



Staff Report

To: Planning Commission

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

From: Colin Cortes, AICP, CNU-A, Senior Planner

Meeting Date: September 26, 2019 (Prepared September 19, 2019)

Item: 1800 W. Hayes Street “Nellie Muir Elementary School” (CU 2019-05)

Tax Lot(s): 052W12DD06300

TABLE OF CONTENTS

ISSUE BEFORE THE PLANNING COMMISSION	2
EXECUTIVE SUMMARY	2
RECOMMENDATION	2
CONDITIONS OF APPROVAL	4
ACTIONS	12
ATTACHMENT LIST	12

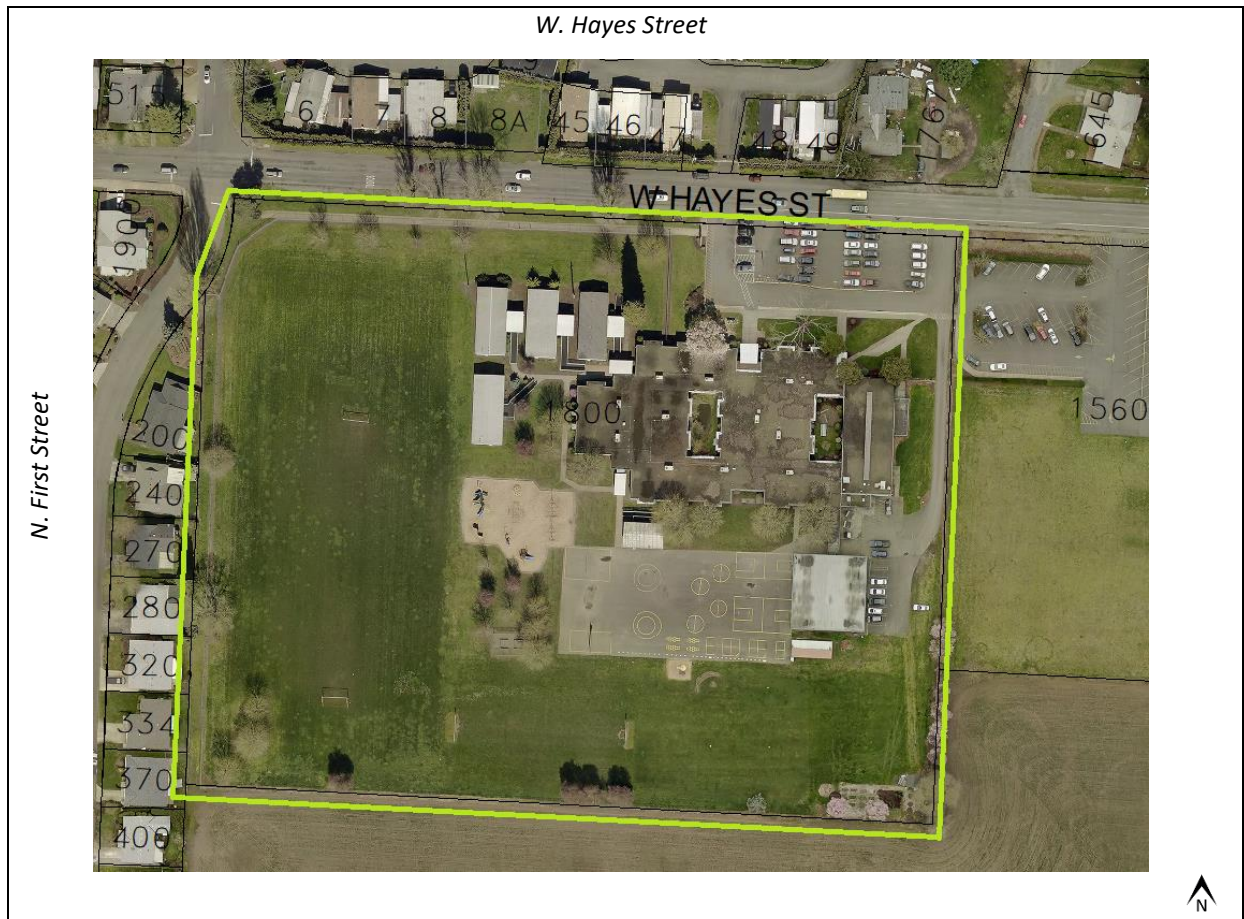
Issue before the Planning Commission

Action on a land use application, Conditional Use CU 2019-05 (Type III), for the use of a public K-12 school, specifically Nellie Muir Elementary School (E.S.) in the Public and Semi-Public (P/SP) zone.

Executive Summary

The subject property is situated at the southeast corner of S. Cascade Drive and W. Hayes Street. It was developed around 1960 and is occupied by a one-story elementary school. The proposal is about partial site redevelopment including building addition/expansion, removal of the existing parking area, and addition of a new northwest front visitor parking area and a south rear staff parking area.

The applicant is the Woodburn School District 103.



Vicinity Map

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 below. The conditions can also be found towards the end of the Analyses & Findings (Attachment 102).

Conditions of Approval

General

G1. Prior to building permit application, the applicant shall submit revised site plans meeting the conditions of approval to the Planning Division and obtain Division approval.

G2. The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with these applications, 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.

G3. References: The descriptions below define certain words, phrases, and assumptions in the context of the conditions of approval:

- “Access way” means an on-site walkway paved at least eight (8) feet wide to serve as a bicycle/pedestrian path to and from sidewalk and that is ADA-compliant.
- “ADA” refers to the federal Americans with Disabilities Act of 1990.
- “Cascade” refers to S. Cascade Drive.
- “Director” refers to the Community Development Director.
- “District” refers to the Woodburn School District.
- “Exhibit P” refers to said exhibit of the Smith Creek Development Final Order of November 14, 2018 that is a drawing of the plan and cross section of Killian Spring Parkway.
- “Hayes” refers to W. Hayes Street.
- “Killian” means Killian Spring Parkway.
- “PUE” means public utility easement.
- “ROW” means right-of-way.
- “Killian Spring Parkway” is the anticipated name of a future street memorialized through Smith Creek Development Final Order Exhibits C-4, C-8c-11, P, Y-1, and Condition of Approval T-A3, which states, “Killian Spring Parkway: Phase 3B: The developer shall extend Killian Spring Parkway north off-site to W. Hayes Street per the Exhibit P drawing.”

G4. Due date condition text: “This is due no later than the time of City approval, such as through Public Works Department acceptance of public improvements authorized through an issued right-of-way permit, of any of the two Killian driveways were the District to seek to construct either of the driveways to serve the existing northerly east-west delivery drive aisle or the proposed southerly east-west bus, fire, and staff drive aisle.”

G5-PW. Public Works: Follow the appended "Public Works Comments September 16, 2019".

Conditional Use 2019-05

C1. Killian Spring Parkway:

- a. The applicant shall dedicate twenty (20) feet of ROW – plus additional ROW for street curvature at the future southwest corner of Killian and Hayes – and a PUE per Exhibit P. This condition subsection is due the same as for ROW and PUE dedications generally for this project: prior to building permit issuance.
- b. The north-south bus, fire, and staff driveway and drive aisle may remain until Killian improvements; however, in the interim the City and licensed franchised utilities reserve the right to disrupt private surface and below-ground improvements without compensating the District if necessary to service public utilities.
- c. As Killian manifests, remove on-site remnant pavement within eleven (11) feet of the ROW and not otherwise used for an access way, walkways, Killian driveways, off-street parking, or franchise utility boxes, poles, or vaults. Replace the remnant pavement with landscaping as follows:
 - i. Plant a row of trees surrounded by shrubs, vegetative groundcover, native grass, or lawn.
 - ii. The minimum number of trees shall be seventeen (17), of which one shall be coniferous/evergreen.
 - iii. Each tree shall meet or exceed the medium tree size category definition and minimum size standard found in WDO Table 3.06B.
 - iv. The majority of on-center distances between consecutive trees shall be at least thirty (30) feet, and the applicant shall site the trees to be off-set from street trees as seen in plan view.

Subsection c. is due by either of the following, whichever occurs sooner: the time a developer requests that the City accept the constructed Killian improvements, or, per Condition G4.

C2. Bicycle parking:

- a. Ratio: Required off-street bicycle parking shall number at least two (2) stalls per classroom.
- b. Distribution: The number shall be divided among at least three areas: the existing enclosure at the east side of the main school building, the admin addition / new main entrance, and the academic addition / south rear staff entrance. The latter two locations shall each have at least twelve (12) stalls each.
- c. Facility: Each stall shall adjoin a facility designed for the securing of one or more bicycles, such as a U-rack or wave rack.
- d. Stall size: The minimum size of additional or altered stalls shall be two (2) feet wide by six (6) feet long, and minimum vertical clearance shall be eight (8) feet. If a stall is wall-mounted, the minimum stall depth shall be five (5) feet. The minimum maneuvering area to access any stall shall be at least five (5) feet deep. The dimensional standards do

not apply to the existing bicycle parking within the fenced enclosure at the east side of the school.

C3. Bond / bonding / performance guarantee: Were the applicant to bond any improvements as allowed by and pursuant to WDO 4.02.08, the amount shall be 150% instead of 120%.

C4. Carpool/vanpool (C/V):

- a. Number: Within a staff-only parking area there shall be at least two C/V stalls located convenient to a staff entrance or entrances and limited to carpools and vanpools.
- b. Striping: Each stall shall be striped "CARPOOL/VANPOOL ONLY" in lettering one (1) foot high minimum.
- c. Signage: Each stall shall have a wall-mounted or pole-mounted sign for "Carpool/Vanpool Only". Minimum sign face size shall be one (1) foot wide by one-and-a-half (1½) feet high. The top of a posted sign shall be between five-and-a-half (5½) and six-and-a-half (6½) feet above vehicular grade.
- d. If there are State of Oregon standards that conflict with b. and c., the applicant may go by state standards instead and provide a copy of them to staff.

This condition is due by building permit final inspection.

C5. Driveways:

- a. Number: The maximums shall be as follows:
 - i. Cascade: One (1), were Hayes driveways to drop from two (2) to one (1).
 - ii. Hayes: three (3), dropping to two (2) as Killian manifests.
 - iii. Killian: Two (2), dropping to one (1) were the District to remove the delivery drive aisle.
- b. Width: The maximum width of additional or altered driveways shall be twenty-four (24) feet.

C6. Landscaped islands in parking areas: In a parking aisle, there shall be no more than nine (9) parking stalls in a row without a landscaped island or peninsula as a separation. Minimum dimensions are six-and-a-half (6½) feet wide between insides of curbing and a length of at least fourteen-and-a-half (14½) feet between insides of curbing. Each island shall have a tree planted at the minimum size per WDO Table 3.06B and grass or vegetative groundcover, except that a fire hydrant may be in place of a landscaped island tree if necessary.

C7. Lighting:

- a. Full cut-off: Additional or altered exterior lighting fixtures shall be full cut-off or fully shielded models.
- b. Heights:
 - i. Wall: Exterior wall-mounted fixtures shall be no higher than ten (10) feet above walkway finished grade. (This height limit is not applicable to emergency egress

lighting and permanent wall signs allowed through WDO 3.10 were they to have interior illumination.)

- ii. Parking pole: Exterior pole-mounted fixtures within five (5) feet of or in parking, loading, and vehicular circulation areas shall be no higher than fourteen (14) feet above vehicular finished grade.
- iii. Other pole: Remaining exterior pole-mounted fixtures, excepting sports field lighting, shall be no higher than ten (10) feet above grade.

C8. Modular buildings / modulares: Consistent with the land use review plan set submitted August 23, 2019, Sheets C1.00 Existing Conditions and Demolition Plan and C2.00 Layout and Paving Plan Overall, the number of modular buildings shall go from four (4) to zero (0) and remain at zero. The removal of modular buildings is due by building permit final inspection. The City may later supersede this condition by taking action on a future land use application submittal as to allow one or more modular buildings.

C9. Off-site improvements: Cozy Way: The applicant shall upgrade the pedestrian crossing along the west leg of the intersection of Hayes and Cozy Way as the Public Works Department directs and to meet federal and state ADA standards. Striping shall be zebra. This condition is due prior to building permit issuance.

C10. Shelter: The admin addition / new main entrance shall be sheltered from precipitation by having any of a canopy, building recess, or permanent awning sheltering an area of at least two hundred (200) square feet and with narrowest dimension being eight (8) feet. The minimum clearance height shall be at least ten (10) feet above walkway grade.

C11. Trees: The applicant shall plant in the Hayes yard a row of at least nineteen (19) trees, of which one shall be coniferous/evergreen. The trees shall be within eleven (11) feet of the right-of-way. Each tree shall meet or exceed the medium tree size category definition and minimum size standard found in WDO Table 3.06B. The majority of on-center distances between consecutive trees shall be at least thirty (30) feet.

C12. Walkways:

- a. Hayes: The walkway connecting Hayes sidewalk and the admin addition / new main entrance shall be an access way. Where flush with driveway and drive aisle curbing, the access way shall be at least ten (10) feet wide.
- b. Killian northerly: A walkway shall connect the admin addition / new main entrance and the Killian ROW line. As Killian manifests, the District shall extend the walkway to the sidewalk at six (6) feet width minimum. The walkway extension is due by either of the following, whichever occurs sooner: the time a developer requests that the City accept the constructed Killian improvements, or, per Condition G4.

- c. Killian southerly: As Killian manifests, the District shall extend the walkway serving the academic addition / south rear addition and its parking east to connect with the sidewalk at six (6) feet width minimum. This is the due the same as for subsection b. above.

C13. Discontinuance/Revocation: Because the WDO does not specify if and when a conditional use approval would expire were a use to cease, based on WDO 4.02.04B the approval shall expire if the use of public school ceases and three (3) years pass without the use recommencing.

C14. CU Modification: Because the WDO, including 5.03.01, does not specify how changes to an approved conditional use (CU) and related site improvements might trigger another CU or modification of a CU approval, for Director determination the following serve as criteria and – where noted – as factors:

- a. Significant expansion of the use, factors being an increase in any of: total gross floor area (GFA) by 25.0% or more or by an absolute value of ten thousand (10,000) square feet or more, the number of buildings (excluding modulars) by two (2) or more, the number of modular buildings by one (1) or more, and the number of classrooms by six (6) or more;
- b. Increase in off-street parking by twelve (12) or more stalls, even if the existing supply were in excess of the minimum required ratio(s);
- c. Net Increase in impervious surface totaling at least two-and-half (2½) acres;
- d. Development as defined in WDO 1.02 within twenty (20) feet of a property boundary and not already conditioned through the subject approval;
- e. Installation of additional or altered sports field lighting taller than twenty (20) feet and within twenty (20) feet of ROW or other property line;
- f. Any proposal necessitating a request for Exception to Street Right-of-Way and Improvement Requirements (“Street Exception”);
- g. Any proposal necessitating a request to vary from the WDO;
- h. Any proposal necessitating a Type III or IV land use application type;
- i. City adoption of a unified development ordinance replacing the WDO were to have intervened;
- j. Proposal by the Woodburn School District for the City to approve a District-led long-range master plan for the Nellie Muir Elementary School campus; and
- k. Along with any of the above, a factor being that addition of one or more legal lots of record to the Nellie Muir Elementary School campus were to have intervened.

Modification of a specific condition of approval remains pursuant to WDO 4.02.07. Were the City to have amended the WDO to establish modification provisions for conditional uses, the Director may decide that the provisions supersede this condition of approval.

Design Review 2019-07

D1. Streets:

- a. Cascade: To meet WDO 3.01, the applicant shall improve the Cascade frontage per Figure 3.01G, including to dedicate half-street ROW and a PUE and to construct half-street improvements.
- b. Street trees: To meet WDO 3.06.03A, the applicant shall improve the S. Cascade Drive planter strip with street trees.
- c. ADA: The otherwise dead-end sidewalk shall have a due west spur at least five (5) feet wide from at or near the south dead-end that connects the sidewalk to the asphalt cartway with an ADA-compliant ramp.

This condition is due prior to building permit issuance.

D2. Directional markings/stripping: To meet WDO 3.05.02J, the visitor parking area east one-way outbound drive aisle and driveway that are de facto two lanes shall each have two striped arrows in substantial conformance with Sheet A1.0.

D3. Signage: To meet WDO 3.10 and the needs of the Public Works Department:

- a. Permanent signage for the school campus shall not encroach within any PUE.
- b. The applicant shall remove the Hayes nonconforming readerboard pole sign. The applicant shall do so prior to building permit final inspection.
- c. Through an approved sign permit application, the applicant may either upgrade the sign per WDO 3.10.11 and relocate it or replace it with a fully conforming sign.

Street Exception 2019-03

The street exception request is approved as modified by the following conditions:

EX1. Cascade: No street exception applies to Cascade ROW dedication, PUE dedication, or improvements including street trees.

EX2. Hayes:

- a. Dedications: The applicant shall dedicate eleven-and-half (11½) feet of ROW and a PUE.
- b. Sidewalk:
 - i. The applicant shall construct a bicycle/pedestrian path in the form of sidewalk eight (8) feet wide minimum along Hayes and sited to overlap the PUE and have its south edge be one (1) foot north of the PUE south edge. This condition subsection i. is due prior to building permit issuance.
 - ii. Where the path might overlap in the ROW existing asphalt or poured concrete, it may incorporate existing pavement if the end result would meet Public Works standards and be ADA-compliant. At the east, the otherwise dead-end sidewalk

shall near the east lot line have a spur heading northeast at roughly 45 degrees to connect to the existing narrow curb-tight sidewalk along the 1560 W. Hayes Street (Tax Lot 051W07CC07100). The spur shall taper from 8 feet no more sharply than by one (1) foot width for every two (2) feet of run.

- iii. The path shall deflect or meander as necessary to preserve Tree 5061 at the southeast corner of Cascade and Hayes.
- c. Street trees: The City does not require the applicant to plant additional street trees at the same time as site redevelopment; however, were the City through a capital improvement project to improve the adjacent segment of Hayes by November 14, 2025, then the applicant shall pay the City the costs of purchasing and planting five (5) additional street trees and– if requested by the Public Works Department – provide for said trees a one-year warranty bond per WDO 4.02.08B and Condition C3. This is due per Condition G4.
- d. Fence/Fencing: The applicant shall remove any fence or fencing from within the ROW. Regarding the PUE, the Public Works Department may direct removal of any existing fencing or allow either *status quo* or installation of additional fencing.
- e. Public Works Standard Specifications & Drawings: As part of the land use review plan set and the building permit submittal plan set, the applicant shall reproduce standard details as Public Works Directs and include Drawing 1 Street Tree Planting New Construction, Detail No. 4150-4 Property Line Sidewalk at Driveway, and Detail No. 4150-8 Sidewalks.

EX3. Killian: No street exception applies to Killian ROW or PUE dedication. (Improvements are not timely or directly relevant because the developer of Smith Creek Development Phase 3B will construct them per Final Order Condition T-A3, which is quoted above through Condition G3.)

Variance 2019-05

V1-PS. Parking setback (WDO 3.05.02E):

- a. The minimum vehicular circulation area setback shall not apply to the north-south east yard bus, fire, and staff driveway and drive aisle. This variance request approval expires upon removal of the drive aisle and its Hayes driveway to accommodate Killian improvements.
- b. As Killian manifests, the District shall remove or allow the developer of Smith Creek Development Phase 3B to remove the private improvements described in subsection a. above. The District shall not obstruct Killian improvements.
- c. This variance approval excludes any other new or altered parking setback on the subject property as WDO 3.05.02E regulates.

V2-DA. Drive aisle (WDO Table 3.05C): The minimum drive aisle widths shall be per the table below (instead of 24 feet typical):

<i>Parking Context</i>	<i>Minimum Drive Aisle Width (feet)</i>		
	<i>One-way Travel</i>		<i>Two-way Travel</i>
	<i>Single Lane</i>	<i>Paired Lanes</i>	
<i>Standard or ADA-compliant stalls</i>	18	10 per lane; 20 total	20
<i>Compact stalls</i>	16	9 per lane; 18 total	20
<i>No adjacent stalls</i>	10	9 per lane; 18 total	20

V3-SS. Street setback landscaping (WDO Table 3.06A):

- a. Area: The minimum area to be landscaped at the minimum planting density for a setback abutting a street per Table 3.06A shall not be the minimum setback of twenty (20) feet, but instead shall be for these three frontages as follows (measured from ROW line):

<i>Street</i>	<i>Area of Setback Subject to Minimum Planting Density of Table 3.06A, row "Setbacks abutting a street"(feet)</i>
Cascade	11
Hayes	11
Killian	North of the south edge of the stormwater detention pond that is along the south side of the delivery drive: 11; South of the south edge of the pond: Zero (0), with the 20-foot setback defaulting to the planting density of either row "Other yards" or where applicable "Off-street parking ..."

See also subsection b. below.

- b. Killian: Unpaved areas that are adjacent to the interim improvements and within the setbacks per subsection a. above shall be landscaped per a. above, and when Killian manifests, the remainder of the Killian setback landscaping also shall be per a. above and due per Condition G4.

V4-BY. Buffer Yards (WDO Table 3.06A):

- a. Applicability: Buffer yards are exempt from the Table 3.06A landscaping provisions specific to buffer yards. The provisions shall default to those of another applicable yard type: "Other yards" or where applicable "Setbacks abutting a street" or "Off-street parking ...".
- b. Killian: The east side yard, which will become a yard abutting a street as Killian manifests, shall be subject to the Table 3.06A landscaping provisions specific to "Setbacks abutting a street" with the provisions as deferred and varied through other conditions of approval.

Actions

The Planning Commission may instead 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. Marked Tax Map

102. Analyses & Findings

103. Smith Creek Development Final Order Exhibit P [Killian Spring Pkwy]

104. Smith Exhibit C-8C-11 Phase 3B

105. Transportation System Plan (TSP) Figure 7-1 (2005)

106. Site plans (Aug. 23, 2019)

05 2W 12DD

05 2W 12DD
WOODBURN



MARION COUNTY, OREGON
SE1/4 SE1/4 SEC12 T5S R2W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ Section Corner

NUMBERS

Tax Code Number
000 00 00 0

Acres
0.25 AC

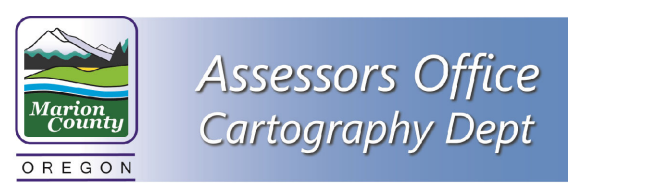
All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

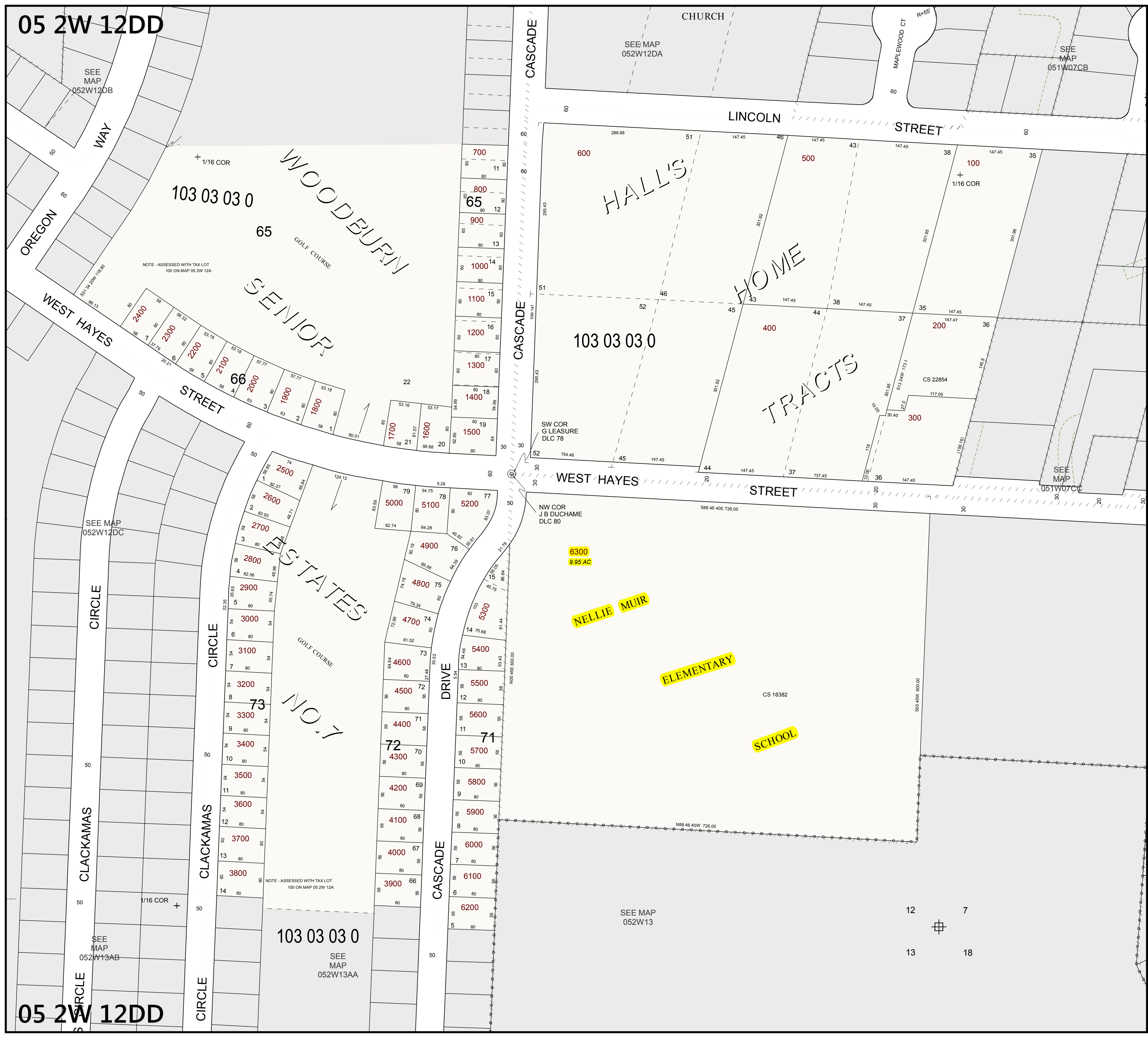
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us Attachment 101

PLOT DATE: 1/23/2018

WOODBURN
05 2W 12DD



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, but might become unmet because of condition applied to meet separate and related requirement that is not met Plan sheets and/or narrative inconsistent Other special circumstance benefitting from attention 	Revision needed for clear and consistent records
■	Street Exception or Variance	Request to vary from requirement

Table of Contents

Location.....	3
Land Use & Zoning	3
Statutory Dates	4
Design Review Provisions.....	5
Conditional Use Provisions	25
Street Exception Provisions	28
Variance Provisions.....	29
Recommended Conditions of Approval.....	34
Applicant Identity.....	43
Notes to the Applicant	43

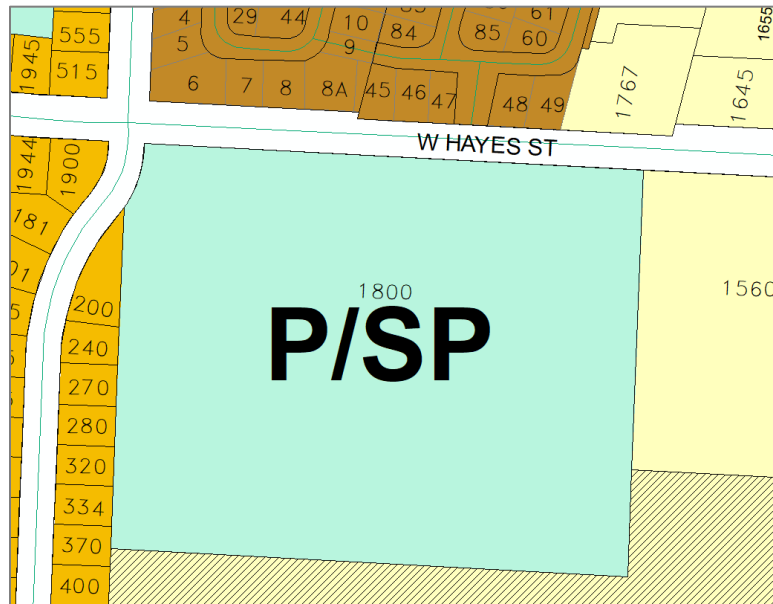
Location

Address	1800 W. Hayes Street
Tax Lot	052W12DD06300 (9.95 acres)
Nearest intersection	W. Hayes Street & S. Cascade Drive

Land Use & Zoning

Comprehensive Plan Land Use Designation	Public Use
Zoning District	Public and Semi-Public (P/SP)
Overlay District(s)	none
Existing Use(s)	Woodburn School District Nellie Muir Elementary School (E.S.)

For context, the subject property and adjacent zoning are illustrated and tabulated below:



Zoning Map Excerpt

Cardinal Direction	Adjacent Zoning
North	Easterly: Residential Single Family (RS) Westerly: Medium Density Residential (RM) / Driftwood Mobile Home Park
East	Northerly: RS / St. Mary's Episcopal Church Southerly: Nodal Single Family Residential (RSN) / To-be-developed Smith Creek Development Phase 3B
South	RSN / To-be-developed Smith Creek Phase 3B
West	Retirement Community Single Family Residential (R1S) / Woodburn Senior Estates No. 7 Subdivision

The subject property is not part of any partition or subdivision plat. The Marion County Assessor describes it as “Acres 9.95” and notes that the main school building was built in 1960. The City adopted its first land division requirements later, effective April 16, 1963 as referenced in Woodburn Development Ordinance (WDO) 1.02 “Lot”. Staff surmises that the subject property is a legal lot of record.

Section references below are to the [Woodburn Development Ordinance \(WDO\)](#).

Statutory Dates

The application was submitted on June 26, 2019 with additional materials submitted through August 23, 2019. Staff deemed it complete as of August 27, 2019, making the 120-day decision deadline December 25, 2019.

Design Review Provisions

4.01.07 Consolidated Applications

An applicant may request, in writing, to consolidate applications needed for a single development project. Under a consolidated review, all applications shall be processed following the procedures applicable for the highest type decision requested. It is the express policy of the City that development review not be segmented into discrete parts in a manner that precludes a comprehensive review of the entire development and its cumulative impacts.

5.03.02 Design Review, Type III

A. Purpose: The purpose of Type III design review is to ensure that new buildings or additions to existing buildings comply with Land Use and Development Guidelines and Standards of this Ordinance (Sections 2 and 3).

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

1. Non-residential structures in residential zones greater than 1,000 square feet in the RS, R1S, RM, and P/SP zones.
2. Multi-family dwellings not meeting all architectural design guidelines and standards.
3. Structures greater than 2,000 square feet in the CO, CG, MUV, DDC, and NNC zones.
4. Structures greater than 3,000 square feet in the IP, IL, and SWIR zones.
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%.
6. Change of use that results in a greater than 25% increase in required parking.

Because the proposal is for buildings totaling greater than 1,000 square feet (sq ft) in the P/SP zoning district, per subsection 1. it requires a Type III Design Review. The applicant submitted site plans on June 26, 2019 and revised site plans through August 23, 2019 (within Attachment 106). (Staff hosted a pre-app on October 25, 2018.)

✓ The requirement is met.

2.04 Industrial and Public Zones

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

3. The Public and Semi-Public (P/SP) zone, which is intended for public uses, parks, schools and cemeteries.

B. Approval Types (Table 2.04A)

1. Accessory Uses (A) are allowed outright, subject to the general standards of this Ordinance.

2. Conditional Uses (CU) may be allowed, subject to the general development standards of this Ordinance and conditions of Conditional Use approval.

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

Uses Allowed in Industrial Zones Table 2.04A		
Use		Zone
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		P/SP
A	Civic Uses	
3	Public administration, aquatic facilities, fire protection, government and public utility buildings and storage yards	CU
5	Trade schools	CU

The proposed use has no exact match and mostly closely matches A.3. Based on this and that A.5 trade schools are a conditional use, the Director interprets that public K-12 schools are conditional use in the P/SP zoning district.

✓ The requirement is met.

Public/Semi-Public (P/SP) - Site Development Standards Table 2.04D			
Lot Area, Minimum		No minimum	
Lot Width, Minimum		No minimum	
Lot Depth, Minimum		No minimum	
Street Frontage, Minimum		No minimum	
Front Setback and Setback Abutting a Street, Minimum (feet)		20 ¹	
Side or Rear Setback, Minimum (feet)	Abutting P/SP zone or a residential zone or use		20
	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	Outside Gateway subarea	35
		Gateway subarea	50
	Features not used for habitation		No minimum
<p>1. Measured from the Special Setback (Section 3.03.02), if any.</p> <p>2. A building may be constructed at the property line, or shall be set back at least five feet.</p> <p>3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.</p>			

The P/SP zone has no minimum lot size, width, depth, or street frontage or maximum lot coverage.

The required setbacks are:

<i>Direction</i>	<i>Type</i>	<i>Setbacks (ft)</i>		
		<i>Existing</i>	<i>Required, Accounting for the Special Setback (i.e. street widening) & PUEs</i>	<i>Proposed</i>
North	Front	114	20 + 11½ ROW + 5 PUE = 36½	+/- 0 = 114
East	Side, abutting a residential zone	52	20 + 20 ROW + 5 PUE = 45	+/- 0 = 52
South	Rear, abutting a residential zone	297	20	-117 = 180
West	Southerly: Side, abutting a residential zone	364	20	- 18 = 346
	Northerly: Abutting a street	366	20 + 5 ROW + 5 PUE = 30	- 6 = 360

Because the application materials indicate no private access easement, the 5-foot setback is not applicable.

The proposal raises the highest point above grade from 20 ft measured to the flat roof to 35 feet measured to the second story flat roof, meeting the provision.

✓ The site development provisions are met.

2.05 Overlay Districts

⊖ None apply.

2.06 Accessory Structures

2.06.02 Fences and Walls

C. Height in Non-Residential Zones

1. In commercial, industrial, or public zones, the maximum height of a fence or wall located in a yard abutting a street shall be 6 feet, relative to the ground elevation under the fence or wall. Fence height may increase to 9 feet once flush with the building face, or 20 feet from street right-of-way.
2. Fences and walls may be constructed in the special setback provided the property owner agrees to removal at such time as street improvements are made.

D. Fence Materials

1. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls, such as wood, stone, rock, or brick, or other durable materials.
2. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.
3. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, the preceding standards apply when visible from, and within 20 feet of, a public street.

2.06.03 Structures

- A. Accessory structures attached to a primary building shall be considered as a portion of the primary building and subject to the same requirements as the primary building.
- B. The minimum separation between detached accessory structures and the primary building shall be six feet.

The site plans propose additional fencing that appears conform to WDO 3.10 as staff will determine through a sign permit application or applications.

✓ The requirement is met.

2.07 Special Uses

⊖ None apply.

3.01 Streets

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.

3.01.04B. All public streets under the jurisdiction of the City of Woodburn shall comply with the cross-sections depicted in this Section.

3.01.04C. For local residential streets which are not identified in the Comprehensive Plan, rights-of-way and improvements are determined by the Director at the time of development, based upon the existing and future estimated average daily trips of the development and surrounding development.

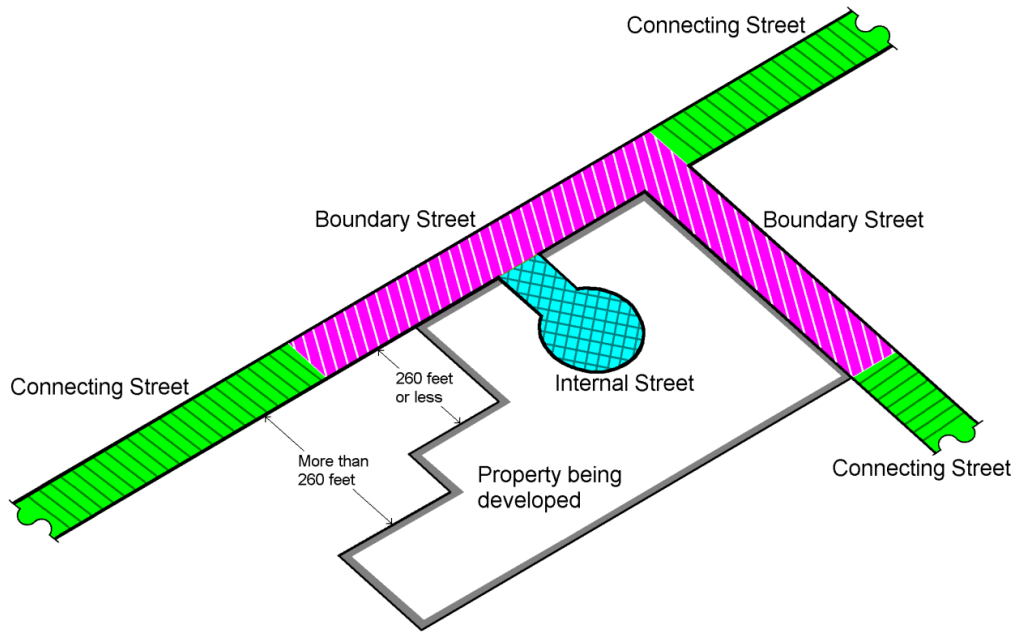


Figure 3.01A – Internal, Boundary, and Connecting Streets

The subject property has two frontages, S. Cascade Drive at the west and W. Hayes Street at the north, the latter being the main one.

Per Transportation System Plan (TSP) Figure 7-1 “Functional Classification Designations” (Attachment 105; 2005), they are respectively local and Service Collector classes, for which WDO Figures 3.01G & D apply:

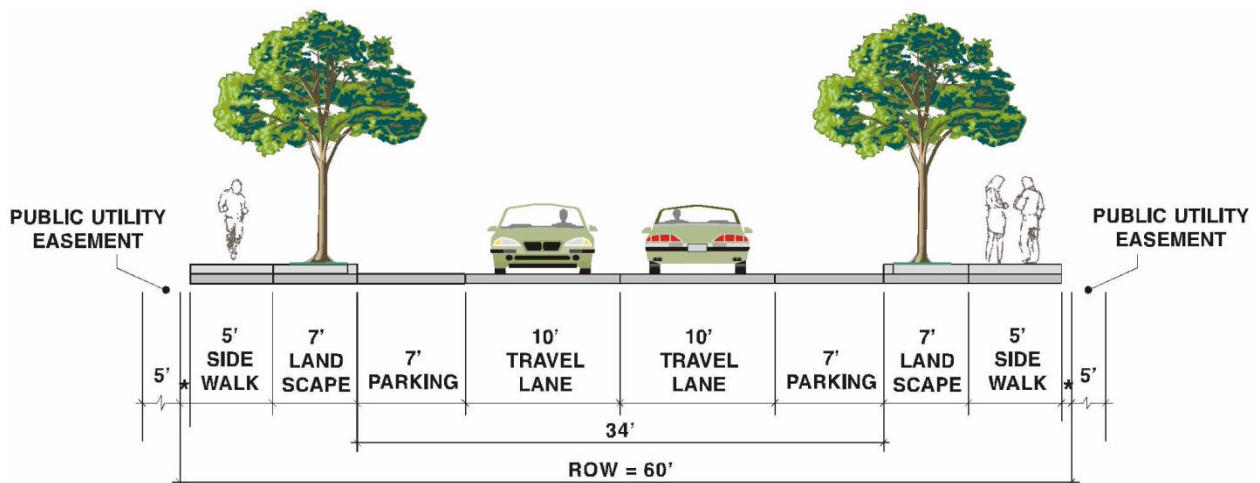


Figure 3.01G – Local Residential Street with Parking Both Sides, 60 Foot Right-of-Way

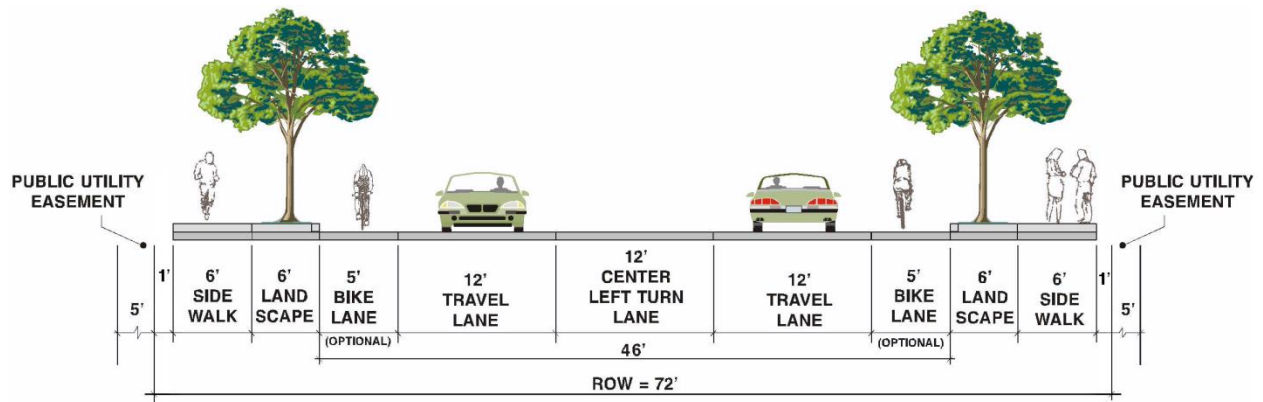


Figure 3.01D – Service Collector

Frontage/public/street improvements are required to upgrade the frontages to present standards.

The applicant applied for an Exception to Street Right of Way and Improvement Requirements (EXCP; “Street Exception”) for Hayes, and the application materials lack either an EXCP request for Cascade or illustration and notation of frontage improvements.

✘ The proposal regarding S. Cascade Drive fails to meet the requirement. Staff applies *Condition D1*.

■ *Street Exception*: Staff addresses W. Hayes Street frontage improvements further below under the Street Exception Provisions section.

▲ There will be a third frontage. Through conditional use request CU 2019-05, staff acknowledges and conditions right-of-way and public utility easement dedication for a future street along the east lot line – Killian Spring Parkway. See the Conditional Use provisions.

3.02 Utilities & Easements

3.02.01B. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.

The site plans correctly illustrate public utility easements (PUEs) of 5 feet along the additional ROWs to be dedicated along S. Cascade Drive, W. Hayes Street, and the west side of the proposed right-of-way (ROW) dedication along the east lot line for Killian Spring Parkway. (See the Conditional Use provisions regarding Killian.)

▲ In order to secure PUE dedications prior to building permit issuance, staff applies *Conditions C1, D1, & EX2*.

3.02.03 Street Lighting A. Public Streets

The appended “Public Works Comments” (September 16, 2019) from the City Engineer do not identify street lighting as an issue.

➡ The provision is not applicable.

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.

Sheet E.201 Electrical Site Plan – LUR through a diagonal dashed line implies removal of an existing electric power line lateral from the W. Hayes Street power line overhangs the parking area:



The diagonal line indicates the route of a proposed buried electric power line lateral.

✔ The provision is met.

3.03 Setbacks and Open Space

3.03.02 Special Setbacks

As examined earlier for 3.01, two existing public streets and a future one are involved. The west, north, and east lot lines are subject to the Special Setback, i.e. the street widening setback. The table below explains how the provision affects the subject property.

Street	Class	Model/Standard Cross Section per WDO Fig.:	ROW			
			Existing	Planned	Required Half-Street	Proposed
Cascade	Local	3.01G	50	60	$(60-50)/2 = 5$	5
Hayes	Service Collector	3.01D	Easterly: 50; Westerly: 60	72	$(72-50)/2 = 11$; $(72-60)/2 = 6$	11½
Killian	Access Street	3.01E	0	66	$66-46 = 20^*$	20

*Actually less than half-street; based on Smith Creek Development Final Order Exhibit P, November 14, 2018

The values meet or exceed the provisions.

▲ In order to secure ROW dedications prior to building permit issuance, staff applies *Conditions C1, D1, & EX2*.

3.03.03 Projections into the Setback Abutting a Street

3.03.04 Projections into the Side Setback

3.03.05 Projections into the Rear Setback

⊖ Because the proposal involves no such projections, the provisions are not applicable.

3.03.06 Vision Clearance Area; Figures 3.03A & B

The proposal includes no altered vision clearance area (VCA) at the southeast corner of Cascade and Hayes (which is the site northwest corner). The east Hayes driveway serving the bus, fire, and staff drive aisle remains a, having the required 10 by 10-foot VCA triangle. At the site northeast corner, though Killian is not yet manifested, at that time a required VCA triangle of 30 by 30-feet would exist because the proposed on-site improvements do not obstruct VCA. The two proposed visitor parking driveways along Hayes each have the required 10 by 10-foot VCA triangles.

✓ The provision is met.

3.04 Vehicular Access

3.04.02 Drive-Throughs

Though the proposal for the existing public elementary school includes a new set of paired one-way lanes for site drop-off / pick-up, because the use is not a conventional commercial use for which drive-throughs are common – such as for fast food restaurants – staff does not consider the improvement as a “drive-through” and therefore the provisions are not applicable.

- Because the proposal involves no drive-through, the provisions are not applicable.

3.04.03 Driveway Guidelines and Standards

Access Requirements Table 3.04A		
		Commercial or Industrial Use
Paved Width of Driveway (feet) ^{3, 4}	1-way	12 minimum 20 maximum
	2-way	24 minimum 36 maximum (Add 8' if a turn lane is provided)
Curb Flare Radius (feet)		30 minimum
Throat Length (feet) ⁵	Major Arterial, Minor Arterial, Service Collector	50 minimum
	Access or Local Street	20 minimum
Corner Clearance (feet) Guidelines ¹ (See Figure 3.04B)	Access or Local Street	30 minimum
	Service Collector	50 minimum
	Minor Arterial	245 minimum
	Major Arterial	300 minimum
Driveway Separation Guidelines (feet) ^{1, 2} (See Figure 3.04B)	Driveway on the same parcel	50 minimum
	Access or Local Street	none
	Service Collector	50 minimum
	Minor Arterial	245 minimum
	Major arterial	300 minimum
Turnarounds (See Figure 3.04C)	Access to a Major or Minor Arterial	Required
	Access to any other street	Requirements per the Woodburn Fire District

The existing driveway layout is one wide driveway along W. Hayes Street – because the entire existing parking area is flush with the street for about 240 ft, sporadic curbing being the only barrier.

The proposed driveway layout is three driveways along W. Hayes Street. One, at the east, remains as is and limited to bus, fire, and staff access; it will disappear as part of Killian manifesting. The two west ones are for the visitor parking area, the west one one-way inbound and the east of the two being one-way outbound. Though an increase in the number of driveways by one from two to three (at least until Killian manifests), staff considers this layout in conformance with the Table 3.04A.

▲ In order to codify the layout and account for the effect of Killian Spring Parkway manifesting in place of the easternmost driveway, staff applies *Condition C5*.

3.04.03A. Unused driveways shall be closed.

⊖ There are none.

3.04.03C. Interconnected Parking Facilities.

Though there are two discontinuous parking areas, because the use is a public elementary school and the two areas are divided into one for visitors at the northwest campus front and one at the south campus rear designated only for school bus, fire, and staff access, staff considers the provision as not applicable to public K-12 schools generally or to this specific proposal.

⊖ The provisions are not applicable.

3.04.04 Improvement Standards

The site plans illustrate conformance.

✓ The requirement 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.

The applicant's narrative (p. 16) confirms that based on the applicable Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Ed., the applicable land use is 912, Drive-in bank. For the proposed 3,577 square feet (sq ft), the PM peak hour rate is higher than that of AM and yields $(3,577 / 1,000) \times 20.06 = 71.8 \rightarrow 72$ PM peak hour trips. The weekday rate is 100.03 and yields $357.8 \rightarrow 358$ daily trips. They do not exceed the two thresholds.

✓ The requirement is met.

3.05 Off-Street Parking and Loading

3.05.02 General Provisions

The site plans illustrate that the proposal meets the general provisions, with the exception of subsection J. (directional markings or signs).

The site plans show directional markings, but not consistently. Staff defaults to what Sheet A1.0 shows, which is two arrows at each of the visitor east drive aisle and driveway indicating two distinct outbound lanes, hinting that the left lane is for left turns and the right lane for right turns.

▲ In order to clarify directional markings, staff applies *Condition D2*.

3.05.03 Off-Street Parking

3.05.03 Off-Street Parking

A. Number of Required Off-Street Parking Spaces

- 1. Off-street vehicle parking spaces shall be provided in amounts not less than those set forth in this Section (Table 3.05A).**
- 2. Off-street vehicle parking spaces shall not exceed two times the amount required in this Section (Table 3.05A).**

B. Accessible parking shall be provided in amounts not less than those set forth in Table 3.05B. The number of accessible spaces shall be included as part of total required vehicle parking spaces.

C. A maximum of 20 percent of the required vehicle parking spaces may be satisfied by compact vehicle parking spaces.

D. Off-street vehicle parking spaces and drive aisles shall not be smaller than specified in this Section (Table 3.05C).

E. All uses that are required to provide 10 or more off-street parking spaces and residential structures with four or more dwelling or living units shall provide a bicycle rack within 50 feet of the main building entrance. The number of required rack spaces shall be one space per ten vehicle parking spaces

Off-Street Parking Ratio Standards Table 3.05A	
Use¹	Parking Ratio - spaces per activity unit or square feet of gross floor area
COMMERCIAL / PUBLIC	
42. Elementary or middle school	2/ classroom
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.	

Accessible Parking Ratio Standards Table 3.05B			
Total Spaces	Minimum Total Accessible Spaces¹	Minimum Van Accessible Spaces	Minimum "Wheelchair User Only" Spaces
51 to 75	3	1	
1. "Van Accessible Spaces" and "Wheelchair User Only" are included in "Total Accessible Spaces."			

The ratio yields (25 classrooms x 2 stalls) = 50 stalls. The site plan illustrates 64 stalls, exceeding the minimum required and below the cap/maximum per subsection A.2. of twice the minimum.

✓ The requirement is met.

The proposal provides three required ADA-compliant van stalls, meeting the provision.

Because the proposal has no compact parking, the 20% maximum of subsection C. is not applicable.

The proposal triggers subsection E., which requires $(50 / 10) = 5 \rightarrow 5$ bike stalls minimum; however, by conditional use and based on Comprehensive Plan Policies H-1.3, H-3.2, K-4.4, and H-6.7 and Goal H-6 and that the proposal involves a public elementary school, via Condition C2 staff requires a greater bicycle parking ratio equal to that of the off-street vehicle parking ratio: 2.0 per classroom. Thus, $25 \times 2 = 50$ bike stalls are required. The proposal via the site plans and applicant's narrative includes 82 stalls, exceeding the minimum required ratio. Some of the supply is in the form of outdoor U-racks within 50 ft of the new admin addition / main entrance, meeting the location requirement.

✓ The requirement is met.

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
45°	Standard or Accessible	9.0	12.7	28	19.8	15.0	24.0
	Compact	7.5	10.6	22.5	15.9		
	Car Accessible Aisle	6.0	8.5	25.0	17.7		
	Van Accessible Aisle	8.0	11.3	27.0	19.1		
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		

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.

