

PUBLIC IMPROVEMENT PLANS

TRILLIUM CREEK PRIMARY SCHOOL, 1025 ROSEMONT ROAD

CITY OF WEST LINN, OREGON

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City Inspector from requiring further code corrections in the field.
By: *[Signature]* Date: 5-3-11
Building: 0200 5-3-11
Parks: NY 5-16-11



DULL OLSON WEEKES architects inc.
907 SW STARK STREET, PORTLAND, OR 97204
t: (503) 228-8950, f: (503) 273-9192, www.dollow.com

SHEET INDEX

- PI1.1 COVER SHEET
- PI1.2 GENERAL NOTES / TYPICAL SECTIONS
- PI1.3 EXISTING CONDITIONS
- PI2.1 DEMOLITION PLAN
- ADD #1 12.2 DEMOLITION PLAN
- PI3.1 SURFACE IMPROVEMENTS
- PI3.2 SURFACE IMPROVEMENTS
- PI3.3 CROSS-SECTIONS
- PI3.4 CROSS-SECTIONS
- PI4.1 UTILITY IMPROVEMENTS
- PI4.2 UTILITY IMPROVEMENTS
- PI4.3 UTILITY IMPROVEMENTS
- PI4.4 UTILITY IMPROVEMENTS ADD #1
- PI5.1 CIVIL DETAILS
- PI5.2 CIVIL DETAILS
- PI5.3 CIVIL DETAILS
- PI5.4 CIVIL DETAILS
- L1.10 PLANTING PLAN
- L1.20 IRRIGATION PLAN
- L1.30 LANDSCAPE DETAILS ASI #1
- SN SIGNING PLAN
- SN-2 SIGNING PLAN
- SN-3 SIGNING PLAN
- SN-4 SCHOOL ZONE FLASHER
- SN-5 SIGNING DETAILS
- SN-6 SIGN AND POST DATA TABLE
- SN-7 ODOT STANDARD DETAILS
- SN-8 ODOT STANDARD DETAILS ASI #1
- SN-9 ODOT STANDARD DETAILS
- EO.12 UTILITY IMPROVEMENTS - ROAD LIGHTING
- TI4.1 PHONE UTILITY IMPROVEMENTS

