



LAND USE PRE-APPLICATION CONFERENCE

THURSDAY, FEBRUARY 16, 2012

City Hall
22500 Salamo Road

Willamette Conference Room

11:00 am Trash compactor and surrounding fencing, and Water Resources Area permit for bank stabilization efforts

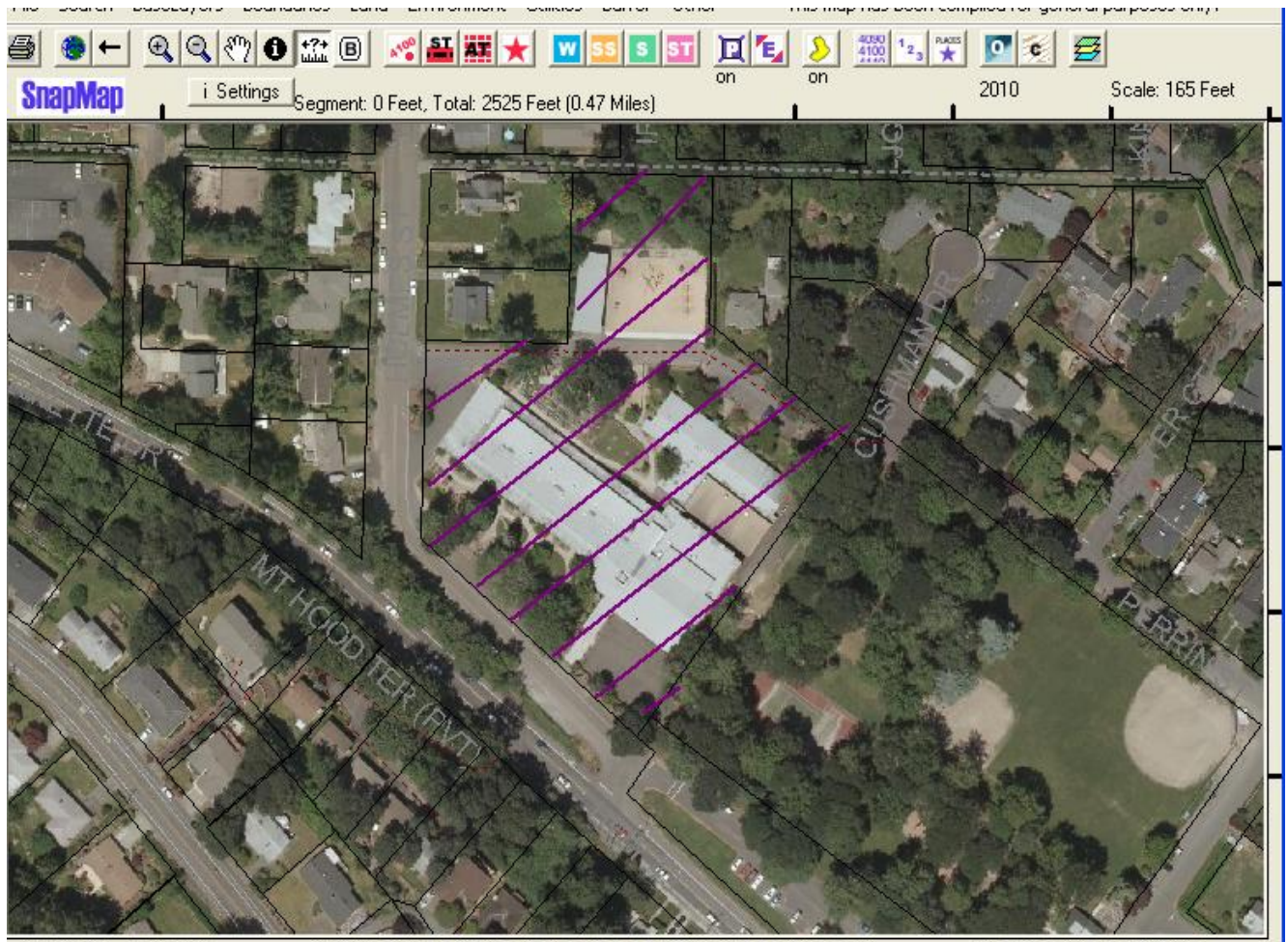
Applicant: West Linn/Wilsonville School District

Subject Property Address: 5933 Holmes St

Neighborhood Assn: Bolton

Planner: Tom Soppe

Project #: PA-12-04





PRE-APPLICATION CONFERENCE

2 PART APP

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 2-16-12	TIME: 11 Am	PROJECT #: PA-12-04
STAFF CONTACT: Tom Soppe		FEE: 350-

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): 5933 SW Holmes Street, West Linn, OR 97068

Brief Description of Proposal: To locate a new trash compactor on the south side of the school property where the current trash/recycling bins are located. This location is on the back side of the school building, furthest away from nearby homes. Replacing the current trash bins with a compactor is a more sustainable trash management system

Applicant's Name: WEST LINN WILSONVILLE SCHOOL DISTRICT

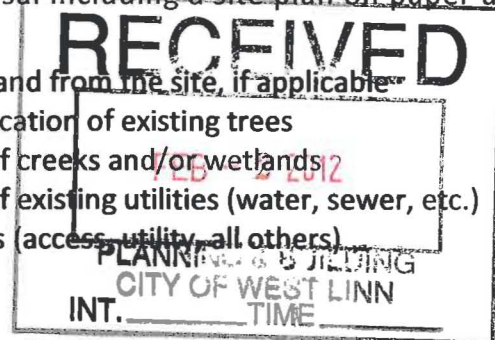
Mailing Address: 2755 SW BORLAND ROAD, TUALATIN, OR 97062

