

WILLAMETTE PRIMARY SCHOOL
Class I Design Review
September 18, 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

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Applicant's Representatives

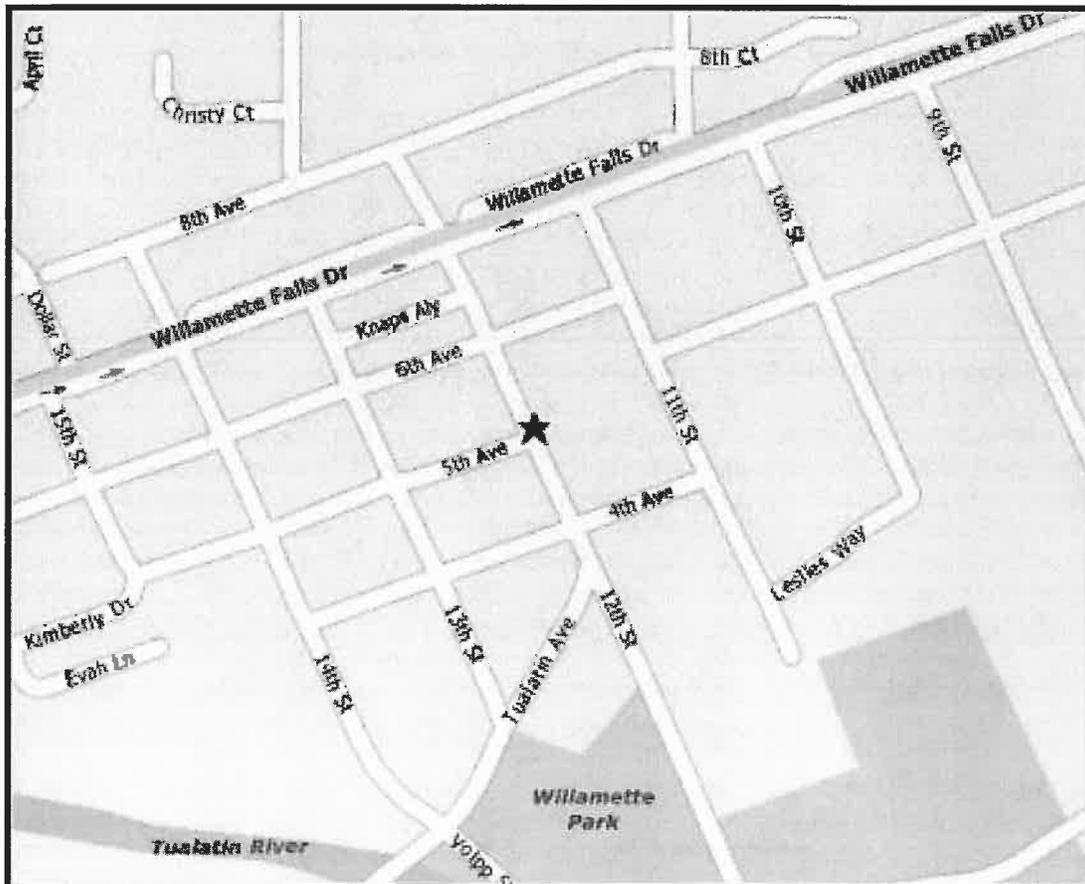
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Attachments and Plan Sheets

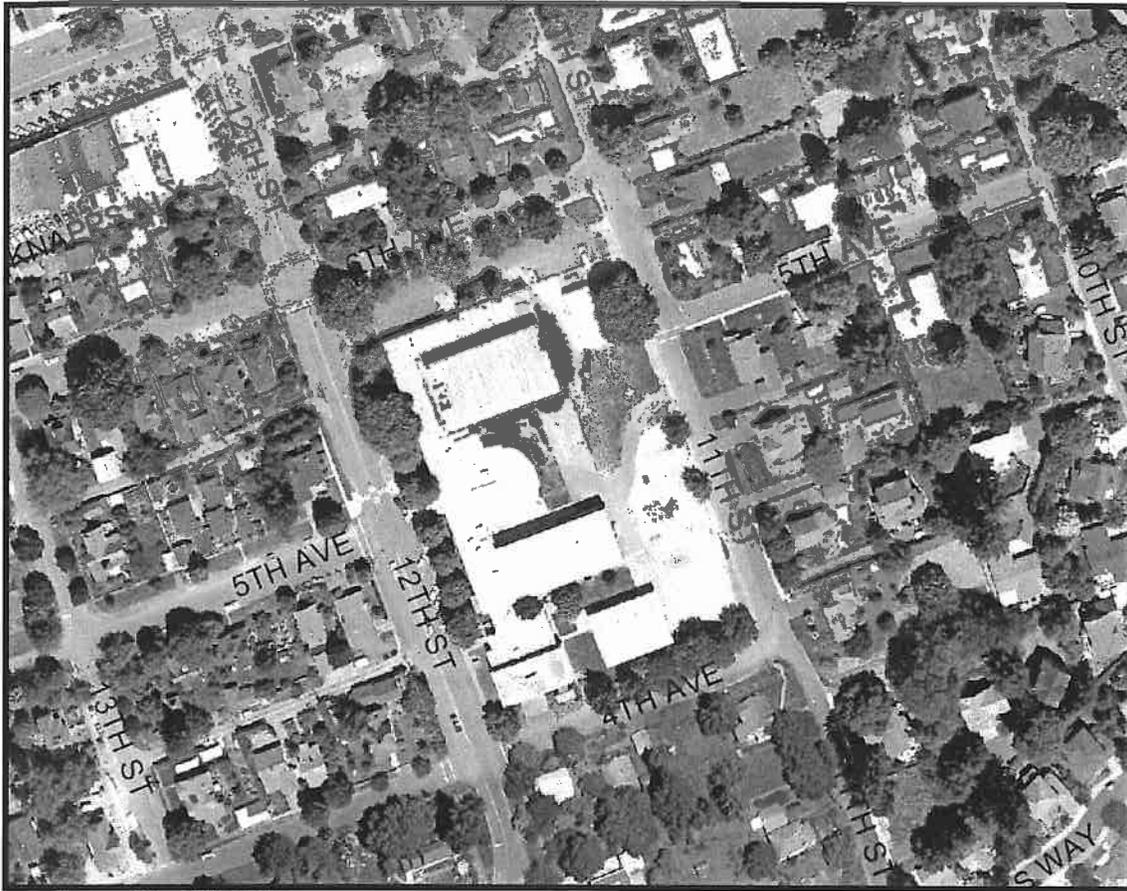
WM-C1.0	Existing Conditions
WM-C2.0	Utility and Site Plan
WM-C3.0	Erosion Control Plan
WM-C4.0	Civil Details
WM-C4.1	Civil Details
WM-L1.0	Demolition Plan
WM-L2.0	Materials and Layout Plan
WM-L3.0	Grading and Drainage Plan
WM-L4.0	Planting Plan
WM-L4.1	Irrigation Plan
WM-L5.0	Landscape Details
WM-L5.1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

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 Figure 3. 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 access path between the playground and the play field. This fire access path is straitened to be perpendicular with 11th and reduced to a 12-foot width. This path is only intended for fire access.
- 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.
- 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.
- 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.

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

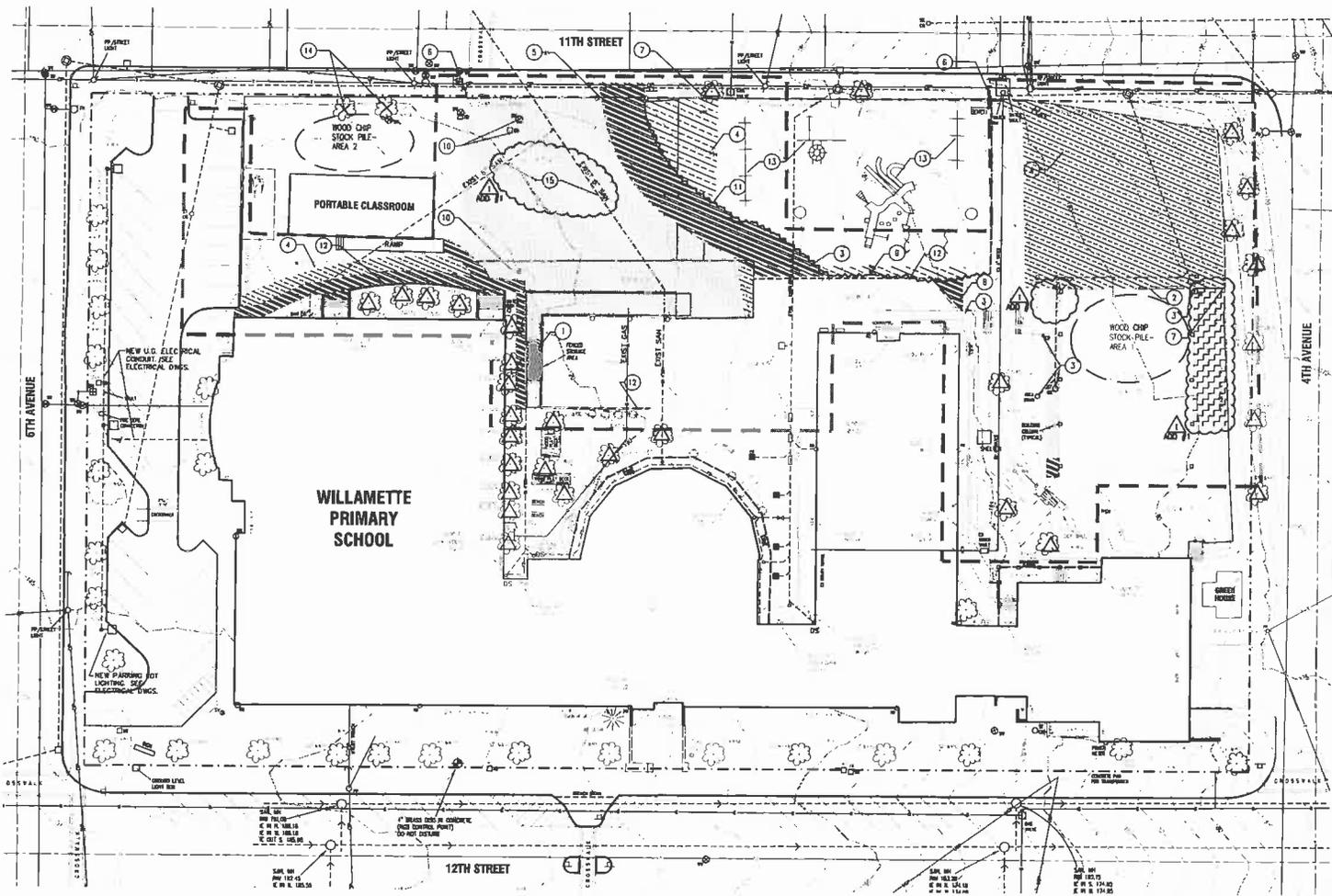
Access, building entrance locations, and existing lighting will not be affected by the proposed improvements. All on-site circulation will be retained with the addition of a new sidewalk. This section is satisfied.