OWNER

WEST LINN WILSONVILLE SCHOOL DISTRICT
22210 SW STAFFORD ROAD
WEST LINN, OR 97068
(503) 673-7976

CIVIL ENGINEER

WINZLER & KELLY
15575 SW SEQUOIA PARKWAY, SUITE 140
PORTLAND, OR 97224
(503) 226-3621

LANDSCAPE ARCHITECT

WALKER-MACY
111 SW OAK STREET, SUITE 200
PORTLAND, OR 97204
(503) 228-3122

TRANSPORTATION ENGINEER

DKS ASSOCIATES
1400 SW 5TH AVENUE, SUITE 500
PORTLAND, OR 97201
(503) 243-3500

ELECTRICAL ENGINEER

PAE ENGINEERS
808 SW 3RD AVENUE, SUITE 300
PORTLAND, OR 97204
(503) 226-2921

TECHNOLOGIES DESIGNER

INTERFACE ENGINEERING
708 SW 3RD AVENUE, SUITE 400
PORTLAND, OR 97204
(503) 382-2266

SURVEYOR

COMPASS ENGINEERING
4105 SE INTERNATIONAL WAY, SUITE 501
MILWAUKEE, OR 97222
(503) 653-9093

UTILITY COMPANIES

ELECTRICAL
PORTLAND GENERAL ELECTRIC
(503) 736-5450

GAS

NW NATURAL
(503) 226-4211

CABLE/DATA

COMCAST
(503) 596-3767

TELEPHONE

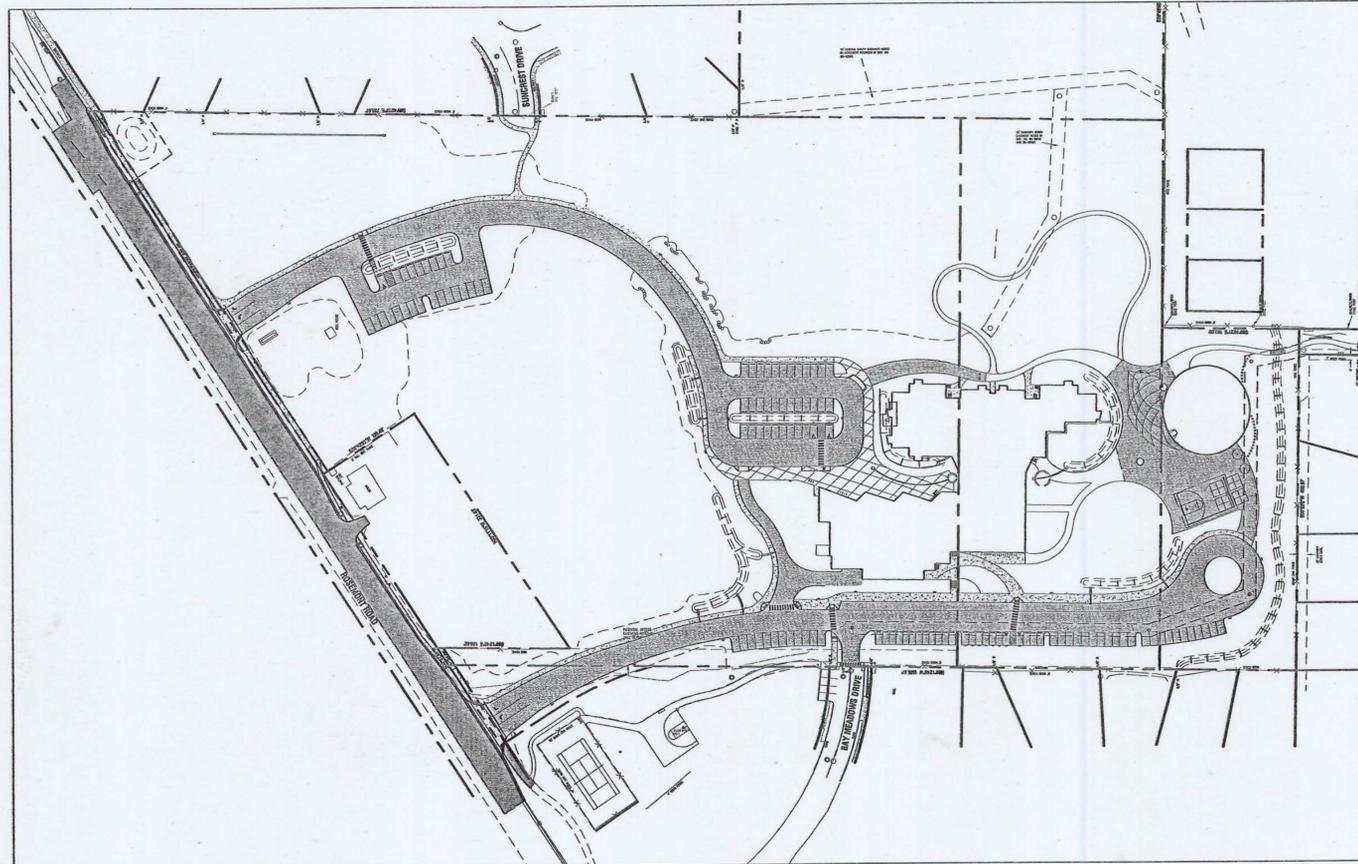
QWEST
(503) 242-0304

WATER/SEWER

CITY OF WEST LINN
(503) 656-6081

GENERAL NOTE

ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS.



SITE MAP
1"=100'

