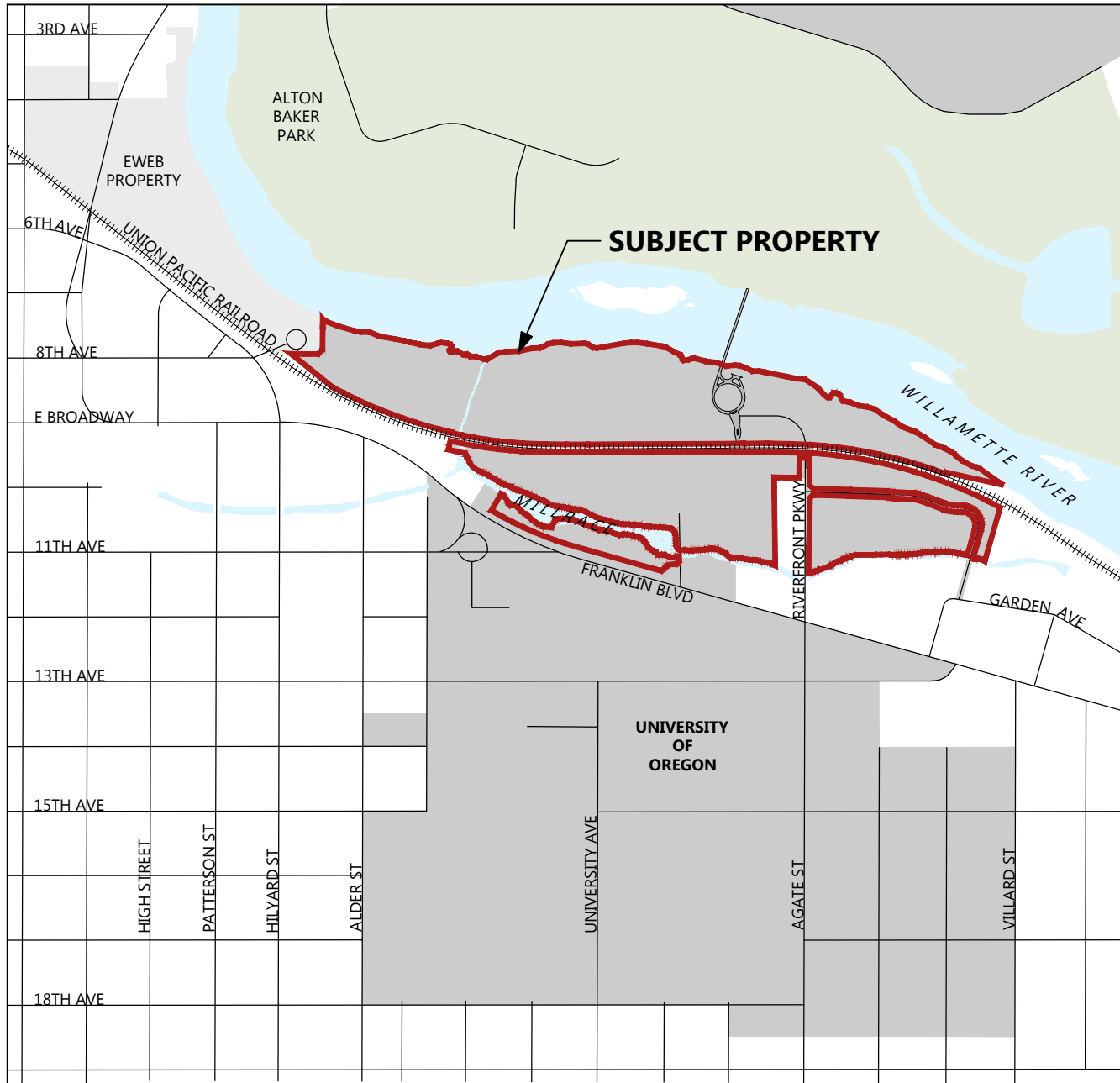


NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

DESCRIPTION

The master site plan is a set of drawings that establishes a regulatory framework and demonstrates compliance with the code and additional restrictions that the university chooses to impose on itself. It is required by the zoning code and serves as the framework for this Conditional Use Permit proposal. The master site plan set contains a regulatory plan, a conceptual site plan showing a scenario of potential maximum or likely development, and conceptual plans for pedestrian and bicycle, vehicle, and service vehicle primary circulation. Supporting documents include an existing conditions plan and conceptual plans for utilities.

VICINITY MAP



SHEET INDEX

GENERAL

G00 COVER SHEET

SURVEY

S01 EXISTING CONDITIONS

LANDSCAPE ARCHITECTURE

L01 MASTER SITE PLAN - REGULATORY PLAN
L02 MASTER SITE PLAN - CONCEPTUAL SITE PLAN
L03 MASTER SITE PLAN - PEDESTRIAN AND BICYCLE PLAN
L04 MASTER SITE PLAN - PRIVATE VEHICLE PLAN
L05 MASTER SITE PLAN - SERVICE VEHICLE PLAN

CIVIL

C01 STORM DRAINAGE PLAN
C02 SANITARY SEWER PLAN
C03 WATER SUPPLY PLAN

PROJECT INFORMATION

TAX LOT

17033221-0300
17033214-1800
17033224-5300
17033214-2300
17033214-0103
17033214-2200
17033214-1400
17033214-2000
17033214-1100
17033214-0105
17033214-1600
17033214-2500
17033214-2600
17033214-2400
17033214-2700
17033214-0100

SITE ADDRESS

1276 UNIVERSITY OF OREGON
1295 FRANKLIN BOULEVARD
EUGENE, OR 97403

PROPERTY SIZE

3,373,690 SF; 77.45 ACRES

PROJECT AREA

3,373,690 SF; 77.45 ACRES

PROJECT TEAM

OWNER

UNIVERSITY OF OREGON
1276 UNIVERSITY OF OREGON
EUGENE, OR 97403
(541) 346-5606
CONTACT: EMILY ENG

PLANNER & LANDSCAPE ARCHITECT

CAMERON MCCARTHY LANDSCAPE ARCHITECTURE & PLANNING
160 E BROADWAY
EUGENE, OR 97401
(541) 485-7385
(541) 785-7389 (FAX)
CONTACT: COLIN MCARTHUR, AICP

CIVIL ENGINEER / SURVEYOR

BHEGroup
940 WILLAMETTE STREET, SUITE 310
EUGENE, OR 97401
(541) 686-8478
CONTACT: MONICA ANDERSON

ENVIRONMENTAL

MASON, BRUCE & GIRARD
707 SW WASHINGTON STREET, SUITE 1300
PORTLAND, OR 97205
(541) 224-3445
(541) 224-6524 (FAX)
CONTACT: STUART MEYERS

TRANSPORTATION ENGINEER

KITTLESON & ASSOCIATES
610 SW ALDER STREET, SUITE 700
PORTLAND, OR 97205
(800) 878-5230
CONTACT: PHILL WORTH

CAMERON
McCARTHY

LANDSCAPE ARCHITECTURE & PLANNING
160 East Broadway ■ Eugene Oregon 97401
v 541.485.7385 f 541.485.7389
www.cameronmccarthy.com

NORTH CAMPUS CONDITIONAL
USE PERMIT PROJECT

UNIVERSITY OF OREGON
1276 University of Oregon, Eugene, OR 97403

STAMP

Checked: CM

Drawn By: VS

Checked:

Project #: 1733 E

Date: Feb. 9, 2018

Rev. #: Date:

dd/mm/yy

LAND USE

SUBMITTAL

SHEET TITLE

COVER SHEET

SHEET #

G00

EASEMENT DESCRIPTIONS FOR PROPERTIES NORTH OF THE RAILROAD TRACKS

1. EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN DEED FROM STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED JANUARY 27, 1944, RECEPTION NO. B261 P192, LANE COUNTY OREGON DEED RECORDS.
a. EASEMENT IN FAVOR OF CITY OF EUGENE FOR 16" WATER MAIN AS WELL AS THE RIGHT TO REPAIR, MAINTAIN AND RECONSTRUCT SAID WATERLINE. THIS EASEMENT HAS A VAGUE DESCRIPTION THAT CANNOT BE PLOTTED BASED UPON THE DESCRIPTION ALONE.
b. PRIVATE ROADWAY EASEMENT IN FAVOR OF EUGENE SAND AND GRAVEL COMPANY, 20 FEET IN WIDTH. THE DESCRIPTION OF THIS EASEMENT CALLS TO A SURVEY FROM 1966 WHOSE BOUNDARIES CANNOT BE LOCATED WITHOUT SURVEYING AND EXTENSIVE RESEARCH.
c. EASEMENT IN FAVOR OF CITY OF EUGENE FOR A POWER LINE, NO WIDTH GIVEN. THIS EASEMENT HAS A VAGUE DESCRIPTION THAT CANNOT BE PLOTTED BASED UPON THE DESCRIPTION ALONE.
d. EASEMENT IN FAVOR OF EUGENE POWER COMPANY FOR A WASTEWAY STRUCTURE FROM ITS POWER CANAL, TOGETHER WITH A PEDESTRIAN WALKWAY ALONG THE WESTERLY SIDE OF SAID WASTEWAY, AND A ROADWAY TO THE SOUTHERLY END OF SAID WASTEWAY STRUCTURE, ALONG WITH THE RIGHT TO ENTER UPON PROPERTY FOR MAINTENANCE, OPERATION AND REPAIRS.
e. EASEMENT FOR AND IN FAVOR OF THE EUGENE SAND AND GRAVEL COMPANY FOR THE CONSTRUCTION AND OPERATION OF A HOIST AND AN ANCHOR WHICH ARE TO BE OPERATED IN CONJUNCTION WITH EUGENE SAND AND GRAVEL COMPANY'S PLANT.