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.



- LEGEND**
- WORK LIMIT LINE
 - REMOVE AND SALVAGE PLAYGROUND BARRIER
 - SAWCUT LINE
 - STRIP AND REMOVE LAWN
 - REMOVE AND REINSTALL EXISTING WOOD CHIPS AS DIRECTED BY OWNER - REMOVE EXCESS/ NON-CONFORMING WOOD CHIPS
 - REMOVE EXISTING ASPHALT
 - REMOVE EXISTING CONCRETE
 - EXCAVATE TO 6" BELOW TOP OF COVERED PLAY CONCRETE PAD
 - EXISTING TREE TO BE PROTECTED
 - EXISTING TREE TO BE REMOVED

- GENERAL NOTES**
1. PRESERVE AND PROTECT WOOD AND CONCRETE RETAINING WALL(S) IN PLACE, UNLESS OTHERWISE NOTED.
 2. PRESERVE AND PROTECT ALL PLAY EQUIPMENT IN PLACE.

- KEY NOTES**
- 1 REMOVE GARBAGE ENCLOSURE INCLUDING CONCRETE RETAINING WALL AND CHARLONK FENCE.
 - 2 BALL WALL TO REMAIN IN PLACE.
 - 3 SEE CIVIL FOR REMOVAL AND/OR ADJUSTMENT OF EXISTING UTILITIES.
 - 4 STOCK PILE EXISTING WOOD CHIPS ON-SITE. RE-USE APPROVED CHIPS AS DIRECTED BY OWNER.
 - 5 REMOVE AND SALVAGE EXISTING 20" STRING GATE AND RETURN TO OWNER.
 - 6 START FENCE AND WALL REMOVAL AT NEAREST POST. LEAVE END POST IN A CONDITION THAT ALLOWS CONNECTION TO NEW FENCE. VERIFY WITH OWNER REPRESENTATIVE IN THE FIELD.
 - 7 END FENCE AND WALL REMOVAL AT NEAREST POST. LEAVE END POST IN A CONDITION THAT ALLOWS CONNECTION TO NEW FENCE. VERIFY WITH OWNER REPRESENTATIVE IN THE FIELD.
 - 8 REMOVE EXISTING ASPHALT TO ALLOW FOR FULL DEPTH OF NEW PAVING. BASED ON NEW GRADES AND NEW ELEVATION OF TRENCH DRAIN.
 - 9 REMOVE RAMP AND RETURN TO OWNER.
 - 10 REMOVE EXISTING IRRIGATION VALVES AND CAP STUB-OUTS AT WALLLINE. NOTE: THE WALLLINE WILL BE REUSED FOR THIS PROJECT.
 - 11 REMOVE AND SALVAGE EXISTING PLASTIC PLAYGROUND BARRIER AND RETURN TO OWNER.
 - 12 PRESERVE AND PROTECT ALL PLAY EQUIPMENT IN PLACE.
 - 13 FLUSH CUT END OF EXISTING WOOD WALL NOT RETAINING SOIL.
 - 14 SALVAGE WOOD FROM TREE AS DIRECTED BY OWNER.
 - 15 PROTECT EXISTING SANITARY SEWER LINES.



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project # | 09019
district project # | 09029.020

ADDM 01 WM-L1.0

LAYOUT NOTES

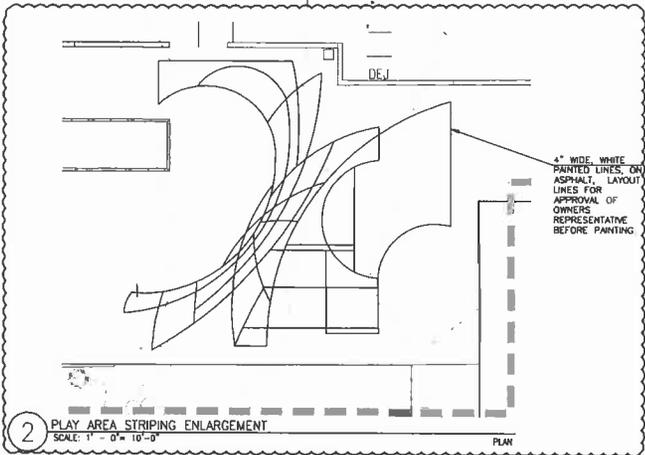
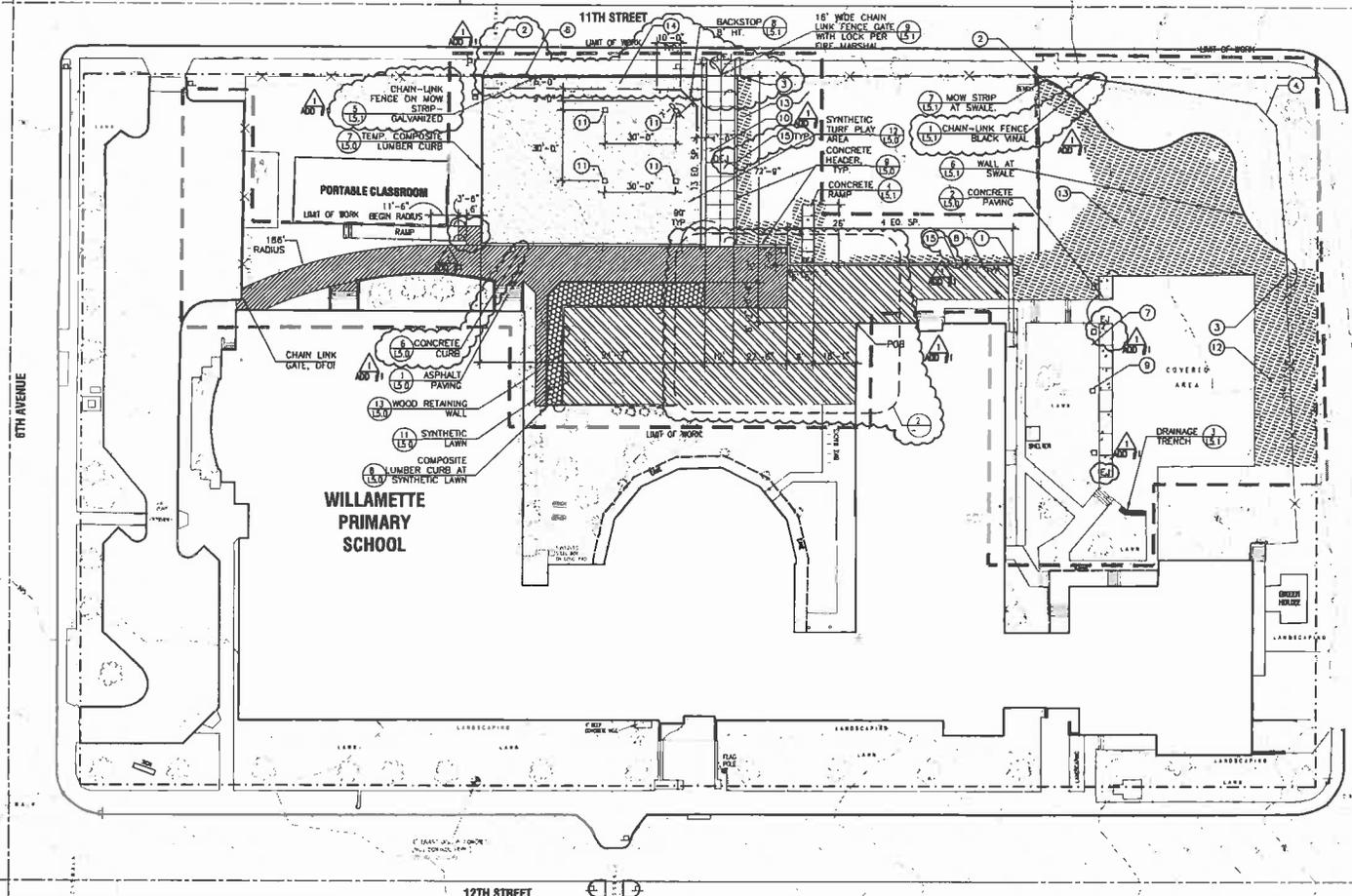
- DO NOT SCALE FROM THE DRAWINGS THE LOCATION OF FEATURES NOT SPECIFICALLY DIMENSIONED MAY NOT BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN FIELD, CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION.
- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDINGS, PAWING, WALLS, CURBS, ETC., UNLESS OTHERWISE NOTED.
-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

LAYOUT LEGEND

---	BASILINE OR EXTENSION OF FACE OF STRUCTURE
---	CENTERLINE
POB	POINT OF BEGINNING
EQ	EQUAL SPACES
RP	RADIUS POINT
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
C	CHORD
R	RADIUS
L	LENGTH OF CURVE
D	DIMENSION
○	ALLEN
OFI	OWNER FURNISHED, OWNER INSTALLED

MATERIAL SCHEDULE

	CONCRETE PAVING - E+ EXPANSION JOINT
	ASPHALT PAVING
	ASPHALT SURFACE TREATMENT
	WOOD CHIPS
	SYNTHETIC TURF PLAY AREA- GREEN
	SYNTHETIC TURF PLAY AREA- TAN
	SYNTHETIC LAWN
	CHAIN-LINK FENCE- 6'-0" HT.
	DECORATIVE FENCE- 3'-0" HT.