CONDITIONS OF APPROVAL

1. SITE PLAN. WITH THE EXCEPTION OF MODIFICATIONS REQUIRED BY THESE CONDITIONS, THE PROJECT SHALL CONFORM TO THE PLANS LU1.00 THROUGH LU4.03 (DATED 6/25/2010) LU3.01 THROUGH LU3.07 (DATED 5/3/2010) AND LU4.01 THROUGH LU4.03 (DATED 6/25/2010).
2. PHASED PROJECT. THIS PROJECT SHALL BE PHASED AS DESCRIBED IN FINDING 16 AND AS SHOWN IN DRAWINGS LU3.01 AND LU3.02. SUBSTANTIAL CONSTRUCTION OF THE PHASE ONE SHALL BE COMPLETED WITHIN THREE YEARS OF THE EFFECTIVE DATE OF THE FINAL DECISION. SUBSTANTIAL CONSTRUCTION OF THE PHASE TWO SHALL BE COMPLETED WITHIN NINE YEARS FROM THE EFFECTIVE DATE OF THE FINAL DECISION. ALL ON AND OFF-SITE IMPROVEMENTS ASSOCIATED WITH BOTH PHASES, WITH THE EXCEPTION OF THE PHASE TWO SCHOOL BUILDING ITSELF, SHALL BE COMPLETED PRIOR TO OCCUPANCY OF THE FIRST PHASE OF THE PROJECT.
3. UTILITY EASEMENTS. THE APPLICANT SHALL GRANT THE CITY OF WEST LINN ALL NECESSARY UTILITY EASEMENTS FOR EXISTING AND PROPOSED UTILITIES, INCLUDING STORM DRAINAGE, AT THIS SITE. THESE EASEMENTS SHALL BE RECORDED WITH CLACKAMAS COUNTY BEFORE THE FINAL BUILDING PERMIT INSPECTION/OCCUPANCY IS GRANTED. THE VACATION OF THE SANITARY SEWER EASEMENT THAT TRAVERSES THE PROPERTY ON A NORTH-SOUTH AXIS FROM THE VICINITY OF BAY MEADOWS DRIVE TO TRILLIUM CREEK SHALL BE FACILITATED BY THE SCHOOL DISTRICT AND UNDERTAKEN BY THE CITY.
4. INTERSECTION IMPROVEMENTS. THE APPLICANT SHALL PROVIDE CROSSWALKS AND STRIPING AT HIDDEN SPRINGS ROAD.
5. ROSEMONT ROAD IMPROVEMENTS. PROVIDE A CENTER TURN LANE, NORTHBOUND TRAVEL LANE AND SOUTHBOUND TRAVEL LANE PER CROSS SECTION NOTE ON SHEET LU1.01 FROM HIDDEN SPRINGS TO BAY MEADOW. PROVIDE THE NECESSARY STRIPING REQUIRED FOR PEDESTRIAN SAFETY AT THESE INTERSECTIONS CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY DESIGN STANDARDS. IF A TRANSFER OF ROADWAY JURISDICTION HAS NOT TAKEN PLACE PRIOR TO CONSTRUCTION OF STREET IMPROVEMENTS ON ROSEMONT ROAD THEN THE CONDITIONS INCLUDED IN THE OCTOBER 19, 2010 MEMO FROM ROBERT HIXSON OF CLACKAMAS COUNTY'S DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT SHALL APPLY.
6. SIDEWALK REPAIR. THE NORTHERNMOST SECTION OF SIDEWALK IN FRONT OF 1845 BAY MEADOWS DRIVE IS BUCKLING AND SHALL BE REPLACED.
7. CURB CUTS. THE NORTH DRIVEWAY CURB CUT SHALL BE A MAXIMUM OF 66 FEET WIDE. THE SOUTH DRIVEWAY CURB CUT SHALL BE A MAXIMUM 95 FEET WIDE. SPEED TABLES SHALL BE INSTALLED AT BOTH THE NORTH AND SOUTH DRIVEWAY CROSSWALKS. BOTH CROSSWALK AREAS SHALL BE IDENTIFIED BY X-WALK SIGNS AND PAINTED CROSSINGS. THE 10-FOOT WIDE PEDESTRIAN AREA ON TOP OF THE SPEED TABLE SHALL BE PAINTED OR FINISHED IN A CONTRASTING COLOR AND/OR TEXTURE TO THE DRIVEWAY PAVEMENT. THE SPEED TABLES SHALL HAVE A MINIMUM HEIGHT OF 3-INCHES. THE STOP BAR FOR EXITING VEHICLES SHALL NOT BE LOCATED SO AS TO RESULT IN STOPPED VEHICLES BLOCKING THE CROSSWALK.
8. DRIVEWAY RETAINING WALLS. THE NORTH DRIVEWAY SHALL BE RE-DESIGNED AND BUILT WITH A GRADED SLOPE ON EACH SIDE OF THE DRIVEWAY SOUTH OF TRILLIUM CREEK CROSSING TO MAXIMIZE THE NUMBER OF SIGNIFICANT TREES SAVED. TO ACHIEVE THIS, BOULDERS SHALL BE USED TO CREATE TREE WELLS OR REDUCE OVERBURDEN ON THE ROOTS OF ADJACENT TREES. THE CITY ARBORIST SHALL VERIFY THAT THE PROVISIONS OF THIS CONDITION ARE SATISFIED. THE EMBANKMENT SHALL BE STABILIZED WITH SUFFICIENT NATIVE GROUND COVER TO PROVIDE FULL GROUND COVERAGE WITHIN TWO YEARS OF PLANTING. NEW DRIVEWAY AND GRADING PLANS IN CONFORMANCE WITH THIS CONDITION SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS.
9. FLASHERS. THE APPLICANT SHALL PROVIDE AN EVALUATION OF SCHOOL ZONE FLASHERS AND INSTALL FLASHERS AS NECESSARY.
10. SIGNS.
 - A. THE APPLICANT SHALL REPLACE ALL EXISTING YELLOW SIGNS AT THE ROSEMONT RIDGE MIDDLE SCHOOL WITH FLUORESCENT YELLOW GREEN SIGNS TO MATCH WITH NEW FLUORESCENT YELLOW GREEN SIGNS AT THE NEW SCHOOL.
 - B. SIGNS SHALL BE INSTALLED AND MAINTAINED ALONG BAY MEADOWS DRIVE AND SUNCREST DRIVE THAT STATE "NO STUDENT PICKUP OR DROP OFF PERMITTED" ON THOSE STREETS. TO MAXIMIZE VISIBILITY, THE EXACT LOCATION SHALL BE APPROVED BY THE PLANNING DIRECTOR. THERE SHALL BE A SIGN AT THE SCHOOL'S SOUTHERN DRIVEWAY THAT CLEARLY STATES: "SCHOOL BUS, COMMERCIAL DELIVERIES AND STAFF VEHICLES ONLY."

