW SANITARY CLEANOUT.
- ⑨ NEW 8" PVC STORM LINE.
- ⑩ NEW CATCH BASIN.
- ⑪ NEW STORM CLEANOUT.



ENLARGED UTILITY PLAN - NORTH

SCALE: 1" = 30'-0"



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ST HELENS HIGH SCHOOL - 2375 GABLE RD,
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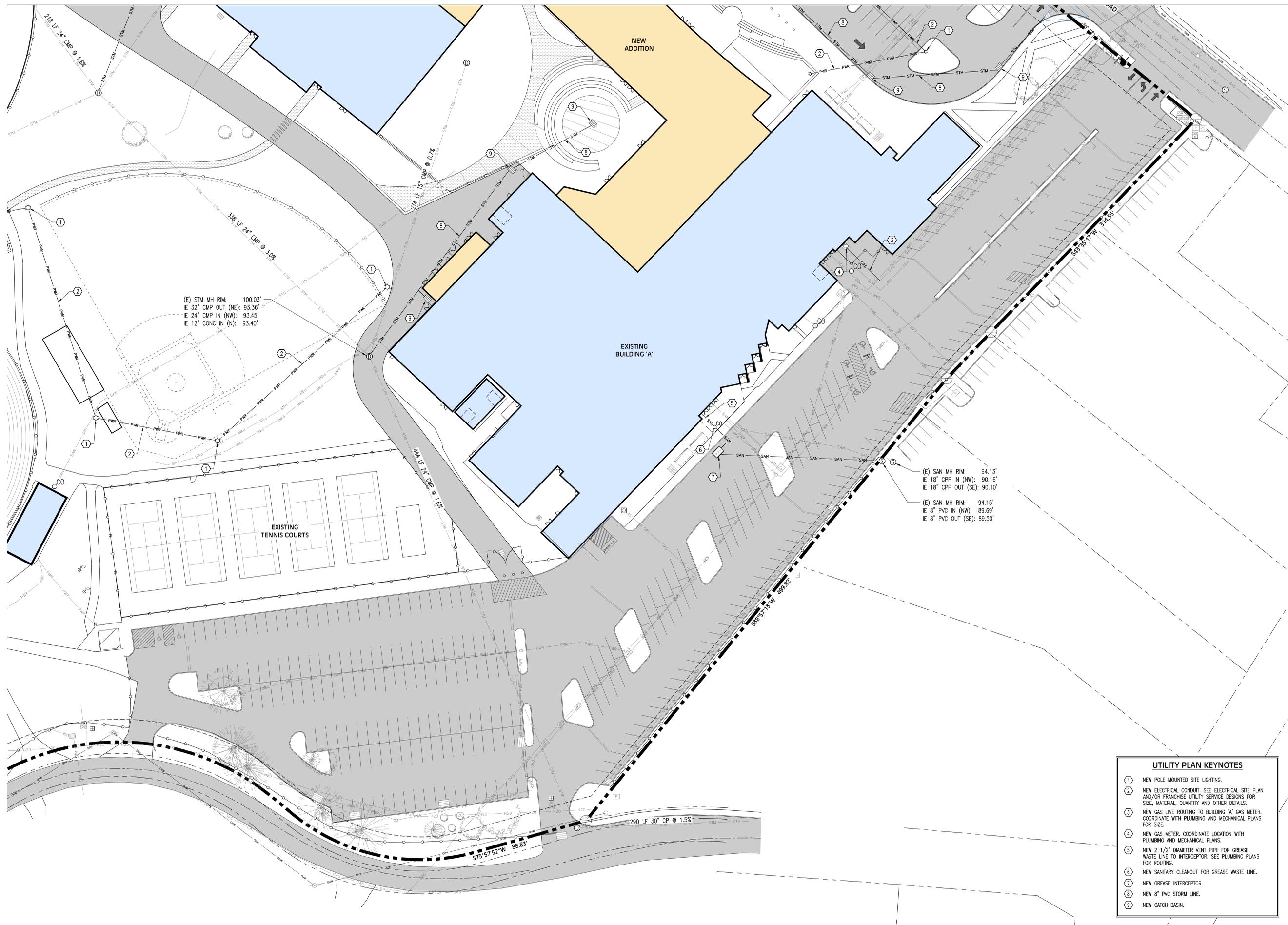
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ENLARGED UTILITY PLAN - SOUTH

Sheet No.

C4.02



ENLARGED UTILITY PLAN - SOUTH

SCALE: 1" = 30'-0"



- UTILITY PLAN KEYNOTES**
- 1 NEW POLE MOUNTED SITE LIGHTING.
 - 2 NEW ELECTRICAL CONDUIT. SEE ELECTRICAL SITE PLAN AND/OR FRANCHISE UTILITY SERVICE DESIGNS FOR SIZE, MATERIAL, QUANTITY AND OTHER DETAILS.
 - 3 NEW GAS LINE ROUTING TO BUILDING 'A' GAS METER. COORDINATE WITH PLUMBING AND MECHANICAL PLANS FOR SIZE.
 - 4 NEW GAS METER. COORDINATE LOCATION WITH PLUMBING AND MECHANICAL PLANS.
 - 5 NEW 2 1/2" DIAMETER VENT PIPE FOR GREASE WASTE LINE TO INTERCEPTOR. SEE PLUMBING PLANS FOR ROUTING.
 - 6 NEW SANITARY CLEANOUT FOR GREASE WASTE LINE.
 - 7 NEW GREASE INTERCEPTOR.
 - 8 NEW 8" PVC STORM LINE.
 - 9 NEW CATCH BASIN.

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**ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION**
2375 GABLE RD,
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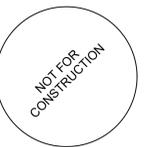
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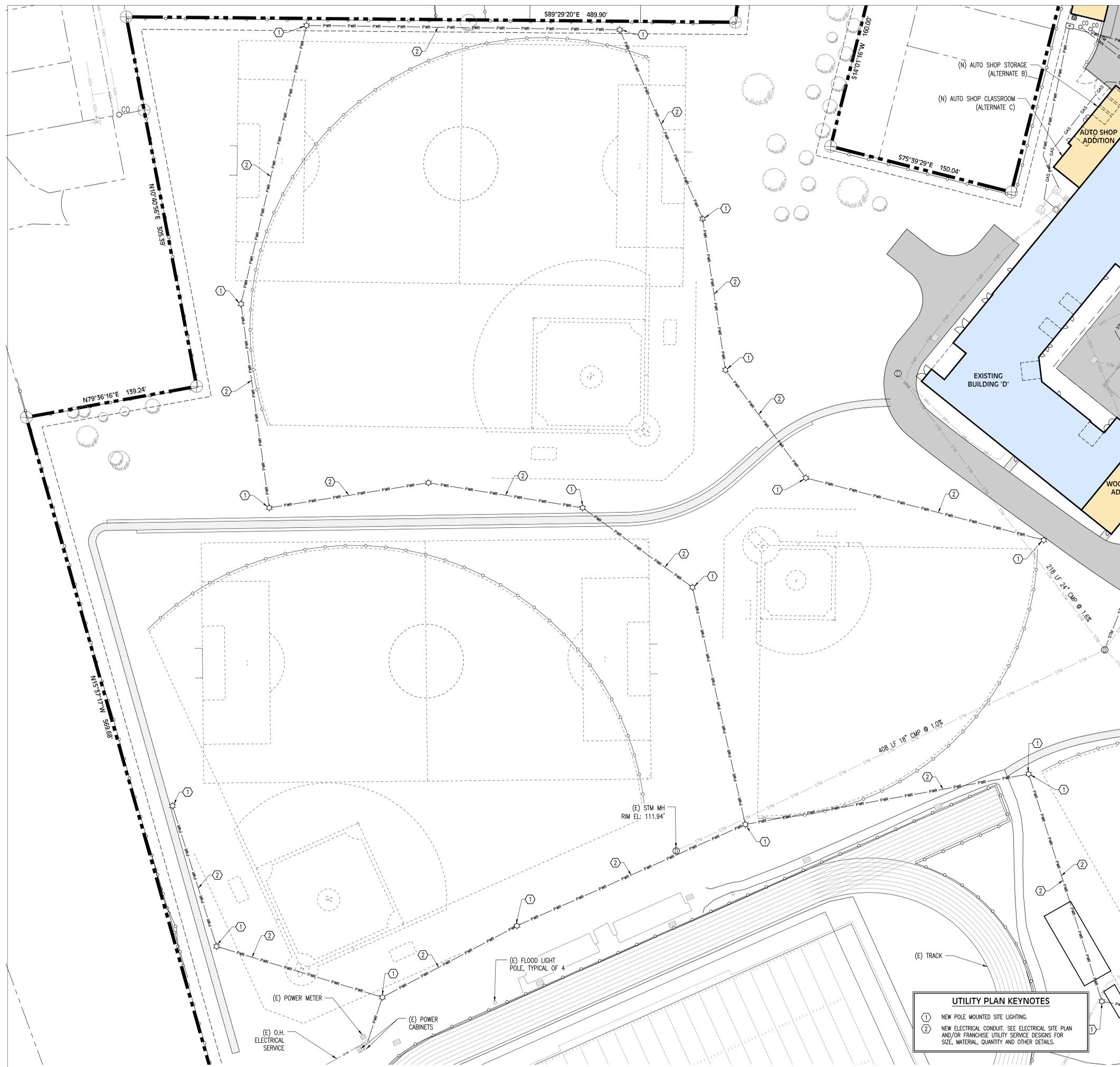
ENLARGED UTILITY PLAN - ATHLETIC FIELDS

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C4.03



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ENLARGED UTILITY PLAN - ATHLETIC FIELDS

SCALE: 1" = 30'-0"

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**TREE PRESERVATION
AND REMOVAL PLAN**

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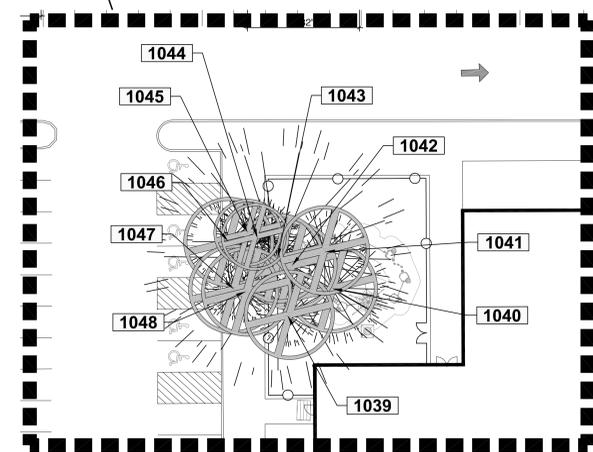
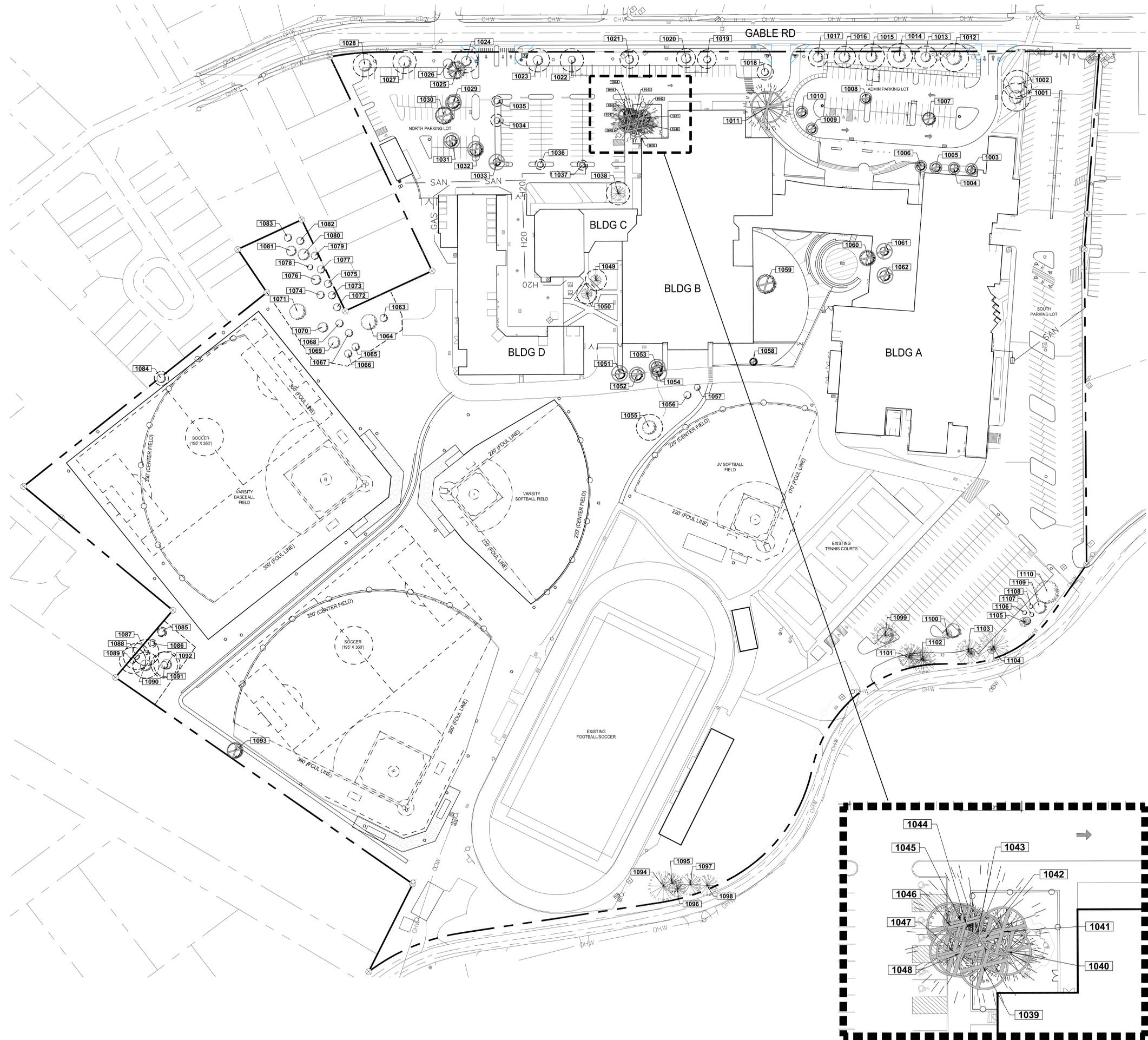
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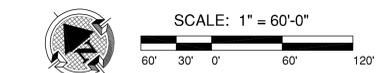
- EXISTING DECIDUOUS TREE (D)
- EXISTING CONIFER TREE (C)
- TREE TO BE REMOVED
- INDICATES ESTIMATED TREE CANOPY (DRIPLINE)

SITE TREE PRESERVATION & REMOVAL CHART

TOTAL NUMBER OF ON-SITE TREES	110
TOTAL NUMBER OF TREES > 6" DBH	99
TOTAL NUMBER OF TREES TO BE REMOVED	35
TOTAL NUMBER OF TREES > 6" DBH TO BE REMOVED	28
TOTAL PERCENTAGE OF TREES > 12" DBH TO BE RETAINED (64 / 99 = .73)	65%
TOTAL REQUIRED MITIGATION TREES IS 1:1 RATIO (ONE MINIMUM TWO-INCH DBH TREE FOR EACH > 6 INCH DBH TREE TO BE REMOVED).	28



NE CORNER OF SCHOOL TREE GROVE
1" = 20'-0" BLOW-UP



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TREE PRESERVATION
AND REMOVAL PLAN

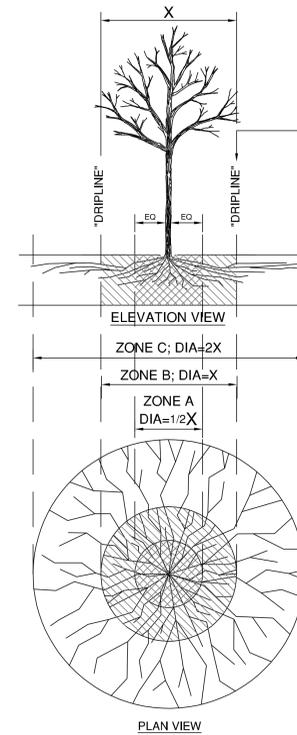
Sheet No

L1.01

TREE ID	SPECIES	LOCATION	DBH'	NATIVE?	REMOVE?
1001	OAK (SPECIES)	ON-SITE	25.75	NO	NO
1002	OAK (SPECIES)	ON-SITE	27.50	NO	NO
1003	CRAPE MYRTLE	ON-SITE	5.25	NO	YES
1004	CRAPE MYRTLE	ON-SITE	5.00	NO	YES
1005	CRAPE MYRTLE	ON-SITE	4.75	NO	YES
1006	JAPANESE MAPLE	ON-SITE	1.75	NO	YES
1007	OREGON ASH	ON-SITE	10.00	YES	YES
1008	OREGON ASH	ON-SITE	5.75	YES	YES
1009	MAPLE (SPECIES)	ON-SITE	9.75	NO	YES
1010	MAPLE (SPECIES)	ON-SITE	9.50	NO	YES
1011	COASTAL REDWOOD	ON-SITE	62.75	YES	YES
1012	OAK (SPECIES)	ON-SITE	22.75	NO	NO
1013	OAK (SPECIES)	ON-SITE	15.50	NO	NO
1014	OAK (SPECIES)	ON-SITE	19.25	NO	NO
1015	OAK (SPECIES)	ON-SITE	19.00	NO	NO
1016	OAK (SPECIES)	ON-SITE	20.00	NO	NO
1017	OAK (SPECIES)	ON-SITE	15.50	NO	NO
1018	MAPLE (SPECIES)	ON-SITE	11.50	NO	NO
1019	SWEETGUM (SPECIES)	ON-SITE	12.00	NO	NO
1020	SWEETGUM (SPECIES)	ON-SITE	15.50	NO	NO
1021	SWEETGUM (SPECIES)	ON-SITE	14.50	NO	NO
1022	SWEETGUM (SPECIES)	ON-SITE	11.50	NO	NO
1023	SWEETGUM (SPECIES)	ON-SITE	14.00	NO	NO
1024	OREGON WHITE OAK	ON-SITE	18.25	YES	NO
1025	DOUGLAS FIR	ON-SITE	29.50	YES	YES
1026	OREGON WHITE OAK	ON-SITE	15.75	YES	NO
1027	OREGON WHITE OAK	ON-SITE	21.40	YES	NO
1028	OREGON WHITE OAK	ON-SITE	20.50	YES	NO
1029	OREGON WHITE OAK	ON-SITE	19.00	YES	YES
1030	OREGON WHITE OAK	ON-SITE	26.25	YES	YES
1031	OREGON WHITE OAK	ON-SITE	16.50	YES	YES
1032	OREGON WHITE OAK	ON-SITE	24.50	YES	YES
1033	CHERRY (SPECIES)	ON-SITE	12.75	NO	YES
1034	CHERRY (SPECIES)	ON-SITE	9.75	NO	NO
1035	CHERRY (SPECIES)	ON-SITE	9.75	NO	NO
1036	CHERRY (SPECIES)	ON-SITE	12.00	NO	NO
1037	CHERRY (SPECIES)	ON-SITE	13.25	NO	NO
1038	WESTERN WHITE PINE	ON-SITE	23.50	NO	NO
1039	DOUGLAS FIR	ON-SITE	13.50	YES	YES
1040	DOUGLAS FIR	ON-SITE	17.25	YES	YES

TREE ID	SPECIES	LOCATION	DBH'	NATIVE?	REMOVE?
1041	DOUGLAS FIR	ON-SITE	20.00	YES	YES
1042	DOUGLAS FIR	ON-SITE	21.50	YES	YES
1043	DOUGLAS FIR	ON-SITE	23.75	YES	YES
1044	DOUGLAS FIR	ON-SITE	29.50	YES	YES
1045	DOUGLAS FIR	ON-SITE	29.25	YES	YES
1046	DOUGLAS FIR	ON-SITE	24.25	YES	YES
1047	DOUGLAS FIR	ON-SITE	31.75	YES	YES
1048	DOUGLAS FIR	ON-SITE	30.00	YES	YES
1049	DOUGLAS FIR	ON-SITE	17.50	YES	NO
1050	SHORE PINE	ON-SITE	17.50	YES	NO
1051	OREGON WHITE OAK	ON-SITE	15.75	YES	YES
1052	OREGON WHITE OAK	ON-SITE	17.25	YES	YES
1053	OREGON WHITE OAK	ON-SITE	18.75	YES	YES
1054	OREGON WHITE OAK	ON-SITE	?	YES	YES
1055	ALDER (SPECIES)	ON-SITE	21.00	NO	NO
1056	OREGON ASH	ON-SITE	?	YES	NO
1057	OREGON ASH	ON-SITE	?	YES	NO
1058	BIGLEAF MAPLE	ON-SITE	11.25	YES	YES
1059	JAPANESE MAPLE	ON-SITE	6.50	NO	YES
1060	CHERRY (SPECIES)	ON-SITE	26.50	NO	YES
1061	CASCARA	ON-SITE	2.50	YES	YES
1062	JAPANESE MAPLE	ON-SITE	13.75	NO	YES
1063	OREGON WHITE OAK	ON-SITE	37.25	YES	NO
1064	OREGON WHITE OAK	ON-SITE	10.50	YES	NO
1065	OREGON WHITE OAK	ON-SITE	14.75	YES	NO
1066	OREGON WHITE OAK	ON-SITE	15.00	YES	NO
1067	OREGON WHITE OAK	ON-SITE	15.25	YES	NO
1068	OREGON WHITE OAK	ON-SITE	20.50	YES	NO
1069	OREGON WHITE OAK	ON-SITE	15.00	YES	NO
1070	OREGON WHITE OAK	ON-SITE	24.00	YES	NO
1071	OREGON WHITE OAK	ON-SITE	23.50	YES	NO
1072	OREGON WHITE OAK	ON-SITE	8.5	YES	NO
1073	OREGON WHITE OAK	ON-SITE	12.75	YES	NO
1074	OREGON WHITE OAK	ON-SITE	13.50	YES	NO
1075	OREGON WHITE OAK	ON-SITE	18.00	YES	NO
1076	OREGON WHITE OAK	ON-SITE	13.50	YES	NO
1077	OREGON WHITE OAK	ON-SITE	19.75	YES	NO
1078	OREGON WHITE OAK	ON-SITE	14.00	YES	NO
1079	OREGON WHITE OAK	ON-SITE	10.50	YES	NO
1080	OREGON WHITE OAK	ON-SITE	37.50	YES	NO

TREE ID	SPECIES	LOCATION	DBH'	NATIVE?	REMOVE?
1081	OREGON WHITE OAK	ON-SITE	25.00	YES	NO
1082	OREGON WHITE OAK	ON-SITE	14.00	YES	NO
1083	OREGON WHITE OAK	ON-SITE	44.00	YES	NO
1084	OREGON WHITE OAK	ON-SITE	13.50	YES	NO
1085	BLACK LOCUST	ON-SITE	1.50	YES	NO
1086	BLACK LOCUST	ON-SITE	1.00	YES	NO
1087	BLACK LOCUST	ON-SITE	9.00	YES	NO
1088	BLACK LOCUST	ON-SITE	9.00	YES	NO
1089	BLACK LOCUST	ON-SITE	10.00	YES	NO
1090	BLACK LOCUST	ON-SITE	20.00	YES	NO
1091	BLACK LOCUST	ON-SITE	17.00	YES	NO
1092	BLACK LOCUST	ON-SITE	14.50	YES	NO
1093	OREGON WHITE OAK	ON-SITE	26.50	YES	YES
1094	DOUGLAS FIR	ON-SITE	45.75	YES	NO
1095	DOUGLAS FIR	ON-SITE	31.50	YES	NO
1096	DOUGLAS FIR	ON-SITE	28.50	YES	NO
1097	DOUGLAS FIR	ON-SITE	33.50	YES	NO
1098	DOUGLAS FIR	ON-SITE	?	YES	NO
1099	SHORE PINE	ON-SITE	15.50	YES	NO
1100	SHORE PINE	ON-SITE	16.50	YES	NO
1101	GIANT SEQUOIA	ON-SITE	42.50	NO	NO
1102	GIANT SEQUOIA	ON-SITE	40.50	NO	NO
1103	GIANT SEQUOIA	ON-SITE	40.25	NO	NO
1104	GIANT SEQUOIA	ON-SITE	40.50	NO	NO
1105	SHORE PINE	ON-SITE	14.00	YES	NO
1106	SHORE PINE	ON-SITE	17.50	YES	NO
1107	SHORE PINE	ON-SITE	12.75	YES	NO
1108	SHORE PINE	ON-SITE	11.50	YES	NO
1109	GIANT SEQUOIA	ON-SITE	28.50	NO	NO
1110	GIANT SEQUOIA	ON-SITE	43.75	NO	NO



FENCING/ROOT PROTECTION
5' HIGH METAL FENCING SHALL BE PROVIDED, INSTALLED AND MAINTAINED AT THE DRIPLINE OF EACH TREE OR AROUND A GROUP OF TREES AT THE DRIPLINE OF OUTSIDE TREES.

THE LANDSCAPE ARCHITECT'S OR ARBORIST'S APPROVAL IS REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B AT ALL TIMES.

- * SURFACE PROTECTION MEASURES**
- MULCH LAYER, @ 6"-8" DEPTH
 - 3/4" PLYWOOD
 - STEEL PLATES

Trenching / Excavation

Zone A (Critical Root Zone)
[Defined as trunk diameter multiplied by 0.5]

- No disturbance allowed without site-specific inspection and approval of methods to minimize root damage
- Severance of roots larger than 2 inches in diameter requires an engineer's approval
- Trenching required to install lines 3 feet below grade or deeper

Zone B (Dripline (define))
[Maximum width of branch extension on tree]

- Operation of heavy equipment and/or stockpiling of materials subject to (specify individual) approval
- Surface protection measures required
Trenching allowed as follows:
- Excavation by hand or with hand-driven trencher may be required.
- Limit trench width. Do not disturb Zone A (Critical Root Zone) maintain 2/3 or more of Zone B (Dripline) in undisturbed condition
- Trenching may be required for trenches deeper than 3 feet
- Use of pneumatic air wand and excavation may be considered where the trench depth does not exceed 4 feet

Zone C (Absorbing Root Zone)
[Defined as trunk diameter multiplied by 2.0]

- Operation of heavy equipment and/or stockpiling of materials subject to (specify individual) approval
- Surface protection measures may be required and is to be determined by (specify individual)
Trenching with heavy equipment allowed as follows:
- Minimize trench width
- Maintain 2/3 or more of Zone C in undisturbed condition
- Or as specified by (specify individual)

A TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

- Metal fencing of 5-foot height shall be installed at or beyond the dripline, unless more substantial fencing is required.
- Stakes shall be 8-foot metal "1" poles spaced no further apart than 8-foot on center.
- Fencing shall not be installed closer to the tree than the dripline of those trees to be saved. Special circumstances shall be reviewed by the City.
- Fencing shall be erected prior to any construction activity. The city shall be notified once the fencing is installed for inspection.
- Under no circumstances shall the protective fencing be removed without proper approval from the City.
- No person shall conduct any activity within the areas proposed to remain.
This shall include, but not limited to:
A. No solvents or chemicals within the protected areas.
B. No building materials or construction equipment within the protected areas.
C. No grade changes, including fill, within the protected areas.
D. No removal of vegetation from ground up without permission from the City.
E. Any required swale needs to be directed around the protected areas. In instances where swales are approved through a protected area, the swales need to be **HAND DUG**. Machinery of any kind is prohibited.
- Regulated woodlands or regulated trees adjacent to the property are also required to be protected.



