

**VICINITY MAP**



**SITE DATA**

**ADDRESS/LOCATION:** 2990 NEWBURG HWY, WOODBURN, OREGON 97071  
**MARION COUNTY PARCEL NO. R-3161-155**

**MUNICIPALITY:** CITY OF WOODBURN

**SITE DIMENSIONS:**  
 GROSS TOTAL AREA = 0.9186 ACRE / 40,014sf

**ZONING:** CG, COMMERCIAL GENERAL

**PROJECT DESCRIPTION:** DEMOLISH THE EXISTING 1,497sf CONVENIENCE STORE STRUCTURE. CONSTRUCT NEW 4,054sf CONVENIENCE STORE. DEMOLISH THE EXISTING TRASH/RECYCLE ENCLOSURE. RECONSTRUCT TRASH/RECYCLE ENCLOSURE. DEMOLISH THE EXISTING 912sf CANOPY & (2) PUMP ISLANDS. CONSTRUCT NEW 6,360sf CANOPY OVER (6) NEW PUMP ISLANDS. INSTALL (2) UNDERGROUND STORAGE TANKS. SITE DEVELOPMENT TO INCLUDE LANDSCAPE/IRRIGATION, STORM WATER, WET AND DRY UTILITY RECONNECTIONS AS REQUIRED. OFF-SITE TO INCLUDE NEW 8-FOOT WIDE SIDEWALK AND CONSTRUCTION OF A NEW 36-FOOT WIDE DRIVEWAY ON LAWSON STREET.

**BUILDING SUMMARY:**  
 EXISTING CONVENIENCE STORE: 1,497sf  
 EXISTING FUEL AREA CANOPY: 912sf  
 EXISTING TRASH ENCLOSURE: 256sf  
 TOTAL EXISTING SITE BUILDING AREA: 2,665sf (7% OF SITE)

**NEW CONVENIENCE STORE: 4,054sf**  
 NEW FUEL AREA CANOPY: 6,360sf  
 NEW TRASH ENCLOSURE: 414SF  
 TOTAL NEW SITE BUILDING AREA: 10,828sf (27% OF SITE)

**NET INCREASE TO STORE: +2,557sf**  
 NET INCREASE TO FUEL CANOPY: +5,448sf  
 NET INCREASE TO TRASH/RECYCLE ENCLOSURE: 158sf

**USE ANALYSIS (WDO SECTION 2.103):**  
 CONVENIENCE STORE ALLOWED? - YES  
 USE PERMIT REQUIRED? - NO  
 24-HOUR OPERATION ALLOWED? - YES  
 GASOLINE SALES ALLOWED? YES; CONDITIONAL USE PERMIT WAIVED (SEE NOTE 1. BELOW)

**PUBLIC HEARING NEEDED? - NO**

**DEQ REVIEW REQUIRED? - YES, NEW UNDERGROUND STORAGE TANKS**

**DESIGN REVIEW REQUIRED? - YES PER SECTION 3.07.06**

**NOTE 1. GAS STATIONS ARE ALLOWED OUTRIGHT IF NOT WITHIN 200 FT OF RESIDENTIALLY ZONED PROPERTIES.**

**SURROUNDING ZONING AND USES:**  
 NORTH - HILLSBORO-SILVERTON HWY NE (SR 214)  
 SOUTH - CG (COMMERCIAL GENERAL); TACO BELL RESTAURANT  
 EAST - CG; LAWSONS STREET, McDONALD'S  
 WEST - NEWBURG HWY (EAST OF FREEWAY NORTHBOUND OFF-RAMP FROM I-5)

**SITE DEVELOPMENT STANDARDS (TABLE 2.103.C):**  
 LOT AREA, MINIMUM: NO MINIMUM  
 LOT WIDTH, MINIMUM: NO MINIMUM  
 LOT DEPTH, MINIMUM: NO MINIMUM  
 STREET FRONTAGE, MINIMUM: NO MINIMUM

**FRONT SETBACK (STREET):** 5- FEET (FOOTNOTE 1: MEASURED FROM THE SPECIAL SETBACK, SECTION 3.103.10, IF ANY)

**SETBACK TO PRIVATE ACCESS EASEMENT:** 5- FEET MINIMUM (NOT APPLICABLE)

**LOT COVERAGE, MAXIMUM:** NOT SPECIFIED (FOOTNOTE 2: LOT COVERAGE IS LIMITED BY SETBACKS, OFF-STREET PARKING, AND LANDSCAPING REQUIREMENTS.)

**SIDE OR REAR SETBACK:** 0 OR 5- FEET (FOOTNOTE 4 IS NOT APPLICABLE; FOOTNOTE 5: A BUILDING MAY BE CONSTRUCTED AT THE PROPERTY LINE, OR SHALL BE SET BACK AT LEAST 5 FEET.)