THE EASEMENTS DESCRIBED IN THIS DOCUMENT CALL TO PROPERTY LINES, RIGHT-OF-WAYS, AND RAILROADS WHOSE LOCATIONS HAVE CHANGED SINCE THE DOCUMENT WAS RECORDED IN 1944. EXTENSIVE RESEARCH AND SURVEYING WILL BE NEEDED TO DETERMINE THEIR LOCATIONS; THEREFORE THESE EASEMENTS CANNOT BE PLOTTED BASED ON GIS INFORMATION ALONE.

2. EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN DEED FROM STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED MAY 10, 1943, RECEPTION B246, P401, LANE COUNTY OREGON DEED RECORDS.
a. EASEMENT IN FAVOR OF THE CITY OF EUGENE FOR A 16" WATER MAIN, NO WIDTH GIVEN. THIS EASEMENT HAS GENERAL CALLS (SOUTHEASTERLY) AND CANNOT BE ACCURATELY PLOTTED.
b. EASEMENT IN FAVOR OF THE CITY OF EUGENE FOR A 12" WATER MAIN, NO WIDTH GIVEN.

THE EASEMENTS DESCRIBED IN THIS DOCUMENT CALL TO PROPERTY LINES, RIGHT-OF-WAYS, AND RAILROADS WHOSE LOCATIONS HAVE CHANGED SINCE THE DOCUMENT WAS RECORDED IN 1943. EXTENSIVE RESEARCH AND SURVEYING WILL BE NEEDED TO DETERMINE THEIR LOCATIONS; THEREFORE THESE EASEMENTS CANNOT BE PLOTTED BASED ON GIS INFORMATION ALONE.

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED RECORDED JUNE 27, 1996, RECEPTION NO. 1996-043616, AND RE-RECORDED FEBRUARY 5, 1997, RECEPTION NO. 1997-008012, LANE COUNTY OFFICIAL RECORDS.

4. POWER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED THE CITY OF EUGENE, BY INSTRUMENT RECORDED OCTOBER 14, 1937, RECEPTION NO. B194 P034, AND BY INSTRUMENT RECORDED AUGUST 30, 1955, RECEPTION NO. 1955-064929, LANE COUNTY OREGON DEED RECORDS. THIS EASEMENT COULD NOT BE PLOTTED BASED UPON THE DESCRIPTION ALONE AND SURVEYING MAY BE REQUIRED.

5. PIPELINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED THE CITY OF EUGENE, BY INSTRUMENT RECORDED SEPTEMBER 9, 1958, RECEPTION NO. 1958-047554, LANE COUNTY OREGON DEED RECORDS. THIS EASEMENT IS 30' WIDE AND COULD NOT BE ACCURATELY LOCATED BASED UPON THE DESCRIPTION ALONE.

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED THE CITY OF EUGENE, FOR THE USE AND BENEFIT OF THE EUGENE WATER & ELECTRIC BOARD, RECORDED JULY 31, 1970, RECEPTION NO. 1970-014314, LANE COUNTY OFFICIAL RECORDS. THIS EASEMENT'S APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY AND CONTAINED ON ITS OWN LAYER IN CADD.

7. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED THE CITY OF EUGENE, LANE COUNTY, OREGON, FOR THE USE AND BENEFIT OF THE EUGENE WATER & ELECTRIC BOARD, RECORDED MARCH 29, 1974, RECEPTION NO. 1974-012318, LANE COUNTY OFFICIAL RECORDS. THIS EASEMENT CALLS TO AN ATTACHED EXHIBIT DRAWING OF POOR QUALITY THAT COULD NOT BE READ. IT APPEARS TO GENERALLY COVER THE ELECTRIC LINE RUNNING THROUGH THE MIDDLE OF TAX LOT 5400, BUT COULD NOT BE ACCURATELY PLOTTED.

8. A NONEXCLUSIVE EASEMENT OF RIGHT-OF-WAY TO CONSTRUCT AND MAINTAIN BICYCLE PATHS AND PEDESTRIAN WAYS, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED THE CITY OF EUGENE, OREGON, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, BY INSTRUMENT RECORDED MARCH 22, 1993, RECEPTION NO. 1993-017105, LANE COUNTY OFFICIAL RECORDS. THIS EASEMENT'S APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY AND CONTAINED ON ITS OWN LAYER IN CADD.

9. UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO THE CITY OF EUGENE, FOR THE USE AND BENEFIT OF THE EUGENE WATER & ELECTRIC BOARD, BY INSTRUMENT RECORDED SEPTEMBER 16, 2010, RECEPTION NO. 2010-046318, LANE COUNTY DEEDS AND RECORDS. THIS EASEMENT'S APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY AND CONTAINED ON ITS OWN LAYER IN CADD.

10. EASEMENT AGREEMENT (NON-EXCLUSIVE) FOR EASEMENT IN GROSS, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO LEVEL 3 COMMUNICATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY INSTRUMENT RECORDED OCTOBER 16, 2002, RECEPTION NO. 2002-080116, LANE COUNTY DEEDS AND RECORDS. THESE EASEMENTS ARE SMALL AREAS THAT FIT BETWEEN AN EXISTING 10' WIDE MO EASEMENT AND THE UNIVERSITY PROPERTY LINE. THE EXACT LOCATIONS COULD NOT BE DETERMINED WITHOUT SURVEYING.

11. EASEMENT AGREEMENT (NON-EXCLUSIVE) FOR EASEMENT IN GROSS, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO LEVEL 3 COMMUNICATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY INSTRUMENT RECORDED JUNE 11, 2003, RECEPTION NO. 2003-052986, LANE COUNTY DEEDS AND RECORDS. THIS IS A RE-RECORDING OF RECEPTION NO. 2002-080116 SHOWN IN 10. ABOVE.

12. BRIDGE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO LANE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY INSTRUMENT RECORDED JULY 10, 1973, RECEPTION NO. 1973-031341, LANE COUNTY OFFICIAL RECORDS. THIS EASEMENT'S APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY AND CONTAINED ON ITS OWN LAYER IN CADD.
a. QUITCLAIM DEED FROM LANE COUNTY TO THE CITY OF EUGENE, RECORDED NOVEMBER 19, 1990, RECEPTION NO. 1990-055470, LANE COUNTY OFFICIAL RECORDS. THIS DOCUMENT TRANSFERS RIGHTS FROM LANE COUNTY TO THE CITY OF EUGENE (INCLUDING BRIDGE EASEMENT ABOVE).

13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED THE CITY OF EUGENE, LANE COUNTY OREGON, FOR THE USE AND BENEFIT OF THE EUGENE WATER & ELECTRIC BOARD, BY INSTRUMENT RECORDED JUNE 8, 1978, RECEPTION NO. 1978-039371, LANE COUNTY OFFICIAL RECORDS. THIS EASEMENT'S APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY AND CONTAINED ON ITS OWN LAYER IN CADD.

14. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED THE CITY OF EUGENE, OREGON, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, BY INSTRUMENT RECORDED MARCH 5, 1984, RECEPTION NO. 1984-008511, LANE COUNTY OFFICIAL RECORDS. THIS EASEMENT'S APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY AND CONTAINED ON ITS OWN LAYER IN CADD.

15. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED CITY OF EUGENE, BY INSTRUMENT RECORDED NOVEMBER 27, 2013, RECEPTION NO. 2013-061291. THIS EASEMENT'S APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY AND CONTAINED ON ITS OWN LAYER IN CADD. THIS IS THE SAME EASEMENT DESCRIBED IN #12 ABOVE.
- LEGEND**

 - CONDITIONAL USE PERMIT BOUNDARY
 - PROPERTY BOUNDARY
 - EXISTING ONE FOOT CONTOUR
 - ZONE AE
BASE FLOOD ELEVATIONS DETERMINED
 - FLOODWAY AREAS WITHIN ZONE AE
 - ZONE X
AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
 - EASEMENT BOUNDARY

SURVEY NOTE

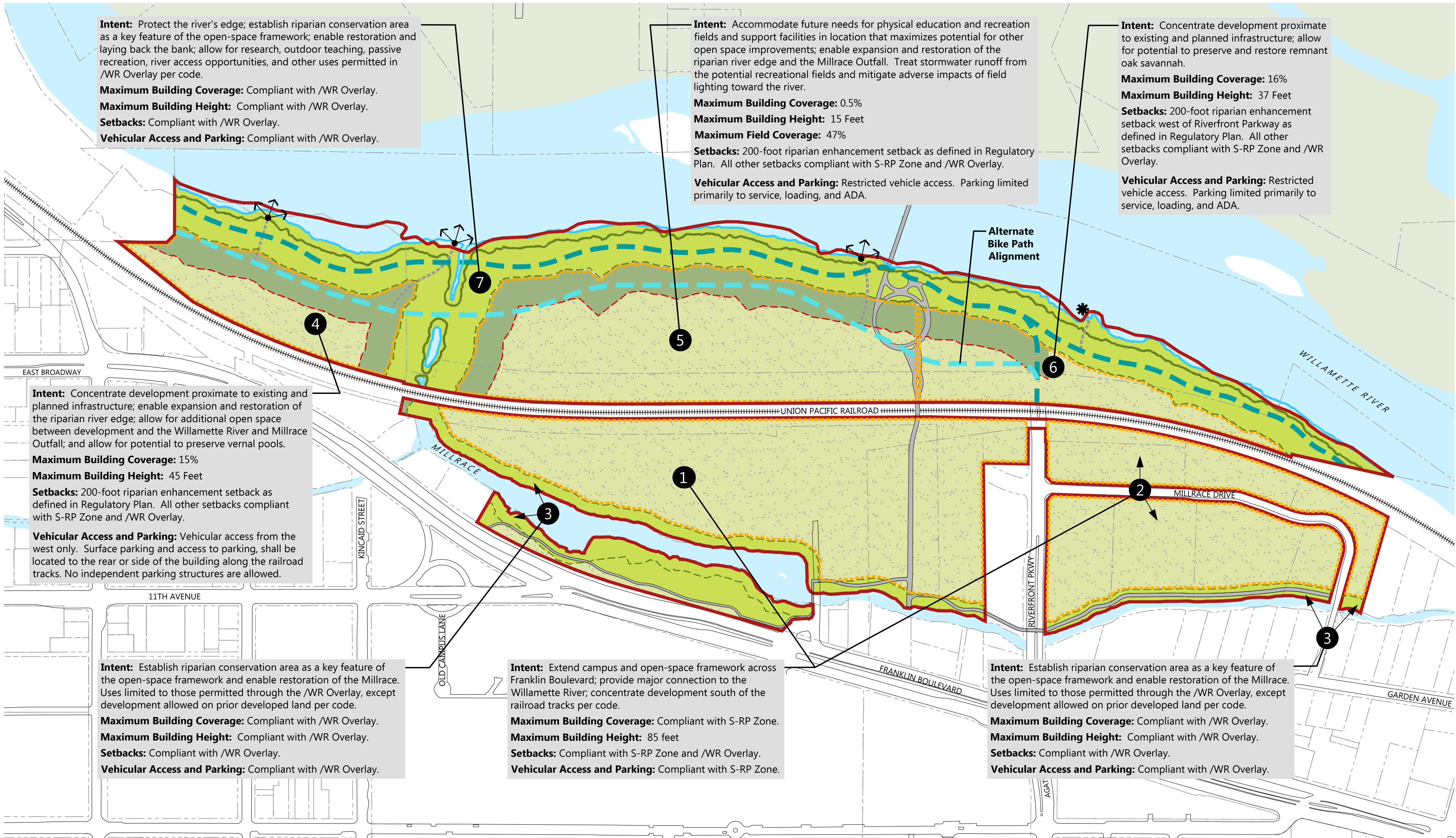
THIS IS NOT A BOUNDARY SURVEY. LINES SHOWN ARE FROM GIS AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

PLAN SCALE

0 200' 400'

SCALE: 1"= 200'

1 EXISTING CONDITIONS
- CAMERON
McCARTHY
- LANDSCAPE ARCHITECTURE & PLANNING
189 East Broadway • Eugene Oregon 97401
v 541.485.7385 f 541.485.7388
www.cameronmccarthy.com
- NORTH CAMPUS CONDITIONAL
USE PERMIT PROJECT
- UNIVERSITY OF OREGON
1276 University of Oregon, Eugene, OR 97403
- STAMP
- FOR
INFORMATION
ONLY
- Checked: GL
Drawn By: GL/DL
Checked:
Project #: 1733 E
Date: June 15, 2018
- Rev. #: Date:
dd/mm/yy
- LAND USE
SUBMITTAL
- SHEET TITLE
EXISTING
CONDITIONS
- SHEET #
- S01
- GEOFF LARSEN 6/14/2018 2:20 PM
- J:\2100-032-17_UO North Campus CUP\Civil\DWG_LAND USE\Existing Conditions Plan.dwg



LEGEND

RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE

REQUIRED CONSERVATION AREA

*

#

NOTES

¹ General location

² Development Site: Area in which development can occur, subject to code standards and North Campus Regulatory Plan. Includes potential buildings, a comprehensive network of open spaces and pathways (i.e., the campus open-space framework), and all site elements associated with permitted uses, such as but not limited to landscape, pathways, site furniture, transportation circulation, utilities, and public art.

³ Riparian Enhancement Area and Setback: No buildings or recreational fields permitted within this setback.

Abbreviations:

S-RP Zone (Riverfront Park Special Area Zone)

/WR Overlay (Water Resource Conservation Overlay)

DESCRIPTION

The Regulatory Plan is the guiding component of the Master Site Plan. Its purpose is to establish restrictions that the university chooses to impose on itself beyond the code requirements. It delineates development sites and conservation areas, and describes the intent of each of these areas. It documents boundaries that have regulatory implications, including the Willamette River ordinary high water line, top of bank, and /WR conservation area setback (100 feet). It establishes a 200-foot riparian enhancement setback from the top of bank for any potential buildings and recreational fields west of Riverfront Parkway, facilitating riparian restoration beyond the code requirement. It identifies proposed public facilities such as bike path options, trails, viewpoints, and paddle craft launch sites. Unless noted, all uses are permitted as in the S-RP zone and /WR Overlay.

The Regulatory Plan concentrates most of the potential building development south of the railroad tracks and commits the area between the railroad tracks and Willamette River primarily to riparian restoration and open space opportunities. It strictly limits potential development north of the railroad tracks by imposing a 200-foot setback and restrictions on building coverage, building heights, field coverage, and vehicular access and parking well beyond the code allowances.

The Regulatory Plan results in 31 acres of 77 acres being dedicated to riparian restoration in addition to other open space that would be provided within development sites. The university will restore the riparian river edge and Millrace conservation area as funds are available.

