



Stuntzner Engineering & Forestry, LLC

ENGINEERING * LAND SURVEYING * FORESTRY
 LAND PLANNING * WATER RIGHTS

* COOS BAY * DALLAS *
 * FOREST GROVE *

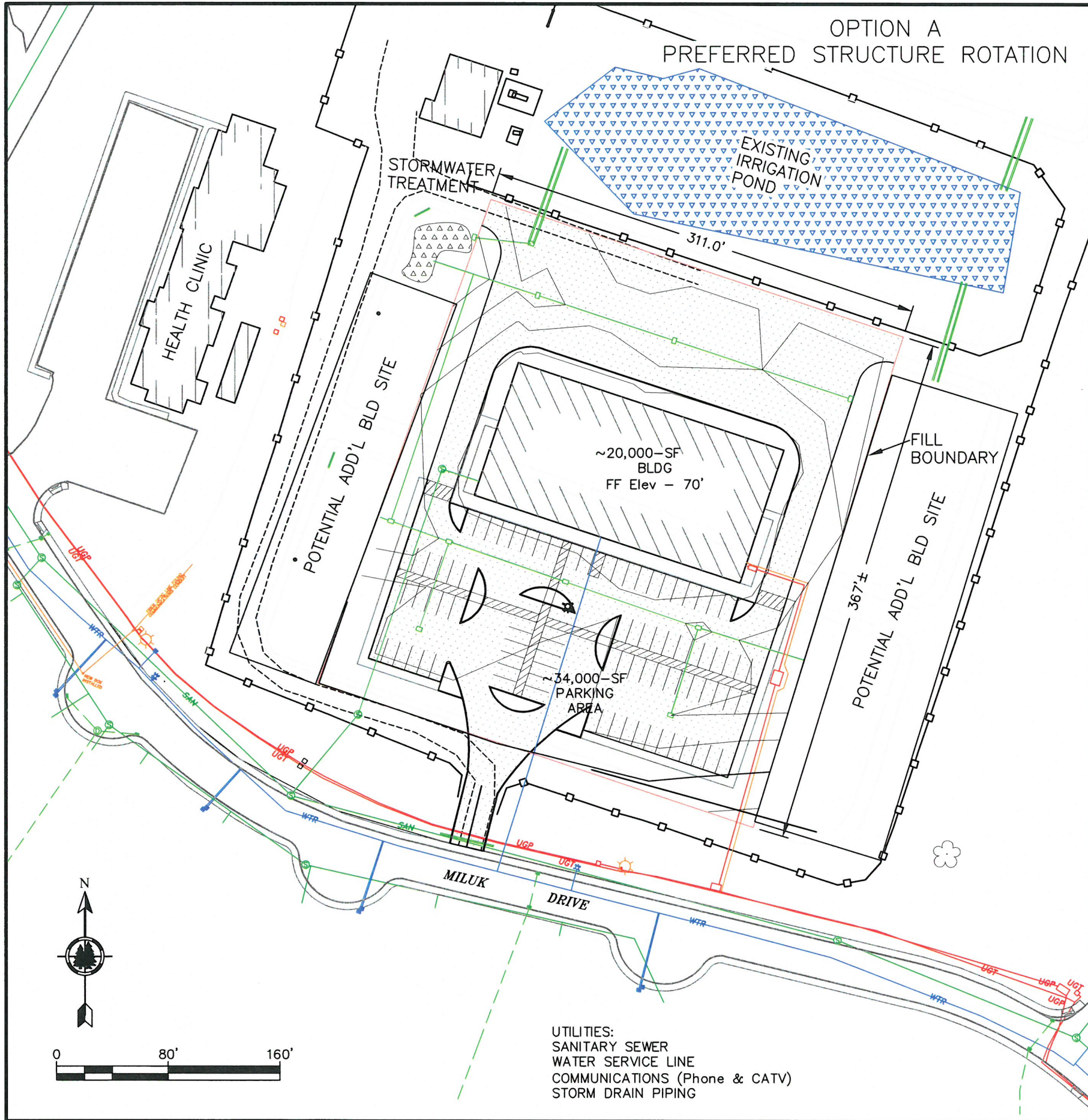
705 SOUTH 4TH STREET PHONE: (541) 267-2872
 P.O. BOX 118 FAX: (541) 267-0588
 COOS BAY, OREGON 97420 www.stuntzner.com

