

# LAND USE PRE-APPLICATION CONFERENCE

Thursday, November 17, 2011

City Hall  
22500 Salamo Road

## Willamette Conference Room

Time: 1:30 pm

Add a learning garden, emergency generator, trash compactor, replace selected windows, and add new ADA ramps to the exterior of the building

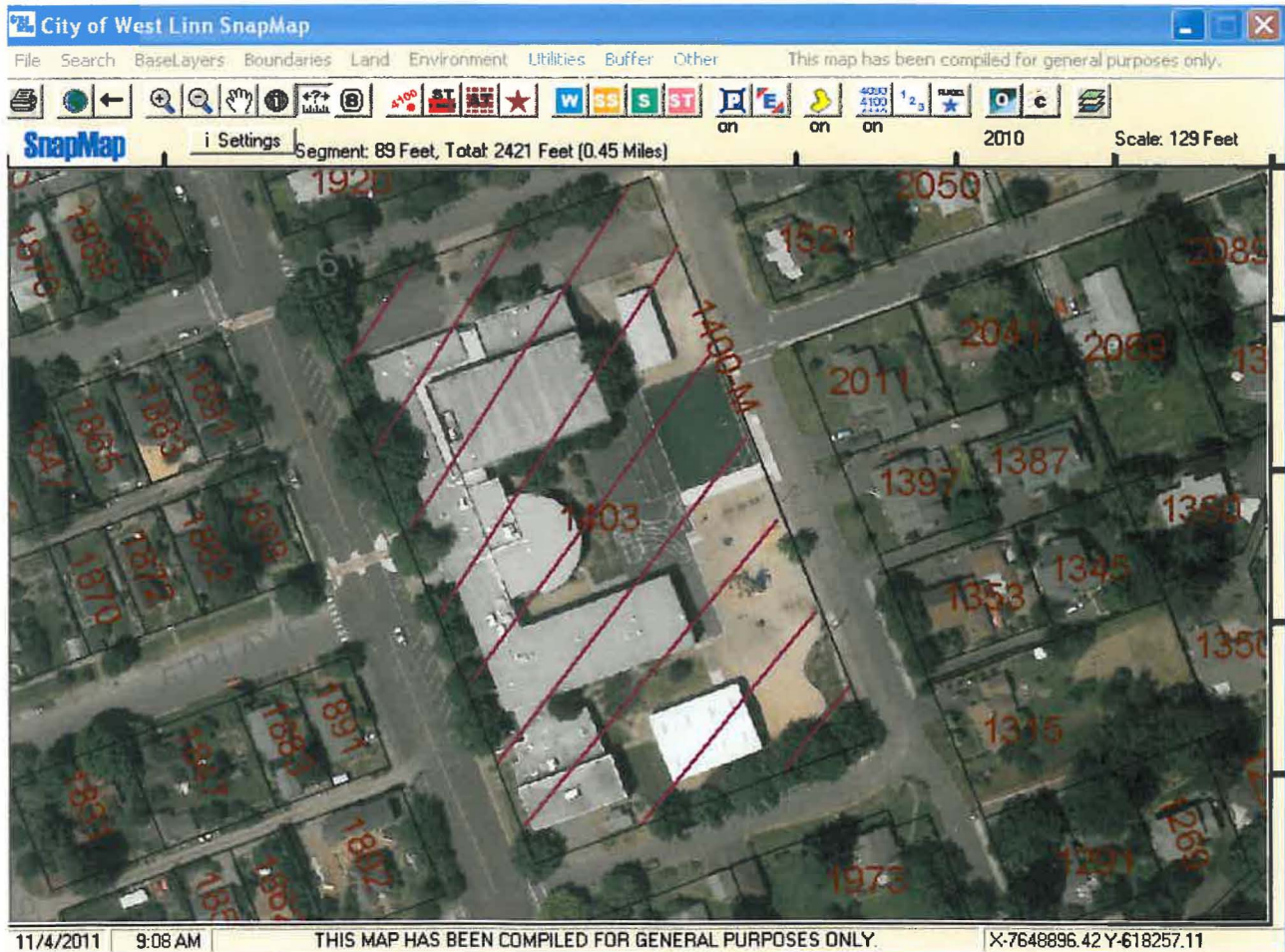
Applicant: Tim Woodley, WLWV School District

Subject Property Address: 1403 12<sup>th</sup> St

Neighborhood Assn: Willamette

Planner: Tom Soppe

Project #: PA-11-29





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>11/17/11</u>	TIME: <u>1:30 PM</u>	PROJECT #: <u>PA-11-29</u>
STAFF CONTACT:		FEE: <u>350<sup>00</sup></u>

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1403 12<sup>th</sup> St. (3S 1E Section 2 BA, Tax Lot 6300)

Brief Description of Proposal: Add a learning garden, emergency generator, trash compactor, replace selected windows, and add new ADA ramps to the exterior of the building.