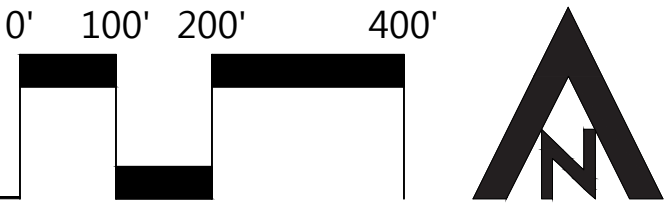
TABLE L01-1. GENERAL SITE COVERAGE

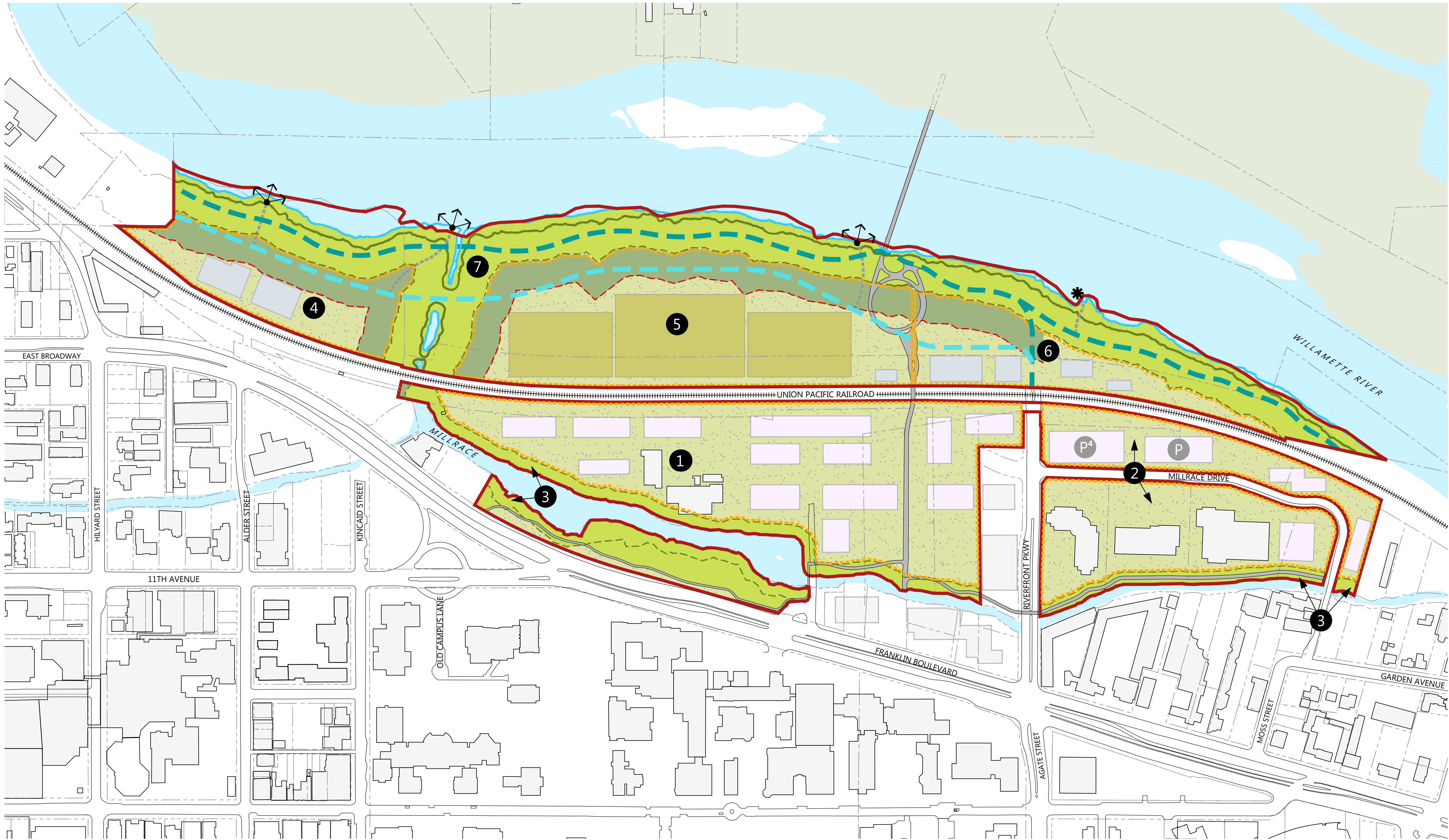
AREA ID	CONSERVATION AREA			RIPARIAN ENHANCEMENT AREA			REMAINING AREA			TOTAL AREA		
	SF	AC	%	SF	AC	%	SF	AC	%	SF	AC	%
1	-	-	0%	-	-	0%	749,740	17.21	100%	749,740	17.21	100%
2	-	-	0%	-	-	0%	486,390	11.17	100%	486,390	11.17	100%
3 ⁴	247,970	5.69	89%	-	-	0%	29,170	0.67	11%	277,140	6.36	100%
4	-	-	0%	107,890	2.48	49%	112,380	2.58	51%	220,270	5.06	100%
5	-	-	0%	183,870	4.22	28%	471,040	10.81	72%	654,910	15.03	100%
6	-	-	0%	45,185	1.04	22%	158,785	3.65	78%	203,970	4.68	100%
7	781,270	17.94	100%	-	-	0%	-	-	0%	781,270	17.94	100%
TOTAL	1,029,240	23.63	31%	336,945	7.74	10%	2,007,505	46.09	60%	3,373,690	77.45	100%

⁴ Development permitted on prior developed land per code.

SF: Square Feet

AC: Acres





LEGEND

RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE

REQUIRED CONSERVATION AREA

RIPARIAN ENHANCEMENT AREA ³

DEVELOPMENT SITE ²

EXISTING BUILDING

FUTURE BUILDING ¹
South of Tracks
Building footprint scenario compliant with code

FUTURE BUILDING ¹
North of Tracks
Maximum Potential Building Footprint

FUTURE BUILDING ¹
Outside Project Area

PHYSICAL EDUCATION AND RECREATION FIELDS ¹

ORDINARY HIGH WATER

TOP OF BANK

CONSERVATION AREA SETBACK (100-ft)

RIPARIAN ENHANCEMENT AREA SETBACK (200-ft)

BIKE PATH OPTIONS ¹

TRAIL ¹

VIEWPOINT ¹

PADDLE CRAFT LAUNCH ¹

PARKING STRUCTURE ¹

AREA ID

NOTES

¹ General location

² Development Site: Area in which development can occur, subject to code standards and North Campus Regulatory Plan. Includes potential buildings, a comprehensive network of open spaces and pathways (i.e., the campus open-space framework), and all site elements associated with permitted uses, such as but not limited to landscape, pathways, site furniture, transportation circulation, utilities, and public art.

³ Riparian Enhancement Area and Setback: No buildings or recreational fields permitted within this setback.

⁴ Known Project

DESCRIPTION

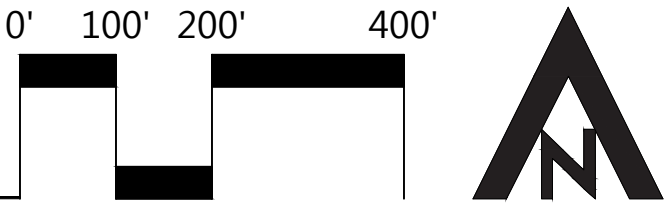
The Conceptual Site Plan depicts a scenario of potential maximum or likely development over the course of decades and duration of the conditional use permit. Proposed development is required to conform to the code standards and restrictions in the Regulatory Plan. The Conceptual Site Plan illustrates potential buildings and recreation fields within the development sites. The arrangement and location of buildings and fields is not intended to be precise, but the general location relative to regulatory boundaries established in the code and Regulatory Plan. North of the tracks, the building and field footprints represent the maximum footprint that might occur. South of the tracks, the building footprints represent a likely development pattern based on typical university development that complies with the allowances in the code.

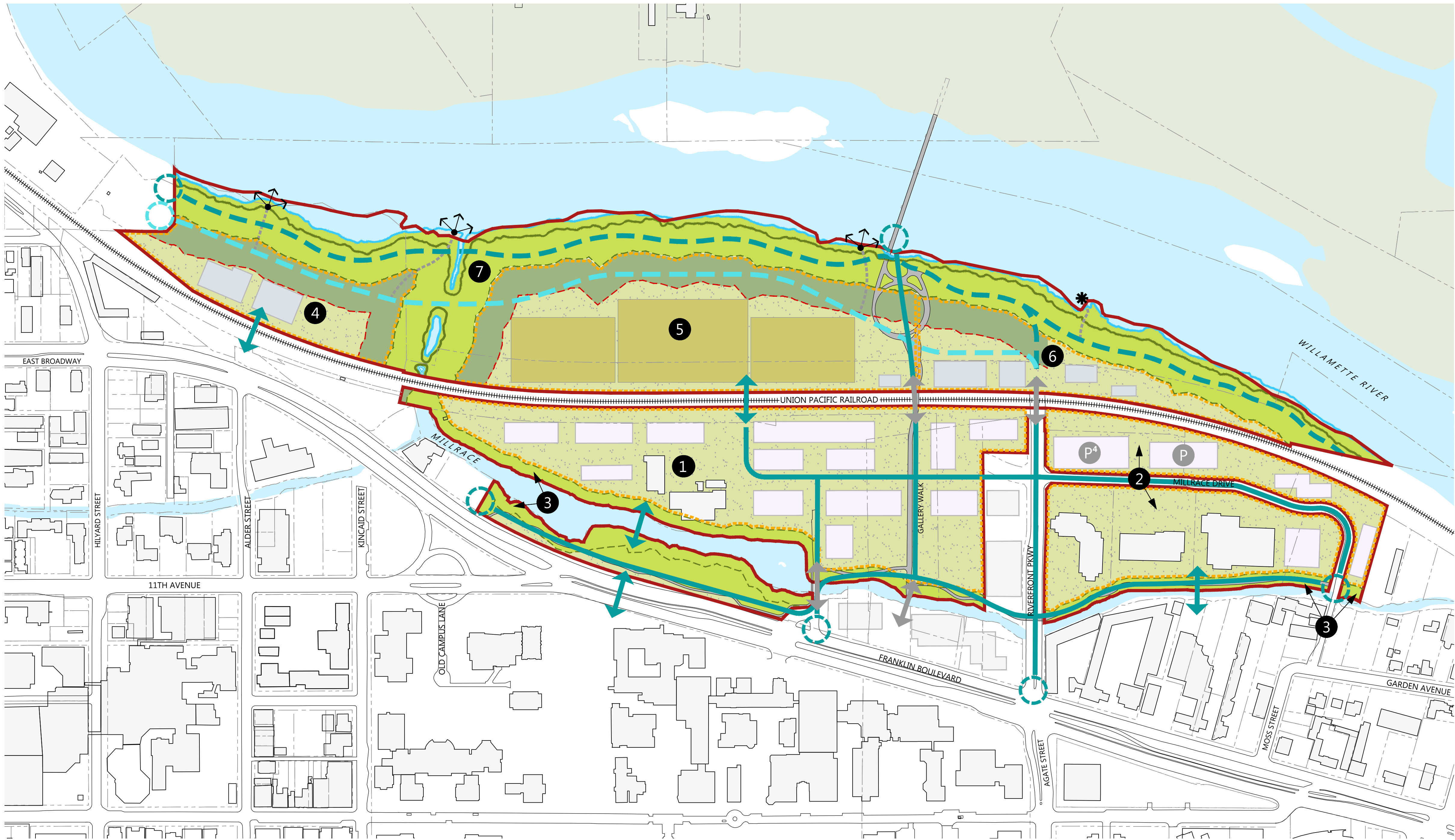
TABLE L02-1.DETAILED SITE COVERAGE																					
AREA ID	EXISTING BUILDING FOOTPRINT ⁵			PROPOSED BUILDING FOOTPRINT			PROPOSED RECREATION FIELD FOOTPRINT			SITE ELEMENTS Open Space, Landscape, and Hardscape			CONSERVATION AREA			RIPARIAN ENHANCEMENT AREA			TOTAL		
	To Remain			SF	AC	%	SF	AC	%	SF	AC	%	SF	AC	%	SF	AC	%	SF	AC	%
	SF	AC	%																		
1	10,465	0.24	1%	192,000	4.41	26%	-	-	0%	547,275	12.56	73%	-	-	0%	-	-	0%	749,740	17.21	100%
2	80,930	1.86	17%	86,000	1.97	18%	-	-	0%	319,460	7.33	66%	-	-	0%	-	-	0%	486,390	11.17	100%
3 ⁶	-	-	0%	-	-	0%	-	-	0%	29,170	0.67	11%	247,970	5.69	89%	-	-	0%	277,140	6.36	100%
4	-	-	0%	32,000	0.73	15%	-	-	0%	80,380	1.85	36%	-	-	0%	107,890	2.48	49%	220,270	5.06	100%
5	-	-	0%	3,000	0.07	0.5%	305,000	7.00	47%	163,040	3.74	25%	-	-	0%	183,870	4.22	28%	654,910	15.03	100%
6	-	-	0%	33,600	0.77	16%	-	-	0%	125,185	2.87	61%	-	-	0%	45,185	1.04	22%	203,970	4.68	100%
7	-	-	0%	-	-	0%	-	-	0%	-	-	0%	781,270	17.94	100%	-	-	0%	781,270	17.94	100%
TOTAL	91,395	2.10	2.7%	346,600	7.96	10.3%	305,000	7.00	9.0%	1,264,510	29.03	37.5%	1,029,240	23.63	30.5%	336,945	7.74	10.0%	3,373,690	77.45	100%