X:\2018 Proj\118-127 CRANBERRY BOG\DWG\Option B.dwg



EXPIRES 12/31/19

DESIGNED BY: ABM
DRAWN BY: MEK
CHECKED BY: RED
DATE: JULY 2018
REVISED:
JOB NAME: CIT HEALTH CLINIC
JOB NO.: 118-127
SHEET: 1 OF 5



OPTION A
PREFERRED STRUCTURE ROTATION

LEGEND

- UTILITY POLE
- EXIST. SPRINKLER VALVE
- PROPOSED CATCH BASIN
- EXIST. CATCH BASIN
- SAN. SEWER MANHOLE
- EXISTING CULVERT (12" TYP.)
- EXIST. UTILITY BOX
- PROPOSED ELECTRIC TRANSFORMER
- PROP. ELECTRICAL CONDUIT
- PROP. PHONE/CATV SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- LIGHT STANDARD (EXIST)
- PROP. WATER SERVICE LINE (6")
- PROP. SANITARY SERVICE LINE (8")
- UNDERGROUND POWER (EXIST)
- UNDERGROUND PHONE (EXIST)

PER CITY OF COOS BAY MUNICIPAL CODE –
CHAPTER 17.340.010 – MINIMUM NUMBER OF
PARKING SPACES FOR A MEDICAL BUILDING IS 1
SPACE PER 250-SF OF FLOOR AREA –
20,000-SF / 250 = 80 SPACES MINIMUM (BASE)

PER ADA STANDARDS (2010 – 203.2.4 & 208.2) –
MINIMUM OF 4 ACCESSIBLE SPACES WITH A MINIMUM
OF 1 VAN ACCESSIBLE SPACE

PRELIMINARY LAYOUT/ DESIGN:
82 SPACES (18' x 9')
3 ADA ACCESSIBLE SPACES
1 VAN ACCESSIBLE SPACE

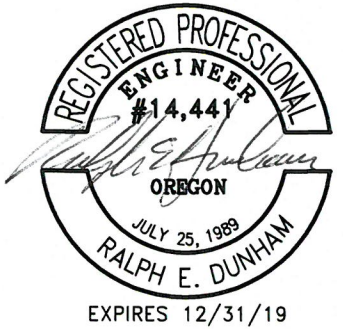
UTILITIES:
SANITARY SEWER
WATER SERVICE LINE
COMMUNICATIONS (Phone & CATV)
STORM DRAIN PIPING