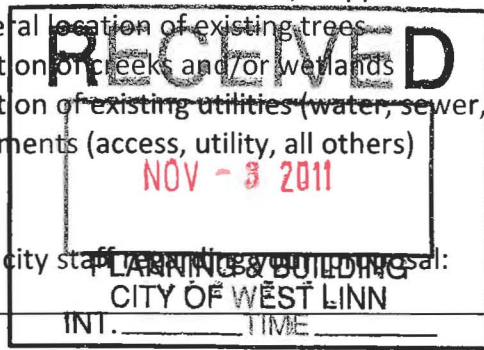
Applicant's Name: Tim Woodley, West Linn Wilsonville School District

Mailing Address: 22210 SW Stafford Rd West Linn, OR 97068

Phone No: (503) 673-7195 Email Address: woodleyt@wlwv.k12.or.us

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

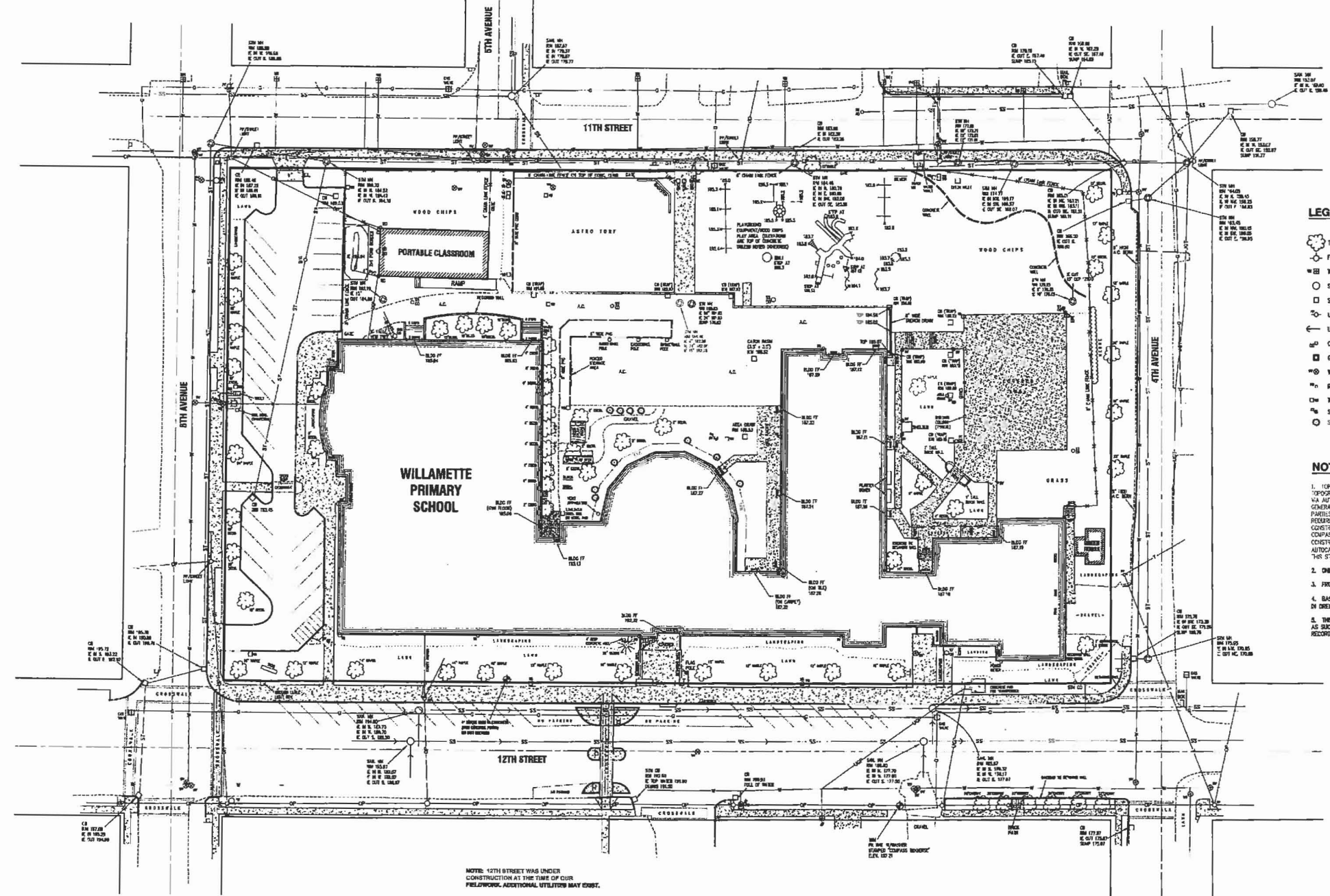


Please list any questions or issues that you may have for city staff regarding your proposal:

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

[Signature] \_\_\_\_\_ 11.3.11 \_\_\_\_\_  
 Property owner's signature Date

2755 SW Portland Rd. Tualatin, OR 97062  
 Property owner's mailing address (if different from above)



**LEGEND**

- TREE, TYPE AND SIZE AS NOTED
- FIRE HYDRANT
- WATER METER
- SANITARY/STORM SEWER MANHOLE
- STORM DRAIN CATCH BASIN (CDB)
- UTILITY POLE
- ← UTILITY POLE ANCHOR
- CLEAVHOUT
- GAS METER
- WATER VALVE
- ROOF DRAIN
- WATER BOX
- SPRINKLER VALVE
- CHIMNEY
- 12" — STORM SEWER LINE
- 8" — WATER LINE
- 8" — GAS LINE
- 12" — SANITARY SEWER LINE
- 1" — TELEPHONE LINE
- 12" — OVERHEAD POWER LINE
- FENCE LINE
- CONCRETE

**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 PARTY USERS OF DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEVATIONS REQUIRED FOR PRECISE LOCATIONS PRIOR TO CONSTRUCTION OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE FOR FIELD ERRORS FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IF AUTOCAD OR OTHER SOFTWARE) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN INTEGRAL PART OF THIS MAP.
2. ONLY MOBILE UTILITIES HAVE BEEN SHOWN. ADDITIONAL UNDISCOVERED UTILITIES MAY EXIST.