⁵ Power station in Area 1 existed prior to May 11, 1987 and is excluded from coverage calculations per code. Research park buildings in Area 2 were built after May 11, 1987 and are included in coverage calculations.
⁶ Some developments may occur on prior developed land as allowed per code.
SF; Square Feet
AC; Acres

TABLE L02-2. PROPOSED NEW BUILDING GSF			
AREA ID	BUILDINGS		
	SF	MAXIMUM HEIGHT	GSF
1	192,000	85	960,000
2	36,000	85	180,000
3	-	0	-
4	32,000	45	96,000
5	3,000	15	3,000
6	33,600	37	100,800
7	-	0	-
TOTAL			1,339,800

SF; Square Feet
Maximum Height; Feet
GSF; Gross Square Feet





DESCRIPTION

The Pedestrian and Bicycle Primary Circulation Plan illustrates primary circulation routes, access points, and crossings that the university proposes to maintain or provide. It depicts the general location of these elements and the direction of travel for the primary routes. It does not depict all paths that would be part of the circulation system, as those would be determined during the design process of a development project. This plan includes two proposed alignment options for the Ruth Bascom Riverfront Path, one that shows the path closer to the river's edge and one that shows it further. This is not for the purpose of constructing two bike paths, but rather to allow for flexibility in the placement of the bike path at the time of an actual project. The features of each alignment could be interchangeable.

- LEGEND**
- RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE
 - REQUIRED CONSERVATION AREA
 - RIPARIAN ENHANCEMENT AREA ³
 - DEVELOPMENT SITE ²
 - EXISTING BUILDING
 - FUTURE BUILDING ¹
South of Tracks
Building footprint scenario compliant with code
 - FUTURE BUILDING ¹
North of Tracks
Maximum Potential Building Footprint
 - FUTURE BUILDING ¹
Outside Project Area
 - PHYSICAL EDUCATION AND RECREATION FIELDS ¹
 - ORDINARY HIGH WATER
 - TOP OF BANK
 - REQUIRED CONSERVATION AREA SETBACK (100-ft)
 - RIPARIAN ENHANCEMENT AREA SETBACK (200-ft) ³
 - TRAIL ¹
 - BIKE PATH OPTIONS ¹
 - PEDESTRIAN / BICYCLE PRIMARY CIRCULATION ¹
 - EXISTING BRIDGE OR CROSSING
 - CROSSING ¹
 - ACCESS POINT
 - VIEWPOINT ¹
 - PADDLE CRAFT LAUNCH ¹
 - PARKING STRUCTURE ¹
 - AREA ID

NOTES

¹ General location

² Development Site: Area in which development can occur, subject to code standards and North Campus Regulatory Plan. Includes potential buildings, a comprehensive network of open spaces and pathways (i.e., the campus open-space framework), and all site elements associated with permitted uses, such as but not limited to landscape, pathways, site furniture, transportation circulation, utilities, and public art.

³ Riparian Enhancement Area and Setback: No buildings or recreational fields permitted within this setback.

⁴ Known Project

**NORTH CAMPUS CONDITIONAL
USE PERMIT PROJECT**

UNIVERSITY OF OREGON
1276 University of Oregon, Eugene, OR 97403

Checked:	CM
Drawn By:	VS
Checked:	
Project #:	1733 E
Date:	Feb. 9, 2018
Rev. #:	Date:
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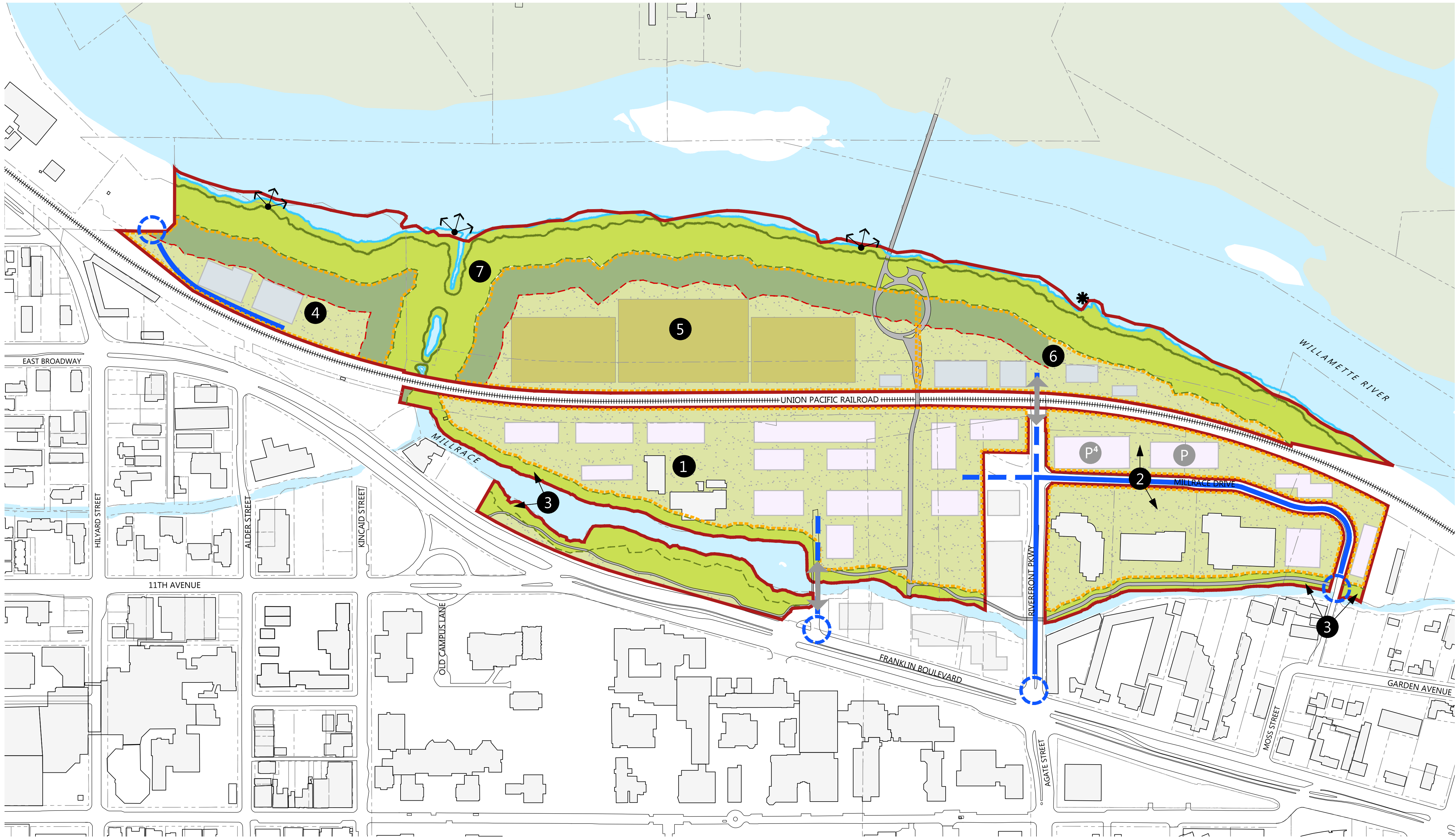
LAND USE
SUBMITTAL

SHEET TITLE

MASTER SITE PLAN -
PEDESTRIAN AND
BICYCLE PRIMARY
CIRCULATION PLAN

SHEET #

L03



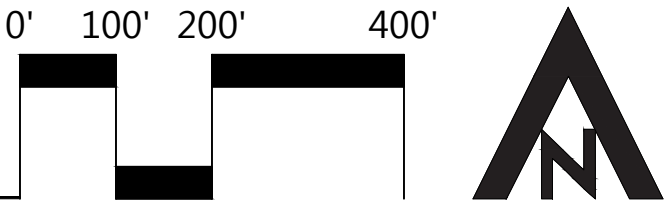
DESCRIPTION

The Private Vehicle Circulation Plan illustrates primary circulation for private vehicles, managed access, and primary access points that the university proposes to maintain or provide. Private vehicle circulation is synonymous with unrestricted access. Managed access is synonymous with access for loading/unloading and ADA needs associated with buildings and uses in those areas. It does not depict all routes that would be part of the circulation system, as those would be determined during the design process of a development project.

