

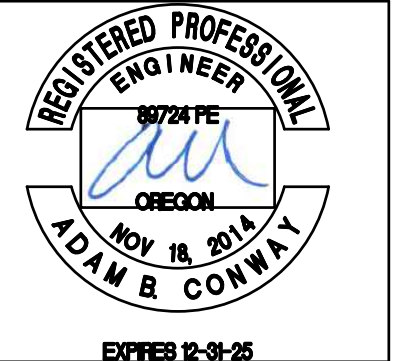


VICINITY MAP
SCALE: 1" = 800'

OSU CASCADES LITTLE KITS CHILD CARE FACILITY

JULY 2024
COB PROJECT NO. PLSPR20220845
CITY OF BEND, DESCHUTES COUNTY, OREGON

OWNER:
**OREGON STATE
UNIVERSITY-CASCADES**
1500 SW CHANDLER AVENUE
BEND, OREGON 97702

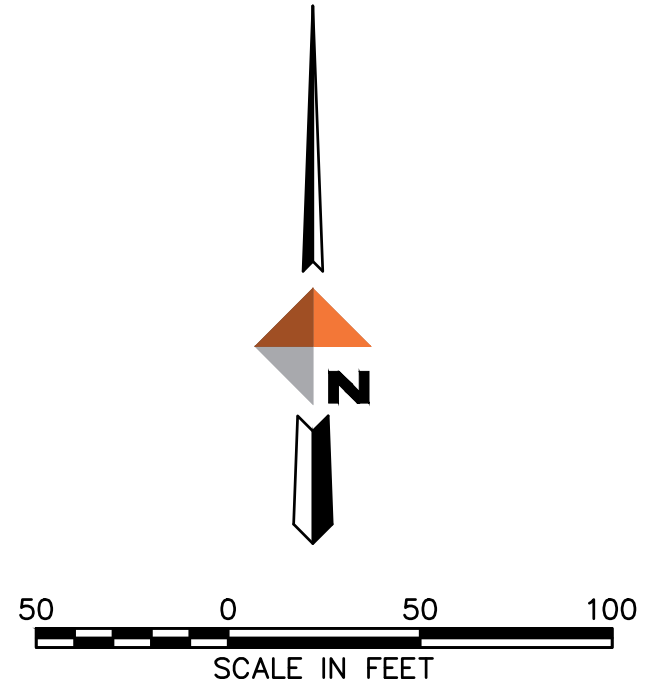


OSU CASCADES
LITTLE KITS
COVER SHEET
DESCHUTES COUNTY, OREGON

SHEET INDEX

G1.0	COVER SHEET
G2.0	CONSTRUCTION NOTES
G3.0	STANDARD DETAILS
G4.0	STANDARD DETAILS
GR1.0	GRADING AND DRAINAGE PLAN
GR1.1	GRADING DETAILS
EC1.0	EXISTING CONDITIONS & DEMO PLAN
SP1.0	SITE & UTILITY PLAN

SITE PLAN
SCALE: 1" = 50'



APPROVALS:

CITY OF BEND ENGINEER:
NOTE: SIGNATURE DOES NOT GRANT APPROVAL TO COMMENCE CONSTRUCTION.

BEND FIRE DEPARTMENT:

PACIFIC POWER:

TDS:

CASCADE NATURAL GAS:

LUMEN:

CONTROL POINT TABLE			
POINT #	COCS NORTHING	COCS EASTING	DESCRIPTION
44	379696.72	3285078.54	SCRIBE X
45	379443.97	3284882.91	SCRIBE X
46	379596.50	3284961.24	SCRIBE X
47	379420.19	3284854.95	PK IN CONCRETE
48	379609.45	3285044.36	PK AND WASHER IN AC
805	379344.34	3284934.50	PK IN AC

PROJECT DATA

APPLICANT/OWNER:
LANDSCAPE ARCHITECT:
CAMERON MCCARTHY
160 EAST BROADWAY
EUGENE, OREGON 97401
JAY BATTLESON - JBATTLESON@CAMERONMCCARTHY.COM

OWNER:
OREGON STATE UNIVERSITY-CASCADES
1500 SW CHANDLER AVENUE
BEND, OREGON 97702

PLANNER/ENGINEER:
DOWL
963 SW SIMPSON AVE, SUITE 200
BEND, OREGON 97702
ADAM CONWAY - ACONWAY@DOWL.COM

TRAFFIC ENGINEER:
TRANSIGHT CONSULTING
61271 SPLENDOR LANE
BEND, OR 97702
JOE BESSMAN - JOE@TRANSIGHTCONSULTING.COM



REVISIONS:

DESIGNED BY: AC
DRAWN BY: RB
SCALE: VARIES
FILE: SA_CS.CV.14889

DOWL
WWW.DOWL.COM
963 SW SIMPSON AVE, SUITE 200
BEND, OREGON 97702
541-385-4772

DATE: 7/15/2024

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET:
G1.0

PRINF#20240XXXX



OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344

LEGEND

EXISTING	PROPOSED	PROPOSED	EXISTING

FADED BACK FEATURES ARE EXISTING (EXCEPT FOR FOUND MONUMENTS)

ABBREVIATIONS

AC	ASPHALT CONCRETE
BL	BIKE LANE
COB	CITY OF BEND
CTL	CENTER TURN LANE
CY	CUBIC YARDS
DWG	DRAWING
EP	EDGE OF PAVEMENT
FC	FACE OF CURB (FLOWLINE)
FG	FINISHED GRADE
HMAC	HOT MIXED ASPHALT CONCRETE
ISD	INTERSECTION SIGHT DISTANCE
N/A	NOT APPLICABLE
OPT	OPTIONAL
PCC	PORTLAND CEMENT CONCRETE
PKG	PARKING
PS	PLANTER STRIP
RA	ROUNDABOUT
ROW	RIGHT OF WAY
STD	STANDARD
TC	TOP OF CURB (BACK)
TL	TRAVEL LANE
TP	TOP OF PAVEMENT
UGB	URBAN GROWTH BOUNDARY
VAR	VARIES

APPLICANT:

JL WARD CO
20505 MURPHY RD
BEND, OREGON 97702

PLANNER/ENGINEER:

DOWL
963 SW SIMPSON AVE, SUITE 200
BEND, OREGON 97702
RON HAND - RHAND@DOWL.COM
ADAM CONWAY - ACONWAY@DOWL.COM

PROPERTY DATA:

TAX LOT: 1812160000619
AREA: 48.12 ACRES
ZONE: RS
WATER: CITY OF BEND
SEWER: CITY OF BEND
POWER: PACIFIC POWER
PHONE: CENTURY LINK
NATURAL GAS: CASCADE NATURAL GAS
SCHOOL DISTRICT: BEND-LAPINE
FIRE: CITY OF BEND
TOPOGRAPHY: NATIVE VEGETATION AND ROCK

THERE ARE NO KNOWN, NATURAL HAZARDS OR LOCALLY OR FEDERALLY DESIGNATED HISTORIC AND CULTURAL RESOURCES.

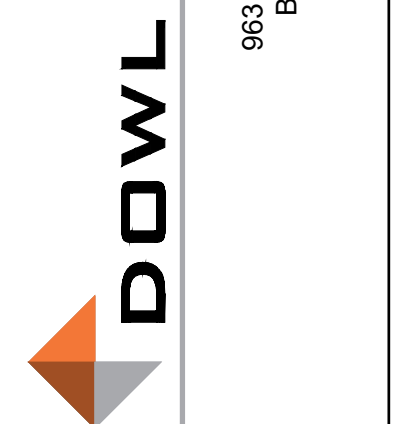


OSU CASCADES
LITTLE KITS
COVER SHEET
DESCHUTES COUNTY, OREGON



REVISIONS:

WWW.DOWL.COM
963 SW Simpson #200
Bend, Oregon 97702
541-385-4772



DESIGNED BY: AC
DRAWN BY: RB
SCALE: VARIES
FILE: SA-CSCV-1889
DATE: 7/15/2024

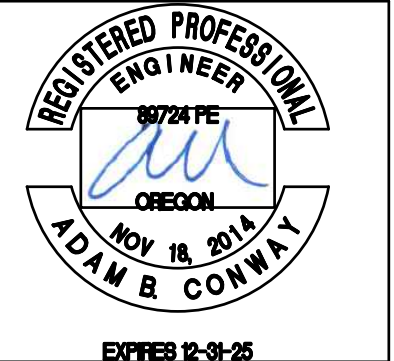
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BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET:
G2.0

PRIN#20240XXXX



OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344



EXPIRES 12-31-25

OSU CASCADES LITTLE KITS STANDARD DETAILS DESCHUTES COUNTY, OREGON



REVISIONS:

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DRAWN BY: RB
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FILE: SAC-CV-1-1689

