



Staff Report

To: Planning Commission

Through: Chris Kerr, Community Development Director *C.K.*

From: Dan Handel, AICP, Planner

Meeting Date: June 23, 2022 (Prepared June 16, 2022)

Item: DR 22-07 & EXCP 22-03 "Do It Best Expansion" at 333 S. Woodland Ave

Tax Lot: 052W110000101

Issue before the Planning Commission

Action on a Type III land use application package, Design Review DR 22-07 and Exception to Street Right of Way and Improvement Requirements ("Street Exception") EXCP 22-03.

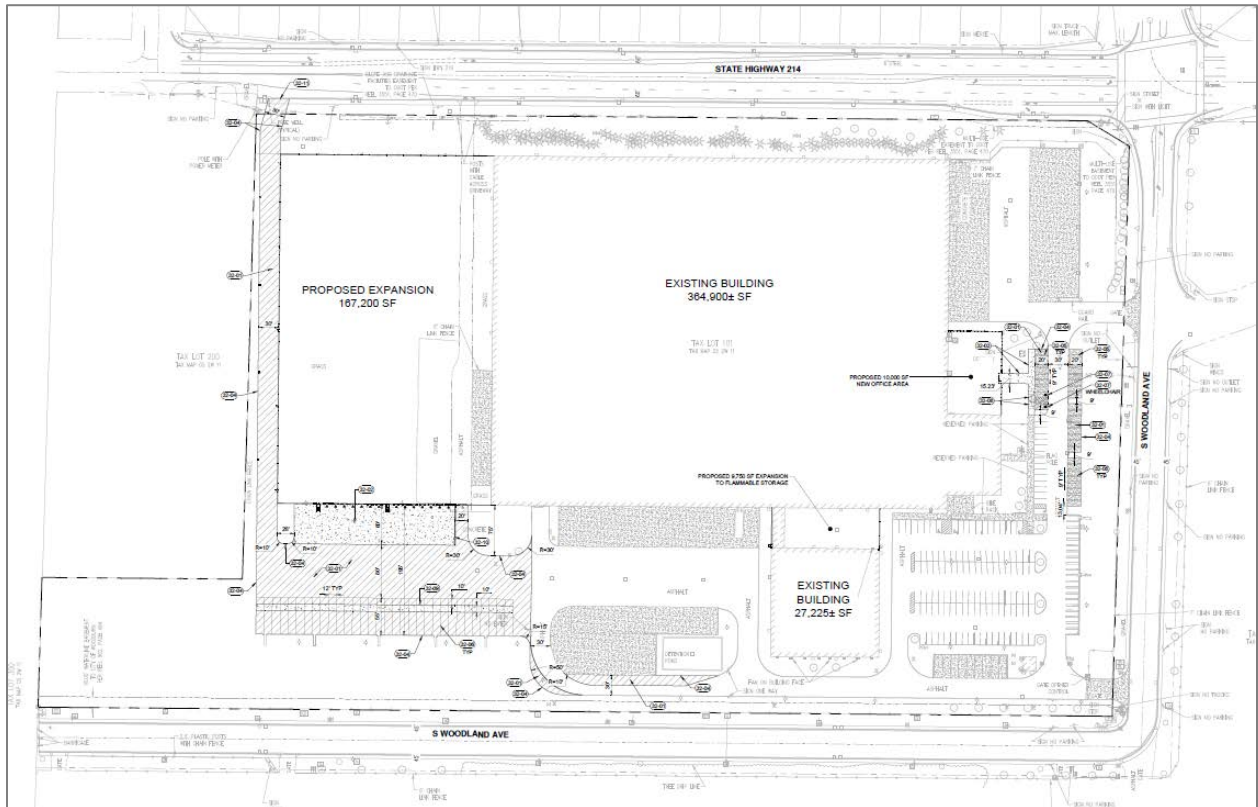
Executive Summary

The subject property is 333 S. Woodland Ave, a 28.02-acre property in the Light Industrial (IL) zoning district that is developed with a warehouse building and occupied by Do It Best Corp.

The proposal before the Planning Commission is to expand the building, adding approximately 167,200 square feet of warehouse/distribution space, 9,750 square feet of flammable storage space, and 10,000 square feet of office space. Additional site improvements include added parking and trailer storage spaces and landscaping, as well as realignment of the emergency access driveway on Newberg Hwy / OR 219. The applicant also included a Street Exception application to request to maintain existing street improvements along the Newberg Hwy / OR 219 and S. Woodland Ave frontages.



Aerial view of the subject property



Proposed site plan

Recommendation

Approval with conditions: Staff recommends that the Planning Commission consider the staff report and its attachments and approve the application with the conditions recommended by staff. The conditions are included as Attachment 101.

Actions

The Planning Commission may act on the land use application to:

1. Approve per staff recommendations,
2. Approve with modified conditions, or
3. Deny, based on WDO criteria or other City provisions.

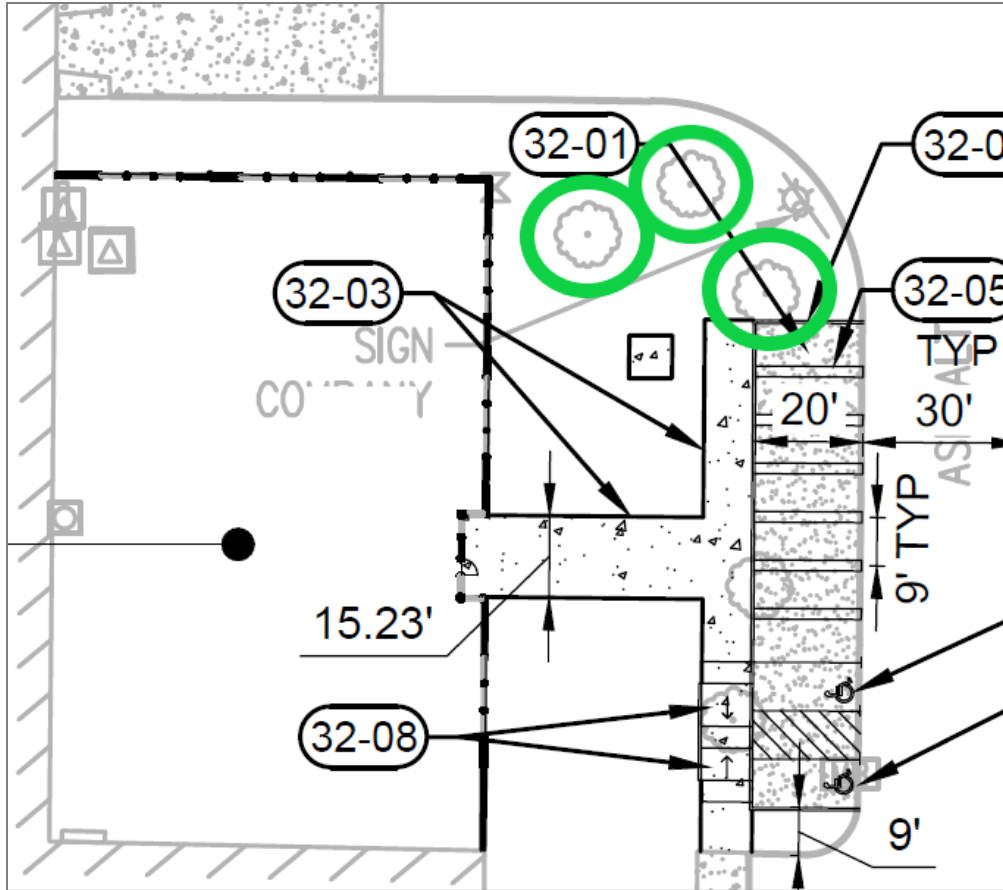
If the Planning Commission were to act upon the recommendation, staff would prepare a final decision for approval with the conditions that staff recommends.

Attachment List

- 101. Recommended Conditions of Approval
- 101A. Public Works Conditions May 18, 2022
- 101B. City of Portland Tree Protection Rules
- 102. Analyses & Findings
- 103. Transportation System Plan Figure 2
- 104. Site Plans

Recommended Conditions of Approval

1. **Substantial Conformance:** The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with this application, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.
2. **Public Works:** Follow the attached "Public Works Conditions May 18, 2022" (Attachment 101A).
3. **Fence Permit:** To demonstrate conformance with WDO 2.06.02 and 5.01.03, the applicant shall submit application for and obtain approval of a Fence Permit prior to building permit issuance.
4. **Public Utility Easement:** Pursuant to WDO 3.02.01 and Figure 3.01B, the applicant shall either provide documentation of an existing 10-foot wide public utility easement (PUE) along the frontage of Newberg Hwy, or grant a 10-foot wide PUE along this frontage. This is due prior to building permit issuance.
5. **Emergency Access Driveway:**
 - a. For the relocated emergency access driveway along Newberg Hwy, the paved width at the north property line shall be no wider than 20 feet, unless required to be wider by the Woodburn Fire District.
 - b. Prior to building permit final inspection, the applicant shall remove the existing emergency access driveway improvements within the right-of-way and construct restorative curb, sidewalk, and lawn landscaping. This is due prior to building permit final inspection.
6. **Bicycle Parking:** To meet WDO 3.05.03E, the applicant shall revise the site plan to illustrate and note at least three new bicycle parking stalls. This is due prior to building permit issuance.
7. **Tree Preservation:** The applicant shall make a reasonable effort to protect and preserve the three existing trees east of the proposed office expansion and north of the parking lot improvements (see the image on the following page), following the City of Portland Tree Protection Rules (Attachment 101B) throughout the entire construction process for the development. These trees may only be removed if the applicant provides an arborist report documenting why and how preservation is not physically possible. If it is determined that a tree cannot be preserved, the applicant shall pay a tree removal fee of \$185 per tree.



Condition 7: Site plan excerpt with existing trees to be preserved circled in green.

8. Newberg Hwy Tree Line: The applicant shall revise landscaping plans to fill in the approximately 120-foot long gap in the tree line along Newberg Highway in the northeast corner of the property, between the existing tree line and the eastern boundary of the paved trailer parking area (see image below). Tree planting within this gap shall match the tree species and spacing illustrated on Sheet L1.10. Revised plans are due prior to building permit issuance.



Condition 8: Continue the tree line roughly along the red line to the eastern boundary of the paved trailer parking area (approximated by the yellow line).

Notes to the Applicant

The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

1. Permits: Permits are applied for using the [Oregon ePermitting](#) online permit system. The City Building Division administers building and mechanical permits; Marion County Public Works administers plumbing and electrical permits.
2. Records: Staff recommends that the applicant retain a copy of the subject approval.
3. Fences, fencing, & free-standing walls: The approval excludes any new fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
4. Signage: The approval excludes any signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
5. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
6. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.
7. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
8. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current Public Works construction specifications, Standard Drawings, Standard Details, and General Conditions.
9. Franchises: The applicant provides for the installation of all franchised utilities and any required easements.

10. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a “Hot Tap” method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
11. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in the communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
12. Fire: Fire protection requirements must comply with the Woodburn Fire District standards and requirements. Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.
13. SDCs: The developer pays System Development Charges prior to building permit issuance.



**Public Works Comments
Do It Best Corporation
Expansion
333 S Woodland Avenue**

May 18, 2022

A. CONDITIONS OF LAND USE APPROVAL:

1. The applicant, not the city, is responsible for obtaining required permits from any county, state, and/or federal agencies.
2. All work within the public rights-of-way or easements within city jurisdiction shall require plan approval and permit issuance from the Public Works Department. All public improvements construction work shall be performed in accordance with the plans stamped "approved" by the City, and comply with the City's Standard Specifications and Standard drawings.
3. System Development fees shall be paid prior to building permit issuance. The Water, Sewer, Storm and Parks SDC fees will be determined after the developer provides a complete Commercial/Industrial Development information sheet
4. Applicant to submit a final stormwater report indicating that the design complies with both City of Woodburn and Oregon Department of Transportation (ODOT) requirements. The westerly private storm system conveys drainage to ODOT's system located on State Highway 219. Report shall address the plan to maintain the same detention on the southeast detention pond, compensate for the proposed improvements.
5. Applicant to obtain approval from ODOT for proposed improvement along State Highway 219.
6. Applicant to obtain a plumbing permit from Marion County for the proposed modifications to the onsite private storm drainage system.
7. Applicant to comply with Planning Division and Woodburn Fire District requirements for emergency access.
8. Traffic impact analysis (TIA) shall comply with both City of Woodburn and ODOT requirements.
9. Fire protection requirements shall comply with the Woodburn Fire District standards and requirements.
10. For information, the applicant is not requesting additional sewer services, storm drainage connections, and water services (domestic, irrigation or fire protection).

Attachment 101B

The applicant shall protect the preserved trees pursuant similar to City of Portland Title [11.60.030](#), specifically either the subsections set of C.1.a.(1), (3) and C.1.b., e., & f. (clear and objective) and D.; or, the subsections set of C.2.a., b., & d.-f. (arborist's discretion) and D. as modified below and shall do so between land use approval and issuance of certificate of occupancy (C of O):

C. Protection methods. The Tree Plan shall show that the contractor adequately protects trees to be preserved during construction using one of the methods described below:

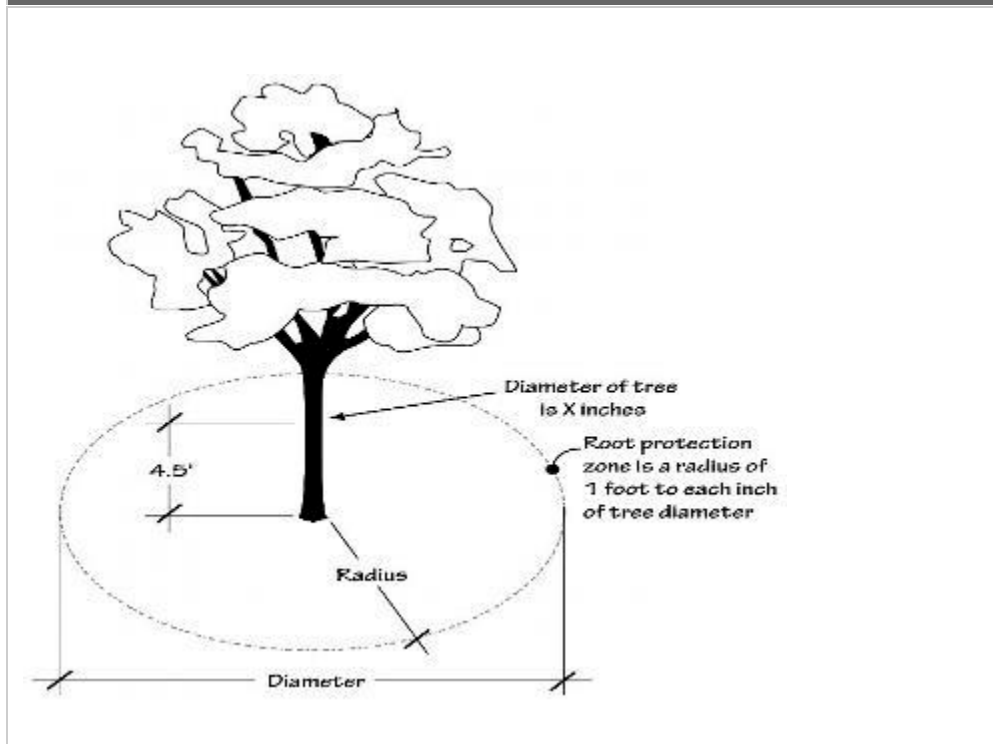
1. Clear & Objective Path.

a. A root protection zone is established as follows:

- (1) For trees on the development site - a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter (see Figure 80-2)

Figure 80-2

Root Protection Zone

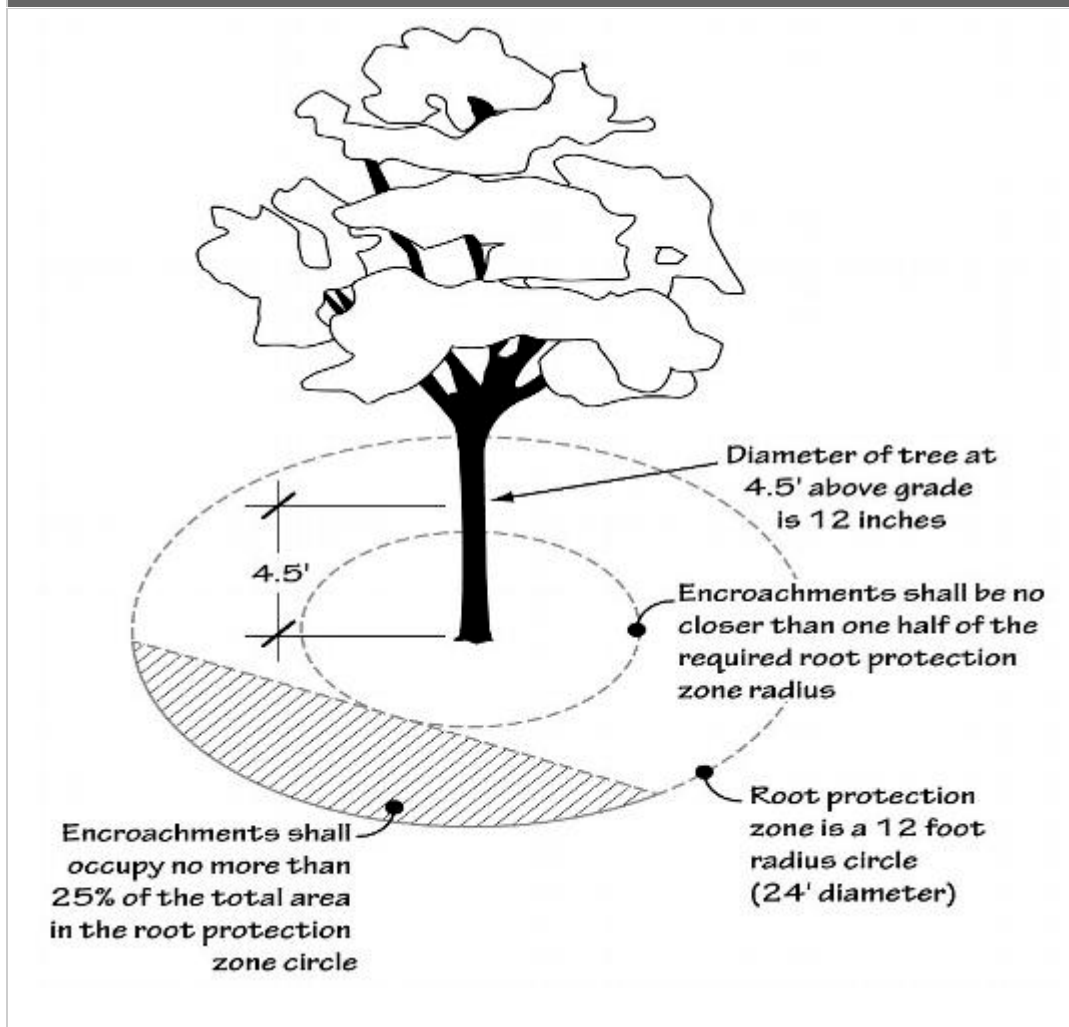


(3) Existing encroachments into the root protection zone, including structures, paved surfaces and utilities, may remain. New encroachments into the root protection zone are allowed provided:

- (a) the area of all new encroachments is less than 25 percent of the remaining root protection zone area when existing encroachments are subtracted; and
- (b) no new encroachment is closer than $1/2$ the required radius distance (see Figure 60-1);

Figure 60-1

Permissible RPZ Encroachments



b. Protection fencing

(1) Protection fencing consisting of a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.

(2) When a root protection zone extends beyond the development site, protection fencing is not required to extend beyond the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.

e. The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area: ground disturbance or construction activity including vehicle or equipment access (but excluding access on existing streets or driveways), storage of

Attachment 101B

equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation or fill, trenching or other work activities; and

f. The fence shall be installed before any ground disturbing activities including clearing and grading, or construction starts; and shall remain in place until final inspection by Planning Division staff.

2. Arborist's Discretion. When the prescriptive path is not practicable, the applicant may propose alternative measures to modify the clear and objective root protection zone (RPZ), provided the following standards are met:

a. The alternative RPZ is prepared by an arborist who has visited the site and examined the specific tree's size, location, and extent of root cover, evaluated the tree's tolerance to construction impact based on its species and health, identified any past impacts that have occurred within the root zone, and forwarded a report through the developer to Planning Division staff;

b. The arborist has prepared a plan providing the rationale used to demonstrate that the alternate method provides an adequate level of protection based on the findings from the site visit described above;

d. If the alternative methods require the arborist be on site during construction activity, the applicant shall submit a copy of the contract for those services prior to permit issuance and a final report from the arborist documenting the inspections and verifying the viability of the tree(s) prior to final inspection by the Planning Division;

e. If the alternative tree protection method involves alternative construction techniques, an explanation of the techniques and materials used shall be submitted;

f. The arborist shall sign the tree preservation and protection plan and include contact information.

D. Changes to tree protection. Changes to the tree protection measures during the course of the development may be approved as a revision to a permit provided that the change is not the result of an unauthorized encroachment into a root protection zone (RPZ), and the applicant demonstrates that the tree protection standards of this Section continue to be met. When an unauthorized encroachment has occurred, the City may pursue an enforcement action or other remedy.

Analyses & Findings

This attachment to the staff report analyzes the application materials and finds through statements how the application materials relate to and meet applicable provisions such as criteria, requirements, and standards. They confirm that a given standard is met or if not met, they call attention to it, suggest a remedy, and have a corresponding recommended condition of approval. Symbols aid locating and understanding categories of findings:

<i>Symbol</i>	<i>Category</i>	<i>Indication</i>
✓	Requirement (or guideline) met	No action needed
✗	Requirement (or guideline) not met	Correction needed
⊖	Requirement (or guideline) not applicable	No action needed
▲	<ul style="list-style-type: none"> Requirement (or guideline) met with condition of approval Other special circumstance benefitting from attention 	Modification or condition of approval required
■	Deviation from code: Street Exception	Request to modify, adjust, or vary from a requirement

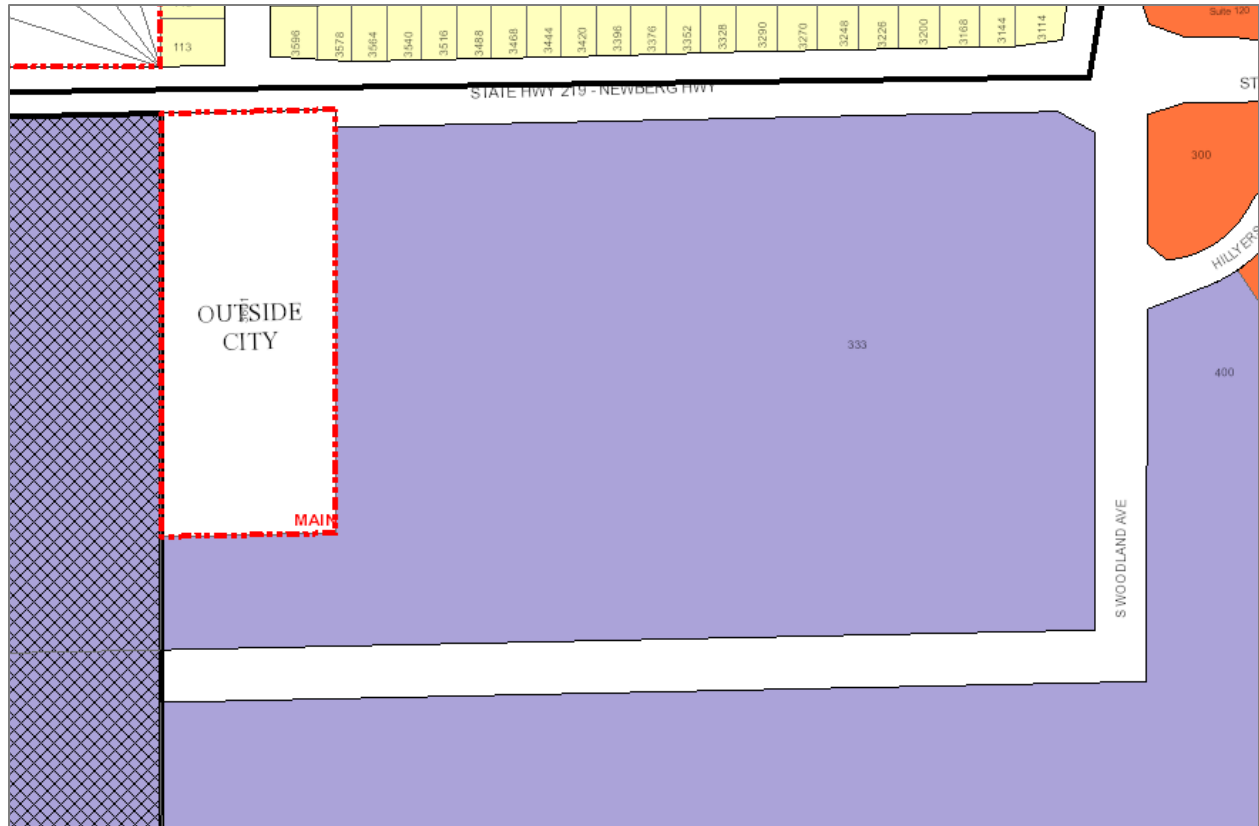
Location

<i>Address</i>	333 S. Woodland Avenue
<i>Tax Lot</i>	052W110000101
<i>Nearest intersection</i>	Newberg Hwy / OR 219 and S. Woodland Ave

Land Use & Zoning

<i>Comprehensive Plan Land Use Designation</i>	Industrial
<i>Zoning District</i>	Light Industrial (IL)
<i>Overlay Districts</i>	Interchange Management Area (IMA) Overlay District
<i>Existing Use</i>	Warehouse and distribution facility

For context, the subject property and adjacent zoning are illustrated and tabulated on the following page:



Zoning map excerpt

<i>Cardinal Direction</i>	<i>Adjacent Zoning</i>
North	Single-Family Residential (RS)
East	Commercial General (CG) and IL
South	IL
West	IL

The subject property is Parcel 1 of Partition Plat 1990-065, recorded on October 15, 1990.

Section references throughout this staff report are to the [Woodburn Development Ordinance \(WDO\)](#).

Statutory Dates

The application was submitted on April 19, 2022 and deemed complete as of May 19, 2022, making the 120-day decision deadline September 16, 2022.

Applicable Provisions

1.04 Nonconforming Uses and Development

1.04.02 Change or Expansion of an Existing Use with Nonconforming Parking, Loading and/or Landscaping

Any additional parking, loading, landscaping, wall or refuse facility required by the WDO to accommodate a change in use, or expansion of an existing use shall be subject to the following:

B. For applications where the change or expansion increases the required area for parking, loading, or landscaping by less than 25 percent, the parking, loading, landscaping, buffer walls and refuse facilities required for the expansion shall conform to the standards of the WDO. The property owner is encouraged, but not required, to bring more of the site into conformity.

The proposal is an expansion of an existing use. Existing parking is noted to be 155 spaces. The submitted plans illustrate an addition of 33 spaces, bringing the total to 188 spaces provided. This represents a 21 percent increase in required parking therefore subsection B applies. The implications of subsection B are discussed later in the relevant analyses for parking, loading, landscaping, buffer walls, and refuse facilities.

✓ The provisions are met.

2.04 Industrial Zones

A. The City of Woodburn is divided into the following industrial and public zones:

1. The Light Industrial (IL) zone, which is intended for industrial activities that include land-intensive activities;

B. Approval Types (Table 2.04A)

1. Permitted Uses (P) are allowed outright, subject to the general development standards of this Ordinance.

Uses Allowed in Industrial Zones Table 2.04A					
Use		Zon			
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		IL	IP	P/SP	SWIR
C	Industrial				
5	Distribution and E-commerce including; wholesale trade, farm supplies and merchant wholesalers, packaging and labeling services.	P	P		P

The existing use proposed to be expanded is an industrial distribution and warehouse facility for Do It Best Corp. The use is permitted outright in the IL zone.

✓ The requirement is met.

C. Development Standards (Tables 2.04B-E)

Light Industrial (IL) - Site Development Standards Table 2.04B		
Lot Area, Minimum (square feet)		No minimum
Lot Width, Minimum (feet)		No minimum
Lot Depth, Minimum (feet)		No minimum
Street Frontage, Minimum (feet)		No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)		10 ¹
Side or Rear Setback, Minimum (feet)	Abutting P/SP zone or a residential zone or use	30
	Abutting a commercial or industrial zone	0 or 5 ²
Setback to a private access easement, Minimum (feet)		5
Lot Coverage, Maximum		Not specified ³
Building Height, Maximum (feet)	Primary or accessory structure	70
	Features not used for habitation	100
<ol style="list-style-type: none"> 1. Measured from the Special Setback (Section 3.03.02), if any. 2. A building may be constructed at the property line, or shall be set back at least five feet. 3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements. 		

The proposal does not include modifications to lot area, width, depth, or street frontage.

The overall site plan, Sheet C1.10, illustrates and notes the proposed expansion conforming with minimum setback requirements. No private access easements exist, nor are any proposed. There is no maximum lot coverage standard for the IL zone.

Building height from grade to the roof peak of the highest point of the expansion is proposed to be 43 feet 4 inches, well under the maximum height allowed.

✓ The requirements are met.

2.05 Overlay Districts

2.05.02 Interchange Management Area Overlay District

B. Applicability

The provisions of this Section apply to all Type II – V land use applications that propose to allow development that will generate more than 20 peak hour vehicle trips (based on the latest Institute of Transportation Engineers Trip Generation Manual) on parcels identified in Table 2.05A. The provisions of this Section apply to all properties within the boundary of the IMA.

The site is within the IMA overlay district boundary, the proposal is a Type III Design Review, and the submitted trip generation memo notes 22 peak hour trips associated with the

expansion, however the subject property is not a property identified in Table 2.05A therefore the provisions do not apply.

- The provisions are not applicable.

2.06 Accessory Structures

The narrative notes that changes are proposed to on-site fencing. Because fences are reviewed separately through the Fence Permit process, staff adds *Condition of Approval 3* to have the applicant submit application for and obtain Fence Permit approval prior to building permit issuance.

- ▲ The provisions are met with *Condition 3*.

2.07 Special Uses

- None apply.

2.08 Specific Conditional Uses

- None apply.

3.01 Streets

3.01.01 Applicability

- A. Right-of-way standards apply to all public streets.**
- B. Improvement standards apply to all public and private streets, sidewalks and bikeways.**
- C. Functional standards are identified in the Woodburn TSP.**
- D. This applies to all development, and is not limited to partitions, subdivisions, multi-family, commercial or industrial construction, or establishment of a manufactured dwelling or recreational vehicle park. Construction of a single-family dwelling or placement of a manufactured dwelling does not, for the purposes of this Section, constitute development, however, in no case can this type of development occur without minimal access as determined by the Director.**

The proposal is an expansion to an existing building, which is “development” per subsection D, therefore right-of-way (ROW) and improvement standards apply.

3.01.02 General Provisions

- A. No development shall be approved, or access permit issued, unless the internal streets, boundary streets and connecting streets are constructed to at least the minimum standards set forth in this Section, or are required to be so constructed as a condition of approval.**
- D. The standards of this Section may be modified, subject to approval of an Exception to Street Right-of-Way and Improvement Requirements.**

3.01.03 Improvements Required for Development

A. With development, the Internal, Boundary, and Connecting streets shall be constructed to at least the minimum standards set forth below.

C. Boundary Streets

The minimum improvements for a Boundary Street shall be:

1. One paved 11-foot travel lane in each direction;
2. On-street parking on the side of the street abutting the development, if on-street parking is indicated in the TSP;
3. Curb on the side of the street abutting the development;
4. Drainage facilities on the side of the street abutting the development;
5. Street trees on the side of the street abutting the development; and
6. A sidewalk on the side of the street abutting the development.

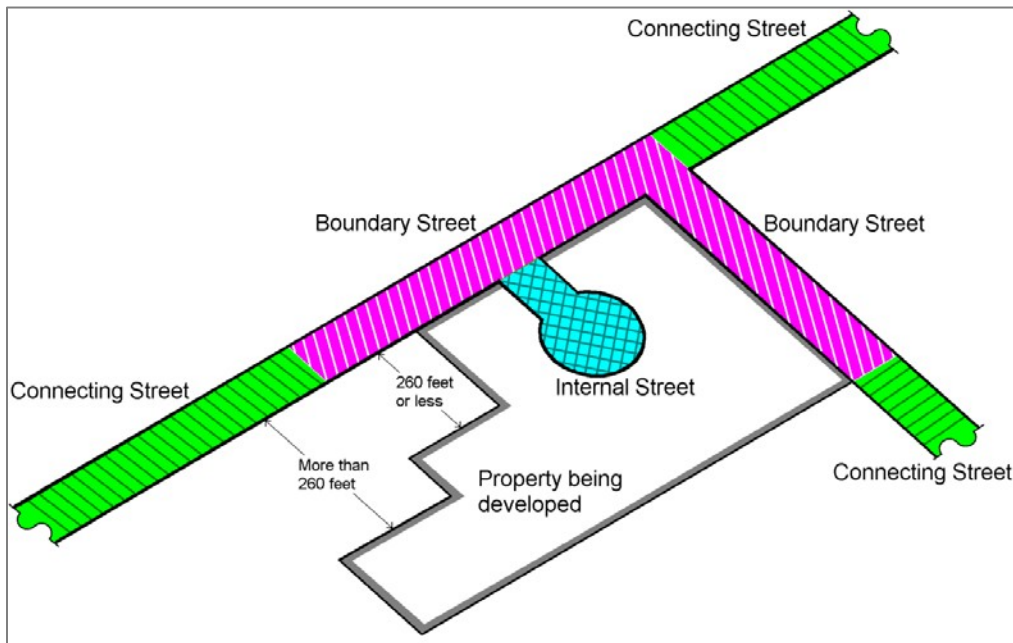


Figure 3.01A – Internal, Boundary, and Connecting Streets

3.01.04 Street Cross-Sections

A. These standards are based on the functional classification of each street as shown in the Woodburn TSP. The street right-of-way and improvement standards minimize the amount of pavement and right-of-way required for each street classification, consistent with the operational needs of each facility, including requirements for pedestrians, bicycles, and public facilities.

