Staff Report

To: Planning Commission

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

From: Dan Handel, AICP, Associate Planner

Meeting Date: April 23, 2020 (Prepared April 16, 2019)

Item: DR 2019-14 & VAR 2020-02 "I & E Construction Woodburn Yard" at 2215 Progress Way

Tax Lot(s): 051W08B 01500 and 051W08BC00500

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Issue before the Planning Commission

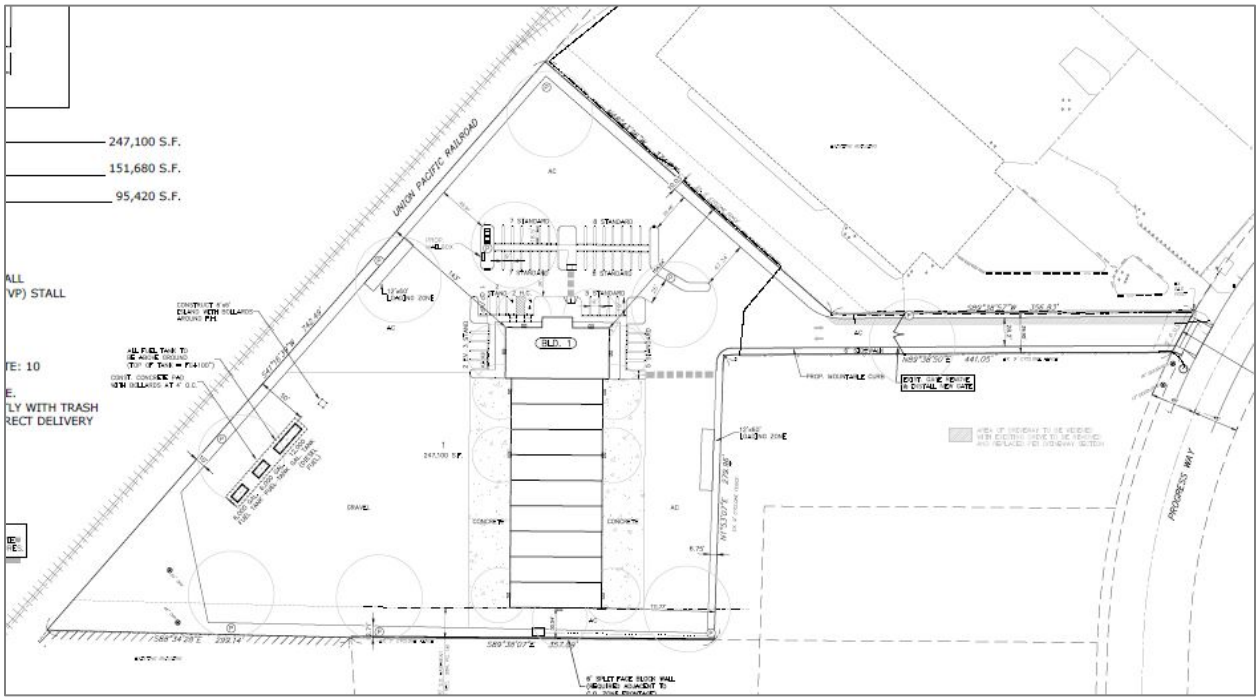
Action on a land use application package, Design Review DR 2019-14 and Variance VAR 2020-02, for a new industrial facility in the Industrial Park (IP) zone.

Executive Summary

The subject property is a flag lot located at 2215 Progress Way, north of the intersection of Progress Way and Mt Hood Avenue (OR Highway 214). The property is disturbed with pavement along the flag pole but otherwise vacant and undeveloped. The proposal includes site development for a new 25,657 square foot facility for I & E Construction, a general contractor headquartered in Clackamas, Oregon.

The application package includes a Variance request regarding on-site landscaping requirements resulting from the amount of pavement needed to service the business.

Aerial map with subject property outlined in yellow (Marion County Assessor, 2019)



Site plan

Building elevations

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 101).

Recommended Conditions of Approval

General

G1. Prior to building permit issuance, the applicant shall submit revised 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-PW. Public Works: Follow the attached "Public Works Comments April 16, 2020" (Attachment 101A).

Design Review 2019-14

D1. Fences/fencing: To meet WDO 2.06.02, the applicant shall demonstrate conformance with applicable requirements for the proposed fencing through the fence permit process of 5.01.03.

D2. Parking stall dimension: To meet WDO 3.05.03D. and Table 3.05C, the applicant shall revise plans to show all standard parking stall depths to be 19 feet.

D3. Landscaping: To meet WDO 3.06.02I., the applicant shall clearly illustrate and note on plans the required curbing between landscape areas and parking/circulation areas; curb design is per Public Works Department Standard Specifications and Drawings 4100-2 "Type 'C' Curb".

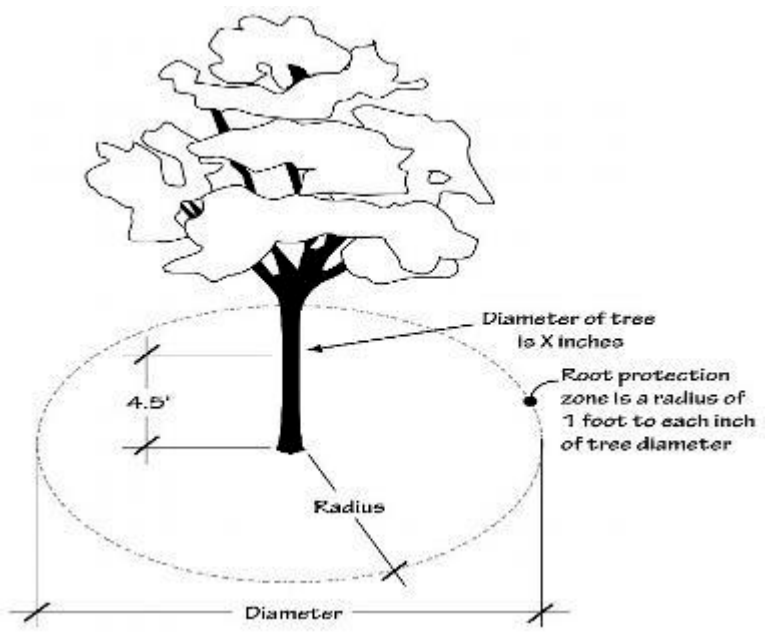
D4. Screening:

a. To meet WDO 3.06.05A. and Table 3.06D, the applicant shall revise plans to indicate height of the required Architectural Wall between IP and CO zones.
b. To meet WDO 3.06.06B., the applicant shall submit materials indicating the Architectural Wall conforms with all texture, color, and articulation requirements.

D5. Tree preservation: The applicant shall protect the preserved significant trees pursuant similar to City of Portland Title 11.60.030, specifically either the subsections set of C.1.a.(1), (3) and C.1.b., e., & f. (clear and objective) and D.; or, the subsections set of C.2.a., b., & d.-f. (arborist's discretion) and D. as modified below and shall do so between Design Review approval and issuance of certificate of occupancy (C of O):

> C. Protection methods. The Tree Plan shall show that the contractor adequately protects trees to be preserved during construction using one of the methods described below:
>
> 1. Clear & Objective Path.
>
> a. A root protection zone is established as follows:
>
> (1) For trees on the development site - a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter (see Figure 80-2)

Figure 80-2
Root Protection Zone

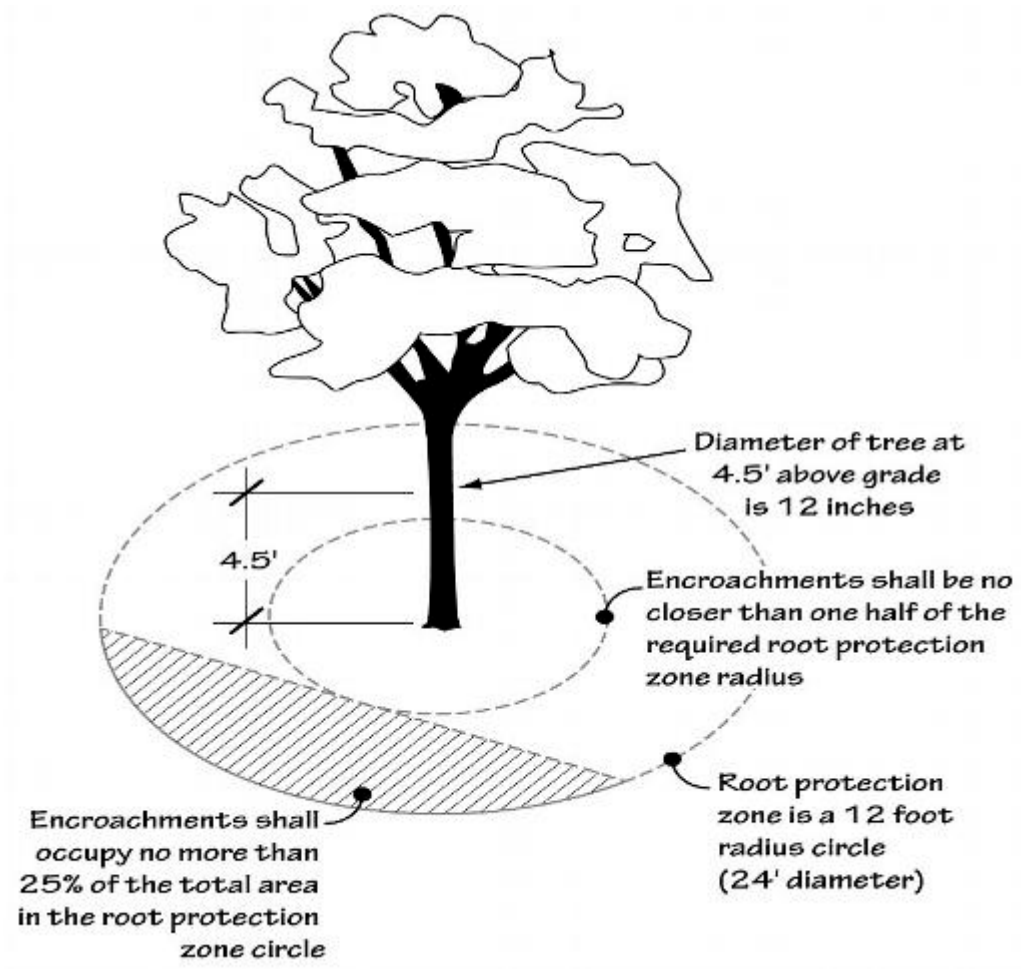


(3) Existing encroachments into the root protection zone, including structures, paved surfaces and utilities, may remain. New encroachments into the root protection zone are allowed provided:

(a) the area of all new encroachments is less than 25 percent of the remaining root protection zone area when existing encroachments are subtracted; and

(b) no new encroachment is closer than 1/2 the required radius distance (see Figure 60-1);

Figure 60-1
Permissible RPZ Encroachments



b. Protection fencing

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

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

e. The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area: ground disturbance or construction activity including vehicle or equipment access (but excluding access on existing streets or driveways), storage of equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation or fill, trenching or other work activities; and

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

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

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

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

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

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

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

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

D6. Exterior lighting: To meet WDO 3.07.10B.3., all exterior light fixtures shall be full cut-off or fully shielded.

Variance 2020-02

V1. The applicant shall revise landscape plans to illustrate and note a minimum planting density of 1 Plant Unit (PU) per 15 square feet (sq ft) of landscape area for the following locations. Required PUs shall be satisfied by materials identified in Table 3.06B.

a. The strip of landscape area on the north side of the driveway / flag pole of the lot, which Sheet L1.1 notes to be 2,325 sq ft.
b. The strip of perimeter landscape area along the west property line abutting railroad ROW, which Sheet L1.2 and L1.3 note as 2,848 and 2,595 sq ft, respectively.

V2. The applicant shall revise landscape plans to illustrate and note six new trees in the perimeter landscape area along the west property line abutting railroad ROW, in the roughly 300 ft north of the public utility easement for the public water line. Trees shall be of Large category per Table 3.06B and spaced 50 ft on-center. This can be used towards satisfying Condition V1.b.

V3. The applicant shall relocate the T-3 tree in the southeastern corner of the property to be outside of the 30-ft public utility easement. Staff recommends shifting this row of trees north towards the pedestrian walkway.

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. Analyses & Findings
101A. Public Works Comments April 16, 2020
102. Record of Survey MCSR 34780
103. Site Plans (December 27, 2019 – April 13, 2020)
104. Design Review Narrative (December 27, 2019)
105. Applicant's Incompleteness Response Letter (March 10, 2020)
106. Variance Narrative (April 13, 2020)
107. Trip Generation Memo (January 24, 2020)

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:

Symbol	*Category*	*Indication*
✔	Requirement (or guideline) met	No action needed
✖	Requirement (or guideline) not met	Correction needed
⊖	Requirement (or guideline) not applicable	No action needed
▲	• Requirement can be met via condition of approval • 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
■	Street Exception or Variance	Request to vary from requirement

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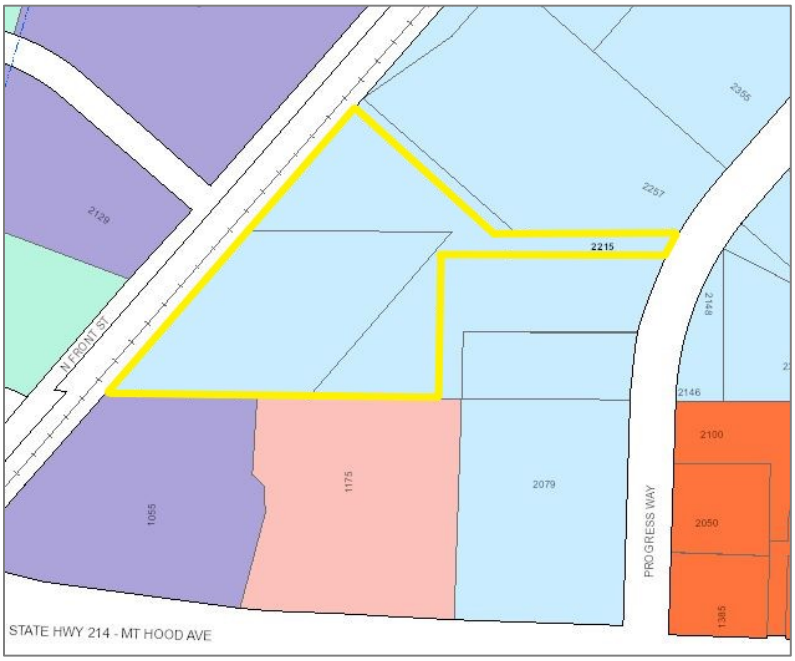
Location

Address	2215 Progress Way
Tax Lot(s)	051W08B 01500 and 051W08BC00500
Nearest intersection	Progress Way & Mt Hood Avenue

Land Use & Zoning

Comprehensive Plan Land Use Designation	Industrial
Zoning District	Industrial Park (IP)
Overlay District(s)	none
Existing Use(s)	none

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



Zoning map (subject property outlined in yellow)

Cardinal Direction	*Adjacent Zoning*
North	IP
East	IP
South	Light Industrial (IL) & Commercial Office (CO)
West	IL & Public/Semi-Public (P/SP)

The subject property is a legal lot of record: Record of Survey MCSR 34780 (Attachment 102) approved on October 19, 1998.

Section references on the following pages are to the Woodburn Development Ordinance (WDO).

Statutory Dates

The application was submitted on December 27, 2019 with additional materials submitted through April 13, 2020. Staff deemed it complete as of April 13, 2020, making the 120-day decision deadline August 11, 2020.

Design Review Provisions

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:
4. Structures greater than 3,000 square feet in the IP, IL, and SWIR zones.

The proposal is a Design Review (DR) application to construct a 25,657 square foot (sq ft) structure in the IP zoning district.

✔ The provision is met.

2.04 Industrial and Public Zones
A. The City of Woodburn is divided into the following industrial and public zones:
2. The Industrial Park (IP) zone, which is intended for light industrial activities in a park-like setting;

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)		IP
C	Industrial	
11	Industrial and commercial machinery and computer equipment, including engines and turbines; farm and garden machinery; construction, mining, and oil field machinery; elevators and conveying equipment; hoists, cranes, monorails, trucks and tractors; metalworking machinery; special industry machinery; general industrial machinery; computer and peripheral equipment, computer, semiconductor, laboratory instrument, and office machinery manufacturing; refrigeration and service industry machinery manufacturing	P

The lot is zoned IP and the proposed use matches Group C Item 11 of Table 2.04A, which is a permitted use in the IP zone.