KEY NOTES

- ALIGN END OF WALL/ CURB WITH OUTSIDE FACE OF TRENCH DRAW.
- 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 FOR OWNER'S WRITTEN APPROVAL OF LOCATION PRIOR TO INSTALLATION.
- ALIGN CENTERLINE OF FENCE ON CENTER OF CONCRETE CURB.
- PATCH AND REPAIR IRRIGATION 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- 6" DEPTH. TOP ELEVATION TO MATCH FFE OF COVERED PLAY AREA.
- WOOD CHIPS- 12" MINIMUM DEPTH.
- TAN SYNTHETIC TURF IN 5'-0" WIDTH STRIP ALONG FENCE LINE.
- CONTRACTOR JOINT IN HEADER- ALIGN WITH PAWING JOINTS WHERE OCCUR.

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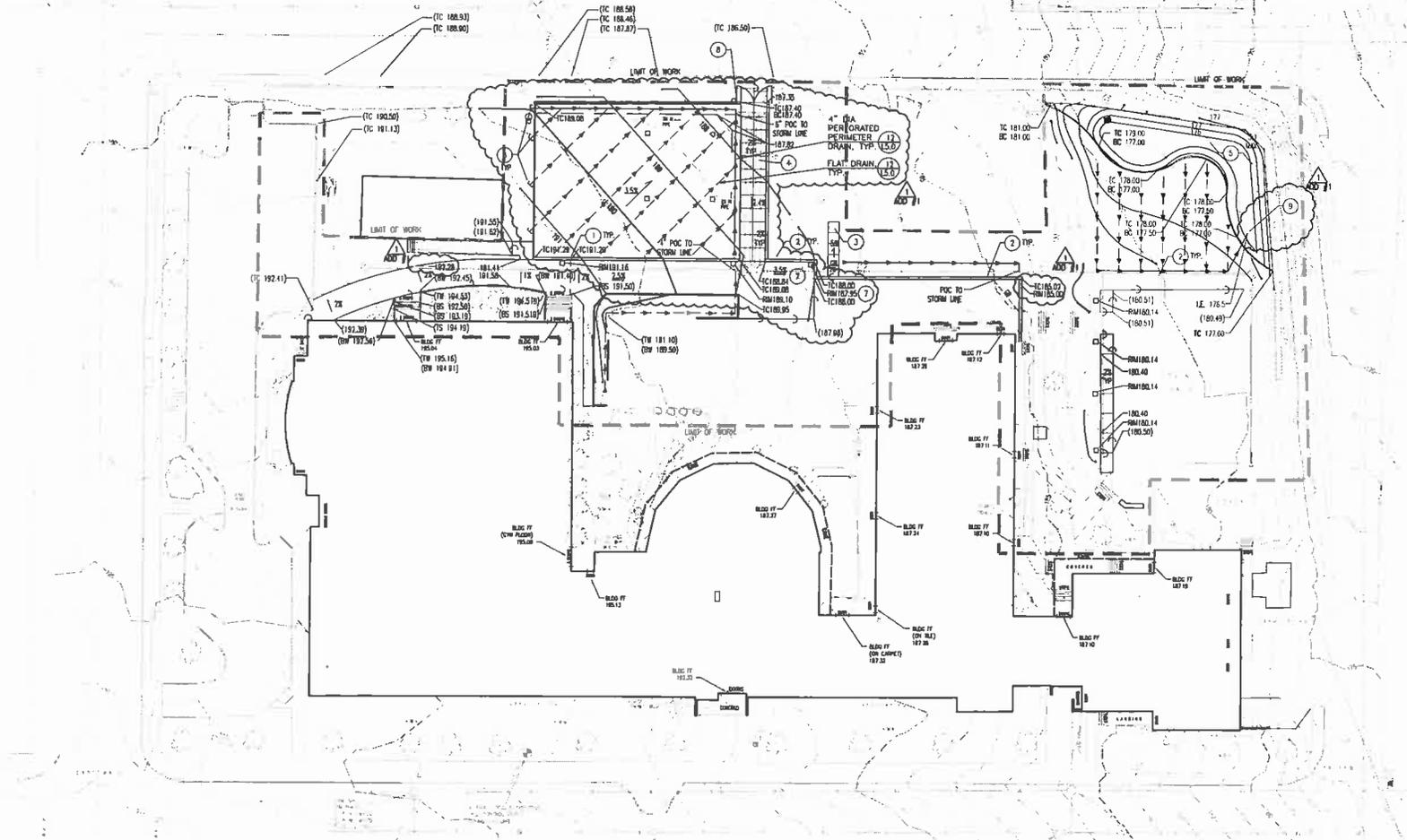
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client project # | 09028.020
MATERIALS AND LAYOUT PLAN
ADDM 01 WM-L2.0



GRADING PLAN LEGEND

1.55	PROPOSED CONTOUR
(1.55)	EXISTING CONTOUR
230.50	PROPOSED SPOT ELEVATION
(230.50)	EXISTING SPOT ELEVATION
— —	GRADE BREAK
1S	TOP OF STEP
BS	BOTTOM OF STEP
TW	TOP OF WALL
BTW	BOTTOM OF WALL (AT FINISH SURFACE OF PAVING)
TC	TOP OF CURB
BC	BOTTOM OF CURB (AT FINISH SURFACE OF PAVING)
FTE	FINISH FLOOR ELEVATION
HP	HIGH POINT
HPS	HIGH POINT OF SWALE
LP	LOW POINT
MATCH	MATCH EXISTING ELEVATION
IE	INVERT ELEVATION
CS	CATCH BASIN
AD	AREA DRAIN
RD	RAMP ELEVATION
VF	VERTIC IN FIELD
IR	TOP OF RAMP
BR	BOTTOM OF RAMP
FG	FINISH GRADE
FC	FLASH CURB
POC	POINT OF CONNECTION
— —	DIRECTION AND PERCENTAGE OF SLOPE
— —	4" PERFORATED DRAIN PIPE
— —	FLAT DRAIN

KEY NOTES

- 1 TOP OF CURB AROUND LAWN AREA IS FLUSH WITH TOP OF PAVING.
- 2 FINISH SURFACE OF WOOD CHIPS ADJACENT TO AREA PLAYING AREAS TO BE 1" BELOW THE NEW TOP OF CURB AND CURBS.
- 3 END OF RAMP ELEVATION IS 12" MINIMUM BELOW WOOD CHIPS.
- 4 SEE CIVIL FOR INVERT ELEVATIONS OF SUBSURFACE DRAINAGE PIPES, CLEAN-OUTS AND CONNECTIONS.
- 5 SEE CIVIL FOR SWALE INLET AND OUTLET STRUCTURES AND LOCATIONS.
- 6 STUB-OUT AND CAP DRAIN LINES FOR FUTURE CONNECTION.
- 7 TOP OF CURB IS FLUSH WITH TOP OF PAVING. SEE DETAIL FOR SPECIFIC FLOW LINE REQUIREMENTS.
- 8 SUBSURFACE CLEAN-OUT FLUSH WITH FINISH GRADE. SEE CIVIL FOR DETAIL.
- 9 SUBSURFACE PIPING OUTLET. SEE CIVIL FOR R & CONNECTION TO STORM DRAIN SYSTEM.



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WILLAMETTE PS - PLAYGROUND SURFACING

West Linn Wilsonville School District

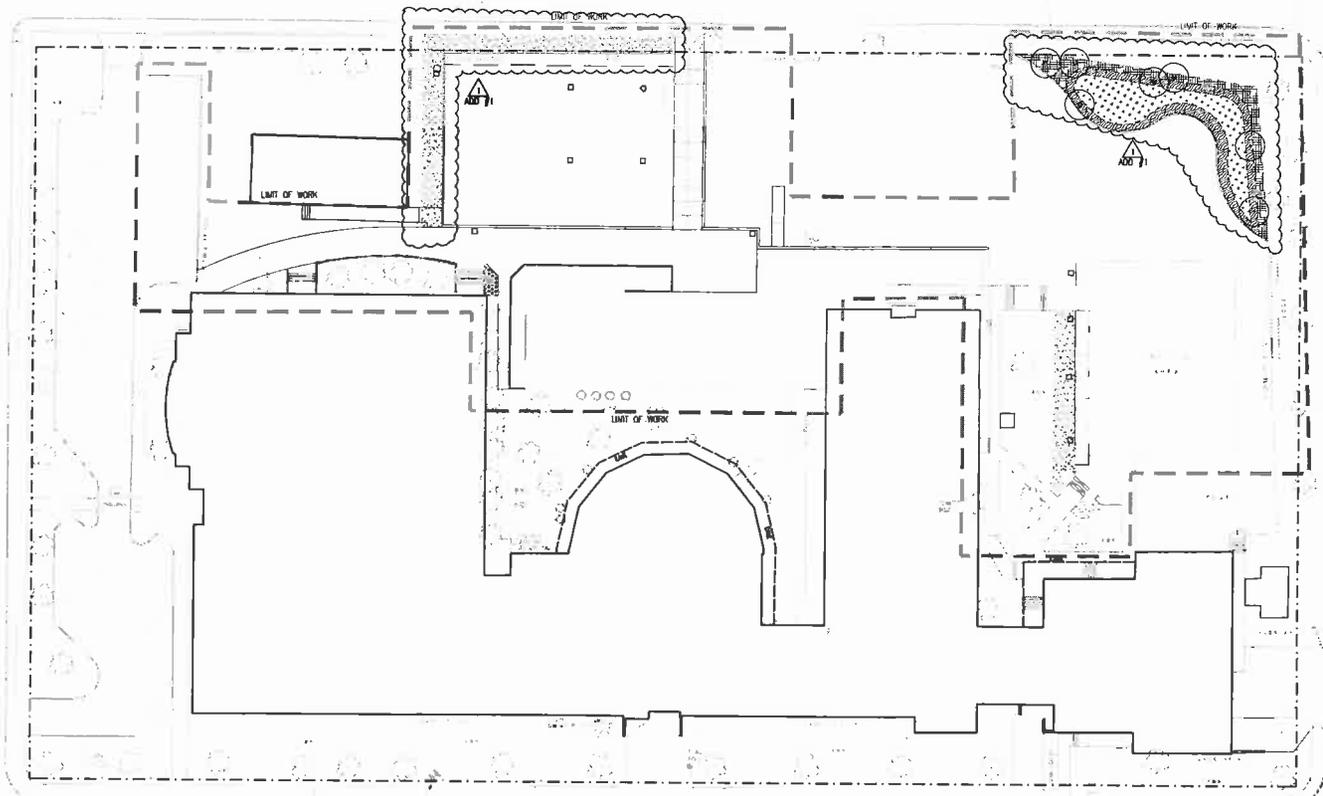
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GRADING AND DRAINAGE DRAINAGE PLAN
ADDM 01
WM-L3.0



