



CITY OF
West Linn
PLANNING AND DEVELOPMENT

STAFF REPORT

PLANNING DIRECTOR DECISION

DATE: November 6, 2009

FILE NO.: DR-09-06 (Planning Directors Decision)

SUBJECT: Class I Design Review application to reconfigure an emergency driveway, build a new on-site circulation sidewalk, replace grass with synthetic groundcover on part of the outdoor play area, build a new storm water treatment facility, and other minor improvements at the Willamette Primary School at 1403 12th Street

PLANNER: Tom Soppe, Associate Planner

SPECIFIC DATA

OWNER/

APPLICANT: West Linn-Wilsonville School District, c/o Tim Woodley, Director of Operations, P.O. Box 35, West Linn, OR 97068

CONSULTANTS: Keith Liden, AICP, Parsons Brinckerhoff, 400 SW 6th Ave., Ste. 802, Portland, OR 97204

Steve Winkle, AIA, Dull Olson Weekes Architects, 907 SW Stark St., Portland, OR 97205

SITE LOCATION: 1403 12th Street

SITE SIZE: Approx. 3.58 acres

LEGAL

DESCRIPTION: 3 1E 02AB, Tax Lot 5700

COMP PLAN

DESIGNATION: Low-Density Residential

ZONING: R-10, Single-Family Residential

APPROVAL

CRITERIA: CDC Chapter 55 Design Review

120-DAY RULE: The application became complete on October 15, 2009. The 120-day period therefore ends on February 12, 2010.

PUBLIC NOTICE: Notice was mailed to property owners within 100 feet of the subject property and the Willamette Neighborhood Association on October 20, 2009. The notice was also posted on the City's website. Therefore, public notice requirements of Community Development Code Chapter 99 have been met.

EXECUTIVE SUMMARY

Site Conditions

This is an existing primary school on a site that covers two blocks (between 4th and 6th Avenues, between 11th and 12th streets) in the R-10 zone in the Willamette neighborhood. The school is a one-story, mid-century style primary school, oriented to 12th Street. The parking lot is located along 6th Avenue to the north, play areas lie along 4th Avenue to the south, and fields, play areas, and a portable are situated on the east side of the school along 11th Street.

Surrounding Land Use

Across the street to the south and east of the school site are more R-10 zoned areas, while across the street to the west and north are R-5 zoned areas. Single-family homes immediately surround the site on all sides. Just north of the houses on 6th Avenue is the Willamette historic commercial area. West of the site across 12th Avenue is the Willamette Falls National Historic District.

Proposed Improvements

The improvements proposed as part of this application include:

- Resurface the grass play field along 11th Street with synthetic all-weather turf.
- Realigning an existing fire/maintenance access drive that connects the building with 11th Street between the playground and the play field. This fire access drive will be straightened to be perpendicular with the street and will be reduced in width from 18 to 12 feet. Realigning gate for this drive.
- Repaving an existing pedestrian path and extending it to a nearby path for improved on-site circulation.
- Removing two insignificant (unprotected) maple trees along 11th Street near the north end of the site.
- Adding paving and drainage structures to the north of the existing covered play structure.
- Upgrading existing drainage facilities that are not functional, along the covered play area.
- Adding a storm water treatment facility at the southeast corner of the site to treat new impervious surfaces and some existing surfaces.
- Installing new fences along the new synthetic turf area and the new water quality facility.

Outdoor improvements as proposed require a Class I Design Review application, which is a Planning Director decision. A school is a conditional use in the R-10 zone. Since the use is not changing in nature, the parking is not changing, and the building is not being expanded or reconfigured, a Conditional Use Permit is not required for the proposed changes.

PUBLIC COMMENTS

See submittal by Lynn Fox, Exhibit PC-1.

RECOMMENDATION

Based on findings contained in the applicant's submittal in the City record, staff finds that there are sufficient grounds to **approve** this application (MISC-09-11) subject to the following conditions of approval:

1. The applicant shall install ADA compliant sidewalk ramps at the street corner at each corner of the site, and repair and maintain the public sidewalks abutting the site per Municipal Code Section 3.355.

2. Applicant shall comply with all Fire District conditions of approval, which are as follows:
 - Gate opening is minimum 16' wide (two 8' sections).
 - Remove curbing in front of relocated gate, or provide mountable curb design for approval.
 - If gate will be locked, provide a Knox padlock to interlock in school district padlock, or, provide other Knox security device for fire department use- please contact Karen Mohling of TVFR for assistance when ordering.
 - Provide "No Parking" signs on street in front of gate that is the entry to the emergency access.
 - Provide sign at/on gate to indicate that the marked "lane" is an approved emergency access road way- "Approved Fire Lane".
 - Recommend: provide turning radius from 12' lane to new asphalt to avoid fire truck breaking off concrete while transitioning to new asphalt.
 - Fire lane shall be engineered to hold 60,000 GVW.

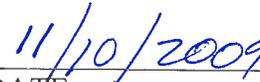
3. This approval shall expire 3 years from the effective date of this decision.

4. The construction authorized by this approval shall conform to the Willamette Primary School drawings dated October 14, 2009 except as modified to conform to conditions 1 and 2, as approved by the City Engineer and Planning Director.

I declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of the Community Development Code Chapter 99 have been met.



 JOHN SONNEN, Planning Director



 DATE



 KHOI LE, Development Review Engineer



 DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting written comments prior to or on November 6, 2009. Approval will lapse 3 years from effective approval date unless an extension is obtained.

Mailed this 12 day of November, 2009.
 Therefore, the 14-day appeal period ends at 5 p.m., on

November 26, 2009.

ADDENDUM

APPROVAL CRITERIA AND FINDINGS

DR-09-06

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

55.100 APPROVAL STANDARDS

A. The provisions of the following chapters shall be met:

1. Chapter 33, Storm Water Quality and Detention. (ORD. 1463)

Chapter 33 requires appropriate storm water collection, treatment, and detention, as applicable, for new developments and new impervious surfaces on existing developments.

FINDING NO. 1:

Stormwater treatment for the new impervious surfaces is achieved. Staff adopts the applicant's findings (see Exhibit PD-5, Page 21) that the criteria are met. Some of the work appears to be proposed where the storm drainage facility was proposed in CUP-07-02/DR-07-07/MISC-07-06/VAR-07-07, the application that proposed the portable that now exists on site. The storm drainage facility for this portable has been built on the other side of the portable however, not where the work in the current application is proposed.

5. Chapter 42, Clear Vision Areas.

8. Chapter 48, Access.

FINDING NO. 2:

The reconfigured driveway is for emergency access only, and there is no solid structure impeding the view (only chain link fencing, poles in the playground area are possibly in the clear vision triangle). The reconfiguration does not worsen compliance with Chapter 42. The emergency access driveway and its curb cut are satisfactory in width. The driveway will be more than far enough away from the other driveway into the site per Chapter 48. For fire access and safety, Condition of Approval 2 requires the applicant to follow all of the conditions of approval specified by TVFR in their June 11, 2009 email to Steve Winkle (see Page 28 in Exhibit PD-5). The criteria are met upon the fulfillment of Condition of Approval 2.

10. Chapter 54, Landscaping.

This chapter requires thorough, well-defined, attractive, and ecologically sound landscaping for new developments. On a site such as this with existing non-residential development, and with new impervious surfaces

planned, the main concern via the chapter's criteria is whether the site stays above the 20% minimum required landscaped area.

FINDING NO. 3:

The site will still have over 20% of the site landscaped. Irrigation will be done to meet the requirements of this chapter. The criterion is met.

B. Relationship to the natural and physical environment.

FINDING NO. 4:

The two trees to be removed are not significant per the City Arborist. Other trees will be preserved. In installing the stormwater facility and other items to be installed on site, the basic topography of the site will be preserved. There will be no changes to the building. In all, the school site's relationship to the natural and physical environment will not be drastically changed, and the criteria of this section are met.

G. Demarcation of public, semi-public, and private spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

- 1. A deck, patio, fence, low wall, hedge, or draping vine;*
- 2. A trellis or arbor;*
- 3. A change in level;*
- 4. A change in the texture of the path material;*
- 5. Sign; or,*
- 6. Landscaping.*

Use of gates to demarcate the boundary between a public street and a private access driveway is prohibited. (ORD. 1463)

FINDING NO. 5:

Staff adopts the applicant's finding that there will not be major changes on site related to the issues in (G), and that the playground areas and other rear areas of the school grounds will continue to be clearly delineated from the public right-of-way by fencing. There is a gate on the emergency access drive, but this is not a private access driveway as it is rather a emergency-vehicle-only driveway into a publicly owned site. The criteria are met for this section.

J. Crime prevention and safety/defensible space.

- 1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.*
- 2. Interior laundry and service areas shall be located in a way that they can be observed by others.*
- 3. Mail boxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.*
- 4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.*

5. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.

6. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.

7. Lines of sight shall be reasonably established so that the development site is visible to police and residents.

8. Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location. (ORD. 1408)

FINDING NO. 6:

Staff adopts the applicant's findings that the issues in (J) will not be affected by the changes proposed on site.

K. Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

FINDING NO. 7:

The new on-site circulation sidewalk will be in a visible area and will improve access within the site for persons with disabilities. The applicant pledges in the findings that the improvements will be done to satisfy City and ADA requirements regarding the provisions for people with disabilities. There are currently not disabled-accessible ramps on the four street corners that border the site (SE corner of 12th Street and 6th Avenue; NE corner of 12th Street and 4th Avenue; NW corner of 4th Avenue and 11th Street; and SW corner of 6th Avenue and 11th Street). Condition of Approval 1 requires the applicant to install these ramps to bring these corners into compliance.

Soppe, Tom

From: Hidden Springs Neighborhood Assoc. [wlhsna@msn.com]
Sent: Wednesday, October 21, 2009 5:05 PM
To: Soppe, Tom
Subject: Fw: Notices for DR-09-03 et al, and DR-09-06 BLANKENSHIP APARTMENTS and WILLAMETTE SCHOOL
Attachments: notice-DR-09-06.doc; notice-DR-09-03.doc

Hello Tom,

Thank you or the attached information and for sending it so quickly.

I requested that you email me copies of the official public notices that are sent to the Neighborhood Association Presidents by mail that constitute the official notice to ALL MEMBERS OF THE NEIGHBORHOOD ASSOCIATION regarding land use issues and public hearings. There is no City process in place to allow the presidents to provide these notices to all residents of the neighborhood.

The documents you sent me are incomplete. They do not have copies of the map which is part of the official notice. Would you please provide a complete copy of the official notices.

I note that there has been a change in procedure and the name of the impacted Neighborhood Association is no longer provided in the official notice. This makes it very difficult to ascertain which NA is the impacted NA and makes it difficult for the NA president to inform the appropriate parties. I respectfully request that you advise me regarding the process necessary to include the name of the impacted Neighborhood Association in the official notice to the President.

It is my understanding that File No. DR-09-03/VAR-09-08/VAR-09-09 involves a request to construct two apartment buildings behind the duplex at 2170-72 13th Street. The map on the notice that was mailed to the HSNA President indicates this property is near Blankenship but there nothing in the email you sent me that indicates that the application is near Blankenship. Please email a complete version of the notice that was mailed to the HSNA President, including a copy of the map that is missing from the attached email notice.

Please email a map of the Planning Director Decision File No. DR-09-06 which was not included with your previous email.

Thank you for your assistance.

Cordially,

----- Original Message -----

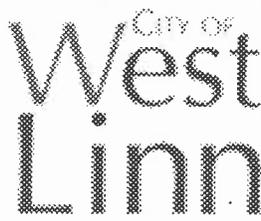
From: Soppe, Tom
To: Hidden Springs Neighborhood Assoc.
Sent: Wednesday, October 21, 2009 4:01 PM
Subject: Notices for DR-09-03 et al, and DR-09-06

Lynn,

Here are the two notices you requested.



Thanks



Tom Soppe
tsoppe@westlinnoregon.gov
Associate Planner
22500 Salamo Rd
West Linn, OR, 97068
P: (503) 742-8660
F: (503) 656-4106
Web: westlinnoregon.gov

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

**CITY OF WEST LINN
PLANNING DIRECTOR DECISION**

FILE NO. DR-09-06

The West Linn Planning Director is considering the request of the West Linn-Wilsonville School District for a Class I Design Review permit to construct a new internal sidewalk, replace a grass play area with a synthetic material outdoor play area, add a storm drainage treatment facility, reconfigure an emergency access driveway, remove two trees, and adding drainage and paving structures to another existing outdoor play area at the Willamette Primary School site at 1403 12th Street. The decision will be based on the approval criteria in Chapter 55 of the Community Development Code (CDC). The approval criteria from the Community Development Code (Zoning Code) are available for review at City Hall, at the City Library, and on the Planning Department's page of the City's website under Documents/CDC.

Site located at Tax Lot 6300, Clackamas County Assessor's Map 3-1E-02BA.

