

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as (if applicable)
Policy Session Worksheet

Presentation Date: 3/1/16 **Approx Start Time:** 2:00pm **Approx Length:** 30 min

Presentation Title: Madrone Wall – Modified Phase 1 Design

Department: BCS/County Parks & Forest

Presenters: Rick Gruen, Manager, County Parks & Forest; Gary Barth, Director, Business and Community Services,

Other Invitees: Laura Zentner, Deputy Director, Business and Community Services; Keith Daellenbach, Director, Madrone Wall Preservation Committee

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Consideration and approval of a modified Phase 1 design for Madrone Wall that will allow for the construction and improvements necessary to open the site to the public.

EXECUTIVE SUMMARY:

The Madrone Wall Concept Plan was completed in August, 2009. Alta Planning + Design was commissioned to engage the public, analyze existing conditions, develop the site plan in phases, address management issues and estimate the cost of construction. The adopted multi-phase Concept Plan required a capital funding commitment of just under \$820,000, with nearly \$540,000 allocated to Phase 1. This put considerable stress on County Parks to meet the financial and staffing resources necessary for construction and ongoing operation and maintenance.

In May, 2015, a modified Phase 1 project design was considered and recommended for approval by the PAB subject to available funding and sustainable Operations & Maintenance Plan. A modified Phase 1 approach would lessen the capital funding requirement to under \$240,000 and substantially reduce the ongoing operation and maintenance needs to less than \$13,000 per year. The limited development option focuses on meeting the conditional use approval requirements for road access improvements, parking lot, vault toilet and fencing/gate/signage upgrades while also reducing the impact to the natural resources.

Capital funding commitments were secured from a number of sources: 1) Tourism Development Council grant; 2) local non-profit community organizations; 3) private donations; and 4) foundation. In-kind contribution from the Oregon National Guard's Community Assistance Program would provide construction labor and equipment.

With anticipated user- based revenue generated from parking fees, County Parks is projecting a modest return on investment (ROI) beginning the first season of operation (see Attachment 1).

Benchmark actions to date include:

1. Conditional Use Approval Received (November, 2009)
2. 90% Construction Drawing Completed (August, 2013)

3. Project revision – Modified Phase 1 design presented to PAB with recommendation of approval (May, 2015)
4. Costing revision, TDC Grant approval (November 2015)

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost?

- Capital Investment - \$217,590; Source of funds – Grant (TDC), County Parks, Donations((MWPC, Mazamas, American Alpine Club, Private contributions); capital reserves of \$15,000 bringing total capital funding available to \$232,590 .
- Ongoing Operation and Maintenance - \$13,000; Source of funds – Clackamas County Park Budget

Long term, it is important that Clackamas County Parks demonstrates the wise, safe and efficient use of the public and private funds being made available for the Madrone Wall project. The rate of return on investment capital (ROIC) is one such measurement. Based on project annual revenue from parking fees of approximately \$26,000 and ongoing O&M at \$13,000, the ROIC is calculated to be 6.35%.

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
The purpose of the County Parks program is to provide outdoor recreation, camping and land stewardship services to residents and visitors so they can experience clean, safe and healthy recreation and natural resource opportunities in rural Clackamas County.
- How does this item align with the County's Performance Clackamas goals?
 - Build public trust through good government.
 - Ensure safe, healthy and secure communities.
 - Honor, utilize, promote and invest in our natural resources.

LEGAL/POLICY REQUIREMENTS:

Development, permitting and construction consistent with Clackamas County Conditional Use Approval Z0522-09-C, November, 2009; County risk and liability for public recreation use is consistent with Oregon's Recreational Immunity Law.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Multiple public meetings and hearings held as part of the concept planning and conditional use application process in 2008 and 2009; multiple public comments provided to Parks Advisory Board, Spring, 2015. County Park staff provided update to BCC on January 5, 2016.

OPTIONS:

1. BCC approves the modified Phase 1 design and directs County Parks move forward with the development and construction of the Madrone Wall project. This option, if approved, will result in a capital investment of up to \$232,590.
2. BCC does not approve the modified Phase 1 concept plan. This option, if approved, will result in tabling the project at this time with no capital funding be allocated.

RECOMMENDATION:

Staff recommends the BCC accept Option 1 to approve the modified Phase 1 design plan and direct County Parks to move with the development and construction necessary to open Madrone Wall.

- a. No problems are anticipated with the recommendation of approval. Funding is secured, there is a high level of community support and the modified Phase1 design will not stress County Park resources to operate and maintain the facility.
- b. The community partners and PAB will see this as a setback if the recommendation is not approved and likely express their concerns back to the BCC.

ATTACHMENTS:

Attachment 1 – Madrone Wall Capital and O&M Planning Summary
Attachment 2 – Madrone Wall Modified Phase 1 Design
Attachment 3 – Madrone Wall Engineered Construction Drawings

SUBMITTED BY:

Division Director/Head Approval _____
Department Director/Head Approval _____
County Administrator Approval _____

For information on this issue or copies of attachments, please contact [Rick Gruen, Parks Manager @ x4345](#)

ATTACHMENT 1

Madrone Wall Park – Capital Funding and Operation/Maintenance Plan Summary

Last revised: February 11, 2016

Background:

The Madrone Wall Concept Plan was completed in August, 2009. Alta Planning + Design was commissioned to engage the public, analyze existing conditions, develop the site plan in phases, address management issues and estimate the cost of construction. In May, 2015, a modified Phase 1 project design was considered and recommended for approval by the PAB subject to available funding and sustainable Operations & Maintenance Plan. Capital funding commitments were secured from a number of sources: 1) Tourism Development Council grant; 2) local non-profit community organizations; 3) private donations; and 4) foundation. In-kind contribution was provided by the Oregon National Guard Community Assistance Program for construction labor and equipment

Milestone actions include:

1. Conditional Use Approval Received (November, 2009)
2. 90% Construction Drawing Completed (August, 2013)
3. Project revision – Modified Phase 1 only, PAB recommendation of approval (May, 2015)
4. Costing revision, TDC Grant approval (November 2015)

Rationale:

The Alta Planning + Design multi-phase Concept Plan required a capital funding commitment of just under \$820,000, with nearly \$540,000 allocated to Phase 1. This would place considerable stress on County Parks capacity resources for the needed capital funding and the ongoing operation and maintenance requirements. A modified Phase 1 approach would lessen the capital funding requirement to just under \$240,000 and substantially reduce the ongoing operation and maintenance needs to less than \$15,000 per year. This limited development option focuses on road access improvements, gravel parking lot, vault toilet and fencing/gate upgrades while reducing the impact to the natural resources. With anticipated user-based revenue generated from parking fees, County Parks is projecting to realize a modest return on investment (ROI) beginning the first season.

Capital Plan:

County Parks has long held \$64,000 in its CIP as seed money for the Madrone Wall project. These funds were initially secured through a 2006 Metro grant. Due to extended deferrals and lack of being able to move a Madrone Wall project forward, these funds were subsequently transferred in 2013 to complete the Springwater Trail project. The PAB, in their recommendation to approve the transfer of funds, also required County Parks to replace the funds, as available, for the necessary seed money to leverage additional capital resources from grants and other funding sources.

Working in partnership with the Madrone Wall Preservation Committee, County Park staff revised the capital requirements for a modified Phase1 design and construction project consistent with the 2009 Conditional Use approval and secured the necessary funding commitments.

Madrone Wall Capital Construction Planning

Modified Phase 1 Design - Scope of Work (Revised May, 2015; October, 2015)

- a. Construction of access road and apron connector to Hwy 224
- b. Construction of parking lot (22 stalls)
- c. Construction of vault toilet
- d. Improvements – Gate/Fencing/Signage

Estimated Capital Construction Requirements

a. Access road and Apron connector	
• Materials	\$54,420
• Labor/Operator Equipment	\$48,520
b. Parking lot	
• Materials	\$3,400
• Labor/Operator Equipment	\$14,530
c. Vault toilet	
• Contract Services	\$20,500
d. Other Improvement:	
• Materials (signage, gate, kiosk, bike rack, ADA path, etc)	\$37,820
e. Professional Services	
• Surveying, engineering	\$12,225
• Project mgt/oversight	\$10,000
f. Misc. - Construction contingencies, mobilization, permit fees, traffic control, etc.)	\$16,175
Total Capital Construction Cost Estimate:	\$217,590
Capital Reserve Funds Balance:	\$ 15,000

Capital Planning Notes:

1. 11/12/09 - Z0522-09-C Final Order Revised Conditional Use, Clackamas County
2. 06/04/15 - Engineering Construction Documents (11 sheets, "Madrone Wall Park" as sealed by PE/Oregon Stamp of Scott Nettleton, PE (Senior Associate, T. Y. Lin International, Beaverton, Oregon 97008)
3. Kevin J. Peterson: Interim Assistant Project Manager/Road Construction Specialist, ODOT Roseburg Engineering Crew
4. Josh Gobershock: Paving and Cost Estimating Specialist, JAL Construction, Inc., Bend, Oregon 97708
5. Dennis Everson: NCPRD/County Parks Project Manager (05/20/15; 08/17/13 Document/Plan Review)
6. Keith K. Daellenbach: BSME, MSME, Professional Engineer/Mechanical (Director, Secretary/Treasurer, Madrone Wall Preservation Committee)

Capital Funding Commitments:	Amount	Source
1. Clackamas County Parks	\$64,000	CIP/FY15-16 Budget
2. Tourism Development Council	\$88,590	TDC Development Grant Award – Nov., 2015
3. Madrone Wall Preservation Committee	\$10,000	Donation Secured
4. Mazamas	\$5,000	Donation Secured
5. American Alpine Club	\$5,000	Donation Secured
6. Private Individual	\$50,000	Donation Secured through MWPC
7. Private Individual	\$10,000	Donation Secured through MWPC
8. Oregon National Guard	<u>In-kind</u>	CAP Community Assistance Program, June, 2015
Total Secured Funds:	\$232,590	
Project Requirements:	<u>\$217,590</u>	
Reserve Funds Available:	\$ 15,000	CIP Balance of Funds committed to Madrone Wall project

Management Planning

Long term operation and maintenance (O&M) requirements are of significant concern and were initially addressed in the 2009 Alta Planning + Design Concept Plan and Conditional Use Approval. Current O&M considerations include:

- a. General Management – Overall concerns for customer service, recreation experience, safety and cleanliness consistent with current MFR goals and Clackamas County Code 6.06.
 - i. Garbage – daily collection; weekly dumpster service
 - ii. Restroom - daily serving; periodic pump out service
 - iii. Open/Close – daily gate open/close per seasonal park schedule July 1 through December 31; automatic gate (6am opening, 9pm close through September; 6pm close through December). Facility will be closed for season January 1 through June 30)
 - iv. Staffing – non-staffed facility weekdays; Ranger/Park Assistant will inspect on regular schedule throughout the day and at closing; on-site weekend Parking Marshal to be assigned (light duty maintenance servicing including litter, garbage, parking area and restroom).
 - v. Law Enforcement – periodic Park Deputy patrol
- b. Volunteer Stewardship – coordination with local nonprofit organizations (i.e. Madrone Wall Preservation Committee, Mazamas, Alpine Club) to help maintain the site and reduce the annual fiscal burden imposed by the development of the property. County Parks and MWPC will enter into a Memorandum of Understanding (MOU) to further define roles and responsibilities related to assistance with litter, outreach/education, invasive weeds, trail development and maintenance, habitat protection, trespass, etc.
- c. Access Management – annual road maintenance including rocking and grading as needed; gate opening/closures; posted County Park rules; other signage.

