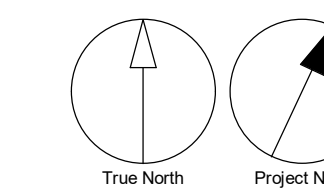


New Athey Creek Middle School

Project Address to be determined.
 Tax Lots 21E34C00600, 21E34DC00900, and 21E34DC01001
 West Linn, OR 97068

VICINITY MAP



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- LU0.00 COVER SHEET
- CIVIL**
- LU1.000 OVERALL SITE ANALYSIS LAND TYPES
- LU1.00 OVERALL SITE ANALYSIS
- LU1.01 SITE ANALYSIS
- LU1.02 SITE ANALYSIS
- LU1.03 SITE ANALYSIS
- LU1.04 SITE ANALYSIS
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- LU3.05 PV CANOPIES & SITE PLAN
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- LU4.01 ILLUMINATION LEGEND
- LU4.02 ILLUMINATION PLAN
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- E-1 EASEMENT MAP
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22210 SW Stafford Rd, Tualatin, OR 97062

ISSUES		
No.	DESCRIPTION	DATE
A	LAND USE	2021-03-17

New Athey Creek Middle School
 Project Address to be determined.
 Tax Lots 21E34C00600, 21E34DC00900, and 21E34DC01001
 West Linn, OR 97068

NOT FOR CONSTRUCTION

ARCHITECTURE

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 PHONE: (503) 201-6568

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 Camas WA 98607
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COST CONSULTANT

ACC COST CONSULTANTS
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 ibigroup@ibigrp.com

PROJECT NO:
124738
 DATE:
2021-03-17

SHEET NUMBER
LU0.00



LEGEND

TOTAL SITE: 22.1 ACRES
TYPE I LANDS (2.8 ACRES, 12.7%)
TYPE II LANDS (0.9 ACRES, 4.1%)
TYPE III LANDS (7.3 ACRES, 33.0%)
TYPE IV LANDS (11.1 ACRES, 50.2%)

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PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738
DRAWN BY: XX
PROJECT MGR: Designer
CHECKED BY: Checker
APPROVED BY: Approver

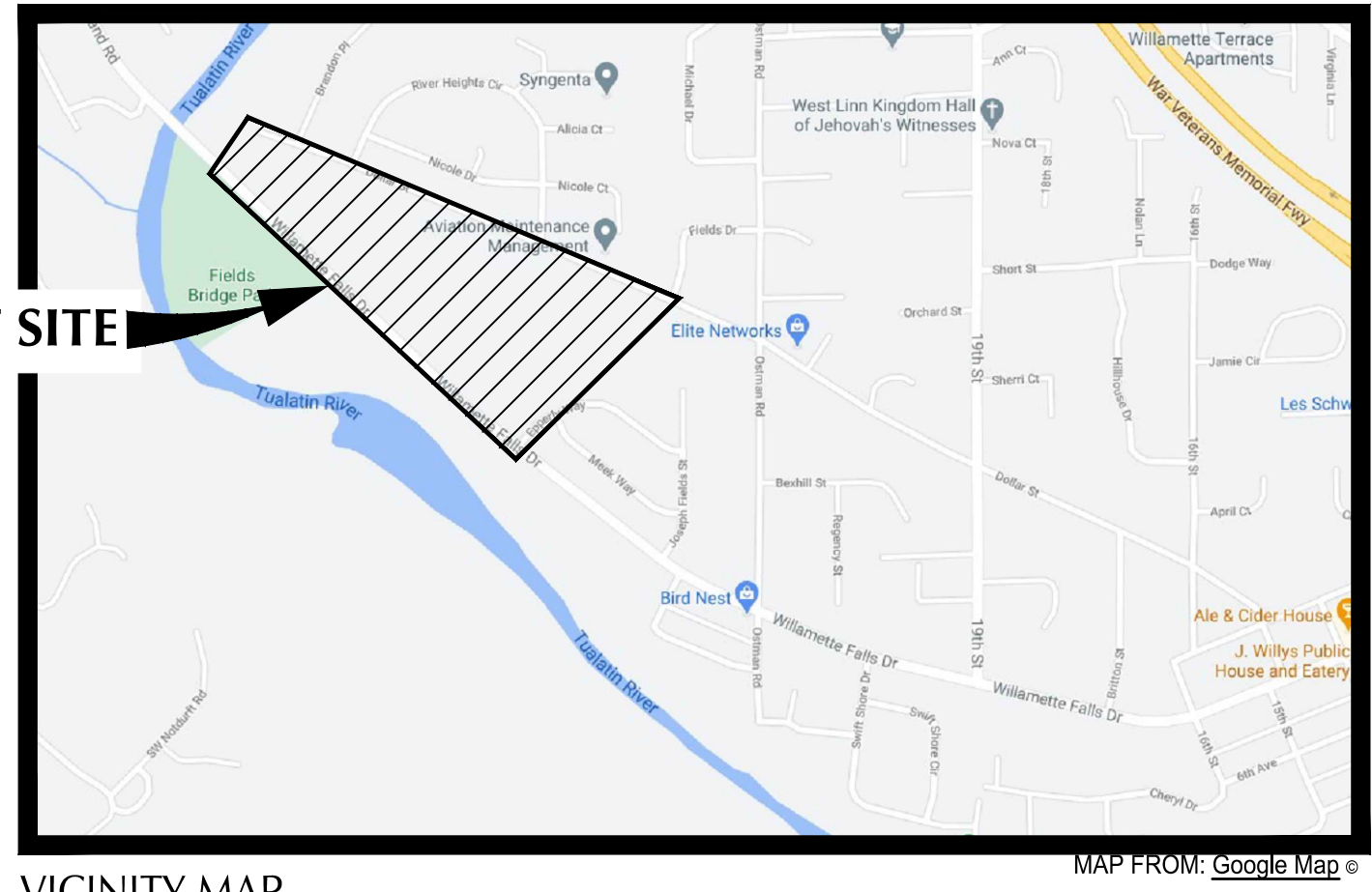
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**OVERALL SITE ANALYSIS
 LAND TYPES**

SHEET NUMBER LU1.000
ISSUE A



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VICINITY MAP
SCALE: NTS

LEGEND

	≤10% SLOPE (11.3 ACRES, 51.1%)
	>10% to ≤25% SLOPE (7.9 ACRES, 35.8%)
	>25% to <35% SLOPE (1.3 ACRES, 5.9%)
	≥35% SLOPE (1.6 ACRES, 7.2%)
	HABITAT CONSERVATION AREAS ¹
	LANDSLIDE HAZARD AREAS, MAP 16 (2.6 ACRES)
	EARTHQUAKE HAZARD AREAS, MAP 17 (8.3 ACRES)
	WATER RESOURCE AREA BOUNDARY ¹
	STREAMS ¹
	EXISTING SURFACE FLOW DIRECTION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

¹ REFER TO NATURAL RESOURCE REVIEW PERFORMED BY PACIFIC HABITAT SERVICES

- SHEET NOTES**
- SEE SHEET LU1.000 FOR LAND TYPES.
 - SEE SHEET SERIES LU1.10 FOR SITE PLAN.
 - SEE SHEET SERIES LU1.20 FOR GRADING AND DRAINAGE PLAN.
 - SEE SHEET SERIES LU1.30 FOR UTILITY PLAN.



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PROJECT
New Athey Creek Middle School
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West Linn, OR 97068

PROJECT NO:
124738

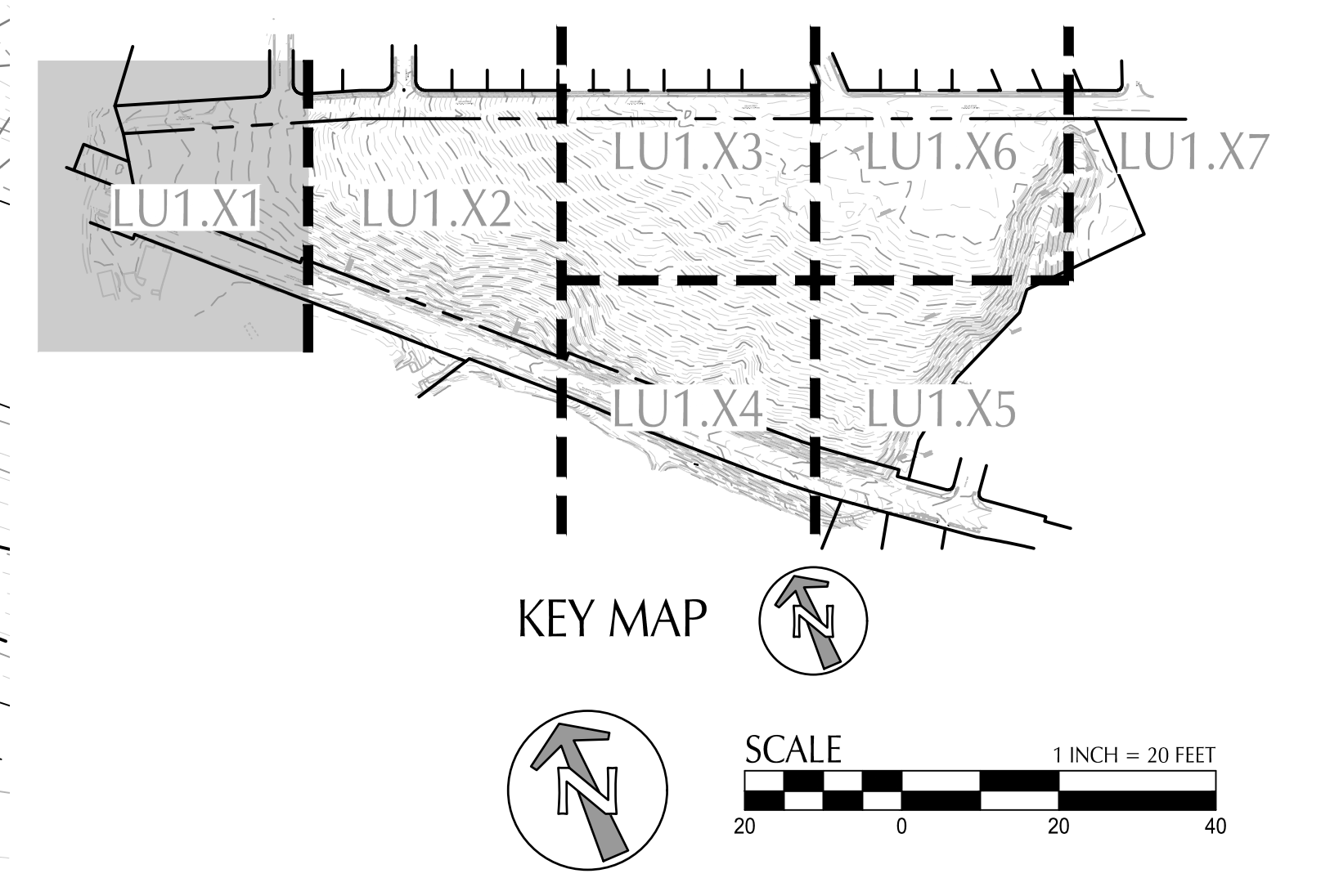
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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
OVERALL SITE ANALYSIS

SHEET NUMBER LU1.00	ISSUE A
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- LEGEND**
- ≤10% SLOPE (11.3 ACRES, 51.1%)
 - >10% to ≤25% SLOPE (7.9 ACRES, 35.8%)
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 - WATER RESOURCE AREA BOUNDARY¹
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 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
- ¹(REFER TO NATURAL RESOURCE REVIEW PERFORMED BY PACIFIC HABITAT SERVICES)



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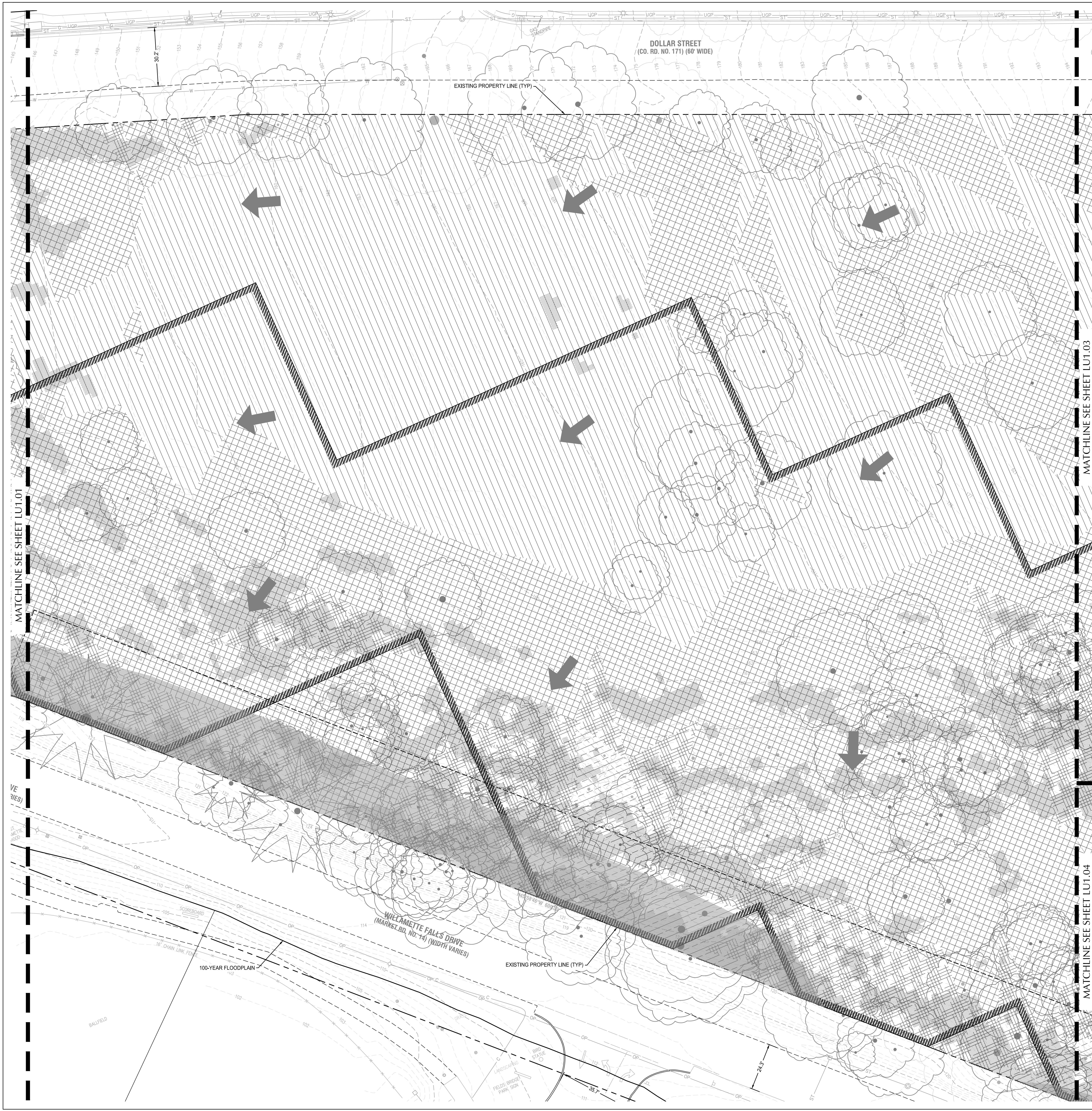
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PROJECT MGR: Designer	

SHEET TITLE
 SITE ANALYSIS

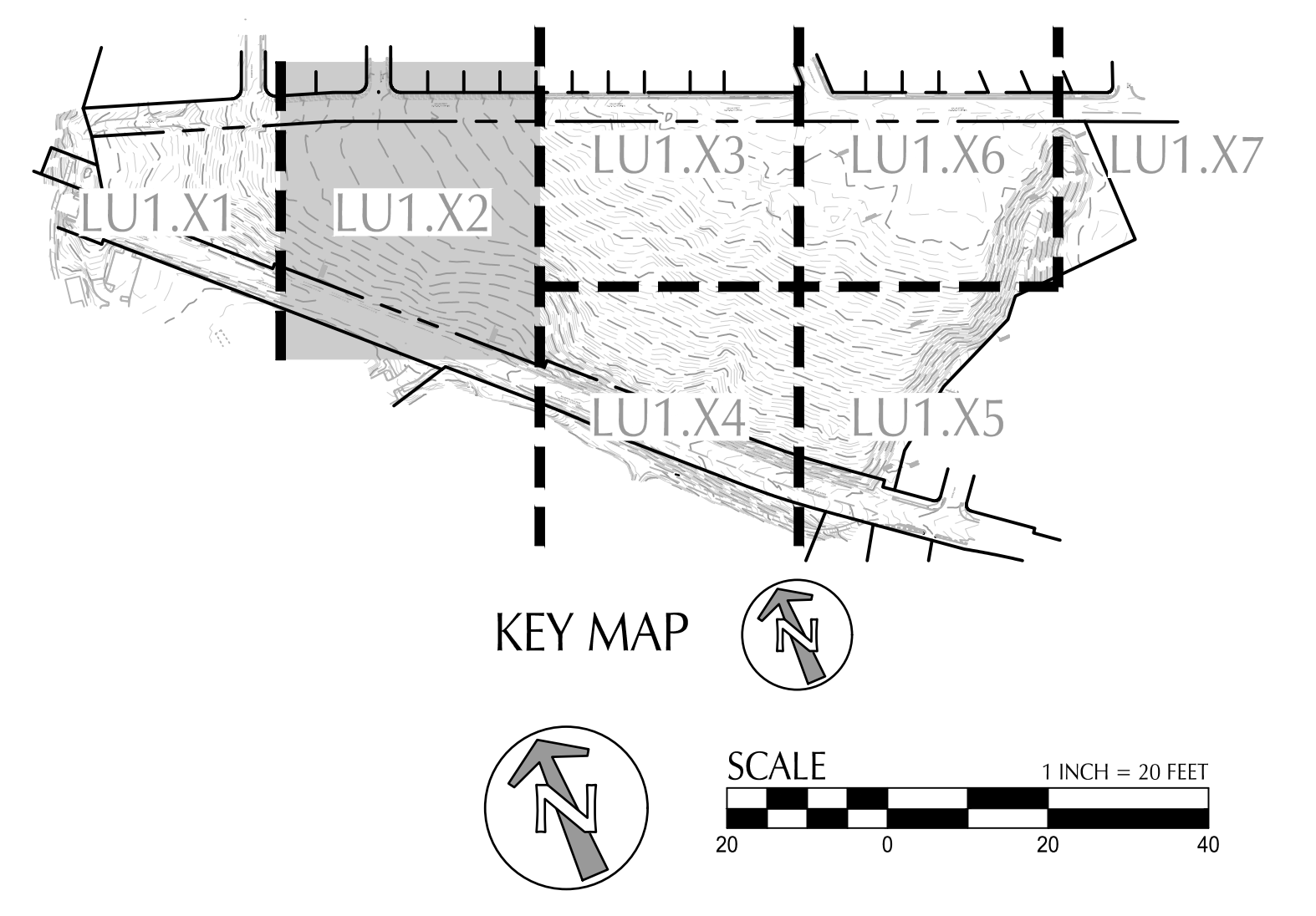
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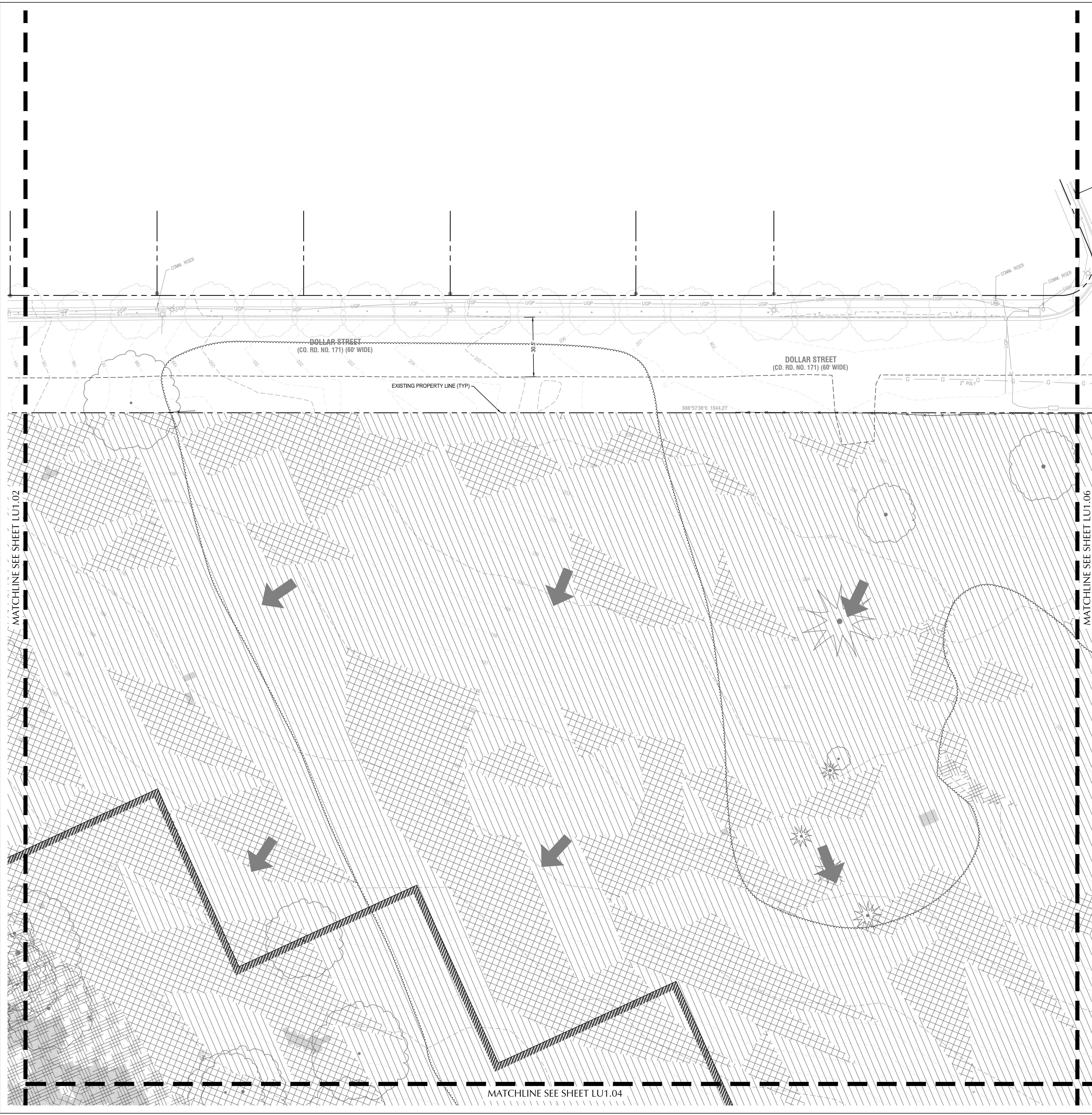
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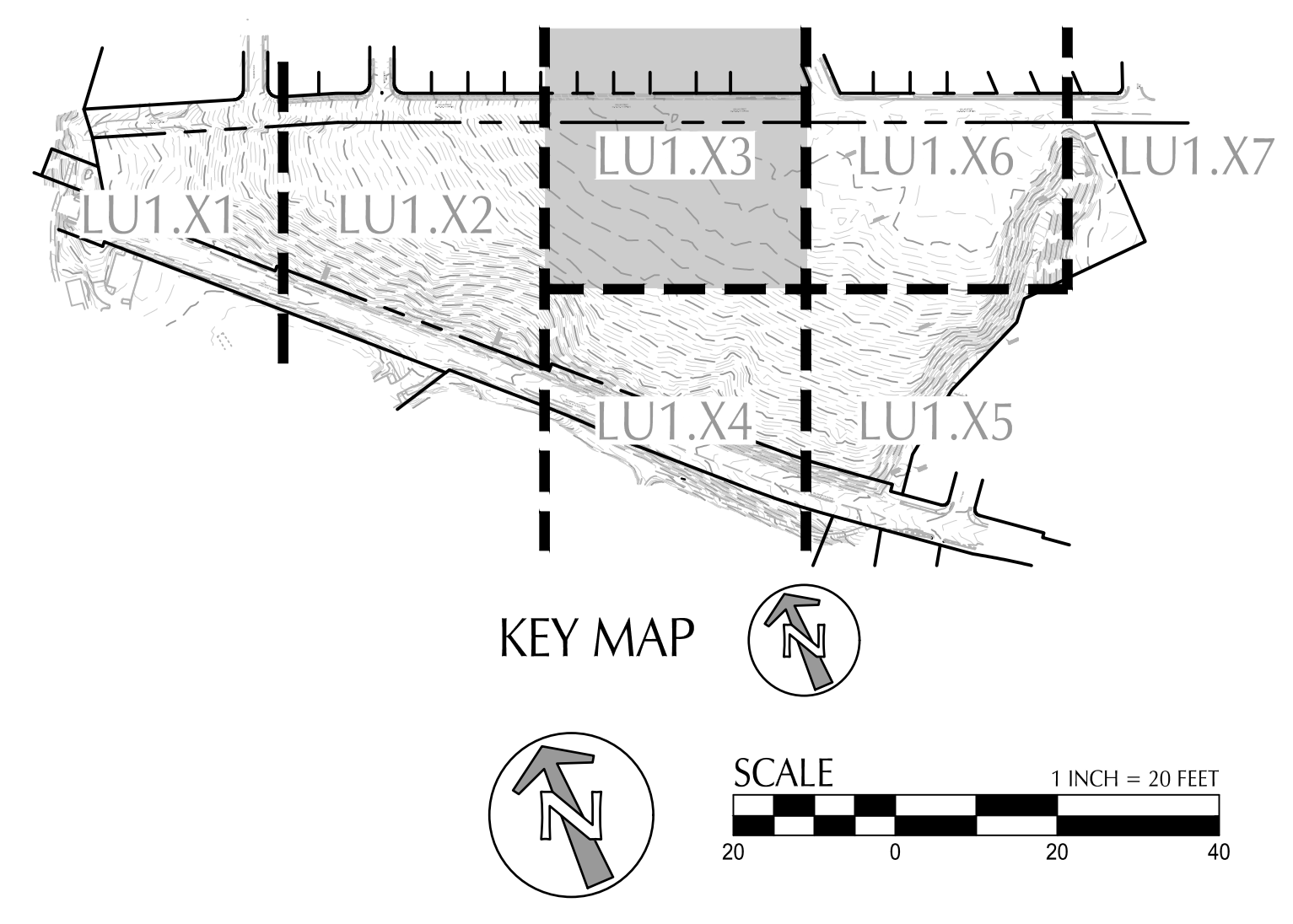
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- ¹ (REFER TO NATURAL RESOURCE REVIEW PERFORMED BY PACIFIC HABITAT SERVICES)