✔ The provisions are met.

Industrial Park (IP) - Site Development Standards Table 2.04C		
Lot Area, Minimum (square feet)		**No minimum**
Lot Width, Minimum (feet)		**No minimum**
Lot Depth, Minimum (feet)		**No minimum**
Street Frontage, Minimum (feet)		**No minimum**
Front Setback and Setback Abutting a Street, Minimum (feet)		**10 [1]**
Side or Rear Setback, Minimum (feet)	**Abutting P/SP zone or a residential zone or use**	**30**
	Abutting a commercial or industrial zone	**0 or 5 [2]**
Setback to a Private Access Easement, Minimum (feet)		**5**
Lot Coverage, Maximum		**Not specified [3]**
Building Height, Maximum (feet)	**Primary or accessory structure**	**45**
	Features not used for habitation	**70**

1. Measured from the Special Setback (Section 3.03.02), if any.
2. A building may be constructed at the property line, or shall be set back at least five feet.
3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.

The IP zoning district has no minimum lot size, width, depth, or street frontage or maximum lot coverage.

The required setbacks are:

Direction	*Type*	*Required (feet)*	*Proposed (feet)*
North	Side, abutting IP	Zero or 5	154.84
East	Front, abutting IP	10	111.77
South	Side, abutting IL and CO	Zero or 5	30.54
West	Rear, abutting IL and P/SP	IL: Zero or 5 P/SP: 30	143

The proposal includes no private access easement. The building elevations indicate the building will have a roof height of 30 ft.

✔ The provisions are met.

2.05 Overlay Districts

⊖ None apply.

2.06 Accessory Structures
2.06.01 Applicability
The following standards are applicable to accessory structures in all zones.
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.

The site plans indicate a perimeter fence will be installed with a gate at the driveway. Because 5.01.03 requires a fence permit, staff applies *Condition of Approval D1* to confirm conformance through such permit, which is separate from and may come after land use review.

⚠ In order to secure conformance with fence regulations, staff applies *Condition D1.*

2.07 Special Uses

⊖ None apply.

2.08 Specific Conditional Uses

⊖ None apply.

3.01 Streets
3.01.01 Applicability
A. Right-of-way standards apply to all public streets.
B. Improvement standards apply to all public and private streets, sidewalks and bikeways.
C. Functional standards are identified in the Woodburn TSP.
D. This applies to all development, and is not limited to partitions, subdivisions, multi-family, commercial or industrial construction, or establishment of a manufactured dwelling or recreational vehicle park. Construction of a single-family dwelling or placement of a manufactured dwelling does not, for the purposes of this Section, constitute development, however, in no case can this type of development occur without minimal access as determined by the Director.
3.01.04 Street Cross-Sections
A. These standards are based on the functional classification of each street as shown in the Woodburn TSP. The street right-of-way and improvement standards minimize the amount of pavement and right-of-way required for each street classification, consistent with the operational needs of each facility, including requirements for pedestrians, bicycles, and public facilities.

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

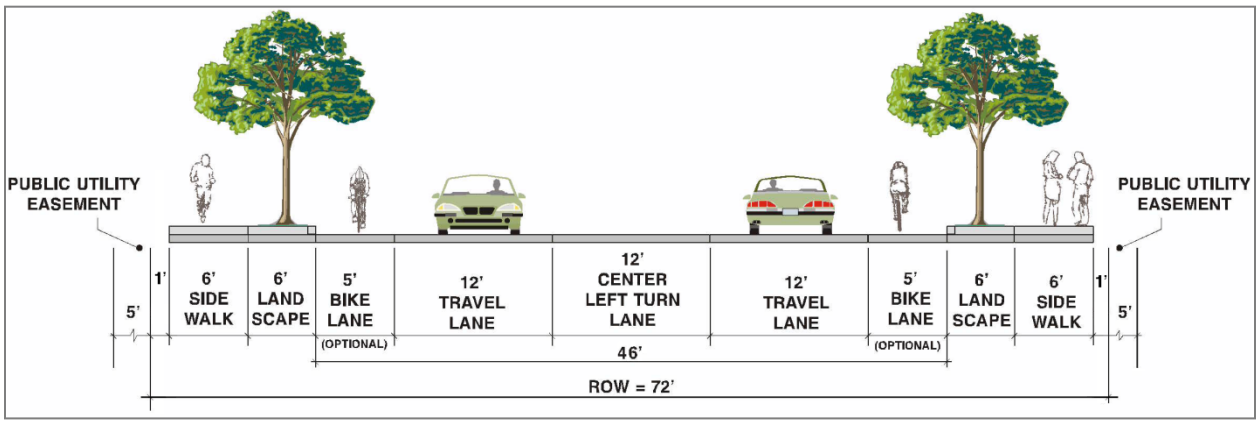


Figure 3.01D – Service Collector

The proposal meets the definition of "development" as outlined in subsection D. therefore right-of-way (ROW) and improvement standards apply.

The lot has one frontage – Progress Way. Transportation System Plan (TSP) Figure 2 classifies Progress Way is a Service Collector class street therefore Figure 3.01D applies.

Existing conditions include 90 feet of ROW, 46 feet of pavement, and a landscape strip in excess of 6 feet, but no sidewalk. Sheet C2.3 "Public Driveway Improvement" illustrates construction of a 6-foot sidewalk with a 1-foot buffer from the property line.

✔ The provisions are met.

3.02 Utilities & Easements
3.02.01 Public Utility Easements
A. The Director shall require dedication of specific easements for the construction and maintenance of municipal water, sewerage and storm drainage facilities located on private property.
B. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.
C. As a condition of approval for development, including property line adjustments, partitions, subdivisions, design reviews, or Planned Unit Developments (PUDs), the Director may require dedication of public utility easements.

Because the proposal includes new potable water and fire suppression lines on the lot and the City Engineer determines that on-site PUEs are needed for them per Attachment 101A, to secure on-site PUE dedication(s) staff applies *Condition of Approval G3-PW*.

Regarding subsection B. about a public utility easement (PUE) abutting a street, the site plans delineate and note a 5-ft PUE along the frontage of the lot.

⚠ In order to secure PUE dedications, staff applies *Condition G3-PW*.

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

The attached "Public Works Comments April 16, 2020" from the City Engineer (Attachment 101A) does not identify street lighting as an item needing further attention from the applicant.

✔ The provisions are met.

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

The lot contains no above-ground utility lines. All on-site utilities will be underground.

✔ The provisions are met.

3.04 Vehicular Access
3.04.01 Applicability and Permit
A. Street Access
Every lot shall have:
1. Direct access to an abutting public street, or

Access Requirements Table 3.04A		
		Commercial or Industrial Use
Paved Width of Driveway (feet) [3, 4]	**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**
Corner Clearance (feet) Guidelines [1] (See Figure 3.04B)	**Service Collector**	**50 minimum**
Driveway Separation Guidelines (feet) [1, 2] (See Figure 3.04B)	**Service Collector**	**50 minimum**

Access Requirements Table 3.04A	
	Commercial or Industrial Use
1. The separation should be maximized. **2. Driveways on abutting lots need not be separated from each other, and may be combined into a single shared driveway.** **3. Driveways over 40 feet long and serving one dwelling unit may have a paved surface 12 feet wide.** **4. Notwithstanding the widths listed in this table, the minimum clearance around a fire hydrant shall be provided (See Figure 3.04D).** **5. Throat length is measured from the closest off-street parking or loading space to the right-of-way. A throat applies only at entrances (See Figure 3.05B).**	

The lot has direct access to Progress Way, a public street. The site plan indicates a 36-foot 2-way driveway.

✔ The provisions are met.

3.04.03 Driveway Guidelines and Standards
A. Number of Driveways
3. For nonresidential uses, the number of driveways should be minimized based on overall site design, including consideration of:
a. The function classification of abutting streets;
b. The on-site access pattern, including parking and circulation, joint access, turnarounds and building orientation;
c. The access needs of the use in terms of volume, intensity and duration characteristics of trip generation.
C. Interconnected Parking Facilities
1. All uses on a lot shall have common or interconnected off-street parking and circulation facilities.

The proposal includes a single driveway with all off-street parking and circulation areas being interconnected.

✔ The provisions are met.

3.04.04
The portion of a driveway on private property shall be paved with:
A. Portland cement concrete to a minimum depth of six inches, or
B. Asphalt concrete to a minimum depth of two inches, or
C. Brick or pavers with a minimum depth of two and one-fourth inches.

The site plans indicate asphalt concrete paving for the portion of driveway on private property.

✔ The provision is met.

3.04.05 Traffic Impact Analysis

A. A Traffic Impact Analysis (TIA) may be required by the Director prior to the approval of a City access permit when the Director estimates a development proposal may generate either 100 or more additional, peak hour trips, or 1,000 or more additional daily trips, within ten years of a development application.

The submitted trip generation analysis (Attachment 107) shows the proposal will not cross either threshold.

✔ The provision is met.

3.05 Off-Street Parking and Loading
The provisions of this Section shall apply to the following types of development:
A. All requirements and standards of Section 3.05 shall apply to any new building or structure constructed after the effective date of the Woodburn Development Ordinance (WDO).
3.05.02 General Provisions

The applicant's narrative and site plans illustrate that the proposal meets the general provisions, including setbacks, provision of wheel stops, double-striping, and directional markings.

✔ The provisions are met.

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, with a maximum of 20 rack spaces.

Off-Street Parking Ratio Standards Table 3.05A	
Use [1]	**Parking Ratio - spaces per activity unit or square feet of gross floor area**
COMMERCIAL / PUBLIC	

Off-Street Parking Ratio Standards Table 3.05A	
Use [1]	**Parking Ratio - spaces per activity unit or square feet of gross floor area**
20. Commercial and industrial equipment repair	**Greater of 1/ 800 square feet or 1/ employee**
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 Spaces** [1]	**Minimum Van Accessible Spaces**	**Minimum "Wheelchair User Only" Spaces**
26 to 50	**2**	**1**	
1. "Van Accessible Spaces" and "Wheelchair User Only" are included in "Total Accessible Spaces."			

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

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.

At a ratio of 1 stall per 800 sq ft, the minimum parking requirement for a 25,657 sq ft building is 32 parking stalls and the maximum is 64 stalls. The proposal includes a total of 50 parking stalls,

two of which are noted to be accessible stalls and one of them being a “Van Accessible” stall. The proposal also includes 6 bicycle parking stalls.

All stalls are proposed as standard stalls at the 90° angle. Because the stalls on the northern two aisles are noted to have a depth of 18.5 ft, staff adds *Condition of Approval D2* to revise the standard stall depth dimension on the site plan to be 19 ft.

⚠ In order to secure conformance with minimum stall dimensions, staff applies *Condition D2*.

3.05.04 Off-Street Loading
A. Off-street loading spaces shall comply with the dimensional standards and amounts not less than those set forth in this Section (Table 3.05D).
B. The off-street loading facilities shall be on the same lot, or site, as the use or structure they are intended to serve. Required loading spaces and required parking spaces shall be separate and distinct, except that if authorized through a land use decision, a parking area may be used for loading during those times when the vehicle parking area is not in use.
C. Additional design standards apply in the industrial zones (Section 3.07.10.B.2).

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

Because the proposal is located within the IP zone with a total area of 25,657 sq ft, Table 3.05D requires a minimum of 2 loading spaces. The site plan indicates 2 loading spaces that meet the minimum size requirements.

The additional design standards of 3.07.10B.2. are discussed for that particular section on a following page.

✔ The provisions are met.

3.06 Landscaping
3.06.01 Applicability
A. To the site area for all new or expanded non-residential development, parking and storage areas for equipment, materials and vehicles.
3.06.02 General Requirements

The landscape plans illustrate and note that the general provisions are met, except the provision requiring a six inch curb between landscape areas and parking/circulation areas. Staff therefore adds *Condition of Approval D3* to clearly indicate this curbing prior to building permit issuance.

⚠ In order to secure conformance with the general requirements, staff applies *Condition D3*.

3.06.03 Landscaping Standards
A. Street Trees
Within the public street right-of-way abutting a development, street trees shall be planted to City standards, prior to final occupancy.
1. One tree per every entire 50 feet of street frontage shall be planted within the right-of-way, subject to vision clearance area standards and placement of public utilities.
2. Street trees shall be planted according to the property's zoning, and the abutting street's classification in the Transportation System Plan:
b. Medium trees shall be planted along Service Collector and Access/Commercial Streets;

Marion County Assessor records indicate the property has 45.67 ft of frontage on Progress Way therefore no street trees are required.

✔ The provisions are met.

B. Site landscaping shall comply with Table 3.06A.

Planting Requirements Table 3.06A		
Location	**Planting Density, Minimum**	**Area to be Landscaped, Minimum**
Setbacks abutting a street	**1 PU/15 square feet**	**Entire setback excluding driveways**
Buffer yards	**1 PU/20 square feet**	**Entire yard excluding off-street parking and loading areas abutting a wall**
Other yards	**1 PU/50 square feet**	**Entire yard, excluding areas subject to more intensive landscaping requirements and off-street parking and loading areas**
Off-street parking and loading areas	• **1 small tree per 10 parking spaces; or [1]** • **1 medium tree per 15 parking spaces; or [1]** • **1 large tree per 25 parking spaces [1]** **and**	• **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**

Planting Requirements Table 3.06A		
Location	**Planting Density, Minimum**	**Area to be Landscaped, Minimum**
	• 1 PU/20 square feet excluding required trees [2]	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

1. Trees shall be located within off-street parking facilities, in proportion to the distribution of the parking spaces.
2. Required landscaping within a setback abutting a street or an interior lot line that is within 20 feet of parking, loading and circulation facilities may also be counted in calculating landscaping for off-street parking, loading and circulation areas.

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	0.5 PU / lineal foot of	Minimum 1 foot high,

Plant Unit (PU) Value Table 3.06B		
Material	**Plant Unit (PU) Value**	**Minimum Size**
brick, stone or similar material except CMU [2]	**greatest dimension**	**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 lines 8 through 15.**		

Per Table 3.06A, the proposal has four yard types to address:

- Setback abutting a street – a 10-ft deep portion of perimeter landscaping area along the driveway that abuts the Progress Way ROW.
- Buffer yards – the portion of perimeter landscaping area abutting the CO-zoned property to the south (1175 Mt Hood Avenue, Tax Lot 051W08BC00800).
- Other yards – all other perimeter landscaping areas.
- Off-street parking and loading areas – a landscaping requirement based on the total area of new paved parking, loading, and circulation area, which can overlap other yard types.

The landscaping plans indicate a total Setback abutting a street area of 60 sq ft and a total planting of 3 Plant Units (PUs), which equates to a ratio of 1 PU per 20 sq ft and does not meet the WDO requirement (1 PU per 15 sq ft).

The landscaping plans indicate a total Buffer yard area of 2,816 sq ft and a total planting of 141 Plant Units (PUs), which equates to a ratio of 1 PU per 20 sq ft and meets the WDO requirement (1 PU per 20 sq ft).

The landscaping plans indicate a total Other yard area of 16,516 sq ft and a total planting of 825 PUs, which equates to a ratio of 1 PU per 20 sq ft and exceeds the WDO requirement (1 PU per 50 sq ft).

The applicant submitted a Variance request for the Off-street parking and loading area landscaping requirement therefore staff addresses this requirement under the Variance Provisions section on a following page.

■ The provisions are met, except that the applicant included a variance request for Off-street parking and loading area landscaping requirements therefore staff addresses this requirement under the Variance Provisions section on a following page.

3.06.05 Screening

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

Screening Requirements Table 3.06D			
N = No screening required F = Sight-obscuring fence required W = Architectural wall required D = Architectural wall, fence, or hedge may be required in the Design Review process			
Adjacent properties – zone or use that receives the benefit of screening → / Property being Developed – must provide screening if no comparable screening exists on abutting protected property ↓	CO zone	IP, IL, or SWIR zone	P/SP zone
IP, IL, or SWIR zone	W[3]	D	D
3. Six to nine feet in height			

As noted for the analysis of setbacks in 2.04, the lot abuts the IP, IL, P/SP, and CO zones. Per Table 3.06D, an Architectural Wall is required between the IP and CO zones. The site plan indicates an architectural wall will be constructed along the portion of the property boundary that abuts the CO zone, though no height dimension is provided. Staff therefore applies *Condition of Approval D4a* to secure conformance with the height requirement of Table 3.06D. prior to building permit issuance.