LANDSCAPE PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
○	POPULUS TREMULOIDES	QUAKING ASPEN	1-1/2" cal.	as shown	1
◆	CORNUS STOLOMERA 'KELSEY'	KELSEY DOGWOOD	1 gal.	12' o.c.	70
◆	CAREX COMANS 'FROSTED CURLS'	DMARY SEDGE	1 gal.	18' o.c.	40
◆	CHASMANTHEM LAIIFOLIUM	WILD OAT GRASS	2 gal.	24' o.c.	50
◆	JUNCUS PATENS	SPREADING RUSH	1 gal.	24' o.c.	80
◆	ARCTOSTAPHYLOS UVA-URSI	HOODLAND STRAWBERRY	1 gal.	12' o.c.	80
◆	FRAGARIA VESCA	WILD BERRY	1 gal.	12' o.c.	11
◆	SALIX PURPUREA 'NANA'	DWARF BLUE WILLOW	1 gal.	12' o.c.	11
◆	CISTIS HYBRIDUS	WHITE ROCKROSE	5 gal.	30' o.c.	3
◆	RIBUS CALCHINODES	CREeping DRAGLE	4 gal.	12' o.c.	30
◆	REPAIR AND SEED LAMN - SEE SPECIFICATIONS				

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

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
○	ACER CROCATUM	WINE MAPLE	1-1/2" cal.	as shown	1
○	POPULUS TREMULOIDES	QUAKING ASPEN	1-1/2" cal.	as shown	1
◆	CORNUS SERICEA 'TAWRAMEA'	YELLOWING DOGWOOD	2 gal.	30' o.c.	10
◆	CORNUS STOLOMERA 'KELSEY'	KELSEY DOGWOOD	2 gal.	12' o.c.	160
◆	CAREX COMANS 'FROSTED CURLS'	DMARY SEDGE	2 gal.	18' o.c.	80
◆	CHASMANTHEM LAIIFOLIUM	WILD OAT GRASS	2 gal.	24' o.c.	50
◆	JUNCUS PATENS	SPREADING RUSH	1 gal.	18' o.c.	100
◆	ARCTOSTAPHYLOS UVA-URSI	HOODLAND STRAWBERRY	1 gal.	12' o.c.	160
◆	FRAGARIA VESCA	WILD BERRY	1 gal.	12' o.c.	110

WATER QUALITY SWALE PLANTING NOTES

- WATER QUALITY PLANTING TO CONFORM TO CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL (SWM) REQUIREMENTS FOR INFILTRATION BASIN FACILITIES. MINIMUM CONTAINER SIZE TO BE 1 GALLON AT THE FOLLOWING RATE:
 - a) ZONE (A) 115 HERBACEOUS 1 GAL PLANTS 1' ON CENTER PER 100 SF OR 100 HERBACEOUS 1 GAL PLANTS 1' ON CENTER AND 4 SMALL SHRUBS 3" ON CENTER PER 100SF.
 - b) ZONE (B) 1 EVERGREEN TREE MIN. 6" TALL ON 1 DECIDUOUS TREE MIN. 1-1/2" CAL. PER 200 SF AND 3 LARGE SHRUBS 3 GAL. 2' ON CENTER AND 70 GROUNDCOVER 1 GAL. 1' ON CENTER PER 100 SF.
- SEE PLANTING SCHEDULE FOR SPACING AND QUANTITIES REQUIRED.
- ZONE A: BASIN 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 BROWN SHRUBS 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.

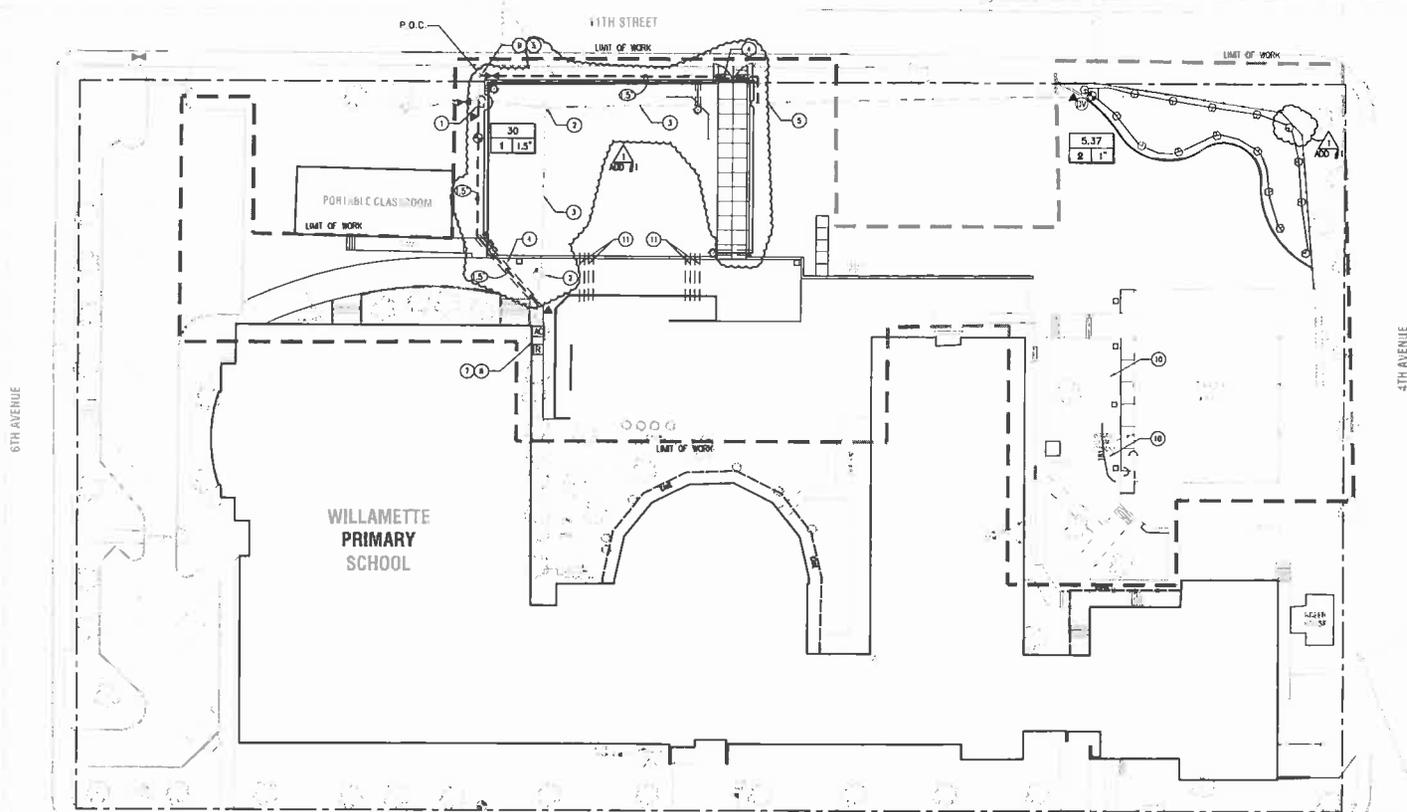
GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL 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 BY FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUIV. PLANTING BEDS TO BE QUOTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
- THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
- PROVIDE WIRE 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.