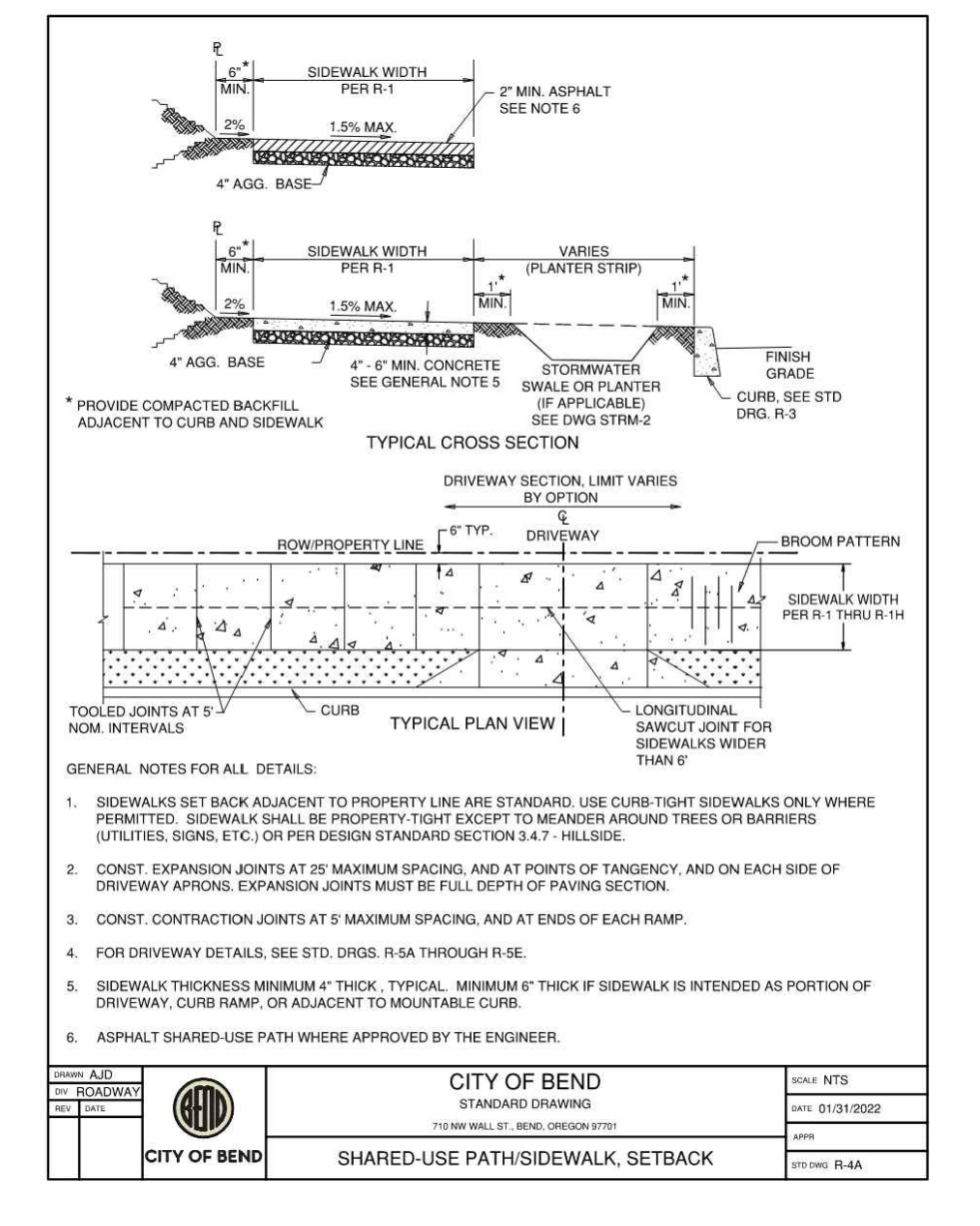
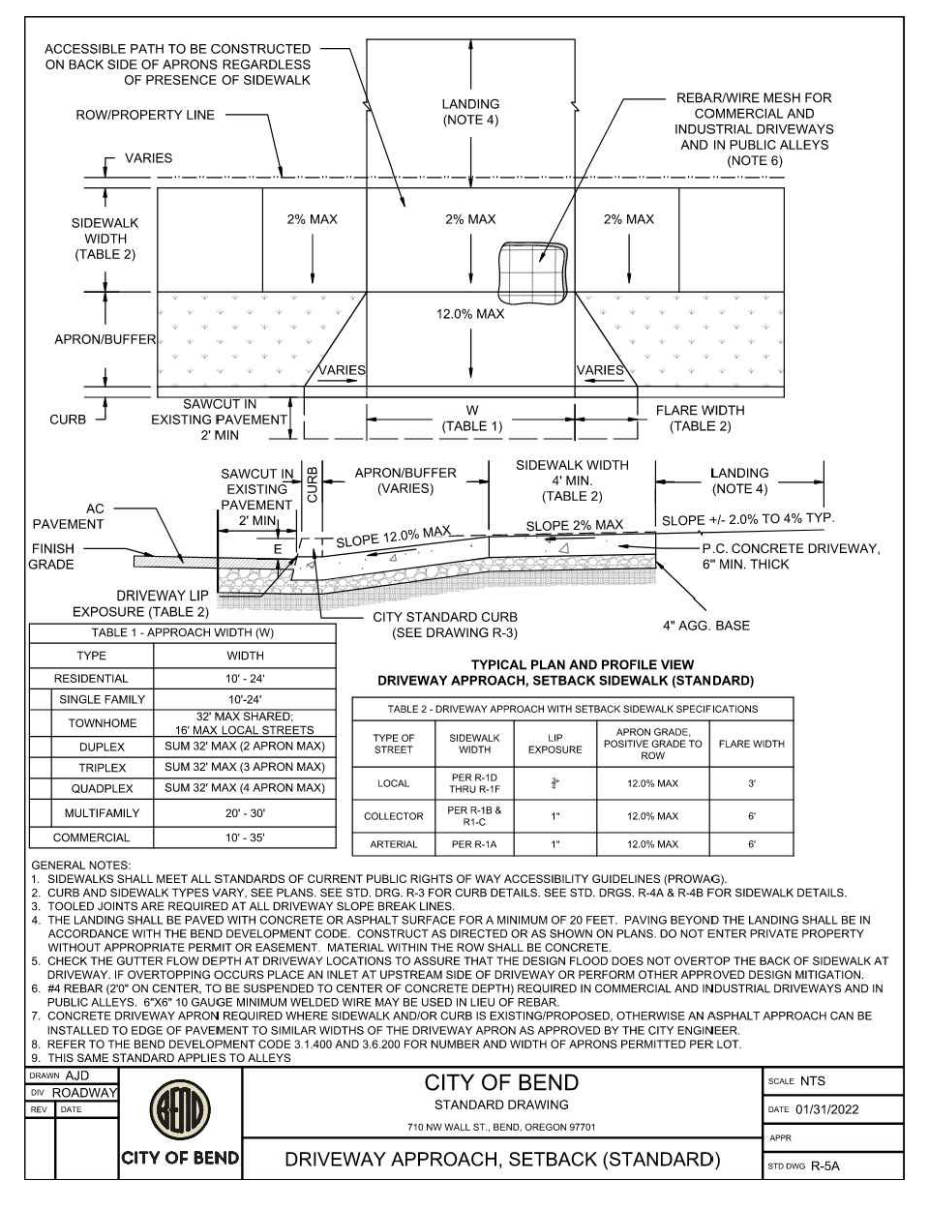
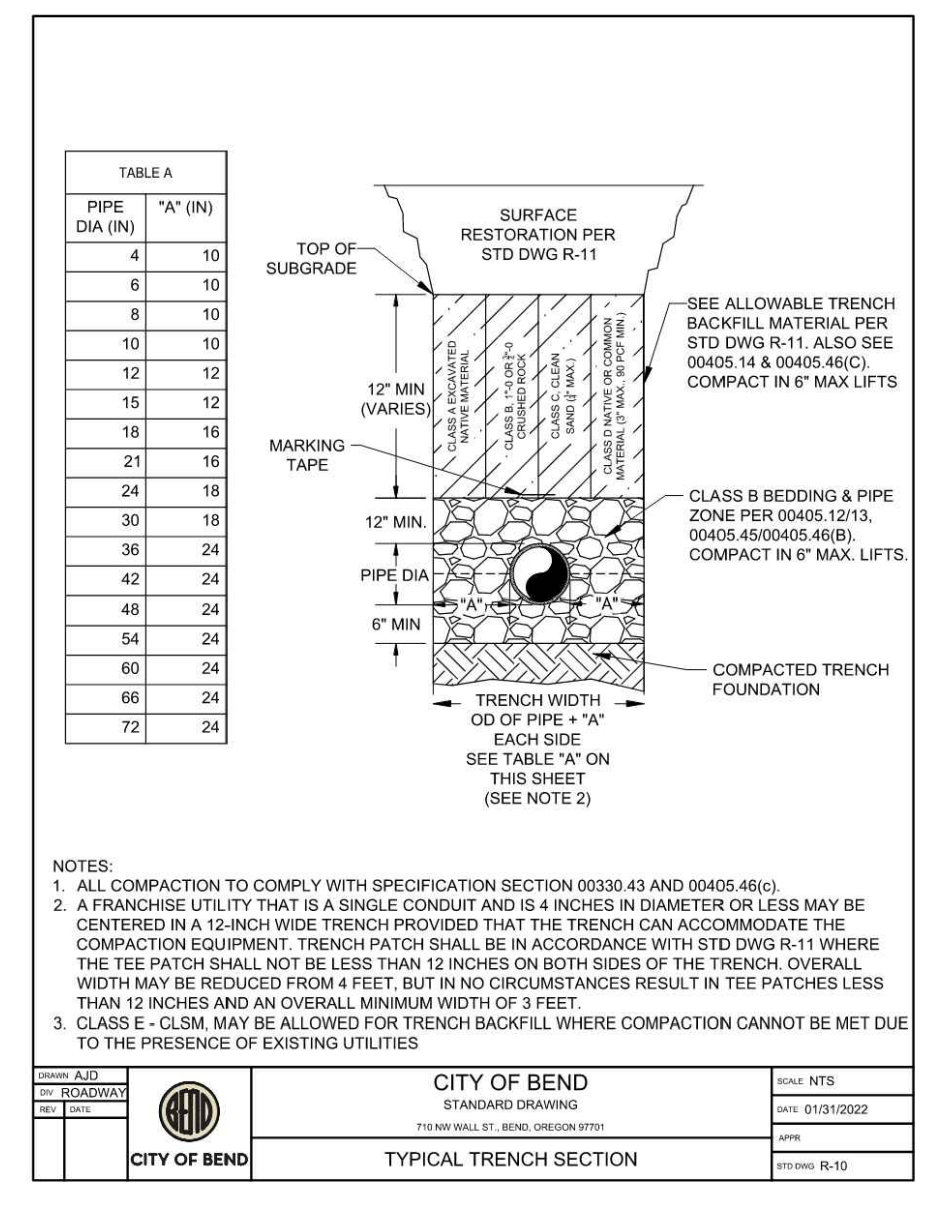
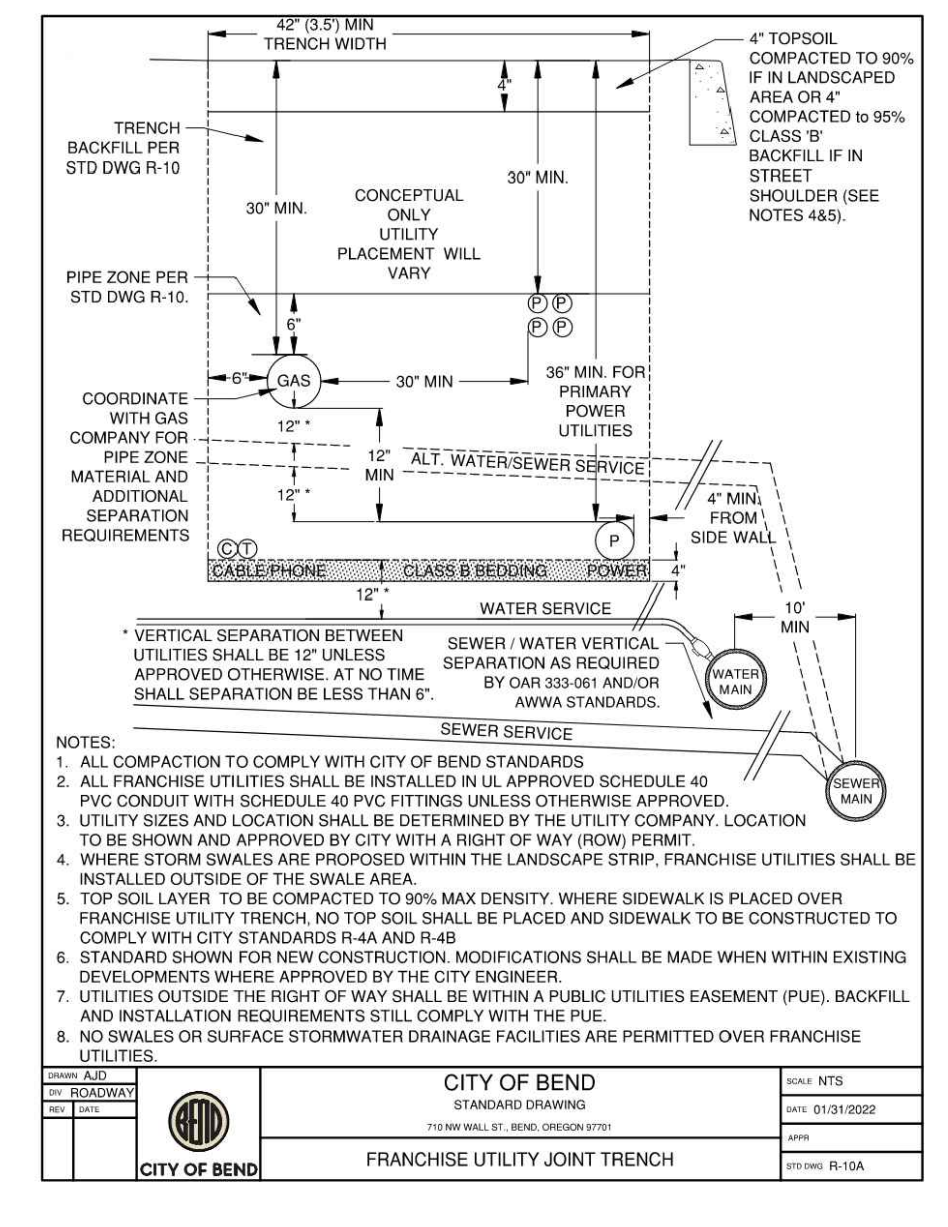
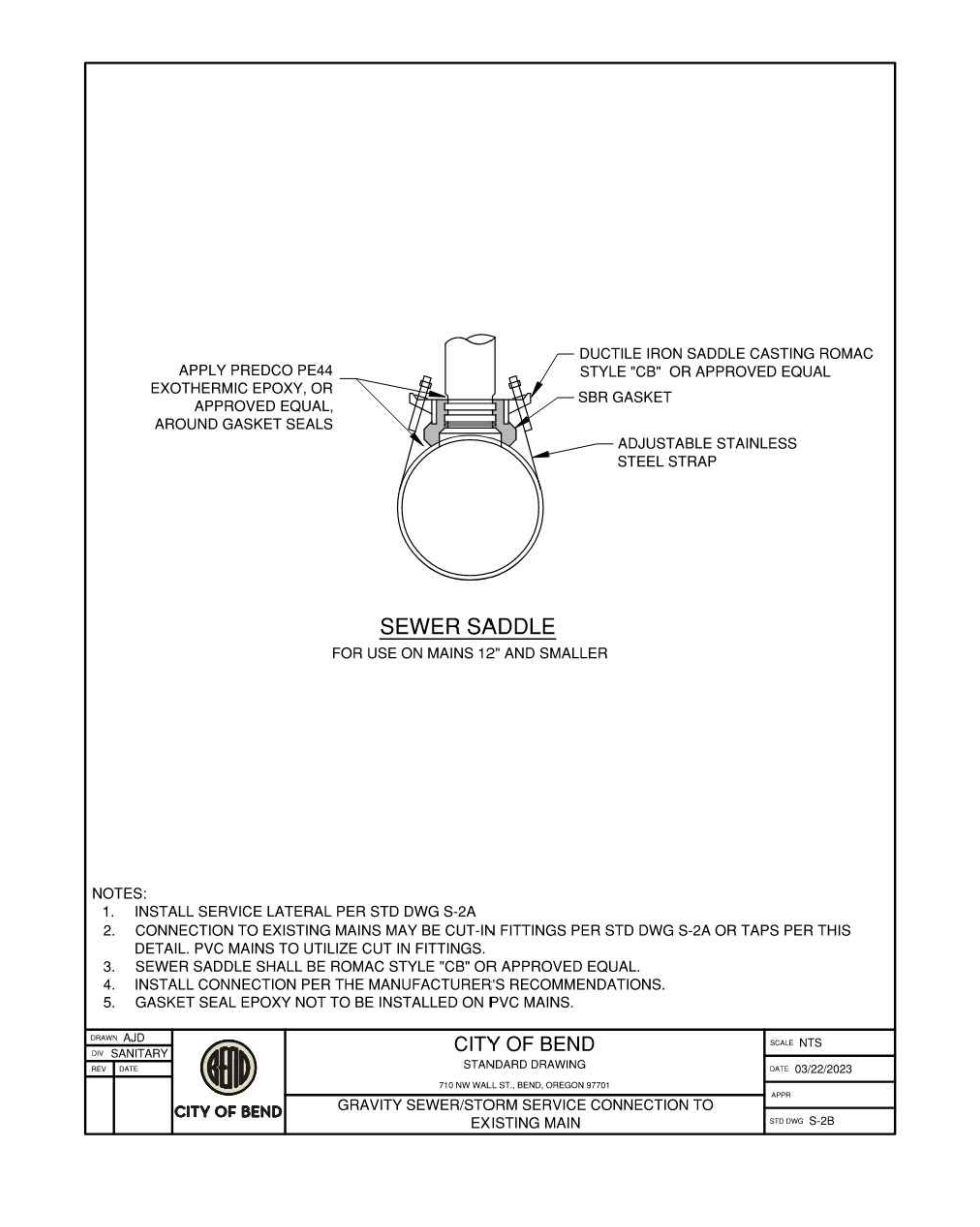
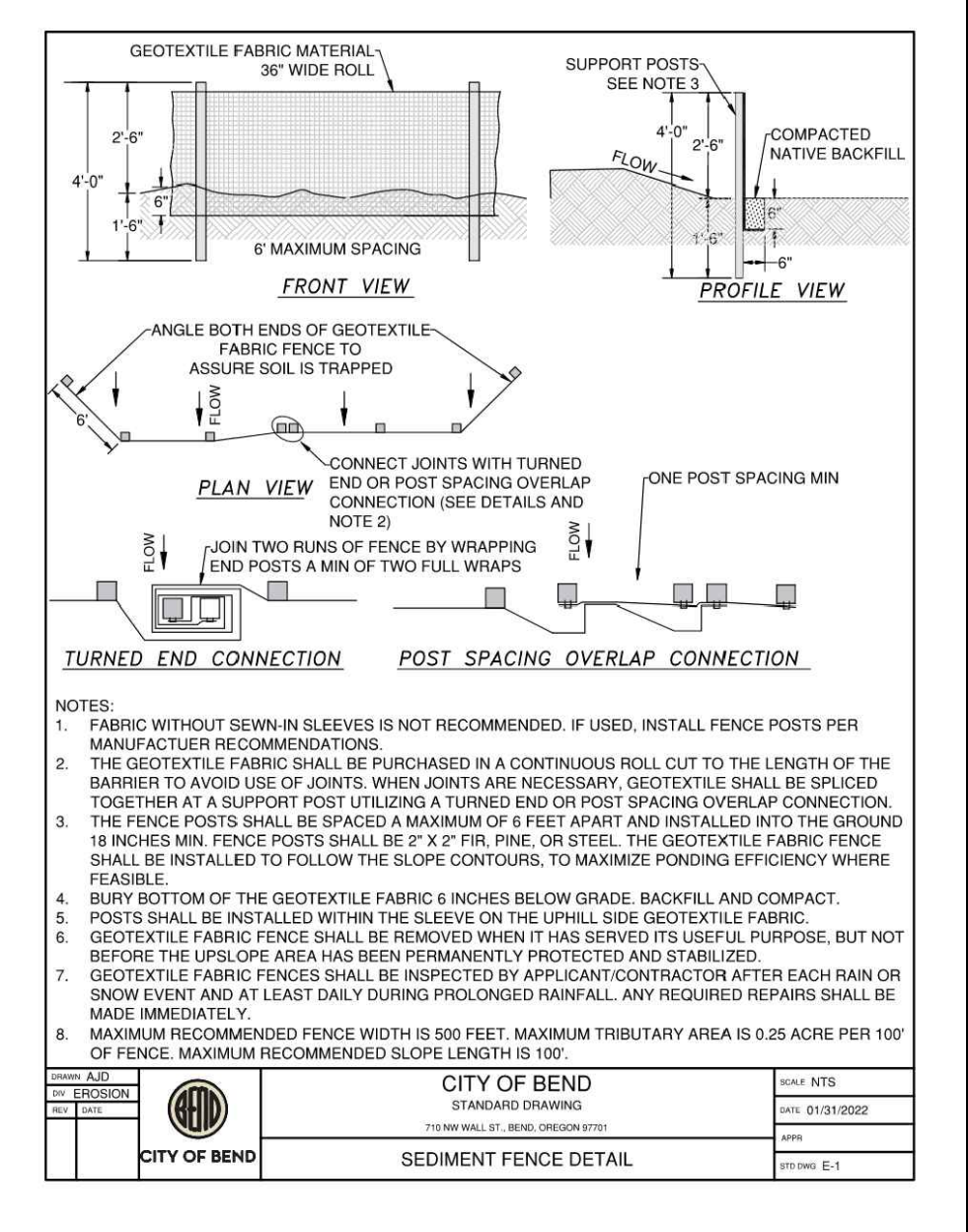