Per the site plan, the applicant is not proposing an exterior recycling and trash enclosure.

⚠ The requirements are met with *Condition D4a*.

3.06.06 Architectural Walls
A. This Section shall apply to required architectural walls in all zoning districts.
B. Design Standards and Guidelines
1. An architectural wall shall meet the texture, color, and articulation requirements on the face away from the proposed development.
2. An architectural wall should meet the texture, color, and articulation requirements on the face toward the proposed development.
3. An architectural wall shall have a minimum three inch horizontal articulation of at least one linear foot of the wall of intervals not more than 40 feet; and
4. An architectural wall shall have a minimum six inch vertical articulation of at least one linear foot of the wall of intervals not more than 40 feet.
5. An architectural wall shall incorporate at least two colors.
6. An architectural wall shall have an earth tone coloration other than grey on at least eighty percent (80%) of the surface.
7. An architectural wall shall be architecturally treated with scoring, texture, or pattern on at least

eighty percent (80%) of the surface.

The submitted materials do not address the Architectural Wall design criteria of 3.06.06B. therefore staff applies *Condition of Approval D4b* to secure conformance prior to building permit issuance.

✘ The provisions are not met. Staff applies *Condition D4b* to have the applicant submit materials indicating the Architectural Wall conform with all texture, color, and articulation requirements.

3.06.07 Significant Trees on Private Property

The site had a number of significant trees with the majority clustered in the southwest corner of the property. The applicant obtained approval to remove two of them through Significant Tree Removal Permit TREE 2019-10 – a 54-inch oak and 24-inch oak. The applicant opted not to remove the 54-inch oak but removed a 38-inch oak along the west property line that was not approved to be removed. To mitigate the removal of significant trees, the applicant proposes five new oaks in the southwest corner of the property.

Staff adds *Condition of Approval D5* to secure the protection of the remaining significant trees on-site – the 54-inch oak mentioned above and a 46-inch oak.

⚠ To secure protection of the remaining significant trees on-site, staff adds *Condition D5*.

3.07 Architectural Design
3.07.10 Industrial Zones
A. The following design guidelines shall apply to all structures and buildings in the IP, IL and SWIR zones.

✔ The building is within the IP zone.

B. Design Guidelines
1. Building Bulk and Scale
Long blank walls abutting streets should be avoided. The visual impact of building and scale should be reduced by:
a. Articulating building facades;
b. Landscaping the area abutting building walls, including plant materials that provide vertical accents;
c. Tying building entrances to the overall mass and composition of the building;
d. Minimizing the use of smooth concrete, concrete block and all types of metal siding;
e. Shading colors with brown or black to create earth tones or tinting colors with white to soften the appearance. Day-glow, fluorescent and other intense colors shall be prohibited;
f. Screening exterior building equipment, including roof top equipment, from view; and
g. Altering roof lines, constructing cornices, or parapets that offset the continuous plane of large buildings and extended building lines.

The building elevations show generally what the provisions describe. The office portion of the building will have blue fiber cement siding, while the shop portion will have white metal siding with concrete masonry unit (CMU) cladding around the bottom.

✔ The provisions are met.

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

The site plans show the two designated loading areas meeting these provisions.

✔ The provisions are met.

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

The lot does not abut residentially zoned or used property. Staff adds *Condition of Approval D6* to require all proposed lighting fixtures be full cut-off or fully shielded so as to not encroach into public streets.

⚠ The requirements are met with *Condition D6*.

4. Solar Access Protection
Obstruction of existing solar collectors on abutting properties by site development should be minimized.

The site plans and building elevations show the proposal meeting this requirement.

✔ The provisions are met.

Variance Provisions

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 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.

The applicant has requested a Variance to the "Off-street parking and loading area" yard landscaping requirement in Table 3.06A. The required planting density is 1 small tree per 10 parking spaces, 1 medium tree per 15 parking spaces, or 1 large tree per 25 parking spaces; and 1 Plant Unit (PU) per 20 square feet of paved parking/loading/circulation area. The applicant's request is to modify the planting density to instead be 1 PU per 109 sq ft.

The Variance narrative indicates a total paved parking/loading/circulation area of 122,465 sq ft. At a required ratio of 1 PU per 20 sq ft, the associated PU requirement is 6,123 PUs. The

landscaping plans indicate the landscape areas around the building and parking aisles total 3,203 sq ft and will be planted with 161 PUs. Considering footnote 2 of Table 3.06A, the 969 PUs noted for the other three applicable yard types can be counted towards the Off-street parking and loading requirement as well, resulting in a total Off-street parking and loading area planting of 1,130 PUs – meeting the requested planting density of 1 PU per 109 sq ft, or 1,124 PUs.

Regarding burden and hardship, the applicant's Variance narrative states:

> "The required 1 Plant Unit/per 20 square feet of landscaped area is excessive for this type of use and creates a burden for the developer, which would make it difficult to develop the property and meet the other requirements like parking and maneuvering area.
> The proposed development is for an industrial site for construction equipment repair. The faculty requires a lot of hard surface for the large construction equipment."

Staff concurs with the applicant. The hardship is created by the applicant to the extent that it is a consequence of their needs as a company to reasonably use their industrially-zoned property for the daily functions of an industrial business. Staff identifies this as a common issue that industrial proposals throughout the city struggle with. The WDO does not distinguish landscaping requirements for industrial uses, which are generally more private and needing greater paved areas, from that of commercial or residential uses, which are generally oriented and designed for interaction with the public.

Regarding impacts to adjacent properties, the applicant's Variance narrative states:

> "This is not a public facility and will not accommodate the public.
> The intent of landscaping is to provide adequate buffers and open space areas. There is a total of 22,595 square feet of landscaped area throughout the site, which provides more than adequate landscaping, therefore, meeting the intent,
> The variance will not impact the existing or potential uses on or adjacent to the development. The structures on the property will be setback from any property lines."

Staff generally concurs. For industrial zones, landscaping is primarily used to help screen uses from public view, and to a lesser degree, to help mitigate heat, noise, and air pollution onto neighboring properties. To that end, perimeter landscaping takes on much greater importance than internal landscaping and the applicant is proposing all perimeter landscaping at a density of 1 PU per 20 sq ft, the planting density associated with Buffer yards (Table 3.06A).

Staff therefore supports the Variance request with the following conditions:

- To bolster landscaping between the subject property and the Progress Way ROW, staff applies *Condition of Approval V1a* to increase planting density of the perimeter

landscape area along the northern side of the driveway/flag pole to 1 PU per 15 sq ft, the required planting ratio for setbacks abutting a street.

- To bolster landscaping between the subject property and N. Front Street ROW, staff applies *Condition of Approval V1b* to increase planting density of the perimeter landscape area along westerly property line abutting the railroad ROW to 1 PU per 15 sq ft (the required planting ratio for setbacks abutting a street), and *Condition of Approval V2* to add six additional trees in the roughly 300 ft north of the public utility easement for the public water line.

Additionally, as noted in the "Public Works Comments April 16, 2020" (Attachment 101A), no trees can be planted within public utility easements. Staff adds *Condition of Approval V3* to relocate the T-3 tree in the southeastern corner of the property to be outside of the 30-ft storm easement, instead of removing it.

✔ The provisions are met with *Conditions V1*, *V2*, and *V3*.

Recommended Conditions of Approval

General

G1. Prior to building permit issuance, the applicant shall submit revised 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-PW. Public Works: Follow the attached "Public Works Comments April 16, 2020" (Attachment 101A).

Design Review 2019-14

D1. Fences/fencing: To meet WDO 2.06.02, the applicant shall demonstrate conformance with applicable requirements for the proposed fencing through the fence permit process of 5.01.03.

D2. Parking stall dimension: To meet WDO 3.05.03D. and Table 3.05C, the applicant shall revise plans to show all standard parking stall depths to be 19 feet.

D3. Landscaping: To meet WDO 3.06.02I., the applicant shall clearly illustrate and note on plans the required curbing between landscape areas and parking/circulation areas; curb design is per Public Works Department Standard Specifications and Drawings 4100-2 "Type 'C' Curb".

D4. Screening:

a. To meet WDO 3.06.05A. and Table 3.06D, the applicant shall revise plans to indicate height of the required Architectural Wall between IP and CO zones.
b. To meet WDO 3.06.06B., the applicant shall submit materials indicating the Architectural Wall conforms with all texture, color, and articulation requirements.

D5. Tree preservation: The applicant shall protect the preserved significant trees pursuant similar to City of Portland Title 11.60.030, specifically either the subsections set of C.1.a.(1), (3) and C.1.b., e., & f. (clear and objective) and D.; or, the subsections set of C.2.a., b., & d.-f. (arborist's discretion) and D. as modified below and shall do so between Design Review approval and issuance of certificate of occupancy (C of O):

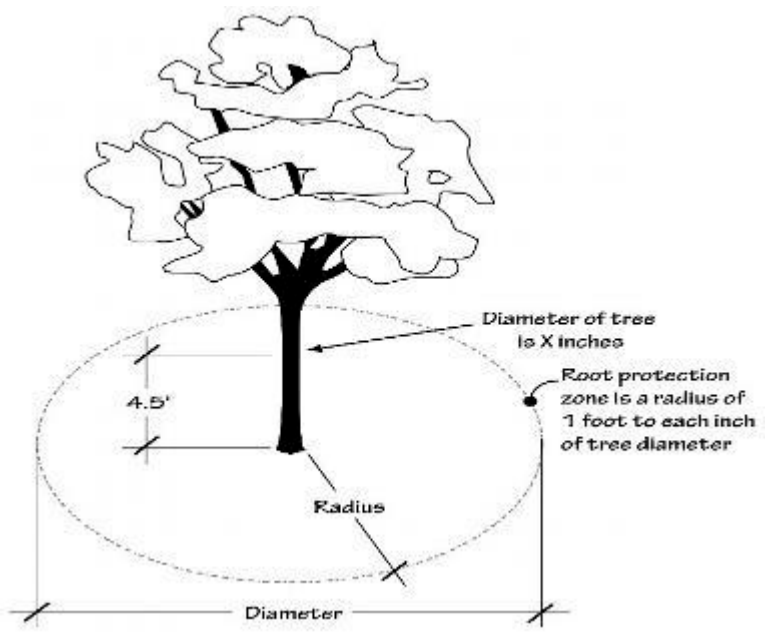
> C. Protection methods. The Tree Plan shall show that the contractor adequately protects trees to be preserved during construction using one of the methods described below:

1. Clear & Objective Path.

    a. A root protection zone is established as follows:

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

Figure 80-2
Root Protection Zone

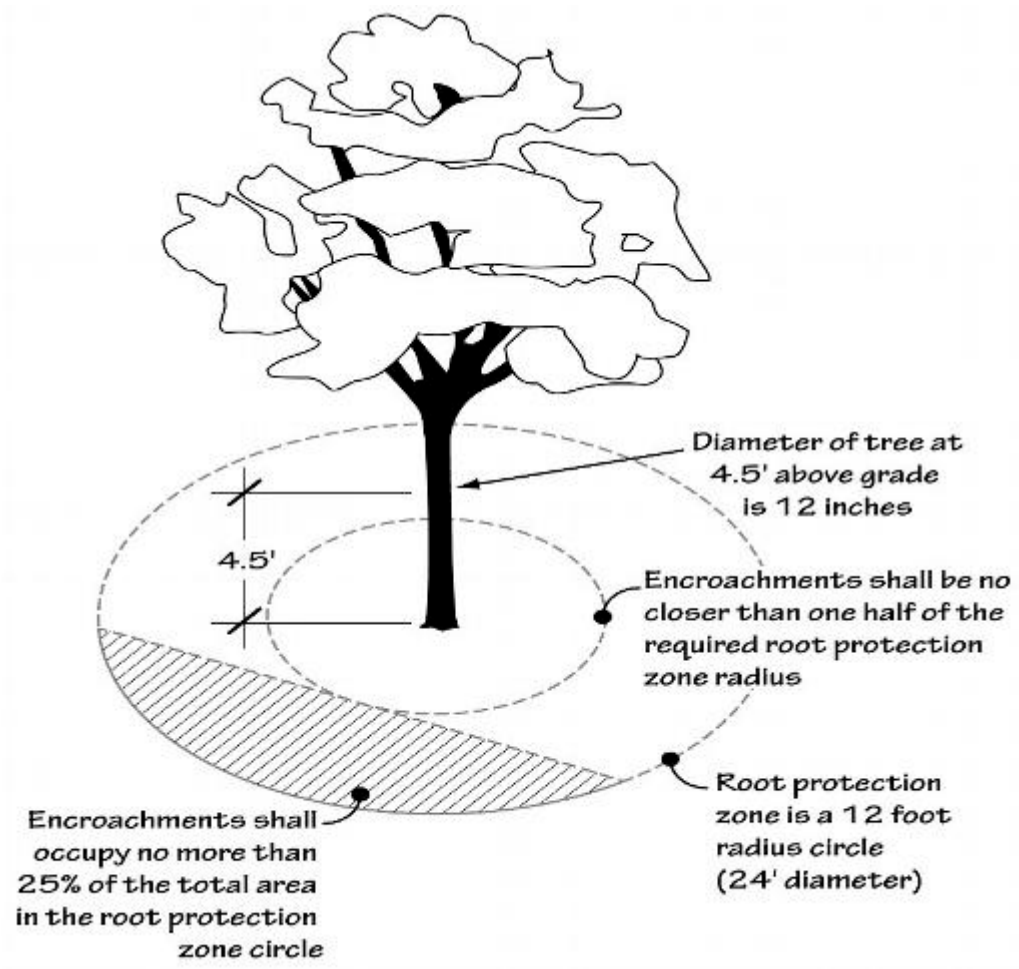


(3) Existing encroachments into the root protection zone, including structures, paved surfaces and utilities, may remain. New encroachments into the root protection zone are allowed provided:

(a) the area of all new encroachments is less than 25 percent of the remaining root protection zone area when existing encroachments are subtracted; and

(b) no new encroachment is closer than 1/2 the required radius distance (see Figure 60-1);

Figure 60-1
Permissible RPZ Encroachments



b. Protection fencing

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

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

e. The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area: ground disturbance or construction activity including vehicle or equipment access (but excluding access on existing streets or driveways), storage of equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation or fill, trenching or other work activities; and

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

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

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

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

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

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

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

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

D6. Exterior lighting: To meet WDO 3.07.10B.3., all exterior light fixtures shall be full cut-off or fully shielded.

Variance 2020-02

V1. The applicant shall revise landscape plans to illustrate and note a minimum planting density of 1 Plant Unit (PU) per 15 square feet (sq ft) of landscape area for the following locations. Required PUs shall be satisfied by materials identified in Table 3.06B.

a. The strip of landscape area on the north side of the driveway / flag pole of the lot, which Sheet L1.1 notes to be 2,325 sq ft.
b. The strip of perimeter landscape area along the west property line abutting railroad ROW, which Sheet L1.2 and L1.3 note as 2,848 and 2,595 sq ft, respectively.

V2. The applicant shall revise landscape plans to illustrate and note six new trees in the perimeter landscape area along the west property line abutting railroad ROW, in the roughly 300 ft north of the public utility easement for the public water line. Trees shall be of Large category per Table 3.06B and spaced 50 ft on-center. This can be used towards satisfying Condition V1.b.

V3. The applicant shall relocate the T-3 tree in the southeastern corner of the property to be outside of the 30-ft public utility easement. Staff recommends shifting this row of trees north towards the pedestrian walkway.

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 subject approval.

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. Easements:
   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 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. The Public Works Department Engineering Division has document templates for easement dedications that applicants are to use. Public utility easement (PUE) dedications are due prior to building permit issuance per Public Works policy.
   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.

5. 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.

6. 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.

7. 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.

8. 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.

9. Franchises: The applicant provides for the installation of all franchised utilities and any required easements.

10. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a "Hot Tap" method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.

11. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in the communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.