All relevant materials in the above noted file are available for inspection at no cost, or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, November 6, 2009**, so please contact us prior to this date if you have questions or comments. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Rd., West Linn, OR 97068, telephone (503) 742-8660, or e-mail to tsoppe@westlinnoregon.gov

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

(subd. as attachment to Lynn Fox's email)

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. DR-09-03/VAR-09-08/VAR-09-09**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday November 4, 2009, **starting at 7:00 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of Sericko Resources LLC to construct two 4-unit townhouse-style apartment buildings behind the existing duplex at 2170-72 13th Street. The applicant's proposal requires a Class II Design Review permit and two separate Class II Variance permits. One of the variances is for the number of dwelling units on a cul-de-sac, and the other is to have the new units' parking in front of the buildings rather than on the side or behind. The base zone on site is R-2.5. Design Review criteria are found in Chapter 55 of the Community Development Code (CDC), and Variance criteria are found in Chapter 75 of CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site located at tax lot 2900 of Clackamas County Assessor's Map 2-1E-35CB and/or as required by Chapter 99 of the West Linn Community Development Code.

The complete application in the above noted file is available for inspection at no cost at City hall or via the web site <http://westlinnoregon.gov/planning/2150-2170-13th-street-2-town-homes-4-units-each>, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff report presentation from the City Planner; and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

*Submitted as part of Lynn
Fox's email*

TERESA ZAK
Planning Administrative Assistant

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. DR-09-06 Applicant's Name W-L School District
Development Name Willamette Primary Class I Design Review-Improvements
Scheduled Meeting/Decision Date November 6, 2009

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____
- F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) _____ (signed) _____
City's website (posted date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) _____ (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B X

- LA. The applicant (date) 10/20/09 (signed) up
- LB. Affected property owners (date) 10/20/09 (signed) up
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- LE. Affected neighborhood assns. (date) 10/20/09 (signed) up
willamette & all

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 10/21/2009 (signed) [Signature]

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

**CITY OF WEST LINN
PLANNING DIRECTOR DECISION**

FILE NO. DR-09-06

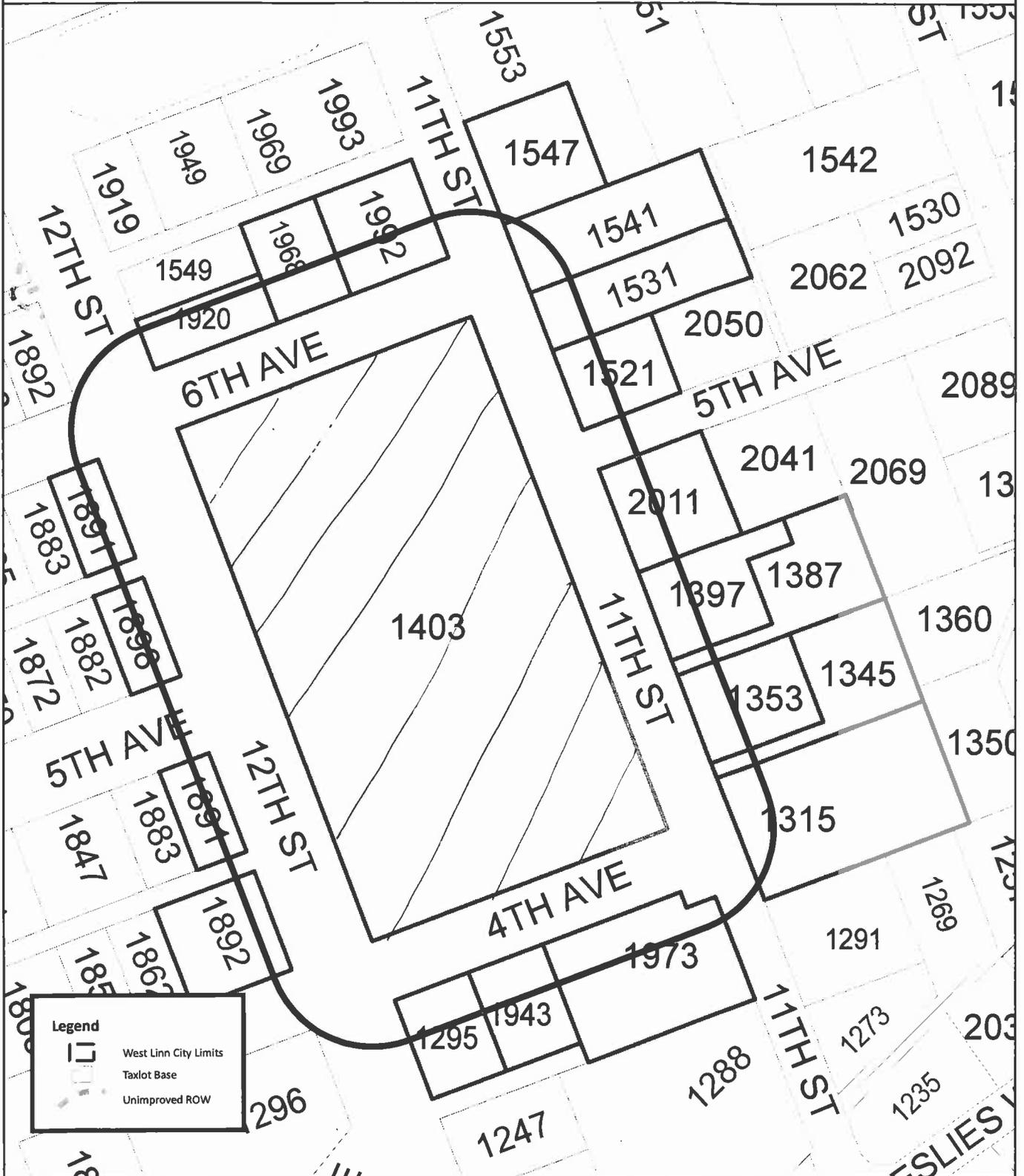
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You have been notified because County records show you own property within 100 feet of the site located at Tax Lot 6300, Clackamas County Assessor's Map 3-1E-02BA.

All relevant materials in the above noted file are available for inspection at no cost, or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, November 6, 2009**, so please contact us prior to this date if you have questions or comments. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Rd., West Linn, OR 97068, telephone (503) 742-8660, or e-mail to tsoppe@westlinnoregon.gov

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1403 12th Willamette Primary School



Legend	
	West Linn City Limits
	Taxlot Base
	Unimproved ROW

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Metro RLIS

NOT TO SCALE



SNAPNOTIFY.MXD / AHA APP 6-16-09

User Name: T Zak
Map Creation Date: Oct 20, 2009

BECKER STEFANIE W
1898 5TH AVE
WEST LINN, OR 97068

COLE ROBERT
1541 11TH ST
WEST LINN, OR 97068

GARRISON LYLE & JENNIFER
1397 11TH ST
WEST LINN, OR 97068

HASTINGS EDWARD C TRUSTEE
1315 11TH ST
WEST LINN, OR 97068

JELGERHUIS BRIAN K
1295 12TH ST
WEST LINN, OR 97068

MATTHIES KENNETH E &
MARGARET M
1531 11TH ST
WEST LINN, OR 97068

MCENTEE STEVE T & LAURA A
BROWN
1387 11TH ST
WEST LINN, OR 97068

MCFALL SADIE E
2011 5TH AVE
WEST LINN, OR 97068

OBRIEN PETER X
1547 11TH ST
WEST LINN, OR 97068

PANICHELLO JOHNNY S
TRUSTEE
3000 STONEBRIDGE WAY
LAKE OSWEGO, OR 97034

PERLOT MARY ANN
1973 4TH AVE
WEST LINN, OR 97068

PETER JIMMY A & PAULA A
1521 11TH ST
WEST LINN, OR 97068

PIROOZMANDI JILLA & DAVID
2535 ONEAL CT
WEST LINN, OR 97068

RUDAWITZ DAVID A & LINDA J
887 6TH ST
LAKE OSWEGO, OR 97034

SCOTT ROSS C & CANDACE A
1353 11TH ST
WEST LINN, OR 97068

SECCHI ALBERT J JR & LAURA M
1920 6TH AVE
WEST LINN, OR 97068

SLIGER HAROLD M & DOT-AM
1968 6TH AVE
WEST LINN, OR 97068

SLOMA PAUL L & ETHEL V
1992 6TH ST
WEST LINN, OR 97068

SWENSON ANN M
1892 4TH AVE
WEST LINN, OR 97068

WESTON CODY M
1892 6TH AVE
WEST LINN, OR 97068

WEST LIIN/WILSONVILLE
SCHOOL

PARSONS BRINCKERHOFF
KEITH LIDEN, AICP
400 SW 6TH AVE, STE 802
PORTLAND, OR 97205

DULL OLSEN WEEKES
ARCHITECTS
ATTN: STEVE WINKLE
ARCHITECTS
PORTLAND, OR 97205

WEST LIIN/WILSONVILLE
SCHOOL

ALL NAS



CITY OF
West Linn

MAILED
10/15/09

October 15, 2009

Tim Woodley
Director of Operations
West Linn-Wilsonville School District
P.O. Box 35
West Linn, OR 97068

SUBJECT: DR-09-06

Dear Mr. Woodley:

You submitted resubmittal materials for this application on October 15, 2009. The Planning Department finds that this application is **complete**. Pursuant to Oregon Revised Statutes Chapter 227.178, the city is obliged to exhaust all local review in the next 120 days (by February 12, 2010), including any potential appeal of the director's decision to the West Linn City Council.

In the near future you will receive a notice regarding the date of the Planning Director's decision. As I emailed you recently, one condition of approval, among perhaps others, is expected to be the installation of ADA-compliant curbs on all four street corners of the site.

Please contact me at 503-742-8660, or by email at tsoppe@ci.west-linn.or.us if you have any questions.

Sincerely,

Tom Soppe
Associate Planner

c: Keith Liden, AICP, Parsons Brinckerhoff, 400 SW 6th Ave., Ste. 802, Portland, OR 97204

c: Steve Winkle, AIA, Dull Olson Weekes Architects, 907 SW Stark St., Portland, OR 97205

p:/devrvw/completeness check/compl-DR-09-06

WILLAMETTE PRIMARY SCHOOL

Class I Design Review

October 14, 2009

APPLICATION SUMMARY

Class I Design Review approval to make a number of site improvements including synthetic turf for an existing playground, relocation of a fire access driveway, construction of a new sidewalk for on-site circulation, and a water quality facility.

GENERAL INFORMATION

Location

1403 12th St. (3S 1E Section 2 BA, Tax Lot 6300). Its location is shown in Figure 1.

Comprehensive Plan and Zoning Designations

The Comprehensive Plan designation is Low Density.

Consistent with the Comprehensive Plan, the property is zoned Single Family Residential Detached (R10).

Applicant and Owner

Tim Woodley, Director of Operations
West Linn-Wilsonville School District
P. O. Box 35
West Linn, OR 97068
Phone: 503-673-7976
Fax: 503-638-9360
E-mail: woodleyt@wlwv.k12.or.us



Applicant's Representatives

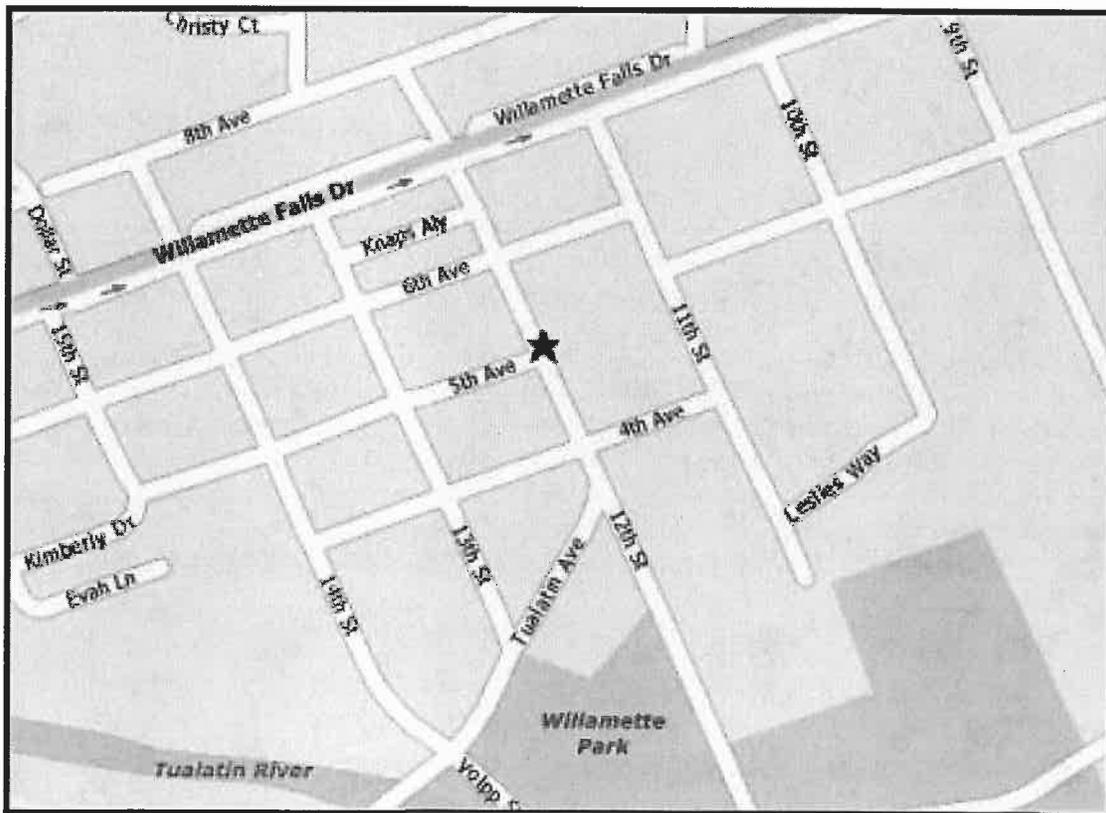
Keith Liden, AICP
Parsons Brinckerhoff
400 S. W. 6th Avenue, Suite 802
Portland, OR 97204
Phone: 503-478-2348
Fax: 503-274-1412
E-mail: liden@pbworld.com