B. All public streets under the jurisdiction of the City of Woodburn shall comply with the cross-sections depicted in this Section.

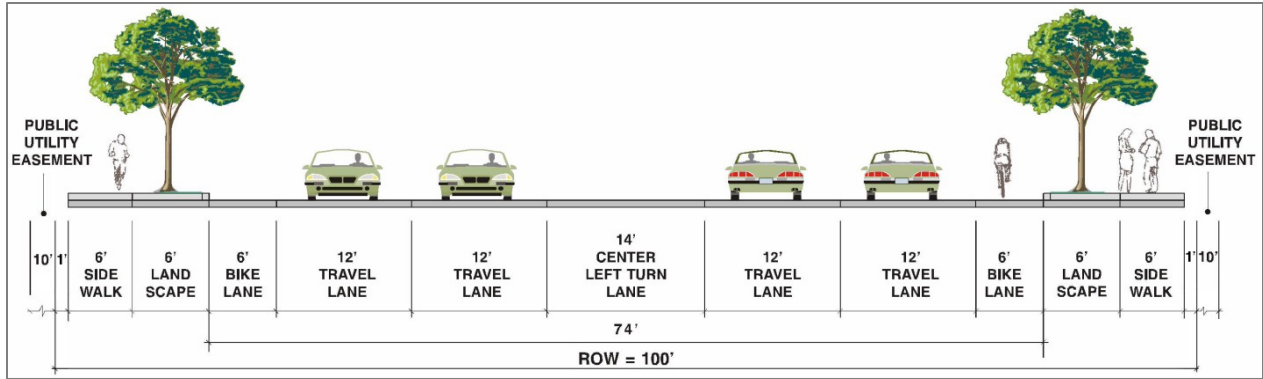


Figure 3.01B – Major Arterial

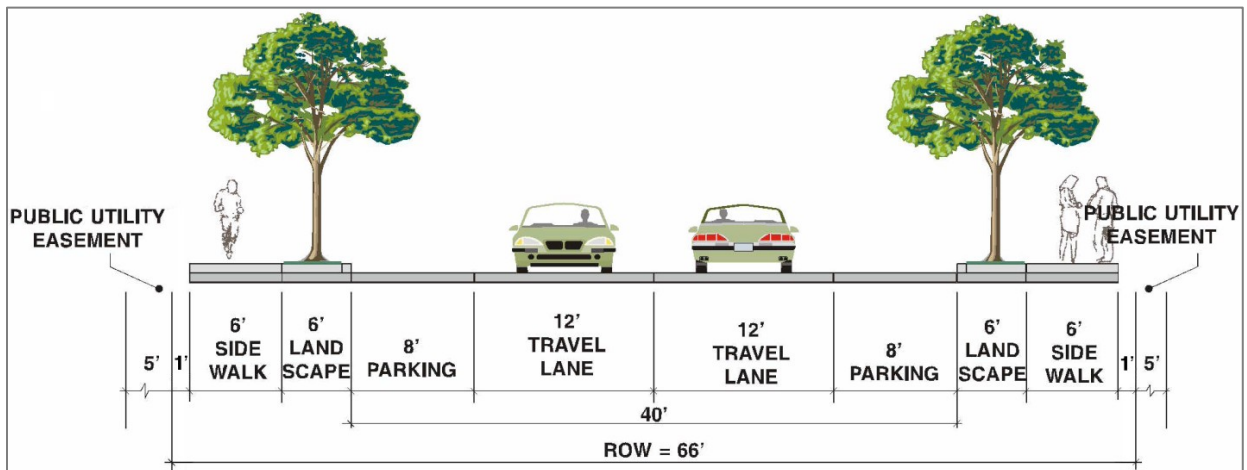


Figure 3.01E – Access Street / Commercial Street

The subject property has frontage along Newberg Highway (OR 219) and S. Woodland Avenue, both of which are public streets. Figure 2 of the Transportation System Plan illustrates that Newberg Hwy is a Major Arterial street and S. Woodland Ave is an Access street. The associated WDO cross-sections are Figures 3.01B and 3.01E, respectively.

There is 110 feet of right-of-way (ROW) along the Newberg Hwy frontage, exceeding the minimum required. There is 90 feet of ROW along the S. Woodland Ave frontage, exceeding the minimum required. Existing conditions for all frontages meet the minimum boundary street improvement requirements outlined in 3.01.03.

Improvements along the Newberg Hwy frontage do not include a landscape strip between curb and sidewalk, which does not conform with Figure 3.01B. Likewise, improvements along the S. Woodland Ave frontage do not include the landscape strip between curb and sidewalk, which does not conform with Figure 3.01E. The applicant applied for an Exception to Street Right-of-Way and Improvement Requirements (“Street Exception”) with a request to maintain the existing improvements. Staff addresses this request later under the analysis for 5.03.03.

- The provisions are met with approval of the Street Exception request.

3.02 Utilities & Easements

3.02.01 Public Utility Easements

A. The Director shall require dedication of specific easements for the construction and maintenance of municipal water, sewerage and storm drainage facilities located on private property.

B. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.

C. As a condition of approval for development, including property line adjustments, partitions, subdivisions, design reviews, or Planned Unit Developments (PUDs), the Director may require dedication of public utility easements.

There is a 12-inch public water line along the east, south, and west property boundaries. A 16-foot public utility easement was granted in association with this utility line in 1992 (Reel 962 Page 484).

The City Engineer indicated there may be an existing PUE along the frontage of Newberg Hwy, granted to the state as part of the I-5 interchange project. Staff adds *Condition of Approval 4* to either provide documentation demonstrating that this easement exists, or grant a 10-foot PUE along the Newberg Hwy frontage.

Existing ROW width along S. Woodland Ave is 90 feet, 24 feet wider than the Access Street cross-section calls for. The City Engineer therefore did not identify the need for the standard 5-foot PUE along this frontage.

▲ The provisions are met with *Condition 4*.

3.02.03 Street Lighting

A. Public Streets

Public streets abutting a development shall be illuminated with street lights installed to the standards of the City and the electric utility.

The City Engineer did not identify any additional street lights required along the subject property frontages.

✓ The provision is met.

3.02.04 Underground Utilities

All permanent utility service to and within a development shall be underground, except where overhead high-voltage (35,000 volts or more) electric facilities exist.

Site plans illustrate all utility services on-site will be underground.

✓ The provision is met.

3.03 Setbacks and Open Space

As analyzed for 2.04, the development complies with setback requirements and does not encroach into vision clearance areas.

✓ The provisions are met.

3.04 Vehicular Access

3.04.01 Applicability and Permit

A. Street Access

Every lot shall have:

1. Direct access to an abutting public street, or
2. Access to a public street by means of an access easement and maintenance agreement to the satisfaction of the Director, and revocable only with the concurrence of the Director.

3.04.03 Driveway Guidelines and Standards

A. Number of Driveways

3. For nonresidential uses, the number of driveways should be minimized based on overall site design, including consideration of:
 - a. The function classification of abutting streets;
 - b. The on-site access pattern, including parking and circulation, joint access, turnarounds and building orientation;
 - c. The access needs of the use in terms of volume, intensity and duration characteristics of trip generation.
4. Unused driveways shall be closed.

C. Interconnected Parking Facilities

1. All uses on a lot shall have common or interconnected off-street parking and circulation facilities.

Access Requirements Table 3.04A				
		1 to 4 Dwellings, Living Units or Individual Lots ⁶	5 or More Dwelling or Living Units, School, or House of Worship ⁶	Commercial or Industrial Use
Flag Lot Access Width (feet) (See Figure 3.04A)		20 minimum	24 minimum	30 minimum
Paved Width of Driveway (feet) ^{3,4}	1-way	n/a	12 minimum 20 maximum	12 minimum 20 maximum
	2-way	20 minimum 30 maximum	24 minimum 30 maximum (Add 8' if a turn lane is provided)	24 minimum 36 maximum (Add 8' if a turn lane is provided)
	Manufactured Dwelling Park	10 minimum	n/a	n/a
Curb Flare Radius (feet)		15 minimum	25 minimum	30 minimum
Throat	Major Arterial, Minor Arterial, Service Collector	n/a	50 minimum	50 minimum

Length (feet) ⁵	Access or Local Street	n/a	20 minimum	20 minimum
Corner Clearance (feet) Guidelines ¹ (See Figure 3.04B)	Access or Local Street	30 minimum	30 minimum	30 minimum
	Service Collector	50 minimum	50 minimum	50 minimum
	Minor Arterial	245 minimum	245 minimum	245 minimum
	Major Arterial	300 minimum	300 minimum	300 minimum
Driveway Separation Guidelines (feet) ^{1,2} (See Figure 3.04B)	Driveway on the same parcel	22 minimum	50 minimum	50 minimum
	Access or Local Street	none	none	none
	Service Collector	50 minimum	50 minimum	50 minimum
	Minor Arterial	245 minimum	245 minimum	245 minimum
	Major arterial	300 minimum	300 minimum	300 minimum
Turnarounds (See Figure 3.04C)	Access to a Major or Minor Arterial	Required	Required	Required
	Access to any other street	Required if the driveway length to the lot located furthest from the street exceeds 150 feet	Requirements per the Woodburn Fire District	Requirements per the Woodburn Fire District
<ol style="list-style-type: none"> 1. The separation should be maximized. 2. Driveways on abutting lots need not be separated from each other, and may be combined into a single shared driveway. 3. Driveways over 40 feet long and serving one dwelling unit may have a paved surface 12 feet wide. 4. Notwithstanding the widths listed in this table, the minimum clearance around a fire hydrant shall be provided (See Figure 3.04D). 5. Throat length is measured from the closest off-street parking or loading space to the right-of-way. A throat applies only at entrances (See Figure 3.05B). 6. Maximum of 4 individual lots can be served from single shared driveway (See Figure 3.01D). 				

The subject property has frontage along two public streets, Newberg Hwy (OR 219) and S. Woodland Ave. There are two 30-foot wide driveways along S. Woodland Ave, for which no changes are proposed. An emergency access only driveway exists along Newberg Hwy, which the applicant proposes to relocate to the west as part of the expansion project. Staff adds *Condition of Approval 5a* to limit the width of the relocated emergency access driveway to be no more than 20 feet wide, and *Condition of Approval 5b* to have the applicant remove the portion of existing emergency access driveway improvements within Newberg Hwy right-of-way and construct restorative curb, sidewalk, and lawn landscaping.

▲ The provisions are met with *Condition 5*.

3.04.04 Improvement Standards

The portion of a driveway on private property shall be paved with:

- A. Portland cement concrete to a minimum depth of six inches, or
- B. Asphalt concrete to a minimum depth of two inches, or
- C. Brick or pavers with a minimum depth of two and one-fourth inches.

The site plan illustrates all driveways on private property paved to meet this standard.

✓ The provision is met.

3.04.05 Traffic Impact Analysis

- A. A Traffic Impact Analysis (TIA) may be required by the Director prior to the approval of a City access permit when the Director estimates a development proposal may generate either 100 or more additional, peak hour trips, or 1,000 or more additional daily trips, within ten years of a development application.
- B. A TIA shall evaluate the traffic impacts projected of a development proposal and the estimated effectiveness of potential traffic impact mitigation measures.
- C. The methodology for a TIA shall be consistent with City standards.

The proposal is an expansion of an industrial facility. The applicant provided a trip generation memo indicating the proposal would not cross either the peak hour trips nor the daily trips thresholds therefore a full traffic impact analysis is not required.

✓ The provisions are met.

3.05 Off-Street Parking and Loading

3.05.01 Applicability

The provisions of this Section shall apply to the following types of development:

- B. Any additional parking or loading required to accommodate a change in use, or expansion of an existing use, shall conform to all parking, loading and landscaping standards of the WDO.

3.05.02 General Provisions

3.05.03 Off-Street Parking

Off-Street Parking Ratio Standards Table 3.05A	
Use ^{1,2}	Parking Ratio - spaces per activity unit or square feet of gross floor area
55. Warehousing	Greater of: a. 1/ 5000 square feet (0 to 49,999 square feet) b. 10 plus 1/ 10,000 square feet over 50,000 (50,000 to 99,999 square feet) c. 15 plus 1/ 15,000 square feet over 100,000 (100,000 square feet or more) or 1/ employee
<p>1. The Director may authorize parking for any use not specifically listed in this table. The applicant shall submit an analysis that identifies the parking needs, and a description of how the proposed use is similar to other uses permitted in the zone. The Director may require additional information, as needed, to document the parking needs of the proposed use.</p> <p>2. There is no required parking ratio for non-residential uses and residential units above first floor commercial uses in the DDC zone (See Section 3.07.07.C.12).</p>	

Accessible Parking Ratio Standards Table 3.05B			
Total Spaces ^{2,3}	Minimum Total Accessible Spaces ¹	Minimum Van Accessible Spaces	Minimum "Wheelchair User Only" Spaces
151 to 200	6		1
<p>1. "Van Accessible Spaces" and "Wheelchair User Only" are included in "Total Accessible Spaces."</p> <p>2. Facilities providing outpatient services require ten percent of the total number of parking spaces to be accessible spaces.</p> <p>3. Facilities that specialize in treatment or services for persons with mobility impairments require 20 percent of the total number of parking spaces to be accessible spaces.</p>			

Parking Space and Drive Aisle Dimensions Table 3.05C							
Parking Angle	Type of Space	Stall Width (feet)	Curb Length (feet)	Stripe Length (feet)	Stall to Curb (feet)	Drive Aisle Width (feet)	
						1-way	2-way
A		B	C	D	E	F	G
90°	Standard or Accessible	9.0	9.0	19.0	19.0	24.0	24.0
	Compact	7.5	7.5	15.0	15.0	22.0	
	Car Accessible Aisle	6.0	6.0	19.0	19.0	24.0	
	Van Accessible Aisle	8.0	8.0	19.0	19.0		

Parking Space and Drive Aisle Dimensions							
Table 3.05C							
Parking Angle	Type of Space	Stall Width (feet)	Curb Length (feet)	Stripe Length (feet)	Stall to Curb (feet)	Drive Aisle Width (feet)	
						1-way	2-way
A		B	C	D	E	F	G
<ol style="list-style-type: none"> 1. A parking space may occupy up to two feet of a landscaped area or walkway. At least four feet clear width of a walkway must be maintained. 2. Space width is measured from the midpoint of the double stripe. 3. Curb or wheel stops shall be utilized to prevent vehicles from encroaching on abutting properties or rights-of-way. 4. The access aisle must be located on the passenger side of the parking space, except that two adjacent parking spaces may share a common access aisle. 5. Where the angle of parking stalls differ across a drive aisle, the greater drive aisle width shall be provided. 							

The proposal is an expansion to an existing industrial warehouse facility. As noted in the analysis for 1.04.02, required upgrades to parking facilities are limited to those associated with the expansion.

The existing facility is 364,900 SF, and the proposed expansion is 186,950 SF, therefore the resulting total building footprint area is 551,850 SF. Using the parking ratio outlined in row 55 of Table 3.05A, the minimum parking requirement is either 45 spaces (based on square footage) or 1/employee, whichever is greater. Existing parking is noted to be 155 spaces. The submitted plans illustrate an addition of 33 spaces, bringing the total to 188 spaces provided. The applicant’s narrative notes that the total parking provided is in line with anticipated employment for the facility. There are six accessible spaces illustrated, one of which will be a “Wheelchair User Only” space.

Site plans demonstrate the proposal will conform with 3.05.02 and 3.05.03, except for the bicycle parking requirement in 3.05.03E. An increase of 33 vehicle parking spaces equates to a minimum of 3 additional bicycle parking stalls required. Staff adds *Condition of Approval 6* to revise the site plan to illustrate and note these bicycle parking stalls.

▲ The provisions are met with *Condition 6*.

3.05.04 Off-Street Loading

- A. Off-street loading spaces shall comply with the dimensional standards and amounts not less than those set forth in this Section (Table 3.05D).**
- B. The off-street loading facilities shall be on the same lot, or site, as the use or structure they are intended to serve. Required loading spaces and required parking spaces shall be separate and distinct, except that if authorized through a land use decision, a parking area may be used for loading during those times when the vehicle parking area is not in use.**

C. Additional design standards apply in the industrial zones (Section 3.07.10.B.2).

Loading Space Requirements Table 3.05D				
Use and Area (square feet)	Minimum Number of Spaces	Minimum Size of Space (feet)		
		Width	Length	Height
All uses in the IP, IL, and SWIR zones				
0-11,999 square feet	1			
12,000 – 35,999	2	12	30	14
36,000 – 59,999	3			
60,000 – 99,999	4			
100,000 or more	1 additional for each 50,000 square feet or fraction thereof			

The proposal is an expansion to an existing industrial warehouse facility in the IL zone. As noted in the analysis for 1.04.02, required upgrades to loading facilities are limited to those associated with the expansion. The expansion is noted to be 186,950 SF, which would equate to a minimum additional loading requirement of six loading spaces. Plans illustrate 14 new loading spaces provided with the expansion.

The additional architectural design standards are discussed under the analysis for 3.07.10.

✓ The provisions are met.

3.06 Landscaping

3.06.01 Applicability

A. To the site area for all new or expanded non-residential development, parking and storage areas for equipment, materials and vehicles.

3.06.02 General Requirements

3.06.03 Landscaping Standards

A. Street Trees

Within the public street right-of-way abutting a development, street trees shall be planted to City standards, prior to final occupancy.

1. One tree per every entire 50 feet of street frontage shall be planted within the right-of- way, subject to vision clearance area standards and placement of public utilities.

2. Street trees shall be planted according to the property’s zoning, and the abutting street’s classification in the Transportation System Plan:

a. Large trees shall be planted along Major and Minor Arterial streets. Large trees shall also be planted along all streets in the Neighborhood Conservation Overlay District (NCOD), regardless of street classification;

b. Medium trees shall be planted along Service Collector and Access/Commercial Streets;

B. Site landscaping shall comply with Table 3.06A.

Planting Requirements Table 3.06A		
Location	Planting Density, Minimum	Area to be Landscaped, Minimum
Setbacks abutting a street	1 PU/15 square feet	Entire setback excluding driveways
Buffer yards	1 PU/20 square feet	Entire yard excluding off-street parking and loading areas abutting a wall
Other yards	1 PU/50 square feet	Entire yard, excluding areas subject to more intensive landscaping requirements and off-street parking and loading areas
Off-street parking and loading areas	<ul style="list-style-type: none"> • 1 small tree per 10 parking spaces; or ¹ • 1 medium tree per 15 parking spaces; or ¹ • 1 large tree per 25 parking spaces ¹ and <ul style="list-style-type: none"> • 1 PU/20 square feet excluding required trees ² 	<ul style="list-style-type: none"> • RS, R1S, RSN, RM, RMN, P/SP, CO, CG and MUV zones: 20% of the paved surface area for off-street parking, loading and circulation • DDC, NNC, IP, IL, and SWIR zones: 10% of the paved surface area for off-street parking, loading and circulation • Landscaping shall be within or immediately adjacent to paved areas
Common areas, except those approved as natural common areas in a PUD	3 PU/50 square feet	Entire common area
<ol style="list-style-type: none"> 1. Trees shall be located within off-street parking facilities, in proportion to the distribution of the parking spaces. 2. Required landscaping within a setback abutting a street or an interior lot line that is within 20 feet of parking, loading and circulation facilities may also be counted in calculating landscaping for off-street parking, loading and circulation areas. 		

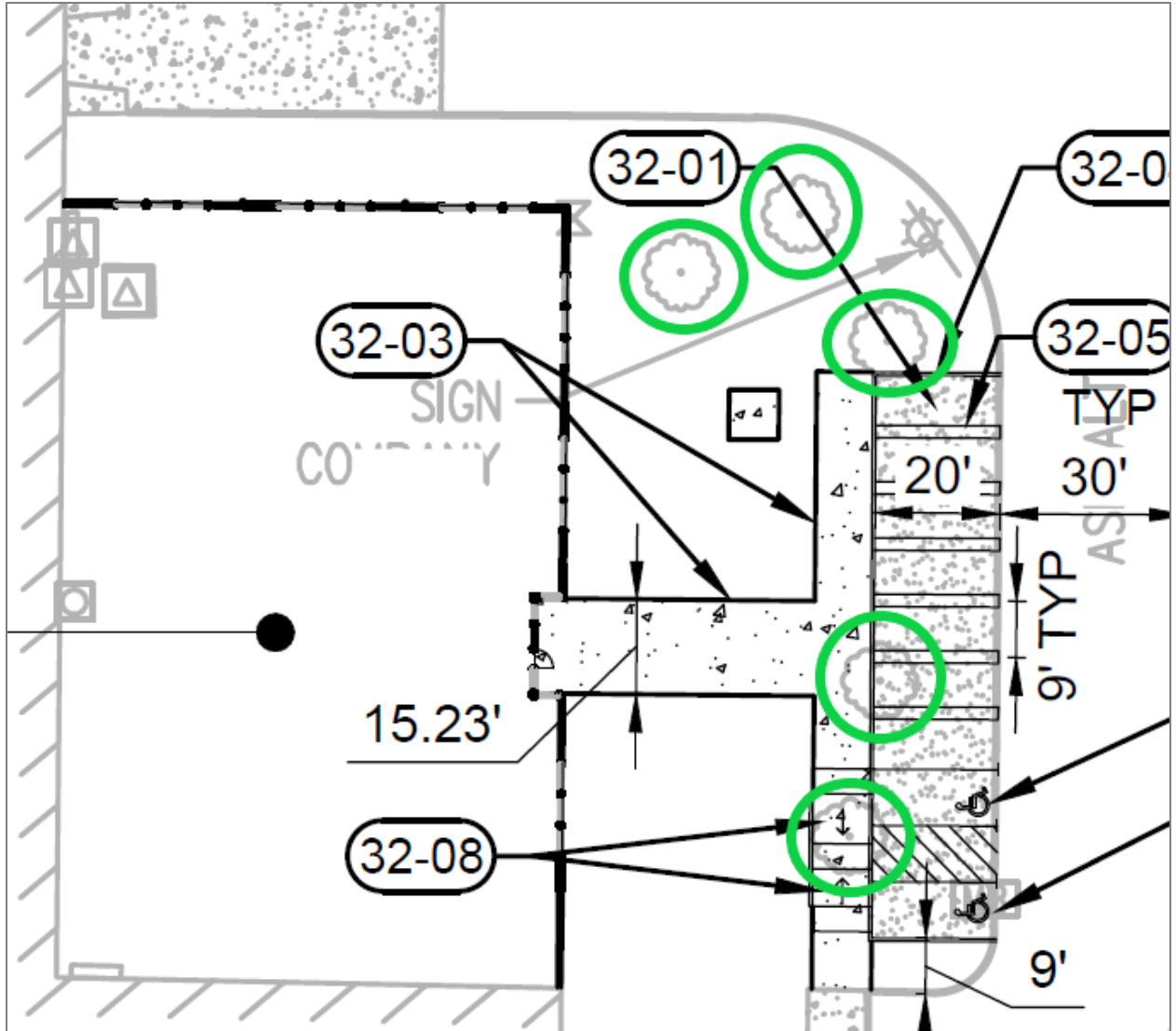
3.06.04 Plant Unit Value

Plant Unit (PU) Value Table 3.06B		
Material	Plant Unit (PU) Value	Minimum Size
1. Significant tree ¹	15 PU each	24" Diameter
2. Large tree (60-120 feet high at maturity) ¹	10 PU each	10' Height or 2" Caliper
3. Medium tree (40-60 feet high at maturity) ¹	8 PU each	10' Height or 2" Caliper

Plant Unit (PU) Value Table 3.06B		
Material	Plant Unit (PU) Value	Minimum Size
4. Small tree (18-40 feet high at maturity) ¹	4 PU each	10' Height or 2" Caliper
5. Large shrub (at maturity over 4' wide x 4' high) ¹	2 PU each	3 gallon or balled
6. Small to medium shrub (at maturity maximum 4' wide x 4' high) ¹	1 PU each	1 gallon
7. Lawn or other living ground cover ¹	1 PU / 50 square feet	
8. Berm ²	1 PU / 20 lineal feet	Minimum 2 feet high
9. Ornamental fence ²	1 PU / 20 lineal feet	2½ - 4 feet high
10. Boulder ²	1 PU each	Minimum 2 feet high
11. Sundial, obelisk, gnomon, or gazing ball ²	2 PU each	Minimum 3 feet high
12. Fountain ²	3 PU each	Minimum 3 feet high
13. Bench or chair ²	0.5 PU / lineal foot	
14. Raised planting bed constructed of brick, stone or similar material except CMU ²	0.5 PU / lineal foot of greatest dimension	Minimum 1 foot high, minimum 1 foot wide in least interior dimension
15. Water feature incorporating stormwater detention ²	2 per 50 square feet	None
<p>1. Existing vegetation that is retained has the same plant unit value as planted vegetation.</p> <p>2. No more than twenty percent (20%) of the required plant units may be satisfied by items in lines 8 through 15.</p>		

The proposal is an expansion to an existing industrial warehouse facility. As noted in the analysis for 1.04.02, required landscaping upgrades are limited to those associated with the expansion.

The submitted landscaping plans generally illustrate conformance with these provisions. There are five existing trees near the east office expansion area, two of which appear to be proposed for removal to accommodate additional parking area (see the image on the following page). Staff adds *Condition of Approval 7* to have the applicant make a reasonable effort to protect and preserve the other three existing trees throughout the construction process. The condition outlines a path for removal if preservation is not physically possible.





Site plan excerpt with existing trees circled in green. The southerly two trees appear to be proposed for removal to accommodate parking lot improvements.

▲ The provisions are met with *Condition 7*.

3.06.05 Screening

A. Screening between zones and uses shall comply with Table 3.06D.

Screening Requirements Table 3.06D	
N = No screening required F = Sight-obscuring fence required W = Architectural wall required D = Architectural wall, fence, or hedge may be required in the Design Review process	
Adjacent properties – zone or use that receives the benefit of screening  Property being Developed – must provide screening if no comparable screening exists on abutting protected property 	IL, IP, or SWIR zone
IL, IP, or SWIR zone	D
Refuse and recycling collection facilities except for single-family dwelling, duplex, child care facility, or group home	W ^{2, 6, 7}
2. Six to seven feet in height 6. In industrial zones, screening is required only where the refuse collection facility is in a yard abutting a public street, parking lot, or residentially zoned property. 7. Child care facility for 12 or fewer children, group home for five or fewer persons.	

The subject property abuts public streets to the north, east, and south. The adjacent properties to the west are industrially designated properties, for which no screening is required by Table 3.06D.

✓ The provision is met.

3.07 Architectural Design

3.07.01 Applicability of Architectural Design Standards and Guidelines

A. For a Type I review, the criteria of this Section shall be read as “shall” and shall be applied as standards. For a Type II or III review, the criteria of this Section shall be read as “should” and shall be applied as guidelines.

3.07.07 Downtown Development and Conservation (DDC) Zone

A. Applicability

The following design guidelines shall apply to all structures and buildings in the IP, IL and SWIR zones.

B. Design Guidelines

1. Building Bulk and Scale

Long blank walls abutting streets should be avoided. The visual impact of building and scale should be reduced by:

- a. Articulating building facades;

- b. Landscaping the area abutting building walls, including plant materials that provide vertical accents;
- c. Tying building entrances to the overall mass and composition of the building;
- d. Minimizing the use of smooth concrete, concrete block and all types of metal siding;
- e. Shading colors with brown or black to create earth tones or tinting colors with white to soften the appearance. Day-glow, fluorescent and other intense colors shall be prohibited;
- f. Screening exterior building equipment, including roof top equipment, from view; and
- g. Altering roof lines, constructing cornices, or parapets that offset the continuous plane of large buildings and extended building lines.

2. Loading

- a. Loading facilities should be located at the rear or side of structures.
- b. The visual impact of loading facilities abutting a street should be mitigated by:
 - (1) Offsetting the location of the driveway entrance and the loading dock; and
 - (2) Screening the loading area with a sight-obscuring fence, wall or hedge.
- c. Loading areas should be located on the site so that backing onto or off the street frontage is not required.

3. Outdoor Lighting

All outdoor lighting should be designed so as not to shine or reflect into any adjacent residentially zoned or used property, and shall not cast a glare onto moving vehicles on any public street.

4. Solar Access Protection

Obstruction of existing solar collectors on abutting properties by site development should be minimized.

The proposal, an expansion to an existing building including new square footage and new facades, is a Type III review in the IL Zone therefore the IL zone architectural design standards apply as guidelines.

The site plans and narrative generally demonstrate conformance with these standards.

✓ The requirements are met.

3.08 Partitions and Subdivisions

⊖ The proposal does not include a partition or subdivision.

3.09 Planned Unit Developments

⊖ The proposal does not include a Planned Unit Development.

3.10 Signs

⊖ Signage is reviewed separately through Sign Permit applications. These provisions are not applicable here.

5.03.02 Design Review, Type III

B. The Type III Design Review is required for the following:

- 5. For sites with existing buildings in the CO, CG, MUV, DDC, NNC, IP, IL, and SWIR zones; expansions or new buildings that increase lot coverage by more 25%.**

The proposal is an expansion of an existing building in the IL zone. The existing floor area is noted to be 392,125 sf and is proposed to increase to 569,325 sf. This represents a 45% increase, therefore the Design Review is a Type III.

✓ The requirement is met.

5.03.03 Exception to Street Right-of-Way and Improvement Requirements

A. Purpose: The purpose of a Type III Exception is to allow a deviation from the development standard required for the functional classification of the street identified in the Transportation System Plan. Street exceptions are processed in conjunction with a development proposal that is a Type III application.

Because the Design Review is noted to be a Type III review, the Street Exception application is also reviewed at the Type III level.

B. Criteria:

- 1. The estimated extent, on a quantitative basis, to which the rights of way and improvements will be used by persons served by the building or development, whether the use is for safety or convenience;**

Applicant's response: "The site is bounded on the north by Oregon Highway 214/219, which is designated a Major Arterial in the Transportation System Plan (TSP), and on the east and south by S Woodland Avenue, which is a Local Access Street in the TSP. On all three (3) of those boundary street frontages, road improvements including pavement, curb/gutter, and curbside sidewalks have previously been constructed and are in good condition. However, since the time of their construction, the City has amended its regulations, including the TSP and the street design sections that apply to various types of roadways. As a result, the existing improvements differ from the standards that would apply to new construction (or reconstruction) of both roadways. The applicant has submitted this application for Street/Right-of-Way Design Exception(s) to allow the existing improvements to remain in place on those street frontages."

- 2. The estimated level, on a quantitative basis, of rights of way and improvements needed to meet the estimated extent of use by persons served by the building or development;**

Applicant's response: "Compliance with the current street design sections would require demolition of the existing curbside sidewalks and their replacement with 6' wide planter strips and 6' wide separated sidewalks. The existing sidewalks, while not as aesthetic as the newer design sections would require, are capable of

providing safe pedestrian passage on both roadways. The Do It Best distribution facility is not a retail location that attracts or serves the public, so most site trips are by employees or business visitors, who almost universally travel to the site by vehicle. The proposed expansion will not alter that travel pattern or generate a significant increase in pedestrian trips to and from the site. As a result, there is no reason to anticipate any increase in pedestrian utilization that could not be easily accommodated by the existing sidewalks. Therefore, the level of additional rights-of-way and improvements “needed to meet the estimated extent of use by persons served by the building or development” is zero.”

3. The estimated impact, on a quantitative basis, of the building or development on the public infrastructure system of which the rights of way and improvements will be a part; and

Applicant’s response: “The site is currently served by public water, sanitary sewer and storm drainage systems as well as public roads. The proposed building expansion will increase on-site staffing, for which the addition of 33 parking spaces is proposed, and it will add 14 dock doors and one drive-in door to the building’s loading capacity. Both Highway 214/219 and S Woodland Avenue have sufficient curb-to-curb paved width to accommodate the anticipated incremental increase in site traffic, so no change in the paved width of the roadways is warranted. Additionally, the changes the newer street design sections would require principally would affect only the sidewalk configuration outside the curb-to-curb pavement width, and so would have no significant effect on roadway service capacity for vehicles. The limited increment of vehicular traffic associated with the proposed expansion does not necessitate making physical changes to either of the site’s abutting roadways.”

4. The estimated level, on a quantitative basis, of rights of way and improvements needed to mitigate the estimated impact on the public infrastructure system.

Applicant’s response: “The limited potential additional trip generation associated with the proposed expansion is too small to cause impacts on the public transportation system that would require mitigation actions.”

C. Proportionate Reduction in Standards: An exception to reduce a street right of way or cross-section requirement below the functional classification standard may be approved when a lesser standard is justified based on the nature and extent of the impacts of the proposed development. No exception may be granted from applicable construction specifications.

Applicant’s response: “This standard is applicable to the extent the request is to allow the existing curbside sidewalk configuration on the site’s north, east and south frontages to be retained, in lieu of requiring costly demolition and reconstruction of the sidewalks. For the reasons listed above, the proposed expansion will not cause a significant increase in pedestrian utilization of the sidewalks. Additionally, the existing sidewalks are not overwhelmed by pedestrian

traffic, and they have sufficient capacity to accommodate any foreseeable additional pedestrian trips to and from the site. Allowing the existing condition to remain is justified because the proposed development will not cause impacts requiring pedestrian capacity that is not already present.”