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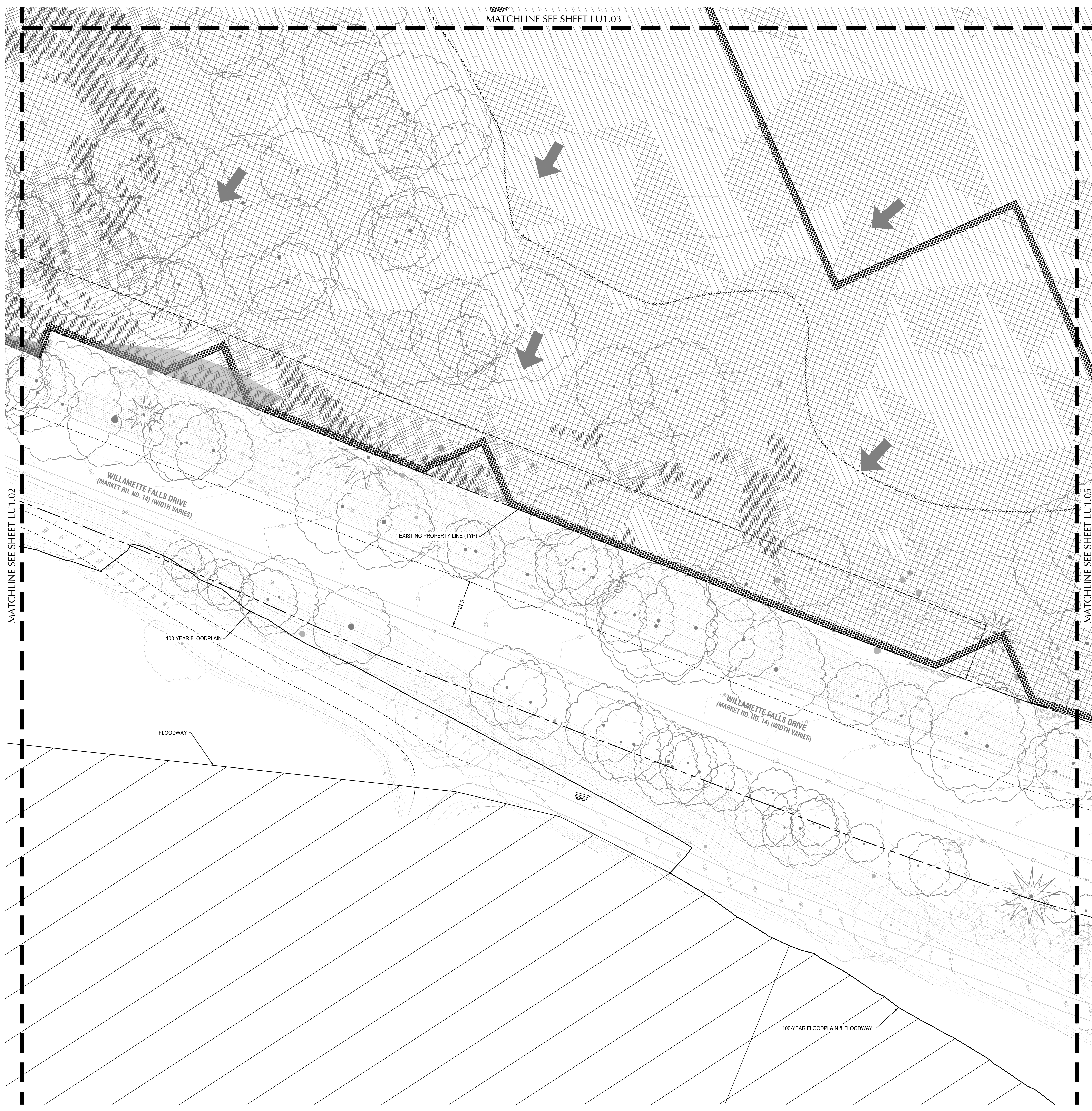
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PROJECT MGR: Designer	APPROVED BY: Approver

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SITE ANALYSIS

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LEGEND

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PROJECT NO:
124738

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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
SITE ANALYSIS

SHEET NUMBER LU1.04	ISSUE A
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SCALE

KEY MAP

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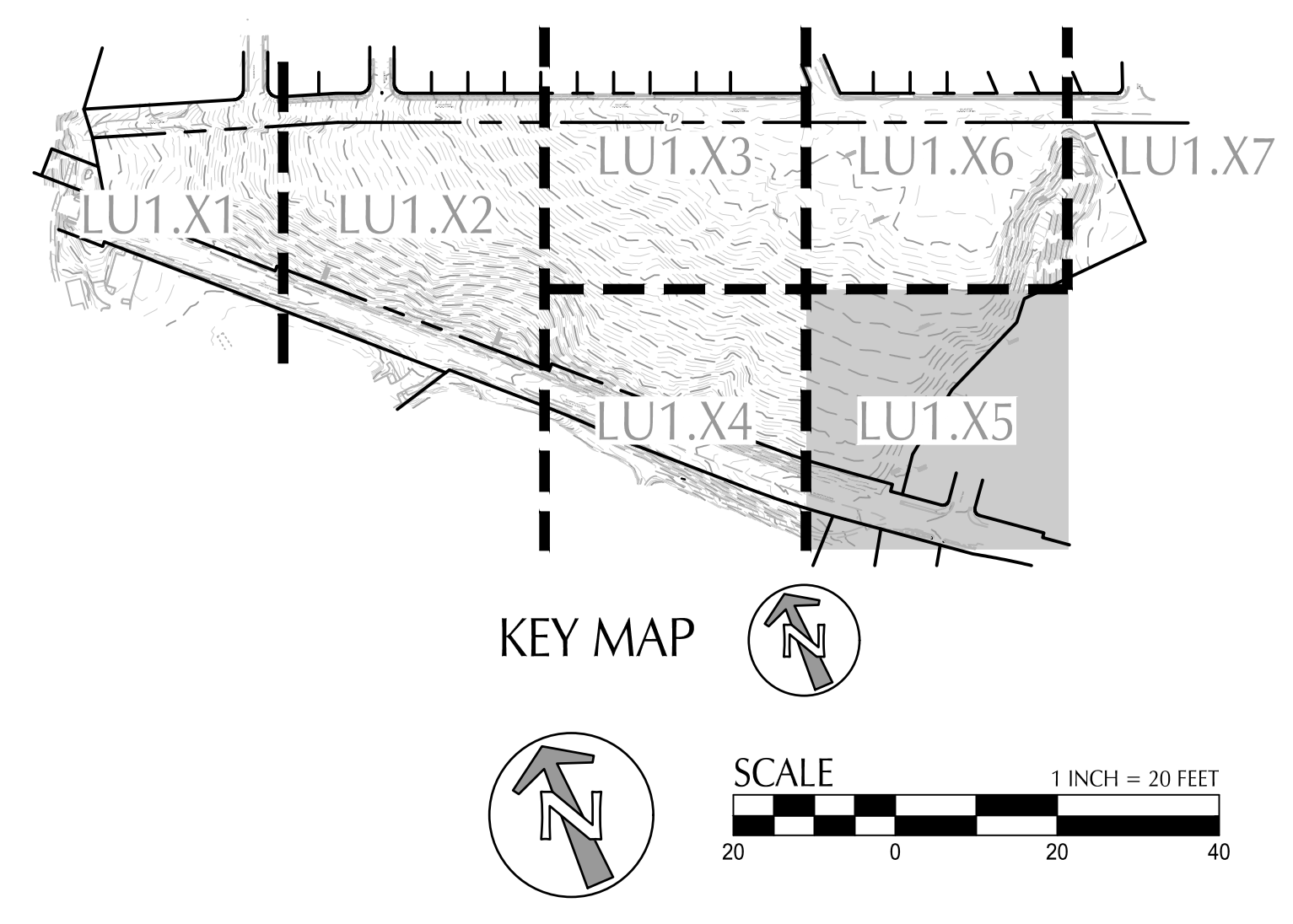
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PROJECT NO:
124738
DRAWN BY:
XX
PROJECT MGR:
Designer
CHECKED BY:
Checker
APPROVED BY:
Approver

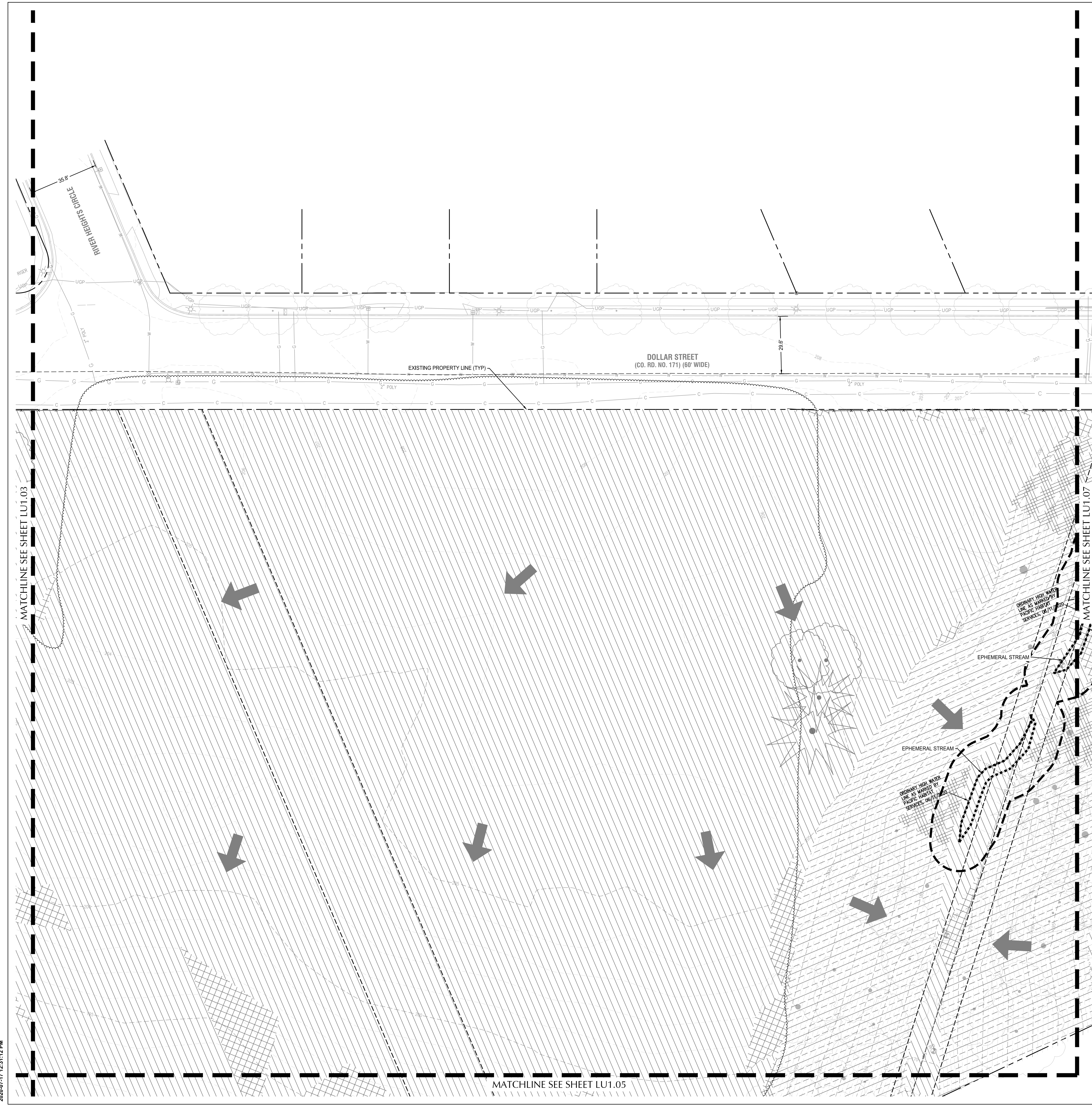
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SITE ANALYSIS

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LU1.05 **ISSUE**
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1	LAND USE		2021-03-17

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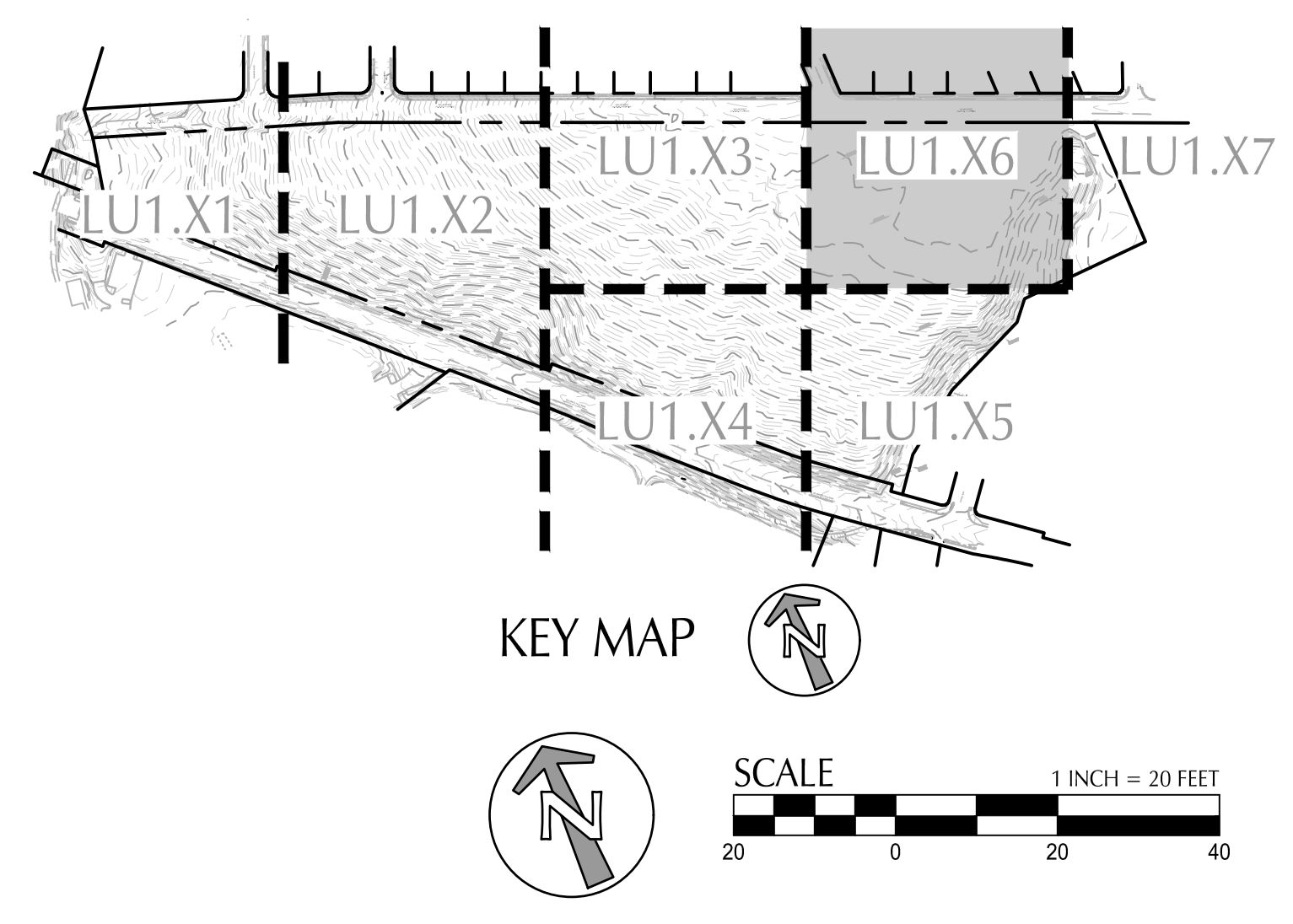
PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO:
 124738

DRAWN BY: XX	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
 SITE ANALYSIS

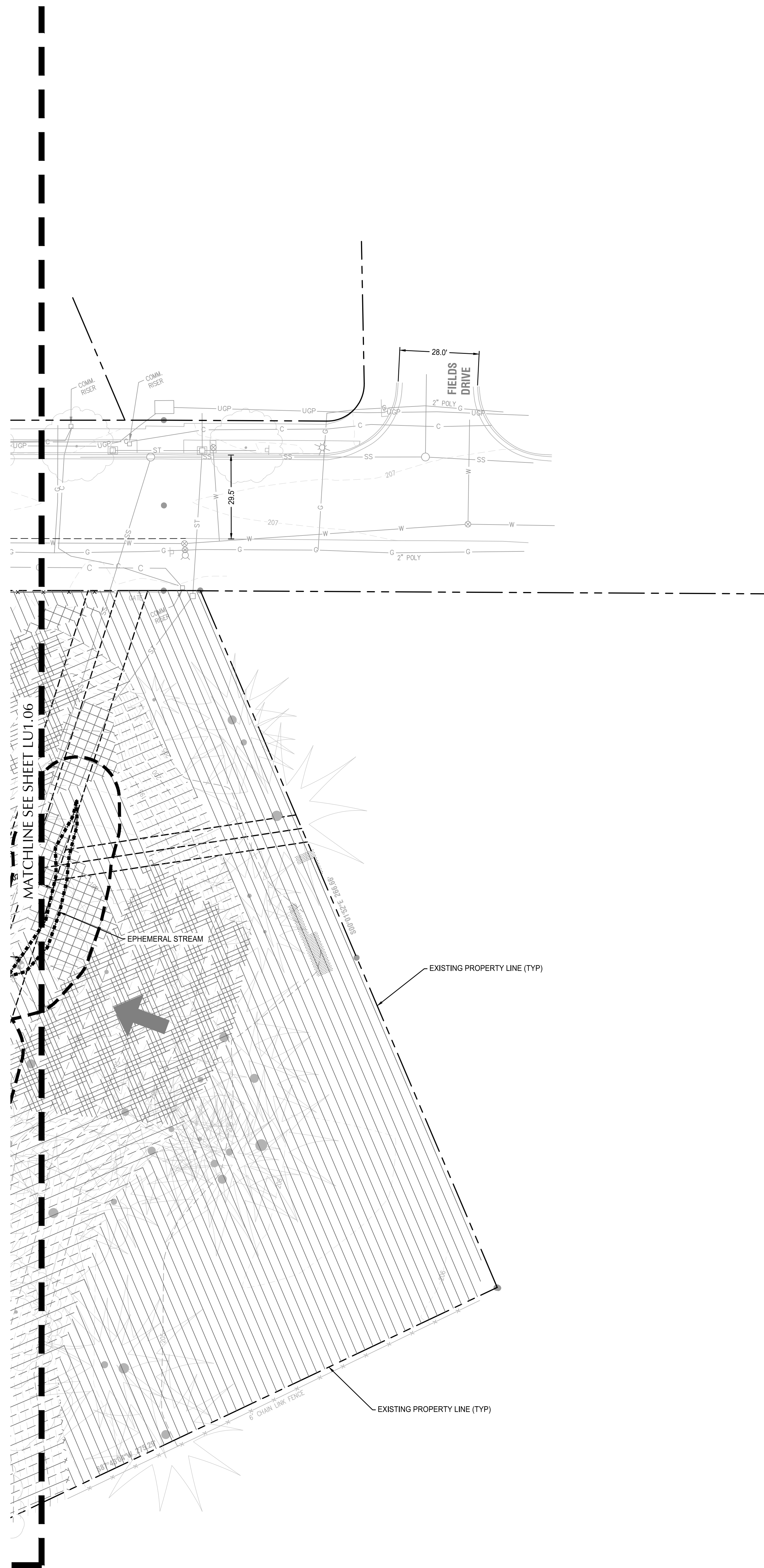
SHEET NUMBER LU1.06	ISSUE A
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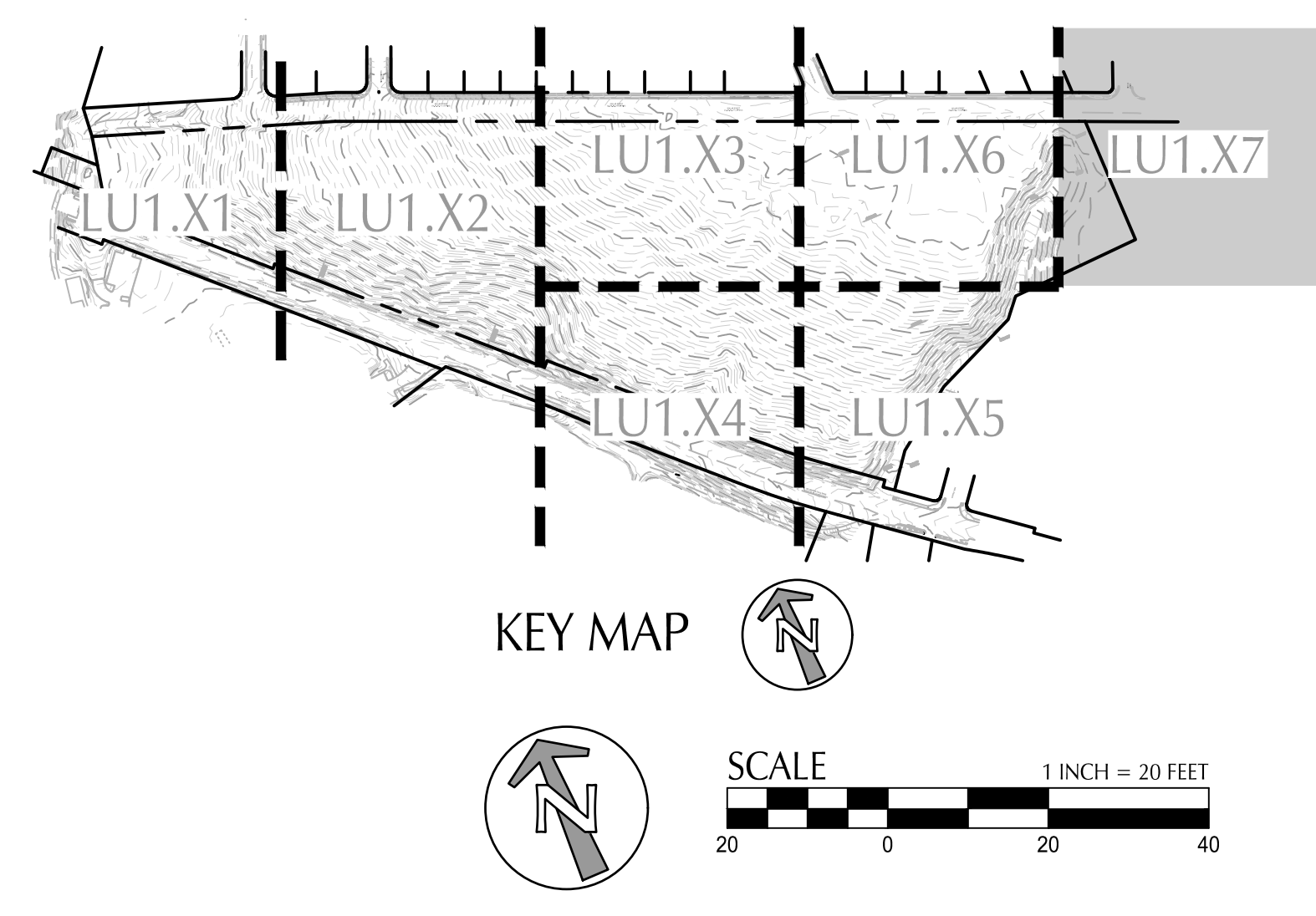
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File: N:\Projects\2020\07\17\1231\12 PM\Site Analysis.dwg TAB: LU1.07
 Plot Date: 3/16/21 at 4:21 PM By: rmananar
 2020-07-17 12:31:12 PM



- LEGEND**
- TOTAL SITE: 22.1 ACRES
 - ≤10% SLOPE (11.3 ACRES, 51.1%)
 - >10% to ≤25% SLOPE (7.9 ACRES, 35.8%)
 - >25% to <35% SLOPE (1.3 ACRES, 5.9%)
 - ≥35% SLOPE (1.6 ACRES, 7.2%)
 - HABITAT CONSERVATION AREAS¹
 - LANDSLIDE HAZARD AREAS, MAP 16 (2.6 ACRES)
 - EARTHQUAKE HAZARD AREAS, MAP 17 (8.3 ACRES)
 - WATER RESOURCE AREA BOUNDARY¹
 - STREAMS¹
 - EXISTING SURFACE FLOW DIRECTION
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
- ¹ (REFER TO NATURAL RESOURCE REVIEW PERFORMED BY PACIFIC HABITAT SERVICES)



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No.	DESCRIPTION	DATE
1	LAND USE	2021-03-17

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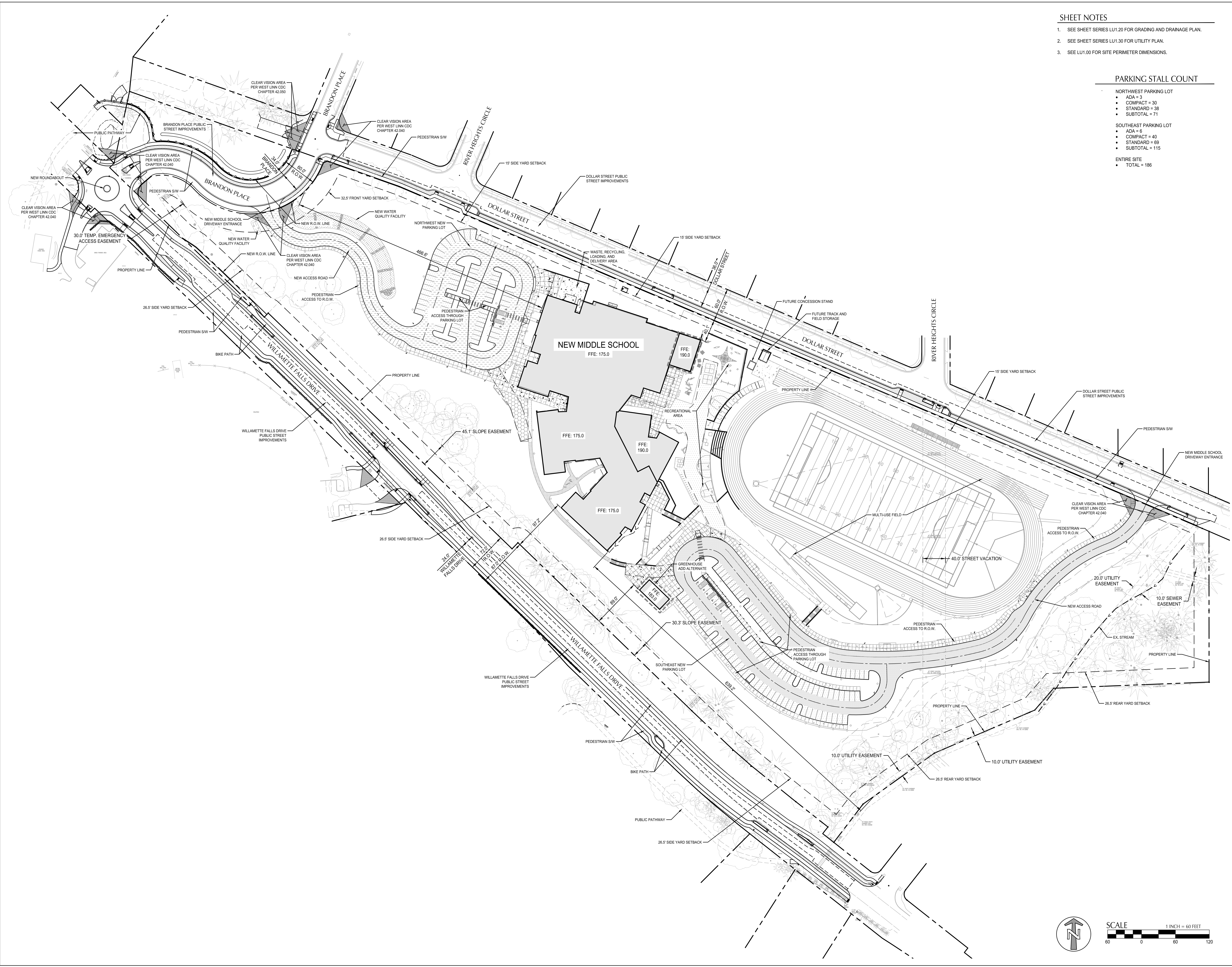
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SEAL

	IBI GROUP 907 SW Harvey Milk Street Portland, OR 97205, USA tel 503 226 6950 fax 503 273 9192 ibi@group-ndg.com
PROJECT New Athey Creek Middle School 945 Dollar Street West Linn, OR 97068	
PROJECT NO: 124738	
DRAWN BY: XX	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver
SHEET TITLE SITE ANALYSIS	
SHEET NUMBER LU1.07	ISSUE A

SCALE CHECK

IBI GROUP
 907 SW Harvey Milk Street
 Portland, OR 97205, USA
 tel 503 226 6950 fax 503 273 9192
 ibi@group-ndg.com



- SHEET NOTES**
- SEE SHEET SERIES LU1.20 FOR GRADING AND DRAINAGE PLAN.
 - SEE SHEET SERIES LU1.30 FOR UTILITY PLAN.
 - SEE LU1.00 FOR SITE PERIMETER DIMENSIONS.