Phone No: (503) 673-7000

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:

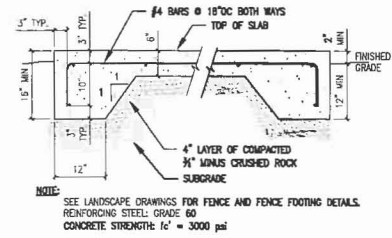
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Patric McLaughlin
Property owner's signature

2-2-12
Date

22210 SW STAFFORD ROAD, TUALATIN, OR 97062

Property owner's mailing address (if different from above)



CONCRETE SLAB DETAIL

SCALE: NTS

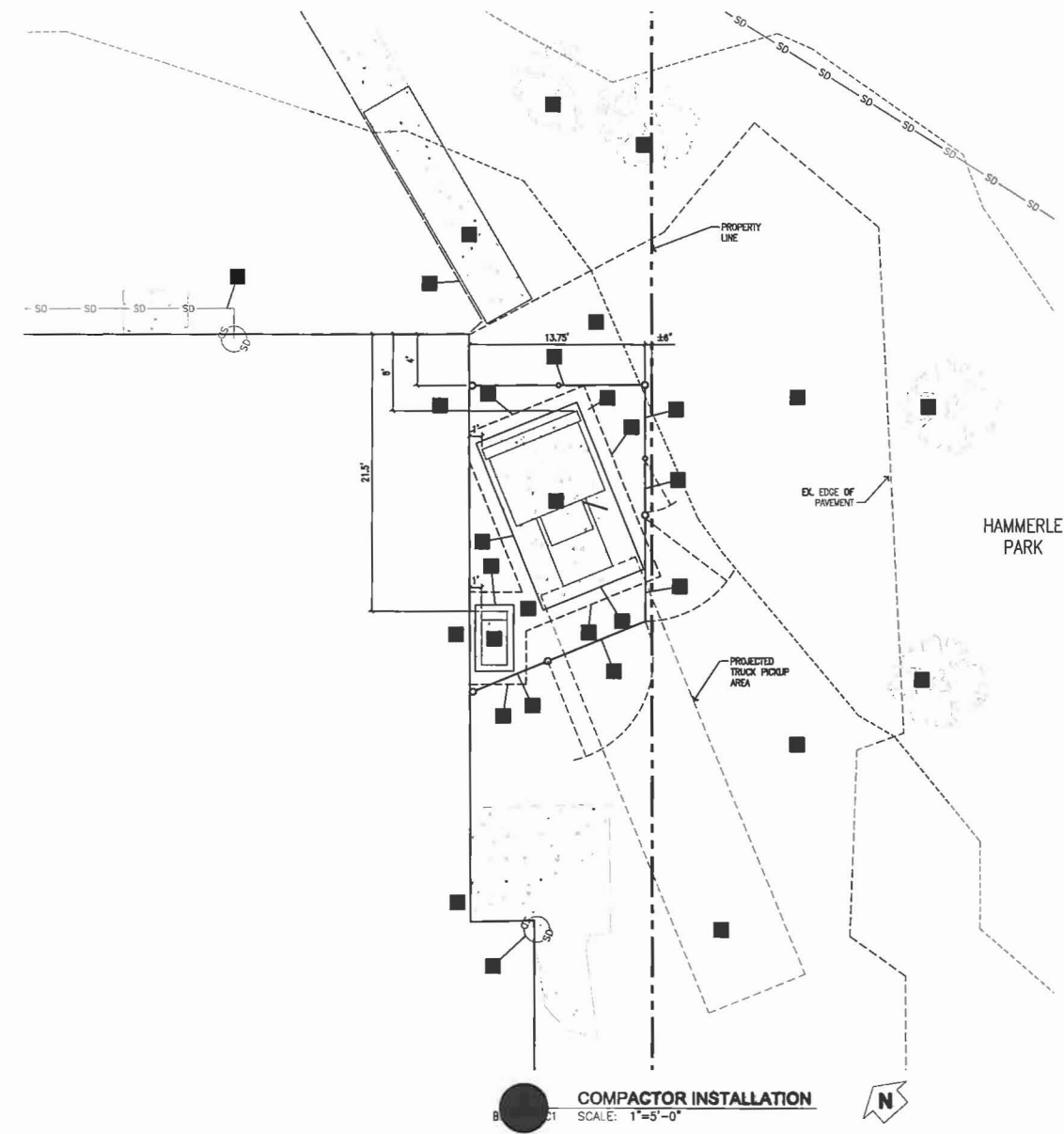
BEING DEVELOPED

CHAIN LINK FENCE DETAIL

SCALE: NTS

CONSTRUCTION NOTES

- SAVE AND PROTECT EXISTING SIDEWALK.
- SAVE AND PROTECT EXISTING FENCE.
- SAVE AND PROTECT EXISTING STORM DRAINAGE PIPE.
- SAVE AND PROTECT EXISTING TREE.
- SAVE AND PROTECT EXISTING BUILDING AND OVERHANG.
- SAVE AND PROTECT EXISTING ASPHALT PAVEMENT.
- SAWCUT STRAIGHT EDGE IN ASPHALT TO CONSTRUCT PAD.
- INSTALL 8.5"x14"x6" THICK CONCRETE PAD ON COMPACTED GRAVEL SUBGRADE. SLOPE CONCRETE PAD TOWARD ACCESS AS SHOWN, MAX. SLOPE 2% - FOR COMPACTOR UNIT.
- INSTALL 5.5"x3"x6" THICK CONCRETE PAD ON COMPACTED GRAVEL SUBGRADE. SLOPE CONCRETE PAD TOWARD ACCESS AS SHOWN, MAX. SLOPE 2% - FOR ELECTRICAL CONTROL UNIT.