D. Minimum Standards: To ensure a safe and functional street with capacity to meet current demands and to ensure safety for vehicles, bicyclists and pedestrians, as well as other forms of non-vehicular traffic, there are minimum standards for right of way and improvement that must be provided to meet the standards of this Ordinance (Section 3.01). Deviation from these minimum standards may only be considered by a variance procedure.

Applicant’s response: “The existing configuration of both roadways includes a curbed sidewalk that provides a safe corridor for pedestrians alongside separate vehicular travel lanes.”

As noted in the analysis for 3.01.03, existing conditions along Newberg Hwy and S. Woodland Ave provide the minimum boundary street improvement requirements therefore the Street Exception is the correct procedure to request deviation from the standard cross-section figures in 3.01. The cross-sections for these streets call for landscape strips between curb and sidewalk; the applicant is requesting to maintain the existing curbtight sidewalks along the frontages. All other aspects of the cross-sections are provided already.

Staff generally concurs with the applicant and supports the request for several reasons.

Regarding the Newberg Hwy frontage, the existing 8-foot wide curbtight sidewalk was recently constructed by ODOT about ten years ago as part of the I-5 interchange project and it remains in good working order. Additionally, there is a dense row of trees on-site along the frontage that create a pleasant tree-lined corridor and also act to screen the industrial use. The applicant is proposing to extend this tree line to the west along the extent of the proposed building expansion.

There is a gap in this tree line in the northeast corner of the property (between the intersection and the existing building). Looking at street view images from 2012 to 2019 on Google (see images on the following page), the gap appears to have been created due to the addition of an eastbound right turn lane along Newberg Hwy as part of the interchange project. Staff adds *Condition of Approval 8* to have the applicant fill the gap by continuing the tree line to the eastern extent of the paved trailer parking area.



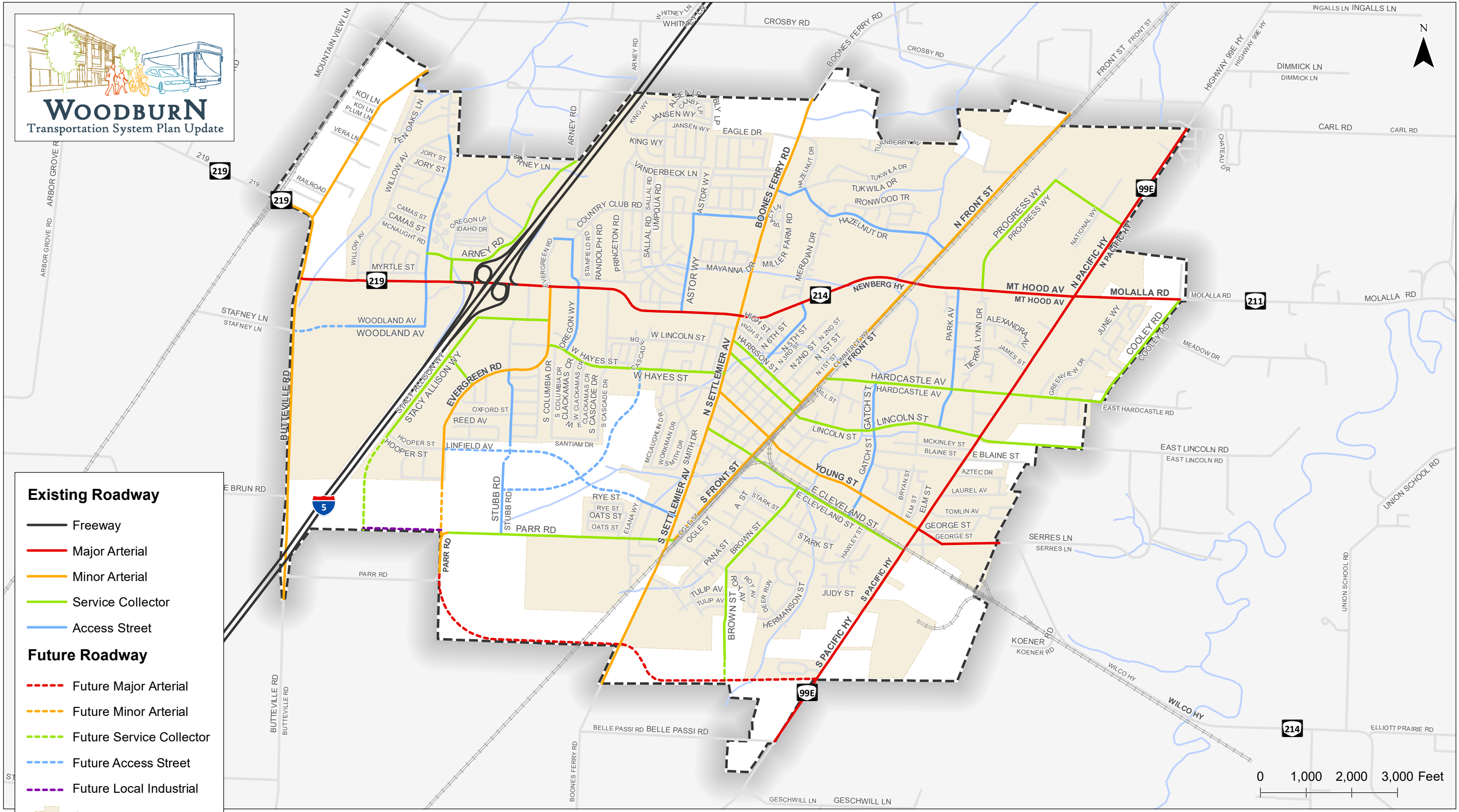
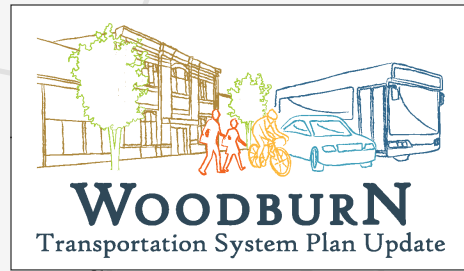
Google street view (photo from May 2012) showing the tree line along the corridor.



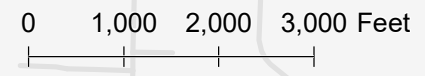
Google street view (photo from May 2019) showing the tree line along the corridor and gap in the foreground.

Regarding the S. Woodland Ave frontages, there is an existing 6-foot wide curbtight sidewalk along the entire length of both frontages that remains in good working order. Because the approval of Project Basie (DR 21-07 et al) did not extend S. Woodland Ave to connect to Butteville Road, S. Woodland Ave has effectively been turned into a dead-end street. This is an industrial site in an industrially-zoned part of the city; traffic along the street is largely expected to be limited to trips associated with this Do It Best facility and the Winco warehouse facility across the street, businesses that are not open to the public. Existing improvements will adequately serve these sites.

▲ The provisions are met with *Condition 8*.



- Existing Roadway**
- Freeway
 - Major Arterial
 - Minor Arterial
 - Service Collector
 - Access Street
- Future Roadway**
- - - Future Major Arterial
 - - - Future Minor Arterial
 - - - Future Service Collector
 - - - Future Access Street
 - - - Future Local Industrial
- City Boundary
 - Urban Growth Boundary



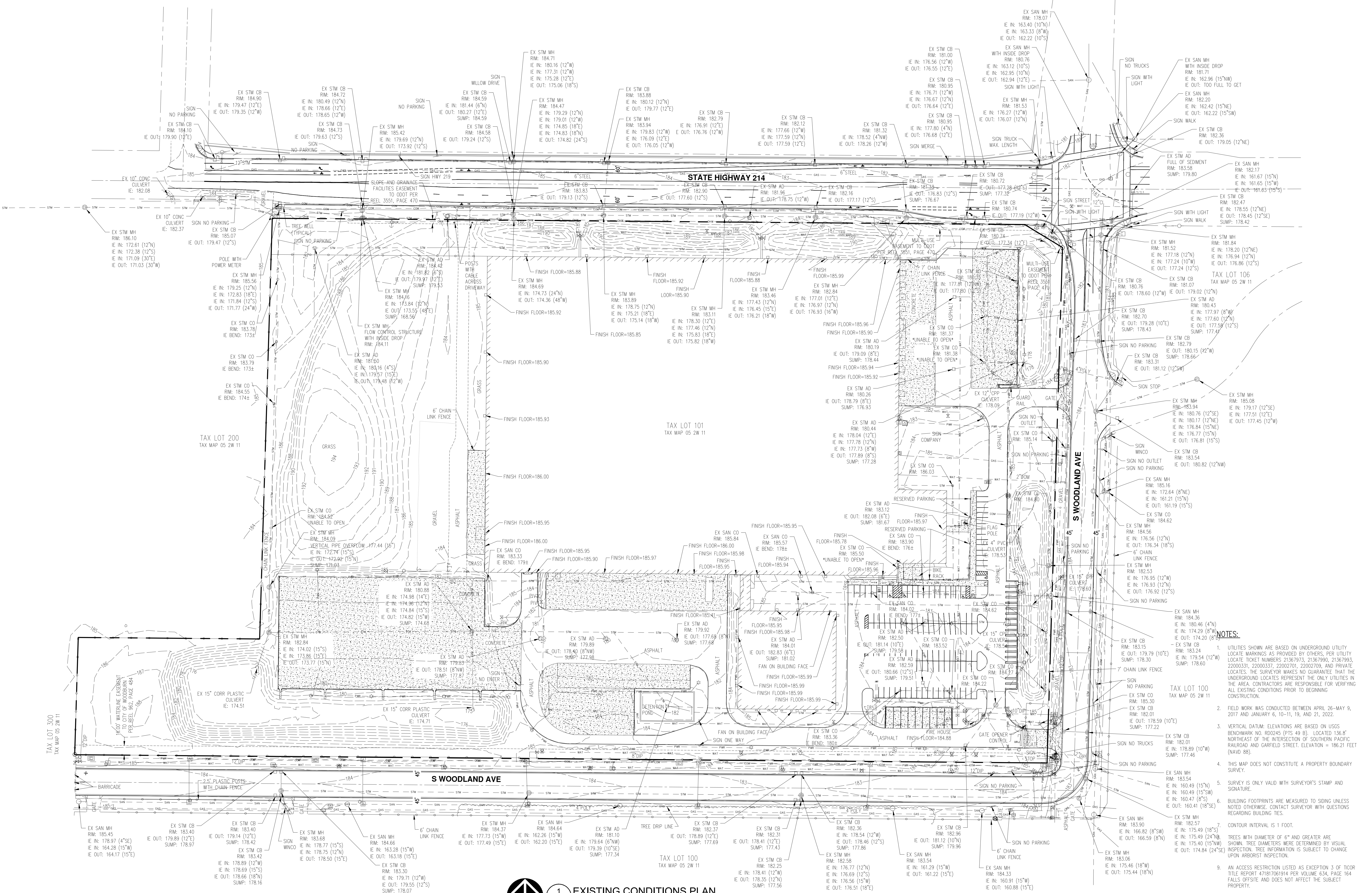
Functional Roadway Classification
Attachment 103 Woodburn, Oregon

Figure
2

Note: Future roadway alignments are approximate and subject to further refinement.

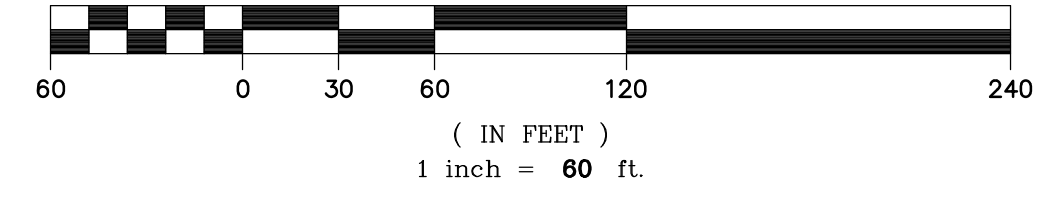
Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl
Data Source: City of Woodburn, Oregon Department of Transportation

H:\1212\1071 - Woodburn TSP Update\GIS\TSP02 Functional Roadway Classification.mxd - mmcormick - 5:25 PM 9/18/2019



NOTE:
STORM LINE HAS BEEN ALTERED FROM FIELD SURVEYING TO MATCH RECORD DRAWINGS.

1 EXISTING CONDITIONS PLAN
V1.10 SCALE: 1"=60'



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBERS 21367973, 21367990, 21367993, 22000331, 22000337, 22002701, 22002709, AND PRIVATE LOCATES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED BETWEEN APRIL 26-MAY 9, 2017 AND JANUARY 6, 10-11, 19, AND 21, 2022.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON USGS BENCHMARK NO. R00245 (PTS 49 B), LOCATED 136.8' NORTHEAST OF THE INTERSECTION OF SOUTHERN PACIFIC RAILROAD AND GARFIELD STREET. ELEVATION = 166.21 FEET (NAVD 88).
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - AN ACCESS RESTRICTION LISTED AS EXCEPTION 3 OF TICOR TITLE REPORT 471817061914 PER VOLUME 634, PAGE 164 FALLS OFFSITE AND DOES NOT AFFECT THE SUBJECT PROPERTY.
 - A UTILITIES AND RIGHT-OF-WAY EASEMENT TO CITY OF WOODBURN LISTED AS EXCEPTION 4 OF TICOR TITLE REPORT 471817061914 PER REEL 814, PAGE 73 FALLS WITHIN THE RIGHT-OF-WAY OF S WOODLAND AVE.
 - AN ANCHOR EASEMENT TO PGE LISTED AS EXCEPTION 6 OF TICOR TITLE REPORT 471817061914 PER REEL 1066, PAGE 444 FALLS WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY 214.

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
EXISTING
CONDITIONS
PLAN

DRAWN BY: AOC, SAO

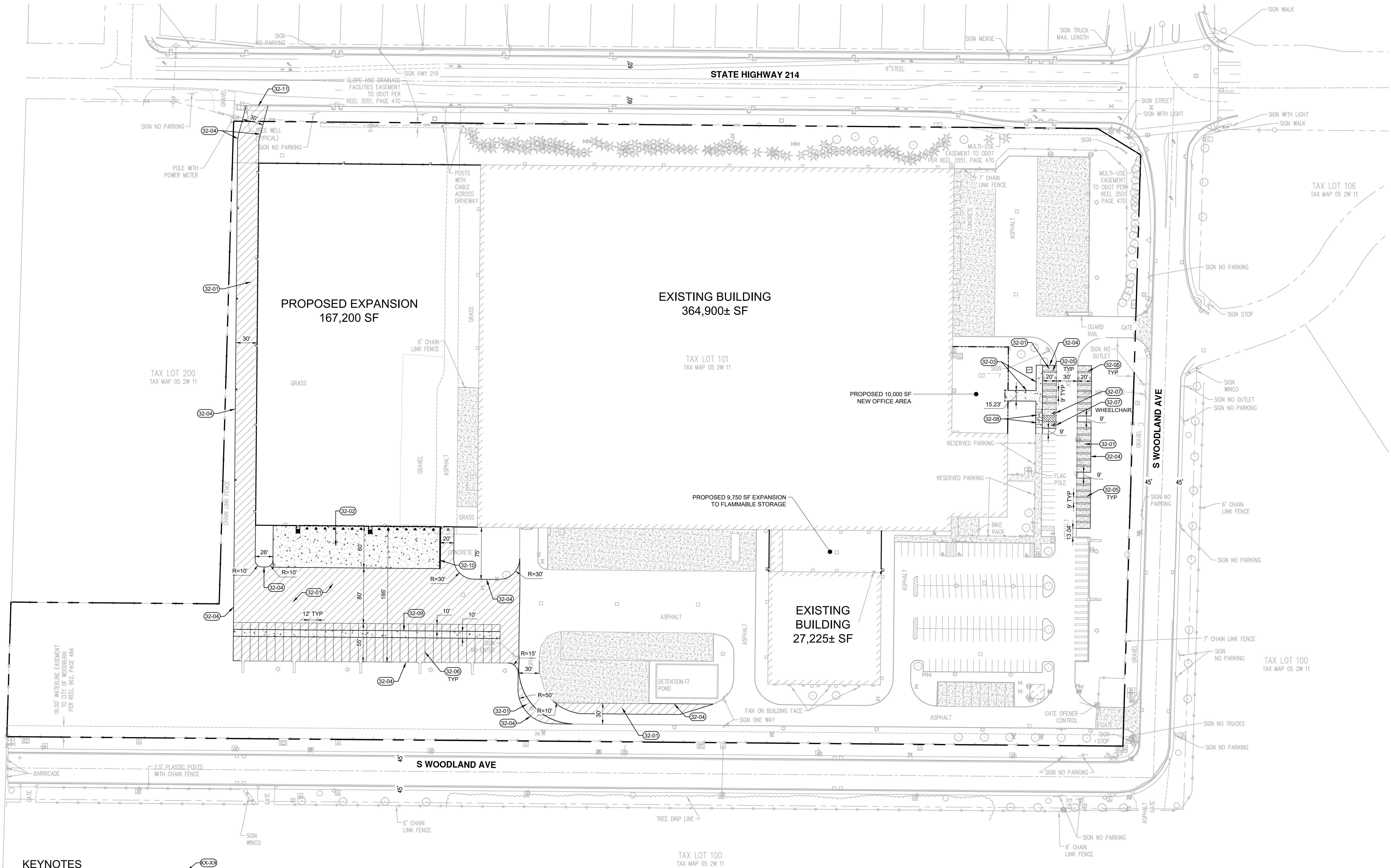
CHECKED BY: NKB

SHEET

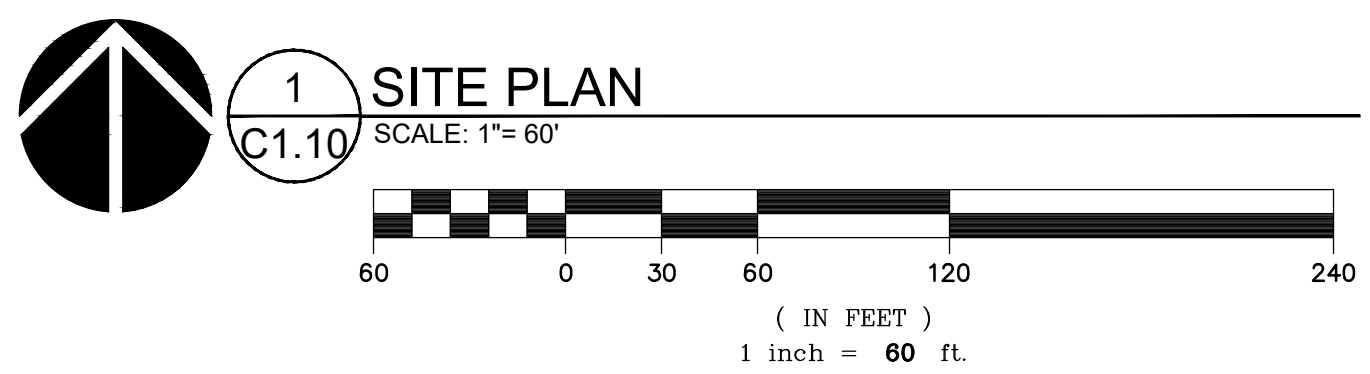
V1.10

JOB NO. 2210471.00

REVISION SCHEDULE		
Delta	Issued As	Issue Date



- KEYNOTES**
- 32-01 ASPHALT PAVEMENT
 - 32-02 CONCRETE PAVEMENT
 - 32-03 SIDEWALK
 - 32-04 VERTICAL CURB
 - 32-05 PARKING STALL STRIPING
 - 32-06 TRAILER PARKING STRIPING
 - 32-07 ACCESSIBLE PARKING STALL
 - 32-08 PARALLEL CURB RAMP
 - 32-09 CONCRETE DOLLY PAD
 - 32-10 RETAINING WALL
 - 32-11 DRIVEWAY PER ODOT STANDARDS



PAVEMENT LEGEND PAVEMENT SECTIONS BY GEO PACIFIC ENGINEERING INC. SEE SOILS REPORTS AND SPECIFICATIONS

- LIGHT DUTY ASPHALT
3.5" AC OVER 2.0" CRUSHED AGGREGATE BASE 3/4"-0 OVER 10.0" CRUSHED AGGREGATE BASE 1 1/2"-0 OVER 12.0" SUBGRADE
- CONCRETE DOCK/ TRAILER PARKING
6.0" SLAB WITH #4 AT 2'-0" O.C. OVER 8.0" ROCK
- HEAVY DUTY ASPHALT
6.0" AC OVER 2.0" CRUSHED AGGREGATE BASE 3/4"-0 OVER 10.0" CRUSHED AGGREGATE BASE 1 1/2"-0 OVER 12.0" SUBGRADE

SITE DATA

	AREA (SF)	AREA (AC)	COVERAGE
GROSS PROPERTY AREA	1,220,789	28.03	
AREA OF DISTURBANCE	293,823	6.75	24.1%
IMPERVIOUS AREA			
EXISTING BUILDING AREA	392,125	9.00	32.1%
PROPOSED BUILDING AREA	186,950	4.29	15.3%
PAVED AREA	332,779	7.64	27.3%
TOTAL	911,854	20.93	74.7%
LANDSCAPE AREA	308,935	7.09	25.3%

PARKING DATA

PARKING TYPE	REQUIRED		PROVIDED
	MINIMUM	MAXIMUM	
STANDARD	0	-	182
COMPACT	0	-	0
ACCESSIBLE	0	-	5
WHEELCHAIR USE ONLY	0	-	1
TOTAL PARKING	0	-	188
PARKING RATIO		0.32	
BICYCLE	0	-	0
PROPOSED TRAILER PARKING	0	-	32



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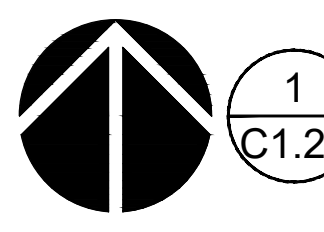
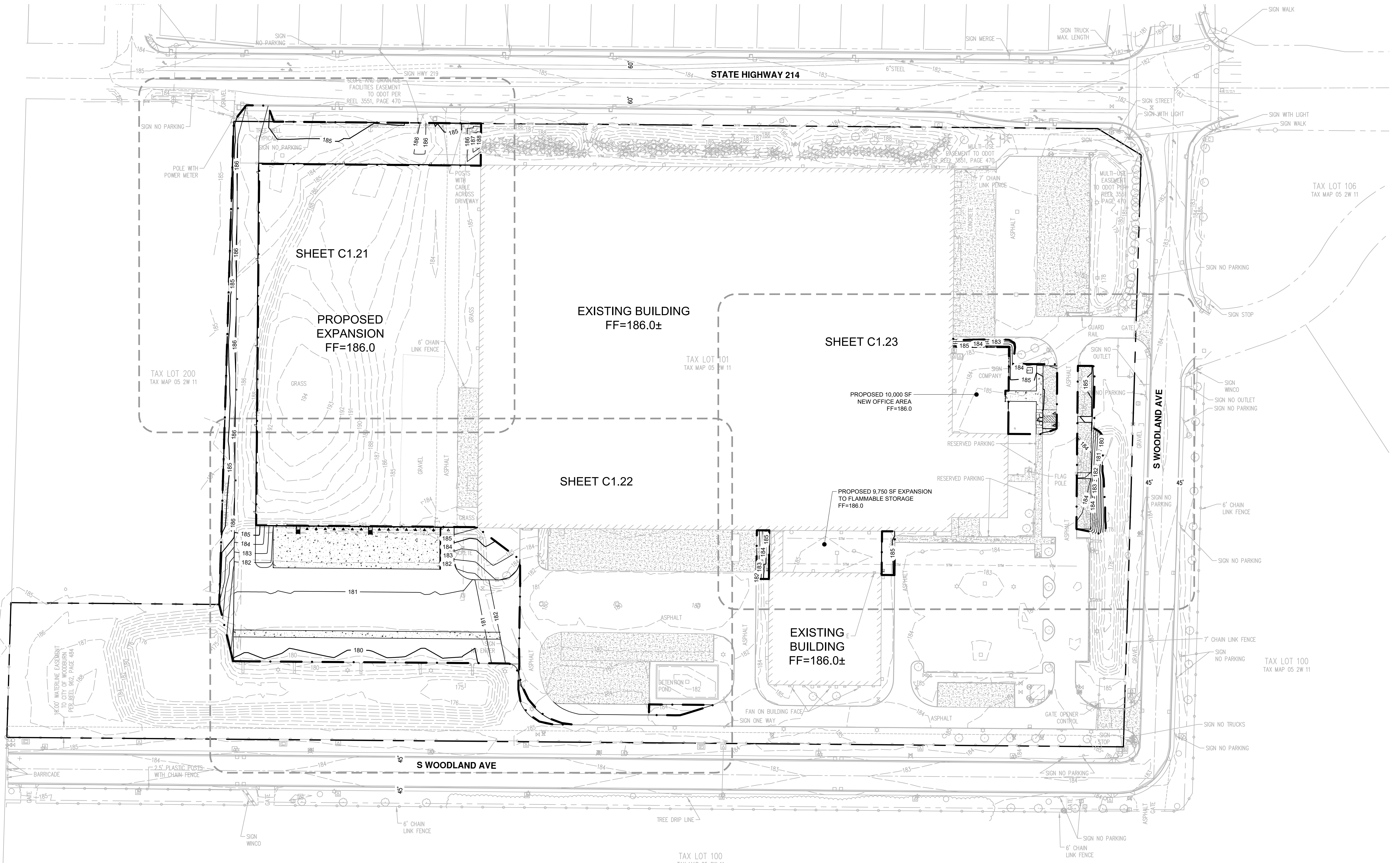
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Delta	Issued As	Issue Date

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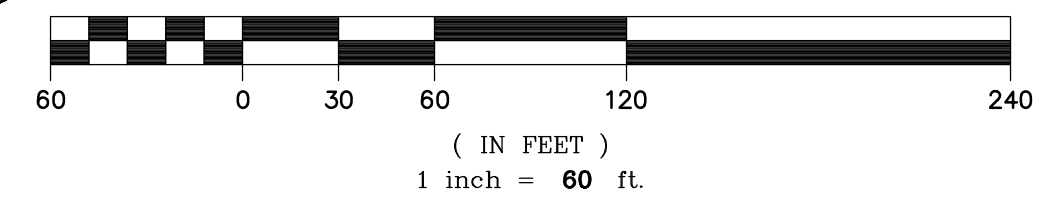
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C1.20

JOB NO. **2210471.00**



1
C1.20
OVERALL GRADING PLAN
SCALE: 1" = 60'



TAX LOT 300
TAX MAP 05 2W 11

TAX LOT 200
TAX MAP 05 2W 11

TAX LOT 101
TAX MAP 05 1W 11

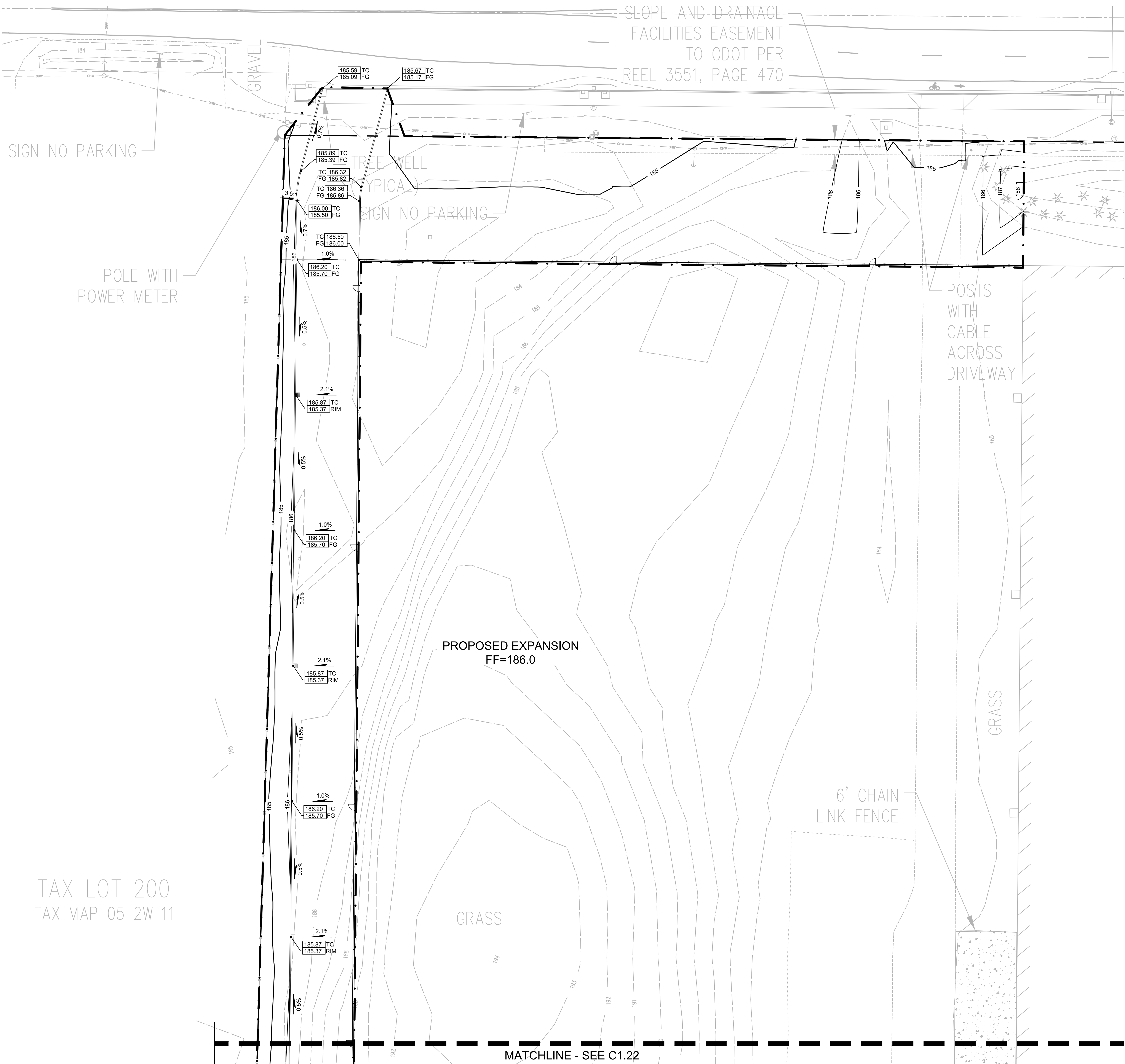
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TAX MAP 05 2W 11