PARKING STALL COUNT

NORTHWEST PARKING LOT

- ADA = 3
- COMPACT = 30
- STANDARD = 38
- SUBTOTAL = 71

SOUTHEAST PARKING LOT

- ADA = 6
- COMPACT = 40
- STANDARD = 69
- SUBTOTAL = 115

ENTIRE SITE

- TOTAL = 186

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PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO:
 124738

DRAWN BY: XX	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER LU1.10	ISSUE A
-------------------------------	-------------------

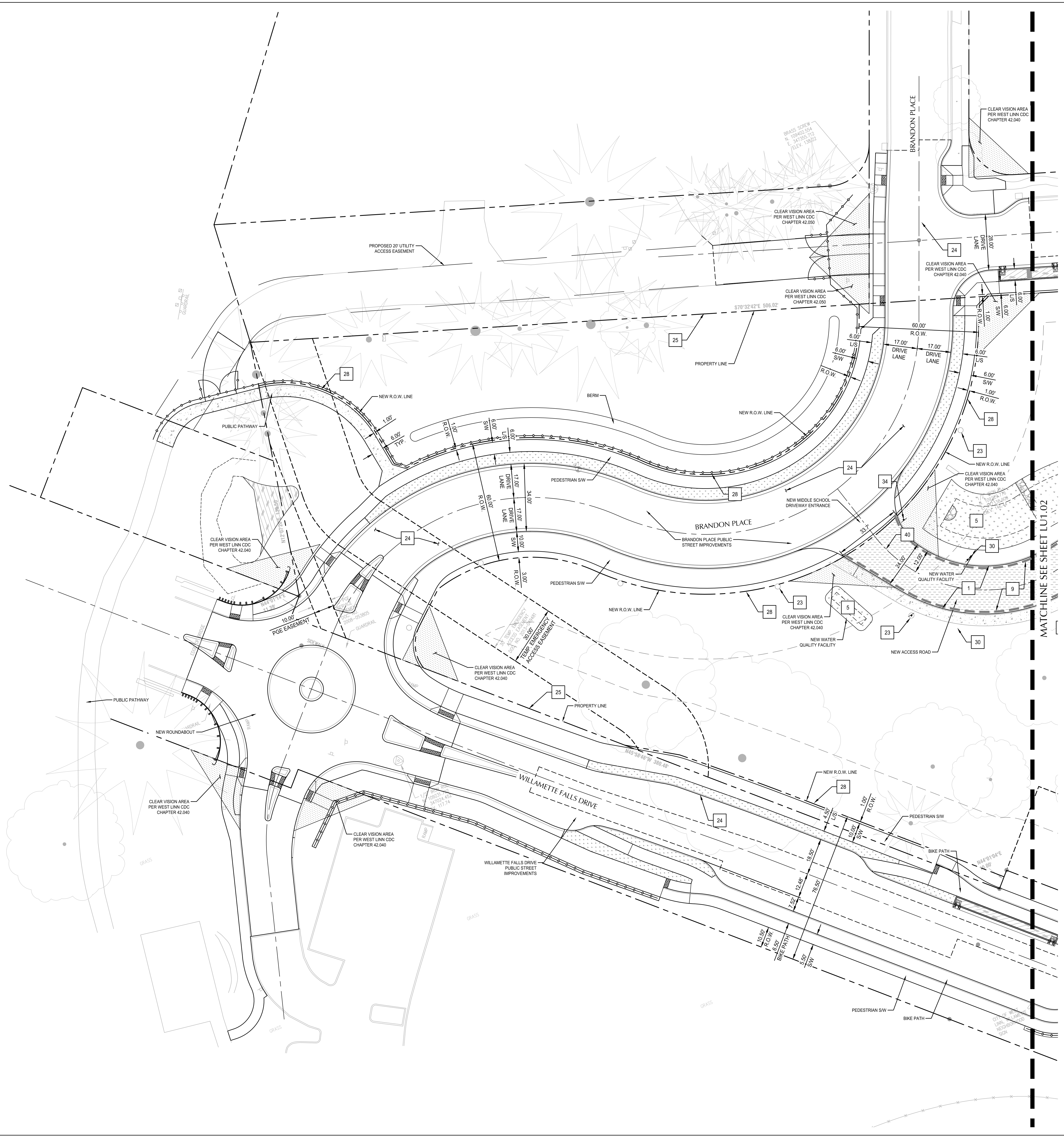
SCALE 1 INCH = 60 FEET

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PROJECT LOCATION: WLUW-New Middle School PC20210727-03: WLUW-New Middle School_PC20210727-03.dwg

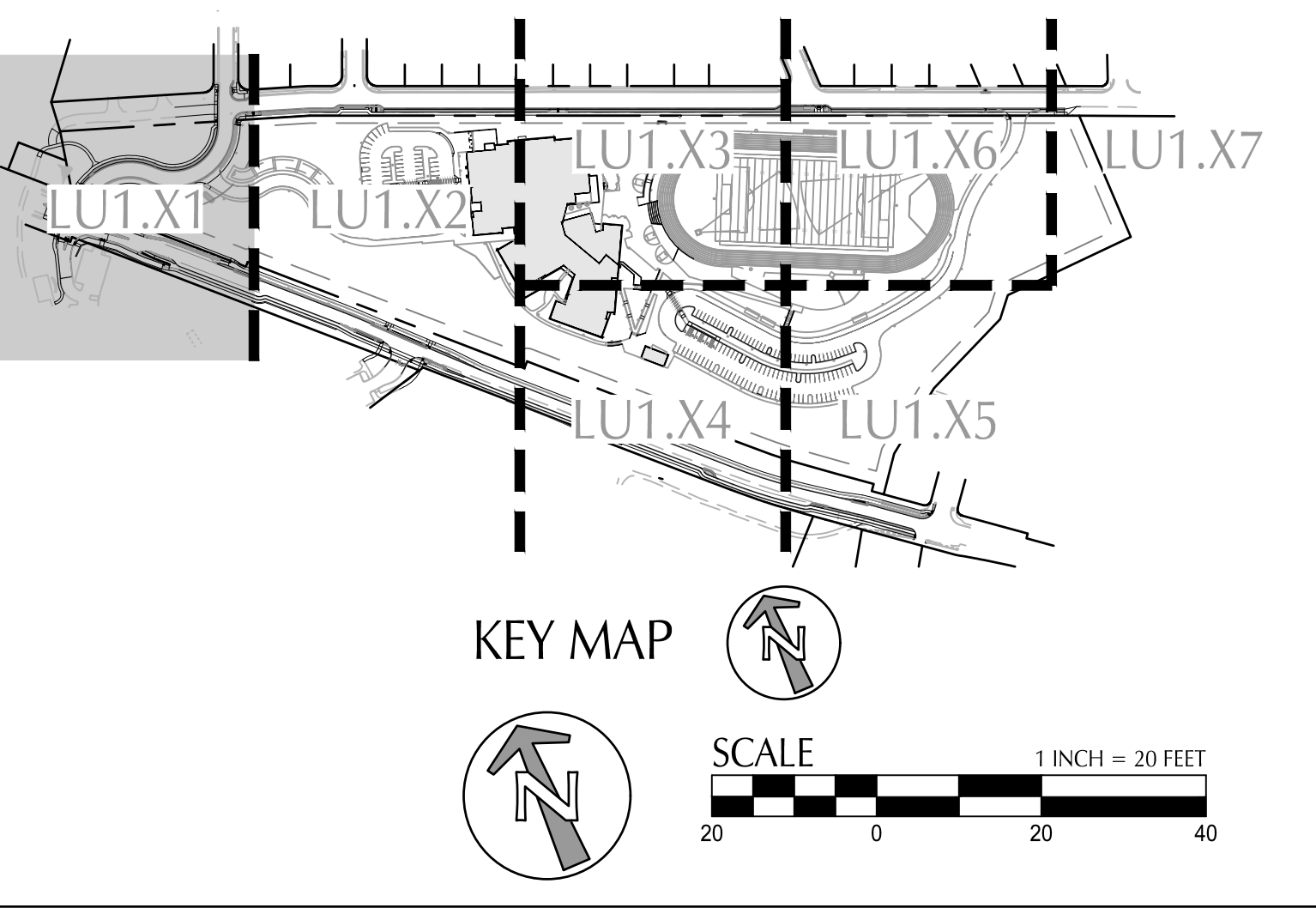
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 Plot: 3/16/21 at 4:22pm By: rmananar
 2020-07-17 12:31:12 PM



- ### SHEET NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
 - SEE SHEET C.X.X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
 - SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
 - BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XX/CX.X.
 - PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
- ### KEY NOTES
- | | | |
|----|--|----------|
| 1 | CONSTRUCT STANDARD CURB | (X) (CX) |
| 2 | CONSTRUCT MOUNTABLE CURB | (X) (CX) |
| 3 | 4" WHITE STRIPE | (X) (CX) |
| 4 | CROSSWALK | (X) (CX) |
| 5 | STORMWATER TREATMENT FACILITY. SEE C61XX SERIES SHEETS FOR DETAILS | (X) (CX) |
| 6 | FLUSH CURB | (X) (CX) |
| 7 | ADA PARKING STALLS AND STRIPING | (X) (CX) |
| 8 | CURB RAMP TYPE X | (X) (CX) |
| 9 | FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH. | (X) (CX) |
| 10 | COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. | (X) (CX) |
| 11 | BOLLARD | (X) (CX) |
| 12 | SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS | (X) (CX) |
| 13 | BIKE PARKING RACKS - SEE LANDSCAPE PLANS | (X) (CX) |
| 14 | WHEEL STOP | (X) (CX) |
| 15 | COMPACT PARKING SPACES | (X) (CX) |
| 16 | CONCRETE TO ASPHALT PAVEMENT TRANSITION | (X) (CX) |
| 17 | CURB CUT TO CURB SPILLWAY | (X) (CX) |
| 18 | DIRECTIONAL ARROWS | (X) (CX) |
| 19 | INSTALL DETECTABLE WARNING STRIP | (X) (CX) |
| 20 | SEE LANDSCAPE PLANS FOR PLAZA LAYOUT | (X) (CX) |
| 21 | RETAINING WALL | (X) (CX) |
| 22 | MULTI-USE FIELD - SEE LANDSCAPE PLANS | (X) (CX) |
| 23 | LIGHT POLE - SEE ELECTRICAL PLANS | (X) (CX) |
| 24 | OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE. | (X) (CX) |
| 25 | EXISTING PROPERTY LINE | (X) (CX) |
| 26 | ACCESS GATE | (X) (CX) |
| 27 | STAIRS - SEE LANDSCAPE PLANS | (X) (CX) |
| 28 | PROPOSED PROPERTY LINE | (X) (CX) |
| 29 | "NO PARKING" SIGN | (X) (CX) |
| 30 | "NO PARKING FIRE LANE" SIGN | (X) (CX) |
| 31 | "SERVICE VEHICLES ONLY" SIGN | (X) (CX) |
| 32 | "NO PARKING UNLOADING ZONE" SIGN | (X) (CX) |
| 33 | "BUS ONLY" SIGN | (X) (CX) |
| 34 | "STOP" SIGN | (X) (CX) |
| 35 | "CARPOOL/VANPOOL" SIGN | (X) (CX) |
| 36 | "VISITOR PARKING" SIGN | (X) (CX) |
| 37 | "STUDENT DROP OFF AND PICK UP" SIGN | (X) (CX) |
| 38 | (NOT USED) | (X) (CX) |
| 39 | SCUPPER DRAIN | (X) (CX) |
| 40 | ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES | (X) (CX) |
| 41 | RETAINING WALL WITH GUARD RAIL | (X) (CX) |
| 42 | PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS | (X) (CX) |
| 43 | CONSTRUCT CONCRETE CURB ENDING | (X) (CX) |
| 44 | CURB RAMP TYPE XX | (X) (CX) |
| 45 | CURB RAMP TYPE XXX | (X) (CX) |

- ### SHEET LEGEND
- | | |
|--|--|
| | PROPERTY LINE TO BE DEDICATED |
| | PROPERTY LINE |
| | CONVEYANCE SWALE |
| | SAWCUT LINE |
| | PROPOSED FENCE (SEE LANDSCAPE PLANS) |
| | CENTERLINE ROADWAY |
| | STANDARD CURB |
| | PAINTED CURB - FIRE LANE |
| | SITE WALL |
| | PROPOSED BUILDING |
| | STORMWATER TREATMENT FACILITY |
| | ASPHALT PAVEMENT: HEAVY DUTY |
| | ASPHALT PAVEMENT: MEDIUM DUTY |
| | ASPHALT PAVEMENT: LIGHT DUTY |
| | PEDESTRIAN ASPHALT - SEE LANDSCAPE |
| | HEAVY CONCRETE PAVEMENT |
| | PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH |
| | GRASS PAVERS - SEE LANDSCAPE PLANS |
| | COMPACT PARKING STALLS |
| | LEFT |
| | POINT OF CURVATURE |
| | POINT OF COMPOUND CURVE |
| | POINT OF INTERSECTION |
| | POINT OF TANGENT |
| | RADIUS |
| | RIGHT |



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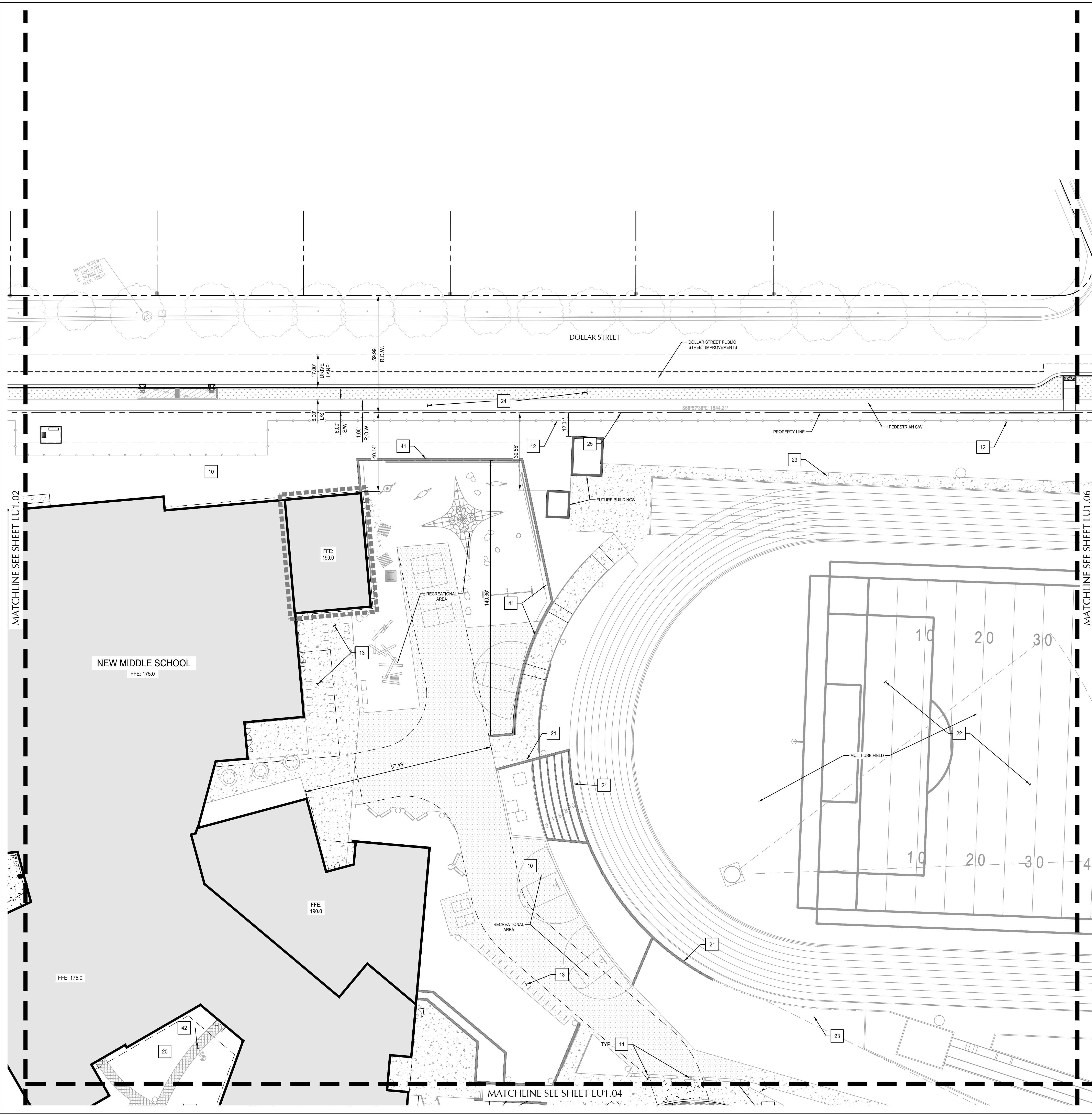
PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738	CHECKED BY: Checker
DRAWN BY: XX	APPROVED BY: Approver
PROJECT MGR: Designer	

SHEET TITLE
SITE PLAN

SHEET NUMBER LU1.11	ISSUE A
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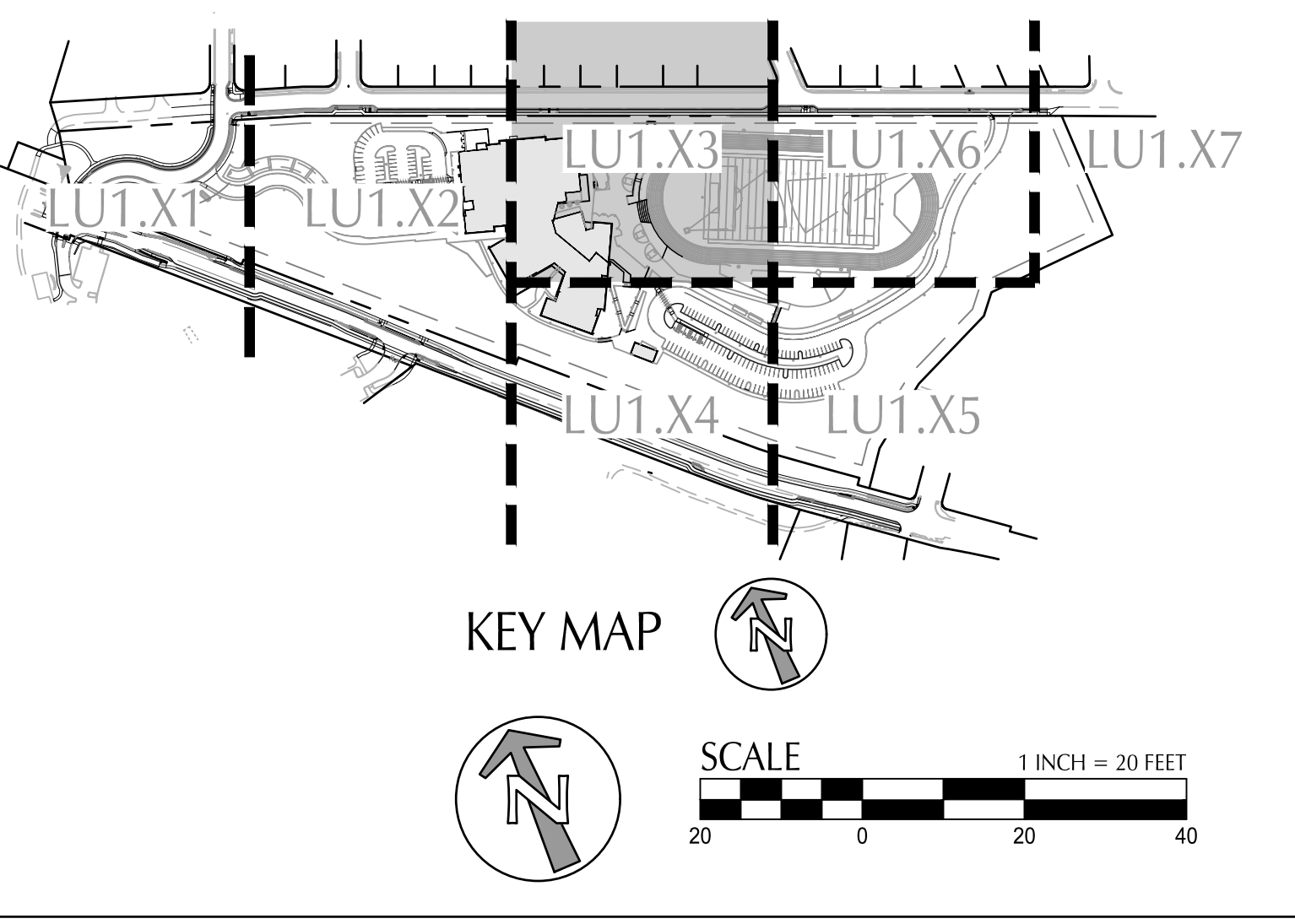
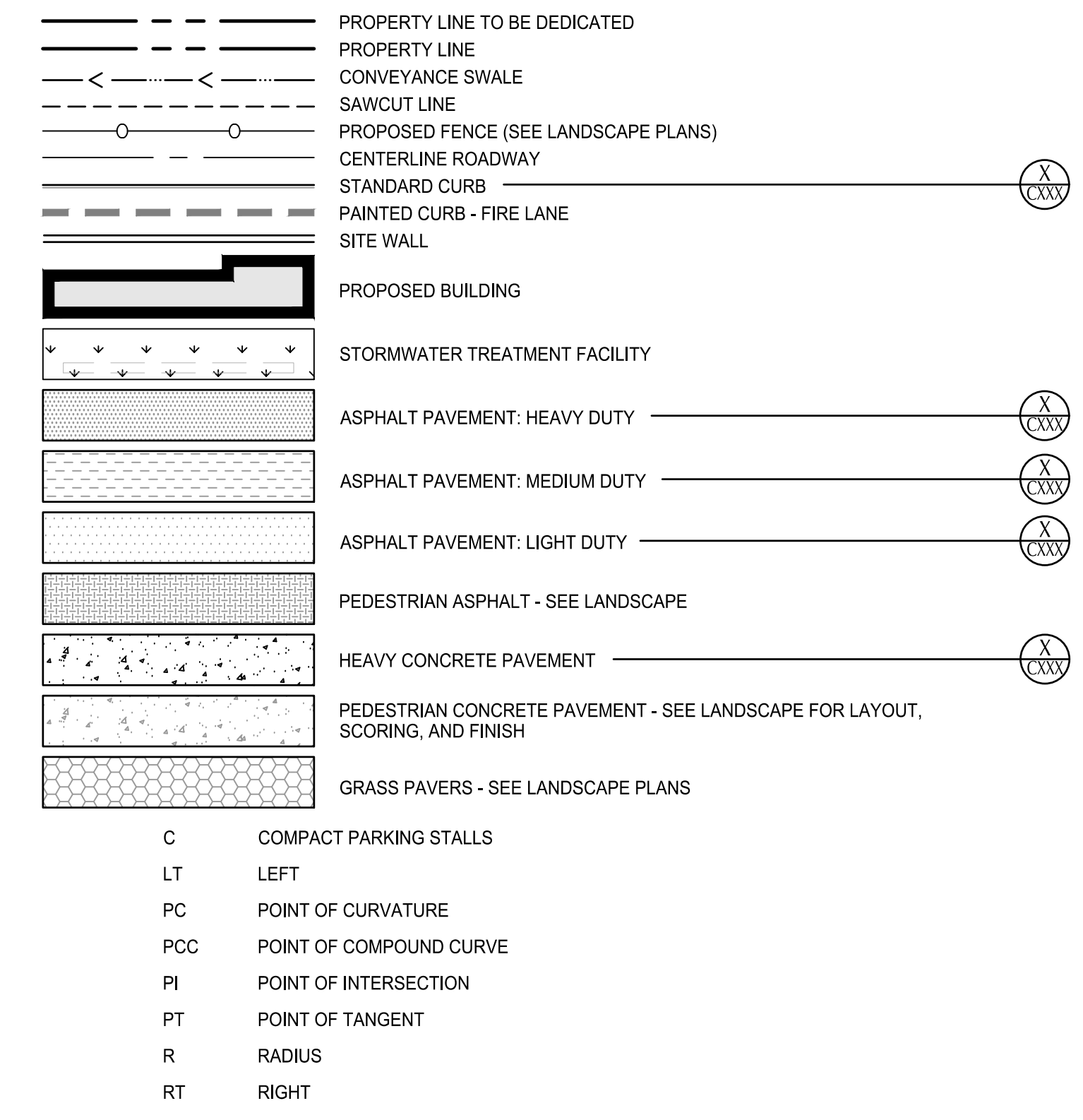
SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
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KEY NOTES