- LEGEND
- RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE
 - REQUIRED CONSERVATION AREA
 - RIPARIAN ENHANCEMENT AREA³
 - DEVELOPMENT SITE²
 - EXISTING BUILDING
 - FUTURE BUILDING¹ South of Tracks Building footprint scenario compliant with code
 - FUTURE BUILDING¹ North of Tracks Maximum Potential Building Footprint
 - FUTURE BUILDING¹ Outside Project Area
 - PHYSICAL EDUCATION AND RECREATION FIELDS¹
 - ORDINARY HIGH WATER
 - TOP OF BANK
 - REQUIRED CONSERVATION AREA SETBACK (100-ft)
 - RIPARIAN ENHANCEMENT AREA SETBACK (200-ft)³
 - TRAIL¹
 - PRIVATE VEHICLE PRIMARY CIRCULATION¹
 - MANAGED ACCESS¹
 - EXISTING BRIDGE OR CROSSING
 - CROSSING¹
 - ACCESS POINT
 - VIEWPOINT¹
 - PADDLE CRAFT LAUNCH¹
 - PARKING STRUCTURE¹
 - AREA ID

- NOTES
- ¹ General location
- ² Development Site: Area in which development can occur, subject to code standards and North Campus Regulatory Plan. Includes potential buildings, a comprehensive network of open spaces and pathways (i.e., the campus open-space framework), and all site elements associated with permitted uses, such as but not limited to landscape, pathways, site furniture, transportation circulation, utilities, and public art.
- ³ Riparian Enhancement Area and Setback: No buildings or recreational fields permitted within this setback.
- ⁴ Known Project

1 PRIVATE VEHICLE PRIMARY CIRCULATION PLAN
1" = 200'-0"



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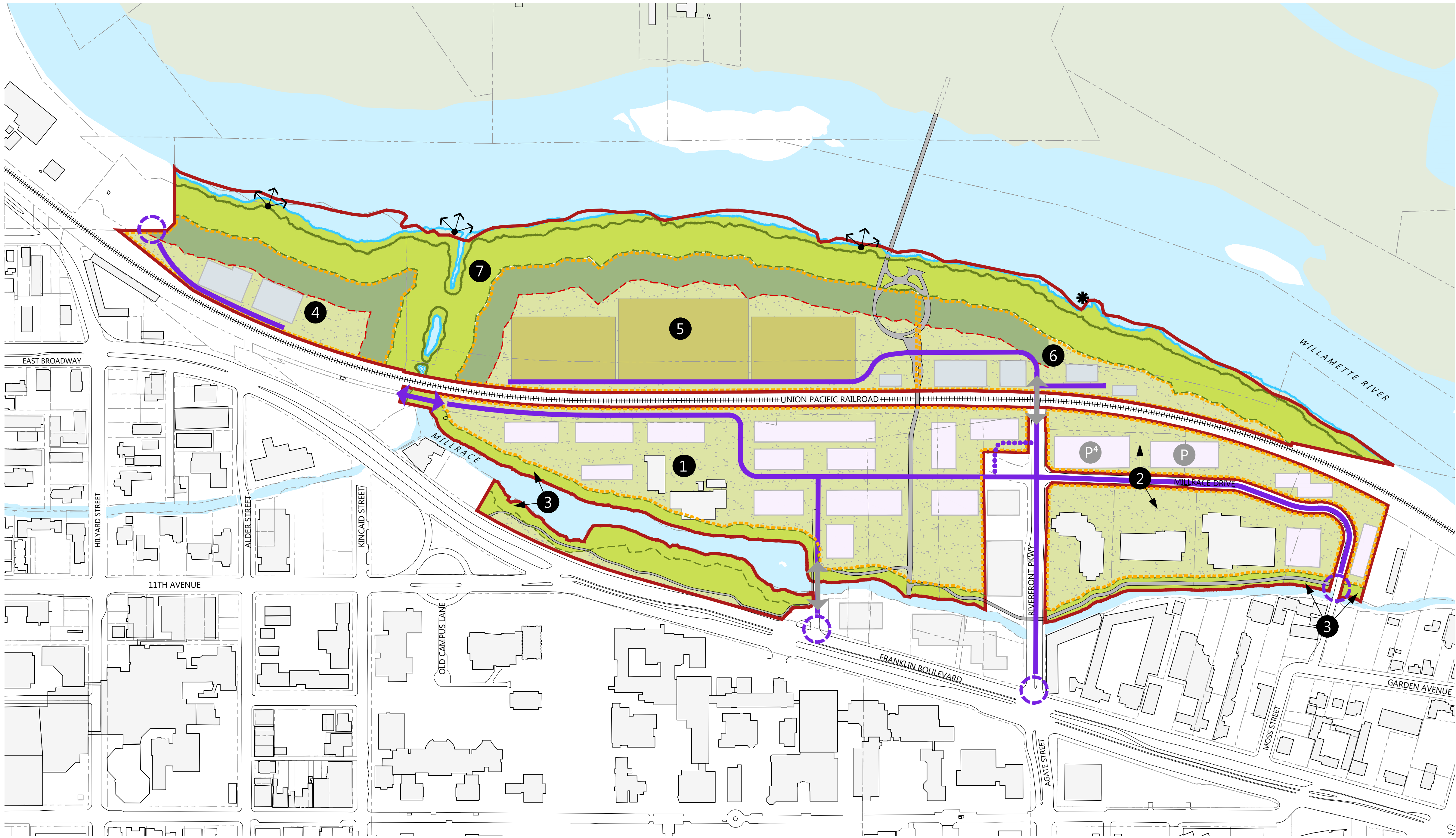
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SHEET TITLE

MASTER SITE PLAN -
PRIVATE VEHICLE
PRIMARY CIRCULATION
PLAN

SHEET #

L04



DESCRIPTION

The Service Vehicle Primary Circulation Plan illustrates primary routes, access points, and crossings for service and delivery vehicles, police vehicles, and emergency vehicles that the university proposes to maintain or provide. It depicts the general location of these elements and the direction of travel for the primary routes. It does not depict all routes that would be part of the circulation system, as those would be determined during the design process of a development project.

- LEGEND**
- RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE
 - REQUIRED CONSERVATION AREA
 - RIPARIAN ENHANCEMENT AREA³
 - DEVELOPMENT SITE²
 - EXISTING BUILDING
 - FUTURE BUILDING¹ South of Tracks Building footprint scenario compliant with code
 - FUTURE BUILDING¹ North of Tracks Maximum Potential Building Footprint
 - FUTURE BUILDING¹ Outside Project Area
 - PHYSICAL EDUCATION AND RECREATION FIELDS¹
 - ORDINARY HIGH WATER
 - TOP OF BANK
 - REQUIRED CONSERVATION AREA SETBACK (100-ft)
 - RIPARIAN ENHANCEMENT AREA SETBACK (200-ft)³
 - TRAIL¹
 - SERVICE VEHICLE PRIMARY CIRCULATION¹
 - SERVICE VEHICLE CIRCULATION¹ Known Project
 - EXISTING BRIDGE OR CROSSING
 - CROSSING¹
 - ACCESS POINT
 - VIEWPOINT¹
 - PADDLE CRAFT LAUNCH¹
 - PARKING STRUCTURE¹
 - AREA ID

NOTES

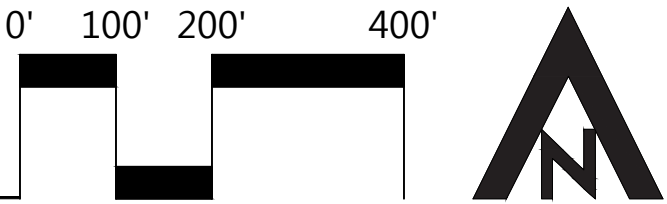
¹ General location

² Development Site: Area in which development can occur, subject to code standards and North Campus Regulatory Plan. Includes potential buildings, a comprehensive network of open spaces and pathways (i.e., the campus open-space framework), and all site elements associated with permitted uses, such as but not limited to landscape, pathways, site furniture, transportation circulation, utilities, and public art.