- INSTALL 6" BLACK VINYL COATED CHAIN LINK FENCE AROUND COMPACTOR PAD AS SHOWN. PROVIDE "SIGHT OBSCURING" BLACK VINYL SLATS.
- PROVIDE 18" WIDE GATE OPENING, WITH TWO 6" WIDE GATES. BLACK VINYL COATED CHAIN LINK FENCE AROUND COMPACTOR PAD AS SHOWN. PROVIDE "SIGHT OBSCURING" BLACK VINYL SLATS.
- PROVIDE 4" WIDE MAN GATE. BLACK VINYL COATED CHAIN LINK FENCE AROUND COMPACTOR PAD AS SHOWN. PROVIDE "SIGHT OBSCURING" BLACK VINYL SLATS.
- INSTALL COMPACTOR AND ELECTRICAL CONTROL UNIT (PROVIDED BY OTHERS).
- CONCRETE SLAB TO BE FLUSH WITH EXISTING ASPHALT.
- PATCH ASPHALT PAVING AS NEEDED AROUND CONCRETE SLAB FROM CONCRETE SLAB TO SAWCUT. MATCH EXISTING ASPHALT PAVEMENT SECTION.



COMPACTOR INSTALLATION

SCALE: 1"=5'-0"



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DULL OLSON WEEKES
architects inc.

402 SW STATE STREET, PORTLAND, OREGON 97205
t: 503 228 8888 / fax 503 218 5158 www.dow.com

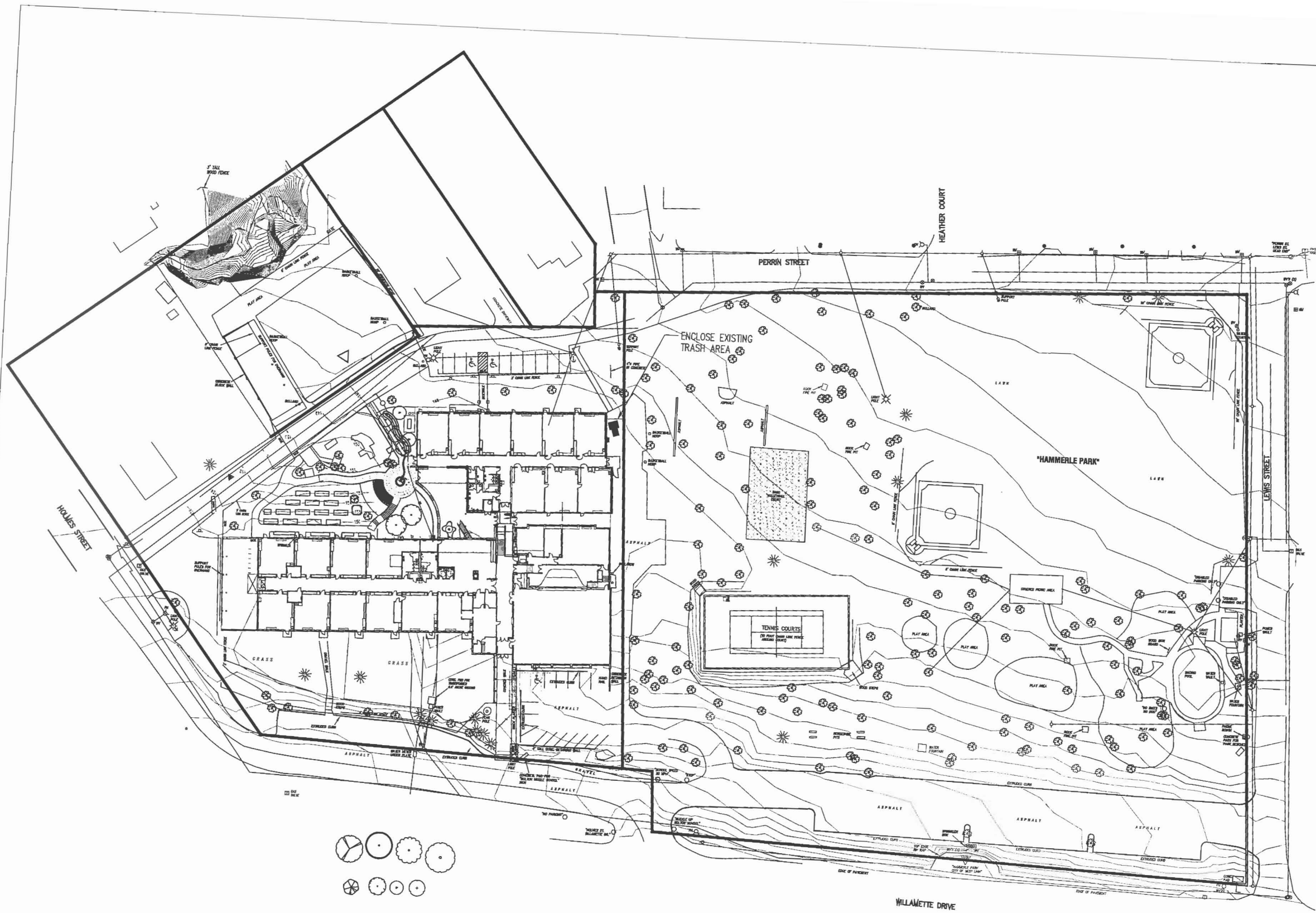
BOLTON PRIMARY SCHOOL-ADDITION/REMODEL
5933 SW HOLMES STREET WEST LINN, OR 97068