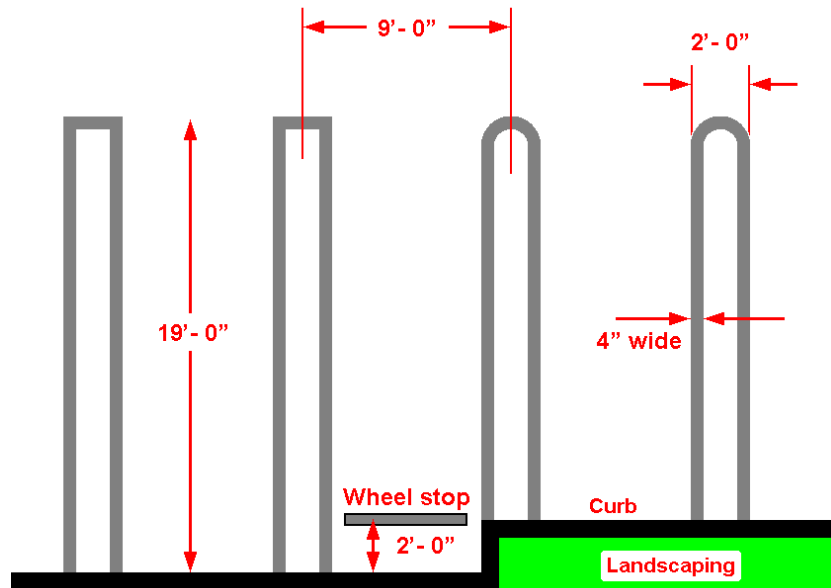


Figure 3.05C - Parking Space Striping

The applicant proposes all stalls, most at 90° and the south rear ones at 45°, to the drive aisle with dimensions, double-striping, and curbing that meet or exceed the minimum standards.

✓ The requirement is met.

3.05.04 Off-Street Loading

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.

Loading Space Requirements Table 3.05D				
Use and Area (square feet)	Minimum Number of Spaces	Minimum Size of Space (feet)		
		Width	Length	Height
Office				
0 – 4,999	0			
5,000 – 41,999	1	12	30	14
42,000 or more	2			

Loading Space Requirements Table 3.05D				
Use and Area (square feet)	Minimum Number of Spaces	Minimum Size of Space (feet)		
		Width	Length	Height
Nonresidential uses, except office, in the CO, CG, and NNC zones				
0 – 9,999	1	12	30	14
10,000 – 41,999	2			
42,000 – 81,999	3			
82,000 or more	4			

Though the use is nonresidential, because the subject property is zoned P/SP, the table is not applicable.

⊖ The provisions are not applicable.

3.05.05 Shared Parking

The applicant proposes none.

⊖ The provisions are not applicable.

3.06 Landscaping

3.06.02 General Requirements

The landscape plan sheets (L1.02-2.06) illustrate and note that the general provisions are met, including irrigation, curbing, and avoidance of prohibited tree species.

✓ The requirement is met.

3.06.03 Landscaping Standards

A. Street Trees

For S. Cascade Drive, the site plans lack such.

For W. Hayes Street, the applicant applied for a Street Exception. At 1 tree per 50 ft of frontage, a total of $(700/50) = 14$ trees are required. Because 9 exist, 5 more are needed. However, staff defers these as explained under the Street Exception Provisions below.

▲ To obtain street trees as part of S. Cascade Drive frontage improvements, staff applies *Condition D1*.

B. & Tables 3.06A & B

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; or¹ • 1 medium tree per 15 parking spaces; or¹ • 1 large tree per 25 parking spaces¹ <p>and</p> <ul style="list-style-type: none"> • 1 PU/20 square feet excluding required trees² 	<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
<p>1. Trees shall be located within off-street parking facilities, in proportion to the distribution of the parking spaces.</p> <p>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.</p>		

The landscape plans (Sheets L1.1 & L2.1) illustrate exceeding the minimum planting densities, landscaped areas, and trees for all four yards and the parking and loading area. This is about landscaping apart from the areas covered by landscaping variance requests as staff examines below under the Variances Provisions section.

✓ The requirement is met.

■ *Variance:* Staff addresses the provisions of Table 3.06A – the yard types of “Buffer” and “Setbacks abutting a Street” – later under the Variance Provisions section.

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
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
1. Existing vegetation that is retained has the same plant unit value as planted vegetation.		
2. No more than twenty percent (20%) of the required plant units may be satisfied by items in		

Plant Unit (PU) Value Table 3.06B		
Material	Plant Unit (PU) Value	Minimum Size
lines 8 through 15.		

The landscape plans illustrate meeting or exceeding the minimum plant unit (PU) standards.

✓ The requirement is met.

Prohibited Trees Table 3.06C

The landscape plans notes that additional trees are of four species, none of which the table prohibits.

✓ The requirement is met.

3.06.05 Screening & Table 3.06D

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

Because the property to be (re)developed is zoned P/SP, the provisions are not applicable. Staff opts not to exercise the discretion that the table grants to require one or more Architectural Wall or Walls along the west R1S or east and south RSN zoning district boundaries.

⊖ The provisions are not applicable.

3.06.05B.

All parking areas, except those for single-family and duplex dwellings, abutting a street shall provide a 42-inch vertical visual screen from the abutting street grade. Acceptable design techniques to provide the screening include plant materials, berms, architectural walls, and depressed grade for the parking area. All screening shall comply with the clear vision standards of this ordinance (Section 3.03.06).

The proposed visitor parking area would lie closer to W. Hayes Street than the building closest to Hayes, which is the existing school. Landscape plan Sheet L2.02 illustrates a north front yard row of deciduous trees and a line of shrubbery plus a stormwater swale between the parking and the street. The plant material schedule on Sheet L2.04 indicates evergreen shrubbery that can grow to at least 3½ feet high.

✓ The requirement is met.

3.06.06 Architectural Walls

B. Design Standards and Guidelines

As examined earlier for 3.06.05A, the proposal requires no Architectural Wall.

- ⊖ The provisions are not applicable.

The site plans propose no outdoor recycling and trash and no enclosure for such.

- ⊖ The Architectural Wall provisions as regards trash enclosures are not applicable.

C. Retaining walls should/shall meet the texture and color requirements of architectural walls in or abutting residential districts, where the texture and color requirements apply to the visible face of the retaining wall.

1.02

Abutting: Touching on the edge or on the line, including at a corner. It shall include the terms adjacent, adjoining and contiguous.

Adjacent: Near, close or bordering but not necessarily contiguous with; adjoining but separated by a right-of-way.

- ⊖ Because the proposal includes no retaining walls, the provisions are not applicable.

3.06.07 Significant Trees on Private Property

The site plans and applicant's narrative p. 5 indicate removal of one Significant Trees, a 30-inch Norway maple that is Tree 5012 (Sheet L1.00), because the tree has significant injury to the roots. A Norway maple is an easily replaceable member of a common species, the tree is at the rear of the existing school in what would be a courtyard between the school and the south rear addition and so not visible from W. Hayes Street, the tree likely would not be noticeably visible from Killian Spring Parkway were that street to manifest, and the proposal increases the overall landscaping on the site.

- ✓ The requirement is met.

3.07 Architectural Design

3.07.06 Standards for Non-Residential Structures in Residential, Commercial and Public/Semi Public Zones

A. The following design guidelines shall be applicable to all non-residential structures and buildings in the RS, RSN, R1S, RM, RMN, CO, CG, and P/SP zones.

B. Architectural Design Guidelines

1. Mass and Bulk Articulation Guidelines

- a. Building facades visible from streets and public parking areas should be articulated, in order to avoid the appearance of box-like structures with unbroken wall surfaces.
- b. The appearance of exterior walls should be enhanced by incorporating three-dimensional design features, including the following:
 - (1) Public doorways or passage ways through the building
 - (2) Wall offsets or projections
 - (3) Variation in building materials or textures
 - (4) Arcades, awnings, canopies or porches

2. Materials and Texture Guidelines

- a. Building exteriors should exhibit finishes and textures that reduce the visual monotony of bulky structures and large structural spaces. Building exteriors should enhance visual interest of wall surfaces and harmonize with the structural design.
- b. The appearance of exterior surfaces should be enhanced by incorporating the following:
 - (1) At least 30% of the wall surface abutting a street should be glass.
 - (2) All walls visible from a street or public parking area should be surfaced with wood, brick, stone, designer block, or stucco, or with siding that has the appearance of wood lap siding.
 - (3) The use of plain concrete, plain concrete block, corrugated metal, plywood, T-111 and sheet composite siding as exterior finish materials for walls visible from a street or parking area should be avoided.
 - (4) The color of at least 90 percent of the wall, roof and awning surface visible from a street or public parking area should be an "earth tone" color containing 10 parts, or more of brown or a "tinted" color, containing 10 parts or more white.
 - (5) Fluorescent, "day-glo," or any similar bright color shall not be used on the building exterior.

3. Multi-Planned Roof Guidelines

- a. The roof line at the top of a structure should establish a distinctive top to the building.
- b. The roof line should not be flat or hold the same roof line over extended distances. Rather, the roof line should incorporate variations, such as:
 - (1) Offsets or jogs in the plane of the roof;
 - (2) Changes in the height of the exterior wall for flat roof buildings, including parapet walls with variations in elevation or cornices

4. Roof-Mounted Equipment Guidelines

All roof-mounted equipment, except solar collectors, should be screened from view by:

- a. Locating roof-mounted equipment below the highest vertical element of the building, or
- b. Screening roof-mounted equipment using materials of the same character as the structure's basic materials

5. Weather Protection Guidelines

All building faces abutting a street or a public parking area should provide weather protection for pedestrians. Features to provide this protection should include:

- a. A continuous walkway at least eight feet wide along the face of the building utilizing a roof overhang, arcade, awnings or canopies
- b. Awnings and canopies that incorporate the following design features:
 - (1) Angled or curved surfaces facing a street or parking area

- (2) A covering of fabric, or matte finish vinyl
- (3) A constant color and pattern scheme for all buildings within the same development
- (4) No internal back lighting

6. Solar Access Protection

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

C. Building Location Guidelines

- 1. Within the prescribed setbacks, building location and orientation should compliment abutting uses and development patterns.
- 2. The maximum yard abutting a street should be 150 feet.

The elevations show largely what the guidelines describe.

✓ The provisions are met.

Conditional Use Provisions

The conditional use is a public K-12 school, specifically Nellie Muir Elementary School (E.S.).

The existing site development and the elementary school it already has date from approximately 1960, pre-dating City adoption of the WDO in 2002.

Conditional Use Criteria

5.03.01 Conditional Use

B. Criteria:

- 1. The proposed use shall be permitted as a conditional use within the zoning district.
- 2. The proposed use shall comply with the development standards of the zoning district.
- 3. The proposed use shall be compatible with the surrounding properties.

Relevant factors to be considered in determining whether the proposed use is compatible include:

- a. The suitability of the size, shape, location and topography of the site for the proposed use;
- b. The capacity of public water, sewerage, drainage, street and pedestrian facilities serving the proposed use;
- c. The impact of the proposed use on the quality of the living environment:
 - 1) Noise;
 - 2) Illumination;
 - 3) Hours of operation;
 - 4) Air quality;
 - 5) Aesthetics; and
 - 6) Vehicular traffic.
- d. The conformance of the proposed use with applicable Comprehensive Plan policies; and
- e. The suitability of proposed conditions of approval to ensure compatibility of the proposed use with other uses in the vicinity.

Note that there are three conditional use criteria and five factors to guide consideration of the criteria, and that the code allows decision makers to cite and consider additional factors.

Regarding the first criterion, the proposed use has no exact match and mostly closely matches A.3 In Table 2.04A, “Public administration, aquatic facilities, fire protection, government and public utility buildings and storage yards”, which is conditional. Based on this and that A.5 trade schools are a conditional use, the Director interprets that public K-12 schools are conditional use in the P/SP zoning district.

✓ The criterion is met.

Regarding the second criterion, the proposal does include partial site redevelopment including a school addition/expansion, removal of the existing parking area, and addition of a new northwest front visitor parking area and a south rear staff parking area. The proposal meets the site development standards of the P/SP zoning district. It also meets WDO provisions either directly or by the conditions of approval.

✓ The criterion is met.

Regarding the third criterion:

Factor a.: Suitability of the size, shape, location and topography of the site for the proposed use: The site is developed around 1960 as a school and remains as such. The site is already developed and the applicant proposes no redevelopment that includes upsizing or adding potable water, sanitary sewer, or stormwater laterals. The City Engineer identifies no infrastructure deficit that the proposal poses or would require upgrading of any public potable water, sanitary sewer, or stormwater lines. Regarding street and pedestrian improvements, these are of poor quality and conditioned to be upgraded.

The S. Cascade Drive and W. Hayes Street improvements are standard per Transportation System Plan (TSP) Figure 7-1 “Functional Classification Designations” (Attachment 105; 2005) and WDO 3.01.

By this conditional use, staff first requires the specific upgrade of the new W. Hayes Street sidewalk to be 8 instead of 6 ft to function as a bicycle/pedestrian path. Second, staff requires ROW and PUE dedication for a future planned street, Killian Spring Parkway.

The City has reasonable expectation of Killian, whether the Marion County Surveyor and the City Council would accept that name or not, because of a land use approval on adjacent property to the east, Phase 3B of the Smith Creek Development. The Final Order dated November 14, 2018 includes Condition T-A3, which states, “Killian Spring Parkway: Phase 3B: The developer shall extend Killian Spring Parkway north off-site to W. Hayes Street per the Exhibit P drawing.” The Final Order also has Condition SUB-1 that is a platting schedule for all phases, in service of prompting construction and build-out of that project sooner than later

before the statutory deadline for subdivisions of 10 years per Oregon Revised Statutes (ORS) 92.040(3). The Phase 3B final plat application to the City is due by five years after November 14, 2018, i.e. November 14, 2023. Lastly, the street plan view and cross section are already designed through Final Order Exhibit P (Attachment 103).

Staff also by conditional use requires walkway connections to be stubbed and further landscaping installed for when Killian manifests so that the Killian frontage is beautiful and functional.

Factor b.: Capacity of public water, sewerage, drainage, street and pedestrian facilities serving the proposed use: The site is already developed and the applicant proposes no redevelopment that includes upsizing or adding potable water, sanitary sewer, or stormwater laterals. The City Engineer identifies no infrastructure deficit that the proposal poses or would require upgrading of any public potable water, sanitary sewer, or stormwater lines. Regarding street and pedestrian improvements, these are of poor quality and conditioned to be upgraded as explained under factor a.

Factor c.: Impact of the proposed use on the quality of the living environment:

1) Noise;

The proposed use generates no more noise than it actually does, and a public school is not particularly noisy compared to land uses that the general public is prone to fear unwilling, prolonged exposure to, such as bars and nightclubs where loud drunken fighting is common, expressways, highways, heavy industry, and quarries. Woodburn like most cities has zoning provisions that accommodate schools, a needed public land use.

2) Illumination;

Exterior illumination could be a nuisance. WDO 3.05.02L and Ordinance 2338, Section 5A regulate aspects of exterior lighting, but fail to regulate fixture cut-offs or shielding as well as mounting heights. To prevent light encroachment into street ROWs and adjacent residentially zoned property as well as light pollution – glaring into others’ eyesight – by conditional use staff requires full cut-off or shielded lighting and limits mounting heights. By conditional use, staff also limits the height of any additional or altered sports field lighting near lot lines.

3) Hours of operation;

The proposed use involves no hours of operation longer than that of the existing school, which are typical.

4) Air quality;

The proposed use emits no air pollutants.

5) Aesthetics; and

Trees further aesthetics, and by conditional use staff conditions that there be a north front yard perimeter row of trees and, when Killian manifests, an east yard abutting a street perimeter row of trees. The Killian landscaping is deferred accordingly.

6) Vehicular traffic.

The applicant's narrative p. 3 explains that there is no net increase in the number of classrooms or student capacity, which are 25 classrooms and 500 students respectively. Thus, there is no increase in vehicle trip generation.

Overall, factor c. supports approval.

Factor d.: Conformance with applicable Comprehensive Plan policies:

The Comprehensive Plan does not address such minutiae of land use as the specific proposed use. It's limited to broad concepts such as siting new schools and sharing of District recreational facilities for public use similar to City public parks.

Factor e.: Suitability of proposed conditions of approval to ensure compatibility with other uses in the vicinity:

Staff determined suitable conditions of approval relating to frontage aesthetics and to encourage walking and cycling and recommends them further below.

In conclusion regarding criterion 3, the use is compatible with the surrounding properties.

✓ The criterion is met.

✓ The conditional use criteria are met. Staff recommends approval with conditions of the request.

Street Exception Provisions

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.

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;
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;
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
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.

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.

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.

A Street Exception is akin to an adjustment or variance and specific to frontage/public/street improvements. In return for granting a Street Exception, the City applies conditions to secure public benefits. The applicant addressed the EXCP criteria through the application materials Exhibit 5 (May 7, 2019) and focusing on not upgrading the W. Hayes Street frontage. Planning and Public Works staff concur with the applicant's narrative regarding the criteria and find them met.

ROW & PUEs

The site plan indicates required dedications as examined above for 3.01, and conditions secure these prior to building permit issuance. This applies to both S. Cascade Drive and W. Hayes Street as well as Killian Spring Parkway. The EXCP does not reduce ROW – or PUE – required dedications.

Street trees

For W. Hayes that is the subject of the EXCP request, the nine existing street trees may remain, but per a condition if and when the City as a capital improvement project does improve the street, the applicant will pay for the additional 5 street trees.

ADA

Regarding S. Cascade Drive, the City cannot except from federal and state ADA standards. For that frontage sidewalk to not dead-end, a spur and ramp to the street are necessary as a condition describes.

Variance Provisions

The variance requests (4) accompanying the design review relate to:

- Parking setback (WDO 3.05.02E)
- Drive aisle minimum widths (WDO Table 3.05C)
- Street setback landscaping (WDO Table 3.06A)
- Buffer yard landscaping (WDO Table 3.06A)

The applicant submitted narrative text addressing the criteria.

Variance Criteria

5.03.12 Variance

A. Purpose: The purpose of this Type III Variance is to allow use of a property in a way that would otherwise be prohibited by this Ordinance. Uses not allowed in a particular zone are not subject to the variance process. Standards set by statute relating to siting of manufactured homes on individual lots; siding and roof of manufactured homes; and manufactured home and dwelling park improvements are non-variable.

B. Criteria: A variance may be granted to allow a deviation from development standard of this ordinance where the following criteria are met:

1. Strict adherence to the standards of this ordinance is not possible or imposes an excessive burden on the property owner, and
2. Variance to the standards will not unreasonably impact existing or potential uses or development on the subject property or adjacent properties.

C. Factors to Consider: A determination of whether the criteria are satisfied involves balancing competing and conflicting interests. The factors that are listed below are not criteria and are not intended to be an exclusive list and are used as a guide in determining whether the criteria are met.

1. The variance is necessary to prevent unnecessary hardship relating to the land or structure, which would cause the property to be unbuildable by application of this Ordinance. Factors to consider in determining whether hardship exists, include:
 - a. Physical circumstances over which the applicant has no control related to the piece of property involved that distinguish it from other land in the zone, including but not limited to, lot size, shape, and topography.
 - b. Whether reasonable use similar to other properties can be made of the property without the variance.
 - c. Whether the hardship was created by the person requesting the variance.
2. Development consistent with the request will not be materially injurious to adjacent properties. Factors to be considered in determining whether development consistent with the variance [is] materially injurious include, but are not limited to:
 - a. Physical impacts such development will have because of the variance, such as visual, noise, traffic and drainage, erosion and landslide hazards.
 - b. Incremental impacts occurring as a result of the proposed variance.
3. Existing physical and natural systems, such as but not limited to traffic, drainage, dramatic land forms or parks will not be adversely affected because of the variance.
4. Whether the variance is the minimum deviation necessary to make reasonable economic use of the property;
5. Whether the variance conflicts with the Woodburn Comprehensive Plan.

Variance: Parking Setback

3.05.02E Off-Street Parking

E. Setback

1. In commercial and industrial zones, the parking, loading, and circulation areas shall be set back from a street a minimum of five feet.

2. Parking, loading, and circulation areas shall be set back from a property line a minimum of five feet, unless there is a shared use agreement to the satisfaction of the Director, verifying shared use between the separate properties.

The applicant's Variance narrative states (p. 15):

"The variance is necessary because of an existing fire access lane provides a connection from W Hayes Street to behind the building. The fire access lane is necessary to provide access for fire apparatus, emergency vehicles, and delivery vehicles to the school. This project is proposing to expand the fire access lane to meet current fire department standards and to accommodate school buses. Further, the District anticipates future development south of the site will necessitate a portion of the eastern property to be used for the construction of a new public right-of-way. A final agreement has not been reached at the time of this application as the District is still negotiating with interested parties to determine the final design."

Staff concurs, adding that when Killian manifests, the premise of the parking setback variance would vanish. Staff conditions accordingly.

▲ The variance criteria are met with *Condition V1-PS*.

Variance: Drive Aisle Minimum Widths

Table 3.05C Parking Space and Drive Aisle Dimensions

The applicant's Responses to Letter of Incompleteness states (p. 8; August 23, 2019):

"The project is proposing a pick-up/drop-off area that is 22 feet in width, with portions adjacent to the driveways that taper down to 18 feet in width. The width is necessary to accommodate pick-up and drop-off activities using an airport style design. The curb-side portion of the drive aisle is used for loading and unloading, while the remaining portion of the drive-aisle is used for allowing through movement of vehicles. Portions of the drive-aisle subject to the variance do not have parking stalls adjacent to them. As such, there is no potential conflict with parked cars backing into oncoming traffic."

Staff concurs, deferring to the District's operational needs and knowing that the aisles will continue to meet or exceed the minimum 20-ft standard for two-way travel per 2014 Oregon Fire Code (OFC) Appendix D.

▲ The variance criteria are met with *Condition V2-DA*.

Variance: Street Setback Landscaping

Table 3.06A Planting Requirements

Setbacks abutting a street ...

The applicant's narrative states (p. 16):

"The variance to the setback area abutting the street is necessary due budgetary considerations and existing site constraints.

Budgetary Considerations

This project is seeking to meet programmatic educational needs using bond funding approved by voters in 2015. The bond program seeks to provide basic educational services that are necessary quality education, they include:

- Continue major repairs and maintenance.
- Additional classrooms, restrooms, gymnasium for students.
- Improve school safety by updating technology security systems.
- Upgrade facilities to be ADA compliant.

The 2015 bond assigned a total of \$15 million to improvements at Nellie Muir Elementary School. Unforeseen site conditions have already caused a diversion of building-related funds to correct utilities and address poor soil conditions.

The funds dedicated to landscape improvements are not sufficient to meet the City's landscape standards without further diverting funding from school programming, facility improvements, and enhanced building security. It is estimated to cost an additional \$100,000 for this project to meet the City's landscape standards. Each tree required costs approximately the same as 1.5 SF of new construction."

Staff is empathetic about cost savings, but as a compromise instead of dispensing with the street setback landscaping requirement staff lessens its scope from 20 feet to a lesser scope per a condition.

▲ The variance criteria are met with *Condition V3-SS*.

Variance: Buffer yard landscaping

Table 3.06A Planting Requirements


Buffer yards ...

The applicant's Variance narrative states (p. 17):

“The areas that provide site constraints include the east and south buffer yard. The site constraints in the east buffer yard area include an existing fire access lane, which will remain as it is. The improvements are also necessary to provide a connection to the proposed bus loading and drop-off area behind the school building, outside this fire access lane, which will be impacted by expected development southeast of the site.

The south buffer yard constraint is due to the District’s plans to expand the open space area south as future development occurs. The expansion will accommodate improved/expanded sports fields that require open space areas. Any landscaping in this area would conflict with the goal of expanding the open space area to accommodate sports fields.”

Staff concurs. Staff conditions accordingly.

 The variance criteria are met with *Condition V4-BY*.

Recommended Conditions of Approval

Staff recommends approval of the consolidated applications based on the findings in the staff report and attachments, which are incorporated by this reference, as well as applying the following conditions of approval:

General

G1. Prior to building permit application, the applicant shall submit revised site plans meeting the conditions of approval to the Planning Division and obtain Division approval.

G2. The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with these applications, 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.

G3. References: The descriptions below define certain words, phrases, and assumptions in the context of the conditions of approval:

- “Access way” means an on-site walkway paved at least eight (8) feet wide to serve as a bicycle/pedestrian path to and from sidewalk and that is ADA-compliant.
- “ADA” refers to the federal Americans with Disabilities Act of 1990.
- “Cascade” refers to S. Cascade Drive.
- “Director” refers to the Community Development Director.
- “District” refers to the Woodburn School District.
- “Exhibit P” refers to said exhibit of the Smith Creek Development Final Order of November 14, 2018 that is a drawing of the plan and cross section of Killian Spring Parkway.
- “Hayes” refers to W. Hayes Street.
- “Killian” means Killian Spring Parkway.
- “PUE” means public utility easement.
- “ROW” means right-of-way.
- “Killian Spring Parkway” is the anticipated name of a future street memorialized through Smith Creek Development Final Order Exhibits C-4, C-8c-11, P, Y-1, and Condition of Approval T-A3, which states, “Killian Spring Parkway: Phase 3B: The developer shall extend Killian Spring Parkway north off-site to W. Hayes Street per the Exhibit P drawing.”

G4. Due date condition text: “This is due no later than the time of City approval, such as through Public Works Department acceptance of public improvements authorized through an issued right-of-way permit, of any of the two Killian driveways were the District to seek to construct either of the driveways to serve the existing northerly east-west delivery drive aisle or the proposed southerly east-west bus, fire, and staff drive aisle.”

G5-PW. Public Works: Follow the appended "Public Works Comments September 16, 2019".

Conditional Use 2019-05

C1. Killian Spring Parkway:

- a. The applicant shall dedicate twenty (20) feet of ROW – plus additional ROW for street curvature at the future southwest corner of Killian and Hayes – and a PUE per Exhibit P. This condition subsection is due the same as for ROW and PUE dedications generally for this project: prior to building permit issuance.
- b. The north-south bus, fire, and staff driveway and drive aisle may remain until Killian improvements; however, in the interim the City and licensed franchised utilities reserve the right to disrupt private surface and below-ground improvements without compensating the District if necessary to service public utilities.
- c. As Killian manifests, remove on-site remnant pavement within eleven (11) feet of the ROW and not otherwise used for an access way, walkways, Killian driveways, off-street parking, or franchise utility boxes, poles, or vaults. Replace the remnant pavement with landscaping as follows:
 - i. Plant a row of trees surrounded by shrubs, vegetative groundcover, native grass, or lawn.
 - ii. The minimum number of trees shall be seventeen (17), of which one shall be coniferous/evergreen.
 - iii. Each tree shall meet or exceed the medium tree size category definition and minimum size standard found in WDO Table 3.06B.
 - iv. The majority of on-center distances between consecutive trees shall be at least thirty (30) feet, and the applicant shall site the trees to be off-set from street trees as seen in plan view.

Subsection c. is due by either of the following, whichever occurs sooner: the time a developer requests that the City accept the constructed Killian improvements, or, per Condition G4.

C2. Bicycle parking:

- a. Ratio: Required off-street bicycle parking shall number at least two (2) stalls per classroom.
- b. Distribution: The number shall be divided among at least three areas: the existing enclosure at the east side of the main school building, the admin addition / new main entrance, and the academic addition / south rear staff entrance. The latter two locations shall each have at least twelve (12) stalls each.
- c. Facility: Each stall shall adjoin a facility designed for the securing of one or more bicycles, such as a U-rack or wave rack.

- d. Stall size: The minimum size of additional or altered stalls shall be two (2) feet wide by six (6) feet long, and minimum vertical clearance shall be eight (8) feet. If a stall is wall-mounted, the minimum stall depth shall be five (5) feet. The minimum maneuvering area to access any stall shall be at least five (5) feet deep. The dimensional standards do not apply to the existing bicycle parking within the fenced enclosure at the east side of the school.

C3. Bond / bonding / performance guarantee: Were the applicant to bond any improvements as allowed by and pursuant to WDO 4.02.08, the amount shall be 150% instead of 120%.

C4. Carpool/vanpool (C/V):

- a. Number: Within a staff-only parking area there shall be at least two C/V stalls located convenient to a staff entrance or entrances and limited to carpools and vanpools.
- b. Striping: Each stall shall be striped "CARPOOL/VANPOOL ONLY" in lettering one (1) foot high minimum.
- c. Signage: Each stall shall have a wall-mounted or pole-mounted sign for "Carpool/Vanpool Only". Minimum sign face size shall be one (1) foot wide by one-and-a-half (1½) feet high. The top of a posted sign shall be between five-and-a-half (5½) and six-and-a-half (6½) feet above vehicular grade.
- d. If there are State of Oregon standards that conflict with b. and c., the applicant may go by state standards instead and provide a copy of them to staff.

This condition is due by building permit final inspection.

C5. Driveways:

- a. Number: The maximums shall be as follows:
 - i. Cascade: One (1), were Hayes driveways to drop from two (2) to one (1).
 - ii. Hayes: three (3), dropping to two (2) as Killian manifests.
 - iii. Killian: Two (2), dropping to one (1) were the District to remove the delivery drive aisle.
- b. Width: The maximum width of additional or altered driveways shall be twenty-four (24) feet.

C6. Landscaped islands in parking areas: In a parking aisle, there shall be no more than nine (9) parking stalls in a row without a landscaped island or peninsula as a separation. Minimum dimensions are six-and-a-half (6½) feet wide between insides of curbing and a length of at least fourteen-and-a-half (14½) feet between insides of curbing. Each island shall have a tree planted at the minimum size per WDO Table 3.06B and grass or vegetative groundcover, except that a fire hydrant may be in place of a landscaped island tree if necessary.

C7. Lighting:

- a. Full cut-off: Additional or altered exterior lighting fixtures shall be full cut-off or fully shielded models.
- b. Heights:
 - i. Wall: Exterior wall-mounted fixtures shall be no higher than ten (10) feet above walkway finished grade. (This height limit is not applicable to emergency egress lighting and permanent wall signs allowed through WDO 3.10 were they to have interior illumination.)
 - ii. Parking pole: Exterior pole-mounted fixtures within five (5) feet of or in parking, loading, and vehicular circulation areas shall be no higher than fourteen (14) feet above vehicular finished grade.
 - iii. Other pole: Remaining exterior pole-mounted fixtures, excepting sports field lighting, shall be no higher than ten (10) feet above grade.

C8. Modular buildings / modulars: Consistent with the land use review plan set submitted August 23, 2019, Sheets C1.00 Existing Conditions and Demolition Plan and C2.00 Layout and Paving Plan Overall, the number of modular buildings shall go from four (4) to zero (0) and remain at zero. The removal of modular buildings is due by building permit final inspection. The City may later supersede this condition by taking action on a future land use application submittal as to allow one or more modular buildings.

C9. Off-site improvements: Cozy Way: The applicant shall upgrade the pedestrian crossing along the west leg of the intersection of Hayes and Cozy Way as the Public Works Department directs and to meet federal and state ADA standards. Striping shall be zebra. This condition is due prior to building permit issuance.

C10. Shelter: The admin addition / new main entrance shall be sheltered from precipitation by having any of a canopy, building recess, or permanent awning sheltering an area of at least two hundred (200) square feet and with narrowest dimension being eight (8) feet. The minimum clearance height shall be at least ten (10) feet above walkway grade.

C11. Trees: The applicant shall plant in the Hayes yard a row of at least nineteen (19) trees, of which one shall be coniferous/evergreen. The trees shall be within eleven (11) feet of the right-of-way. Each tree shall meet or exceed the medium tree size category definition and minimum size standard found in WDO Table 3.06B. The majority of on-center distances between consecutive trees shall be at least thirty (30) feet.

C12. Walkways:

- a. Hayes: The walkway connecting Hayes sidewalk and the admin addition / new main entrance shall be an access way. Where flush with driveway and drive aisle curbing, the access way shall be at least ten (10) feet wide.

- b. Killian northerly: A walkway shall connect the admin addition / new main entrance and the Killian ROW line. As Killian manifests, the District shall extend the walkway to the sidewalk at six (6) feet width minimum. The walkway extension is due by either of the following, whichever occurs sooner: the time a developer requests that the City accept the constructed Killian improvements, or, per Condition G4.
- c. Killian southerly: As Killian manifests, the District shall extend the walkway serving the academic addition / south rear addition and its parking east to connect with the sidewalk at six (6) feet width minimum. This is the due the same as for subsection b. above.

C13. Discontinuance/Revocation: Because the WDO does not specify if and when a conditional use approval would expire were a use to cease, based on WDO 4.02.04B the approval shall expire if the use of public school ceases and three (3) years pass without the use recommencing.

C14. CU Modification: Because the WDO, including 5.03.01, does not specify how changes to an approved conditional use (CU) and related site improvements might trigger another CU or modification of a CU approval, for Director determination the following serve as criteria and – where noted – as factors:

- a. Significant expansion of the use, factors being an increase in any of: total gross floor area (GFA) by 25.0% or more or by an absolute value of ten thousand (10,000) square feet or more, the number of buildings (excluding modulars) by two (2) or more, the number of modular buildings by one (1) or more, and the number of classrooms by six (6) or more;
- b. Increase in off-street parking by twelve (12) or more stalls, even if the existing supply were in excess of the minimum required ratio(s);
- c. Net Increase in impervious surface totaling at least two-and-half (2½) acres;
- d. Development as defined in WDO 1.02 within twenty (20) feet of a property boundary and not already conditioned through the subject approval;
- e. Installation of additional or altered sports field lighting taller than twenty (20) feet and within twenty (20) feet of ROW or other property line;
- f. Any proposal necessitating a request for Exception to Street Right-of-Way and Improvement Requirements (“Street Exception”);
- g. Any proposal necessitating a request to vary from the WDO;
- h. Any proposal necessitating a Type III or IV land use application type;
- i. City adoption of a unified development ordinance replacing the WDO were to have intervened;
- j. Proposal by the Woodburn School District for the City to approve a District-led long-range master plan for the Nellie Muir Elementary School campus; and
- k. Along with any of the above, a factor being that addition of one or more legal lots of record to the Nellie Muir Elementary School campus were to have intervened.

Modification of a specific condition of approval remains pursuant to WDO 4.02.07. Were the City to have amended the WDO to establish modification provisions for conditional uses, the Director may decide that the provisions supersede this condition of approval.

Design Review 2019-07

D1. Streets:

- a. Cascade: To meet WDO 3.01, the applicant shall improve the Cascade frontage per Figure 3.01G, including to dedicate half-street ROW and a PUE and to construct half-street improvements.
- b. Street trees: To meet WDO 3.06.03A, the applicant shall improve the S. Cascade Drive planter strip with street trees.
- c. ADA: The otherwise dead-end sidewalk shall have a due west spur at least five (5) feet wide from at or near the south dead-end that connects the sidewalk to the asphalt cartway with an ADA-compliant ramp.

This condition is due prior to building permit issuance.

D2. Directional markings/stripping: To meet WDO 3.05.02J, the visitor parking area east one-way outbound drive aisle and driveway that are de facto two lanes shall each have two striped arrows in substantial conformance with Sheet A1.0.

D3. Signage: To meet WDO 3.10 and the needs of the Public Works Department:

- a. Permanent signage for the school campus shall not encroach within any PUE.
- b. The applicant shall remove the Hayes nonconforming readerboard pole sign. The applicant shall do so prior to building permit final inspection.
- c. Through an approved sign permit application, the applicant may either upgrade the sign per WDO 3.10.11 and relocate it or replace it with a fully conforming sign.

Street Exception 2019-03

The street exception request is approved as modified by the following conditions:

EX1. Cascade: No street exception applies to Cascade ROW dedication, PUE dedication, or improvements including street trees.

EX2. Hayes:

- a. Dedications: The applicant shall dedicate eleven-and-half (11½) feet of ROW and a PUE.
- b. Sidewalk:
 - i. The applicant shall construct a bicycle/pedestrian path in the form of sidewalk eight (8) feet wide minimum along Hayes and sited to overlap the PUE and have

its south edge be one (1) foot north of the PUE south edge. This condition subsection i. is due prior to building permit issuance.

- ii. Where the path might overlap in the ROW existing asphalt or poured concrete, it may incorporate existing pavement if the end result would meet Public Works standards and be ADA-compliant. At the east, the otherwise dead-end sidewalk shall near the east lot line have a spur heading northeast at roughly 45 degrees to connect to the existing narrow curb-tight sidewalk along the 1560 W. Hayes Street (Tax Lot 051W07CC07100). The spur shall taper from 8 feet no more sharply than by one (1) foot width for every two (2) feet of run.
 - iii. The path shall deflect or meander as necessary to preserve Tree 5061 at the southeast corner of Cascade and Hayes.
- c. Street trees: The City does not require the applicant to plant additional street trees at the same time as site redevelopment; however, were the City through a capital improvement project to improve the adjacent segment of Hayes by November 14, 2025, then the applicant shall pay the City the costs of purchasing and planting five (5) additional street trees and— if requested by the Public Works Department – provide for said trees a one-year warranty bond per WDO 4.02.08B and Condition C3. This is due per Condition G4.
 - d. Fence/Fencing: The applicant shall remove any fence or fencing from within the ROW. Regarding the PUE, the Public Works Department may direct removal of any existing fencing or allow either *status quo* or installation of additional fencing.
 - e. Public Works Standard Specifications & Drawings: As part of the land use review plan set and the building permit submittal plan set, the applicant shall reproduce [standard details](#) as Public Works Directs and include [Drawing 1 Street Tree Planting New Construction](#), [Detail No. 4150-4 Property Line Sidewalk at Driveway](#), and [Detail No. 4150-8 Sidewalks](#).

EX3. Killian: No street exception applies to Killian ROW or PUE dedication. (Improvements are not timely or directly relevant because the developer of Smith Creek Development Phase 3B will construct them per Final Order Condition T-A3, which is quoted above through Condition G3.)

Variance 2019-05

V1-PS. Parking setback (WDO 3.05.02E):

- a. The minimum vehicular circulation area setback shall not apply to the north-south east yard bus, fire, and staff driveway and drive aisle. This variance request approval expires upon removal of the drive aisle and its Hayes driveway to accommodate Killian improvements.

- b. As Killian manifests, the District shall remove or allow the developer of Smith Creek Development Phase 3B to remove the private improvements described in subsection a. above. The District shall not obstruct Killian improvements.
- c. This variance approval excludes any other new or altered parking setback on the subject property as WDO 3.05.02E regulates.

V2-DA. Drive aisle (WDO Table 3.05C): The minimum drive aisle widths shall be per the table below (instead of 24 feet typical):

<i>Parking Context</i>	<i>Minimum Drive Aisle Width (feet)</i>		
	<i>One-way Travel</i>		<i>Two-way Travel</i>
	<i>Single Lane</i>	<i>Paired Lanes</i>	
<i>Standard or ADA-compliant stalls</i>	18	10 per lane; 20 total	20
<i>Compact stalls</i>	16	9 per lane; 18 total	20
<i>No adjacent stalls</i>	10	9 per lane; 18 total	20

V3-SS. Street setback landscaping (WDO Table 3.06A):

- a. Area: The minimum area to be landscaped at the minimum planting density for a setback abutting a street per Table 3.06A shall not be the minimum setback of twenty (20) feet, but instead shall be for these three frontages as follows (measured from ROW line):

<i>Street</i>	<i>Area of Setback Subject to Minimum Planting Density of Table 3.06A, row "Setbacks abutting a street"(feet)</i>
Cascade	11
Hayes	11
Killian	North of the south edge of the stormwater detention pond that is along the south side of the delivery drive: 11; South of the south edge of the pond: Zero (0), with the 20-foot setback defaulting to the planting density of either row "Other yards" or where applicable "Off-street parking ..."

See also subsection b. below.

- b. Killian: Unpaved areas that are adjacent to the interim improvements and within the setbacks per subsection a. above shall be landscaped per a. above, and when Killian manifests, the remainder of the Killian setback landscaping also shall be per a. above and due per Condition G4.

V4-BY. Buffer Yards (WDO Table 3.06A):

- a. Applicability: Buffer yards are exempt from the Table 3.06A landscaping provisions specific to buffer yards. The provisions shall default to those of another applicable yard type: "Other yards" or where applicable "Setbacks abutting a street" or "Off-street parking ...".
- b. Killian: The east side yard, which will become a yard abutting a street as Killian manifests, shall be subject to the Table 3.06A landscaping provisions specific to "Setbacks abutting

a street” with the provisions as deferred and varied through other conditions of approval.

Applicant Identity

<i>Applicant</i>	 <p>Woodburn School District through Sarah Bishop, Director of Business</p>
<i>Applicant's Representative</i>	<p>Frank Angelo, Principal, Angelo Planning Group; Clinton "CJ" Doxsee, Planner, Angelo Planning Group</p>
<i>Landowner(s)</i>	<p>Woodburn School District 103</p>

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. Records: Staff recommends that the applicant retain a copy of the approval of the conditional use.
2. Fences, fencing, & free-standing walls: The approval excludes any fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
3. Signage: The approval excludes any signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
4. 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.
5. 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

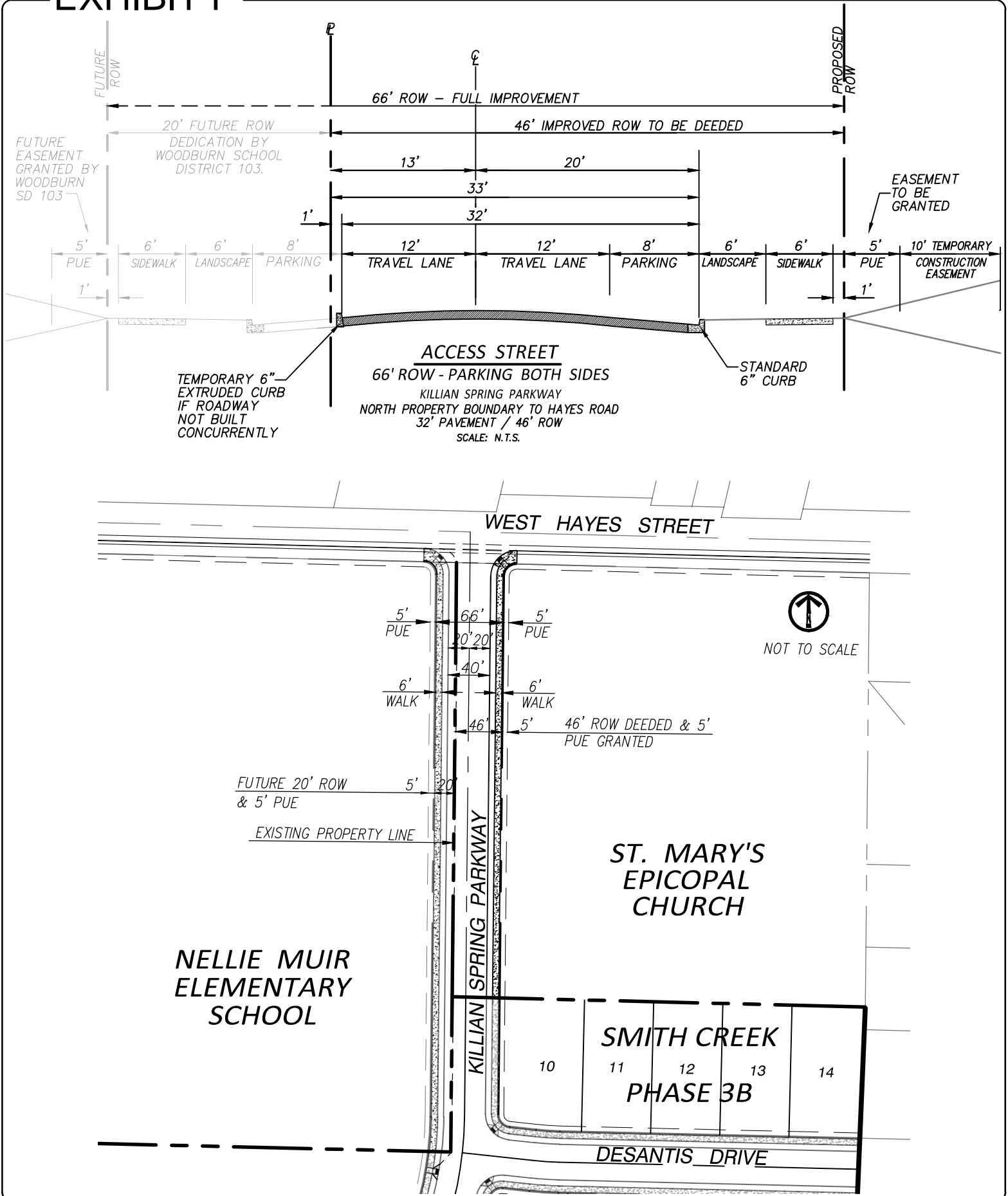
improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.

6. 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.
7. 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.
8. ROW:
 - a. Dedication: For a site development project that requires no and involves no re-plat, there is a process separate from land use / planning / zoning review to dedicate ROW and easements. Contact the Public Works Department to obtain paperwork and allow at least two months for Public Works staff to review the paperwork and schedule acceptance of dedications during a regularly scheduled City Council meeting.

ROW – and public utility easement (PUE) – dedications are due prior to building permit issuance.
 - b. Work: All work within the public ROWs or easements within City jurisdiction must require plan approval and permit issuance from the Public Works Department. All public improvements construction work must be performed in accordance with the plans stamped “approved” by the City, and comply with the City’s Standard Specifications and Standard drawings.
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 must install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters must be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Scott Bergren, City of Woodburn Cross Connection Inspector, for proper type and installation requirements of the backflow device at (503) 982-5380.

11. Wastewater Survey: The applicant must complete a City of Woodburn Nonresidential Wastewater Survey and comply with the conditions of the Wastewater Permit. Contact Carol Leimbach, Industrial Waste Coordinator, at (503) 982-5283.
12. 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.
13. 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.
14. SDCs: The developer pays System Development Charges prior to building permit issuance. Staff will determine the water, sewer, storm and parks SDCs after the developer provides a complete Public Works Commercial/Industrial Development information sheet.