³ Riparian Enhancement Area and Setback: No buildings or recreational fields permitted within this setback.

⁴ Known Project

1 SERVICE VEHICLE PRIMARY CIRCULATION PLAN
1" = 200'-0"



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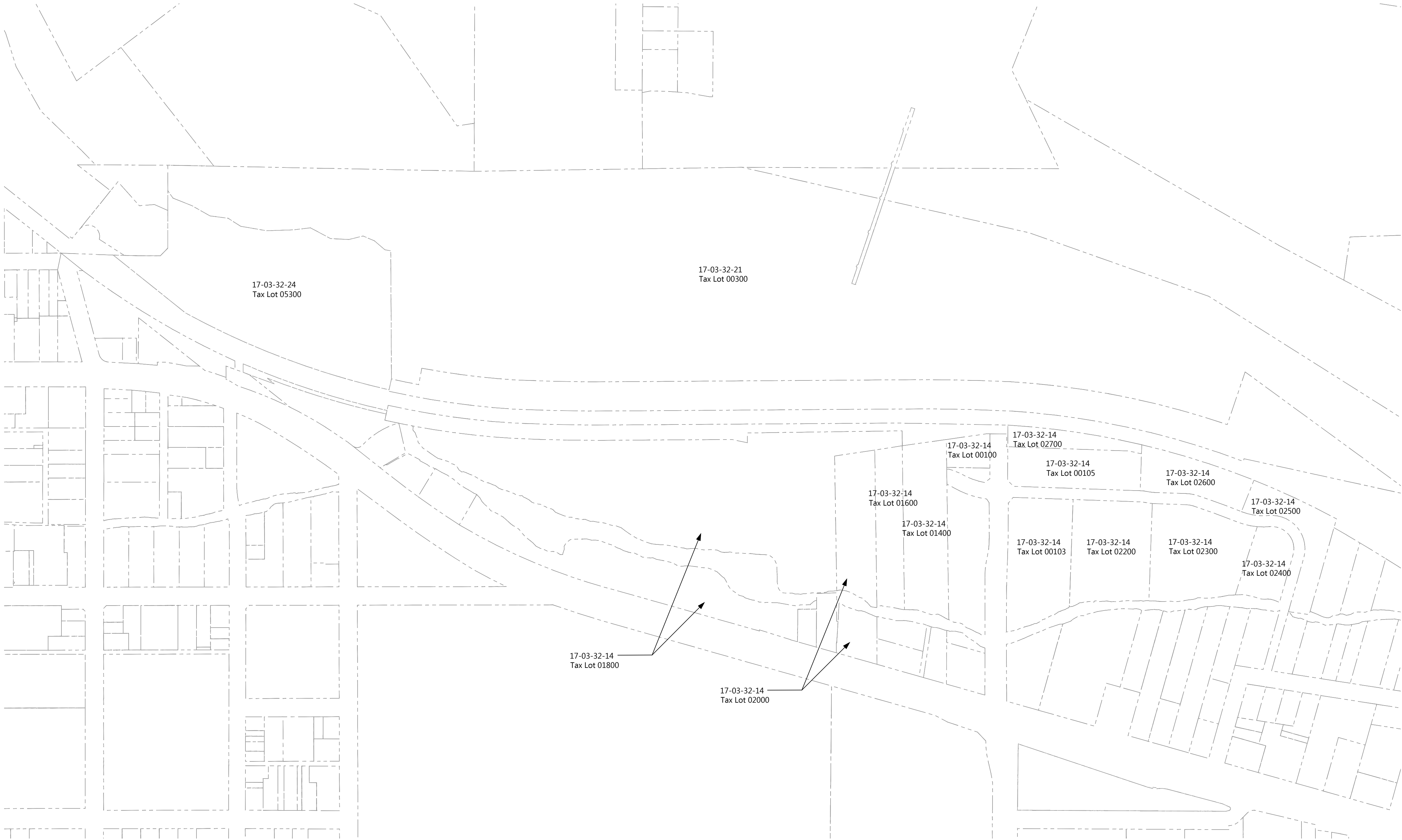
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SHEET TITLE

MASTER SITE PLAN -
SERVICE VEHICLE
PRIMARY CIRCULATION
PLAN

SHEET #

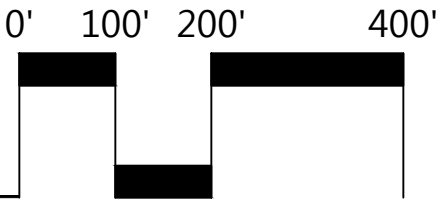
L05



LEGEND

--- TAX LOT BOUNDARY

1 TAX LOTS
1" = 200'-0"



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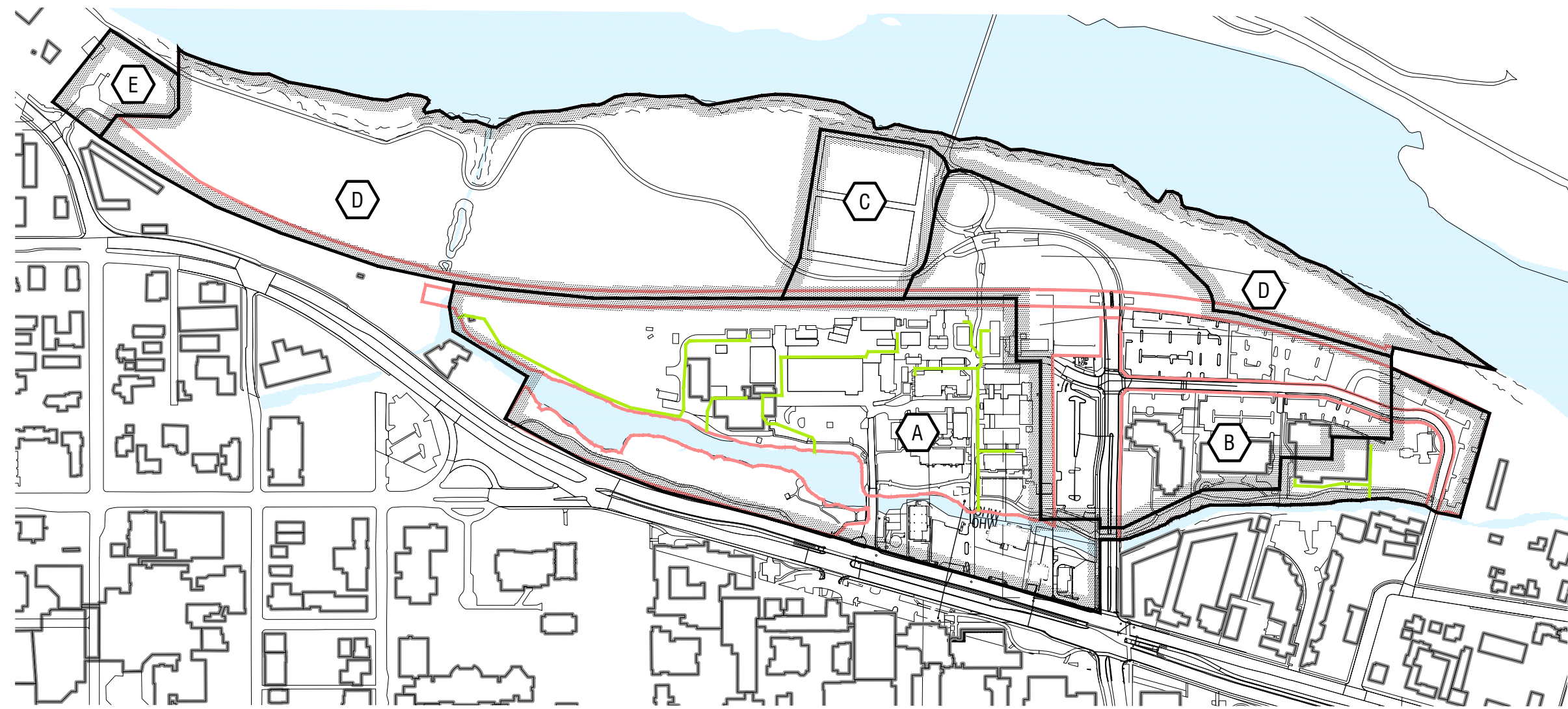
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TAX LOTS