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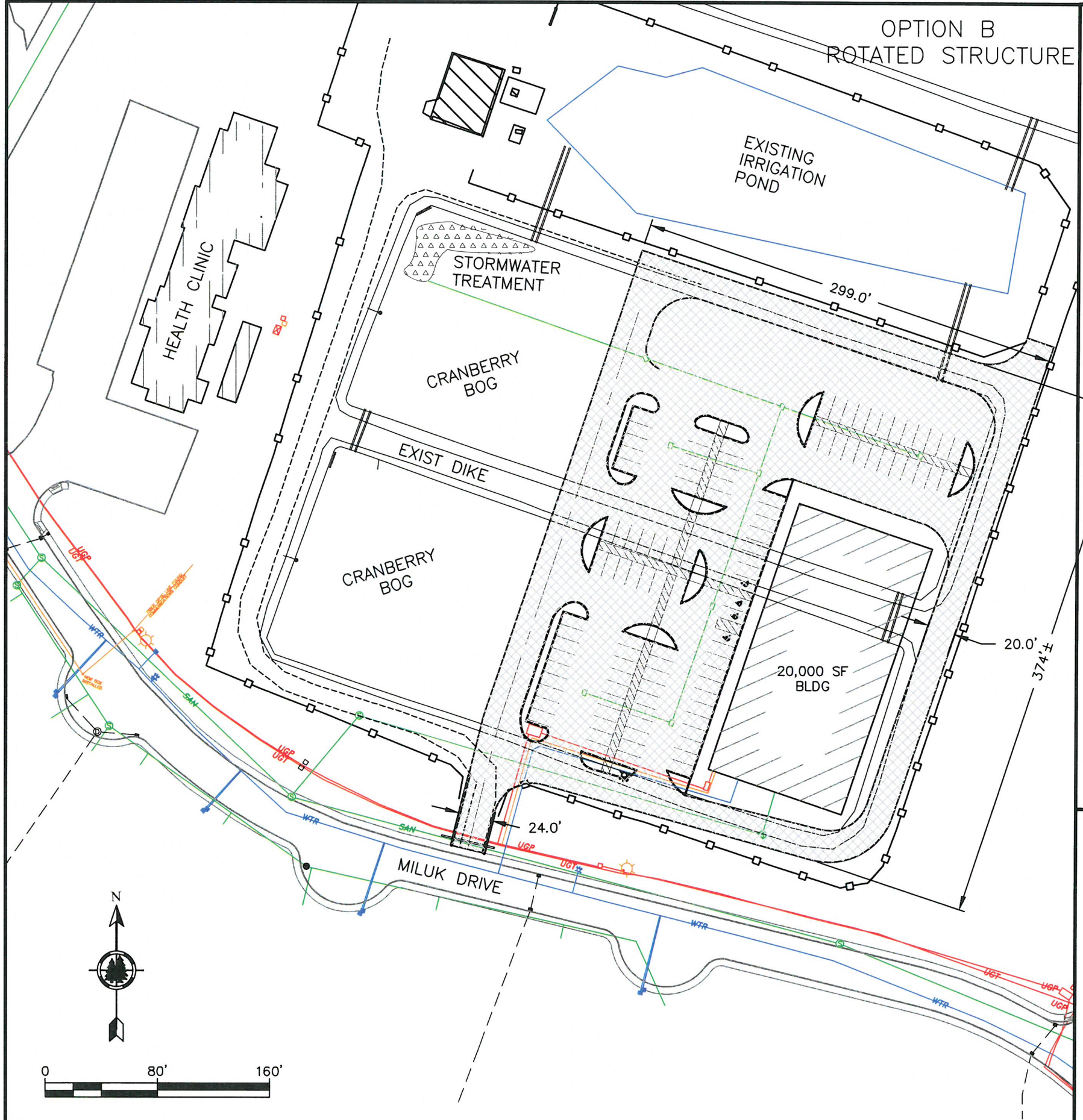


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COOS BAY, OREGON 97420 www.stuntzner.com
12016 Proj 116-127 GRABERRY BOG Development MOB
8-7.dwg



DESIGNED BY:	ABM
DRAWN BY:	ABM
CHECKED BY:	RED
DATE:	AUG. 2018
REVISED:	
JOB NAME:	CIT HEALTH SITE
JOB NO: 118-127	SHEET: 2 OF 5

OPTION B
ROTATED STRUCTURE



LEGEND

- UTILITY POLE
- EXIST. SPRINKLER VALVE
- PROPOSED CATCH BASIN
- EXIST. CATCH BASIN
- SAN. SEWER MANHOLE
- EXISTING CULVERT (12" TYP.)
- EXIST. UTILITY BOX
- PROPOSED ELECTRIC TRANSFORMER
- PROP. ELECTRICAL CONDUIT
- PROP. PHONE/CATV SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- LIGHT STANDARD (EXIST)
- PROP. WATER SERVICE LINE (6")
- PROP. SANITARY SERVICE LINE (8")
- UNDERGROUND POWER (EXIST)
- UNDERGROUND PHONE (EXIST)