EXHIBIT P



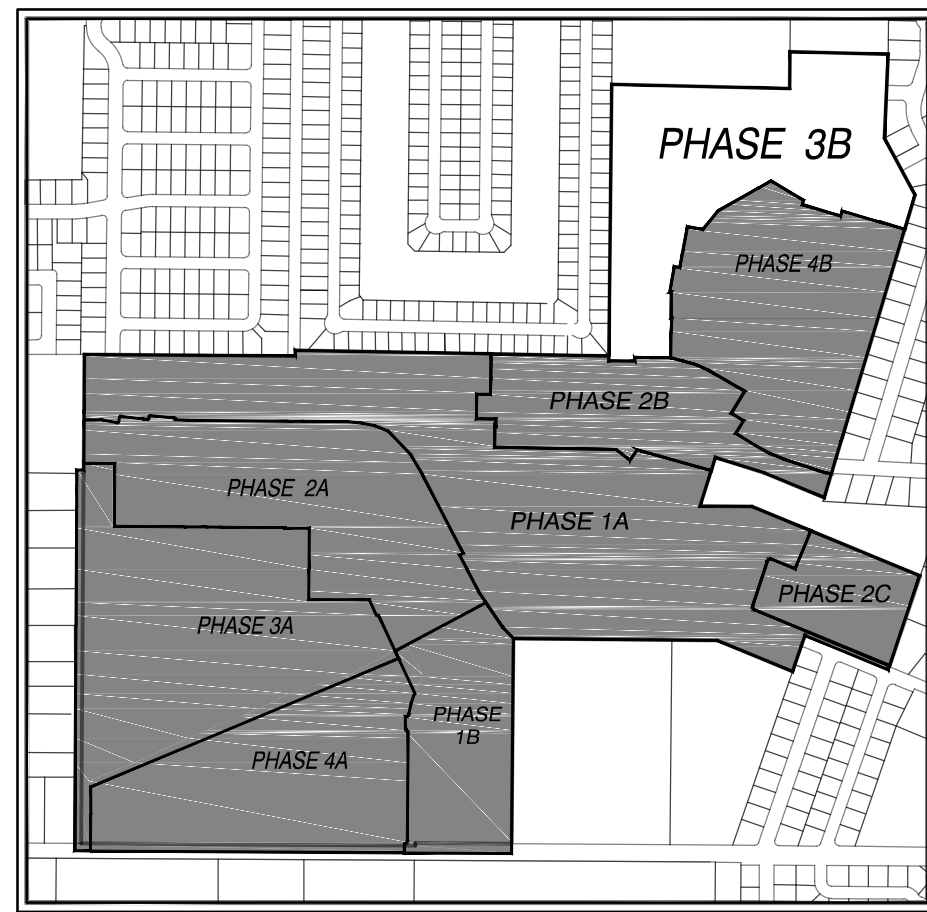
SMITH CREEK
 RESIDENTIAL DEVELOPMENT
 EXHIBIT P
 SUPPLEMENT

STAFFORD
 DEVELOPMENT COMPANY, LLC
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034

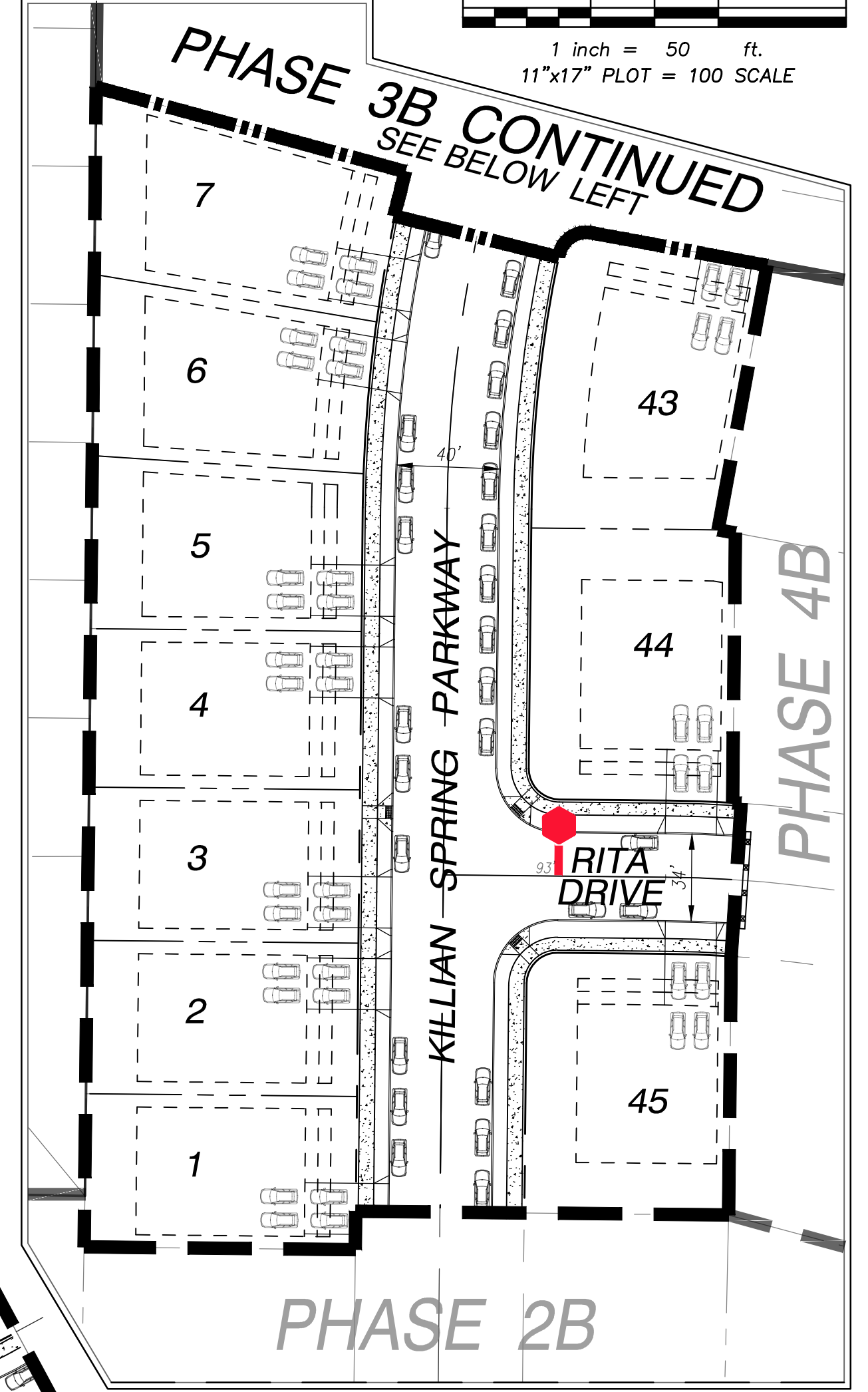
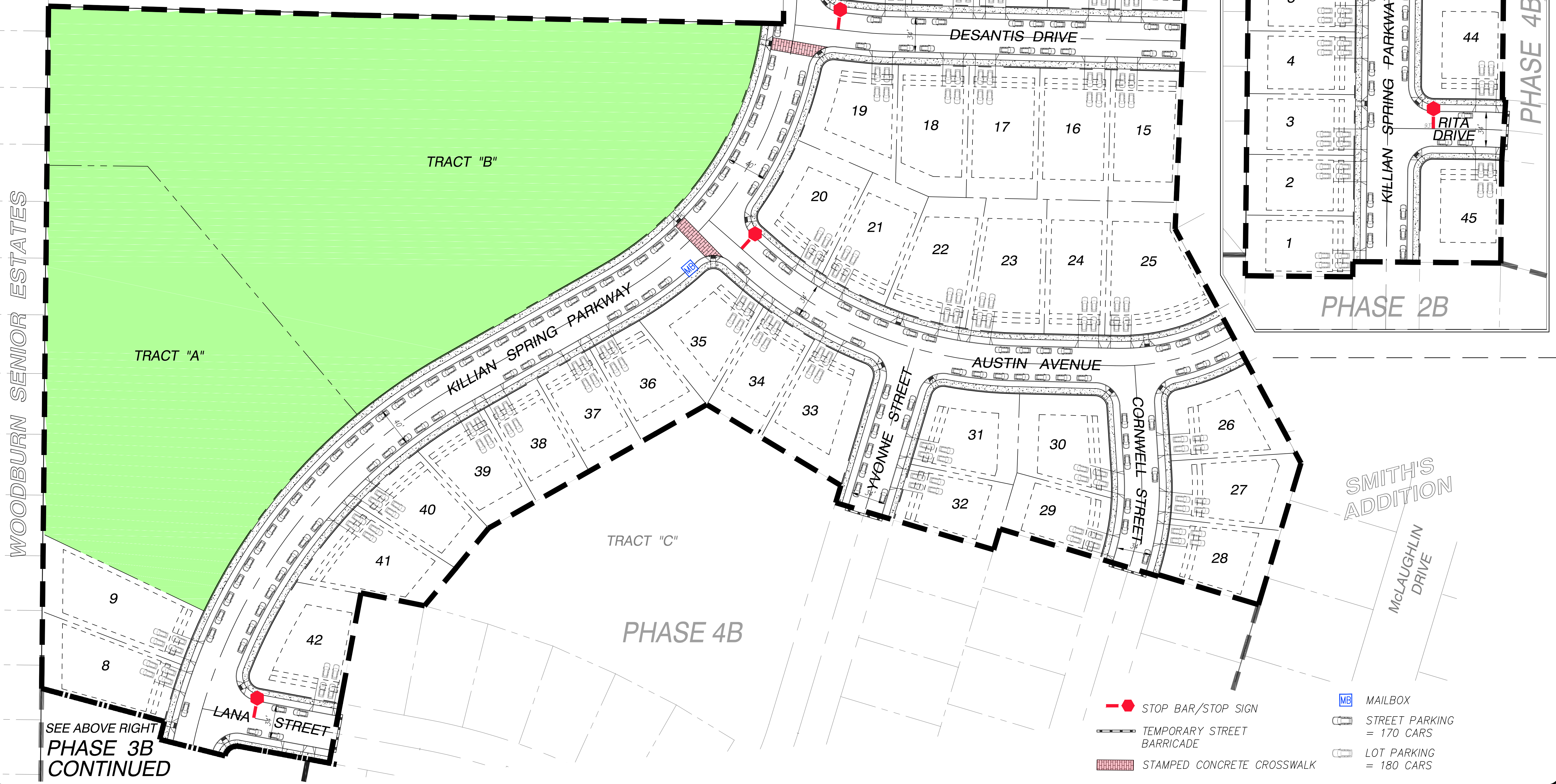
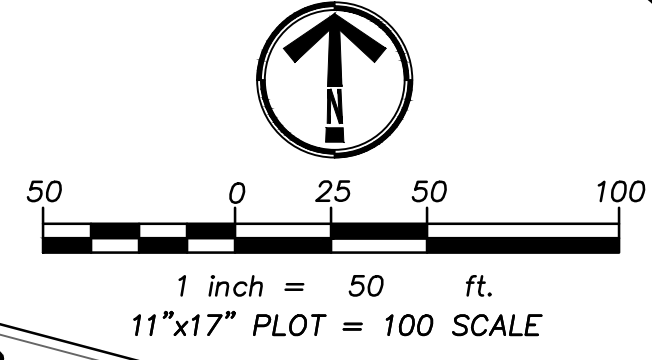
SMITH CREEK
 Attachment 103
 CITY OF WOODBURN, OREGON

PHASE 3B

EXHIBIT C-8C-11



SMITH CREEK RESIDENTIAL DEVELOPMENT PHASE 3B - SETBACKS								
DWELLING TYPE	FRONT			SIDE		REAR		
	PORCH	BUILDING	GARAGE	INTERIOR	STREET	BUILDING	GARAGE	
SFD-60	10'	15'	20'	5'	20'	20'	--	



TAX MAP 52W13 - LOT 100
TAX MAP 52W13BD - LOTS 100 & 200
TAX MAP 51W18BC - LOT 4000
MARION COUNTY
CITY OF WOODBURN, OREGON

STAFFORD
DEVELOPMENT COMPANY, LLC
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034

SMITH CREEK
RESIDENTIAL DEVELOPMENT
PRELIMINARY SITE PLAN
PHASE 3B

NO.	DATE	DESCRIPTION

PLANNING & LAND DESIGN
1862 NE ESTATE DRIVE
HILLSBORO, OREGON 97124
RYAN O'BRIEN
(503) 780-4061

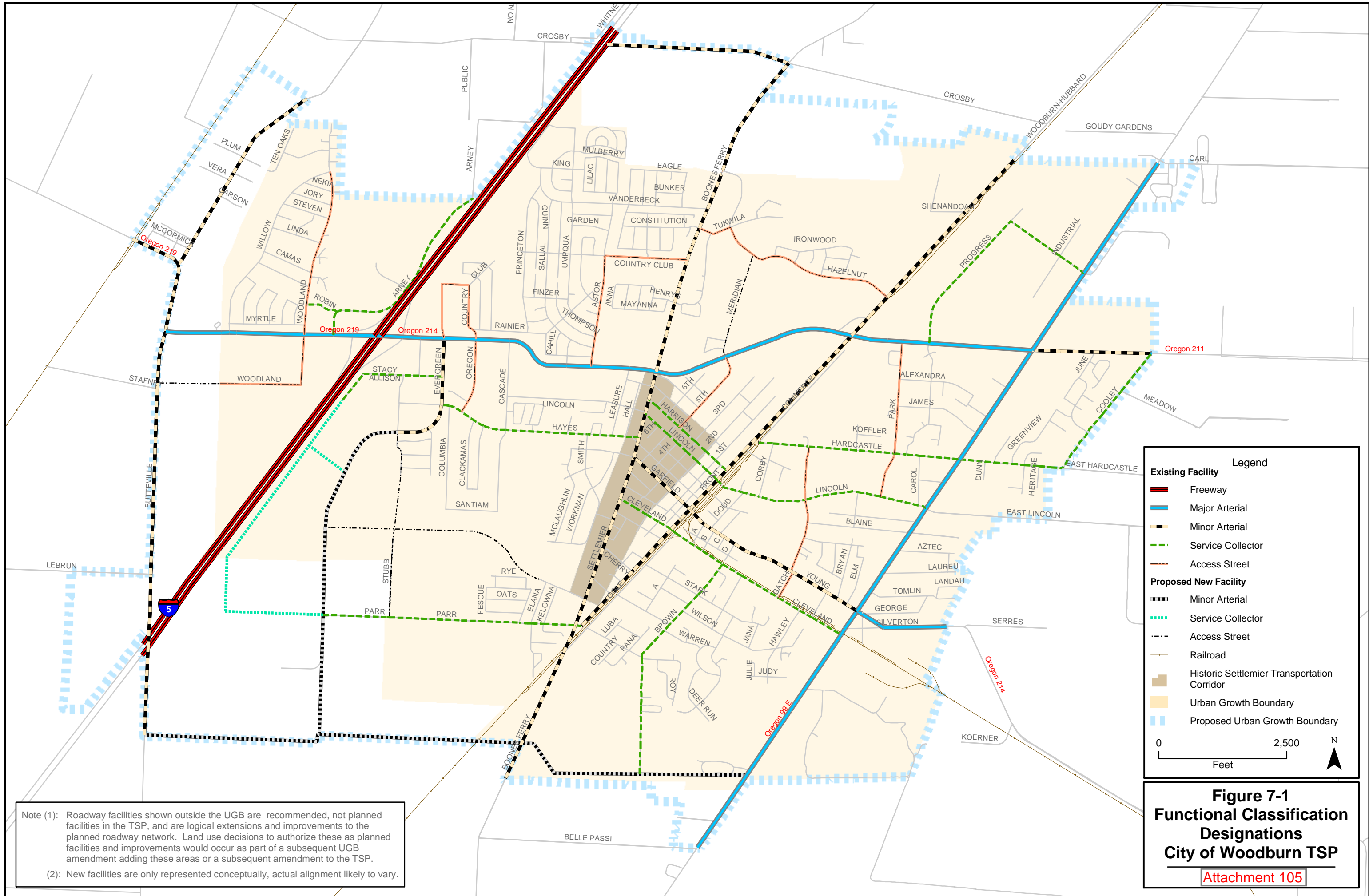
SHEET
11
OF
13
Attachment 104

- STOP BAR/STOP SIGN
- MAILBOX
- TEMPORARY STREET BARRICADE
- STREET PARKING = 170 CARS
- STAMPED CONCRETE CROSSWALK
- LOT PARKING = 180 CARS

WOODBURN SENIOR ESTATES

SEE ABOVE RIGHT
PHASE 3B
CONTINUED

SMITH'S
ADDITION



Note (1): Roadway facilities shown outside the UGB are recommended, not planned facilities in the TSP, and are logical extensions and improvements to the planned roadway network. Land use decisions to authorize these as planned facilities and improvements would occur as part of a subsequent UGB amendment adding these areas or a subsequent amendment to the TSP.

(2): New facilities are only represented conceptually, actual alignment likely to vary.

Legend

	Existing Facility	Freeway
	Major Arterial	
	Minor Arterial	
	Service Collector	
	Access Street	
Proposed New Facility		
	Minor Arterial	
	Service Collector	
	Access Street	
	Railroad	
	Historic Settler Transportation Corridor	
	Urban Growth Boundary	
	Proposed Urban Growth Boundary	

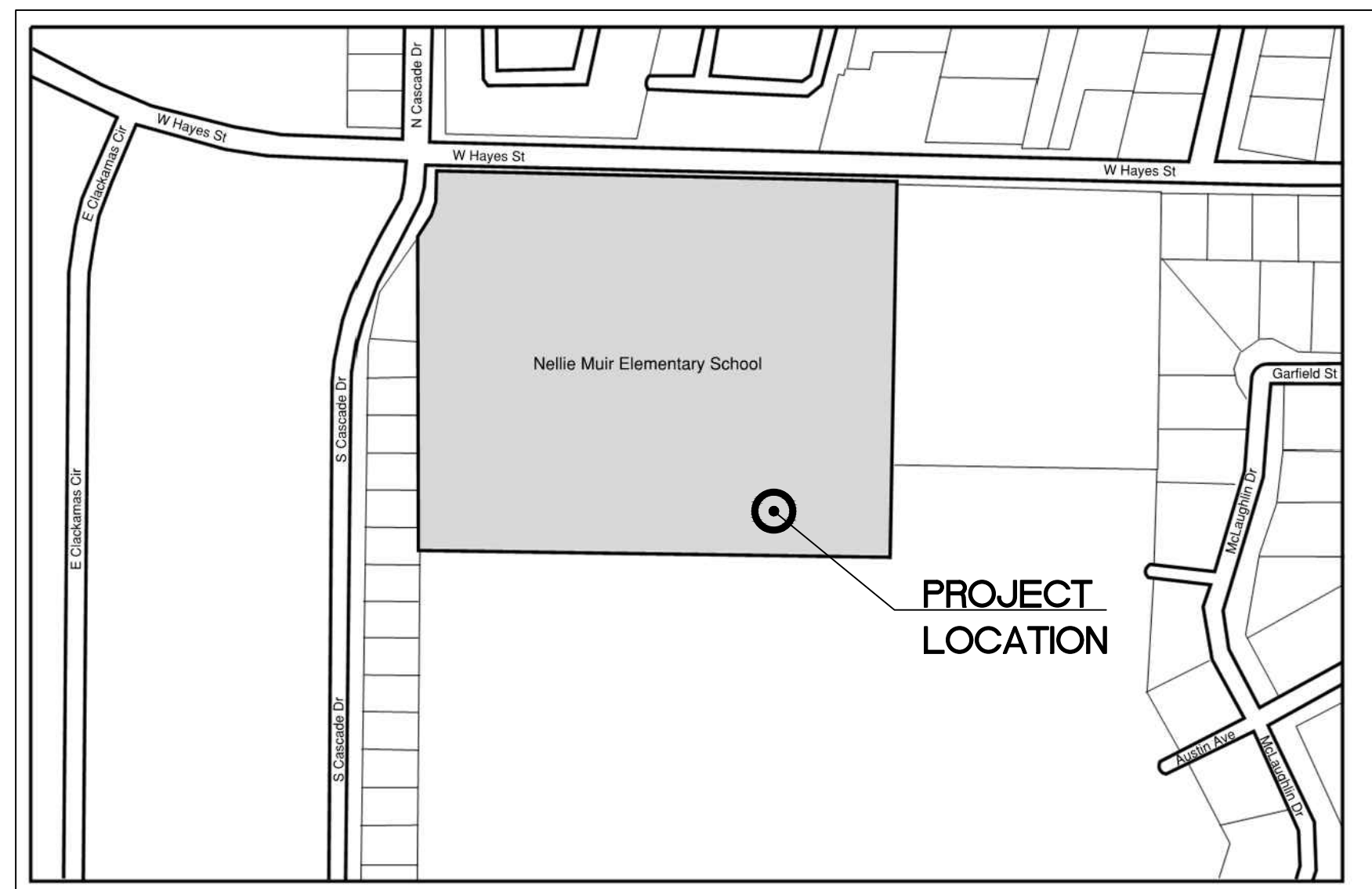
0 2,500 Feet

N

Figure 7-1
Functional Classification
Designations
City of Woodburn TSP
 Attachment 105

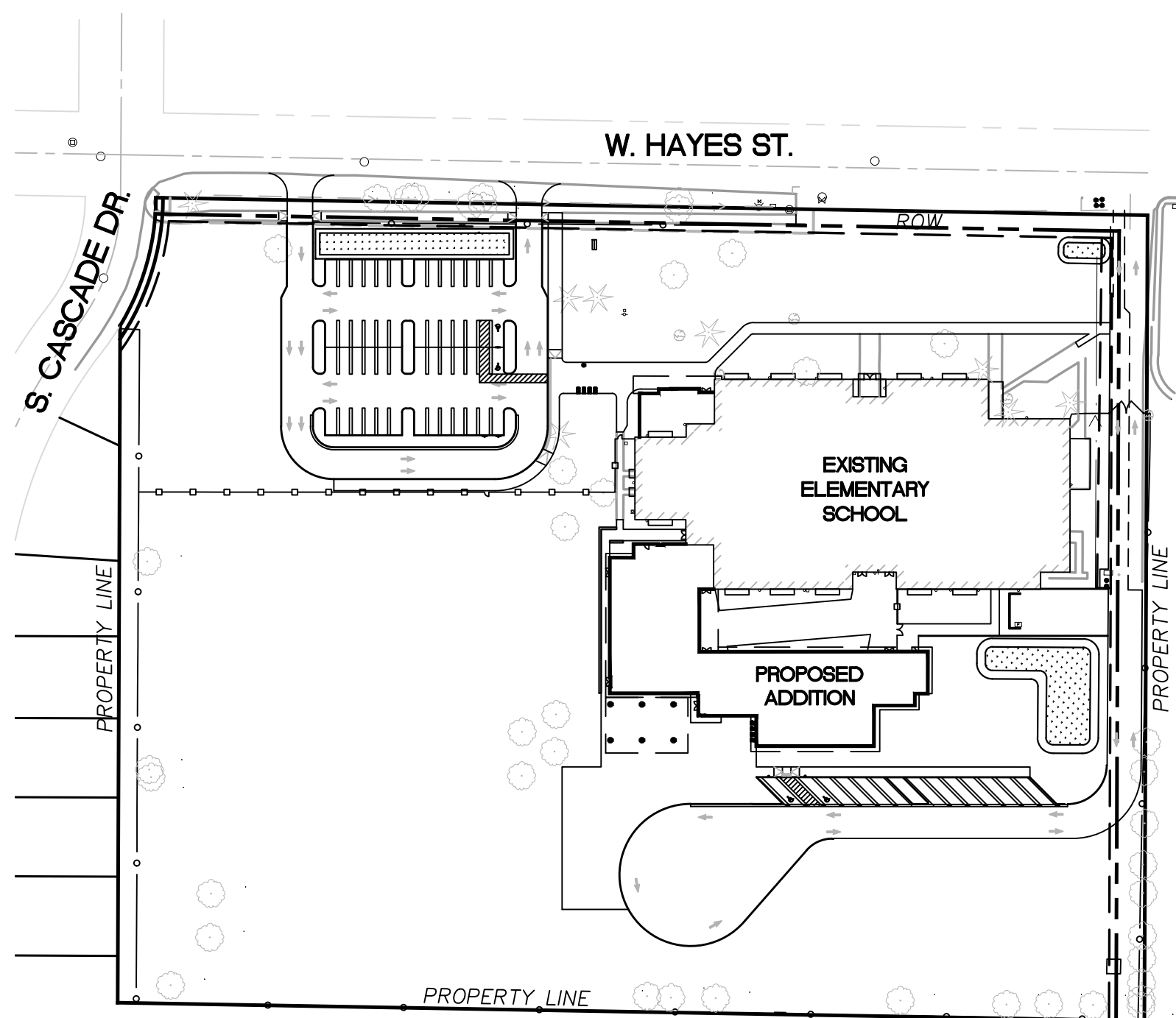
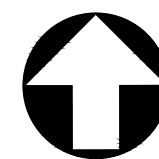
NELLIE MUIR ELEMENTARY SCHOOL

1800 W HAYES ST. WOODBURN, OREGON 97071



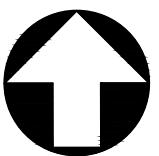
VICINITY MAP

NTS



SITE MAP

SCALE: 1"=100'



GENERAL NOTES

- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF WOODBURN AND THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PREPARED BY APWA AND THE OREGON STATE PLUMBING CODE, LATEST EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 7 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503-246-6699.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF HUMBER DESIGN GROUP. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE USED AS NEEDED. THE CONTRACTOR SHALL ADHERE TO THE CITY OF WOODBURN EROSION CONTROL STANDARDS AS NECESSARY FOR EROSION CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL ROADWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR TO SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH.
- CONTRACTOR TO ADJUST ALL EXISTING OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- HUMBER DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

GRADING NOTES

- ALL SURFACES SHALL HAVE MINIMUM 2.0% SLOPE AND SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY. MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
- CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO TREE ROOTS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR AT DRIP-LINE OF EXISTING TREES. SEE TREE PROTECTION SPECIFICATIONS AND NOTES. NO PARKING VEHICLES UNDER TREES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE PROJECT AREA. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.
- ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY QUALIFIED SURVEYOR, BASED ON DIMENSIONS AND BEARINGS AS SHOWN ON THE PLANS CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN OREGON.
- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.
- GRADING PLAN SHALL BE DESIGNED TO NOT ADVERSELY IMPACT HISTORIC SURFACE DRAINAGE FLOWS TO OF FROM ADJACENT PROPERTIES.

PAVING NOTES

- STREET SIGNS AND STRIPING TO BE INSTALLED BY THE CONTRACTOR PER MUTCO.
- ALL PAVEMENT SHALL BE CUT STRAIGHT PRIOR TO PAVING. EXISTING PAVEMENT SHALL BE REMOVED AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FOR BOTH RIDE AND DRAINAGE.
- PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER, PER CITY OF WOODBURN TECHNICAL SPECIFICATIONS.
- CONTRACTOR TO INSTALL ADA WHEELCHAIR RAMPS AND SIDEWALKS AS SHOWN ON PLANS AND ON THE DETAIL SHEETS.
- ALL CONSTRUCTION WITHIN THE CITY OF WOODBURN RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.

MATERIAL NOTES

- MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM THE PROJECT ENGINEER PRIOR TO INSTALLATION.
- ALL ON-SITE WATER, STORM AND SANITARY SEWER PIPE MATERIALS AND FITTINGS SHALL CONFORM TO THE OREGON STATE PLUMBING SPECIALTY CODE, LATEST EDITION.
- ON-SITE WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, CONFORMING TO AWWA C151. WATER MAIN BETWEEN THE METER VAULT AND BACKFLOW VAULT SHALL BE COPPER TUBING CONFORMING TO ASTM B88, SILVER SOLDER.
- ON-SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS "N-12" OR APPROVED EQUAL) CONFORMING TO AASHTO M252 W/WATERTIGHT JOINTS.

MATERIAL NOTES (CONTINUED)

- ON-SITE STORM SEWER PIPE WITH LESS THAN 2' OF COVER SHALL BE HDPE PIPE.
- ON-SITE AREA DRAINS SHALL BE MANUFACTURED BY LYNCH CO., INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE PLANS.
- ON-SITE SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034, SDR 35.

UTILITY NOTES

- ALL WATER AND SANITARY SEWER FACILITIES AND THE INSTALLATION THEREOF SHALL FOLLOW THE CURRENT OREGON STATE PLUMBING SPECIALTY CODE AND THE LATEST EDITION OF APWA WITH CITY OF WOODBURN INSPECTION DURING CONSTRUCTION.
- ALL TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE CITY OF WOODBURN ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS.
- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE MINIMUM 36-INCH COVER TO FINISHED GRADE.
- ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH THE CITY OF WOODBURN TECHNICAL SPECIFICATIONS AND THE OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK-UP SERVICE.
- BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY THE USE OF A LASER.
- CONTRACTOR SHALL PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM.
- CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SEWER LINES.
- FOR CROSSINGS OF SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.
- CONTRACTOR SHALL COMPLY WITH O.A.R. 333, DIVISION 61 PUBLIC WATER SYSTEMS FOR THE INSTALLATION OF ALL WATERLINES ON THE PROJECT.
- CONTRACTOR SHALL VERIFY PUBLIC SEWER ELEVATION PRIOR TO START OF WATER/SEWER WORK. PROVIDE ACTUAL ELEVATION INFORMATION TO ENGINEER.
- CONTRACTOR 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 WITH AN EASEMENT, UNLESS OTHERWISE APPROVED BY PUBLIC WORKS. CONTACT SCOTT BERGEN, CITY OF WOODBURN CROSS CONNECTION INSPECTOR, FOR PROPER TYPE AND INSTALLATION REQUIREMENTS OF THE BACKFLOW DEVICE AT 503-982-5380.
- FIRE PROTECTION REQUIREMENTS SHALL COMPLY WITH THE WOODBURN FIRE DISTRICT STANDARDS AND REQUIREMENTS. FIRE HYDRANTS SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT AND BE CONSTRUCTED WITH PUBLIC WORKS DEPARTMENT.

ABBREVIATIONS

AD	AREA DRAIN	NTS	NOT TO SCALE
BS	BOTTOM OF STAIR	OD	OVERFLOW DRAIN
BW	BOTTOM OF WALL	PERF.	PERFORATED
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CO	CLEAN OUT TO GRADE	S=	SLOPE EQUALS
COP	CITY OF PORTLAND	SD	STORM DRAIN
DWG.	DRAWING	SF	SQUARE FEET
EX.	EXISTING	SS	SANITARY SEWER
FG	FINISHED GRADE	STD.	STANDARD
H	HEIGHT	TC	TOP OF CURB
GB	GRADE BREAK	TD	TRENCH DRAIN
IE	INVERT ELEVATION	TP	TOP OF PAVEMENT
LF	LINEAL FEET	TS	TOP OF STAIR
MAX.	MAXIMUM	TW	TOP OF WALL
MIN.	MINIMUM	TYP.	TYPICAL
NO.	NUMBER	W	WATER

ARCHITECT/ENGINEER

ARCHITECT:
BLRB ARCHITECTS
621 SW MORRISON ST #950
PORTLAND, OR 97205
503.595.0270
CONTACT: SHEENA HEWETT

ENGINEER:
HUMBER DESIGN GROUP, INC.
117 SE TAYLOR STREET, SUITE 001
PORTLAND, OR 97214
503.946.5370
CONTACT: WILLIAM BRANNAN, PE

SURVEY

SURVEY PROVIDED BY LEI ENGINEERING & SURVEYING OF OREGON.

SHEET INDEX

C0.00	CIVIL NOTES
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN - OVERALL
C1.01	EXISTING CONDITIONS AND DEMOLITION PLAN - NORTH
C1.02	EXISTING CONDITIONS AND DEMOLITION PLAN - SOUTH
C2.00	LAYOUT & PAVING PLAN - OVERALL
C2.01	LAYOUT & PAVING PLAN - NORTH
C2.02	LAYOUT & PAVING PLAN - SOUTH
C3.00	GRADING PLAN - OVERALL
C3.01	GRADING PLAN - NORTH
C3.02	GRADING PLAN - SOUTH
C4.00	UTILITY PLAN - OVERALL
C4.01	UTILITY PLAN - NORTH
C4.02	UTILITY PLAN - SOUTH
C5.00	CIVIL DETAILS
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
○		MANHOLE
		DRYWELL
□	■	CATCH BASIN
	●	CLEANOUT
⊗		FIRE HYDRANT
⊕		WATER METER
⊖		WATER VALVE
⊗		GAS METER
⊕		LIGHT POLE
⊖		TREE
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	CONTOUR
---	---	SAWCUT LINE
---	---	EDGE OF PAVEMENT
---	---	CURB
X" SD	X" SD	STORM DRAIN
	X" SS	SANITARY SEWER
X" CS		COMBINED SEWER
X" W	X" W	WATER
P		POWER
G		GAS



Humber
Design
Group, Inc.

Portland, OR • 503.946.6690 • hdgdpdx.com

DRAWING REVISIONS

08/21/2019 LAND USE REVISION 1

LAND USE REVIEW SET

NELLIE MUIR ELEMENTARY
SCHOOL

WOODBURN SCHOOL DISTRICT

BLRB architects

TACOMA 1250 Pacific Avenue Suite 700 Washington 98402 253.627.5599	SPOKANE 505 W Riverside Suite 500 Washington 99201 509.221.5000	PORTLAND 1000 SW 5th Avenue Suite 1100 Oregon 97204 503.555.0707	BEND 404 SW Columbia Suite 200 Oregon 97702 541.330.6506
--	---	--	--

BLRB.com

Drawing Title:

CIVIL NOTES

Date: 06/21/2019

Drawn By: MWH/RXN/ACX

Revised: 08/21/2019

Project No. 1748P

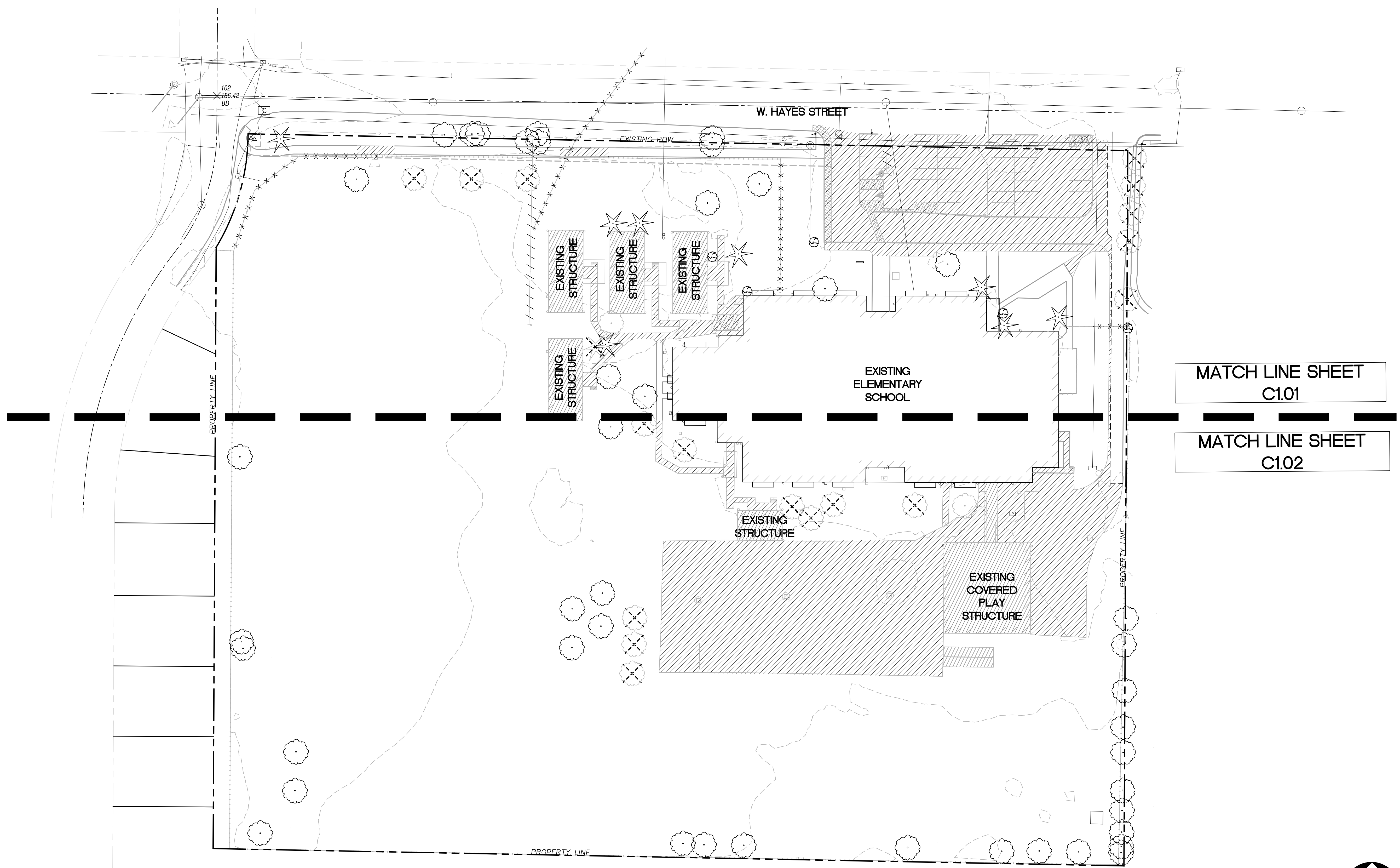
Stamp

Sheet No.

PRELIMINARY -
NOT FOR
CONSTRUCTION

of C0.00

BLRB ARCHITECTS, P.S.



SHEET LEGEND	
ITEM	DESCRIPTION
	REMOVE EXISTING TREE
	EXIST MINOR CONTOUR
	EXIST MAJOR CONTOUR
	REMOVE EXISTING UTILITY
	ABANDON EXISTING UTILITY
	SAWCUT LINE
	DEMOLISH EXISTING HARD SURFACE
	DEMOLISH EXISTING STRUCTURE

MATCH LINE SHEET
C1.01

MATCH LINE SHEET
C1.02



DRAWING REVISIONS
 ▲ 08/21/2019 LAND USE REVISION 1

LAND USE REVIEW SET

NELLIE MUIR ELEMENTARY SCHOOL

WOODBURN SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND
 1250 Pacific Avenue Suite 700 Washington 98602 253.627.5599
 505 W Riverside Suite 500 Washington 98101 509.272.5000
 1000 SW 5th Avenue Suite 1100 Oregon 97204 503.555.0707
 404 SW Columbia Suite 200 Oregon 97102 541.350.6906
 BLRB.com

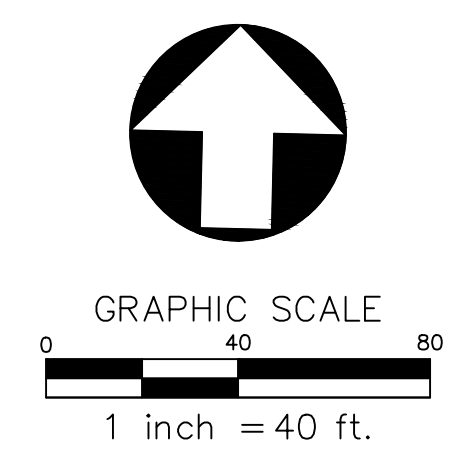
Drawing Title:
EXISTING CONDITIONS AND DEMOLITION PLAN

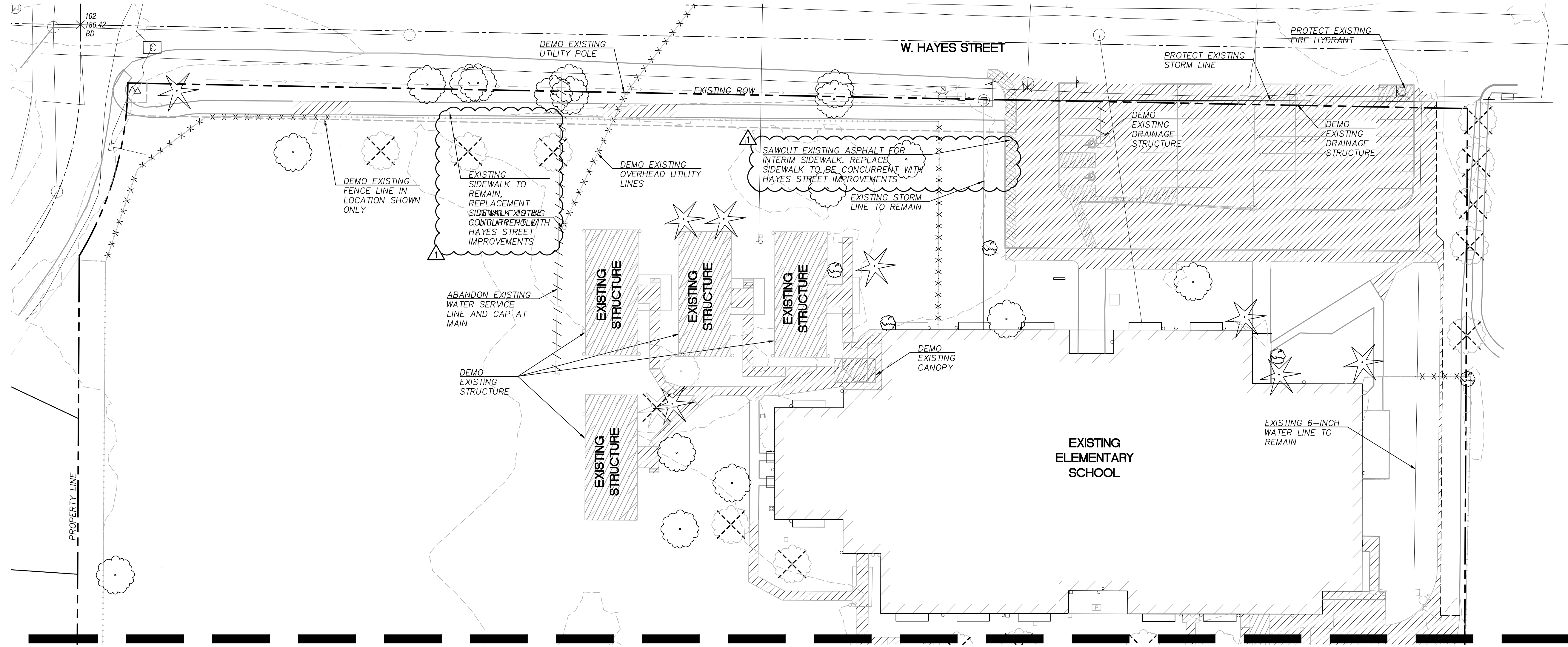
Date: 06/21/2019	Drawn By: MWH/RXN/ACX
Revised: 08/21/2019	Project No. 1748P
Stamp	Sheet No.

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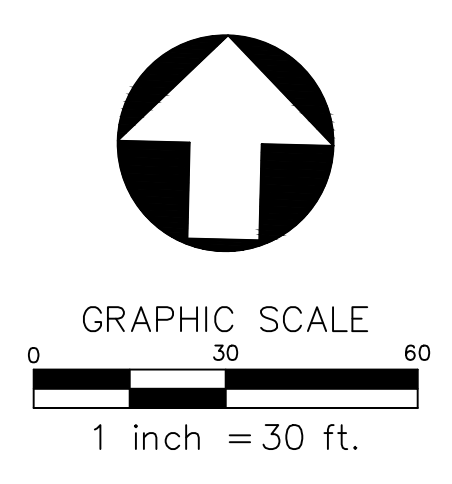
of **C1.00**

1 EXISTING CONDITIONS AND DEMOLITION PLAN - OVERALL
1" = 40'





1 EXISTING CONDITIONS AND DEMOLITION PLAN - NORTH
1"=30'



SHEET LEGEND	
ITEM	DESCRIPTION
	REMOVE EXISTING TREE
	EXIST MINOR CONTOUR
	EXIST MAJOR CONTOUR
	REMOVE EXISTING UTILITY
	ABANDON EXISTING UTILITY
	SAWCUT LINE
	DEMOLISH EXISTING HARD SURFACE
	DEMOLISH EXISTING STRUCTURE



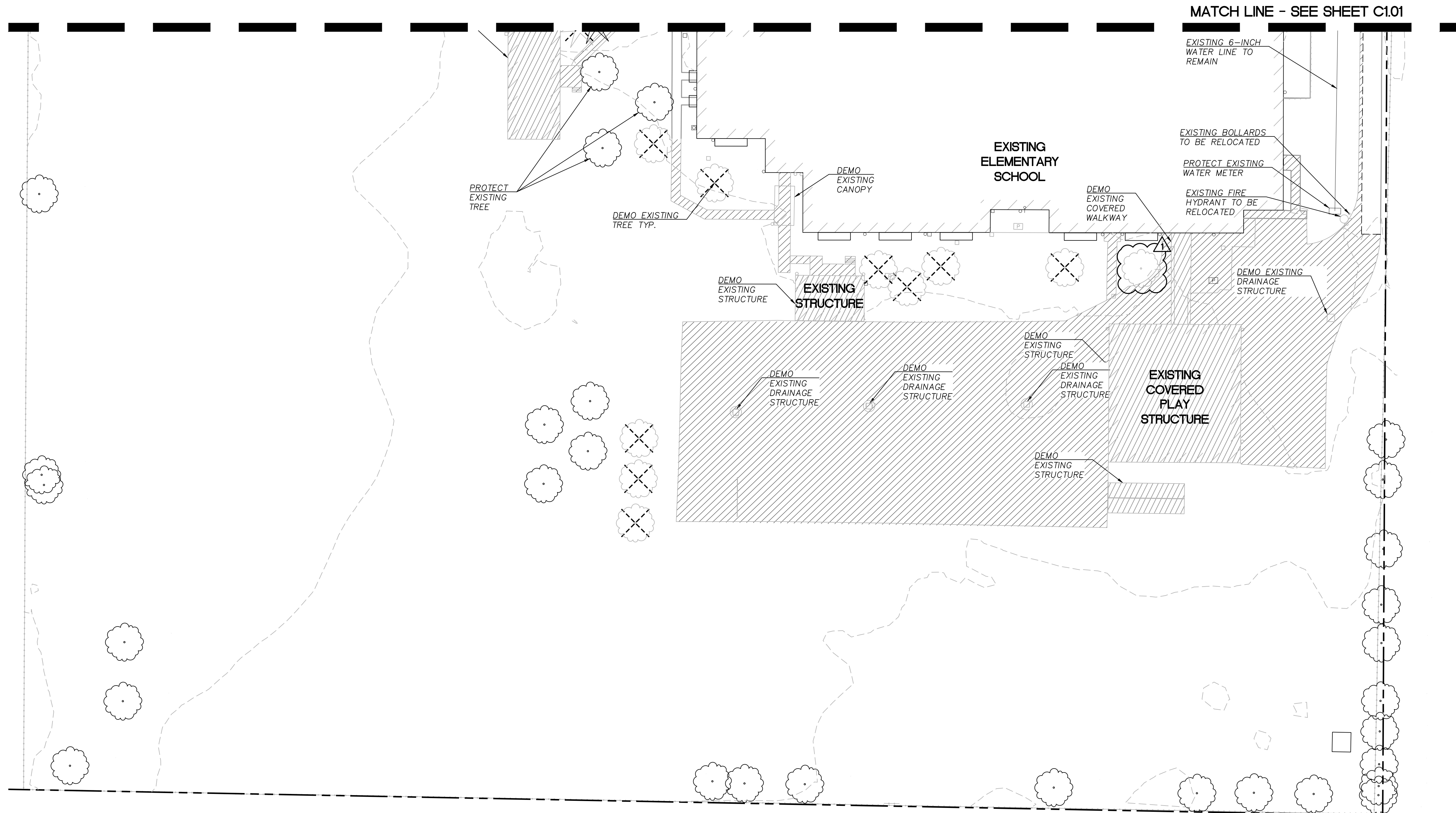
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Drawing Title:
EXISTING CONDITIONS AND DEMO PLAN NORTH
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 Stamp: PRELIMINARY - NOT FOR CONSTRUCTION
 Sheet No. C1.01

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MATCH LINE - SEE SHEET C1.01

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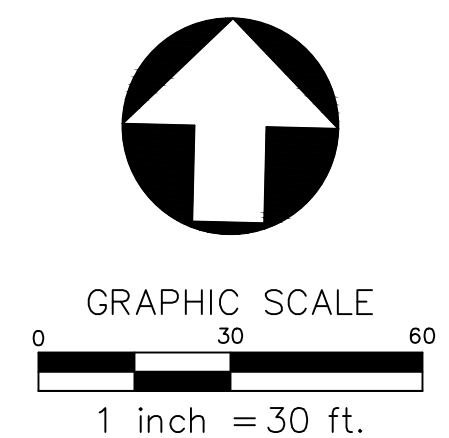
Drawing Title:
EXISTING CONDITIONS AND DEMO PLAN SOUTH

Date: 06/21/2019 Drawn By: MWH/RXN/ACX
 Revised: 08/21/2019 Project No. 1748P

Stamp Sheet No.
PRELIMINARY - NOT FOR CONSTRUCTION
 of **C1.02**

1 EXISTING CONDITIONS AND DEMOLITION PLAN - SOUTH
 1"=30'

SHEET LEGEND	
ITEM	DESCRIPTION
	REMOVE EXISTING TREE
	EXIST MINOR CONTOUR
	EXIST MAJOR CONTOUR
	REMOVE EXISTING UTILITY
	ABANDON EXISTING UTILITY
	SAWCUT LINE
	DEMOLISH EXISTING HARD SURFACE
	DEMOLISH EXISTING STRUCTURE



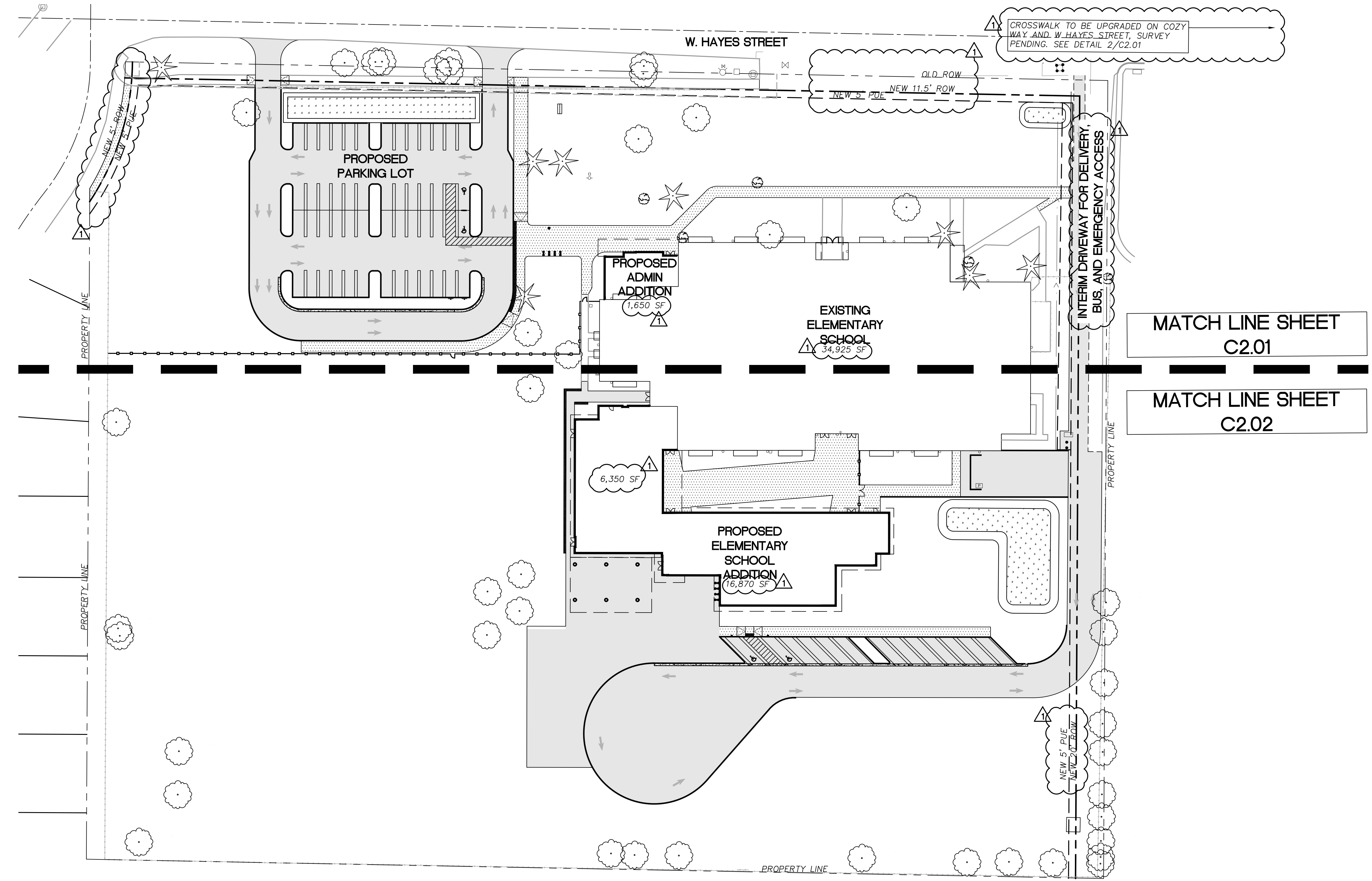
A
B
C
D
E
F
G
H

SHEET NOTES

1. KILLIAN SPRINGS DRIVE TO BE DEVELOPED PER CITY OF WOODBURN STANDARDS AT THE TIME OF FUTURE SMITH CREEK DEVELOPMENT. AN INTERIM DRIVEWAY WILL SERVE THE SCHOOL FOR DELIVERY, BUS, AND EMERGENCY ACCESS.

SHEET LEGEND

	CONCRETE SIDEWALK	7 C5.00
	ASPHALT PAVEMENT	11 C5.00
	STORMWATER PLANTER	1,2 C5.01
	STANDARD CONCRETE CURB	8 C5.00
	LANDSCAPING	SEE LANDSCAPE PLANS
	SAWCUT	
	CURB TAPER	9 C5.00
	CURB SCUPPER	10 C5.00



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	08/21/2019	LAND USE REVISION 1
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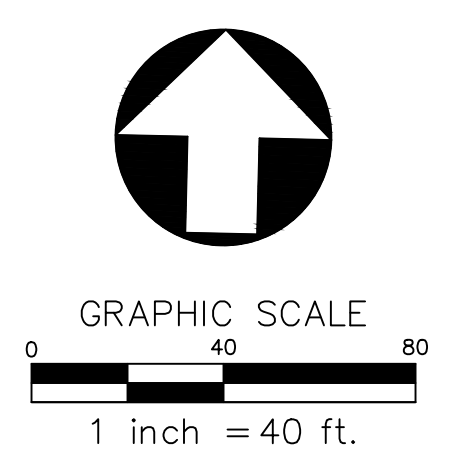
Drawing Title:
LAYOUT AND PAVING PLAN OVERALL

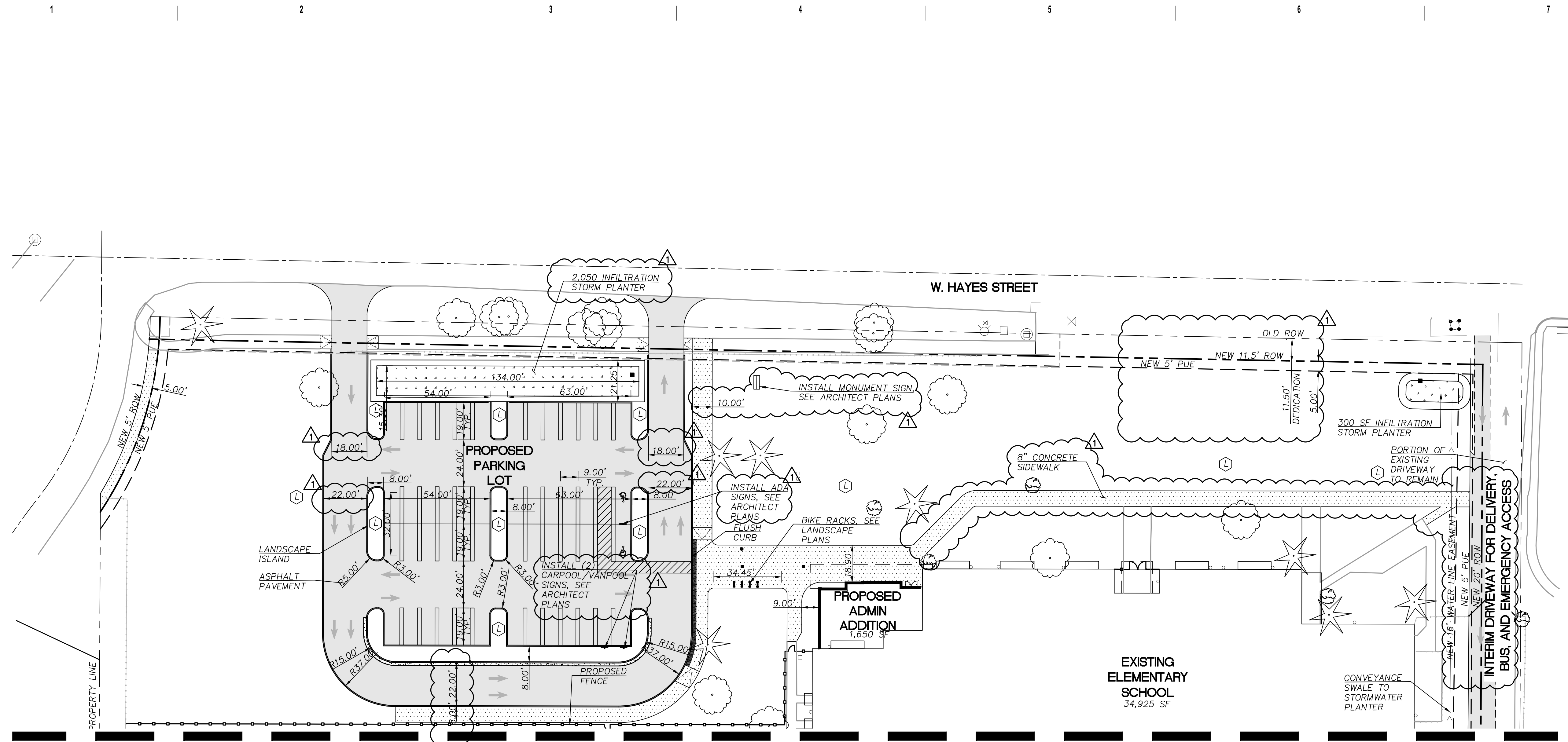
Date: 06/21/2019	Drawn By: MWH/RXN/ACX
Revised: 08/21/2019	Project No. 1748P
Stamp	Sheet No.