- d. Parking Management – The Conditional Use Permit approved a maximum of 20 regular parking stall, 2 designated handicap parking stalls (1 van accessible) and a designated passenger drop off/pick up zone. The site will be designed (and signed) to physically prohibit parking outside of the designated stalls. Further, parking will be prohibited (and illegal) along the shoulder of Hwy 224 per ODOT and Conditional Use Permit. Parking rules will be enforced by County Park staff and CCSO Deputies through citations and tows. Parking rules will also be communicated through community outreach to the climbing community by MWPC and other Madrone Wall partners.
- e. Fees and revenues – County Parks does not charge a visitor or entrance fee under the Oregon Recreational Immunity law. To do so would create a higher duty of care on the part of County Parks to maintain the related facilities for those activities and potentially reduce the County’s risk and liability protection afforded under Oregon’s Recreation Use Statute. As such, County Parks will continue to charge a parking fee only. As with other fee parks in the County Park system, adequate signage will be posted prior to entering the park as well as within the park. It is anticipated that an Iron Ranger fee box will be used to collect parking fees, requiring staff to ensure that fee envelopes are stocked and collected. County Parks has successfully utilized weekend “Parking Marshals” the past two summers at Carver Boat Ramp and Boones Marina. The use of the Parking Marshals, focusing on customer service, has been cost effective and resulted in parking fee compliance to increase significantly.
- f. Liability – The issue of liability (outside of the Oregon Recreation Immunity Law) will need to be addressed with the climbing groups prior to opening. Anchors and protections are a critical component of safe climbing and policies regarding the setting, maintenance and removal of anchors and other protection devices will be evaluated and developed.
- g. Natural Resource Protection – walking trails along access road to be developed for pedestrian/bicyclist safety and wetland protection. Invasive species removal and restoration improvements to be provided by MWPC and other community partners.
- h. Seasonal Closures – The Audubon Society of Portland has provided written comments and recommendations to County Parks regarding the impact of opening Madrone Wall and the protection of the peregrine falcons that have nested on the cliff wall since 2010. Seasonal closure for habitat protection required per Conditional Use Permit. Posting of Federal Migratory Bird Habitat signage during closure period, January 1 through June 30. MWPC to provide monitoring.

Return on Investment:

The Madrone Wall project touches on a number of Clackamas County’s strategic plan goals identified in Performance Clackamas. In particular,

- Build public trust through good government.
- Ensure safe, healthy and secure communities.
- Honor, utilize, promote and invest in our natural resources.

As such, it is important that Clackamas County Parks demonstrates the wise, safe and efficient use of the public and private funds being made available for the Madrone Wall project. The rate of return on investment capital (ROIC) is one such measurement used and requires understanding projected annual revenues and expenditures against the initial capital investment.

a. Revenue projection:

Parking Fees:						Park	Total	Discount	Net \$/
Type:	Available	Amount	Total	TO/day	\$/Day	Days	\$/Seas.	Factor	Season
Regular	20	\$5.00	\$100.00	2	\$200	183	\$36,600	0.65	\$23,790
Handicap	2	\$5.00	\$10.00	2.5	\$25	183	\$4,575	0.5	<u>\$ 2,287</u>
Total									\$26,077

b. Project annual expenses:

Labor/Services:	Unit	Rate	Freq.	Cost	
Gate opening/closing	1 hr/day	\$14.00	183	\$2,745	Will be eliminated with electronic gate option
Annualized road/rock maintenance				\$500	Rocking, grading
Dumpster/collection	1/wk	\$25.00	24	\$600	
Garbage/restroom	1hr/day	\$21.00	183	\$3,843	
Paper, supplies, etc.				\$500	
Vault toilet pump out	750 gal	\$0.36	5	\$1,350	
Parking Marshal	6hrs/day	\$12.00	24	\$1,728	July-Sept; reduces garbage/restroom cost by \$504
Contingency				<u>\$1,000</u>	
Total				\$12,266	

c. Return on Investment Capital (ROI calculation):

Net annual revenue: \$13,811 (\$26,077 less \$12,266)

Capital Investment: \$217,590

Calculate the Return on Capital	
Inputs:	
Net earnings	\$13,811.00
Total capital	\$217,590.00
Output:	
Return on capital	6.35%

DEVELOPMENT NOTES:

Climbing : Allowed with possible seasonal closures for habitat protection

Trails : Loop trails provided (where feasible) for a variety of skill levels and experiences

Site Access : 20' wide access with rustic barrier and 8' wide ADA approved soft surface side path; improved visibility along Hwy 224; improved pedestrian connection to Trimet bus 31 stop

Education : Trail head kiosks; accessible nature trail; interpretive signs and passive exhibits

Parking : 20 spaces dispersed in groups of 1 or 2 around a one-way drive; bike parking; passenger drop-off