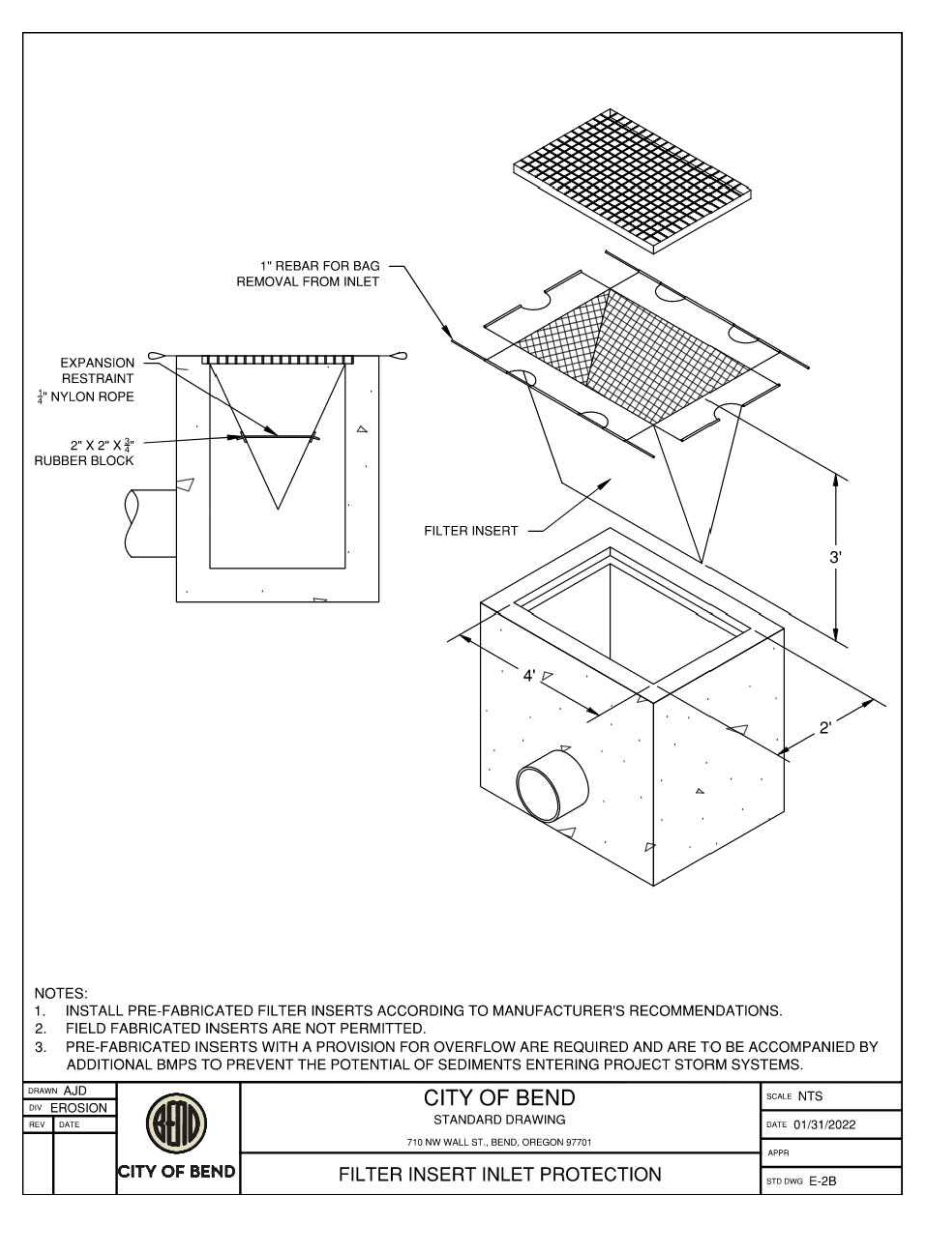
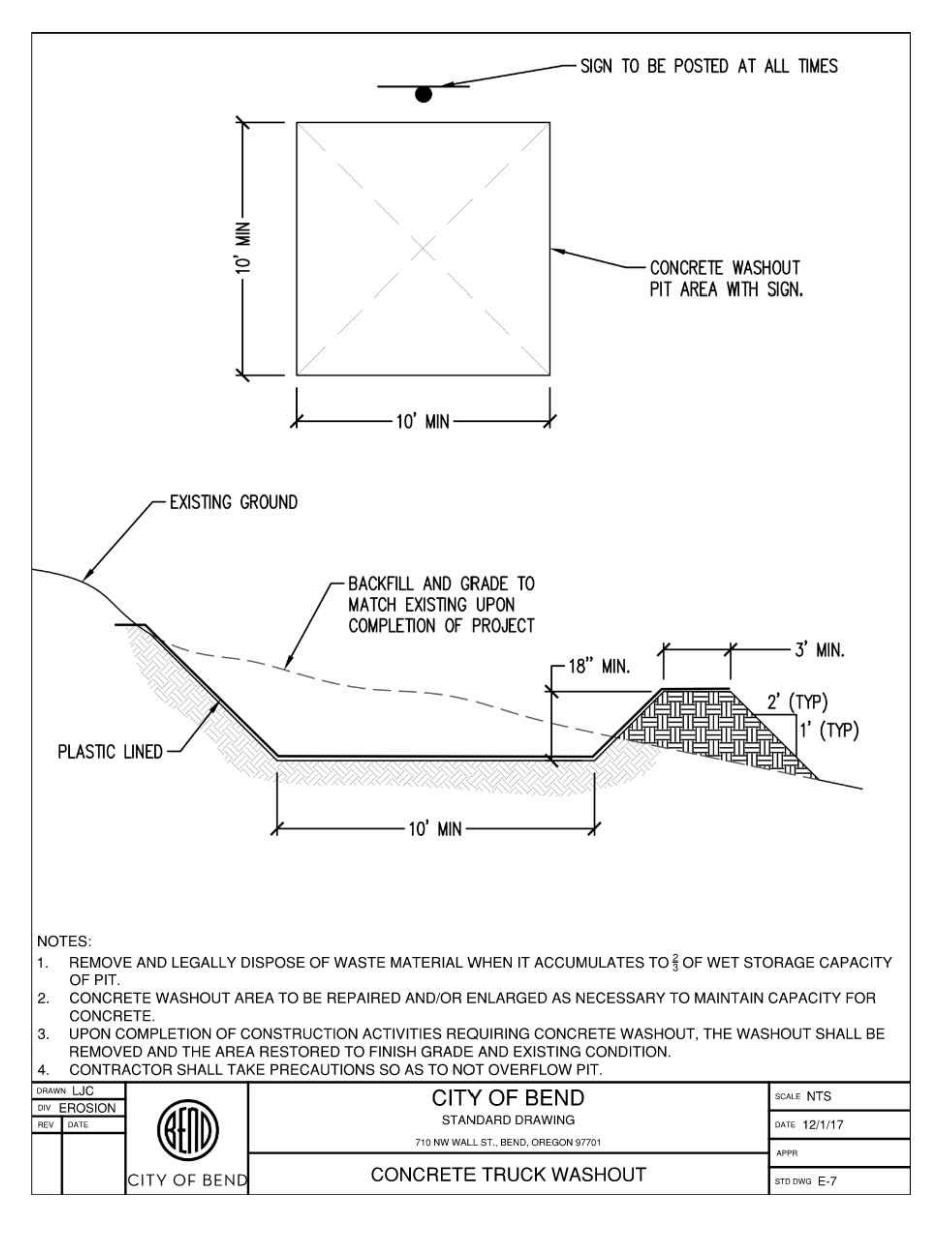
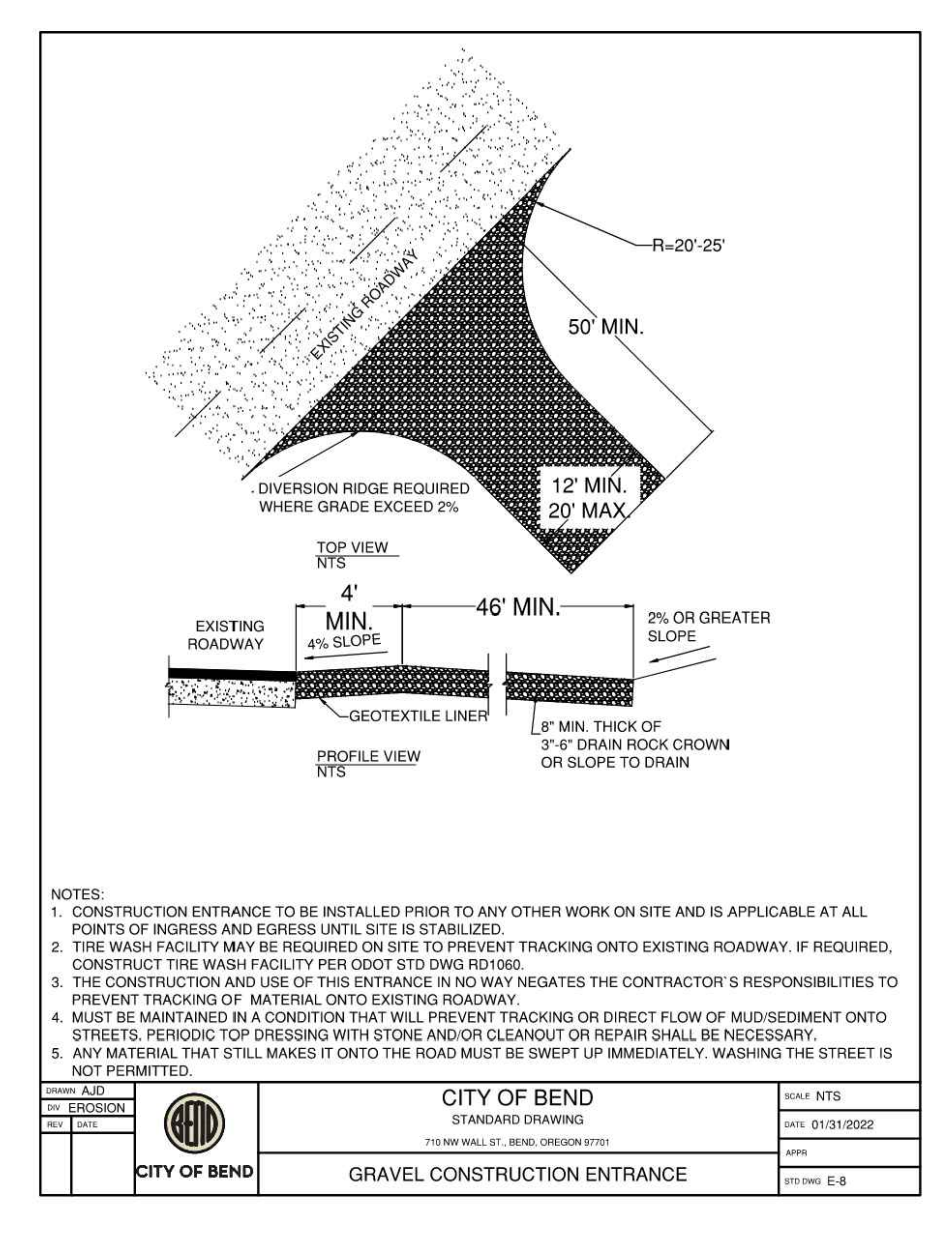
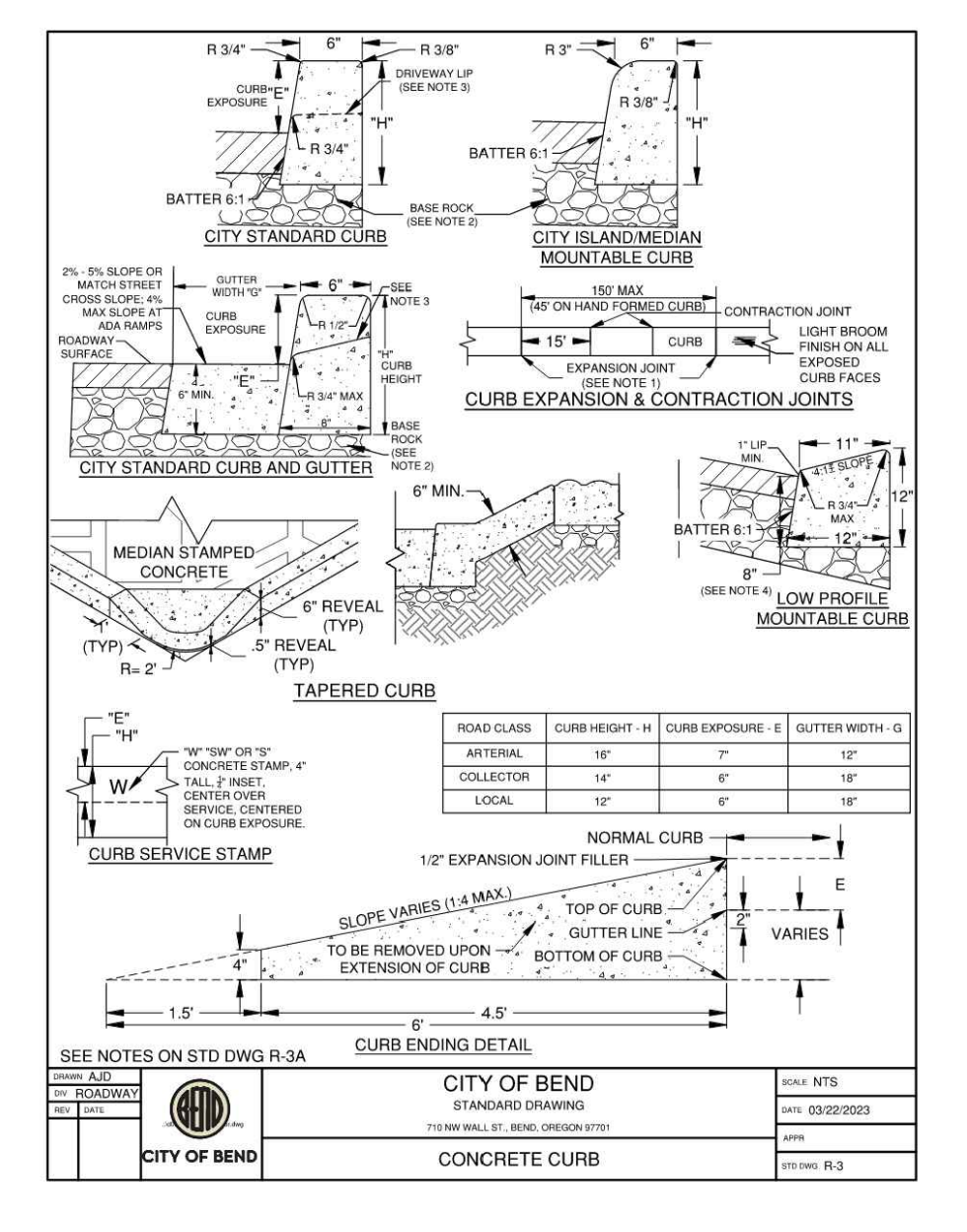
963 SW Simpson, #200
Bend, Oregon 97702
541-365-4772