PRELIMINARY - NOT FOR CONSTRUCTION

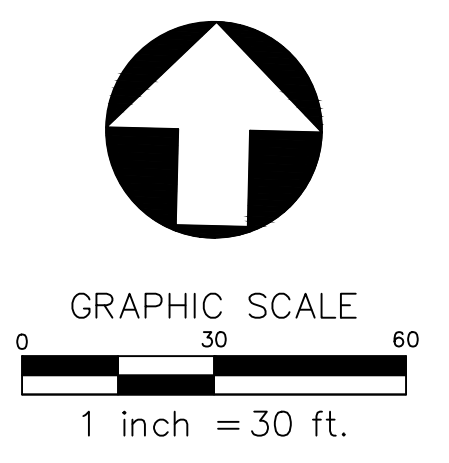
of **C2.00**

1 LAYOUT AND PAVING PLAN - OVERALL
 1" = 40'





1 LAYOUT AND PAVING PLAN - NORTH
1"=30'



MATCH LINE - SEE SHEET C2.02

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Drawing Title:
LAYOUT AND PAVING PLAN NORTH
 Date: 06/21/2019 Drawn By: MWH/RXN/ACX
 Revised: 08/21/2019 Project No. 1748P
 Stamp Sheet No.
PRELIMINARY - NOT FOR CONSTRUCTION
 of **C2.01**

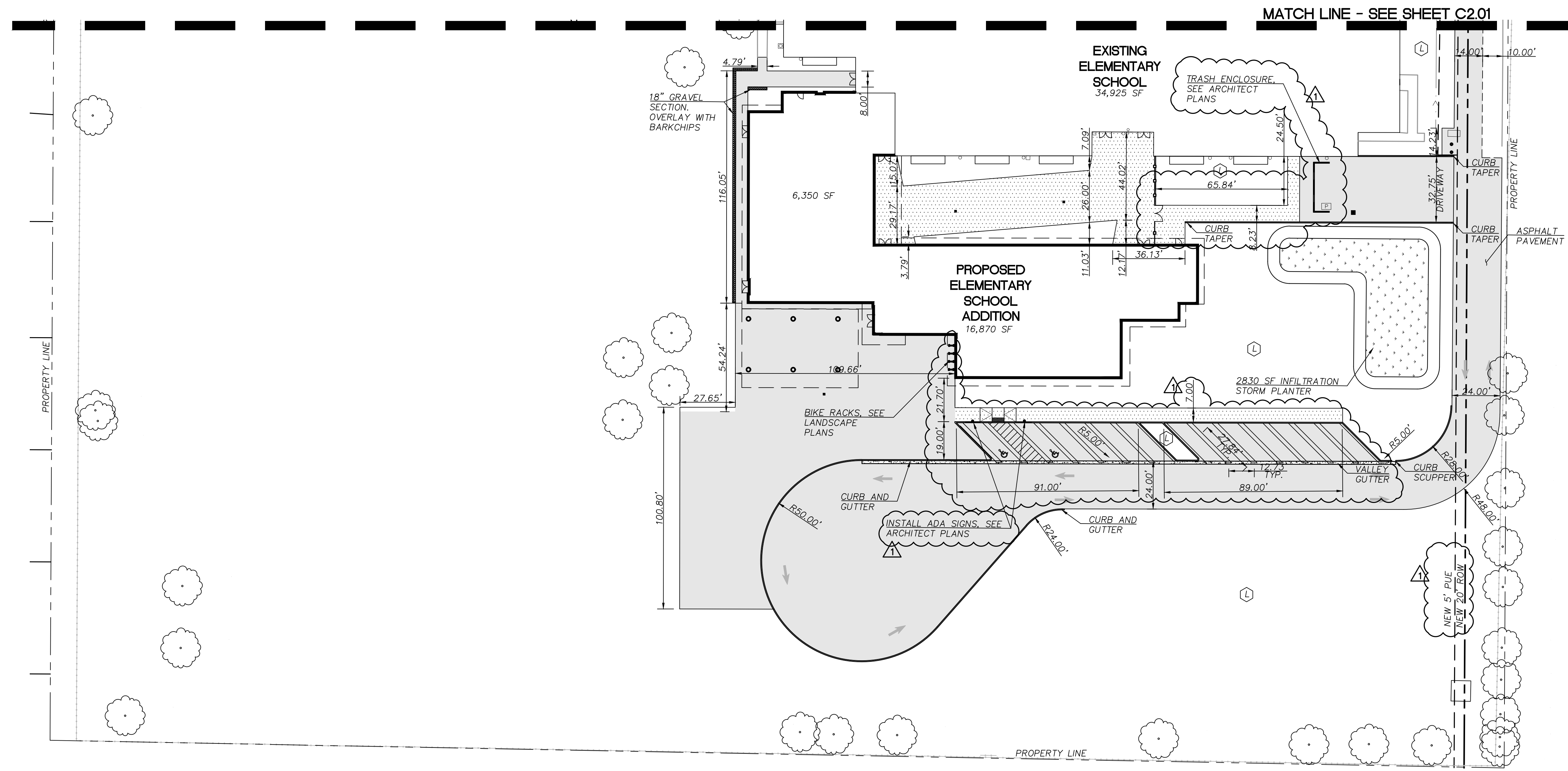
BLRB ARCHITECTS, P.S.

SHEET LEGEND		
	CONCRETE SIDEWALK	7 (C5.00)
	ASPHALT PAVEMENT	11 (C5.00)
	STORMWATER PLANTER	1,2 (C5.01)
	STANDARD CONCRETE CURB	8 (C5.00)
	LANDSCAPING	SEE LANDSCAPE PLANS
	SAWCUT	
	CURB TAPER	9 (C5.00)
	CURB SCUPPER	10 (C5.00)

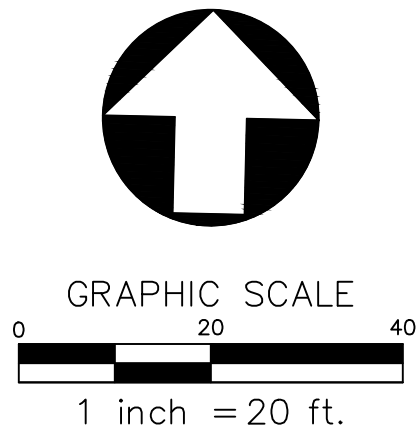


2 LAYOUT AND PAVING PLAN - CROSSWALK
NTS

11/15/2006 1:40:30 PM



1 LAYOUT AND PAVING PLAN - SOUTH
1"=20'



SHEET LEGEND		
	CONCRETE SIDEWALK	7 C5.00
	ASPHALT PAVEMENT	11 C5.00
	STORMWATER PLANTER	1.2 C5.01
	STANDARD CONCRETE CURB	8 C5.00
	LANDSCAPING	SEE LANDSCAPE PLANS
	SAWCUT	
	CURB TAPER	9 C5.00
	CURB SCUPPER	10 C5.00

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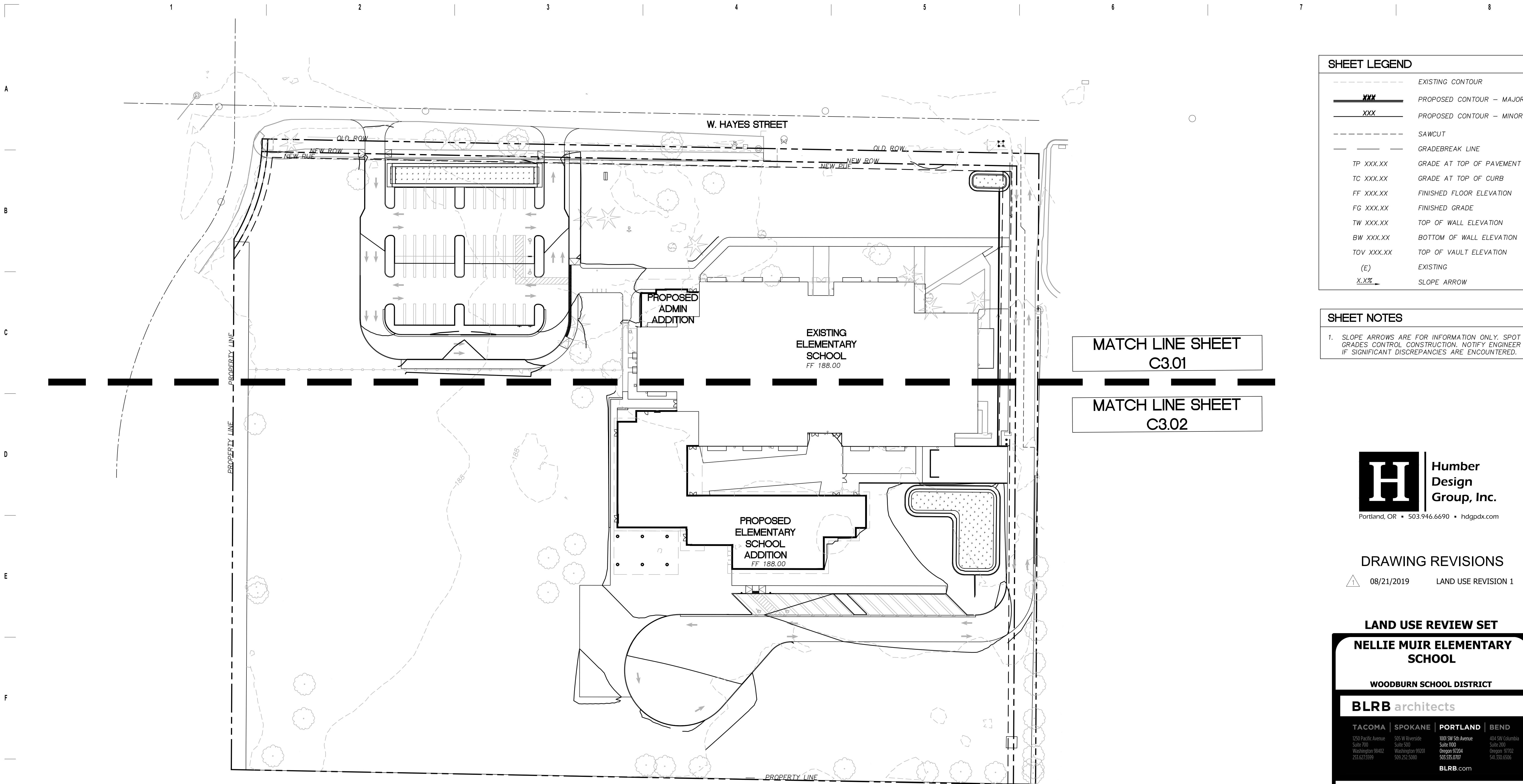
Drawing Title:
LAYOUT AND PAVING PLAN SOUTH

Date: 06/21/2019	Drawn By: MWH/RXN/ACX
Revised: 08/21/2019	Project No. 1748P
Stamp	Sheet No.

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of **C2.02**

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SHEET LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	SAWCUT
	GRADEBREAK LINE
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TC XXX.XX	GRADE AT TOP OF CURB
FF XXX.XX	FINISHED FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	TOP OF WALL ELEVATION
BW XXX.XX	BOTTOM OF WALL ELEVATION
TOV XXX.XX	TOP OF VAULT ELEVATION
(E)	EXISTING
X.X%	SLOPE ARROW

SHEET NOTES

1. SLOPE ARROWS ARE FOR INFORMATION ONLY. SPOT GRADES CONTROL CONSTRUCTION. NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCIES ARE ENCOUNTERED.

MATCH LINE SHEET
C3.01

MATCH LINE SHEET
C3.02



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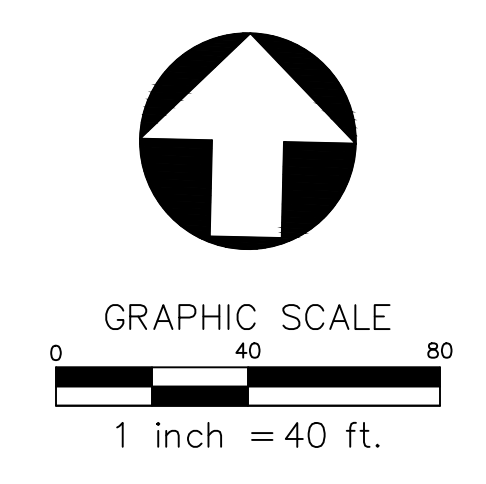
Drawing Title:
GRADING PLAN - OVERALL

Date: 06/21/2019	Drawn By: MWH/RXN/ACX
Revised: 08/21/2019	Project No. 1748P
Stamp	Sheet No.

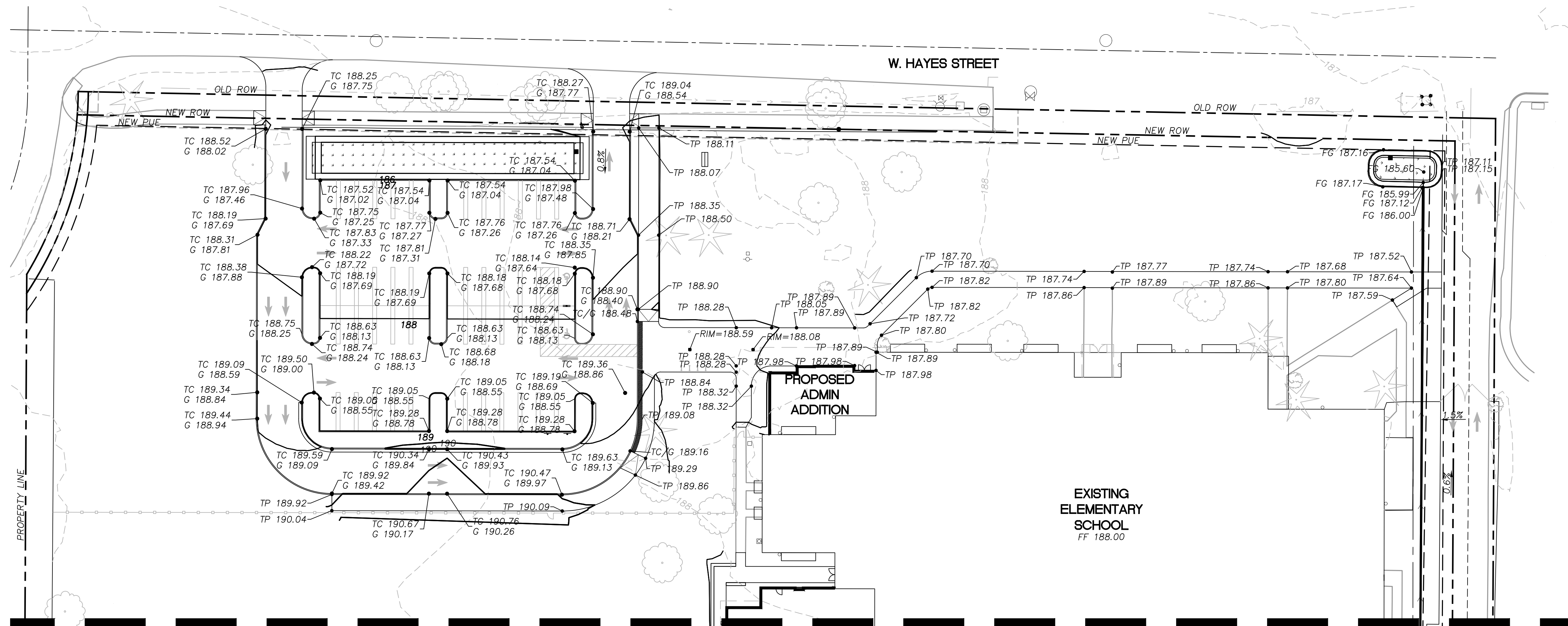
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of **C3.00**

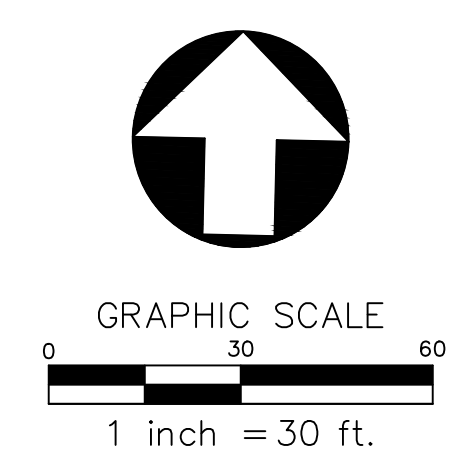
1 GRADING PLAN - OVERALL
1"=40'



11/15/2006 1:40:30 PM



1 GRADING PLAN - NORTH
1" = 30'



MATCH LINE - SEE SHEET C3.02



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Drawing Title:
GRADING PLAN - NORTH

Date: 06/21/2019	Drawn By: MWH/RXN/ACX
Revised: 08/21/2019	Project No. 1748P
Stamp	Sheet No.

PRELIMINARY - NOT FOR CONSTRUCTION

of **C3.01**

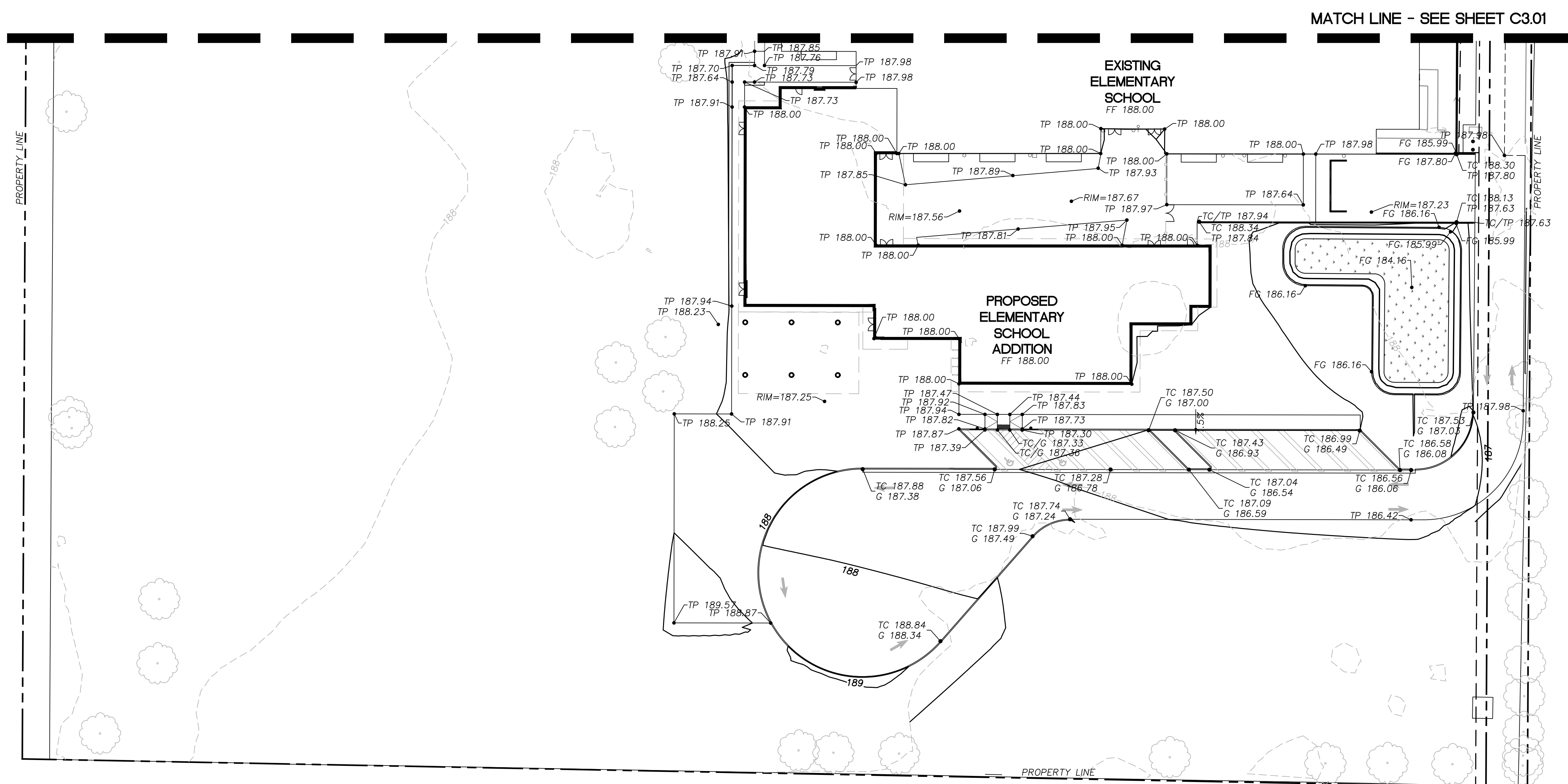
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SHEET LEGEND

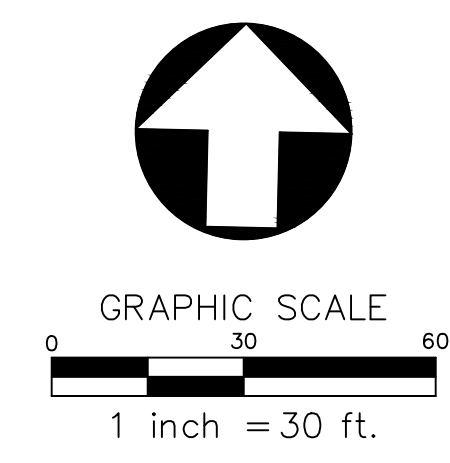
---	EXISTING CONTOUR
---	PROPOSED CONTOUR - MAJOR
---	PROPOSED CONTOUR - MINOR
---	SAWCUT
---	GRADEBREAK LINE
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TC XXX.XX	GRADE AT TOP OF CURB
FF XXX.XX	FINISHED FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	TOP OF WALL ELEVATION
BW XXX.XX	BOTTOM OF WALL ELEVATION
TOV XXX.XX	TOP OF VAULT ELEVATION
(E)	EXISTING
X.X%	SLOPE ARROW

SHEET NOTES

1. SLOPE ARROWS ARE FOR INFORMATION ONLY. SPOT GRADES CONTROL CONSTRUCTION. NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCIES ARE ENCOUNTERED.



1 GRADING PLAN - SOUTH
1"=30'



SHEET LEGEND	
---	EXISTING CONTOUR
—XXX—	PROPOSED CONTOUR - MAJOR
—xxx—	PROPOSED CONTOUR - MINOR
- - - -	SAWCUT
- - - -	GRADEBREAK LINE
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TC XXX.XX	GRADE AT TOP OF CURB
FF XXX.XX	FINISHED FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	TOP OF WALL ELEVATION
BW XXX.XX	BOTTOM OF WALL ELEVATION
TOV XXX.XX	TOP OF VAULT ELEVATION
(E)	EXISTING
X.X%	SLOPE ARROW

SHEET NOTES

1. SLOPE ARROWS ARE FOR INFORMATION ONLY. SPOT GRADES CONTROL CONSTRUCTION. NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCIES ARE ENCOUNTERED.



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Drawing Title:

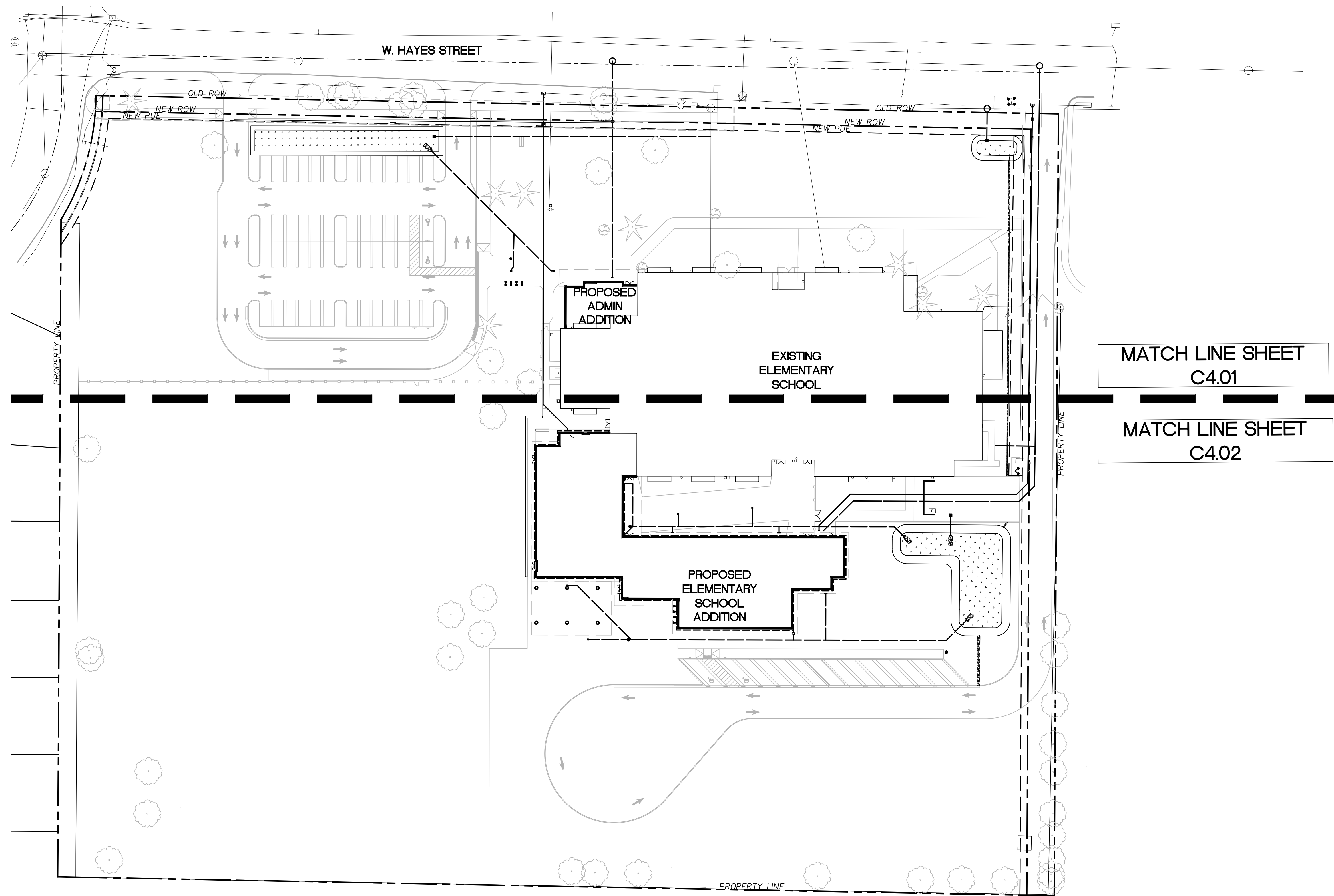
GRADING PLAN - SOUTH

Date : 06/21/2019	Drawn By : MWH/RXN/ACX
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C3.02

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1 UTILITY PLAN - OVERALL
1" = 40'

MATCH LINE SHEET
C4.01

MATCH LINE SHEET
C4.02



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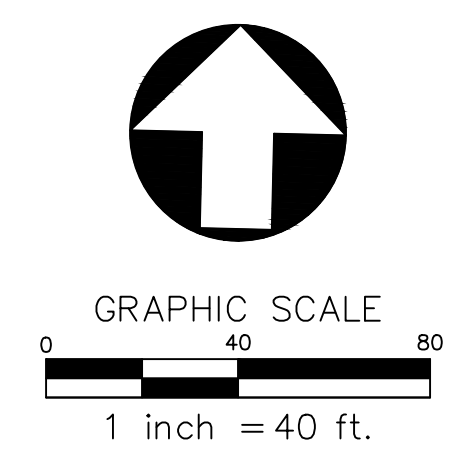
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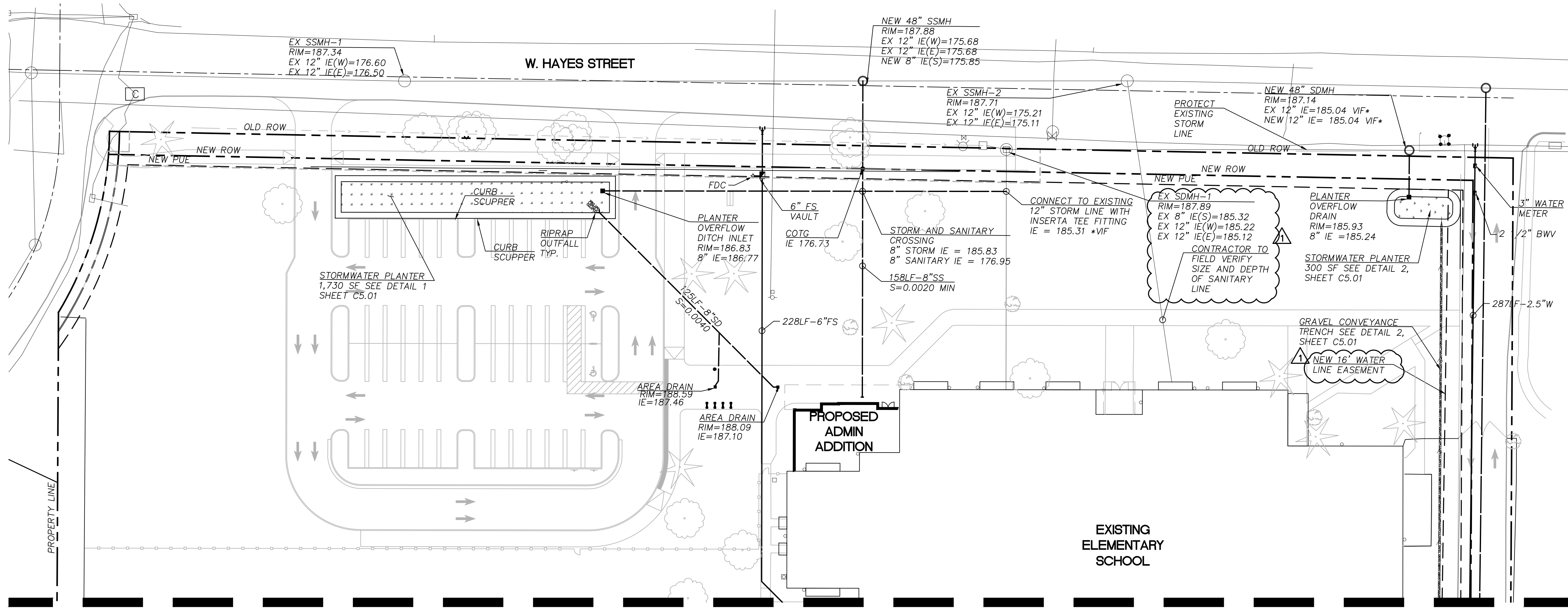
Drawing Title:
UTILITY PLAN - OVERALL

Date : 06/21/2019	Drawn By : MWH/RXN/ACX
Revised : 08/21/2019	Project No. 1748P
Stamp	Sheet No.

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1 UTILITY PLAN - NORTH
1"=30'



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Drawing Title:
UTILITY PLAN - NORTH

Date: 06/21/2019 Drawn By: MWH/RXN/ACX
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Stamp Sheet No.
PRELIMINARY - NOT FOR CONSTRUCTION
 of **C4.01**

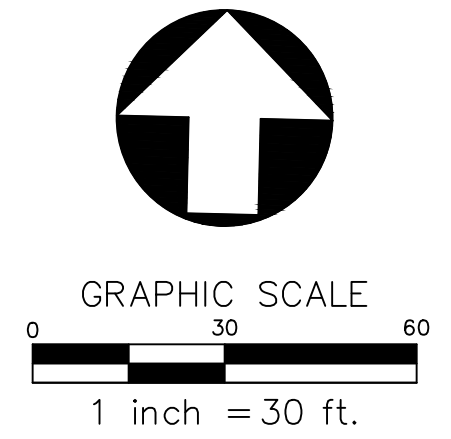
SHEET LEGEND

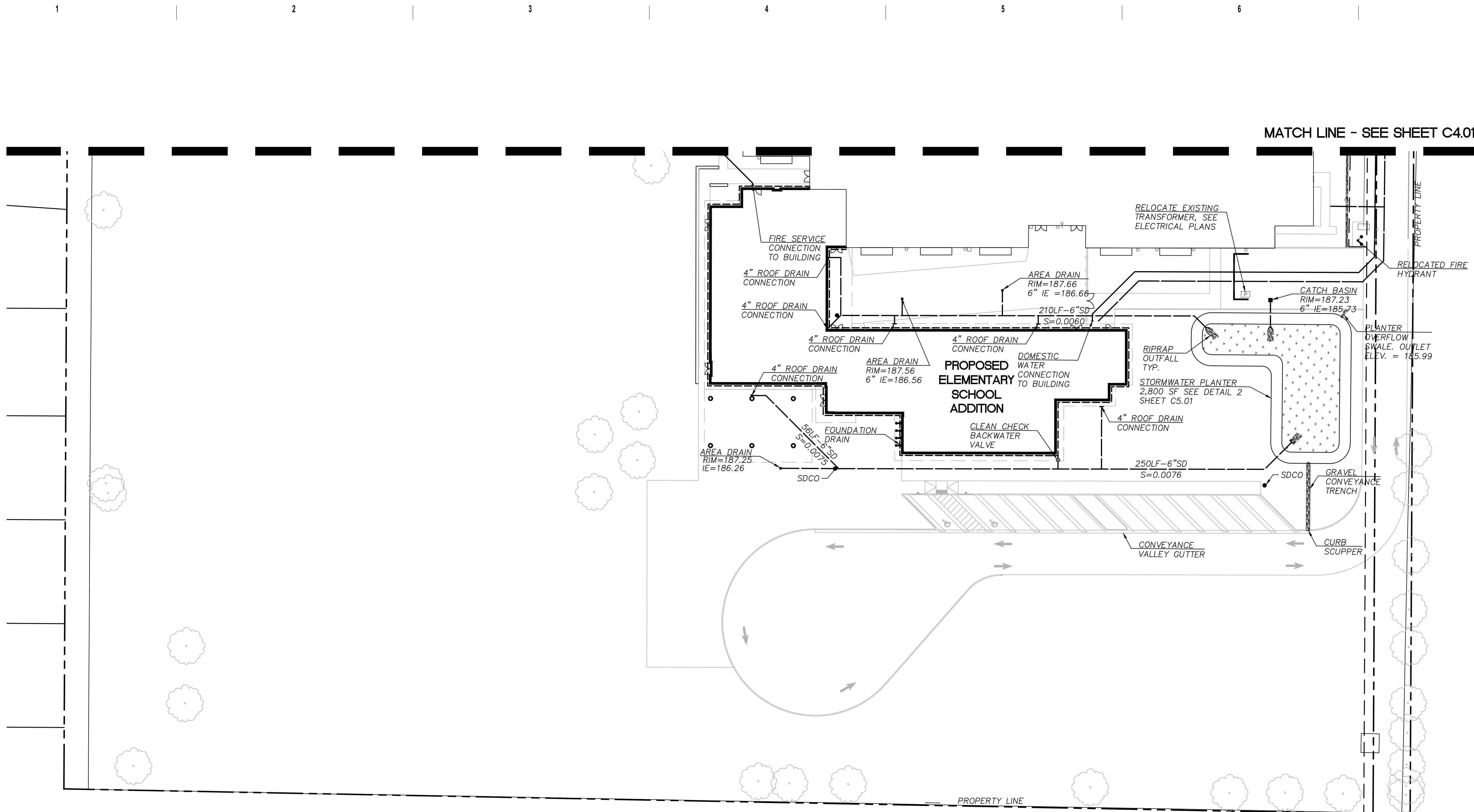
SYMBOL	DESCRIPTION
XLF-X"SD S=X.XXXX	STORM DRAIN
XLF-X"PERF. S=X.XXXX	PERF. DRAIN
XLF-X"SS S=X.XXXX	SANITARY DRAIN
XLF-X"W	DOMESTIC WATER
XLF-X"FS	FIRE WATER
	POWER
	NATURAL GAS LINE
	TELEPHONE

- SHEET NOTES**
- INSTALL 4" PERFORATED FOUNDATION DRAINAGE PIPE AROUND PERIMETER OF NEW BUILDINGS. CONNECT PERFORATED PIPE TO STORM PIPE WITH ACCESSIBLE BACKWATER VALVE.
 - CONTRACTOR TO ENSURE THAT ALL PERFORATED PIPES ARE INSTALLED FLAT (FEE OF 'BELLIES'), OR WITH ESTABLISHED POSITIVE DRAINAGE.
 - REFER TO ELECTRICAL PLANS FOR SITE LIGHTING, ELECTRICAL SERVICE PRIMARY, AND TELECOM.
 - WATER, FIRE PROTECTION LINES, AND FDC LINES MAY BE JOINT TRENCHED, AND ARE SHOWN SEPARATED FOR DRAWING CLARITY.
 - COORDINATE FOOTING PENETRATION WITH STRUCTURAL ENGINEER TO ENSURE STORM PIPE CLEARANCE UNDER THE PROPOSED BUILDINGS.
 - CONTRACTOR SHALL INSTALL COMPLETE WATER SYSTEM PIPING, FITTINGS, AND APPURTENANCES REQUIRED TO SERVICE CONSTRUCTED BUILDINGS.
 - MECHANICALLY RESTRAIN ALL FIRE AND WATER LINES WITH "MEGALUGS" OR "FIELD LOK" GASKETS, UNLESS OTHERWISE NOTED ON PLANS.
 - CONTRACTOR SHALL FIELD VERIFY IE CONNECTIONS TO ALL PUBLIC INFRASTRUCTURES.
 - THE NEW FIRE SERVICE LINE BETWEEN EXISTING FIRE SERVICE AND FIRE VAULT SHALL BE TESTED AND DISINFECTED AS PER CITY OF WOODBURN STANDARD SPECIFICATION.

SHEET ABBREVIATIONS

AD	AREA DRAIN
BWV	BACK WATER VALVE (CLEAN CHECK VALVE)
COTG	CLEAN OUT TO GRADE
DWCTB	DOMESTIC WATER CONNECTION TO BUILDING
DWPOC	DOMESTIC WATER POINT OF CONNECTION
EX	EXISTING
FD	FOUNDATION DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FS	FIRE SERVICE (SPRINKLER WATER)
FSCTB	FIRE SERVICE CONNECTION TO BUILDING
FSPOC	FIRE SERVICE POINT OF CONNECTION
FSV	FIRE SERVICE VAULT
OD	OVERFLOW DRAIN
POC	POINT OF CONNECTION
RD	ROOF DRAIN CONNECTION
SD	STORM SEWER
SDPOC	STORM SEWER POINT OF CONNECTION
SS	SANITARY SEWER
SSCTB	SANITARY SEWER CONNECTION TO BUILDING
SSPOC	SANITARY SEWER POINT OF CONNECTION
TR	THRUST RESTRAINT
WM	WATER METER





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Drawing Title:
UTILITY PLAN - SOUTH

Date: 06/21/2019 Drawn By: MWH/RXN/ACX
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Stamp: PRELIMINARY - NOT FOR CONSTRUCTION
 Sheet No. **C4.02**

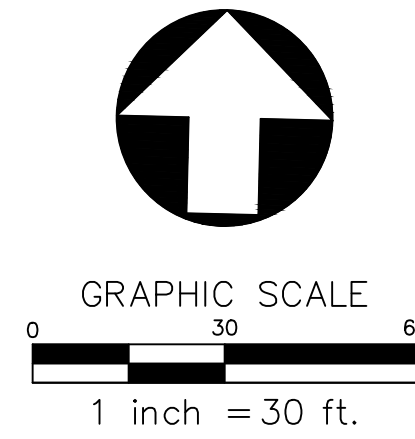
1 UTILITY PLAN - SOUTH
 1"=30'

SYMBOL	DESCRIPTION
XLF-X"SD S=X.XXXX	STORM DRAIN
XLF-X"PERF. S=X.XXXX	PERF. DRAIN
XLF-X"SS S=X.XXXX	SANITARY DRAIN
XLF-X"W	DOMESTIC WATER
XLF-X"FS	FIRE WATER
	POWER
	NATURAL GAS LINE
	TELEPHONE

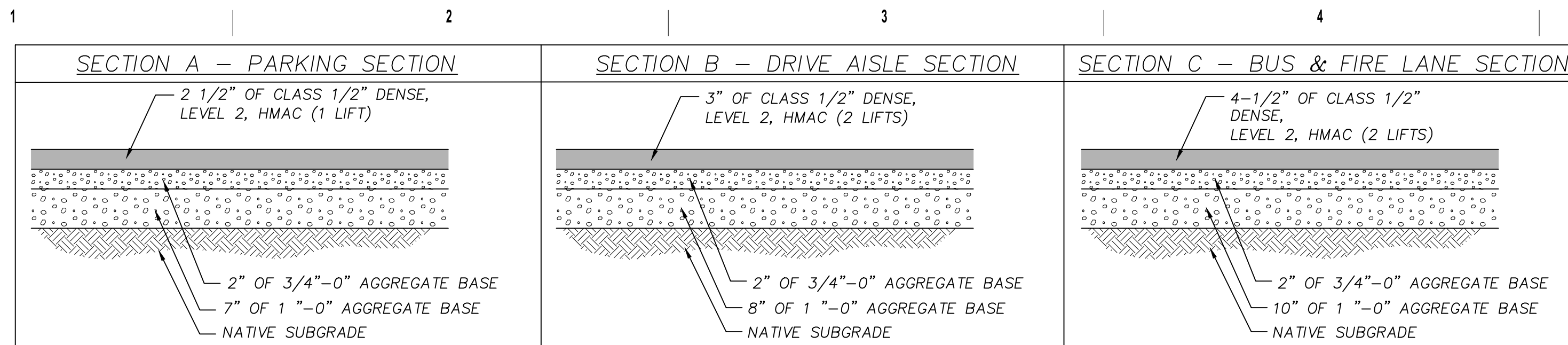
- SHEET NOTES**
- INSTALL 4" PERFORATED FOUNDATION DRAINAGE PIPE AROUND PERIMETER OF NEW BUILDINGS. CONNECT PERFORATED PIPE TO STORM PIPE WITH ACCESSIBLE BACKWATER VALVE.
 - CONTRACTOR TO ENSURE THAT ALL PERFORATED PIPES ARE INSTALLED FLAT (FREE OF 'BELLIES'), OR WITH ESTABLISHED POSITIVE DRAINAGE.
 - REFER TO ELECTRICAL PLANS FOR SITE LIGHTING, ELECTRICAL SERVICE PRIMARY, AND TELECOM.
 - WATER, FIRE PROTECTION LINES, AND FDC LINES MAY BE JOINT TRENCHED, AND ARE SHOWN SEPARATED FOR DRAWING CLARITY.
 - COORDINATE FOOTING PENETRATION WITH STRUCTURAL ENGINEER TO ENSURE STORM PIPE CLEARANCE UNDER THE PROPOSED BUILDINGS.
 - CONTRACTOR SHALL INSTALL COMPLETE WATER SYSTEM PIPING, FITTINGS, AND APPURTENANCES REQUIRED TO SERVICE CONSTRUCTED BUILDINGS.
 - MECHANICALLY RESTRAIN ALL FIRE AND WATER LINES WITH "MEGALUGS" OR "FIELD LOK" GASKETS, UNLESS OTHERWISE NOTED ON PLANS.
 - CONTRACTOR SHALL FIELD VERIFY IE CONNECTIONS TO ALL PUBLIC INFRASTRUCTURES.
 - THE NEW FIRE SERVICE LINE BETWEEN EXISTING FIRE SERVICE AND FIRE VAULT SHALL BE TESTED AND DISINFECTED AS PER CITY OF WOODBURN STANDARD SPECIFICATION.

SHEET ABBREVIATIONS

AD	AREA DRAIN
BWV	BACK WATER VALVE (CLEAN CHECK VALVE)
COTG	CLEAN OUT TO GRADE
DWCTB	DOMESTIC WATER CONNECTION TO BUILDING
DWPOC	DOMESTIC WATER POINT OF CONNECTION
EX	EXISTING
FD	FOUNDATION DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FS	FIRE SERVICE (SPRINKLER WATER)
FSCTB	FIRE SERVICE CONNECTION TO BUILDING
FSPOC	FIRE SERVICE POINT OF CONNECTION
FSV	FIRE SERVICE VAULT
OD	OVERFLOW DRAIN
POC	POINT OF CONNECTION
RD	ROOF DRAIN CONNECTION
SD	STORM DRAIN
SDPOC	STORM SEWER POINT OF CONNECTION
SS	SANITARY SEWER
SSCTB	SANITARY SEWER CONNECTION TO BUILDING
SSPOC	SANITARY SEWER POINT OF CONNECTION
TR	THRUST RESTRAINT
WM	WATER METER

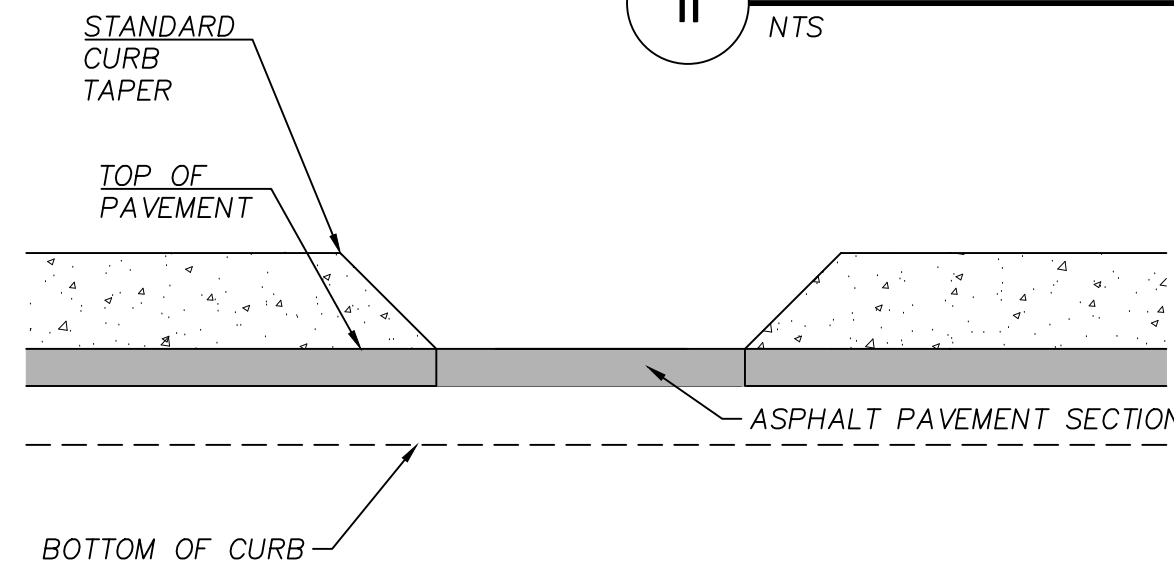


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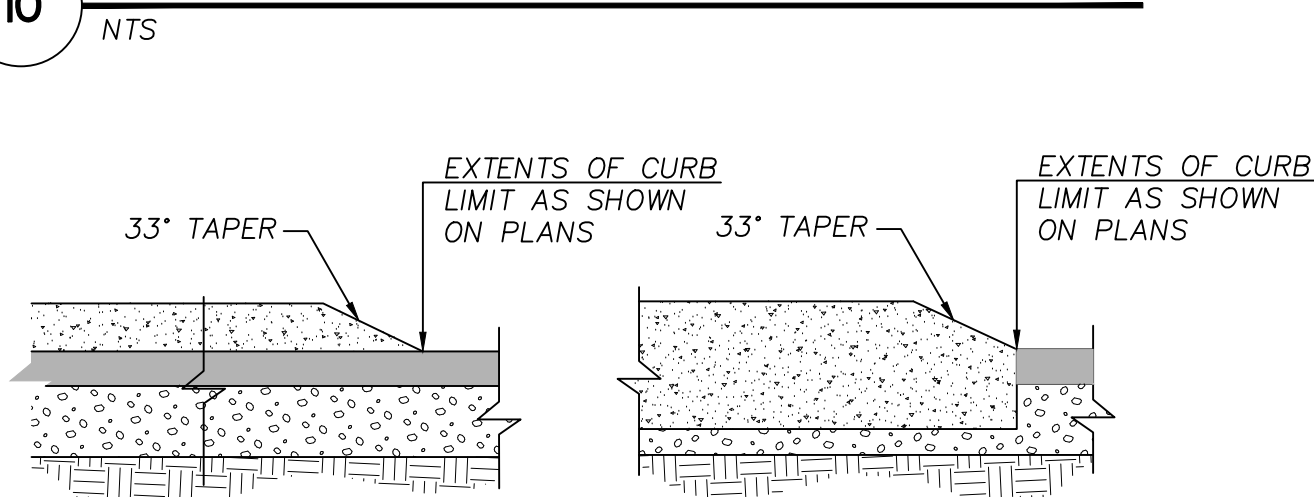


- NOTES:**
- AGGREGATE BASE SHALL BE COMPACTED TO 92% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.
 - SEE LANDSCAPE PLANS FOR PAVEMENT LAYOUT INFORMATION.
 - FOR WET WEATHER CONSTRUCTION, REFER TO THE GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS WITH CEMENT AMENDMENTS, AS REQUIRED.