103 PARKING SPACES 18'X9'
3 ACCESSIBLE SPACES
1 VAN SPACE

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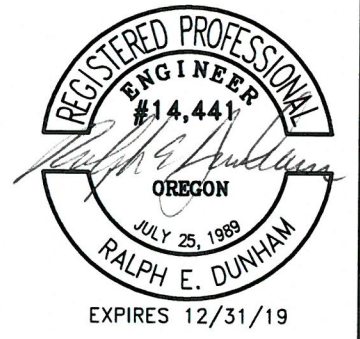
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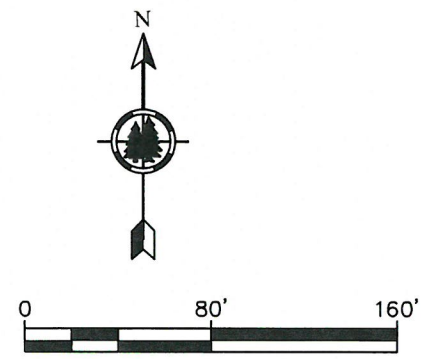


* COOS BAY * DALLAS *
* FOREST GROVE *

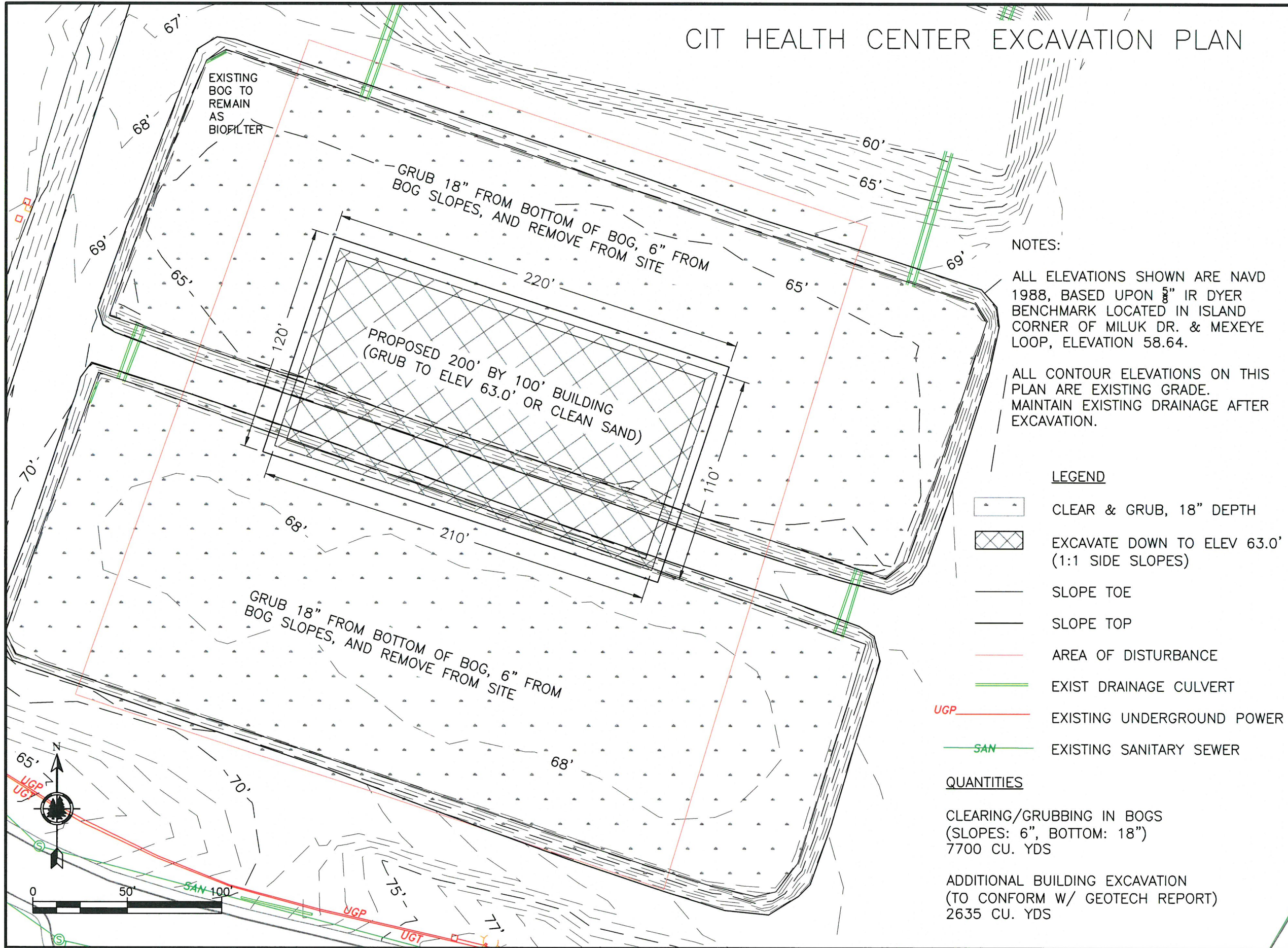
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DESIGNED BY:	ABM
DRAWN BY:	ABM
CHECKED BY:	RED
DATE:	August 2018
REVISED:	
JOB NAME:	Cranberry Bogs
JOB NO:	118-127
SHEET:	3 OF 5