**BUILDING HEIGHT, MAXIMUM:** 70- FEET (OUTSIDE GATEWAY SUBAREA)

**PARKING REQUIREMENTS (WDO SECTION 3.05 & TABLE 3.05A & TABLE 3.05C):**  
 REQUIRED: 1 STALL PER 200 gsf; 4,054 / 200 = 20 STALLS REQUIRED, PLUS 1 STALL PER DISPENSER = 6 REQUIRED; TOTAL REQUIRED: 26  
 PROVIDED: 16 ((1) VAN ACCESSIBLE STALL INCLUSIVE) - VARIANCE REQUIRED  
 STANDARD STALL SIZE: 9 x 19 FEET (PERPENDICULAR); 2' OVERHANG ALLOWED  
 ACCESSIBLE STALL SIZE: 9 x 19 FEET w/8-FOOT ACCESSIBLE AISLE  
 AISLE WIDTH (MIN) (2-WAY TRAFFIC): 24- FEET

**LANDSCAPE REQUIREMENTS (SECTION 3.106.03 & TABLE 3.106A):**  
 STREET TREES: 1 PER 50- FEET OF STREET FRONTAGE  
 REQUIRED, MINIMUM: ENTIRE SETBACK EXCLUDING DRIVEWAYS  
 BUFFER YARDS: ENTIRE YARD EXCLUDING OFF-STREET PARKING AND LOADING AREAS ABUTTING A WALL (NOT APPLICABLE)  
 OTHER YARDS: ENTIRE YARD, EXCLUDING AREAS SUBJECT TO MORE INTENSIVE LANDSCAPING REQUIREMENTS AND OFF-STREET PARKING AND LOADING AREAS

**OFF-STREET PARKING, LOADING AREAS:** 20% OF THE PAVED SURFACE AREA FOR OFF-STREET PARKING, LOADING AND CIRCULATION

**CALCULATION:** PAVED SURFACE AREA FOR OFF-STREET PARKING, LOADING AND CIRCULATION IS 19,586-SQUARE- FEET. 19,586 / 20% = 3,917SF REQUIRED

**TOTAL OF REQUIRED LANDSCAPING SHOWN ON THIS PLAN = 4,575SF PROPOSED; EXCEEDS 20% REQUIREMENT**

**TOTAL LANDSCAPING PROVIDED, INCLUDING SETBACK AREAS ALONG STREETS = 5,218SF**

**ECO ROOF = 19.4'X110.5' = 2,144 SF; ON TOP OF CANOPY; SYSTEM TO BE SEDUM PLANTS**

**EXISTING LANDSCAPE AREA: 18,281-SQUARE- FEET (46% OF SITE)**  
 EXISTING IMPERVIOUS AREA: 21,733-SQUARE- FEET (54% OF SITE)  
 PROPOSED LANDSCAPE AREA: 5,218-SQUARE- FEET (13% OF SITE)  
 PROPOSED IMPERVIOUS AREA: 34,796-SQUARE- FEET (87% OF SITE)

**SCREENING (SECTION 3.106.05 & TABLE 3.106D):**  
 SCREENING BETWEEN ZONES AND USES SHALL COMPLY WITH TABLE 3.106D.

**CG ZONE TO CG ZONE:** ARCHITECTURAL WALL, FENCE, OR HEDGE MAY BE REQUIRED IN THE DESIGN REVIEW PROCESS.

Revision	No.	Date	By	Ck'd	Appr.
	1	11.17.14	gip		

**Title:**  
 ARCHITECTURAL SITE PLAN  
 WOODBURN FAST SERVE  
 2990 NEWBURG HWY  
 2990 NEWBURG HWY  
 WOODBURN, OREGON 97071

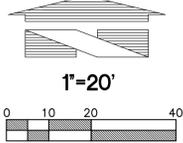
**For:**  
 WOODBURN FAST SERVE  
 2990 NEWBURG HWY  
 SR 214 • LAWSON STREET  
 WOODBURN, OREGON 97071

Scale:	Horizontal	1"=20'	Vertical
Designed	gip	Drawn	gip
Checked	gip	Approved	gip
Date	11.26.14		

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CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 16489  
 Sheet: AS.1



**ARCHITECTURAL SITE PLAN**

**DISCLAIMER**

THIS PRELIMINARY SITE PLAN IS BASED ON A TOPOGRAPHIC SITE SURVEY PREPARED BY HICKMAN SURVEYORS, INC. DATED APRIL 16, 2014 FOR ROBERT BARMAN.

ZONING AND SITE DEVELOPMENT STANDARDS USED TO DEVELOP THIS PLAN ARE BASED ON PRELIMINARY RESEARCH OF CITY OF WOODBURN STANDARDS. THESE STANDARDS ARE SUBJECT TO CHANGE, AND NEED TO BE VERIFIED WITH THE MUNICIPALITY DURING THE PLAN REVIEW PROCESS. THE SITE DEVELOPMENT FEASIBILITY IS THEREFORE NOT IMPLIED OR GUARANTEED.