Project

Consultant



Revisions

No.	Description	Date

Stamp



Issuance

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05/07/2021

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18103

Drawing Title

PLANTING PLAN

Sheet No

L1.02

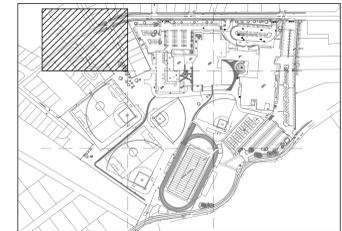
PLANT MATERIALS LISTING: (SITE PLANTING)

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
	Cercidiphyllum japonicum Katsura	9	2" Cal.	B&B	
	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
	Prunus yedoensis 'Akebono' Akebono Yoshino Cherry Tree	4	2" Cal.	B&B	
	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
Tree Total (Mitigation Tree Total)		99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
	Euonymus japonicus 'Aureovariegatus' Gold Spot Euonymus	52	5 Gal	Can	10-12"
	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
	Polystichum munitum Sword Fern	67	1 Gal	Can	
	Prunus 'Otto Luyken' Ottoluyken Laurel	41	5 Gal	Can	
	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"

SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass	65	1 gal	Pots	24" O.C.
	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
	Field Turf (synthetic field) - base bid	186,075 square feet			

- Notes:**
- (28) mitigation trees required. See tree plant listing above for required mitigation trees.
 - Due to limited availability of desirable tree species in acceptable caliper, the final species of trees shown on this plan will be determined in collaboration between the landscaper and the city nearer to the time of actual installation. The purpose of this is to facilitate installation of more desirable tree species as they become available over time. The city will retain authority over the final species selection.
 - All planting beds and bare areas due to construction are to receive the specified bark mulch/compost at a 3 inch minimum depth unless otherwise stated.
 - Prepare and re-seed all scarred lawn areas due to construction with seed mix as called out in Section 32 9113 "Soil Preparation" and section 32 9200 "Turf and Grasses" specifications.
 - All new plantings to be irrigated for at minimum two years.



PLAN KEY



MATCH LINE - SEE SHEET L1.05

MATCH LINE - SEE SHEET L1.05



Project

Consultant



Revisions

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Drawing Title

PLANTING PLAN

Sheet No

L1.03

PLANT MATERIALS LISTING: (SITE PLANTING)

BOTANICAL NAME
COMMON NAME

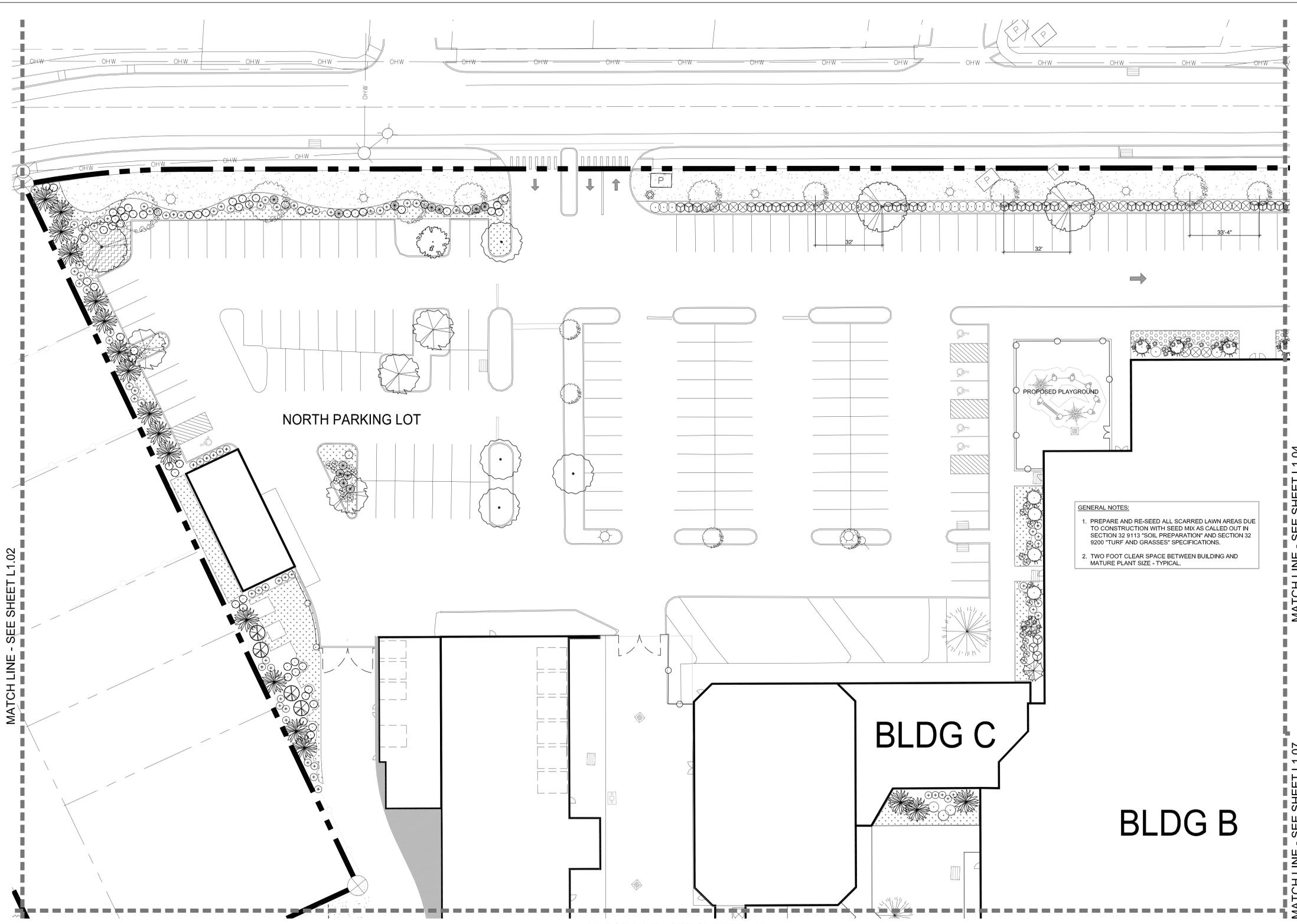
SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
⊗	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
⊗	Cercidaphyllum japonicum Katsura	9	2" Cal.	B&B	
⊗	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
⊗	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
⊗	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
⊗	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
⊗	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
⊗	Prunus yedoensis 'Akebana' Akebana Yoshino Cherry Tree	4	2" Cal.	B&B	
⊗	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
⊗	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
⊗	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
⊗	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
Tree Total (Mitigation Tree Total)		99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
⊗	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
⊗	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
⊗	Euonymus japonicus 'Aureovariegatus' Gold Spot Euonymus	52	5 Gal	Can	10-12"
⊗	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
⊗	Polystichum munium Sword Fern	67	1 Gal	Can	
⊗	Prunus 'Otto Lukan' Ottolukan Laurel	41	5 Gal	Can	
⊗	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
⊗	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
⊗	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"

SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
⊗	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
⊗	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass	65	1 gal	Pots	24" O.C.
⊗	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
	Field Turf (synthetic field) - base bid	186,075 square feet			

- Notes:
- (28) mitigation trees required. See tree plant listing above for required mitigation trees.
 - Due to limited availability of desirable tree species in acceptable caliper, the final species of trees shown on this plan will be determined in collaboration between the landscaper and the city nearer to the time of actual installation. The purpose of this is to facilitate installation of more desirable tree species as they become available over time. The city will retain authority over the final species selection.
 - All planting beds and bare areas due to construction are to receive the specified bark mulch/compost at a 3 inch minimum depth unless otherwise stated.
 - Prepare and re-seed all scarred lawn areas due to construction with seed mix as called out in Section 32 9113 "SOIL PREPARATION" and section 32 9200 "TURF AND GRASSES" SPECIFICATIONS.
 - All new plantings to be irrigated for at minimum two years.

GENERAL NOTES:
1. PREPARE AND RE-SEED ALL SCARRED LAWN AREAS DUE TO CONSTRUCTION WITH SEED MIX AS CALLED OUT IN SECTION 32 9113 "SOIL PREPARATION" AND SECTION 32 9200 "TURF AND GRASSES" SPECIFICATIONS.
2. TWO FOOT CLEAR SPACE BETWEEN BUILDING AND MATURE PLANT SIZE - TYPICAL.

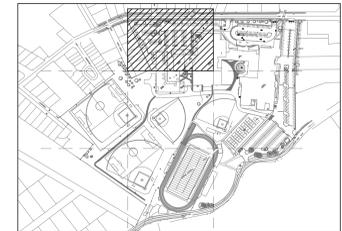


MATCH LINE - SEE SHEET L1.04

MATCH LINE - SEE SHEET L1.07

MATCH LINE - SEE SHEET L1.02

MATCH LINE - SEE SHEET L1.06



PLAN KEY



SCALE: 1" = 20'-0"



Project

Consultant



Revisions

No.	Description	Date

Stamp



Issuance

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Date
05/07/2021

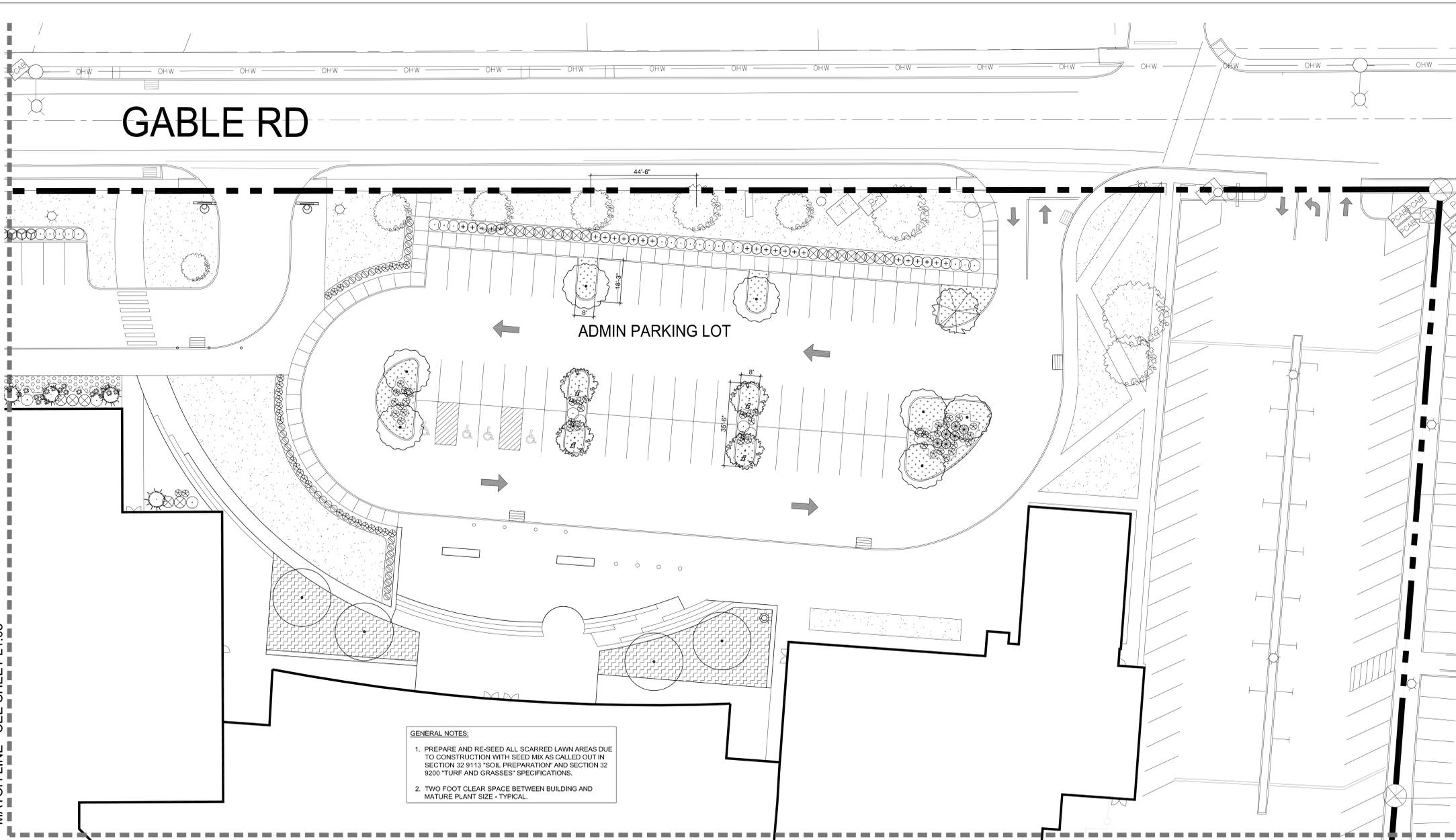
Project Number
18103

Drawing Title
PLANTING PLAN

Sheet No
L1.04

PLANT MATERIALS LISTING: (SITE PLANTING)					
BOTANICAL NAME COMMON NAME					
SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
⊙	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
⊙	Cercidiphyllum japonicum Katsura	9	2" Cal.	B&B	
⊙	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
⊙	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
⊙	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
⊙	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
⊙	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
⊙	Prunus yedoensis 'Akabono' Akabono Yoshino Cherry Tree	4	2" Cal.	B&B	
⊙	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
⊙	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
⊙	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
⊙	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
Tree Total (Mitigation Tree Total)		99 (28)			
SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
⊙	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
⊙	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
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⊙	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
⊙	Polystichum munium Sword Fern	67	1 Gal	Can	
⊙	Prunus 'Otto Lukan' Ottolukan Laurel	41	5 Gal	Can	
⊙	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
⊙	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
⊙	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"
SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
⊙	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
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⊙	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
⊙	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
⊙	Field Turf (synthetic field) - base bid	186,075 square feet			

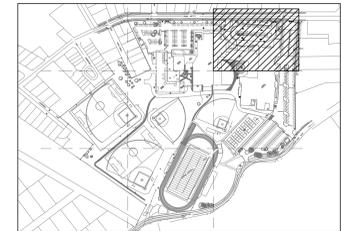
- Notes:
- (28) mitigation trees required. See tree plant listing above for required mitigation trees.
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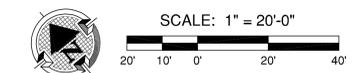
GENERAL NOTES:

- PREPARE AND RE-SEED ALL SCARRED LAWN AREAS DUE TO CONSTRUCTION WITH SEED MIX AS CALLED OUT IN SECTION 32 9113 "SOIL PREPARATION" AND SECTION 32 9200 "TURF AND GRASSES" SPECIFICATIONS.
- TWO FOOT CLEAR SPACE BETWEEN BUILDING AND MATURE PLANT SIZE - TYPICAL.

MATCH LINE - SEE SHEET L1.07



PLAN KEY



MATCH LINE - SEE SHEET L1.02

MATCH LINE - SEE SHEET L1.08

PLANT MATERIALS LISTING: (SITE PLANTING)

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
	Cercidiphyllum japonicum Katsura	9	2" Cal.	B&B	
	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
	Prunus yedoensis 'Akebono' Akebono Yoshino Cherry Tree	4	2" Cal.	B&B	
	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
Tree Total (Mitigation Tree Total)		99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
	Euonymus japonicus 'Aureovariegatus' Gold Spot Euonymus	52	5 Gal	Can	10-12"
	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
	Polystichum munium Sword Fern	67	1 Gal	Can	
	Prunus 'Otto Luyken' Ottolukken Laurel	41	5 Gal	Can	
	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"

SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass	65	1 gal	Pots	24" O.C.
	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
	Field Turf (synthetic field) - base bid	186,075 square feet			

- Notes:
- (28) mitigation trees required. See tree plant listing above for required mitigation trees.
 - Due to limited availability of desirable tree species in acceptable caliper, the final species of trees shown on this plan will be determined in collaboration between the landscaper and the city nearer to the time of actual installation. The purpose of this is to facilitate installation of more desirable tree species as they become available over time. The city will retain authority over the final species selection.
 - All planting beds and bare areas due to construction are to receive the specified bark mulch/compost at a 3 inch minimum depth unless otherwise stated.
 - Prepare and re-seed all scarred lawn areas due to construction with seed mix as called out in Section 32 9113 "Soil Preparation" and section 32 9200 "Turf and Grasses" specifications.
 - All new plantings to be irrigated for at minimum two years.



Revisions	No.	Description	Date

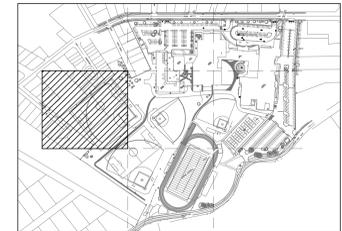


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LAND USE SUBMITTAL
Date
05/07/2021

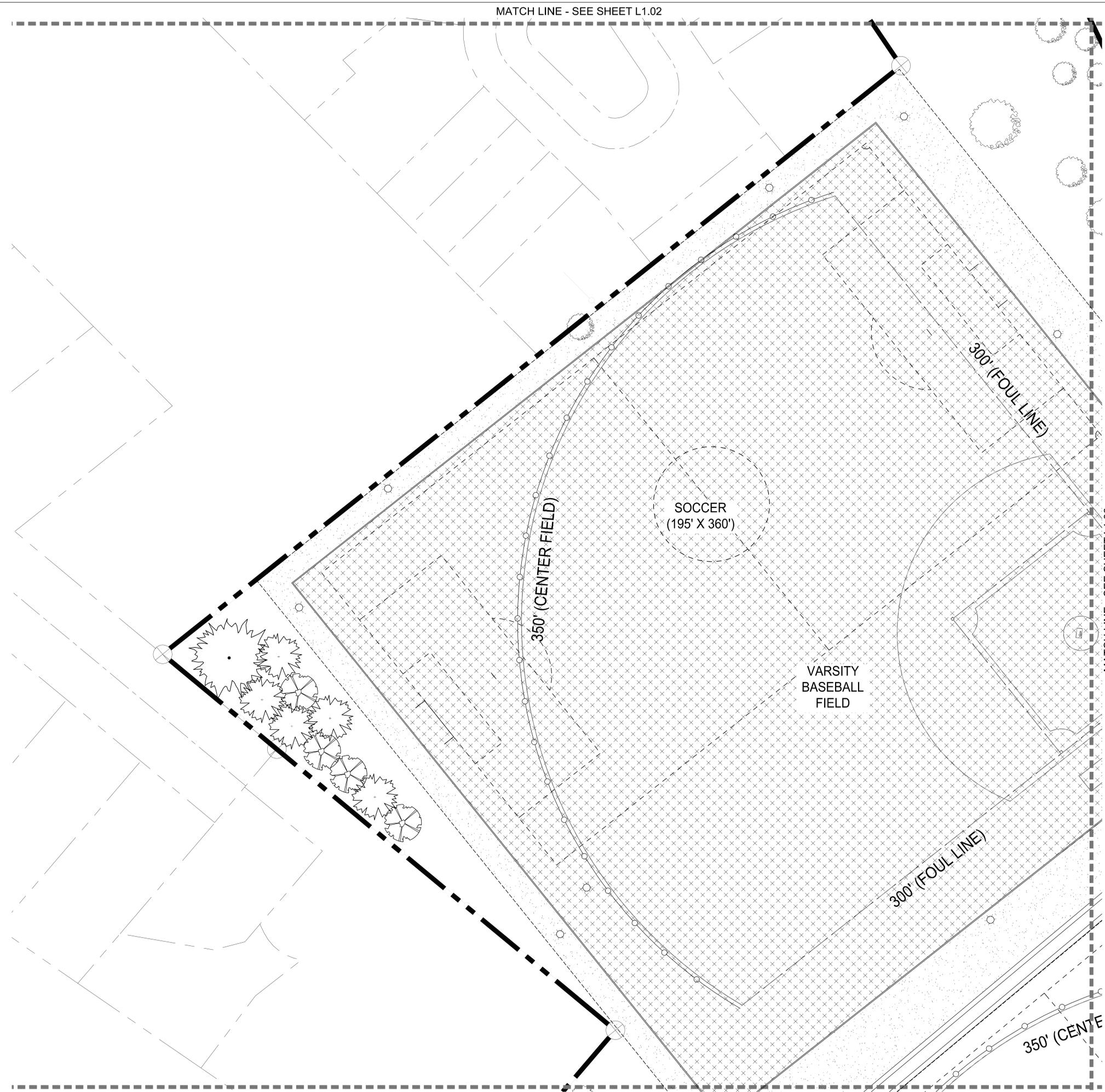
Project Number
18103

Drawing Title
PLANTING PLAN

Sheet No.
L1.05



PLAN KEY



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Revisions

No.	Description	Date

Stamp



Issuance

LAND DESIGN
DEVELOPMENT

Date

08/07/2021

Project Number

18103

Drawing Title

PLANTING PLAN

Sheet No.

L1.06

MATCH LINE - SEE SHEET L1.03

BLDG B

BLDG D

GENERAL NOTES:
1. PREPARE AND RE-SEED ALL SCARRED LAWN AREAS DUE TO CONSTRUCTION WITH SEED MIX AS CALLED OUT IN SECTION 32 9113 "SOIL PREPARATION" AND SECTION 32 9200 "TURF AND GRASSES" SPECIFICATIONS.
2. TWO FOOT CLEAR SPACE BETWEEN BUILDING AND MATURE PLANT SIZE - TYPICAL.

220' (FOUL LINE)

220' (CENTER FIELD)

220' (CENTER FIELD)

220' (FOUL LINE)

Varsity
SOFTBALL FIELD

GENERAL NOTES:
1. PREPARE AND RE-SEED ALL SCARRED LAWN AREAS DUE TO CONSTRUCTION WITH SEED MIX AS CALLED OUT IN SECTION 32 9113 "SOIL PREPARATION" AND SECTION 32 9200 "TURF AND GRASSES" SPECIFICATIONS.

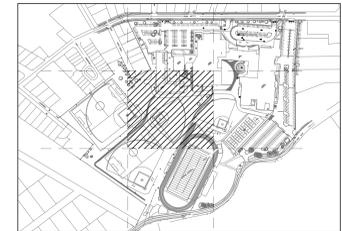
PLANT MATERIALS LISTING: (SITE PLANTING)

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
☉	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
☉	Cercidiphyllum japonicum Katsura	9	2" Cal.	B&B	
☉	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
☉	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
☉	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
☉	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
☉	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
☉	Prunus yedoensis 'Akebono' Akebono Yoshino Cherry Tree	4	2" Cal.	B&B	
☉	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
☉	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
☉	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
☉	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
Tree Total (Mitigation Tree Total)		99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
☉	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
☉	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
☉	Euonymus japonicus 'Aureovariegatus' Gold Spot Euonymus	52	5 Gal	Can	10-12"
☉	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
☉	Polystichum munitum Sword Fern	67	1 Gal	Can	
☉	Prunus 'Otto Luten' Ottolukken Laurel	41	5 Gal	Can	
☉	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
☉	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
☉	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"

SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
☉	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
☉	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass	65	1 gal	Pots	24" O.C.
☉	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
☉	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
☉	Field Turf (synthetic field) - base bid	186,075 square feet			

- Notes:
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 - Due to limited availability of desirable tree species in acceptable caliper, the final species of trees shown on this plan will be determined in collaboration between the landscaper and the city nearer to the time of actual installation. The purpose of this is to facilitate installation of more desirable tree species as they become available over time. The city will retain authority over the final species selection.
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 - All new plantings to be irrigated for at minimum two years.



PLAN KEY



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Revisions

No.	Description	Date

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Issuance

LAND USE SUBMITTAL

Date

05/07/2021

Project Number

18103

Drawing Title

PLANTING PLAN

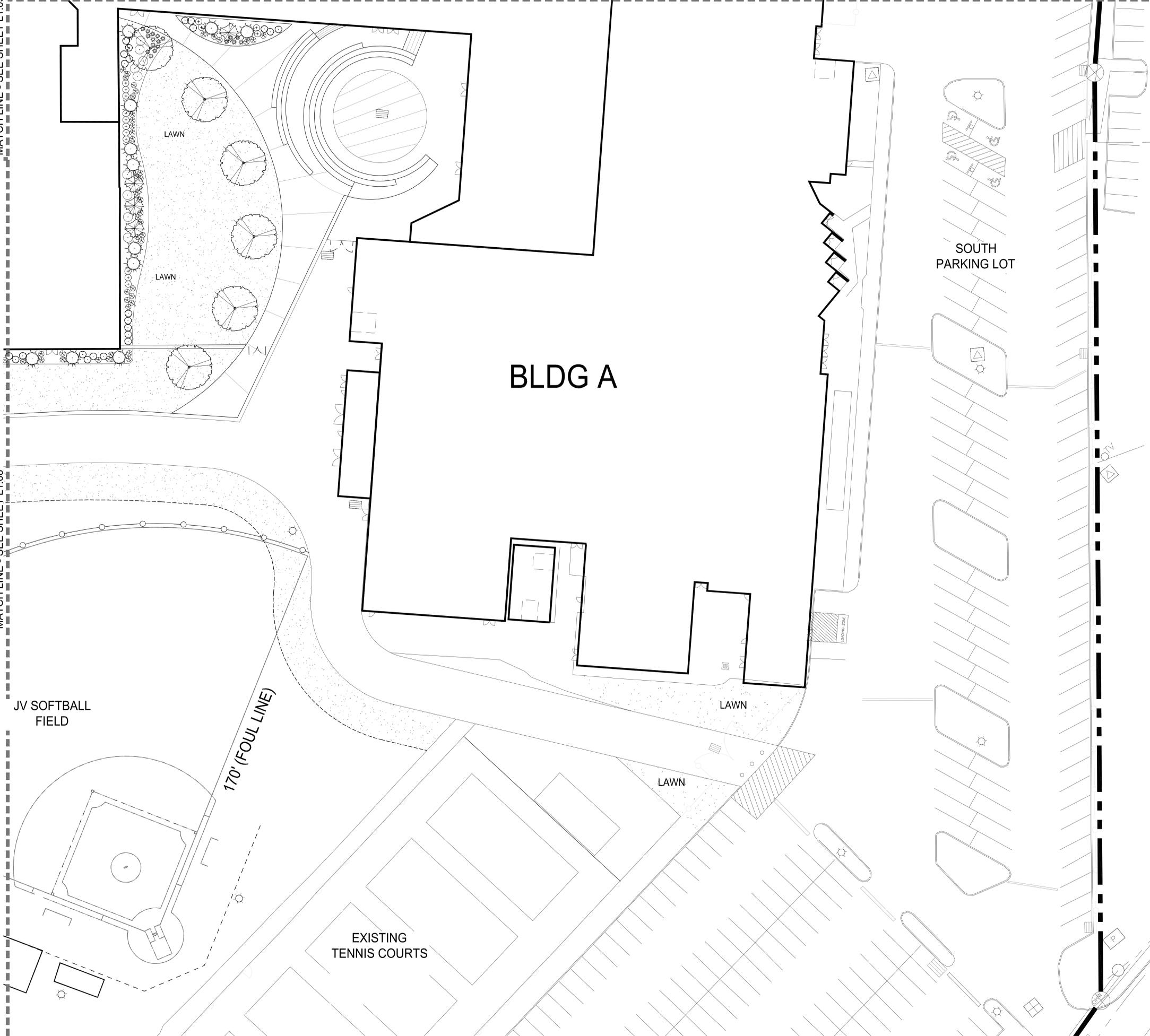
Sheet No

L1.07

MATCH LINE - SEE SHEET L1.04

MATCH LINE - SEE SHEET L1.03

MATCH LINE - SEE SHEET L1.06



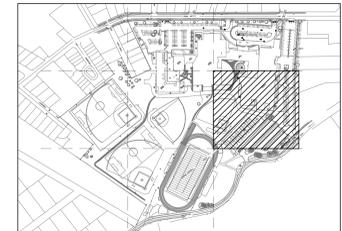
PLANT MATERIALS LISTING: (SITE PLANTING)

BOTANICAL NAME		COMMON NAME			
SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
☉	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
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☉	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
☉	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
☉	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
☉	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
☉	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
☉	Prunus yedoensis 'Akabono' Akabono Yoshino Cherry Tree	4	2" Cal.	B&B	
☉	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
☉	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
☉	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
☉	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
Tree Total (Mitigation Tree Total)		99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
☉	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
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☉	Euonymus japonicus 'Aureovariegatus' Gold Spot Euonymus	52	5 Gal	Can	10-12"
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☉	Polystichum munium Sword Fern	67	1 Gal	Can	
☉	Prunus 'Otto Luyken' Ottolukken Laurel	41	5 Gal	Can	
☉	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
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☉	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"

SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
☉	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
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☉	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
Lawn - hydroseed (new & restoration)		137,875 square feet (approximate)			
Field Turf (synthetic field) - base bid		186,075 square feet			

- Notes:
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 - Due to limited availability of desirable tree species in acceptable caliper, the final species of trees shown on this plan will be determined in collaboration between the landscaper and the city nearer to the time of actual installation. The purpose of this is to facilitate installation of more desirable tree species as they become available over time. The city will retain authority over the final species selection.
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 - All new plantings to be irrigated for at minimum two years.