CIT HEALTH CENTER EXCAVATION PLAN











NOTES:

ALL ELEVATIONS SHOWN ARE NAVD 1988, BASED UPON 5" IR DYER BENCHMARK LOCATED IN ISLAND CORNER OF MILUK DR. & MEXEYE LOOP, ELEVATION 58.64.

ALL CONTOUR ELEVATIONS ON THIS PLAN ARE EXISTING GRADE. MAINTAIN EXISTING DRAINAGE AFTER EXCAVATION.

LEGEND

-  CLEAR & GRUB, 18" DEPTH
-  EXCAVATE DOWN TO ELEV 63.0' (1:1 SIDE SLOPES)
-  SLOPE TOE
-  SLOPE TOP
-  AREA OF DISTURBANCE
-  EXIST DRAINAGE CULVERT
-  EXISTING UNDERGROUND POWER
-  EXISTING SANITARY SEWER

QUANTITIES

CLEARING/GRUBBING IN BOGS (SLOPES: 6", BOTTOM: 18")
7700 CU. YDS

ADDITIONAL BUILDING EXCAVATION (TO CONFORM W/ GEOTECH REPORT)
2635 CU. YDS

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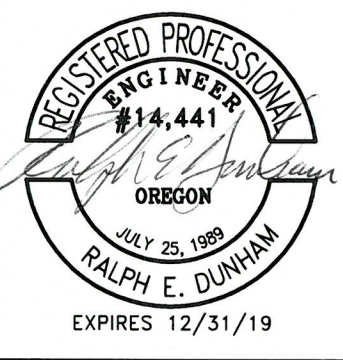
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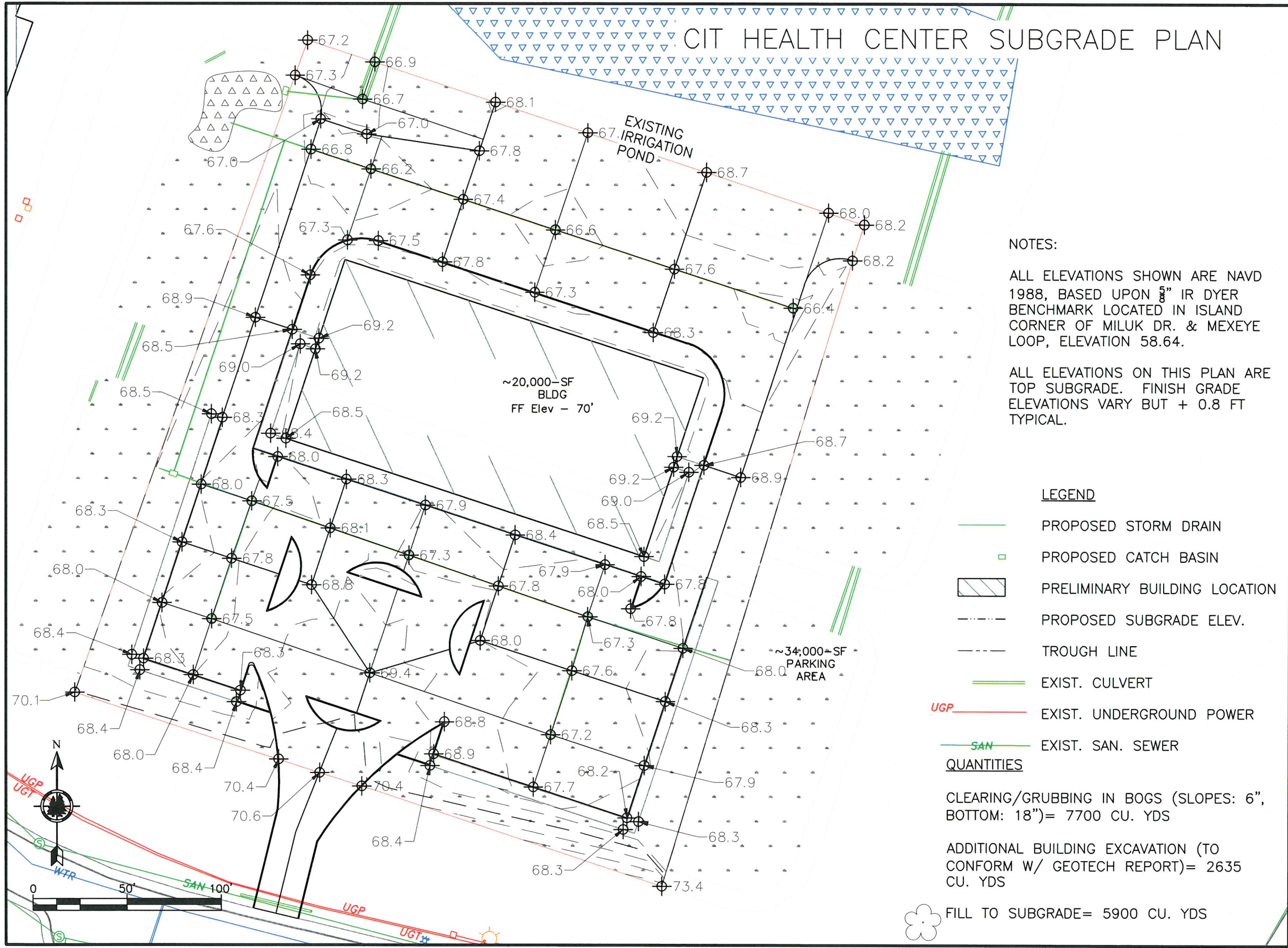
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DESIGNED BY:	AER