LEGEND

Trails

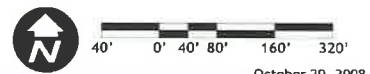
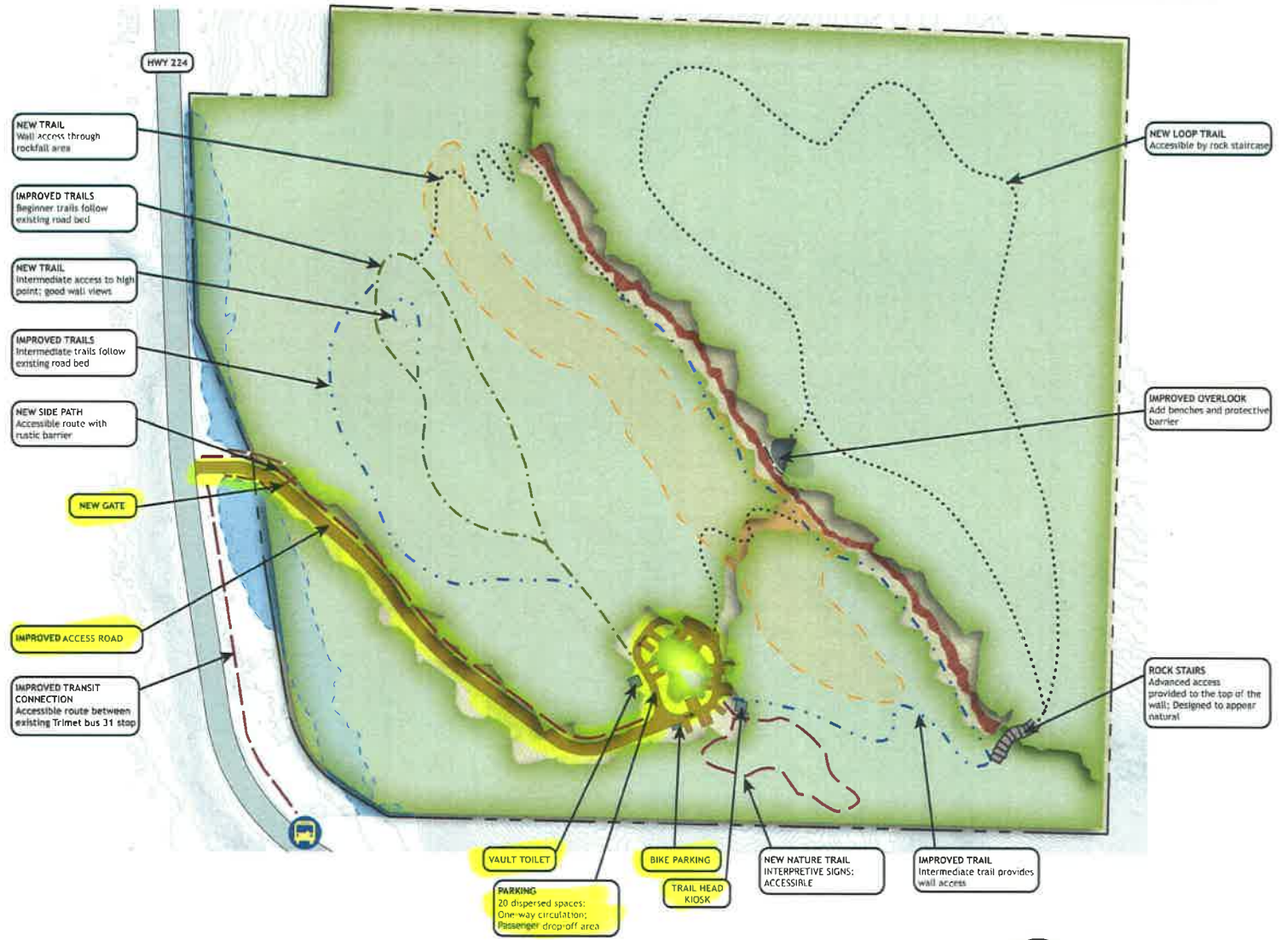
- Accessible
- Beginner
- Intermediate
- Expert