3. FIELD SURVEY TAKEN IN DECEMBER 2003 AND JANUARY, 2004.
4. BASIS OF ELEVATIONS IS OPS 1474M TRANSFER FROM "TERRA" A.G.S. OPS STATION LOCATED IN GREENSBORO, ELEVATION = 37.85 (NAD 83).
5. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSIDERED AS SUCH. PROPERTY LINES SHOWN ARE BASED ON EXISTING RECORDS AND SERVICES OF RECORD.

NOTE: 12TH STREET WAS UNDER CONSTRUCTION AT THE TIME OF OUR FIELDWORK. ADDITIONAL UTILITIES MAY EXIST.



Scale: 1" = 30'

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Michael A. Rademacher*  
 OREGON  
 JULY 16, 1987  
 MICHAEL A. RADEMACHER  
 2003

DATE OF SURVEY: 10-21-11  
 EXP: 12/31/21

**TOPOGRAPHIC SITE MAP**

DATE	NO.	REVISION	DRAWN	CHECKED	DATE
10/21/11	1	UPDATED 12TH STREET AND 4TH AVENUE	MMM	MMM	MAR
4/27/11	2	UPDATED ASTRO TUM/PORTABLE CLASSROOM AREA	MMM	MMM	MAR
3/19/10	2	UPDATED TOPO	MMM	MMM	MAR
5/6/04	1	ADDL TOPO TO SOUTHWEST AREA	MMM	MMM	MAR



**COMPASS ENGINEERING**  
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 4105 SE International Way, Suite 501  
 Milwaukie, Oregon 97122  
 503.654.9093  
 www.compass-engineering.com

**WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT**  
 P.O. BOX 100  
 WEST LINN, OREGON 97034

**WILLAMETTE PRIMARY SCHOOL**  
 1403 12TH STREET  
 WEST LINN, OREGON 97068



ARCHITECTURE • INTERIORS • PLANNING

DULL OLSON WHEELER  
ARCHITECTS, INC.