West Linn-Wilsonville School District #3JT
22210 SW STAFFORD RD, TUALATIN, OR 97062
t: (503) 673 7000 f: (503) 673 7001

phase	bid/perm/let
date	07/16/2010
revisions	
project #	09002

COMPACTOR SITE PLAN
BO-C1

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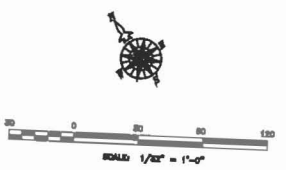
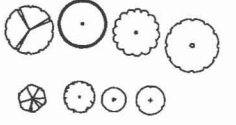


NOTES

1. INFORMATION PROVIDED BASED ON THE LATEST AVAILABLE RECORD INFORMATION. DESIGNER HAS CONDUCTED VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE RELIABLE AND ACCURATE. DESIGNER HAS NOT CONDUCTED SURVEYING OR ENGINEERING SURVEYING AND HAS NOT OBTAINED ANY SURVEYING RECORDS. DESIGNER HAS NOT CONDUCTED ANY FIELD SURVEYING OR ENGINEERING SURVEYING AND HAS NOT OBTAINED ANY SURVEYING RECORDS. DESIGNER HAS NOT CONDUCTED ANY FIELD SURVEYING OR ENGINEERING SURVEYING AND HAS NOT OBTAINED ANY SURVEYING RECORDS.
2. OWNER OF RECORDS IS RESPONSIBLE FOR CORRECTING OR AMENDING THE SAME TO REFLECT THE CURRENT STATE OF THE RECORDS.
3. THIS DESIGN DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE DESIGNER HAS CONDUCTED VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE RELIABLE AND ACCURATE. DESIGNER HAS NOT CONDUCTED SURVEYING OR ENGINEERING SURVEYING AND HAS NOT OBTAINED ANY SURVEYING RECORDS.
4. DESIGNER HAS NOT CONDUCTED ANY FIELD SURVEYING OR ENGINEERING SURVEYING AND HAS NOT OBTAINED ANY SURVEYING RECORDS.
5. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER.

LEGEND

- GAS VALVE
- GAS METER
- ◇ UTILITY POLE
- ⊗ LIGHT
- ⊗ MAINWAY UNDER WALKWAY
- ⊗ MAINWAY UNDER DRIVEWAY
- ⊗ STORM DRAIN UNDER DRIVEWAY
- FIRE HYDRANT
- ⊗ GAS VALVE
- ⊗ GAS METER
- ⊗ WATER CLOSET
- ⊗ SEWER MANHOLE
- BENCH AS SHOWN
- CURB
- EDGE OF PAVEMENT
- STORM DRAIN LINE
- MAINWAY UNDER DRIVEWAY
- MAINWAY UNDER WALKWAY
- OVERHEAD POWER
- GAS LINE
- FENCE LINE
- CONCRETE



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architects inc.

807 SW STARK STREET - PORTLAND, OREGON 97205
t: 503 228 8845 / f: 503 213 1412 www.dovawork.com

BOLTON TRASH COMPACTOR
WEST LINN WILSONVILLE SCHOOL DISTRICT
22210 SW STAFFORD RD., TUALATIN OR
t: (503) 673 7000
f: (503) 673 7001

KEY PLAN

phase	
date	February 2, 2012
revisions	
project #	11096

2/2/2012 11:23 AM
 I:\Projects\11096 Bolton Trash Compactor\11096 Bolton Trash Compactor.dwg
 11096 Bolton Trash Compactor.dwg
 2/2/2012 11:23 AM



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
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STAFF CONTACT: TOM Soppe		FEE:

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Address of Subject Property (or map/tax lot): 5933 Holmes Street, West Linn, OR 97068

Brief Description of Proposal: Stabilize slope between Bolton Primary School Playground and adjacent creek along eastern side of the property. Work will include excavation/grading and improvements to the storm water outfall to increase bank stability and decrease long term erosion.