Sensitive Areas

- Wall
- Wetland
- Rockfall

Additional Items

- N TRIMET BUS STOP



October 29, 2008



Modified Phase 1

MADRONE WALL FINAL CONCEPT DESIGN - DRAFT

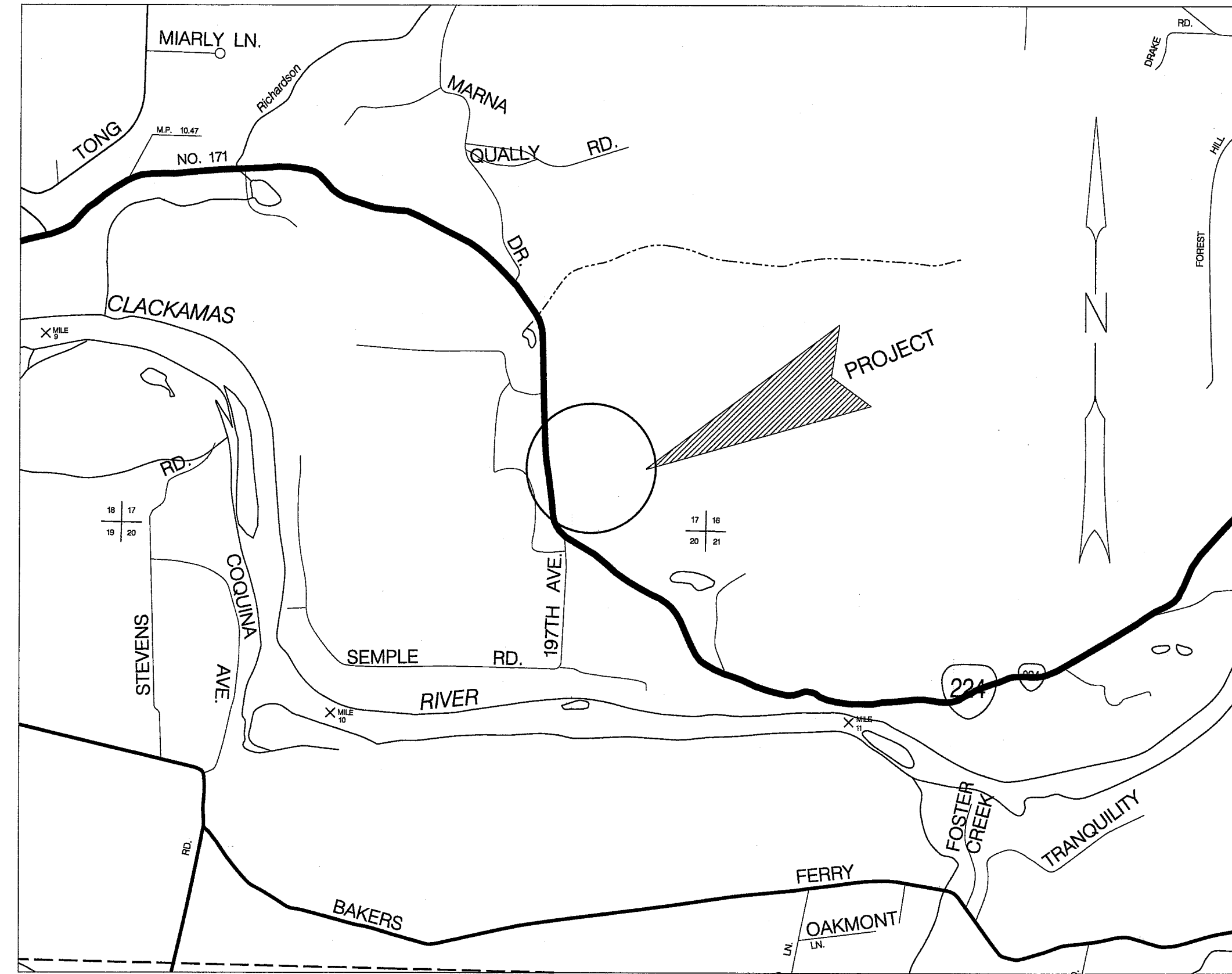


MADRONE WALL PARK

CLACKAMAS COUNTY, OREGON

SHEET INDEX

- 1.1 GENERAL NOTES
- 2.0 PLAN and GENERAL CONSTRUCTION
- 2.1 EXISTING PROFILE
- 2.2 PROPOSED ADA PATH PLAN AND PROFILE
- 3.0 DETAILS 1
- 3.1 PARKING LOT GRADING PLAN
- 3.2 PARKING LOT LAYOUT
- 3.3 SIGHT DISTANCE AT HIGHWAY 224 INTERSECTION
- 3.4 ARBORIST DETAILS
- 4.0 TYPICAL SECTION

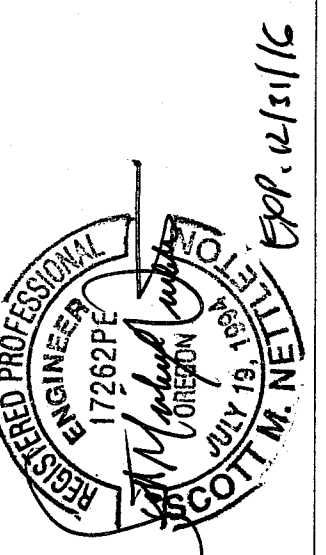


VICINITY MAP

Not to Scale

T Y LIN INTERNATIONAL

SHEET TITLE:
COVER SHEET



PROJECT NAME:
MADRONE WALL PARK

REVISIONS

DATE: MAY, 2015
JOB NO.: 20522-09-C
DRAWING NO.: madrone-00-work
CHECKED BY: S.M.N.
DRAWN BY: J.G.
SCALE: NO SCALE
ISSUE:

SHEET NO.
1.0

GENERAL NOTES

- All work and materials shall conform to these plans and the applicable provisions of the Clackamas County Roadway Standards and The Oregon Standard Specification For Highway Construction, 2008. Improvements depicted on these plans are in conformance with county land use action case file Z0522-09-C.
- In order to protect underground facilities, excavators performing the work set forth on these plans must comply with the provisions of ORS 757.557 (requires contractor to notify the Oregon Utility Notification Center at least 48 hours, but no more than 10 business days, prior to any excavation).
- The location of existing utilities shown on the plans is approximate and shown for information purposes only. The contractor shall have utilities located prior to commencing construction. Notify engineer and DTD, engineering of any discrepancies prior to construction. Additional underground utilities may exist.
- Vertical datum: NAVD88 (computed using GEOID03) based on the National Geodetic Survey Online Positioning User Services (OPUS) resolution of GPS observations at the project control station no. 60. The elevation is reported to be 237.48'. The stated accuracy of the vertical solution is reported as 0.23'.
- Topographic survey by: Bluedot Group, Robert Lennox
- Vegetation and topsoil are to be stripped to mineral earth (and inspected by the county) prior to placement of fill or base materials.
- In addition to any required compaction testing, the county requires a proof roll with a fully loaded 10-yard dump truck to check subgrade compaction prior to placement of rock subbase and again at the completion of the placement of the base rock prior to paving the first lift of asphalt concrete.
- Asphaltic concrete mix is to be batched from a mix formula approved by OSHD for material used. Paving contractor shall provide a certificate of compliance from asphalt pavement plant.
- Subsequent settlement or cracking of finished surface within the warranty period shall be considered to be a failure of the subgrade and repaired at no cost to the county and in a manner acceptable to the county.
- The contractor shall control traffic through the project site in conformance with the latest edition of The Manual On Uniform Traffic Control Devices, and Oregon Supplements. The contractor shall, at all times, maintain local access for emergency vehicles, businesses, buses, and homeowners along the project site. Contractor will avoid traffic impacts and delays on Highway 224. This includes no closure of lanes without written ODOT approvals. No specific times are negotiated or identified with that agency.
- The contractor and/or subcontractor shall have a minimum of one (1) set of approved construction plans on the job site at all times during the construction phases.
- Contractor shall remove and dispose of trees, stumps, brush, roots, topsoil, and other material encountered during the construction of the roadway and where indicated on the plans. Material shall be disposed of in accordance with local, regional, and state regulations at facilities authorized to accept such material. Contact The Clackamas County Community Environment Section at (503)742-4400 for disposal options.
- Contractor shall coordinate and schedule all earthwork, road construction compaction tests, and geotechnical reviews with the soils testing lab as required for acceptance of project work by Clackamas County.
- Excess excavated material shall be hauled and disposed of at sites provided by the owner and approved pursuant to a Clackamas County grading permit. Fill sites shall be leveled and graded to drain. The contractor shall correct any fill related conditions.
- At the preconstruction meeting, prior to beginning work, the contractor shall present a list of subcontractors, a project schedule, a traffic control plan, and a list of at least three people, with phone numbers, responsible for maintaining traffic control during non-work periods.
- Final cleanup - prior to final acceptance and payment, the contractor shall clean the work site and adjacent areas of any debris, discarded asphaltic concrete material, or other items deposited by the contractors personnel during the performance of this contract.
- The location of above ground improvements (existing and proposed) shall not conflict with the required sidewalk widths, roadway improvements, and required sight distance.
- Additional information is available from The Office of Clackamas County Parks. Including but not limited to, Right-of-Way, permitting, archeology, and other clearance documents. The contractor is required to review and understand this information prior to beginning work at this site.
- CU 18, provide vehicle turn around at gate, was evaluated during design. Site space and existing wetland locations do not allow room for a practical design. Retaining wall construction, positive vehicle protection, and possible wetland mitigation would be required. An alternative approach was included in design plans. Design alternative consisted of moving park gate to edge of ODOT Right of Way (ROW) making it visible from Hwy 224. Current shoulder conditions provide sufficient safe exist from Hwy 224 where closed park gate would be visible, not requiring a "turn around" maneuver.