TAX LOT 100
TAX MAP 05 2W 11

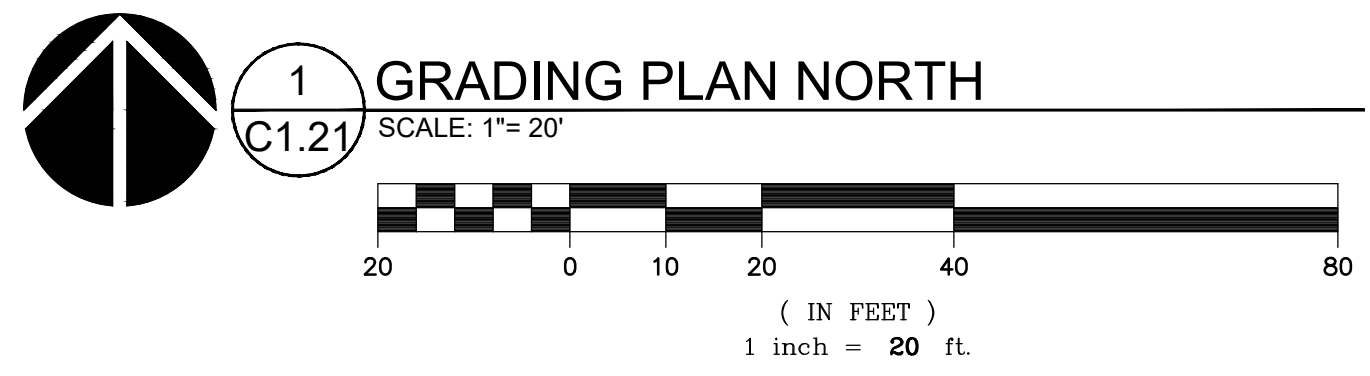
TAX LOT 100
TAX MAP 05 2W 11

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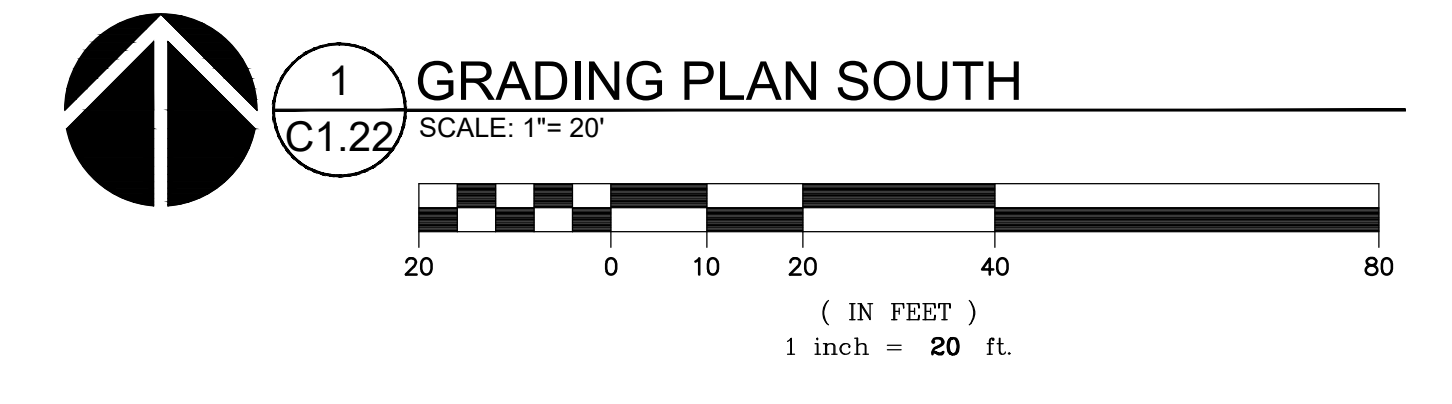
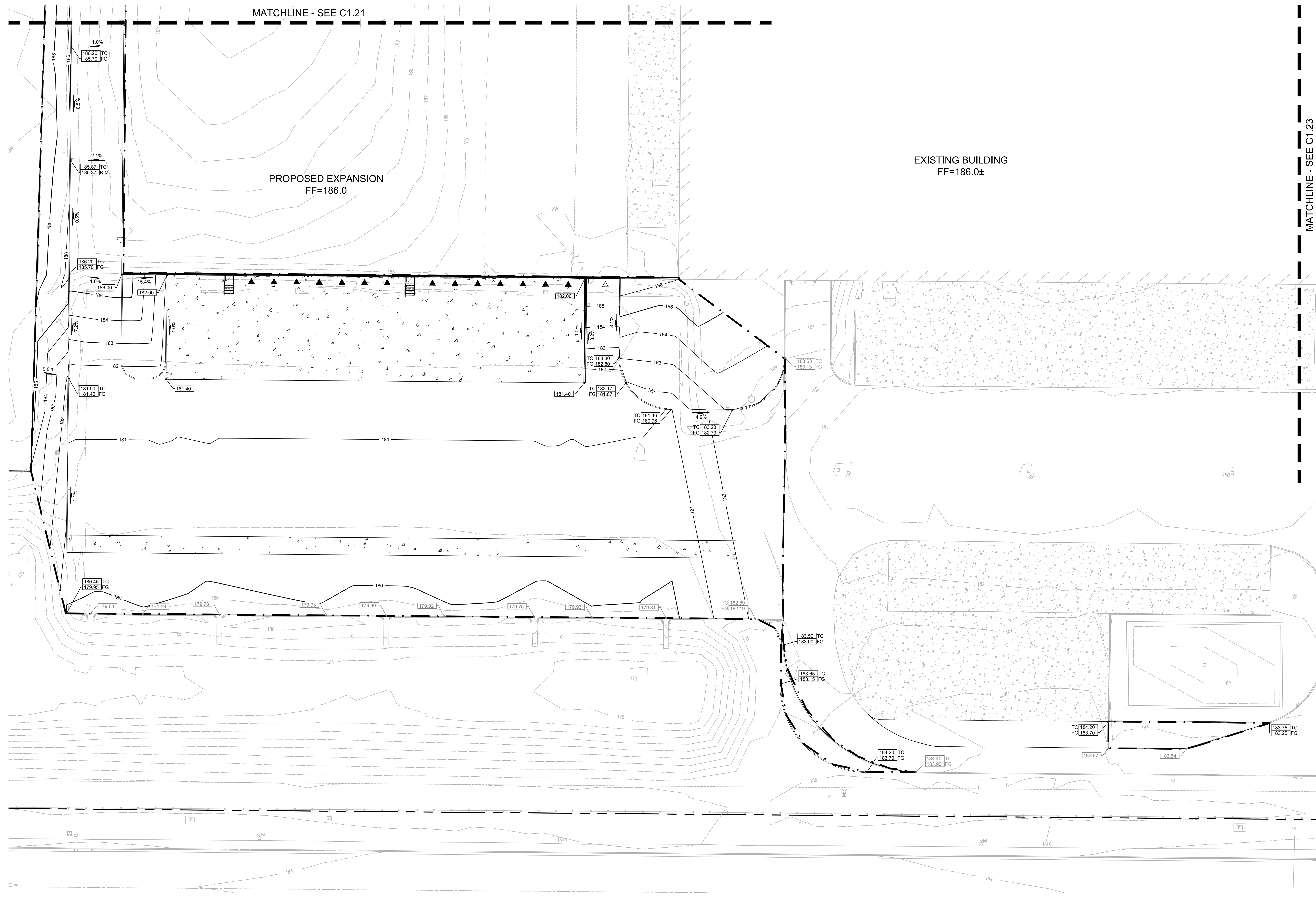
SLOPE AND DRAINAGE
FACILITIES EASEMENT
TO ODOT PER
REEL 3551, PAGE 470

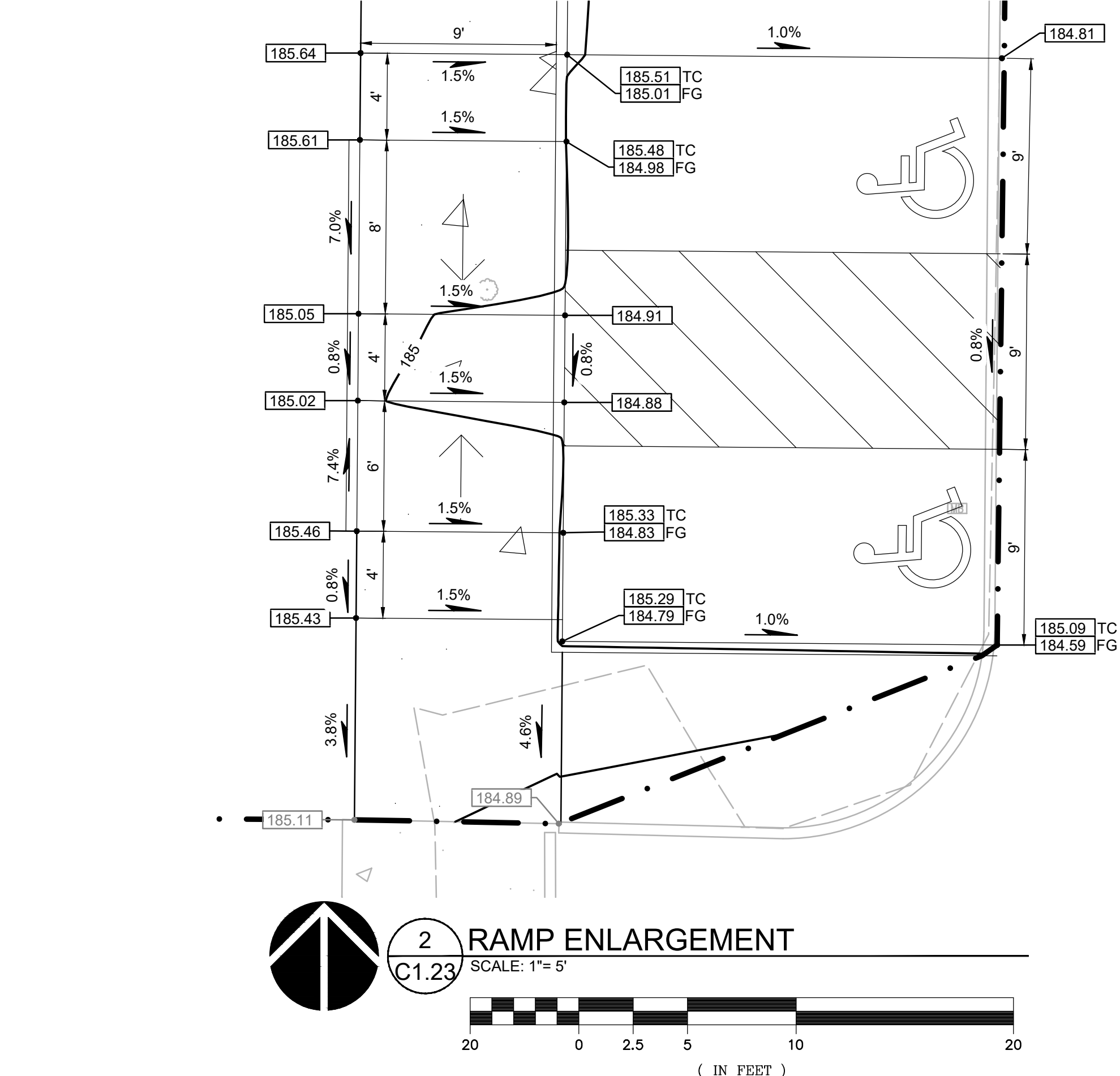


TAX LOT 200
TAX MAP 05 2W 11

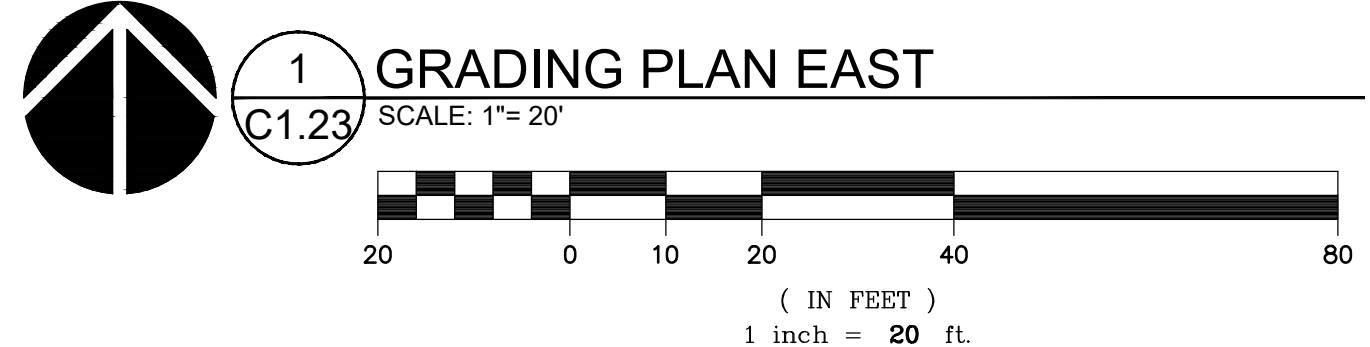
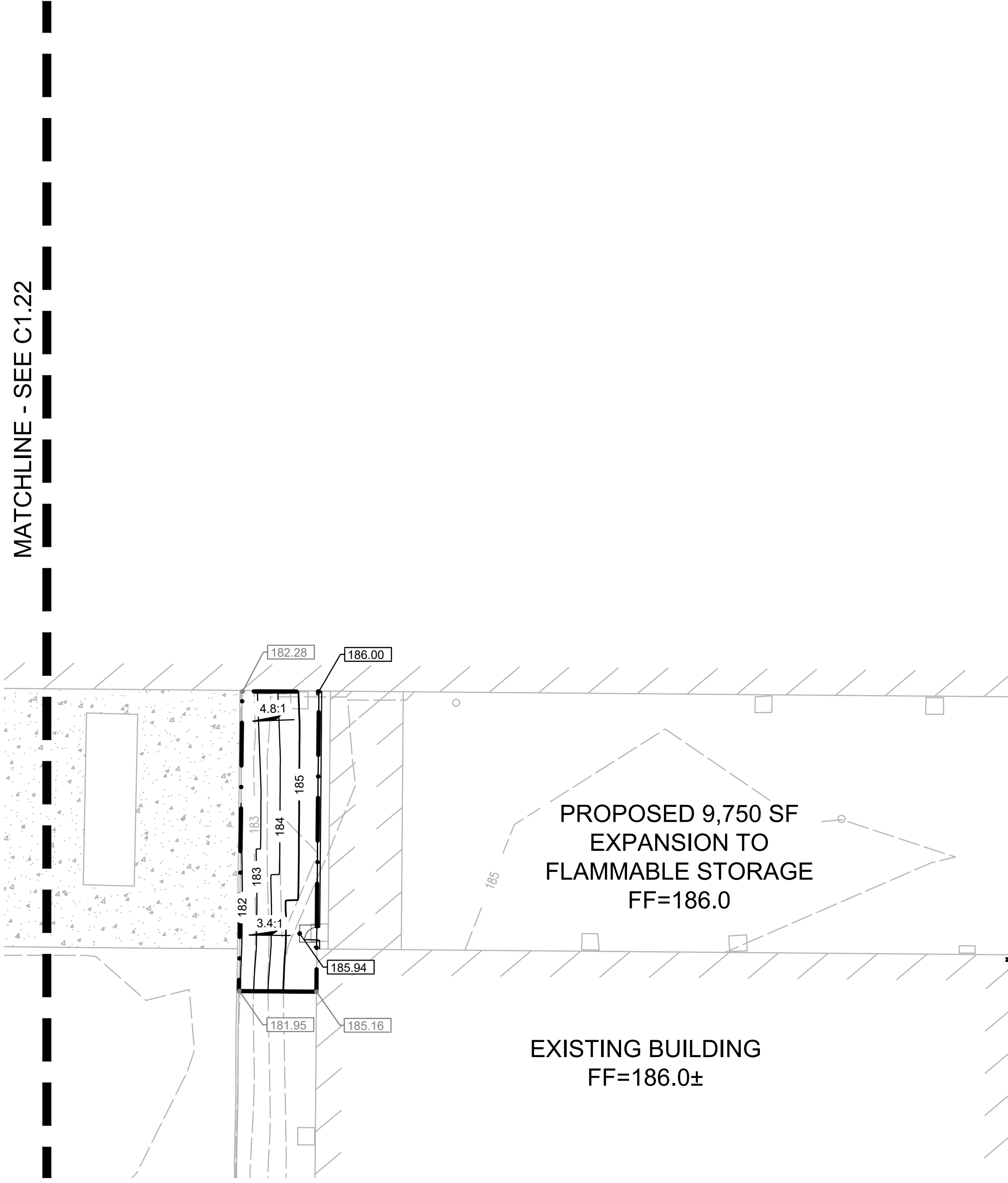
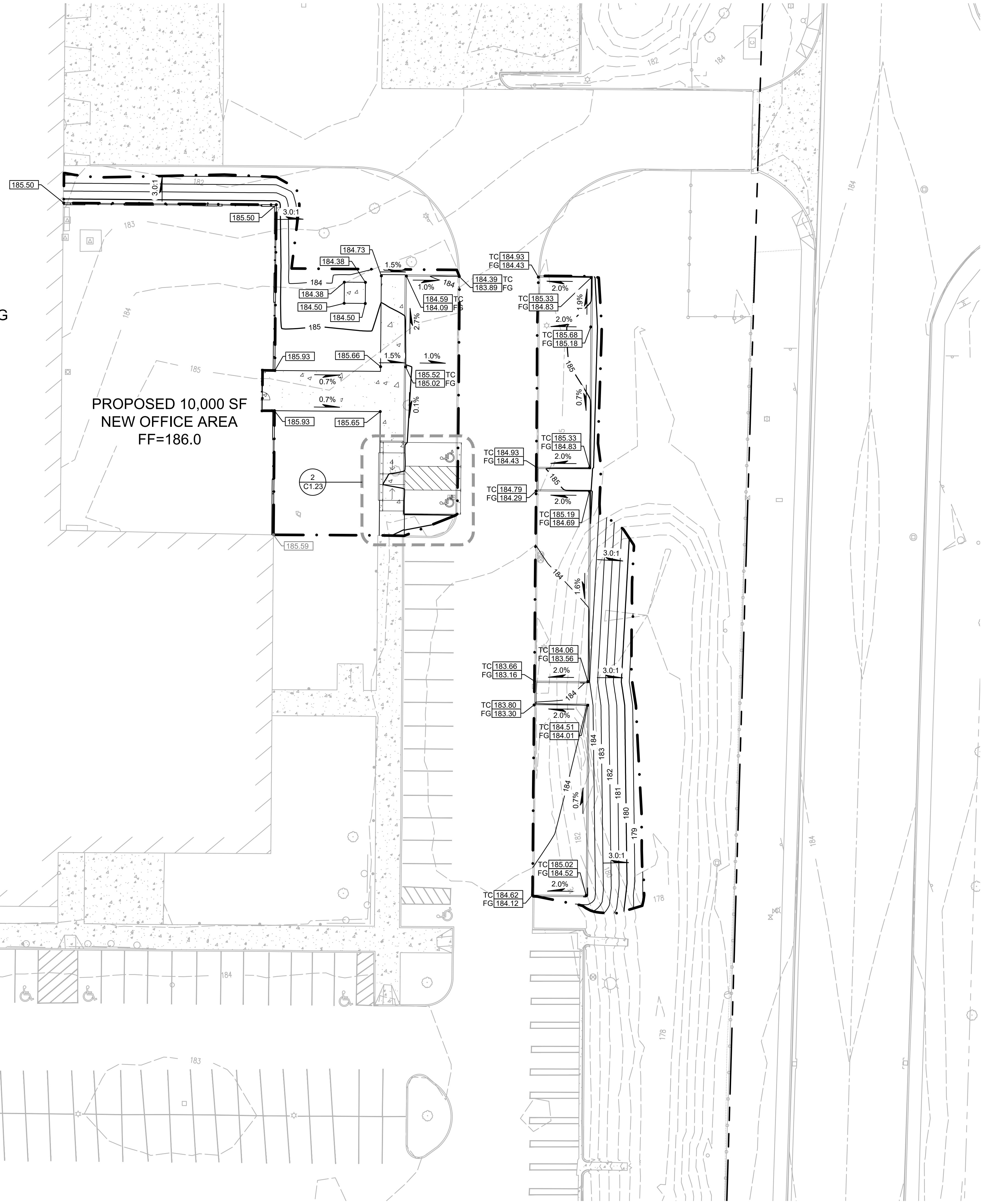


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EXISTING BUILDING
FF=186.0±



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SHEET TITLE:
**GRADING PLAN
EAST**

DRAWN BY: SAO

CHECKED BY: NKB

SHEET

C1.23

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SHEET TITLE:
**OVERALL
UTILITY PLAN**

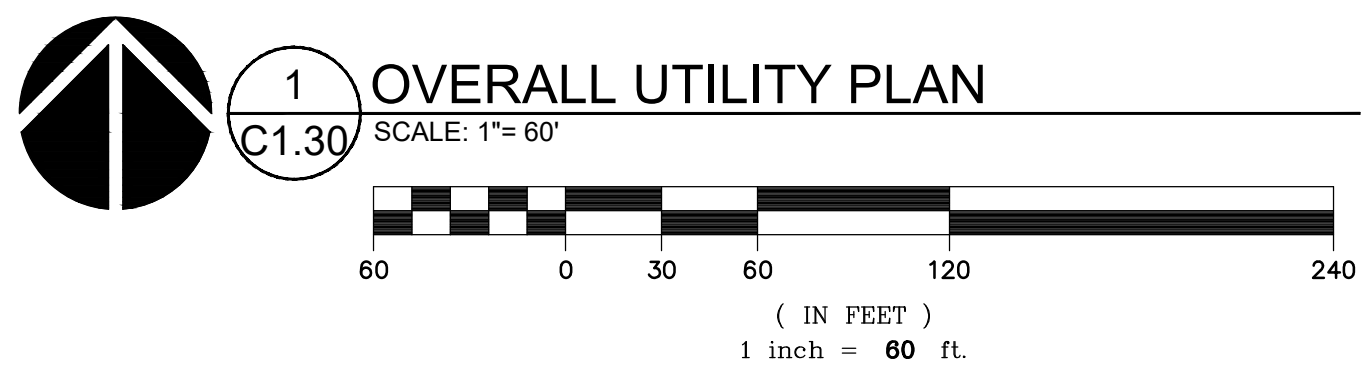
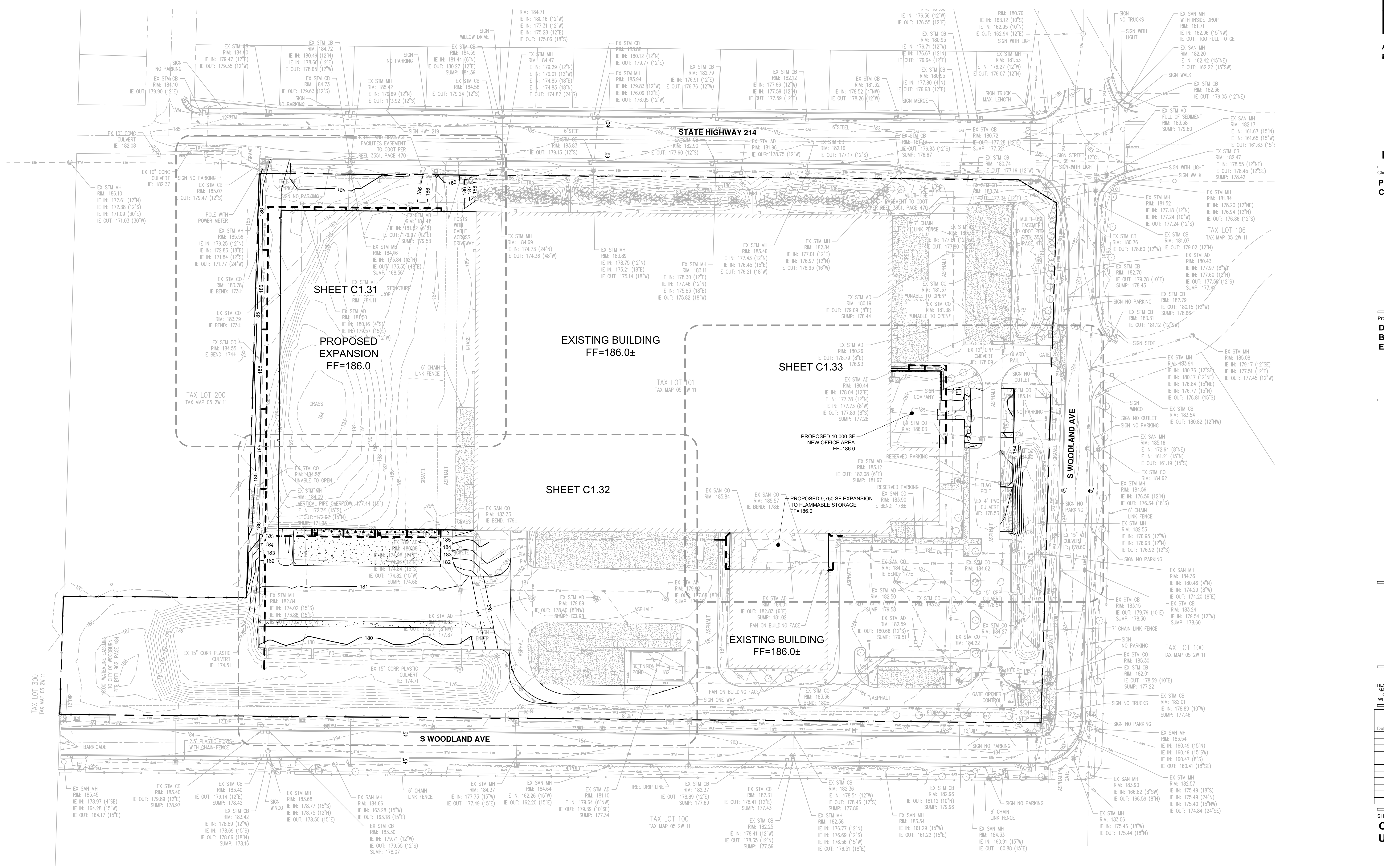
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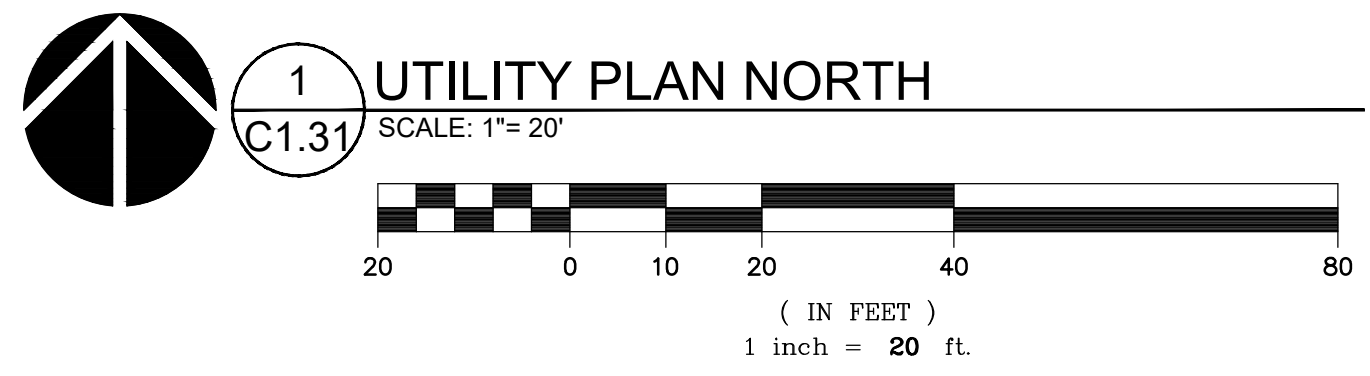
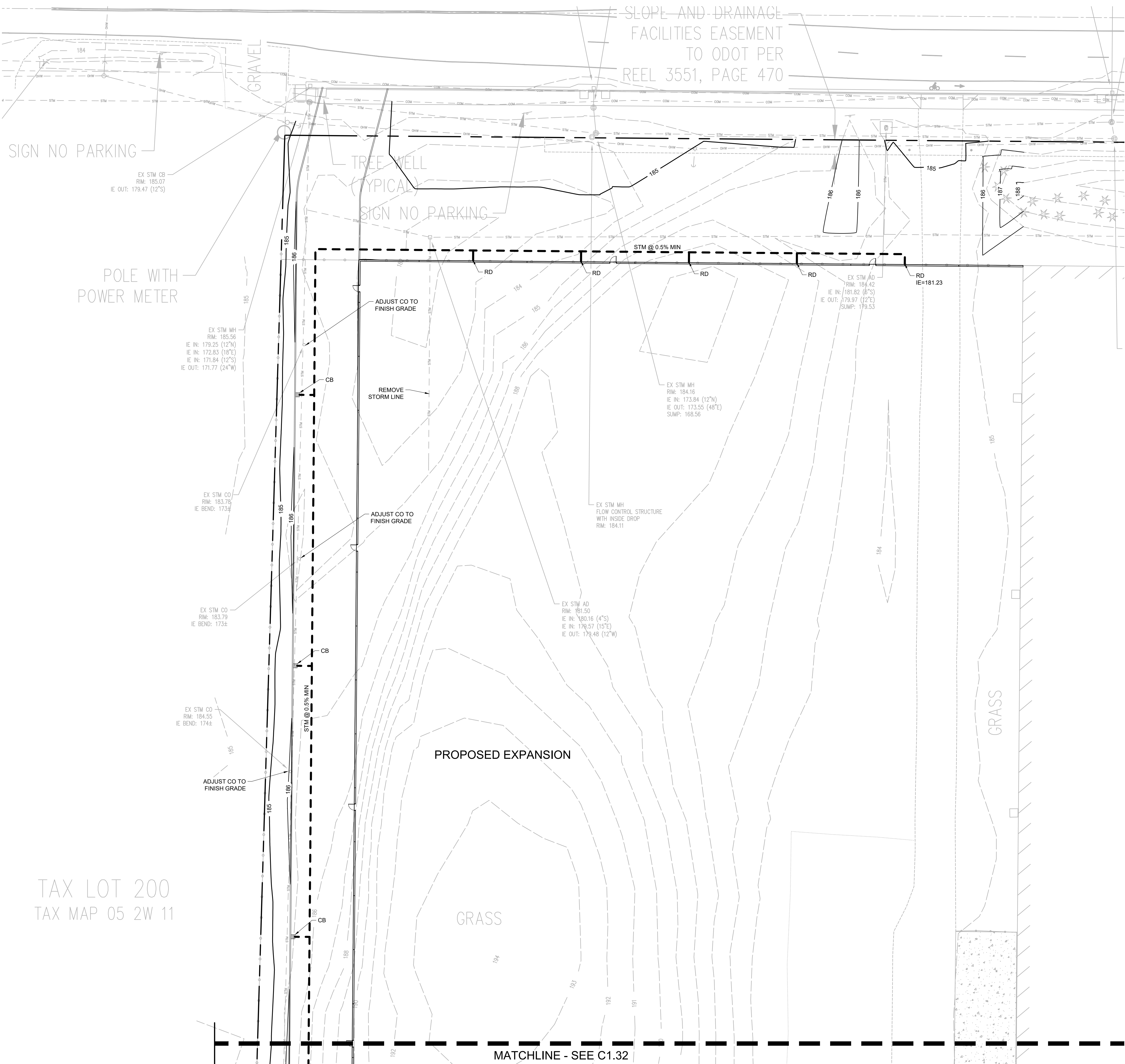
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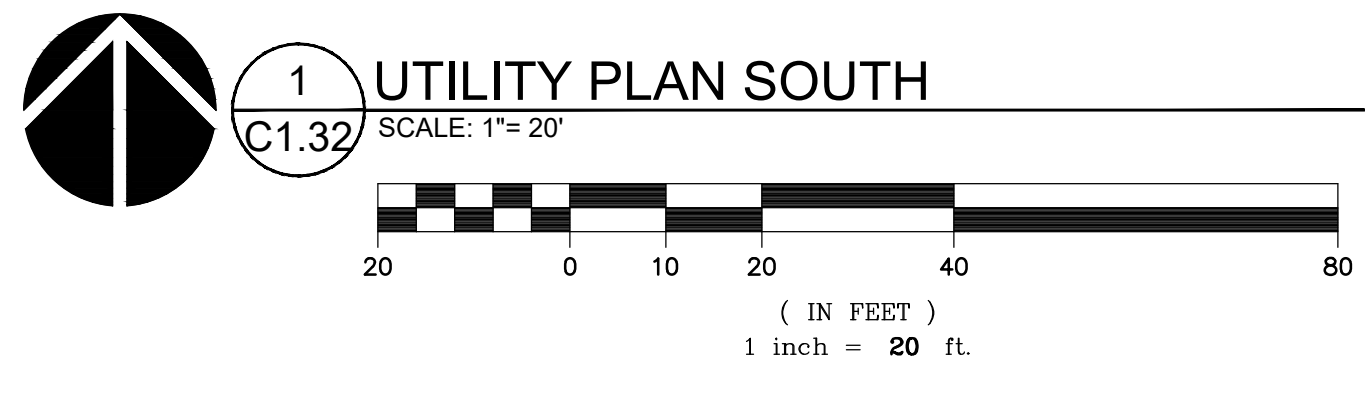
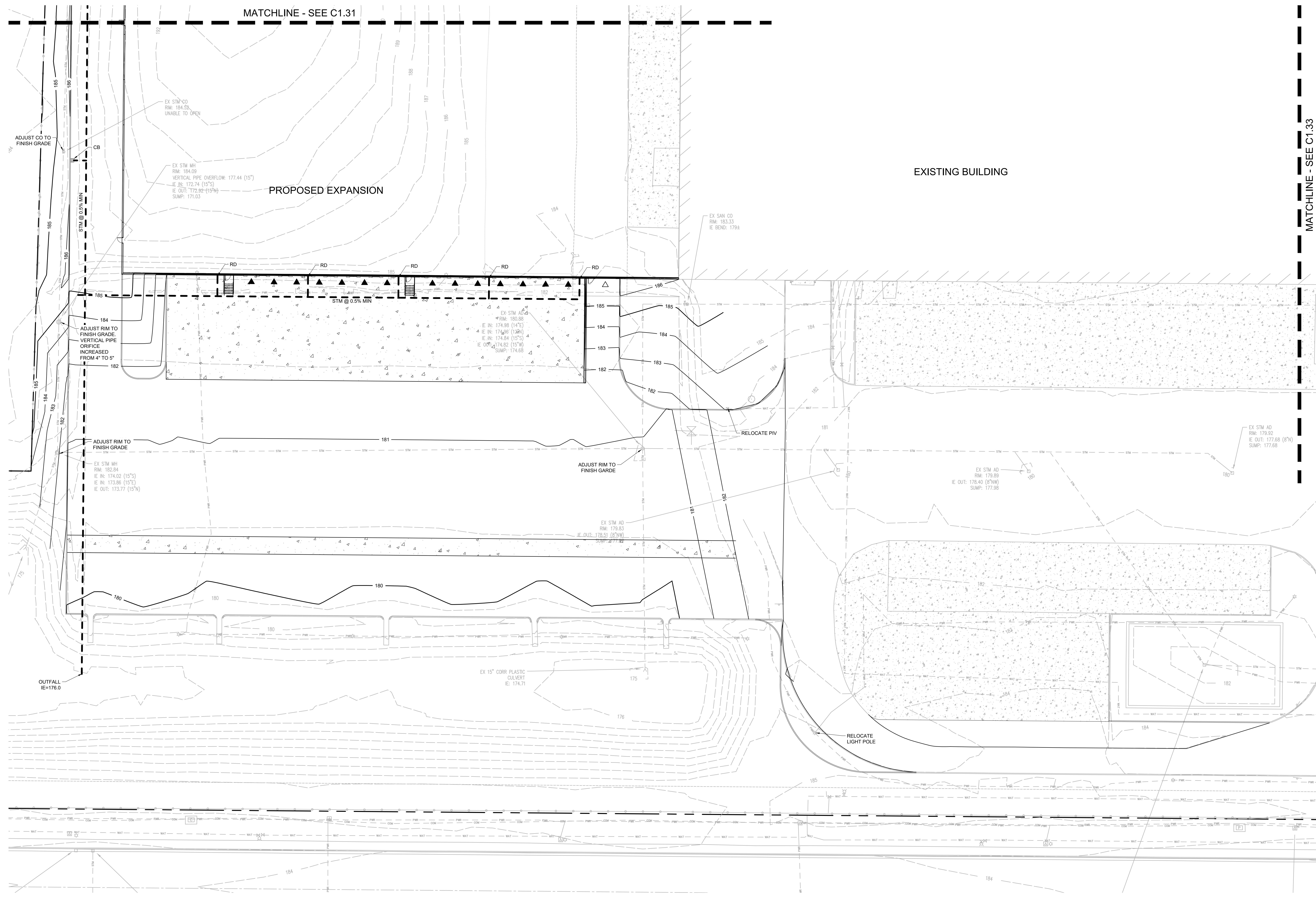