PLAN KEY





Project

Consultant



Revisions

No.	Description	Date

Stamp



Issuance

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Date

05/07/2021

Project Number

18103

Drawing Title

PLANTING PLAN

Sheet No.

L1.08

MATCH LINE - SEE SHEET L1.05

MATCH LINE - SEE SHEET L.1.09

300' (FOUL LINE)

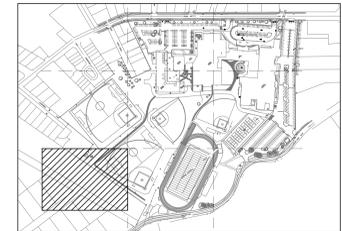
PLANT MATERIALS LISTING: (SITE PLANTING)

BOTANICAL NAME					
COMMON NAME					
SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
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	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
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	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
	Prunus yedoensis 'Akebono' Akebono Yoshino Cherry Tree	4	2" Cal.	B&B	
	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
Tree Total (Mitigation Tree Total)		99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
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	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
	Polystichum munitum Sword Fern	67	1 Gal	Can	
	Prunus 'Otto Luyken' Ottoluyken Laurel	41	5 Gal	Can	
	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
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SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
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 - All new plantings to be irrigated for at minimum two years.



PLAN KEY





Project

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Revisions

No.	Description	Date

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Issuance

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Date

05/07/2021

Project Number

18103

Drawing Title

PLANTING PLAN

Sheet No

L1.09

MATCH LINE - SEE SHEET L1.06

SOCCER
(195' X 360')

GENERAL NOTES:
1. PREPARE AND RE-SEED ALL SCARRED LAWN AREAS DUE TO CONSTRUCTION WITH SEED MIX AS CALLED OUT IN SECTION 32 9113 "SOIL PREPARATION" AND SECTION 32 9200 "TURF AND GRASSES" SPECIFICATIONS.

300' (FOUL LINE)

EXISTING FOOTBALL/SOCCER

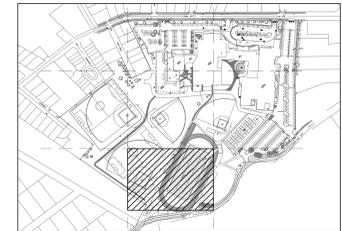
MATCH LINE - SEE SHEET L1.08

PLANT MATERIALS LISTING: (SITE PLANTING)					
BOTANICAL NAME					
COMMON NAME					
SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
	Cercidiphyllum japonicum Katsura	9	2" Cal.	B&B	
	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
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	Prunus yedoensis 'Akebono' Akebono Yoshino Cherry Tree	4	2" Cal.	B&B	
	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
Tree Total (Mitigation Tree Total)		99 (28)			

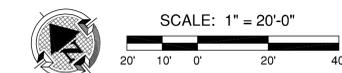
SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
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	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
	Polystichum munitum Sword Fern	67	1 Gal	Can	
	Prunus 'Otto Luyken' Ottolukken Laurel	41	5 Gal	Can	
	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
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SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass	65	1 gal	Pots	24" O.C.
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	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
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- Notes:
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PLAN KEY



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Revisions

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Issuance

**LAND USE
SUBMITTAL**

Date

05/07/2021

Project Number

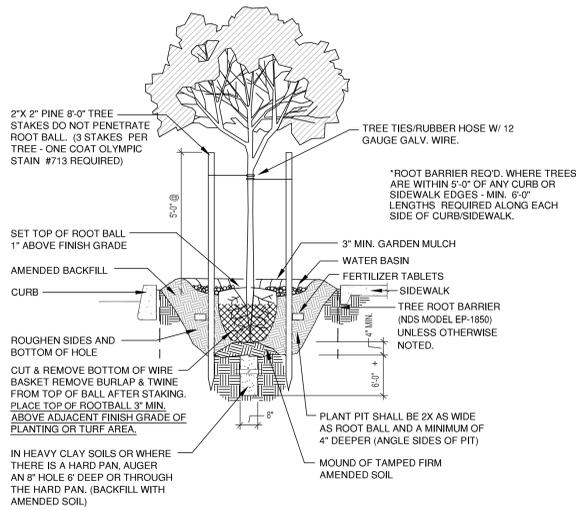
18103

Drawing Title

**PLANTING
DETAILS & NOTES**

Sheet No

L1.10

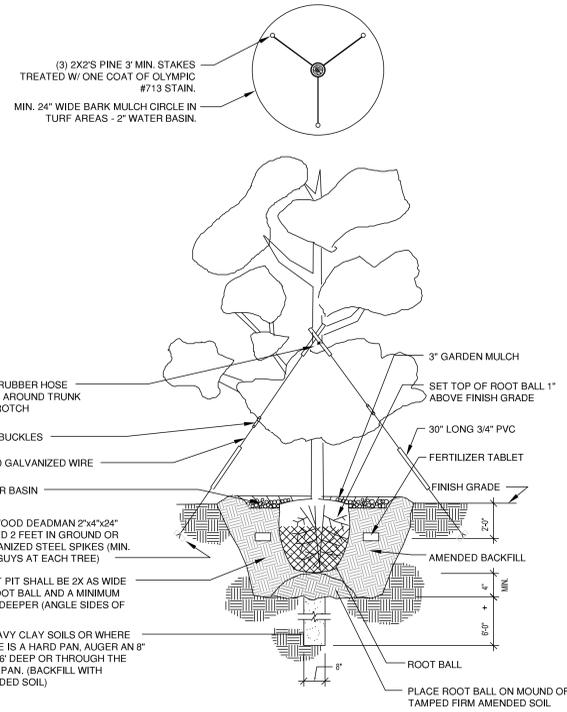


TREE PLANTING DETAIL

N.T.S.

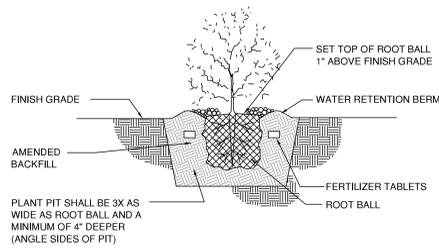
TYPICAL PLANTING NOTES:

- B&B stock may be substituted with container stock of equal grade.
- Container stock may be substituted with b&b stock of equal grade.
- Plant material shall conform with American Standard for Nursery Stock, ANSI Z60.1, 2014 edition.
- All trees shall be branched.
- Refer to project technical specification for topsoil requirement. All planting beds shall have a minimum of 18 inches topsoil. Re-use of existing topsoil is recommended, but must meet specifications.
- Garden mulch all planting beds with 3" min. Layer of specified garden mulch.
- In the event of a discrepancy between this material listing and the drawings, the drawings shall govern the plant species and quantities required.
- In the event of question or lack of clarity on drawings, Landscape Contractor is to call Landscape Architect before proceeding.
- Landscape contractor is to notify Landscape Architect prior to installation of plant material to approve final placement.
- Landscape Contractor to verify plant material quantities quantities.
- Contractor will provide a one year warranty on all provided & installed plant material from date of final approval by owner's representative.



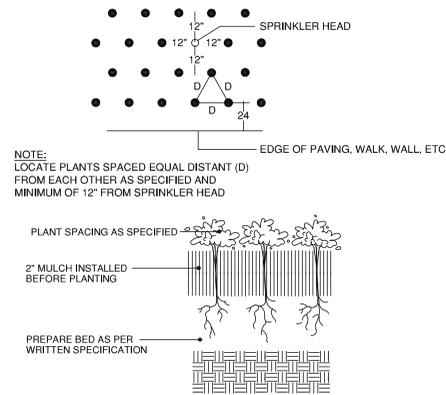
EVERGREEN TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION AND RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051



Project

Consultant

GLUMAC
A TETRA TECH COMPANY
engineers for a sustainable future™
900 SW 5th Ave., Suite 1600
Portland, OR 97204
www.glumac.com
T: 503.227.5280
Project Manager: Dan Stevic
Job No.: 150-211 US00101

Revisions

No.	Description	Date

Stamp



Issuance

**LAND USE
SUBMITTAL**

Date

05/13/2021

Project Number

18103

Drawing Title

**LUMINAIRE
SCHEDULE**

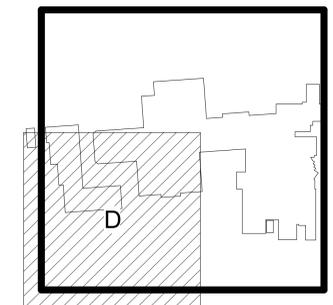
Sheet No.

E0.07

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	FINISH	LAMP			CCT	MANUFACTURER	MODEL	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING		COMMENTS
			TYPE	LUMENS	CRI				DRIVER	DIMMING TYPE			TYPE	HEIGHT	
SA1	LED BOLLARD; PROVIDE WITH SYMMETRIC DISTRIBUTION	TBD BY ARCHITECT	LED	888	70+	4000K	LUMIERE	ASPEN	INTEGRAL ELECTRONIC	NA	277 V	12.0 W	GRADE		
SB1	SINGLE HEAD POLE FIXTURE, PROVID T4W DISTRIBUTION	TBD BY ARCHITECT	LED	6500	70+	4000K	MCGRAW EDISON	GLEON PEDESTRIAN COMPANION	INTEGRAL ELECTRONIC	NA	277 V	51.0 W	POLE		
SC1	12-IN NOMINAL DIAMETER HALF SPHERE; WITH INTEGRAL LED	TBD BY ARCHITECT	LED	1000	90+	3000K	CONCORD	AMERICAN STARGAZER	REMOTE ELECTRONIC	NA	277 V	13.0 W	GRADE		PROVIDE AND CONCEAL REMOTE DRIVER. PRODUCT DETAILS TO BE CONFIRMED BASED ON FLAG SIZING.
SD2	DOUBLE HEAD POLE FIXTURE; PROVIDE WITH T4M DISTRIBUTION	TBD BY ARCHITECT	LED	15507	70+	4000K	MCGRAW EDISON	GLEON	INTEGRAL ELECTRONIC	NA	277 V	134.0 W	POLE		
SE1	PROVIDE WITH SOLITE LENS AND 55-DEG BEAM	TBD BY ARCHITECT	LED	2475	80+	4000K	USAI	B3SD	INTEGRAL ELECTRONIC	0-10V	277 V	20.0 W	RECESSED		
SF1	TRAPEZOID LED WALL MOUNT LUMINAIRE; PROVIDE WITH 350mA DRIVER, AND T3 DISTRIBUTION	TBD BY ARCHITECT	LED	2710	70+	4000K	MCGRAW EDISON	IST	INTEGRAL ELECTRONIC	0-10V	277 V	23.0 W	WALL		

Key Plan



**ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION AND RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051**



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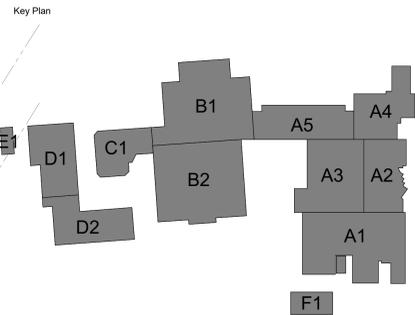
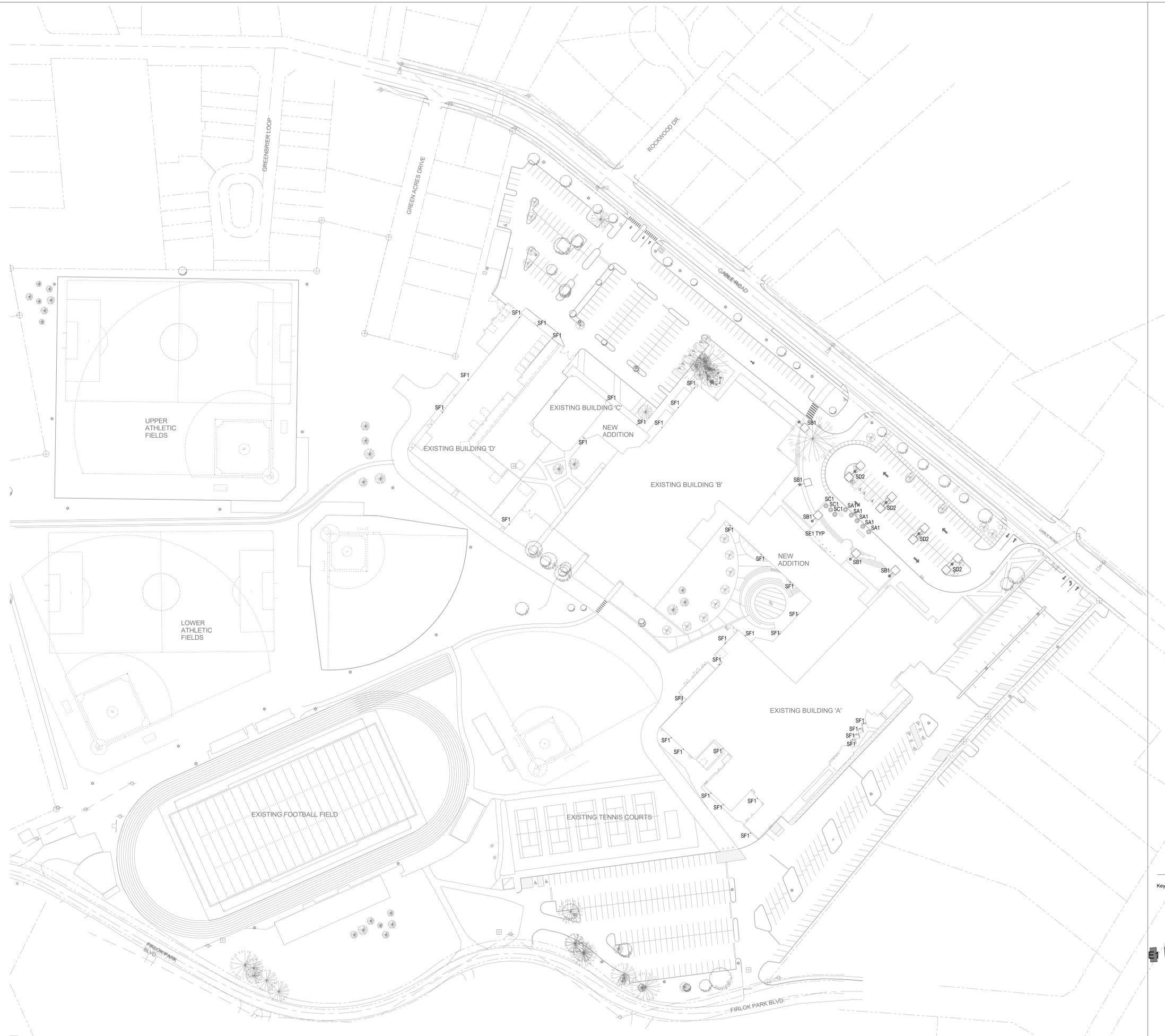
Date
05/13/2021

Project Number
18103

Drawing Title
LIGHTING SITE PLAN

Sheet No.

E1.01



1 SITE PLAN - LIGHTING
SCALE: 1" = 60'-0"

DATE: 5/13/2021 3:11:23 PM
FILE PATH: B:\180-1150-21\US00101 St Helens HS Renovation\MEP_S\SHSD_High_School_R19.rvt
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**ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION AND RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051**



Project

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Job No.: 150-21US00101

Revisions

No.	Description	Date

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Issuance

**LAND USE
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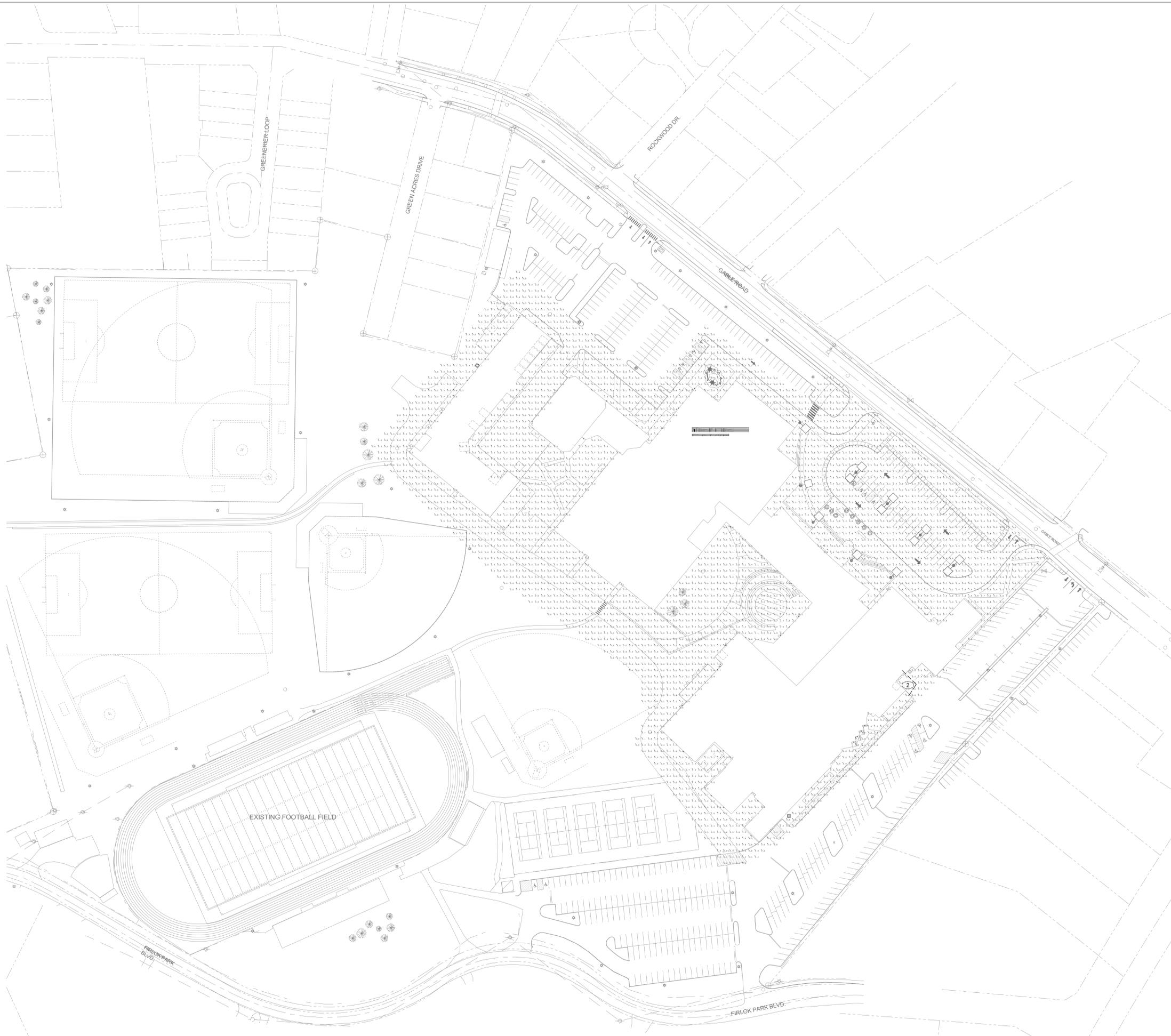
Date
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Project Number
18103

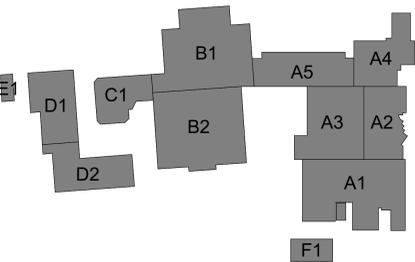
Drawing Title
**SITE
PHOTOMETRICS**

Sheet No.

E1.02



Key Plan



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DRAWN BY: JCS
CHECKED BY: JCS
SCALE: 1" = 60'-0"

1 SITE PLAN - LIGHTING PHOTOMETRICS

Exhibit B: Title Report



2534 Sykes Road, Ste C
(503)397-3537

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Cornerstone Management
1437 NE 51st Avenue
Portland, OR 97213

Customer Ref.: St. Helens High School
Order No.: 360420006703
Effective Date: September 17, 2020 at 08:00 AM
Charge: \$400.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Columbia County Administrative School District #502, Columbia County, Oregon also known as School District No. 502, Columbia County, Oregon

Premises. The Property is:

(a) Street Address:

2375 Gable Road, Saint Helens, OR 97051

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. All or a part of the Land herein described does not appear to be assessed on the Tax Roll for the year(s) 2019-2020. Said Land is subject to the possible assessment and collection of property taxes for current and prior years.
2. City Liens, if any, of the City of St. Helens.
3. Rights of the public to any portion of the Land lying within the area commonly known as Gable Road and Firllok Park Road.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of St. Helens, a municipal corporation, Columbia County, Oregon
Purpose: construct, reconstruct, maintain and repair underground pipelines and mains for the purpose of conveying water over, across, through and under the land etc.
Recording Date: January 14, 1959
Recording No: Book 138, Page 444
Affects: Parcel 1

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: QWEST Corporation, a Colorado corporation, d/b/a CenturyLink QC
Purpose: construct, modify, add to, maintain and remove such telecommunications and electrical facilities etc.
Recording Date: March 7, 2013
Recording No: 2013-001891
Affects: Parcels 1, 2, 4 and 5

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Lori Johnston
503-397-3537
Lori.Johnston@ticortitle.com
Ticor Title Company of Oregon
2534 Sykes Road, Ste C
St Helens, OR 97051

EXHIBIT "A"

Legal Description

Parcel 1: Beginning at a point which is South 64°07' West 979.93 feet from the Northwest corner of the Thomas H. Smith Donation Land Claim in Section 8, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; said point also being the intersection of the Southeasterly line of Greenwood Acres with the Southerly right of way line of the C.N. Gable County Road; thence along said Southeasterly line of the plat of Greenwood Acres and Southwesterly extension thereof, South 64°07' West a distance of 1660.07 feet to the Northerly right of way line of easement for road, as described in deed from Marco Valpiani to Caley A. Stanwood, recorded March 3, 1943 in Book 71, Page 522, Deed Records of Columbia County, Oregon; thence along the said Northerly right of way line of said road right of way as described in Book 71, Page 522, Deed Records of Columbia County, Oregon, South 89°33' East a distance of 20.71 feet; thence along the arc of a 306.48 foot radius curve to the right (the long chord of which curve bears South 75°16'30" East 151.14 feet) a distance of 152.72 feet; thence South 61°00' East a distance of 293.91 feet; thence along the arc of a 338.10 foot radius curve to the left (the long chord of which curve bears South 70°28' East 111.22 feet) a distance of 111.72 feet; thence South 79°56' East a distance of 62.05 feet; thence along the arc of a 170.99 foot radius curve to the left (the long chord of which bears North 75°20'30" East 143.04 feet) a distance of 147.57 feet; thence North 50°37' East a distance of 143.92 feet; thence along the arc of a 91.62 foot radius curve to the right (the long chord of which bears North 89°14'30" East 114.38 feet) a distance of 123.53 feet; thence South 52°08' East a distance of 139.96 feet; thence along the arc of a 123.24 foot radius curve to the left (the long chord of which curve bears South 80°08' East 115.71 feet) a distance of 120.45 feet; thence North 71°52' East a distance of 114.86 feet; thence leaving the said Northerly right of way line of said road as described in Book 71, Page 522, Deed Records of Columbia County, Oregon, North 36°42' East a distance of 518.10 feet to the most Westerly corner of that tract of land described in deed to Howard Budlong recorded in Book 76, Page 529, Deed Records of Columbia County, Oregon; thence along the Northwesterly side of said Howard Budlong tract as described in Book 76, Page 529, North 41°55' East a distance of 323.83 feet to the Southerly right of way line of the C.N. Gable County Road; thence North 52°27' West a distance of 417.80 feet to the point of beginning. EXCEPTING THEREFROM tract conveyed to Columbia County, Oregon, a municipal corporation by deed recorded September 18, 1958 in Book 137, Page 518, Deed Records of Columbia County, Oregon. ALSO EXCEPTING THEREFROM tract conveyed to the City of St. Helens by deed recorded November 27, 2000 in Fee Number 00-11449, Records of Columbia County, Oregon.

Parcel 2: Tract 7, Greenwood Acres, Columbia County, Oregon. EXCEPTING that portion conveyed to M.J. Briggs and Elva M. Briggs, husband and wife by deed recorded April 4, 1941 in Book 68, Page 96, Deed Records of Columbia County, Oregon. ALSO EXCEPTING THEREFROM tract conveyed to the City of St. Helens by deed recorded November 27, 2000 in Fee Number 00-11449, Records of Columbia County, Oregon.

Parcel 3: Beginning at a point on the East line of Tract 5, Greenwood Acres, Columbia County, Oregon that is South 12°27' West 395 feet from the Northeast corner of said Tract 5; thence North 77°22' West 150 feet; thence North 12°27' East to the Southwesterly line of tract conveyed to William O. Cromwell et ux by deed recorded August 1, 1947 in Book 95, Page 119, Deed Records of Columbia County, Oregon; thence North 77°22' West along said Cromwell tract 110.76 feet to the West line of said Tract 5; thence South 3°42' West along the West line of said Tract 5, 796.71 feet to the Southwest corner of said Tract 5; thence North 64°07' East along the South line of said Tract 5, 178 feet to the Southeast corner of said Tract 5; thence North 12°27' East along the East line of said Tract 5 to the point of beginning. EXCEPTING THEREFROM tract conveyed to LeRoy Ehlers and Bessie M. Ehlers, husband and wife by deed recorded December 18, 1968 in Book 171, Page 907, Deed Records of Columbia County, Oregon. ALSO EXCEPTING THEREFROM tract conveyed to Ervin F. Ostoj and Vera Ostoj, husband and wife by deed recorded May 25, 1979 in Book 224, Page 86, Deed Records of Columbia County, Oregon.

Parcel 4: Tract 6, Greenwood Acres, Columbia County, Oregon. ALSO EXCEPTING THEREFROM tract conveyed to the City of St. Helens by deed recorded November 27, 2000 in Fee Number 00-11449, Records of Columbia County, Oregon.