- | | | |
|----|--|----------|
| 1 | CONSTRUCT STANDARD CURB | (X) (CX) |
| 2 | CONSTRUCT MOUNTABLE CURB | (X) (CX) |
| 3 | 4" WHITE STRIPE | (X) (CX) |
| 4 | CROSSWALK | (X) (CX) |
| 5 | STORMWATER TREATMENT FACILITY. SEE C61XX SERIES SHEETS FOR DETAILS | (X) (CX) |
| 6 | FLUSH CURB | (X) (CX) |
| 7 | ADA PARKING STALLS AND STRIPING | (X) (CX) |
| 8 | CURB RAMP TYPE X | (X) (CX) |
| 9 | FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 8" HIGH. | (X) (CX) |
| 10 | COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. | (X) (CX) |
| 11 | BOLLARD | (X) (CX) |
| 12 | SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS | (X) (CX) |
| 13 | BIKE PARKING RACKS - SEE LANDSCAPE PLANS | (X) (CX) |
| 14 | WHEEL STOP | (X) (CX) |
| 15 | COMPACT PARKING SPACES | (X) (CX) |
| 16 | CONCRETE TO ASPHALT PAVEMENT TRANSITION | (X) (CX) |
| 17 | CURB CUT TO CURB SPILLWAY | (X) (CX) |
| 18 | DIRECTIONAL ARROWS | (X) (CX) |
| 19 | INSTALL DETECTABLE WARNING STRIP | (X) (CX) |
| 20 | SEE LANDSCAPE PLANS FOR PLAZA LAYOUT | (X) (CX) |
| 21 | RETAINING WALL | (X) (CX) |
| 22 | MULTI-USE FIELD - SEE LANDSCAPE PLANS | (X) (CX) |
| 23 | LIGHT POLE - SEE ELECTRICAL PLANS | (X) (CX) |
| 24 | OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE. | (X) (CX) |
| 25 | EXISTING PROPERTY LINE | (X) (CX) |
| 26 | ACCESS GATE | (X) (CX) |
| 27 | STAIRS - SEE LANDSCAPE PLANS | (X) (CX) |
| 28 | PROPOSED PROPERTY LINE | (X) (CX) |
| 29 | "NO PARKING" SIGN | (X) (CX) |
| 30 | "NO PARKING FIRE LANE" SIGN | (X) (CX) |
| 31 | "SERVICE VEHICLES ONLY" SIGN | (X) (CX) |
| 32 | "NO PARKING UNLOADING ZONE" SIGN | (X) (CX) |
| 33 | "BUS ONLY" SIGN | (X) (CX) |
| 34 | "STOP" SIGN | (X) (CX) |
| 35 | "CARPOOL/VANPOOL" SIGN | (X) (CX) |
| 36 | "VISITOR PARKING" SIGN | (X) (CX) |
| 37 | "STUDENT DROP OFF AND PICK UP" SIGN | (X) (CX) |
| 38 | (NOT USED) | (X) (CX) |
| 39 | SCUPPER DRAIN | (X) (CX) |
| 40 | ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES | (X) (CX) |
| 41 | RETAINING WALL WITH GUARD RAIL | (X) (CX) |
| 42 | PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS | (X) (CX) |
| 43 | CONSTRUCT CONCRETE CURB ENDING | (X) (CX) |
| 44 | CURB RAMP TYPE XX | (X) (CX) |
| 45 | CURB RAMP TYPE XXX | (X) (CX) |

SHEET LEGEND



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No.	DESCRIPTION	DATE
1	LAND USE	2021-03-17

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PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO:
 124738

DRAWN BY: XX	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

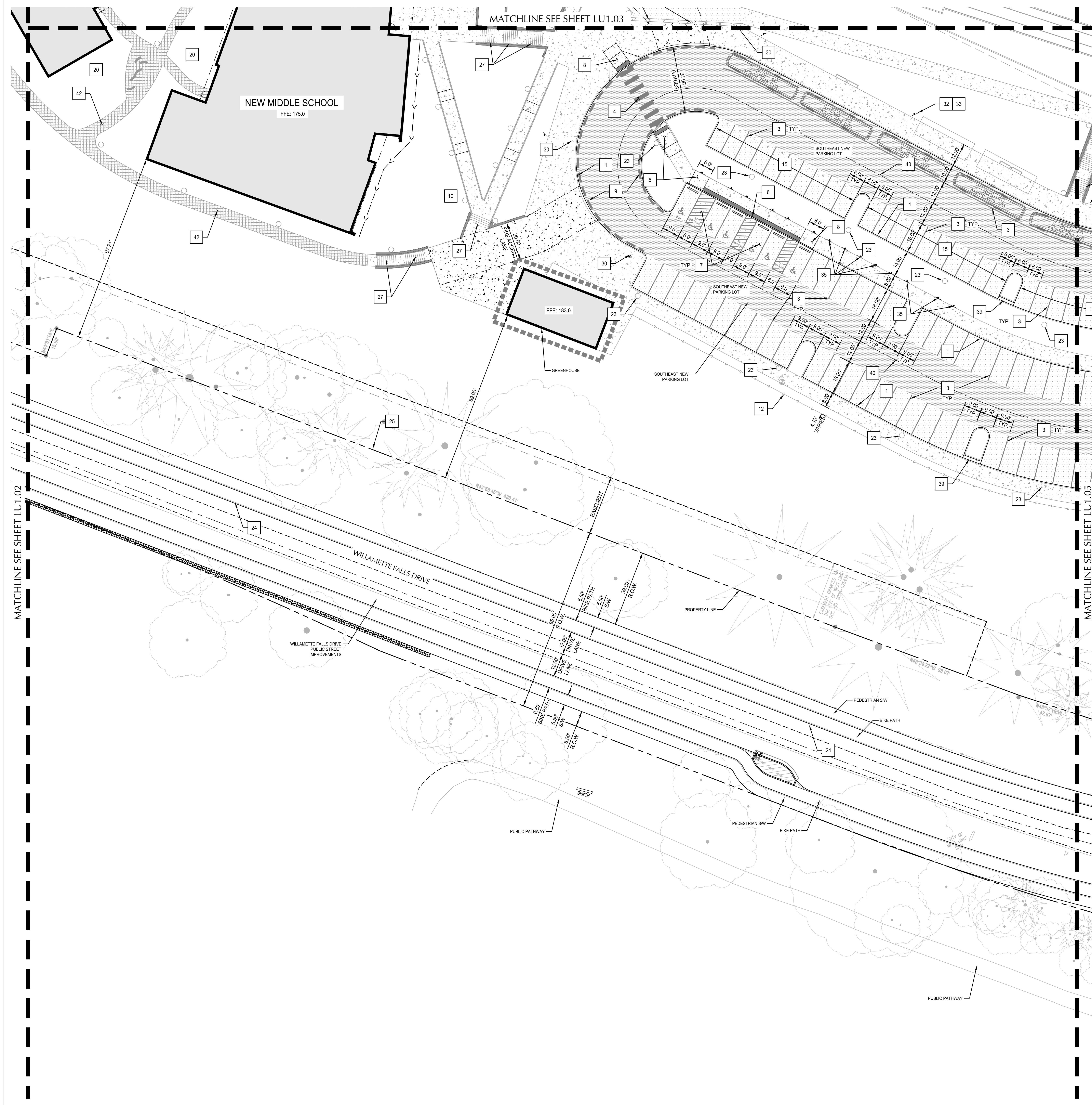
SHEET TITLE
SITE PLAN

SHEET NUMBER
LU1.13

ISSUE
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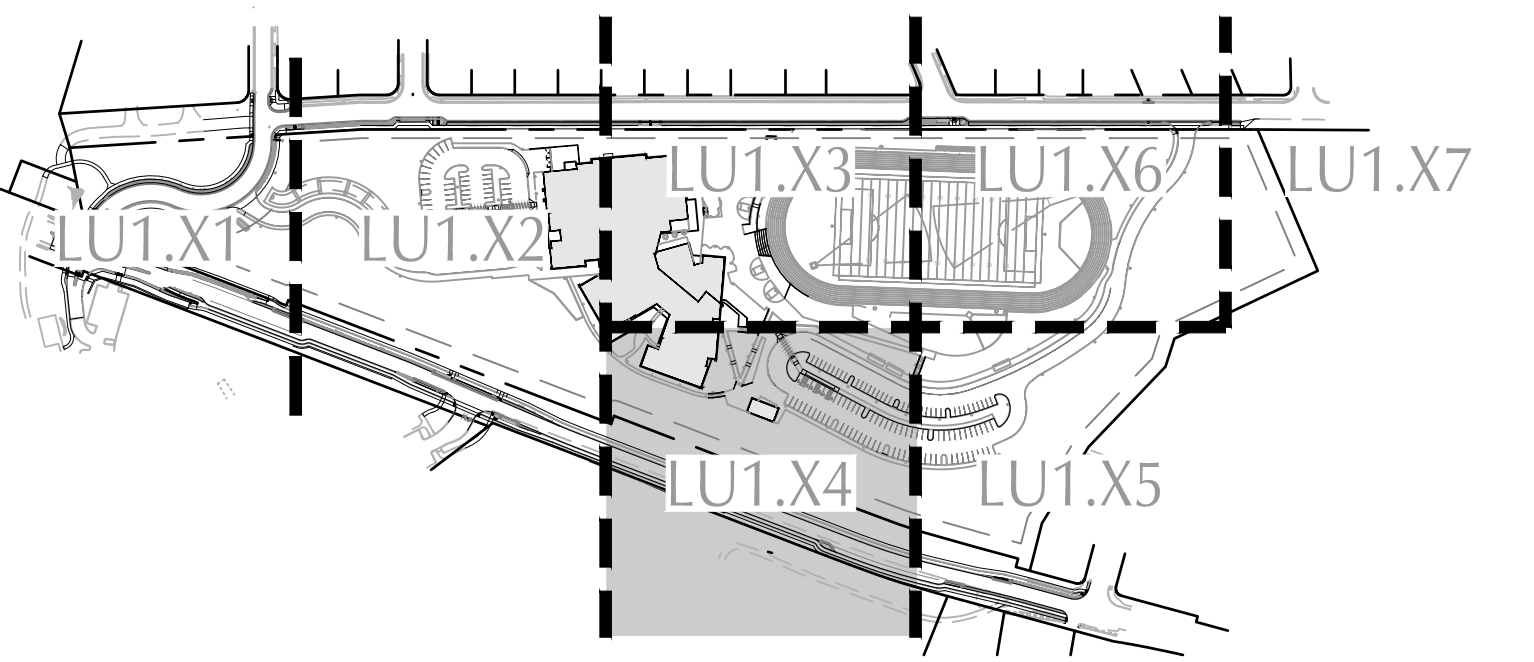
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- SHEET NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
 - SEE SHEET C.X.X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
 - SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
 - BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XX/CX.X.
 - PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
- KEY NOTES**
- CONSTRUCT STANDARD CURB
 - CONSTRUCT MOUNTABLE CURB
 - 4" WHITE STRIPE
 - CROSSWALK
 - STORMWATER TREATMENT FACILITY. SEE C61XX SERIES SHEETS FOR DETAILS
 - FLUSH CURB
 - ADA PARKING STALLS AND STRIPING
 - CURB RAMP TYPE X
 - FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
 - COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 - BOLLARD
 - SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
 - BIKE PARKING RACKS - SEE LANDSCAPE PLANS
 - WHEEL STOP
 - COMPACT PARKING SPACES
 - CONCRETE TO ASPHALT PAVEMENT TRANSITION
 - CURB CUT TO CURB SPILLWAY
 - DIRECTIONAL ARROWS
 - INSTALL DETECTABLE WARNING STRIP
 - SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
 - RETAINING WALL
 - MULTI-USE FIELD - SEE LANDSCAPE PLANS
 - LIGHT POLE - SEE ELECTRICAL PLANS
 - OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
 - EXISTING PROPERTY LINE
 - ACCESS GATE
 - STAIRS - SEE LANDSCAPE PLANS
 - PROPOSED PROPERTY LINE
 - "NO PARKING" SIGN
 - "NO PARKING FIRE LANE" SIGN
 - "SERVICE VEHICLES ONLY" SIGN
 - "NO PARKING UNLOADING ZONE" SIGN
 - "BUS ONLY" SIGN
 - "STOP" SIGN
 - "CARPOOL/VANPOOL" SIGN
 - "VISITOR PARKING" SIGN
 - "STUDENT DROP OFF AND PICK UP" SIGN
 - (NOT USED)
 - SCUPPER DRAIN
 - ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
 - RETAINING WALL WITH GUARD RAIL
 - PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
 - CONSTRUCT CONCRETE CURB ENDING
 - CURB RAMP TYPE XX
 - CURB RAMP TYPE XXX

- SHEET LEGEND**
- PROPERTY LINE TO BE DEDICATED
 - PROPERTY LINE
 - CONVIANCE SWALE
 - SAWCUT LINE
 - PROPOSED FENCE (SEE LANDSCAPE PLANS)
 - CENTERLINE ROADWAY
 - STANDARD CURB
 - PAINTED CURB - FIRE LANE
 - SITE WALL
 - PROPOSED BUILDING
 - STORMWATER TREATMENT FACILITY
 - ASPHALT PAVEMENT: HEAVY DUTY
 - ASPHALT PAVEMENT: MEDIUM DUTY
 - ASPHALT PAVEMENT: LIGHT DUTY
 - PEDESTRIAN ASPHALT - SEE LANDSCAPE
 - HEAVY CONCRETE PAVEMENT
 - PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
 - GRASS PAVERS - SEE LANDSCAPE PLANS
 - C COMPACT PARKING STALLS
 - LT LEFT
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVE
 - PI POINT OF INTERSECTION
 - PT POINT OF TANGENT
 - R RADIUS
 - RT RIGHT



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ISSUES	DESCRIPTION	DATE
1	LAND USE	2021-03-17

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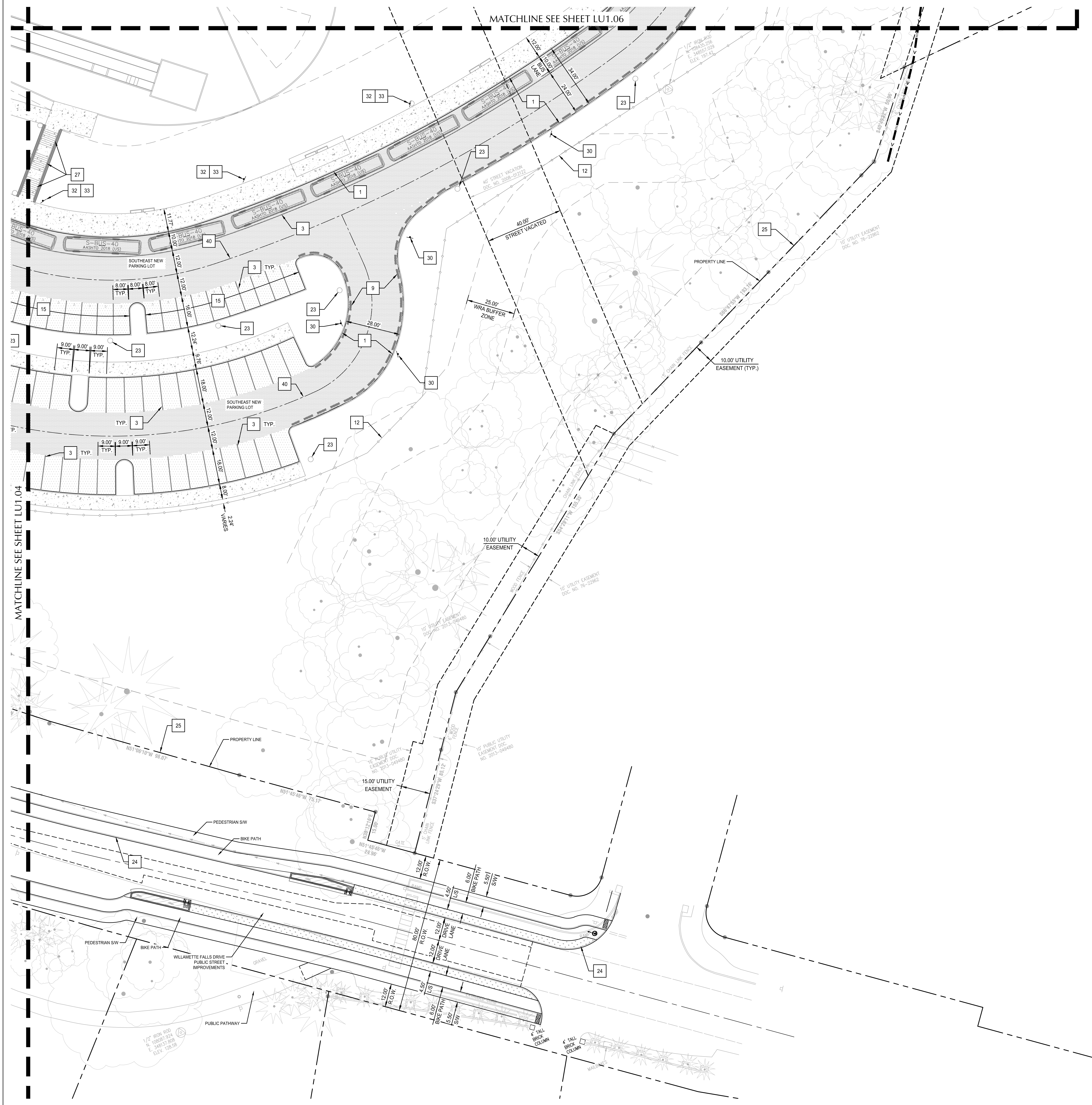
PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738
DRAWN BY: XX
PROJECT MGR: Designer
CHECKED BY: Checker
APPROVED BY: Approver

SHEET TITLE
SITE PLAN

SHEET NUMBER LU1.14 **ISSUE** A

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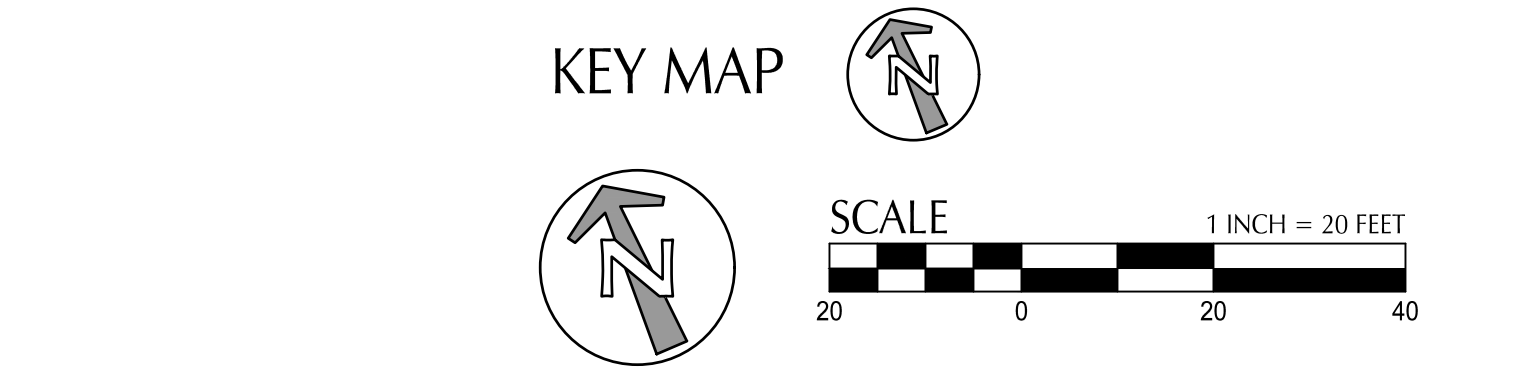
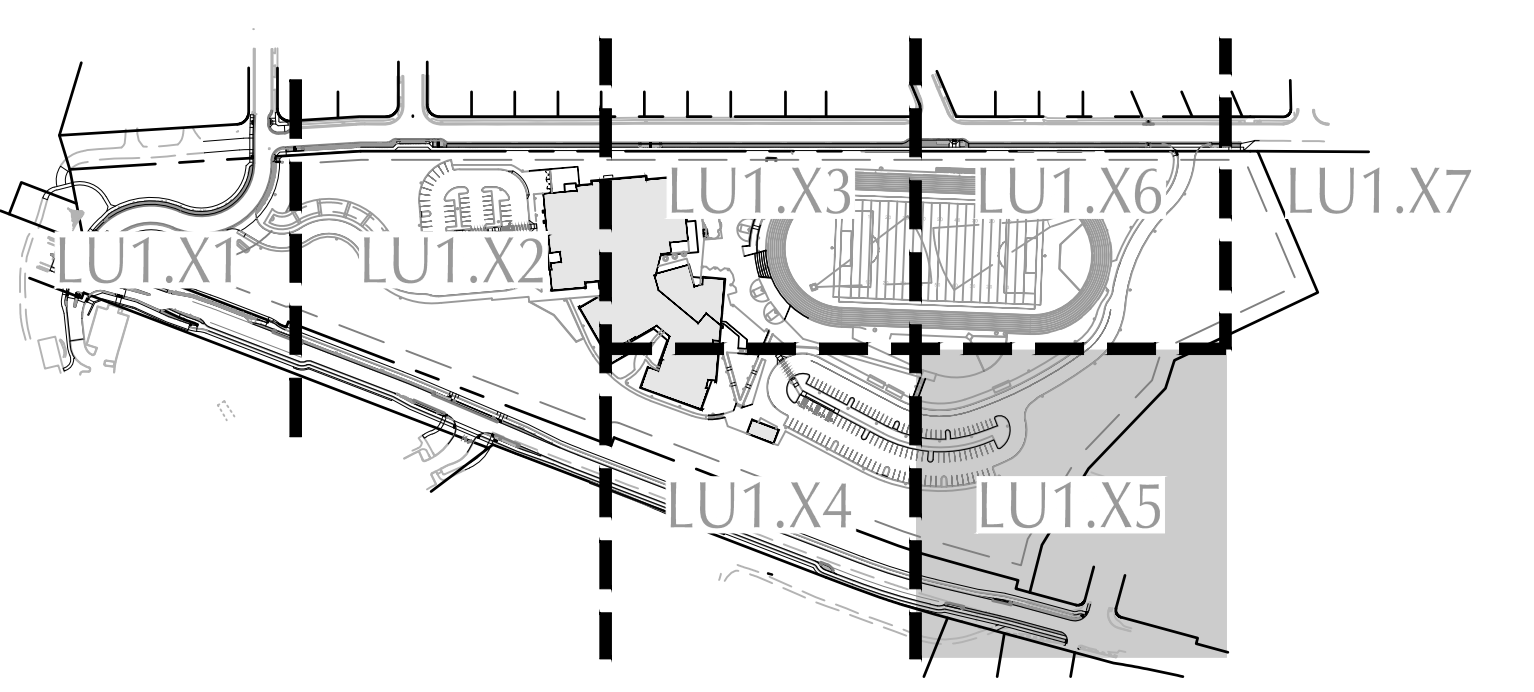
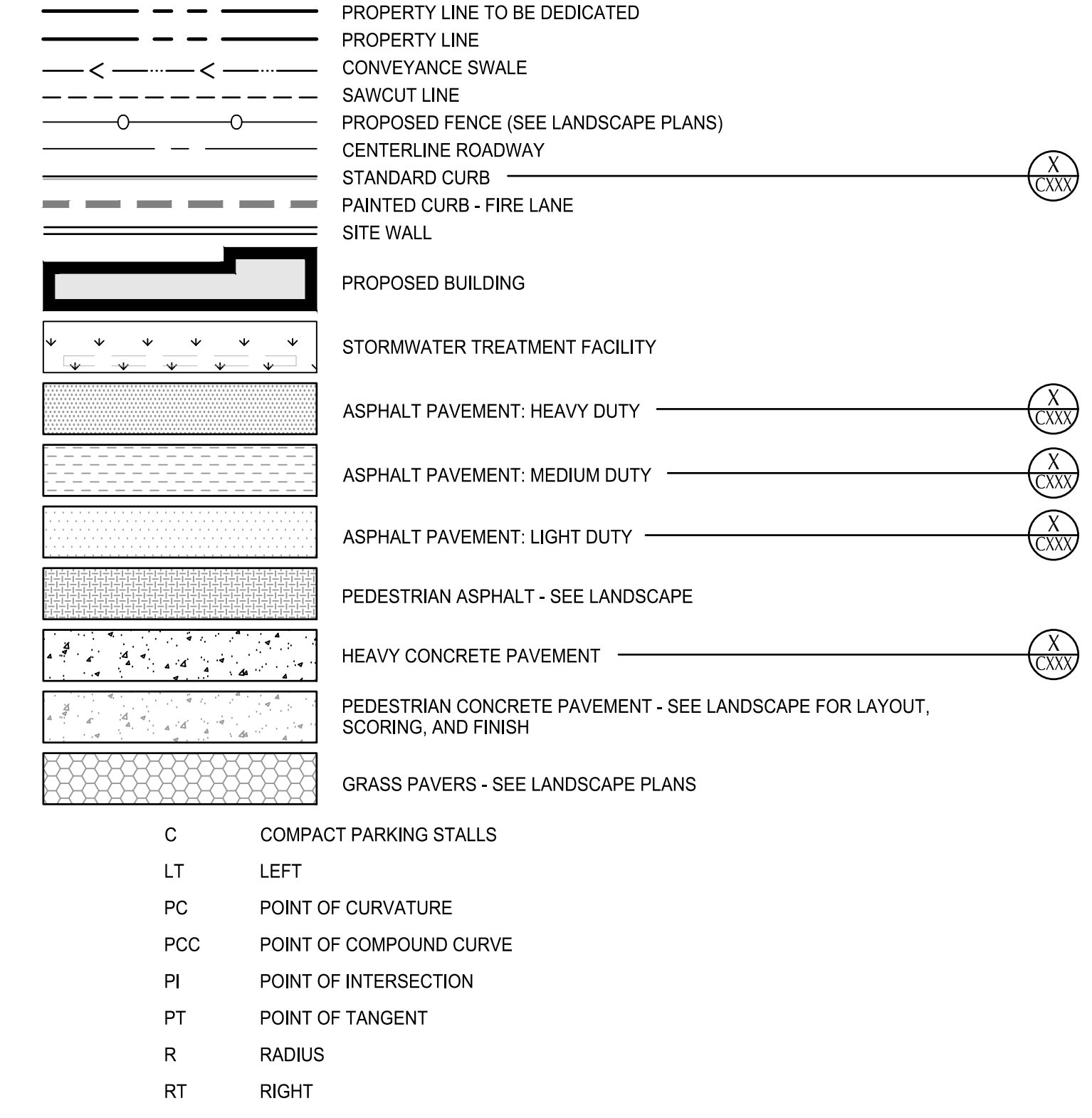
SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- SEE SHEET C-X-X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
- SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
- BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XX/CX.X.
- PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

KEY NOTES

- | | | |
|----|--|-----|
| 1 | CONSTRUCT STANDARD CURB | (X) |
| 2 | CONSTRUCT MOUNTABLE CURB | (X) |
| 3 | 4" WHITE STRIPE | (X) |
| 4 | CROSSWALK | (X) |
| 5 | STORMWATER TREATMENT FACILITY. SEE C61XX SERIES SHEETS FOR DETAILS | (X) |
| 6 | FLUSH CURB | (X) |
| 7 | ADA PARKING STALLS AND STRIPING | (X) |
| 8 | CURB RAMP TYPE X | (X) |
| 9 | FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH. | (X) |
| 10 | COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. | (X) |
| 11 | BOLLARD | (X) |
| 12 | SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS | (X) |
| 13 | BIKE PARKING RACKS - SEE LANDSCAPE PLANS | (X) |
| 14 | WHEEL STOP | (X) |
| 15 | COMPACT PARKING SPACES | (X) |
| 16 | CONCRETE TO ASPHALT PAVEMENT TRANSITION | (X) |
| 17 | CURB CUT TO CURB SPILLWAY | (X) |
| 18 | DIRECTIONAL ARROWS | (X) |
| 19 | INSTALL DETECTABLE WARNING STRIP | (X) |
| 20 | SEE LANDSCAPE PLANS FOR PLAZA LAYOUT | (X) |
| 21 | RETAINING WALL | (X) |
| 22 | MULTI-USE FIELD - SEE LANDSCAPE PLANS | (X) |
| 23 | LIGHT POLE - SEE ELECTRICAL PLANS | (X) |
| 24 | OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE. | (X) |
| 25 | EXISTING PROPERTY LINE | (X) |
| 26 | ACCESS GATE | (X) |
| 27 | STAIRS - SEE LANDSCAPE PLANS | (X) |
| 28 | PROPOSED PROPERTY LINE | (X) |
| 29 | "NO PARKING" SIGN | (X) |
| 30 | "NO PARKING FIRE LANE" SIGN | (X) |
| 31 | "SERVICE VEHICLES ONLY" SIGN | (X) |
| 32 | "NO PARKING UNLOADING ZONE" SIGN | (X) |
| 33 | "BUS ONLY" SIGN | (X) |
| 34 | "STOP" SIGN | (X) |
| 35 | "CARPOOL/VANPOOL" SIGN | (X) |
| 36 | "VISITOR PARKING" SIGN | (X) |
| 37 | "STUDENT DROP OFF AND PICK UP" SIGN | (X) |
| 38 | (NOT USED) | (X) |
| 39 | SCUPPER DRAIN | (X) |
| 40 | ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES | (X) |
| 41 | RETAINING WALL WITH GUARD RAIL | (X) |
| 42 | PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS | (X) |
| 43 | CONSTRUCT CONCRETE CURB ENDING | (X) |
| 44 | CURB RAMP TYPE XX | (X) |
| 45 | CURB RAMP TYPE XXX | (X) |