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project #	0806961
drawn project #	08029.020

PLANTING PLAN
ADDM 01
WM-L4.0



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUF.	TYPE	QTL/SHEET
P.O.C.	POINT OF CONNECTION	--	--	
IV	ISOLATION VALVE	APRILCO	70-100-10	5/LS.2
QC	QUICK COUPLING VALVE	RANBRID	44NP	4/LS.2
MD	MANUAL DRAIN VALVE	IRVICO	1-311-Y	6/LS.2
PR	PRESSURE-REGULATING REMOTE CONTROL VALVE	WEATHERMATIC	11000 CR-PRE-24 (FPR)	2/LS.2
4-S	4-STATION S.S. PED-CONTROL IRRIGATION CONTROLLER	RAIN MASTER	SEE SPECIFICATIONS	1/LS.2
RF	RAIN/FREEZE SHUT-OFF	HUNTER	RAIN/FREEZE-CLK-S5 BY STAINLESS STEEL CAN	--
---	MANLINE (SIZE PER PLAN)	--	SCH 40 PVC	2/LS.2
---	LATERAL LINE, SIZE PER CHART	--	CLASS 200 PVC	7/LS.2
---	SLEEVE, SIZE 2 x PIPE DIA.	--	SCH 40 PVC	8/LS.2

EXISTING IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MANUF.	TYPE
EX	DOUBLE CHECK BACKFLOW DEVICE	--	VERIFY SIZE IN FIELD PRIOR TO INSTALLATION
---	EXISTING ACV	--	--
---	EXISTING MANLINE	--	VERIFY SIZE IN FIELD PRIOR TO INSTALLATION
---	EXISTING SLEEVE	--	--

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	GPM	P.S.I.	RADIUS	DETAIL/SHEET
NOTE:	USE 6" POP UP SPRAY HEADS IN LAWN AND PLANTING AREAS LESS THAN 6" WIDE, AND 12" POP UP SPRAY HEADS IN PLANTING AREAS WIDER THAN 6".				
MD	HUNTER MP40-12-UP-1000-85-210	18	40	12"	3/LS.3
MD	HUNTER MP40-12-UP-1000-85-210	37	40	14"	3/LS.3
MD	TORO TROU-PS-7	75	80	48"	3/LS.2

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 LANDSCAPED AREAS WITH THEIR LOCATIONS ADJUSTED AS REQUIRED TO AVOID PLANT MATERIALS, UTILITIES AND OTHER OBSTRUCTIONS. PLACE LINES IN CONDUIT TRENCHES WHERE POSSIBLE.
- COORDINATE ALL IRRIGATION WORK WITH OTHER TRADES INVOLVED. COORDINATE IRRIGATION P.O.C. AND LOCATION OF AUTOMATIC CONTROLLER.
- ALL VALVE BODIES WILL BE PLACED IN A MANNER WHICH FACILITATES ACCESS FOR MAINTENANCE. LOCATE VALVE BODIES IN PLANTING AREAS WHEREVER POSSIBLE. SIZE BODIES TO ACCOMMODATE COMPLETE VALVE ASSEMBLY INCLUDING UNIONS.
- 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 MANLINE 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 35 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 BEGINNING DOWNSTREAM OF NEAREST FITTING. ALL LATERALS ARE MINIMUM 3/4" OR SAME SIZE AS NEAREST UPSTREAM PIPE.
- INSTALL ALL IRRIGATION PIPES IN PVC SLEEVES BELOW ALL PAVED SURFACES. COORDINATE PLACEMENT OF SLEEVES WITH APPLICABLE TRADES. SLEEVES TO EXTEND 6" BEYOND EDGE OF PAVEMENT.

KEY NOTES:

- CONNECT NEW MANLINE TO EXISTING MANLINE. REMOVE (2) EXISTING VALVES AND VALVE BODIES. SPlice CONTROL WIRES AS NECESSARY TO RE-ESTABLISH ELECTRICAL CONTINUITY BETWEEN CONTROLLER AND REMOTE CONTROL VALVES.
- REMOVE/RELOCATE EXISTING VALVE BODIES AND VALVE TO NEAREST PLANTING AREA. RECONNECT MANLINE AND WIRES.
- RE-ROUTE EXISTING MANLINE AND CONTROL WIRES TO ELIMINATE ALL IRRIGATION EQUIPMENT FROM UNDERNEATH NEW SYNTHETIC TURF PLAY AREA.
- NEW MANLINE CONTROL WIRES AND SLEEVE UNDER NEW PAVING.
- VERIFY SIZE AND LOCATION OF EXISTING MANLINE IN FIELD PRIOR TO INSTALLATION. 1.5" MINIMUM.
- NOT USED.
- NEW PEDESTAL MOUNT CONTROLLER.
- PROVIDE RAIN/FREEZE SHUT-OFF DEVICE ON SIDE OF CONTROLLER PEDESTAL IN STAINLESS STEEL CAN.
- EXISTING WATER SUPPLY AND EXISTING DOUBLE CHECK BACKFLOW PREVENTER, FIELD VERIFY.
- ADJUST IRRIGATION HEADS IN THIS ARE FOR NEW GRADING AND DRAINAGE IMPROVEMENTS.
- 6" SLEEVE UNDER PAVEMENT FOR FUTURE USE BY OWNER. EXTEND ALL SLEEVES 6" PAST EDGE OF PAVEMENT.

LATERAL LINE SIZING CHART

CLASS 200 PVC	UP TO 10 GPM	UP TO 55 GPM
3/4"	UP TO 10 GPM	2-1/2" UP TO 80 GPM
1"	UP TO 16 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
XX	--- VALVE SIZE
	--- CONTROLLER STATION NUMBER



SULL, OLBOW, WEEKERS
ARCHITECTS INC.

WILLAMETTE PS - PLAYGROUND SURFACING

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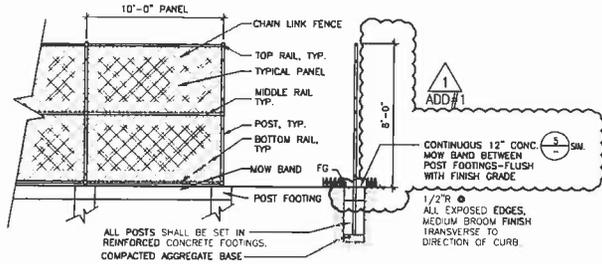
phase | BID DOCUMENTS
date | JUNE 16, 2008
revisions | JUNE 26, 2008

project # | 05016 WMLHS.L
district project # | 00020.020

**IRRIATION PLAN
ADDM 01
WM-L4.1**

NOTES:

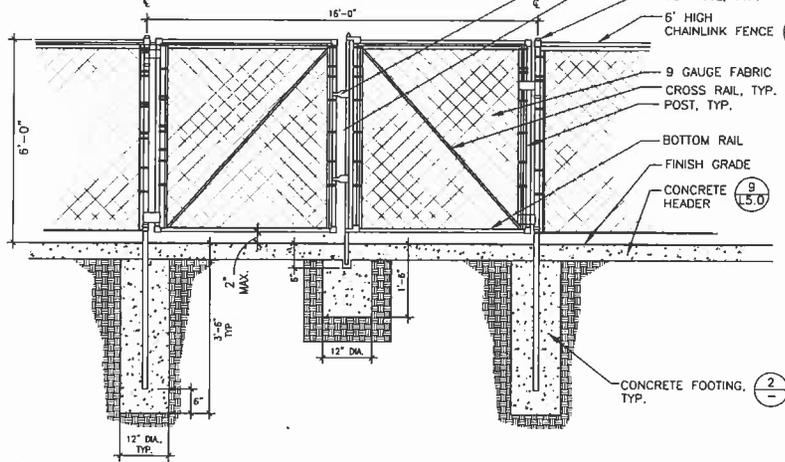
- CONTRACTOR TO SUBMIT CHAIN LINK FENCING AND REINFORCED CONCRETE FOOTING SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR APPROVAL.
- FABRIC SHALL BE 9-GAUGE STEEL WIRE WOVEN IN A 2" MESH.
- ALL METAL PARTS TO BE FULLY GALVANIZED.
- BEND DOWN AND KNUCKLE TOP BARB SELVAGES OF FABRIC.
- TERMINAL, CORNER, 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.



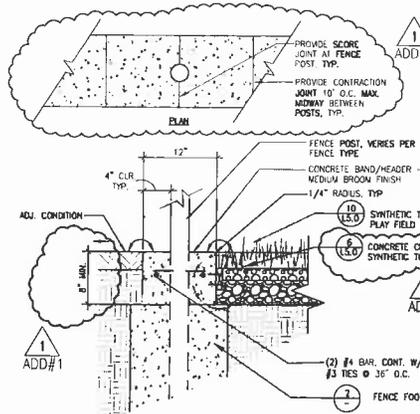
8 BACKSTOP
SCALE: 1-1/2" = 1' - 0"

GENERAL FENCING NOTES:

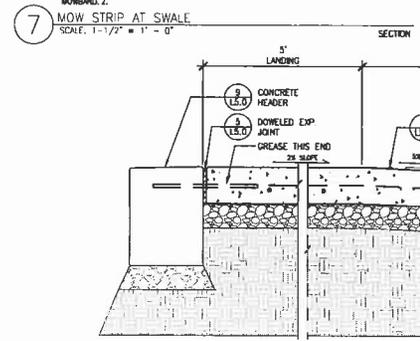
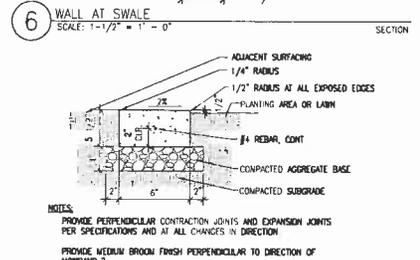
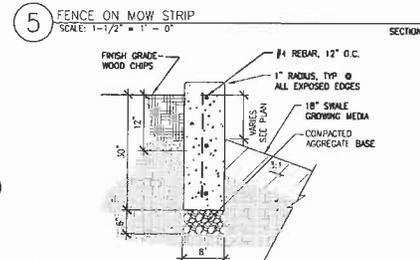
- FABRIC SHALL BE 9-GAUGE STEEL WIRE WOVEN IN A 2" MESH. GALVANIZED. BEND DOWN AND KNUCKLE TOP BARB SELVAGES OF FABRIC.
- ALL FENCE COMPONENTS TO BE FULLY GALVANIZED.
- FABRIC TO BE ATTACHED TO BALLFIELD SIDE OF FENCE POSTS & RAILS.
- SEE SPECIFICATIONS FOR POST AND RAIL DIMENSIONS
- PROVIDE SHOP DRAWINGS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



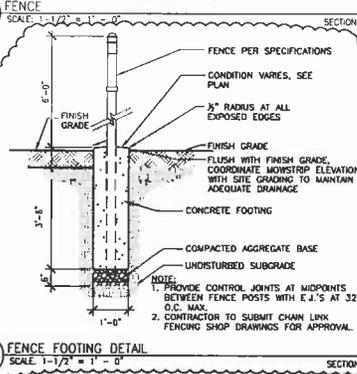
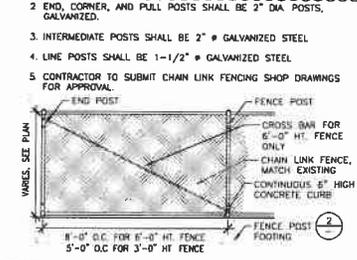
9 16' WIDE FENCE GATE
NTS



NOTE: PROVIDE CONTRACTION JOINTS AT MIDPOINTS BETWEEN FENCE POSTS WITH O.E.J.'S AT 30" O.C. MAX.