CONDITIONS OF APPROVAL (CONT.)

14. TRAIL ON PARCEL "J". THE SCHOOL DISTRICT SHALL PROVIDE A GRAVEL PATH (8-FOOT WIDE WITH ALLOWABLE REDUCTIONS IN WIDTH FOR TREES AND TREE ROOTS) FROM THE TRILLIUM SCHOOL PROPERTY ALONG PARCEL J TO THE SANTA ANITA DRIVE SIDEWALK. THE APPLICANT SHALL INSTALL A SIX-FOOT HIGH WOODEN FENCE FOR THOSE SECTIONS OF THE PARCEL THAT DO NOT HAVE A FENCE ALONG THEIR EDGE. THE APPLICANT SHALL TRY TO SAVE AS MANY OF THE TALLER TREES AS POSSIBLE BY LIMBING THEM UP TO AT LEAST SIX FEET TO INCREASE LINE OF SIGHT. WHERE TREES BLOCK THE PATH, THEY SHALL BE TRANSPLANTED IF POSSIBLE OR CUT DOWN. REASONABLE NOTICE TO ADJACENT PROPERTY OWNERS SHALL BE PROVIDED OF IMMINENT TREE REMOVAL TO GIVE THEM THE OPPORTUNITY TO TRANSPLANT SAID TREES. OBSTRUCTING UNDERSTORY SHALL BE REMOVED. TO NEGOTIATE THE SLOPE DOWN TO THE SANTA ANITA DRIVE SIDEWALK, THE APPLICANT SHALL INSTALL STAIRS/SLEEPERS WITH A SIX INCH RISE AND 2-3 FOOT RUN. ON EITHER SIDE OF THE STAIRS A LOW SPLIT RAIL OR SIMILAR FENCE SHALL BE INSTALLED ACROSS THE WIDTH OF PARCEL J TO DISCOURAGE BICYCLISTS FROM RIDING DOWN THE SLOPE AND INTO THE ROW. ALTERNATE TRANSITIONS TO THE SIDEWALK WILL BE CONSIDERED. THE PLANS FOR THESE IMPROVEMENTS SHALL BE SUBMITTED TO THE PLANNING DIRECTOR AND CITY ARBORIST TO DETERMINE CONFORMANCE WITH THESE STANDARDS.
15. DETENTION PONDS. THE APPLICANT SHALL PROVIDE EFFECTIVE VISUAL SCREENING OF NATIVE TREES AND UNDERSTORY, AS DETERMINED BY THE PLANNING DIRECTOR, AROUND THE POND PERIMETER WITH 25 PERCENT OF SHRUBS TO BE AT LEAST 3 GALLONS IN SIZE AT THE TIME OF PLANTING. IF A FENCE IS REQUIRED, IT SHALL BE 30 TO 40 INCHES HIGH OF DECORATIVE TYPE STEEL, ALUMINUM OR WROUGHT IRON WHICH SHALL PROVIDE MINIMUM CONTRAST WITH THE SURROUNDING LANDSCAPE. ANY REQUIRED FENCE SHALL BE PLACED BEHIND THE PERIMETER LANDSCAPING. IF POSSIBLE, THE POND SLOPE SHALL BE NO STEEPER THAN 3:1. NATIVE VEGETATION PLANTED IN THE POND INTERIOR SHALL BE PER CITY OF WEST LINN CONSTRUCTION CODE STANDARDS.
16. DRAINAGE AT THE NORTHWEST PROPERTY LINE. THE APPLICANT SHALL INSTALL ANY REQUIRED FACILITIES TO INTERCEPT AND MITIGATE ANY INCREASE IN STORM WATER RUN-OFF THAT MAY OTHERWISE TRAVEL NORTH INTO THE ARENA PARK SUBDIVISION FROM THE PROPOSED NORTHWEST GRADED AREA.
17. WETLAND WORK AND MITIGATION. ALL WETLAND WORK AND MITIGATION SHALL BE CONSISTENT WITH THE PROVISIONS OF CDC CHAPTER 32 AND THE PERMITTING REQUIREMENTS OF DSL. THE PLANNING DIRECTOR OR DESIGNER SHALL REVIEW ALL PLANS AND SHALL MONITOR AND APPROVE THEIR IMPLEMENTATION.
18. LANDSCAPING. TREES IN THE LANDSCAPE PLAN (LU2.05), SOUTH OF THE BUS DRIVEWAY, SHALL PROVIDE EFFECTIVE SCREENING TO A HEIGHT OF AT LEAST EIGHT FEET WITHIN TWO YEARS OF PLANTING.
19. LIGHTING. LIGHTING SHALL BE EFFECTIVELY SHIELDED OR POINTED AWAY FROM ADJACENT HOMES. LIGHTING DESIGNS MUST BE REVIEWED AND APPROVED BY THE PLANNING DIRECTOR TO DETERMINE THAT NO DIRECT GLARE WILL IMPACT ADJACENT HOMES.