SHEET LEGEND



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 22210 SW Stafford Rd, Tualatin, OR 97062

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ISSUES	DESCRIPTION	DATE
1	LAND USE	2021-03-17

KEYPLAN

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SEAL

PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738
DRAWN BY: XX
PROJECT MGR: Designer
CHECKED BY: Checker
APPROVED BY: Approver

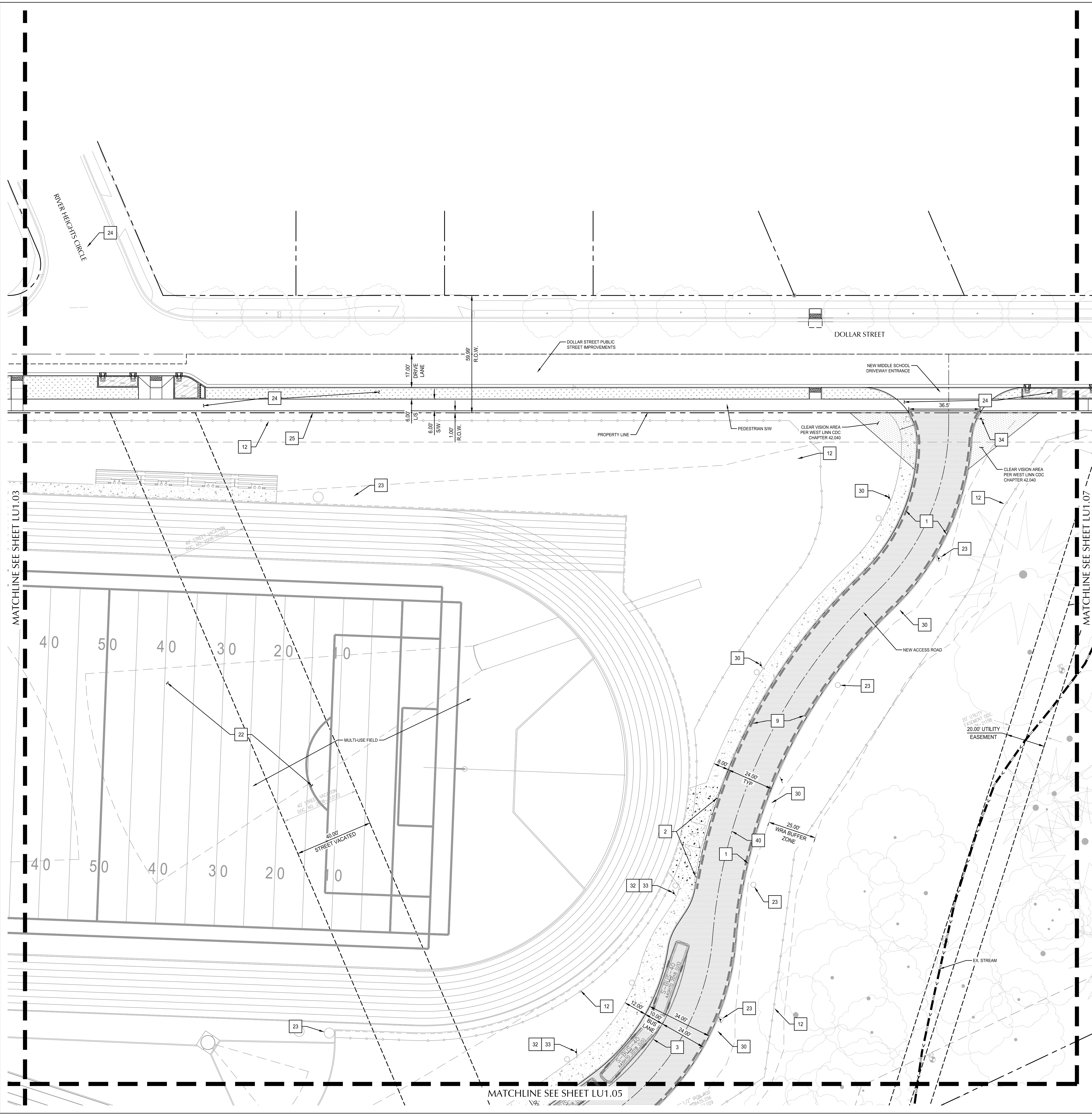
SHEET TITLE
SITE PLAN

SHEET NUMBER LU1.15 **ISSUE** A

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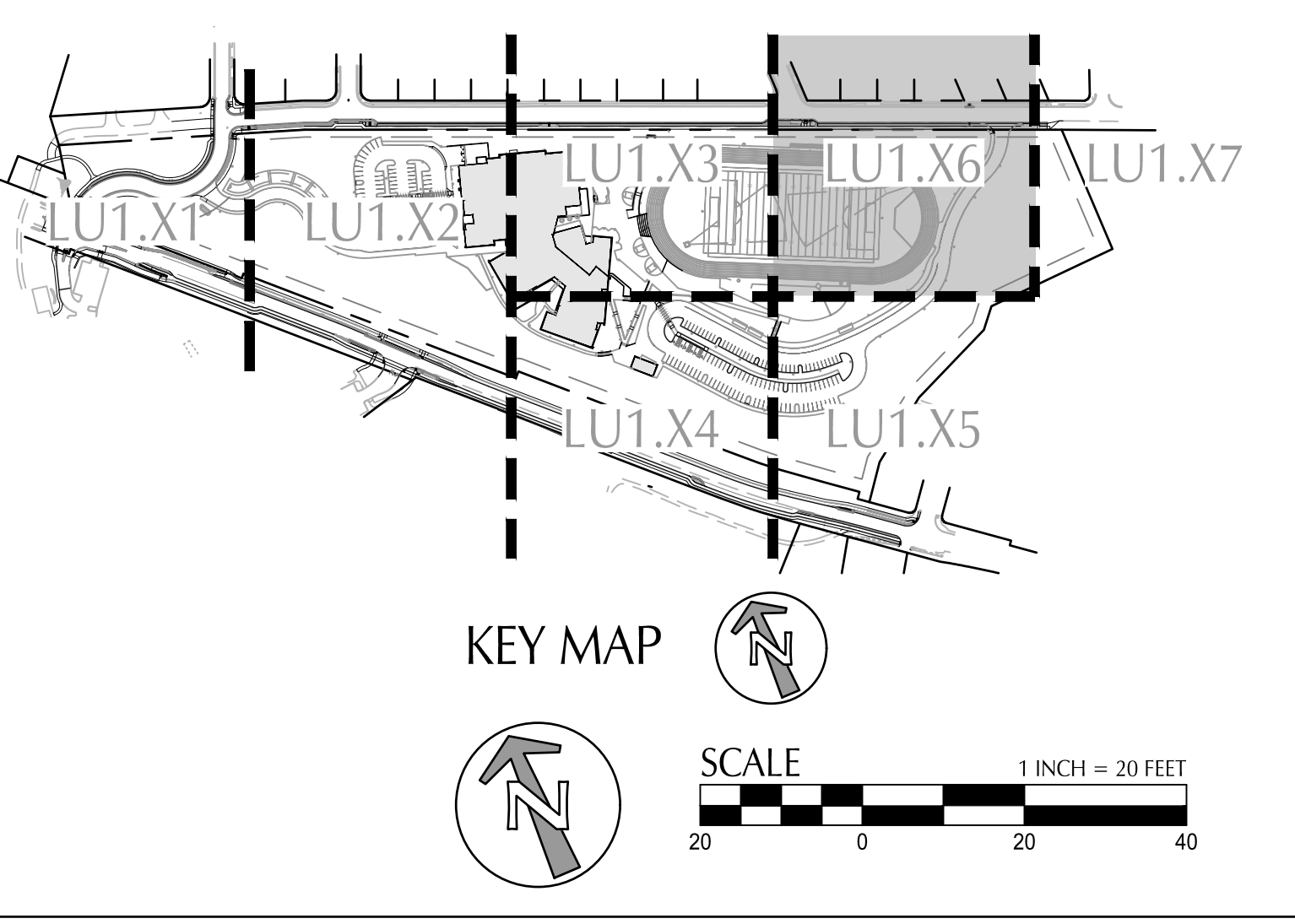
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- ### SHEET NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
 - SEE SHEET C.X.X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
 - SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
 - BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XX/CX.X.
 - PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
- ### KEY NOTES
- CONSTRUCT STANDARD CURB
 - CONSTRUCT MOUNTABLE CURB
 - 4" WHITE STRIPE
 - CROSSWALK
 - STORMWATER TREATMENT FACILITY. SEE C61XX SERIES SHEETS FOR DETAILS
 - FLUSH CURB
 - ADA PARKING STALLS AND STRIPING
 - CURB RAMP TYPE X
 - FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
 - COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 - BOLLARD
 - SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
 - BIKE PARKING RACKS - SEE LANDSCAPE PLANS
 - WHEEL STOP
 - COMPACT PARKING SPACES
 - CONCRETE TO ASPHALT PAVEMENT TRANSITION
 - CURB CUT TO CURB SPILLWAY
 - DIRECTIONAL ARROWS
 - INSTALL DETECTABLE WARNING STRIP
 - SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
 - RETAINING WALL
 - MULTI-USE FIELD - SEE LANDSCAPE PLANS
 - LIGHT POLE - SEE ELECTRICAL PLANS
 - OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
 - EXISTING PROPERTY LINE
 - ACCESS GATE
 - STAIRS - SEE LANDSCAPE PLANS
 - PROPOSED PROPERTY LINE
 - "NO PARKING" SIGN
 - "NO PARKING FIRE LANE" SIGN
 - "SERVICE VEHICLES ONLY" SIGN
 - "NO PARKING UNLOADING ZONE" SIGN
 - "BUS ONLY" SIGN
 - "STOP" SIGN
 - "CARPOOL/VANPOOL" SIGN
 - "VISITOR PARKING" SIGN
 - "STUDENT DROP OFF AND PICK UP" SIGN
 - (NOT USED)
 - SCUPPER DRAIN
 - ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
 - RETAINING WALL WITH GUARD RAIL
 - PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
 - CONSTRUCT CONCRETE CURB ENDING
 - CURB RAMP TYPE XX
 - CURB RAMP TYPE XXX

- ### SHEET LEGEND
- PROPERTY LINE TO BE DEDICATED
 - PROPERTY LINE
 - CONVIANCE SWALE
 - SAWCUT LINE
 - PROPOSED FENCE (SEE LANDSCAPE PLANS)
 - CENTERLINE ROADWAY
 - STANDARD CURB
 - PAINTED CURB - FIRE LANE
 - SITE WALL
 - PROPOSED BUILDING
 - STORMWATER TREATMENT FACILITY
 - ASPHALT PAVEMENT: HEAVY DUTY
 - ASPHALT PAVEMENT: MEDIUM DUTY
 - ASPHALT PAVEMENT: LIGHT DUTY
 - PEDESTRIAN ASPHALT - SEE LANDSCAPE
 - HEAVY CONCRETE PAVEMENT
 - PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
 - GRASS PAVERS - SEE LANDSCAPE PLANS
 - C COMPACT PARKING STALLS
 - LT LEFT
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVE
 - PI POINT OF INTERSECTION
 - PT POINT OF TANGENT
 - R RADIUS
 - RT RIGHT



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ISSUES	DESCRIPTION	DATE
1	LAND USE	2021-03-17

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 ibigroup.com

PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO:
 124738

DRAWN BY:
XX

CHECKED BY:
Checker

PROJECT MGR:
Designer

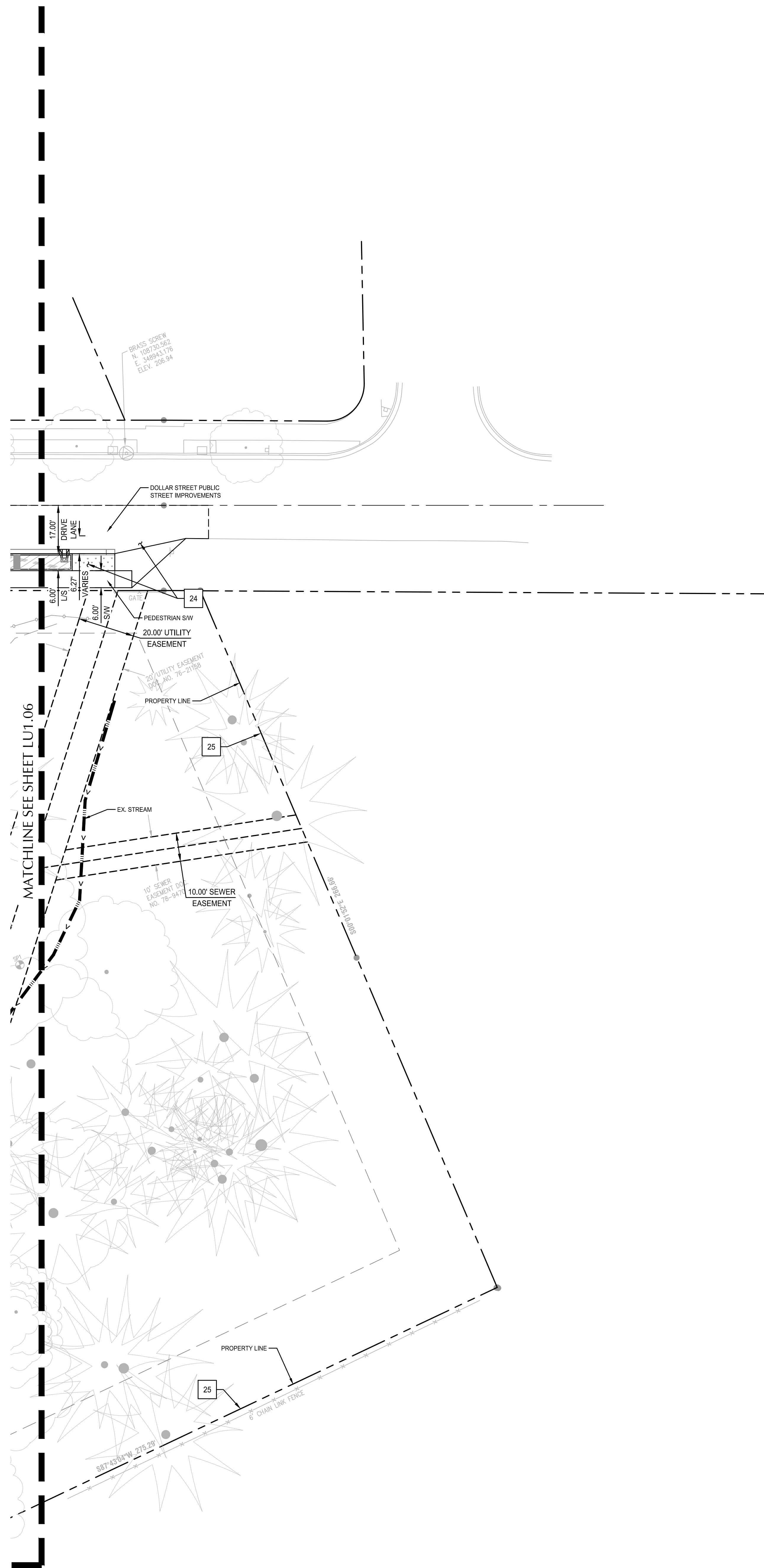
APPROVED BY:
Approver

SHEET TITLE
SITE PLAN

SHEET NUMBER
LU1.16

ISSUE
A

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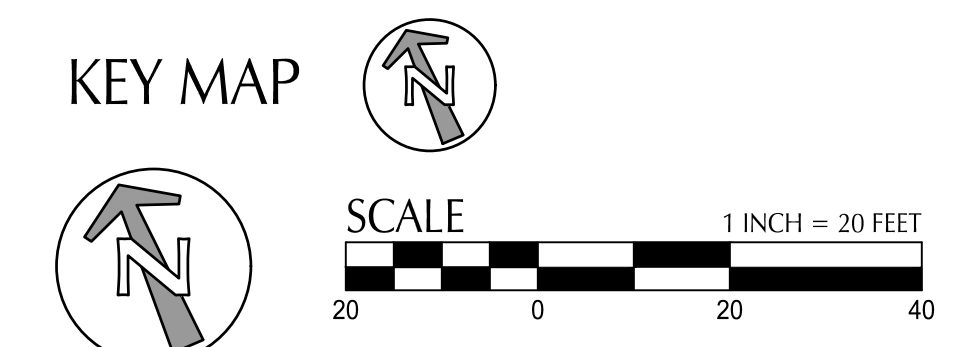
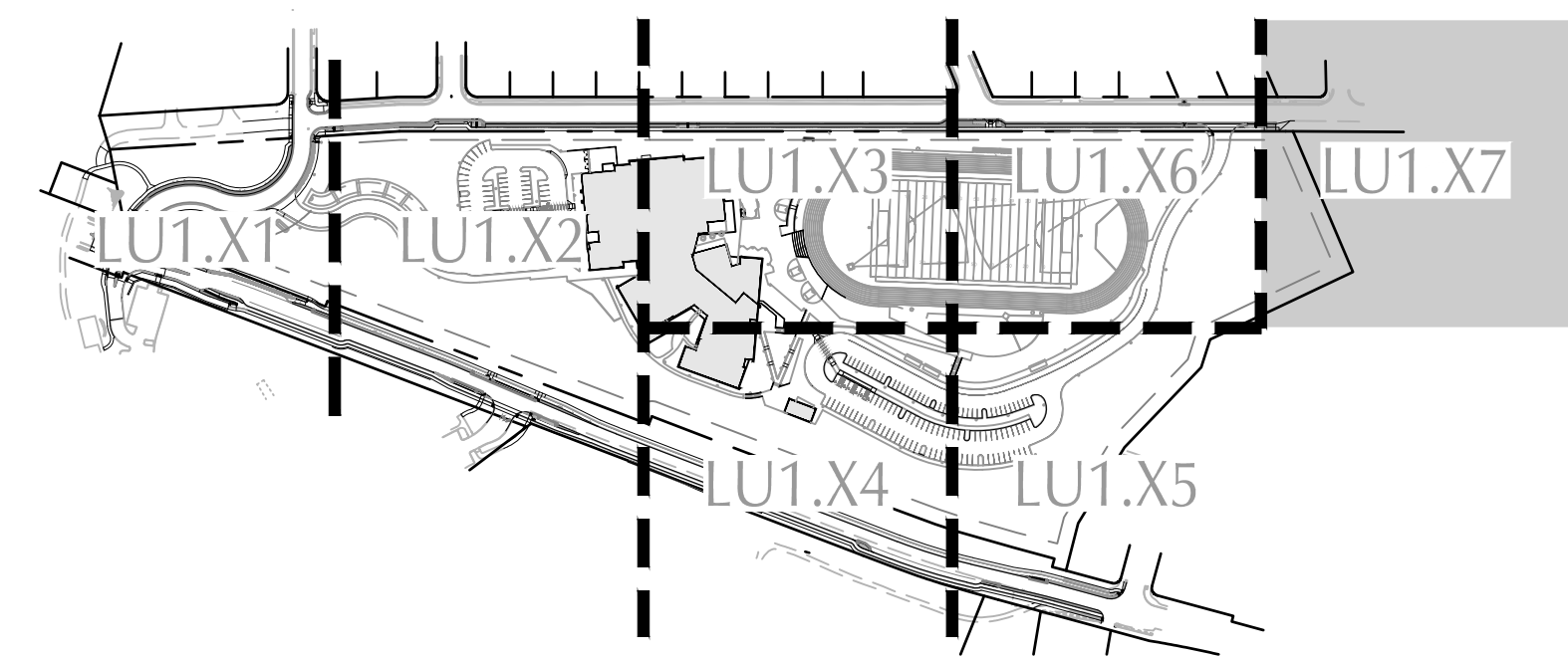
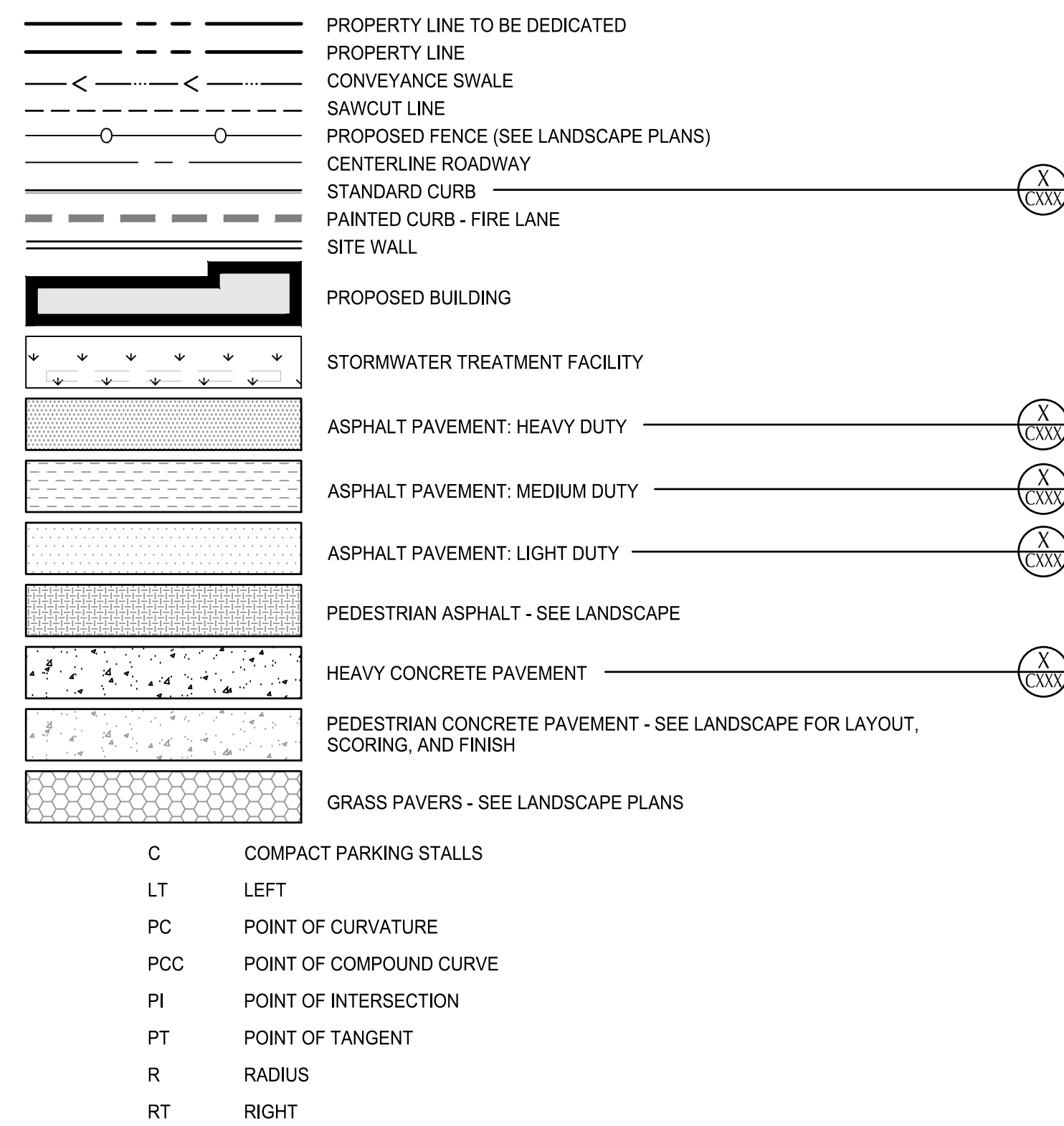
SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. SEE SHEET C.X.X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
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6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

KEY NOTES

- | | | |
|----|--|---------------|
| 1 | CONSTRUCT STANDARD CURB | (X) (CX) (XX) |
| 2 | CONSTRUCT MOUNTABLE CURB | (X) (CX) (XX) |
| 3 | 4" WHITE STRIPE | (X) (CX) (XX) |
| 4 | CROSSWALK | (X) (CX) (XX) |
| 5 | STORMWATER TREATMENT FACILITY, SEE C61XX SERIES SHEETS FOR DETAILS | (X) (CX) (XX) |
| 6 | FLUSH CURB | (X) (CX) (XX) |
| 7 | ADA PARKING STALLS AND STRIPING | (X) (CX) (XX) |
| 8 | CURB RAMP TYPE X | (X) (CX) (XX) |
| 9 | FIRE LANE, PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING", STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH. | (X) (CX) (XX) |
| 10 | COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. | (X) (CX) (XX) |
| 11 | BOLLARD | (X) (CX) (XX) |
| 12 | SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS | (X) (CX) (XX) |
| 13 | BIKE PARKING RACKS - SEE LANDSCAPE PLANS | (X) (CX) (XX) |
| 14 | WHEEL STOP | (X) (CX) (XX) |
| 15 | COMPACT PARKING SPACES | (X) (CX) (XX) |
| 16 | CONCRETE TO ASPHALT PAVEMENT TRANSITION | (X) (CX) (XX) |
| 17 | CURB CUT TO CURB SPILLWAY | (X) (CX) (XX) |
| 18 | DIRECTIONAL ARROWS | (X) (CX) (XX) |
| 19 | INSTALL DETECTABLE WARNING STRIP | (X) (CX) (XX) |
| 20 | SEE LANDSCAPE PLANS FOR PLAZA LAYOUT | (X) (CX) (XX) |
| 21 | RETAINING WALL | (X) (CX) (XX) |
| 22 | MULTI-USE FIELD - SEE LANDSCAPE PLANS | (X) (CX) (XX) |
| 23 | LIGHT POLE - SEE ELECTRICAL PLANS | (X) (CX) (XX) |
| 24 | OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY, REFER TO OFFSITE PACKAGE. | (X) (CX) (XX) |
| 25 | EXISTING PROPERTY LINE | (X) (CX) (XX) |
| 26 | ACCESS GATE | (X) (CX) (XX) |
| 27 | STAIRS - SEE LANDSCAPE PLANS | (X) (CX) (XX) |
| 28 | PROPOSED PROPERTY LINE | (X) (CX) (XX) |
| 29 | "NO PARKING" SIGN | (X) (CX) (XX) |
| 30 | "NO PARKING FIRE LANE" SIGN | (X) (CX) (XX) |
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| 34 | "STOP" SIGN | (X) (CX) (XX) |
| 35 | "CARPOOL/VANPOOL" SIGN | (X) (CX) (XX) |
| 36 | "VISITOR PARKING" SIGN | (X) (CX) (XX) |
| 37 | "STUDENT DROP OFF AND PICK UP" SIGN | (X) (CX) (XX) |
| 38 | (NOT USED) | (X) (CX) (XX) |
| 39 | SCUPPER DRAIN | (X) (CX) (XX) |
| 40 | ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES | (X) (CX) (XX) |
| 41 | RETAINING WALL WITH GUARD RAIL | (X) (CX) (XX) |
| 42 | PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS | (X) (CX) (XX) |
| 43 | CONSTRUCT CONCRETE CURB ENDING | (X) (CX) (XX) |
| 44 | CURB RAMP TYPE XX | (X) (CX) (XX) |
| 45 | CURB RAMP TYPE XXX | (X) (CX) (XX) |