Applicant's Name: West Linn-Wilsonville School District (Attn: Nancy Hubbard)

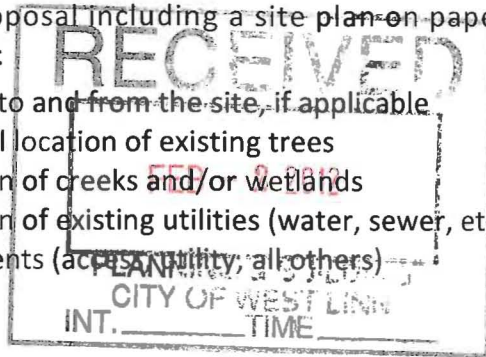
Mailing Address: 2755 SW Borland Road, Tualatin, OR 9062

Phone No: (503) 673-7995

Email Address: hubbard.associates@frontier.com

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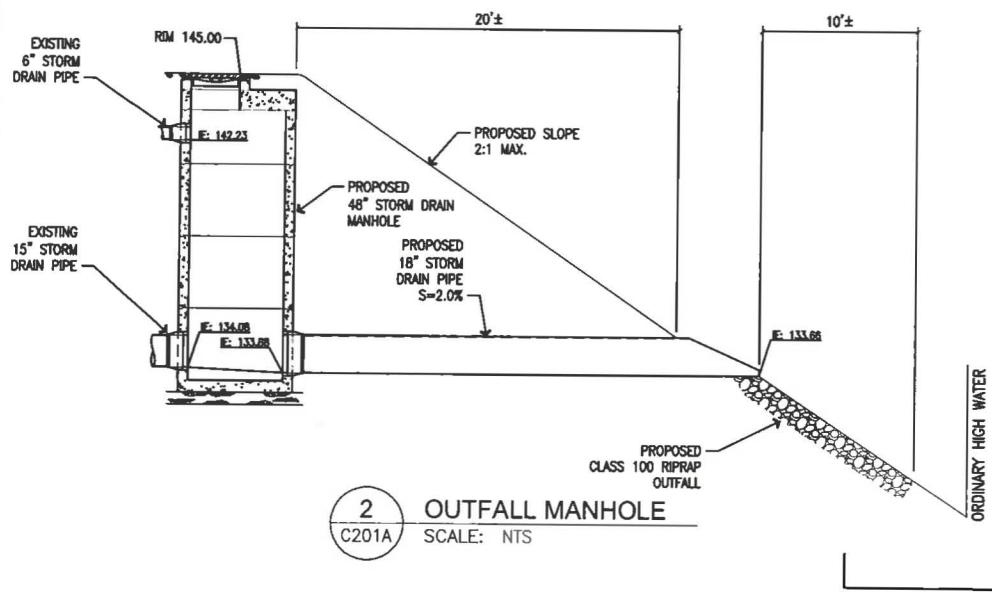
Summary of anticipated permit requirements, related permit fees, staff contacts and anticipated timelines