Steve Winkle, AIA
Dull Olson Weekes Architects
907 S. W. Stark Street
Portland, OR 97205
Phone: 226-6950
Fax: 273-9192
E-mail: steve@dowa.com

Attachments and Plan Sheets

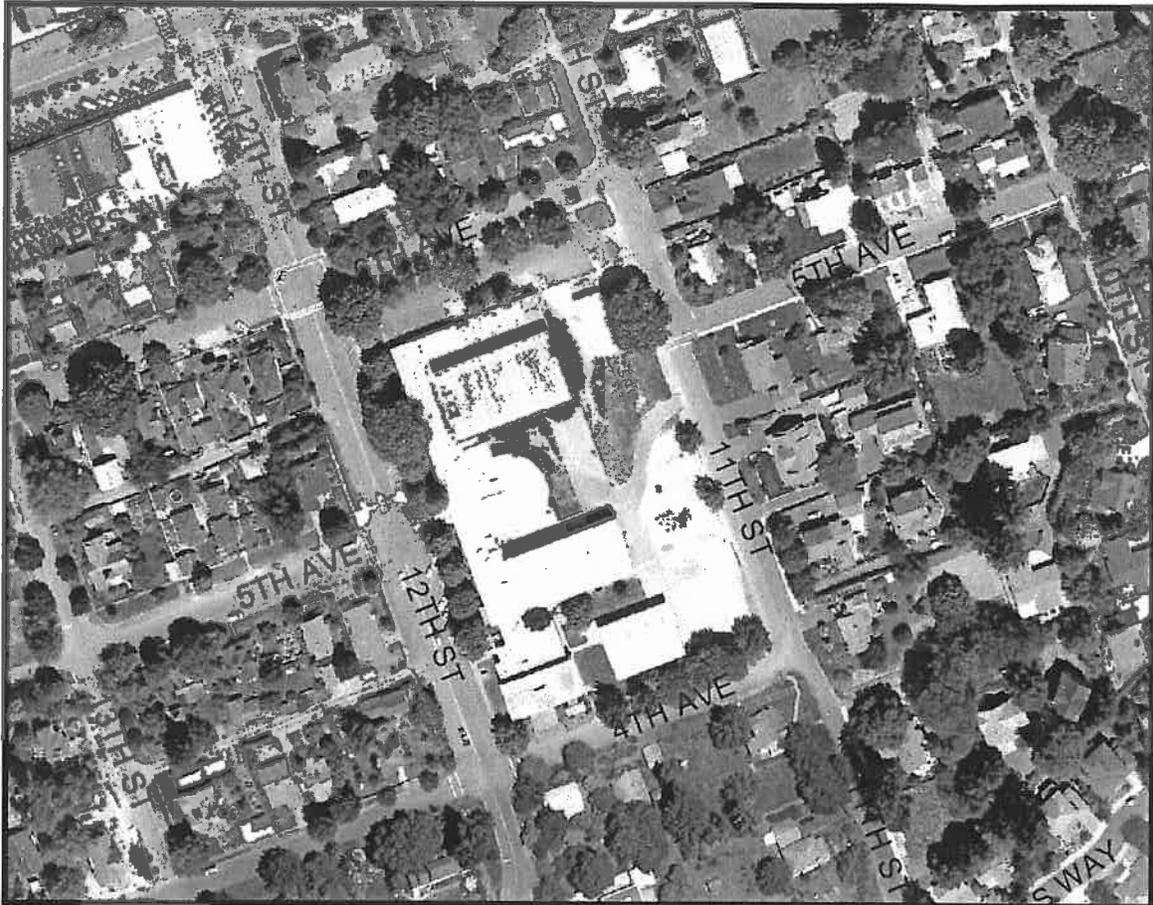
	Cover
WM-C1.0	Existing Conditions
WM-C2.0	Utility and Site Plan
WM-C3.0	Erosion Control Plan
WM-C4.0	Civil Details
WM-C4.1	Civil Details
WM-L1.0	Demolition Plan
WM-L2.0	Materials and Layout Site Plan
WM-L3.0	Grading and Drainage Plan
WM-L4.0	Planting Plan
WM-L4.1	Irrigation Plan
WM-L5.0	Landscape Details
WM-L5.1	Landscape Details
WM-L5.2	Landscape Details
Attachment A	TVFR Comments

Figure 1: Vicinity Map



Source: MapQuest

Figure 2: Aerial Photo



Source: City of West Linn

BACKGROUND INFORMATION

Site Description

The site is developed with Willamette Primary School, including a 73,873 square foot building, portable classroom building, driveway, parking, and play fields as shown in Sheet WM-C1.0. The entire site is approximately 3.58 acres. In addition to the school building, the portable classroom building and grass play field are located on the east side of the school. Primary access to the school is provided by 12th Street, which runs along the west side of the site (Sheet WM-C1.0).

Surrounding Area Description

The zoning designations and current land use of the surrounding area are summarized in Table 1.

**Table 1
Land Use Summary**

<i>Properties in the Vicinity</i>	<i>Zone Designation</i>	<i>Land Use</i>
<u>Subject Property</u>		
3S 1E Section 2 BA, Tax Lot 6300 (3.58 acre school site owned by school district)	R10	Primary School building, ancillary facilities, and parking.
<u>Surrounding Properties</u>		
North/Northwest	GC	Commercial Retail
South	R10/R7	Single family residences
East	R10	Single family residences
West	R5	Single family residences

SCHOOL BUILDING AND RELATED IMPROVEMENTS

The extent of the Willamette Primary School surface improvement project encompasses the playground on the northeast corner of the site within the perimeter playground fence. The primary scope of work of this project is to resurface the natural grass play field with synthetic all weather turf to eliminate mud problems. The following improvements are also being completed to support the new synthetic all weather turf surface and help eliminate mud and drainage problems:

- Upgrading existing drainage structures that are not functional.
- Realigning an existing fire/maintenance access path between the playground and the play field. This fire access path is straightened to be perpendicular with 11th and reduced in width from 18 to 12 feet. This path is gated and not intended for general access to or from the school.
- Realigning a double vehicular gate and curb cut at 11th street to accommodate the new fire access path alignment.
- Repaving an existing pedestrian path to the northeast of the gym and extending it down to the asphalt path outside the classrooms. This is an existing circulation route of the school and forces the students and teachers to walk through the mud on rainy days.
- Removing two existing maple trees at 11th street because poor health and structural stability that compromises playground safety (Sheet WM-L2.0).
- Preserving existing playground equipment.
- Adding paving and drainage structures to the north of the existing covered play structure to pick up water and solve mud problems on the grass bank between the classrooms and the covered play.

- Adding a water quality facility to help correct storm drainage deficiencies related to existing impervious surfaces on site as well as offset drainage from the synthetic turf field. The existing stormwater treatment facility on the north side of the portable classrooms will not be affected by this work.
- Constructing new fence segments along the synthetic turf and the water quality facility.

Sheets WM-C2.0, WM-C3.0, and WM-L1.0 to 4.1 illustrate the improvements to be made. Additional plan sheets show relevant construction details.

DESIGN REVIEW CRITERIA

At the conclusion of the preapplication conference, the Planning Director determined that the application must meet the following criteria in Chapter 55 of the Community Development Code (CDC):

- 55.100(A)(1)
- 55.100(A)(8)
- 55.100(A)(10)
- 55.100(G)
- 55.100(J)
- 55.100(K)
- 55.100(B)

In addition, comments from Tualatin Valley Fire and Rescue (TVFR) regarding emergency access must be submitted. These requirements are addressed below.

CDC Chapter 55

A. The provisions of the following chapters shall be met:

1. Chapter 33 - Storm Water Quality and Detention

The proposed synthetic playfield and walkway will create new impervious surfaces on the site. The realigned driveway will reduce some of the existing impervious area. The net effect will be a modest increase of impervious surface. There are no water quality or detention facilities currently on the school site. Mitigation for the new impervious surfaces will feature new on-site storm water treatment and detention facilities. These new facilities will collect the run-off from the synthetic turf field, sidewalk, and driveway.

1. Chapter 42 – Clear Vision Areas

The existing fire/maintenance access driveway on 11th Street is proposed to be relocated and reduced in length and width. For security reasons, there is a 6-foot chain link fence along this side of the school property. Because this access is gated and available only to authorized personnel, it does not appear that these requirements for public driveway access apply. In any case, good visibility is provided with a chain link fence.

8. Chapter 48, Access

As shown on the plan sheets, the school currently has four driveways, including a gated service drive on 11th street. This existing 15± foot wide access is for fire and maintenance purposes only. The driveway is proposed to be straightened, creating a new curb cut on 11th Street and closing the existing one. It will continue to function the same way, have a width of 12 feet, and it will be gated. This design has been reviewed and approved by TVFR.

Section 48.025 B. 6. requires driveways to meet access spacing requirements in Chapter 8 of the TSP.

Section 48.025 B. 7. requires access points for institutional uses to be minimized. This element of the site improvements will not create a new driveway, and therefore, this criterion is satisfied.

Section 48.040 requires that 2-way drives have a minimum width of 24 feet. This standard does not apply because this driveway will continue to only be used for fire and occasional maintenance access. It will not be used for 2-way traffic. This fire access design has been approved by TVFR.

Section 48.060 requires that the minimum/maximum curb cut should be 16-36 feet. The new curb cut is proposed to be 16 feet wide. The driveway also exceeds the minimum 35-foot spacing requirement from local street intersections (4th and 5th Avenue). This driveway is well over 30 feet away from the only other driveway along this street frontage near 6th Avenue. The criteria in this section are satisfied.

10. Chapter 54, Landscaping

The proposed building site is currently landscaped with grass. The changes to the landscaping include the synthetic turf replacement of existing grass, new landscaping for the water quality swale, and minor landscaping repair as shown on the landscaping plan sheets. Existing trees on the site shall be protected and maintained. The school site will continue to have in excess of 20 percent of the area devoted to landscaping. Irrigation shall be provided according to the requirements of this section. This section is satisfied.

B. Relationship to the Natural and Physical Environment

There are a number of mature trees located on and surrounding the site, which will all be protected.

G. Demarcation of Public, Semi-Public and Private Spaces

The operation, main school entry, and playground layout will remain essentially unchanged. The playground access will not be changed, and its boundary will continue to be clearly delineated. This section is satisfied.

J. Crime Prevention and Safety/Defensible Space

Access, building entrance locations, and existing lighting will not be affected by the proposed improvements. All on-site circulation will be retained with the addition of a new sidewalk. This section is satisfied.

K. Provisions for Persons with Disabilities

City code criteria and ADA requirements will be satisfied during the final facility design and construction.

CONCLUSION

The proposed school improvements satisfy all of the relevant criteria as demonstrated above.

ATTACHMENT A
TVFR Comments

Steve Winkle

From: Steve Winkle
Sent: Wednesday, June 17, 2009 10:13 AM
To: Mohling, Karen A.
Cc: Ben Vaughn
Subject: WLWSD - Willamette Primary- Fire Access
Attachments: 09-0616 Willamette PS fire truck access.pdf

The 2 page attachment shows what the current design for the fire access as submitted to the City looks like. I believe this does what you wanted. Please let me know if you see any problem. Thank you.

From: Mohling, Karen A. [mailto:Karen.Mohling@tvfr.com]
Sent: Wednesday, June 17, 2009 9:49 AM
To: Steve Winkle
Subject: RE: WLWSD - Willamette Primary- Fire Access

In this case, I am not sure how the process works.

Can you please send me the email attachment?

Thank you.

From: Steve Winkle [mailto:SteveW@dowa.com]
Sent: Wednesday, June 17, 2009 7:07 AM
To: Mohling, Karen A.
Subject: RE: WLWSD - Willamette Primary- Fire Access

Sounds like we are on the same page. I just yesterday turned the construction drawings into the City of West Linn for permit review. I'm not sure how the City coordinates with you. I could send you an email attachment of what was finally drawn up.