Parcel 5: Beginning at a point where the Southwesterly boundary line of the Gable County Road intersects the Southeasterly line of Tract 7 in Greenwood Acres, Columbia County, Oregon; thence North 52°27' West 130 feet along said road boundary line; thence Southwesterly to a point in the Westerly line of said Tract 7 that is 130 feet Northerly from the Southwest corner of said Tract 7; thence South 12°27' West along said Westerly line to the Southwest corner of said Tract 7; thence North 64°07' East along the Southeasterly line of said Tract 7 to the

EXHIBIT "A"

Legal Description

place of beginning. EXCEPTING THEREFROM tract conveyed to the City of St. Helens by deed recorded November 27, 2000 in Fee Number 00-11449, Records of Columbia County, Oregon.

Parcel 6: Beginning at the Southwest corner of Tract 2 of Greenwood Acres as said Greenwood Acres was platted and on file in the Clerk's Office of Columbia County, Oregon; thence North 64°07' East a distance of 93.6 feet; thence North 12°30 1/2' West a distance of 796.16 feet; thence South 77°51' West a distance of 160.77 feet to the West line of said Tract 2; thence South 17°22 1/2' East a distance of 821.76 feet to the point of beginning. EXCEPTING THEREFROM tract conveyed to Stephen W. Hanson et ux by Parcel 2 of deed recorded February 5, 1986 in Book 260, Page 748, Deed Records of Columbia County, Oregon.

Parcel 7: Beginning at a point on the Easterly line of Lot 2, Greenwood Acres, Columbia County, Oregon, where said line intersects the Southerly boundary line of the County Road known as Gable Road; thence Southerly along said East line of said Lot 2 to the Southeast corner of said Lot 2; thence Westerly along the Southerly line of said Lot 2, 36.4 feet; thence Northerly and parallel with the said East line to the Southerly line of said Gable Road; thence Easterly along said Southerly line 36.4 feet to the place of beginning.

Parcel 8: Tract 3, Greenwood Acres, Columbia County, Oregon.

EXCEPTING THEREFROM the above Parcels 7 and 8, the following described tract: Beginning at the point of intersection of the West line of Tract 3, Greenwood Acres, Columbia County, Oregon with the Southerly right of way line of Gable Road; thence along the Southerly right of way line of said Gable Road South 88°49' West 36.12 feet to the tract first described in deed to Ivan C. Warner et ux recorded September 28, 1945 in Book 78, Page 406, Deed Records of Columbia County, Oregon; thence along the West line of said Warner et ux tract, South 12°30'28" East a distance of 346.80 feet to a point; thence Easterly to a point on the West line of Tract 4, which is South 6°51' East a distance of 341.71 feet from the point of intersection of the West line of said Tract 4 with the Southerly right of way line of Gable Road; thence North 6°51' West along the West line of said Tract 4 a distance of 341.71 feet to the Southerly right of way line of Gable Road; thence along the Southerly right of way line of said Gable Road South 88°49' West a distance of 248.41 feet to the point of beginning.

Parcel 9: Tract 4, Greenwood Acres, Columbia County, Oregon. EXCEPTING THEREFROM the following described tract: Beginning at the point of intersection of the West line of Tract 4, Greenwood Acres, Columbia County, Oregon, with the Southerly right of way line of Gable Road; thence along the West line of said Tract 4, a distance of 341.71 feet to a point; thence Easterly to a point on the East line of said Tract 4, which is 320 feet from the point of intersection of the East line of said Tract 4 with the Southerly right of way line of said Gable Road; thence along the East line of said Tract 4, North 3°42'18" East a distance of 320 feet to the Southerly right of way line of said Gable Road; thence along the Southerly right of way line of said Gable Road North 77°22' West 88.84 feet and South 88°49' West 215.59 feet to the point of beginning.

EXCEPTING FROM ABOVE that portion conveyed to the public for public road and utility purposes by Dedication Deed recorded March 14, 2019 in Fee Number 2019-001798, Columbia County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

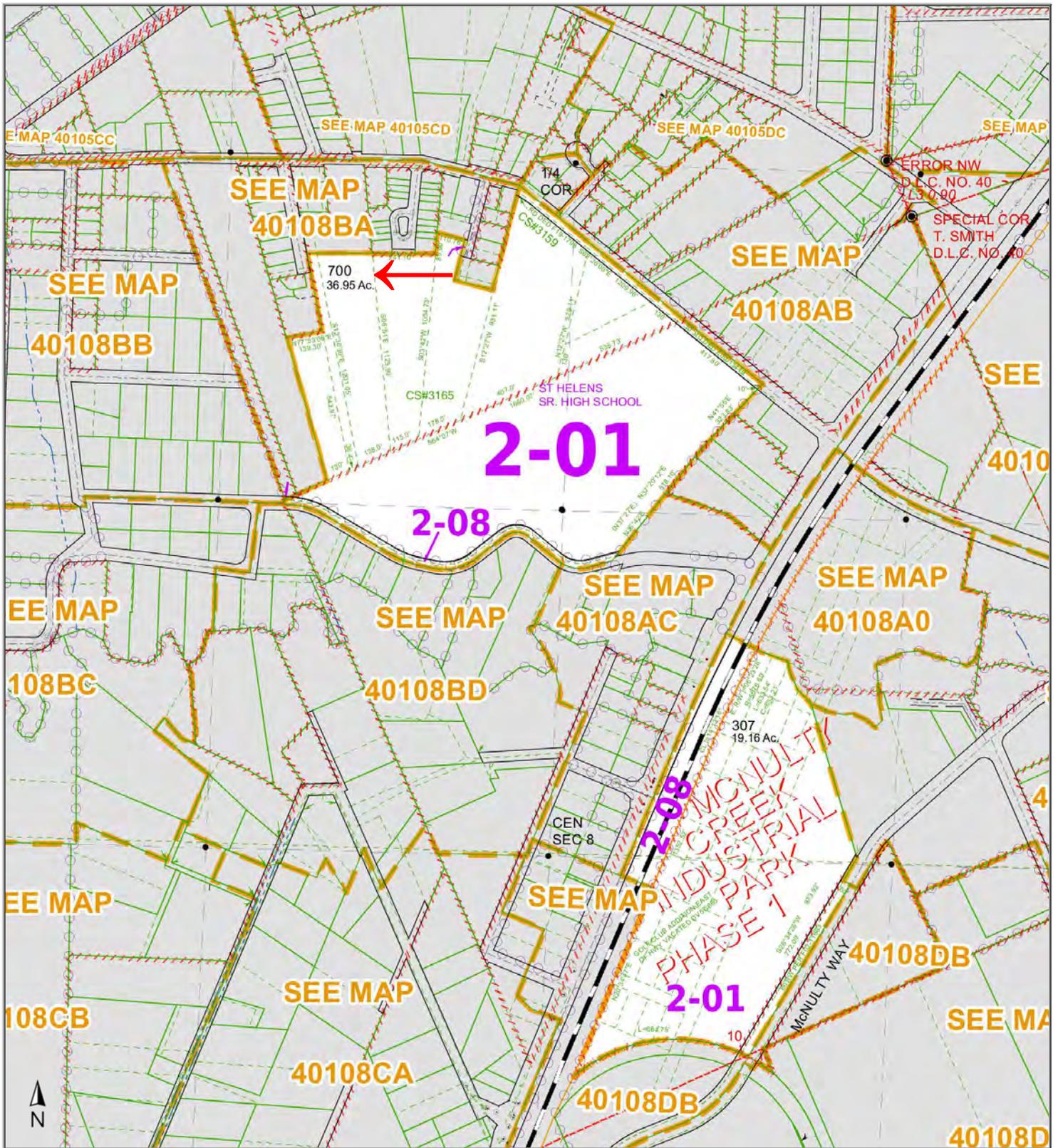
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



ParcelID: 28982

2375 Gable Rd

St Helens, OR 97051

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Marco Valpiani, an unmarried man, the grantor, in consideration of TEN and no/100 -----DOLLARS, to me in hand paid by SCHOOL DISTRICT NO.2, COLUMBIA COUNTY, OREGON, a municipal corporation, the grantee,

do hereby grant, bargain, sell and convey unto said School District No. 2, Columbia County, Oregon, a municipal corporation, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Columbia and State of Oregon, bounded and described as follows, to-wit:



Beginning at a point which is South 64°07' West 979.93 feet from the Northwest corner of the Thomas H. Smith Donation Land Claim in Section 8, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; said point also being the intersection of the Southeasterly line of Greenwood Acres with the Southerly right-of-way line of the C.N. Gable County Road; thence along said Southeasterly line of the plat of Greenwood Acres and Southwesterly extension thereof South 64°07' West a distance of 1680.07 feet to the Northerly right-of-way line of easement for road as described in deed from Marco Valpiani to Caley A. Stanwood, recorded March 3, 1942, in Book 71, page 522, of Columbia County Deed Records; thence along the said Northerly right-of-way line of said road right of way as described in Book 71, page 522 of Columbia County Deed Records, South 89°53' East a distance of 20.71 feet; thence along the arc of a 208.48 foot radius curve to the right (the long chord of which curve bears South 75°16'30" East 151.14 feet) a distance of 152.72 feet; thence South 81°00' East a distance of 295.91 feet; thence along the arc of a 358.10 foot radius curve to the left (the long chord of which curve bears South 70°28' East 111.22 feet) a distance of 111.72 feet; thence South 79°56' East a distance of 62.05 feet; thence along the arc of a 170.90 foot radius curve to the left (the long chord of which bears North 75°20'30" East 143.04 feet) a distance of 147.87 feet; thence North 50°27' East a distance of 143.92 feet; thence along the arc of a 91.82 foot radius curve to the right (the long chord of which bears North 39°14'30" East 114.23 feet) a distance of 123.53 feet; thence South 52°08' East a distance of 123.20 feet; thence along the arc of a 122.24 foot radius curve to the left (the long chord of which bears South 80°08' East 115.71 feet) a distance of 120.45 feet; thence North 71°52' East a distance of 114.36 feet; thence leaving the said Northerly right-of-way line of said road as described in Book 71, page 522, deed records of Columbia County, Oregon North 36°42' East a distance of 518.10 feet to the most westerly corner of that tract of land described in deed from Marco Valpiani to Howard Budlong, recorded in Book 76, page 280, deed records of Columbia County; thence along the Northwesterly side of said Howard Budlong tract as described in Book 76, page 280, North 41°55' East a distance of 322.82 feet to the Southerly right of way line of the C.N. Gable County Road; thence North 52°27' West a distance of 417.80 feet to the point of beginning. SUBJECT to water rights of record; and

CONVEYING ALSO: The right to travel upon and use that certain road and right-of-way described in Book 71, page 522, Deed Records, in connection with said premises, and which said right shall not be exclusive. TO HAVE AND TO HOLD the above described and granted premises unto said SCHOOL DISTRICT NO.2, COLUMBIA COUNTY, OREGON, a municipal corporation, its successors and assigns forever.

(Deed p. 1)

And Marco Valpiani, the grantor above named, does covenant to and with the above named grantee, its successors and assigns, that he is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that he will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS his hand and seal this 27th day of December, 1948.

Marco Valpiani (SEAL)

STATE OF OREGON)
County of Columbia) SS

December 27th, 1948.

Personally appeared the within named Marco Valpiani and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



J. H. Pruett
Notary Public for Oregon
My com. expires: Sept 30 1951

(Deed p. 2)

WARRANTY DEED

DALE H. COOPER and GENEVIEVE G. COOPER, husband and wife, hereinafter called grantor, convey to SCHOOL DISTRICT NO. 502, COLUMBIA COUNTY, OREGON, all that real property situated in Columbia County, State of Oregon, described as:

Tract 7, Greenwood Acres, Columbia County, Oregon, EXCEPTING that portion conveyed to M. J. Briggs and Elva M. Briggs, husband and wife by deed recorded April 4, 1941 in Book 68, page 96, Deed Records of Columbia County, Oregon.

and covenant that grantor is the owner of the above described property free of all encumbrances except rights of the public in roads and highways, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 30th day of August, 1966.

Dale H. Cooper
Genevieve G. Cooper

STATE OF OREGON)
County of Columbia) ss.
1966

Personally appeared the above-named Dale H. Cooper and Genevieve G. Cooper, and acknowledged the foregoing instrument to be their act and deed. Before me:

Norma Shultz
Notary Public for Oregon
My Commission Expires: *May 1970*

4315 1/20



Return

WARRANTY DEED

William C. Cromwell and Naomi N. Cromwell, husband and wife, herein after called grantor, convey to School District 502, St. Helens in Columbia County, Oregon, all that real property situated in Columbia County, State of Oregon, described as:

Parcel 1: Beginning at a point on the East line of Tract 5, Greenwood Acres, Columbia County, Oregon that is South 12°27' West 395 feet from the Northeast corner of said Tract 5; thence North 77°22' West 150 feet; thence North 12°27' East to the Southwesterly line of tract conveyed to William O. Cromwell et ux by Deed recorded August 1, 1947 in Book 95, page 119, Deed Records of Columbia County, Oregon; thence North 77°22' West along said Cromwell tract 110.76 feet to the West line of said Tract 5; thence South 3°42' West along the West line of said Tract 5 796.71 feet to the Southwest corner of said Tract 5; thence North 64°07' East along the South line of said Tract 5 178 feet to the Southeast corner of said Tract 5; thence North 12°27' East along the East line of said Tract 5 to the point of beginning.

Parcel 2: A non-exclusive right of way for road purposes 40 feet in width described as follows: Beginning at a point on the South line of Gable Road which is North 77°22' West 110 feet from the intersection of said South line with the East line of Tract 5, Greenwood Acres, Columbia County, Oregon; thence South 12°27' West 375 feet; thence North 77°22' West 40 feet; thence North 12°27' East to the South line of said Gable Road which is North 77°22' West 40 feet from the point of beginning; thence South 77°22' East along the South line of said Gable Road 40 feet to the point of beginning.

and covenant that grantor is the owner of the above described property free of all encumbrances except rights of others in 40 foot right of way easement, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 12th day of October, 1967.

William C. Cromwell
Naomi N. Cromwell

STATE OF OREGON
County of Columbia
October 12, 1967.

Personally appeared the above named William C. Cromwell and Naomi N. Cromwell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

W. A. Wood
Notary Public for Oregon
My commission expires: Mar. 29, 1970

5189



WARRANTY DEED - 1

STATE OF OREGON
COLUMBIA COUNTY
RECORDED ON FILED
OCT 12 4 45 PM '67
166-102-101
NORWELSON CO-CLK
BY James O. ...

2391

May 3, 1968

May 3, 1968

ED

169-154

Ray K. Slauson and Ielleen

A. Slauson, h&w

to

School District No. 502, St. Helens,
Columbia County, Oregon, a duly
organized school district in CCO

----convey---all th real pty sitd in CC. S of Ore, descbd as:

Tt 6, Greenwood Acres, CCO.

ffe, except ROP W&D, except as shown above.

The true and actual consid for this trans is \$19,500.00

Raymond K. Slauson

Ielleen A. Slauson

Ackd Ray K. Slauson and Ielleen A. Slauson, h&w

*Out 57
D. Slauson
A. Slauson*

56048

BOOK 211 PAGE 333

STATUTORY WARRANTY DEED

Leland N. Huffman and Ivaloe Huffman, husband and wife, Grantor,
convey to School District No. 302, Columbia County, Oregon, a duly organized
School District in Columbia County, Oregon, Grantee, the following described
real property, free of encumbrances except as specifically set forth herein:

Beginning at a point where the Southwesterly boundary line of the Cable
County Road intersects the Southeasterly line of Tract 7 in Greenwood
Acres, Columbia County, Oregon; thence North 52°27' West 130 feet along
said road boundary line; thence Southwesterly to a point in the Westerly
line of said Tract 7 that is 130 feet Northerly from the Southwest corner
of said Tract 7; thence South 12°27' West along said Westerly line to
the Southwest corner of said Tract 7; thence North 64°07' East along the
Southeasterly line of said Tract 7 to the place of beginning.

*sub 55
Greenwood
Acres*

Subject to and excepting:

Rights of the public in roads and highways.

The true and actual consideration for this conveyance is \$37,500.00.

Until a change is requested, all tax statements are to be sent to the
following address: 215 E. 2nd Street, St. Helens, Oregon 97051.

Dated this 25 day of April, 1977.

Leland N. Huffman
Ivaloe Huffman

STATE OF OREGON
County of Columbia
April 25, 1977.

Personally appeared the above named Leland N. Huffman and Ivaloe Huffman,
husband and wife, and acknowledged the foregoing instrument to be their voluntary
act.



Madison D. Mc Mahon
Notary Public for Oregon
My commission expires: *March 28, 1978*

STATUTORY WARRANTY DEED -1.

55

211-333

29801

APR 25 1977

BOOK 211 PAGE 334 57
STATE OF OREGON)
Columbia County) No. 2980

I certify that the within instrument of
writing was recorded for record on the
25 day of APRIL 1977
at 4:51 P. M., recorded
in Book 211 on page 333
Books of Deeds
of said County.

Witness my hand and seal of County
at said.

ROY A. NELSON
County Clerk
By *[Signature]* Deputy

2980

APR 25 1977

60289

229-818

WARRANTY DEED—STATUTORY FORM

Mary Jo Simpson, formerly Mary Jo Blackburn Grantor.

conveys and warrants to Columbia County Administrative School District No. 502, St. Helens, Oregon.

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Columbia County, Oregon, to-wit: Parcel I: Beginning at a point on the Southerly line of Tract 2, Greenwood Acres, Columbia County, Oregon, that is South 64°07' West, 36.4 feet from the Southeast corner of said Tract 2; thence North 12°30'30" West, a distance of 796.16 feet to the Northeast corner of that certain tract conveyed to Melvin L. Blackburn et ux by deed recorded August 7, 1968 in Book 170, page 178, Deed Records of Columbia County, Oregon and the true point of beginning; thence continuing North 12°30'30" West to a point on the Northerly line of said Tract 2; thence South 88°49' West along the Northerly line of said Tract 2, to the Northwest corner thereof; (continued on reverse hereof)

Oct 71
Greenwood
Acres

68209
Insured by
Title Insurance Company

The said property is free from encumbrances EXCEPT

The true consideration for this conveyance is \$ 147,500.00 (Here comply with the requirements of ORS 91.030)

Dated this 26 day of March, 1980

Mary Jo Simpson

STATE OF OREGON, County of Columbia, ss. Personally appeared the above named Mary Jo Simpson, formerly Mary Jo Blackburn

and acknowledged the foregoing instrument to be her voluntary act and deed. Before me: Hazel M. Evans Notary Public for Oregon—My commission expires: 5-4-81

WARRANTY DEED
Columbia County Adm. School
District No. 502
215 South Second Street
St. Helens, Or. 97051

2010 STATE OF OREGON
County of Columbia
I certify that the within instrument was received for record on the 27th day of March, 1980 at 8:46 o'clock AM, and recorded in book/reef/volume No. 229 on page 818, or as document/file/instrument/microfilm No. 2010 Record of Deeds of said county.
Witness my hand and seal of County aforesaid.
Betsy C. Kelly Clerk
By: [Signature] Deputy

70

229-818

2010

MAR 27 1980

BOOK 229 PAGE 819

Description continued

thence South $17^{\circ}22'30''$ East along the Westerly line of said Tract 2, to the Northwest corner of said Blackburn tract; thence North $77^{\circ}51'$ East along the Northerly line of said Blackburn tract, 160.77 feet to the true point of beginning.

Parcel II: Beginning at the Southwest corner of Tract 2 of Greenwood Acres as said Greenwood Acres was platted and on file in the Clerk's Office of Columbia County, Oregon; thence North $64^{\circ}07'$ East a distance of 93.6 feet; thence North $12^{\circ}30\frac{1}{2}'$ West a distance of 796.16 feet; thence South $77^{\circ}51'$ West a distance of 160.77 feet to the West line of said Tract 2; thence South $17^{\circ}22\frac{1}{2}'$ East a distance of 821.76 feet to the point of beginning.-----

*Chas
70
Mann
Arent*

2010

MAR 27 1980

STATUTORY WARRANTY DEED

BOOK 232 PAGE 746

Ivan C. Warner and Rosalee Warner, husband and wife, Grantors, convey and warrant to School District #502, Columbia County, Oregon, a duly organized School District in Columbia County, Oregon, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Parcel 1: Beginning at a point on the Easterly line of Lot No. 2 of Greenwood Acres, where said line intersects the Southerly boundary line of the County Road known as the Gable Road; thence Southerly along said East line of said Lot 2 to the Southeast corner of said Lot 2; thence Westerly along the Southerly line of said Lot 2, 36.4 feet; thence Northerly and parallel with the said East line to the Southerly line of said Gable Road; thence Easterly along said Southerly line 36.4 feet to the place of beginning.

Parcel 2: Tract 3, Greenwood acres, Columbia County, Oregon, EXCEPTING from the above two parcels, the following described tract: Beginning at the point of intersection of the West line of Tract 3, Greenwood Acres, Columbia County, Oregon with the Southerly right of way line of Gable Road; thence along the Southerly right of way line of said Gable Road South 88°49' West 36.12 feet to the tract first described in deed to Ivan C. Warner et ux, recorded September 28, 1945 in Book 78 page 406, Deed Records of Columbia County, Oregon; thence along the West line of said Warner et ux tract, South 12°30'28" East a distance of 346.80 feet to a point; thence Easterly to a point on the West line of Tract 4, which is South 6°51' East a distance of 341.71 feet from the point of intersection of the West line of said Tract 4 with the Southerly right of way line of Gable Road; thence North 6°51' West along the West line of said Tract 4 a distance of 341.71 feet to the Southerly right of way line of Gable Road; thence along the Southerly right of way line of said Gable Road, South 88°49' West a distance of 248.41 feet to the point of beginning.

The true and actual consideration for this conveyance is \$45,000.00.

Until a change is requested, all tax statements are to be sent to the following address: 215 S. 2nd Street, St. Helens, Oregon 97051.

Dated this 12th day of September, 1980.

Ivan C. Warner
Rosalee Warner



STATE OF OREGON
County of Columbia
September 16, 1980. Personally appeared the above named Ivan C. Warner and Rosalee Warner, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Scott O. Pearson
Notary Public for Oregon
My commission expires: 10-1-81

101

232-746

6039

SEP 17 1980

all New Act 101

New Act 101
for 69

New Act
101
for 68

BOOK 232 PAGE 747
STATE OF OREGON)
Columbia County) 6039

I certify that the within instrument of
writing was received for record on the
17 day of September 19 80
at 3:00 o'clock P.M. recorded
in Book 232 on page 746
Books of said County.

Witness my hand and seal of County
at _____
Rita C. Kelly
County Clerk
By _____ Deputy

STATUTORY WARRANTY DEED

From:

Ivan Warner & Rosaline Warner

to:

School District #502

VAGT, OLSEN & REIMAN
ATTORNEYS AT LAW
ST. HELENS, OREGON

6039

SEP 17 1980

60420

STATUTORY WARRANTY DEED

335x 235 204

HERBERT THOMPSON and VENA THOMPSON, Grantors, convey and warrant to COLUMBIA COUNTY ADMINISTRATIVE SCHOOL DISTRICT #502, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Tract 4, Greenwood Acres, Columbia County, Oregon, excepting therefrom the following described tract:

Beginning at the point of intersection of the West line of Tract 4, Greenwood Acres, Columbia County, Oregon, with the Southerly right of way line of Gable Road; thence along the West line of said Tract 4, a distance of 341.71 feet to a point; thence Easterly to a point of intersection of the East line of Tract 4, which is 320 feet from the point of intersection of the East line of said Tract 4 with the Southerly right of way line of said Gable Road; thence along the East line of said Tract 4, North 3°42'18" East a distance of 320 feet to the Southerly right of way line of said Gable Road; thence along the Southerly right of way line of said Gable Road 77°22' West 88.84 feet and South 88°49' West 215.59 feet to the point of beginning.

Handwritten notes:
New City for 103 for
Feb 67
Greenwood
Perry

The true and actual consideration for this conveyance is \$37,100.00.

Until a change is requested, all tax statements are to be sent to the following address: St. Helens Administrative School District #502, 215 South Second, St. Helens, Oregon 97051

DATED this 20th day of February, 1981.

Handwritten signatures:
Herbert Thompson Vena Thompson

STATE OF OREGON)
County of Columbia) ss:

Personally appeared the above named HERBERT THOMPSON and VENA THOMPSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Handwritten signature of Notary Public
Notary Public for Oregon
My Commission Expires: 8/20/82

103

235-904

1257

FEB 27 1981

BOOK 235 PAGE 905 1251
STATE OF OREGON
Columbia County

I certify that the within instrument of writing was received for record on the 27 day of Feb 1981 at 4:00 o'clock P.M.; recorded to Book 235 on page 904 Records of Deeds of said County.

Witness my hand and seal of County

affiant
Rita C. King
County Clerk
By E. Maclean Deputy

WILLIAMSON & WILLIAMSON
ATTORNEYS AT LAW
200 COLUMBIA ST.
P. O. BOX 508
ST. HELENS, OREGON 97181

1251

FEB 27 1981

Exhibit C: Lighting Plans and Details

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION AND RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051



Project

Consultant

GLUMAC
A TETRA TECH COMPANY
engineers for a sustainable future™
900 SW 5th Ave, Suite 1600
Portland, OR 97204
www.glumac.com
T: 503.227.5280
Project Manager: Dan Stevic
Job No.: 150-211 US00101

Revisions

No.	Description	Date

Stamp



Issuance

**LAND USE
SUBMITTAL**

Date

05/13/2021

Project Number

18103

Drawing Title

**LUMINAIRE
SCHEDULE**

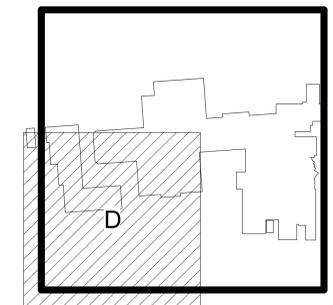
Sheet No.