SHEET LEGEND



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 1 LAND USE 2021-03-17

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PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738
DRAWN BY: XX
PROJECT MGR: Designer
CHECKED BY: Checker
APPROVED BY: Approver

SHEET TITLE
SITE PLAN

SHEET NUMBER LU1.17 **ISSUE** A

File: N:\Projects\2021\17\New Athey Creek Middle School\IBI\CAD\PL\LU1.17-SITE.dwg TAB: LU1.17
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NO.	DESCRIPTION	DATE
1	LAND USE	2021-03-17

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SEAL

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PROJECT
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 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738	CHECKED BY: Checker
DRAWN BY: XX	APPROVED BY: Approver
PROJECT MGR: Designer	

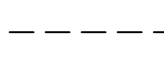
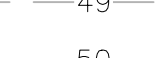
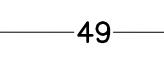
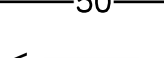



SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER LU1.21	ISSUE A
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GRADING LABEL LEGEND

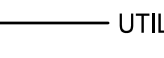

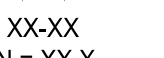
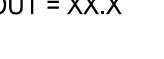
CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE


UTILITY LABEL LEGEND

STRUCTURE LABEL

	UTILITY TYPE (SD=STORM DRAINAGE PUB-SD=PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
	STRUCTURE INFO (WHERE APPLICABLE)

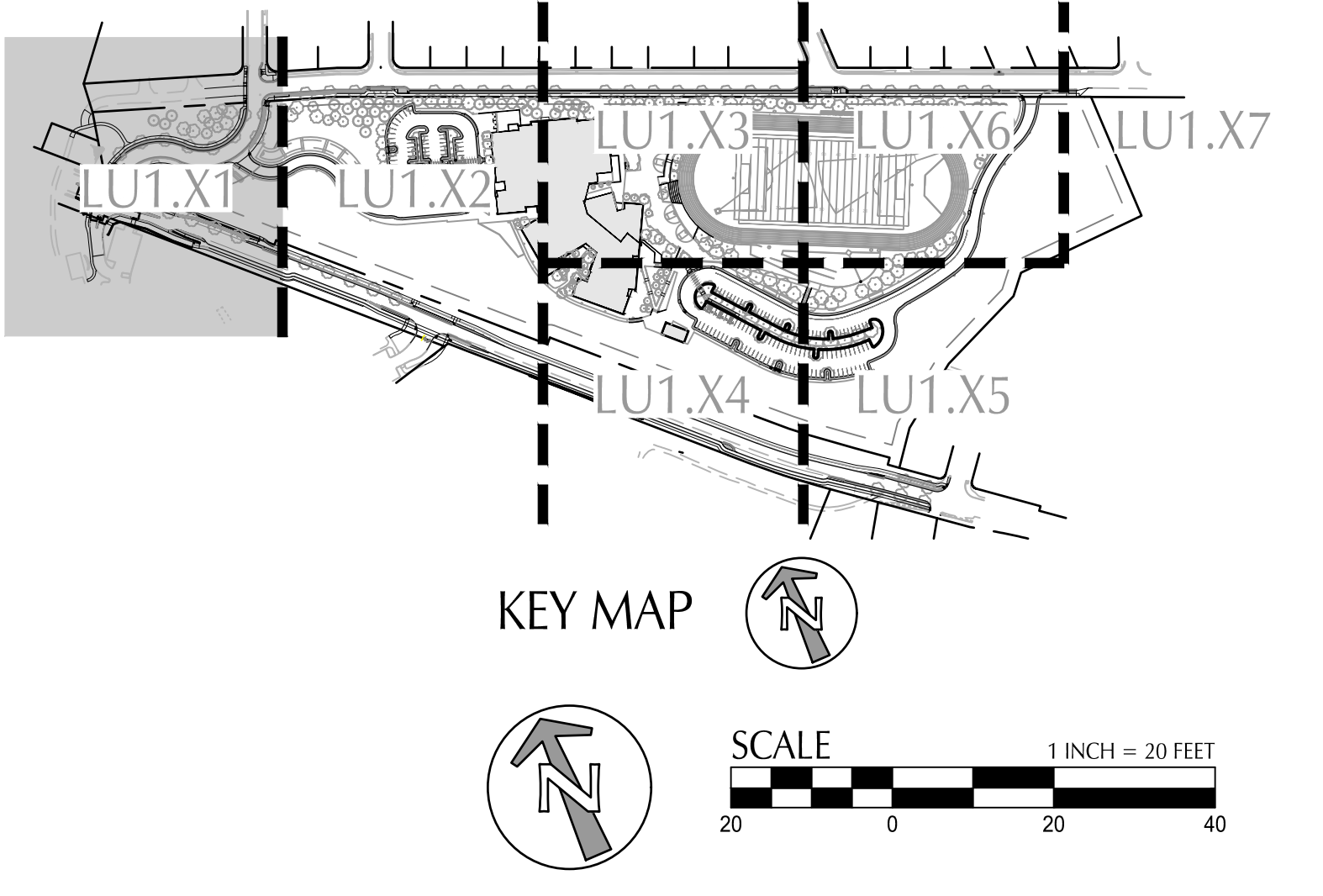
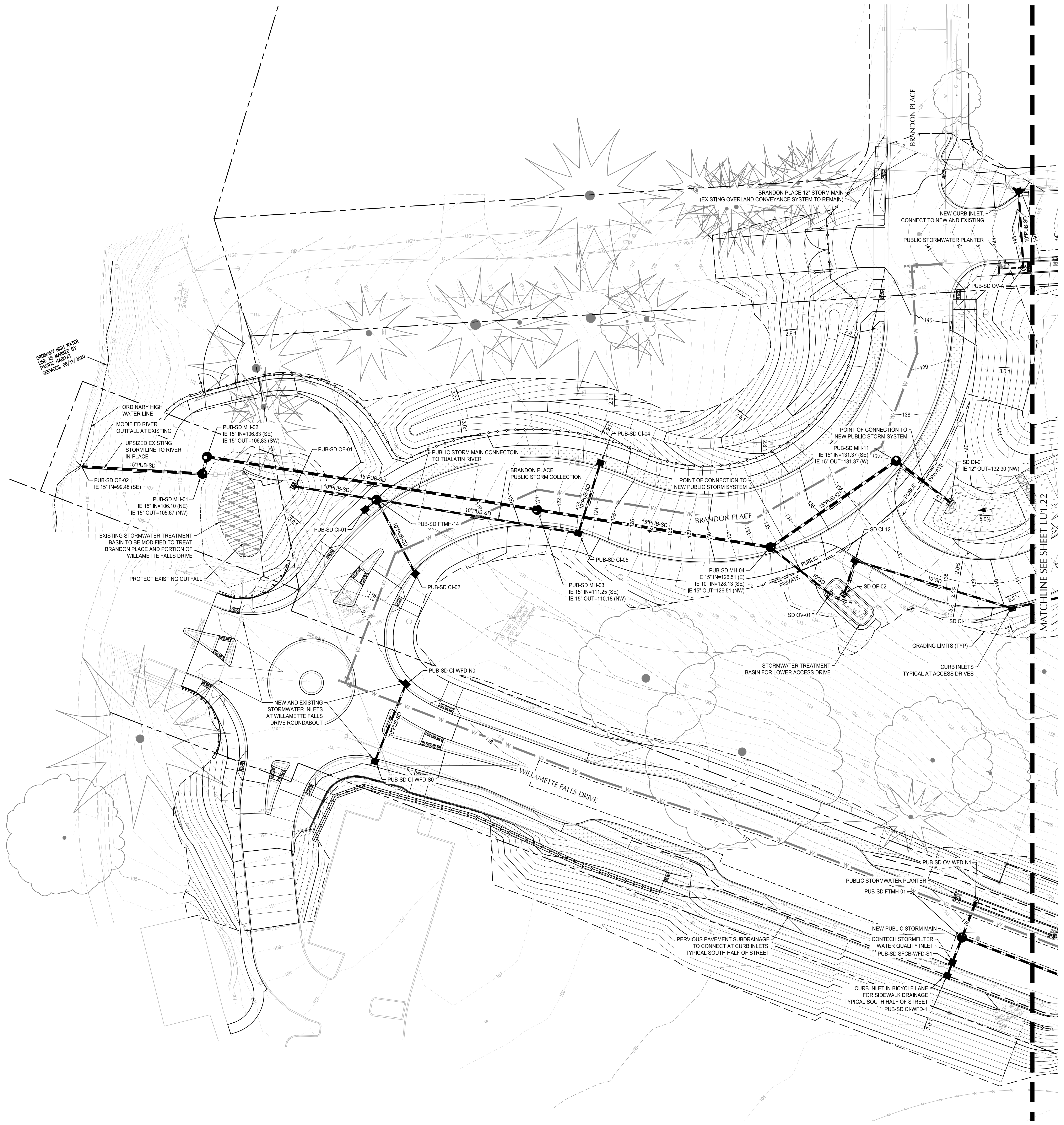
XX XX-XX
 IE IN = XX.X
 IE OUT = XX.X

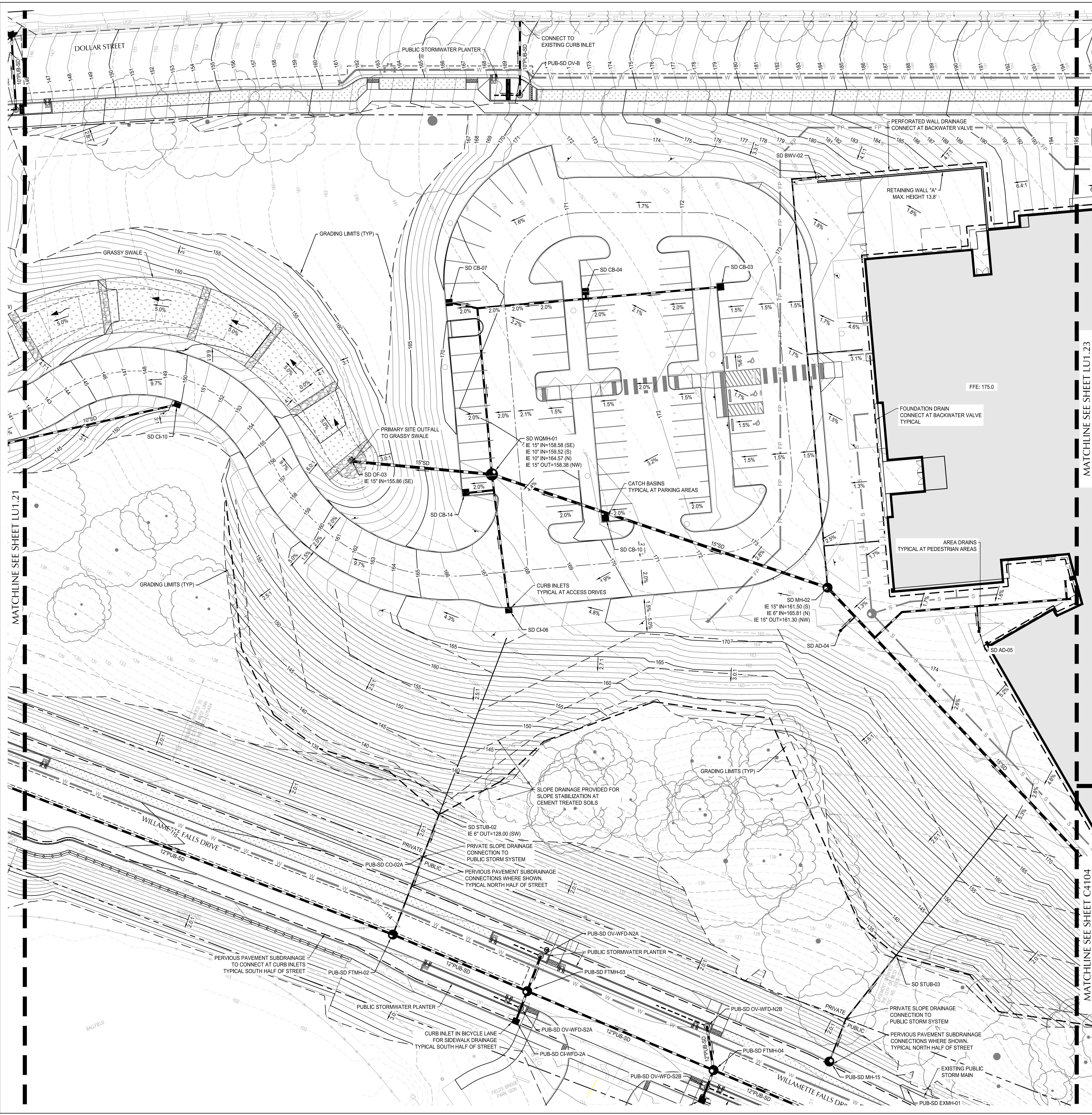
PIPE LABEL

	UTILITY SIZE
	NETWORK NAME
	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE





GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
49	EX. CONTOUR MINOR
50	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

- UTILITY TYPE (SD=STORM DRAINAGE PUB=SD=PUBLIC STORM DRAINAGE)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- XX-XX-XX
IE IN = XX.X
IE OUT = XX.X

PIPE LABEL

- UTILITY SIZE
- NETWORK NAME
- XX" XX"
- FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WOMH	WATER QUALITY MANHOLE

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School District**

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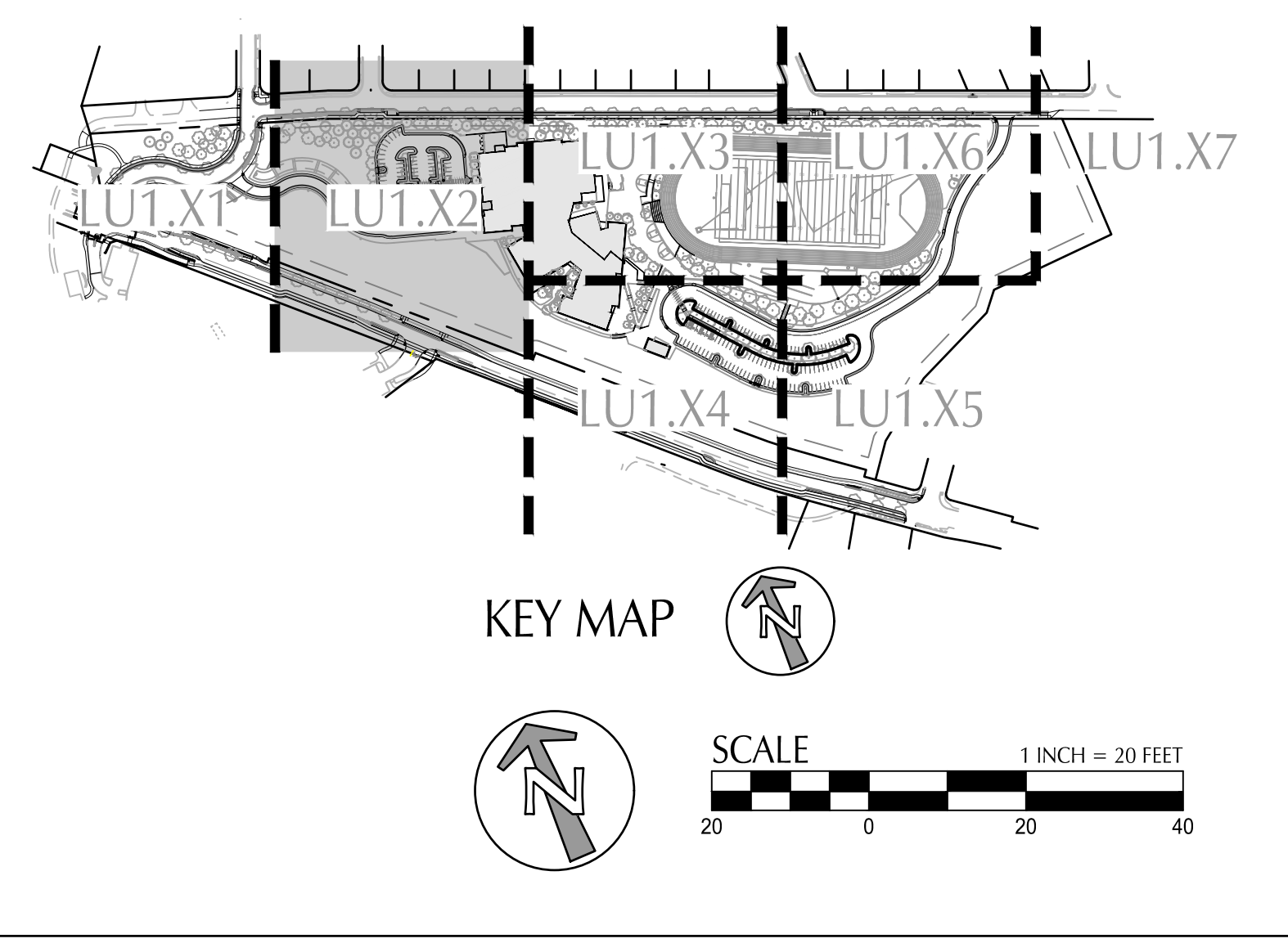
ISSUES

No.	DESCRIPTION	DATE
1	LAND USE	2021-03-17

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PROJECT
New Athey Creek Middle School
945 Dollar Street
West Linn, OR 97068

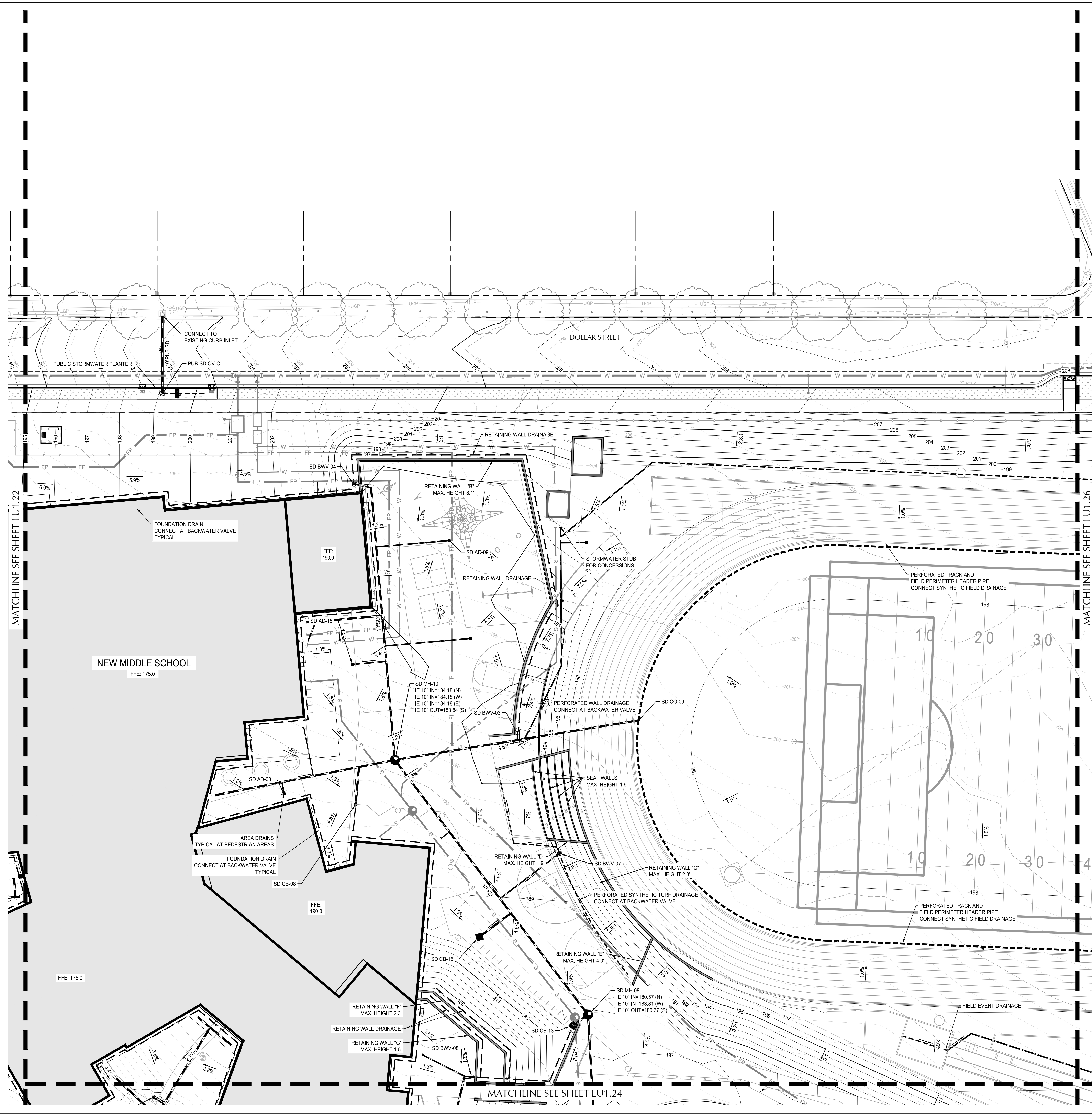
PROJECT NO:
124738

DRAWN BY: XX	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER LU1.22	ISSUE A
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File: N:\Projects\2020\20200615-CAD\PLT\LU1.22-GRADING-STRM.dwg TAB: LU1.22
 Plotter: 3/16/21 at 4:25pm By: rmananar
 2020-07-17 12:31:12 PM



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

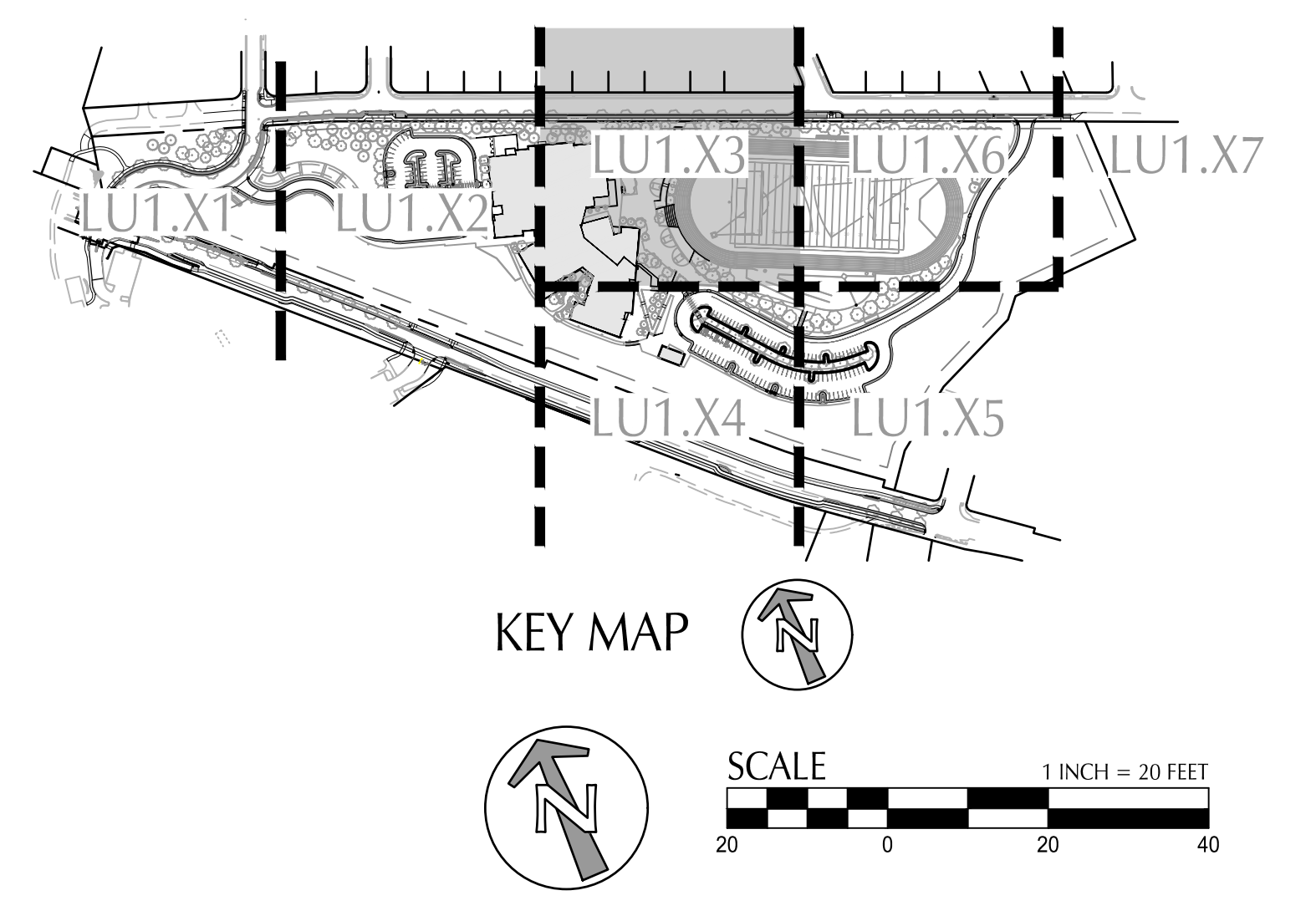
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	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
XX-XX-XX IE IN=XXX IE OUT=XXX	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

	UTILITY SIZE
	NETWORK NAME
XX" XX	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE



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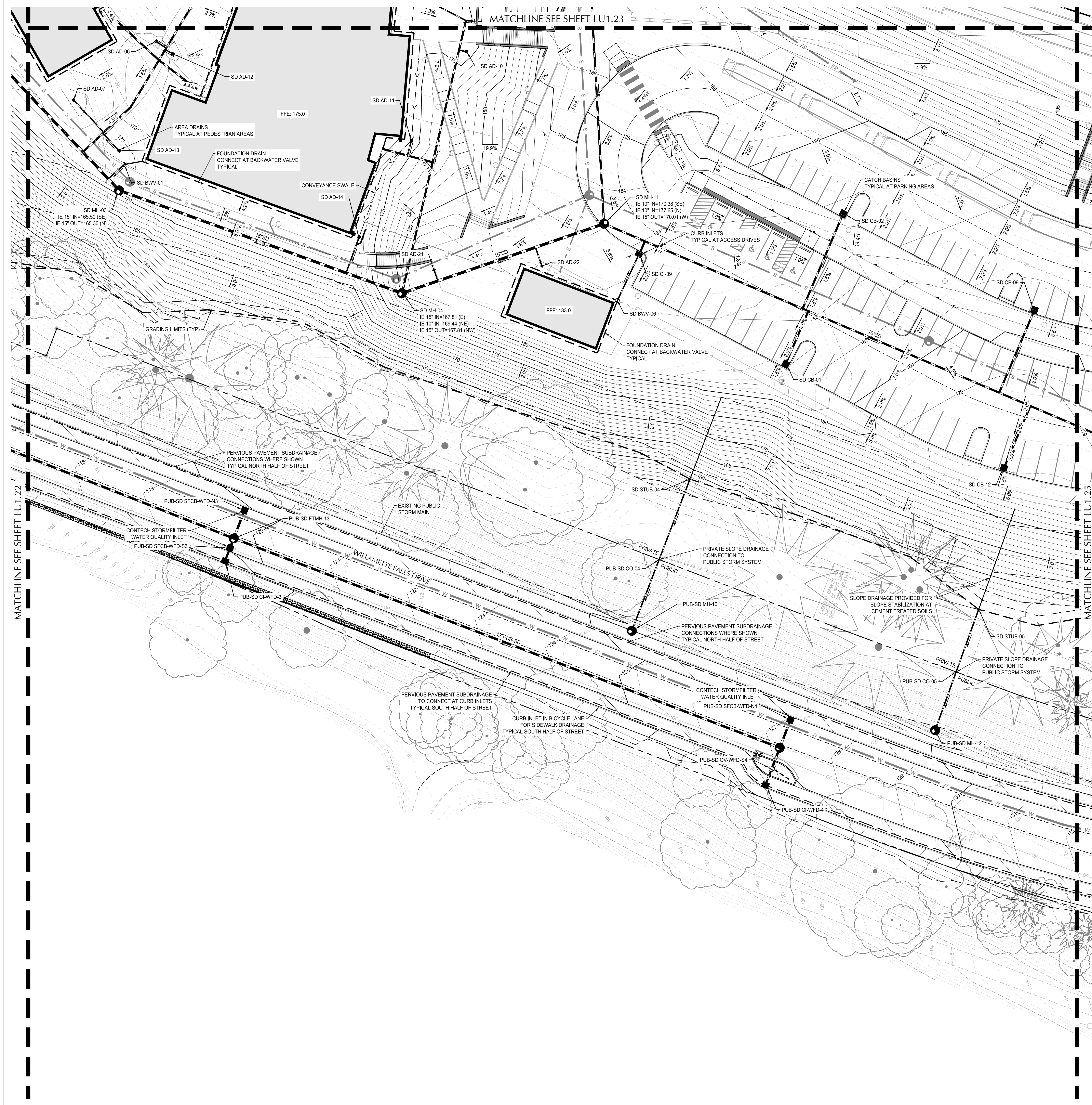
PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738
DRAWN BY: XX
CHECKED BY: Checker
PROJECT MGR: Designer
APPROVED BY: Approver

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER LU1.23 **ISSUE** A

File: N:\Projects\2021\03\New Middle School\GIS\CAD\PLT\LU1.23-GRADING-STRM.dwg TAB: LU1.23
 Plotter: 3/16/21 at 4:26pm By: rmananar
 2023-07-17 12:31:12 PM



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

	UTILITY TYPE (SD=STORM DRAINAGE PUB-SD=PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
	STRUCTURE INFO (WHERE APPLICABLE)

XX-XX-XX
IE IN = XX-XX
IE OUT = XX-XX

PIPE LABEL

	UTILITY SIZE
	NETWORK NAME
	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE

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PROJECT
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945 Dollar Street
West Linn, OR 97068

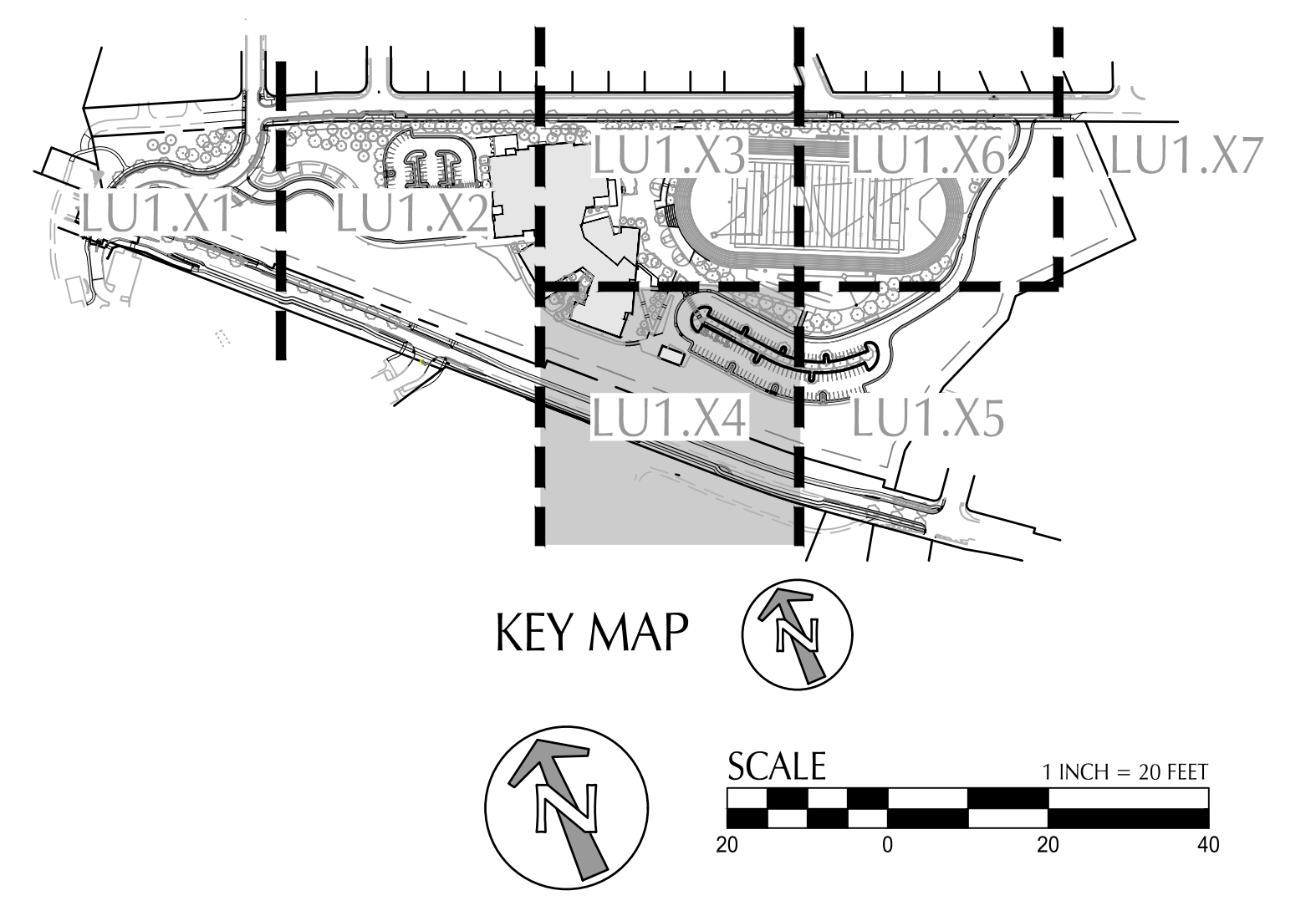
PROJECT NO: 124738

DRAWN BY: XX	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER LU1.24 **ISSUE** A

SCALE
1 INCH = 20 FEET
0 20 40



File: N:\Projects\2021\07\02\New Athey Creek Middle School\GIS\CAD\PLT\LU1.24-GRADING-STRM.dwg TAB: LU1.24
Plot Date: 3/16/21 at 4:25pm By: immaneer
2023-07-17 12:31:12 PM



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

	UTILITY TYPE (SD=STORM DRAINAGE PUB=PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
XX XX-XX IE IN = XX.X IE OUT = XX.X	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

	UTILITY SIZE
	NETWORK NAME
XX' XX	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE

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PROJECT
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945 Dollar Street
West Linn, OR 97068

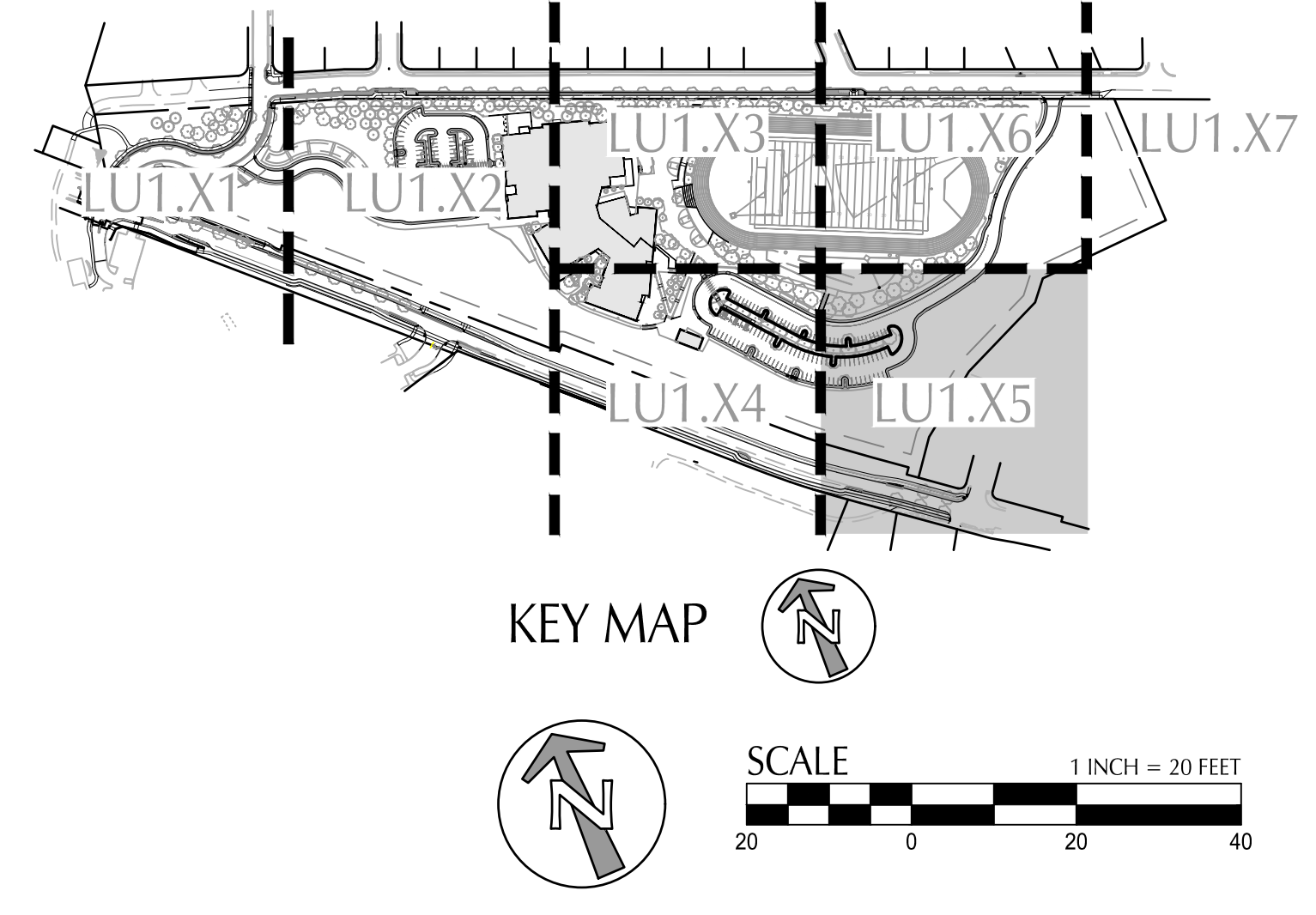
PROJECT NO: 124738

DRAWN BY: XX	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
GRADING AND DRAINAGE PLAN

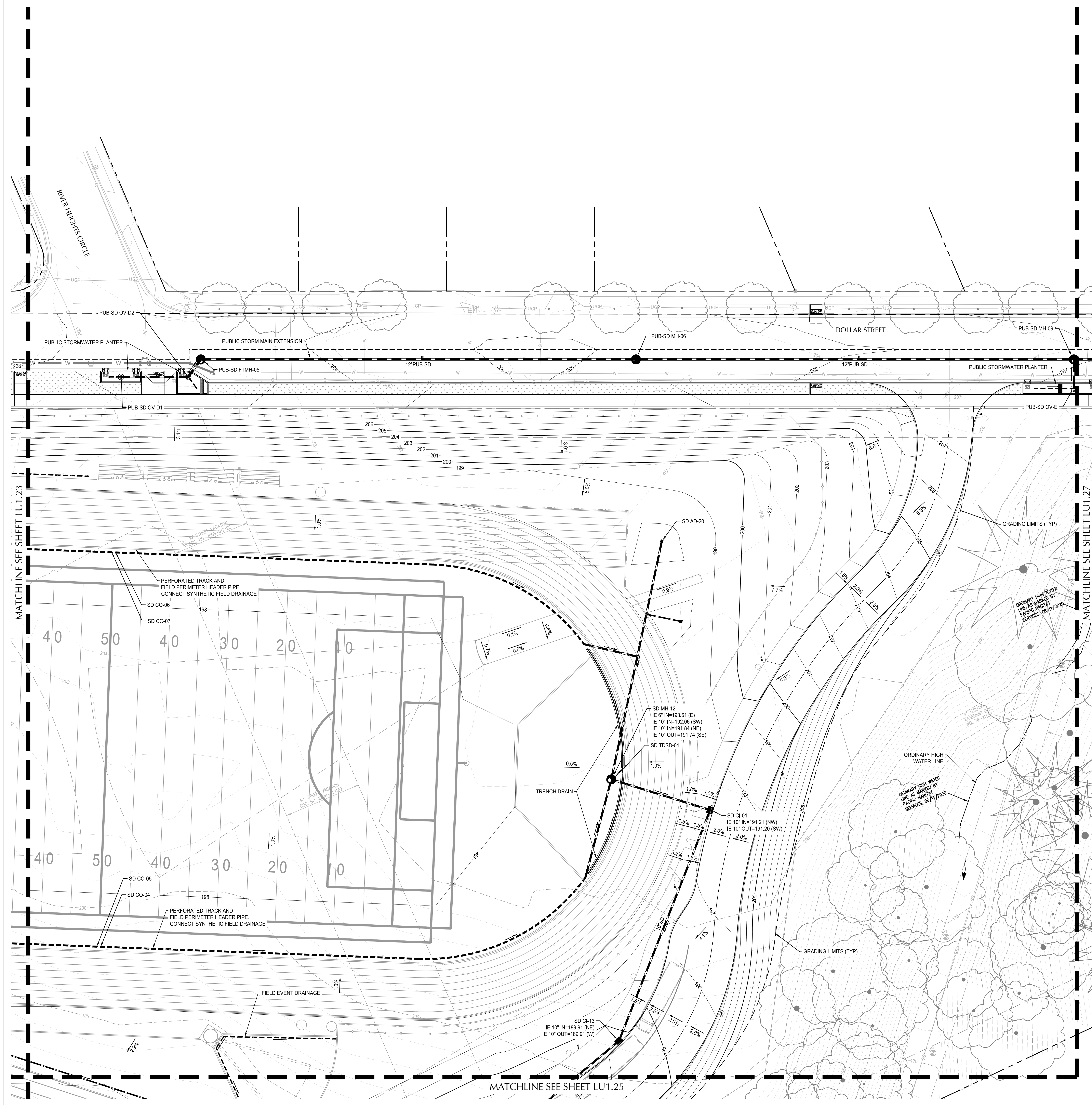
SHEET NUMBER LU1.25 **ISSUE** A

SCALE 1 INCH = 20 FEET



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 Plot: 3/16/21 at 4:26pm By: imanner
 2020-07-17 12:31:12 PM

IBI Group - WLVW - New Middle School - 124738 - LU1\NewMiddleSchool - ICS.dwg
 Date: 3/16/21



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
49	EX. CONTOUR MINOR
50	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE PUB=PUBLIC STORM DRAINAGE)
 STRUCTURE TYPE CALLOUT
 ID NUMBER (WHERE APPLICABLE)
 XX XX-XX
 IE IN = XX.X
 IE OUT = XX.X

STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY SIZE
 NETWORK NAME
 XX" XX

FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE

KEY MAP

SCALE 1 INCH = 20 FEET

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PROJECT
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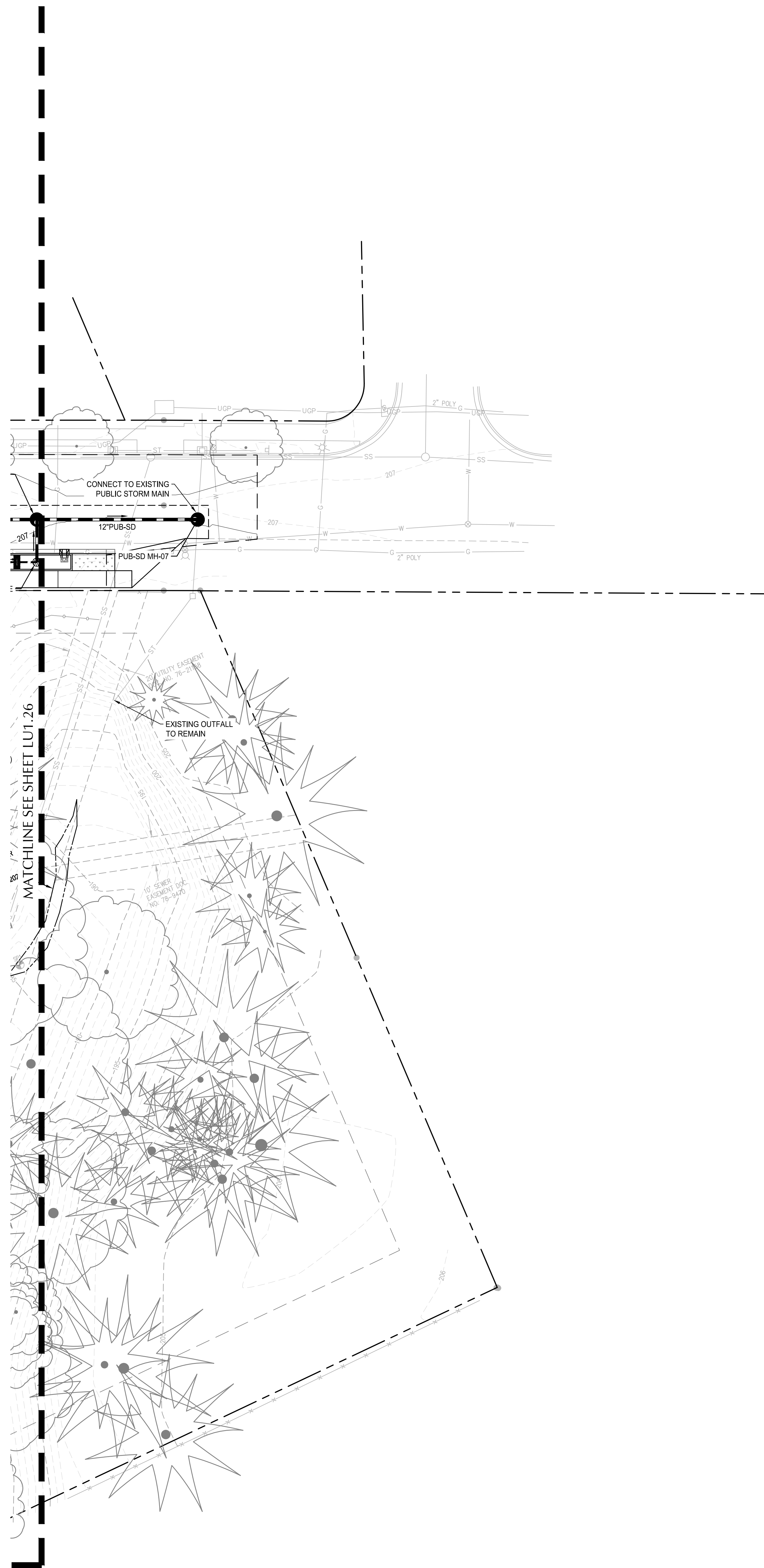
PROJECT NO:
 124738

DRAWN BY: XX	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER LU1.26	ISSUE A
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File: N:\Projects\2021\210617\210617-GRADING-STRM.dwg TAB: LU1.26
 Plotter: 3/16/21 at 4:26pm By: rmananar
 2023-07-17 12:31:12 PM



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

- UTILITY TYPE (SD=STORM DRAINAGE PUB-SD=PUBLIC STORM DRAINAGE)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- XX XX-XX
IE IN = XX.X
IE OUT = XX.X] STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

- UTILITY SIZE
- NETWORK NAME
- XX' XX
- FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE

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KEY MAP

SCALE
 1 INCH = 20 FEET

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PROJECT
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 945 Dollar Street
 West Linn, OR 97068

PROJECT NO:
 124738

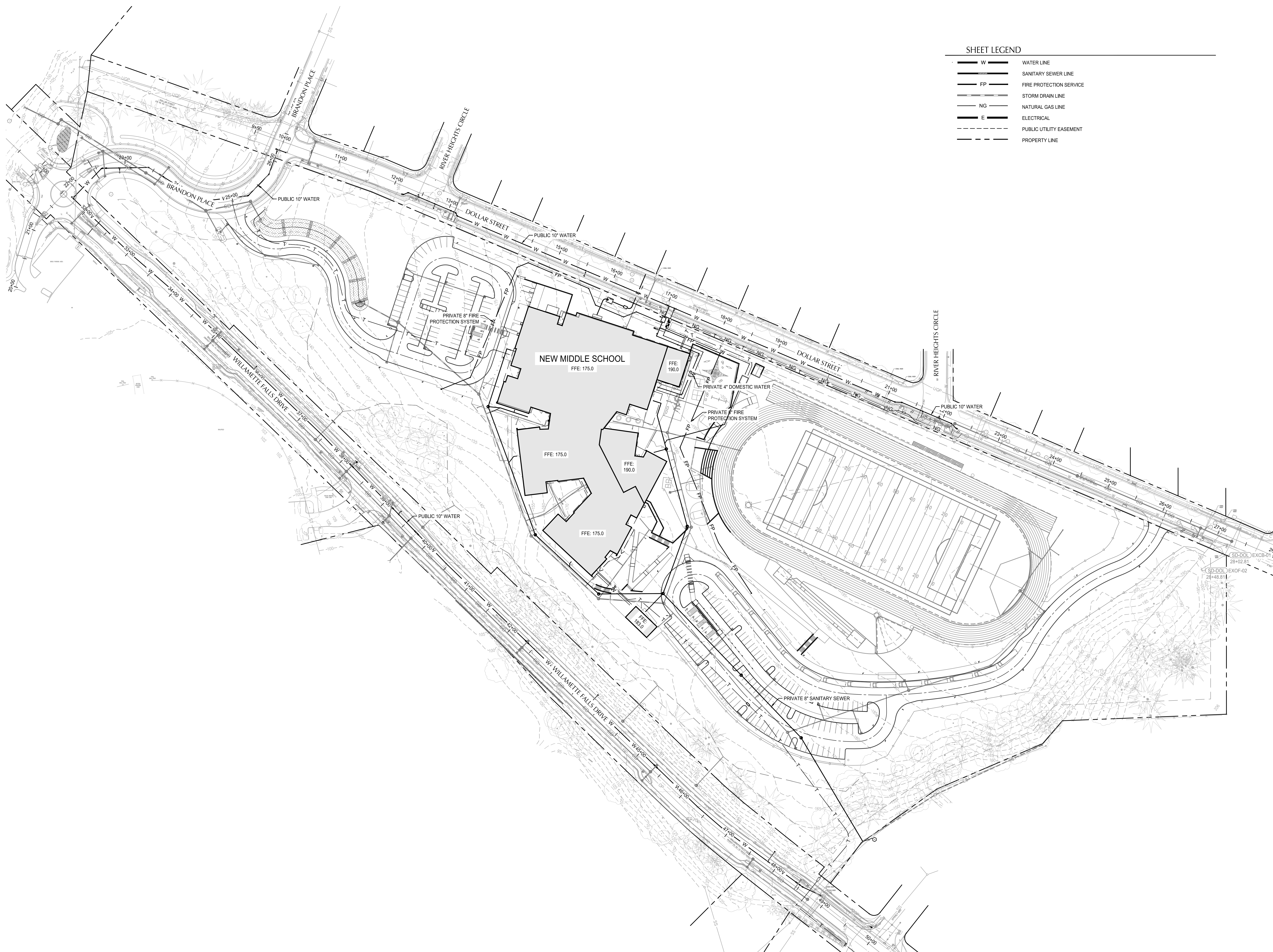
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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER LU1.27	ISSUE A
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 2023-07-17 12:31:12 PM

IBI 361721238 - WLWV New Middle School 12/20/21/21/23 - LU1\NewMiddleSchool_IGS.rvt



SHEET LEGEND

- W — WATER LINE
- SS — SANITARY SEWER LINE
- FP — FIRE PROTECTION SERVICE
- SD — STORM DRAIN LINE
- NG — NATURAL GAS LINE
- E — ELECTRICAL
- - - - PUBLIC UTILITY EASEMENT
- - - - PROPERTY LINE

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PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738	CHECKED BY: Checker
DRAWN BY: XX	APPROVED BY: Approver
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
OVERALL UTILITY PLAN

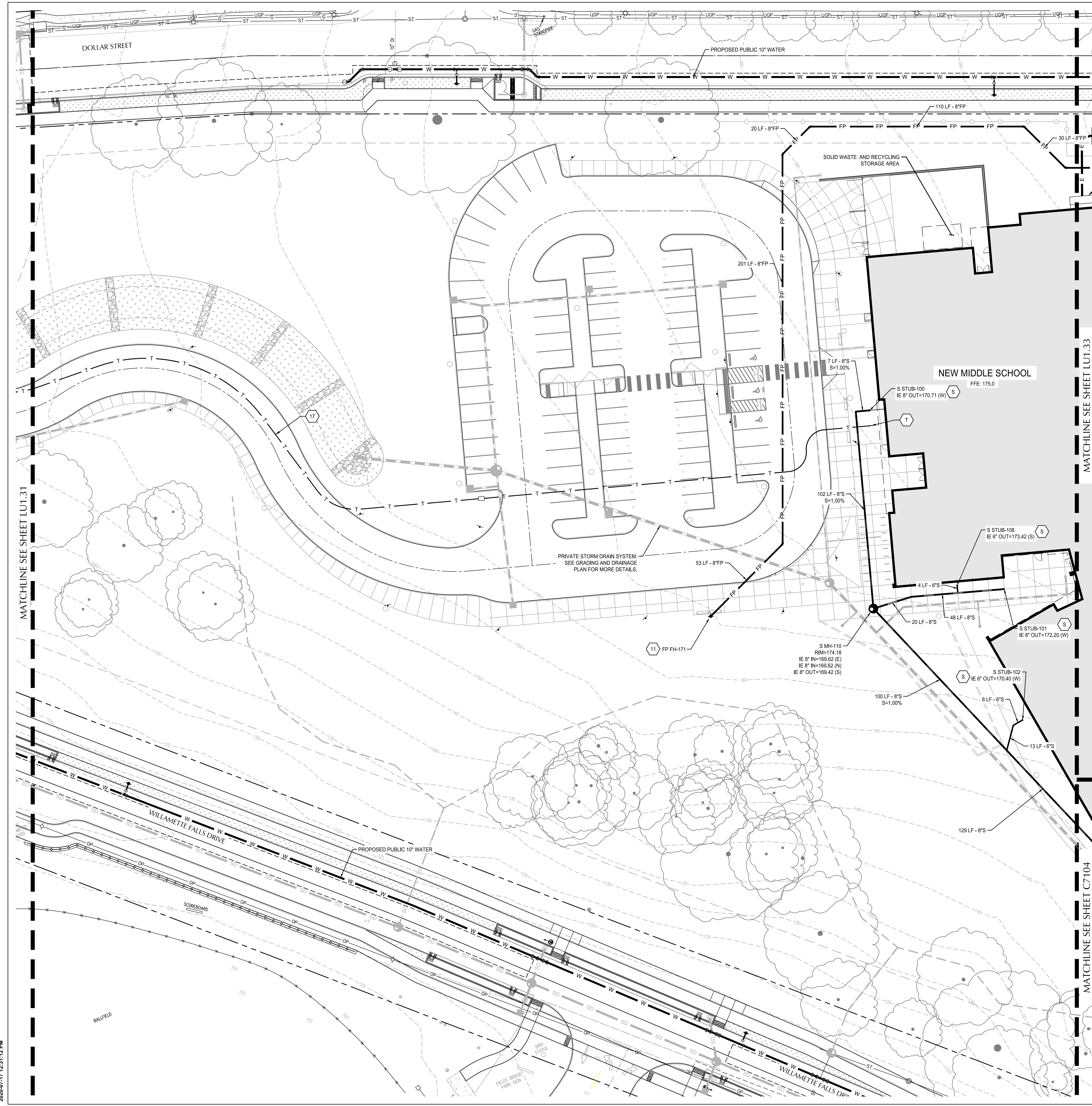
SHEET NUMBER
LU1.30

ISSUE
A



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 2020-07-17 12:31:12 PM

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 Item:



UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
10	INSTALL 8-INCH FIRE PROTECTION SERVICE, 8-INCH TEE AND 8" GATE VALVE. PROVIDE BELOW GRADE 8-INCH DOUBLE CHECK DETECTOR ASSEMBLY IN CONCRETE VAULT WITH FDC ABOVE GRADE.	
11	INSTALL NEW PRIVATE FIRE HYDRANT.	
12	INSTALL 4-INCH DOMESTIC WATER SERVICE, 4-INCH TEE AND 4" GATE VALVE. INSTALL WATER METER AND DOUBLE CHECK VALVE ASSEMBLY IN CONCRETE VAULT AT PROPERTY LINE.	
13	INSTALL 2-INCH IRRIGATION LINE, METER AND DOUBLE CHECK ASSEMBLY IN VAULTS. SEE LANDSCAPE PLANS FOR CONTINUATION.	
14	CONNECT TO EXISTING MANHOLE	
15	INSTALL NATURAL GAS SERVICE AND METER. SIZE AS NOTED. CONTRACTOR TO COORDINATE WITH NW NATURAL.	
16	INSTALL CONDUIT AND ASSOCIATED TRANSFORMER SWITCHGEAR. CONTRACTOR TO COORDINATE WITH PGE AND ELECTRICAL ENGINEER.	
17	TELECOM SYSTEMS SHOWN FOR COORDINATION PURPOSES. SEE TECHNOLOGY SITE PLANS FOR MORE INFORMATION.	
18	INSTALL DROP MANHOLE	
CP	CONNECT TO PUBLIC SYSTEM. SEE OFFSITE PLANS FOR CONTINUATION	
S	CONNECT TO BUILDING WASTE LINE. INSTALL CLEANOUT AT POINT OF CONNECTION OUT OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
FP	CONNECT TO FIRE PROTECTION SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
W	CONNECT TO BUILDING COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
IR	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.	
E	CONNECT TO BUILDING ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS FOR CONTINUATION.	
T	CONNECT TO BUILDING TELECOM SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION.	
NG	CONNECT TO BUILDING MECHANICAL SYSTEM. SEE MECHANICAL PLANS FOR CONTINUATION.	