From: Mohling, Karen A. [mailto:Karen.Mohling@tvfr.com]
Sent: Tuesday, June 16, 2009 5:52 PM
To: Steve Winkle
Subject: RE: WLWSD - Willamette Primary- Fire Access

Steve,

The new fire fighting access leads to the new and existing asphalt.

If there was firefighting operations in the back of the building, firefighters would use utilize the existing asphalt and turnaround in the space provided if need be.

I am allowing the 12' emergency access because it turns in to the larger existing swath plus the new asphalt.

Give me call if we need to talk.

Thanks,
Karen

From: Steve Winkle [mailto:SteveW@dowa.com]
Sent: Monday, June 15, 2009 1:56 PM
To: Mohling, Karen A.
Cc: Ben Vaughn
Subject: WLWSD - Willamette Primary- Fire Access

Karen:

We will comply with these requirements.

However, regarding comment number 6: We believe that there will be adequate turning radii within the asphalt paving without proving a turning radius of 12' between the concrete lane and asphalt hard play surface. Additionally, (based on being able to back out (150')) we are assuming that there won't be a turnaround.

From: Mohling, Karen A. [mailto:Karen.Mohling@tvfr.com]
Sent: Thursday, June 11, 2009 4:41 PM
To: Steve Winkle
Subject: RE: Willamette Primary- Fire Access

Steve,

Thanks for the opportunity to review the proposed fire access to Willamette Primary School.

The Fire District endorses the proposal predicated on the following conditions of approval:

1. Gate opening is minimum 16' wide: 2 - 8' sections
2. Remove curbing in front of relocated gate, or, provide mountable curb design for approval
3. If gate will be locked, provide a Knox padlock to interlock in school district padlock, or, provide other Knox security device for fire department use – please contact me for assistance when ordering.
4. Provide “**No Parking**” signs on street in front of gate that is the entry to the emergency access.
5. Provide sign at/on gate to indicate that the marked “lane” is an approved emergency access road way – “**Approved Fire Lane**”.
6. Recommend: provide turning radius from 12' lane to new asphalt to avoid fire truck breaking off concrete while transitioning to new asphalt.
7. Fire Lane is engineered to hold 60,000 GVW.

Please contact me with any questions.

Thank you.

Karen Mohling
Fire Marshal's Office
Tualatin Valley Fire & Rescue
503-612-7012

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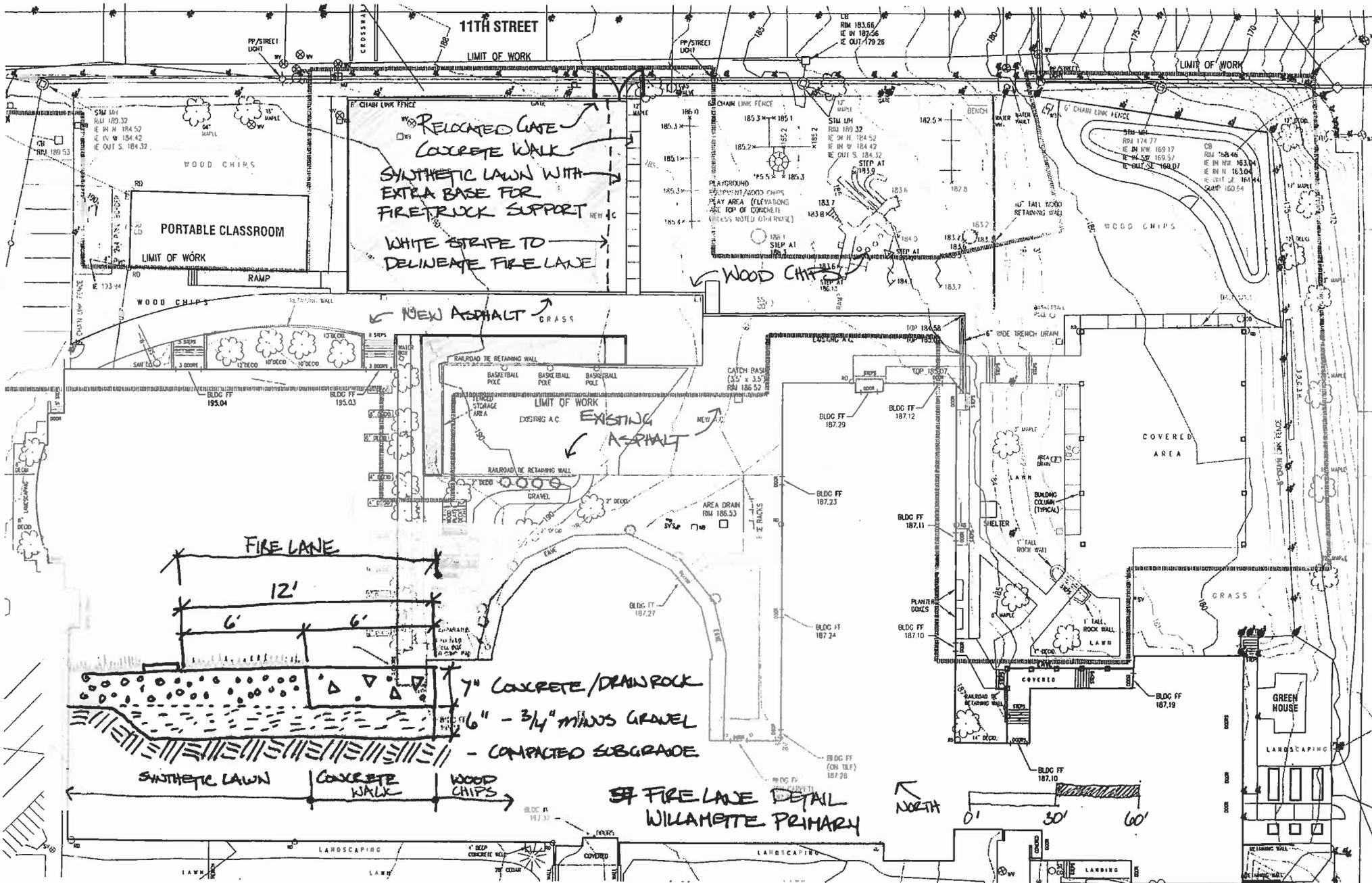
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Thank you.

Karen Mohling
Fire Marshal's Office
Tualatin Valley Fire & Rescue
503-612-7012



11TH STREET

LIMIT OF WORK

RELOCATED GATE
 CONCRETE WALK
 SYNTHETIC LAWN WITH
 EXTRA BASE FOR
 FIRETRUCK SUPPORT
 WHITE STRIPE TO
 DELINEATE FIRE LANE

PORTABLE CLASSROOM

WOOD CHIPS

NEW ASPHALT

EXISTING ASPHALT

FIRE LANE

12'

6'

6'

7" CONCRETE / DRAIN ROCK

6" - 3/4" MINUS GRAVEL

- COMPACTED SUBGRADE

SYNTHETIC LAWN

CONCRETE WALK

WOOD CHIPS

FIRE LANE DETAIL
 WILLAMETTE PRIMARY

NORTH

0' 30' 60'

LIMIT OF WORK

RAMP

WOOD CHIPS

Steve Winkle

From: Steve Winkle
Sent: Saturday, June 06, 2009 9:43 AM
To: Mohling, Karen A.
Subject: FW: Willamette Primary- Fire Access
Attachments: Willamette Primary Fire Truck Access Sketch.pdf

Hi Karen, this is a sketch, from the Landscape Architects who are doing the actual design of the playground, of a proposed fire truck access. Let me know what you think, thanks.

From: Beth Flanagan [bflanagan@WalkerMacy.com]
Sent: Friday, June 05, 2009 4:29 PM
To: Steve Winkle
Subject: Willamette Primary- Fire Access

Steve,

Attached is a sketch to pass on to the Fire Marshal. Half of the 12' access is the concrete walk and the other is reinforced synthetic turf with extra base aggregate so that it will support a fire truck. We can paint a white line on the synthetic field to delineate the fire truck access for the drivers.

If this option is not acceptable, then we will just make the concrete walk 12' wide instead of 6'. The issue there is that we are losing even more play space and we have already taken a lot of space for the swale, etc... Please do not hesitate to call if you would like to discuss this further, or to pass my number on to the fire marshal.

Beth <<Willamette Primary Fire Truck Access Sketch.pdf>>

Beth Flanagan

WALKER MACY

Landscape Architecture | Urban Design | Planning

111 SW Oak, Suite 200 | Portland, OR 97204

P 503.228.3122 | F 503.273.8878 | <http://www.walkermacy.com>

This message may include confidential and/or privileged information. If you are not the intended recipient of this email, please contact Walker Macy immediately by return email and/or telephone. Thank you.

Steve Winkle

From: Steve Winkle
Sent: Thursday, May 28, 2009 8:17 AM
To: Mohling, Karen A.
Subject: RE: Willamette Primary School - Playground
Attachments: image001.jpg

I am so very sorry for your loss. (of course this can wait).

From: Mohling, Karen A. [mailto:Karen.Mohling@tvfr.com]
Sent: Tuesday, May 26, 2009 6:30 PM
To: Steve Winkle
Subject: RE: Willamette Primary School - Playground

Steve,

No, I have not made a site visit.

Last week my mother died very unexpectedly and I am out of the office until next Tuesday - if you can not wait for me to return, please call the office front desk @503-612-7000, and they will do their best to route your request (I am not sure who is available to fill in for me).

Sorry to keep you waiting.

Karen Mohling

From: Steve Winkle [mailto:SteveW@dowa.com]
Sent: Tue 5/26/2009 12:56 PM
To: Mohling, Karen A.
Subject: Willamette Primary School - Playground

Were you able to take a look at Willamette PS last week?

From: Steve Winkle
Sent: Monday, May 18, 2009 8:42 AM
To: 'karen.mohling@tvfr.com'
Subject: Willamette Primary School - Playground

Thank you for talking with me on the phone the other day. I have been asked to meet with you to discuss this project. Let me know when would be a good time. Before hand I have attached a couple of drawings to help become familiar with the school.

Attached are a couple of plans for Willamette Primary School. One is a "code sheet" from the schools last addition back in 2005, it shows that the school has a Fire Sprinkler system except for the portion labeled as "building 4".

Also attached is a sketch of the proposed redesigned playground. There is an curving drive (from 11th street) which is planned to be removed to provide additional playground grassy field space. This curving drive was originally built to provide access for the garbage trucks to the dumpsters that once were located near the Media Center (the round space). The dumpsters were relocated to the other side of the school years ago and this drive is no longer used. I have drawn a line showing how far 150 feet from the street is.

The issue we would like to have you clarify is that you would have no objection to the removal of this drive. The school is surrounded by city streets and fire hydrants.

Steven J. Winkle | AIA | LEED AP
Associate

Dull Olson Weekes Architects Inc.
907 SW Stark Street | Portland, Oregon 97205
503.226.6950 | 503.273.9192 fax
steve@dowa.com | www.dowa.com



DOWA encourages everyone to THINK SUSTAINABILITY
Reduce Reuse Recycle

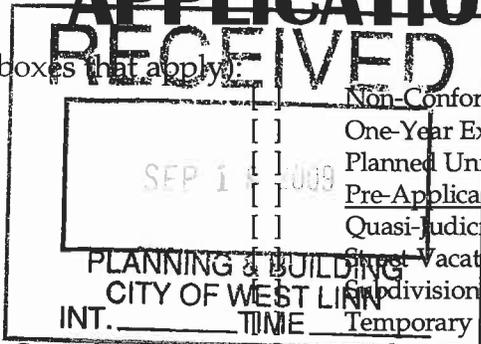
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DEVELOPMENT REVIEW APPLICATION RECEIVED

DR-09-06



TYPE OF REVIEW (Please check all boxes that apply):

- Annexation
- Appeal and Review *
- Conditional Use
- Design Review
- Easement Vacation
- Extraterritorial Ext. of Utilities
- Final Plat or Plan
- Flood Plain Construction
- Hillside Protection and Erosion Control
- Historic District Review
- Legislative Plan or Change
- Lot Line Adjustment * /**
- Minor Partition (Preliminary Plat or Plan)
- Non-Conforming Lots, Uses & Structures
- One-Year Extension *
- Planned Unit Development
- Pre-Application Meeting *
- Quasi-judicial Plan or Zone Change
- Street Vacation
- Subdivision
- Temporary Uses *
- Tualatin River Greenway
- Variance
- Water Resource Area Protection/Wetland
- Willamette River Greenway
- Other/Misc

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$850.00 * No CD required / ** Only one copy needed

West Linn-Wilsonville Sch. Dist. P.O. Box 35 West Linn, OR 97062 503-673-7976

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Tim Woodley	Same as above			
APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Keith Liden, Parsons Brinckerhoff,	400 SW 6 th Ave., Suite 802	Portland, OR	97204	503-478-2348
CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION Willamette Primary School 1403 12th Street