E0.07

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	FINISH	LAMP			CCT	MANUFACTURER	MODEL	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING		COMMENTS
			TYPE	LUMENS	CRI				DRIVER	DIMMING TYPE			TYPE	HEIGHT	
SA1	LED BOLLARD; PROVIDE WITH SYMMETRIC DISTRIBUTION	TBD BY ARCHITECT	LED	888	70+	4000K	LUMIERE	ASPEN	INTEGRAL ELECTRONIC	NA	277 V	12.0 W	GRADE		
SB1	SINGLE HEAD POLE FIXTURE, PROVID T4W DISTRIBUTION	TBD BY ARCHITECT	LED	6500	70+	4000K	MCGRAW EDISON	GLEON PEDESTRIAN COMPANION	INTEGRAL ELECTRONIC	NA	277 V	51.0 W	POLE		
SC1	12-IN NOMINAL DIAMETER HALF SPHERE; WITH INTEGRAL LED	TBD BY ARCHITECT	LED	1000	90+	3000K	CONCORD	AMERICAN STARGAZER	REMOTE ELECTRONIC	NA	277 V	13.0 W	GRADE		PROVIDE AND CONCEAL REMOTE DRIVER. PRODUCT DETAILS TO BE CONFIRMED BASED ON FLAG SIZING.
SD2	DOUBLE HEAD POLE FIXTURE; PROVIDE WITH T4M DISTRIBUTION	TBD BY ARCHITECT	LED	15507	70+	4000K	MCGRAW EDISON	GLEON	INTEGRAL ELECTRONIC	NA	277 V	134.0 W	POLE		
SE1	PROVIDE WITH SOLITE LENS AND 55-DEG BEAM	TBD BY ARCHITECT	LED	2475	80+	4000K	USAI	B3SD	INTEGRAL ELECTRONIC	0-10V	277 V	20.0 W	RECESSED		
SF1	TRAPEZOID LED WALL MOUNT LUMINAIRE; PROVIDE WITH 350mA DRIVER, AND T3 DISTRIBUTION	TBD BY ARCHITECT	LED	2710	70+	4000K	MCGRAW EDISON	IST	INTEGRAL ELECTRONIC	0-10V	277 V	23.0 W	WALL		

Key Plan



**ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION AND RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051**



Project

Consultant

GLUMAC

A TETRA TECH COMPANY
engineers for a sustainable future
900 SW 5th Ave., Suite 1600
Portland, OR 97204
www.glumac.com
T: 503.227.5280
Project Manager: Dan Stevic
Job No.: 150-21US00101

Revisions

No.	Description	Date

Stamp



Issuance

**LAND USE
SUBMITTAL**

Date

05/13/2021

Project Number

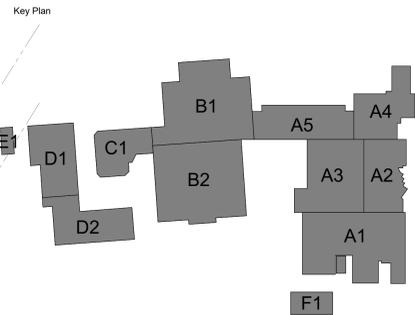
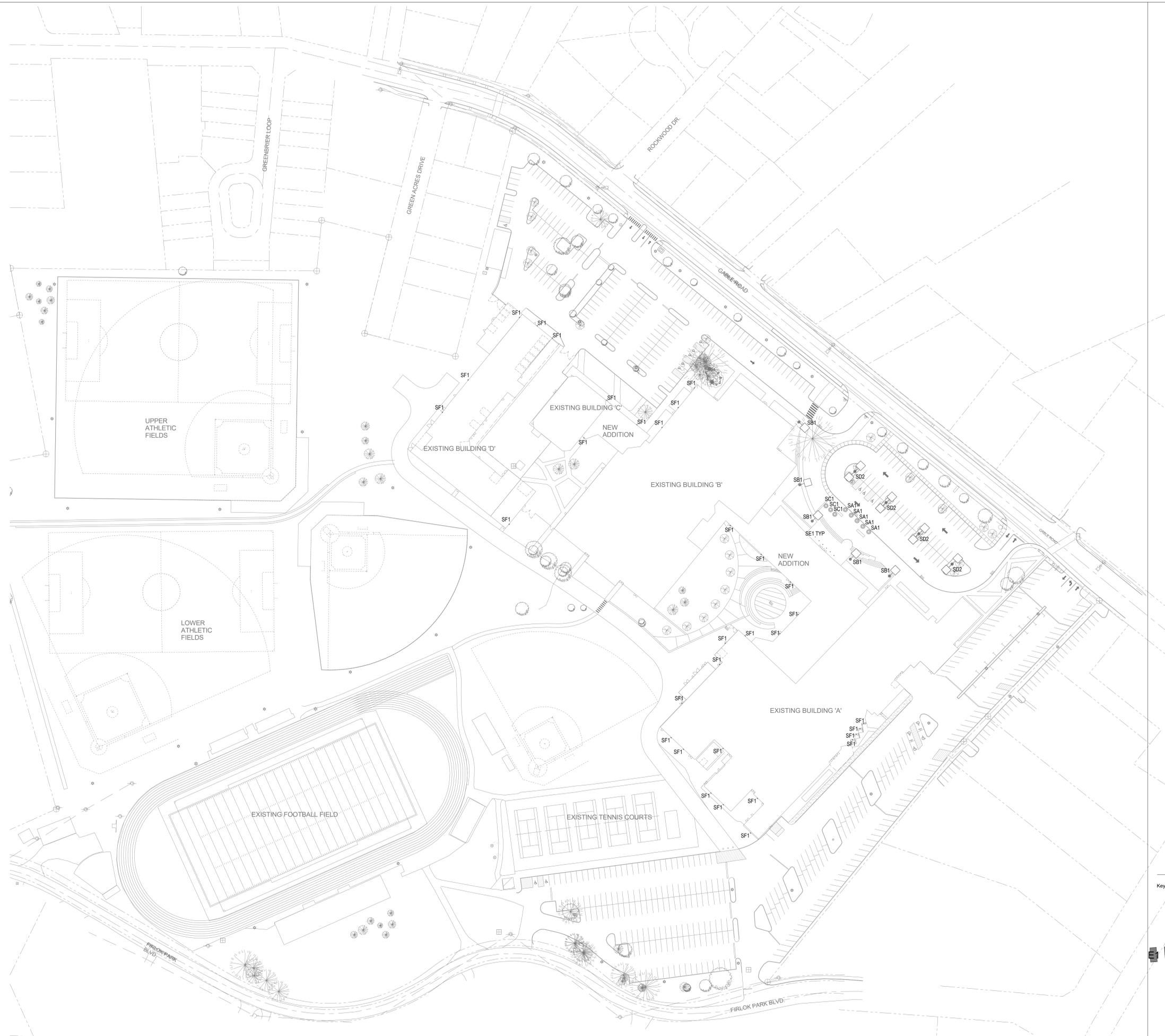
18103

Drawing Title

LIGHTING SITE PLAN

Sheet No.

E1.01



1 SITE PLAN - LIGHTING
SCALE: 1" = 60'-0"

DATE: 5/10/2021 3:11:23 PM
FILE PATH: B:\180-1150-21\US00101 St Helens HS Renovation\MEP_S\SHSD_High_School_R19.rvt
copyright © 2018

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION AND RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051



Project

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Revisions

No.	Description	Date

Stamp



Issuance

LAND USE SUBMITTAL

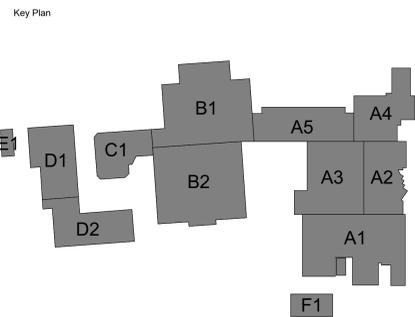
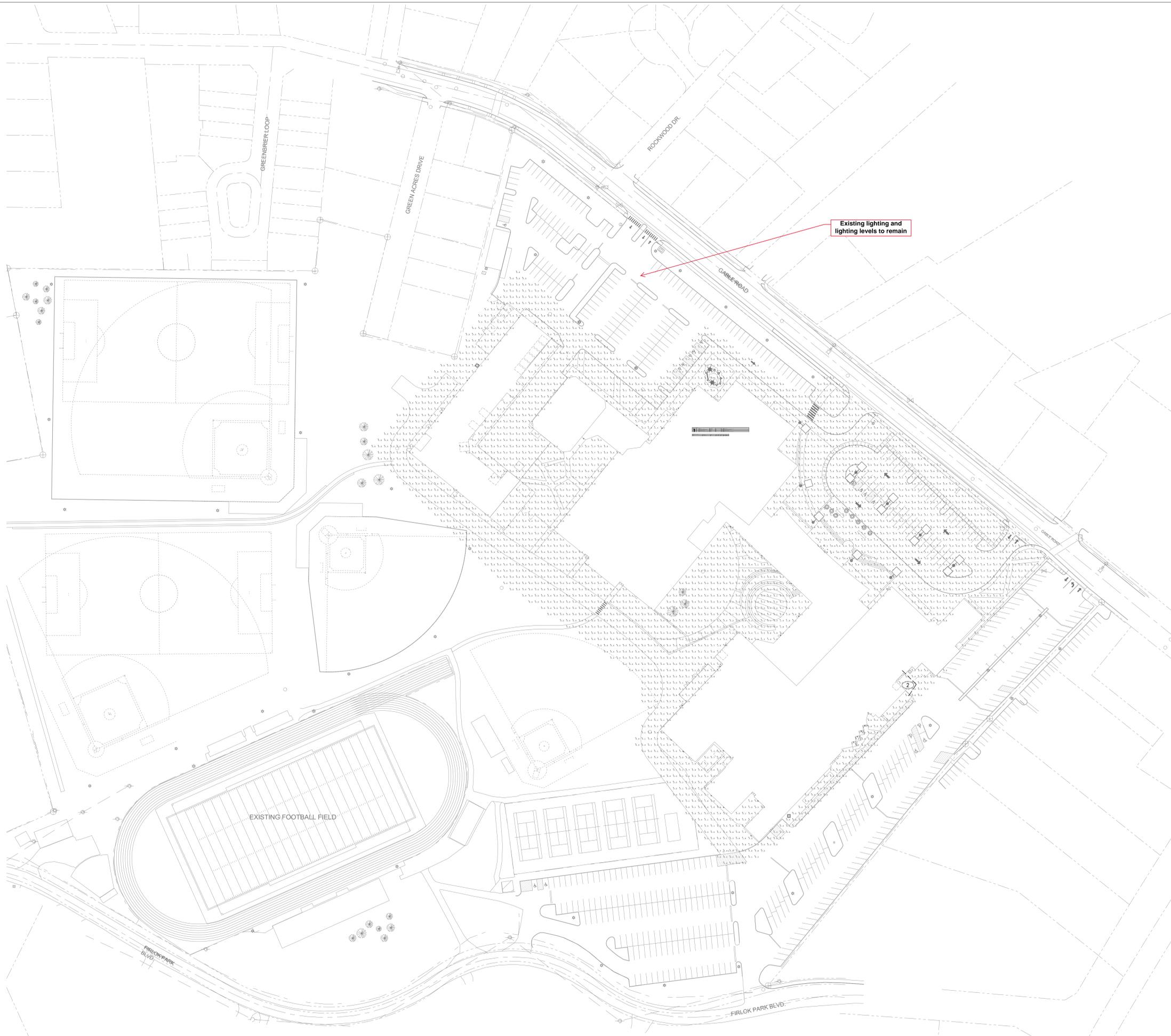
Date
05/13/2021

Project Number
18103

Drawing Title
SITE PHOTOMETRICS

Sheet No.

E1.02



DATE: 5/10/2021 3:11:25 PM
FILE PATH: H:\BIM_360\150-21US00101 St Helens HS Renovation\MEP_S\SHSD_High_School_RT19.rvt
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1" = 60'-0"

1 SITE PLAN - LIGHTING PHOTOMETRICS



CUTSHEET PACKAGE

05/10/21

Lumière

DESCRIPTION

The Aspen 1900-OA bollard features a sleek, contemporary aesthetic and low glare fixed optics. Lamp source selections include LED, incandescent PAR lamps or low voltage MR16 halogen lamps. Luminaires with a halogen source are available with an integral or remote 12V transformer option. Our patented LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration. Aspen bollards are available in two standard heights of 24" [610mm] and 30" [762mm].

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material

Mounting base and housing are precision-machined from corrosion-resistant 6061-T6 aluminum billet and extrusion.

Finish

Fixture and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. Fixture housing is available in a variety of standard colors. Mounting base is painted black.

Lens

Lens is machined from solid U.V. stabilized clear acrylic and is designed to produce maximum light output with low brightness.

Adjustable Mounting Base

Machined 6061-T6 aluminum mounting base assembly is equipped with the patented LumaLevel™ leveling system that includes mounting chassis, 70 shore neoprene base pad, stainless steel hardware and

3/4" conduit entry. The LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Anchor Bolts & Template

Three (3) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Anchor bolts and template are available to ship in advance of fixture for rough-in purposes (specify option -LAB and order anchor bolts/template kit separately). (Catalog: 7048-PK).

Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

Socket

PAR20: Ceramic socket with 250° C Teflon® coated lead wires and medium base. 50MR16: Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

Electrical

Long life LED system coupled with electronic driver (120-277V/50-60Hz) is

compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LED's are available in 2700K, 3000K, 3500K, and 4000K at 80CRI. 50MR16: 12V transformer required (not included). Remote transformer is available from Lumière as an accessory - see the Accessories & Technical Data section of this catalog for details. 50MR16: XXX/12V includes integral electronic transformer - must specify voltage.

Lamp

Halogen or Incandescent lamp options available. Lamps not included.

Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years for halogen and incandescent or five (5) years for LED. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



1900-OA

ASPEN

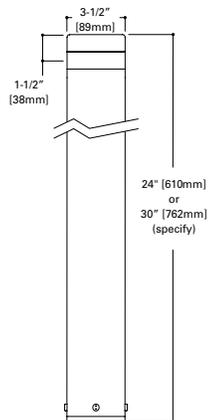
LED
HALOGEN
INCANDESCENT

APPLICATIONS:
OPEN APERTURE BOLLARD
ACCENT MARKER



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA
12W LED
40°C Maximum Temperature Rating
50W (max.) PAR20
50W (max.) MR16
Incandescent and Line Voltage
Low Voltage: 50W Halogen MR16
Halogen, Low Voltage, Line Voltage



ORDERING INFORMATION

Sample Number: 1900-OA-24-50MR16-120/12-BZ-LAB

Series	Height	Source	Voltage	Finish	Options
1900-OA=Aspen Bollard Open Aperture	24=24" nominal height 30=30" nominal height	LED 12LED2725=12W LED, 2700K, 80CRI 12LED3025=12W LED, 3000K, 80CRI 12LED3525=12W LED, 3500K, 80CRI 12LED4025=12W LED, 4000K, 80CRI Incandescent 50PAR20=50W Max Halogen PAR 20, Medium Base Halogen 50MR16=50W Max Halogen MR16, GU5.3	LED UNV=120-277V (50-60Hz) Incandescent 120=120V Halogen (12V remote transformer) 12=12V Fixture (Remote Transformer Required - Order Separately) Halogen (integral transformer) 120/12=120V to 12V Integral Transformer 277/12=277V to 12V Integral Transformer	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde WT=White	LAB=Less Anchor Bolts & Template (Requires Anchor Kit Be Ordered Separately). 7048-PK=Anchor Bolt and template



Specifications and dimensions subject to change without notice.

PS501005EN
03/9/2018
1 of 1

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

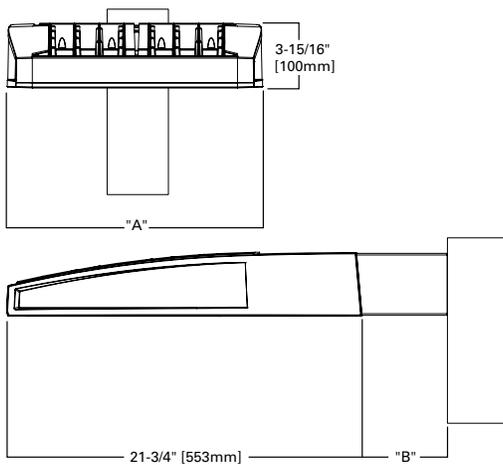
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Product Certifications



Product Features



Connected Systems

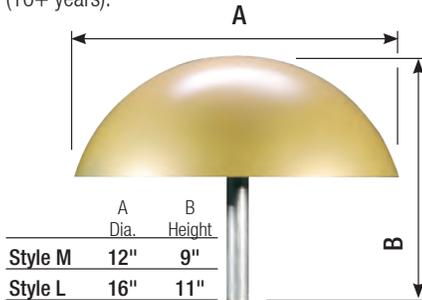
- WaveLinX
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

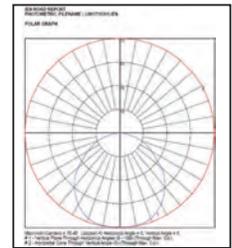
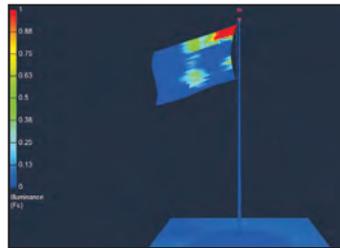
American StarGazer -

The **American StarGazer** is a revolutionary Down Light that incorporates the latest LED technology into flagpole lighting. A unique triangulation method of LED placement and the curvature of the fixtures optical design create outstanding performance with the most efficient distribution of light. The down light design prevents your flagpole lighting from contributing to light pollution created by traditional up lights, allowing the American StarGazer to achieve International Dark Sky Association's **"Dark Sky Approved"** certification. Two size options... Style M for use on flag sizes up to 12' x 18' and Style L for use on flag sizes up to 20' x 30'... incorporate commercial-grade LED's that are rated for 50,000 hours, providing 25 times longer lamp life than halogen lamps (10+ years).



Style M Option Performance – New 12" Diameter
 Input Watts / Amps (LM-79 reported): 13 W / 0.50 A
 Input Voltage: 24V DC
 Color Accuracy (CRI): 90+
 Temperature Range: -40°F to 149°F
 LED Tape IP Rating: IP67

Style L Option Performance – New 16" Diameter
 Input Watts / Amps (LM-79 reported): 29 W / 1.20 A
 Input Voltage: 24V DC
 Color Accuracy (CRI): 90+
 Temperature Range: -40°F to 149°F
 LED Tape IP Rating: IP67



Flagpole Catalog Number Description

Products are identified by the Design, Power Cord Length, Bulb Type, Dome Finish, and Truck Finish.

Catalog Number Example (SGE3-M-60-3K-GLD-SAT)

SGE3 = External Stationary - 3.5" Top Diameter
 M = 12" Diameter
 60 = 60' Power Cord
 3K = 3000 Kelvin LED Bulb
 GLD = Gold Dome
 SAT = Satin Truck

DESIGN	STYLE	CORD LENGTH	BULB TYPE	DOMES FINISH	TRUCK FINISH
SGE3	M	60	3K	GLD	SAT

Design		Style		Cord Length*		Bulb Type		Dome Finish		Truck Finish	
CODE	DESCRIPTION	CODE	DIAMETER	CODE	LENGTH	CODE	COLOR	CODE	COLOR	CODE	DESCRIPTION
SGE3	External Stationary - 3.5"	M	12"	60	60' (Std. "M")	3K	3000 Kelvin	GLD	Gold (Standard)	SAT	Satin
SGE4	External Stationary - 4"	L	16"	00	100' (Std. "L")	5K	5000 Kelvin	SIL	Silver	BZT	BronzeTone
SGER	External Single Revolving			15	150'	AM	Amber	BZT	BronzeTone	BLK	Black
SGED	External Double Revolving							BLK	Black	WHT	White
SGIS	Internal Stationary							WHT	White	CUS	Specify Color
SGIR	Internal Revolving							CUS	Specify Color		

*Splice Kits are available.

Contact Customer Service for (CUS) Custom Color Pricing.



**Power Supply
Line Voltage to Low Voltage
For use with ALL American
StarGazer Dome Down Lights**

- No Load Technology
- No Load Technology
- Soft Start Feature
- Constant Voltage Output
- ETL Listed For Outdoor Applications
- Overload/Short Circuit/Over-Voltage/
Thermal Protection
- Input Voltage: 120-277VAC
- Output Voltage: 24VDC
- Max Watts: 40 Watts
- Power Supply Options Will Power Up To
Three (3) Fixtures

Direct Burial
Model #: PS120/277-IG
Dimensions: 9" W x 9" L x 5" H
Weight: 5 LBS.
Part No: **DBP-1000**
Price: **\$570**



NEMA 3R Above Ground
Model #: PS120/277
Dimensions: 2" W x 3.4" L x 9.3" H
Weight: 2.5 LBS.
Part No: **AGP-1000**
Price: **\$416**



Note: Not recommended for mounting on
flagpole or in-ground.

American In-Ground Series - LED Up Light

The ONLY factory sealed LED In-Ground Flagpole Up Light in the industry that is completely assembled with a 15' power cord preinstalled. Superior Performance. Easy Installation. Just wire and go!

Recommended Flagpole Height: 35' – 80'
Multiple lights may be needed for your application.

Features & Specifications

Construction:

Compression molded, fiberglass reinforced polyester composite housing. With proper maintenance, will not peel or flake.

Mounting:

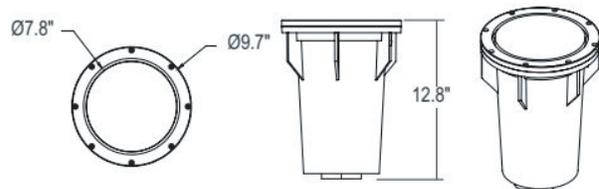
This well light is an in-ground fixture and should be installed according to provided installation instructions. Fixture is supplied with anti-siphon chamber. All drivers are thermally protected and come pre-wired to specific line voltages via quick connects.

- Includes LED Driver, Stainless Steel Ring, Directional Louver & Walk-Over Lens with Etched Slip-Resistant Glass
- Multi-tap 120 - 277VAC
- 25 Watt LED Plate
- 20 Degree Beam Spread
- 4300 lumens / 5000 Kelvin
- CRI: 80
- Lamp hours with photocell (sold separately): 50,000
- Concrete Pour Kit required for concrete installations
- Fixture must be installed by a licensed electrician
- One-year warranty on the fixture and finish.
- 3-year warranty on LED Module

To combat the increasing problem of water build-up inside in-ground fixtures, our in-ground buckets are designed with an anti-siphon chamber. This chamber keeps all electrical components separated from the wiring entering the fixtures, which keeps any water absorbed from the ground in a completely separate section.



In-Ground LED Up Light
Dimensions: 9.7" Dia. x 12.8" H
Weight: 16 LBS.
Part No: **IGUL-1000**
Price: **\$2,451**



Concrete Pour Kit
Dimensions: 10" Dia. x 6" H
Part No: **CPK-1000**
Price: **\$74**

Required for concrete installations.



Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

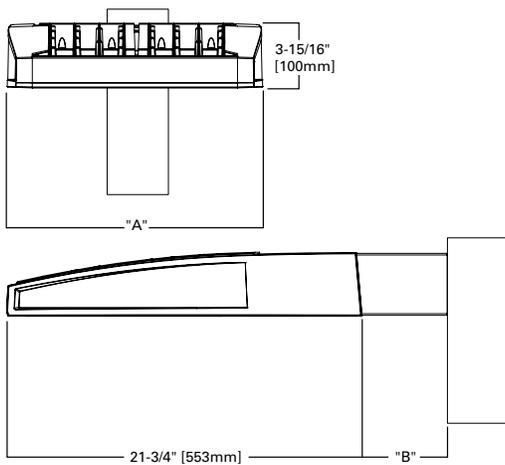
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Product Certifications



Product Features



Connected Systems

- WaveLinX
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

BeveLED Mini® Complete - B3SD

3" Square Downlight



Universal and Field Convertible - Trim | Trimless | Millwork



Introducing new and improved BeveLED Mini, the smallest member of our iconic BeveLED family. BeveLED Mini has been infused with upgraded performance for superior light in every application. Now available with the following features, by popular demand:

FEATURES

- Upgraded performance and more LED color options than ever before!
- Field Flexibility - it's now easy to change trim in the field between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- More dimming options and all color technologies available
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look with optional cross-baffle trim for glare control

DOWNLIGHT PERFORMANCE DATA

LED COLOR CHOICES

	Classic White			Warm Glow Dimming		Color Select	
	9W	15W	20W	15W	20W	12W	18W
DELIVERED* PERFORMANCE:							
Source Lumens:	1175	1825	2475	1350	1800	925	1200
BeveLED Performance							
Lumens Per Watt:	105	105	101	71	69	66	59
Delivered Lumens:	950	1475	2025	1050	1425	800	1075
EM Mode Output:	1000 Delivered Lumens (nominal)			525 Delivered Lumens		500 Delivered Lumens	
Cross Baffle Performance							
Lumens Per Watt:	87	87	83	58	57	55	49
Delivered Lumens:	775	1225	1650	875	1175	650	875
EM Mode Output:	800 Delivered Lumens (nominal)			425 Delivered Lumens		400 Delivered Lumens	

*Based on 3000K, 80+ CRI. Performance varies for each specific beamspread and color temperature. See IES files for exact values at usailighting.com.

CORRELATED COLOR TEMPERATURE MULTIPLIER

	Classic White											
	2700K			3000K			3500K			4000K		
Color Rendering Index:	80+	90+	95+	80+	90+	95+	80+	90+	95+	80+	90+	95+
Multiplier for Lumen	0.96	0.81	0.70	1.00	0.86	0.74	1.03	0.88	0.79	1.06	0.81	0.81

	Warm Glow Dimming				Color Select						
	2700K	3000K	2200K	2700K	3000K	3500K	4000K	5000K	6000K		
Color Rendering Index:	80+	90+	80+	90+	80+	80+	80+	80+	80+		
Multiplier for Lumen	1.00	0.78	1.00	0.83	0.92	0.97	1.00	1.03	1.05	1.10	1.13

Page 1

USAI LIGHTING COLLABORATORY
 13 Crosby Street
 New York, NY 10013
 845-234-4090
 showroom@usailighting.com

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 1126 River Road
 New Windsor, NY 12553
 T: 845-565-8500 F: 845-561-1130
 info@usailighting.com

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 Revised 01/27/2021

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

Product Certifications



Quick Facts

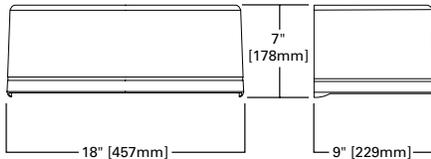
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

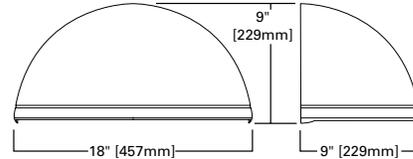
- WaveLinX
- Enlighted

Dimensional Details

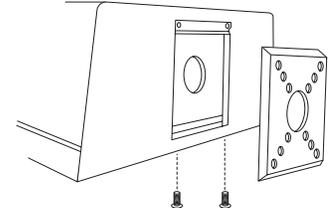
Cylinder



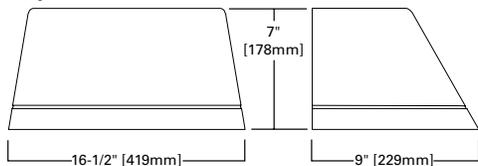
Quarter Sphere



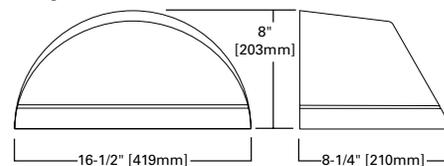
Hook - n - Lock



Trapezoid



Wedge



Saint Helens High School BB SB SO

Saint Helens, OR

NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

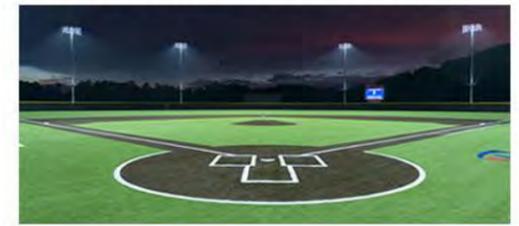
Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1-A2	70'	70'	4	TLC-LED-1500	5.72 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
A4	70'	70'	4	TLC-LED-1500	5.72 kW	C
		16'	1	TLC-BT-575	0.58 kW	C
A5-A6	60'	60'	3	TLC-LED-1200	3.51 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
A7-A8	60'	60'	3	TLC-LED-1200	3.51 kW	F
		16'	1	TLC-BT-575	0.58 kW	F
B1	80'	80'	6	TLC-LED-1500	8.58 kW	B
		80'	1	TLC-LED-900	0.89 kW	B
		16'	1	TLC-BT-575	0.58 kW	B
B2	80'	80'	7	TLC-LED-1500	10.01 kW	B
		16'	1	TLC-BT-575	0.58 kW	B
B3-B4	80'	80'	5	TLC-LED-1500	7.15 kW	D
		80'	2	TLC-LED-900	1.78 kW	D
		16'	1	TLC-BT-575	0.58 kW	D
B5-B6	70'	70'	5	TLC-LED-1500	7.15 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
B7, C8	70'	70'	5	TLC-LED-1500	7.15 kW	F
		16'	1	TLC-BT-575	0.58 kW	F
C1	70'	70'	5	TLC-LED-1500	7.15 kW	B
		16'	2	TLC-BT-575	1.15 kW	B
C2	70'	70'	5	TLC-LED-1500	7.15 kW	B
		70'	4	TLC-LED-1500	5.72 kW	C
		16'	2	TLC-BT-575	1.15 kW	B
		16'	1	TLC-BT-575	0.58 kW	C
C3	70'	70'	4	TLC-LED-1500	5.72 kW	D
		70'	1	TLC-LED-900	0.89 kW	D
		16'	2	TLC-BT-575	1.15 kW	D
C4	70'	70'	4	TLC-LED-900	3.56 kW	D
		16'	2	TLC-BT-575	1.15 kW	D
C5	70'	70'	1	TLC-LED-1500	1.43 kW	D
		70'	3	TLC-LED-900	2.67 kW	D
C6	70'	70'	5	TLC-LED-900	4.45 kW	D
F1-F4	70'	70'	15	SC-2	24.00 kW	G
25			188		245.68 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Baseball 1 Infield	12.59 kW	10
B	Baseball 1 Outfield	37.23 kW	30
C	Baseball 2 Infield	12.59 kW	10
D	BB2/SO	40.03 kW	38
E	Softball 1	23.62 kW	20
F	Softball 2	23.62 kW	20
G	Existing Football	96.0 kW	60