12. Fire: Fire protection requirements must comply with the Woodburn Fire District standards and requirements. Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.

13. SDCs: The developer pays System Development Charges prior to building permit issuance. Staff will determine the water, sewer, storm and parks SDCs after the developer provides a complete Public Works Commercial/Industrial Development information sheet.

I&E Construction Yard
DR 2019-14
2215 Progress Way
Public Works Comments

April 16, 2020

REQUIRE PRIOR TO BUILDING PERMIT ISSUANCE OR FINAL BUILDING INSPECTION

General Conditions:

1. All work within the public right-of-ways or easements within city jurisdiction shall require plan approval and permit issuance from the Public Works Department. All work in the right-of-way or public utility easement shall be performed in accordance with plans stamped "Approved" by the City Public Works Department and in compliance with City's Standard Specifications, Standard Details and Drawings, and Oregon 2018 Standard Specifications for Construction.

2. System Development fees shall be paid prior to building permit issuance.

3. The Civil Plans shall be stamped by a Professional Engineer.

4. Applicant to dedicate a 5 feet public utility easement, along Progress Way, and a 16 feet wide public utility easement for the new water main. Both easements shall be recorded prior to building permit issuance.

5. Structures and trees are not allowed on public utility easements. Remove proposed tree located in the southeasterly corner of the property, in existing 30 feet storm easement.

6. Applicant to provide a final storm drainage report for the run off detention requirements as per City's Storm Drainage Master Plan. Report shall be stamped by a professional engineer and submitted prior to building permit issuance.

7. 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 in accordance with Public Works Department requirements, specifications, standards and permit requirements.

8. Applicant to provide a one-year maintenance bond for the water main in the amount of a 10% of construction cost. Bond to be provided prior to final building permit inspection.

9. Applicant to provide digital as-built drawings prior to final building permit inspection.

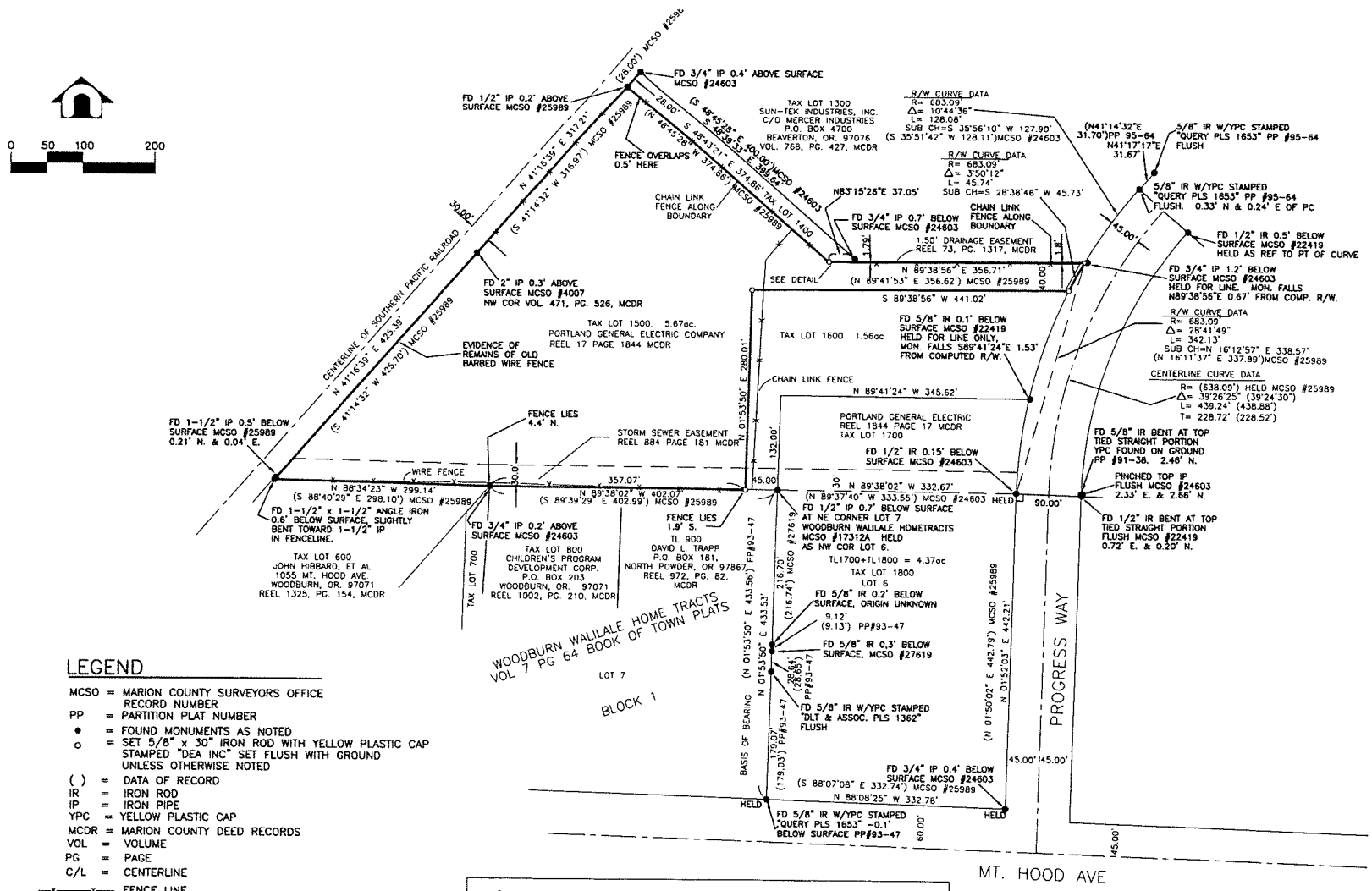
10. The engineer of record shall certify that all public improvements have been constructed in accordance with the approved plans, city standard and specifications, prior to final building inspection. All required inspections and testing reports shall be verified and certified by the Engineer of record. Engineer of Record must provide copies of daily construction inspection reports to the City.

Engineering & Project Delivery
190 Garfield Street • Woodburn, Oregon 97071
Ph. 5030-982-5240 • Fax 503-982-5242

ATTACHMENT 101A

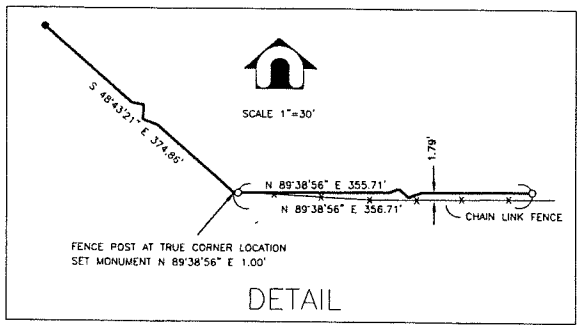
ATTACHMENT 102

RECORD OF SURVEY FOR PORTLAND GENERAL ELECTRIC COMPANY SITUATED IN THE NW 1/4 SEC 8, ALL IN TOWNSHIP 5 SOUTH, RANGE 1 WEST, CITY OF WOODBURN, MARION COUNTY, OREGON



LEGEND

- MCSO = MARION COUNTY SURVEYORS OFFICE RECORD NUMBER
- PP = PARTITION PLAT NUMBER
- ● = FOUND MONUMENTS AS NOTED
- o = SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEA INC" SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- ( ) = DATA OF RECORD
- IR = IRON ROD
- IP = IRON PIPE
- YPC = YELLOW PLASTIC CAP
- MCDR = MARION COUNTY DEED RECORDS
- VOL = VOLUME
- PG = PAGE
- C/L = CENTERLINE
- —x——x— FENCE LINE
- ═══ PROPERTY LINE
- — — — EASEMENT LINE



RECEIVED 09/30/1998 BY MARION COUNTY SURVEYOR. APPROVED FOR FILING ON 10/19/1998

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 16, 1980 GREGORY A. CRITES 1887
RENEWAL 12/31/99

DAVID EVANS AND ASSOCIATES, INC.
530 CENTER ST. NE, SUITE 605
SALEM, OR. 97301-3756 (503) 361-8635

REVISIONS

SCALE: 1"=100' | DESIGN: MTR | 1 OF 2 SHEETS
DATE: 9-25-98 | DRAWN: MTR/CAC
FILE: PGE8098 | CHECKED: MTR/CAC

Owner / Developer:

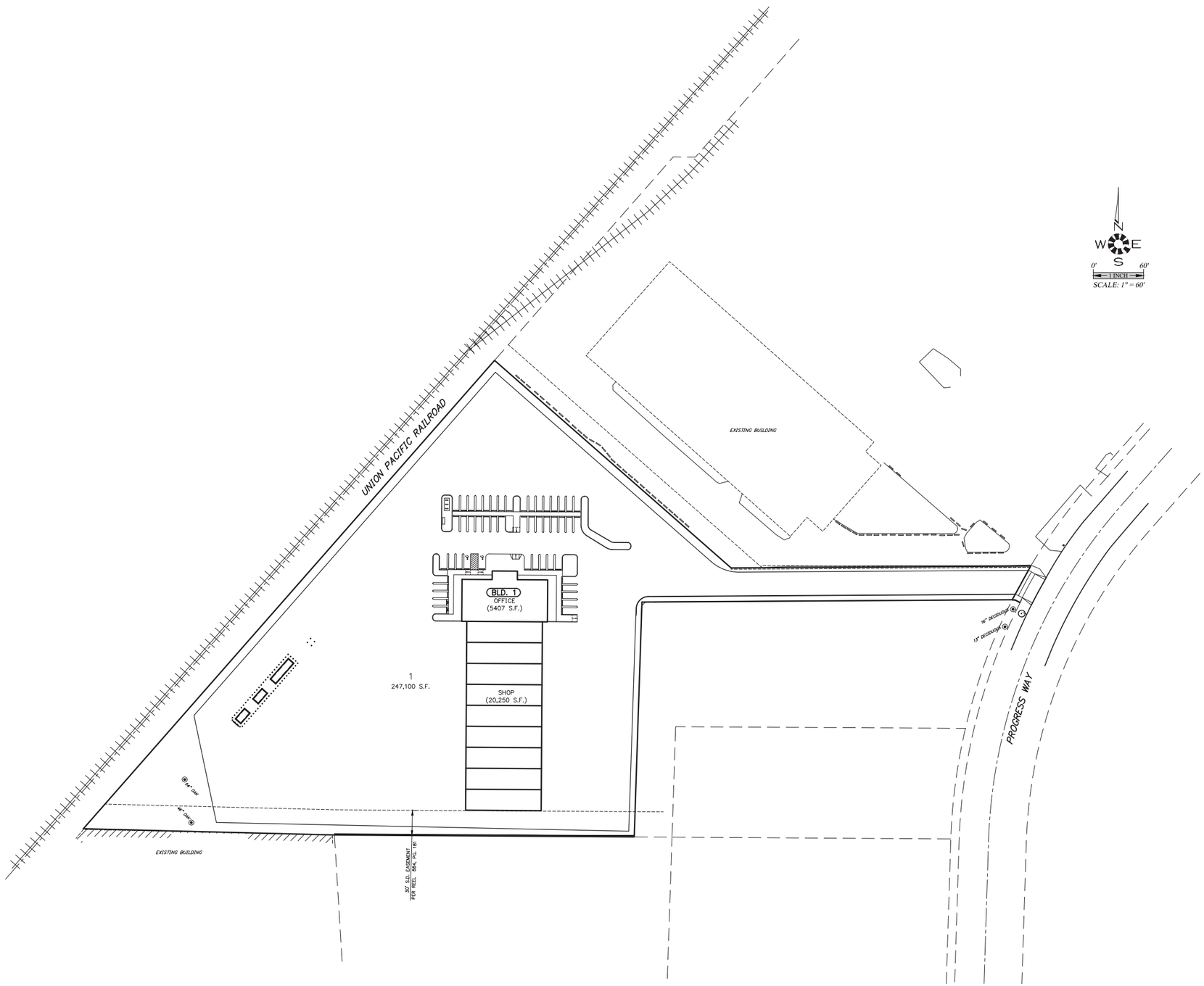
I&E CONSTRUCTION

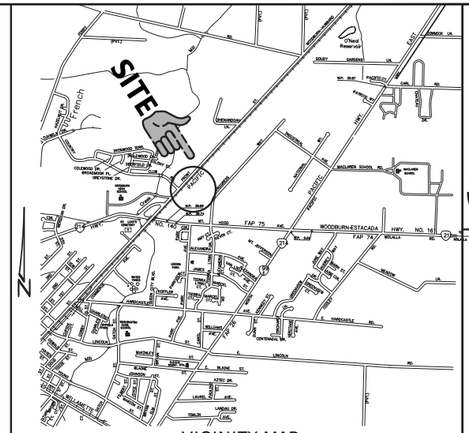
9550 SE CLACKAMAS RD.
CLACKAMAS, OR 97015
(503) 655-7933
KARL@IECON.US

WOODBURN YARD

TAX LOT: 500 & 1500
SEC. 8, T. 5 S., R. 1 W., W.M.
CITY OF WOODBURN
MARION COUNTY, OREGON
SITE SIZE: 5.67 ACRES

B.M. 9415
ELEVATIONS AND CONTOURS ARE BASED ON MARION COUNTY BENCHMARK NO. 9415. THE BENCHMARK IS AN ALUMINUM CAP BEHIND THE CURB ON THE NORTHWEST SIDE OF PROGRESS WAY. THE BENCHMARK HAS AN ELEVATION OF 180.58 FEET ON THE NAVD 88 DATUM.





VICINITY MAP

SHEET INDEX

C1.1 - COVER SHEET
C1.2 - EXISTING CONDITIONS AND TREE PRESERVATION PLAN
C2.1 - CONCEPTUAL SITE PLAN
C2.2 - TRUCK TURNING PLAN
C2.3 - PUBLIC DRIVEWAY IMPROVEMENT
C3.1 - GRADING PLAN
C3.2 - STORM DRAIN PLAN
C4.1 - SANITARY SEWER, DOMESTIC WATER PLAN & FIRE SERVICE PLAN
C4.2 - PUBLIC WATER IMPROVEMENTS
C5.1 - EROSION CONTROL PLAN
C5.2 - EROSION CONTROL NOTES AND DETAILS
C6.1 - DETAIL SHEET
C6.2 - DETAIL SHEET
C6.3 - DETAIL SHEET

ATTACHMENT 103
EXHIBIT A
REC'D 3-10-2020

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL.	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS

EXIST.	PROP.		EXIST.	PROP.	
		BLOW OFF ASSY.			MANHOLE SAN. SEWER
		CATCH BASIN			MANHOLE STORM DRAIN
		CATCH BASIN CLEANOUT			2' DIA. C.O. / M.H.
		CATCH BASIN INLET			MANHOLE TELEPHONE
		CATV PED. / BOX			MANHOLE WATER
		CLEANOUT			REDUCER / INCREASER
		ELEC. PED. / BOX			TEL. PED. / BOX
		FIRE HYDRANT			TRAFFIC PED. / BOX
		GAS LOCATION MARKER			UTILITY / POWER POLE
		GAS VALVE			WATER METER
		MAIL BOX			WATER VALVE

CABLE TELEVISION
CENTERLINE
DITCH C.L.
ELECTRICAL LINE
GAS MAIN
TELEPHONE LINE

SANITARY SEWER EXIST.
SANITARY SEWER PROP.
STORM DRAIN EXIST.
STORM DRAIN PROP.
WATER MAIN EXIST.
WATER MAIN PROP.