DATE: 7/15/2024

VERIFY SCALES
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BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET: G3.0

PRIN#2040XXXX





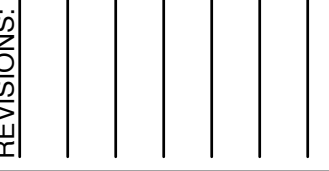
EXPIRES 12-31-25

OSU CASCADES LITTLE KITS STANDARD DETAILS

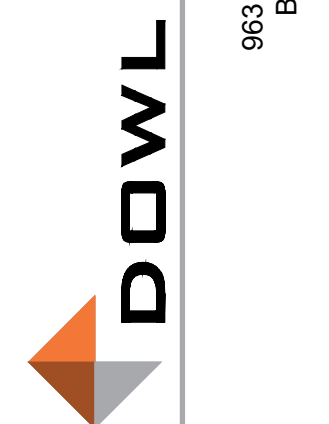
DESCHUTES COUNTY, OREGON



CITY OF BEND



REVISIONS:



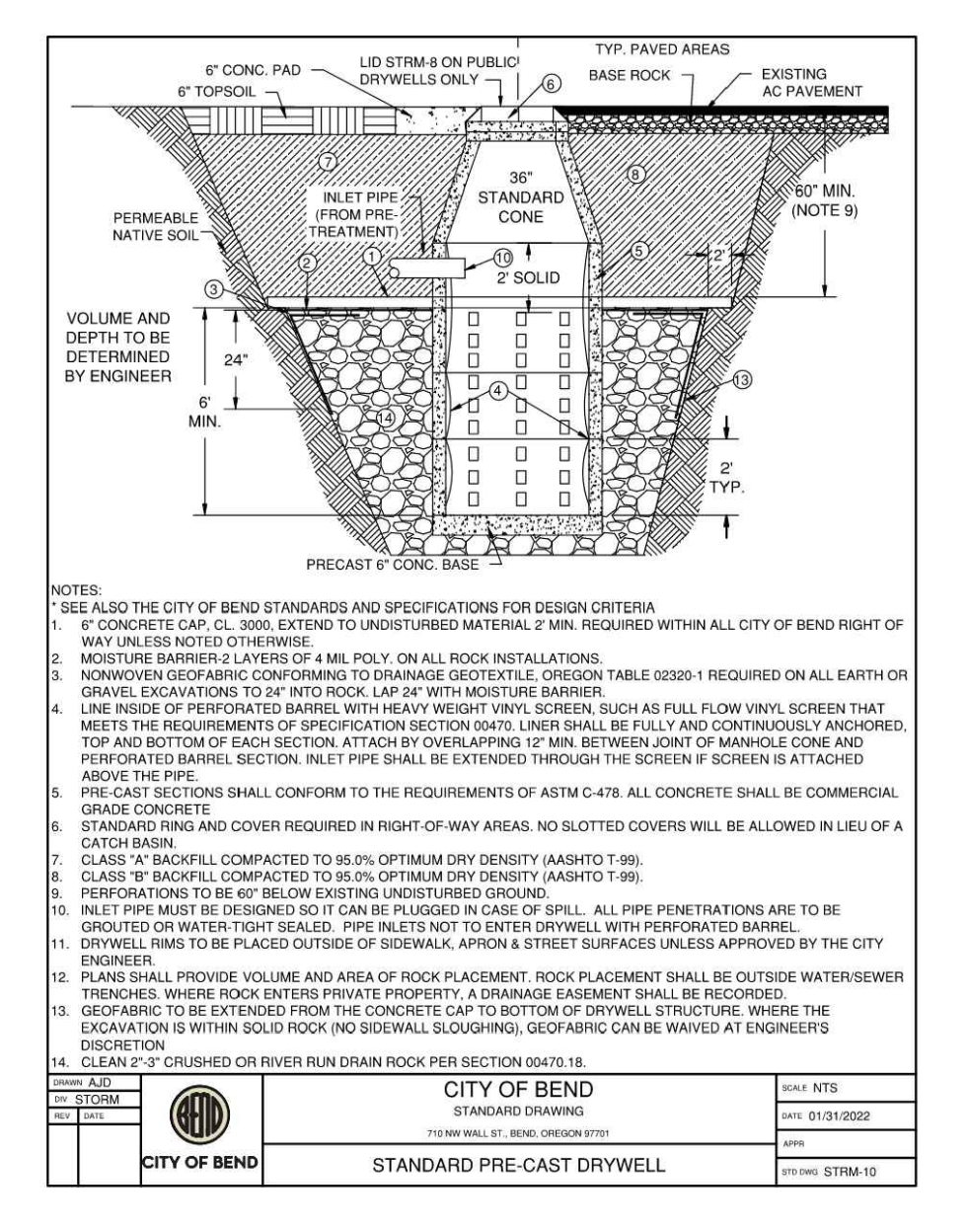