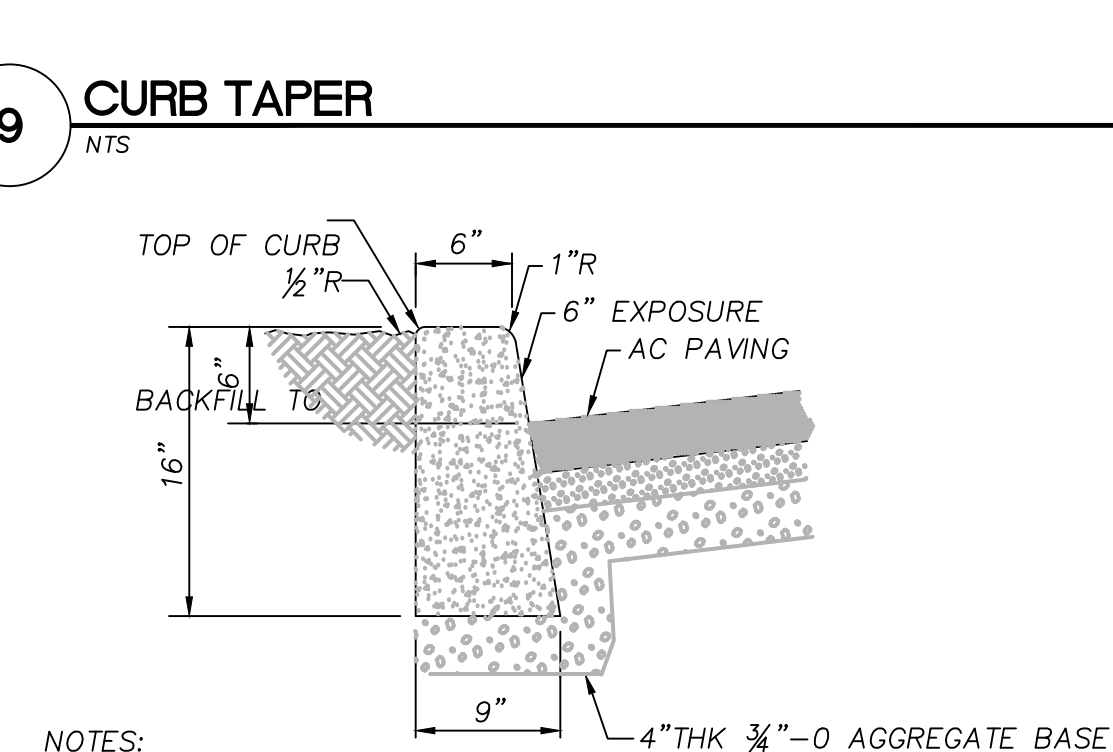
11 TYPICAL ASPHALT PAVEMENT SECTIONS



10 CURB SCUPPER AND TAPER

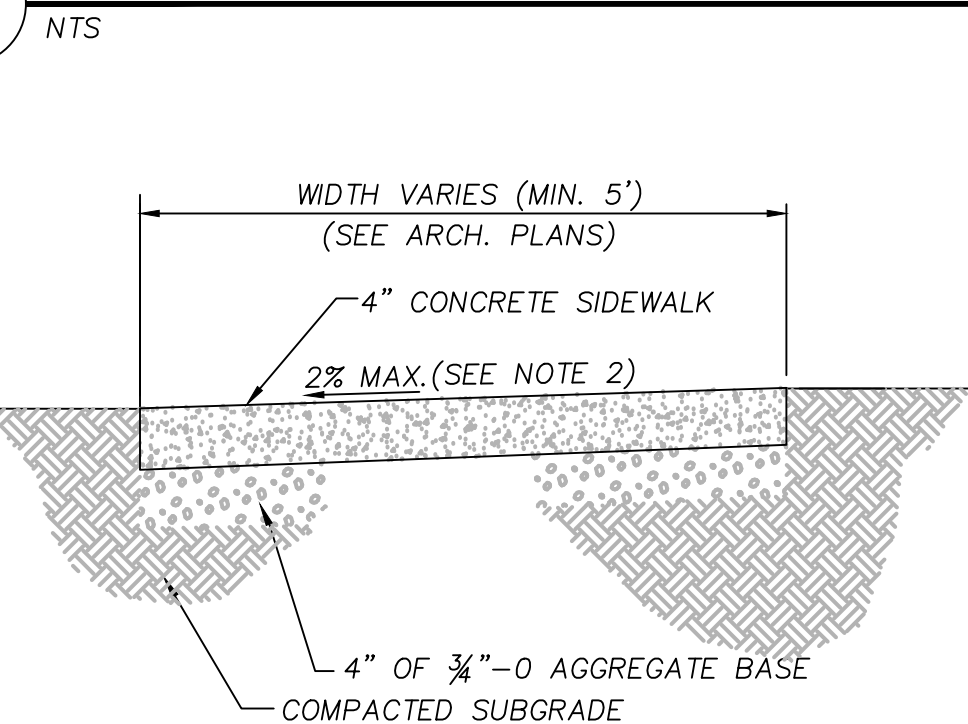


9 CURB TAPER



- NOTES:**
- CONCRETE SHALL BE 4000 PSI @ 28 DAYS.

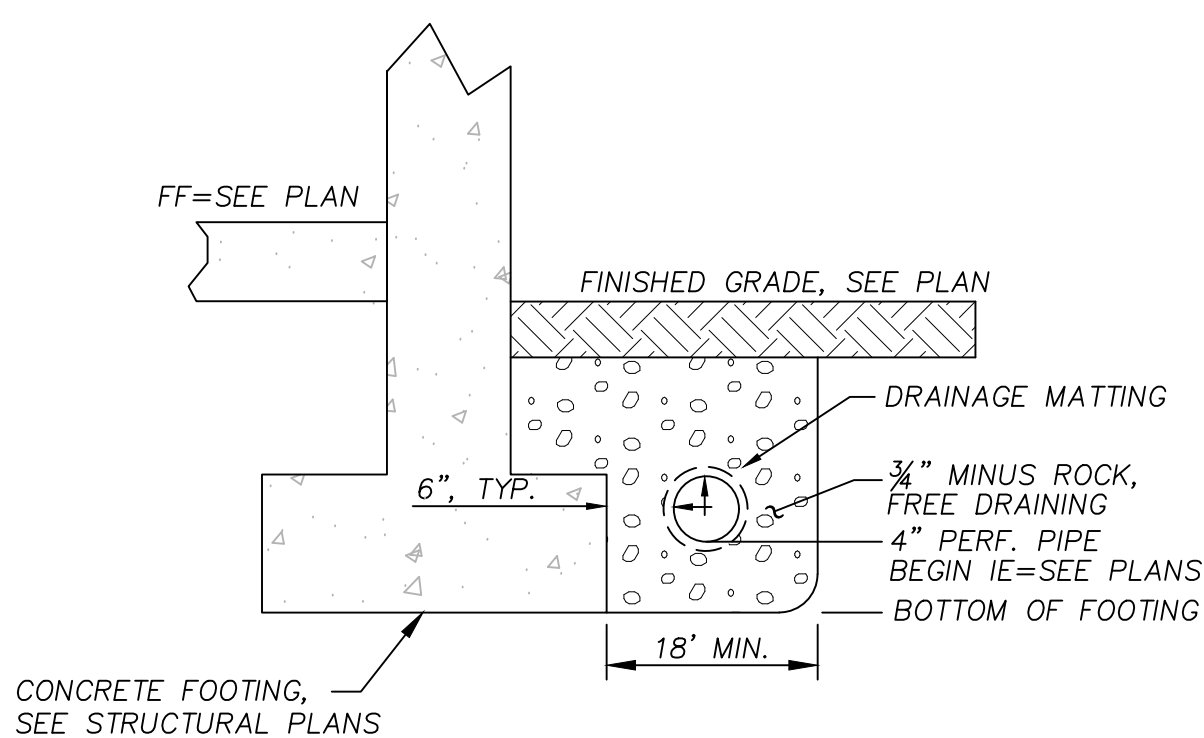
8 CONCRETE CURB



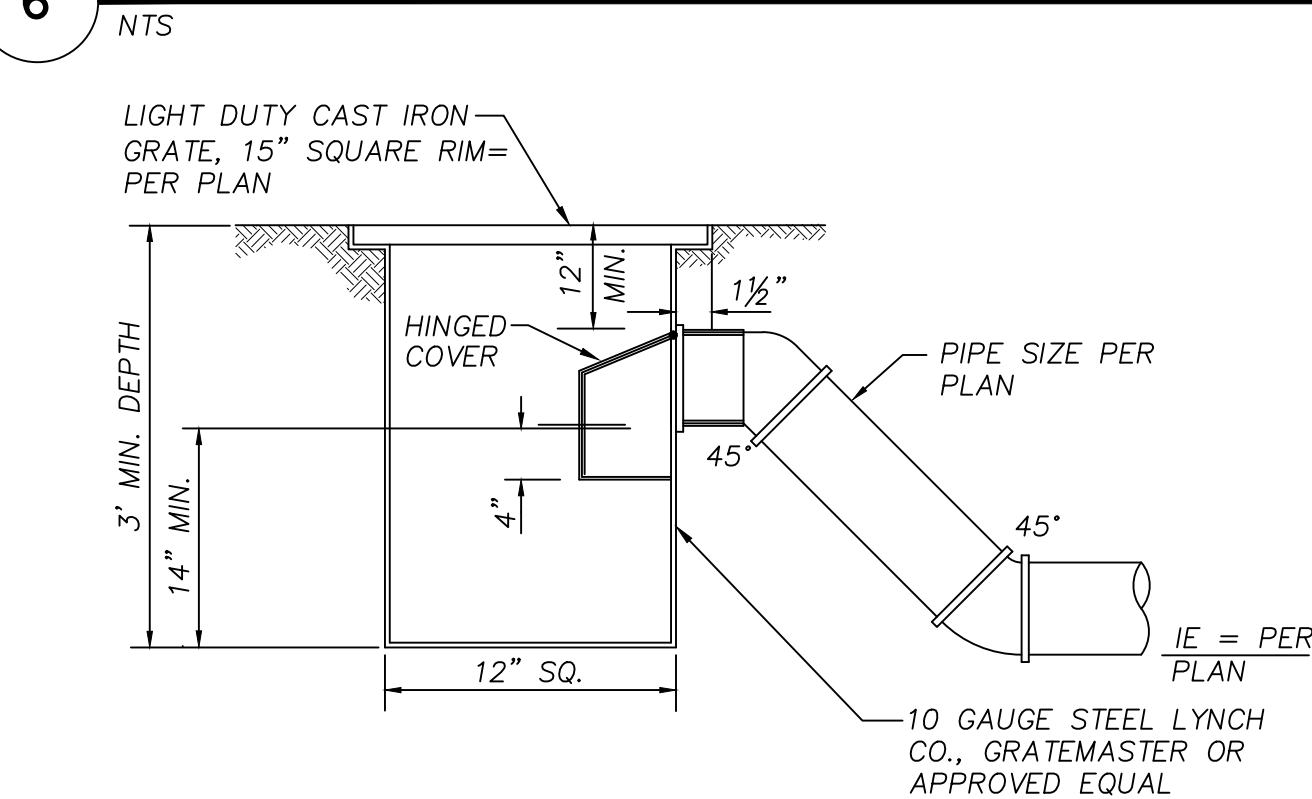
- NOTE:**
- CONCRETE SHALL BE 4000 PSI, SLUMP RANGE 3\"/>

7 CONCRETE SIDEWALK

NTS

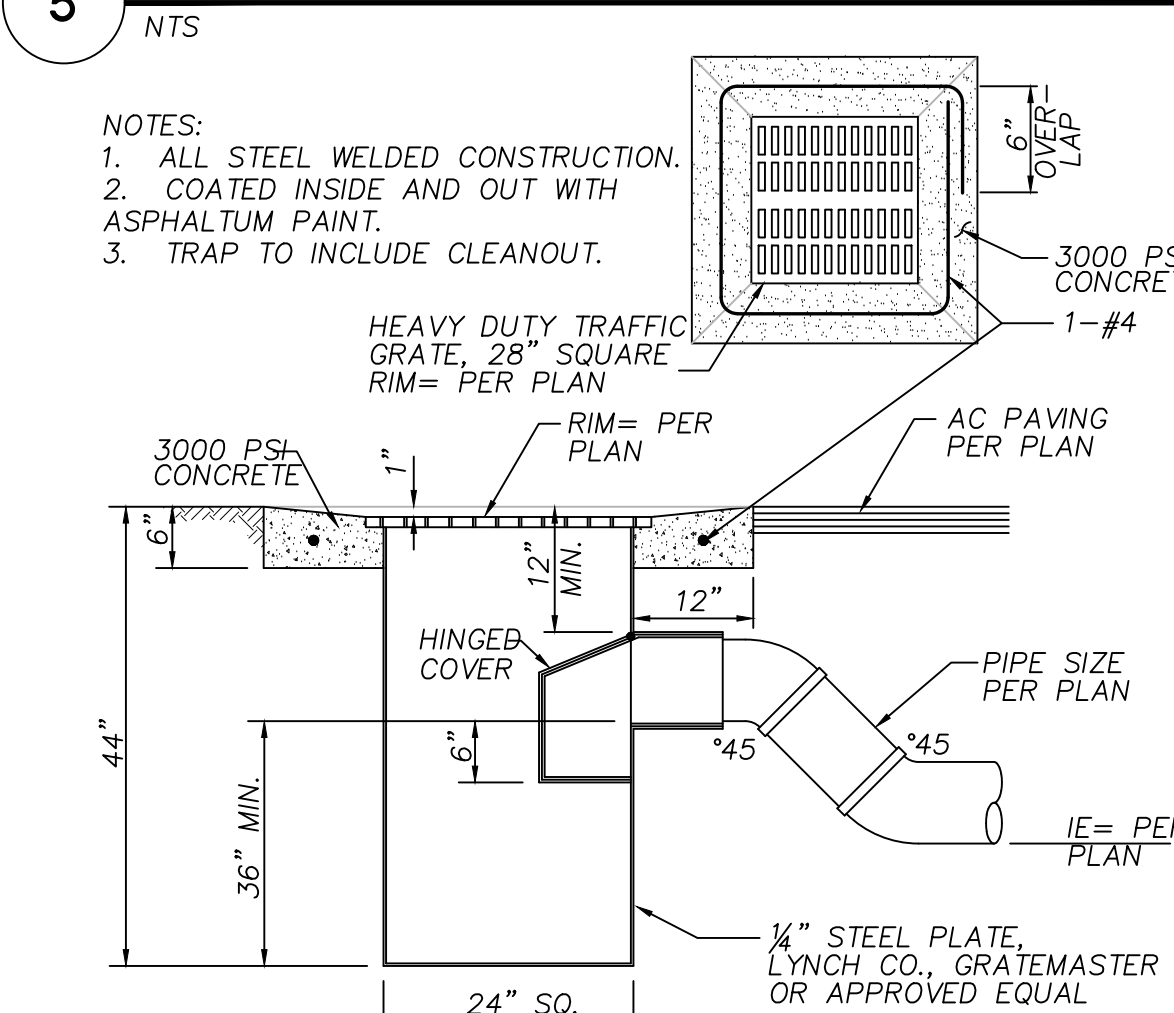


6 FOUNDATION DRAIN



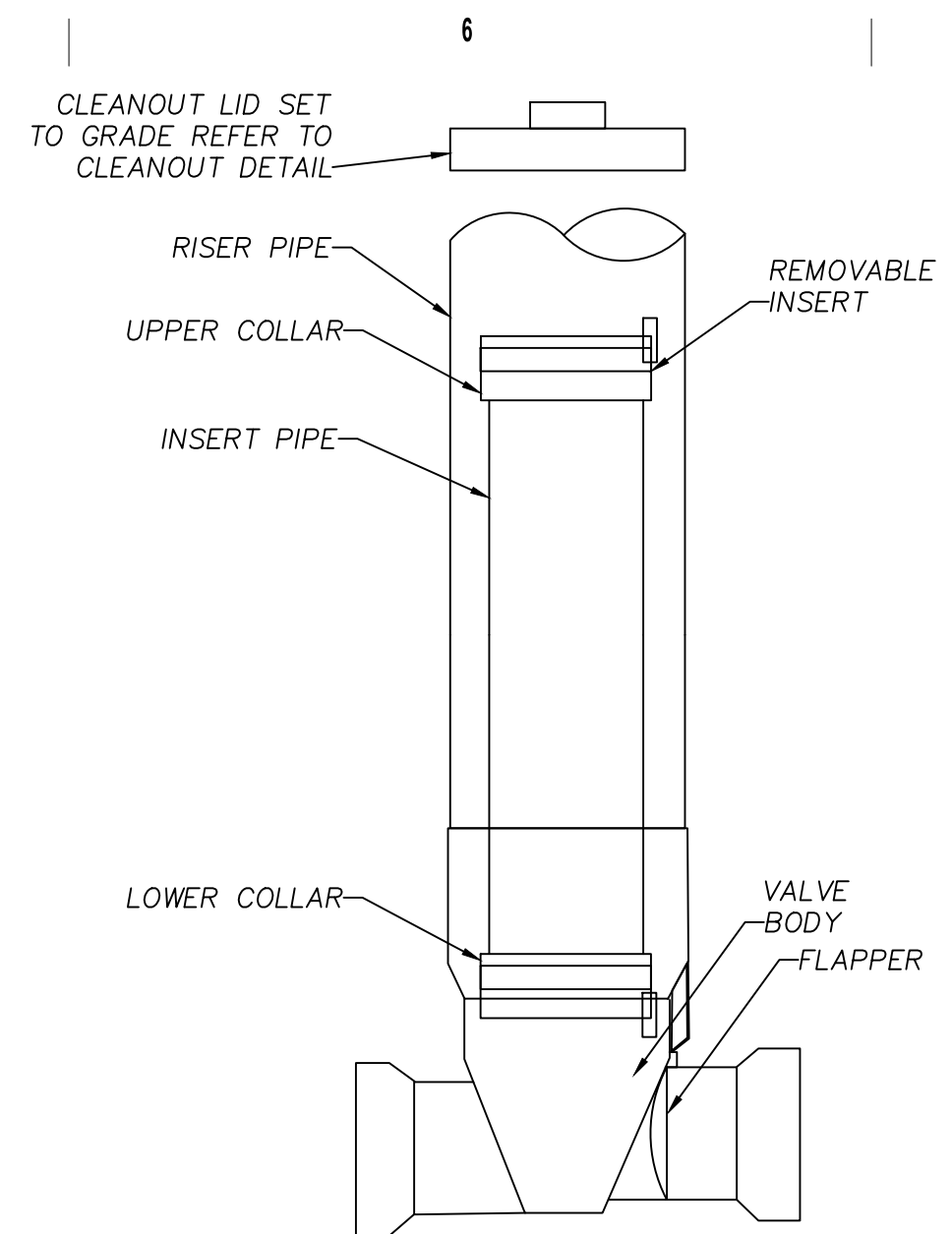
- NOTES:**
- ALL STEEL WELDED CONSTRUCTION. COATED
 - INSIDE AND OUT WITH ASPHALTUM PAINT.
 - TRAP TO INCLUDE CLEANOUT.

5 TRAPPED AREA DRAIN

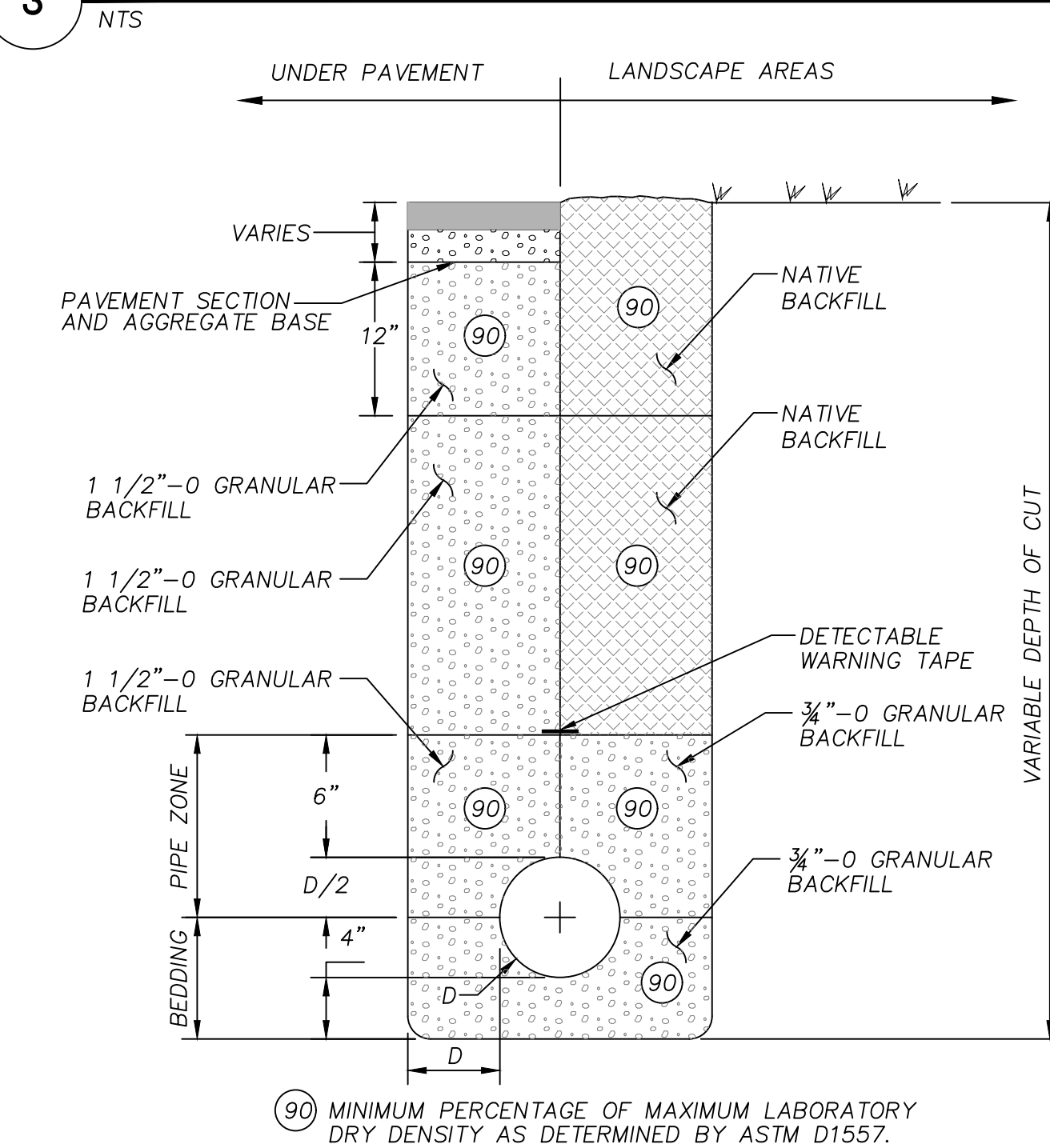


4 CATCH BASIN

NTS

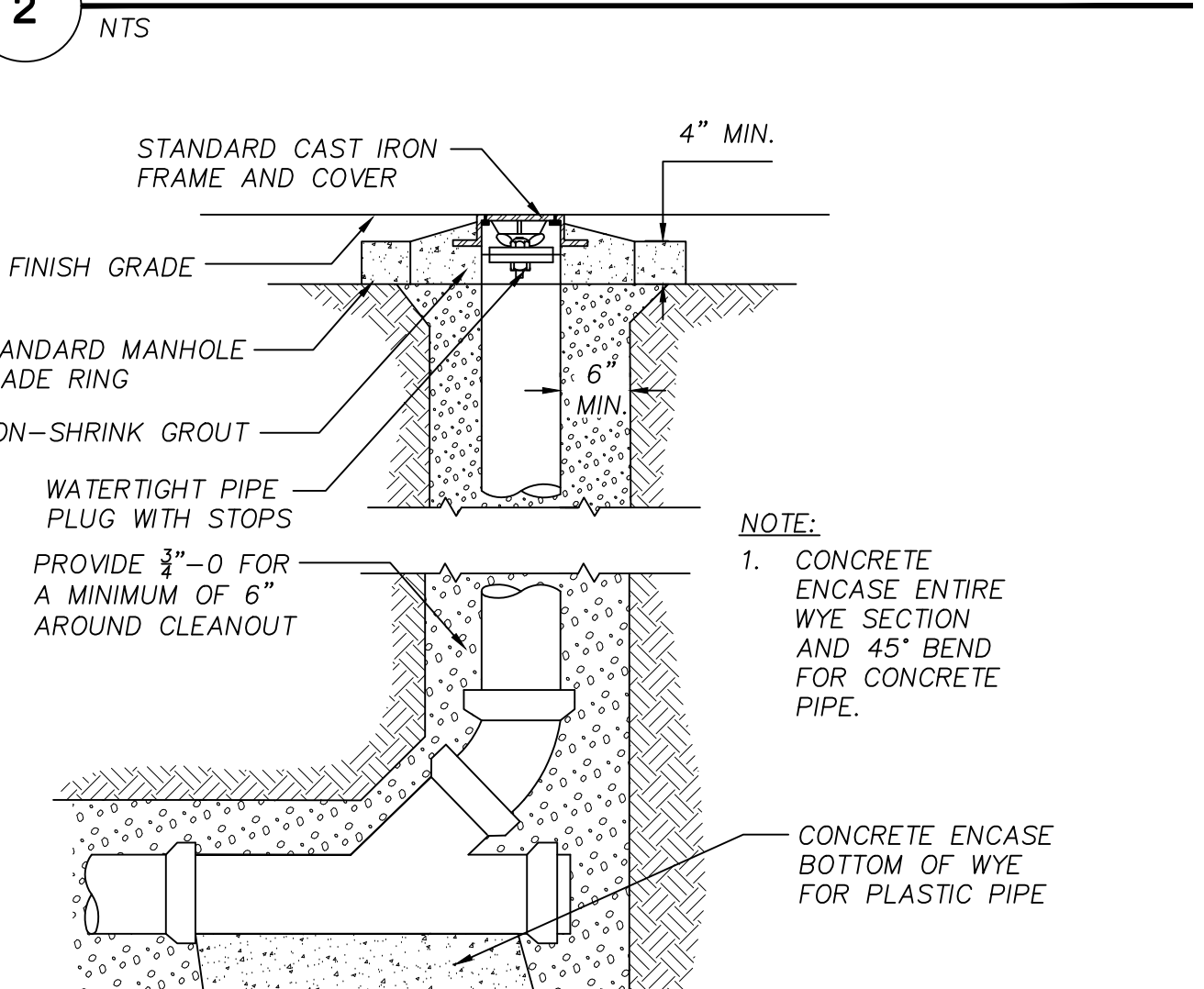


3 BACK WATER CLEAN CHECK VALVE



- NOTES:**
- ALL CUT EDGES SHALL BE SAND SEALED WITH CRS-1 OR CRS-2 EMULSIFIED ASPHALT OR EQUAL.
 - THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UTILITIES.
 - LIGHTLY COMPACT WITHIN TWO DIAMETERS OR 18 INCHES, WHICHEVER IS GREATER, ABOVE BREAKABLE CONDUITS.

2 TRENCH BACKFILL



1 CLEAN OUT

NTS



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- 08/21/2019 LAND USE REVISION 1

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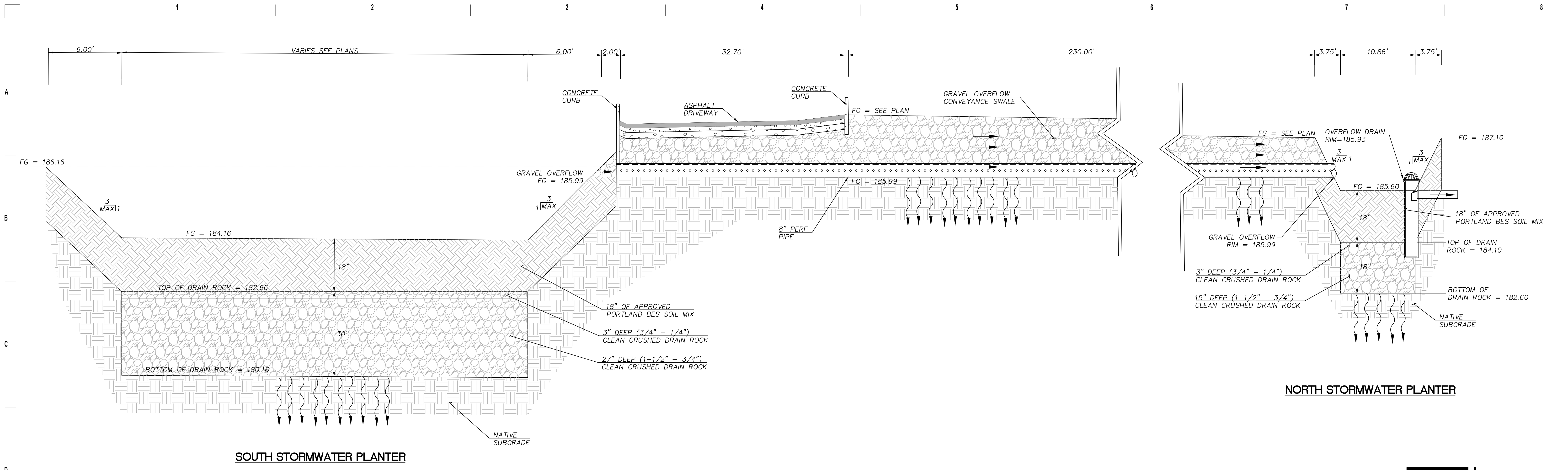
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CIVIL DETAILS

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 Revised: 08/21/2019 Project No. 1748P
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2 STORMWATER PLANTER CROSS SECTION (NORTH AND SOUTH)
NTS



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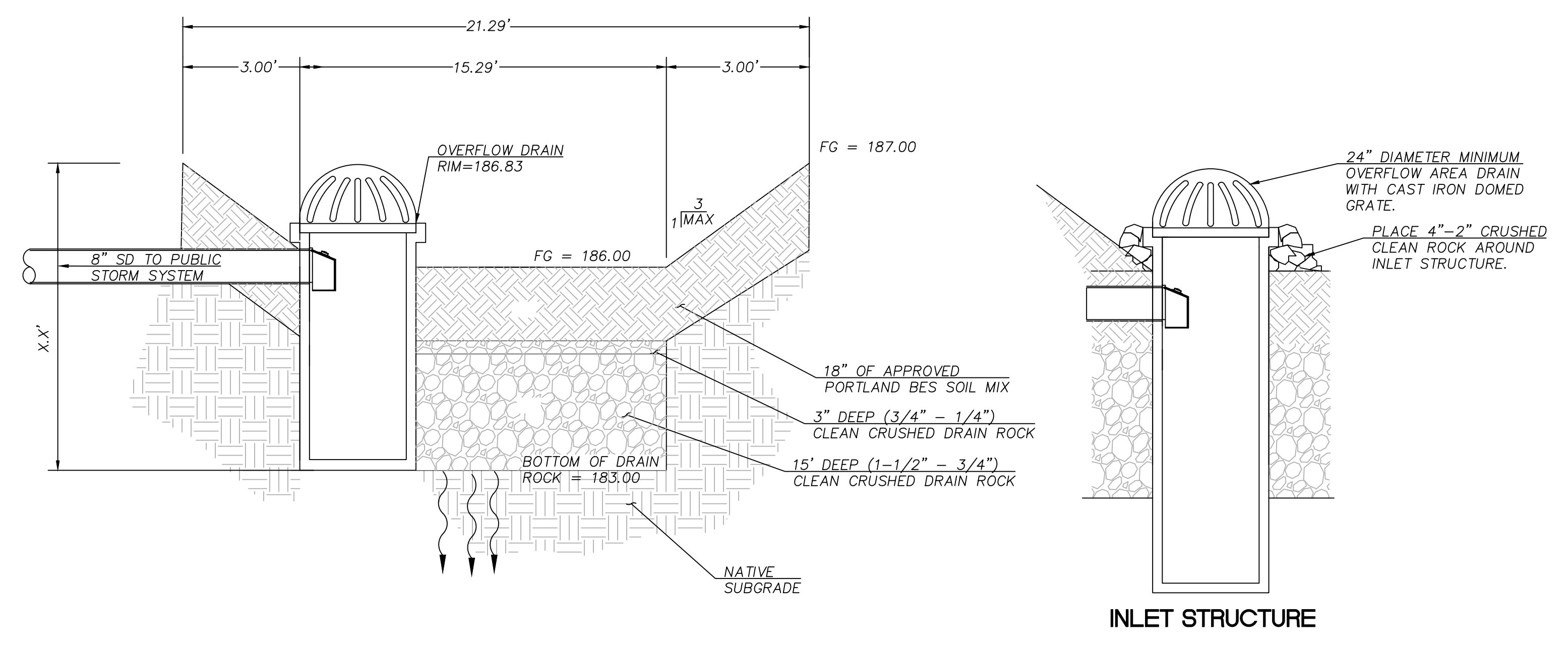
Revised: 08/21/2019 Project No. 1748P

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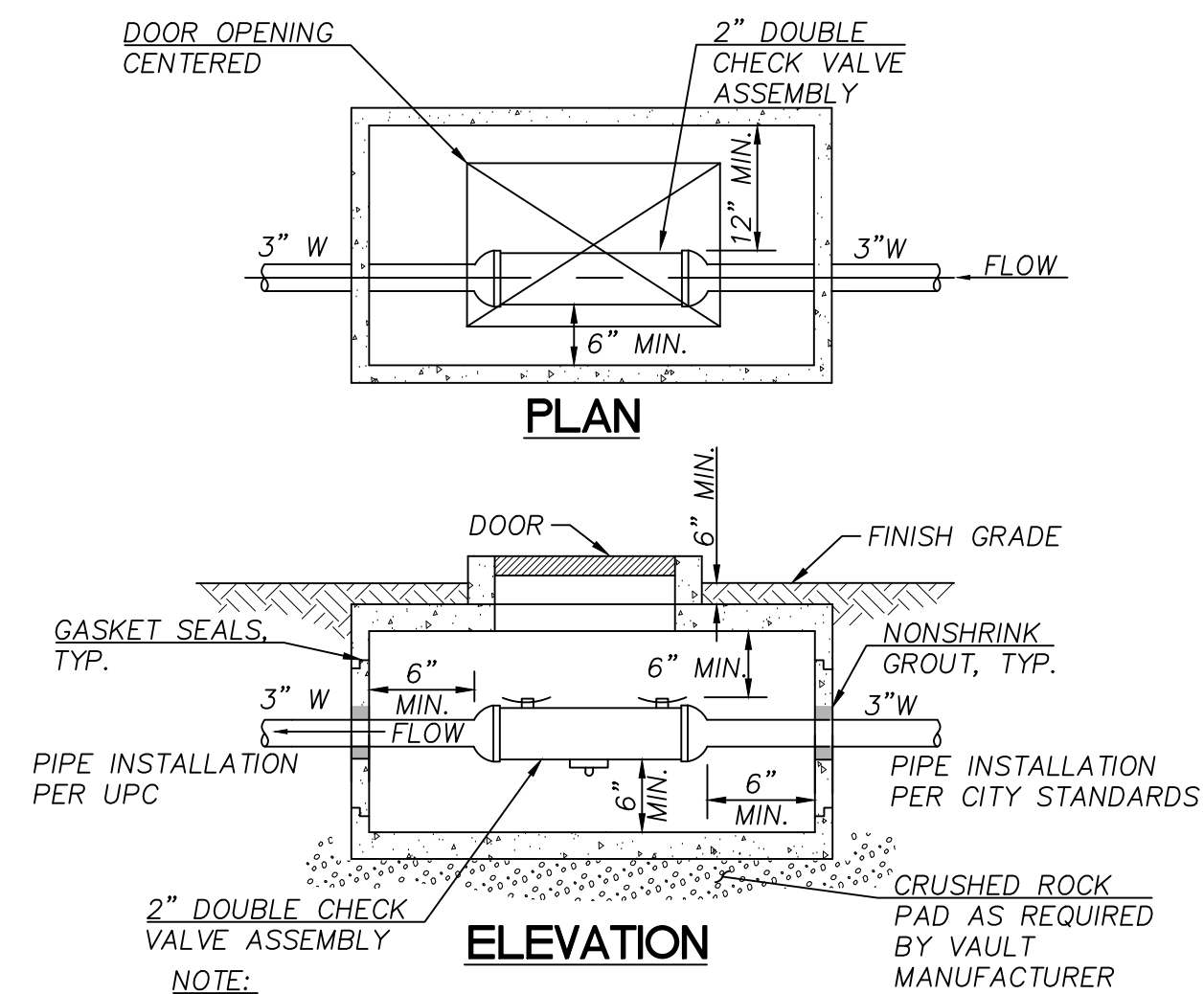
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1 STORMWATER PLANTER (PARKING LOT)
NTS

11/15/2006 1:40:30 PM

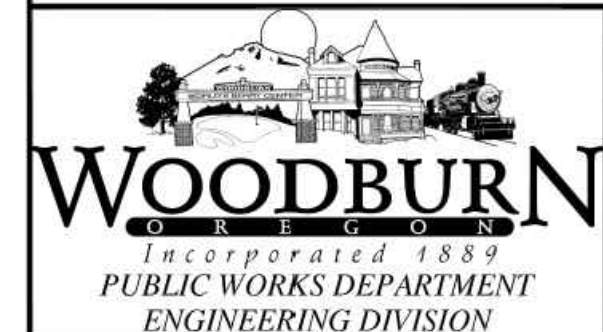
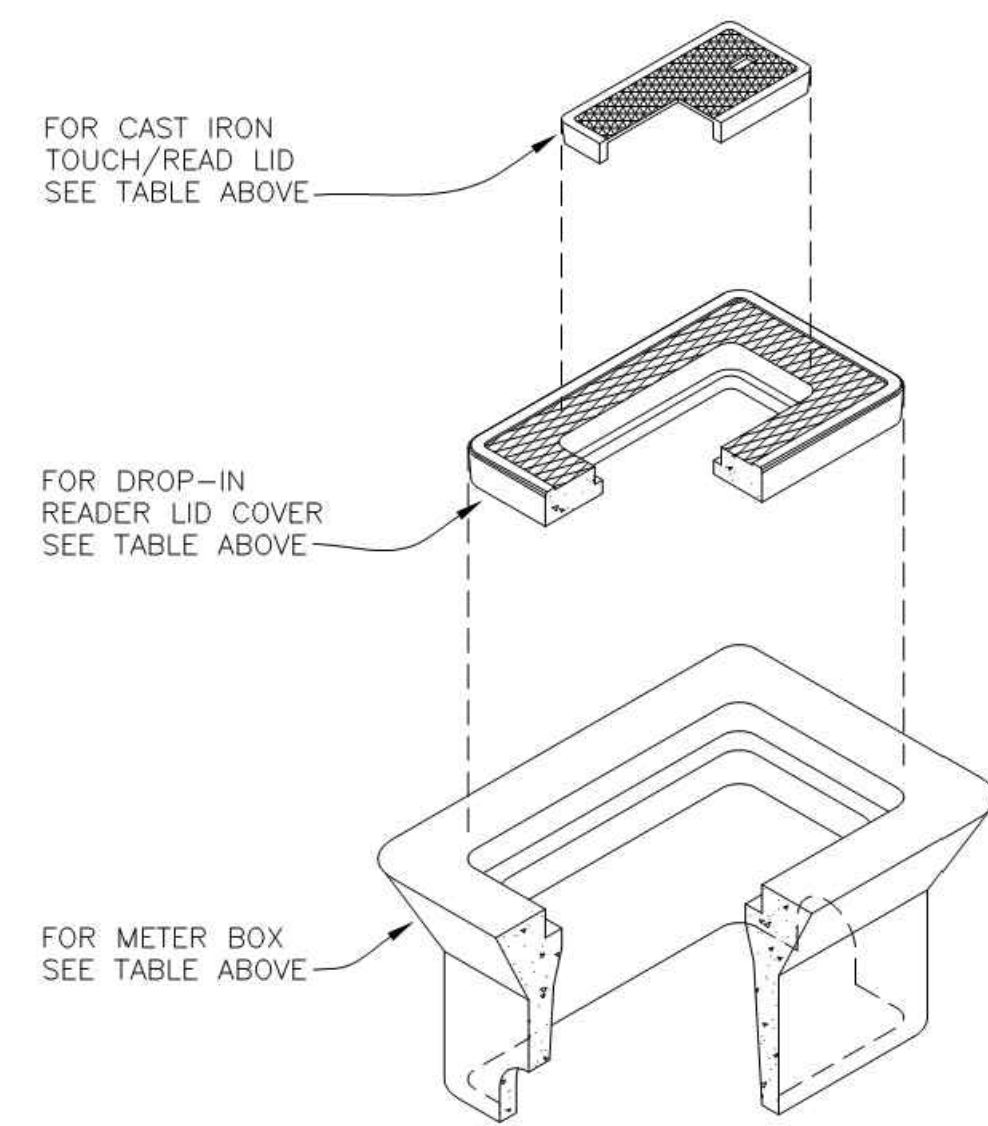


1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING OF UTILITY VAULT TO ACCOMMODATE THE VALVE EQUIPMENT THE CONTRACTOR SELECTS. VAULT SIZE AS NOTED FOR REFERENCE ONLY AND IS NOT GUARANTEED TO MEET REQUIREMENTS.

4 WATER SERVICE VAULT
NTS

UTILITY VAULT CO.			
	CAST IRON READER LID	DROP-IN READER LID COVER	METER BOX
DIA.	MODEL NO.		
1"	511L-C*	37-1220C-DRL511*	37-1220*
1.5" & 2"	713L-C*	65-1528C-DRL713*	65-1528 MB*

* OR APPROVED EQUAL



METER BOX

REV: MAY 2011
SCALE: NTS
DET No. **5050-1**



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CIVIL DETAILS

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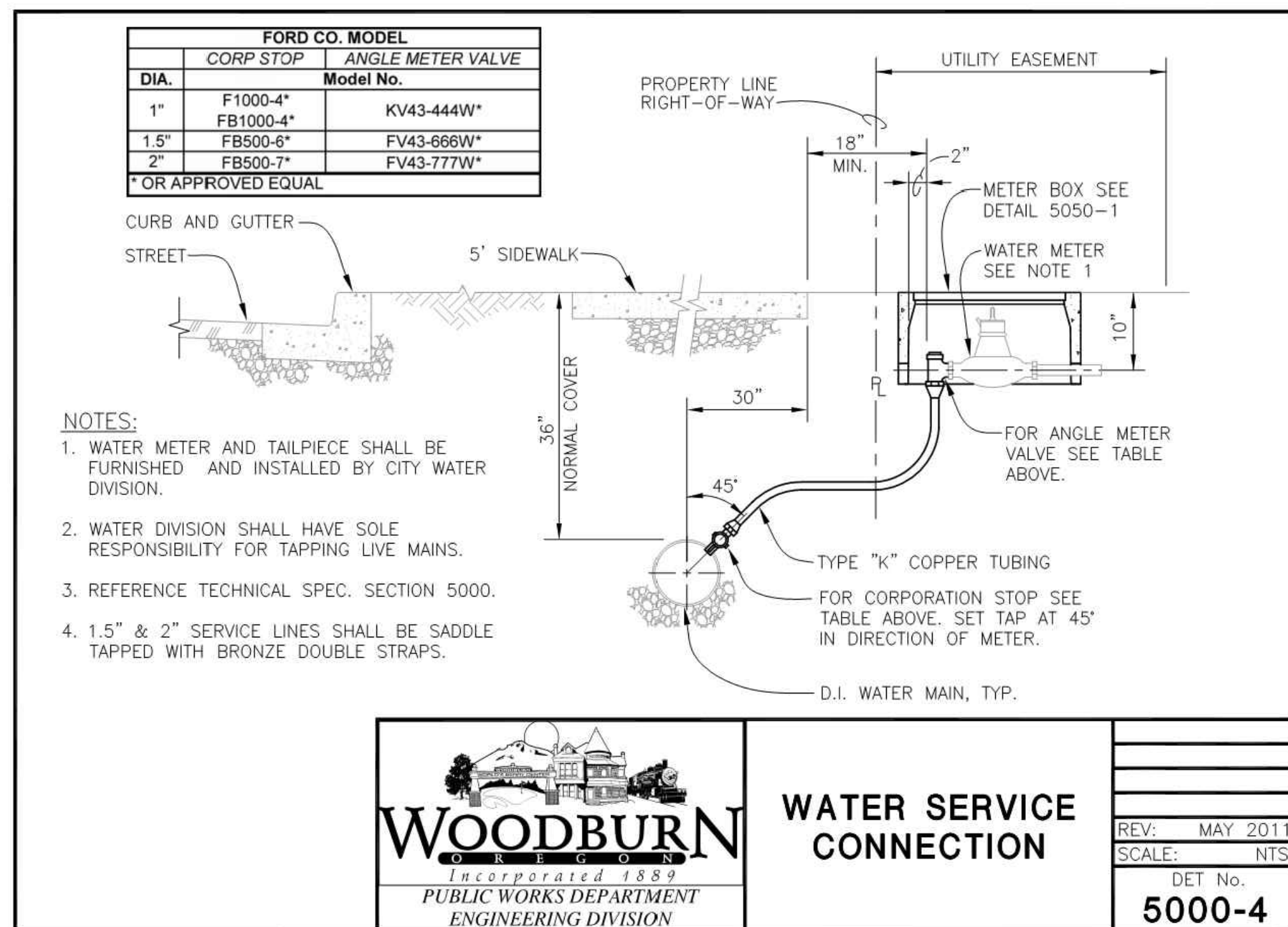
Revised: 08/21/2019 Project No. 1748P

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PRELIMINARY - NOT FOR CONSTRUCTION

of **C5.02**

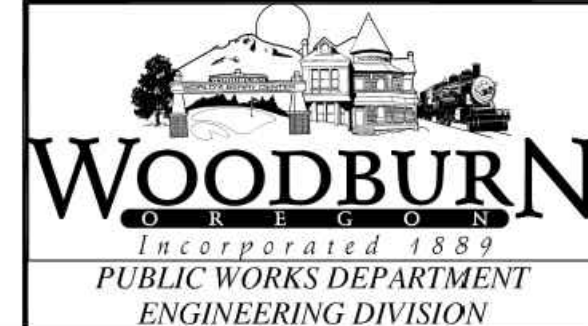
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- NOTES:**
1. WATER METER AND TAILPIECE SHALL BE FURNISHED AND INSTALLED BY CITY WATER DIVISION.
 2. WATER DIVISION SHALL HAVE SOLE RESPONSIBILITY FOR TAPPING LIVE MAINS.
 3. REFERENCE TECHNICAL SPEC. SECTION 5000.
 4. 1.5" & 2" SERVICE LINES SHALL BE SADDLE TAPPED WITH BRONZE DOUBLE STRAPS.

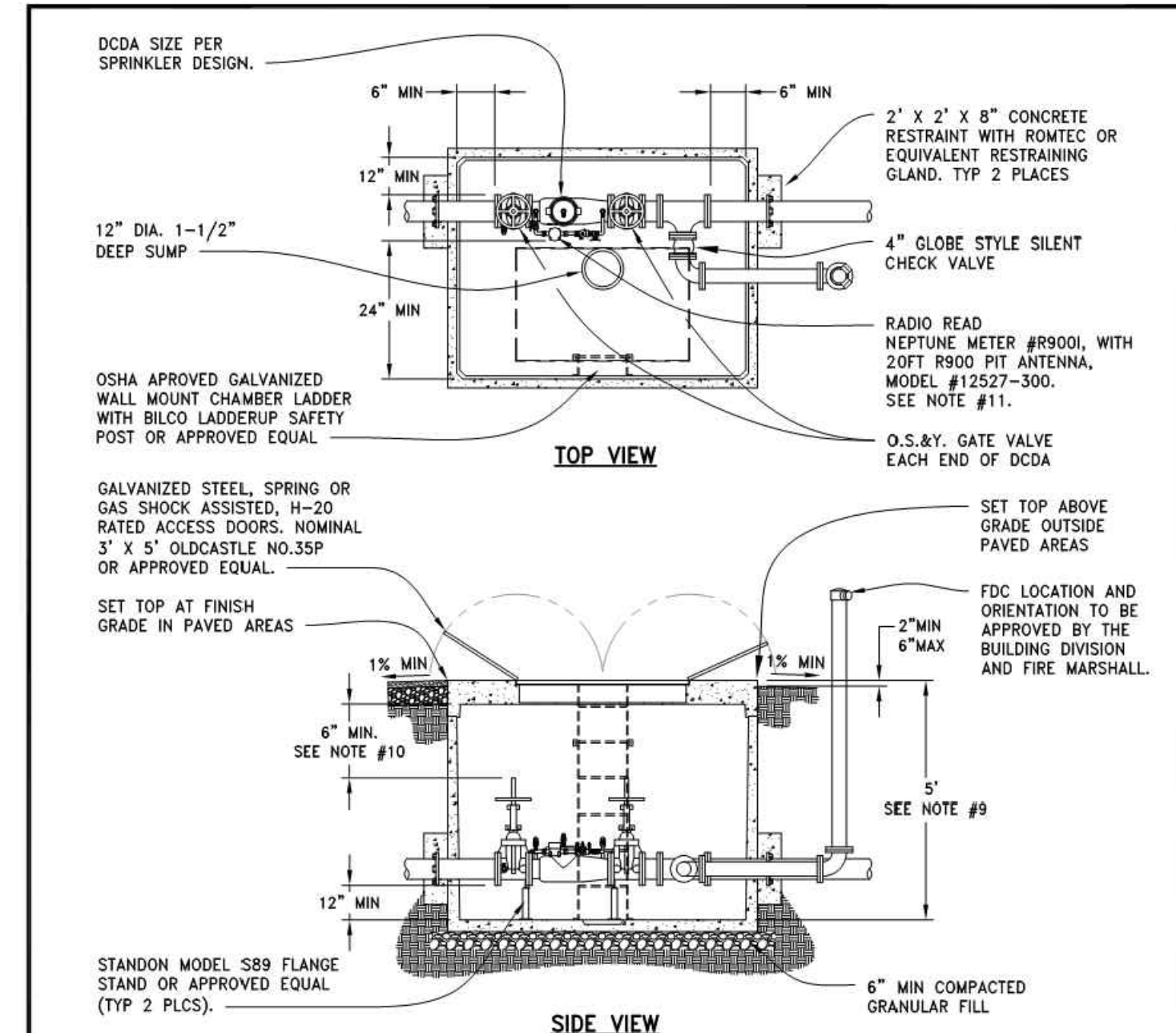
FORD CO. MODEL		
DIA.	CORP STOP	ANGLE METER VALVE
1"	F1000-4*	KV43-444W*
1.5"	FB500-4*	FV43-666W*
2"	FB500-7*	FV43-777W*

* OR APPROVED EQUAL



WATER SERVICE CONNECTION

REV: MAY 2011
SCALE: NTS
DET No. **5000-4**



- NOTES:**
1. DCDA - DOUBLE CHECK DETECTOR ASSEMBLY
 2. FDC - FIRE DEPARTMENT CONNECTION
 3. DCDA SHALL BE USC APPROVED.
 4. DCDA SHALL BE INSTALLED IN CONFORMANCE WITH OREGON HEALTH DEPARTMENT & HUMAN RESOURCES DIVISION.
 5. FDC SHALL NOT EXIT THROUGH THE TOP. MAY EXIT AS SHOWN OR THROUGH ADJACENT WALL (ELIMINATE 90° BEND).
 6. ALL PIPE PENETRATIONS SHALL BE SEALED WITH NON-SHRINK WATERTIGHT GROUT.
 7. BENDS, CROSSES, AND TEES SHALL NOT BE INSTALLED WITHIN 5' OF THE OUTSIDE VAULT WALL.
 8. ALL VAULTS SHALL MEET OR EXCEED ASTM C-857. ALL CONCRETE TO BE 4599 PSI 9028 DAYS. REBAR TO BE ASTM A-615 GRADE 60.
 9. DESIRED DEPTH FROM TOP SURFACE TO VAULT FLOOR IS 5' UNLESS APPROVED BY THE ENGINEERING DIVISION.
 10. SIX INCH (6") MINIMUM CLEARANCE WHEN O.S.A.Y. VALVE IS OPEN.
 11. VERIFY METER MODEL WITH ENGINEERING DIVISION.