Assessor's Map No.: 3S 1E Section 2BA Tax Lot(s): 6300 Total Land Area: 3.58 acres

1. All application fees are non-refundable (excluding deposit).
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **Four (4) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)

X [Signature] Date 9.15.09

SIGNATURE OF APPLICANT(S)

X [Signature] Date 9.15.09

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068;

PHONE: 656-4211 FAX: 656-4106

WILLAMETTE PRIMARY SCHOOL PLAYGROUND IMPROVEMENTS

West Linn - Wilsonville School District

OWNER
West Linn - Wilsonville School District
222 10 SW Stafford Road
West Linn, OR 97143
t (503) 872-7976 e (503) 872-7044

ARCHITECT
Dud Olson Whelan Architects Inc.
807 SW Stark Street
Portland, Oregon 97205
t (503) 224-6800 e (503) 273-1910

CIVIL ENGINEER
Wheeler & Guly
15075 SW Skunk Hollow Parkway
Bldg 140
Portland, OR 97224
t (503) 228-3811 e (503) 228-3828

LANDSCAPE ARCHITECT
Wheeler & Guly
111 SW Oak Street
Bldg 303
Portland, OR 97204
t (503) 228-3122 e (503) 273-8878

CONTENTS

civil

- WM-C1.0 EXISTING CONDITIONS
- WM-C2.0 UTILITY AND SITE PLAN
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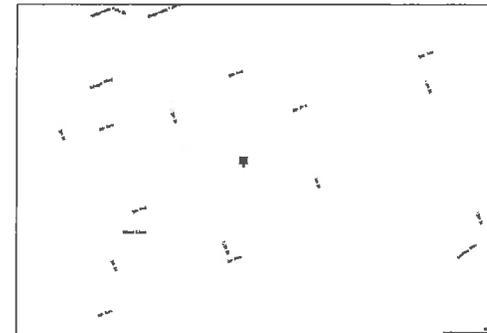
landscape

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- WM-L5.2 LANDSCAPE DETAILS

VICINITY MAP

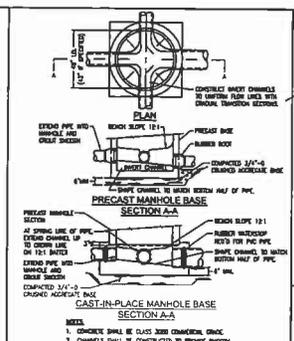
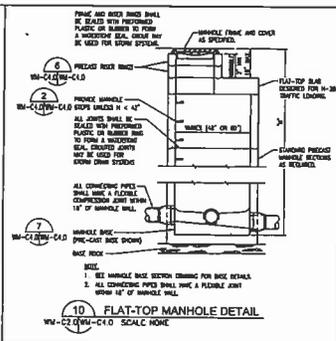
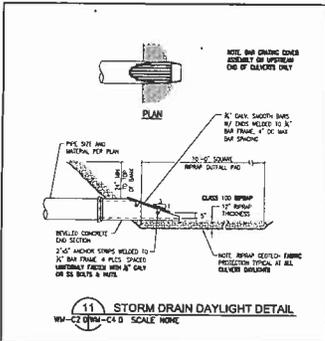


VICINITY STREET MAP



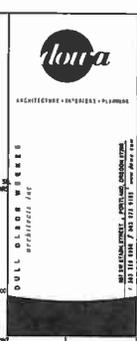
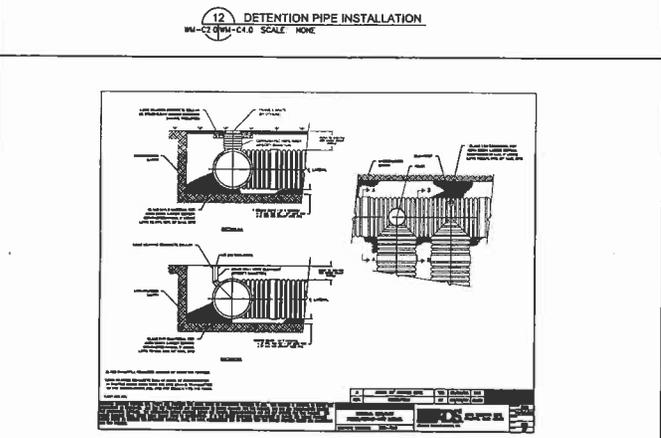
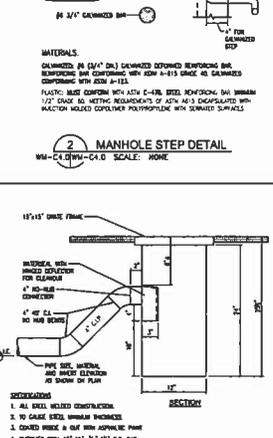
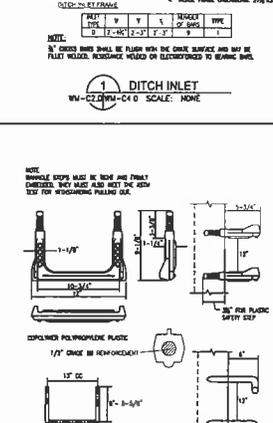
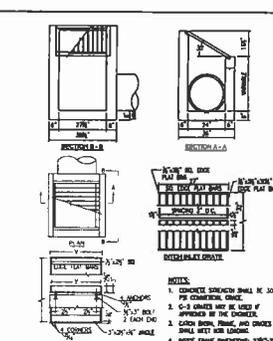
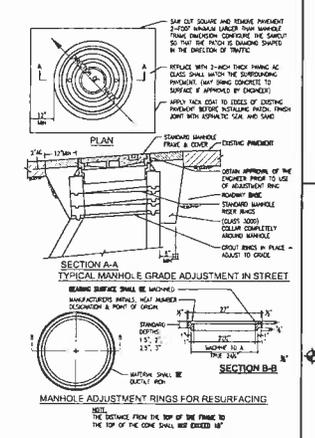
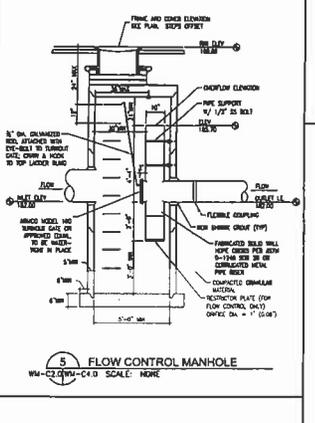
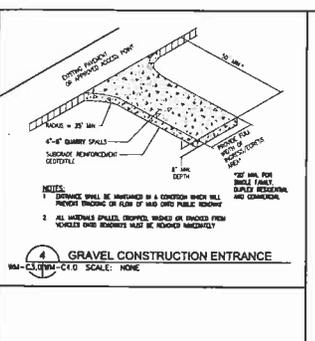
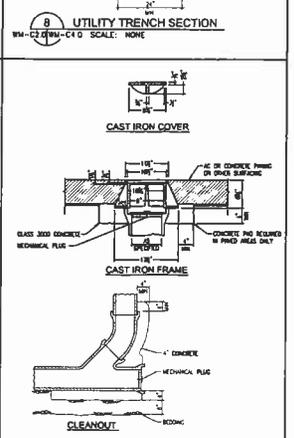
DESIGN REVIEW

WILLAMETTE PRIMARY SCHOOL PLAYGROUND IMPROVEMENTS
design review | october 14, 2008 | project # 09016



12 DETENTION PIPE INSTALLATION
WM-C2 (WM-C4) SCALE: NONE

ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	PRECAST CONCRETE MANHOLE FRAME AND COVER	EA	1	120.00	120.00
2	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
3	PRECAST CONCRETE MANHOLE BASE	EA	1	120.00	120.00
4	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
5	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
6	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
7	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
8	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
9	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
10	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
11	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
12	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
13	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
14	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
15	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
16	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
17	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
18	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
19	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00
20	PRECAST CONCRETE MANHOLE RINGS	EA	1	120.00	120.00



WILLAMETTE PS - PLAYGROUND SURFACING
West Linn Wilsonville School District
2755 SW Becklund Road
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WENZELER & JOHNSON
1000 SW 25TH AVENUE, SUITE 100
PORTLAND, OREGON 97205
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phase	DESIGN REVIEW
date	OCT 14, 2009
revisions	
project #	05018
related project #	05020, 020

CIVIL DETAILS

WM-C4.0

LAYOUT NOTES

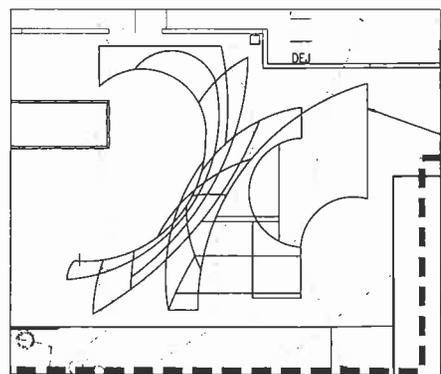
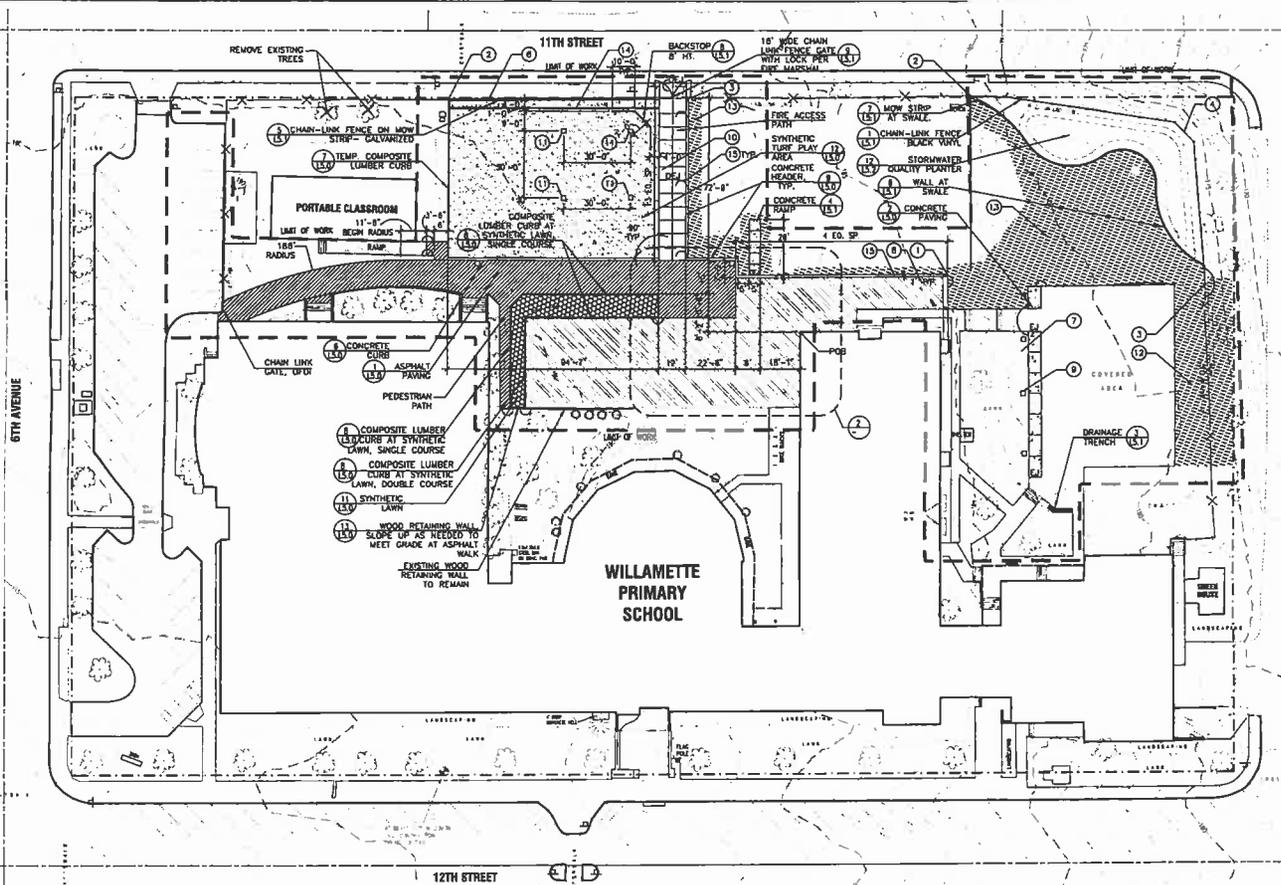
- DO NOT SCALE FROM THE DRAWINGS. THE LOCATION OF FEATURES NOT SPECIFICALLY DIMENSIONED MAY NOT BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN FIELD, CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION.
- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDINGS, PAVING, WALLS, CURBS, ETC., UNLESS OTHERWISE NOTED.
- ALL CURVED WALLS AND WALKS SHALL HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED.