MULTI/TECH
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1155 13th ST. S.E. SALEM, OR. 97302
(503) 363-9227 FAX: (503) 364-1260
www.mtengineering.net office@mtengineering.net

COVER SHEET

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872b C1.1-COV

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

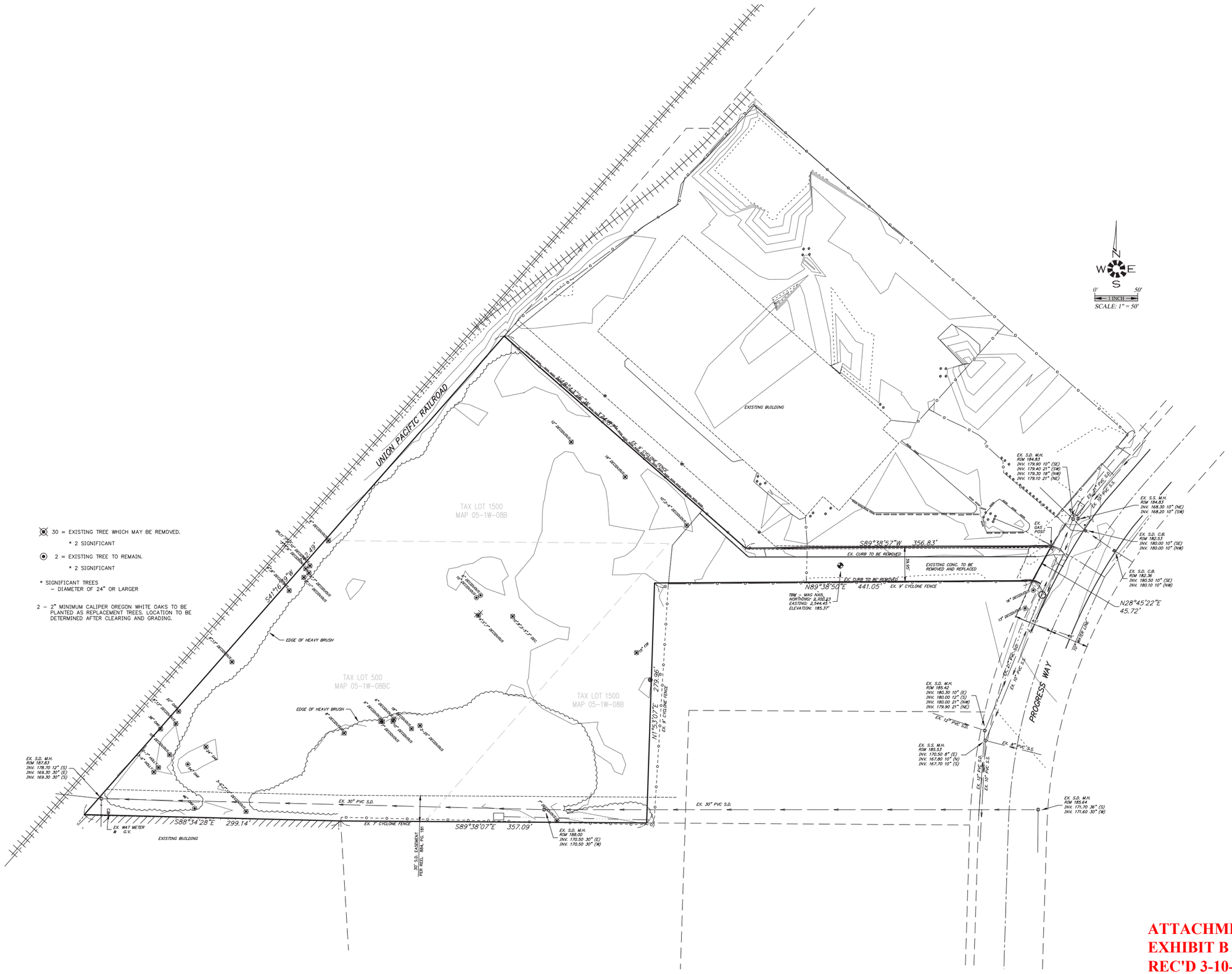
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

C1.1

J:\Mtec\6872-Woodburn Yard(19-203)\Dwg v18\6872b.dwg, C1.1-COV, 3/9/2020 1:05:53 PM, Clsteiner



30 = EXISTING TREE WHICH MAY BE REMOVED.
* 2 SIGNIFICANT

2 = EXISTING TREE TO REMAIN.
* 2 SIGNIFICANT

* SIGNIFICANT TREES
– DIAMETER OF 24" OR LARGER

2 – 2" MINIMUM CALIPER OREGON WHITE OAKS TO BE PLANTED AS REPLACEMENT TREES. LOCATION TO BE DETERMINED AFTER CLEARING AND GRADING.

ATTACHMENT 103
EXHIBIT B
REC'D 3-10-2020

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PH: (503) 363-9227 FAX: (503) 364-1260
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EXISTING CONDITIONS AND TREE PRESERVATION PLAN

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872p C1.2-ECOND

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

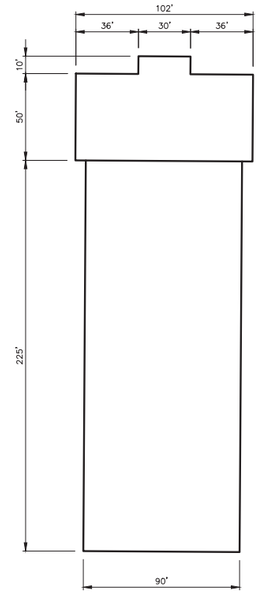
REGISTERED PROFESSIONAL ENGINEER
OREGON
JUN 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

C1.2

J:\Mtx\6872-Woodburn Yard(19-025)\Dwg v18\6872p.dwg, C1.2-ECOND, 3/9/2020 1:06:03 PM, CSchneier



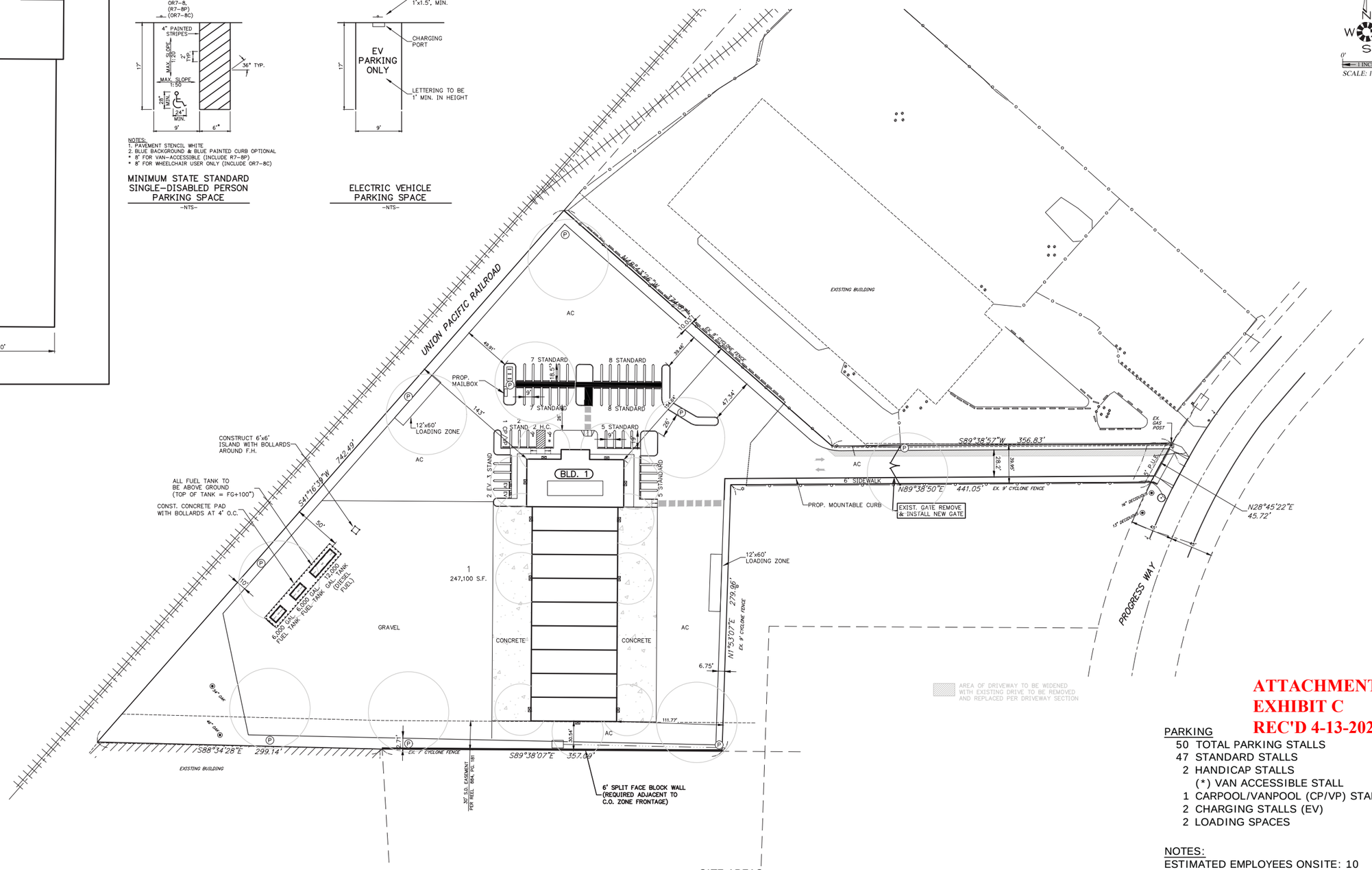
NOTES:
1. PAVEMENT STENCIL WHITE
2. BLUE BACKGROUND & BLUE PAINTED CURB OPTIONAL
* 8' FOR VAN-ACCESSIBLE (INCLUDE R7-8P)
* 8' FOR WHEELCHAIR USER ONLY (INCLUDE OR7-8C)

MINIMUM STATE STANDARD SINGLE-DISABLED PERSON PARKING SPACE

-NTS-

ELECTRIC VEHICLE PARKING SPACE

-NTS-



ATTACHMENT 103
EXHIBIT C
REC'D 4-13-2020

PARKING
50 TOTAL PARKING STALLS
47 STANDARD STALLS
2 HANDICAP STALLS
(*) VAN ACCESSIBLE STALL
1 CARPOOL/VANPOOL (CP/VP) STALL
2 CHARGING STALLS (EV)
2 LOADING SPACES

NOTES:
ESTIMATED EMPLOYEES ONSITE: 10

NO TRASH ENCLOSURE ONSITE.
OWNER TO CONTRACT DIRECTLY WITH TRASH & RECYCLING CENTER FOR DIRECT DELIVERY BY OWNER

✉ – WALL PACK LIGHT

Ⓟ – POLE LIGHT MAXIMUM 14' TALL

BIKE STALLS (6 EA.)

NOTE:
LOCAL OR STATE FIRE MARSHAL TO REVIEW AND APPROVE TANK PROTECTION MEASURES.

SITE AREAS

BOUNDARY	247,100 S.F.
IMPERVIOUS AREA	151,680 S.F.
PERVIOUS AREA	95,420 S.F.

LANDSCAPE AREA

LANDSCAPE BUFFER AREA ADJACENT TO PROPERTY LINES	19,392 S.F.
LANDSCAPE AREAS AT THE PARKING STALLS AND BUILDING	3,203 S.F.

MULTI/TECH
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1155 13th ST. S.E. SALEM, OR. 97302
(503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

CONCEPTUAL SITE PLAN

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872p C2.1-SITE

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

C2.1

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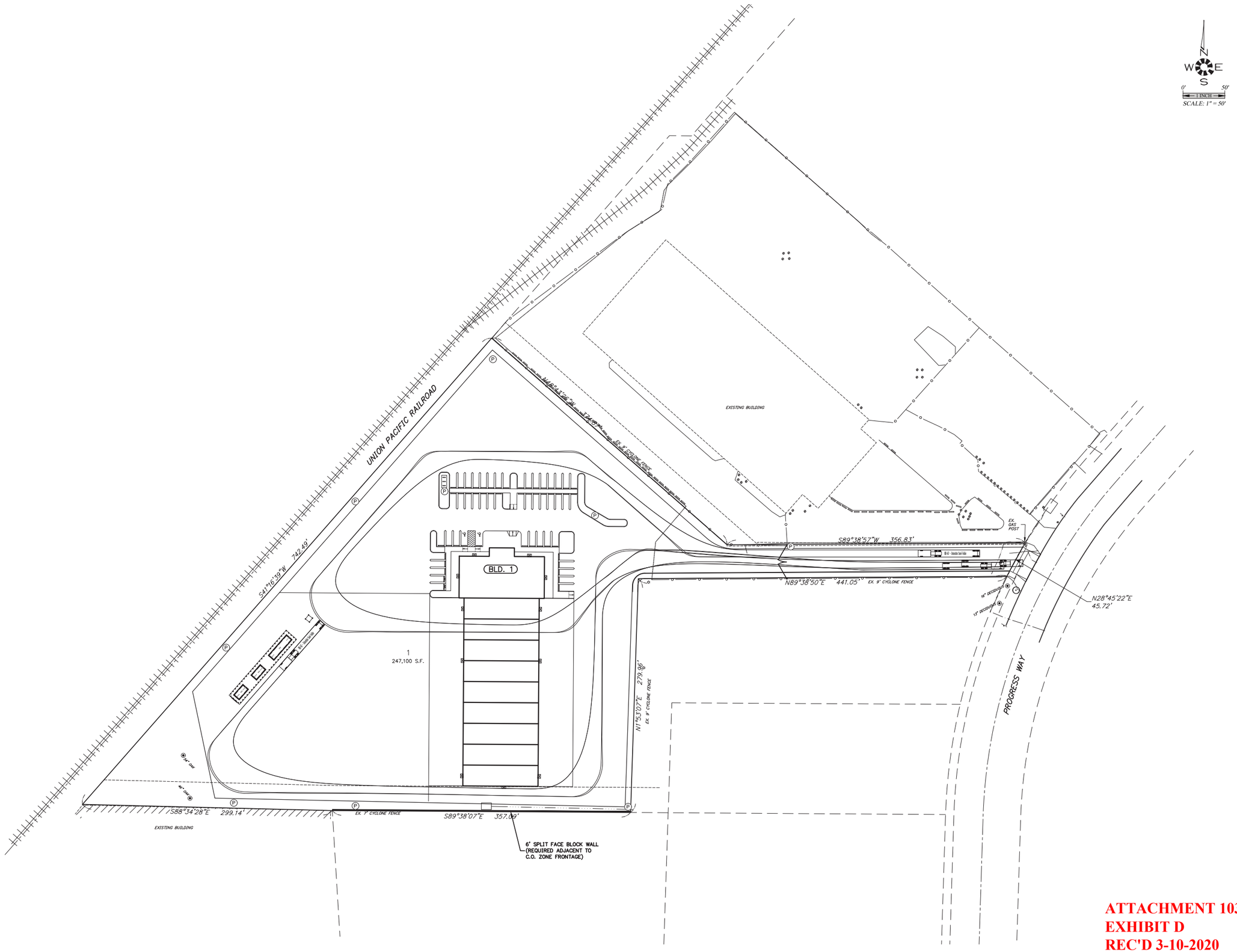