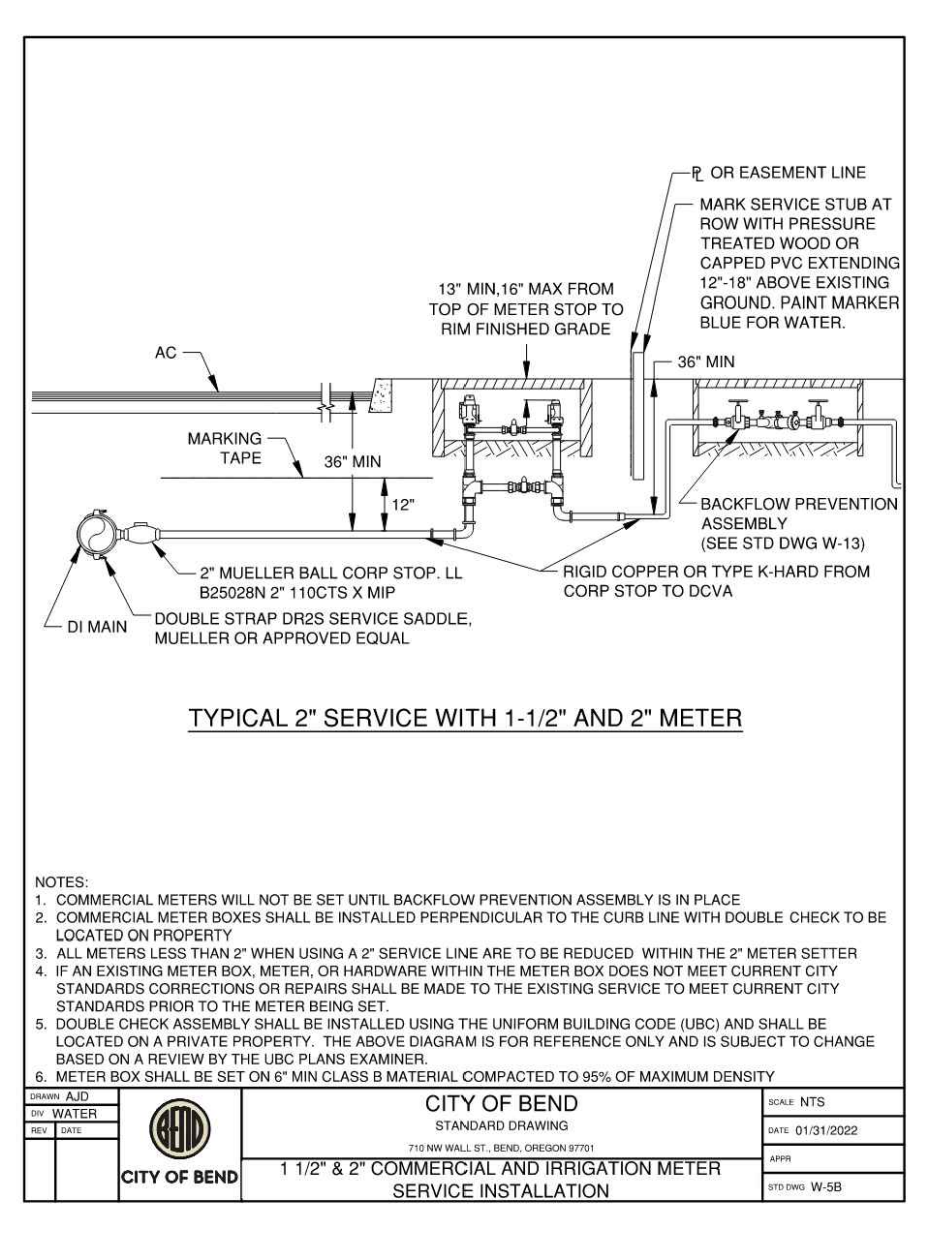
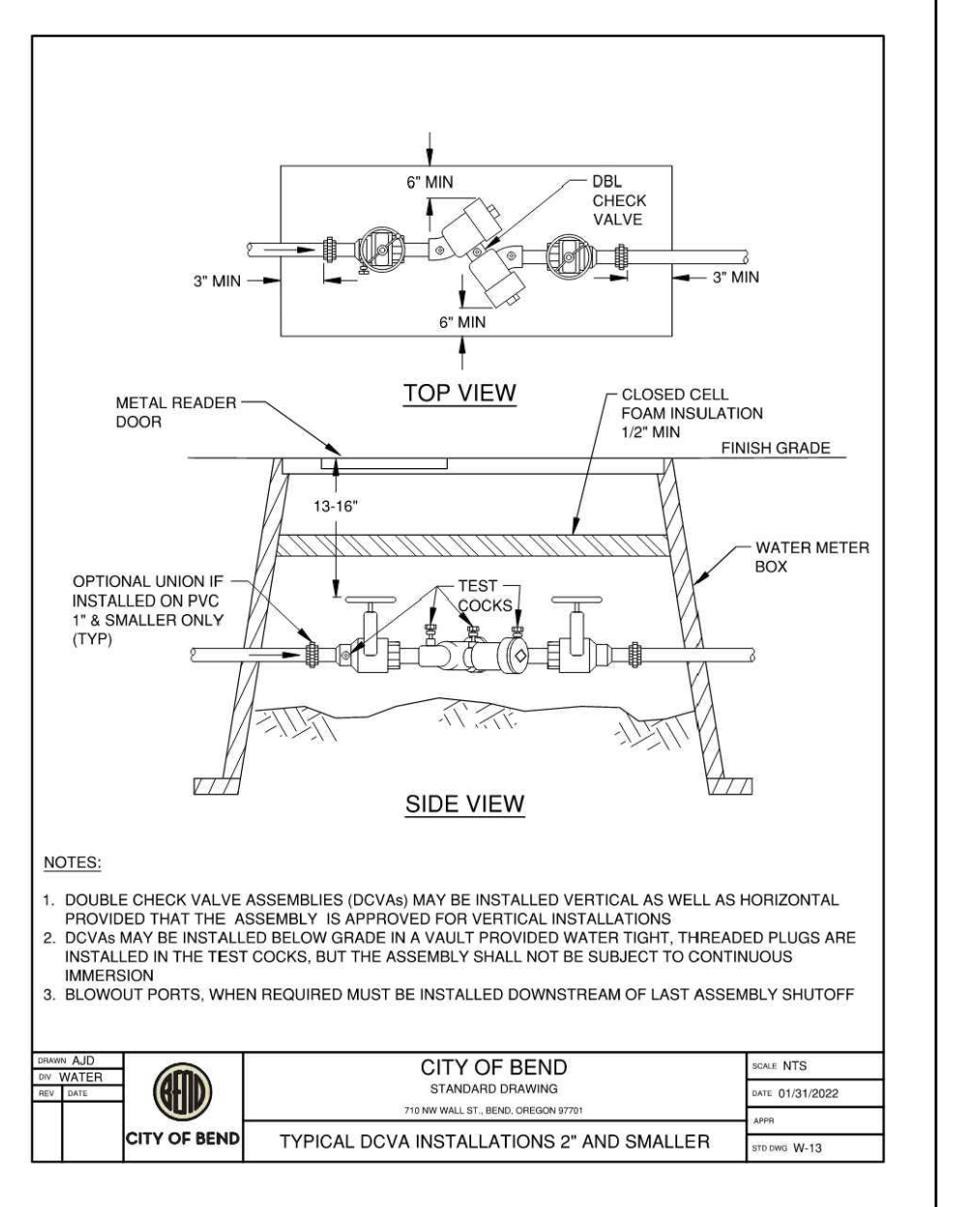
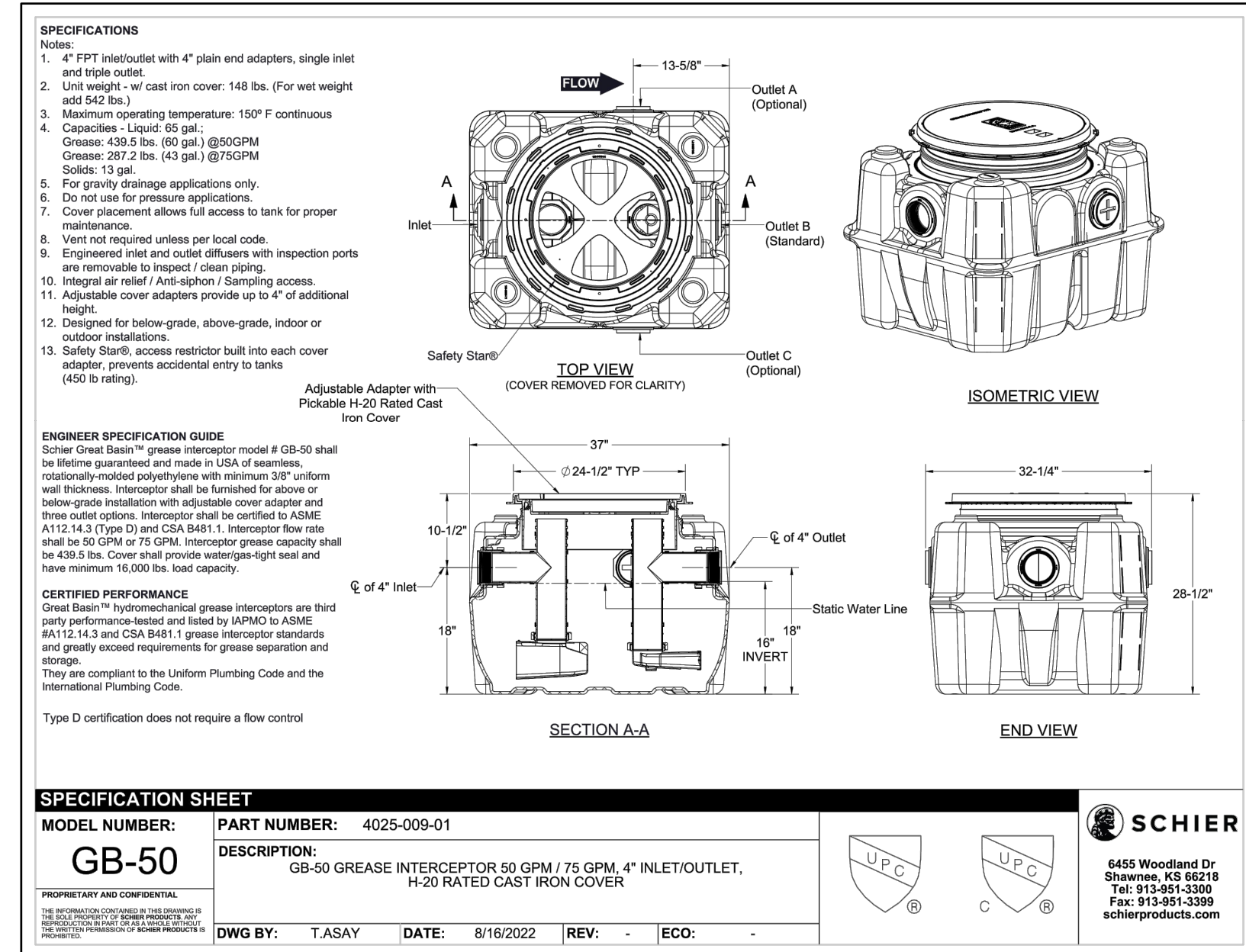
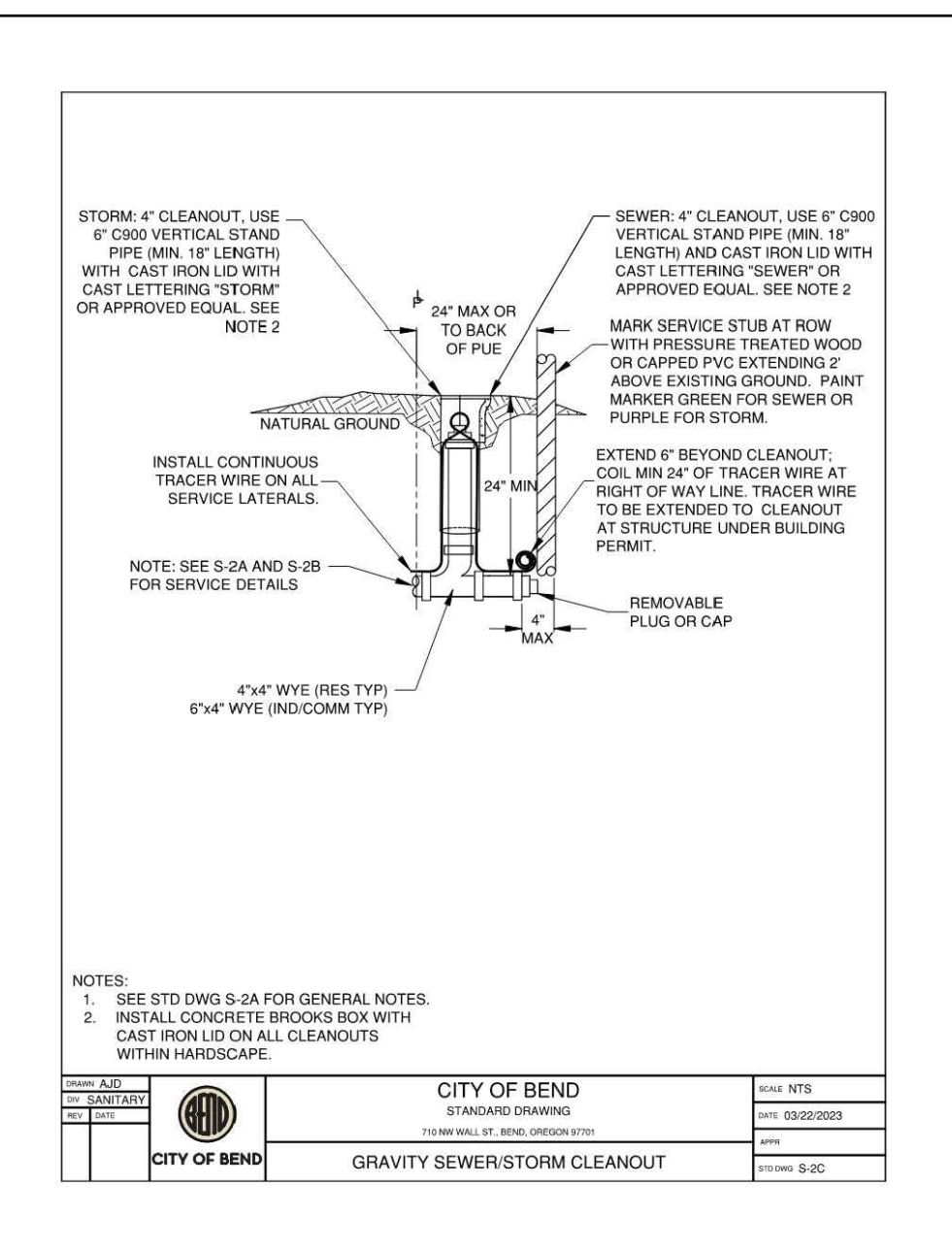
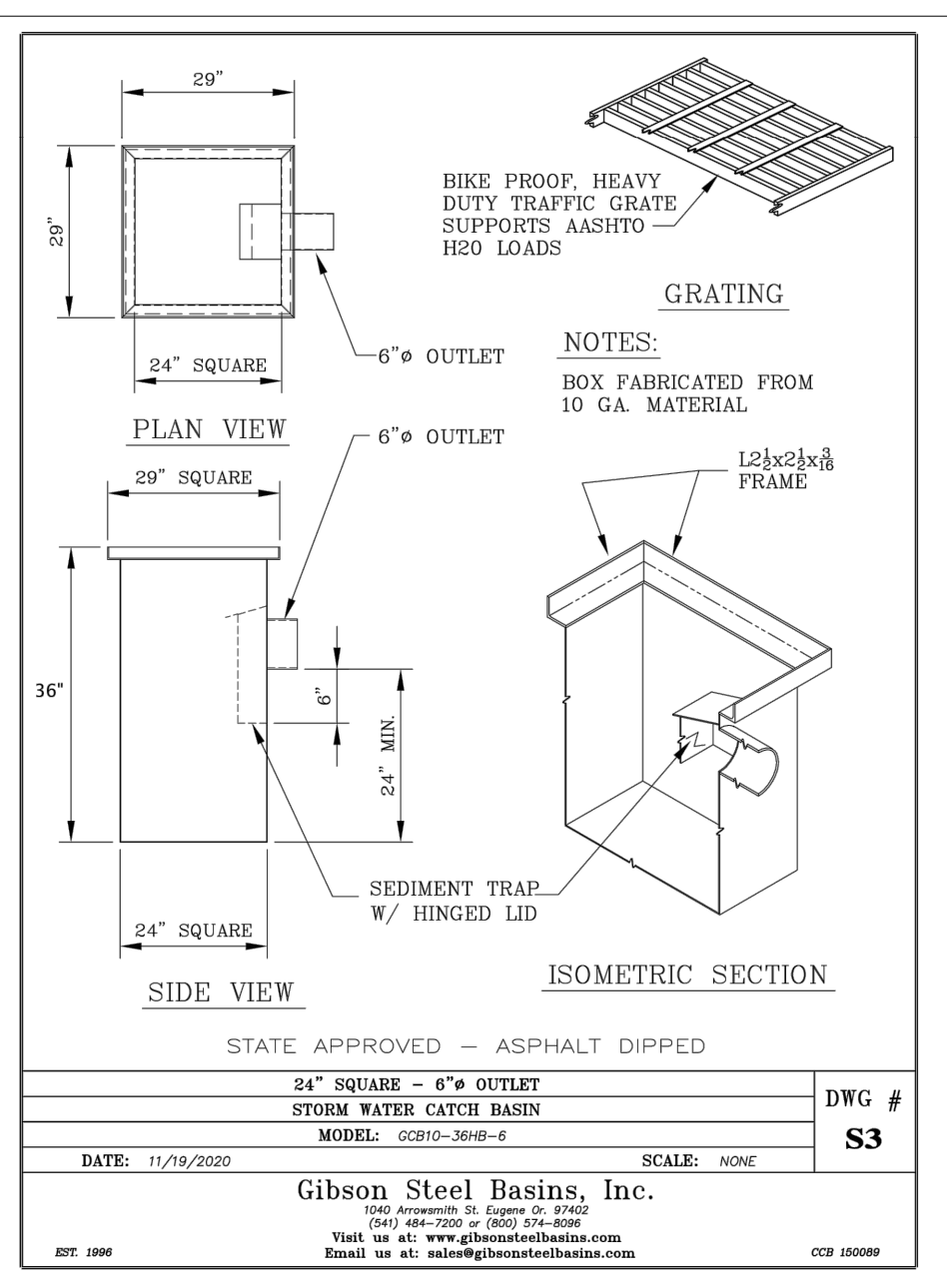
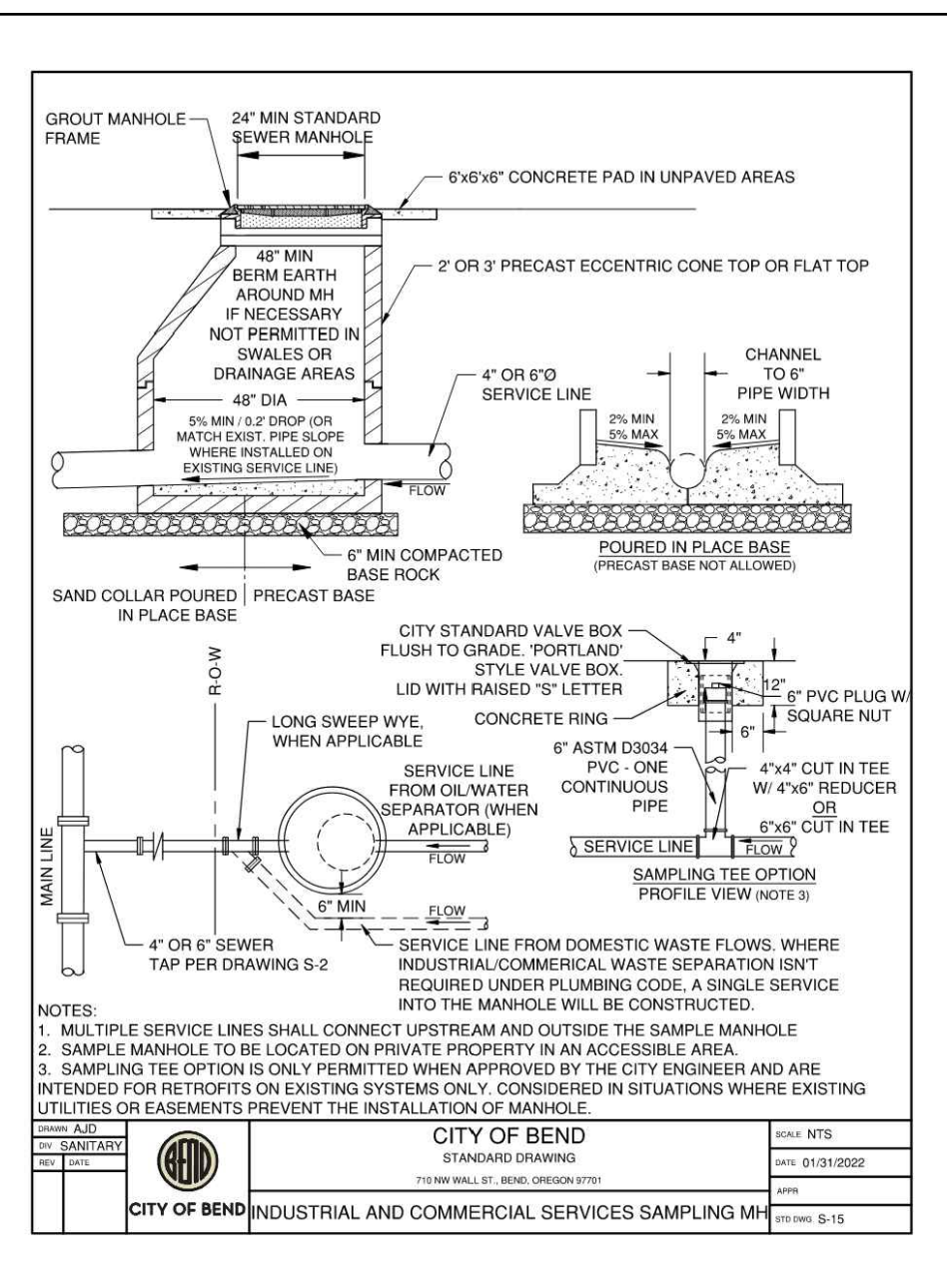
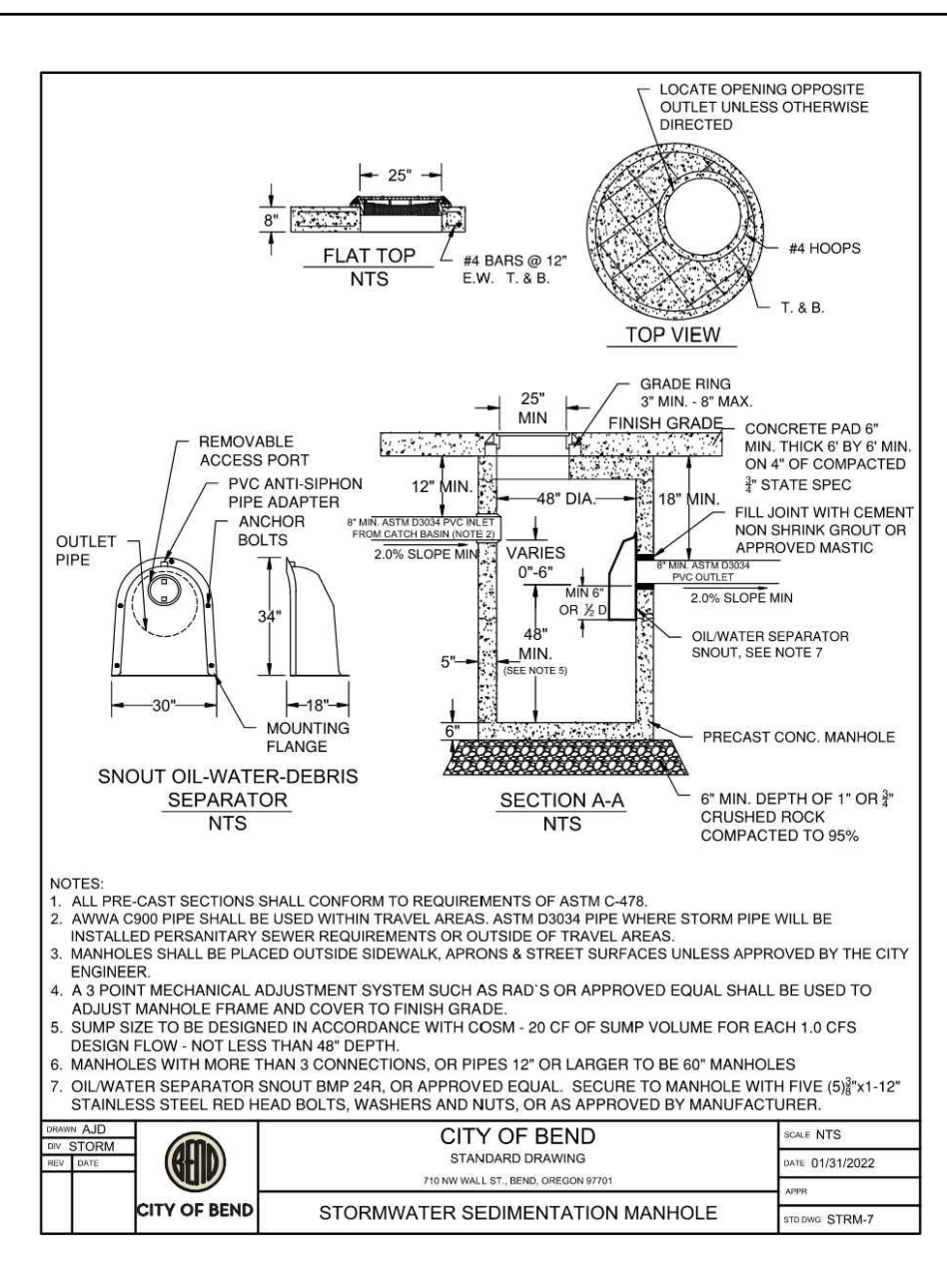
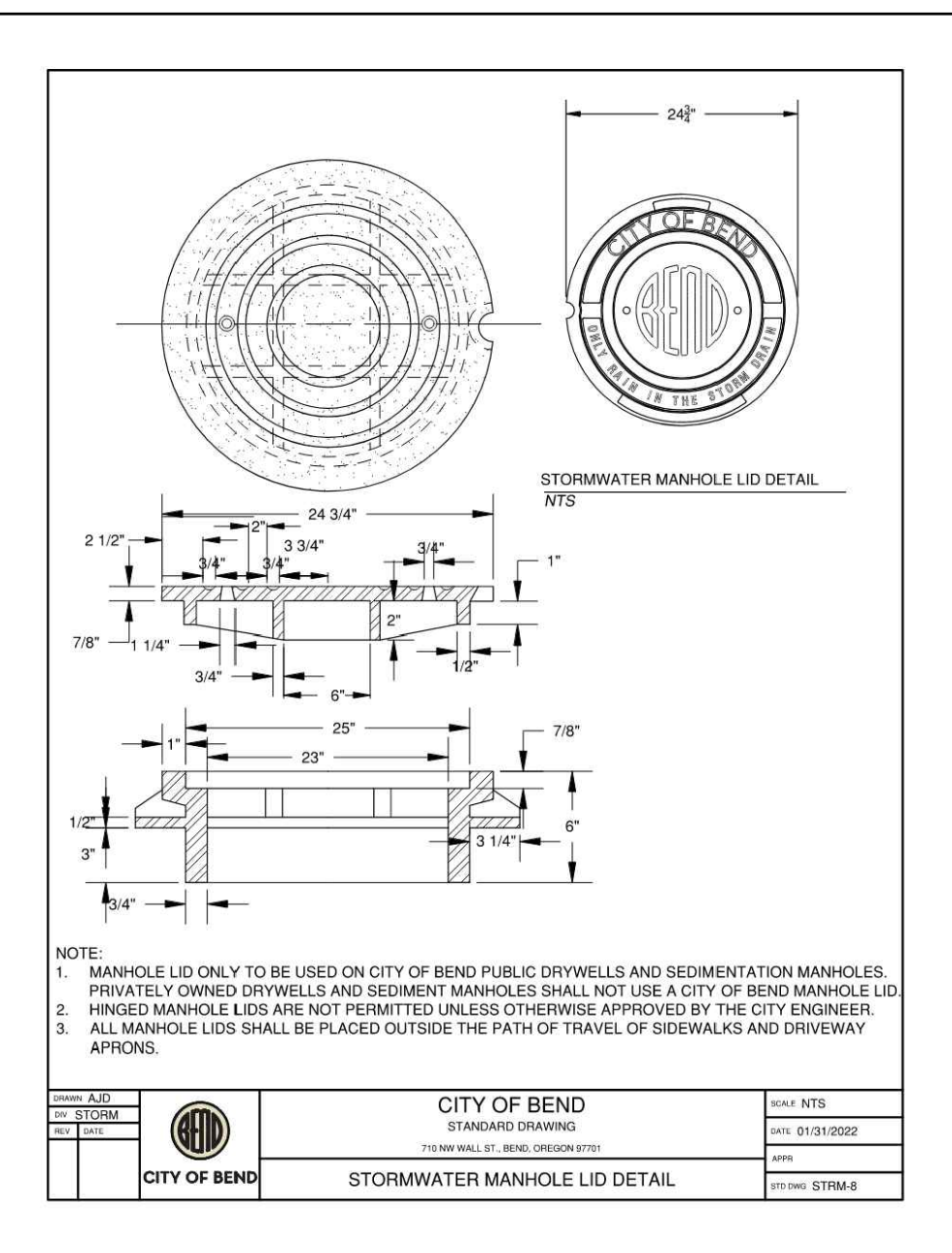
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DRAWN BY: RE
SCALE: VARIES
FILE: SACSV-CV-1-1689