GRADING NOTES

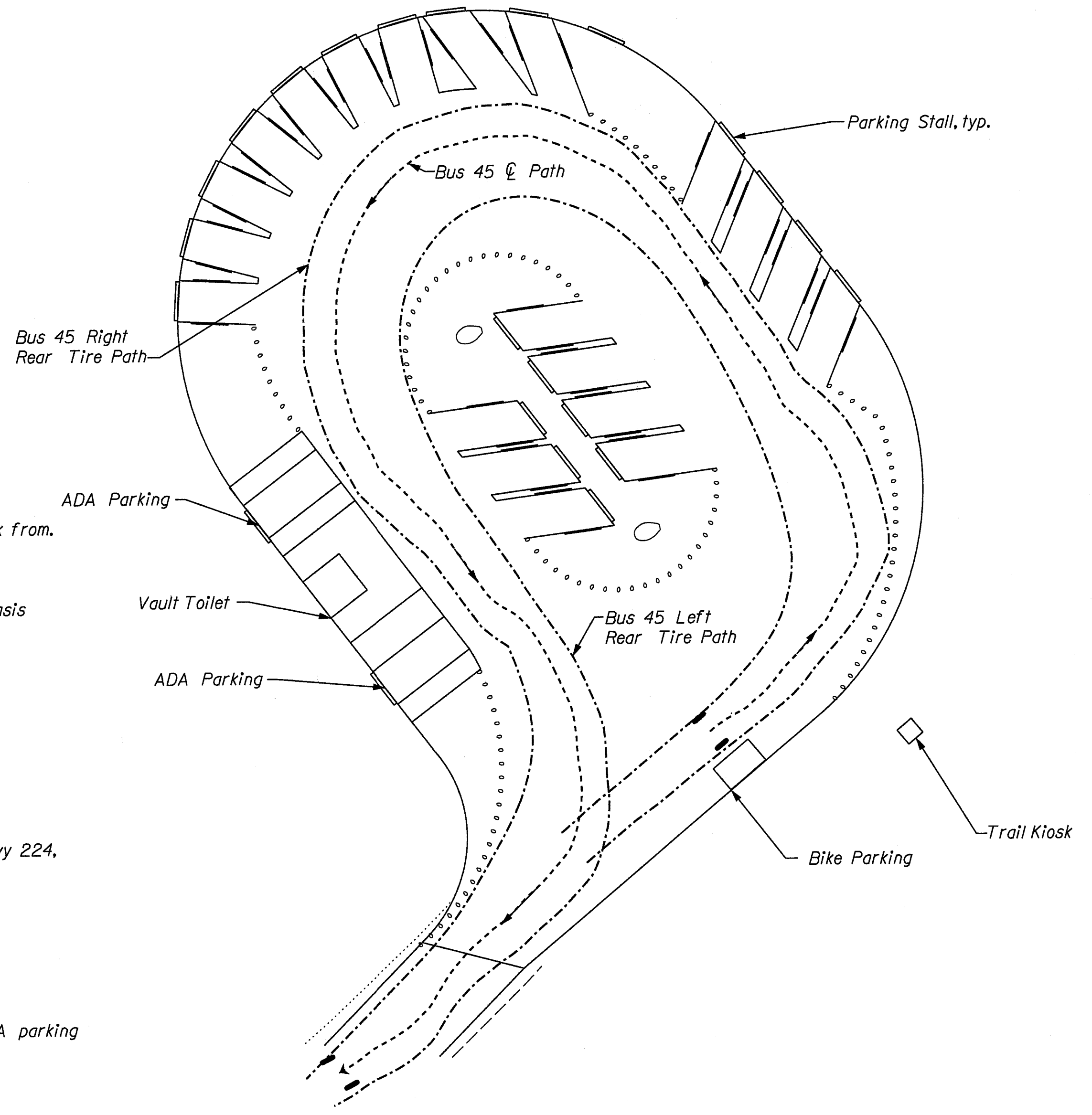
- Fills shall be compacted to 90 percent of maximum density as determined by ASTM test D1557-91, Method A, or an approved equivalent. The applicant shall be responsible for making the necessary arrangements for such testing and for supplying the results to Clackamas County.
- All fills must be placed consistent with section 10 of The Excavation And Grading Ordinance. Site preparation must include the removal of vegetation, noncomplying fill, topsoil, or other unsuitable material prior to placement of the fill. Fill slopes shall not exceed a grade of two horizontal to one vertical.
- All cuts shall be made consistent with section 9 of The excavation And Grading Ordinance. No cut shall exceed a grade of two horizontal to one vertical unless approved beforehand by the project geotechnical engineer and Clackamas County.
- Appropriate benching of fills is required for fills over five feet in height on slopes in excess of five horizontal to one vertical. Benching must be done in accordance with the approved plans. Clackamas County shall inspect benches prior to fill placement.
- Cut and fill slopes shall be protected from erosion. Such control may consist of appropriate revegetation or other acceptable means and methods. Erosion control measures shall be in place prior to earthwork or site stripping as required by the local surface water management authority.
- The contractor shall coordinate with county personnel by calling (503)742-4700 anytime for required inspections at the following stages of construction:
 - Inspection of site stripping, prior to fill placement. Erosion control measures shall be in place at this time.
 - After the placement of each 300 cubic yards of fill.
 - In preparation of bench construction prior to fill placement.
 - After the majority of fill has been placed and is in "rough" grade prior to final. When final grading is completed.
 - During final grading, prior to base rock and pavement construction.
- The contractor shall be required to coordinate relocation (as necessary) of existing utilities due to any cut/fill operations. Coordination shall take place prior to initiation of work.