SHEET #

L06

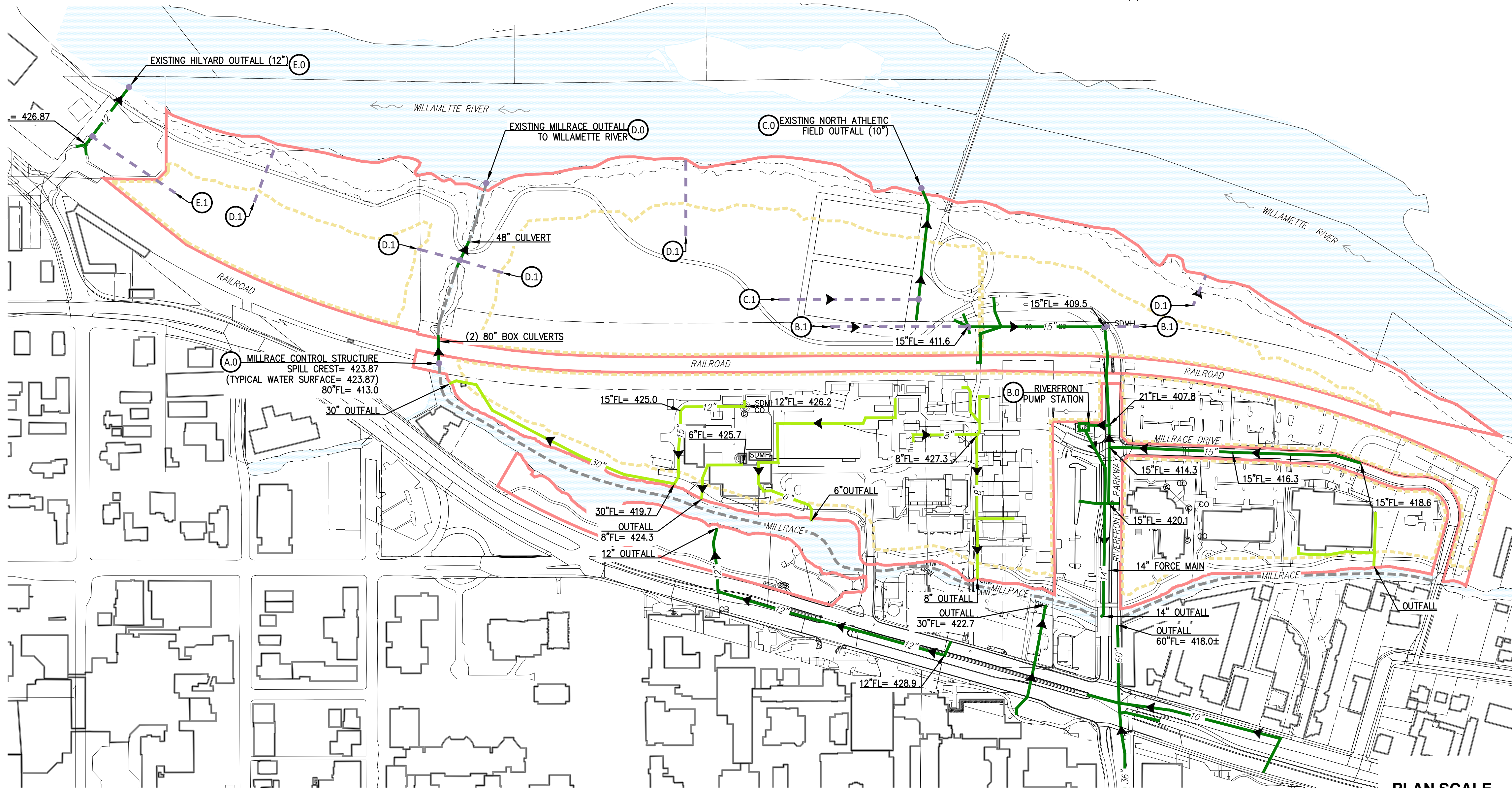


BASIN MAP LEGEND	
A	SOUTH MILLRACE BASIN: SURFACE AND PIPED DRAINAGE TO MILLRACE SOUTH OF RAILROAD TRACKS.
B	RIVERFRONT PUMP STATION BASIN: PIPED DRAINAGE TO RIVERFRONT PUMP STATION. PUMPED TO MILLRACE.
C	NORTH ATHLETIC FIELD BASIN: SURFACE AND SUBSURFACE DRAINAGE TO 10" PIPED OUTFALL TO WILLAMETTE RIVER.
D	NORTH MILLRACE / WILLAMETTE BASIN: SURFACE FLOW TO MILLRACE AND WILLAMETTE RIVER NORTH OF RAILROAD TRACKS.
E	HILYARD STREET OUTFALL BASIN: 12" PIPED OUTFALL TO WILLAMETTE RIVER.

LEGEND	
	CONDITIONAL USE PERMIT BOUNDARY
	DEVELOPMENT AREA
	8" EXISTING PUBLIC STORM DRAIN MAIN WITH FLOW DIRECTION
	8" EXISTING PRIVATE STORM DRAIN MAIN WITH FLOW DIRECTION
	X.0 EXISTING DESTINATION POINT
	X.1 POSSIBLE FUTURE DESTINATION POINT OR EXTENSION FROM EXISTING DESTINATION POINT

- NOTES**
1. REFER TO L01 FOR SPECIAL FLOOD HAZARD AREAS AND BASE FLOOD ELEVATIONS.
 2. REFER TO L01 FOR EXISTING CONDITIONS.
 3. REFER TO L03 FOR DEVELOPMENT AREA PLAN.

2 APPROXIMATE BASIN BOUNDARIES - EXISTING CONDITIONS



1 FRONTAGE IMPROVEMENT PLAN

PLAN SCALE

0 200' 400'
SCALE: 1"= 200'

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STORM DRAIN PLAN	
SHEET #	

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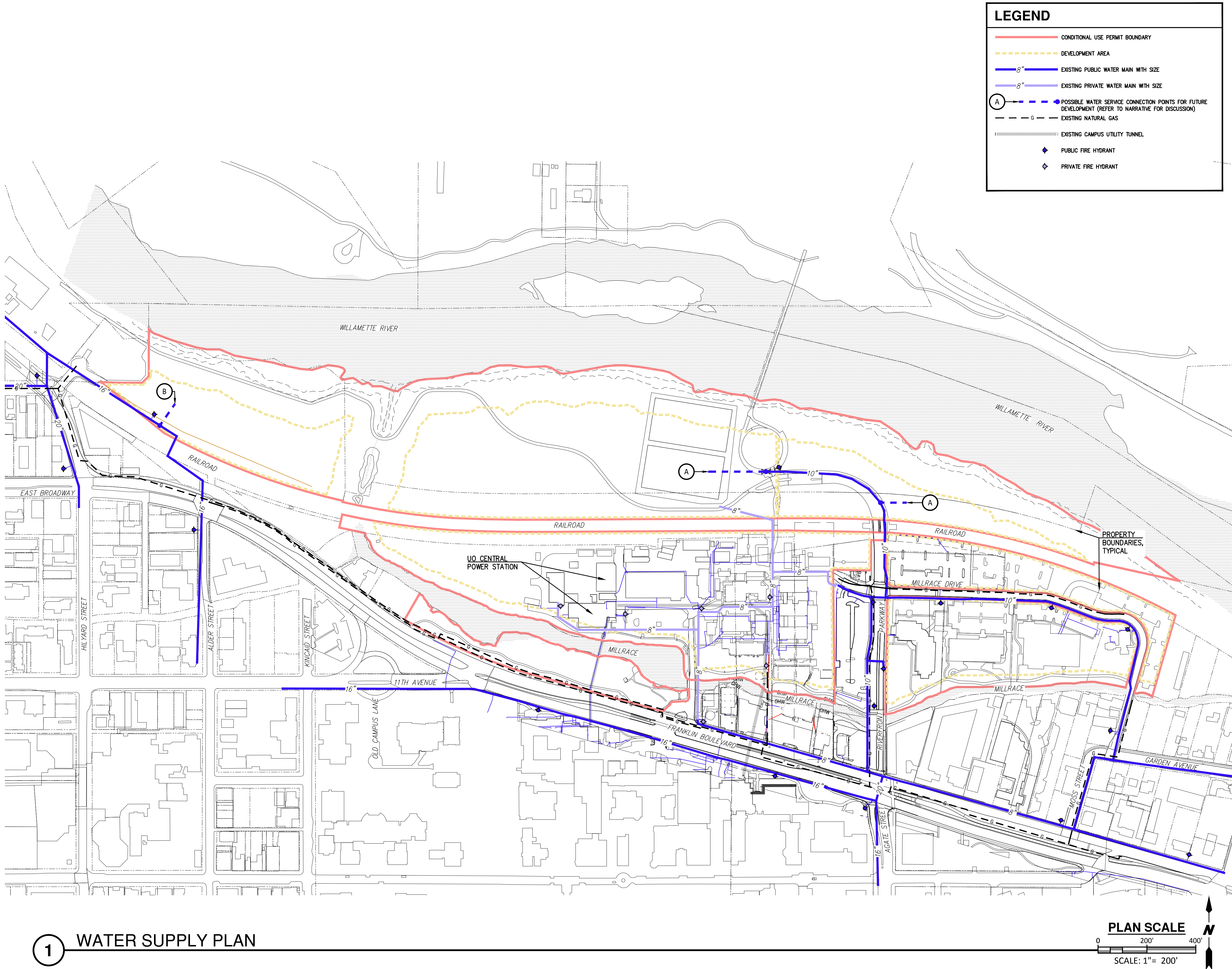
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SANITARY SEWER PLAN

C02



JA2100-032-17_UO North Campus CUP\Civil\DWG_LAND USE\Figure 4-Water-Util.dwg 2/1/2018 5:08 PM GEOFF LARSEN



1 WATER SUPPLY PLAN

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WATER SUPPLY
PLAN

SHEET #

C03