FIRE SERVICE VAULT

REV: JULY 2018
SCALE: NTS
DET No. **5070-2**

A

B

C

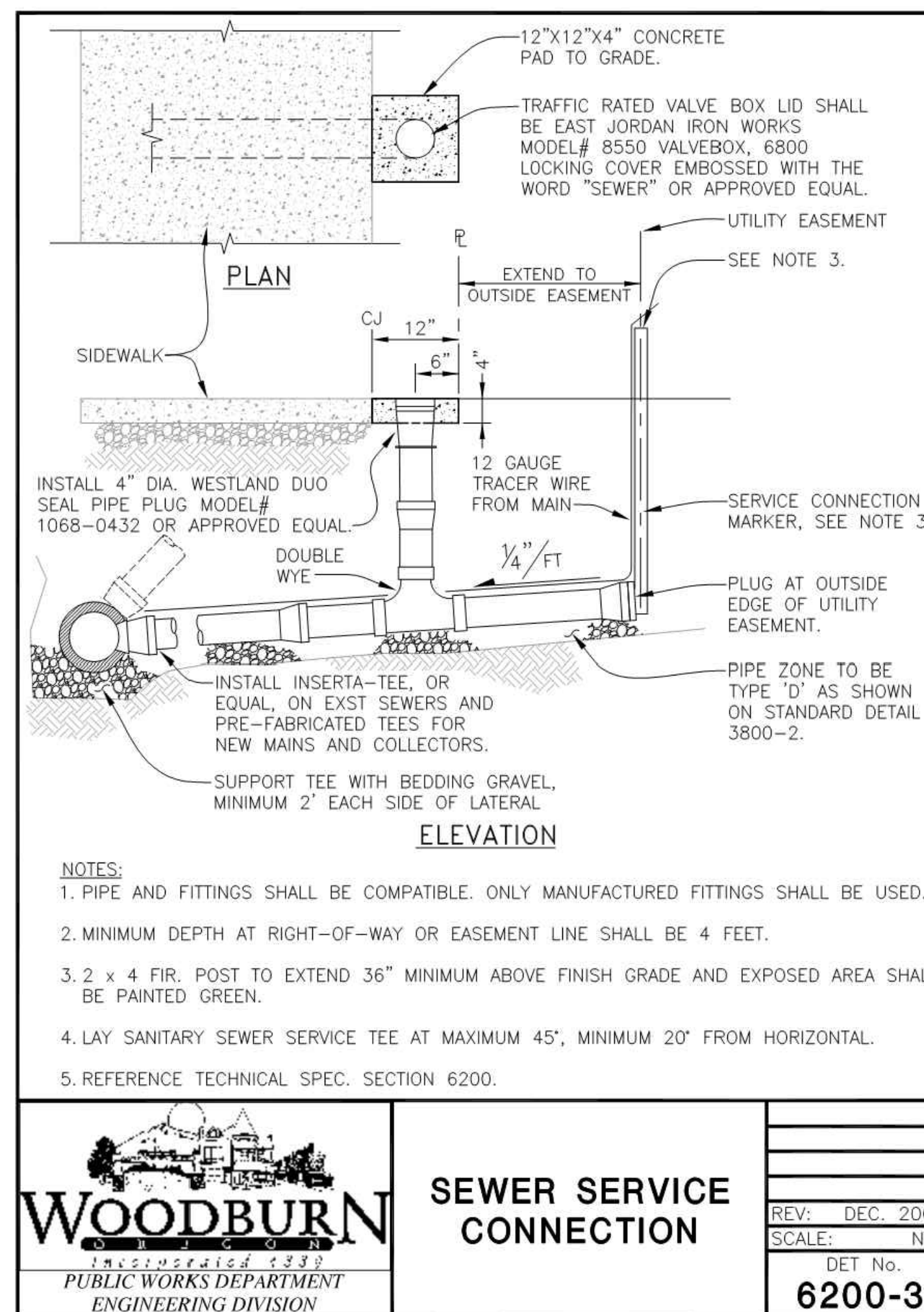
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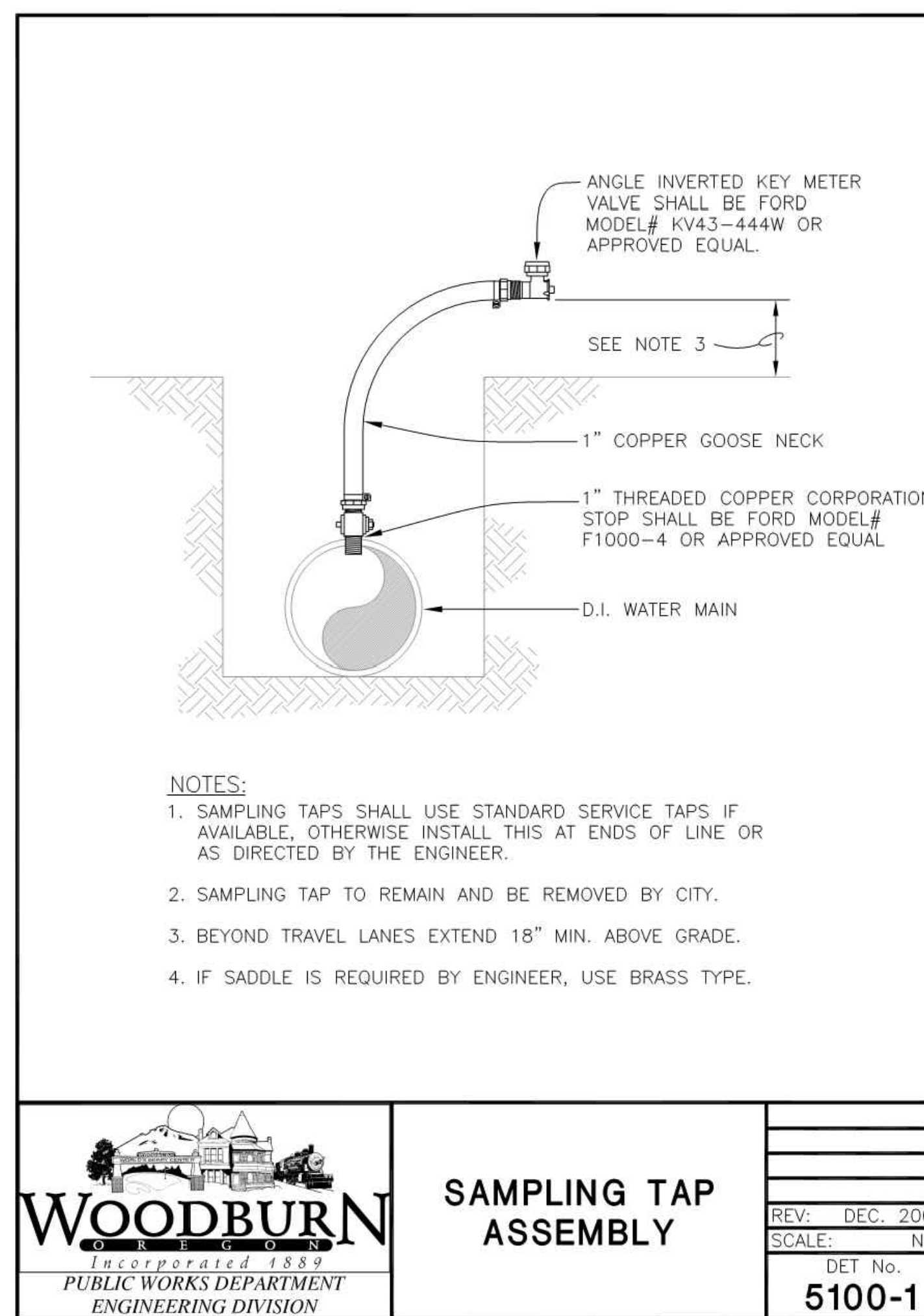
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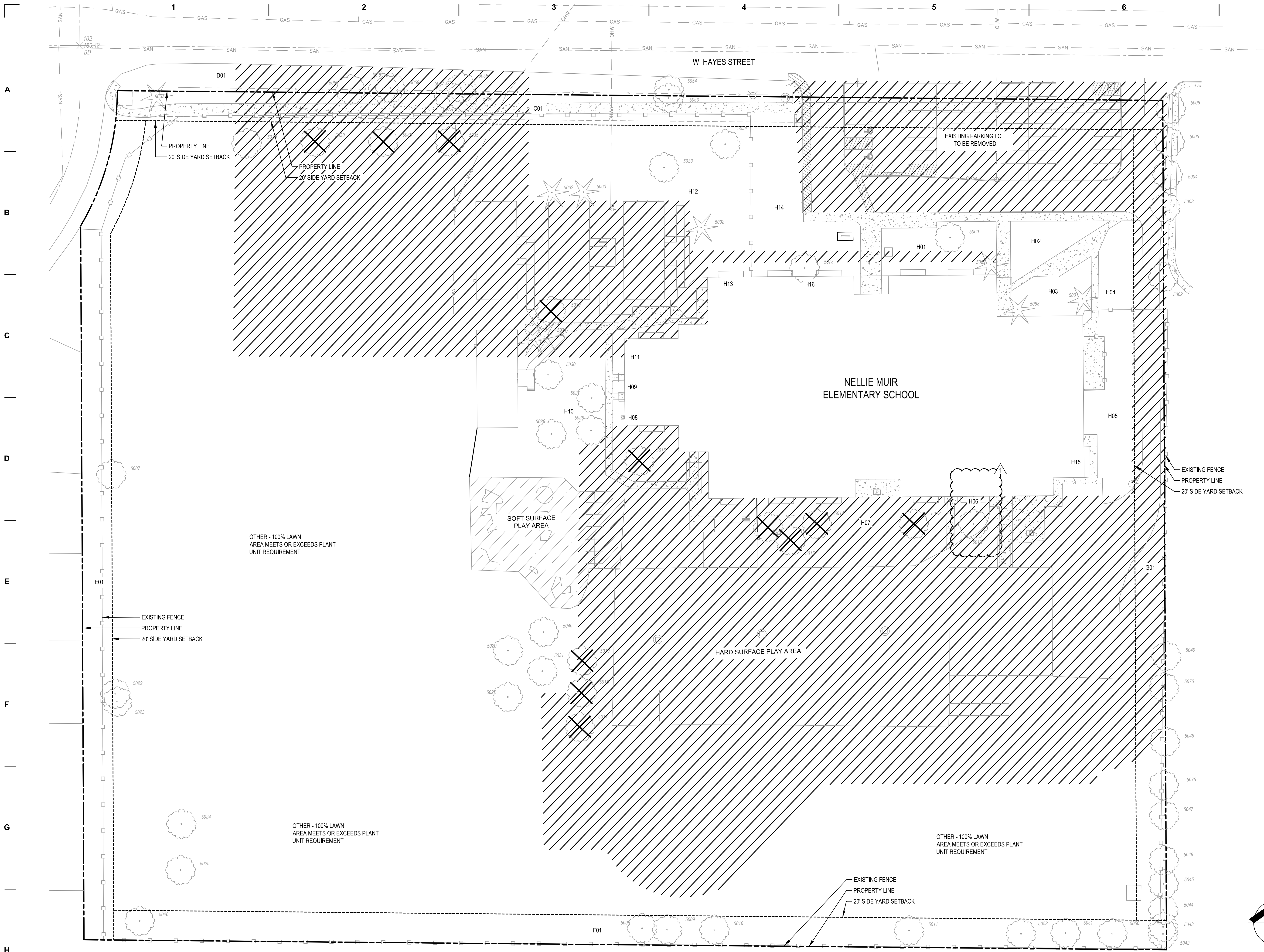
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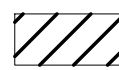
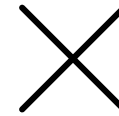
of **C5.03**

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LANDSCAPE EXISTING CONDITIONS LEGEND

-  AREA OF WORK
-  PROPOSED TREE DEMOLITION SYMBOL AS NOTED IN ARBORIST DATA - SHEET L1.01

FOR ARBORIST TREE DATA, SEE SHEET L1.01
 FOR EXISTING PLANT UNIT DATA, SEE SHEET L1.02
 FOR PROPOSED PLANTING PLAN & PLANT UNIT DATA, SEE SHEETS L2.00 - L2.06



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Drawing Title:
LANDSCAPE SITE EXISTING CONDITIONS

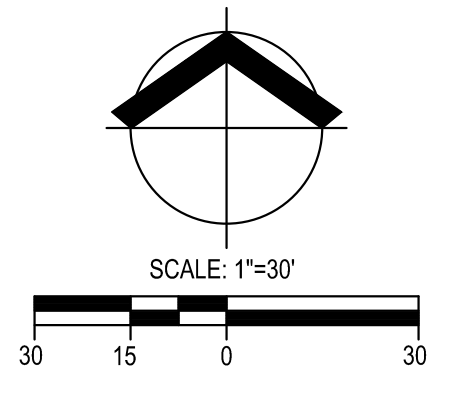
Date: 05-28-2019 Drawn By: BFS

Revised: 08-21-2019 Project No. 21814220

Stamp Sheet No.



L1.00
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Woodburn School District
Nellie Muir Elementary School

EXISTING LANDSCAPE PLANT INVENTORY 

Area No.	Area in Square Feet	Significant Tree 15 PU	Large Tree 10 PU	Med. Tree 8 PU	Small Tree 4 PU	Large Shrub 2 PU	Small/Med Shrub 1 PU	Groundcover Lawn (SF) 1 PU / 50 SF	Groundcover Other (SF) 1 PU / 50 SF	Total Plant Units (PU)	Total Plant Units (PU) Required	Total Plant Units (PU) Deficient	Comments
STREET FRONTAGE SETBACK - 20' (1 PU/15 SF)													
C 01	9,192							6,007		120	612	492	CONSTRUCTION AREA
TOTALS	9,192	0	0	0	0	0	0	6,007	0	120	612	492	
STREET FRONTAGE RIGHT-OF-WAY (1 PU/50 SF)													
D 01	7,041							7,041		141	140	0	CONSTRUCTION AREA
TOTALS	7,041	0	0	0	0	0	0	7,041	0	141	140	-1	
WEST BUFFER YARD SETBACK - 20' (1 PU/20 SF)													
E 01	11,079			1		1		11,079		232	553	321	
TOTALS	11,079	0	0	1	0	1	0	11,079	0	232	553	321	
SOUTH BUFFER YARD SETBACK - 20' (1 PU/20 SF)													
F 01	14,020			1		1		14,020		290	701	411	
TOTALS	14,020	0	0	1	0	1	0	14,020	0	290	701	411	
EAST BUFFER YARD SETBACK - 20' (1 PU/20 SF)													
G 01	10,606				1	1		6,636		139	530	391	CONSTRUCTION AREA
TOTALS	10,606	0	0	0	1	1	0	6,636	0	139	530	391	
OTHER YARDS (1 PU/50 SF)													
H 01	2,616		1			10	1	1,843		68	52	0	CONSTRUCTION AREA
H 02	1,424						1	1,424		31	28	0	
H 03	1,524	1	1					949		54	30	0	
H 04	1,291							1,291		26	25	0	
H 05	3,171							3,120		62	63	1	
H 06	596	1						596		27	11	0	CONSTRUCTION AREA
H 07	1,284			1				1,284		34	25	0	CONSTRUCTION AREA
H 08	262						2			4	5	1	CONSTRUCTION AREA
H 09	70									2	1	0	
H 10	6,020			1		2		6,020		132	120	0	CONSTRUCTION AREA
H 11	247									0	4	4	CONSTRUCTION AREA
H 12	10,208	1		2				10,208		235	204	0	CONSTRUCTION AREA
H 13	213					3				6	4	0	CONSTRUCTION AREA
H 14	4,277					22		3,764		119	85	0	
H 15	84							84		2	1	0	
H 16	452	1								15	9	0	CONSTRUCTION AREA
TOTALS	33,739	4	2	4	0	45	4	30,583	0	818	667	-151	
Total Materials		4	2	5	0	46	4	54710	0				
Total PU per Material		60	20	40	0	92	4	1,094	0				

4/18/2019 1



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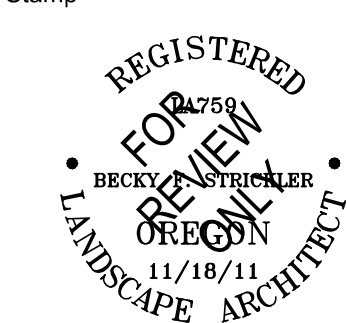
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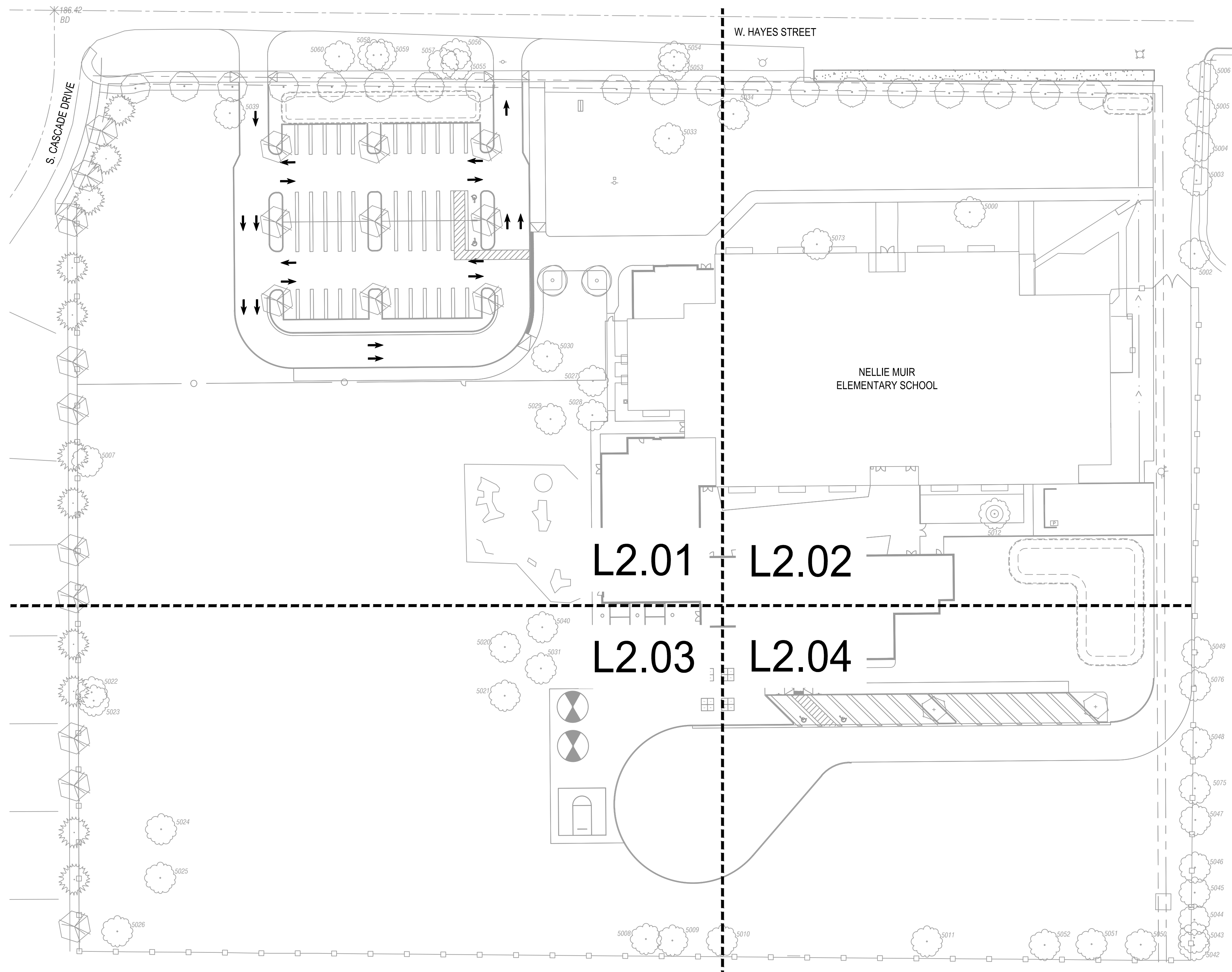
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Drawing Title:
LANDSCAPE EXISTING CONDITIONS PLANT UNIT DATA

Date : 05-28-2019	Drawn By : BFS
Revised : 08-21-2019 -	Project No. 21814220

Stamp 	Sheet No. L1.02 of
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GENERAL LANDSCAPE NOTES:

1. LANDSCAPE PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE CITY OF WOODBURN PLANNING DEPARTMENT. STORMWATER FACILITY PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED UNDER CLEANWATER SERVICES' LOW IMPACT DEVELOPMENT APPROACHES HANDBOOK FOR INFILTRATION / RAIN GARDEN FACILITIES.
2. ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH.
3. ALL NEW LANDSCAPE AREAS SHALL BE CONNECTED TO THE EXISTING UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SERVED BY AN EXISTING WELL. ALL IRRIGATION EQUIPMENT WILL BE IDENTIFIED AS NON-POTABLE WATER BY USING PURPLE INDICATORS. EXISTING IRRIGATION IMPACTED BY CONSTRUCTION SHALL BE ADJUSTED AND/OR RELOCATED TO PROVIDE FULL HEAD TO HEAD COVERAGE. EXISTING IRRIGATION SHOWN ON PLANS IS DIAGRAMMATIC, FIELD LOCATE.
4. ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
5. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
6. ALL LANDSCAPE AND LAWN AREAS NOT IN AREAS OF CONSTRUCTION, BUT DISTURBED BY CONSTRUCTION, SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION.

FOR PLANT MATERIAL SCHEDULE, SEE SHEET L2.02
 FOR PLANTING DETAILS & NOTES, SEE SHEET L2.05
 FOR PROPOSED PLANT UNIT DATA, SEE SHEET L2.06



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LAND USE REVIEW

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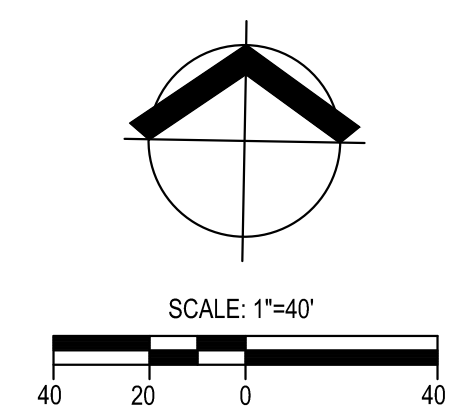
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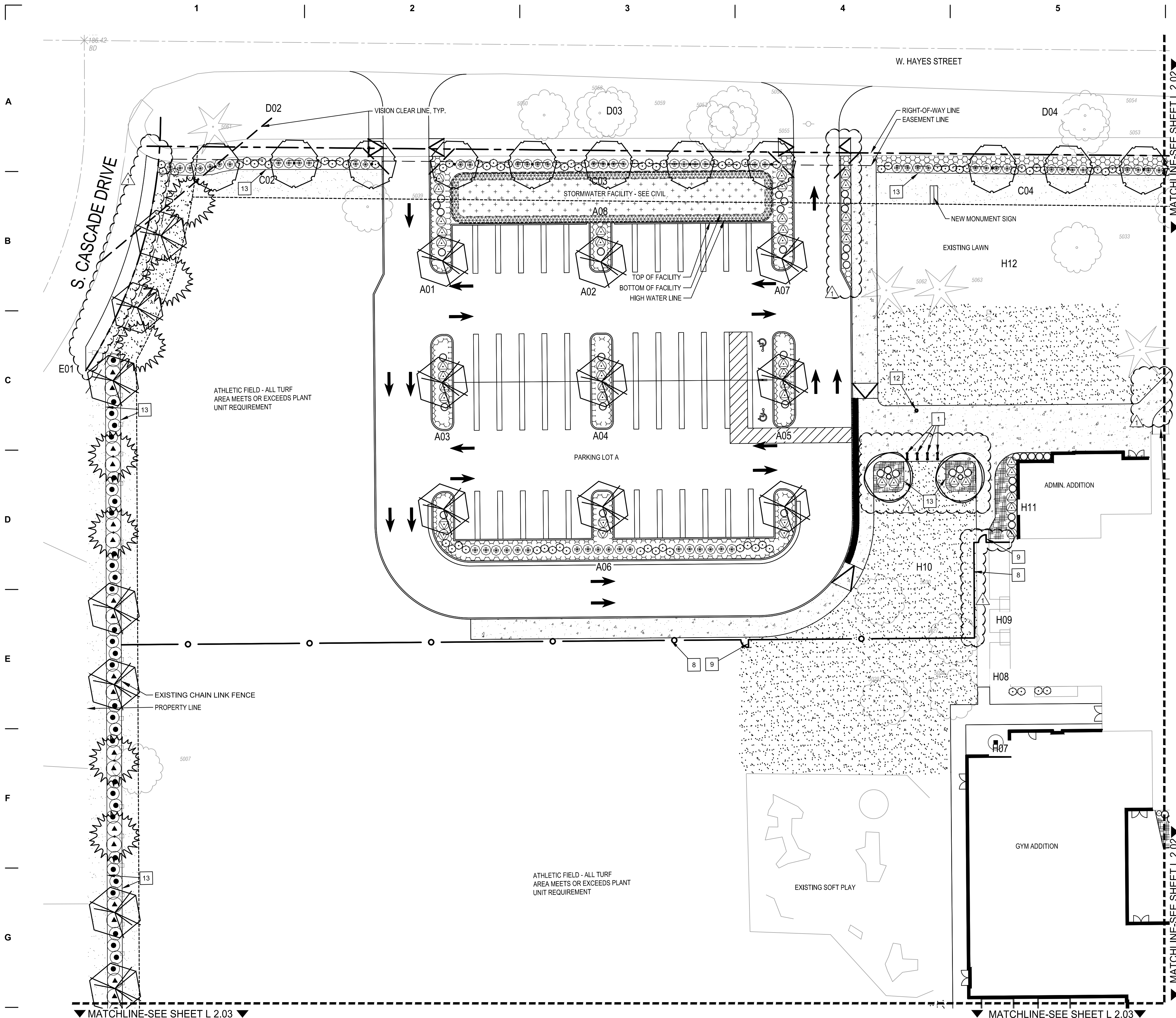
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**LANDSCAPE PLANTING PLAN
SHEET LAYOUT**

Date : 05-28-2019	Drawn By : BFS
Revised : 08-21-2019	Project No. 21814220
Stamp	Sheet No. L2.00

of





LANDSCAPE AREA AND CODE COMPLIANCE:
SEE SHEET L2.06 FOR SUPPORTING DATA
SETBACK ABUTTING A STREET - AREA C
AREA IN 20' SETBACK 12,362 SF
AREA IN SIDEWALK 866 SF

A. PLANT UNIT VALUE	# PLANTING UNITS REQUIRED	824 PU (1 PU/15 SF)
MATERIAL:		
1. MEDIUM TREES (8PU):	19	152 PU
2. LARGE SHRUBS (2PU):	80	160 PU
3. SMALL/MED SHRUBS (1PU):	107	107 PU
4. STORMWATER (2PU/50SF):	1,881 SF	76 PU
5. GROUND COVER (1PU/50SF):	1,425 SF	28 PU
6. LAWN (1PU/50SF):	5,116 SF	102 PU
PLANTING UNITS PROVIDED		625 PU
DEFICIENT PU		199 PU

LANDSCAPE AREA AND CODE COMPLIANCE:
SEE SHEET L2.06 FOR SUPPORTING DATA
OFF STREET PARKING AND LOADING - LOT A
TOTAL PARKING SPACES 50 PROPOSED

A. TREES	5 SMALL, OR 4 MEDIUM, OR 2 LARGE	
1. # OF TREES REQUIRED	5 SMALL, OR 4 MEDIUM, OR 2 LARGE	
2. # OF TREES PROVIDED	9 MEDIUM (NEW)	
B. PLANTING AREA		
1. SF OF PARKING PAVED AREA	26,237 SF	
2. SF OF PLANTING AREA REQUIRED	5,247 SF (20% OF PAVED AREA)	
3. SF OF PLANTING AREA PROVIDED	14,360 SF	
C. PLANT UNIT VALUE		
# PLANTING UNITS REQUIRED	233 PU (1 PU/20 SF)	
MATERIAL:		
1. MEDIUM TREES (8PU):	5	45 PU (TOTAL 9 LESS 4 REQUIRED)
2. LARGE SHRUBS (2PU):	34	68 PU
3. SMALL/MED SHRUBS (1PU):	79	79 PU
4. LAWN (1PU/50SF):	7,400 SF	148 PU
5. GROUND COVER (1PU/50SF):	1,424 SF	28 PU
6. STORMWATER (2PU/50SF):	2,556 SF	102 PU
PLANTING UNITS PROVIDED		470 PU

LANDSCAPE AREA AND CODE COMPLIANCE:
SEE SHEET L2.06 FOR SUPPORTING DATA
BUFFER YARD SETBACK - AREA E (WEST)
AREA IN 20' SETBACK 11,250 SF

A. PLANT UNIT VALUE	# PLANTING UNITS REQUIRED	562 PU (1 PU/20 SF)
MATERIAL:		
1. LARGE TREES (10PU):	11	110 PU
2. MEDIUM TREES (8PU):	11	88 PU
3. LARGE SHRUBS (2PU):	99	198 PU
4. SMALL/MED SHRUBS (1PU):	9	9 PU
5. LAWN (1PU/50SF):	7,838 SF	164 PU
PLANTING UNITS PROVIDED		562 PU

SITE CONSTRUCTION NOTES

- BIKE RACK, TYPICAL OF 4
- BOLLARD
- BASKETBALL POLE, HOOP, AND STRIPING.
- TETHERBALL POLE & STRIPING, TYPICAL OF 2
- WALL BALL STRIPING, TYPICAL OF 2
- FOURSQUARE STRIPING, TYPICAL OF 4
- HOPSCOTCH STRIPING, TYPICAL OF 4
- 4' CHAIN LINK FENCE, VINYL COATED, BLACK
- 3' WIDE CHAIN LINK GATE, VINYL COATED, BLACK
- CHAIN LINK DOUBLE GATE, 12' WIDE (24' TOTAL) 4' HT., VINYL COATED, BLACK, PROVIDE SWING GATE SWIVEL WHEEL FOR BOTH GATES. SEE
- GATE HOLDBACK: PROVIDE 1-5/8" CHAIN LINK POST, 1' HT. W/ DUCKBILL GATE HOLDBACK HDWR.
- FLAG POLE, RELOCATED
- TRENCH LAWN EDGING, TYP.

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 - ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
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 - ALL LANDSCAPE AND LAWN AREAS NOT IN AREAS OF CONSTRUCTION, BUT DISTURBED BY CONSTRUCTION, SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION.

FOR PLANT MATERIAL SCHEDULE, SEE SHEET L2.02
FOR PLANTING DETAILS & NOTES, SEE SHEET L2.05
FOR PROPOSED PLANT UNIT DATA, SEE SHEET L2.06

Cardno
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TEL: (503) 419-2500 FAX: (503) 419-2600 www.cardno.com

DRAWING REVISIONS
8/21/2019 LAND USE REVISION 1

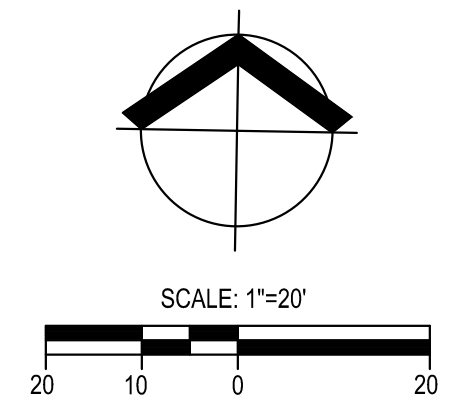
LAND USE REVIEW
NELLIE MUIR ELEMENTARY SCHOOL
WOODBURN SCHOOL DISTRICT
BLRB architects
TACOMA | SPOKANE | PORTLAND | BEND
1250 Pacific 505 W 631 SW Monson St. 404 SW
Avenue Bultside Suite 90 Columbia
WA 98007 5399 WA OR OR
509.027.5399 509.027.5180 503.255.0270 503.255.0270
BLRB.com

Drawing Title:
LANDSCAPE PLANTING PLAN NORTHWEST QUADRANT

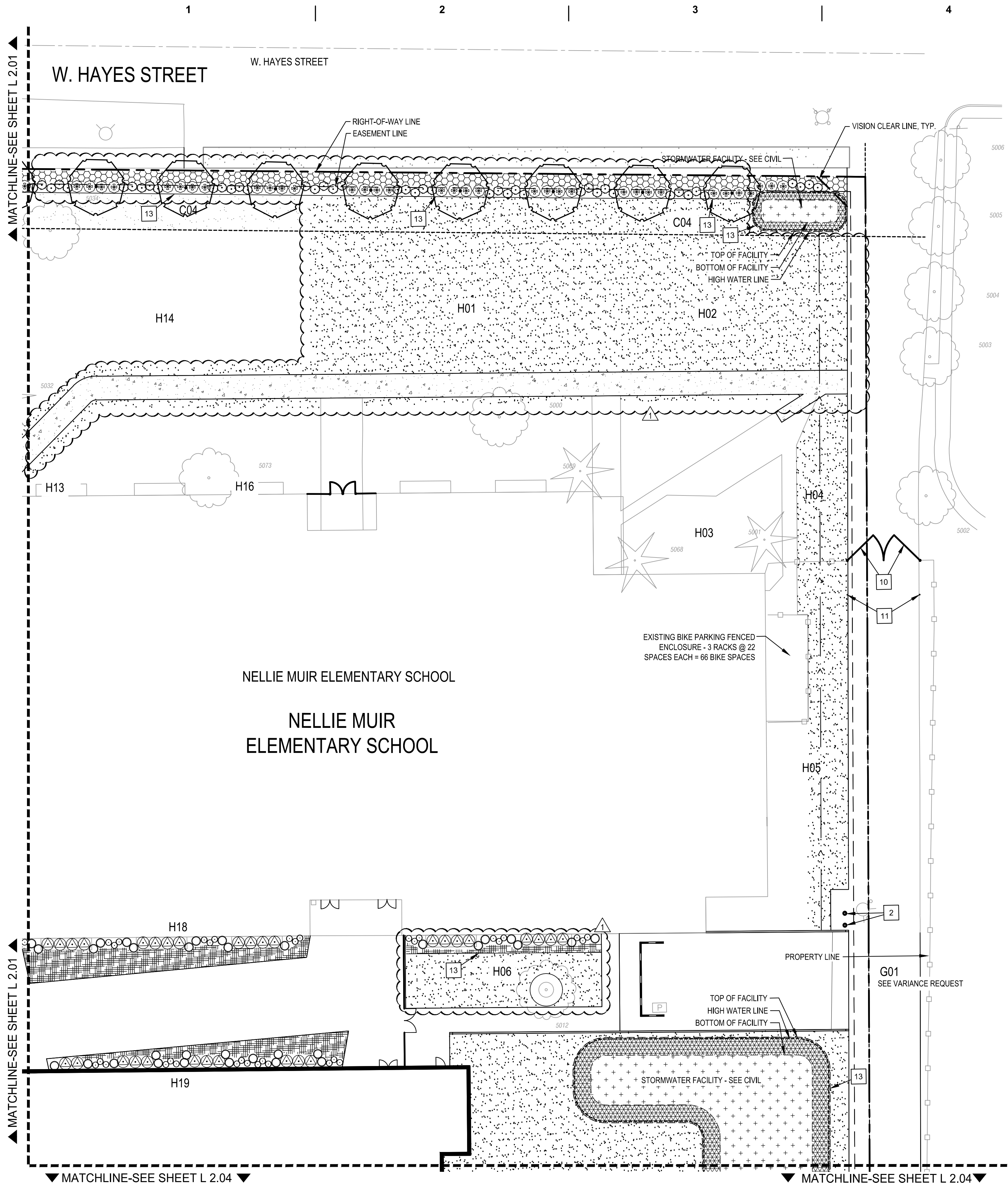
Date:	05-28-2019	Drawn By:	BFS
Revised:	08-21-2019	Project No.:	21814220
Stamp:		Sheet No.:	

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11/18/11
LANDSCAPE ARCHITECT
RBNWS 11/30/19

L2.01



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LANDSCAPE AREA AND CODE COMPLIANCE:

SEE SHEET L2.06 FOR SUPPORTING DATA

SETBACK ABUTTING A STREET - AREA C

AREA IN 20' SETBACK	12,362 SF
AREA IN SIDEWALK	866 SF

A. PLANT UNIT VALUE

# PLANTING UNITS REQUIRED	824 PU (1 PU/15 SF)
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MATERIAL:

1. MEDIUM TREES (8PU):	19	152 PU
2. LARGE SHRUBS (2PU):	80	160 PU
3. SMALL/MED SHRUBS (1PU):	107	107 PU
4. STORMWATER (2PU/50SF):	1,881 SF	76 PU
5. GROUND COVER (1PU/50SF):	1,425 SF	28 PU
6. LAWN (1PU/50SF):	5,116 SF	102 PU
PLANTING UNITS PROVIDED		625 PU
DEFICIENT PU		199 PU

SITE CONSTRUCTION NOTES

- BIKE RACK, TYPICAL OF 4
- BOLLARD
- BASKETBALL POLE, HOOP, AND STRIPING,
- TETHERBALL POLE & STRIPING, TYPICAL OF 2
- WALL BALL STRIPING, TYPICAL OF 2
- FOURSQUARE STRIPING, TYPICAL OF 4
- HOPSCOTCH STRIPING, TYPICAL OF 4
- 4' CHAIN LINK FENCE, VINYL COATED, BLACK
- 3' WIDE CHAIN LINK GATE, VINYL COATED, BLACK
- CHAIN LINK DOUBLE GATE, 12' WIDE (24' TOTAL) 4' HT., VINYL COATED, BLACK, PROVIDE SWING GATE SWIVEL WHEEL FOR BOTH GATES. SEE
- GATE HOLDBACK: PROVIDE 1-5/8" CHAIN LINK POST, 1' HT. W/ DUCKBILL GATE HOLDBACK HOWR.
- FLAG POLE, RELOCATED
- TRENCH LAWN EDGING, TYP.

GENERAL LANDSCAPE NOTES:

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- ALL NEW LANDSCAPE AREAS SHALL BE CONNECTED TO THE EXISTING UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SERVED BY AN EXISTING WELL. ALL IRRIGATION EQUIPMENT WILL BE IDENTIFIED AS NON-POTABLE WATER BY USING PURPLE INDICATORS. EXISTING IRRIGATION IMPACTED BY CONSTRUCTION SHALL BE ADJUSTED AND/OR RELOCATED TO PROVIDE FULL HEAD-TO-HEAD COVERAGE. EXISTING IRRIGATION SHOWN ON PLANS IS DIAGRAMMATIC. FIELD LOCATE.
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FOR PLANTING DETAILS & NOTES, SEE SHEET L2.05
FOR PROPOSED PLANT UNIT DATA, SEE SHEET L2.06

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DRAWING REVISIONS
8/21/2019 LAND USE REVISION 1

LAND USE REVIEW

NELLIE MUIR ELEMENTARY SCHOOL

WOODBURN SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

1250 Pacific Ave. 505 W. Bullwinkle St. 631 SW Mission St. 404 SW Columbia St.
TBA TBA OR OR
503.927.5599 503.927.5188 503.925.0270 503.925.0266
BLRB.com

Drawing Title:
**LANDSCAPE PLANTING PLAN
NORTHEAST QUADRANT**

Date:	05-28-2019	Drawn By:	BFS
Revised:	08-21-2019	Project No.	21814220

Stamp	Sheet No.
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REGISTERED
FOR
LANDSCAPE ARCHITECTURE
OREGON
11/18/11
RBNWS 11/30/19

L2.02

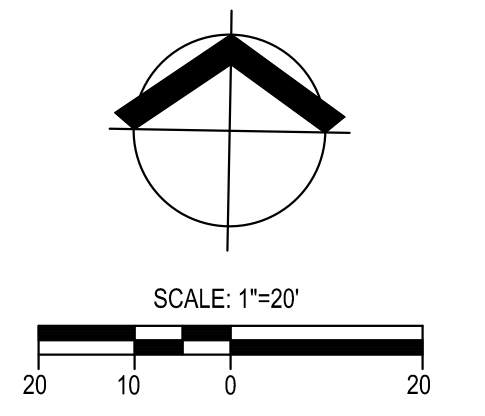
SITE LANDSCAPE PLANT MATERIAL SCHEDULE

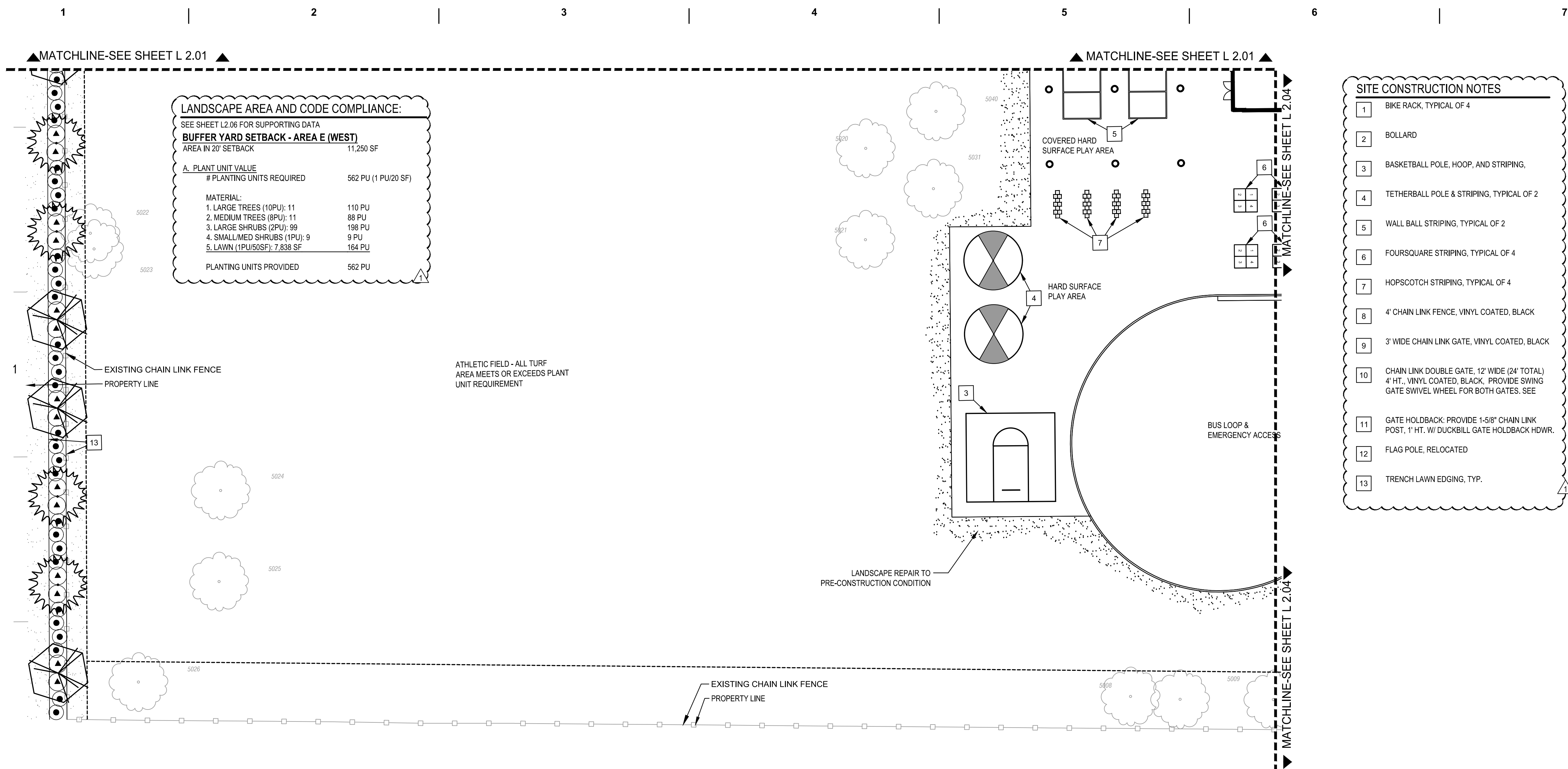
SYMBOL	TREES ITEM	SIZE	QTY.	COMMENTS
	ACER RUBRUM 'FRANKSRED'	2" CAL. B&B	19	REFER TO DETAIL 4 & 5/ SHEET L2.05
	RED SUNSET MAPLE			MATURE: 45' HT. / 35' WD. - MED/8 PU FALL: BRIGHT ORANGE-RED TO RED
	CERCIS CANADENSIS 'EASTERN REDBUD'	2" CAL. B&B	2	REFER TO DETAIL 4 / SHEET L2.05
	ZELKOVA SERRATA 'MUSACHINO'	2" CAL. B&B	2	REFER TO DETAIL 4 / SHEET L2.05
	MUSACHINO COLUMNAR ZELKOVA			MATURE: 45' HT. / 15' WD. - MED/8 PU FALL: YELLOW
	THUJA PLICATA 'WESTERN REDCEDAR'	6" HT. B&B	11	REFER TO DETAIL 3 / SHEET L2.05
	FRAXINUS OXYCARPA 'RAYWOOD'	2" CAL. B&B	19	REFER TO DETAIL 4 / SHEET L2.05
	RAYWOOD ASH			MATURE: 45' HT. / 30' WD. - MED/8 PU FALL: RED-PURPLE
	SHRUBS & ACCENTS ITEM	SIZE	QTY.	COMMENTS
	ABELIA X 'ROSE CREEK'	3 GAL.	81	REFER TO DETAIL 2 / SHEET L2.05
	ROSE CREEK ABELIA	4" O.C.		MATURE: 2-3' HT. / 3-4' WD. - SM-MED/1 PU FULL SUN TO PART SHADE / EVERGREEN
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL.	87	REFER TO DETAIL 2 / SHEET L2.05
	DWARF JAPANESE BARBERRY	3" O.C.		MATURE: 2' HT. / 3' WD. - SM-MED/1 PU FULL TO PART SUN
	CISTUS 'BLANCHE'	5 GAL.	63	REFER TO DETAIL 2 / SHEET L2.05
	WHITE ROCKROSE	5" O.C.		MATURE: 6' HT. / 5' WD. - LARGE/2 PU FULL SUN / EVERGREEN
	ESCALLONIA EXONIENSIS	5 GAL.	32	REFER TO DETAIL 2 / SHEET L2.05
	ESCALLONIA	6" O.C.		MATURE: 6-8' HT. / 6' WD. - LARGE/2 PU FULL SUN / EVERGREEN
	EUONYMUS JAPONICA 'GREEN SPIRE'	3 GAL.	46	REFER TO DETAIL 2 / SHEET L2.05
	JAPANESE EUONYMUS	2" O.C.		MATURE: 6' HT. / 2' WD. - LARGE/2 PU FULL SUN, PART SHADE / EVERGREEN
	MYRICA CALIFORNICA	5 GAL.	1	REFER TO DETAIL 2 / SHEET L2.05
	PACIFIC WAX MYRTLE	6" O.C.		MATURE: 8-10' HT. / 6' WD. - LARGE/2 PU SUN TO PART SHADE / EVERGREEN
	NANDINA DOMESTICA 'COMPACTA'	3 GAL.	131	REFER TO DETAIL 2 / SHEET L2.10
	DWARF HEAVENLY BAMBOO	3" O.C.		MATURE: 4' HT. / 3' WD. - SM-MED/1 PU SUN TO PART SHADE / EVERGREEN
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	3 GAL.	98	REFER TO DETAIL 2 / SHEET L2.05
	OTTO LUYKEN ENGLISH LAUREL	4" O.C.		MATURE: 4' HT. / 6' WD. - LARGE/2 PU SUN TO PART SHADE / EVERGREEN
	GROUNDCOVERS ITEM	SIZE	QTY.	COMMENTS
	ARCTOSTAPHYLOS 'EMERALD CARPET'	4" POT	3,226 SF	REFER TO DETAIL 1 / SHEET L2.05
	EMERALD CARPET KINNIKINICK	3" O.C.	414 PLANTS	MATURE: 1' HT. / 3-5' WD. - 1 PU / 50 SF FULL SUN / EVERGREEN
	LIRIOPE MUSCARI 'BIG BLUE'	4" POT	1,487 SF	REFER TO DETAIL 1 / SHEET L2.05
	BIG BLUE LILYTURF	1" O.C.	1,720 PLANTS	MATURE: 1' HT. / 1' WD. - 1 PU / 50 SF PART SUN / EVERGREEN
	PT 303 SUN MIX	SEED	38,705 SF	REFER TO NOTES
	BY PRO TIME LAWN SEED	7-10 LBS. / 1,000 SF	38 LBS	PERENNIAL RYEGRASSES, CHEWINGS FESCUE 1 PU / 50 SF
	EXISTING LANDSCAPE ITEM	SIZE	QTY.	COMMENTS
	EXISTING TREES TO REMAIN, EVERGREEN & DECIDUOUS			SEE TREE PROTECTION & DEMOLITION PLANS
	CONTRACTOR TO PROTECT WITHIN DRIP LINES			

STORMWATER FACILITY PLANT MATERIAL SCHEDULE

SYMBOL	HERBACEOUS ITEM	SIZE	QTY.	COMMENTS
	CAREX OBNUPTA	1/2 GAL.	4,770 SF	REFER TO DETAIL 2 / SHEET L2.05
	SLOUGH SEDGE	1" O.C.	5,515 PLANTS	MATURE: 2'-5' HT. / SPREADING - 1 PU / 50 SF
	JUNCUS PATENS	1/2 GAL.	2,785 SF	REFER TO DETAIL 2 / SHEET L2.05
	SPREADING RUSH	1" O.C.	3,220 PLANTS	MATURE: 1'-2' HT. / CLUMPING - 1 PU / 50 SF

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LANDSCAPE AREA AND CODE COMPLIANCE:
SEE SHEET L2.06 FOR SUPPORTING DATA
BUFFER YARD SETBACK - AREA E (WEST)
AREA IN 20' SETBACK 11,250 SF

A. PLANT UNIT VALUE	
# PLANTING UNITS REQUIRED	562 PU (1 PU/20 SF)
MATERIAL:	
1. LARGE TREES (10PU): 11	110 PU
2. MEDIUM TREES (8PU): 11	88 PU
3. LARGE SHRUBS (2PU): 99	198 PU
4. SMALL/MED SHRUBS (1PU): 9	9 PU
5. LAWN (1PU/50SF): 7,838 SF	156.76 PU
PLANTING UNITS PROVIDED	562 PU

- SITE CONSTRUCTION NOTES**
- BIKE RACK, TYPICAL OF 4
 - BOLLARD
 - BASKETBALL POLE, HOOP, AND STRIPING,
 - TETHERBALL POLE & STRIPING, TYPICAL OF 2
 - WALL BALL STRIPING, TYPICAL OF 2
 - FOURSQUARE STRIPING, TYPICAL OF 4
 - HOPSCOTCH STRIPING, TYPICAL OF 4
 - 4' CHAIN LINK FENCE, VINYL COATED, BLACK
 - 3' WIDE CHAIN LINK GATE, VINYL COATED, BLACK
 - CHAIN LINK DOUBLE GATE, 12' WIDE (24' TOTAL) 4' HT., VINYL COATED, BLACK, PROVIDE SWING GATE SWIVEL WHEEL FOR BOTH GATES. SEE
 - GATE HOLDBACK: PROVIDE 1-5/8" CHAIN LINK POST, 1" HT. W/ DUCKBILL GATE HOLDBACK HDWR.
 - FLAG POLE, RELOCATED
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TEL: (503) 419-2500 FAX: (503) 419-2600 www.cardno.com

DRAWING REVISIONS
8/21/2019 LAND USE REVISION 1

SITE LANDSCAPE PLANT MATERIAL SCHEDULE

SYMBOL	TREES ITEM	SIZE	QTY.	COMMENTS
	ACER RUBRUM 'FRANKSRED' RED SUNSET MAPLE	2" CAL. B&B	19	REFER TO DETAIL 4 & 5/ SHEET L2.05 MATURE: 45' HT. / 35' WD. - MED/8 PU FALL: BRIGHT ORANGE-RED TO RED
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	2	REFER TO DETAIL 4 / SHEET L2.05 MATURE: 25' HT. / 30' WD. - SMALL/4 PU FALL: YELLOW
	ZELKOVA SERRATA 'MUSACHINO' MUSACHINO COLUMNAR ZELKOVA	2" CAL. B&B	2	REFER TO DETAIL 4 / SHEET L2.05 MATURE: 45' HT. / 15' WD. - MED/8 PU FALL: YELLOW
	THUJA PLICATA WESTERN REDCEDAR	6' HT. B&B	11	REFER TO DETAIL 3 / SHEET L2.05 MATURE: 100' HT. / 30' WD. - LARGE/10 PU FULL TO PART SUN / PNW NATIVE
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	2" CAL. B&B	19	REFER TO DETAIL 4 / SHEET L2.05 MATURE: 45' HT. / 30' WD. - MED/8 PU FALL: RED-PURPLE
SHRUBS & ACCENTS				
	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA	3 GAL. 4" O.C.	81	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 2-3' HT. / 3-4' WD. - SM-MED/1 PU FULL SUN TO PART SHADE / EVERGREEN
	BERBERIS THUNBERGII 'CRIMSON PYGMY' DWARF JAPANESE BARBERRY	3 GAL. 3" O.C.	87	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 2' HT. / 3' WD. - SM-MED/1 PU FULL TO PART SUN
	CISTUS 'BLANCHE' WHITE ROCKROSE	5 GAL. 5" O.C.	63	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 6' HT. / 5' WD. - LARGE/2 PU FULL SUN / EVERGREEN
	ESCALLONIA EXONIENSIS ESCALLONIA	5 GAL. 6" O.C.	32	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 6-8' HT. / 6' WD. - LARGE/2 PU FULL SUN / EVERGREEN
	EUONYMUS JAPONICA 'GREEN SPIRE' JAPANESE EUONYMUS	3 GAL. 2" O.C.	46	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 8' HT. / 2' WD. - LARGE/2 PU FULL SUN, PART SHADE / EVERGREEN
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL. 6" O.C.	1	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 8-10' HT. / 6' WD. - LARGE/2 PU SUN TO PART SHADE / PNW / EVERGREEN
	NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	3 GAL. 3" O.C.	131	REFER TO DETAIL 2 / SHEET L2.10 MATURE: 4' HT. / 3' WD. - SM-MED/1 PU SUN TO PART SHADE / EVERGREEN
	PRUNUS LAURO-CRASIS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	3 GAL. 4" O.C.	98	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 4' HT. / 6' WD. - LARGE/2 PU SUN TO PART SHADE / EVERGREEN

GROUNDCOVERS ITEM	SIZE	QTY.	COMMENTS
ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET KINKINNICK	4" POT 3' O.C.	3,226 SF 414 PLANTS	REFER TO DETAIL 1 / SHEET L2.05 MATURE: 1' HT. / 3-5' WD. -1 PU / 50 SF FULL SUN / EVERGREEN
LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	4" POT 1' O.C.	1,487 SF 1,720 PLANTS	REFER TO DETAIL 1 / SHEET L2.05 MATURE: 1' HT. / 1' WD. -1 PU / 50 SF PART SUN / EVERGREEN
PT 303 SUN MIX BY PRO TIME LAWN SEED	SEED 7-10 LBS. / 1,000 SF	38,705 SF 38 LBS	REFER TO NOTES PERENNIAL RYEGRASSES, CHEWINGS FESCUE 1 PU / 50 SF
EXISTING LANDSCAPE ITEM	SIZE	QTY.	COMMENTS
EXISTING TREES TO REMAIN, EVERGREEN & DECIDUOUS CONTRACTOR TO PROTECT WITHIN DRIP LINES			SEE TREE PROTECTION & DEMOLITION PLANS

LAND USE REVIEW

**NELLIE MUIR
ELEMENTARY SCHOOL**

WOODBURN SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

1250 Pacific Ave. 505 W. Bullwinkle St. 631 SW Morrison St. 404 SW Columbia St.
TWA 970027 5599 970027 5180 970027 50270 9710501 0506
BLRB.com

Drawing Title:
**LANDSCAPE PLANTING PLAN
SOUTHWEST QUADRANT**

Date: 05-28-2019 Drawn By: BFS

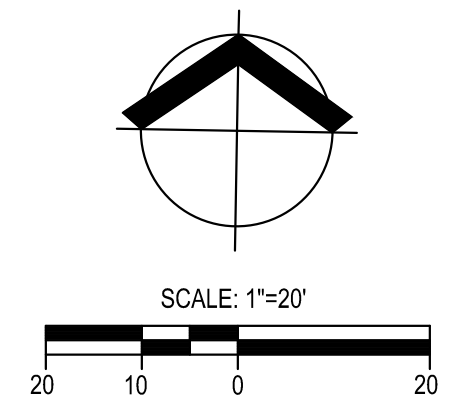
Revised: 08-21-2019 Project No. 21814220

Stamp: REGISTERED FORELAW PLANTER OR GSN 11/18/11
BLRB ARCHITECT
RBNWS 11/30/19

L2.03

of

BLRB ARCHITECTS, P.S.