DRAWN BY:	AER
CHECKED BY:	RED
DATE:	AUG. 2018
REVISED:	
JOB NAME:	CIT HEALTH SITE
JOB NO:	118-127
SHEET:	4 OF 5



NOTES:

ALL ELEVATIONS SHOWN ARE NAVD 1988, BASED UPON 3" IR DYER BENCHMARK LOCATED IN ISLAND CORNER OF MILUK DR. & MEXEYE LOOP, ELEVATION 58.64.

ALL ELEVATIONS ON THIS PLAN ARE TOP SUBGRADE. FINISH GRADE ELEVATIONS VARY BUT + 0.8 FT TYPICAL.

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PRELIMINARY BUILDING LOCATION
- PROPOSED SUBGRADE ELEV.
- TROUGH LINE
- EXIST. CULVERT
- EXIST. UNDERGROUND POWER
- EXIST. SAN. SEWER

QUANTITIES

CLEARING/GRUBBING IN BOGS (SLOPES: 6", BOTTOM: 18")= 7700 CU. YDS

ADDITIONAL BUILDING EXCAVATION (TO CONFORM W/ GEOTECH REPORT)= 2635 CU. YDS

FILL TO SUBGRADE= 5900 CU. YDS

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REVISED:	
JOB NAME:	CIT HEALTH SITE
JOB NO: 118-127	SHEET: 5 OF 5

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