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>120,000	>120,000	>120,000	18
TLC-LED-1500	LED 5700K - 75 CRI	1430W	160,000	>120,000	>120,000	>120,000	74
TLC-LED-1200	LED 5700K - 75 CRI	1170W	136,000	>120,000	>120,000	>120,000	12
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	24
SC-2	1500W MZ	1600W	155,000	--	--	--	60

From Hometown to Professional



Saint Helens High School BB SB SO

Saint Helens,OR

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Baseball 1 (Infield)	Horizontal Illuminance	51.1	35	64.1	1.81	1.46	A,B	40
Baseball 1 (Outfield)	Horizontal Illuminance	31.5	19	44.9	2.32	1.66	A,B	40
Baseball 2 (Infield)	Horizontal Illuminance	53	37	65	1.76	1.43	C,D	48
Baseball 2 (Outfield)	Horizontal Illuminance	33.9	23	43.3	1.90	1.48	C,D	48
Blanket Grid	Horizontal	12.4	0	72.4	61616.75		A,B,C,D,E, F,G	188
Football	Horizontal Illuminance	45.1	31	68.3	2.24	1.45	G	60
Property Line Spill	Horizontal	0.50	0	5.56	0.00		A,B,C,D,E, F,G	188
Soccer 1	Horizontal Illuminance	30.1	18	41.5	2.30	1.67	B	30
Soccer 2	Horizontal Illuminance	30.3	21	40.5	1.96	1.44	D	38
Softball 1 (Infield)	Horizontal Illuminance	51.7	33	59.3	1.78	1.57	E	20
Softball 1 (Outfield)	Horizontal Illuminance	30.5	21	43.4	2.04	1.45	E	20
Softball 2 (Infield)	Horizontal Illuminance	50.9	36	63.1	1.75	1.41	F	20
Softball 2 (Outfield)	Horizontal Illuminance	31.7	20	44.1	2.17	1.58	F	20

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Saint Helens High School BB SB SO

Saint Helens, OR

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
1	B1	80'	-	80'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-900	1	1	0
1	B2	80'	-	15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-1500	7	7	0
1	C1	70'	4'	19.5'	TLC-BT-575	2	2	0
				74'	TLC-LED-1500	5	5	0
1	C2	70'	4'	19.5'	TLC-BT-575	2/1*	2	1
				74'	TLC-LED-1500	5/4*	5	4
6	TOTALS					45	40	5

* This structure utilizes a back-to-back mounting configuration

GRID SUMMARY	
Name:	Baseball 1
Size:	300'/350'/300' - basepath 90'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY		
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	51.09	31.50
Maximum:	64.1	44.9
Minimum:	35	19
Avg / Min:	1.45	1.63
Guaranteed Max / Min:	2	2.5
Max / Min:	1.81	2.32
UG (adjacent pts):	1.49	1.64
CU:	0.68	
No. of Points:	25	88
LUMINAIRE INFORMATION		
Applied Circuits:	A, B	
No. of Luminaires:	40	
Total Load:	49.82 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

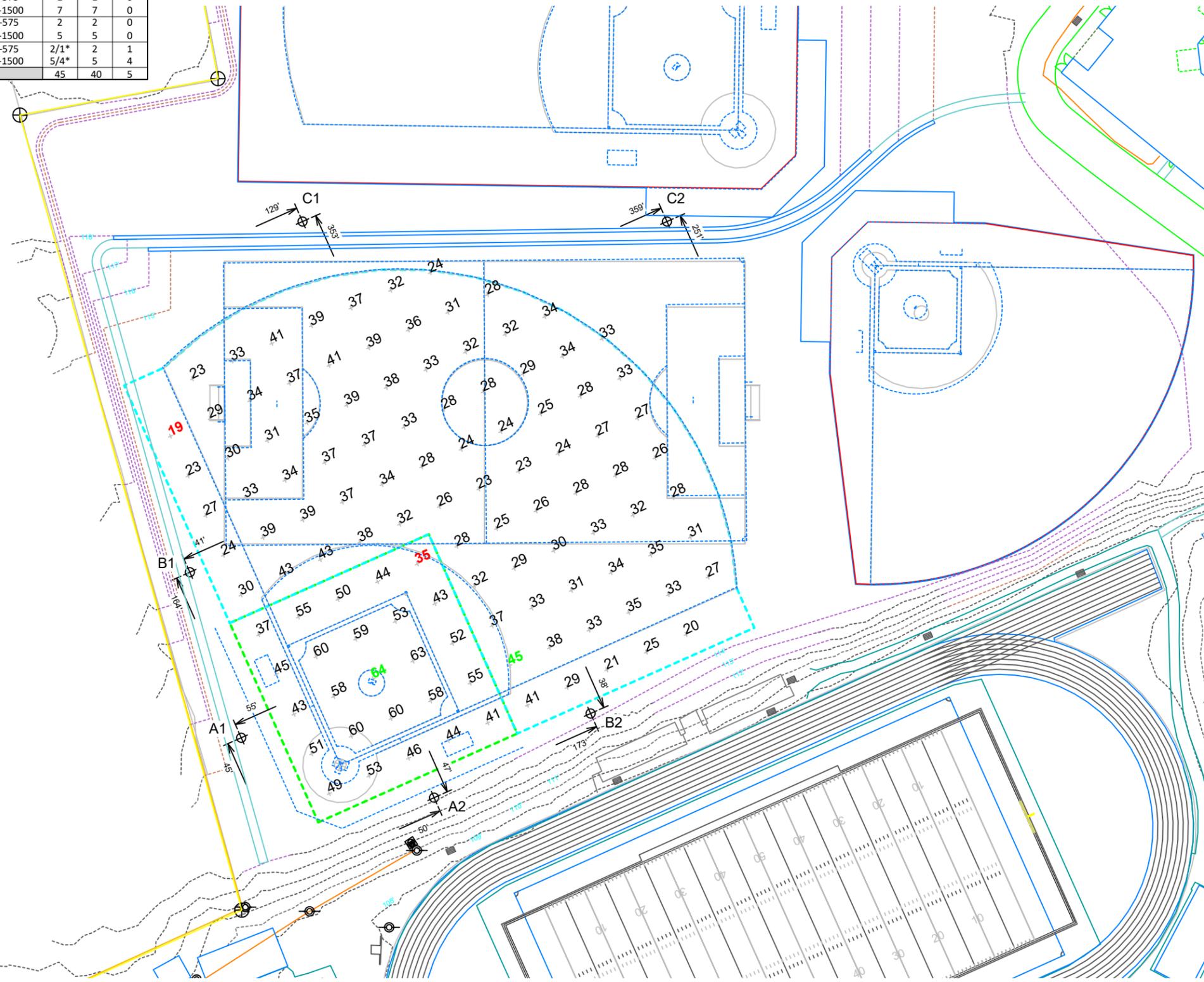
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

SCALE IN FEET 1 : 80



ENGINEERED DESIGN By: D. Lohman · File #212143B · 05-May-21



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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ILLUMINATION SUMMARY

Saint Helens High School BB SB SO

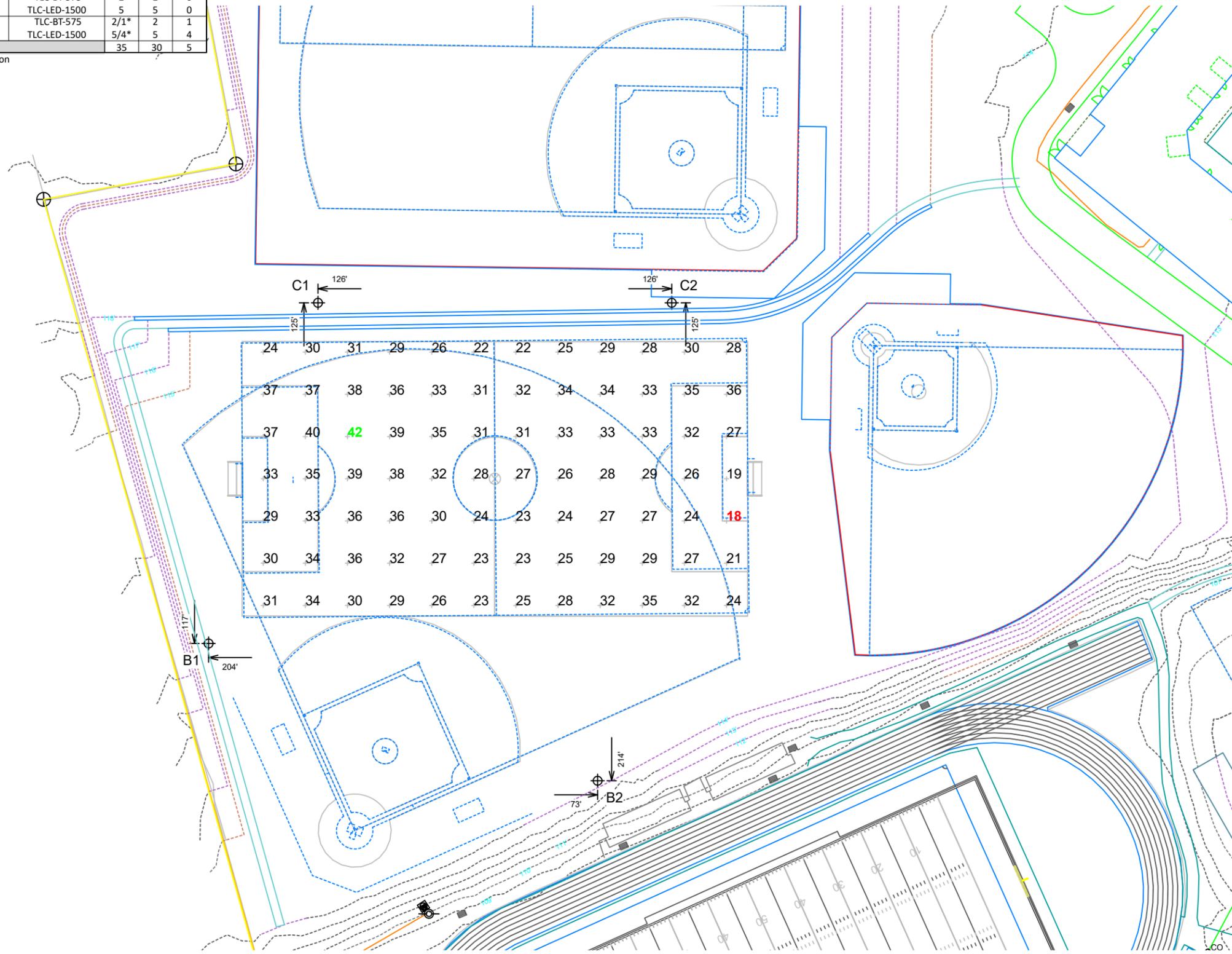
Saint Helens, OR

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	B1	80'	-	80'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-900	1	1	0
1	B2	80'	-	15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-1500	7	7	0
				19.5'	TLC-BT-575	2	2	0
1	C1	70'	4'	74'	TLC-LED-1500	5	5	0
				19.5'	TLC-BT-575	2	2	0
				74'	TLC-LED-1500	5	5	0
1	C2	70'	4'	19.5'	TLC-BT-575	2/1*	2	1
				74'	TLC-LED-1500	5/4*	5	4
				74'	TLC-LED-1500	5	5	0
4	TOTALS					35	30	5

* This structure utilizes a back-to-back mounting configuration

GRID SUMMARY	
Name:	Soccer 1
Size:	360' x 195'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Guaranteed Average:	30
Scan Average:	30.11
Maximum:	41.5
Minimum:	18
Avg / Min:	1.67
Guaranteed Max / Min:	2.5
Max / Min:	2.30
UG (adjacent pts):	1.53
CU:	0.57
No. of Points:	84
LUMINAIRE INFORMATION	
Applied Circuits:	B
No. of Luminaires:	30
Total Load:	37.23 kW



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

SCALE IN FEET 1 : 80



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



We Make It Happen.

Saint Helens High School BB SB SO

Saint Helens, OR

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A4	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
2	B3-B4	80'	-	80'	TLC-LED-1500	5	5	0
				15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-900	2	2	0
1	C2	70'	4'	19.5'	TLC-BT-575	2/1*	1	2
				74'	TLC-LED-1500	5/4*	4	5
1	C3	70'	-	70'	TLC-LED-900	1	1	0
				15.5'	TLC-BT-575	2	2	0
1	C4	70'	-	70'	TLC-LED-1500	4	4	0
				15.5'	TLC-BT-575	2	2	0
1	C5	70'	-	70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	3	3	0
1	C6	70'	1'	71'	TLC-LED-900	5	5	0
TOTALS						55	48	7

* This structure utilizes a back-to-back mounting configuration

GRID SUMMARY	
Name:	Baseball 2
Size:	300'/350'/300' - basepath 90'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

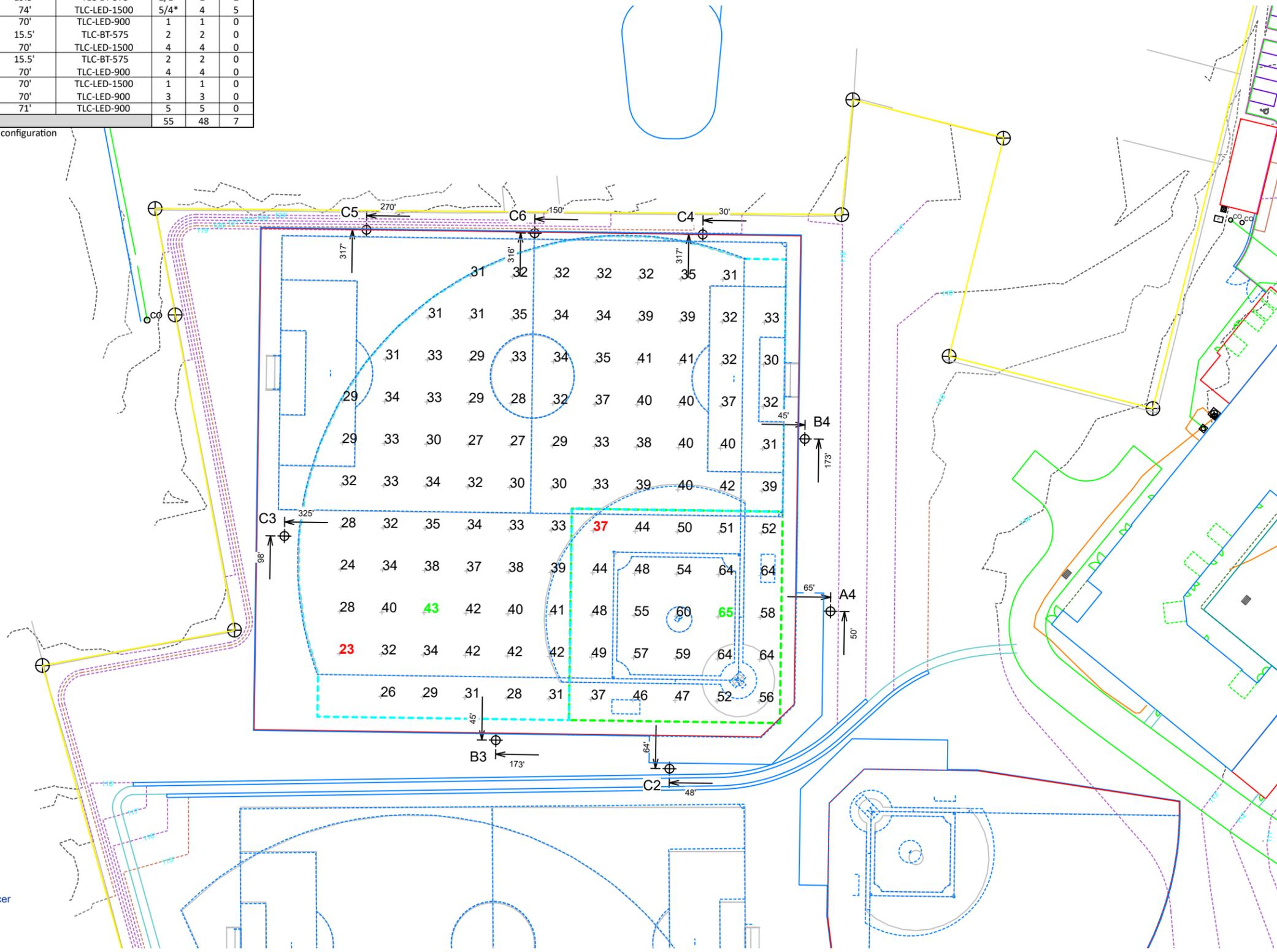
ILLUMINATION SUMMARY		
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	53.01	33.94
Maximum:	65.0	43.3
Minimum:	37	23
Avg / Min:	1.44	1.49
Guaranteed Max / Min:	2	2.5
Max / Min:	1.76	1.90
UG (adjacent pts):	1.30	1.48
CU:	0.70	
No. of Points:	25	88
LUMINAIRE INFORMATION		
Applied Circuits:	C, D	
No. of Luminaires:	48	
Total Load:	52.62 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

SCALE IN FEET 1 : 80



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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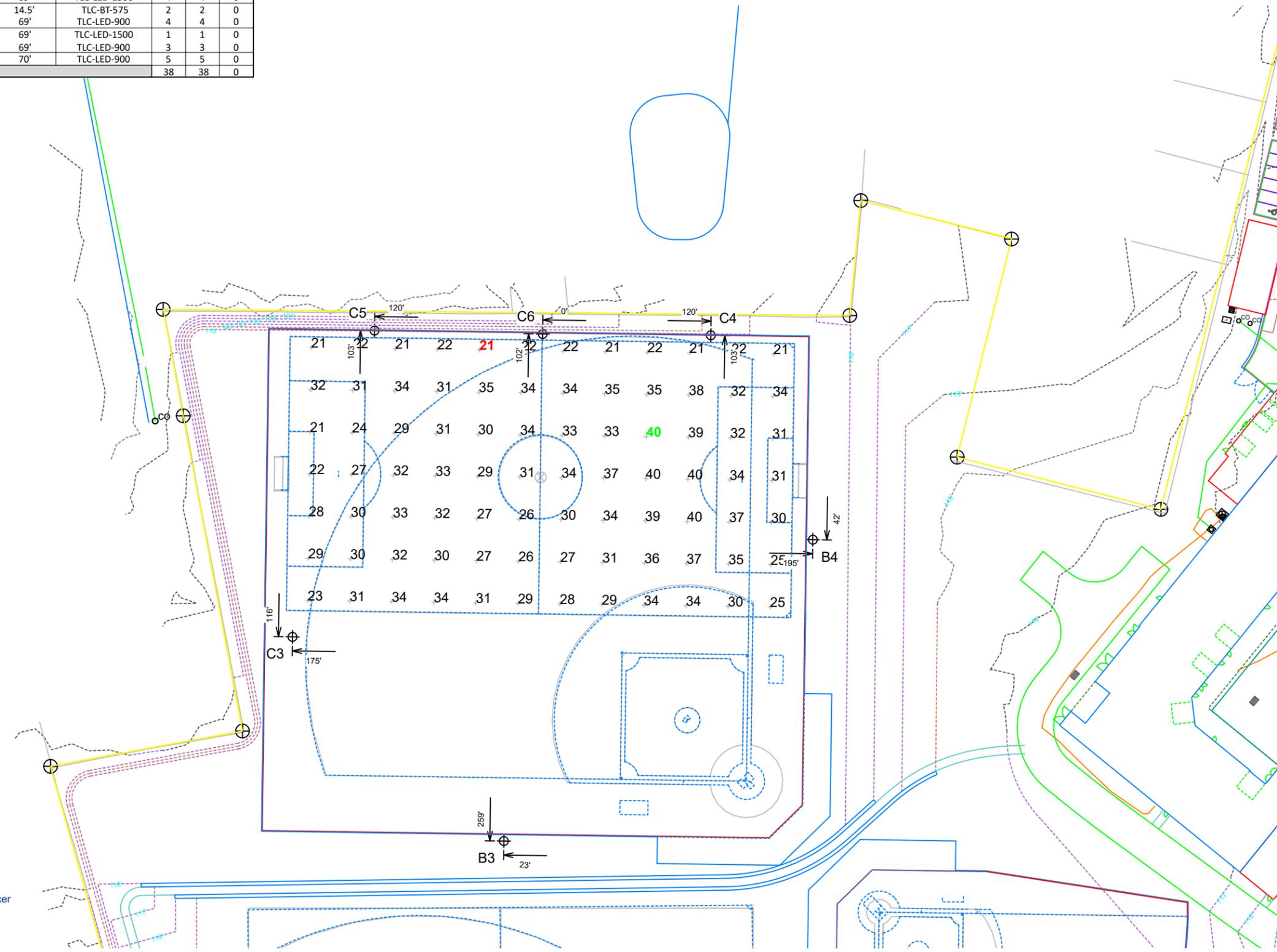
Saint Helens High School BB SB SO

Saint Helens, OR

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	B3-B4	80'	-1'	79'	TLC-LED-1500	5	5	0
				14.5'	TLC-BT-575	1	1	0
				79'	TLC-LED-900	2	2	0
1	C3	70'	-1'	69'	TLC-LED-900	1	1	0
				14.5'	TLC-BT-575	2	2	0
				69'	TLC-LED-1500	4	4	0
1	C4	70'	-1'	14.5'	TLC-BT-575	2	2	0
				69'	TLC-LED-900	4	4	0
1	C5	70'	-1'	69'	TLC-LED-1500	1	1	0
				69'	TLC-LED-900	3	3	0
1	C6	70'	-	70'	TLC-LED-900	5	5	0
6	TOTALS					38	38	0

GRID SUMMARY	
Name:	Soccer 2
Size:	360' x 195'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	30.27
Maximum:	40.5
Minimum:	21
Avg / Min:	1.46
Guaranteed Max / Min:	2.5
Max / Min:	1.96
UG (adjacent pts):	1.83
CU:	0.55
No. of Points:	84
LUMINAIRE INFORMATION	
Applied Circuits:	D
No. of Luminaires:	38
Total Load:	40.03 kW



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A5-A6	60'	-	15.5'	TLC-BT-575	1	1	0	
				60'	TLC-LED-1200	3	3	0	
2	B5-B6	70'	-	15.5'	TLC-BT-575	1	1	0	
				70'	TLC-LED-1500	5	5	0	
4	TOTALS					20	20	0	

Saint Helens High School BB SB SO

Saint Helens, OR

GRID SUMMARY	
Name:	Softball 1
Size:	220'/220'/220' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

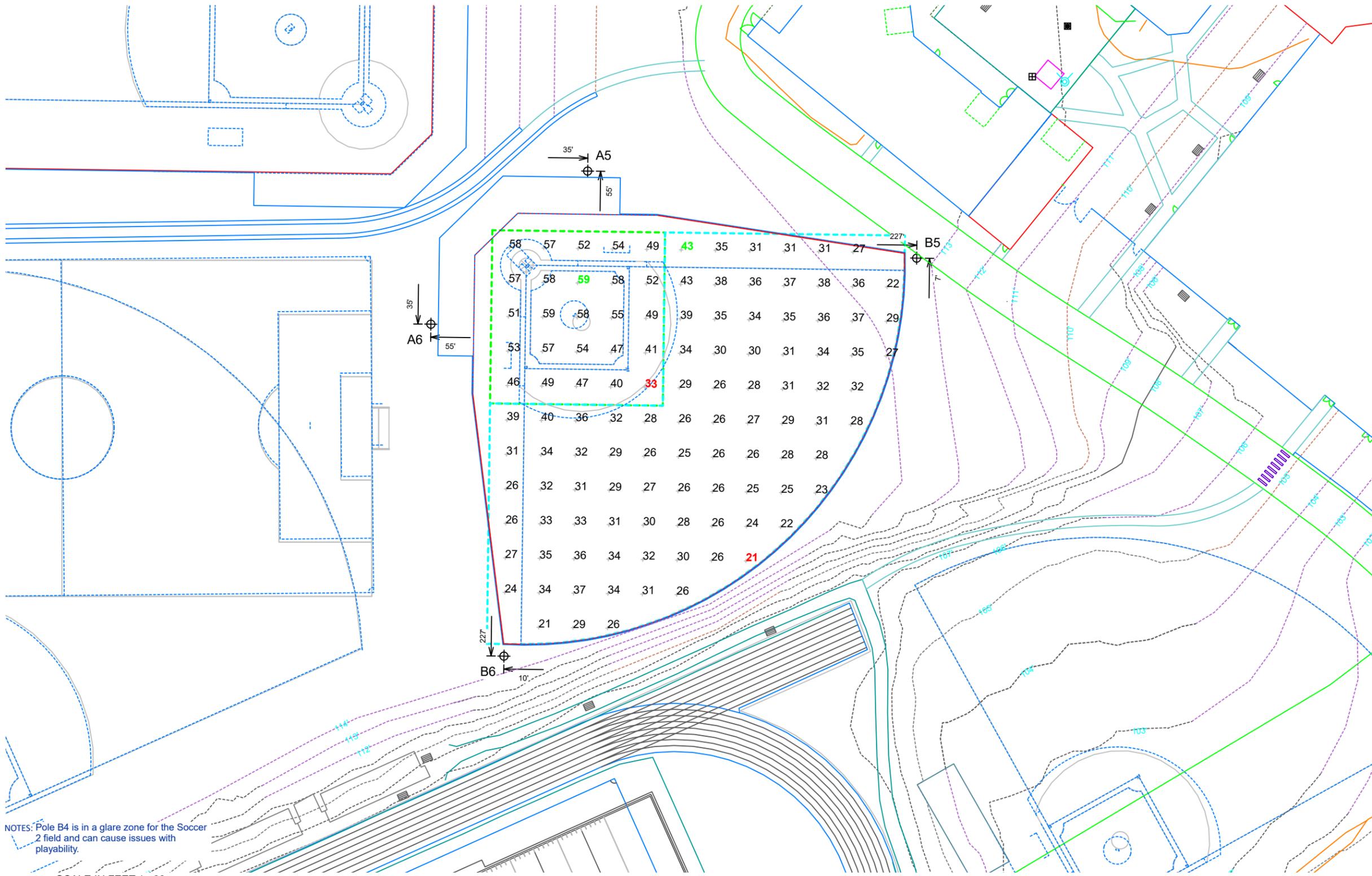
ILLUMINATION SUMMARY		
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	51.66	30.51
Maximum:	59.3	43.4
Minimum:	33	21
Avg / Min:	1.55	1.43
Guaranteed Max / Min:	2	2.5
Max / Min:	1.78	2.04
UG (adjacent pts):	1.23	1.61
CU:	0.64	
No. of Points:	25	90
LUMINAIRE INFORMATION		
Applied Circuits:	E	
No. of Luminaires:	20	
Total Load:	23.62 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

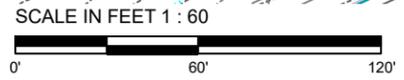
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.



Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗



Saint Helens High School BB SB SO

Saint Helens, OR

EQUIPMENT LIST FOR AREAS SHOWN									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
1	A7	60'	3'	18.5'	TLC-BT-575	1	1	0	
				63'	TLC-LED-1200	3	3	0	
1	A8	60'	-	15.5'	TLC-BT-575	1	1	0	
				60'	TLC-LED-1200	3	3	0	
1	B7	70'	5'	20.5'	TLC-BT-575	1	1	0	
				75'	TLC-LED-1500	5	5	0	
1	C8	70'	-	15.5'	TLC-BT-575	1	1	0	
				70'	TLC-LED-1500	5	5	0	
4	TOTALS					20	20	0	

GRID SUMMARY	
Name:	Softball 2
Size:	220'/220'/220' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

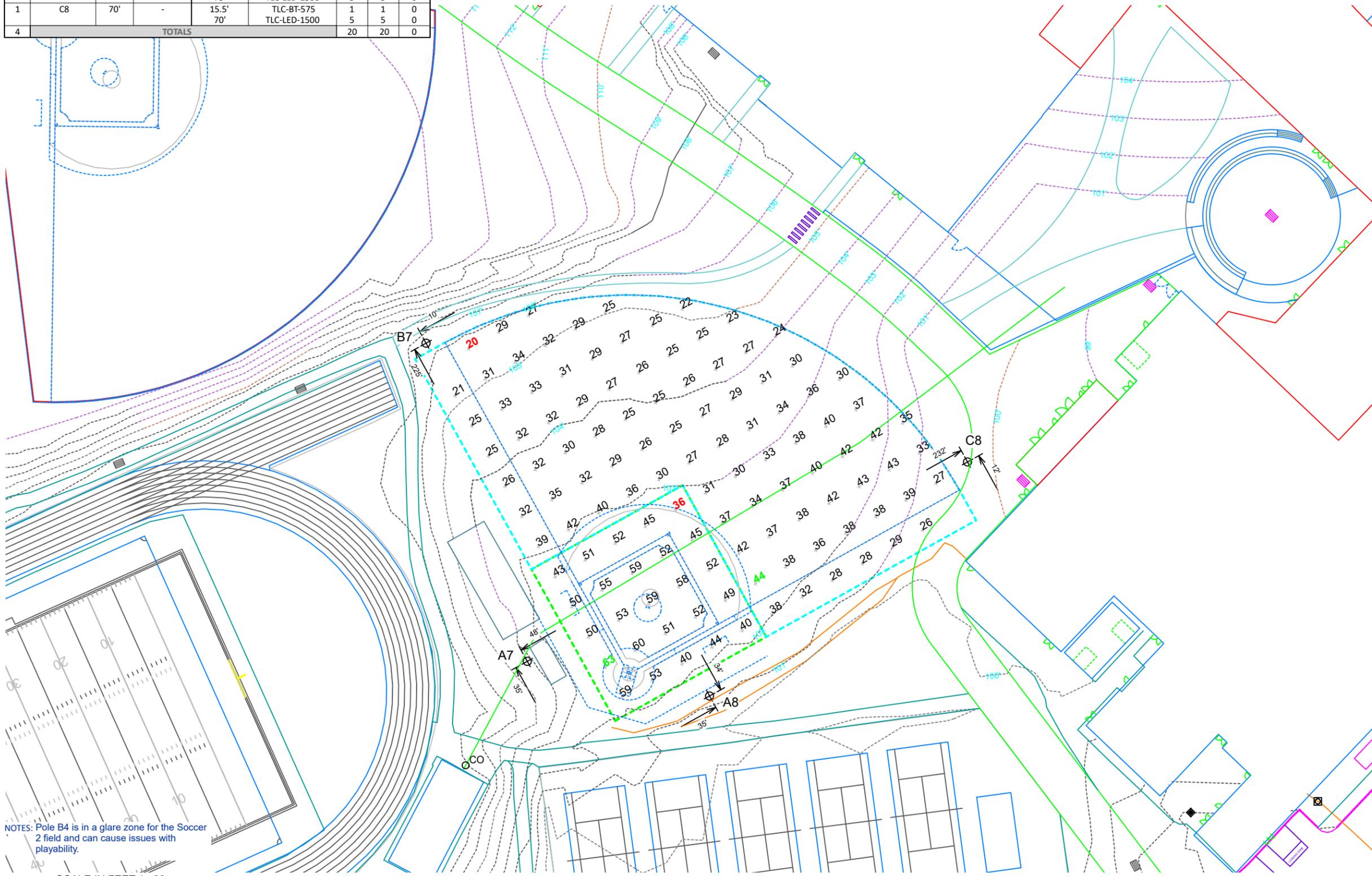
ILLUMINATION SUMMARY		
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	50.87	31.65
Maximum:	63.1	44.1
Minimum:	36	20
Avg / Min:	1.41	1.55
Guaranteed Max / Min:	2	2.5
Max / Min:	1.75	2.17
UG (adjacent pts):	1.34	1.53
CU:	0.66	
No. of Points:	25	90
LUMINAIRE INFORMATION		
Applied Circuits:	F	
No. of Luminaires:	20	
Total Load:	23.62 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

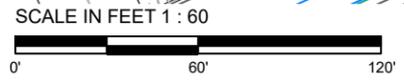
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



Saint Helens High School BB SB SO

Saint Helens, OR

GRID SUMMARY	
Name:	Blanket Grid
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

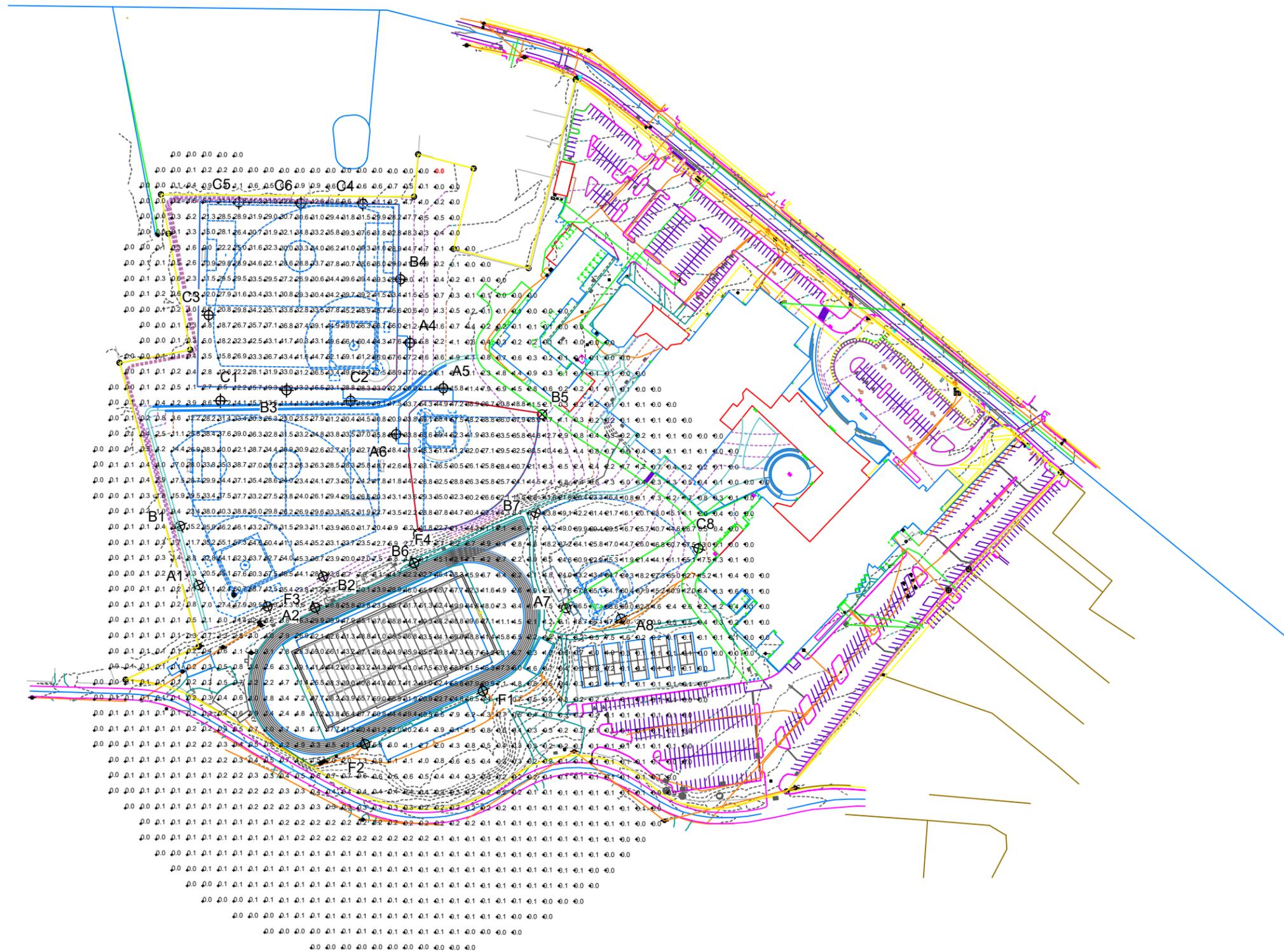
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average:	12.38
Maximum:	72.4
Minimum:	0
Avg / Min:	10540.85
Max / Min:	61616.75
UG (adjacent pts):	94.43
CU:	0.84
No. of Points:	1720
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E, F, G
Average LLF:	0.904
No. of Luminaires:	188
Total Load:	245.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

Spill numbers shown on this page reflect ALL fixtures on ALL fields being on at the same time. This includes the existing football field which includes a 0.7 light loss factor to account for the age of the lights.



1 · File #212143B · 05-May-21

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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ILLUMINATION SUMMARY

Saint Helens High School BB SB SO

Saint Helens, OR

GRID SUMMARY	
Name:	Property Line Spill
Spacing:	30.0'
Height:	5.0' above grade

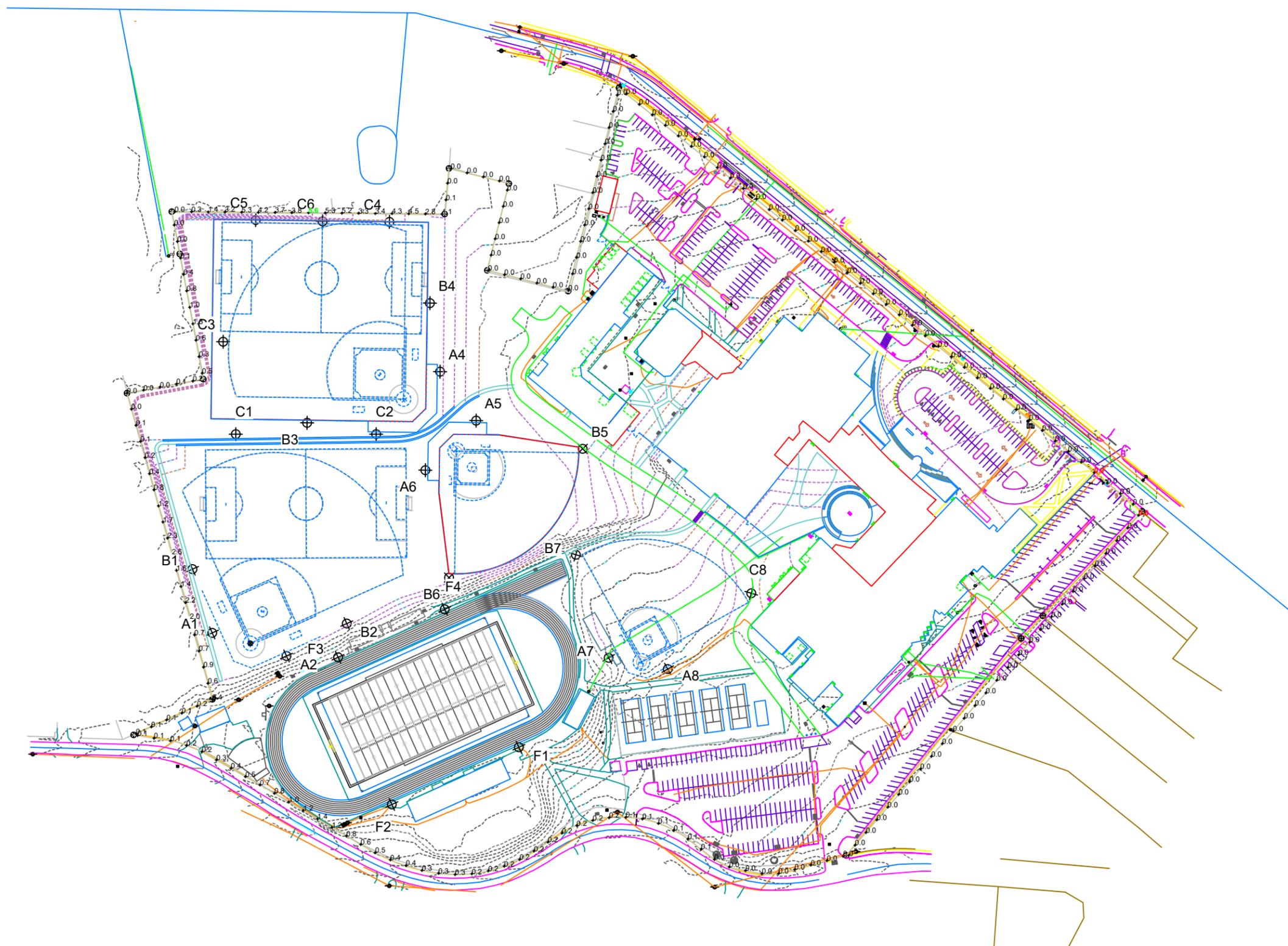
ILLUMINATION SUMMARY	
HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average:	0.4961
Maximum:	5.558
Minimum:	0.00
No. of Points:	199
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E, F, G
Average LLF:	0.904
No. of Luminaires:	188
Total Load:	245.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

Spill numbers shown on this page reflect ALL fixtures on ALL fields being on at the same time. This includes the existing football field which includes a 0.7 light loss factor to account for the age of the lights.



1 · File #212143B · 05-May-21

Pole location(s) \oplus dimensions are relative to 0,0 reference point(s) \otimes



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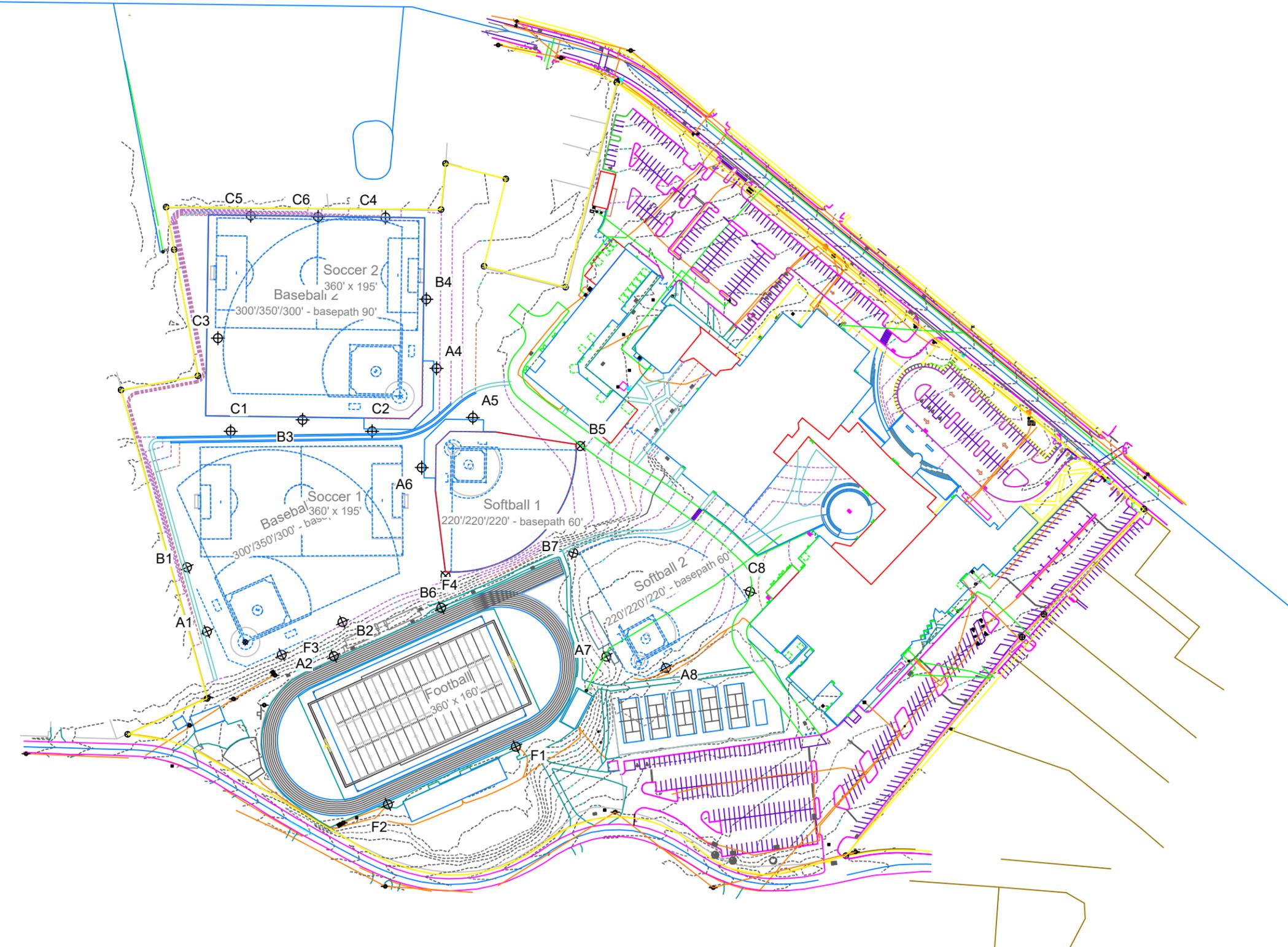
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ILLUMINATION SUMMARY

NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

Saint Helens High School BB SB SO

Saint Helens, OR



EQUIPMENT LAYOUT

INCLUDES:

- Baseball 1
- Baseball 2
- Football
- Soccer 1
- Soccer 2
- Softball 1
- Softball 2

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	Pole			Luminaires		
	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
3	A1-A2, A4	70'	-	15.5' 70'	TLC-BT-575 TLC-LED-1500	1 4
3	A5-A6, A8	60'	-	15.5' 60'	TLC-BT-575 TLC-LED-1200	1 3
1	A7	60'	3'	18.5' 63'	TLC-BT-575 TLC-LED-1200	1 3
1	B1	80'	-	80' 15.5' 80'	TLC-LED-1500 TLC-BT-575 TLC-LED-900	6 1 1
1	B2	80'	-	15.5' 80'	TLC-BT-575 TLC-LED-1500	1 7
2	B3-B4	80'	-	80' 15.5' 80'	TLC-LED-1500 TLC-BT-575 TLC-LED-900	5 1 2
3	B5-B6, C8	70'	-	15.5' 70'	TLC-BT-575 TLC-LED-1500	1 5
1	B7	70'	5'	20.5' 75'	TLC-BT-575 TLC-LED-1500	1 5
1	C1	70'	4'	19.5' 74'	TLC-BT-575 TLC-LED-1500	2 5
1	C2	70'	4'	19.5' 74'	TLC-BT-575 TLC-LED-1500	2/1* 5/4*
1	C3	70'	-	70' 15.5' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	1 2 4
1	C4	70'	-	15.5' 70'	TLC-BT-575 TLC-LED-900	2 4
1	C5	70'	-	70' 70'	TLC-LED-1500 TLC-LED-900	1 3
1	C6	70'	-	70'	TLC-LED-900	5
3	F1-F3	70'	-	70' 70'	SC-2 1500W MZ 3D SC-2 1500W MZ 4	4 11
1	F4	70'	-	70'	SC-2 1500W MZ 3D	5
25	TOTALS					188

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)					
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
TLC-LED-900	5.3	5.0	4.6	4.0	3.2	2.9
TLC-LED-1500	8.5	8.1	7.4	6.4	5.1	4.7
TLC-LED-1200	7.0	6.6	6.1	5.2	4.2	4.0
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8
1500 watt MZ	8.1	7.7	7.1	6.1	4.8	3.5



Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗



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Exhibit D: Existing Easement and Dedication Documents

GRANTOR'S NAME AND ADDRESS
St. Helens School District
474 North 16th Street
St. Helens, OR 97051

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051



I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

DEDICATION DEED

St. Helens School District, a school district organized under the laws of the State of Oregon, hereinafter "Grantor," does hereby forever dedicate to the public for public road and utility purposes the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 22 in the Columbia County Survey Records. Exhibits A and B are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 25 day of February, 2019.

GRANTOR:

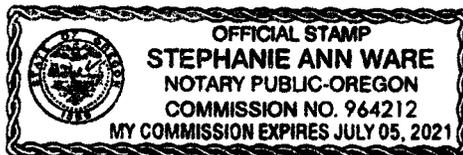
By: [Signature]
Authorized Representative
St. Helens School District

STATE OF OREGON)
) ss.
County of COLUMBIA)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 25th day of FEBRUARY,
by Scott A. Stowell as authorized representative of St. Helens School District, upon whose authority and
on whose behalf this instrument is signed.

[Signature]
Notary Public for Oregon



ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this 13th day of March 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Henry Heimuller, Chair

By: 
Margaret Magruder, Commissioner

By: 
Alex Tardif, Commissioner



EXHIBIT A

Gable Road Sidewalk and Bike Lane Project
Columbia County
September 7, 2018

File No. 22
Tax Map 040108
Tax Lot 700

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land situate in the northwest one-quarter of Section 8 and in the John McNulty DLC No. 50 in Township 4 North, Range 1 West of the Willamette Meridian, City of St. Helens, Columbia County, Oregon and being a portion of that property conveyed to School District No. 502 in that Warranty Deed, recorded May 5, 1968 in Book 169, Page 154, Columbia County Clerk's Office; said parcel being that portion of said property included in a strip of land 30.00 feet wide and lying on the southwesterly side of the construction centerline for Gable Road, which centerline is described below.

CONSTRUCTION CENTERLINE DESCRIPTION OF A PORTION OF GABLE ROAD

A construction centerline situate in the southwest one-quarter of Section 5, the northwest and northeast one-quarters of Section 8, and in the John McNulty DLC No. 50, Township 4 North, Range 1 West of the Willamette Meridian, City of St. Helens, Columbia County, Oregon.

Beginning at a point in Gable Road (County Road No. 40), which bears South 88° 46' 31" East 11.45 feet from a found 5/8" iron rod with a yellow plastic cap in a monument box at the intersection of said Gable Road and Parkwood Drive as shown on Parkwood Crossing Phase 1, recorded November 24, 1997 in Plat Book 4, Pages 93-97 as Instrument No. 97-12782, Columbia County Plat Records, said point being Station 100+00.00 for the purpose of this description; thence North 87° 19' 55" East 216.75 feet to a point of curvature (Station 102+16.75); thence on the arc of a 23,975.35 foot radius curve to the left, through a central angle of 01° 13' 07", an arc distance of 509.93 feet (the long chord of which bears North 86° 43' 22" East 509.92 feet) to a point of tangency (Station 107+26.68); thence North 86° 06' 48" East 147.83 feet to a point of curvature (Station 108+74.51); thence on the arc of a 2,908.16 foot radius curve to the right, through a central angle of 02° 31' 11", an arc distance of 127.89 feet (the long chord of which bears North 87° 22' 24" East 127.88 feet) to a point of tangency (Station 110+02.40); thence North 88° 37' 59" East 740.31 feet to a point of curvature (Station 117+42.71); thence on the arc of a 939.99 foot radius curve to the right, through a central angle of 14° 14' 24", an arc distance of 233.62 feet (the long chord of which bears South 84° 14' 49" East 233.02 feet) to a point of tangency (Station 119+76.33); thence South 77° 07' 37" East 173.35 feet to a point of curvature (Station 121+49.68); thence on the arc of a 432.63 foot radius curve to the right, through a central angle of 24° 32' 58", an arc distance of 185.37 feet (the long chord of which bears South 64° 51' 08" East 183.95 feet) to a point of tangency (Station 123+35.05); thence South 52° 34' 39" East 1,482.02 feet to the terminus of this centerline



description (Station 138+17.07), which bears North 69° 43' 59" East 79.14 feet from a found 5/8" iron rod with yellow plastic cap stamped "Swenson LS 2596" at R/W 806+05.00 47.00' as shown on Survey Number 4,515, Columbia County Survey Records.

The parcel of land to which this description applies contains 205 square feet, more or less, excepting therefrom the existing right-of-way of Gable Road.

The bearings of this description are based on Oregon Coordinate Reference System, Columbia River West zone.

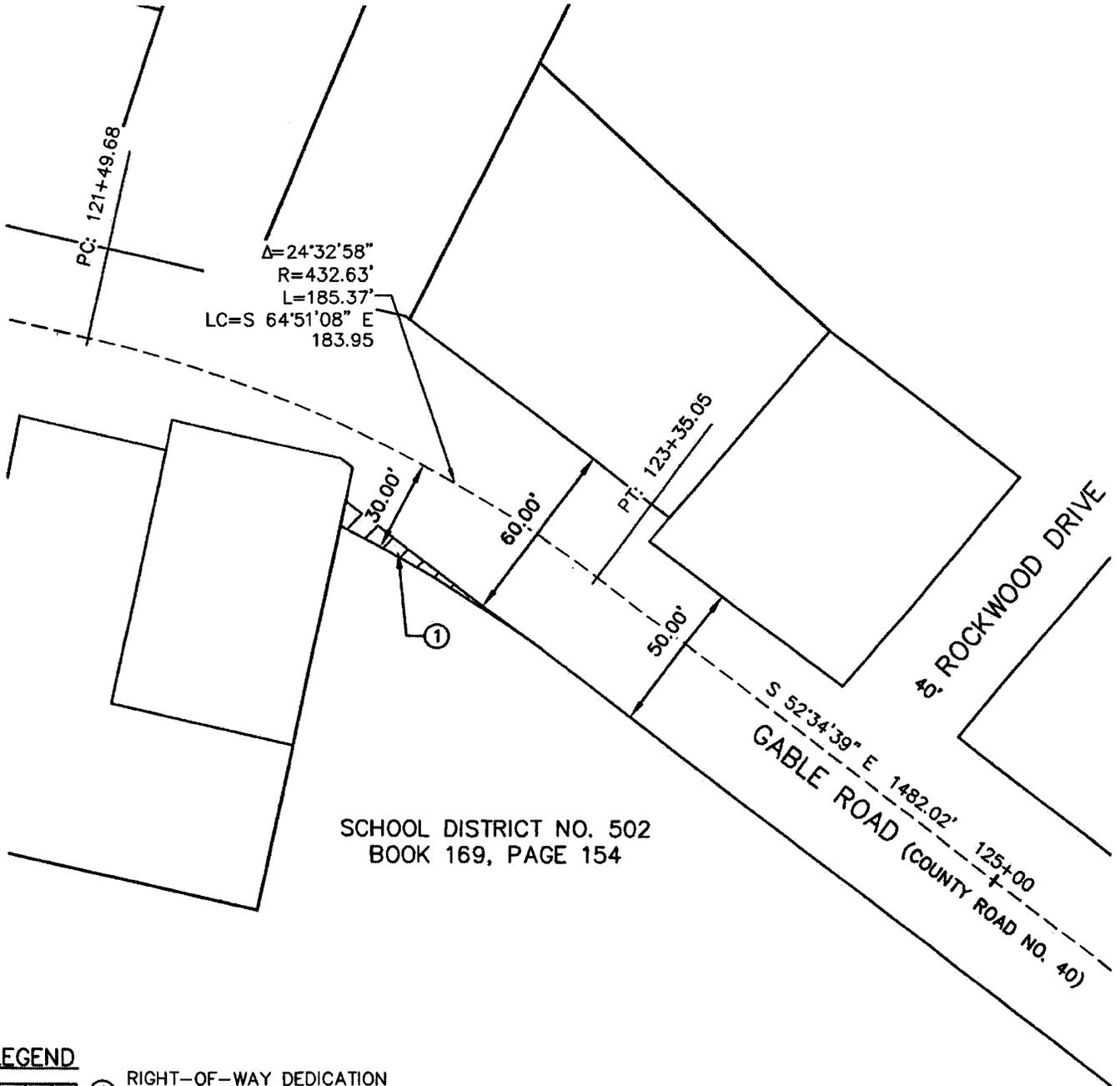


Ms. Tsoi



RENEWS: 6/30/20

NW 1/4 OF SECTION 8
T.4N. R.1W. W.M.