STREET AND STORM DRAINAGE NOTES

- Material in soft spots within the roadway shall be removed to the depth required to provide a firm foundation and shall be replaced with 1-1/2" - 0 crushed rock. The entire subgrade shall be thoroughly compacted to 95% AASHTO T-99.
- Contractor shall notify the engineer when subgrade is complete and 24 hours prior to placement of base rock material. Contractor shall also notify the engineer 24 hours prior to final paving for an inspection of work. Clackamas County requires a proof roll with a fully loaded 10-yard dump truck to check subgrade compaction prior to placement of rock subbase and again at the completion of the placement of the base rock prior to paving the first lift of asphalt concrete.

POTENTIAL SCHEDULE

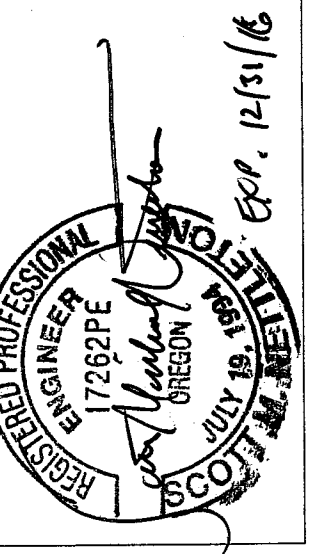
- Surveyor to layout design for Arborist and National Guard to work from.
- Arborist to complete work detailed on sheet 3.4.
- Schedule based on a platoon for 10 hour days on a weekend basis using the following equipment:
 - 2 Dozers
 - 1 Loader
 - 2 Dump Trucks
 - 2 Skid Steers
 - 1 Grader
 - 1 Roller
- By weekend break down:
 - Weekend 1
 - Mobilize equipment from Albany to Madrone Wall Park
 - Remove existing road surface from parking lot to Hwy 224, material to be used as fill for turnouts or ped path
 - Begin re-surfacing road
 - Weekend 2
 - Finish re-surfacing road
 - Grade parking lot to sub grade
 - Grade for ADA concrete slab
 - Grade entrance in preparation for asphalt approach
 - Weekend 3
 - Vertical platoon set forms and place concrete for ADA parking
 - Vertical platoon to place asphalt approach at entrance
 - Weekend 4
 - Finish grade parking lot
 - Install parking barriers
 - Weekend 5
 - Construct ADA path
 - Mobilize equipment back to Albany