- NOTES:**
- FABRIC SHALL BE 9-GAUGE STEEL WIRE WOVEN IN A 2" MESH. GALVANIZED. BEND DOWN AND KNUCKLE TOP BARB SELVAGES OF FABRIC. GALVANIZED OR BLACK VINYL COATED FINISH AS NOTED ON PLAN.
 - END, CORNER, AND PULL POSTS SHALL BE 2" DIA. POSTS, GALVANIZED.
 - INTERMEDIATE POSTS SHALL BE 2" Ø GALVANIZED STEEL.
 - LINE POSTS SHALL BE 1-1/2" Ø GALVANIZED STEEL.
 - CONTRACTOR TO SUBMIT CHAIN LINK FENCING SHOP DRAWINGS FOR APPROVAL.



DURA CONSTRUCTION, INC.
1100 S.W. 15TH AVENUE, SUITE 100
MIAMI, FLORIDA 33135
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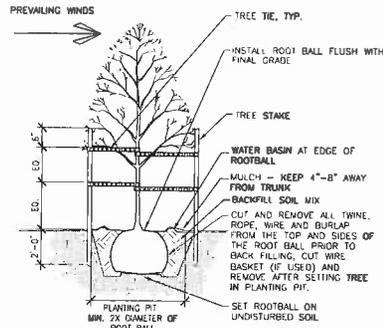
WILLAMETTE PS - PLAYGROUND SURFACING
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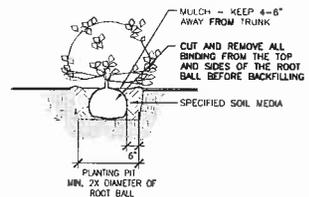


phase | **BID DOCUMENTS**
date | **JUNE 16, 2009**
revisions | **JUNE 26, 2009**

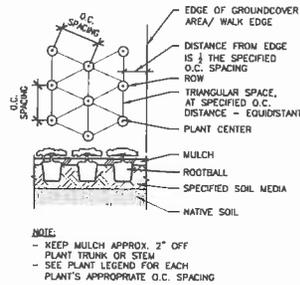
project # | **08016**
district project # | **08028.020**
LANDSCAPE DETAILS
ADDM 01 WM-L5.1



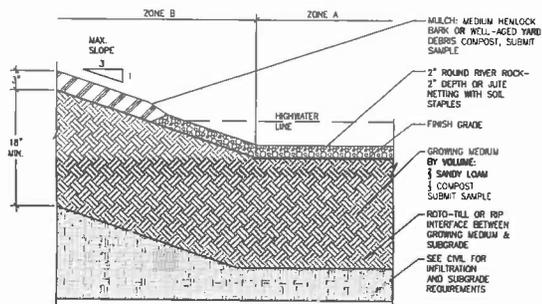
9 DECIDUOUS TREE PLANTING
SCALE: N15 SECTION



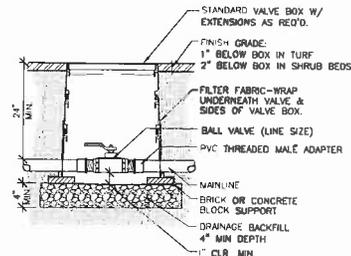
10 SHRUB PLANTING
SCALE: N15 SECTION



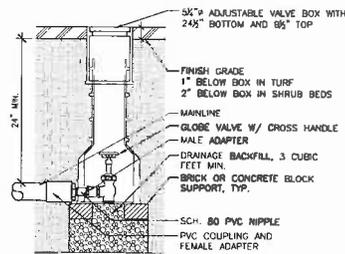
11 GROUNDCOVER PLANTING
SCALE: N15 SECTION



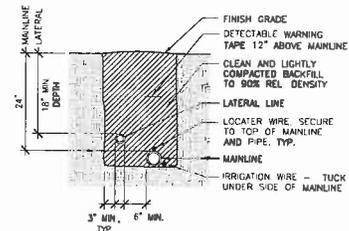
12 SWALE / PLANTER GROWING MEDIA
SCALE: 1-1/2\"/>



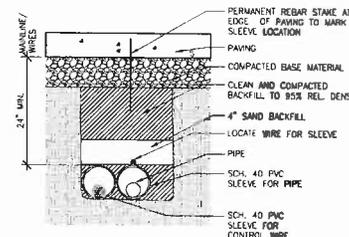
5 ISOLATION VALVE
SCALE: 1\"/>



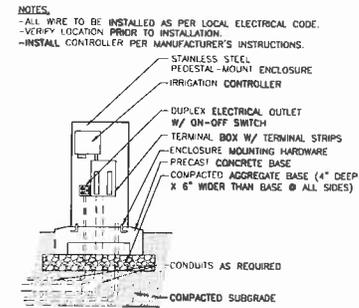
6 DRAIN VALVE
SCALE: 1\"/>



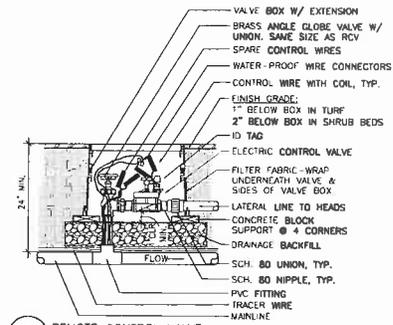
7 PIPE TRENCH
SCALE: 1\"/>



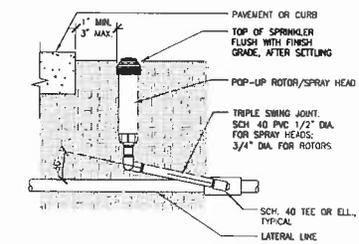
8 PIPE SLEEVE
SCALE: 3/4\"/>



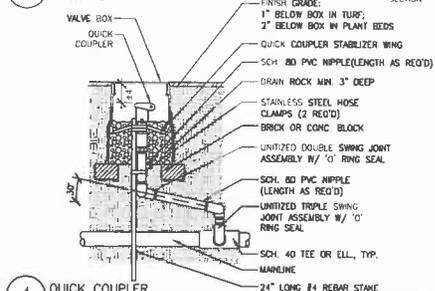
1 CONTROLLER
SCALE: 1\"/>



2 REMOTE CONTROL VALVE
SCALE: 1\"/>



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



4 QUICK COUPLER
SCALE: 1\"/>



MANUFACTURED BY INTERDRAIN • FLOORING
BULL DOGS BREEZERS
#243272211406
#243272211406
#243272211406

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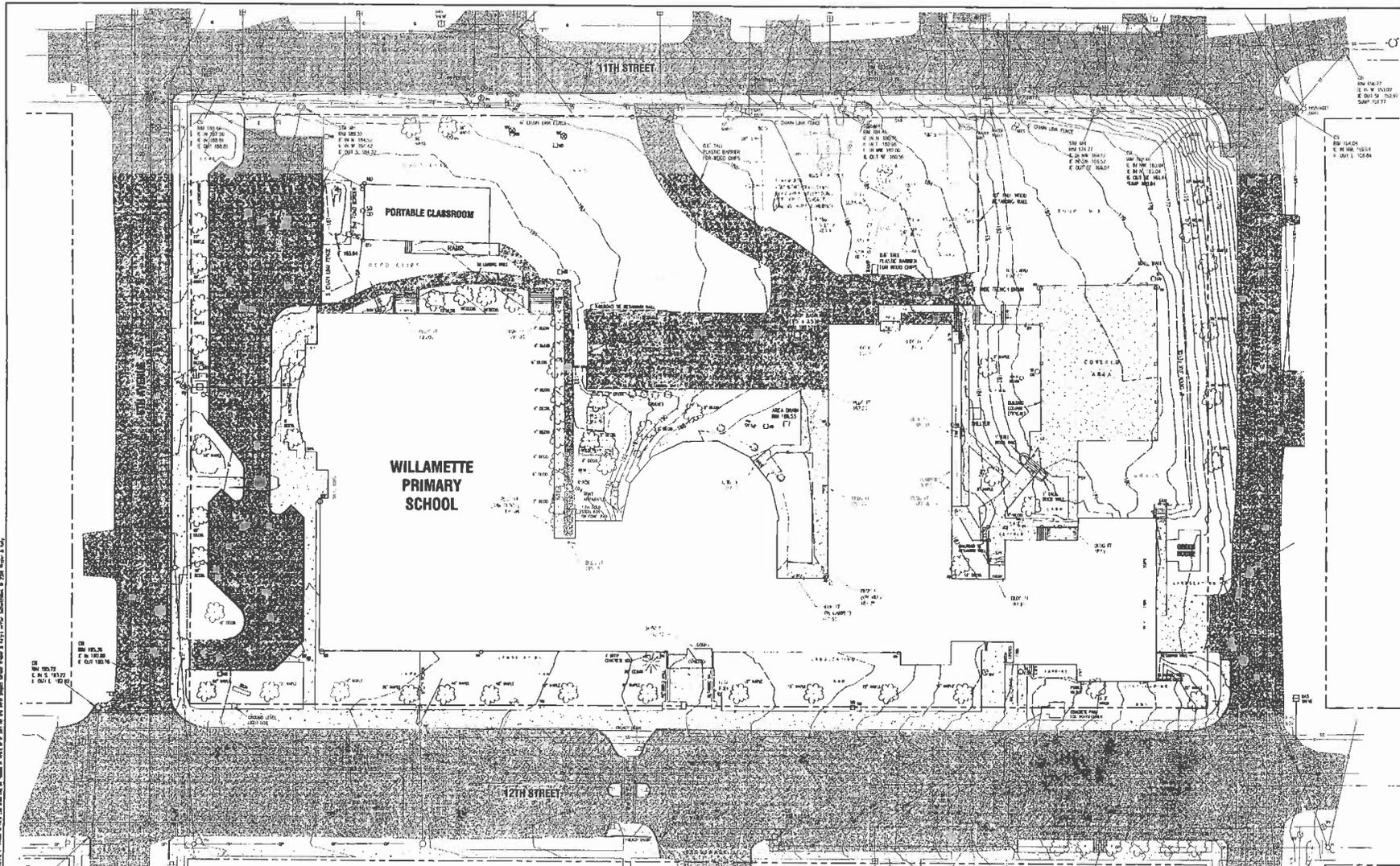
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phase BID DOCUMENTS
dts: JUNE 16, 2008
rvl: JUNE 26, 2009

project # 09018
contract project # 09028.020
LANDSCAPE DETAILS
ADDM 01
WM-L5.2



LEGEND

- TREE, TYPE AND SIZE AS NOTED
- FIRE HYDRANT
- WATER METER
- SANITARY/STORM SEWER MANHOLE
- STORM DRAIN CATCH BASIN (CB)
- UTILITY POLE
- UTILITY POLE ANCHOR
- CLEARCUT
- GAS METER
- WATER VALVE
- ROOF DRAIN
- WATER BOX
- SPRINKLER VALVE
- SHRUB
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- OVERHEAD POWER LINE
- FENCE LINE
- ASPHALT (A.C.)
- CONCRETE