LAYOUT LEGEND

---	BASILINE OR EXTENSION OF FACE OF STRUCTURE
---	CEXTERLINE
POB	POINT OF BEGINNING
EQ	EQUAL SPACES
SP	SPACING POINT
BY	POINT OF TANGENCY
PT	POINT OF CURVATURE
PC	POINT OF INTERSECTION
PI	POINT OF COMPOUND CURVATURE
PEC	POINT OF REVERSE CURVATURE
PC	CHORD
LC	LENGTH OF CURVE
CO	CENTER OF CURVE
ALN	ALIGN
OFD	OWNER FURNISHED, OWNER INSTALLED
(Tree symbol)	EXISTING TREE TO BE REMOVED

MATERIAL SCHEDULE

(Concrete Paving symbol)	CONCRETE PAVING - 4" EXPANSION JOINT 1/2" DOWELED EXPANSION JOINT
(Asphalt Paving symbol)	ASPHALT PAVING
(Asphalt Surface Treatment symbol)	ASPHALT SURFACE TREATMENT
(Wood Chips symbol)	WOOD CHIPS
(Synthetic Turf symbol)	SYNTHETIC TURF PLAY AREA - GREEN
(Synthetic Lawn symbol)	SYNTHETIC LAWN
(Chain-Link Fence symbol)	CHAIN-LINK FENCE - 6'-0" HT.
(Decorative Fence symbol)	DECORATIVE FENCE - 3'-0" HT.



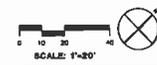
2 PLAY AREA STRIPING ENLARGEMENT
SCALE: 1" = 0' - 10'-0"

SITE DATA

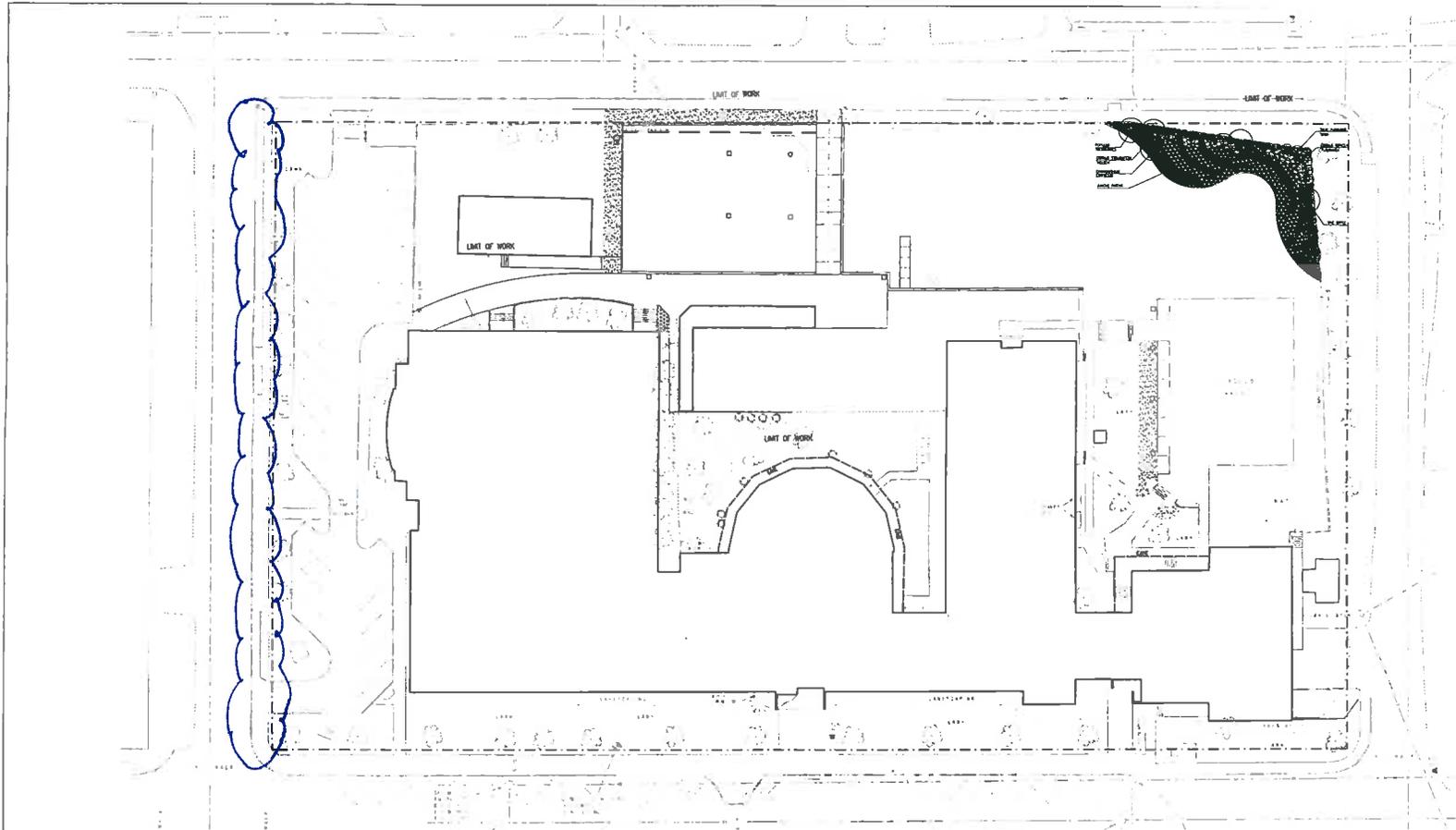
TOTAL SITE	-178,250 SF
BUILDING	58,250 SF (32% OF TOTAL SITE)
PERVIOUS LANDSCAPE AND SYNTHETIC TURF LANDSCAPE	48,785 SF (28% OF TOTAL SITE) 71,115 SF (40% OF TOTAL SITE)
TREES TO BE REMOVED	2 OA DECADUOUS (1-16" DIA. MAPLE) 1-38" DIA. MAPLE

KEY NOTES

- ALIGN END OF WALL/ CURB WITH OUTSIDE FACE OF TRENCH DRAIN.
- BEGIN NEW FENCE.
- END NEW FENCE.
- CORNER OF NEW FENCE IS IN SAME LOCATION OF OLD FENCE. NEW FENCE LINE FOLLOWS SAME ANGLE AS OLD FENCE LINE.
- LAYOUT FENCE AND/ OR GATE LOCATION IN THE FIELD WITH CHALK FOR OWNER'S WRITTEN APPROVAL OF LOCATION PRIOR TO INSTALLATION.
- ALIGN CENTERLINE OF FENCE ON CENTER OF CONCRETE CURB.
- PATCH AND REPAIR BERMS/RETENTION SYSTEM TO ALLOW FOR NEW PAVING.
- PATCH AND RAMP ASPHALT ALONG PLAYGROUND EDGE.
- DRAINAGE STRUCTURE, TYPICAL, SEE CIVIL.
- FIRE LANE CONCRETE PAVING WITH THICKENED EDGE, SEE CIVIL.
- INSET WHITE CARPET SQUARE, 15" X 15".
- WOOD CHIPS - 8" DEPTH, TOP ELEVATION TO MATCH FFE OF COVERED PLAY AREA.
- WOOD CHIPS - 12" MINIMUM DEPTH.
- 6" WHITE SYNTHETIC TURF STRIPE.
- CONTRACTION JOINT IN HEADER - ALIGN WITH PAVING JOINTS WHERE OCCUR.



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date	OCT 14, 2009
revisions	
project #	08018
district project #	09028.020
MATERIALS AND LAYOUT SITE PLAN	
WM-L2.0	



LANDSCAPE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
POPULUS TREMULOIDES	QUAKING ASPEN	1-1/2" cal.	as shown	1
CORNUS STOLONIFERA 'KEELSEY'	KELSEY DOGWOOD	1 gal.	12' a.c.	78
CAREX COMANS 'TWOSEED CURLES'	DWARF SEDGE	1 gal.	18" a.c.	40
CHASMANTHAM LATIFOLIUM	WILD OAT GRASS	2 gal.	24" a.c.	20
JUNCUS PATENS	SPREADING RUSH	1 gal.	24" a.c.	80
ARCTOSTAPHYLOS UVA-URSI	TOBACCOBERRY	1 gal.	12" a.c.	80
FRAGARIA VESCA	WOODLAND STRAWBERRY	4 gal.	12" a.c.	120
SALIX PURPUREA 'NANA'	DWARF A. BLUE WILLOW	1 gal.	12" a.c.	11
CISTUS HYBRIDUS	WHITE ROCKROSE	5 gal.	30" a.c.	3
RUBUS CALYMODON	CREEPING BRAMBLE	4" gal.	12" a.c.	30
REPAIR AND SEED LAWN - SEE SPECIFICATIONS				

SWALE PLANT SCHEDULE

(Per Portland Stormwater Management Manual - August 1, 2009)

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
CAREX BICOLOR	DENSE SEDGE	1 gal.	12" a.c.	160
CAREX OXYSTACHYA	SILVER SEDGE	1 gal.	12" a.c.	160
CAREX STYRACA	SHREVE SEDGE	1 gal.	12" a.c.	160
JUNCUS PATENS	SPREADING RUSH	1 gal.	12" a.c.	280
CAREX OXYSTACHYA 'GOLDEN FOURWAYS'	SEDE	1 gal.	12" a.c.	170
CAREX MERRICKII 'GOLD BAND'	GOLD BAND SEDGE	1 gal.	12" a.c.	170
EMMONSIA LEUCOPHYLLA	ORANGE GARDIA	1 gal.	12" a.c.	40
FRAGARIA VESCA	WOODLAND STRAWBERRY	1 gal.	12" a.c.	200

WATER QUALITY SWALE PLANTING NOTES

- WATER QUALITY PLANTING TO COMPLY TO CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL (SWM) REQUIREMENTS FOR INFILTRATION BASIN FACILITIES. MINIMUM CONTAINER SIZE TO BE 1 GALLON AT THE FOLLOWING RATE:
 - ZONE (A) 115 HERBACEOUS 1 GAL PLANTS 1" ON CENTER FOR 100 SF OR 100 HERBACEOUS 1 GAL PLANTS 1" ON CENTER AND 4 SMALL SHRUBS 3" ON CENTER PER 100 SF.
 - ZONE (B) 1 HERBACEOUS 1 GAL PLANTS 1" ON CENTER AND 4 SMALL SHRUBS 3" ON CENTER PER 100 SF.
 - ZONE (C) 1 HERBACEOUS 1 GAL PLANTS 1" ON CENTER AND 4 SMALL SHRUBS 3" ON CENTER PER 100 SF.
- SEE PLANTING SCHEDULE FOR SPACING AND QUANTITIES REQUIRED.
- ZONE A: BUSH PLANTINGS TO BE PLANTED IN RANDOM NATURALISTIC DRIFTS OF SAME SPECIES PLANTS IN GROUPS OF 15, 25, AND 35 PLANTS.
- ZONE B: TREES TO BE PLANTED IN NATURALISTIC DRIFTS OF SAME SPECIES TREES IN GROUPS OF 3, 5, AND 7 PLANTS IN AREAS AS BUSHES TO BE PLANTED IN RANDOM NATURALISTIC DRIFTS OF SAME SPECIES PLANTS IN GROUPS OF 5, 10, AND 15 PLANTS IN AND AROUND GROUPS OF TREES.
- ALL PLANT VARIETIES WILL BE DISTRIBUTED EVENLY THROUGH OUT AREAS MATCHED TO REPRESENT A BARE OF PLANTS.

GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOC PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
- PLANTING AREAS TO BE SUFFICIENTLY CLEARED OF ALL CONSTRUCTION MATERIALS INCLUDING IMPORTED ROCK TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
- IDENTIFY ALL PLANTING AREAS IN FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL. PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
- THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIALS AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
- PROVIDE JUTE NETTING ON ALL SLOPES WITH GRADIENT OF 3:1 OR GREATER, WITHIN THE WATER QUALITY SWALE AND AS DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. STAPLE FABRIC TO GROUND WITH METAL STAKES AT 4' O.C.