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STORMWATER FACILITY PLANT MATERIAL SCHEDULE

SYMBOL	HERBACEOUS ITEM	SIZE	QTY.	COMMENTS
	CAREX OBNUPTA SLOUGH SEDGE	1/2 GAL. 1' O.C.	4,770 SF 5,515 PLANTS	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 2'-5' HT. / SPREADING -1 PU / 50 SF
	JUNCUS PATENS SPREADING RUSH	1/2 GAL. 1' O.C.	2,785 SF 3,220 PLANTS	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 1'-2' HT. / CLUMPING -1 PU / 50 SF

SITE LANDSCAPE PLANT MATERIAL SCHEDULE

SYMBOL	TREES ITEM	SIZE	QTY.	COMMENTS
	ACER RUBRUM 'FRANKSRED' RED SUNSET MAPLE	2" CAL. B&B	19	REFER TO DETAIL 4 & 5 / SHEET L2.05 MATURE: 45' HT. / 35' WD. - MED/8 PU FALL: BRIGHT ORANGE-RED TO RED
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	2	REFER TO DETAIL 4 / SHEET L2.05 MATURE: 25' HT. / 30' WD. - SMALL/4 PU FALL: YELLOW
	ZELKOVA SERRATA 'MUSACHINO' MUSACHINO COLUMNAR ZELKOVA	2" CAL. B&B	2	REFER TO DETAIL 4 / SHEET L2.05 MATURE: 45' HT. / 15' WD. - MED/8 PU FALL: YELLOW
	THUJA PLICATA WESTERN REDCEDAR	6' HT. B&B	11	REFER TO DETAIL 3 / SHEET L2.05 MATURE: 100' HT. / 30' WD. - LARGE/10 PU FULL TO PART SUN / PNW NATIVE
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	2" CAL. B&B	19	REFER TO DETAIL 4 / SHEET L2.05 MATURE: 45' HT. / 30' WD. - MED/8 PU FALL: RED-PURPLE
SHRUBS & ACCENTS				
ITEM	SIZE	QTY.	COMMENTS	
	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA	3 GAL. 4' O.C.	81	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 2-3' HT. / 3-4' WD. - SM-MED/1 PU FULL SUN TO PART SHADE / EVERGREEN
	BERBERIS THUNBERGII 'CRIMSON PYGMY' DWARF JAPANESE BARBERRY	3 GAL. 3' O.C.	87	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 2' HT. / 3' WD. - SM-MED/1 PU FULL TO PART SUN
	CISTUS 'BLANCHE' WHITE ROCKROSE	5 GAL. 5' O.C.	63	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 6' HT. / 5' WD. - LARGE/2 PU FULL SUN / EVERGREEN
	ESCALLONIA EXONIENSIS ESCALLONIA	5 GAL. 6' O.C.	32	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 6-8' HT. / 6' WD. - LARGE/2 PU FULL SUN / EVERGREEN
	EUONYMUS JAPONICUS 'GREEN SPIRE' JAPANESE EUONYMUS	3 GAL. 2' O.C.	46	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 6' HT. / 2' WD. - LARGE/2 PU FULL SUN, PART SHADE / EVERGREEN
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL. 6' O.C.	1	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 8-10' HT. / 6' WD. - LARGE/2 PU SUN TO PART SHADE / EVERGREEN
	MANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	3 GAL. 3' O.C.	131	REFER TO DETAIL 2 / SHEET L2.10 MATURE: 4' HT. / 3' WD. - SM-MED/1 PU SUN TO PART SHADE / EVERGREEN
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	3 GAL. 4' O.C.	98	REFER TO DETAIL 2 / SHEET L2.05 MATURE: 4' HT. / 6' WD. - LARGE/2 PU SUN TO PART SHADE / EVERGREEN
GROUNDCOVERS				
ITEM	SIZE	QTY.	COMMENTS	
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET KINNKINNICK	4" POT 3' O.C.	3,226 SF 414 PLANTS	REFER TO DETAIL 1 / SHEET L2.05 MATURE: 1' HT. / 3-5' WD. - 1 PU / 50 SF FULL SUN / EVERGREEN
	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	4" POT 1' O.C.	1,487 SF 1,720 PLANTS	REFER TO DETAIL 1 / SHEET L2.05 MATURE: 1' HT. / 1' WD. - 1 PU / 50 SF PART SUN / EVERGREEN
	PT 303 SUN MIX BY PRO TIME LAWN SEED	SEED 7-10 LBS. / 1,000 SF	38,705 SF 38 LBS	REFER TO NOTES PERENNIAL RYEGRASSES, CHEWINGS FESCUE 1 PU / 50 SF
EXISTING LANDSCAPE				
ITEM	SIZE	QTY.	COMMENTS	
EXISTING TREES TO REMAIN, EVERGREEN & DECIDUOUS			SEE TREE PROTECTION & DEMOLITION PLANS	
CONTRACTOR TO PROTECT WITHIN DRIP LINES				

GENERAL LANDSCAPE NOTES:

- LANDSCAPE PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE CITY OF WOODBURN PLANNING DEPARTMENT. STORMWATER FACILITY PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED UNDER CLEANWATER SERVICES' LOW IMPACT DEVELOPMENT APPROACHES HANDBOOK FOR INFILTRATION / RAIN GARDEN FACILITIES.
- ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH.
- ALL NEW LANDSCAPE AREAS SHALL BE CONNECTED TO THE EXISTING UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SERVED BY AN EXISTING WELL. ALL IRRIGATION EQUIPMENT WILL BE IDENTIFIED AS NON-POTABLE WATER BY USING PURPLE INDICATORS. EXISTING IRRIGATION IMPACTED BY CONSTRUCTION SHALL BE ADJUSTED AND/OR RELOCATED TO PROVIDE FULL HEAD TO HEAD COVERAGE. EXISTING IRRIGATION SHOWN ON PLANS IS DIAGRAMMATIC, FIELD LOCATE.
- ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL LANDSCAPE AND LAWN AREAS NOT IN AREAS OF CONSTRUCTION, BUT DISTURBED BY CONSTRUCTION, SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION.

FOR PLANTING DETAILS & NOTES, SEE SHEET L2.05
FOR PROPOSED PLANT UNIT DATA, SEE SHEET L2.06

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DRAWING REVISIONS
8/21/2019 LAND USE REVISION 1

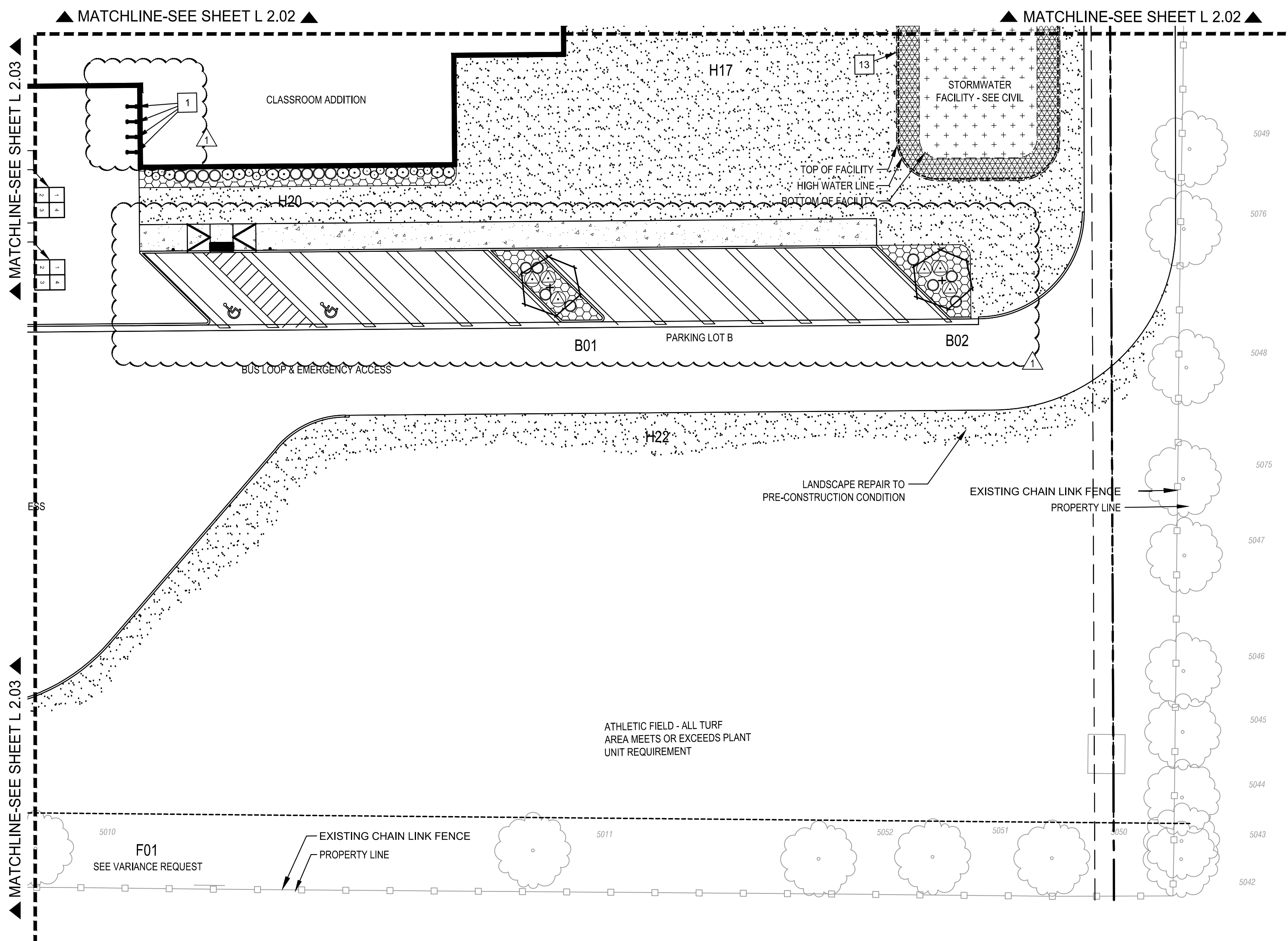
LAND USE REVIEW
NELLIE MUIR ELEMENTARY SCHOOL
WOODBURN SCHOOL DISTRICT
BLRB architects
TACOMA | SPOKANE | PORTLAND | BEND
1250 Pacific Ave. 505 W. Bullardside 631 SW Monson St. 404 SW Columbia
970027.5599 970022.5180 970295.0270 971050.0506
BLRB.com

Drawing Title:
LANDSCAPE PLANTING PLAN SOUTHEAST QUADRANT

Date: 05-28-2019	Drawn By: BFS
Revised: 08-21-2019	Project No. 21814220
Stamp	Sheet No.

REGISTERED FOREMAN
BRUCE W. BROWN
OREGON
11/18/11
RNEWS 11/30/19

L2.04



- SITE CONSTRUCTION NOTES**
- BIKE RACK, TYPICAL OF 4
 - BOLLARD
 - BASKETBALL POLE, HOOP, AND STRIPING,
 - TETHERBALL POLE & STRIPING, TYPICAL OF 2
 - WALL BALL STRIPING, TYPICAL OF 2
 - FOURSQUARE STRIPING, TYPICAL OF 4
 - HOPSCOTCH STRIPING, TYPICAL OF 4
 - 4' CHAIN LINK FENCE, VINYL COATED, BLACK
 - 3' WIDE CHAIN LINK GATE, VINYL COATED, BLACK
 - CHAIN LINK DOUBLE GATE, 12' WIDE (24' TOTAL) 4' HT., VINYL COATED, BLACK, PROVIDE SWING GATE SWIVEL WHEEL FOR BOTH GATES. SEE
 - GATE HOLDBACK: PROVIDE 1-5/8" CHAIN LINK POST, 1' HT. W/ DUCKBILL GATE HOLDBACK HDWR.
 - FLAG POLE, RELOCATED
 - TRENCH LAWN EDGING, TYP.

LANDSCAPE AREA AND CODE COMPLIANCE:
SEE SHEET L2.06 FOR SUPPORTING DATA

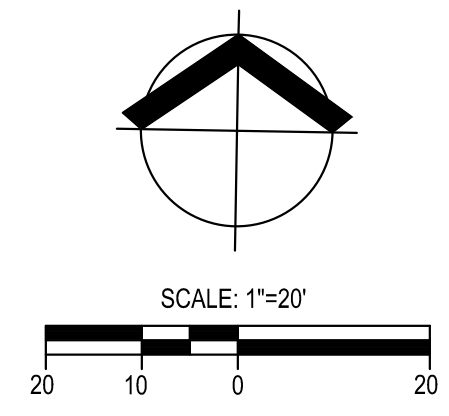
OFF STREET PARKING AND LOADING - LOT B
TOTAL PARKING SPACES 13 NEW

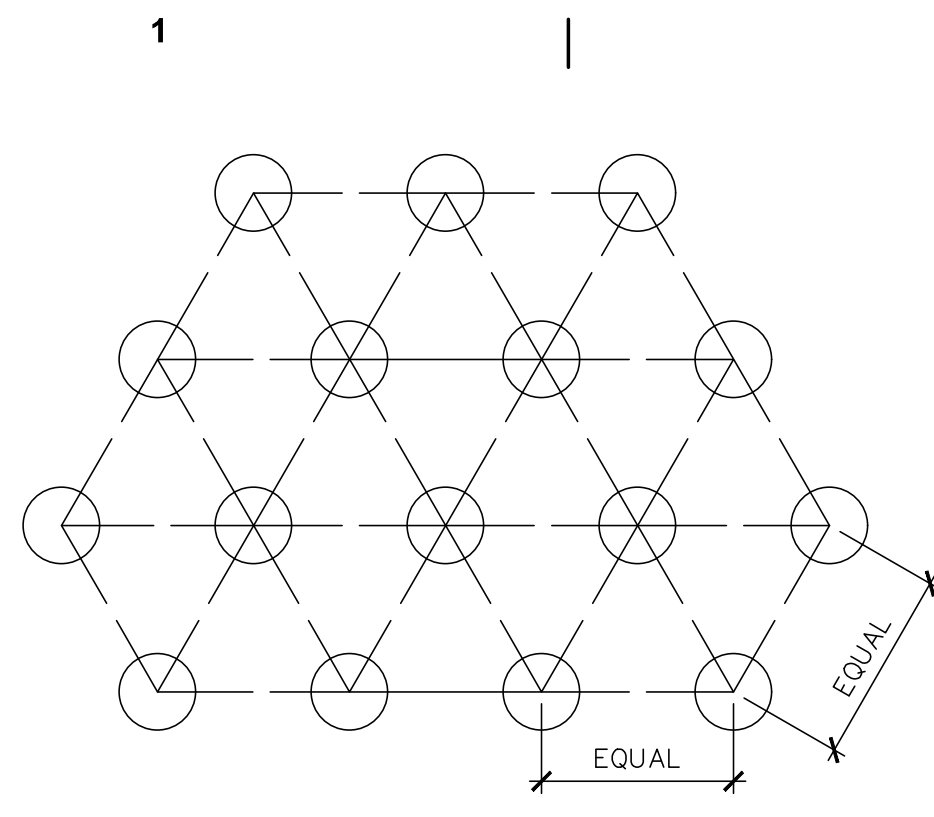
A. TREES
1. # OF TREES REQUIRED 2 SMALL OR 1 MEDIUM
2. # OF TREES PROVIDED 2 MEDIUM

B. PLANTING AREA
1. SF OF PARKING PAVED AREA 3,563 SF
2. SF OF PLANTING AREA REQUIRED 713 SF (20% OF PAVED AREA)
3. SF OF PLANTING AREA PROVIDED 3,498 SF

C. PLANT UNIT VALUE
PLANTING UNITS REQUIRED 36 PU (1 PU/20 SF)

MATERIAL:
1. MEDIUM TREE (8PU): 1 8 PU (TOTAL 2 LESS 1 REQ'D)
2. SMALL/MED SHRUBS (1PU): 14 14 PU
3. GROUNDCOVER (1PU/50SF): 477 SF 10 PU
4. LAWN (1PU/50SF): 2,735 SF 54 PU
PLANTING UNITS PROVIDED 86 PU





A

B

ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

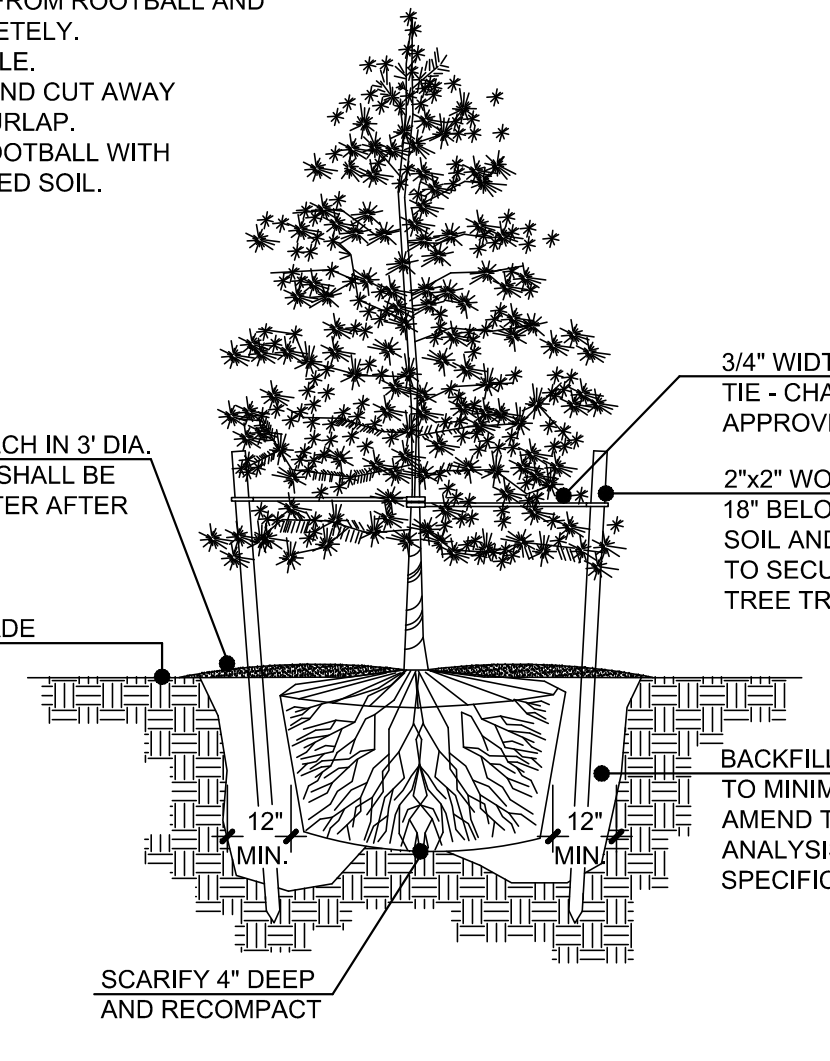
BACKFILL WITH APPROVED TOPSOIL. AMEND TOPSOIL PER THE LAB ANALYSIS.

1 GROUND COVER SPACING DIAGRAM
SCALE: NOT TO SCALE

C

TREE INSTALLATION STEPS:

- WHILE TREE IS OUT OF THE HOLE
 - REMOVE WIRE BASKET COMPLETELY.
 - LOOSEN TWINE FROM ROOTBALL AND REMOVE COMPLETELY.
- PLACE TREE IN HOLE.
- UNFOLD BURLAP AND CUT AWAY AT LEAST 3/4 OF BURLAP.
- BACKFILL TREE ROOTBALL WITH APPROVED AMENDED SOIL.



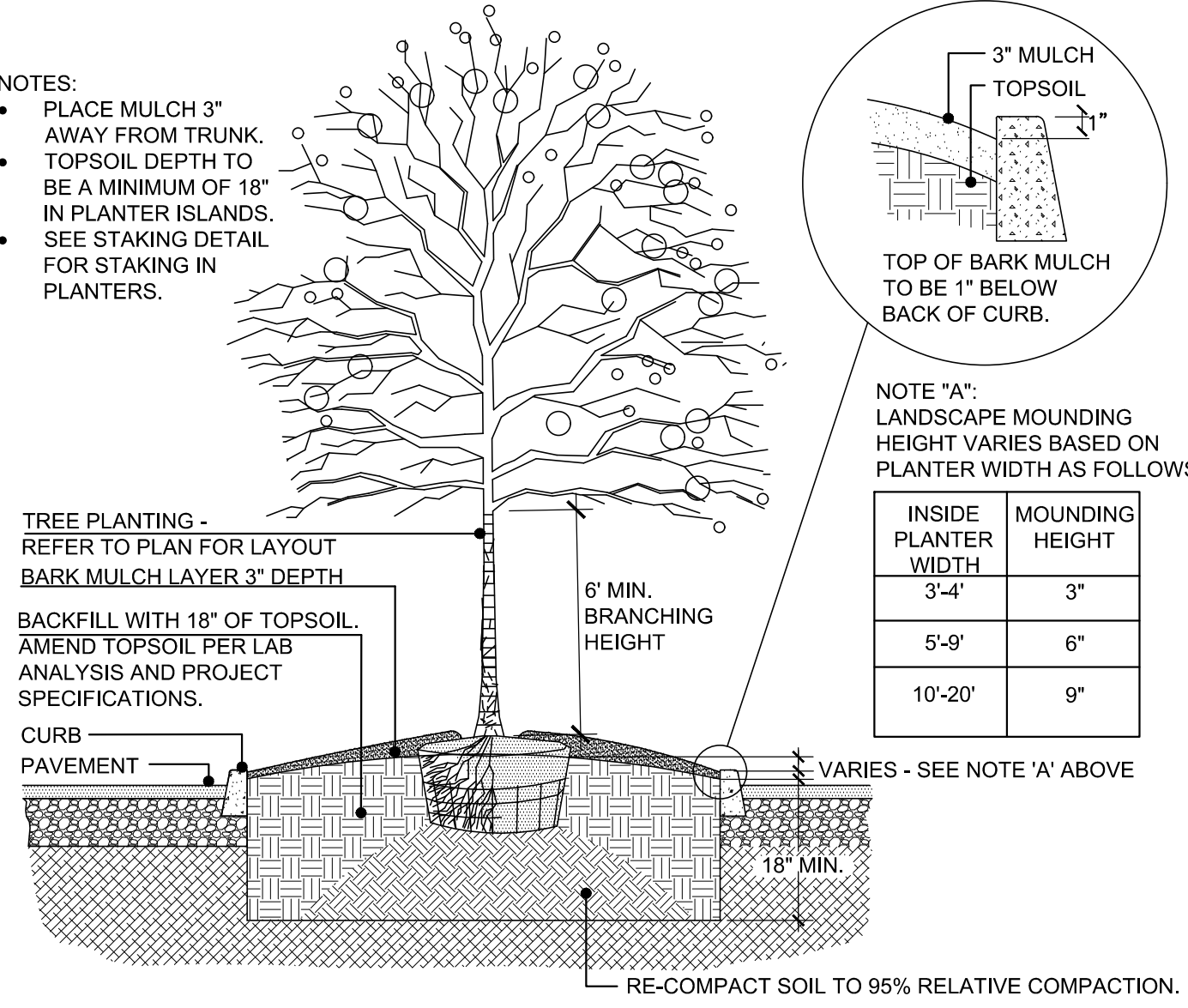
D

E

3 EVERGREEN TREE PLANTING
SCALE: NOT TO SCALE

NOTES:

- PLACE MULCH 3\"/>



F

G

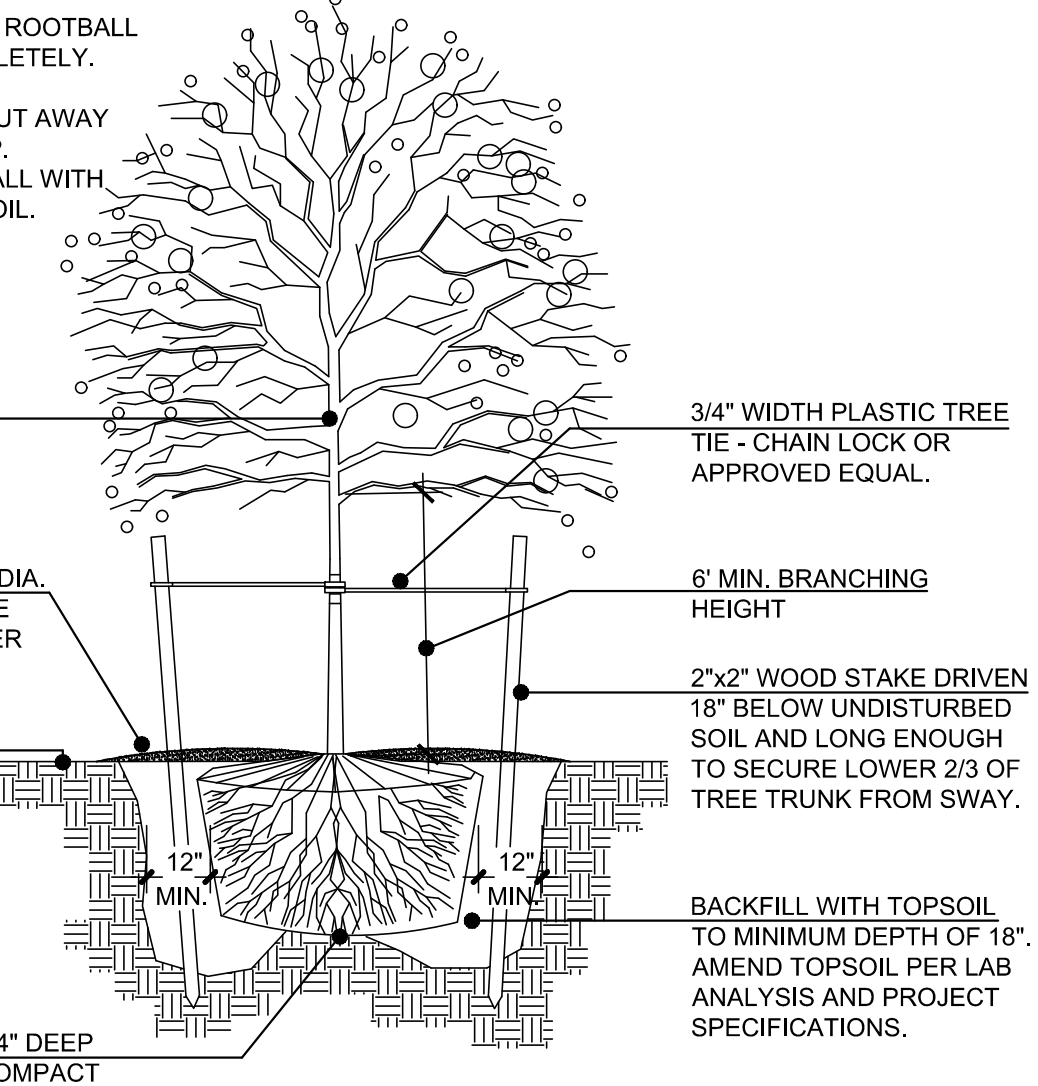
H

6 SOIL MOUNDING IN PLANTER ISLAND
SCALE: NOT TO SCALE

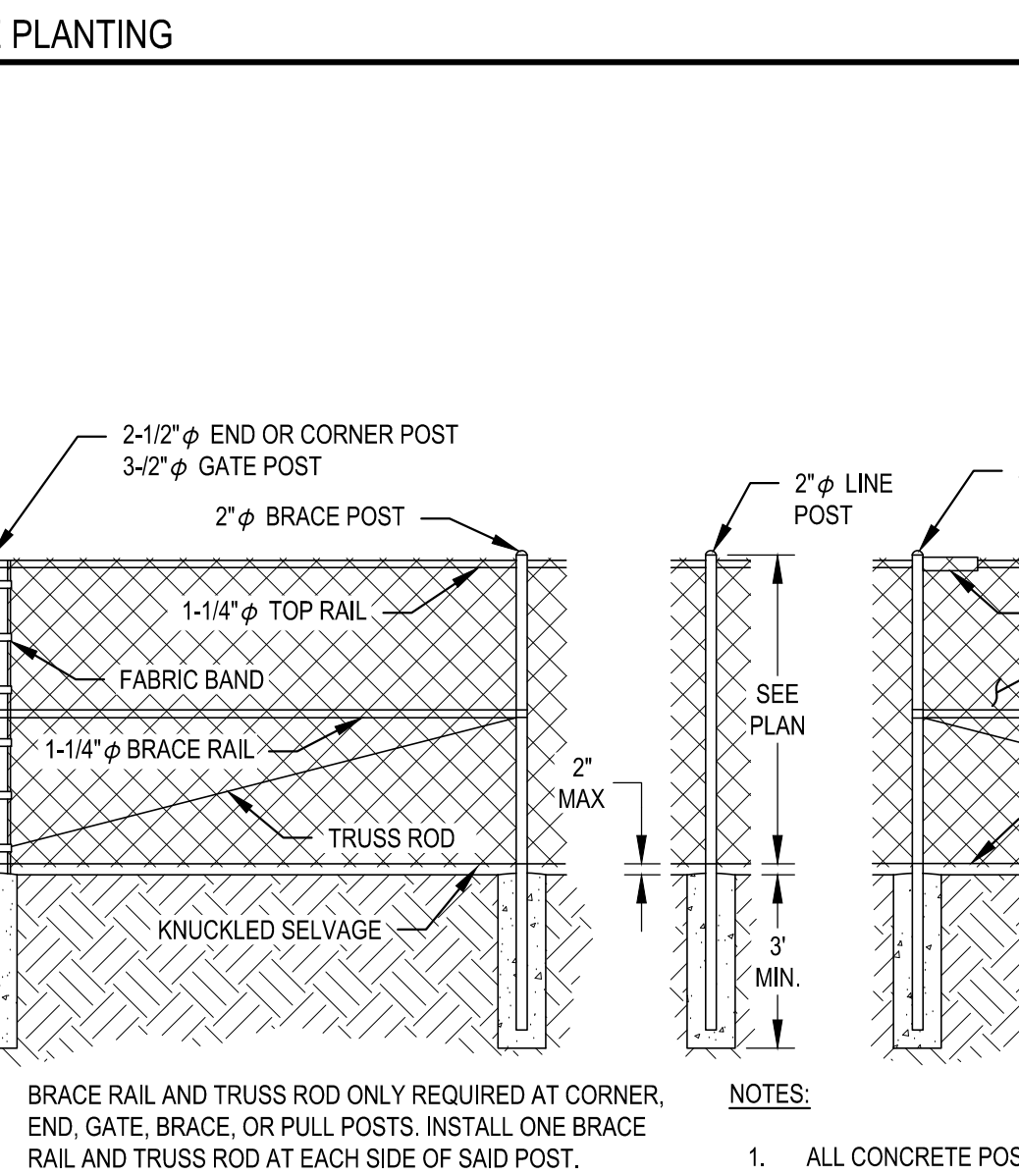
2 SHRUB PLANTING
SCALE: NOT TO SCALE

TREE INSTALLATION STEPS:

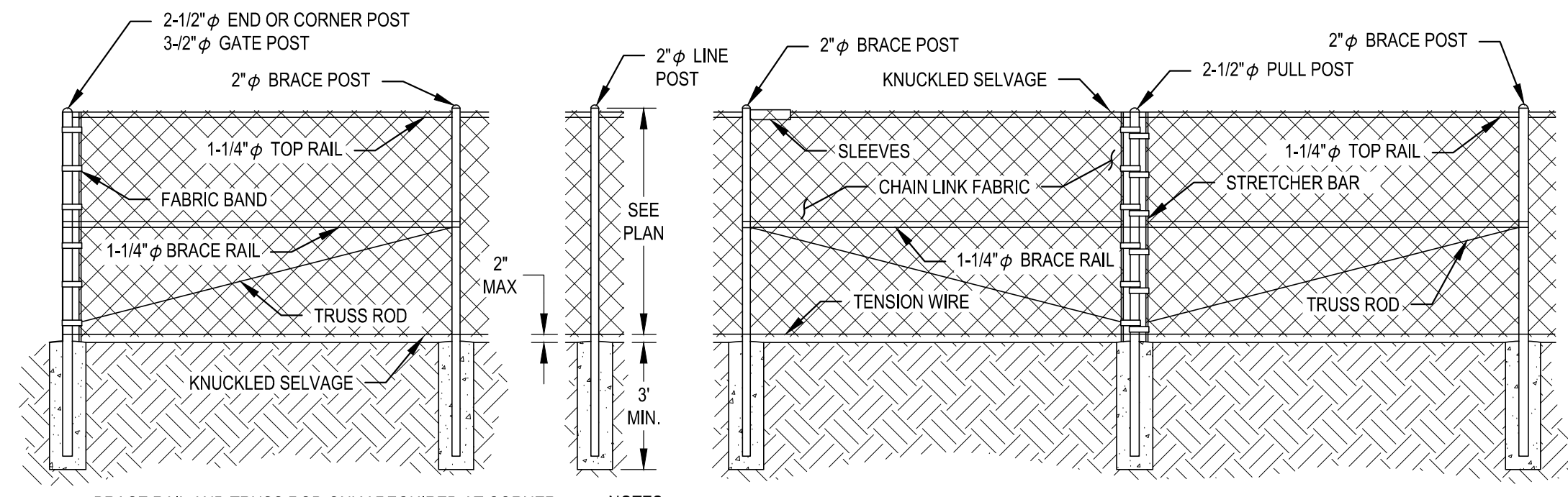
- WHILE TREE IS OUT OF THE HOLE:
 - REMOVE WIRE BASKET COMPLETELY.
 - LOOSEN TWINE FROM ROOTBALL AND REMOVE COMPLETELY.
- PLACE TREE IN HOLE.
- UNFOLD BURLAP AND CUT AWAY AT LEAST 3/4 OF BURLAP.
- BACKFILL TREE ROOTBALL WITH APPROVED AMENDED SOIL.



4 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE



7 CHAIN LINK FENCE
SCALE: N/A



- NOTES:**
- ALL CONCRETE POST BASES SHALL BE 10\"/>

5 TOPSOIL NOTES
SCALE: N/A

TOPSOIL NOTES:

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN ALTERNATE NUMBER IN THE BASE BID TO FURNISH AND INSTALL AMENDED TOPSOIL IN ALL LANDSCAPE BEDS AND SEEDING AREAS AS SPECIFIED BELOW UNLESS OTHERWISE NOTED. AMENDED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZERS, ORGANIC AND INORGANIC AMENDMENTS, BASED ON INDUSTRY STANDARDS FOR EXCEPTIONAL PLANT DEVELOPMENT.
 - SCARIFY ALL PLANTING AREA SUB-GRADE TO A DEPTH OF 6\"/>
- IMMEDIATELY UPON BEING AWARDED THE CONTRACT, THE GENERAL CONTRACTOR SHALL COORDINATE WITH A STATE LICENSED SOIL LABORATORY AND THE LANDSCAPE ARCHITECT, TO DETERMINE THE SUITABILITY AND AVAILABILITY OF THE EXISTING SITE TOPSOIL. THE CONTRACTOR SHALL SEND THE RECOMMENDED TOPSOIL SAMPLES TO A SOIL LABORATORY FOR ANALYSIS. STATING THAT THE TOPSOIL IS TO BE ANALYZED FOR A LANDSCAPE CROP. AFTER RECEIVING RECOMMENDATIONS FROM THE SOILS EXPERT, THE CONTRACTOR SHALL FORWARD A COPY TO THE OWNERS REPRESENTATIVE AT WHICH TIME A DECISION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT THE EXISTING ON-SITE STOCKPILE WILL BE USED FOR TOPSOIL FOR THE PROJECT.
- IF THE EXISTING TOPSOIL IS TO BE USED THE CONTRACTOR SHALL ADD THE RECOMMENDED AMENDMENTS AND FERTILIZERS AS STATED IN THE SOILS ANALYSIS ALONG WITH ADDITIONAL AMENDMENTS AND FERTILIZERS LISTED IN NOTE #6 AND #7 BELOW.
- IN THE EVENT THE EXISTING ON-SITE TOPSOIL IS OF POOR QUALITY (AS DETERMINED BY THE SOIL ANALYSIS) OR IS UNAVAILABLE FOR USE, THE OWNER'S REPRESENTATIVE WILL MAKE A DECISION AS TO WHETHER OR NOT THE COST ASSOCIATED WITH IMPORTING 9\"/>
- IF AMENDED IMPORTED TOPSOIL IS TO BE USED, THE GENERAL CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER'S REPRESENTATIVE AND THE CONTRACT MODIFIED ACCORDINGLY. TOPSOIL SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM BOGS OR MARSHES. IMPORTED TOPSOIL SHALL COMPLY WITH ASTM D 5268, WITH A PH RANGE OF 5.5 TO 7.0, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, AND ANY OTHER EXTRANEIOUS MATERIALS (ROCKS, STICKS, RUBBISH, SOD) HARMFUL TO PLANT GROWTH. AN ADDITIONAL SOILS ANALYSIS WILL BE REQUIRED FOR THE IMPORTED TOPSOIL.
- AMENDED IMPORTED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZER AND AMENDMENTS PER THE SOIL ANALYSIS RECOMMENDATIONS. TOPSOIL ANALYSIS SHALL STATE ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY AND SAND), DELETERIOUS MATERIAL, PH, MINERAL AND PLANT-NUTRIENT CONTENT. IN ADDITION THE REPORT SHALL ALSO STATE THE RECOMMENDED QUANTITIES (BY PERCENTAGE OF WEIGHT, I.E. 2 LBS OF 15-15-15 PER 1,000 SF) OF NITROGEN, PHOSPHORUS AND POTASH, NUTRIENTS AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY AMENDED TOPSOIL. CONTRACTOR SHALL FURNISH REPORT AND RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO MOBILIZATION.
- IN ADDITION TO THE SOILS ANALYSIS RECOMMENDATIONS, THE LANDSCAPE CONTRACTOR SHALL ADD 1 PART (2\"/>
- PRIOR TO PLACEMENT OF TOPSOIL, SCARIFY AND LOOSEN SUB-GRADE OF PLANTING BED AREA TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEIOUS MATERIALS. REMOVE WEEDS FROM EXISTING SUB-GRADE AND TREAT WITH NECESSARY HERBICIDE TO PREVENT WEED GROWTH. SPREAD HALF OF THE AMENDED TOPSOIL MIXTURE AND WORK INTO UPPER LAYER OF LOOSENED SUB-GRADE TO CREATE A TRANSITION LAYER. AFTER LIGHT ROLLING AND NATURAL SETTLEMENT, PLACE REMAINING HALF OF THE PLANTING SOIL MIXTURE TO THE DEPTH REQUIRED TO MEET THICKNESS, GRADES, AND ELEVATIONS SHOWN.
- WITHIN TREE WELLS & PLANTER ISLANDS, REMOVE EXISTING SOIL AND OTHER DEBRIS, TO A MINIMUM DEPTH OF 18\"/>
- THE CONTRACTOR SHALL SUBMIT SHIPPING TICKETS FOR IMPORTED TOP SOIL AND HUMUS MATERIAL TO THE LANDSCAPE ARCHITECT 60 DAYS PRIOR TO INSTALLATION FOR REVIEW AND WRITTEN APPROVAL.

GENERAL PLANTING PLAN NOTES:

- ALL LANDSCAPE AREAS THAT HAVE BEEN PREVIOUSLY TREATED WITH CEMENT, SHALL BE EXCAVATED A MINIMUM OF 6\"/>
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- THE CONTRACTOR IS TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO THE LANDSCAPE ARCHITECT.
- ROOT BARRIER REQUIREMENT: INSTALL 18\"/>
- ALL PLANT MASSES TO BE CONTAINED WITHIN A 3\"/>
- BED EDGE TO BE NO LESS THAN 12\"/>
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS.
- CONTRACTOR TO FINE GRADE AND REMOVE ALL ROCK GREATER THAN 1 INCH DIAMETER IN ALL PLANTING AREAS PRIOR TO PLANTING, AND PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
- PLANT QUANTITIES LISTED IN THE LEGEND ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFF'S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS INDICATED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER IN THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE PLANTING INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS OR TREE SPECIES.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND ACKNOWLEDGEMENT THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED BY THE CONTRACTOR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER. WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER.
- BACKFILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO FOUR PARTS TOPSOIL BY VOLUME. INCORPORATE ANY SLOW RELEASE FERTILIZERS AND AMENDMENTS PER SOIL LAB ANALYSIS RECOMMENDATIONS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT 90 DAYS PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS, IF REJECTED, WILL BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT, A WRITTEN ESTIMATE TO INCREASE PLANT MATERIAL AND INSTALL THE NEXT AVAILABLE CONTAINER SIZE PLANT (I.E. 4\"/>
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES. THIS COULD INCLUDE, BUT NOT NECESSARILY LIMITED TO, EROSION CONTROL FABRIC, STAKING, NETTING, AND STRAW WATTLERS. SUBMIT METHOD OF SLOPE STABILIZATION TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT, IN WRITING, IF THEY BELIEVE ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS MAY BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, PRIOR TO PLANTING.
- PLANTING RESTRICTIONS - PLANTING IS NOT PERMITTED DURING THE FOLLOWING CONDITIONS, UNLESS OTHERWISE APPROVED IN WRITING:
 - COLD WEATHER: LESS THAN 32 DEGREES FAHRENHEIT
 - HOT WEATHER: GREATER THAN 90 DEGREES FAHRENHEIT
 - WET WEATHER: SATURATED SOIL
 - WINDY WEATHER: WIND VELOCITIES GREATER THAN 20 M.P.H.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- DO NOT LOCATE TREES IN EASEMENTS.
- SEE CIVIL PLANS FOR EXISTING TREES TO REMAIN ON SITE.
- ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK. THOSE THAT DO NOT, WILL BE REJECTED. 2\"/>

8 PLANTING GENERAL NOTES
SCALE: N/A



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DRAWING REVISIONS

LAND USE REVIEW

NELLIE MUIR ELEMENTARY SCHOOL
WOODBURN SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

1250 Pacific Ave WA 98002 7399 | 505 W. Bulterside WA 99002 5180 | 631 SW Morrison St. OR 97205 0270 | 404 SW Columbia OR 97105 0506

Registered Professional Landscape Architect
RENEWS 11/30/19

LANDSCAPE PLANTING DETAILS AND NOTES

Date: 05-28-2019	Drawn By: BFS
Revised: 08-21-2019	Project No. 21814220
Stamp	Sheet No.
	L2.05
	of

BLRB ARCHITECTS, P.S.

A

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C

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E

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G

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Woodburn School District
Nellie Muir Elementary School

PROPOSED LANDSCAPE PLANT DATA



Area No.	Area in Square Feet	Significant Tree 15 PU	Large Tree Existing 10 PU	Large Tree Proposed 10 PU	Med. Tree Existing 8 PU	Med. Tree Proposed 8 PU	Small Tree Existing 4 PU	Small Tree Proposed 4 PU	Large Shrub Existing 2 PU	Large Shrub Proposed 2 PU	Small/Med Shrub Existing 1 PU	Small/Med Shrub Proposed 1 PU	Groundcover Lawn Existing 1 PU/50 SF	Groundcover Other Existing 1 PU/50 SF	Groundcover Lawn Proposed 1 PU/50 SF	Groundcover Other (SF) Proposed 1 PU/50 SF	Stormwater Detention Proposed 2PU/50 SF	Total Plant Units (PU)	Total Plant Units (PU) Required	Total Plant Units (PU) Deficient																	
PARKING LOT A - OFF STREET PARKING & LOADING - 1 SM TREE/10 PRK SPACES, OR 1 MED TREE/15 PRK SPACE, OR 1 LG TREE/25 PRK SPACES, PLUS SHRUBS & GROUNDCOVER = 1 PU/20 SF																																					
A01	250					1						6				126		17	12	0																	
A02	141											3				67		12	7	0																	
A03	269					1						6				109		16	13	0																	
A04	275					1						6				116		16	13	0																	
A05	269					1						6				113		16	13	0																	
A06	1,471					3			18			25				578		97	73	0																	
A07	245					1						5				110		15	12	0																	
A08	1,747					4			16			22				1083	129	87	0																		
TOTALS	4,667	0	0	0	0	13	0	0	34	0	79	0	0	0	0	1,219	1,083	319	233	0																	
PARKING LOT TREE REQUIREMENT																		Total Tree/ Parking #	Proposed Parking	Meets Code?																	
SPACES PER TREE																		25	25	25	15	15	10	10											195	52	Yes
LOT B - OFF STREET PARKING & LOADING - 1 SM TREE/10 PRK SPACES, OR 1 MED TREE/15 PRK SPACE, OR 1 LG TREE/25 PRK SPACES, PLUS SHRUBS & GROUNDCOVER = 1 PU/20 SF																																					
B01	209					1						7				126		18	10	0																	
B02	285					1						7				195		19	14	0																	
TOTALS	494	0	0	0	0	2	0	0	0	0	0	14	0	0	0	321	0	36	24	0																	
PARKING LOT TREE REQUIREMENT																		Total Tree/ Parking #	Proposed Parking	Meets Code?																	
SPACES PER TREE																		25	25	25	15	15	10	10											30	14	Yes
STREET FRONTAGE SETBACK - 20' (1 PU/15 SF)																																					
C02	1,482					3						13	13	840				80	98	18																	
C03	2,855					5						16	30				1,474	161	190	29																	
C04	8,025					11						51	64	2,464		1,812	1,425	407	384	151																	
TOTALS Area C	12,362	0	0	0	0	19	0	0	0	0	80	107	3,304	0	1,812	1,425	1,881	625	824	199																	
STREET FRONTAGE RIGHT-OF-WAY (1 PU/50SF)																																					
D02	2,698												2,470					49	53	4																	
D03	4,046												3,357					67	80	13																	
D04	4,400												3,172					63	88	25																	
TOTALS Area D	11,144	0	0	0	0	0	0	0	0	0	0	0	8,999	0	0	0	0	180	222	42																	

8/20/2019

1

Woodburn School District
Nellie Muir Elementary School

PROPOSED LANDSCAPE PLANT DATA



Area No.	Area in Square Feet	Significant Tree 15 PU	Large Tree Existing 10 PU	Large Tree Proposed 10 PU	Med. Tree Existing 8 PU	Med. Tree Proposed 8 PU	Small Tree Existing 4 PU	Small Tree Proposed 4 PU	Large Shrub Existing 2 PU	Large Shrub Proposed 2 PU	Small/Med Shrub Existing 1 PU	Small/Med Shrub Proposed 1 PU	Groundcover Lawn Existing 1 PU/50 SF	Groundcover Other Existing 1 PU/50 SF	Groundcover Lawn Proposed 1 PU/50 SF	Groundcover Other (SF) Proposed 1 PU/50 SF	Stormwater Detention Proposed 2PU/50 SF	Total Plant Units (PU)	Total Plant Units (PU) Required	Total Plant Units (PU) Deficient
WEST BUFFER YARD SETBACK - 20' (1 PU/20 SF)																				
E01	11,250		11		1	10			1	98		9	6,700		1,138			562	562	0
TOTALS Area E	11,250	0	0	11	1	10	0	0	1	98	0	9	6,700	0	1,138	0	0	562	562	0
SOUTH BUFFER YARD SETBACK - 20' (1 PU/20 SF)																				
F01	14,124				1				1				14,124					292	706	414
TOTALS Area F	14,124	0	0	0	1	0	0	0	1	0	0	0	14,124	0	0	0	0	292	706	414
EAST BUFFER YARD SETBACK - 20' (1 PU/20 SF)																				
G01	10,668						1		1				2,604					58	533	475
TOTALS Area G	10,668	0	0	0	0	0	1	0	1	0	0	0	2,604	0	0	0	0	58	533	475
OTHER YARDS (1 PU/50 SF)																				
H01	7,584		1						10		1		2,615		4,121			166	151	0
H02	5,203								1	15	1		1,210		3,484			97	104	7
H03	1,524	1	1						4		2		949					54	30	0
H04	913												913					18	18	0
H05	2,460												820		1,640			49	49	0
H06	1,599	1							9		15		1,104	133				73	31	0
H07	135								1									2	2	0
H08	446								2		4							8	8	0
H09	70								1									2	1	0
H10	9,389							2									9,101	164	211	187
H11	538				1													196	16	0
H12	11,303	1			2						7		4,972		3,878			215	226	11
H13	397								3				224					10	7	0
H14	9,138								22				7,000		828			201	182	0
H16	1,028	1											576					27	20	0
H17	14,352												10,573			4,590		395	287	0
H18	807								10		22				441			51	16	0
H19	1,007								15		29				487			69	20	0
H20	1,225								12		19				808	156		62	24	0
H22	1,821																1,821	73	36	0
TOTALS Area H	70,939	4	2	0	3	0	0	2	43	47	4	118	18,479	0	36,337	1,577	6,411	1,798	1418	0
Total Materials		4	2	11	5	44	1	2	46	259	4	327	54,210	0	39,608	4,221	9,375			
Total Plant Units		60	20	110	40	352	4	8	92	518	4	327	1,084	0	792	84	375			

8/20/2019

2



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LAND USE REVIEW

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ELEMENTARY SCHOOL

WOODBURN SCHOOL DISTRICT

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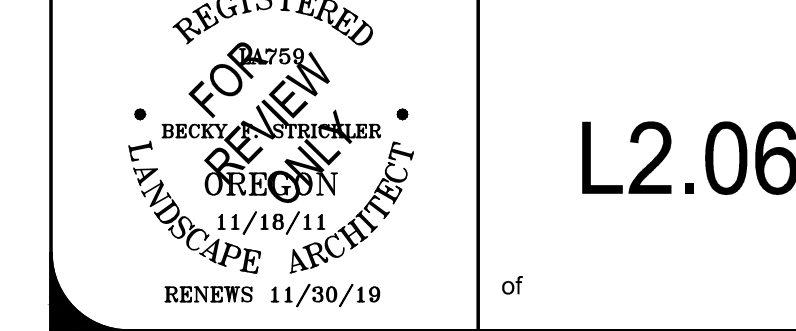
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Avenue Bulterside Suite 500 Coltonia
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503.227.5599 503.227.5180 503.227.0270 503.227.0506
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Drawing Title:
LANDSCAPE PLANTING DATA

Date: 05-28-2019 Drawn By: BFS

Revised: 08-21-2019 - Project No. 21814220

Stamp Sheet No.