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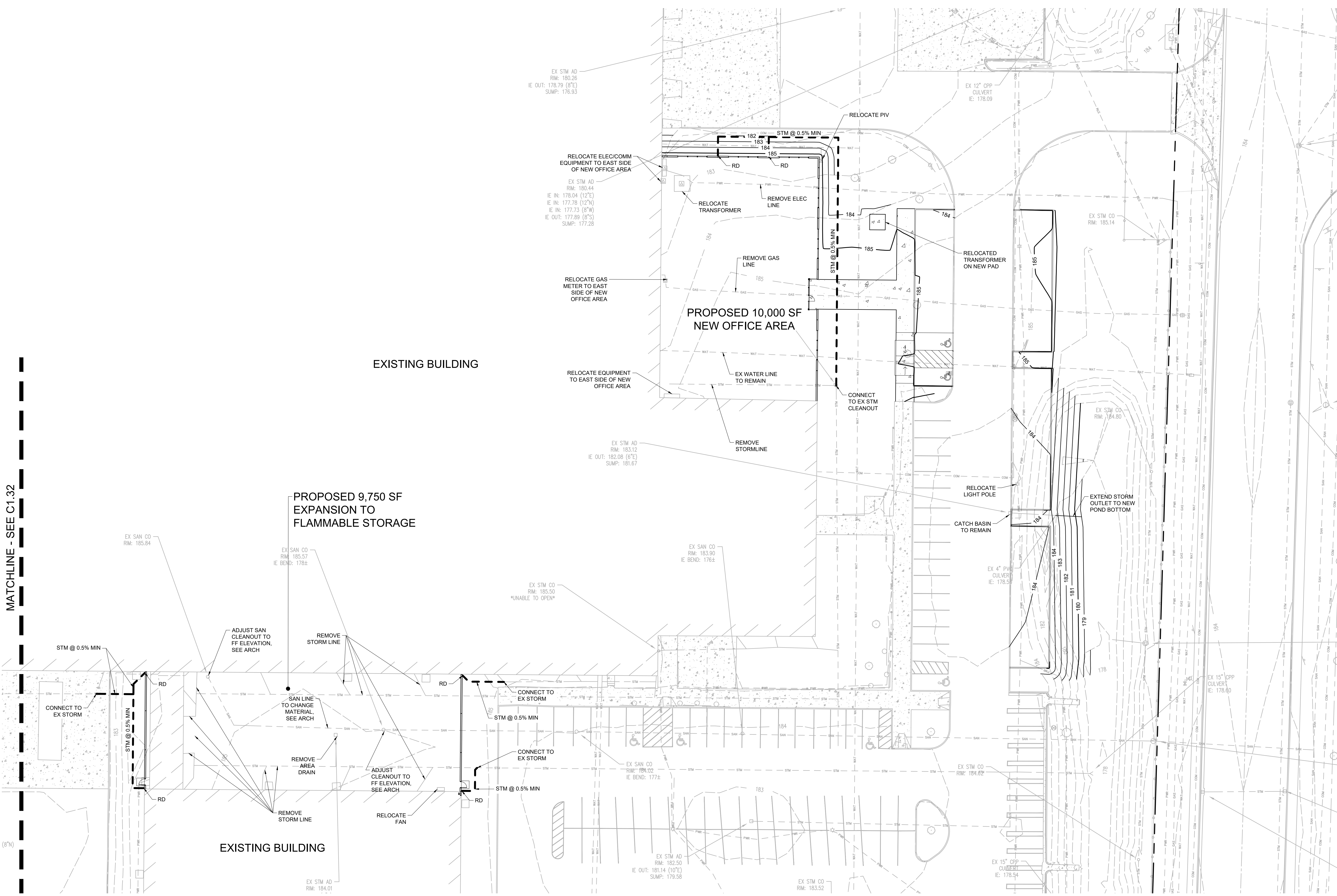
SLOPE AND DRAINAGE
 FACILITIES EASEMENT
 TO ODOT PER
 REEL 3551, PAGE 470



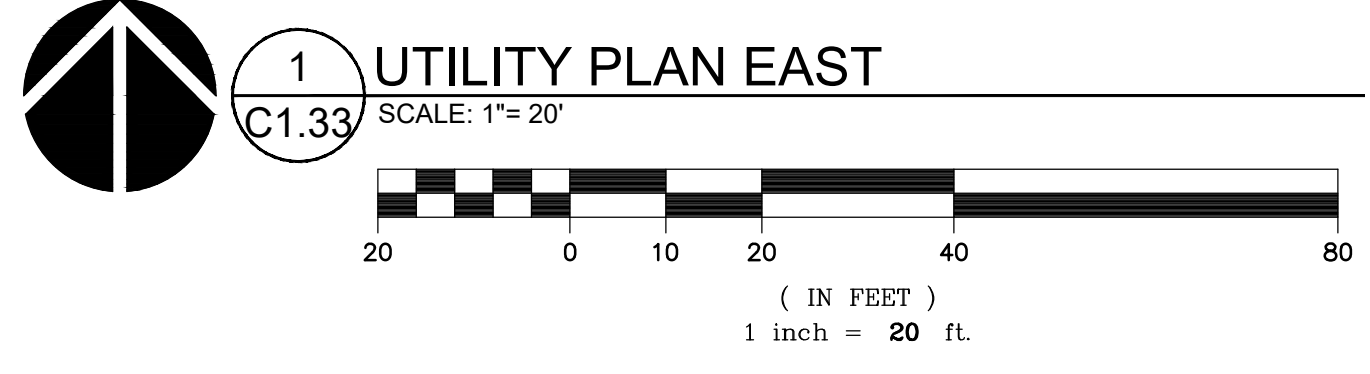
REVISION SCHEDULE		
Delta	Issued As	Issue Date



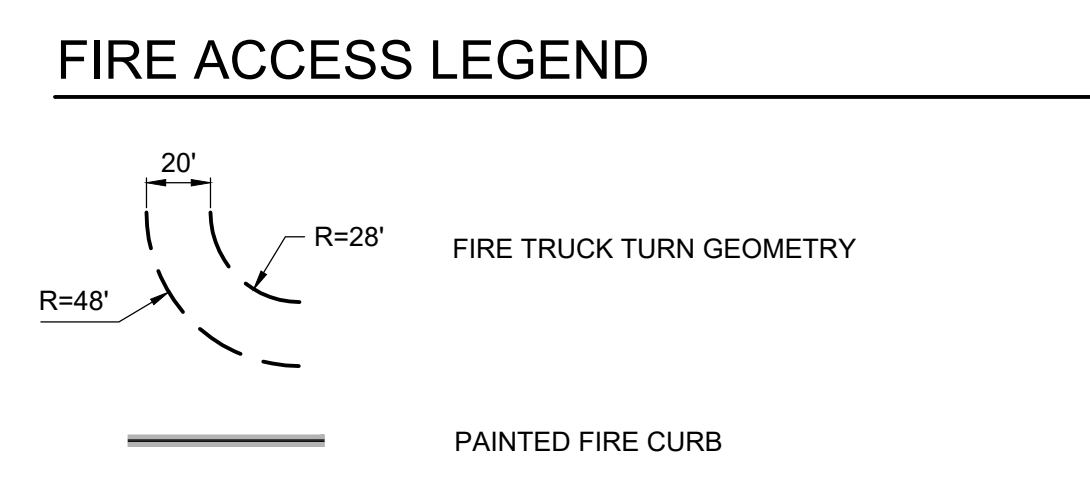
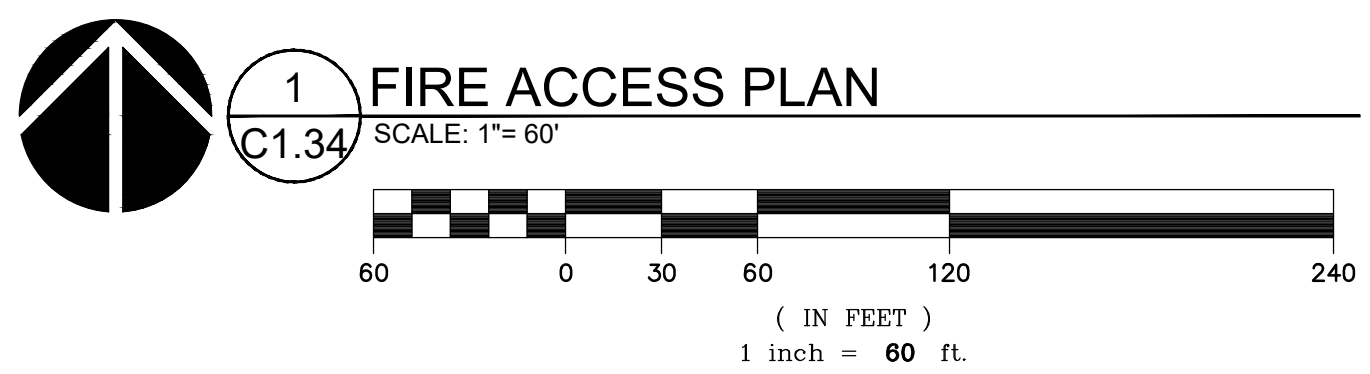
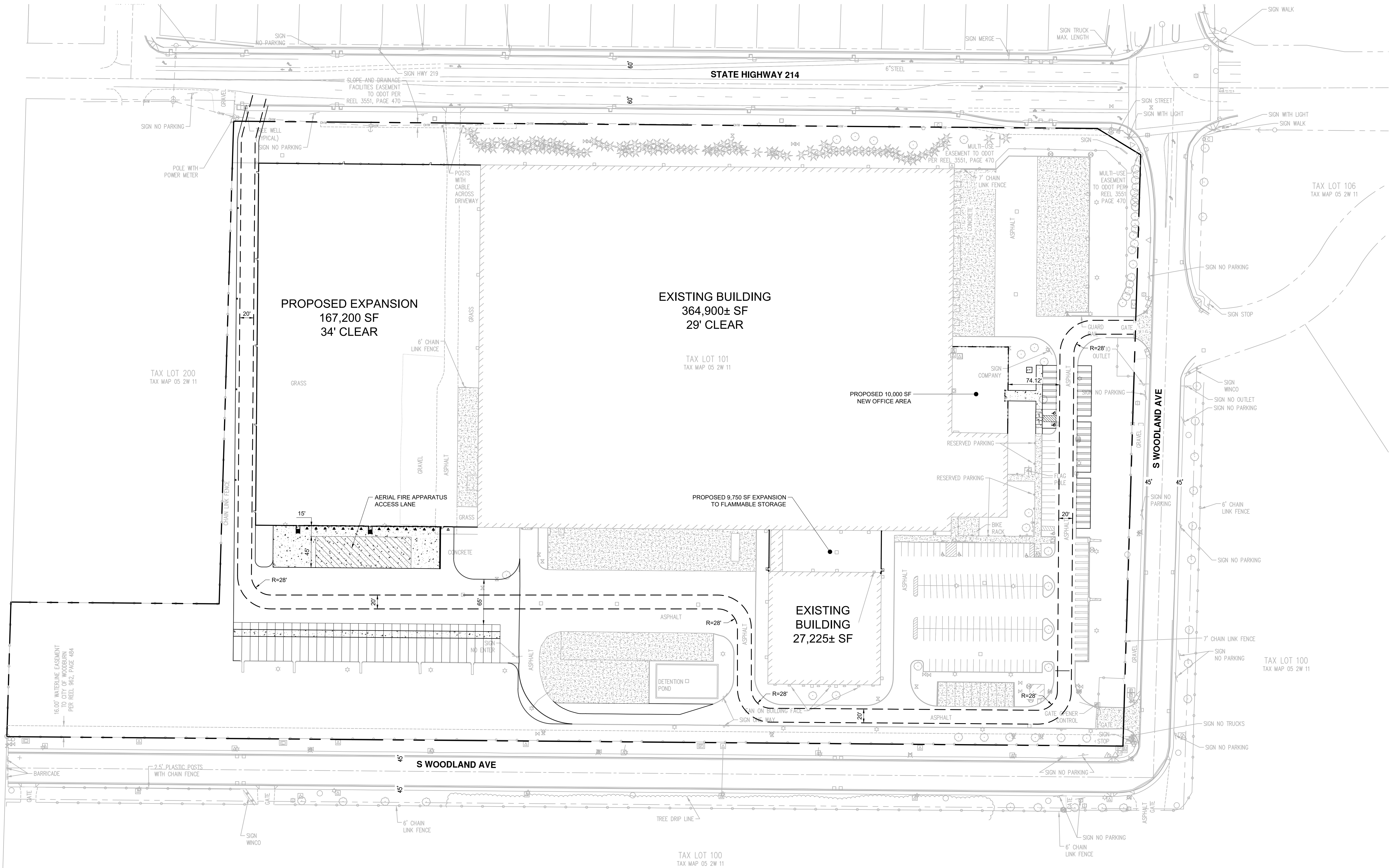
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MATCHLINE - SEE C1.32



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- NOTES**
- FIRE DEPARTMENT ACCESS ROADS ON SITE ARE DESIGNED TO SUPPORT AN APPARATUS WEIGHING 75,000 LB. GROSS VEHICLE WEIGHT PER GEOTECHNICAL RECOMMENDATIONS
 - ALL FIRE DEPARTMENT ACCESS ROADS SHOWN ON PLANS HAVE A TURNING RADIUS OF 28 FEET (INSIDE) AND 48 FEET (OUTSIDE), UNLESS OTHERWISE NOTED

SHEET INDEX

L0.01	LANDSCAPE GENERAL INFORMATION
L1.10	PLANTING PLAN NORTH
L1.11	PLANTING PLAN SOUTH
L1.12	PLANTING PLAN EAST
L1.20	IRRIGATION PLAN (NOT INCLUDED)
L5.10	PLANTING DETAILS (NOT INCLUDED)
L5.11	IRRIGATION DETAILS (NOT INCLUDED)

TABLE OF ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
B&B	BALL AND BURLAP
CAL	CALIPER
CONC	CONCRETE
DEG	DEGREE
DIAMØ	DIAMETER
DWGS	DRAWING
ELL	ELBOW
EQ	EQUAL
FT	FEET/FOOT
GAL	GALLON
GALV	GALVANIZED
HHT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
MIX	MIXTURE
NITS	NOT TO SCALE
OC	ON CENTER
PVC	POLY VINYL CHLORIDE
SCH	SCHEDULE
SF	SQUARE FOOT
SPEC	SPECIFICATION
TYP	TYPICAL
X	TIMES

SITE INFORMATION

JURISDICTION	WOODBURN, OR
STORMWATER	CITY OF WOODBURN
ZONING	IL - LIGHT INDUSTRIAL
SITE AREA	1,220,766 SF (28.0 AC)
LANDSCAPE AREA	308,849 SF
PARKING STALLS - NEW	33 STALLS
PARKING STALLS - EXISTING	155

PLANT UNIT (PU) CALCULATIONS

OFF-STREET PARKING AND LOADING		
NEW PAVED PARKING AREA	6183 SF	
LANDSCAPE AREA (10% OF PAVED AREA)	618.3 SF (10%)	
TREES		
LARGE (1 PER 25 STALLS)	0 TREES (0 STALLS)	
MEDIUM (1 PER 15 STALLS)	4 TREES (60 STALLS)	
SMALL (1 PER 10 STALLS)	0 TREES (0 STALLS)	
SHRUBS (1 PU PER 20 SF)	618.3 SF (30.9 PU REQ)	
LARGE (2 PU)	0 SHRUBS (0 PU)	
SMALL (1 PU)	35 SHRUBS (35 PU)	
GROUND COVER OR LAWN (1 PER 50 SF)	421 SF (8.4 PU)	
STREET SETBACK (1 PU PER 15 SF)	3194 SF (212.9 PU REQ)	
TREES		
LARGE (10 PU)	12 TREES (120 PU)	
MEDIUM (8 PU)	0 TREES (0 PU)	
SMALL (4 PU)	0 TREES (0 PU)	
SHRUBS (1 PU PER 20 SF)	16 SHRUBS (32 PU)	
LARGE (2 PU)	0 SHRUBS (0 PU)	
SMALL (1 PU)	0 SHRUBS (0 PU)	
GROUND COVER OR LAWN (1 PER 50 SF)	3194 SF (63.9 PU)	
OTHER YARDS (1 PU PER 50 SF)	26972.2 SF (539.4 PU REQ)	
TOTAL LANDSCAPE AREA	26972.2 SF	
GROUND COVER OR LAWN (1 PER 50 SF)	26972.2 SF (539.4 PU)	

PROVIDED PLANT UNIT QUANTITIES ARE ESTIMATED WITH A MARGIN OF ERROR OF APPROX. +/-10%. FINAL PLANT UNIT QUANTITIES ARE TO BE PROVIDED WITH FINAL PERMIT DRAWINGS.

LANDSCAPE NOTES

GENERAL

- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON.
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

PLANTING

- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUND COVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
- DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

IRRIGATION

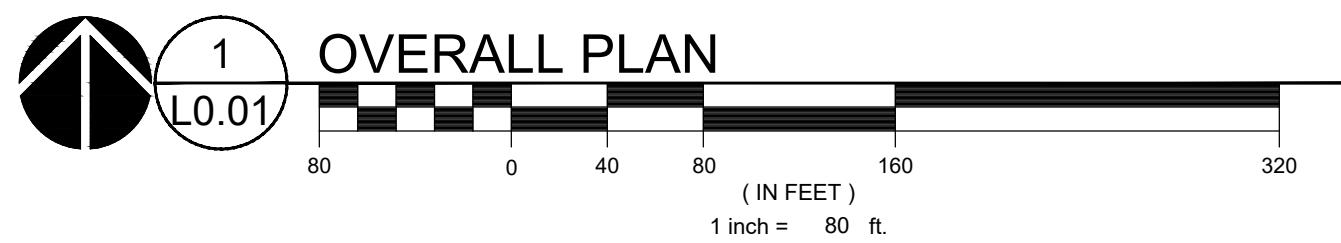
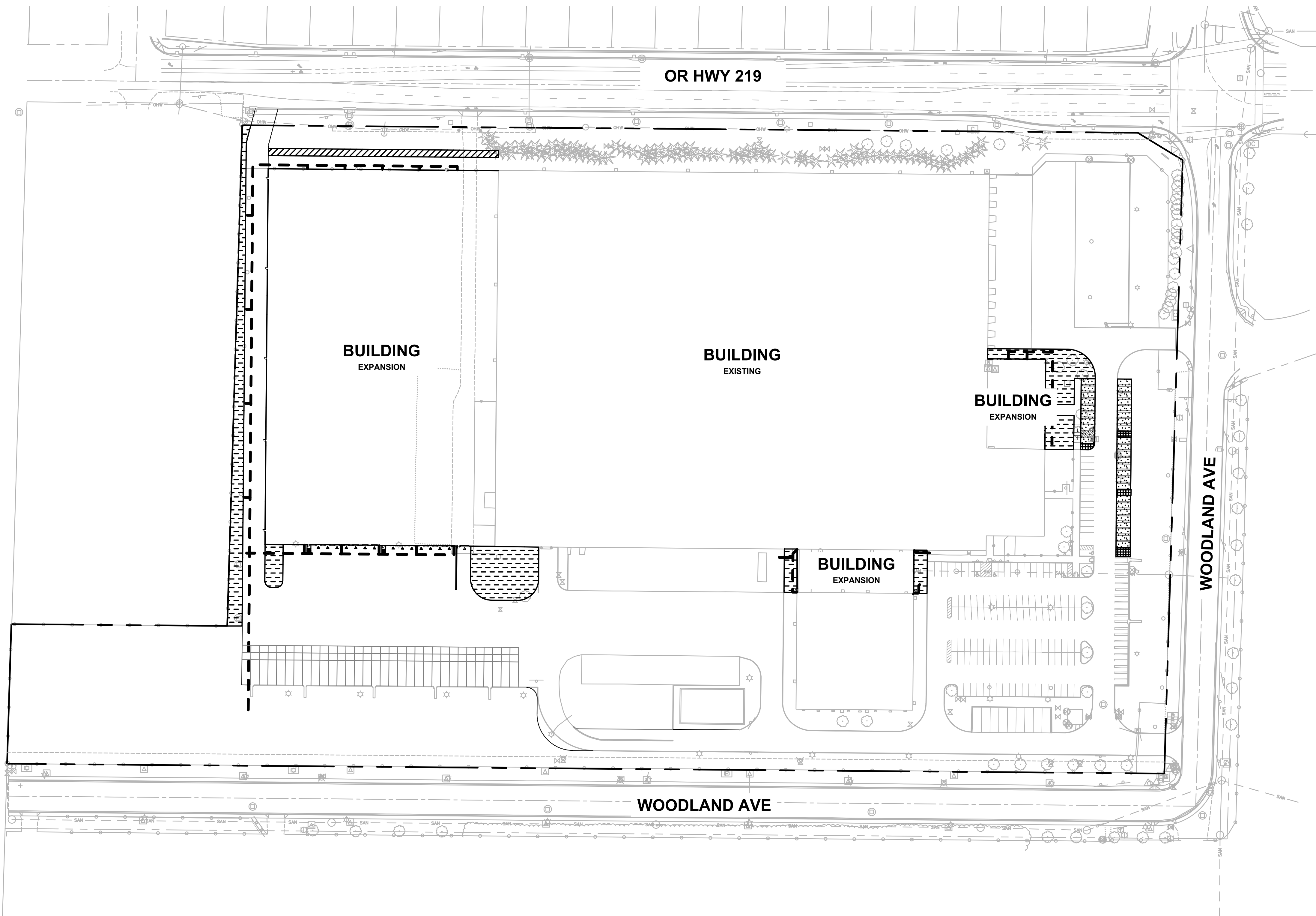
- ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ASSESS EXISTING IRRIGATION SYSTEM FOR CAPACITY TO ACCOMMODATE PROPOSED LANDSCAPE AREAS.
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
- STOCKPILE ANY IRRIGATION COMPONENTS IN GOOD CONDITION THAT COULD BE REUSED, EITHER IN THE NEW LANDSCAPE AREAS OR ELSEWHERE ON SITE. CLEAN COMPONENTS AND PROVIDE TO OWNER'S MAINTENANCE REPRESENTATIVE.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- QUICK COUPLER TO BE PLACED IN A DISCRETE AND ACCESSIBLE LOCATION.
- IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER. CONTRACTOR TO VERIFY LOCATION AND FUNCTIONALITY OF QUICK COUPLERS.
- THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL VERIFY PRESENCE OF APPROPRIATE MANUAL DRAINS AT LOW POINTS.
- REVIEW OPERATION OF IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE. PROVIDE AS BUILT PLAN SHOWING THE MODIFICATIONS AND HOW THEY CONNECT TO THE EXISTING SYSTEM. PLAN TO BE LAMINATED AND STORED IN THE CONTROLLER HOUSING WITH INSTRUCTIONS FOR SEASONAL MAINTENANCE, INCLUDING WINTERIZATION AND SPRING START UP.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	
	ABIES GRANDIS GRAND FIR MATURE (150' H X 40' W) MEDIUM TREE	10' HT. MIN. B&B	
	THUJA PLICATA WESTERN RED CEDAR MATURE (100' H X 30' W) LARGE TREE	10' HT. MIN. B&B	
	ZELKOVA SERRATA "GREEN VASE" SAWLEAF ZELKOVA MATURE (85' H X 75' W) LARGE TREE	2" CAL., B&B	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING
	BERBERIS THUNBERGII "ATROPURPUREA NANA" DWARF RED LEAF JAPANESE BARBERRY (3' H X 3' W) SMALL SHRUB	3 GAL.	30" o.c.
	SPIRAEA BETULIFOLIA BIRCH LEAF SPIREA (3' H X 3' W) SMALL SHRUB	3 GAL.	30" o.c.
	VIBURNUM TINUS LAURUSTINUS VIBURNUM (6-7' H X 5' W) LARGE SHRUB	3 GAL.	48" o.c.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
	EUONYMUS FORTUNEI "COLORATUS" COLORATUS PURPLE WINTERCREEPER 24" HEIGHT	1 GAL.	24" o.c.
	MAHONIA REPENS CREEPING MAHONIA 18" HEIGHT, NATIVE NW	1 GAL.	16" o.c.
	SEED MIX TYPE A	---	
	SEED MIX TYPE B	---	

LEGEND - LANDSCAPE USE AREAS

AREA TYPE	REQUIRED PU
	PARKING LANDSCAPE 1 PU/20 SF
	STREET SETBACK 1 PU/15 SF
	OTHER YARDS 1 PU/50 SF
	NEW PARKING AREA
PER WOODBURN DEVELOPMENT ORDINANCE TABLE 3.06A	



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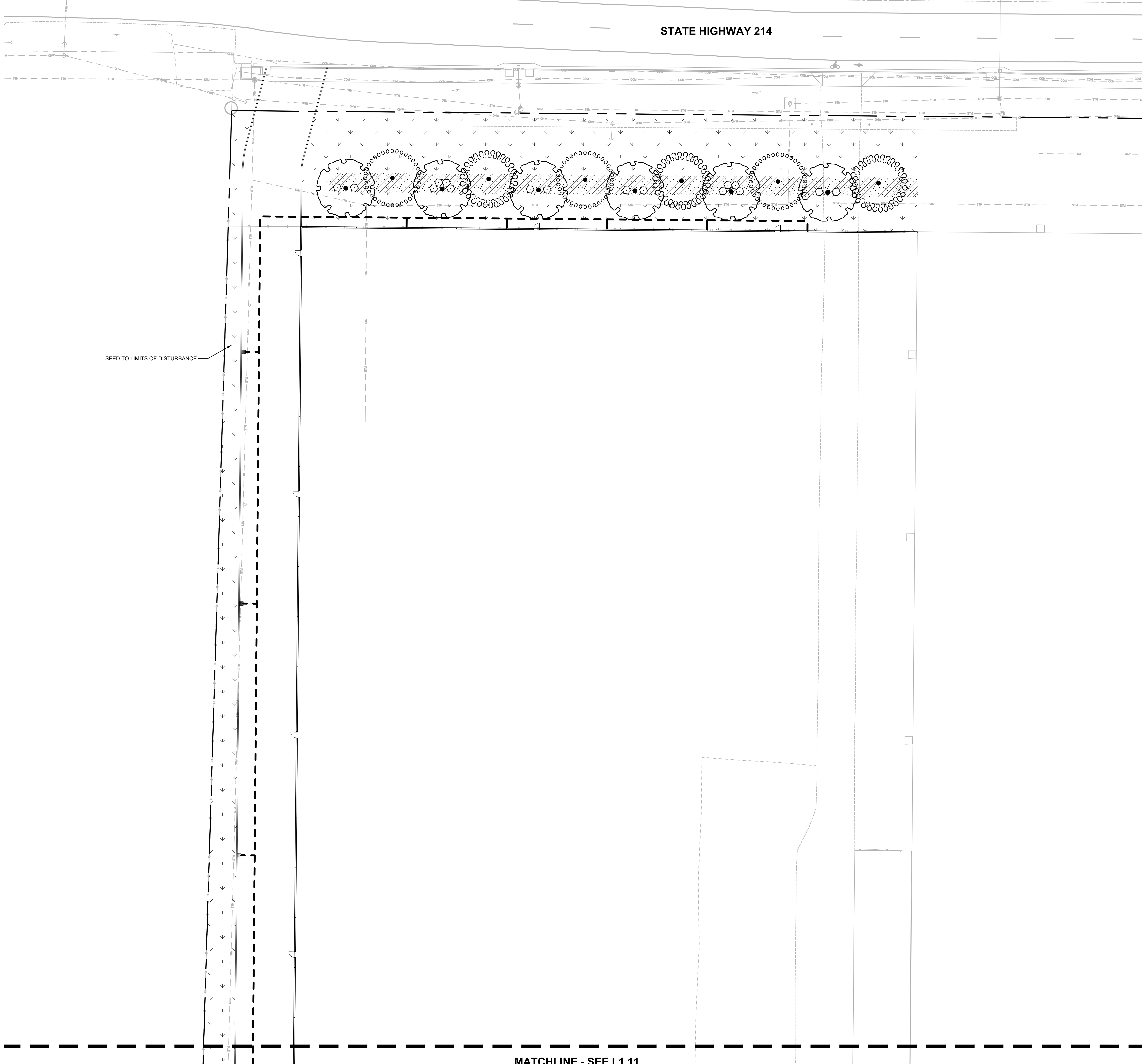
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LANDSCAPE GENERAL INFORMATION

DRAWN BY: AB
CHECKED BY: NRF
SHEET

L0.01

JOB NO. 2210471.00

LU SUBMITTAL - APRIL 14, 2022



STATE HIGHWAY 214

SEED TO LIMITS OF DISTURBANCE

MATCHLINE - SEE L1.11

PLANT KEY LEGEND

- TREES**
- BOTANICAL / COMMON NAME**
ABIES GRANDIS
GRAND FIR
MATURE (150' H X 40' W) MEDIUM TREE
 - THUJA PLICATA
WESTERN RED CEDAR
MATURE (100' H X 30' W) LARGE TREE
 - ZELKOVA SERRATA 'GREEN VASE'
SAWLEAF ZELKOVA
MATURE (85' H X 75' W) LARGE TREE
- SHRUBS**
- BOTANICAL / COMMON NAME**
BERBERIS THUNBERGII 'ATROPURPUREA NANA'
DWARF RED LEAF JAPANESE BARBERRY
(3' H X 3' W) SMALL SHRUB
 - SPIRAEA BETULIFOLIA
BIRCH LEAF SPIREA
(3' H X 3' W) SMALL SHRUB
 - VIBURNUM TINUS
LAURUSTINUS VIBURNUM
(6-7' H X 5' W) LARGE SHRUB
- GROUND COVERS**
- BOTANICAL / COMMON NAME**
EUONYMUS FORTUNEI 'COLORATUS'
COLORATUS PURPLE WINTERCREEPER
24" HEIGHT
 - MAHONIA REPENS
CREEPING MAHONIA
18" HEIGHT, NATIVE NW
 - SEED MIX TYPE A
 - SEED MIX TYPE B

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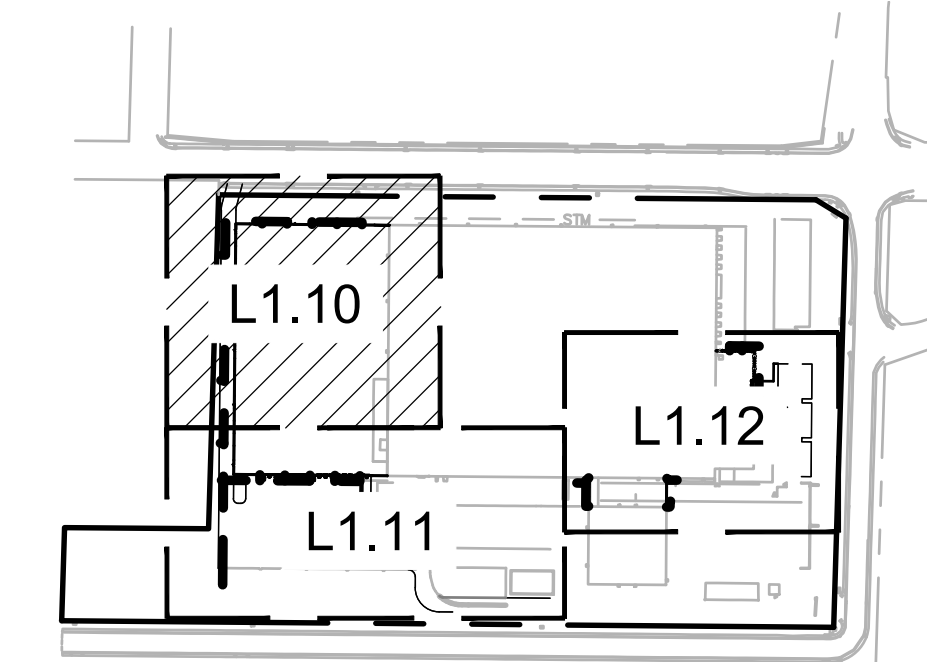
REFERENCE NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01.
2. EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE.
3. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
4. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