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

Property owner's signature

2-2-12
Date

2755 SW BORLAND RD TUALATIN 97062
Property owner's mailing address (if different from above)



2 OUTFALL MANHOLE
C201A SCALE: NTS

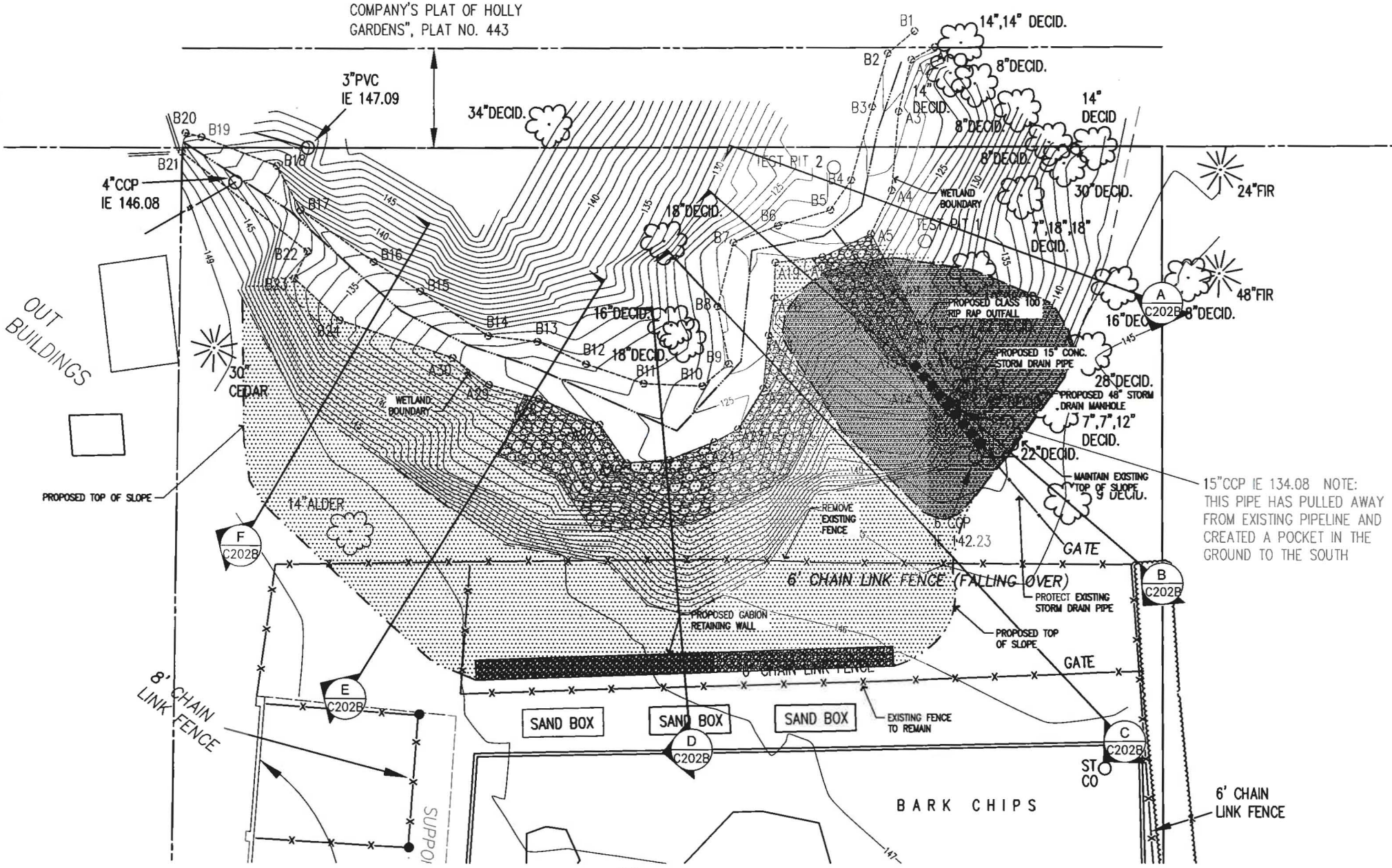
LEGEND

	SLOPE IMPACT AREA RESEED SLOPE AREA
	DRAINAGE DITCH FILL AREA
	CLASS 100 RIPRAP

15' ALLEY PER THE PLAT OF
"MOODY INVESTMENT
COMPANY'S PLAT OF HOLLY
GARDENS", PLAT NO. 443



PROJECT VICINITY MAP
NOT TO SCALE



1 SITE PLAN - OPTION 1
C201A SCALE: 1"=10'

**CONCEPTUAL PLAN
NOT FOR CONSTRUCTION**

BARIS ONE INCH
ORIGINAL DRAWING
0 1"
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MARK	DATE	DESCRIPTION	ISSUE
0	02/02/2012	PREAPPLICATION CONFERENCE	