DATE: 7/15/2024

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

G4.0

PRIN#2040XXXX



DEMOLITION NOTES:

1. FULL WIDTH SAW CUT PER COB STD. DWG. R-10.
2. REMOVE EXISTING TREE.
3. EXISTING TREE CLUSTER TO BE REMOVED SEE GENERAL NOTE 1.
4. REMOVE EXISTING FENCE.
5. SAWCUT AND REMOVE EXISTING CONCRETE.
6. SAWCUT AND REMOVE EXISTING CURB AND ASPHALT.
7. PROTECT EXISTING UTILITIES IN PLACE.
8. UTILITY RISER PIPE. CONTRACTOR TO ADJUST TO FINISHED GRADE.

EROSION CONTROL NOTES

1. INSTALL INTLET PROTECTION PER COB STD DWG E-2B.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE PER COB STD DWG E-8. LENGTH 50'. LOCATION(S) TO BE DETERMINED BY CONTRACTOR.
3. INSTALL CONCRETE WASHOUT PER COB STD DWG E-7. LOCATION TO BE DETERMINED BY CONTRACTOR.
4. INSTALL SEDIMENT FENCE PER COB STD DWG E-1. SEDIMENT FENCE SHALL BE INSTALLED WHERE NECESSARY ALONG SITE PERIMETER ON DOWN GRADIENT SIDES OF DISTURBED AREAS TO MAINTAIN SEDIMENT ONSITE.
5. INSTALL TREE PROTECTION FENCING PER COB STD DWG E-1

GENERAL NOTES:

1. ALL EFFORTS SHALL BE PURSUED TO PRESERVE EXISTING SIGNIFICANT TREES WHERE PRACTICAL AND UPON EVALUATION OF TREE HEALTH PRIOR TO CONSTRUCTION, RISK TO GENERAL SAFETY OF THE PUBLIC, AND LASTLY IMPACT DUE TO CONSTRUCTION OF PROPOSED IMPROVEMENTS.

LEGEND

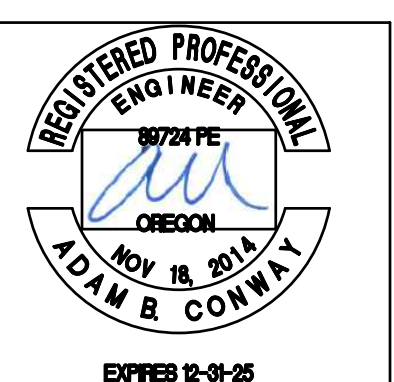
	EXISTING CURB
	EXISTING SIDEWALK
	EDGE OF PAVEMENT
	EASEMENT LINE
	EXISTING FENCE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SEWER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING ELECTRIC LINE
	EXISTING WATER VALVE
	EXISTING IRRIGATION BOX
	EXISTING WATER METER
	EXISTING HYDRANT
	EXISTING CLEANOUT
	EXISTING ELECTRIC BOX
	EXISTING COMM STUB
	EXISTING TELEPHONE PEDESTAL
	EXISTING CATCH BASIN
	EXISTING SIGN
	EXISTING SEWER MANHOLE
	EXISTING PINE - TO BE REMOVED



1 DEMOLITION PLAN
SCALE: H: 1"=20'



ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 1-800-332-2344 or 811).



**OSU CASCADES
LITTLE KITS
EXISTING CONDITIONS, EROSION CONTROL,
& DEMOLITION PLAN**
DESCHUTES COUNTY, OREGON



REVISIONS:

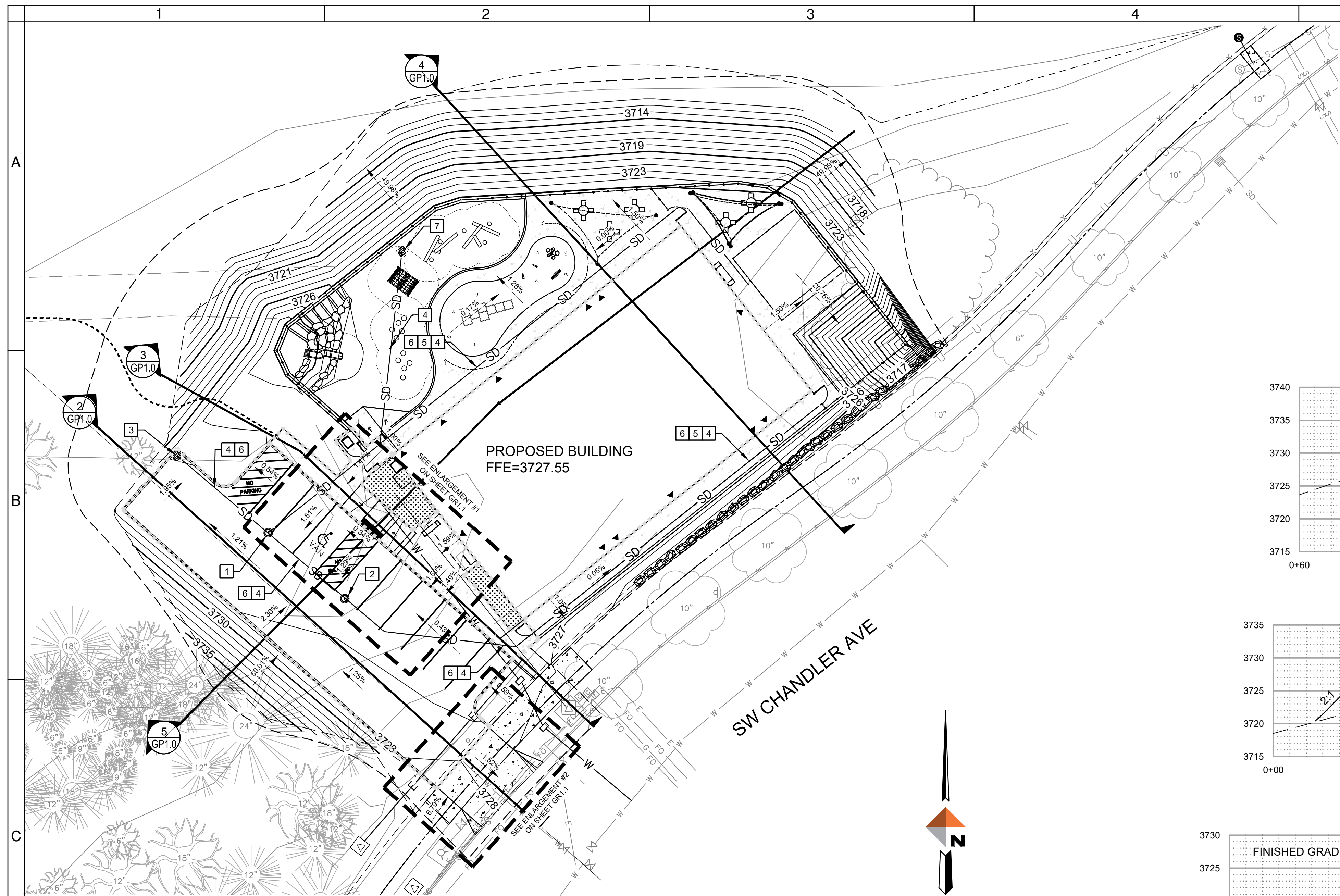
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FILE: SC_CS_EC-18890
DATE: 7/15/2024