SHEET LEGEND

W	WATER LINE
S	SANITARY SEWER LINE
FP	FIRE PROTECTION SERVICE
SD	STORM DRAIN LINE
NG	NATURAL GAS LINE
E	ELECTRICAL
---	PUBLIC UTILITY EASEMENT
- - - -	PROPERTY LINE

UTILITY LABEL LEGEND

STRUCTURE LABEL

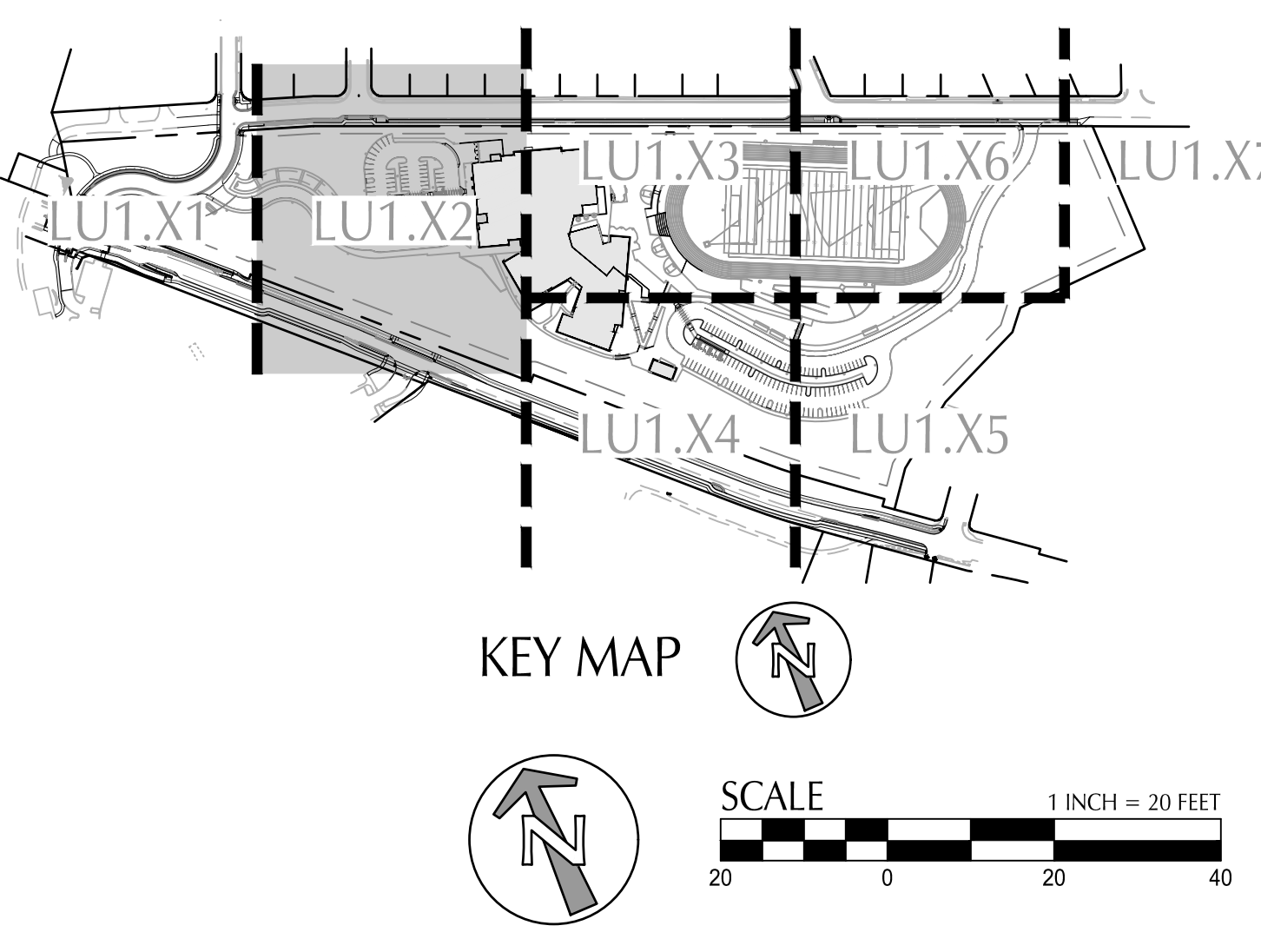
- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- LOCATION (WHERE APPLICABLE)
- STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
CO	CLEANOUT TO GRADE	
DCVA	DOUBLE CHECK VALVE ASSEMBLY	
DDCV	DOUBLE DETECTOR CHECK VALVE	
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT	
GM	GAS METER	
GV	GATE VALVE	
HB	HORIZONTAL BEND	
MH	MANHOLE	
PIV	POST INDICATOR VALVE	
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY	
STUB	STUB	
TEE	TEE CONNECTION	
VB	VERTICAL BEND	
WM	WATER METER	



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PROJECT
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 945 Dollar Street
 West Linn, OR 97068

PROJECT NO: 124738
DRAWN BY: XX
CHECKED BY: Checker
PROJECT MGR: Designer
APPROVED BY: Approver

SHEET TITLE
UTILITY PLAN

SHEET NUMBER LU1.32 **ISSUE** A

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 2021-03-17 12:31:12 PM

B:\90724738 - WLW\New Middle School\2021\03\IBI\NewMiddleSchool_02.dwg
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UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
10	INSTALL 8-INCH FIRE PROTECTION SERVICE, 8-INCH TEE AND 8" GATE VALVE. PROVIDE BELOW GRADE 8-INCH DOUBLE CHECK DETECTOR ASSEMBLY IN CONCRETE VAULT WITH FDC ABOVE GRADE.	
11	INSTALL NEW PRIVATE FIRE HYDRANT.	
12	INSTALL 4-INCH DOMESTIC WATER SERVICE, 4-INCH TEE AND 4" GATE VALVE. INSTALL WATER METER AND DOUBLE CHECK VALVE ASSEMBLY IN CONCRETE VAULT AT PROPERTY LINE.	
13	INSTALL 2-INCH IRRIGATION LINE, METER AND DOUBLE CHECK ASSEMBLY IN VAULTS. SEE LANDSCAPE PLANS FOR CONTINUATION.	
14	CONNECT TO EXISTING MANHOLE	
15	INSTALL NATURAL GAS SERVICE AND METER. SIZE AS NOTED. CONTRACTOR TO COORDINATE WITH NW NATURAL.	
16	INSTALL CONDUIT AND ASSOCIATED TRANSFORMER SWITCHGEAR. CONTRACTOR TO COORDINATE WITH PGE AND ELECTRICAL ENGINEER.	
17	TELECOM SYSTEMS SHOWN FOR COORDINATION PURPOSES. SEE TECHNOLOGY SITE PLANS FOR MORE INFORMATION.	
18	INSTALL DROP MANHOLE	
CP	CONNECT TO PUBLIC SYSTEM. SEE OFFSITE PLANS FOR CONTINUATION.	
S	CONNECT TO BUILDING WASTE LINE. INSTALL CLEANOUT AT POINT OF CONNECTION OUT OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
FP	CONNECT TO FIRE PROTECTION SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
W	CONNECT TO BUILDING COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
IR	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.	
E	CONNECT TO BUILDING ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS FOR CONTINUATION.	
T	CONNECT TO BUILDING TELECOM SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION.	
NG	CONNECT TO BUILDING MECHANICAL SYSTEM. SEE MECHANICAL PLANS FOR CONTINUATION.	

SHEET LEGEND

W	WATER LINE
SS	SANITARY SEWER LINE
FP	FIRE PROTECTION SERVICE
ST	STORM DRAIN LINE
NG	NATURAL GAS LINE
E	ELECTRICAL
---	PUBLIC UTILITY EASEMENT
- - - -	PROPERTY LINE

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP= FIRE PROTECTION)

STRUCTURE TYPE CALLOUT

ID NUMBER (WHERE APPLICABLE)

LOCATION (WHERE APPLICABLE)

STRUCTURE INFO (WHERE APPLICABLE)

XX-XXX
N=XXXX.XX
E=XXXX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

PIPE LABEL

UTILITY LENGTH

UTILITY SIZE

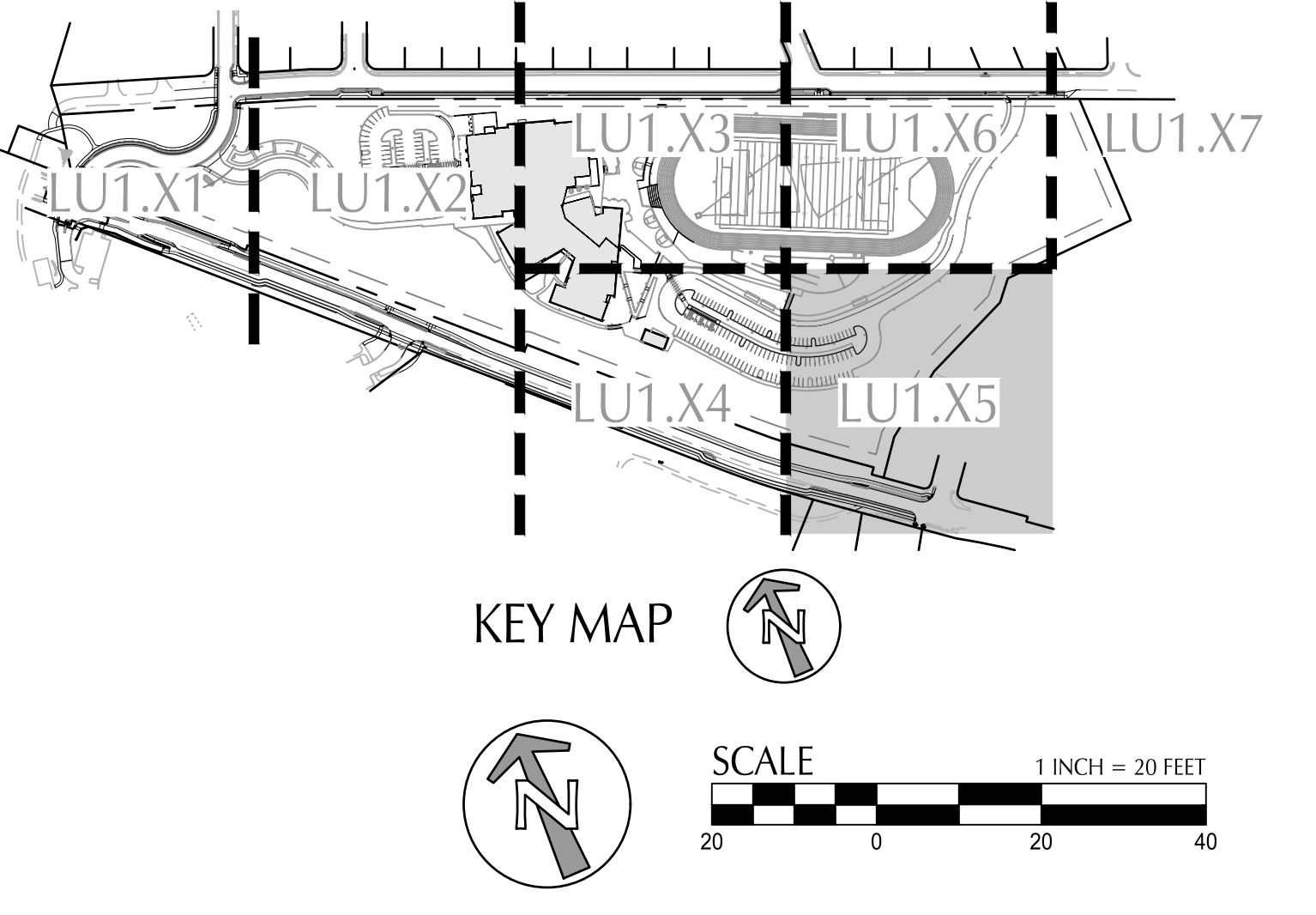
UTILITY TYPE

SLOPE (WHERE APPLICABLE)

XXLF - XX" XX
S=XXX%

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
CO	CLEANOUT TO GRADE	
DCVA	DOUBLE CHECK VALVE ASSEMBLY	
DDCV	DOUBLE DETECTOR CHECK VALVE	
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT	
GM	GAS METER	
GV	GATE VALVE	
HB	HORIZONTAL BEND	
MH	MANHOLE	
PIV	POST INDICATOR VALVE	
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY	
STUB	STUB	
TEE	TEE CONNECTION	
VB	VERTICAL BEND	
WM	WATER METER	



CLIENT
West Linn-Wilsonville School District
22210 SW Stafford Rd, Tualatin, OR 97062

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ISSUES	DESCRIPTION	DATE
1	LAND USE	2021-03-17

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PROJECT
New Athey Creek Middle School
945 Dollar Street
West Linn, OR 97068

PROJECT NO:
124738

DRAWN BY:
XX

CHECKED BY:
Checker

PROJECT MGR:
Designer

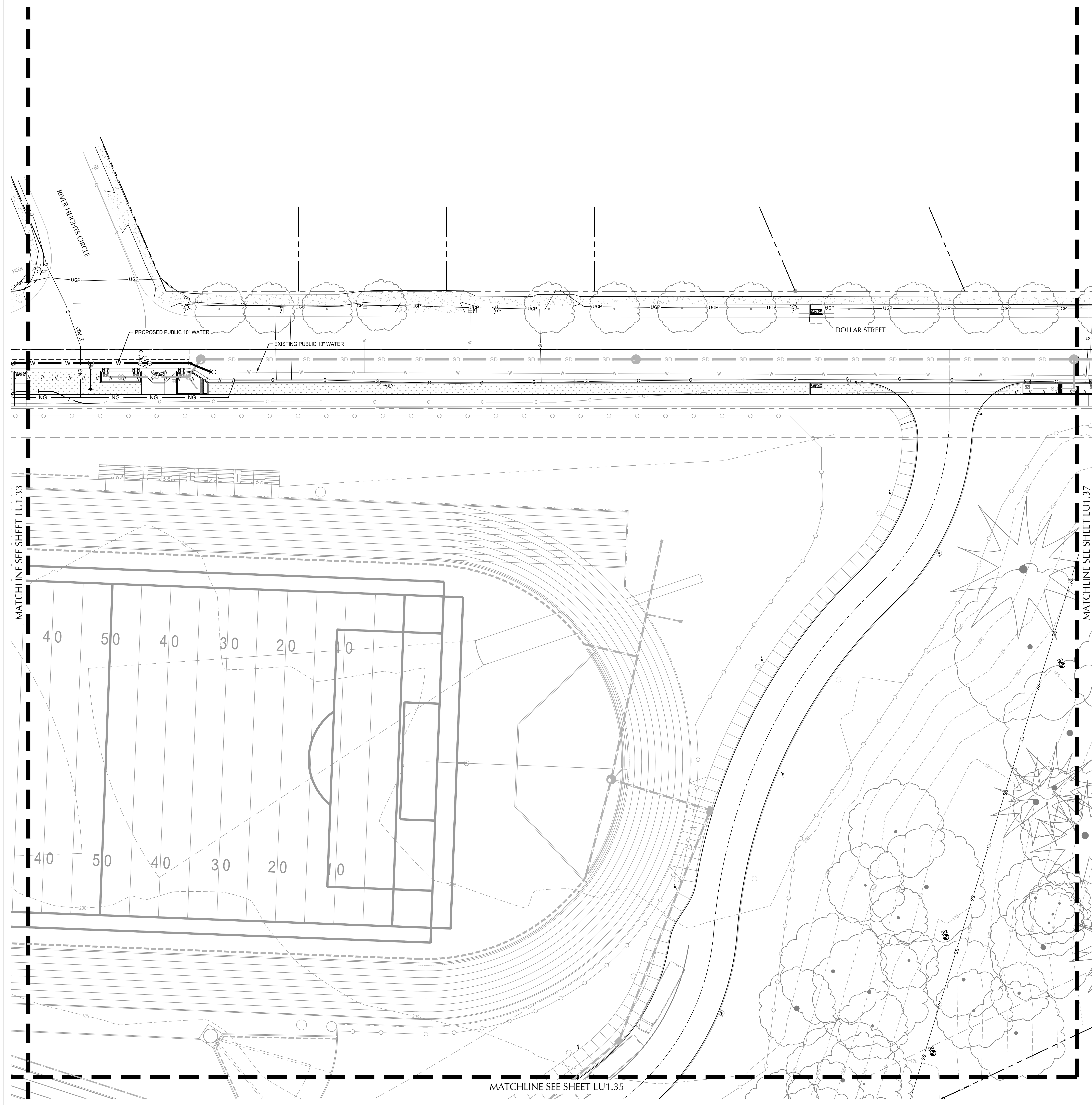
APPROVED BY:
Approver

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
LU1.35

ISSUE
A

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UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
10	INSTALL 8-INCH FIRE PROTECTION SERVICE, 8-INCH TEE AND 8" GATE VALVE. PROVIDE BELOW GRADE 8-INCH DOUBLE CHECK DETECTOR ASSEMBLY IN CONCRETE VAULT WITH FDC ABOVE GRADE.	
11	INSTALL NEW PRIVATE FIRE HYDRANT.	
12	INSTALL 4-INCH DOMESTIC WATER SERVICE, 4-INCH TEE AND 4" GATE VALVE. INSTALL WATER METER AND DOUBLE CHECK VALVE ASSEMBLY IN CONCRETE VAULT AT PROPERTY LINE.	
13	INSTALL 2-INCH IRRIGATION LINE, METER AND DOUBLE CHECK ASSEMBLY IN VAULTS. SEE LANDSCAPE PLANS FOR CONTINUATION.	
14	CONNECT TO EXISTING MANHOLE	
15	INSTALL NATURAL GAS SERVICE AND METER. SIZE AS NOTED. CONTRACTOR TO COORDINATE WITH NW NATURAL.	
16	INSTALL CONDUIT AND ASSOCIATED TRANSFORMER SWITCHGEAR. CONTRACTOR TO COORDINATE WITH PGE AND ELECTRICAL ENGINEER.	
17	TELECOM SYSTEMS SHOWN FOR COORDINATION PURPOSES. SEE TECHNOLOGY SITE PLANS FOR MORE INFORMATION.	
18	INSTALL DROP MANHOLE	
CP	CONNECT TO PUBLIC SYSTEM. SEE OFFSITE PLANS FOR CONTINUATION.	
S	CONNECT TO BUILDING WASTE LINE. INSTALL CLEANOUT AT POINT OF CONNECTION OUT OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
FP	CONNECT TO FIRE PROTECTION SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
W	CONNECT TO BUILDING COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
IR	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.	
E	CONNECT TO BUILDING ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS FOR CONTINUATION.	
T	CONNECT TO BUILDING TELECOM SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION.	
NG	CONNECT TO BUILDING MECHANICAL SYSTEM. SEE MECHANICAL PLANS FOR CONTINUATION.	

SHEET LEGEND

W	WATER LINE
SD	SANITARY SEWER LINE
FP	FIRE PROTECTION SERVICE
SD	STORM DRAIN LINE
NG	NATURAL GAS LINE
E	ELECTRICAL
---	PUBLIC UTILITY EASEMENT
---	PROPERTY LINE

UTILITY LABEL LEGEND

STRUCTURE LABEL

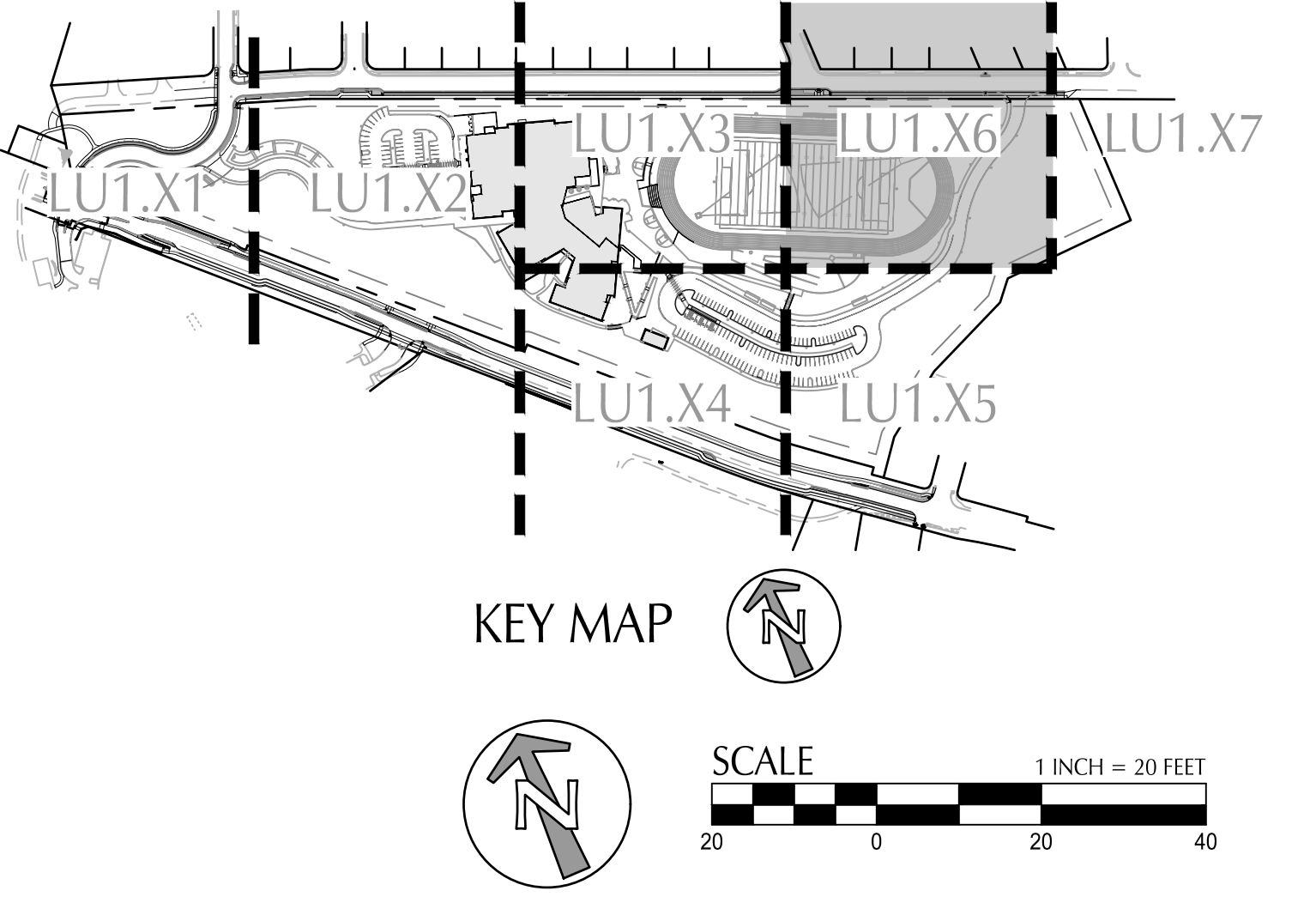
- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- LOCATION (WHERE APPLICABLE)
- STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
CO	CLEANOUT TO GRADE	
DCVA	DOUBLE CHECK VALVE ASSEMBLY	
DDCV	DOUBLE DETECTOR CHECK VALVE	
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT	
GM	GAS METER	
GV	GATE VALVE	
HB	HORIZONTAL BEND	
MH	MANHOLE	
PIV	POST INDICATOR VALVE	
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY	
STUB	STUB	
TEE	TEE CONNECTION	
VB	VERTICAL BEND	
WM	WATER METER	



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ISSUES	DESCRIPTION	DATE
1	LAND USE	2021-03-17

KEYPLAN

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DRAWN BY: XX
CHECKED BY: Checker
PROJECT MGR: Designer
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SHEET TITLE
UTILITY PLAN

SHEET NUMBER LU1.36 **ISSUE** A

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