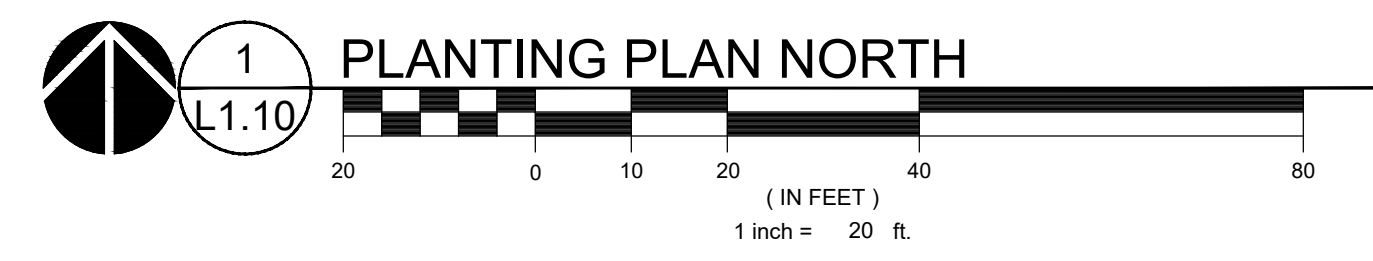
SHEET TITLE:
**PLANTING PLAN
NORTH**



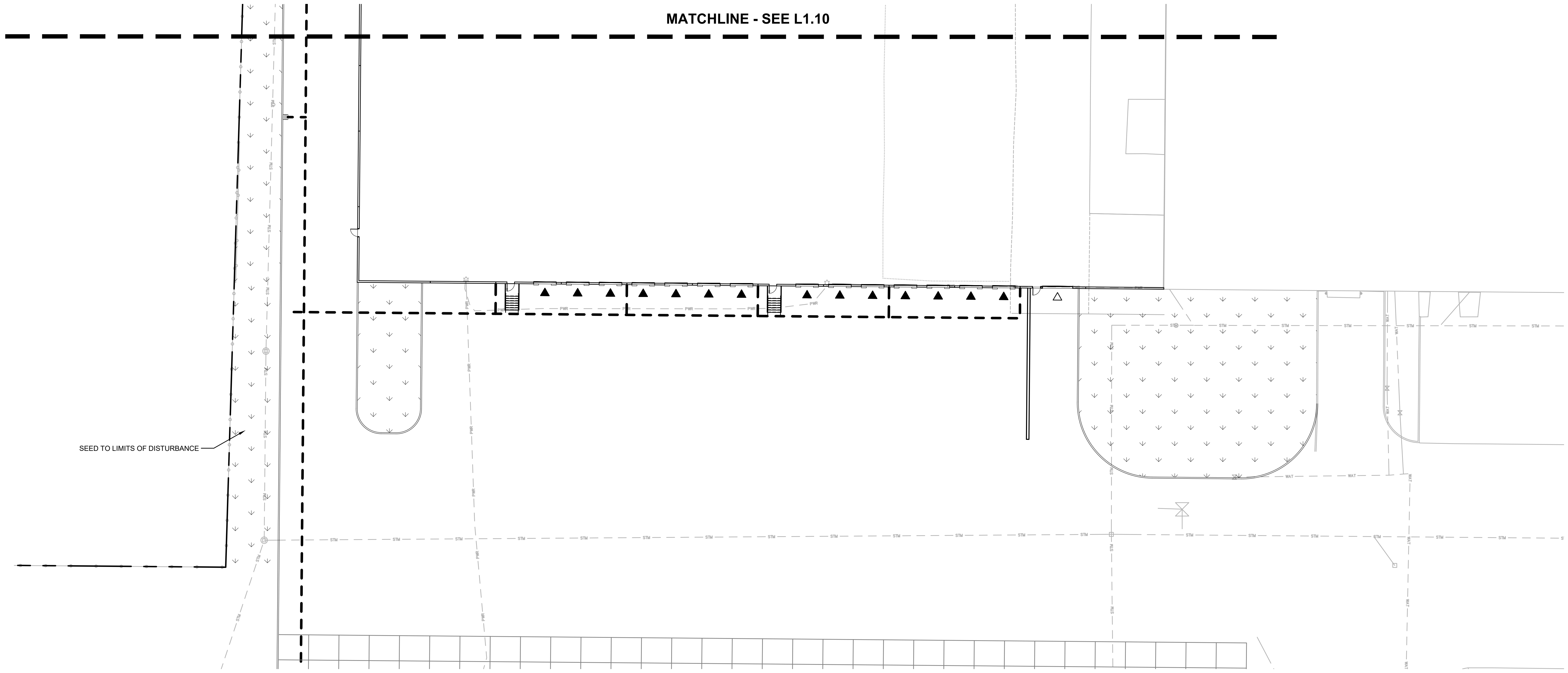
DRAWN BY: AB
CHECKED BY: NRF
SHEET

L1.10

JOB NO. **2210471.00**



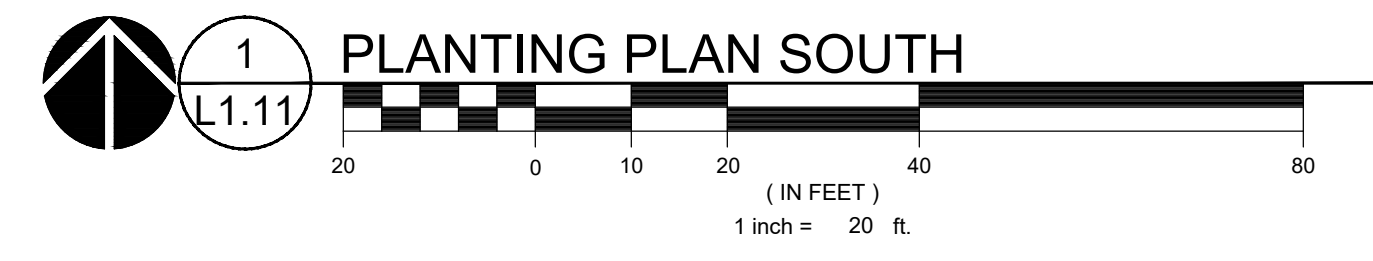
MATCHLINE - SEE L1.10



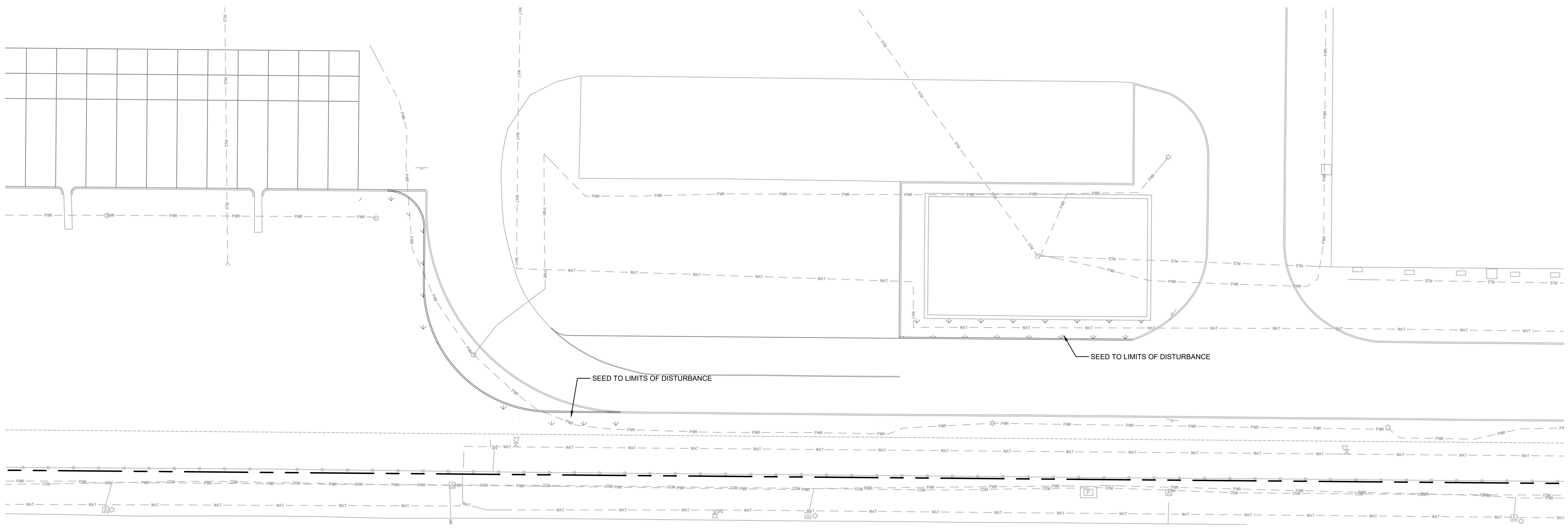
PLANT KEY LEGEND

- TREES**
- ABIES GRANDIS GRAND FIR MATURE (150' H X 40' W) MEDIUM TREE
 - THUJA PLICATA WESTERN RED CEDAR MATURE (100' H X 30' W) LARGE TREE
 - ZELKOVA SERRATA 'GREEN VASE' SAWLEAF ZELKOVA MATURE (85' H X 75' W) LARGE TREE
- SHRUBS**
- BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY (3' H X 3' W) SMALL SHRUB
 - SPIRAEA BETULIFOLIA BIRCH LEAF SPIREA (3' H X 3' W) SMALL SHRUB
 - VIBURNUM TINUS LAURUSTINUS VIBURNUM (6-7' H X 5' W) LARGE SHRUB
- GROUND COVERS**
- EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER 24" HEIGHT
 - MAHONIA REPENS CREEPING MAHONIA 18" HEIGHT, NATIVE NW
 - SEED MIX TYPE A
 - SEED MIX TYPE B

SEED TO LIMITS OF DISTURBANCE

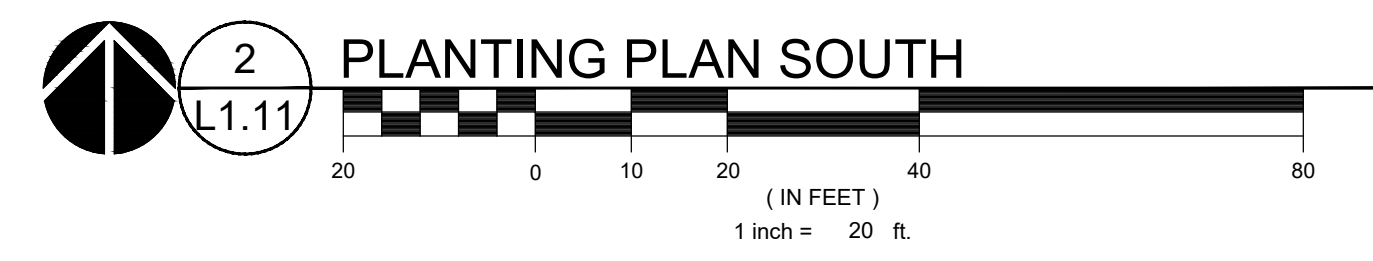


1 PLANTING PLAN SOUTH



SEED TO LIMITS OF DISTURBANCE

SEED TO LIMITS OF DISTURBANCE



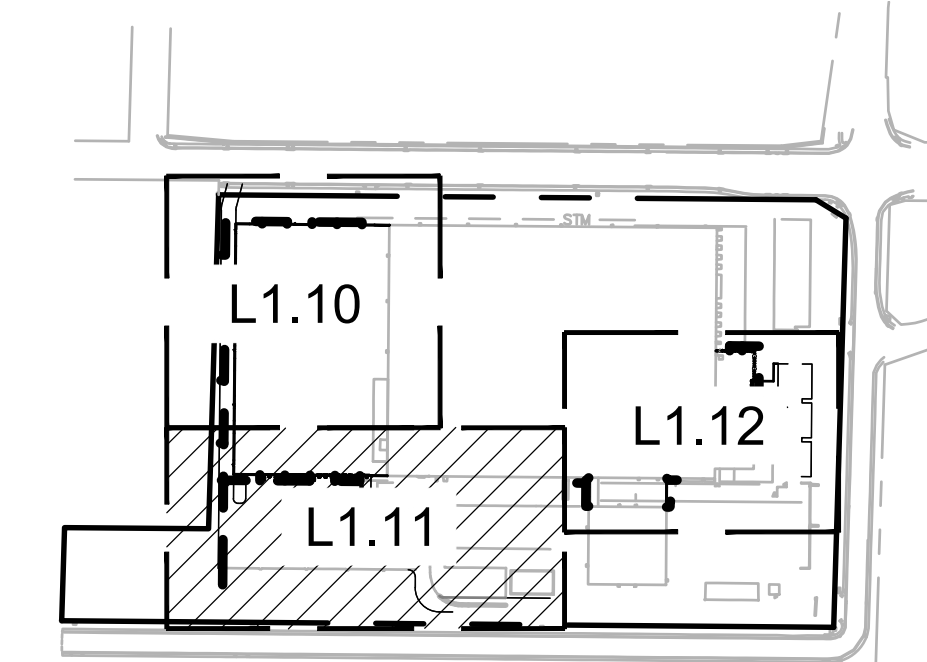
2 PLANTING PLAN SOUTH

REFERENCE NOTES

- PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01.
- EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE.
- CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
- COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

REVISION SCHEDULE		
Delta	Issued As	Issue Date

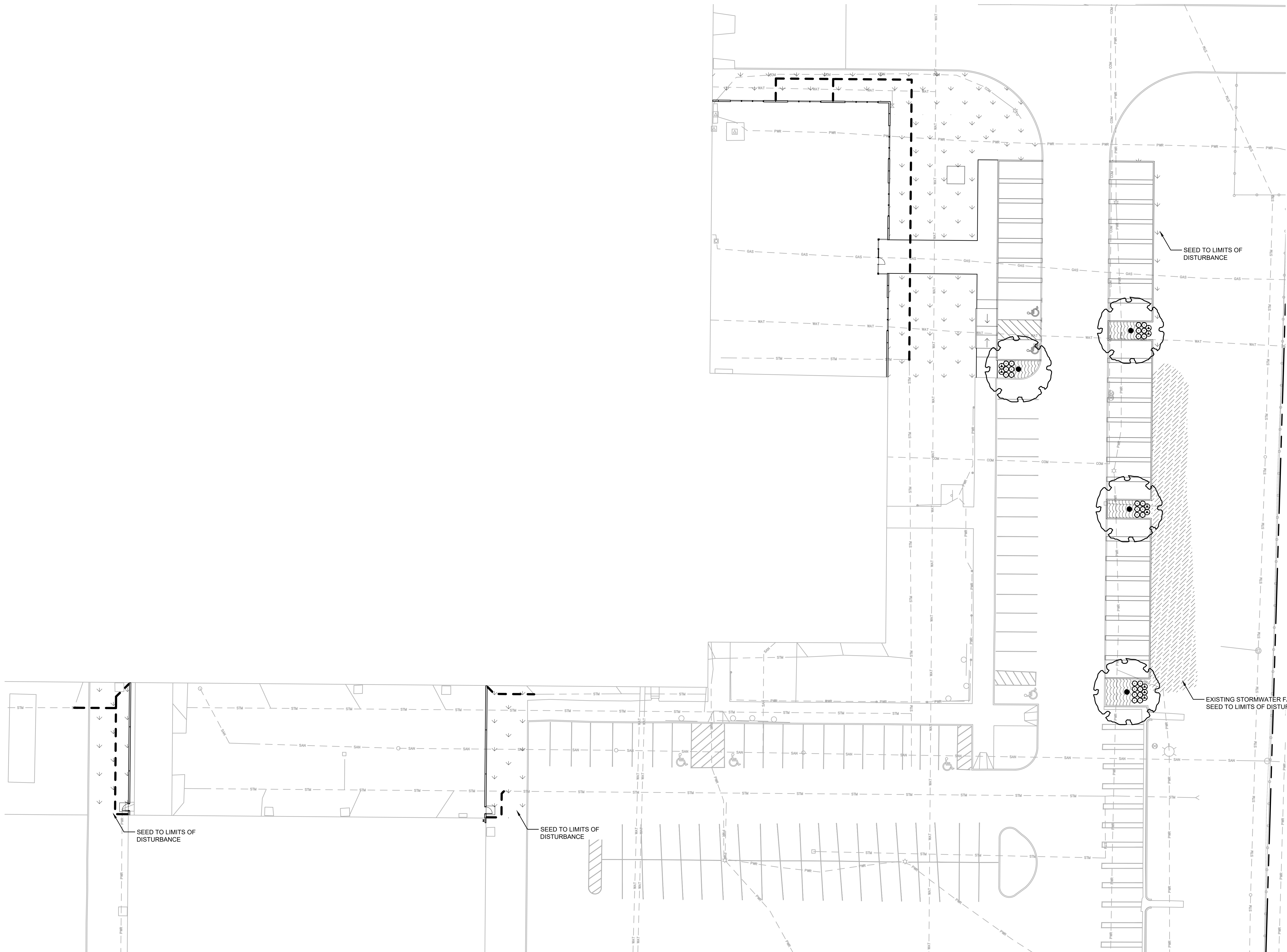
SHEET TITLE: PLANTING PLAN SOUTH



DRAWN BY: AB CHECKED BY: NRF SHEET

PLANT KEY LEGEND

TREES	BOTANICAL / COMMON NAME
	ABIES GRANDIS GRAND FIR MATURE (150' H X 40' W) MEDIUM TREE
	THUJA PLICATA WESTERN RED CEDAR MATURE (100' H X 30' W) LARGE TREE
	ZELKOVA SERRATA 'GREEN VASE' SAWLEAF ZELKOVA MATURE (85' H X 75' W) LARGE TREE
SHRUBS	BOTANICAL / COMMON NAME
	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY (3' H X 3' W) SMALL SHRUB
	SPIRAEA BETULIFOLIA BIRCH LEAF SPIREA (3' H X 3' W) SMALL SHRUB
	VIBURNUM TINUS LAURUSTINUS VIBURNUM (6-7' H X 5' W) LARGE SHRUB
GROUND COVERS	BOTANICAL / COMMON NAME
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER 24" HEIGHT
	MAHONIA REPENS CREEPING MAHONIA 18" HEIGHT, NATIVE NW
	SEED MIX TYPE A
	SEED MIX TYPE B



REFERENCE NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01.
2. EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE.
3. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
4. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

**PLANTING PLAN
EAST**

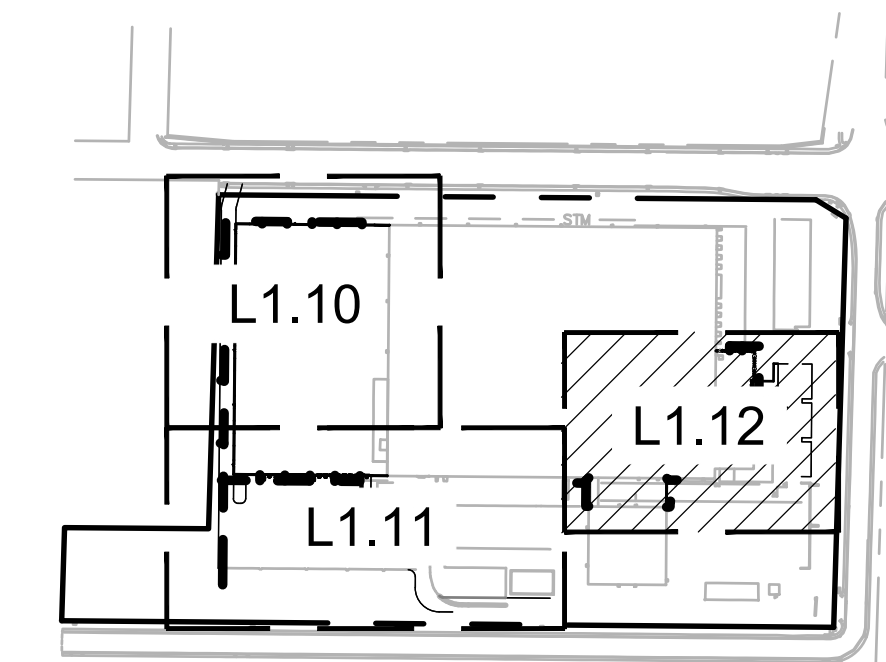
DRAWN BY: AB

CHECKED BY: NRF

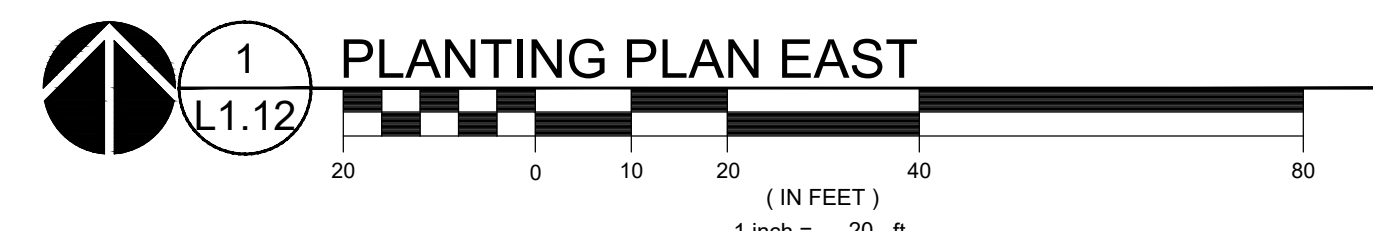
SHEET

L1.12

JOB NO. **2210471.00**



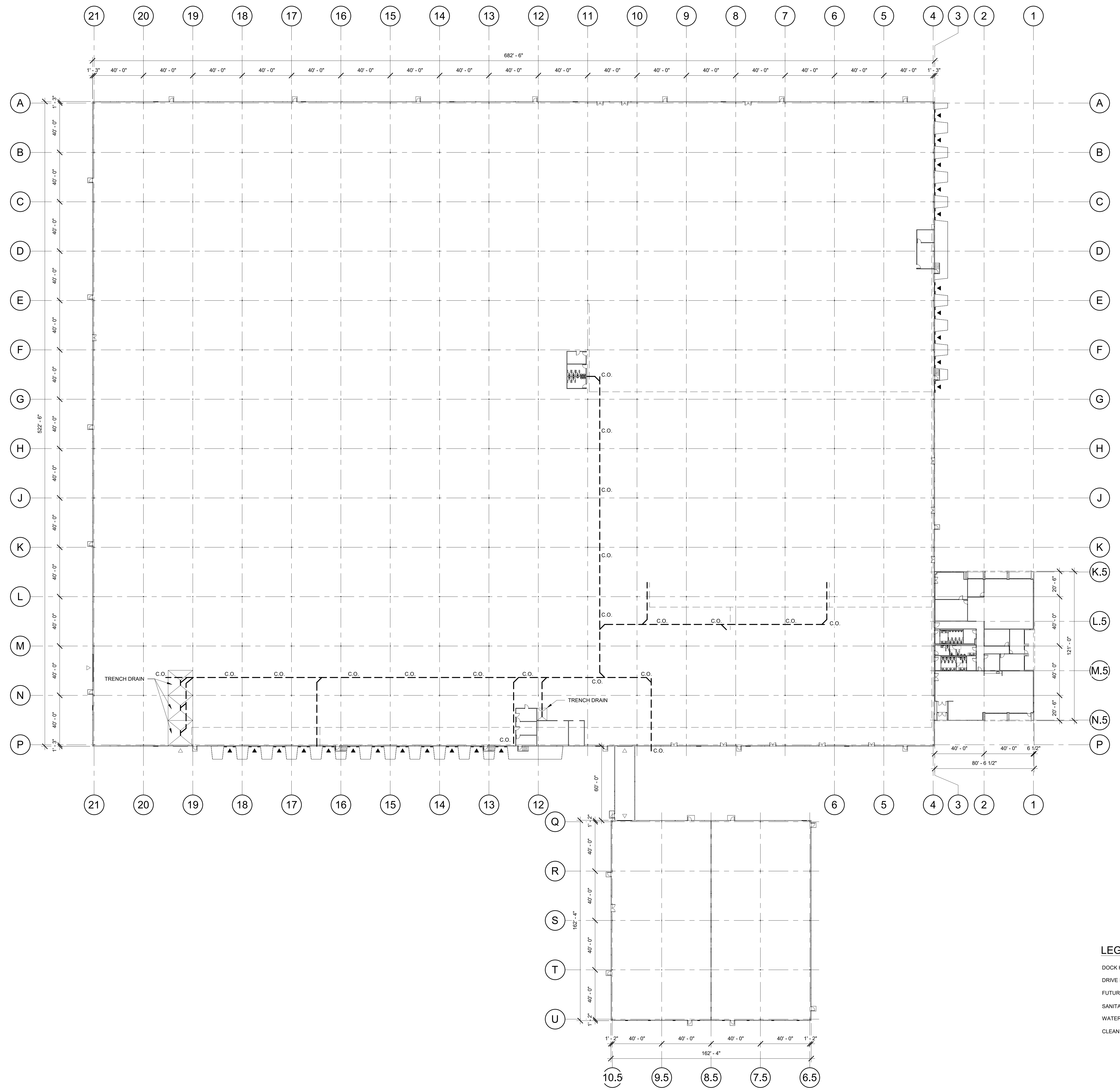
SCALE: NTS



Client Name
 Edit address and other
 client information in
 Manage > Project
 Information

**Do It Best: Building
 Expansion**
 Edit in Manage >
 Project Information

Mechanical/Electrical



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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
**EXISTING
 OVERALL
 PLAN**

LEGEND

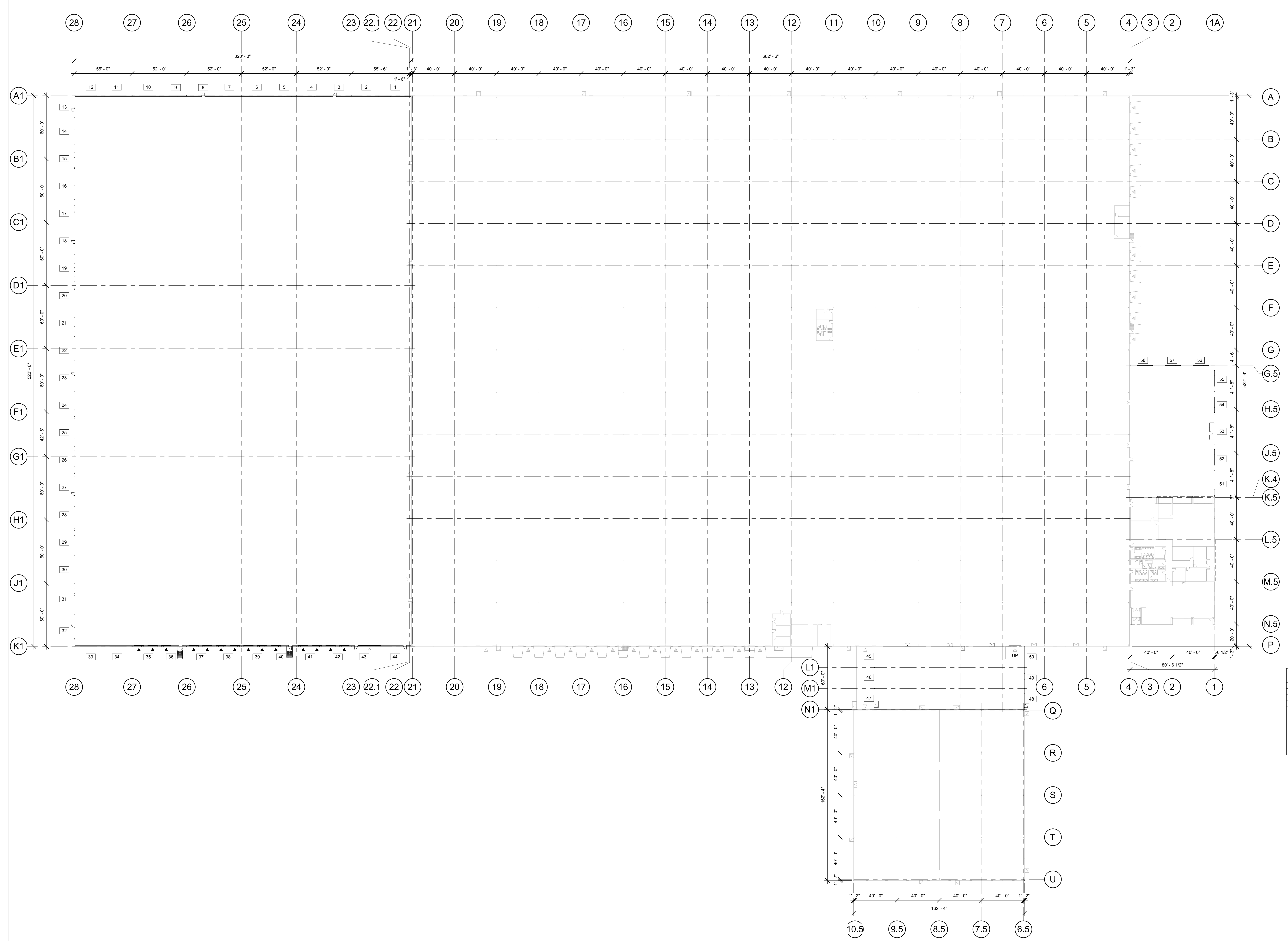
- DOCK HIGH OVERHEAD DOOR
- DRIVE IN OVERHEAD DOOR
- FUTURE OPENING
- SANITARY SEWER
- WATER LINE
- CLEAN OUT

DRAWN BY: JND
 CHECKED BY: REW
 SHEET

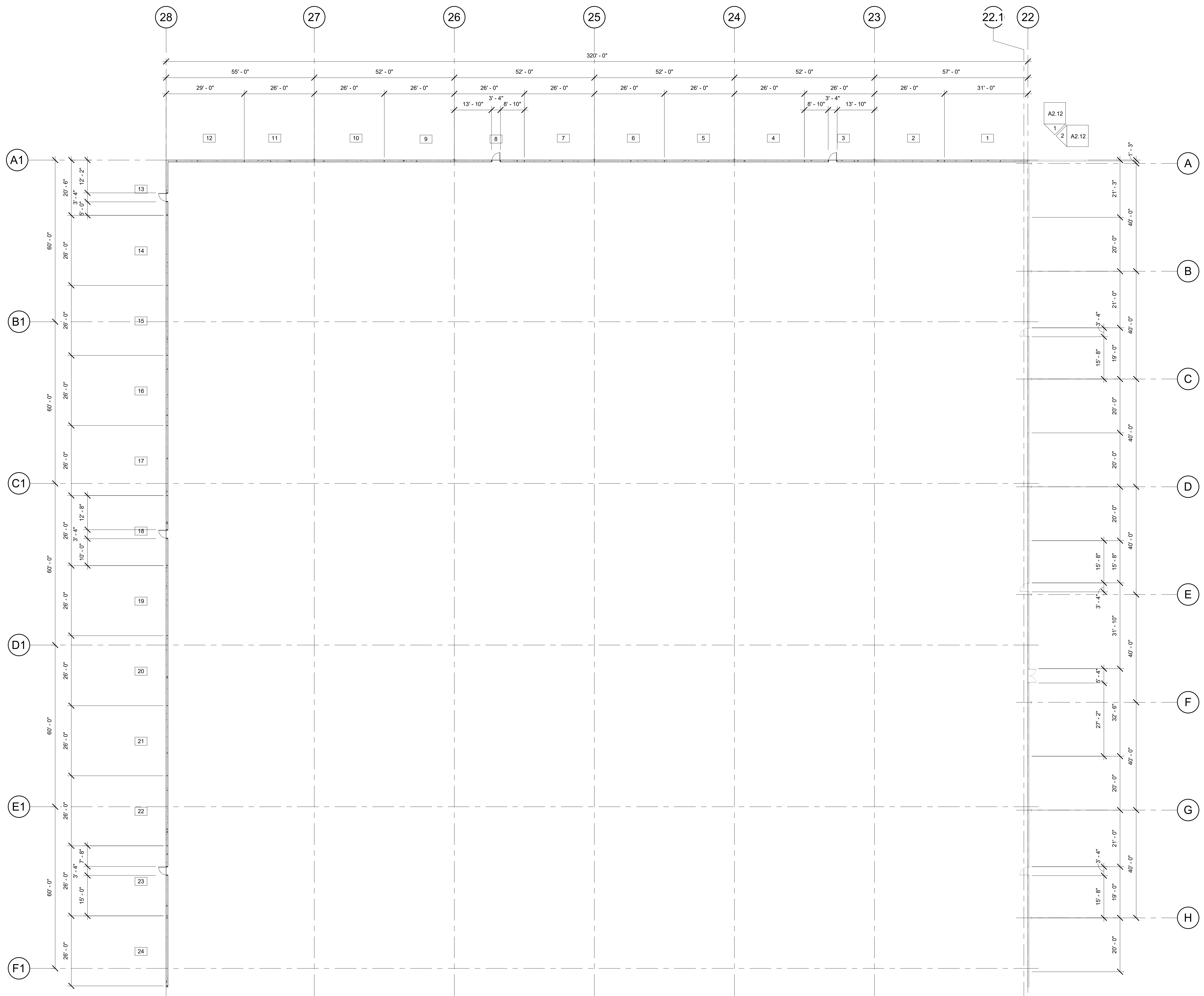
A1.10




REVISION SCHEDULE		
Delta	Issued As	Issue Date



1 NEW OVERALL PLAN
A1.14 1/32" = 1'-0"



 **1**
NEW WAREHOUSE PLAN
1/16" = 1'-0"

Client Name
Edit address and other client information in Manage > Project Information