SCHOOL DISTRICT NO. 502
BOOK 169, PAGE 154

LEGEND

- ① RIGHT-OF-WAY DEDICATION
205 SQ. FT. (0.005 ACRES)
- CONSTRUCTION CENTERLINE



**DAVID EVANS
AND ASSOCIATES INC.**

2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

EXHIBIT B

SHEET

TITLE

GABLE ROAD

1

FILE 22

OF

1

DWG. REF.

SV-EM-22-CMCD0004

PROJECT

CMCD0000-0004

SCALE

1" = 50'

AMENDMENT NO.

0

DRAWN BY

TAS

DESIGN BY

TXI

APPROVED BY

SCW

DATE

09/07/2018

After recording return to:
CenturyLink QC
8021 SW Capitol Hill Rd., Room 160
Portland, OR 97219
Attn: Lynn M Smith

COLUMBIA COUNTY, OREGON 2013-001891
DEED-EAS
Cnt=1 Pgs=4 HUSERB 03/07/2013 12:46:40 PM
\$20.00 \$11.00 \$15.00 \$5.00 \$10.00 =**\$61.00**



00168071201300018910040046

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

SEND TAX STATEMENTS TO: NO CHANGE

RECORDING INFORMATION ABOVE

EASEMENT
Corporate Easement

The undersigned **COLUMBIA COUNTY AD SCHOOL DISTRICT 502-ST HELENS** an Oregon corporation, ("Grantor"), whose address is 474 16th St. N., St. Helens, Oregon 97051, for and in consideration of mutual benefit and other good and valuable consideration, does hereby grant and convey unto **QWEST CORPORATION**, a Colorado corporation, d/b/a CenturyLink QC ("CenturyLink"), ("Grantee"), whose address is 100 CenturyLink Drive, Monroe, LA 71203, Attention Construction Services, and its successors, assigns, affiliates, lessees, licensees, and agents, a perpetual non-exclusive easement to construct, modify, add to, maintain, and remove such telecommunications and electrical facilities as needed for CenturyLink equipment, provided by the local power utility, and other appurtenances, from time to time, as Grantee may require upon, over under and across the following described property situated in the County of Columbia, State of Oregon which Grantor owns or in which Grantor has an interest ("Easement Area"), to wit:

An easement located in the northeasterly portion of the Grantor's property, being a ten foot by 20 foot area of Tax Lot 700 along Gable Road, which is described in its entirety on EXHIBIT "A-1" page 3 and depicted on EXHIBIT "A-2" page 4, which are attached hereto and by this reference made a part hereof, all of which is situated in the NE ¼ of Section 8, Township 4N, Range 1W, of the Willamette Meridian.

This easement cancels and supersedes that easement granted to Pacific Northwest Bell Telephone Company, dated June 19, 1989, and recorded as Instrument #89-5896, two pages.

In the event the Grantee shall fail to use the Easement Area for the purposes stated herein for a continuous period of five (5) years at any time after the initial installation of equipment, then this Easement shall terminate and all rights granted hereunder shall automatically revert to the present property owner.

Grantor further conveys to Grantee the right of ingress and egress to and from the Easement Area during all periods of construction, maintenance, installation, reinforcement, repair and removal over and across Grantor's lands with the right to clear and keep cleared all trees and other obstructions, from the Easement Area, as may be necessary for Grantee's use and enjoyment of the Easement Area.

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's negligent exercise of the rights and privileges herein granted. Grantee further agrees to return any ground disturbed by its construction to as good as or better condition than existed prior to construction. Grantee shall have no responsibility for environmental contamination, which is either pre-existing or not caused by Grantee.

R/W # OR040912DI01

Page 1 of 4

Initials 



HERITAGE SURVEYING

EXHIBIT A-1
(PAGE 3 OF 4)

LEGAL DESCRIPTION
E.284278.C.07

APRIL 10, 2012

TELECOMMUNICATION EASEMENT

HERITAGE JOB NO. 144-844-12

A PORTION OF THAT TRACT OF LAND CONVEYED TO SCHOOL DISTRICT NO. 2, COLUMBIA COUNTY BY DEED RECORDED IN BOOK 104, PAGE 262, COLUMBIA COUNTY DEED RECORDS (TAX LOT 700 MAP 4010800) LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF GABLE ROAD (30.0 FEET FROM CENTERLINE) AT THE MOST EASTERLY CORNER OF SAID SCHOOL DISTRICT TRACT; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, SOUTH 41°55'00" WEST, 10.00 FEET; THENCE NORTH 52°27'00" WEST, 20.00 FEET; THENCE NORTH 41°55'00" EAST, 10.00 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 52°27'00" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 199 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

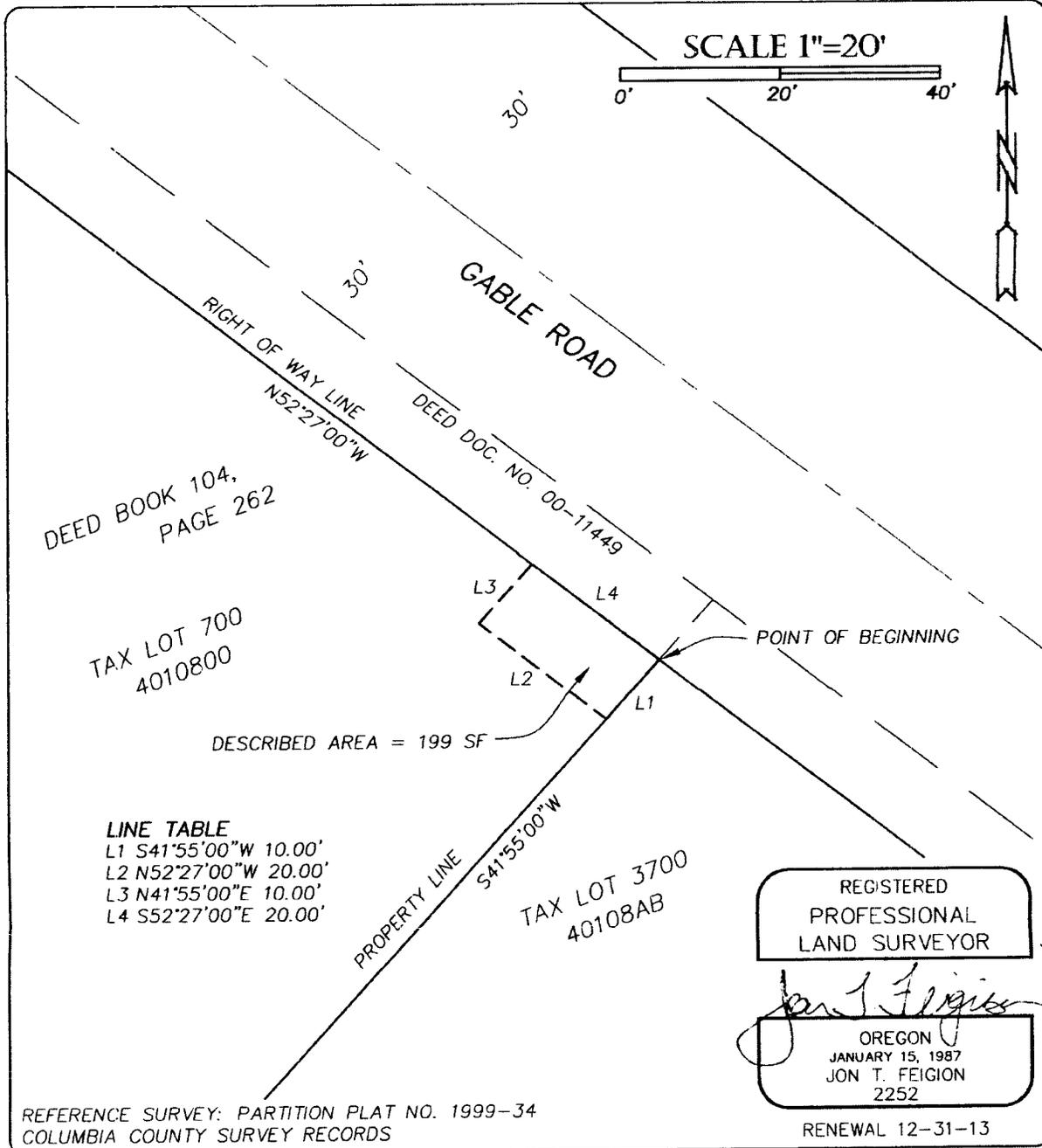
Jon T. Feigion
OREGON
JANUARY 15, 1987
JON T. FEIGION
2252

RENEWAL 12-31-13

REFERENCE SURVEY: PARTITION PLAT 1999-34 COLUMBIA COUNTY SURVEY RECORDS

EXHIBIT A-2

A PORTION OF TAX LOT 700, MAP 4010800
 LOCATED IN THE JOHN McNULTY D.L.C. NO. 50
 IN THE N.E. 1/4 OF SEC. 8, T.4N., R.1W., W.M.
 CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON



DRAWN BY: JTF DATE: 4/10/12
 PROJECT NO.: E.284278.C.07
 SCALE: 1"=20'
 PAGE 4 OF 4
 144-844-12

HERITAGE SURVEYING
 CONSULTING, GPS, SURVEYING SERVICES
 8413 N.E. HUMBOLDT ST. PORTLAND, OREGON 97220
 OFFICE 503-255-6558 FAX 503-255-6765

EASEMENT

This INDENTURE made this 15 day of December, 1958, by and between SCHOOL DISTRICT NO. 502-C of Columbia County, Oregon, of the first part, and the CITY OF ST. HELENS, a municipal corporation, Columbia County, Oregon, of the second part.

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) paid, the receipt whereof is hereby acknowledged, the party of the first part has this day bargained and sold, and by these presents does bargain, sell, convey, transfer, and deliver unto the party of the second part a permanent easement and right of way, including the perpetual right to enter upon the real estate hereinafter described, at any time that it may see fit, and construct, reconstruct, maintain, and repair underground pipelines and mains for the purpose of conveying water over, across, through, and under the lands hereinafter described, together with the right to excavate and refill ditches and trenches for the location of said pipelines and mains, and the further right to remove shrubbery and other obstructions interfering with the location, construction, and maintenance of said pipelines and mains, PROVIDED, HOWEVER, that the City of St. Helens, should it be found necessary to construct, reconstruct, maintain and repair said underground pipelines and mains, the City of St. Helens agrees to place the property of the first party back in the same condition as it was prior to the commencement of such work by the second party, including the replacement of all improvements of the first party.

The land affected by the grant of this easement and right of way is located in the County of Columbia, State of Oregon, and is more particularly described as follows:

Beginning at a point which is North 36°42' East 15.62 feet from the intersection of the North line of Firlok County road with the Easterly line of that property of District 502-C as described in Book 104, page 262, Columbia County deed records; said point being in Section 8, Township 4 North, Range 1 West Willamette Meridian, thence along the center line of a water main as now constructed South 82°21' West 145.0 feet; thence North 75°55' West 294.0 feet; thence South 91°20' West 453.0 feet; thence North 64°36' West 188.0 feet to the said North line of Firlok County road.

To Have and to Hold said easement and right of way unto the CITY OF ST. HELENS, a municipal corporation, its successors and assigns forever.

Witness our hands and seals this 15 day of December, 1958.

John H. Zaniker - chairman
L. Ione Mankins - Clerk

STATE OF OREGON)
County of Columbia) ss.

On this 15th day of December, 1958, before me appeared John Zaniker and L. Ione Mankins, both to me personally known, who being duly sworn, did say, each for himself: that he, the said John Zaniker, is the Chairman, and she, the said L. Ione Mankins, is the Clerk of School District No. 502-C of Columbia County, Oregon, and that the said instrument was signed and sealed in behalf of said School District by authority of its School Board, and John Zaniker and L. Ione Mankins acknowledged said instrument to be the free act and deed of said School District.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

John I. Post
Notary Public for Oregon
My Commission expires Sept. 30 - 1959



NOTARY HEREBY CERTIFY that I have examined the above instrument and have APPROVED the same as to form.

John I. Post
Attorney for School District No. 502-C
of Columbia County, Oregon.

The terms of this easement are approved and accepted by the City of St. Helens on this 6th day of January, 1959.

Attest:
CORPORATE
SEAL

J. Haussman
Mayor

Richard C. Thompson
Recorder

250

STATE OF OREGON } ss. 143
Columbia County

I certify that the within instrument of writing was received for record on the 11th day of January 1959 at 11:15 o'clock A. M.; recorded in Book 138 on page 444

Records of Deeds of said County.
Witness my hand and seal of County affixed.
H. F. Jensen
County Clerk

Stamie P. Pines
County Deputy

City of Astoria

Exhibit E: Modular Buildings Temporary Campus (During Construction)

Exhibit E: Modular Buildings Temporary Campus (During Construction)

During the renovations at St. Helen's High School (SHSS), it will be necessary to provide temporary classrooms for students to occupy as construction occurs in the existing buildings. The District will establish a temporary Modular Campus in the location shown on the overall SHHS Site Plan. Ten (10) modular buildings will be located on an existing vehicle parking area in the northern parking lot of SHHS (See Figure: Site Plan). While the Modular Campus will be temporary in duration (24 months), this period exceeds the length of what the City normally considers a Temporary Use. Therefore, the applicant has included the Modular Campus as a part of the Development Review application for the overall renovations at SHHS. Use of the modular buildings for classrooms will provide for safe operations during the renovation. The following summarizes the operational and physical characteristics of the modular buildings.

A. Modular Buildings

Ten (10) modular buildings will be provided. Each modular contains two classrooms – so a total of 20 classrooms will be provided. The dimensions of the modular buildings are shown on the site plan exhibit and summarized as:

- Modular buildings are 28' wide x 64' length (1,792 sf for each modular)
- 8 'to 9' from floor line to eaves
- 2'6" off ground
- Steel ramps / platforms will provide access to each modular
- Attached figures provides the floor plan, elevations and plumbing layout of the modular buildings

B. Restrooms

Girls and Boys Restrooms will be provided in the modular building noted on the Site Plan. The restroom modular will be 12' x 40' (480 sf) and include:

- Girls - 6 toilets
- Boys - 3 toilets and 3 urinals

C. Infrastructure

- Electrical – each building will have electrical service.
- Water – each classroom in the building will have water coolers.
- Restroom building will not be connected to sanitary or water. It will have its own water supply.

D. Lighting

- Wall-mounted lighting will be provided on each modular building.
- Pedestrians paths will be lit.
- City staff indicated that a light plan for the wall-mounted building lights will not be needed for the land use application

E. Fencing

- Six (6') foot fencing will be provided to secure the Modular Campus.
- Paths to modular buildings will be fenced.

F. Parking

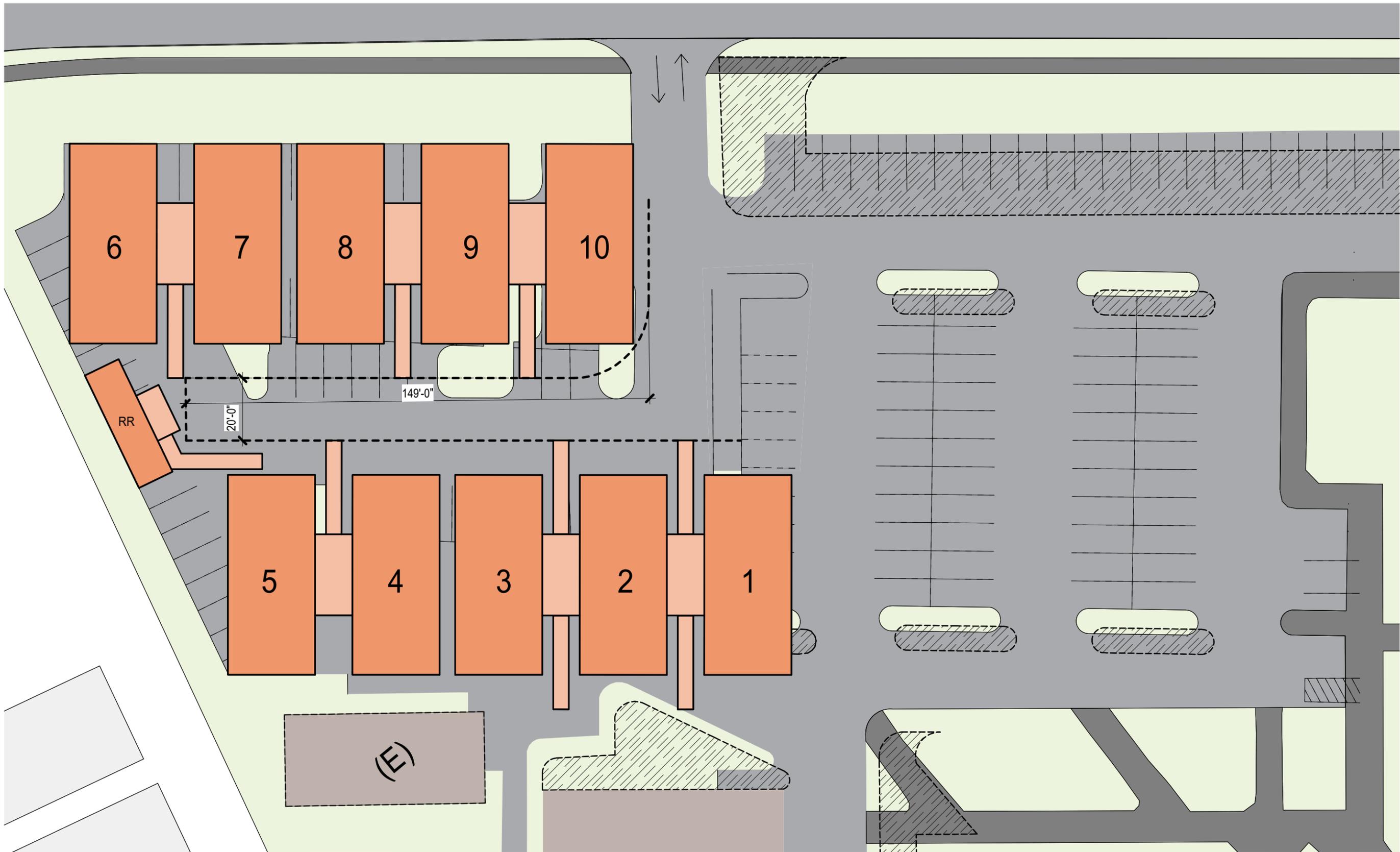
- Locating the Modular Campus on an existing vehicle parking area for 24 months.
- SHSS has a total of 514 vehicle parking spaces
- A minimum of 235 vehicle parking spaces will be available to SHSS during the 24 month construction period and will provide sufficient parking during to the overall high school. (54 additional spaces will be added after the first 14 months of construction)

G. Fire Lane

- A fire lane that meets lane width standards is provided.
- Truck maneuvering room is sufficient for fire apparatus.

H. School Lunches

- The District is considering its options for providing lunches to students in the modular buildings.



MODULARS

ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
 ST HELENS SCHOOL DISTRICT

(10) TEMP MODULARS

1" = 30'-0"

MOD2r2
 05/04/2021

Soderstrom Architects

APPROVED

STR1900140
04/26/19



INFORMATION ONLY
 STATE APPROVED
 PREFAB STRUCTURE

FLOOR PLAN

1/4" = 1'-0"

	QTY	SIZE	DESCRIPTION	LOCK	REMARKS
DOORS	①	2	INSULATED GALV. STEEL WITH SLED, LAMB AND HEALTHCARE (HARDWARE) DEFAULT 60 U-FACTOR	090L	CC SEMI-GLOSS INTERIOR PAINT FINISH LON T461 CLOSURE
WINDOWS	①	2	INSULATED 100% SLEEK-DUX GLAZE-1 OR 7" WITH FRESH-GLAZED BROWN TINT SPEC 37 U-FACTOR - SHOWN DETAIL 1001-24		
	②	0	FRAMED OPENING		



FILE COPY

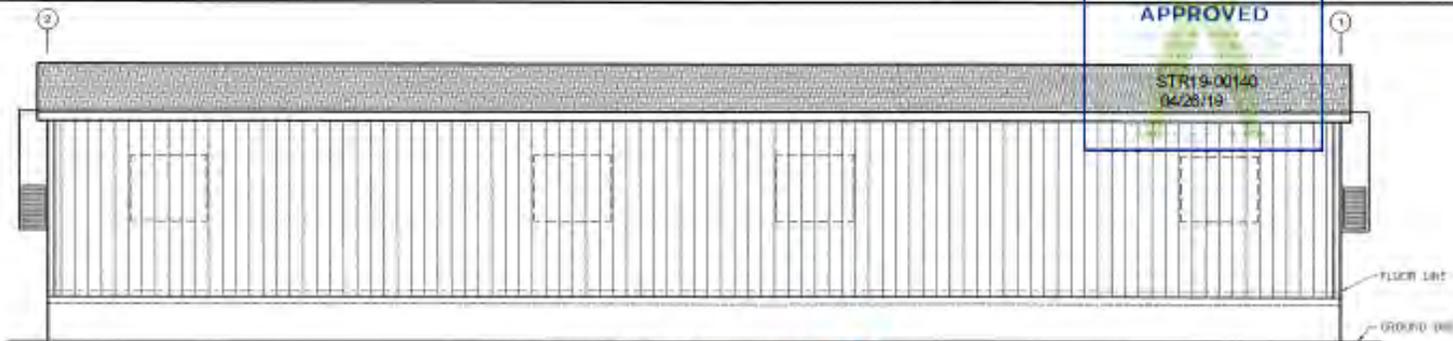
- APPROVED
 - APPROVED EXCEPT AS NOTED
 - REVISE AS NOTED AND RESUBMIT
- APPROVED BY: *SP* DATE: *8.6.19*

6/14/2019 11:13:54 AM 1/4" = 1'-0" 12/13/2019 11:13:54 AM

PROJECT: PREFAB MOBILE UNIT DATE: 11/20/2018	DESIGNED BY: BLAZER	COPYRIGHT 2018, BLAZER INDUSTRIES, INC. THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF BLAZER INDUSTRIES, INC. AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF BLAZER INDUSTRIES.		MOBILE 28 x 64 OR, WA, ID	Classroom for: Lease Unit Pacific Mobile	TITLE: FLOOR PLAN Issue/Date: 7-30-19 DRAWN BY: SM DATE: 7-20-19 JOB NO.: 12664-LS	A-1
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APPROVED

STR19-00140
04/28/19



WALL 'A' ELEVATION

1/4" = 1'-0"



WALL 'C' ELEVATION

1/4" = 1'-0"



WALL '1' ELEVATION

1/4" = 1'-0"



WALL '2' ELEVATION

1/4" = 1'-0"

INFORMATION ONLY
STATE APPROVED
PREFAB STRUCTURE

TYP. ENDWALL FASTENING:

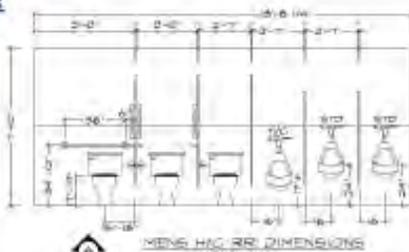
- INSTALL 5/8" DURATOP T1-11 SCREWS WITH ALL EDGES SUPPORTED AND FASTEN WITH 0.002 ± 1/4" GALV. NAILS AT 4" oc EDGE, 12" oc FIELD.
- INSTALL ST215 STRAPS WHERE SHOWN WITH 7-10d x 1 1/2" NAILS EACH END OF EACH STRAP.



DATE	REVISION	BY	<p>COPYRIGHT 2014 BLAZER INDUSTRIES, INC. THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF BLAZER INDUSTRIES, INC. AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF BLAZER INDUSTRIES.</p>  <p>P.O. BOX 107 • MARYLAND, OR 97054-0107</p>	<p>MODEL: Classroom for: Lease Unit</p> <p>28 x 64</p> <p>DR, WA, ID</p> <p>Factor: Mobile</p>	<p>TITLE: Classroom</p> <p>Issue Date: 7/20/09</p> <p>DRAWN BY: Eup</p> <p>DATE: 11-20-04</p> <p>ISS NO: 12067-05</p>	A-3
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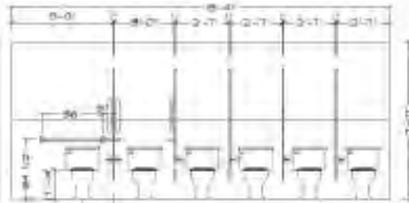
APPROVED

STR19-00140
04/26/19



MENS HAC RES DIMENSIONS

- (NOTES)
- 1) PROVIDE R-11 INSULATION ON ALL INTERIOR WALLS.
 - 2) PROVIDE (48") H) TRIP AROUND ALL RESTROOM WALLS.



WOMENS HAC RES DIMENSIONS



SINK AREA DIMENSIONS



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

INFORMATION ONLY
 STATE APPROVED
 PREFAB STRUCTURE

(BUILDING CLASSIFICATION)

TOTAL BLDG. FLOOR AREA	480 SQ. FT.
FLOOR LIVE LOAD	50 PSF
ROOF LIVE LOAD	40 PSF
WIND LOAD	58 HVYEXP. C
SEISMIC CAT	D
OCCUPANCY GROUP	B
TYPE OF CONST.	TYPE V-NON-RATED
OCCUPANCY LOAD PER IBC/TABLE 1064.1	
BUSINESS AREA 100 SQ. FT. CROSS * 5 OCCUPANTS	



PROJECT: 17' x 40' RESTROOM FACILITY CUSTOMER: DEALER STOCK - DEBRON MASTER DATE: MAY 22, 2017 DRAWN BY: KD APP BY: KD	JOB #17185 THRU 17190 PROJECT: 17' x 40' RESTROOM FACILITY CUSTOMER: DEALER STOCK - DEBRON MASTER DATE: MAY 22, 2017 DRAWN BY: KD APP BY: KD	PROJECT: 17' x 40' RESTROOM FACILITY CUSTOMER: DEALER STOCK - DEBRON MASTER DATE: MAY 22, 2017 DRAWN BY: KD APP BY: KD	PROJECT: 17' x 40' RESTROOM FACILITY CUSTOMER: DEALER STOCK - DEBRON MASTER DATE: MAY 22, 2017 DRAWN BY: KD APP BY: KD
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