1 EXISTING CONDITIONS
 WM C1.0/WM C1.0 SCALE: 1"=20'-0"

NOTES

1. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. COMPASS ENGINEERING ENGINEERS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
2. ONLY VISIBLE UTILITIES HAVE BEEN SHOWN. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
3. FROM FIELD SURVEY TAKEN IN DECEMBER 2003 AND JANUARY, 2004.
4. BASIS OF ELEVATIONS IS GPS DATUM TRANSFER FROM "TERRA" N.G.S. GPS STATION LOCATED IN OREGON CITY, ELEVATION = 27.95 (NOVD 28).
5. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSIDERED AS SUCH. PROPERTY LINES SHOWN ARE BASED ON EXISTING MONUMENTS AND SURVEYS OF RECORD.
6. CONTOURS ARE ONE FOOT.

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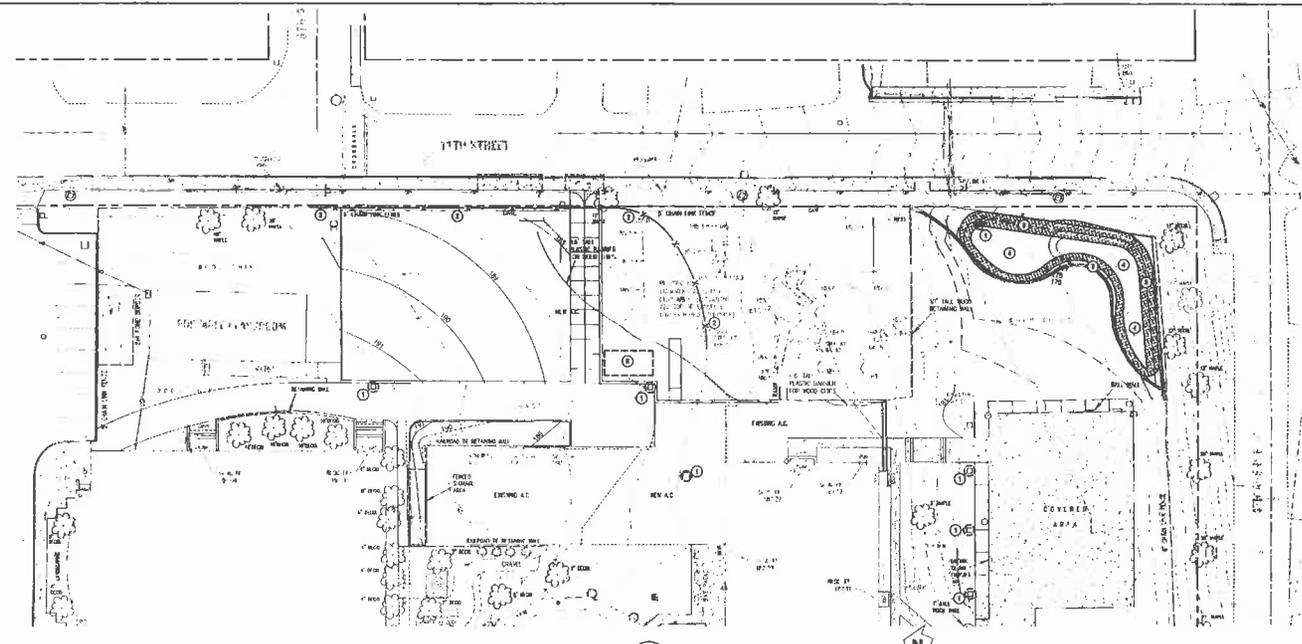


key plan

phase	BID DOCUMENTS
date	JUNE 15, 2009
revision	
project #	00010
district project #	09028.020

EXISTING CONDITIONS
WM-C1.0

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GENERAL EROSION CONTROL NOTES

THE PROPOSED EROSION CONTROL MEASURES ARE A MINIMUM BEST MANAGEMENT PRACTICE. THE CONTRACTOR MAY BE REQUIRED TO TAKE ADDITIONAL EROSION CONTROL MEASURES TO PREVENT ANY SOIL SEDIMENT FROM ENTERING THE SITE OR CROSSING THE EXISTING SCHWABER STREAMS. THE CONTRACTOR MAY ALSO BE ORDERED BY THE CITY ENGINEER, CITY INSPECTOR, OR PROJECT ENGINEER TO CONTROL DUST AND ADDRESS EROSION.

PRIOR TO COMMENCEMENT OF GRADING ACTIVITY AND AFTER INSTALLATION OF EROSION CONTROL MEASURES, CONTRACTOR IS TO CONTACT THE CITY OF CHANDLER FOR THEIR SITE REVIEW AND APPROVAL.

EROSION CONTROL NOTES

- 1 INSTALL MAT PROTECTION (TYPICAL OVER ALL OPEN GRADES AND INCLUDING CATCH BASINS AND TUBS GRADES)
- 2 INSTALL SEDIMENT FENCE (TYPICAL)
- 3 PROVIDE LATE MATING AND COMPOSITE BLANKET ON NEW SLOPES
- 4 SEE LANDSCAPE SPECIMEN FOR PLANTING
- 5 REGULAR WEED CONTROL THROUGHOUT AREA. ALL WEEDS COLLECTED THROUGHOUT WEEDING AREA IS CONSIDERED HAZARDOUS WASTE AND SHALL BE COLLECTED AND HAZARDOUS WASTE. ALL COMBUSTIBLE ITEMS SHALL BE REMOVED. WEEDS SHALL BE MONITORED & MANAGED BY CONTRACTOR TO ENSURE NO OVERLAP OCCURS. CONTRACTOR MAY ADJUST LOCATION WHEN DRAINAGE PATTERN.

1 EROSION CONTROL PLAN

WM-C3.0(1)WM-C3.0 SCALE: 1"=20'-0"

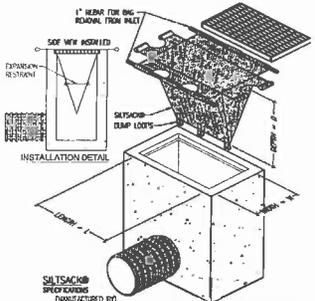
COMPOST BLANKETS AND BERMS

COMPOST MATTERS SHALL BE A BLEND OF DECOMPOSED AND SIFTED GRAVINE MATERIAL WITH A FIBER. NON-TOXIC, NON-COMBUSTIBLE COMPOST SHALL BE DERIVED FROM EITHER WASTEWATER, COMPOSTED CHIPPED, SHEDDING, OR GROUND VEGETATION, CLEAN PROCESSED, SPLITTED WOOD PRODUCTS, CLEAN A FUNCTIONALITY-BASED BIOLOGICAL COMPOST, OR SLOTTED BY LUNA RECYCLING (NO CHEMICALS), OR A COMBINATION OF GREEN WASTE AND BIOLOGICAL COMPOST.

THE COMPOST SHALL BE PROCESSED TO COMPLETION TO REDUCE WEED SEEDS, PARASITES, AND DISEASES. MATERIALS SHALL NOT CONTAIN HAZARDOUS WASTES, PETROCHEMICALS, FERTILIZERS, OR OTHER CHEMICALS. RESIDUES SHALL BE HELD TO PLANT OR ANIMAL LIFE. A LIST OF THE END USES AND CHEMICALS OF COMPOST SHALL BE OBTAINED FROM SUPPLIERS AND APPEAR IN THE TABLE BELOW.