ATTACHMENT 103
EXHIBIT D
REC'D 3-10-2020

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TRUCK TURNING PLAN

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872p C2.2-TRUCK

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

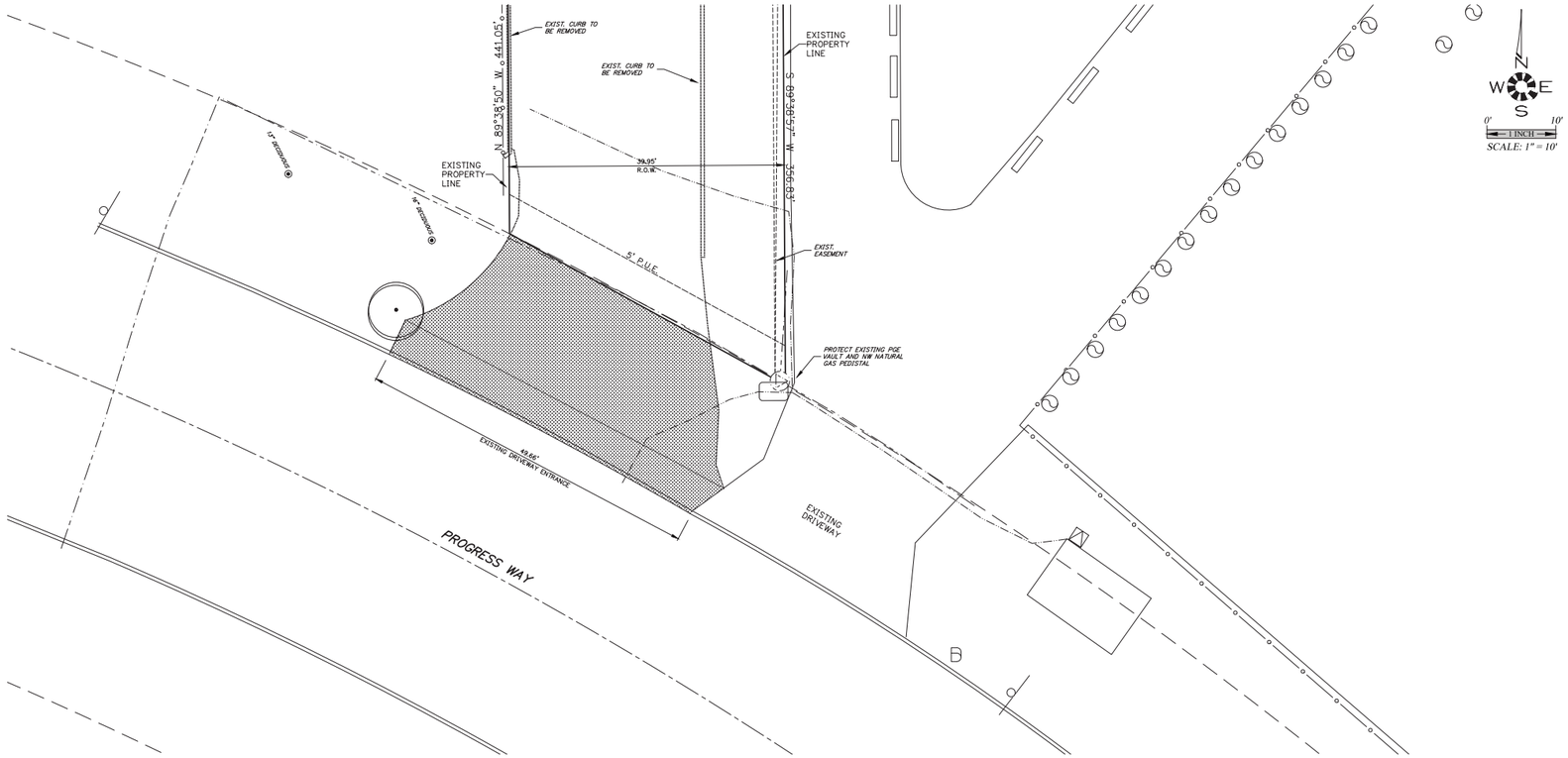
REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

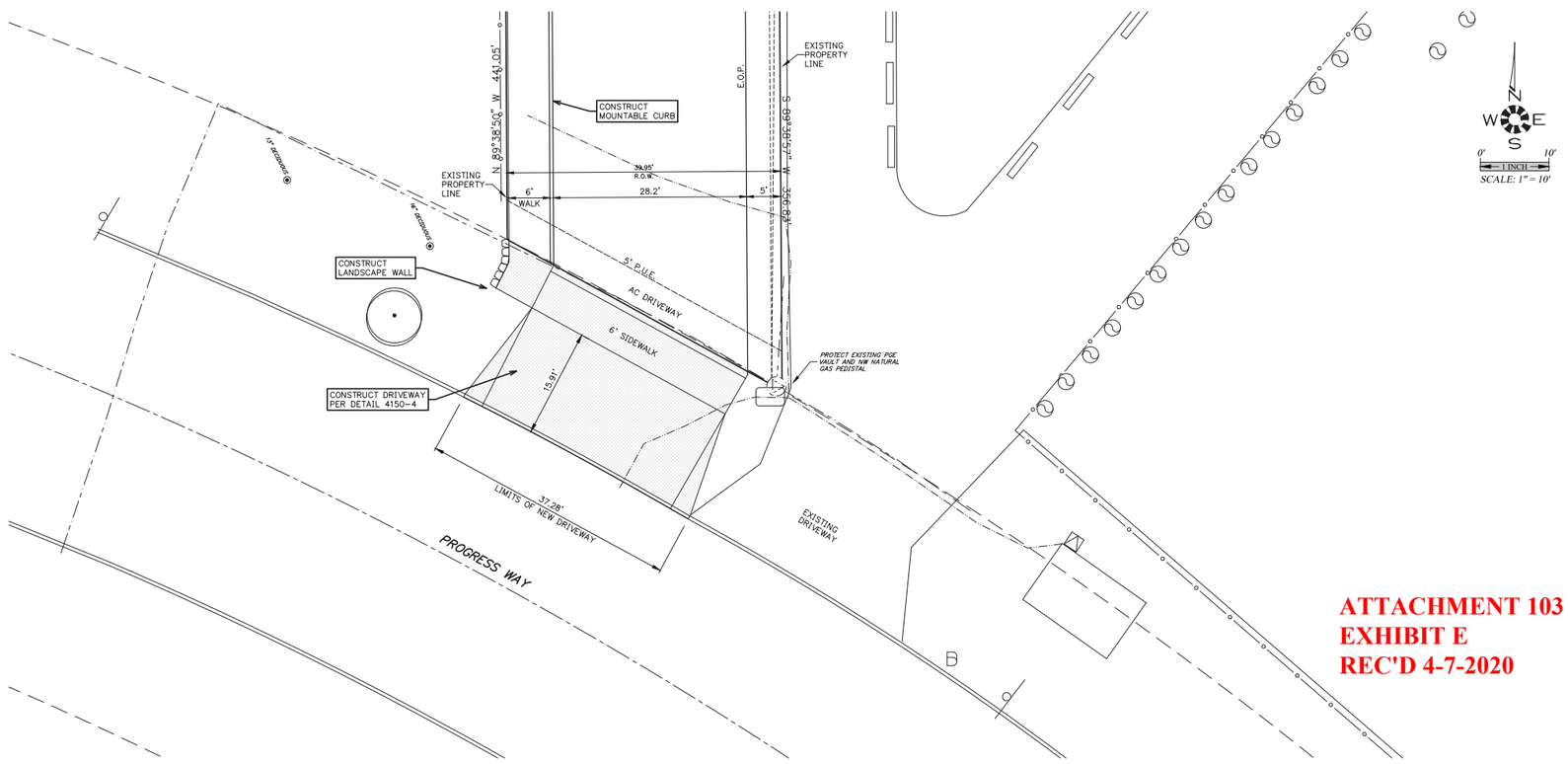
JOB # 6872

C2.2

EXISTING DRIVEWAY TO BE REMOVED AND REPLACED



NEW DRIVEWAY TO BE CONSTRUCTED



ATTACHMENT 103
EXHIBIT E
REC'D 4-7-2020

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
(503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PUBLIC DRIVEWAY IMPROVEMENT

WOODBURN YARD

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872b C2.3-PUB

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

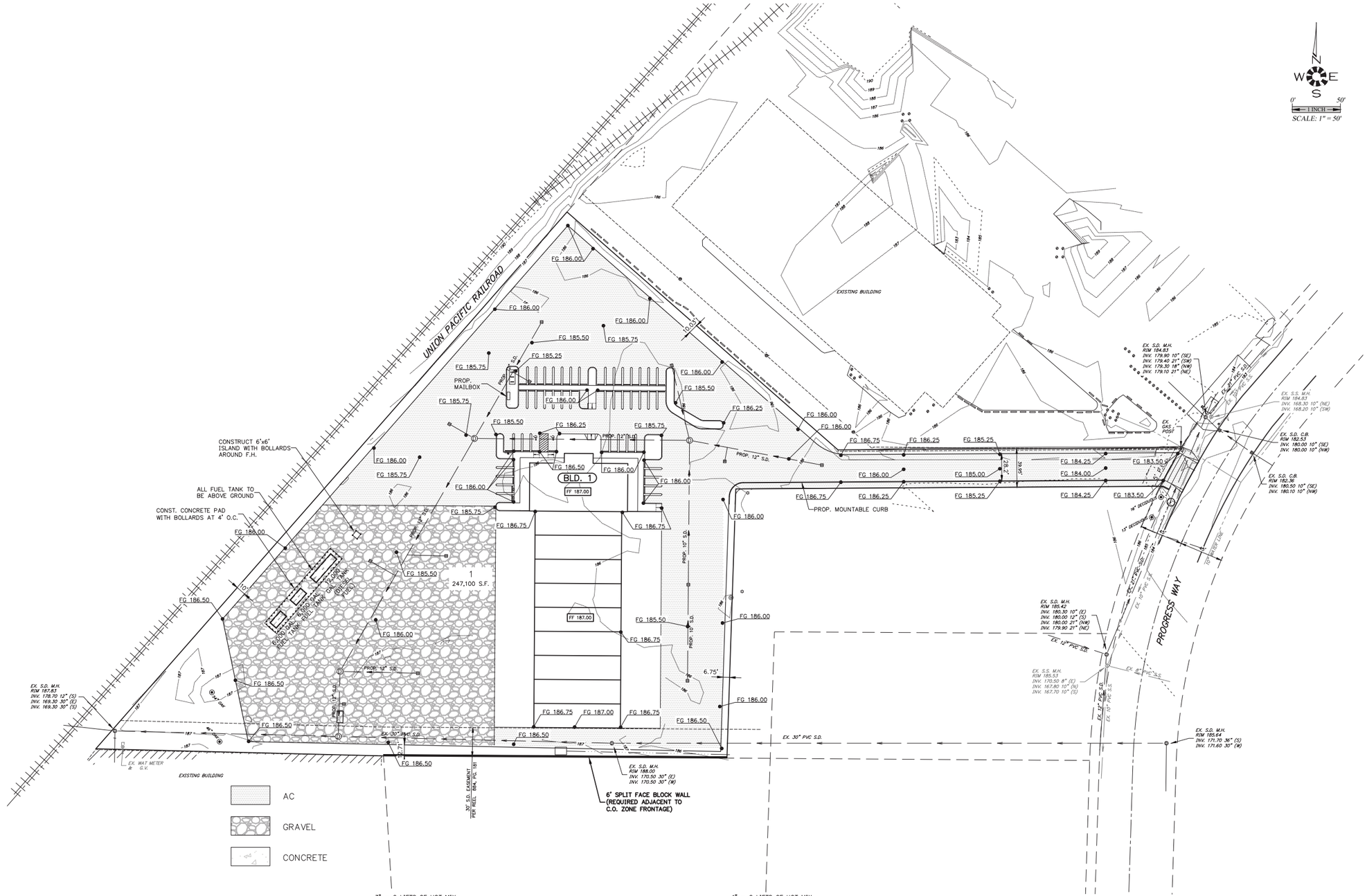
REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 14, 1978
MARK D. GRENZ

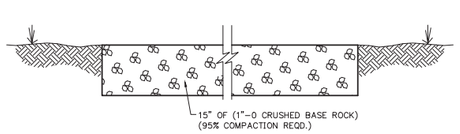
EXPIRES: 06-30-2021

JOB # 6872

C2.3

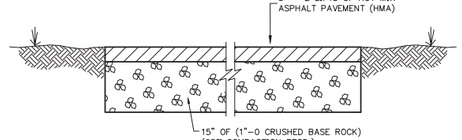
J:\Mtn-L\6872-WoodburnYard(19-023)\Dwg\6872p.dwg, C2.3-PUB, 4/1/2020 9:36:16 AM, CSchreiner





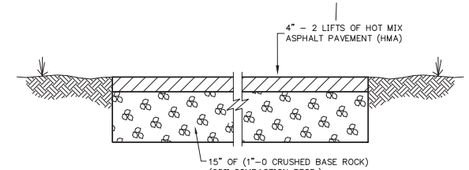
GRAVEL LOT

-NTS-



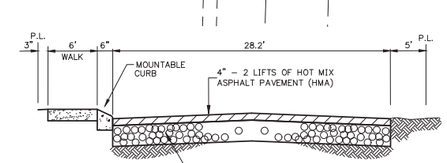
PARKING STALL AT OFFICE

-NTS-



DRIVE AREAS

-NTS-



DRIVEWAY SECTION

-NTS-

PRELIMINARY GRADING NOTES:

1. GEOTECHNICAL ENGINEER TO WITNESS CLEARING AND GRUBBING OPERATION PRIOR TO PLACEMENT OF GRANULAR AND COMPACTED FILL.
2. GEOTECHNICAL ENGINEER TO REVIEW FINAL SUBGRADE PRIOR TO COMPACTED FILL.

ATTACHMENT 103
EXHIBIT F
REC'D 3-10-2020

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
(503) 363-9227 FAX: (503) 364-1260
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GRADING PLAN

WOODBURN YARD

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

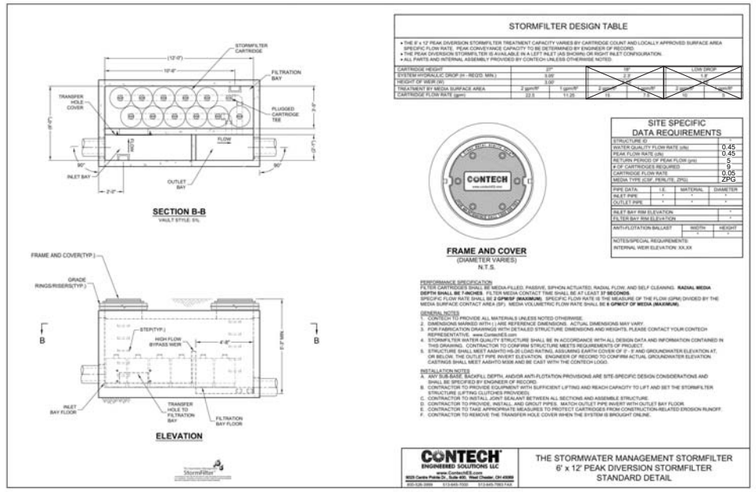
Design:	M.D.G.
Drawn:	C.D.S.
Checked:	J.C.B.
Date:	MAY 2019
Scale:	AS SHOWN

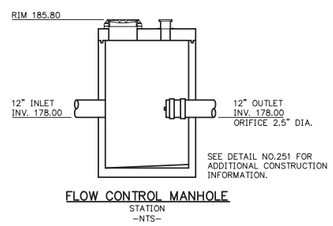
REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 14, 1978 — MARK D. GRENZ

EXPIRES: 06-30-2021

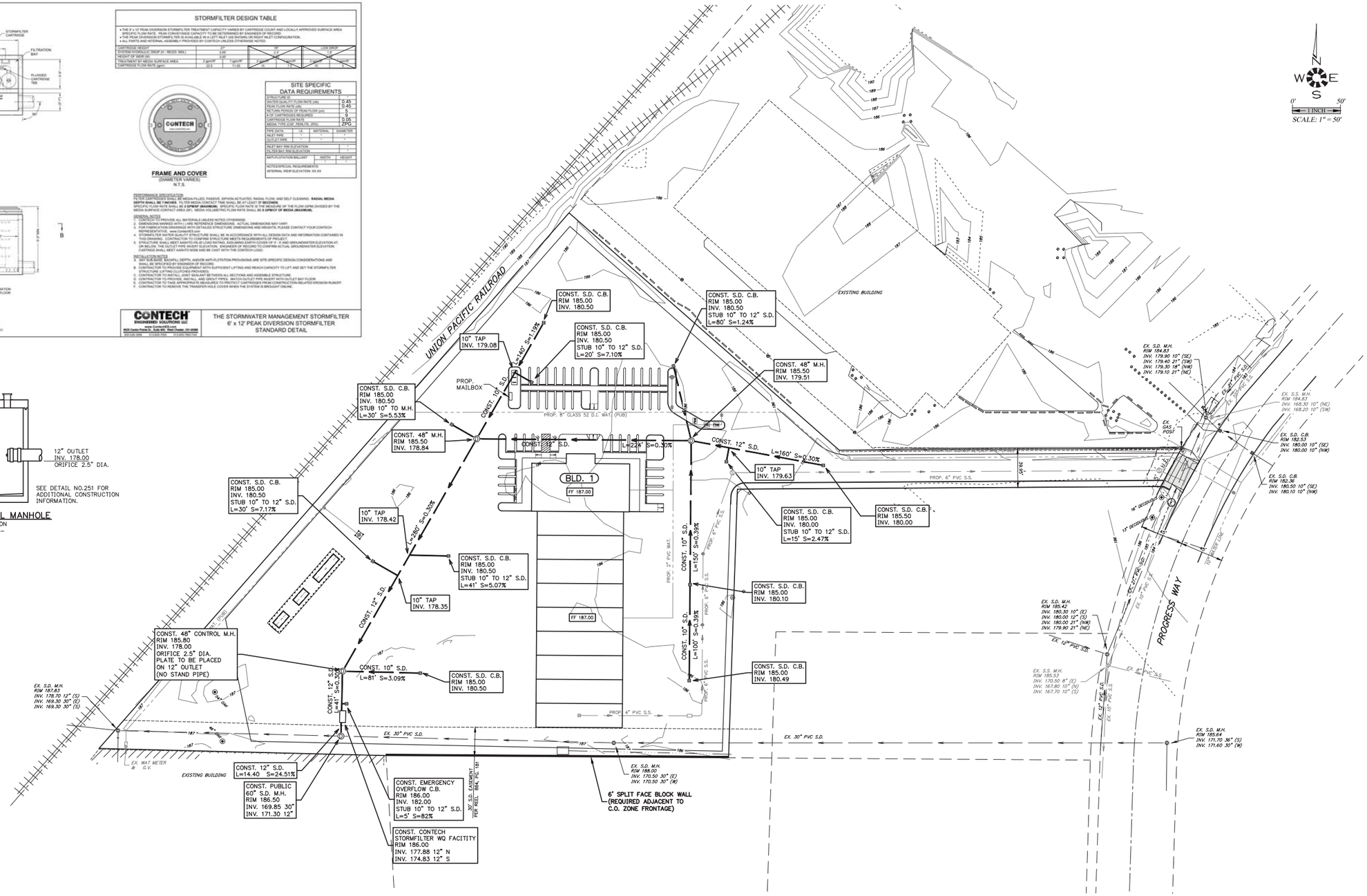
JOB # 6872

C3.1





FLOW CONTROL MANHOLE
STATION
-NTS-



NOTES:
1. STORM SYSTEM IS A PRIVATE SYSTEM BEYOND (NORTH) CONNECTION AT 60" PUBLIC MANHOLE.
2. EXISTING PUBLIC STORM MANHOLES TO BE ADJUSTED TO FINISHED GRADE ONSITE.