DOWL
983 SW Simpson #200
Bend, Oregon 97702
541-385-4772

VERIFY SCALES
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SHEET:
EC1.0

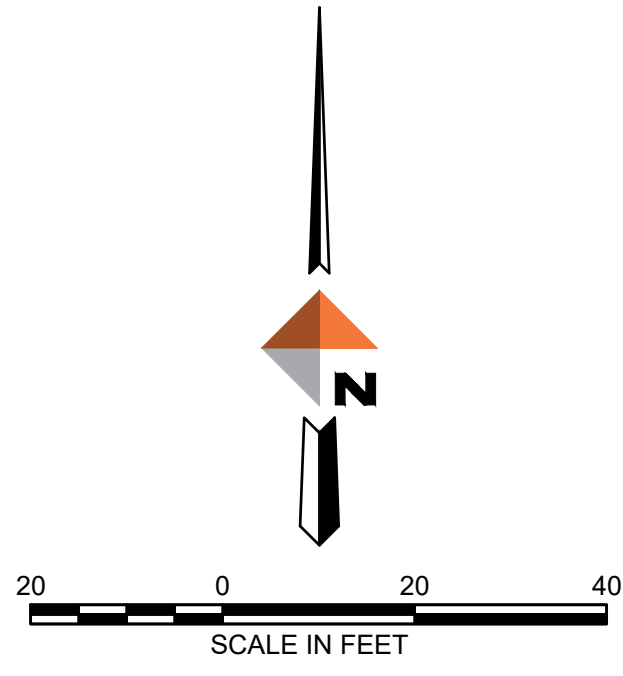
PRIN#20240XXXX



1 GRADING & DRAINAGE PLAN
SCALE: 1"=20'

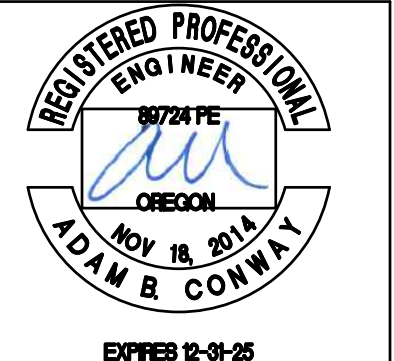
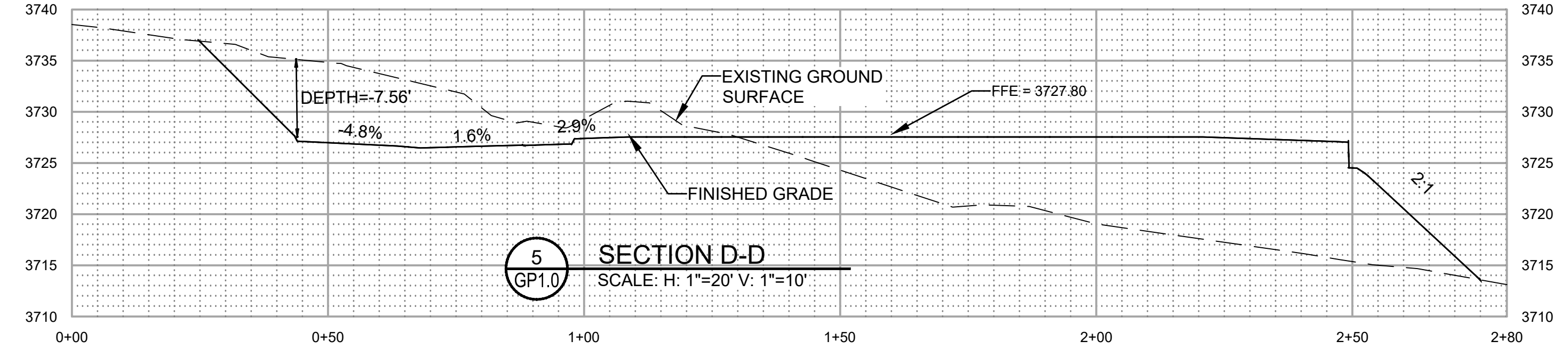
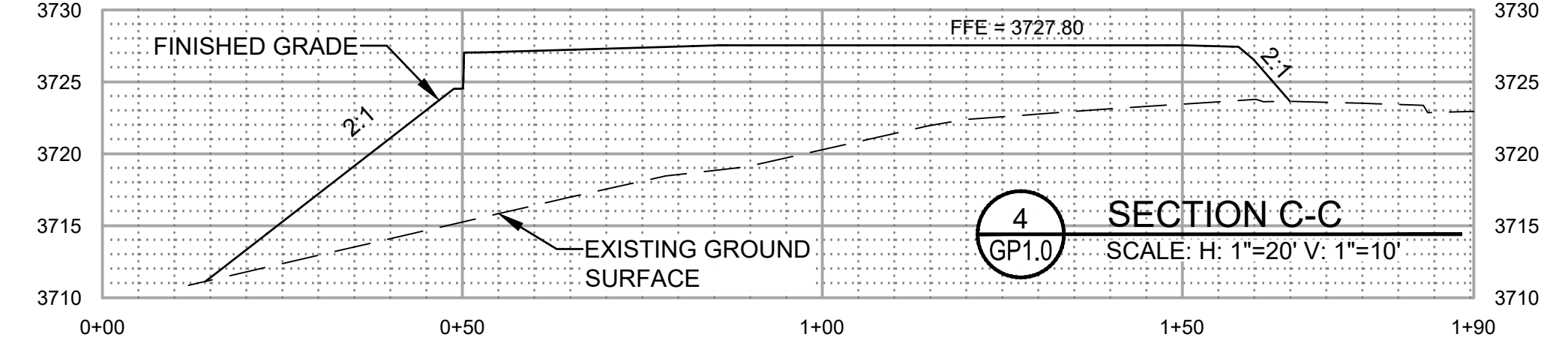
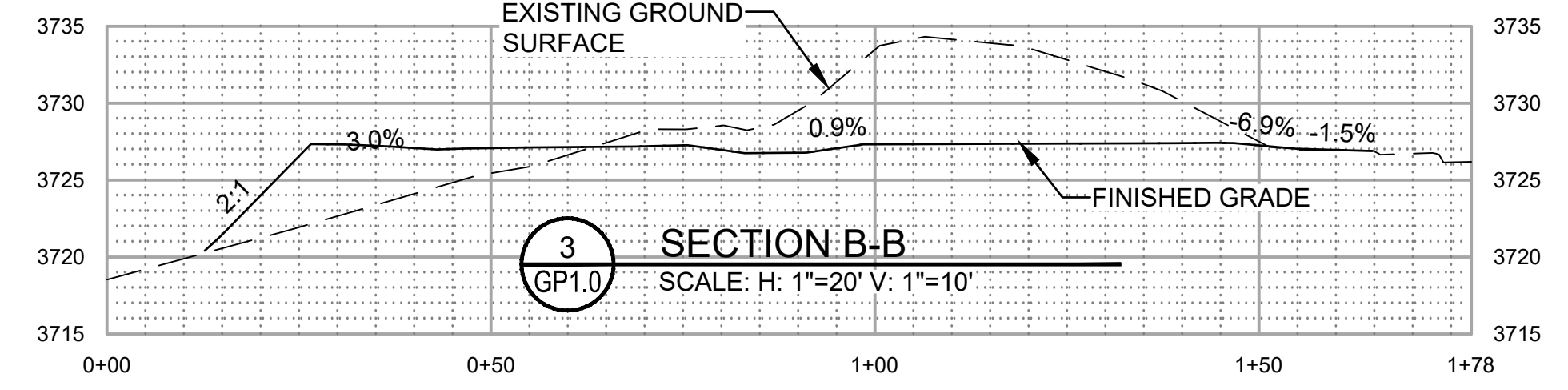
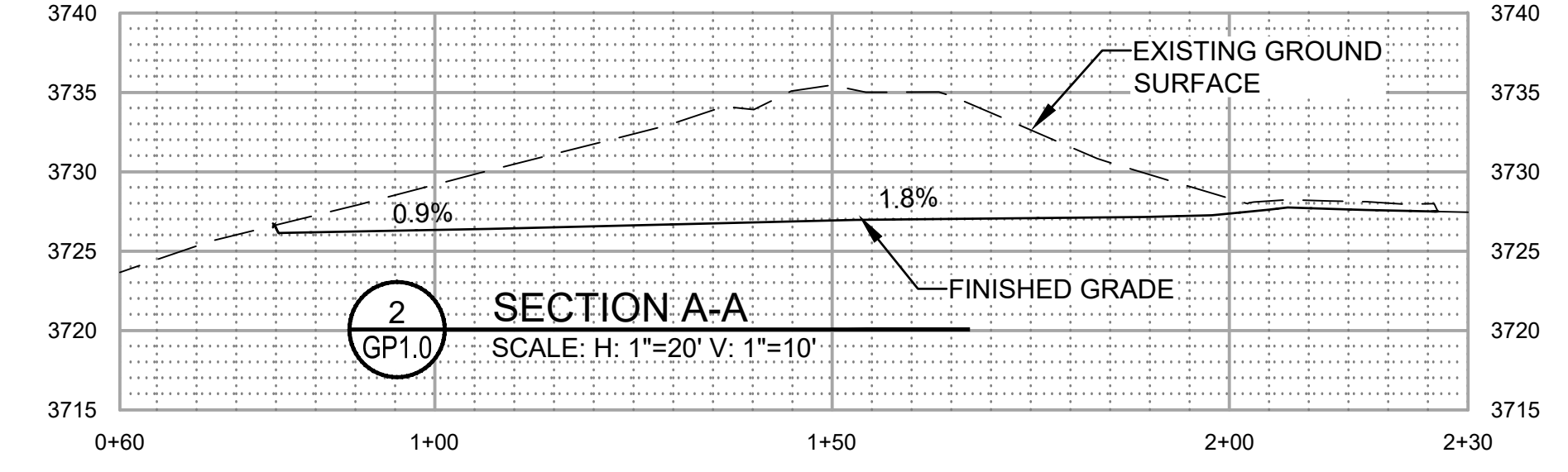
STORM SEWER CONSTRUCTION NOTES:

1. INSTALL 48" SEDIMENTATION MANHOLE PER COB STD DWG STRM-7 AND STRM-8
2. INSTALL DRYWELL PER COB STD DWG STRM-8 AND STRM-10.
3. INSTALL CATCH BASIN WITH GRATE PER OREGON PLUMBING SPECIALTY CODE (OPSC).
4. INSTALL 8" PVC STORM SEWER AT 2% MIN. (PIPE MATERIAL SHALL BE C-900 WHEN UNDER PAVEMENT AND 3034 OUTSIDE OF PAVEMENT AREAS).
5. CONNECT BUILDING DOWNSPOUTS TO PROPOSED STORM (TYP.).
6. INSTALL CLEAN OUTS AT BENDS AND AT 100' INTERVALS.
7. INSTALL LANDSCAPE AREA DRAIN. PROVIDE 24" SQUARE BASIN WITH 6" OUTLET BY GIBSON STEEL BASINS, OR APPROVED EQUAL.



POTENTIAL UNDERGROUND FACILITY OWNERS
"ONE CALL"
UTILITY NOTIFICATION CENTER
1-800-332-2344

ATTENTION:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090, YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
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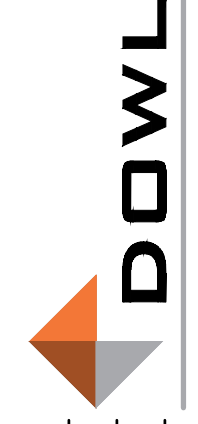


**OSU CASCADES
LITTLE KITS**
GRADING AND DRAINAGE PLAN
DESCHUTES COUNTY, OREGON



REVISIONS:

WWW.DOWL.COM
983 SW Simpson #200
Bend, Oregon 97702
Bend, 541-385-4772

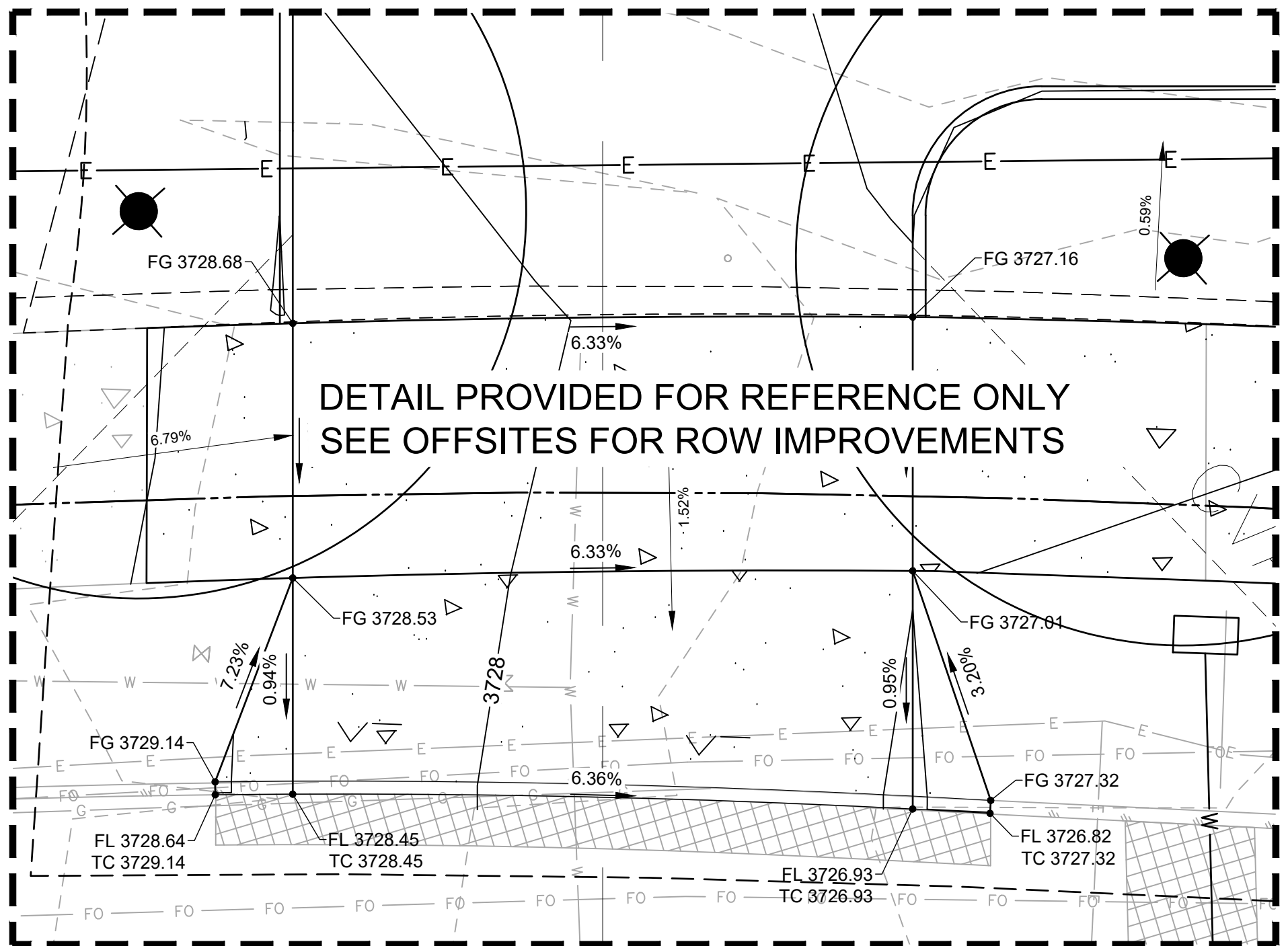
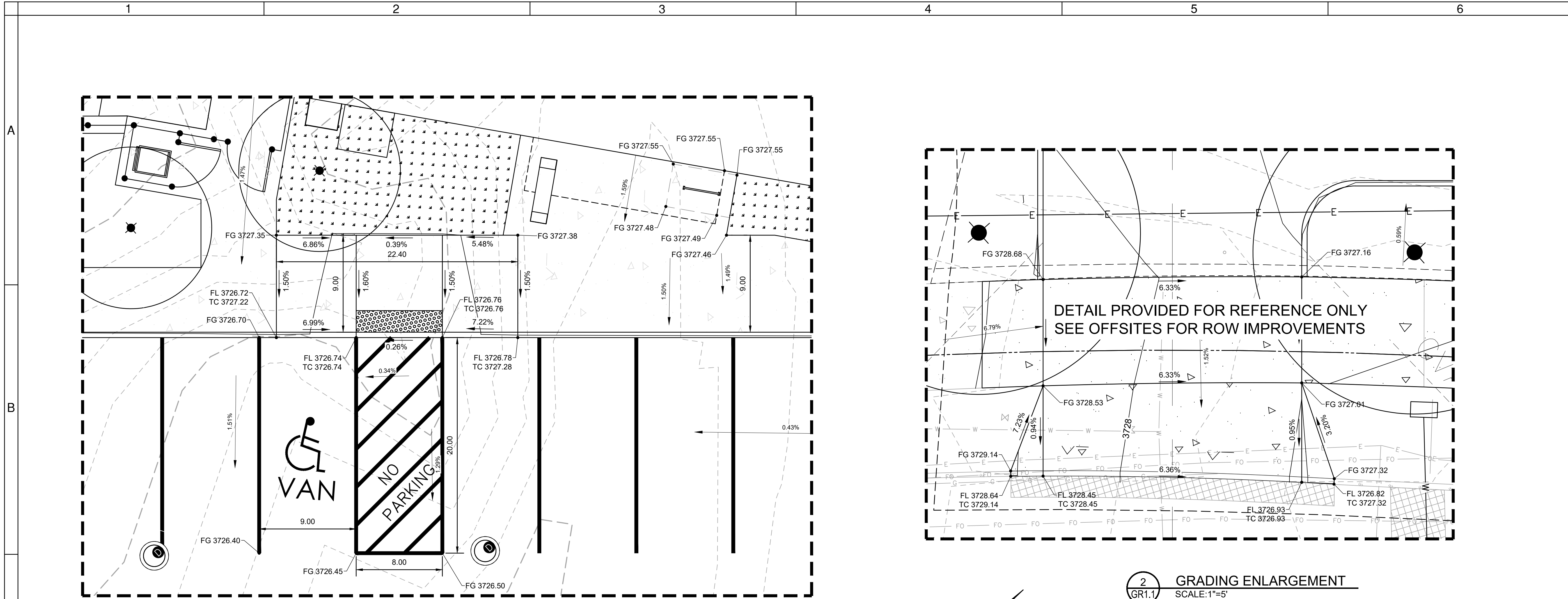