PROPERTY	COMPOST BLANKET	COMPOST BERM
LINE PARTICLE SIZE/CONTENT	3/8"-1/2" INCH SCREEN / 33%	3/8"-1/2" INCH / 30%
COURSE PARTICLE SIZE/CONTENT	2-3 INCH SCREEN / 67%	2-3 INCH SCREEN / NONE
MOISTURE CONTENT	20-35%	20-30%
SOLUBLE SALT	4.0-5.0 MMBARS/CM	4.0-5.0 MMBARS/CM
ORGANIC MATTER	40-70%	40-70%
pH	6.0-8.0	6.0-8.0
HUMAN MADE DEBRIS	1.0% MAX	1.0% MAX
APPLICATION	1-2 INCH DEPTH	18" HIGH x 4" WIDE
STABILITY/NATURALITY	YES/DEEP	YES/HIGH

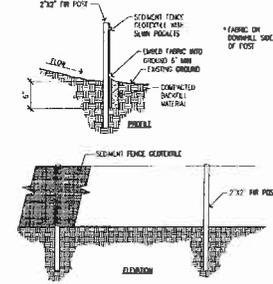
2 COMPOST BLANKET
WM-C3.0(1)WM-C3.0 SCALE: NONE



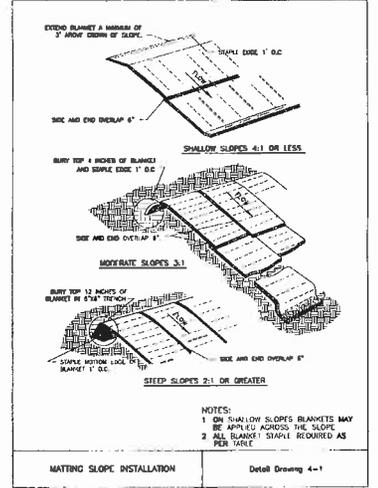
SILTSACK SPECIFICATIONS
MANUFACTURED BY: NOTE: THE SILT SACK SHALL BE MANUFACTURED FROM A WEAR POLYPROPYLENE FABRIC THAT WEARS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:
REGULAR FLOW SILTSACK
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROCESSES	TEST METHOD	UNITS
ONE-TENSILE STRENGTH	ASTM D-4832	300 LBS
ONE-TENSILE ELONGATION	ASTM D-4832	70%
TEAR	ASTM D-4832	170 LBS
WEAR RESISTANCE	ASTM D-5798	600 RUB
STAPLE TENSILE	ASTM D-4832	120 LBS
WEAR RESISTANCE	ASTM D-5798	600 RUB
APPROXIMATE WEIGHT	ASTM D-4832	40 US LBS
WEAR RESISTANCE	ASTM D-4832	40 GAL/INCH/24 HRS
PERMEABILITY	ASTM D-4832	0.55 SEC. / FT.

3 INLET PROTECTION
WM-C3.0(1)WM-C3.0 SCALE: NONE

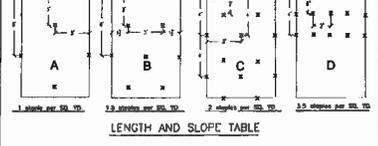


4 SEDIMENT FENCE DETAIL
WM-C3.0(1)WM-C3.0 SCALE: NONE



MATTING SLOPE INSTALLATION
Detail Drawing 4-1

Page 4-20



STAPLE PATTERN

LENGTH AND SLOPE TABLE

STAPLE PATTERN	STAPLE LENGTH	SLOPE
A	1.5 inches	SHALLOW SLOPES 4:1 OR LESS
B	2.0 inches	SHALLOW SLOPES 4:1 OR LESS
C	2.5 inches	MODERATE SLOPES 3:1
D	3.0 inches	STEEP SLOPES 2:1 OR GREATER

STAPLE TABLE
Detail Drawing 4-3

Page 4-31

5 MATTING SLOPE INSTALLATION DETAILS
WM-C3.0(1)WM-C3.0 SCALE: NONE



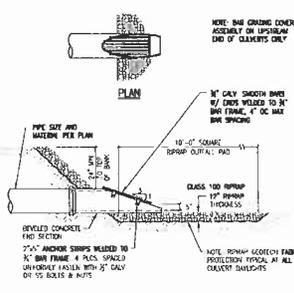
plan

phase	BID DOCUMENTS
date	JUNE 18, 2009
revisions	

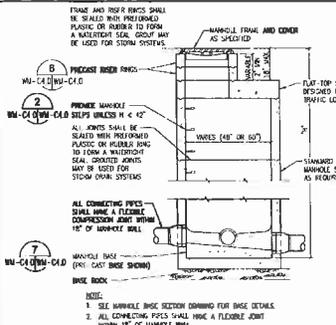
project # 10010
district project # 09028.020

EROSION CONTROL PLAN

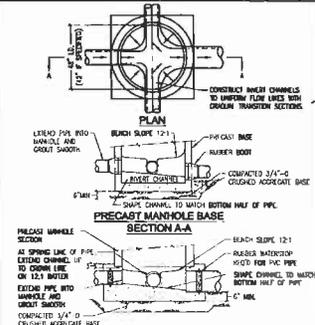
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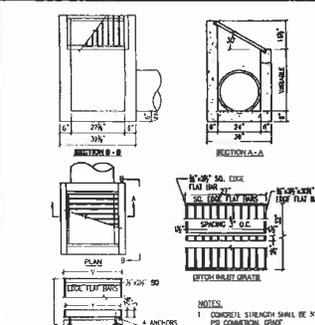
11 STORM DRAIN DAYLIGHT DETAIL
WM-C2.0(WM-C4.0) SCALE: NONE



10 FLAT-TOP MANHOLE DETAIL
WM-C2.0(WM-C4.0) SCALE: NONE



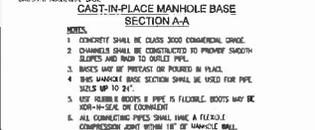
4 GRAVEL CONSTRUCTION ENTRANCE
WM-C3.0(WM-C4.0) SCALE: NONE



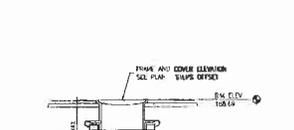
1 DITCH INLET
WM-C2.0(WM-C4.0) SCALE: NONE

12 DETENTION PIPE INSTALLATION
WM-C2.0(WM-C4.0) SCALE: NONE

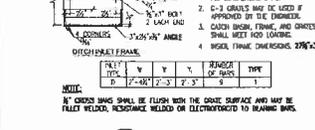
ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE CURB	100	LINEAL FEET	1.50	150.00
2	METAL GRATE	100	SQUARE FEET	2.00	200.00
3	CONCRETE CURB	100	LINEAL FEET	1.50	150.00
4	METAL GRATE	100	SQUARE FEET	2.00	200.00
5	CONCRETE CURB	100	LINEAL FEET	1.50	150.00
6	METAL GRATE	100	SQUARE FEET	2.00	200.00
7	CONCRETE CURB	100	LINEAL FEET	1.50	150.00
8	METAL GRATE	100	SQUARE FEET	2.00	200.00
9	CONCRETE CURB	100	LINEAL FEET	1.50	150.00
10	METAL GRATE	100	SQUARE FEET	2.00	200.00



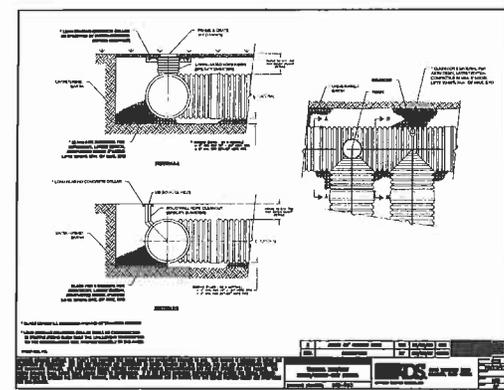
7 MANHOLE BASE SECTION DETAIL
WM-C4.0(WM-C4.0) SCALE: NONE



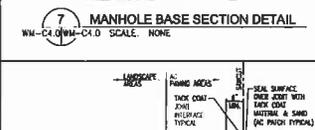
5 FLOW CONTROL MANHOLE
WM-C2.0(WM-C4.0) SCALE: NONE



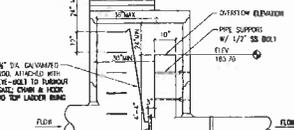
2 MANHOLE STEP DETAIL
WM-C4.0(WM-C4.0) SCALE: NONE



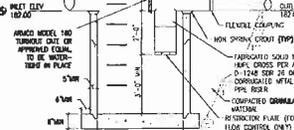
13 DETENTION RISER/CLEANOUT
WM-C2.0(WM-C4.0) SCALE: NONE



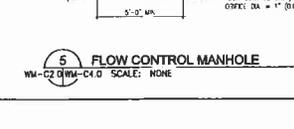
8 UTILITY TRENCH SECTION
WM-C2.0(WM-C4.0) SCALE: NONE



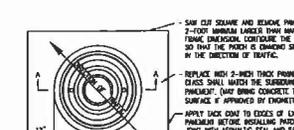
CAST IRON COVER



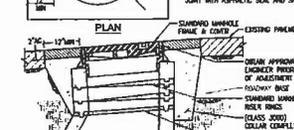
CAST IRON FRAME



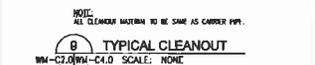
SECTION A-A
TYPICAL MANHOLE GRADE ADJUSTMENT IN STREET



MANHOLE ADJUSTMENT RINGS FOR RESURFACING



3 METAL LANDSCAPE AREA DRAIN
WM-C3.0(WM-C4.0) SCALE: NONE



9 TYPICAL CLEANOUT
WM-C2.0(WM-C4.0) SCALE: NONE



6 MANHOLE ADJUSTMENT DETAIL
WM-C4.0(WM-C4.0) SCALE: NONE

flouca
ARCHITECTURE • INTERIORS • PLANNING

1100 N. WILSONVILLE ROAD
TUALOIS, OR 97052
TEL: (503) 873-7995 • FAX: (503) 873-8143

WILLAMETTE PS - PLAYGROUND SURFACING
West Linn Wilsonville School District
2755 SW Belmont Road
Tualois, OR 97052
t: (503) 873-7995, f: (503) 873-8143

WINZLER & KELLY
1000 N. WILSONVILLE ROAD
PORTLAND, OR 97228
PH: (503) 253-1811 • FAX: (503) 253-1838
WWW.WINZLER-KELLY.COM

DATE: 6/26/10

project # 09010
district project # 09028.001

CIVIL DETAILS

WM-C4.0



DEVELOPMENT REVIEW

APPLICATION RECEIVED

DR-09-06

TYPE OF REVIEW (Please check all boxes that apply)

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

SEP 14 2009

PLANNING & BUILDING
CITY OF WEST LINN
INT. _____ TIME _____

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

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- 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

Date 9.15.09

SIGNATURE OF APPLICANT(S)

X _____

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: 656-4106¹