CONDITIONS OF APPROVAL (CONT.)

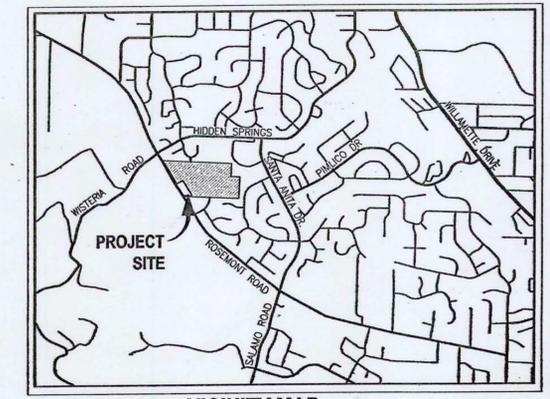
20. CONSTRUCTION ENTRANCE. THE CONSTRUCTION ENTRANCE WILL BE FROM ROSEMONT ROAD WITH THE ONLY EXCEPTION BEING CONSTRUCTION EXTENDING THE DRIVEWAY AND SIDEWALK FROM BAY MEADOWS DRIVE. PATHS FROM SANTA ANITA DRIVE AND SUNCREST DRIVE TO THE SCHOOL PROPERTY MAY ALSO REQUIRE CONSTRUCTION VEHICLES AND EQUIPMENT ON THOSE TWO STREETS.
21. COVERED PLAY STRUCTURE. THE EAST ELEVATION OF THE COVERED PLAY STRUCTURE (SHEET LU3.05) SHALL BE RE-DESIGNED WITH AT LEAST TWO HORIZONTAL ROWS OF CONTRASTING COLORED BUILDING MATERIAL AT FIVE TO 14 FEET ABOVE GRADE OR FACSIMILE DESIGN TO BREAK UP THE BLANKNESS OF THE WALL. THE ROWS SHALL BE AT LEAST 12 INCHES TALL.

ATTENTION EXCAVATORS

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 THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING ANY EXCAVATION. CALL 503-246-6699.

SURVEY NOTES

1. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
2. ONLY VISIBLE UTILITIES HAVE BEEN SHOWN. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
3. FROM FIELD SURVEY TAKEN MARCH, 2009.
4. BASIS OF ELEVATIONS IS NAVD '88 UTILIZING GPS OBSERVATIONS ON HARN STATION "TERM" IN OREGON CITY.
5. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH. PROPERTY LINES SHOWN ARE BASED ON EXISTING MONUMENTS AND SURVEYS OF RECORD.
6. CONTOURS ARE ONE FOOT.



VICINITY MAP
NTS

TRILLIUM CREEK PRIMARY SCHOOL
West Linn Wilsonville School District
22210 SW STAFFORD ROAD - WEST LINN, OR 97068
t: (503) 673 7976
f: (503) 673 7044

WINZLER & KELLY
15575 SW SEQUOIA PARKWAY, SUITE 140
PORTLAND, OR 97224
PH (503) 226-3921 • FAX (503) 226-3926
WWW.W-K-AND-K.COM



phase	CONSTRUCTION
SET	
date	April 6, 2011
revisions	
ADD #1	02/23/2011
ASI #1	04/28/2011

project # 09014
COVER SHEET

PI1.1