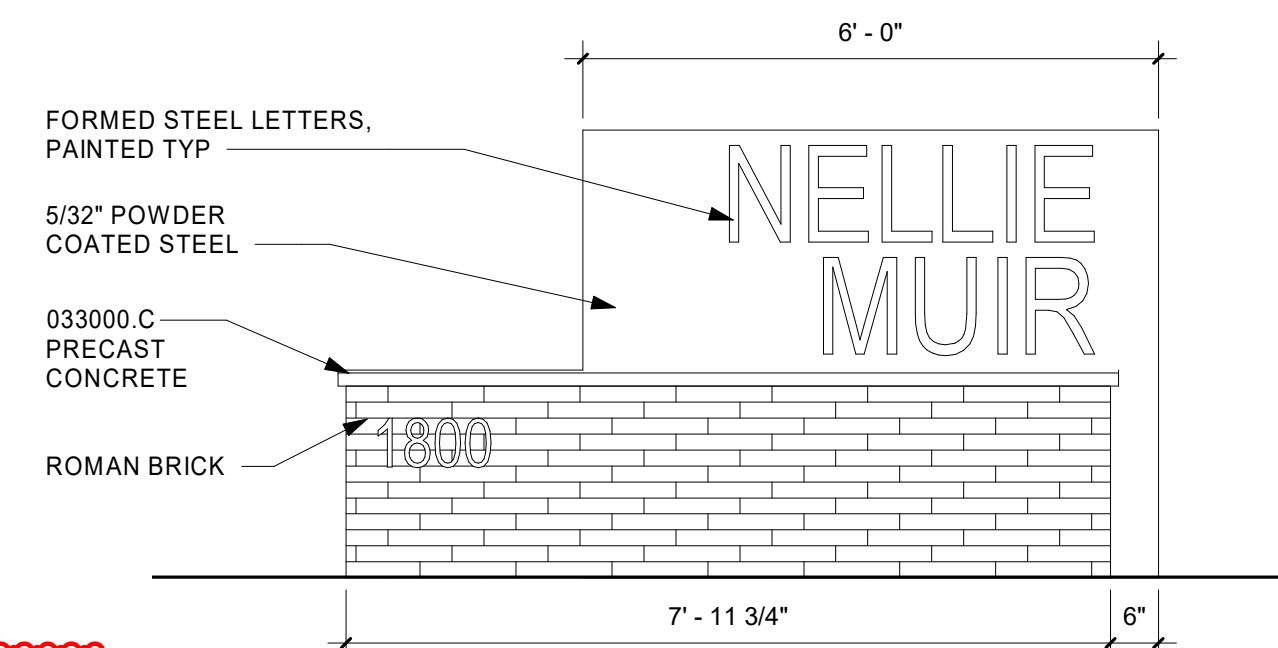
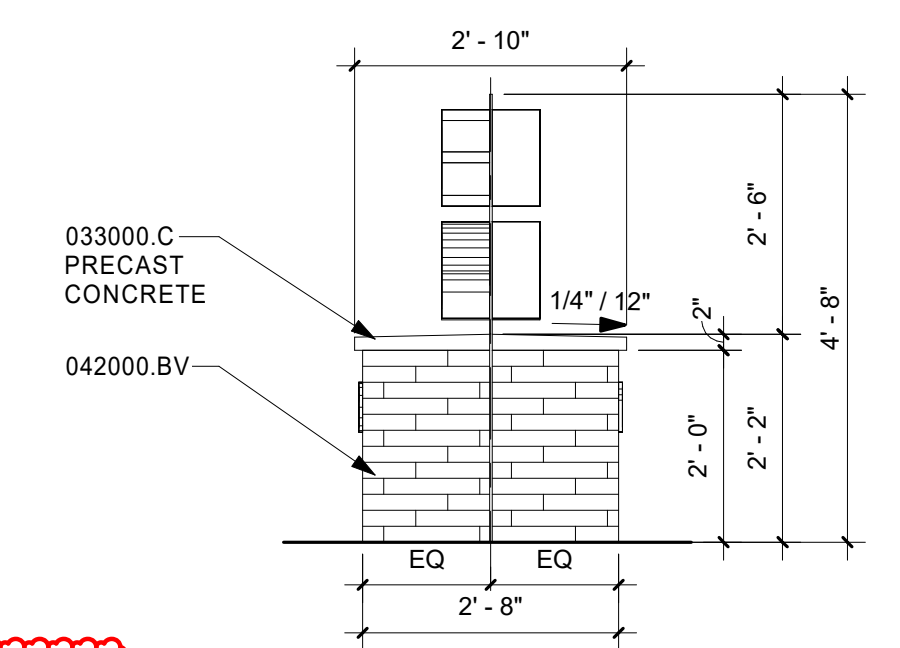
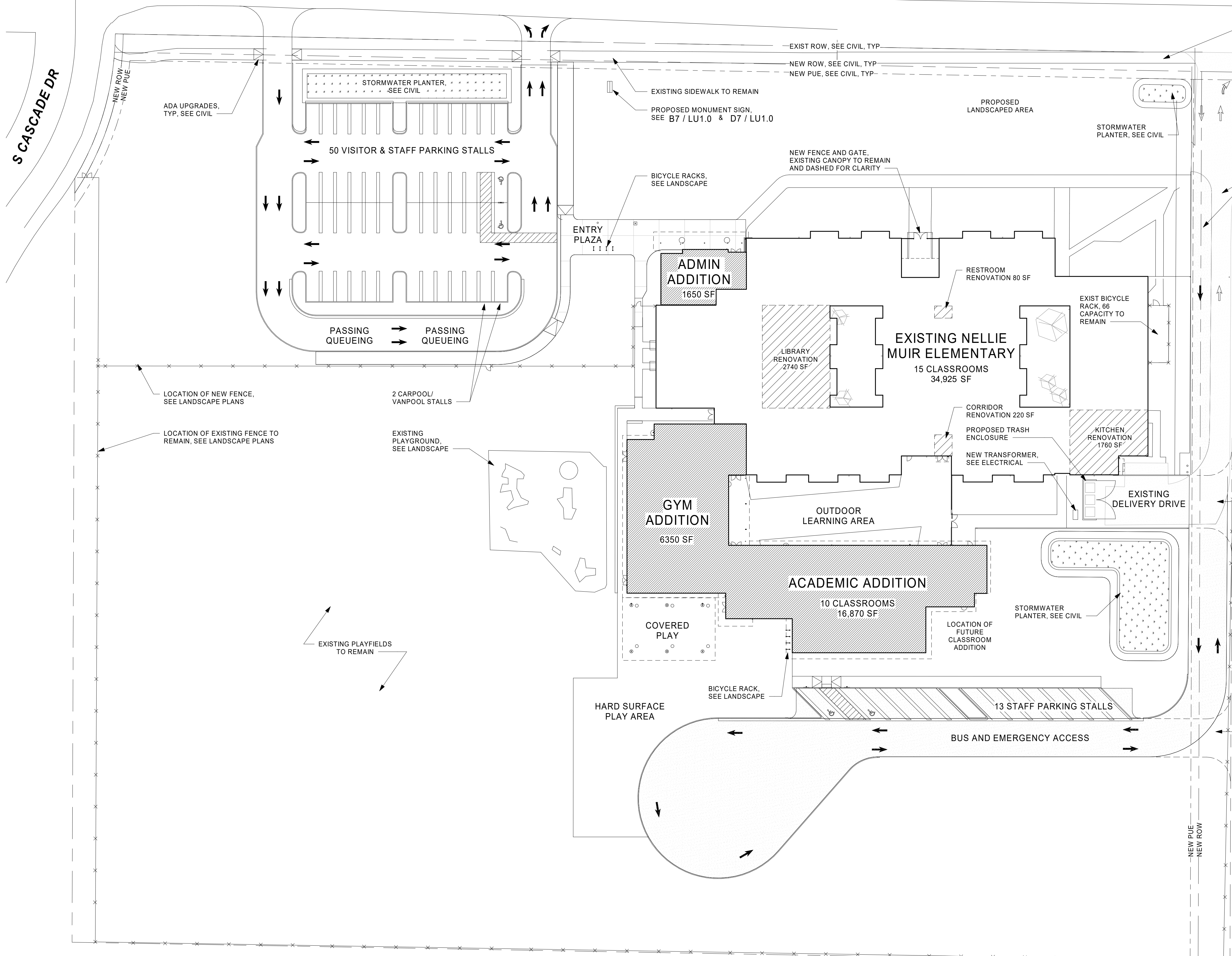
L2.06

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4/15/2019 11:46:51 AM

W HAYES STREET

ADDITIONAL CROSSWALK UPGRADE WORK TO OCCUR AT WEST SIDE OF HAYES ST/ COZY WAY INTERSECTION. SEE CIVIL



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 8/21/2019 LAND USE REVISION 1

LAND USE REVIEW

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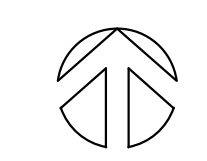
1250 Pacific Ave Suite 700 WA 98402 252.627.5599 | 505 W Riverside Suite 500 WA 98201 509.252.9100 | 621 SW Morrison St Suite 500 OR 97205 503.395.0270 | 494 SW Columbia Suite 120 OR 97102 541.321.6506 BLRB.com

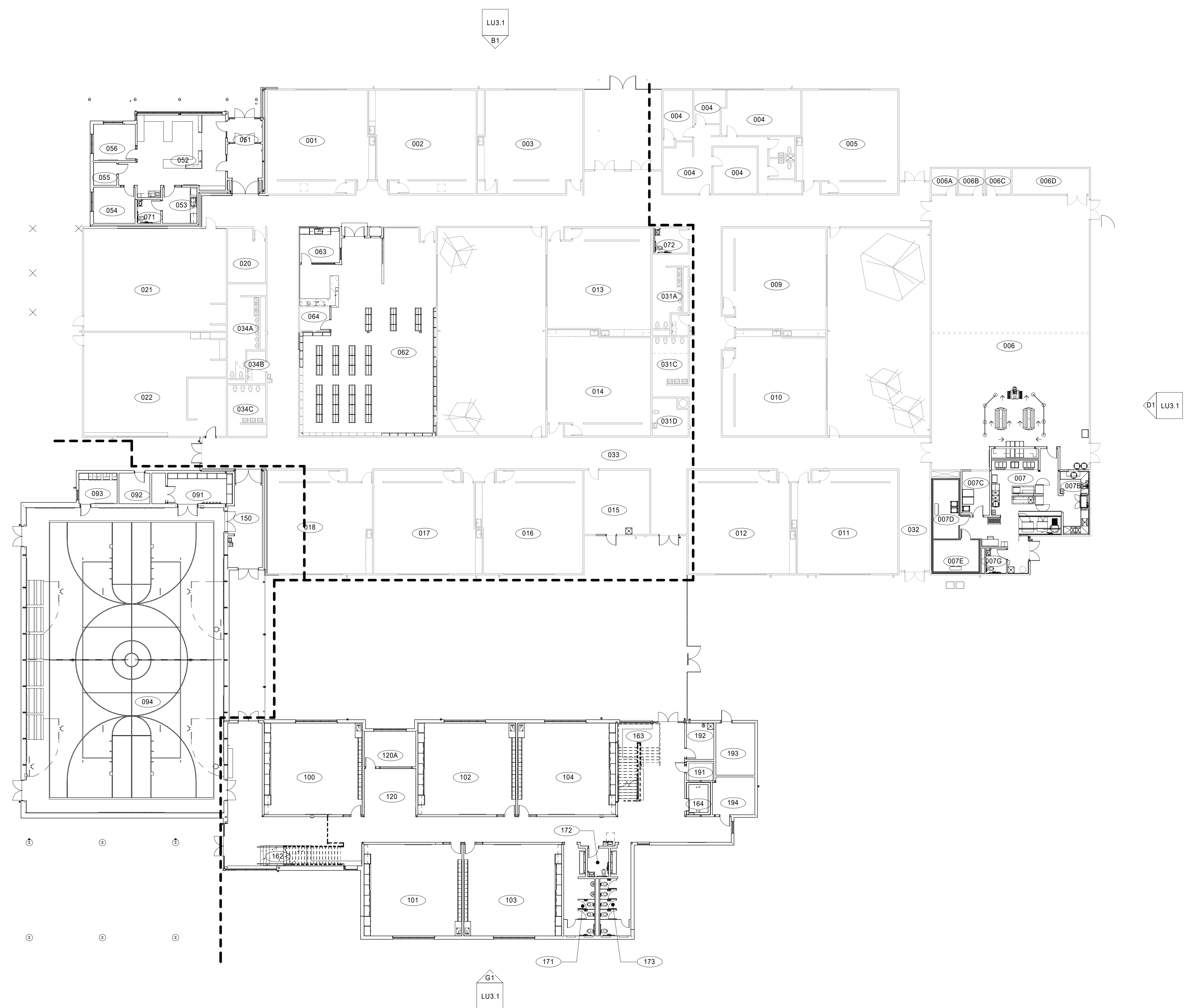
Drawing Title:
ARCHITECTURAL SITE PLAN

Date: 06/21/2019	Drawn By: SAH
Revised: 08/21/2019	Project No. 1746P
Stamp	Sheet No.

A1.0

8/21/2019 4:32:21 PM





ROOM LEGEND - LEVEL 1

- 001 CLASSROOM
- 002 (N.I.C.) CLASSROOM
- 003 (N.I.C.) CLASSROOM
- 004 (N.I.C.) STUDENT SERVICES
- 004A (N.I.C.) RESTROOM
- 004B (N.I.C.) RESTROOM
- 005 (N.I.C.) CLASSROOM
- 006 MULTIPURPOSE
- 006A (N.I.C.) STORAGE
- 006B (N.I.C.) STORAGE
- 006C (N.I.C.) STORAGE
- 006D (N.I.C.) STORAGE
- 007 KITCHEN
- 007A STORAGE
- 007B WARE WASH
- 007C DRY STOR
- 007D COOLER
- 007E FREEZER
- 007F OFFICE
- 007G RESTROOM
- 008 (N.I.C.) EAST COURTYARD
- 009 (N.I.C.) CLASSROOM
- 010 (N.I.C.) CLASSROOM
- 011 (N.I.C.) CLASSROOM
- 012 (N.I.C.) CLASSROOM
- 013 (N.I.C.) CLASSROOM
- 014 (N.I.C.) CLASSROOM
- 015 SUPPORT
- 016 (N.I.C.) CLASSROOM
- 017 (N.I.C.) CLASSROOM
- 018 CLASSROOM
- 019 (N.I.C.) WEST COURTYARD
- 020 (N.I.C.) OFFICE
- 021 WORKROOM
- 022 CLASSROOM
- 030 CORRIDOR
- 031 (N.I.C.) CORRIDOR
- 031A (N.I.C.) RESTROOM
- 031B (N.I.C.) SUPPORT
- 031C (N.I.C.) RESTROOM
- 031D (N.I.C.) RESTROOM
- 032 (N.I.C.) CORRIDOR
- 033 CORRIDOR
- 034 (N.I.C.) CORRIDOR
- 034A (N.I.C.) RESTROOM
- 034B (N.I.C.) SUPPORT
- 034C (N.I.C.) RESTROOM
- 035 CORRIDOR
- 051 VESTIBULE
- 051A VESTIBULE
- 052 ADMIN
- 053 HEALTH
- 054 OFFICE
- 055 STORAGE
- 056 OFFICE
- 062 MEDIA LIBRARY
- 063 WORKROOM
- 064 MDF/IT
- 071 RESTROOM
- 072 RESTROOM
- 090 STOR
- 091 PE STORAGE
- 092 FIRE RISER
- 093 PE OFFICE
- 094 GYMNASIUM
- 100 CLASSROOM
- 101 CLASSROOM
- 102 CLASSROOM
- 103 CLASSROOM
- 104 CLASSROOM
- 120 EXTENDED LEARNING AREA
- 120A SMALL GROUP
- 150 CORRIDOR
- 151 CORRIDOR
- 152 CORRIDOR
- 153 CORRIDOR
- 162 STAIR
- 163 STAIR
- 164 ELEVATOR
- 171 BOYS RESTROOM
- 172 STAFF RESTROOM
- 173 GIRLS RESTROOM
- 191 ELEV. MACH. ROOM
- 192 JANITORIAL/MECH
- 193 ELEC.
- 194 IDF

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 8/21/2019 LAND USE REVISION 1

LAND USE REVIEW

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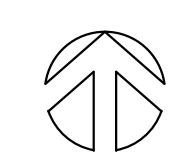
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Drawing Title:
REFERENCE FLOOR PLAN - LEVEL 1

Date: 06/21/2019	Drawn By: SAH
Revised: 08/21/2019	Project No. 1746P
Stamp	Sheet No.

A2.1
 of

FLOOR PLAN - LEVEL 1 - REFERENCE
 1/16" = 1'-0" @ FULL SIZE
 0' 4' 8' 16'

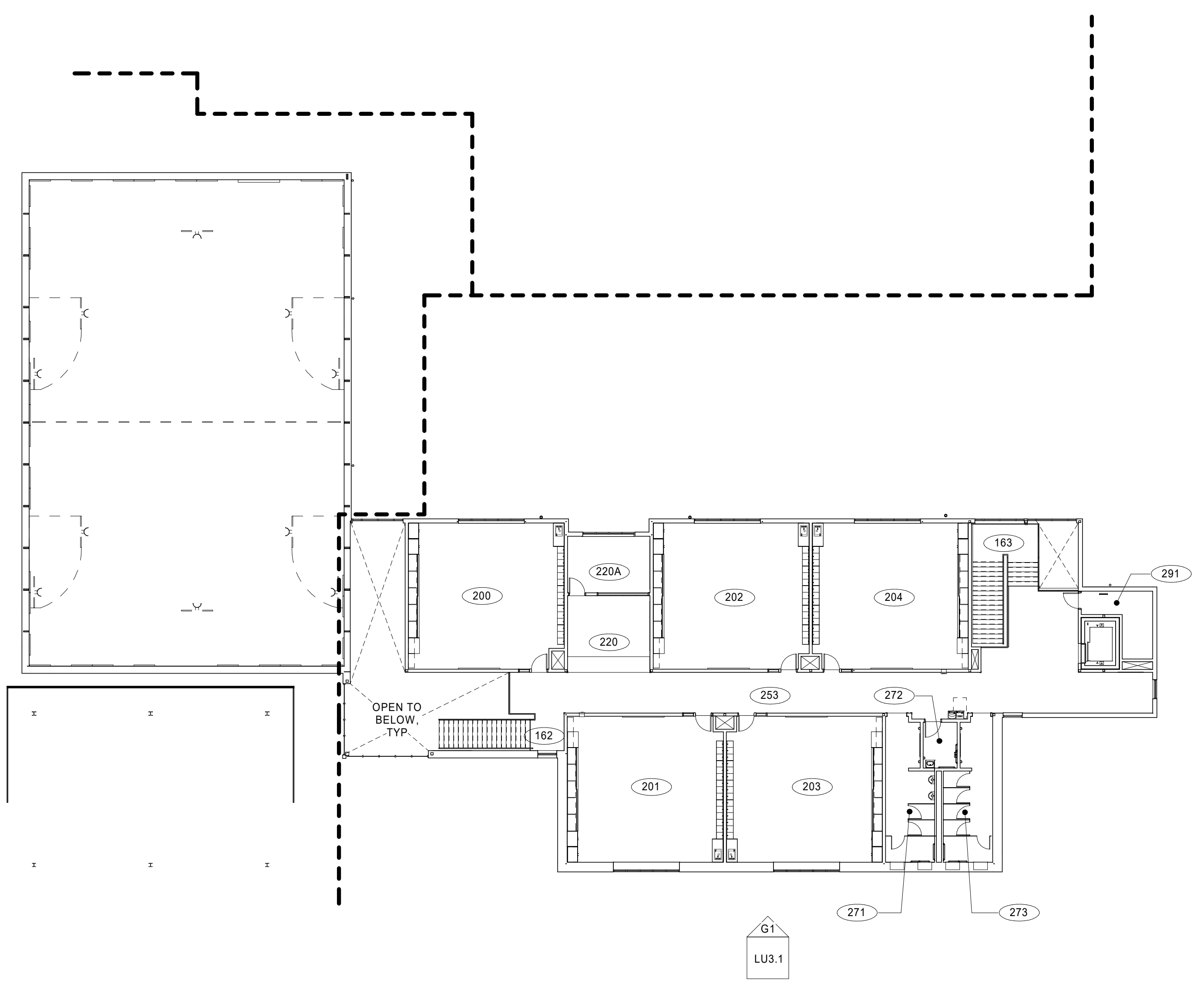


1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

A
B
C
D
E
F
G
H

ROOM LEGEND - LEVEL 2

- 200 CLASSROOM
- 201 CLASSROOM
- 202 CLASSROOM
- 203 CLASSROOM
- 204 CLASSROOM
- 220 EXTENDED LEARNING AREA
- 220A SMALL GROUP
- 253 CORRIDOR
- 254 CORRIDOR
- 271 BOYS RESTROOM
- 272 STAFF RESTROOM
- 273 GIRLS RESTROOM
- 291 STOR



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Drawing Title:
REFERENCE FLOOR PLAN - LEVEL 2

Date : 06/21/2019	Drawn By : SAH
Revised : 08/21/2019	Project No. 1746P
Stamp	Sheet No.

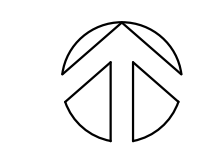
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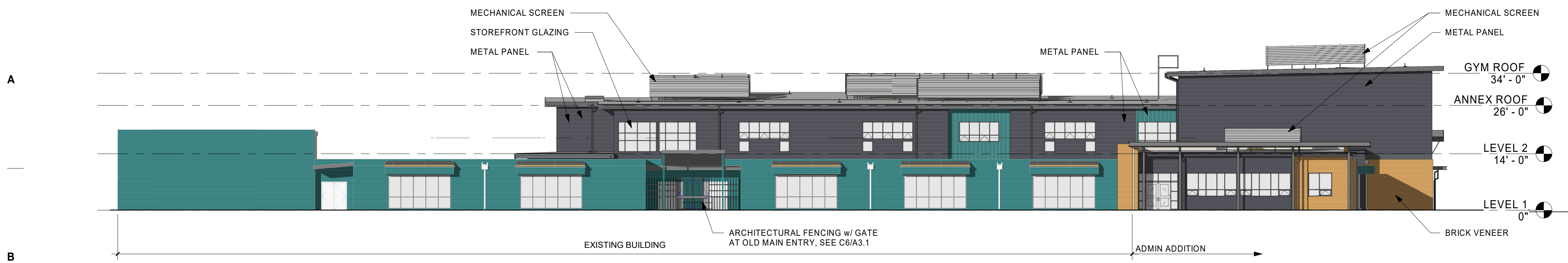
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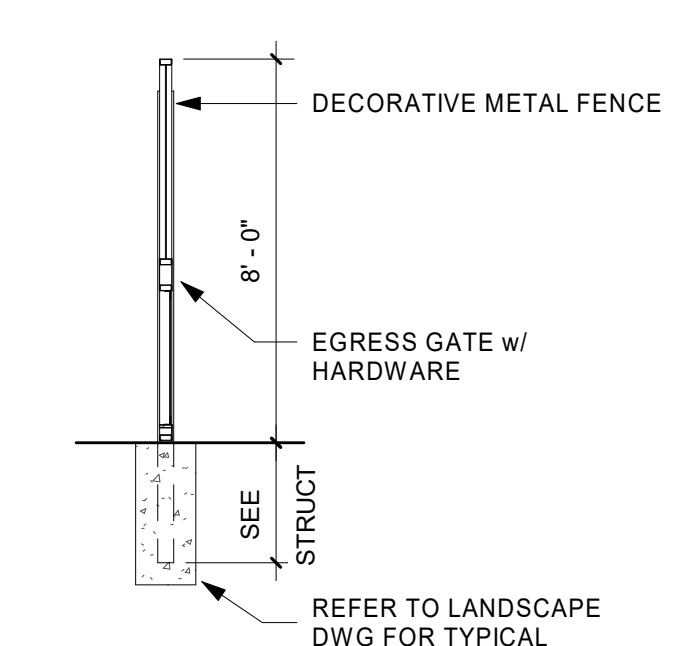
H1 LU - FP2 - NC - REFERENCE
 0' 4' 8' 16' 1/16" = 1'-0" @ FULL SIZE

8/21/2019 4:32:23 PM



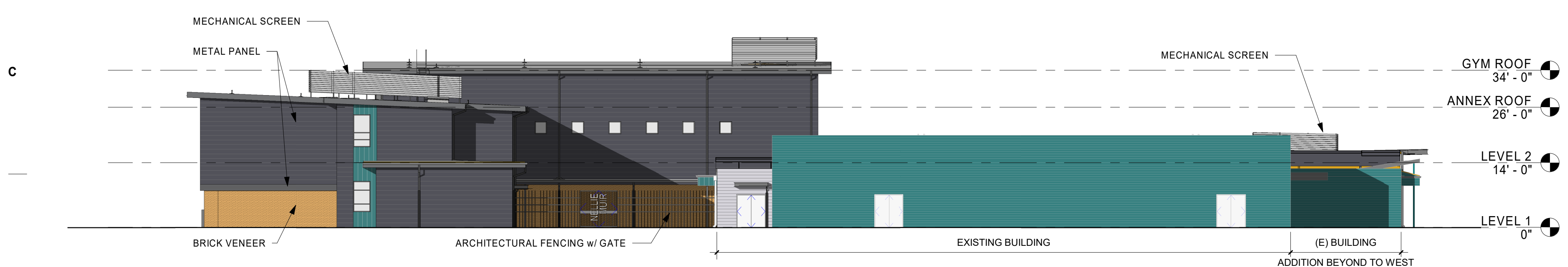


B1 OVERALL ELEVATION - NORTH
1/16" = 1'-0" @ FULL SIZE

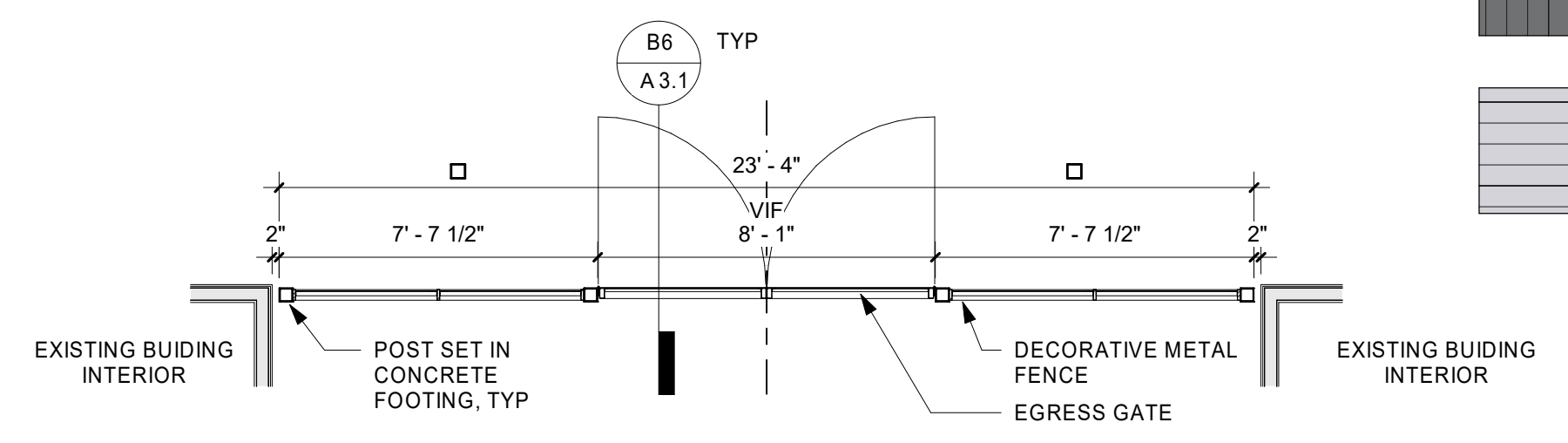


B6 GATE SECTION
1/4" = 1'-0" @ FULL SIZE

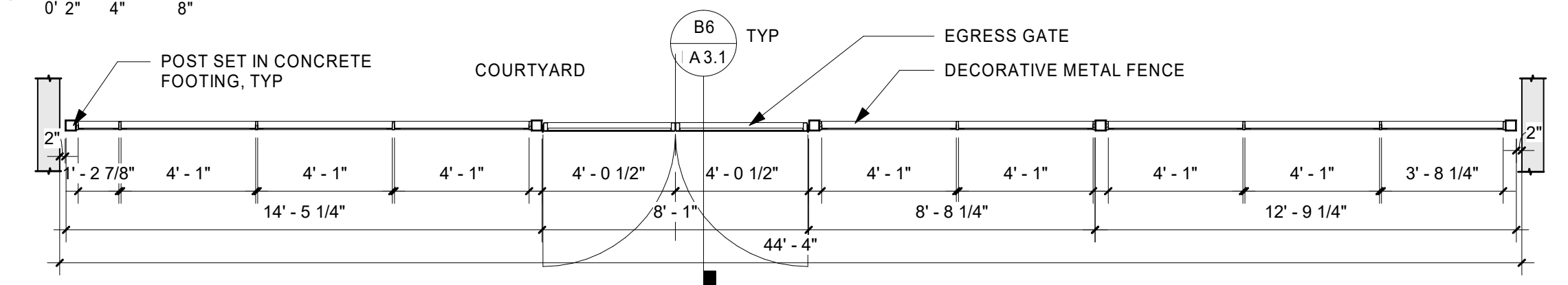
- EXTERIOR ELEVATION LEGEND**
- 042000.BV BRICK VENEER (MUTUAL MATERIALS GOLDEN ROD)
 - 074213.MP METAL WALL PANEL (AEP SPAN COOL SLATE GRAY) HORIZONTAL
 - 074213.MP METAL WALL PANEL (AEP SPAN OLD TOWN GRAY) HORIZONTAL
 - 074213.MP METAL WALL PANEL (NELLIE MUIR TEAL) VERTICAL
 - 074213.MP METAL WALL PANEL (AEP SPAN OLD TOWN GRAY) VERTICAL
 - 074600.CSH FIBER CEMENT LAP SIDING (TO MATCH EXISTING) HORIZONTAL



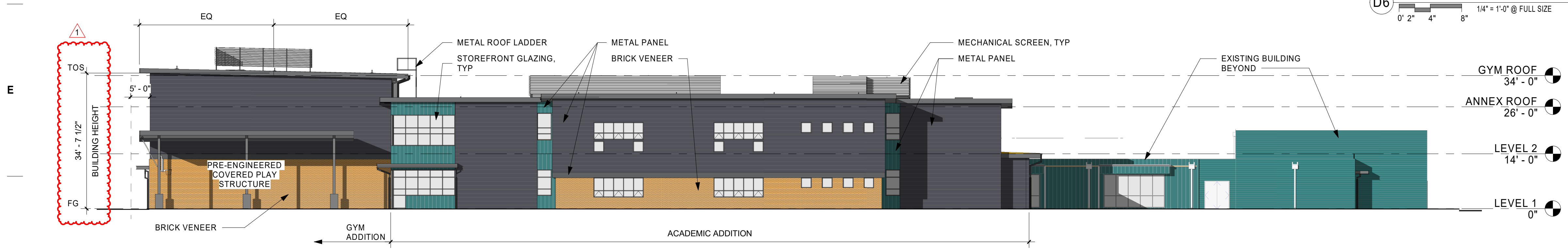
D1 OVERALL ELEVATION - EAST
1/16" = 1'-0" @ FULL SIZE



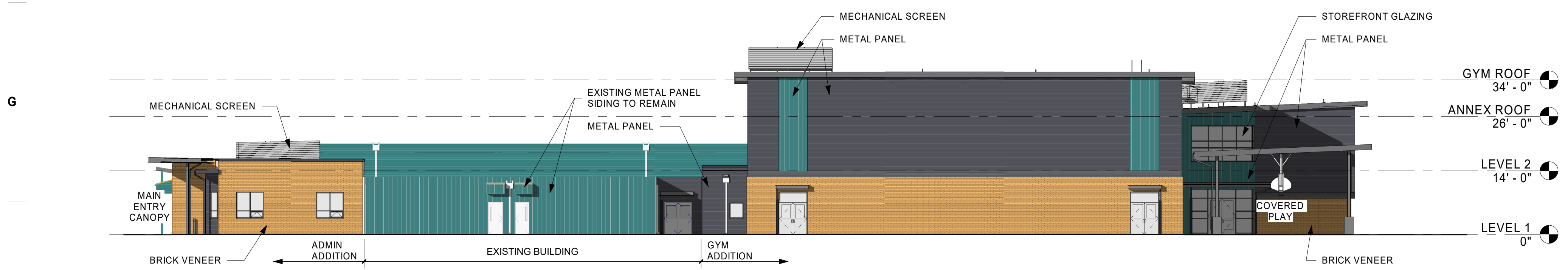
C6 PLAN - FENCE AT FORMER ENTRANCE
1/4" = 1'-0" @ FULL SIZE



D6 PLAN - NEW COURTYARD FENCE
1/4" = 1'-0" @ FULL SIZE



G1 OVERALL ELEVATION - SOUTH
1/16" = 1'-0" @ FULL SIZE



J1 OVERALL ELEVATION - WEST
1/16" = 1'-0" @ FULL SIZE

DRAWING REVISIONS
8/21/2019 LAND USE REVISION 1

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Drawing Title:
OVERALL EXTERIOR ELEVATIONS

Date: 06/21/2019 Drawn By: SAH

Revised: 08/21/2019 Project No. 1746P

Stamp Sheet No.

A3.1
of

EXTERIOR LUMINAIRE SCHEDULE												
FIXTURE NO.	DESCRIPTION	LAMP TYPE	LUMENS	CRI	COLOR TEMP.	DRIVER	EMERGENCY DRIVER	INTEGRAL MOTION/PHOTO SENSOR	VOLTS	LOAD	MFR.	MODEL NUMBER
S2	22-1/2"L x 15-3/4"W x 5"H SITE LUMINAIRE WITH DIE-CAST ALUMINUM HOUSING, SINGLE HEAD, TYPE II DISTRIBUTION, SURGE PROTECTION MODULE, 0-10V DIMMING DRIVER, 600mA DRIVE CURRENT, AND BRONZE FINISH. PROVIDE ACCESSORY MOTION SENSOR AND PHOTOCCELL WITH WIRELESS CONFIGURATION TOOL FOR OCCUPANCY SENSOR. MOTION SENSOR SHALL BE SUITABLE FOR 15' POLE APPLICATIONS. PROVIDE 4" POLE MOUNT ARM. LUMINAIRE SHALL BE MOUNTED ON 15' HIGH x 4" SQUARE 0.12" THICK STEEL POLE WITH HAND HOLE AND BRONZE FINISH. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POLE STYLE TOP AND POLE DRILL PATTERN BASED ON THE NUMBER OF LUMINAIRE HEADS BEING PROVIDED ON THE POLES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANCHOR BOLTS PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.	LED	4,000	70	3000K	STANDARD 0-10V	NO	YES	UNV	34 WATTS	MCGRAW-EDISON	GPC CALLEON SEREIS
S4	22-1/2"L x 15-3/4"W x 5"H SITE LUMINAIRE WITH DIE-CAST ALUMINUM HOUSING, SINGLE HEAD, TYPE IV DISTRIBUTION, SURGE PROTECTION MODULE, 0-10V DIMMING DRIVER, 600mA DRIVE CURRENT, AND BRONZE FINISH. PROVIDE ACCESSORY MOTION SENSOR AND PHOTOCCELL WITH WIRELESS CONFIGURATION TOOL FOR OCCUPANCY SENSOR. MOTION SENSOR SHALL BE SUITABLE FOR 25' POLE APPLICATIONS. PROVIDE 4" POLE MOUNT ARM. LUMINAIRE SHALL BE MOUNTED ON 25' HIGH x 4" SQUARE 0.12" THICK STEEL POLE WITH HAND HOLE AND BRONZE FINISH. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POLE STYLE TOP AND POLE DRILL PATTERN BASED ON THE NUMBER OF LUMINAIRE HEADS BEING PROVIDED ON THE POLES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANCHOR BOLTS PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.	LED	4,000 LM	70	3000K	STANDARD 0-10V	NO	YES	UNV	34 WATTS	MCGRAW-EDISON	GPC CALLEON SEREIS
S5	22-1/2"L x 15-3/4"W x 5"H SITE LUMINAIRE WITH DIE-CAST ALUMINUM HOUSING, SINGLE HEAD, TYPE V DISTRIBUTION, SURGE PROTECTION MODULE, 0-10V DIMMING DRIVER, 600mA DRIVE CURRENT, AND BRONZE FINISH. PROVIDE ACCESSORY MOTION SENSOR AND PHOTOCCELL WITH WIRELESS CONFIGURATION TOOL FOR OCCUPANCY SENSOR. MOTION SENSOR SHALL BE SUITABLE FOR 25' POLE APPLICATIONS. PROVIDE 4" POLE MOUNT ARM. LUMINAIRE SHALL BE MOUNTED ON 25' HIGH x 4" SQUARE 0.12" THICK STEEL POLE WITH HAND HOLE AND BRONZE FINISH. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POLE STYLE TOP AND POLE DRILL PATTERN BASED ON THE NUMBER OF LUMINAIRE HEADS BEING PROVIDED ON THE POLES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANCHOR BOLTS PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.	LED	4,300 LM	70	3000K	STANDARD 0-10V	NO	YES	UNV	34 WATTS	MCGRAW-EDISON	GPC CALLEON SEREIS
W2	8-1/4" W x 7-1/2"D x 14"H SURFACE MOUNTED FLOOD LUMINAIRE WITH HEAVY-DUTY DIE-CAST ALUMINUM HOUSING, NEMA 6H x 6V, CARBON BRONZE FINISH, AND IP66 RATED.	LED	2,700 LM	70	3000K	STANDARD 0-10V	NO	YES	UNV	20 WATTS	LUMARK	NIGHT FALCON SMALL SERIES

DRAWING REVISIONS
 8/21/2019 LAND USE REVISION 1

LAND USE REVIEW

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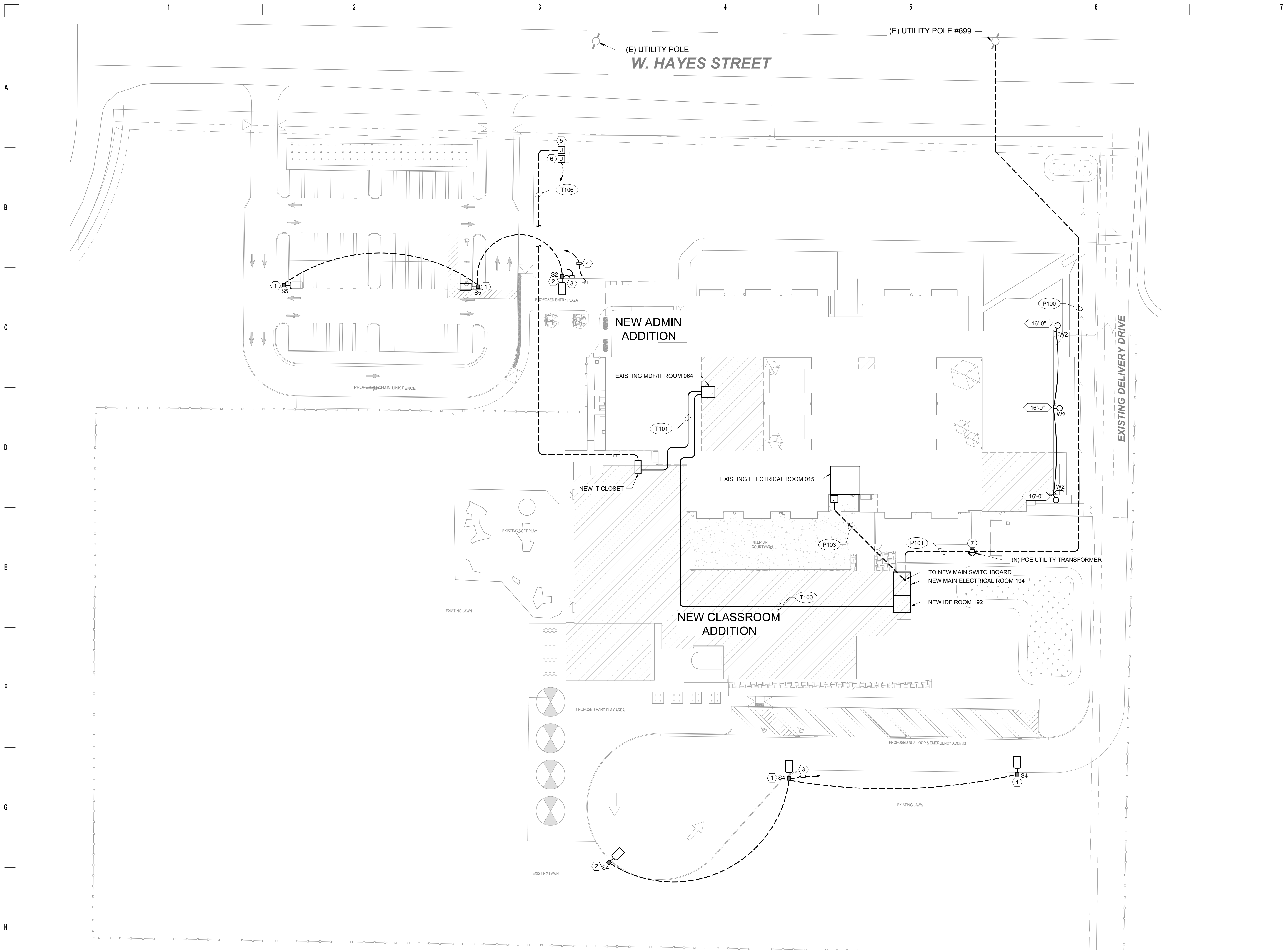
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Drawing Title:
EXTERIOR LUMINAIRE SCHEDULE - LUR

Date: 06/21/2019	Drawn By: SR
Revised: 08/21/2019	Project No. 1746P
Stamp	Sheet No.

E0.33

of



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 Salem, OR 97306
 503-584-1576
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- SHEET KEY NOTES**
1. PROVIDE 30" LIGHTING POLE BASE. SEE DETAIL 102 ON SHEET E0.02.
 2. PROVIDE 18" LIGHTING POLE BASE. SEE DETAIL 101 ON SHEET E0.02.
 3. HDPE MEDIUM IN-GROUND PULL BOX (260533.M50).
 4. HDPE MEDIUM IN-GROUND PULL BOX FOR FLAG POLE LIGHTING. WIRE TO FLAG POLE LIGHTING PER MANUFACTURERS INSTRUCTIONS.
 5. HDPE MEDIUM IN-GROUND PULL BOX FOR MONUMENT SIGN LOW VOLTAGE CABLING.
 6. HDPE MEDIUM IN-GROUND PULL BOX FOR MONUMENT SIGN POWER.
 7. NEW UTILITY TRANSFORMER PAD AND VAULT (262116.V01).

DRAWING REVISIONS
 8/21/2019 LAND USE REVISION 1

LAND USE REVIEW

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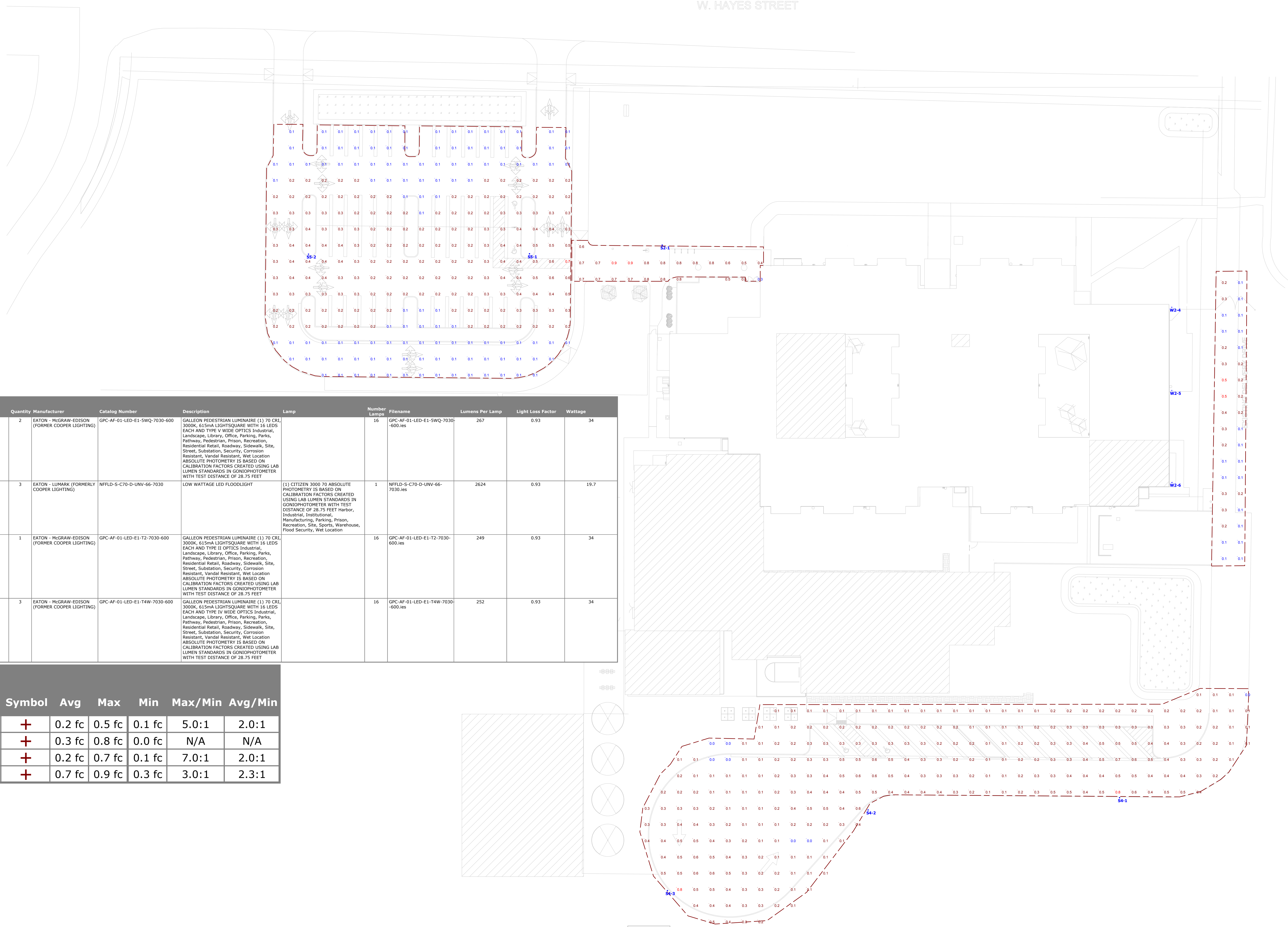
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Drawing Title:
ELECTRICAL SITE PLAN - LUR

Date: 06/21/2019	Drawn By: SR
Revised: 08/21/2019	Project No. 1746P
Stamp	Sheet No.

E2.01
 of

1 ELECTRICAL SITE PLAN - LUR
 SCALE: 1" = 30'



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	S5	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GPC-AF-01-LED-E1-5WQ-7030-600	GALLEON PEDESTRIAN LUMINAIRE (1) 70 CRI, 3000K, 615mA LIGHTSQUARE WITH 16 LEDES EACH AND TYPE V WIDE OPTICS Industrial, Landscape, Library, Office, Parking, Parks, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		16	GPC-AF-01-LED-E1-5WQ-7030-600.ies	267	0.93	34
—	W2	3	EATON - LUMARK (FORMERLY COOPER LIGHTING)	NFFLD-S-C70-D-UNV-66-7030	LOW WATTAGE LED FLOODLIGHT	(1) CITIZEN 3000 70 ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET Harbor, Industrial, Institutional, Manufacturing, Parking, Prison, Recreation, Site, Sports, Warehouse, Flood Security, Wet Location	1	NFFLD-S-C70-D-UNV-66-7030.ies	2624	0.93	19.7
□	S2	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GPC-AF-01-LED-E1-T2-7030-600	GALLEON PEDESTRIAN LUMINAIRE (1) 70 CRI, 3000K, 615mA LIGHTSQUARE WITH 16 LEDES EACH AND TYPE II OPTICS Industrial, Landscape, Library, Office, Parking, Parks, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		16	GPC-AF-01-LED-E1-T2-7030-600.ies	249	0.93	34
□	S4	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GPC-AF-01-LED-E1-T4W-7030-600	GALLEON PEDESTRIAN LUMINAIRE (1) 70 CRI, 3000K, 615mA LIGHTSQUARE WITH 16 LEDES EACH AND TYPE IV WIDE OPTICS Industrial, Landscape, Library, Office, Parking, Parks, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		16	GPC-AF-01-LED-E1-T4W-7030-600.ies	252	0.93	34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveway	+	0.2 fc	0.5 fc	0.1 fc	5.0:1	2.0:1
Driveway Loop	+	0.3 fc	0.8 fc	0.0 fc	N/A	N/A
Parking Lot	+	0.2 fc	0.7 fc	0.1 fc	7.0:1	2.0:1
Walkway	+	0.7 fc	0.9 fc	0.3 fc	3.0:1	2.3:1

Plan View
Scale - 1" = 25ft

Designer
Date
8/16/2019
Scale
Not to Scale
Drawing No.
Summary