ATTACHMENT 103
EXHIBIT G
REC'D 3-10-2020

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(503) 363-9227 FAX: (503) 364-1260
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STORM DRAIN PLAN

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

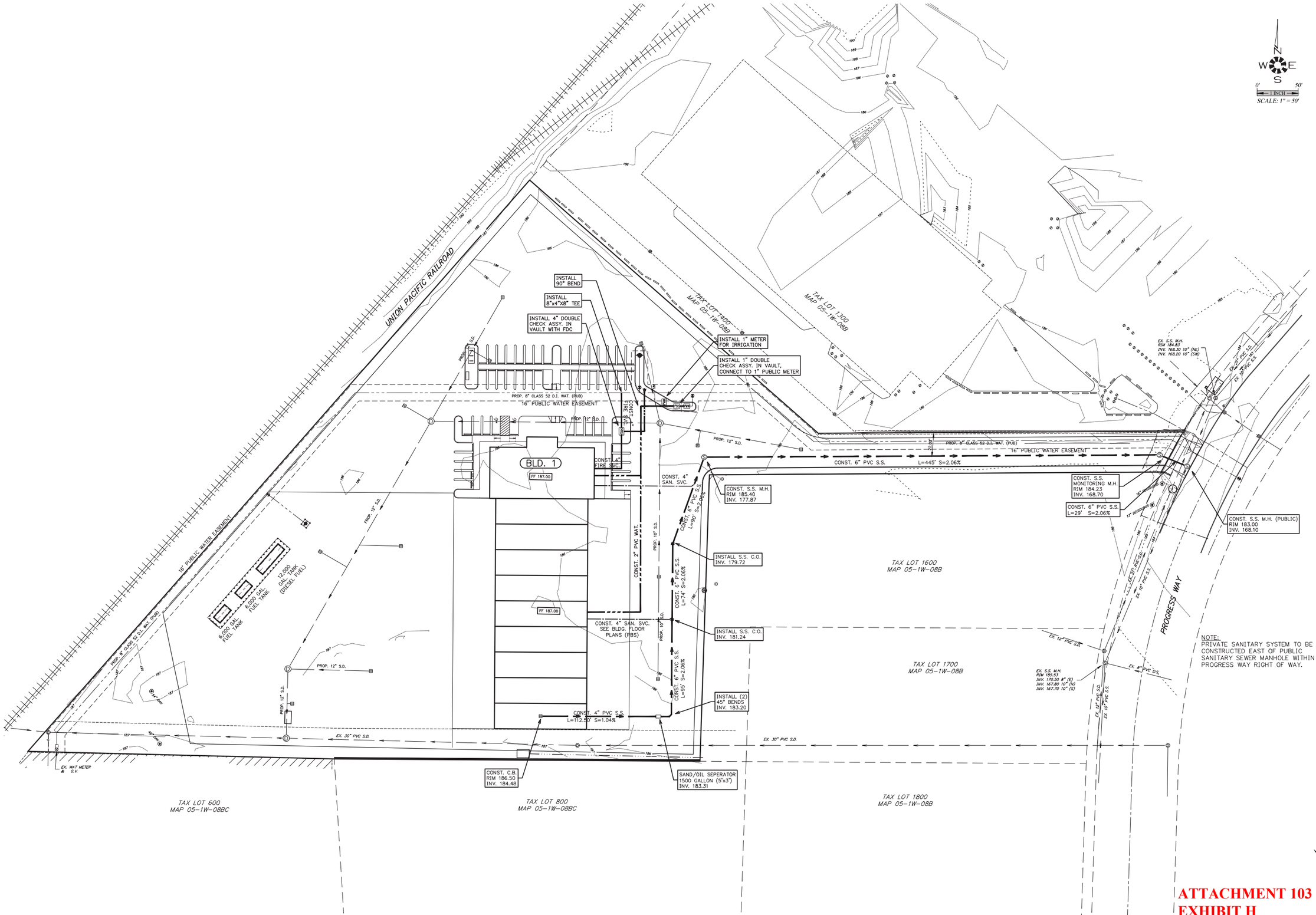
6872p C3.2.DWG

Design:	M.D.G.
Drawn:	C.D.S.
Checked:	J.C.B.
Date:	MAY 2019
Scale:	AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6872

C3.2



NOTE:
PRIVATE SANITARY SYSTEM TO BE CONSTRUCTED EAST OF PUBLIC SANITARY SEWER MANHOLE WITHIN PROGRESS WAY RIGHT OF WAY.

ATTACHMENT 103
EXHIBIT H
REC'D 3-10-2020

MULTI/TECH
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(503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

SANITARY SEWER, DOMESTIC WATER PLAN & FIRE SERVICE PLAN

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872b C4.1-UT

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

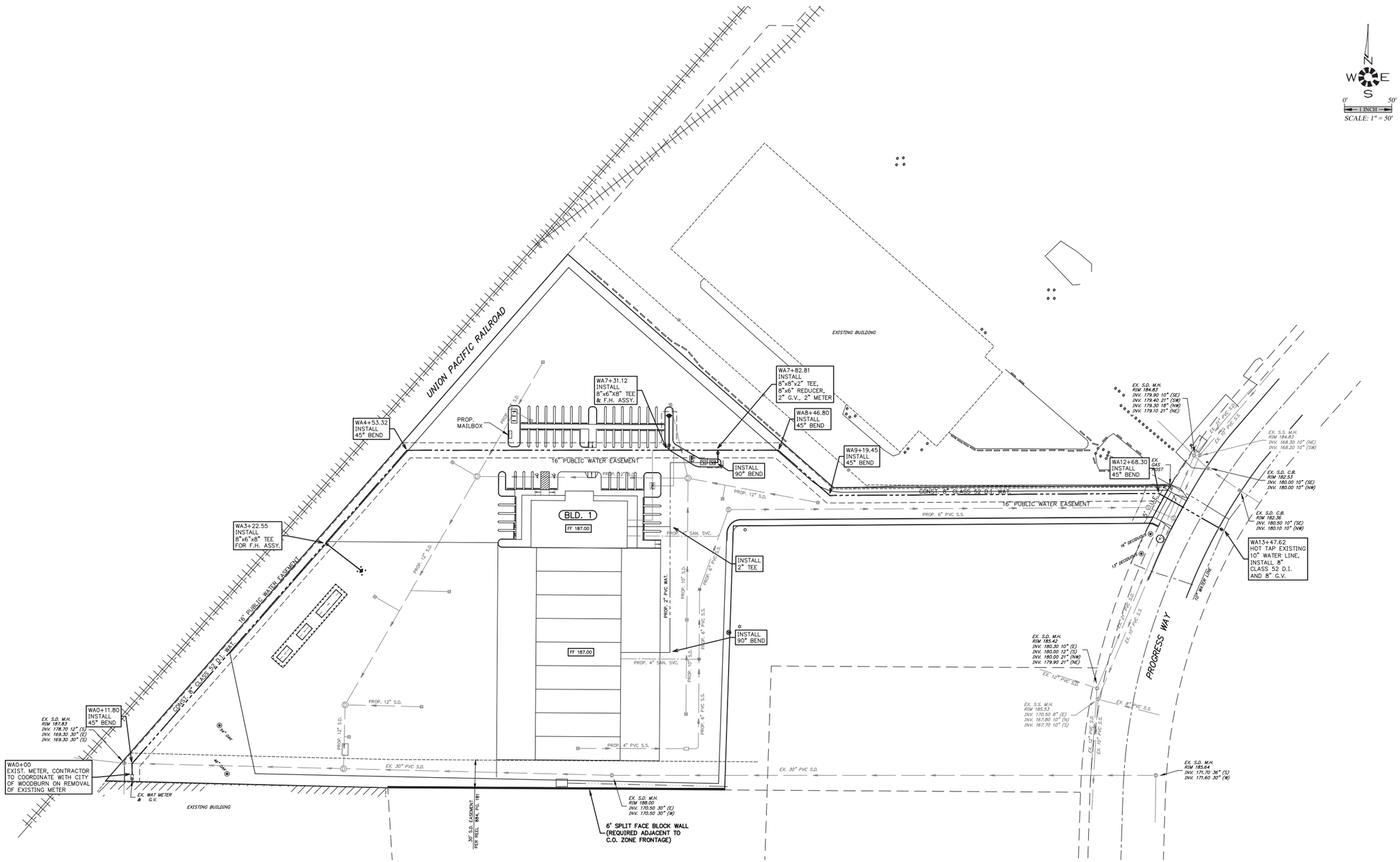
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1995
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

C4.1

J:\Mtech\6872-WoodburnYard(19-025)\Dwg v18\6872b.dwg, C4.1-UT, 3/9/2020 1:07:03 PM, Clsbreiner



ATTACHMENT 103
EXHIBIT I
REC'D 3-10-2020

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
(503) 363-9227 FAX: (503) 364-1260
www.mtengineering.net office@mtengineering.net

PUBLIC WATER IMPROVEMENTS

WOODBURN

YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872p C4.2-WAT

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

C4.2

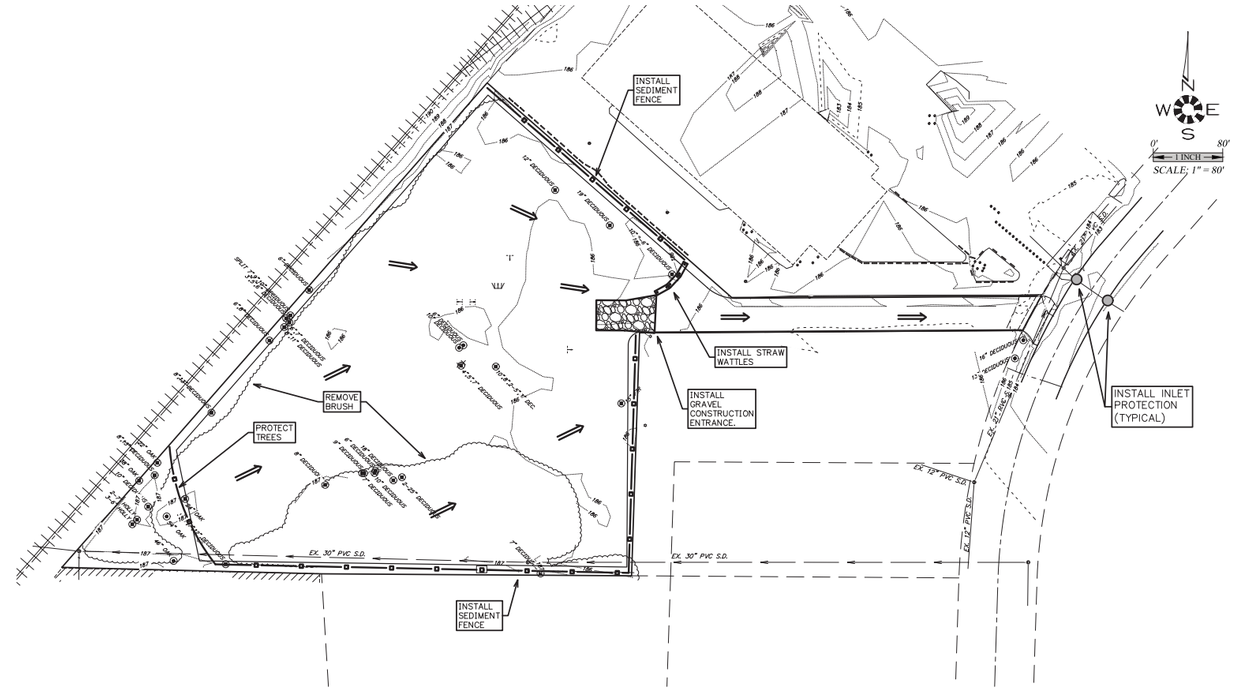
Section 2. Required Inspection Table and ESCP Drawing Standard Notes

When omitting ESCP Narratives, include one electronic version and one complete drawing set, containing a cover sheet with project location, required standard notes and inspection table, all numbered sheets to scale with match lines, and any corresponding ESC detail.

Site Condition	Minimum Frequency
1. Active period	Daily when stormwater runoff, including runoff from snow melt, is occurring. At least once every 14 days, regardless of whether stormwater runoff is occurring.
2. Prior to the site becoming inactive or in anticipation of site inaccessibility	Once to ensure that erosion and sediment control measure are in working order. Any necessary maintenance and repair must be made prior to leaving the site.
3. Inactive periods greater than fourteen (14) consecutive calendar days	Once every month.
4. Periods during which the site is inaccessible due to inclement weather	If practical, inspections must occur daily at a relevant and accessible discharge point or downstream location.
5. Periods during which discharge is unlikely due to frozen conditions.	Monthly. Resume monitoring immediately upon melt, or when weather conditions make discharges likely.