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DRAWN BY: RB
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DATE: 7/15/2024

VERIFY SCALES
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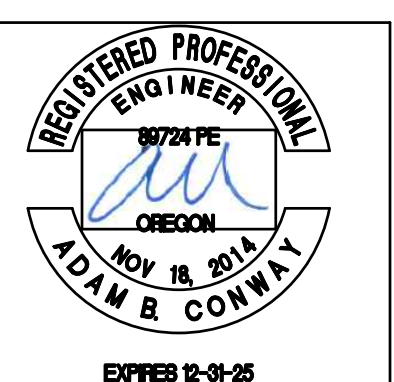
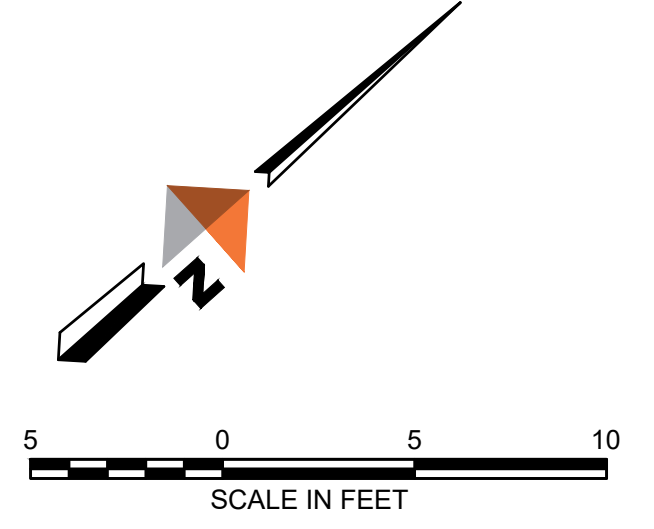
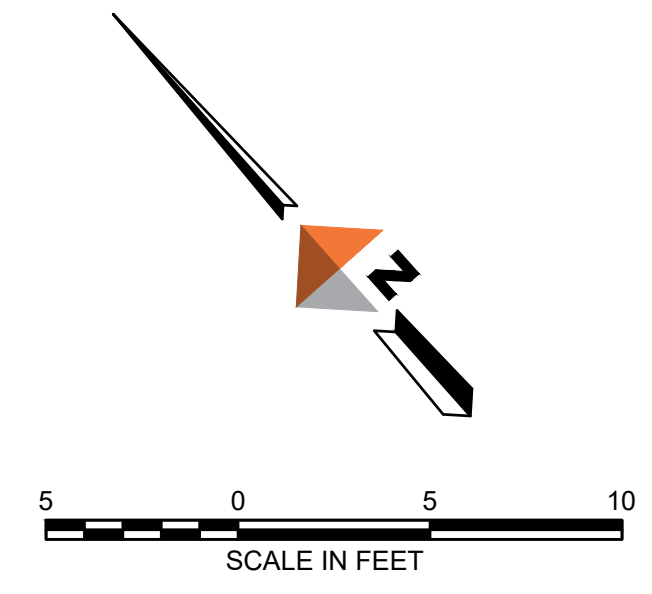
SHEET:
GR1.0

PRIN#20240XXXX



1 GRADING ENLARGEMENT
SCALE: 1"=5'

2 GRADING ENLARGEMENT
SCALE: 1"=5'



OSU CASCADES
LITTLE KITS
GRADING DETAILS
DESCHUTES COUNTY, OREGON



REVISIONS:

DESIGNED BY: AC
DRAWN BY: RB
SCALE: VARIES
FILE: SC-CS-GR1.1-14860

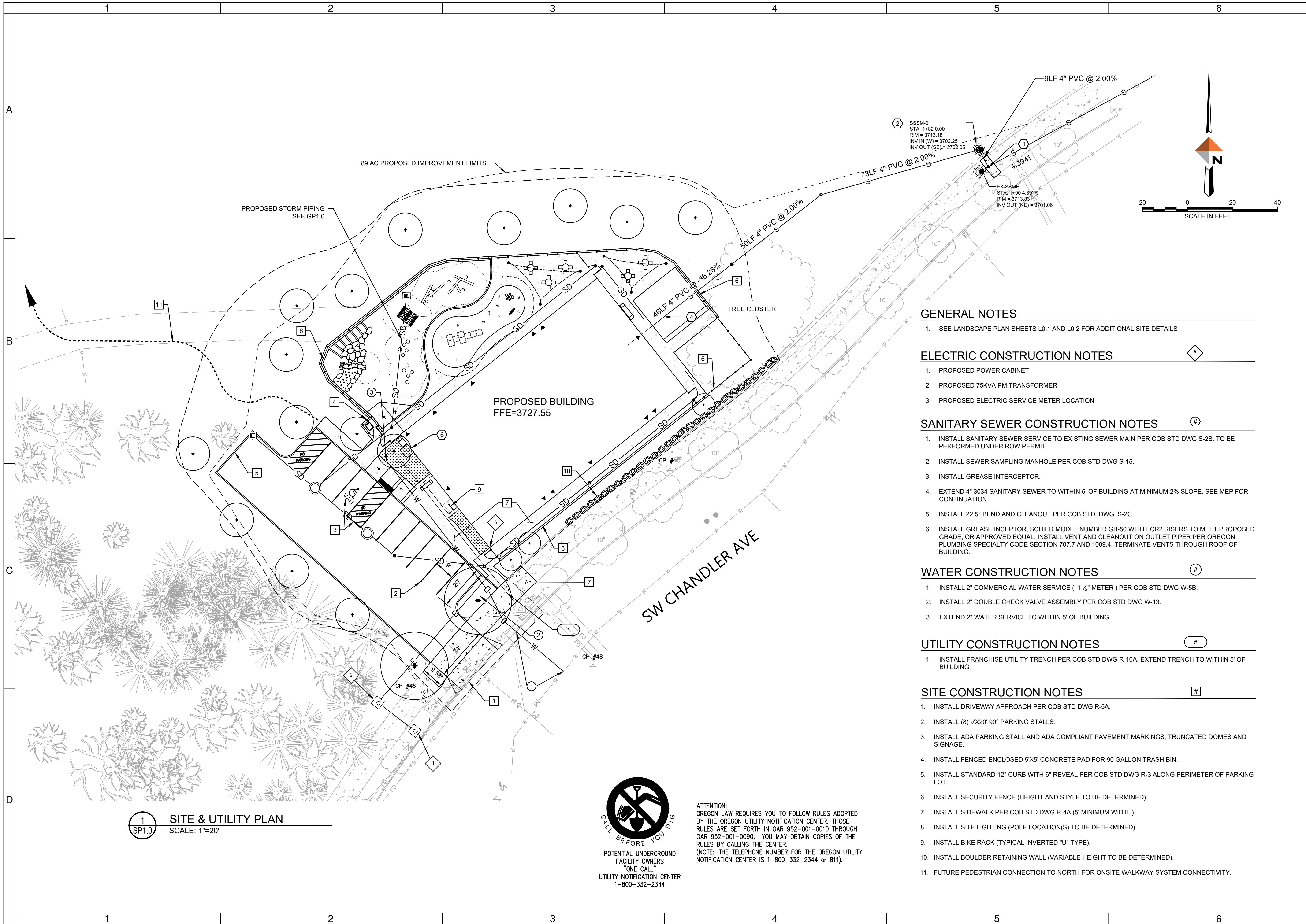
DOWL
www.dowl.com
963 SW Simpson #200
Bend, Oregon 97702
541-386-4772

DATE: 7/15/2024

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET:
GR1.1

PRIN#20240XXXX



1 SITE & UTILITY PLAN
SCALE: 1"=20'

CALL BEFORE YOU DIG
POTENTIAL UNDERGROUND FACILITY OWNERS "ONE CALL" UTILITY NOTIFICATION CENTER 1-800-332-2344

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090, YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 1-800-332-2344 or 811).

GENERAL NOTES

- SEE LANDSCAPE PLAN SHEETS L0.1 AND L0.2 FOR ADDITIONAL SITE DETAILS

ELECTRIC CONSTRUCTION NOTES

- PROPOSED POWER CABINET
- PROPOSED 75KVA PM TRANSFORMER
- PROPOSED ELECTRIC SERVICE METER LOCATION

SANITARY SEWER CONSTRUCTION NOTES

- INSTALL SANITARY SEWER SERVICE TO EXISTING SEWER MAIN PER COB STD DWG S-2B. TO BE PERFORMED UNDER ROW PERMIT
- INSTALL SEWER SAMPLING MANHOLE PER COB STD DWG S-15.
- INSTALL GREASE INTERCEPTOR.
- EXTEND 4" 3034 SANITARY SEWER TO WITHIN 5' OF BUILDING AT MINIMUM 2% SLOPE. SEE MEP FOR CONTINUATION.
- INSTALL 22.5" BEND AND CLEANOUT PER COB STD. DWG. S-2C.
- INSTALL GREASE INCEPTOR, SCHIER MODEL NUMBER GB-50 WITH FCR2 RISERS TO MEET PROPOSED GRADE, OR APPROVED EQUAL. INSTALL VENT AND CLEANOUT ON OUTLET PIPER PER OREGON PLUMBING SPECIALTY CODE SECTION 707.7 AND 1009.4. TERMINATE VENTS THROUGH ROOF OF BUILDING.

WATER CONSTRUCTION NOTES

- INSTALL 2" COMMERCIAL WATER SERVICE (1 1/2" METER) PER COB STD DWG W-5B.
- INSTALL 2" DOUBLE CHECK VALVE ASSEMBLY PER COB STD DWG W-13.
- EXTEND 2" WATER SERVICE TO WITHIN 5' OF BUILDING.

UTILITY CONSTRUCTION NOTES

- INSTALL FRANCHISE UTILITY TRENCH PER COB STD DWG R-10A. EXTEND TRENCH TO WITHIN 5' OF BUILDING.

SITE CONSTRUCTION NOTES

- INSTALL DRIVEWAY APPROACH PER COB STD DWG R-5A.
- INSTALL (8) 9'X20' 90° PARKING STALLS.
- INSTALL ADA PARKING STALL AND ADA COMPLIANT PAVEMENT MARKINGS, TRUNCATED DOMES AND SIGNAGE.
- INSTALL FENCED ENCLOSED 5'X5' CONCRETE PAD FOR 90 GALLON TRASH BIN.
- INSTALL STANDARD 12" CURB WITH 6" REVEAL PER COB STD DWG R-3 ALONG PERIMETER OF PARKING LOT.
- INSTALL SECURITY FENCE (HEIGHT AND STYLE TO BE DETERMINED).
- INSTALL SIDEWALK PER COB STD DWG R-4A (5' MINIMUM WIDTH).
- INSTALL SITE LIGHTING (POLE LOCATION(S) TO BE DETERMINED).
- INSTALL BIKE RACK (TYPICAL INVERTED "U" TYPE).
- INSTALL BOULDER RETAINING WALL (VARIABLE HEIGHT TO BE DETERMINED).
- FUTURE PEDESTRIAN CONNECTION TO NORTH FOR ONSITE WALKWAY SYSTEM CONNECTIVITY.



**OSU CASCADES
LITTLE KITS
SITE & UTILITY PLAN**
DESCHUTES COUNTY, OREGON



REVISIONS:

WWW.DOWL.COM
963 SW Simpson #200
Bend, Oregon 97702
Bend: 541-365-4772

DOWL

DESIGNED BY: AC
DRAWN BY: RB
SCALE: VARIES
FILE: SC_CS_U114880
DATE: 7/15/2024

VERIFIED SCALES
0 1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET:
SP1.0

PRIN#20240XXXX