1000 SW STATE STREET, SUITE 1000, WEST LINN, OREGON 97136  
P: 503.224.4900 F: 503.223.9192 www.dow.com

### WILLAMETTE PRIMARY SCHOOL IMPROVEMENTS

West Linn Wilsonville School District

1403 12th Street, West Linn, OR 97068  
t: (503) 000 0000  
f: (503) 000 0000

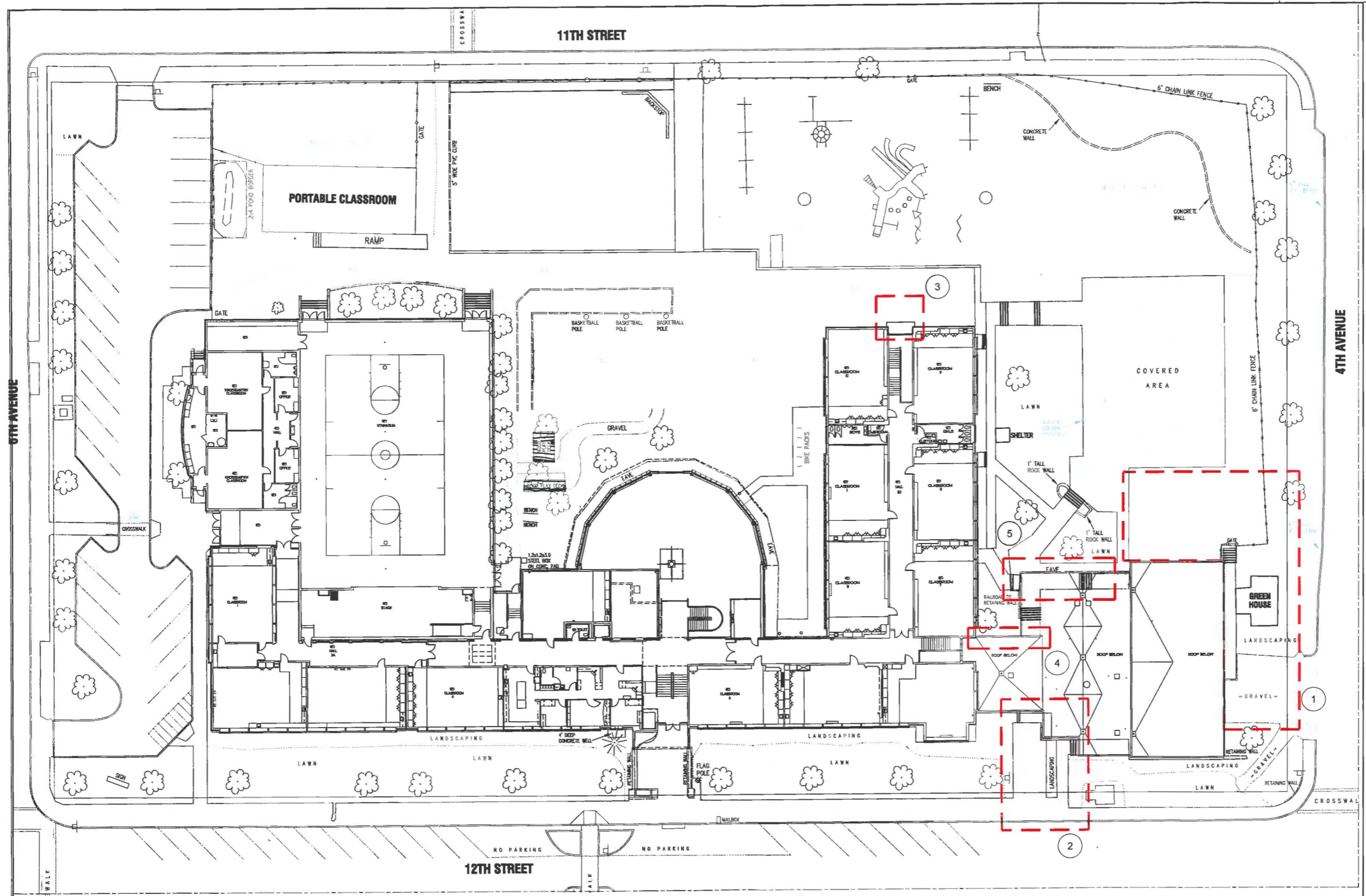
key plan

phase	
date	November
revisions	

project # 11070

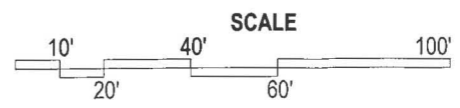
Site Plan

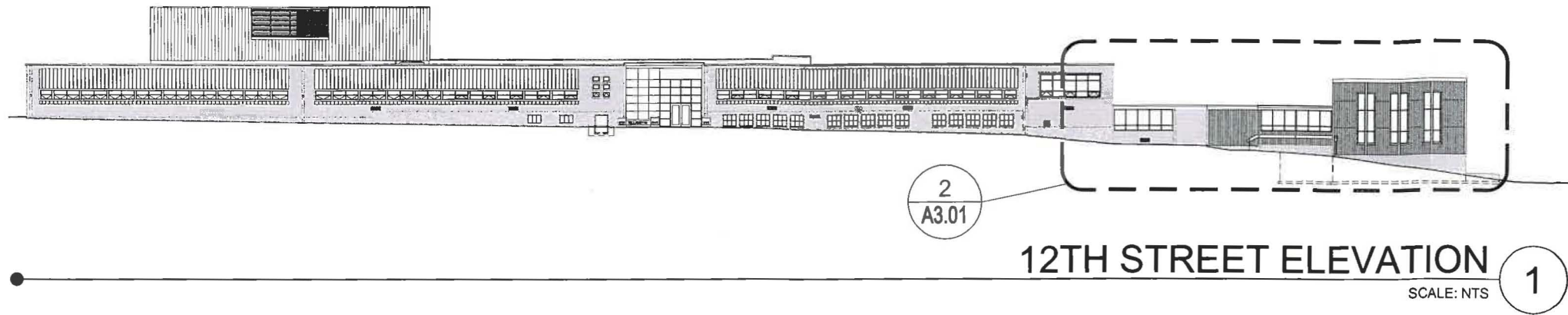