Do It Best: Building Expansion
Edit in Manage > Project Information

Mechanical/Electrical

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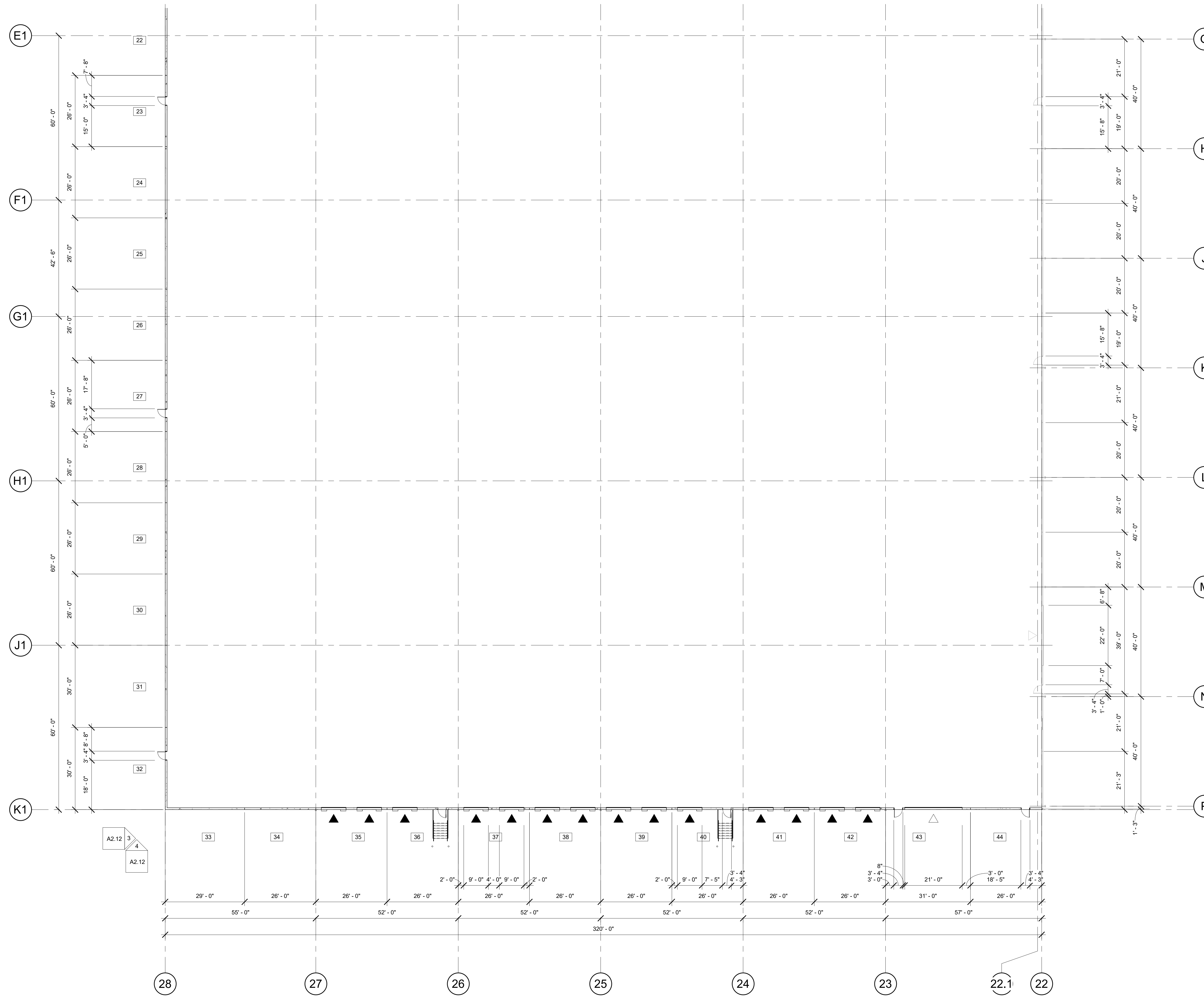
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
NEW WAREHOUSE PLAN - NORTH

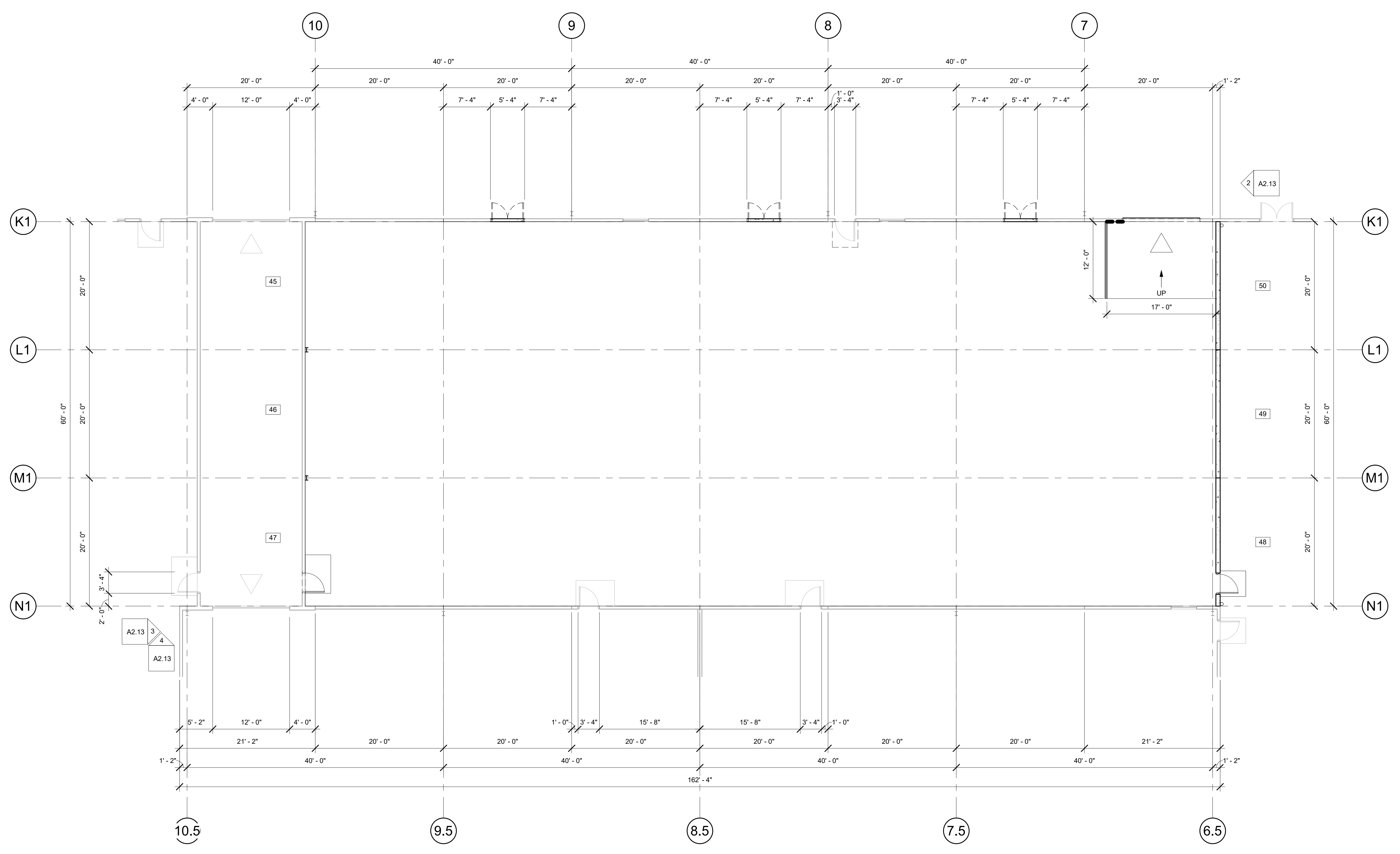
DRAWN BY: JND
CHECKED BY: Checker
SHEET

A1.15

Delta	Issued As	Issue Date



 **NEW WAREHOUSE PLAN - SOUTH**
1/16" = 1'-0"



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**NEW
 FLAMMABLE
 STORAGE
 PLAN**

DRAWN BY: JND

CHECKED BY: Checker

SHEET

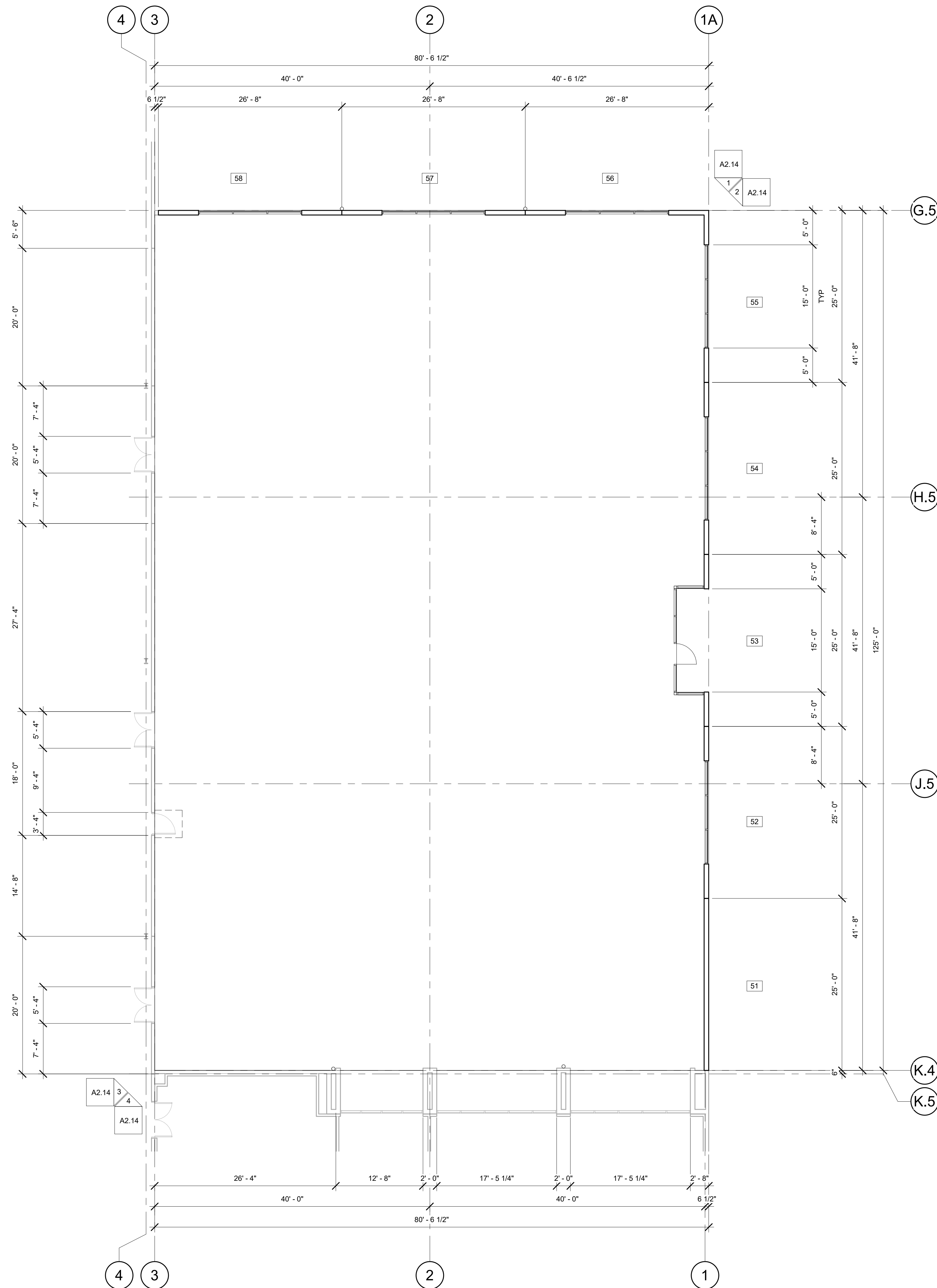
A1.17

JOB NO. **2210471.00**

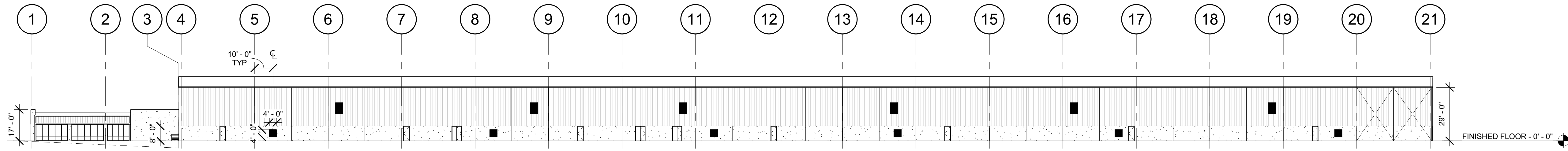
 **NEW FLAMMABLE STORAGE PLAN**
 1/8" = 1'-0"



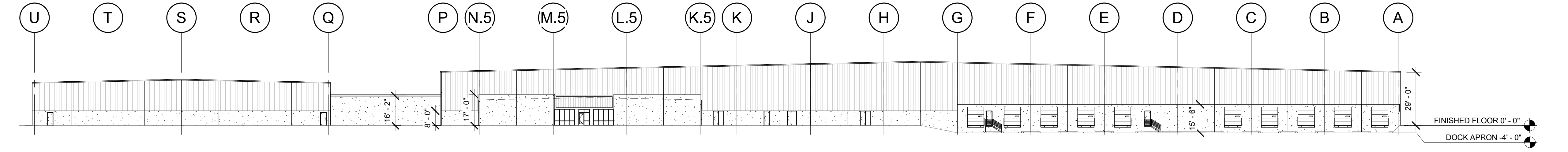
REVISION SCHEDULE		
Delta	Issued As	Issue Date



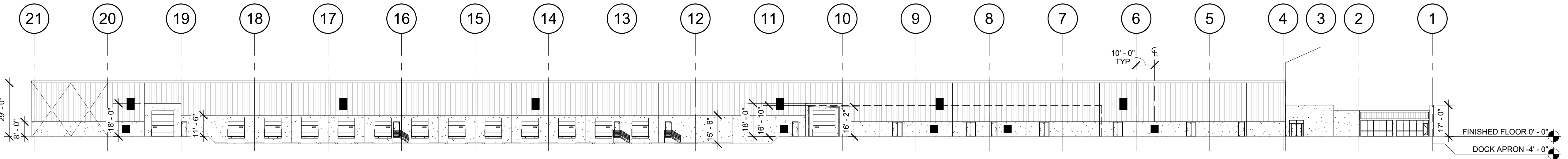
1
A1.18
ENLARGED NEW OFFICE PLAN
1/8" = 1'-0"



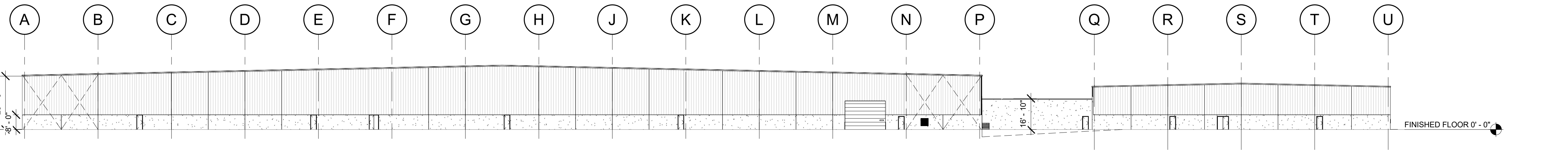
1 OFFICE / WAREHOUSE - NORTH ELEVATION
A2.10 1/32" = 1'-0"



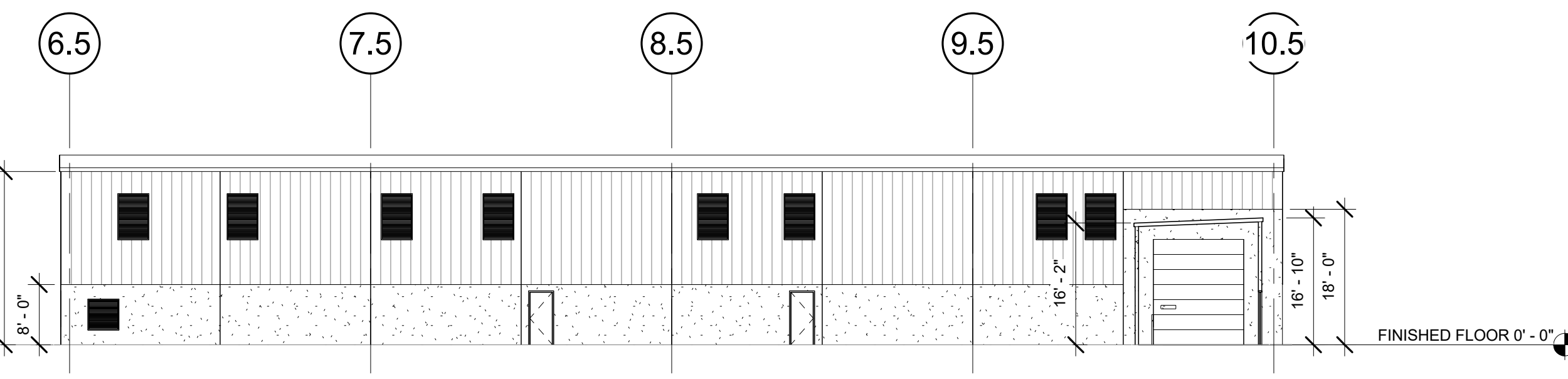
2 FLAM. STORAGE / OFFICE / WAREHOUSE - EAST ELEVATION
A2.10 1/32" = 1'-0"



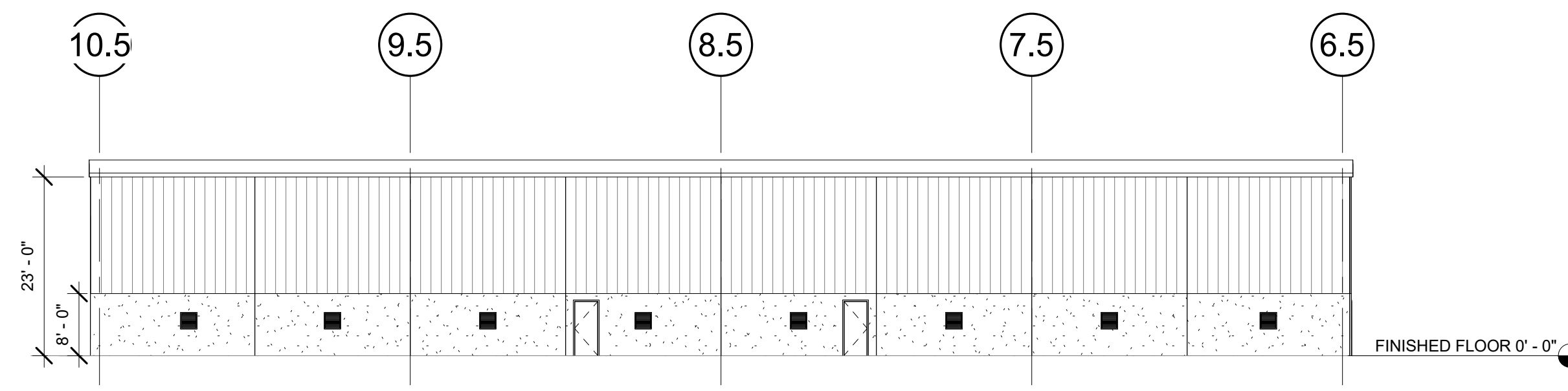
3 WAREHOUSE / OFFICE ONLY - SOUTH ELEVATION
A2.10 1/32" = 1'-0"



4 WAREHOUSE / FLAM. STORAGE - WEST ELEVATION
A2.10 1/32" = 1'-0"



5 FLAMMABLE STORAGE - NORTH ELEVATION
A2.10 1/16" = 1'-0"



6 FLAMMABLE STORAGE - SOUTH ELEVATION
A2.10 1/16" = 1'-0"

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**EXISTING
BUILDING
ELEVATIONS**

DRAWN BY: JND

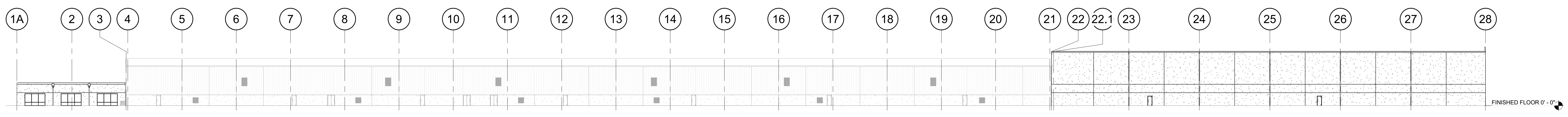
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SHEET

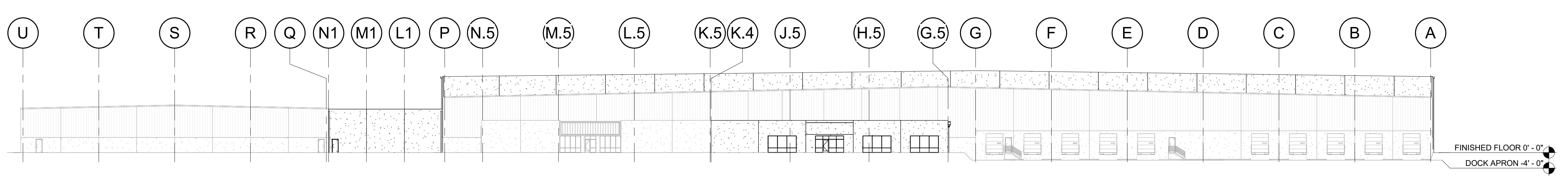
A2.10

JOB NO. **2210471.00**

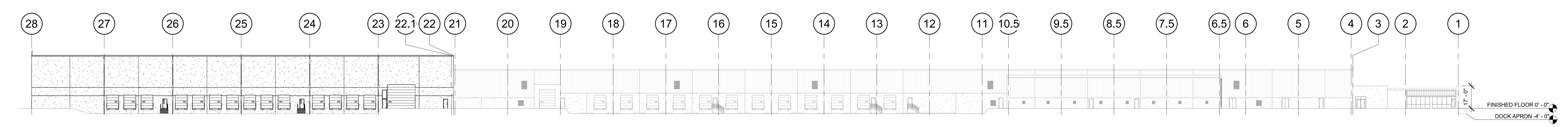
REVISION SCHEDULE		
Delta	Issued As	Issue Date



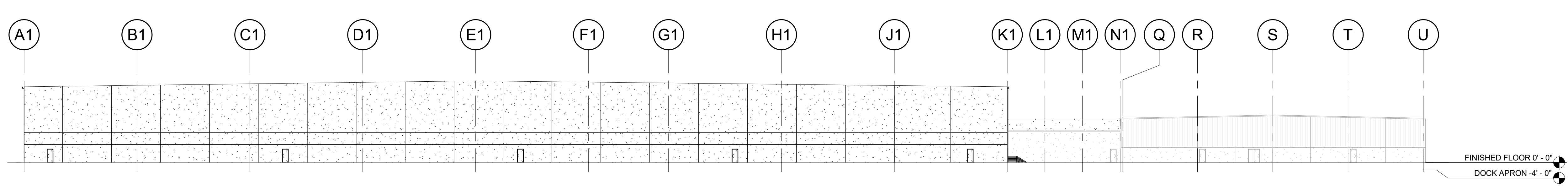
1 OVERALL - NORTH ELEVATION
 A2.11 1/32" = 1'-0"



2 OVERALL - EAST ELEVATION
 A2.11 1/32" = 1'-0"

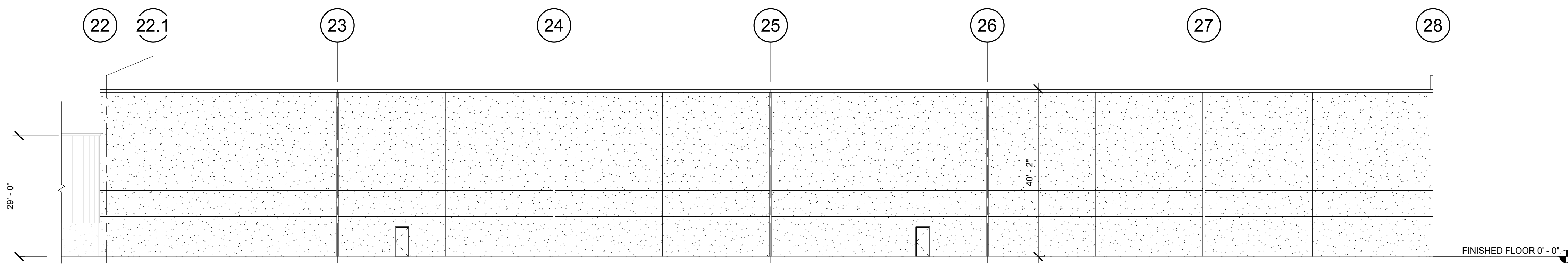


3 OVERALL - SOUTH ELEVATION
 A2.11 1/32" = 1'-0"

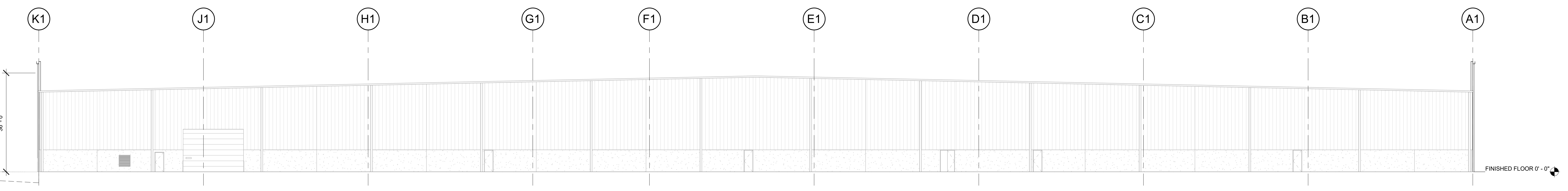


4 OVERALL - WEST ELEVATION
 A2.11 1/32" = 1'-0"

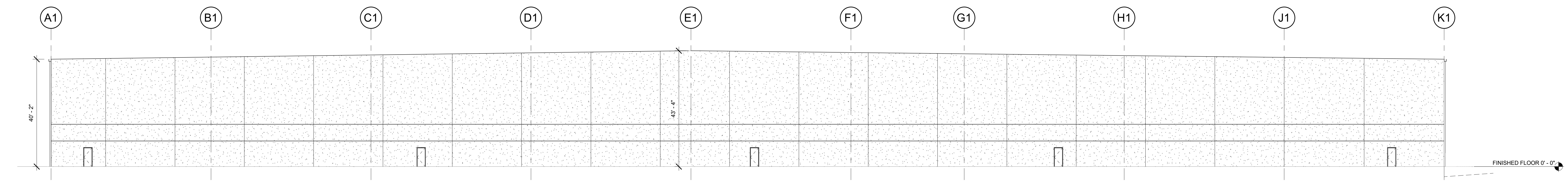
REVISION SCHEDULE		
Delta	Issued As	Issue Date



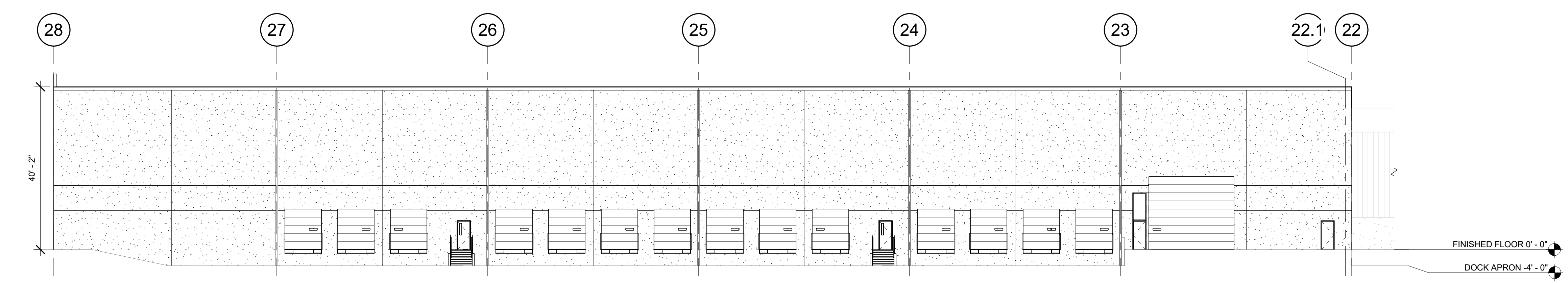
1 NEW WAREHOUSE - NORTH ELEVATION
 A2.12 1/16" = 1'-0"



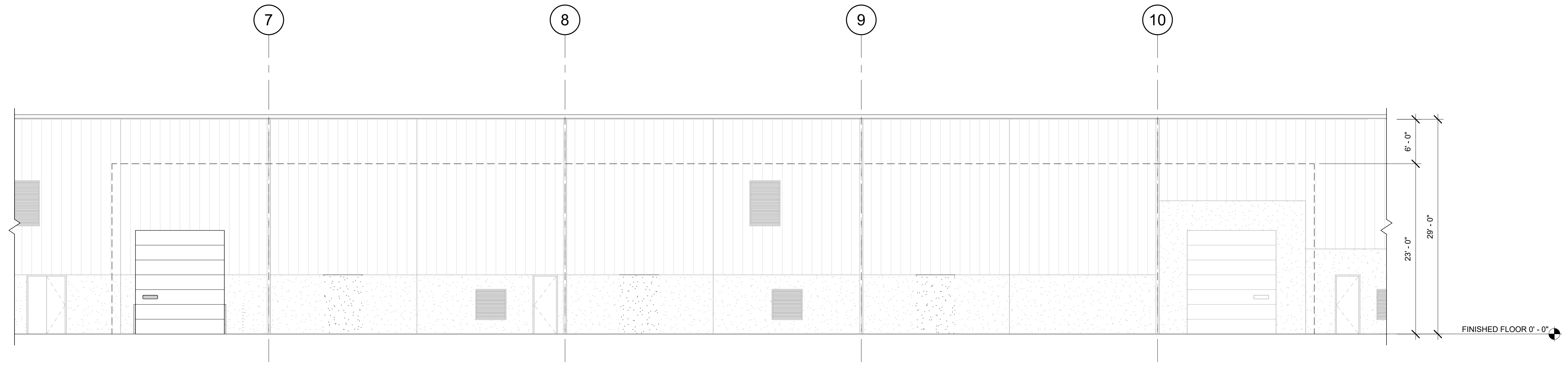
2 NEW WAREHOUSE - EAST ELEVATION
 A2.12 1/16" = 1'-0"



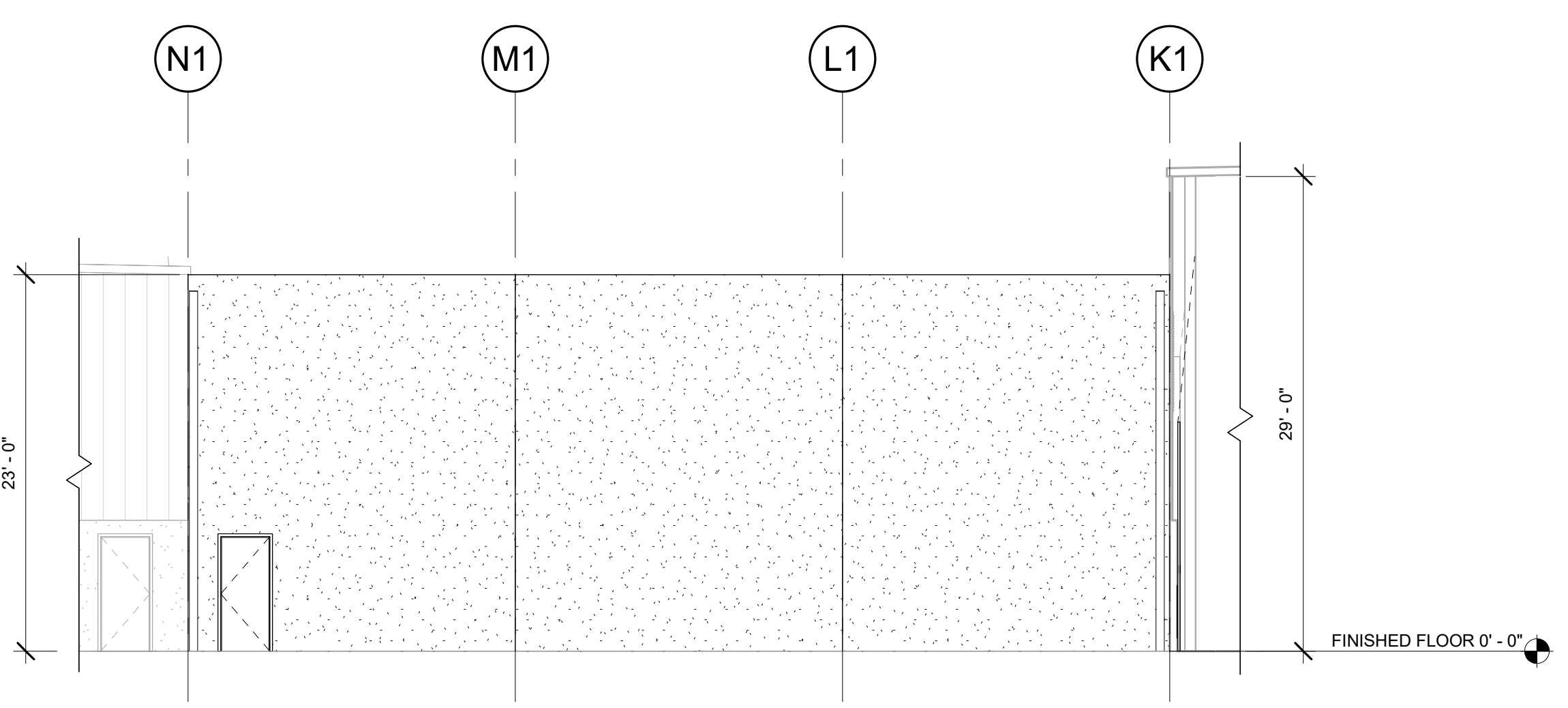
3 NEW WAREHOUSE - WEST ELEVATION
 A2.12 1/16" = 1'-0"