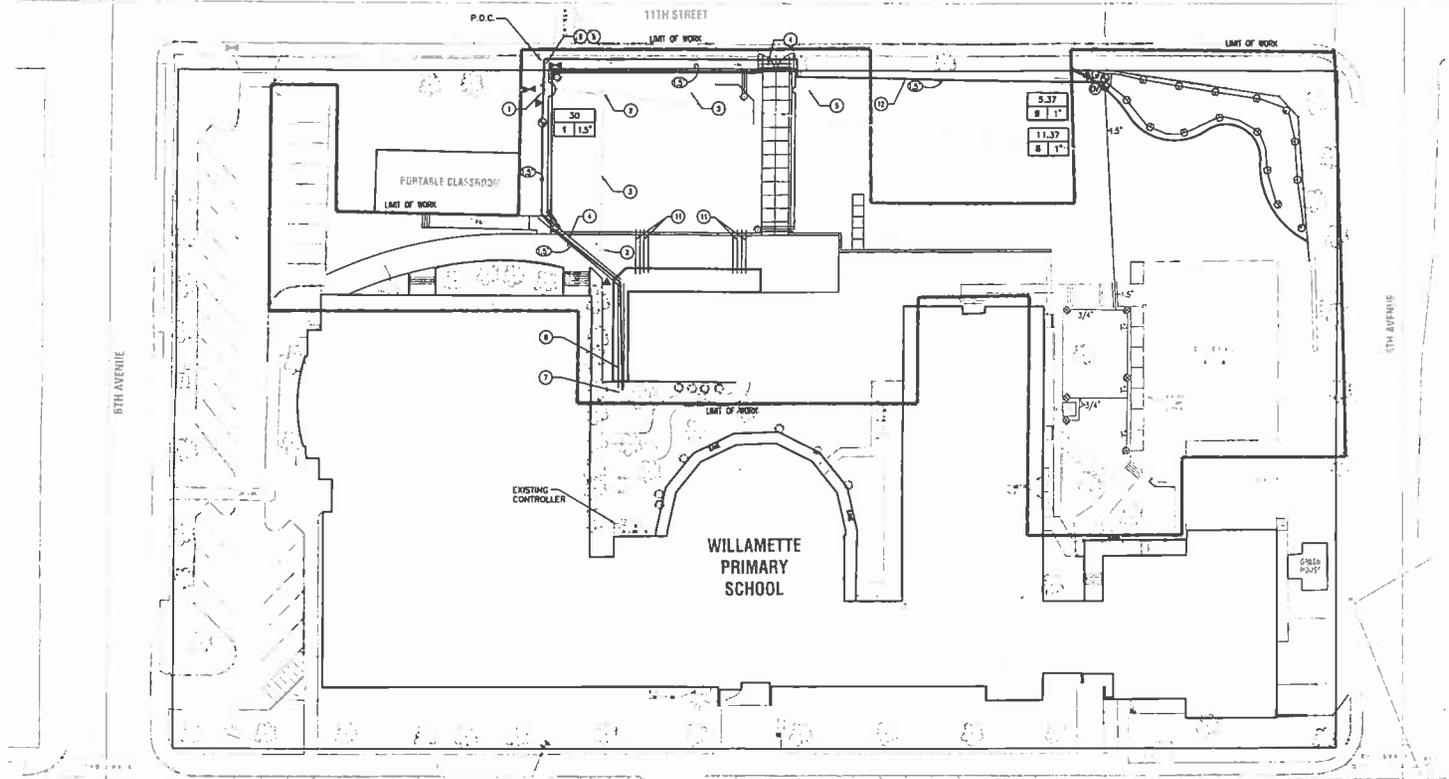


phase	DESIGN REVIEW
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revisions	

project # 09016
district project # 09028.020

PLANTING PLAN

WM-L4.0



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUF.	TYPE	QTY/SHEET
P.O.C.	POINT OF CONNECTION	-	-	-
IV	ISOLATION VALVE	ARPELO	70-100-10	8/A,B,C
CV	CHECK COUPLING VALVE	STANDARD	448P	4/A,B,C
SV	SHRINK SPRINK VALVE	HEBOO	1-511-Y	6/A,C,D
PCV	PRESSURE-REGULATING REMOTE CONTROL VALVE	WEATHERMARK	11000 CR-PRM-24 (RPM)	2/A,C,D
IC	1\"/>			

EXISTING IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MANUF.	TYPE
EX	EX. DOUBLE CHECK BACKFLOW DEVICE	-	VERIFY SIZE IN FIELD PRIOR TO INSTALLATION
EXV	EXISTING VALVE	-	-
EXM	EXISTING MAINLINE	-	VERIFY SIZE IN FIELD PRIOR TO INSTALLATION
EXS	EXISTING SLEEVE	-	-

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	CPW (P.S.I.)	RADIUS	DETAIL/SHEET
NOTE:	USE 1\"/>			

- IRRIGATION NOTES**
- THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES AFFECTING SYSTEM PERFORMANCE PRIOR TO BEGINNING WORK.
 - INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
 - IRRIGATION LINES SHOWN WITHIN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION HEADS AND PIPES ARE TO BE PLACED WITHIN UNPAVED AREAS WITH THEIR LOCATIONS MARKED AS REQUIRED TO AVOID PLANT MATERIALS, UTILITIES AND OTHER OBSTRUCTIONS. PLACE LINES IN COMMON TRENCHES WHERE POSSIBLE.
 - COORDINATE ALL IRRIGATION WORK WITH OTHER TRADES INVOLVED. COORDINATE IRRIGATION P.O.C. AND LOCATION OF AUTOMATIC CONTROLLER.
 - ALL VALVE BOXES WILL BE PLACED IN A MANNER WHICH FACILITATES ACCESS FOR MAINTENANCE. LOCATE VALVE BOXES IN PLANTING AREAS WHENEVER POSSIBLE. SIZE BOXES TO ACCOMMODATE COMPLETE VALVE ASSEMBLY INCLUDING LINES.
 - ALL COMPONENTS OF IRRIGATION SYSTEM SHALL BE INSTALLED AND ADJUSTED TO PROVIDE ADEQUATE COVERAGE AND ELIMINATE OVERSPRAY ONTO BUILDINGS, ROADS, AND PATHS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM.
 - CONTRACTOR SHALL VERIFY MAINLINE SIZE AND STATIC PRESSURE AT THE P.O.C. PRIOR TO COMMENCING WORK. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF ACTUAL FIELD DATA DIFFERS FROM MINIMUM REQUIRED STATIC PRESSURE BELOW.
 - THIS SYSTEM REQUIRES A MINIMUM STATIC PRESSURE OF 50 P.S.I. AT A MAXIMUM FLOW OF 300 GPM AT POINT-OF-CONNECTION. HEAD LAYOUT AND ZONES ARE BASED ON THIS DATA AND DATA SHOWN IN IRRIGATION LEGEND. NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK IF ACTUAL FIELD DATA DIFFERS FROM THIS INFORMATION.
 - IRRIGATION LATERALS ARE SIZED AT VALVE AND CONTINUING IN DIRECTION OF FLOW. REDUCTIONS IN PIPE SIZE ARE LABELED DOWNSTREAM OF NEAREST FITTING. ALL LATERALS ARE MINIMUM 3/4\"/>

- KEY NOTES:**
- CONNECT NEW MAINLINE TO EXISTING MAINLINE. REMOVE (2) EXISTING VALVES AND VALVE BOXES. SPURCE CONTROL WIRES AS NECESSARY TO RE-ESTABLISH ELECTRICAL CONTINUITY BETWEEN CONTROLLER AND REMOTE CONTROL VALVES.
 - REMOVE/RELOCATE EXISTING VALVE BOXES AND VALVE TO NEAREST PLANTING AREA. RECONNECT MAINLINE AND WIRES.
 - RE-ROUTE EXISTING MAINLINE AND CONTROL WIRES TO ELIMINATE ALL IRRIGATION EQUIPMENT FROM UNDERNEATH NEW SYNTHETIC TURF PLAY AREA.
 - NEW MAINLINE CONTROL WIRES AND SLEEVE UNDER NEW PAVING.
 - VERIFY SIZE AND LOCATION OF EXISTING MAINLINE IN FIELD PRIOR TO INSTALLATION. 1.5\"/>

LATERAL LINE SIZING CHART

CLASS 200 PVC

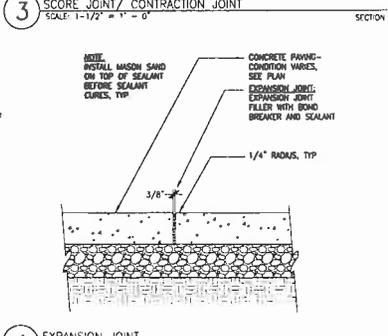
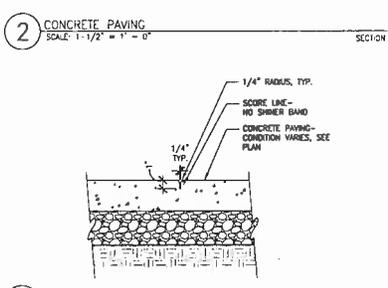
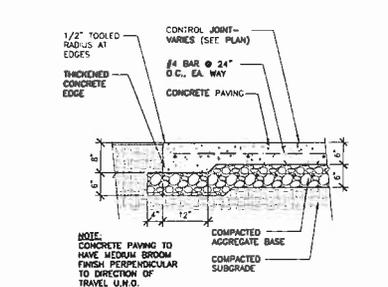
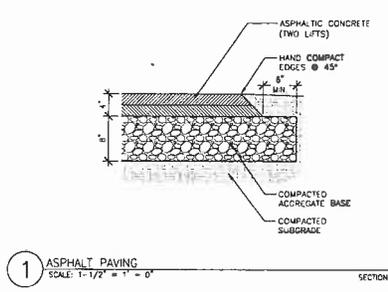
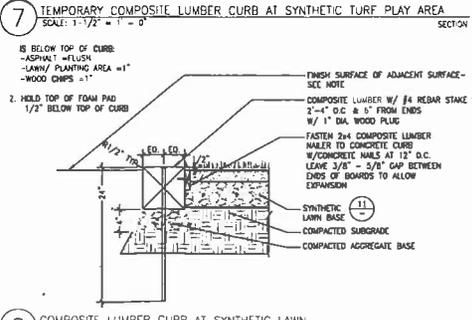
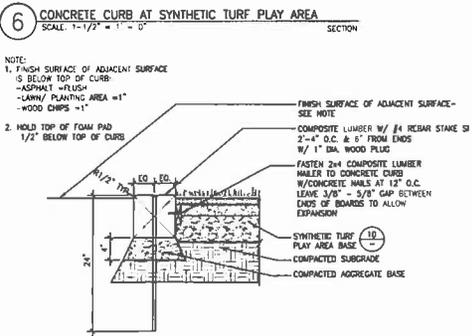
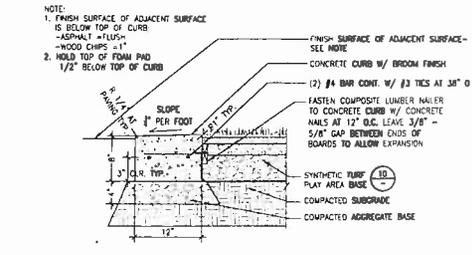
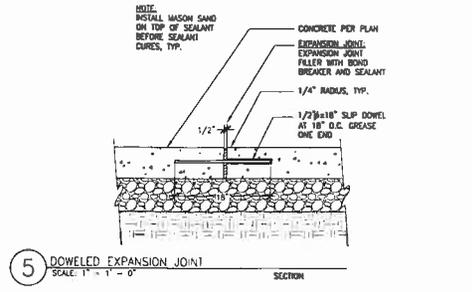
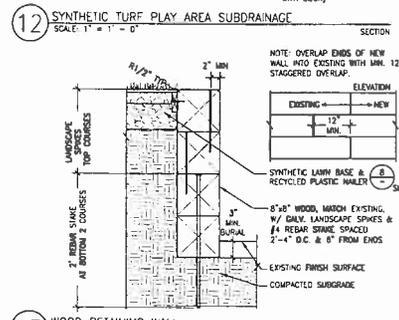
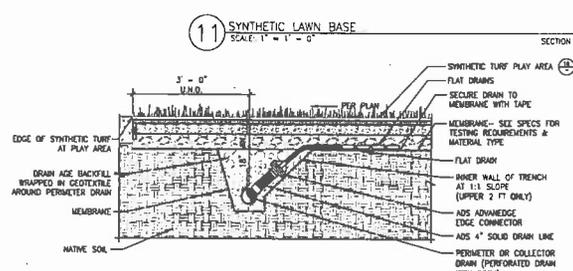
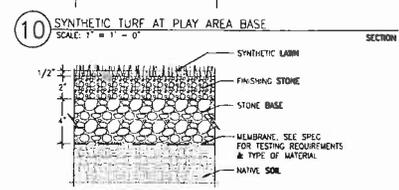
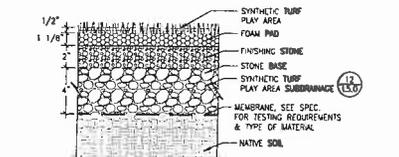
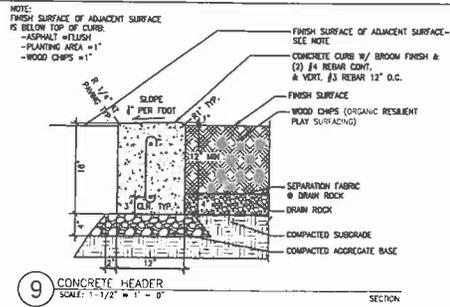
PIPE SIZE	UP TO 10 GPM	UP TO 18 GPM	UP TO 35 GPM	UP TO 55 GPM	UP TO 80 GPM
3/4"	UP TO 10 GPM	2"	UP TO 55 GPM		
1"	UP TO 18 GPM	2-1/2"	UP TO 80 GPM		
1-1/2"	UP TO 35 GPM				

NOTE: VELOCITY THROUGH PIPE IS NOT TO EXCEED 4.5 FEET PER SECOND (FPS) IN ACCORDANCE WITH INDUSTRY STANDARD. PRESSURE LOSS DUE TO PIPE FRICTION IN ANY ONE CIRCUIT IS NOT TO EXCEED 10% OF AVAILABLE STATIC PRESSURE.