BUS 55 PATH

T Y LIN INTERNATIONAL
 PLANNERS ENGINEERS ARCHITECTS
 2801 NE 103RD AVE SUITE 100
 BEAVERTON, OR 97005-3274

SHEET TITLE:
GENERAL NOTES

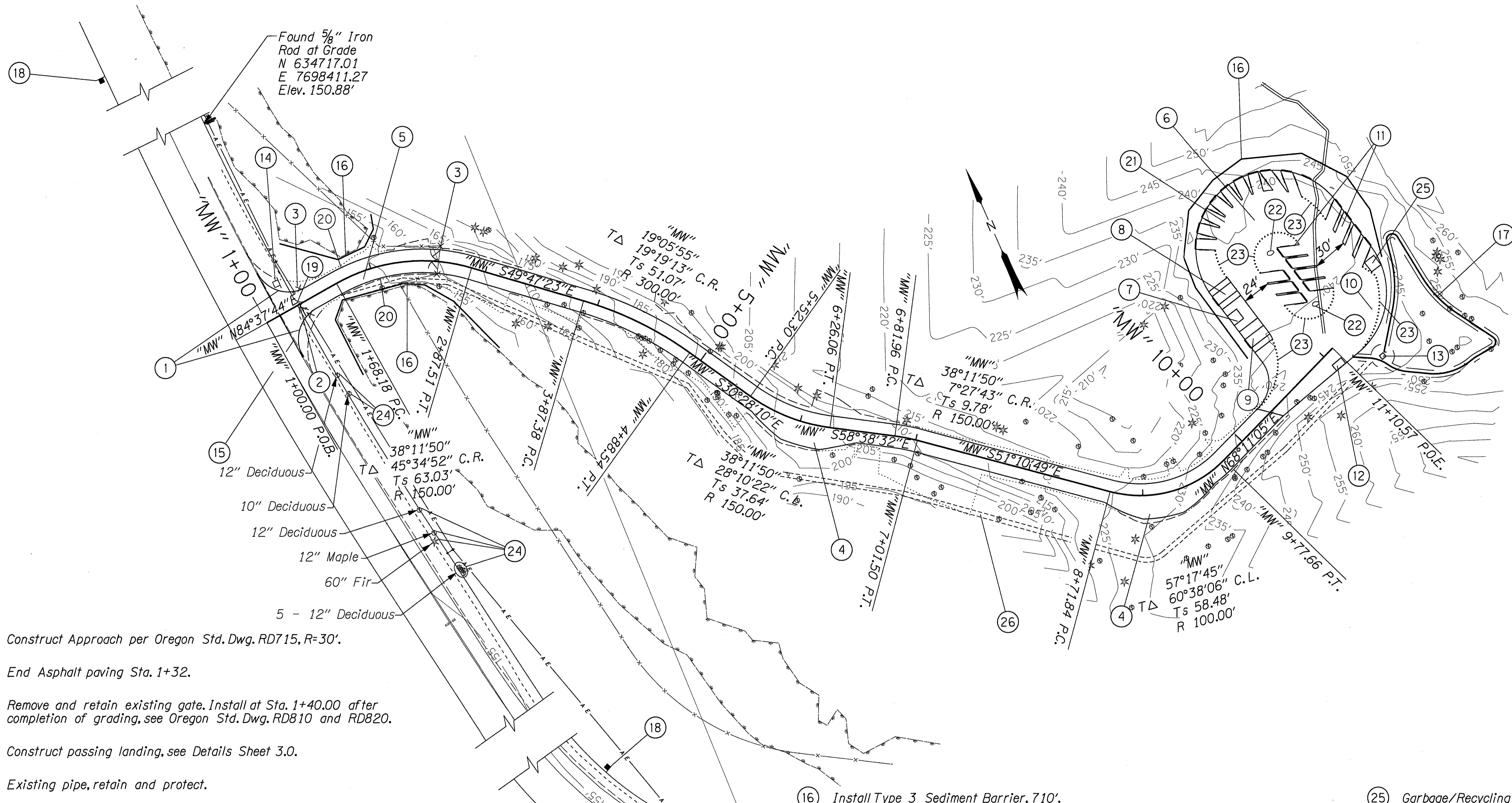


PROJECT NAME:
MADRONE WALL PARK

REVISIONS

DATE: MAY, 2015	DRAWING NO.: Z0522-09-C
JOB NO.: Z0522-09-C	CHECKED BY: S.J.M.
DRAWING INC.: madrone-001-work	DRAWN BY: J.G.
SCALE: NO SCALE	ISSUE:

SHEET NO.
1.1



- ① Construct Approach per Oregon Std. Dwg. RD715, R=30'.
- ② End Asphalt paving Sta. 1+32.
- ③ Remove and retain existing gate. Install at Sta. 1+40.00 after completion of grading, see Oregon Std. Dwg. RD810 and RD820.
- ④ Construct passing landing, see Details Sheet 3.0.
- ⑤ Existing pipe, retain and protect.
- ⑥ Parking area, Grade to contours see Detail Sheet 3.1.
- ⑦ Concrete slab for ADA parking and public restroom (by others), see Detail Sheet 3.0.
- ⑧ Construct ADA parking 9' x 20' space, 5' aisle on each side, w/ disabled sign (by others), see Detail Sheet 3.0.
- ⑨ Construct ADA van accessible parking 9' x 20' space, 5' aisle to the south and 8' aisle to the north, w/ disabled sign (by others), see Detail Sheet 3.0.
- ⑩ Construct passenger drop off area.
- ⑪ Construct parking stalls (20) total, see Clackamas County Std. Dwg. P100. Install 8' railroad tie as parking barrier and 4x4 x 8' pressure treated landscape timbers as parking guides. Parking lot layout and dimensions, see Sheet 3.2 for details.
- ⑫ Construct bike parking facility for a min. of 2 bikes.
- ⑬ Construct trailhead kiosk (by others).
- ⑭ Install 30" Stop sign, per Oregon Std. Dwg. TM200 and TM206.
- ⑮ Install 4 inch white stripe as directed, 85 feet.

- ⑯ Install Type 3 Sediment Barrier, 710'.
- ⑰ Future ADA path, see Sheet 2.2 for details.
- ⑱ County park sign "MADRONE WALL PARK 1/4 MILE" with "CLOSED" rider to be installed by others. Install 1300' from park entrance.
- ⑲ County park sign "MADRONE WALL PARK" with "HOURS OF OPERATION" 6:00am to 9:00pm April thru October and 6:00am to 6:00pm November thru March.
- ⑳ Existing barb wire fence, remove to new gate location, re-attach to fence posts.
- ㉑ Existing pile of large rock and boulders, to be used in parking lot layout.
- ㉒ Install large boulder from existing pile north side of proposed parking, see Sheet 3.2 for details.
- ㉓ Install class 100 rock from existing pile north side of proposed parking to prevent motor vehicles from leaving parking area, see Sheet 3.2 for details.
- ㉔ Trees potentially to be removed during 197th Street safety improvements. If all trees causing sight distance problems are not removed under separate contract an IGA will be needed to remove ones remaining. Coordination will be needed with utility companies.

- ㉕ Garbage/Recycling Area by Others
- ㉖ Pedestrian Path by Others (NIC)

LEGEND

Existing Aerial Electric	— A E —
Existing Fence	— X — X —
Existing Wetland	— ■ — ■ —
Proposed Cut	— - - - -
Proposed Fill	— ·····

T Y LIN INTERNATIONAL

SHEET TITLE:
**PLAN
GENERAL CONSTRUCTION**

PROJECT NAME:
MADRONE WALL PARK

REVISIONS

DATE: MAY, 2015	JOB NO.: 2022-09-C
DRAWING NO.: madrone-001-work	CHECKED BY: S.M.N.
DRAWN BY: J.C.	SCALE: 1" = 100' on 11"x17" SH
ISSUE:	

SHEET NO.
2.0

THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EMBOSSED WITH SEAL