# A1.0



#### SCOPE OF WORK NOTES

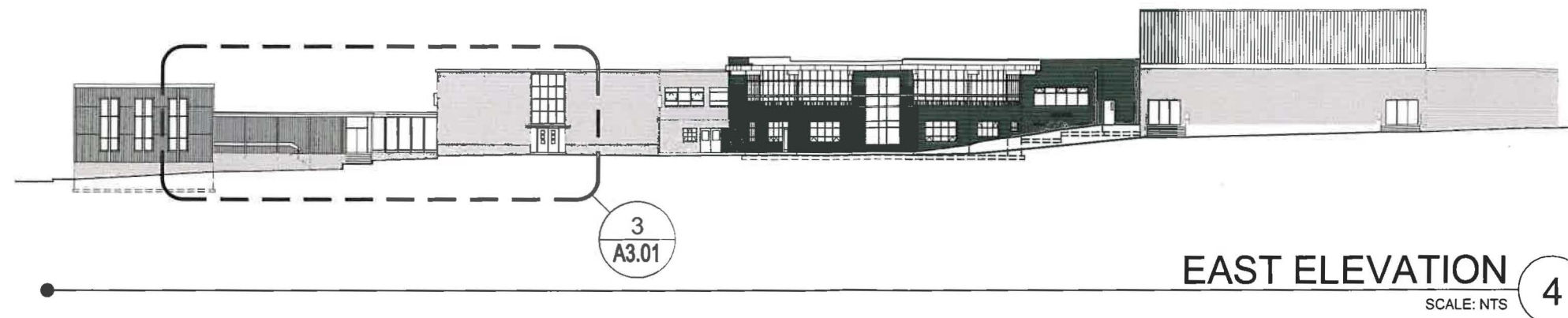
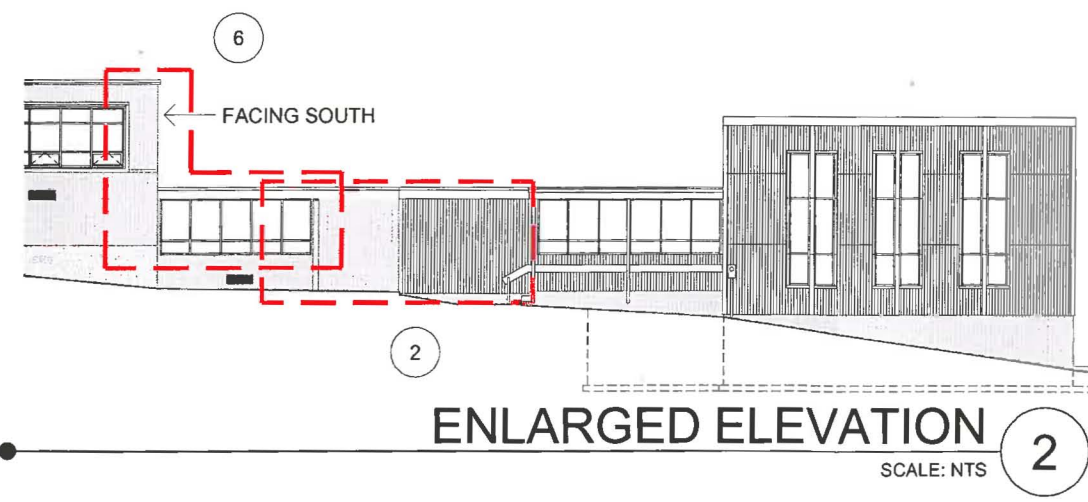
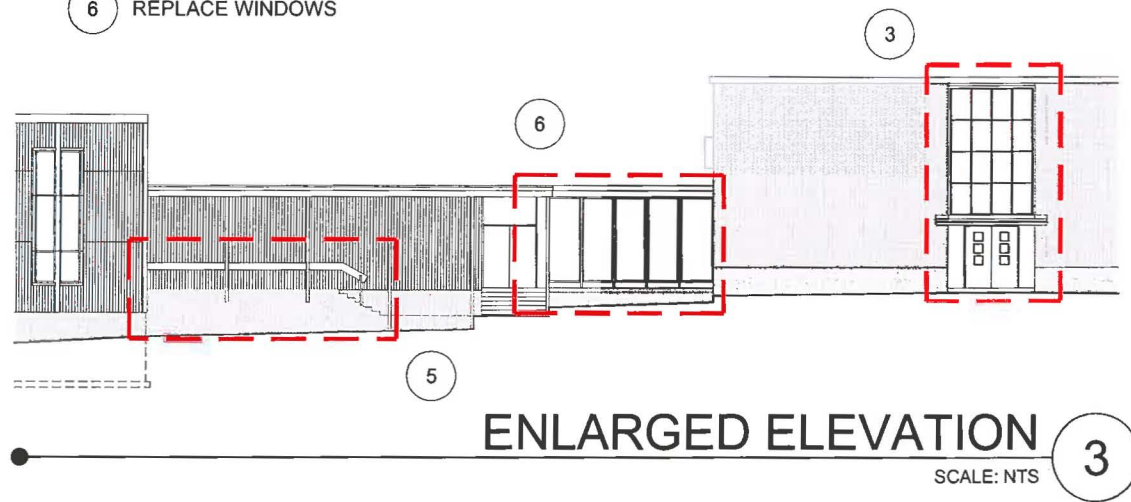
- ① LEARNING GARDEN AREA SEE ATTACHED DRAWING FOR ADDITIONAL DETAIL.
- ② NEW TRASH COMPACTOR AND EMERGENCY POWER GENERATOR.
- ③ REPLACE WINDOWS AND REDESIGN EXTERIOR CANOPY.
- ④ REPLACE WINDOWS
- ⑤ PROVIDE NEW ADA RAMP





SCOPE OF WORK NOTES

- 2 NEW TRASH COMPACTOR AND EMERGENCY GENERATOR.
- 3 REPLACE WINDOWS AND REDESIGN EXTERIOR CANOPY.
- 5 PROVIDE NEW ADA RAMP
- 6 REPLACE WINDOWS



ARCHITECTURE + INTERIORS + PLANNING

DULL OLSON WEEKES  
ARCHITECTS INC.

1403 12TH STREET, PORTLAND, OREGON 97204  
P: 503 224 8933 F: 503 223 8192 WWW.DOW.COM

WILLAMETTE PRIMARY SCHOOL IMPROVEMENTS

West Linn Wilsonville School District

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key plan

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Exterior Elevations

**A3.01**