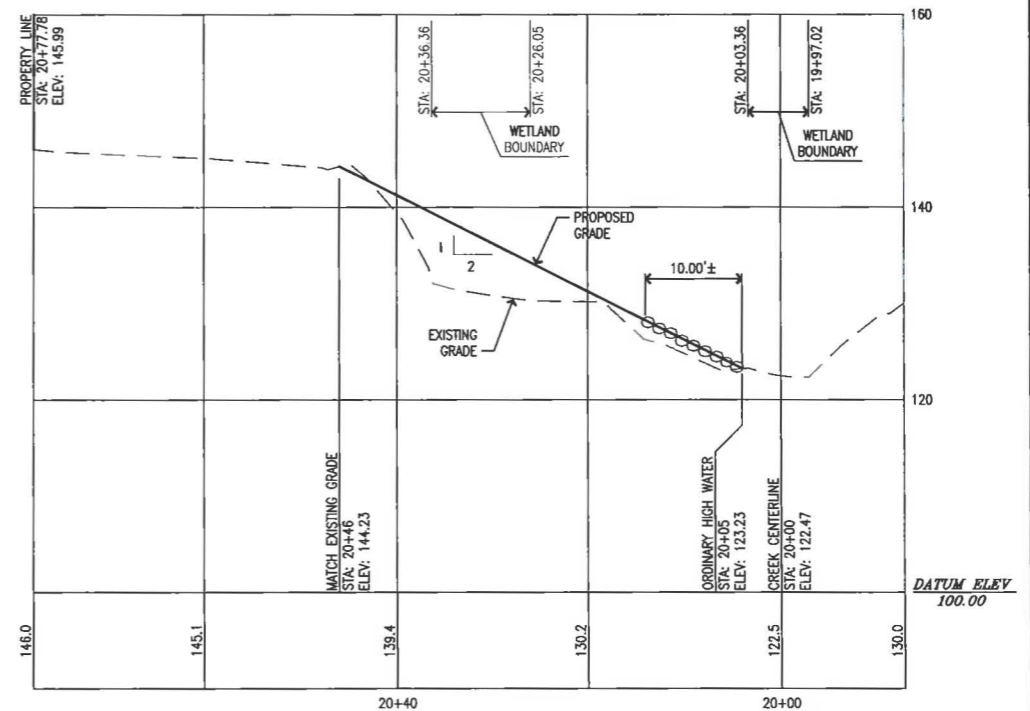
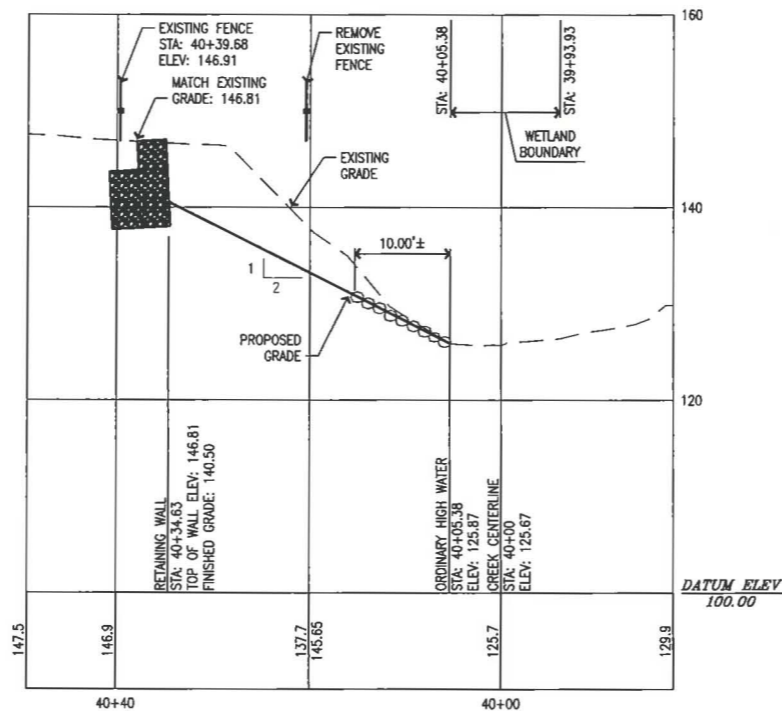
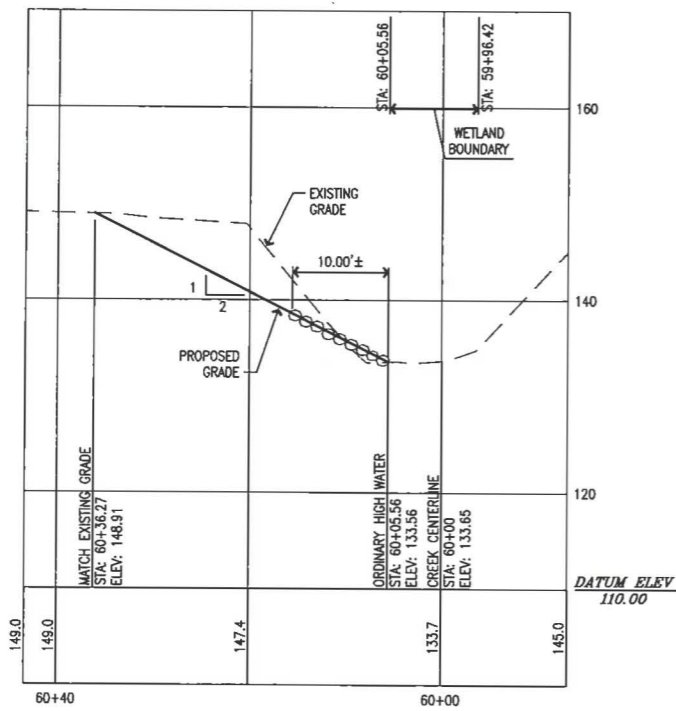
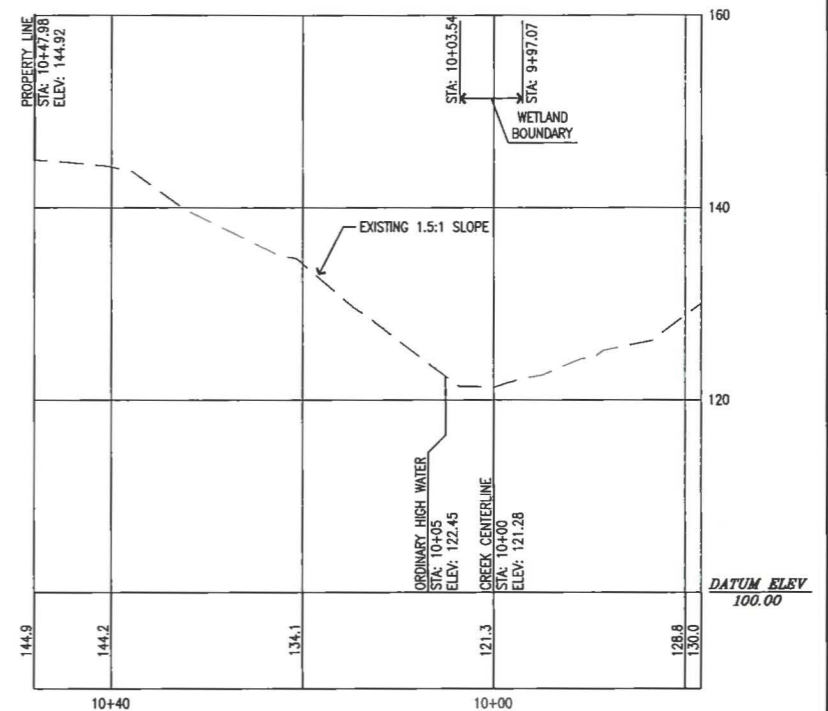
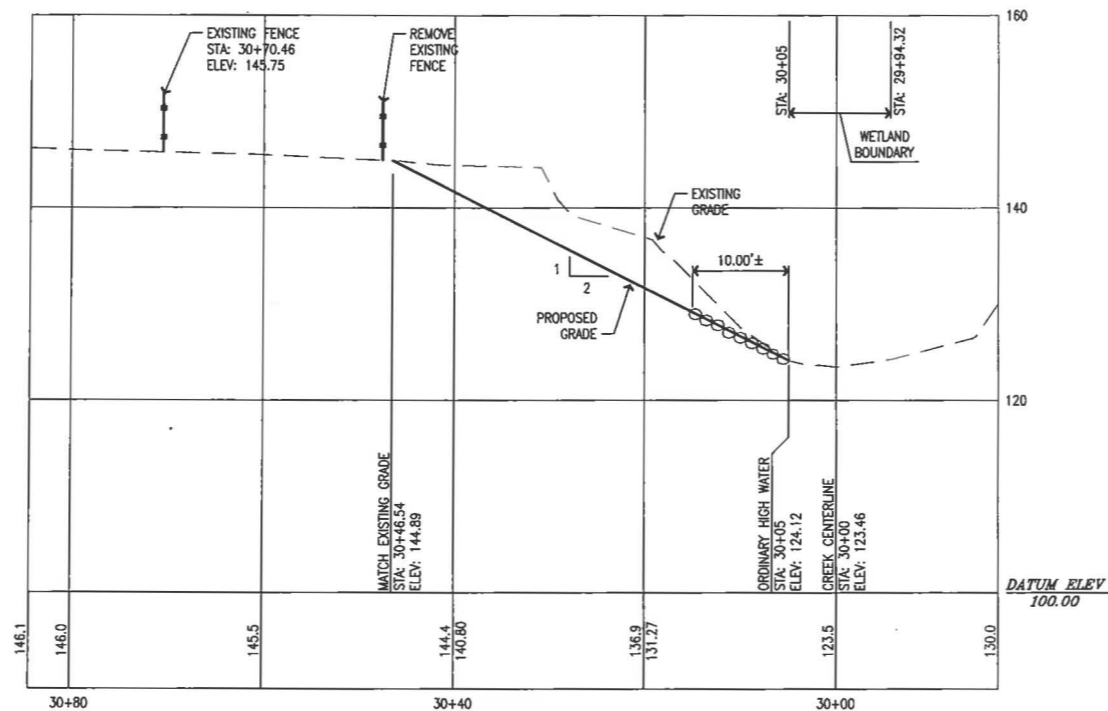
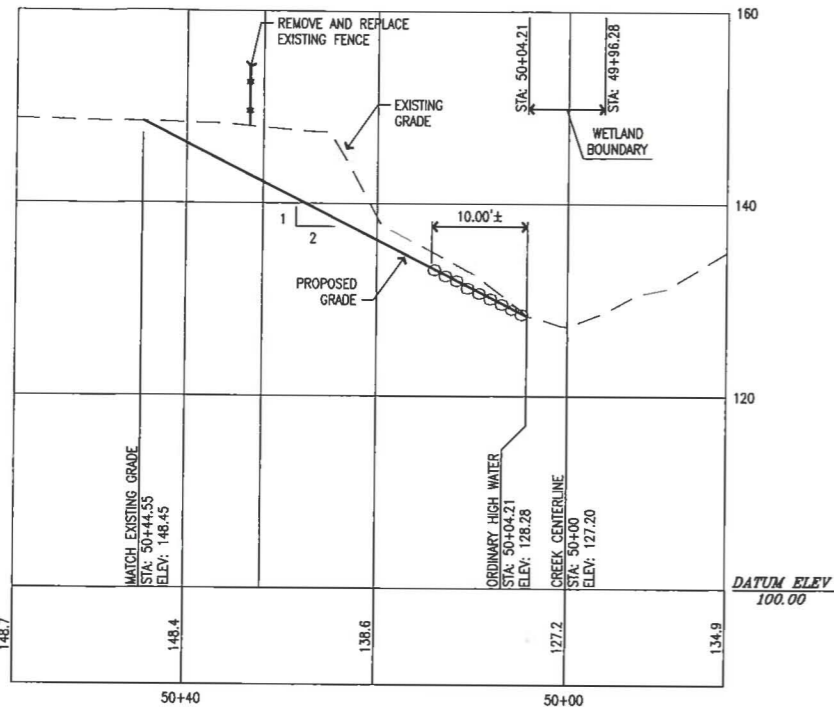
**WEST LINN WILSONVILLE SCHOOL DISTRICT
BOLTON PRIMARY SCHOOL
STREAMBANK SLIDE REPAIR**

SITE PLAN

PROJ NO	11456-11012
DRWN. PRT	CHKD DMW
C1	
SHEET 1	OF 2

2012-02-02 1:51 PM KTOLE
C211456 - WLNISD (WEST LINN-WILSONVILLE SCHOOL DISTRICT)11456-11012 WLNISD BOLTON PRIMARY SCHOOL U8-CAD/SHEETS/C202 BOLTON - OPTION 2.DWG

2015-02-02 1:51 PM RTOLLE
 C:\11459 - WLWSD\11459-11012 WLWSD BOLTON PRIMARY SCHOOL\CADD\SET\CD202 BOLTON - OPTION 2.DWG



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MARK	DATE	DESCRIPTION	ISSUE
0	02/02/2012	PREAPPLICATION CONFERENCE	

**WEST LINN WILSONVILLE SCHOOL DISTRICT
 BOLTON PRIMARY SCHOOL
 STREAMBANK SLIDE REPAIR**

PROJ NO: 11456-11012
 DRWN: PRT CHKD: DMW

C2
 SHEET 2 OF 2

**CONCEPTUAL PLAN
 NOT FOR CONSTRUCTION**