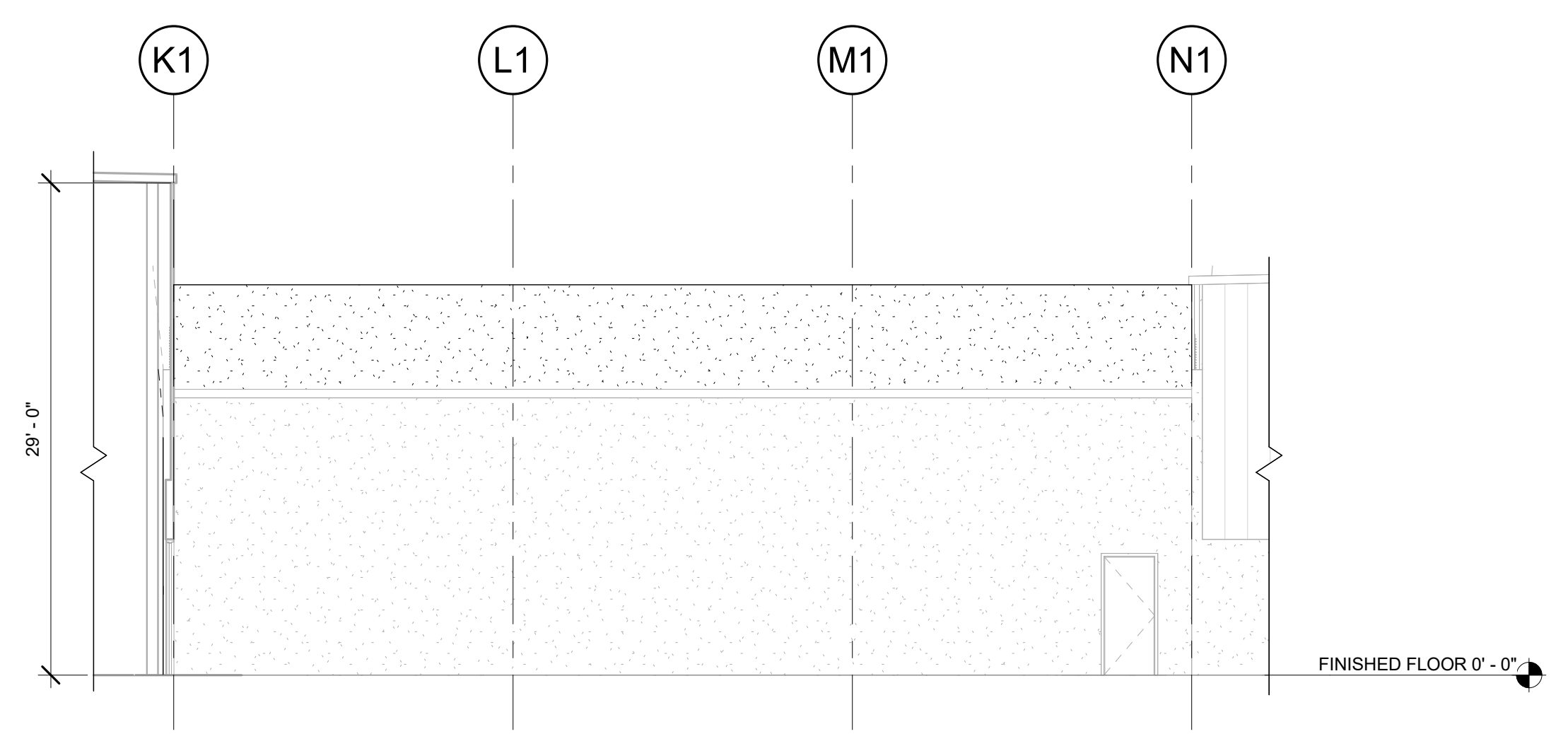
4 NEW WAREHOUSE - SOUTH ELEVATION
 A2.12 1/16" = 1'-0"



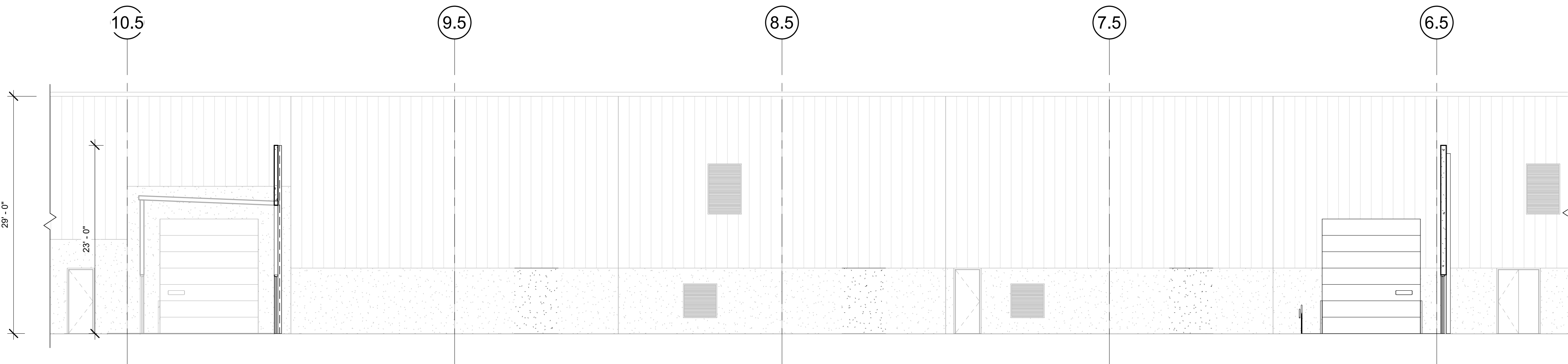
1 NEW FLAMMABLE STORAGE - NORTH ELEVATION
 A2.13 1/8" = 1'-0"



2 NEW FLAMMABLE STORAGE - EAST ELEVATION
 A2.13 1/8" = 1'-0"



3 NEW FLAMMABLE STORAGE - WEST ELEVATION
 A2.13 1/8" = 1'-0"



4 NEW FLAMMABLE STORAGE - SOUTH ELEVATION
 A2.13 1/8" = 1'-0"

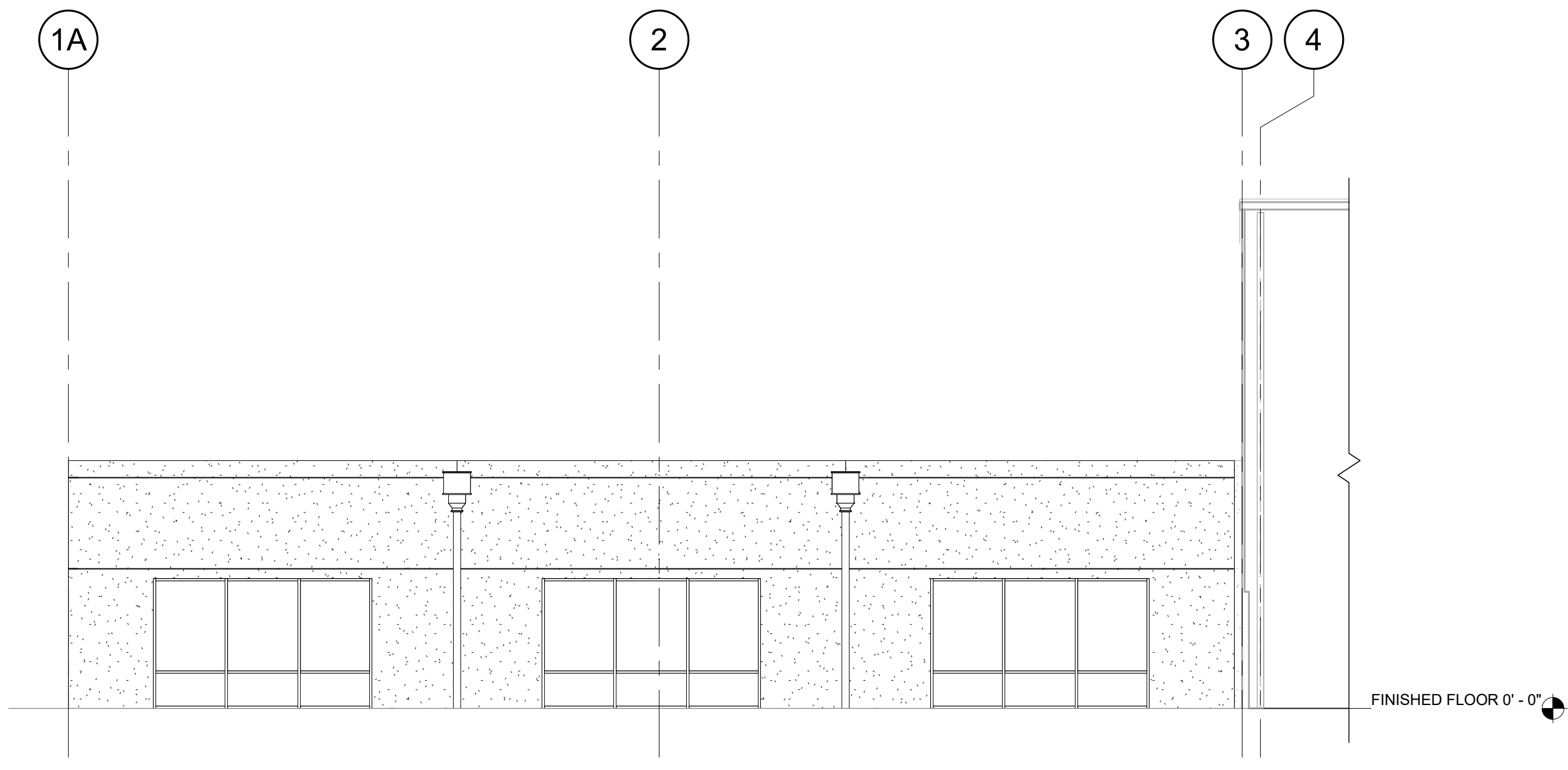
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

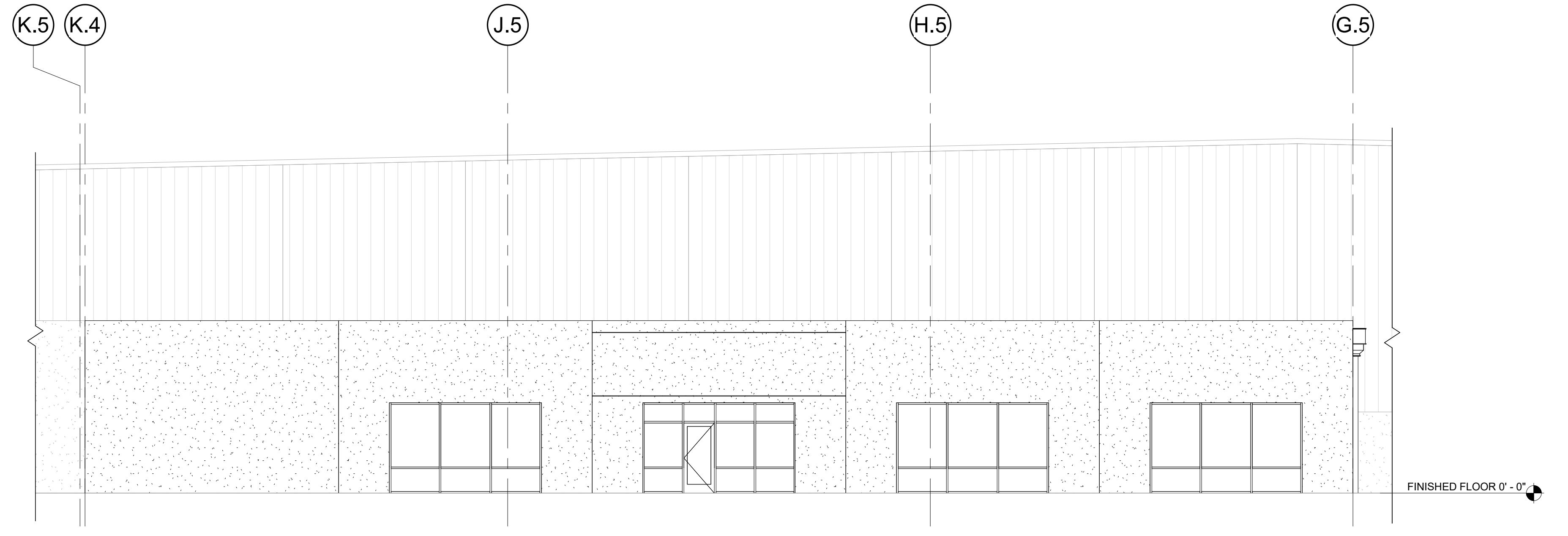
SHEET TITLE:
**NEW BUILDING
 ELEVATIONS**

DRAWN BY: JND
 CHECKED BY: Checker
 SHEET

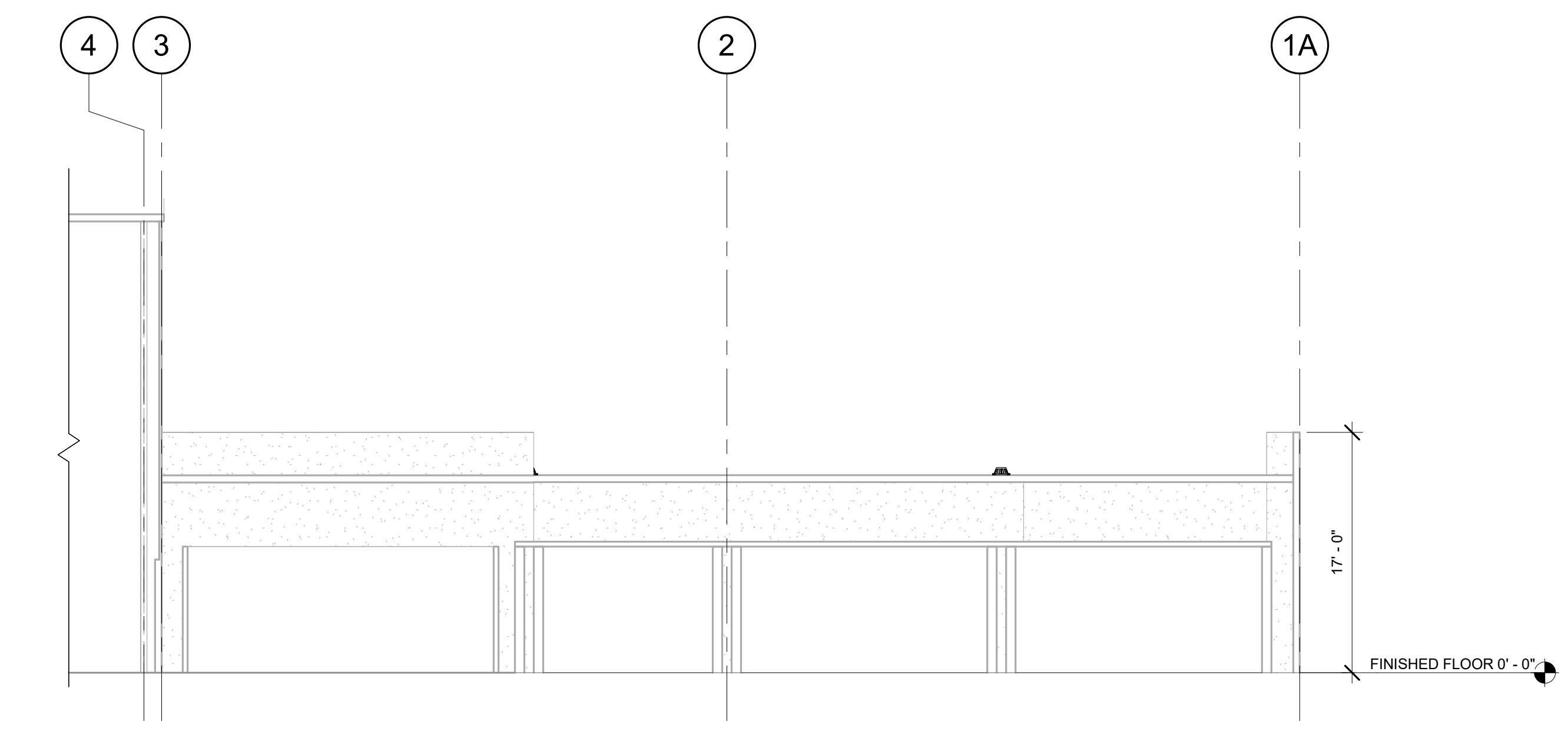
A2.13



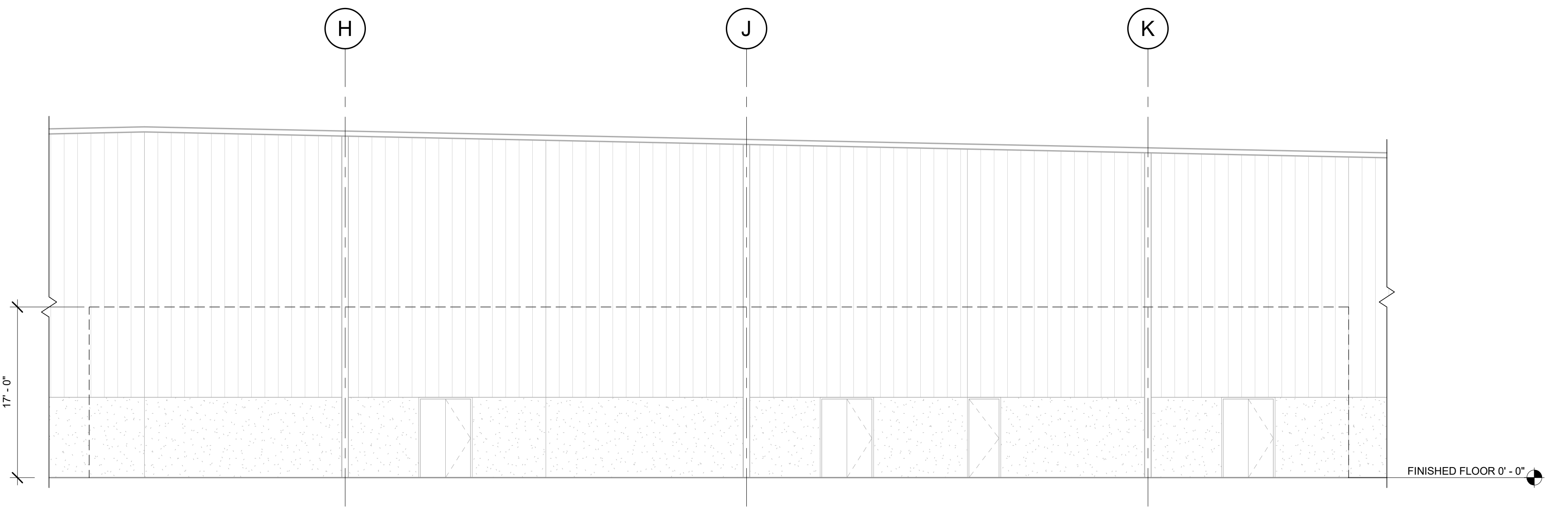
1 NEW OFFICE - NORTH ELEVATION
A2.14 1/8" = 1'-0"



2 NEW OFFICE - EAST ELEVATION
A2.14 1/8" = 1'-0"



4 NEW OFFICE - SOUTH ELEVATION
A2.14 1/8" = 1'-0"



3 NEW OFFICE - WEST ELEVATION
A2.14 1/8" = 1'-0"

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**NEW BUILDING
ELEVATIONS**

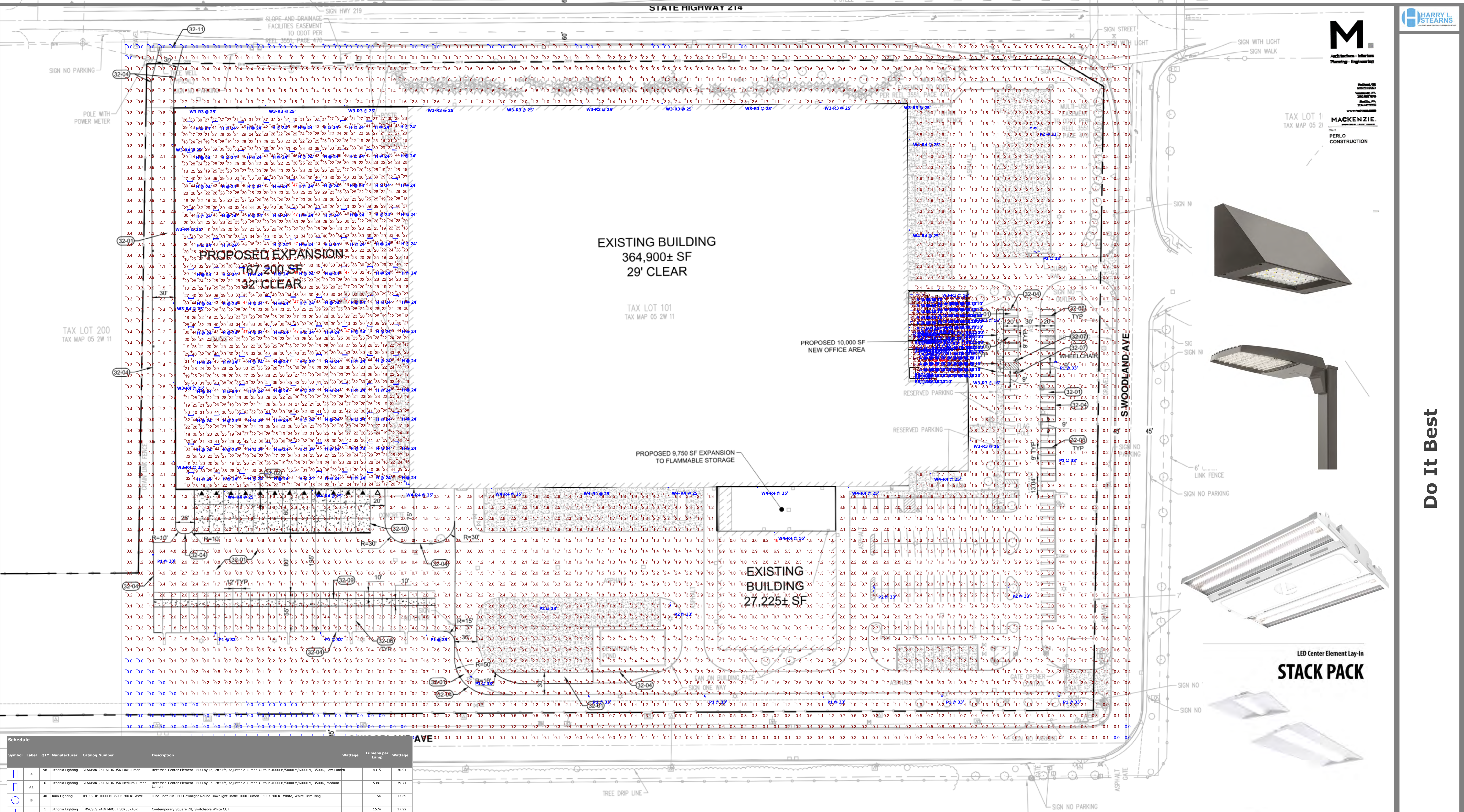
DRAWN BY: JND

CHECKED BY: Checker

SHEET

A2.14

JOB NO. 2210471.00



EXISTING BUILDING
364,900± SF
29' CLEAR

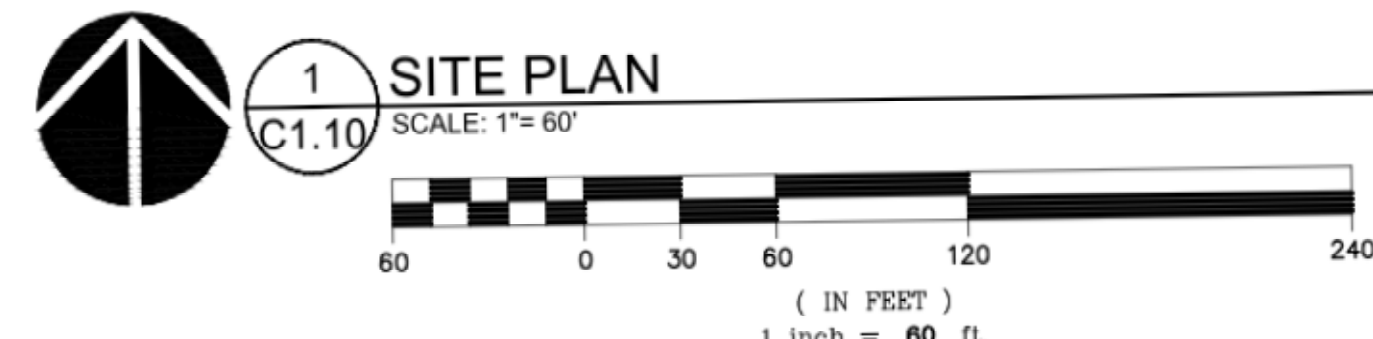
PROPOSED EXPANSION
167,200 SF
32' CLEAR

PROPOSED 10,000 SF
NEW OFFICE AREA

PROPOSED 9,750 SF EXPANSION
TO FLAMMABLE STORAGE

EXISTING BUILDING
27,225± SF

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Wattage	Lumens per Lamp	Wattage
A	98	Lithonia Lighting	STARPAK 2X4 ALD 35K Low Lumen	Recessed Center Element LED Lay In, 29X4R, Adjustable Lumen Output 4000L/5000M/6000H, 3500K, Low Lumen	4315	30.91		
A1	6	Lithonia Lighting	STARPAK 2X4 ALD 35K Medium Lumen	Recessed Center Element LED Lay In, 29X4R, Adjustable Lumen Output 4000L/5000M/6000H, 3500K, Medium Lumen	5381	39.71		
B	40	Juno Lighting	JPD26 DB 1000LM 3500K 80CRI WHN	Juno Puck 6in LED Downlight Round Downlight Baffle 1000 Lumen 3500K 80CRI White, Trim Ring	1154	13.69		
C2	1	Lithonia Lighting	FVCSLS 48IN MVDLT 30K35K40K	Contemporary Square 2ft, Switchable White CCT	1574	13.92		
C4	6	Lithonia Lighting	FVCSLS 48IN MVDLT 30K35K40K	Contemporary Square 4ft, Switchable White CCT	2988	35.18		
W3-R4	14	Lithonia Lighting	WDGEG LED P4 70CRI R3 40K	WDGEG LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	12166	87.8914		
W3-R4	5	Lithonia Lighting	WDGEG LED P4 70CRI R4 40K	WDGEG LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	12537	87.8914		
W4-R4	12	Lithonia Lighting	WDGEG LED P6 70CRI R4 40K	WDGEG LED WITH P6 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	25861	185.23		
HD	0	Lithonia Lighting	WDGEG LED P1 40K 80CRI VF	WDGEG LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1227	10.0002		
P	0	Lithonia Lighting	RSX LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	25338	189.54		
P1	12	Lithonia Lighting	RSX LED P4 40K R4	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R4 Distribution	40976	311.92		
P2	6	Lithonia Lighting	RSX LED P4 40K R5	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R5 Distribution	41525	623.84		
H	117	Lithonia Lighting	CPH8 48000LM SEL GCL HD 40K 80CRI	Compact Pro Highway, 48000 Lumens, Standard efficiency, Glare control lens, Medium distribution, 40 K, 80CRI,	48340	324.15		



Statistics					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Office	+	35 fc	56 fc	0 fc	N/A N/A
Site	+	1.6 fc	18.1 fc	0.0 fc	N/A N/A
Soffit	+	16.7 fc	19.1 fc	13.9 fc	1.4:1 1.2:1
Whse	+	30 fc	47 fc	14 fc	3.4:1 2.1:1

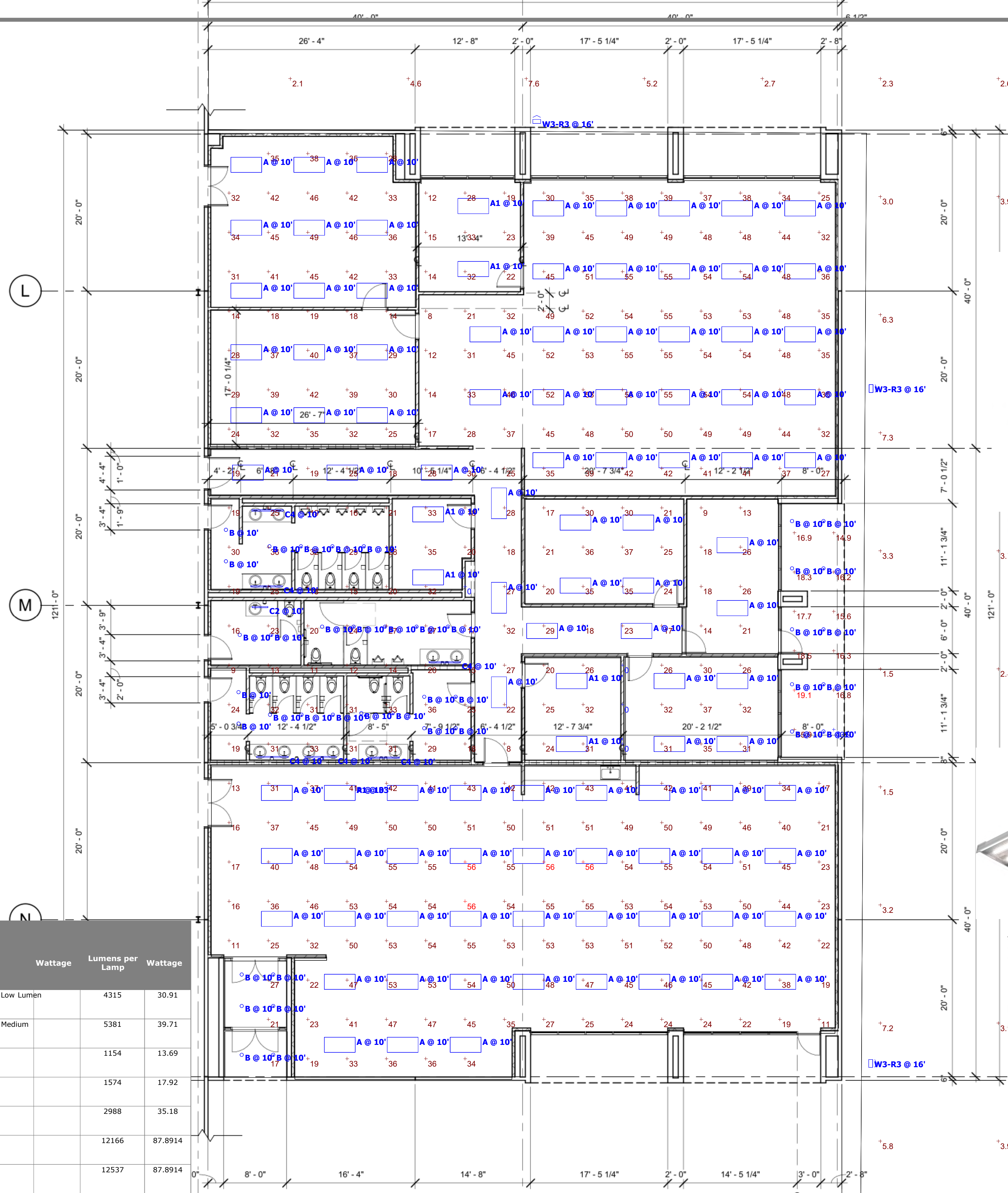
SITE DATA			
	AREA (SF)	AREA (AC)	COV
GROSS PROPERTY AREA	1,220,789	28.03	
AREA OF DISTURBANCE	293,823	6.75	2
EXISTING BUILDING AREA	392,125	9.00	32.1%



LED Center Element Lay-In
STACK PACK



Do It Best



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Wattage	Lumens per Lamp	Wattage
□	A	98	Lithonia Lighting	STAKPAK 2X4 ALO6 35K Low Lumen	Recessed Center Element LED Lay In, 2ftX4ft, Adjustable Lumen Output 4000LM/5000LM/6000LM, 3500K, Low Lumen		4315	30.91
□	A1	6	Lithonia Lighting	STAKPAK 2X4 ALO6 35K Medium Lumen	Recessed Center Element LED Lay In, 2ftX4ft, Adjustable Lumen Output 4000LM/5000LM/6000LM, 3500K, Medium Lumen		5381	39.71
○	B	40	Juno Lighting	JP26 DB 1000LM 3500K 90CRI WWH	Juno Podz 6in LED Downlight Round Downlight Baffle 1000 Lumen 3500K 90CRI White, White Trim Ring		1154	13.69
■	C2	1	Lithonia Lighting	FMVCSLS 24IN MVOLT 30K35K40K	Contemporary Square 2ft, Switchable White CCT		1574	17.92
■	C4	6	Lithonia Lighting	FMVCSLS 48IN MVOLT 30K35K40K	Contemporary Square 4ft, Switchable White CCT		2988	35.18
□	W3-R3	14	Lithonia Lighting	WDGE3 LED P4 70CRI R3 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC		12166	87.8914
□	W3-R4	5	Lithonia Lighting	WDGE3 LED P4 70CRI R4 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC		12537	87.8914
□	W4-R4	12	Lithonia Lighting	WDGE4 LED P6 70CRI R4 40K	WDGE4 LED WITH P6 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC		25861	185.23
□	MD	0	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1227	10.0002
□	P	0	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		25328	189.54
□	P1	12	Lithonia Lighting	RSX3 LED P4 40K R4	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R4 Distribution		40976	311.92
□	P2	6	Lithonia Lighting	RSX3 LED P4 40K R5	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R5 Distribution		41525	623.84
□	H	117	Lithonia Lighting	CPHB 48000LM SEF GCL MD 40K 80CRI	Compact Pro Highbay, 48000 lumens, Standard efficiency, Glare control lens, Medium distribution, 40 K, 80CRI,		48340	324.15



LED Center Element Lay-In
STACK PACK



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Office	+	35 fc	56 fc	0 fc	N/A	N/A
Site	+	1.6 fc	18.1 fc	0.0 fc	N/A	N/A
Soffit	+	16.7 fc	19.1 fc	13.9 fc	1.4:1	1.2:1
Whse	+	30 fc	47 fc	14 fc	3.4:1	2.1:1

Do It Best