VALVE KEY:

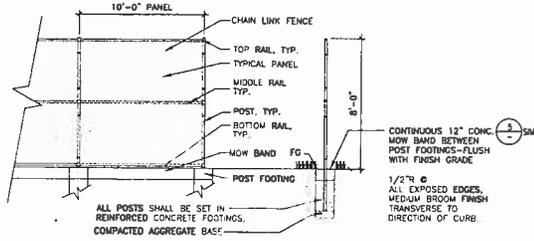
0.00	GALLONS PER MINUTE
0.117	VALVE SIZE
	CONTROLLER STATION NUMBER

SCALE: 1"=20'



NOTES:

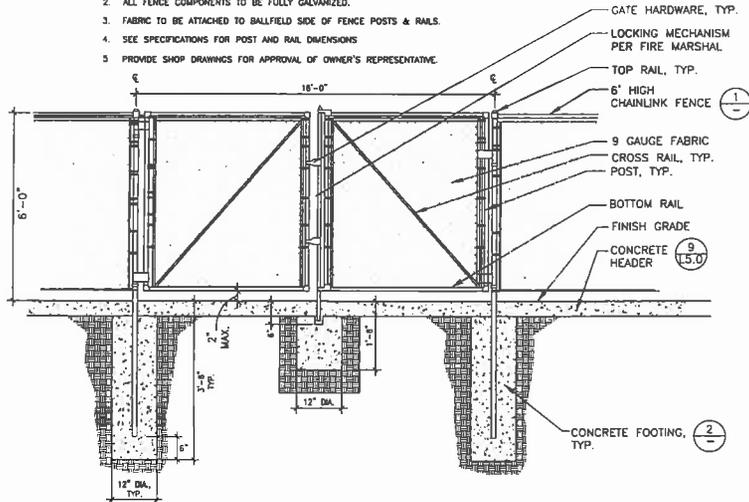
- CONTRACTOR TO SUBMIT CHAIN LINK FENCING AND REINFORCED CONCRETE FOOTING SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR APPROVAL.
- FABRIC SHALL BE 9-GAUGE STEEL WIRE WOVEN IN A 2" MESH.
- ALL METAL PARTS TO BE FULLY GALVANIZED.
- BEND DOWN AND KNUCKLE TOP BARBS SELVAGES OF FABRIC.
- TERMINAL, CORNER, AND PULL POSTS SHALL BE ROUND PIPE, FULLY GALVANIZED. SIZE PER CONTRACTOR'S STRUCTURAL ENGINEER.
- LINE POSTS SHALL BE ROUND PIPE, FULLY GALVANIZED. SIZE PER CONTRACTOR'S STRUCTURAL ENGINEER.
- ALL RAILS SHALL BE ROUND PIPE, FULLY GALVANIZED. SIZE PER CONTRACTOR'S STRUCTURAL ENGINEER.
- FABRIC TO BE ATTACHED TO BALLFIELD SIDE OF FENCE POSTS AND RAILS. INSTALL ALL FABRIC WITH POINTS DOWN. THE FINISHED EDGE OF THE FABRIC SHALL BE AT THE TOP OF THE FENCE.
- PROVIDE (3) PANELS FOR BACKSTOP.
- SEE SPECIFICATIONS.



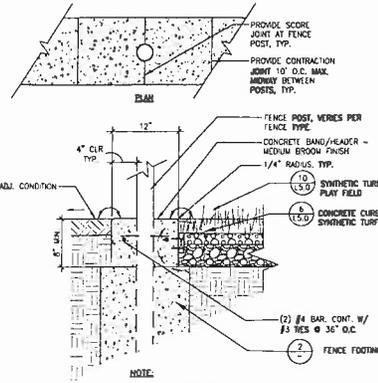
8 BACKSTOP
SCALE: 1-1/2" = 1'-0"

GENERAL FENCING NOTES:

- FABRIC SHALL BE 9-GAUGE STEEL WIRE WOVEN IN A 2" MESH. GALVANIZED. BEND DOWN AND KNUCKLE TOP BARBS SELVAGES OF FABRIC.
- ALL FENCE COMPONENTS TO BE FULLY GALVANIZED.
- FABRIC TO BE ATTACHED TO BALLFIELD SIDE OF FENCE POSTS & RAILS.
- SEE SPECIFICATIONS FOR POST AND RAIL DIMENSIONS
- PROVIDE SHOP DRAWINGS FOR APPROVAL OF OWNER'S REPRESENTATIVE.

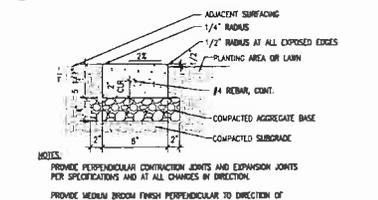


9 16' WIDE FENCE GATE
SCALE: 1-1/2" = 1'-0"

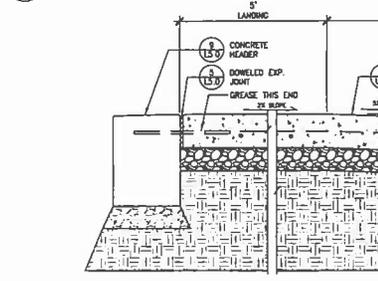


5 FENCE ON MOW STRIP
SCALE: 1-1/2" = 1'-0"

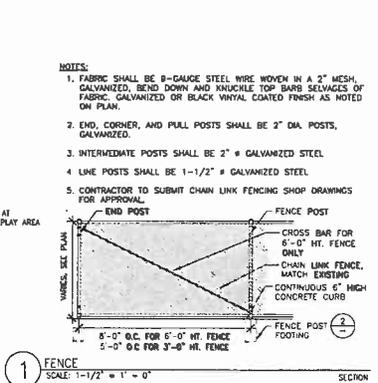
6 WALL AT SWALE
SCALE: 1-1/2" = 1'-0"



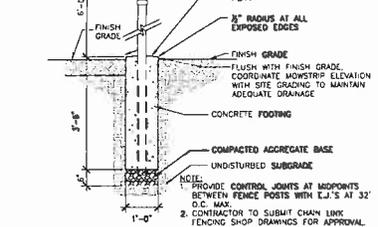
7 MOW STRIP AT SWALE
SCALE: 1-1/2" = 1'-0"



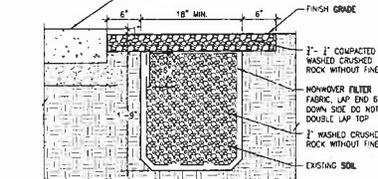
4 CONCRETE RAMP
SCALE: 1-1/2" = 1'-0"



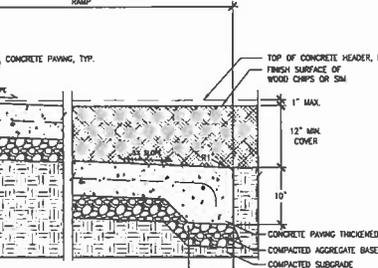
1 FENCE
SCALE: 1-1/2" = 1'-0"



2 FENCE FOOTING DETAIL
SCALE: 1-1/2" = 1'-0"



3 DRAINAGE TRENCH
SCALE: 1-1/2" = 1'-0"



3 DRAINAGE TRENCH
SCALE: 1-1/2" = 1'-0"



IDENTITIES • INTERIORS • PLANNING

BULL DOGB WHEELS
ARCHITECTS INC.

WILLAMETTE PS - PLAYGROUND SURFACING

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Plan
Landscape Architecture
WALKER-MACY
111 8th Oct. Bldg 200
Portland, Oregon 97204
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Fax 243-274-6776

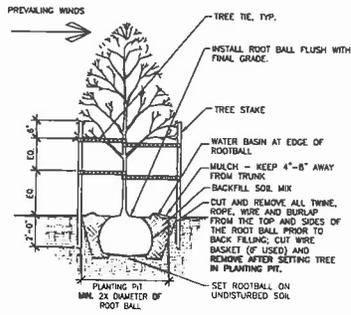


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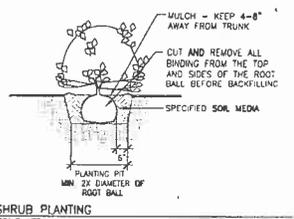
DATE: OCT 14, 2009

project # | 09016
drawing project # | 09026.020
LANDSCAPE DETAILS

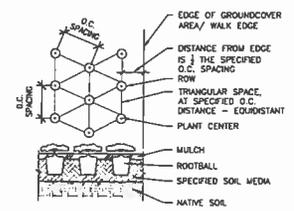
WM-L5.1



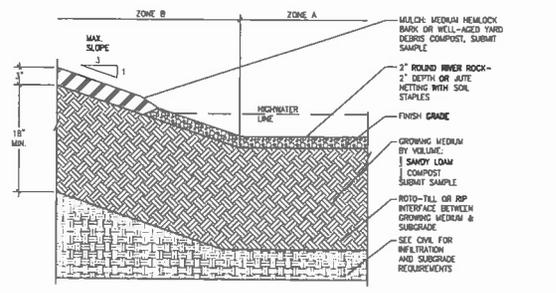
9 DECIDUOUS TREE PLANTING
SCALE: NTS SECTION



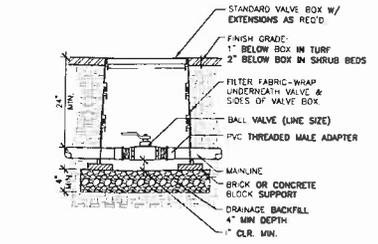
10 SHRUB PLANTING
SCALE: NTS SECTION



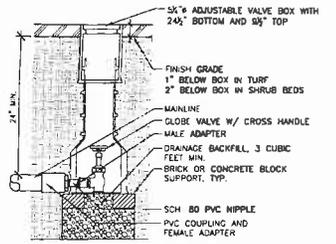
11 GROUNDCOVER PLANTING
SCALE: NTS SECTION



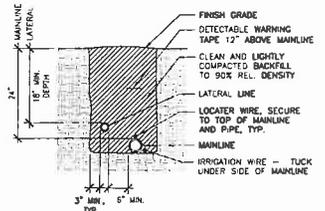
12 SWALE/ PLANTER GROWING MEDIA
SCALE: 1-1/2\"/>



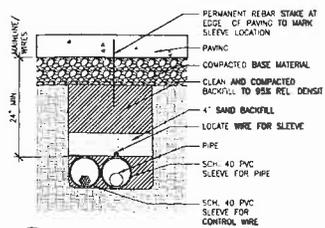
5 ISOLATION VALVE
SCALE: 1\"/>



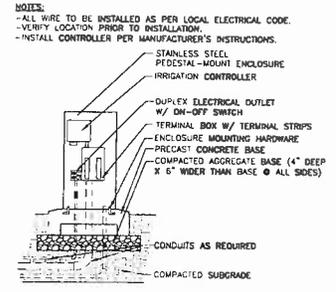
6 DRAIN VALVE
SCALE: 1\"/>



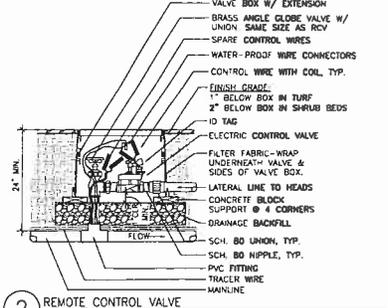
7 PIPE TRENCH
SCALE: 1\"/>



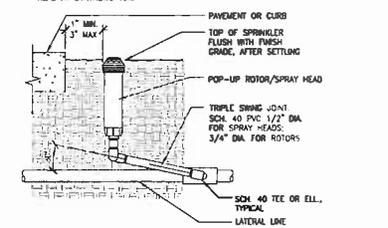
8 PIPE SLEEVE
SCALE: 3/4\"/>



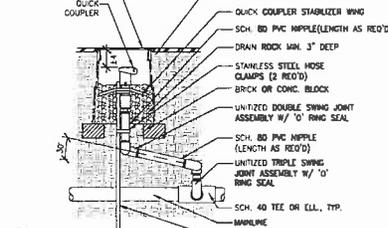
1 CONTROLLER
SCALE: 1\"/>



2 REMOTE CONTROL VALVE
SCALE: 1\"/>



3 IRRIGATION HEAD
SCALE: 1-1/2\"/>



4 QUICK COUPLER
SCALE: 1\"/>