1. Hold a pre-construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.8.c.i.(3))
2. All inspections must be made in accordance with DEQ 1200-C permit requirements. (Schedule A.12.b and Schedule B.1)
3. Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements. (Schedule B.1.c and B.2)
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. During inactive periods of greater than seven (7) consecutive calendar days, the above records must be retained by the permit registrant but do not need to be at the construction site. (Schedule B.2.c)
5. All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Schedule A 8.a)
6. The ESCP must be accurate and reflect site conditions. (Schedule A.12.c.i)
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Schedule A.12.c.iv. and v)
8. Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Schedule A.7.a.iii)
9. Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Schedule A.8.c.i.(1) and (2))
10. Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Schedule A.7.a.v)
11. Maintain and delineate any existing natural buffer within the 50-feet of waters of the state. (Schedule A.7.b.i.and (2(a)(b))
12. Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Schedule A.8.c.i.(5))
13. Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and streambanks. (Schedule A.7.c)
14. Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Schedule A.7.d.i)
15. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Schedule A.8.c.i.(6))
16. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilizations measures are not required for areas that are intended to be left unvegetated, such as dirt access roads or utility pole pads.(Schedule A.8.c.ii.(3))
17. Establish material and waste storage areas, and other non-stormwater controls. (Schedule A.8.c.i.(7))
18. Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities. (Schedule A 7.d.ii and A.8.c.ii(4))

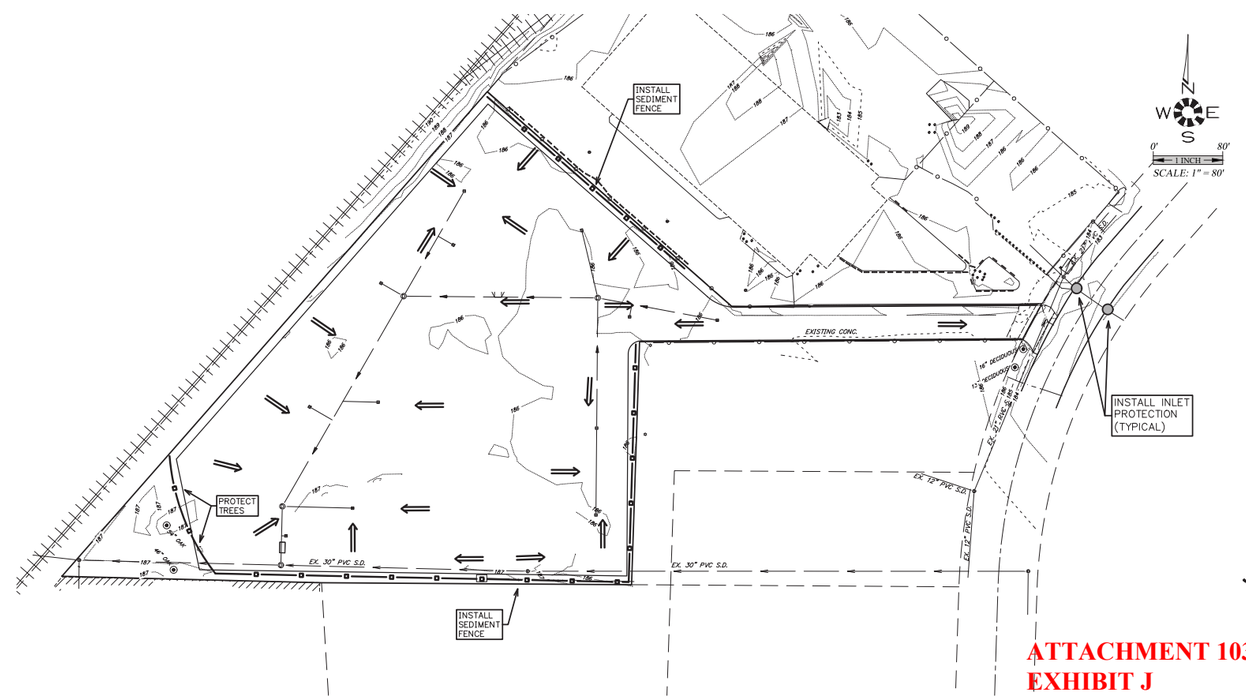
19. When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Schedule A.7.d.ii.(5))
20. Control prohibited discharges from leaving the construction site, i.e., concrete wash-out, wastewater from cleanout of stucco, paint and curing compounds. (Schedule A.6)
21. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations. (Schedule A.7.e.i.(2))
22. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Schedule A. 7.e.iii.)
23. Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Schedule A 7.a.iv)
24. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Schedule A.9.b.iii)
25. If an active treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Schedule A.9.d)
26. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Schedule A 7.b)
27. As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Schedule A 7.e.ii.(2))
28. Construction activities must avoid or minimize excavation and bare ground activities during wet weather. (Schedule A.7.a.i)
29. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Schedule A.9.c.i)
30. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Schedule A.9.c.i)
31. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Schedule A.9.c.iii & iv)
32. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean-up of sediment shall be performed according to the Oregon Division of State Lands required timeframe. (Schedule A.9.b.i)
33. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Schedule A.9.b.ii)
34. The entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method should all construction activities cease for 30 days or more. (Schedule A.7.f.i)
35. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Schedule A.7.f.ii)
36. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained soils must be removed and disposed of properly, unless doing so conflicts with local requirements. (Schedule A.8.c.iii(1) and D.3.c.ii and iii)



1ST - SITE CLEARING

NOTES:
ALL EXPOSED SOILS SHALL BE HYDROSEEDED AS REQUIRED ONCE FINAL GRADING IS COMPLETED PRIOR TO FINAL LANDSCAPING.
HYDROSEED MIXTURE:
40% PERENNIAL RYGRASS
40% CREEPING RED FESCUE
10% COLONIAL BENTGRASS
10% WHITE CLOVER

GRAVEL CONSTRUCTION ENTRANCE
SEDIMENT FENCE
INLET PROTECTION
STRAW WATTLES



2ND - POST SITE GRADING

ATTACHMENT 103
EXHIBIT J
REC'D 12-27-2019

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EROSION CONTROL PLAN

WOODBURN YARD

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

C5.1

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EROSION CONTROL NOTES

1. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

2. THE IMPLEMENTATION OF THESE EPSC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EPSC MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

4. THE EPSC MEASURES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

5. THE EPSC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE EPSC MEASURES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.

6. THE EPSC MEASURES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

7. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THEN 1/3 THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

8. STABILIZED ROCK ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

9. STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.

10. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.

11. SEEDING SHALL BE IRRIGATED BY CONTRACTOR AS NECESSARY UNTILL PLANTS ARE ESTABLISHED.

12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1 THROUGH APRIL 30, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE CITY OF CORVALLIS EROSION PREVENTION AND SEDIMENT CONTROL MANUAL (CHAPTER 3) FOR REQUIREMENTS.

13. THE DEVELOPER SHALL REMOVE EPSC MEASURES ONLY AFTER VEGETATION IS FULLY ESTABLISHED.

SEEDBED PREPARATION

1. TILL TWO INCHES (MINIMUM) OF WELL-ROTTED COMPOST INTO THE UPPER 6-INCHES OF THE ENTIRE SWALE TREATMENT AREA TO ACHIEVE AN ORGANIC CONTENT OF 1 PERCENT OR GREATER. COMPOST SHALL NOT CONTAIN ANY SAWDUST, STRAW, GREEN OR UNDER-COMPOSTED ORGANIC MATTER, OR UNSTERILIZED MANURE.

2. BRING THE SEEDBED AREA TO FINAL GRADE, REMOVE ALL ROCKS AND DEBRIS, AND SMOOTH SURFACE UNDULATIONS LARGER THAN 2 INCHES.

3. THE SEEDBED SHOULD BE FIRM BUT NOT COMPACT. THE TOP 4-6 INCHES OF SOIL SHOULD BE LOOSE, MOIST AND FREE OF LARGE CLODS AND STONES.

4. SEED WITH STANDARD SEE MIX.

5. PROVIDE TEMPORARY IRRIGATION AS NECESSARY FOR SEED GERMINATION AND GROWTH.

6. INSPECT SEEDED AREAS FREQUENTLY TO VERIFY ADEQUATE MOISTURE AND GRASS ESTABLISHMENT. REPAIR ANY DAMAGE FROM RUNOFF AND INSTALL ADDITIONAL EROSION PREVENTION MEASURES AS NECESSARY. RE-SEED AND MULCH DAMAGED OR BARE SPOTS.

DUST CONTROL PLAN

1. SURFACE WATER APPLICATION TO BE USED FOR DUST CONTROL OF EXPOSED SOILS. ONE WATER TRUCK TO BE AVAILABLE DURING DRY WEATHER CONSTRUCTION. WATER TO BE OBTAINED FROM EXISTING FIRE HYDRANT AT THE SE CORNER OF SITE NEAR INTERSECTION OF DECIDUOUS AV. & FORESTER ST., THROUGH METER OBTAINED FROM CITY OF ALBANY PUBLIC WORKS.

2. NO ON-SITE STOCKPILING OF SOIL IS ANTICIPATED, IN THE EVENT THAT SOILS ARE STOCKPILED ON-SITE, COVER WITH 6-MIL PLASTIC SHEETING FOR WIND AND WATER EROSION PREVENTION.

3. ALL MASONRY BLOCKS USED IN BUILDING CONSTRUCTION TO BE WET-CUT FOR DUST CONTROL. AREA AROUND CONCRETE SAW TO BE BERMED AND ACCUMULATED SLURRY DISPOSED OF IN ON-SITE CONCRETE WASHOUT FACILITY.

CITY OF WOODBURN RECOMMENDED STANDARD NOTES FOR EROSION CONTROL PLANS

A. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)

B. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

C. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

D. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

E. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

F. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

G. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

H. AT NO TIME SHALL MORE THAT ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

I. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

J. ALL MATERIALS STOCKPILED FOR EXTENDED PERIODS MUST BE COVERED WITH TEMPORARY EROSION CONTROL MEASURES AND PROTECTED WITH SILT FENCE.

K. IF CONSTRUCTION IS ONGOING BETWEEN SEPTEMBER AND JUNE, ALL SOILS LEFT EXPOSED MORE THAN 10 DAYS MUST BE PROTECTED BY TEMPORARY EROSION CONTROL MEASURES, (I.E. COVERED IN STRAW WITH TACIFIER COVERED WITH PLASTIC).

L. IF AT ANY TIME, CONTRACTOR BELIEVES EXISTING EROSION CONTROL MEASURES ARE INADEQUATE, THEY ARE TO REPORT INADEQUACIES TO THE ENGINEER IMMEDIATELY.

M. AT COMPLETION OF CONSTRUCTION, ALL EXPOSED SOILS MUST BE HYDROSEEDED AND / OR COVERED WITH STRAW AND TACIFIER.

STANDARD NOTES FOR SEDIMENT FENCES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2" X 2" POSTS AND ATTACH AS SHOWN ON FIGURE 3-2.

2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.

3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.

4. STANDARD OR HEAVY DUTY FILTER FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2" X 2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP HILL SIDE OF THE SLOPED AREA.

5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE SLOPED AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.

6. FILTER FABRIC FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

PART II: BMPS WITH ESCP IMPLEMENTATION SCHEDULE FORM

The following controls and practices (BMPs), if appropriate for the site, are required in the ESCP. Submission of all ESCP revisions to DEQ are not required. ESCP revisions must be submitted in 10 days for specific conditions. See 1200-C permit (Schedule A.12.c.iv).

BMPs	YEAR	2019					2020											2021	
	MONTH #	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10	11	12	01	02
Biobags																				
Bioswales																				
Check Dams																				
Compost Berm																				
Compost Blankets																				
Compost Socks																				
Concrete Truck Washout																				
Construction Entrance			X	X																
Dewatering (treatment location, schematic, & sampling plan required)																				
Drainage Swales																				
Earth Dikes (Stabilized)																				
Energy Dissipaters																				
Erosion Control Blankets & Mats (Specify type)																				
Hydroseeding																				
Inlet Protection																				
Mulches (Specify Type)																				
Mycorrhizae/ Biofertilizers																				
Natural Buffer Zone																				
Orange fencing (protecting sensitive/preserved areas)																				
Outlet Protection																				
Permanent Seeding and Planting																				
Pipe Slope Drains																				
Plastic Sheeting																				
Preserve Existing Vegetation																				
Sediment Fencing			X	X	X	X	X	X	X											
Sediment Barrier																				
Sediment Trap																				
Sodding																				
Soil Tackifiers																				
Storm Drain Inlet Protection			X	X	X															
Straw Wattles (or other materials)			X	X																
Temporary Diversion Dikes																				
Temporary or Permanent Sedimentation Basins																				
Temporary Seeding and Planting																				
Treatment System (O & M plan required)																				
Unpaved roads graveled or other BMP on the road																				
Vegetative Buffer Strips																				

Rev. 12/15/15
By: Krista Ratliff

p. 4 of 7

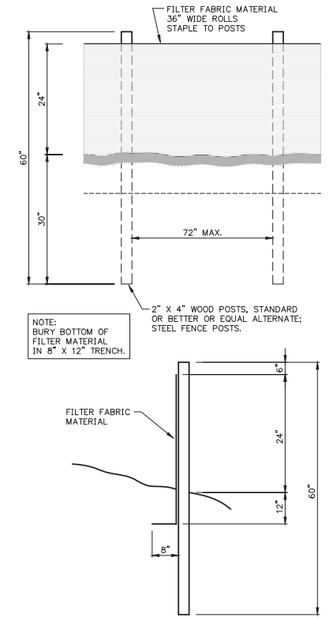
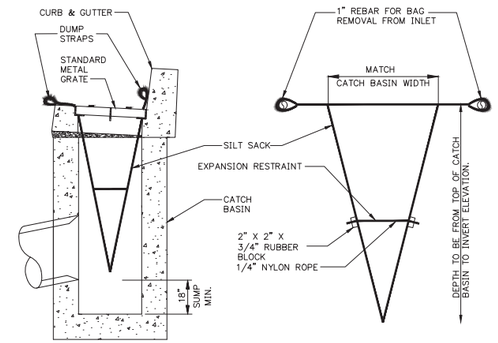


FIGURE 3-2 SEDIMENT FENCE
EROSION CONTROL PLANS
TECHNICAL GUIDANCE HANDBOOK



INSTALLATION DETAIL

BAG DETAIL

NOTES:
1. EMPTY SILT SACK AS NECESSARY.
2. SILTSACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503) 771-5115 OR APPROVED EQUAL.

SILTSACK INLET DETAIL
NTS

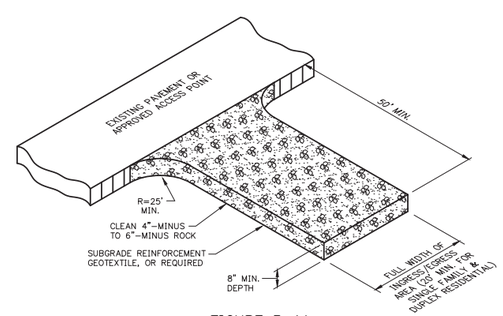
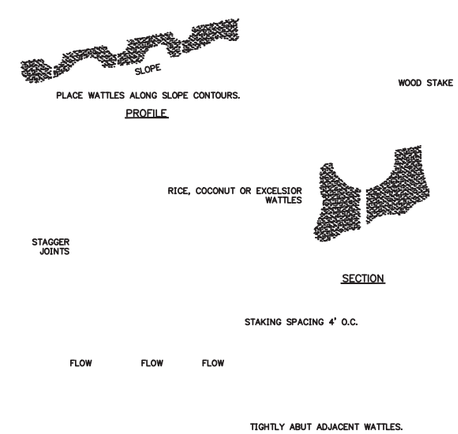


FIGURE 3-1A
GRAVEL CONSTRUCTION ENTRANCE
EROSION CONTROL PLANS
TECHNICAL GUIDANCE HANDBOOK



PLAN VIEW

NOTES:
1. STAKING SPECIFICATIONS:
   a. 1"X2" WOODEN STAKES
   b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSIVE SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940.

ATTACHMENT 103
EXHIBIT K
REC'D 12-27-2019

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EROSION CONTROL NOTES AND DETAILS

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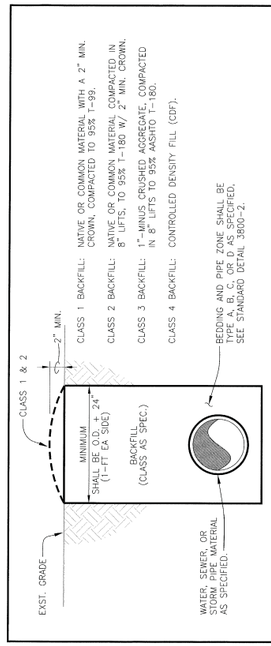


CLASS 1 BACKFILL: NATIVE OR COMMON MATERIAL WITH A 2" MIN. CROWN, COMPACTED TO 95% T-99.

CLASS 2 BACKFILL: NATIVE OR COMMON MATERIAL COMPACTED IN 8" LIFTS, TO 95% T-180 W/ 2" MIN. CROWN.

CLASS 3 BACKFILL: 1"-MINUS CRUSHED AGGREGATE, COMPACTED IN 8" LIFTS TO 95% AASHTO T-180.

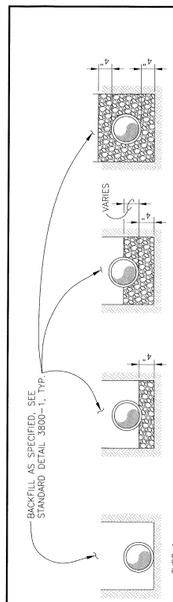
CLASS 4 BACKFILL: CONTROLLED DENSITY FILL (CDF).

NOTES:
1. ENGINEER WILL CONSIDER ADJUSTING USUAL TRENCH WIDTH TO ACCOMMODATE CONDITION ENCOUNTERED.
2. REFERENCE TECHNICAL SPEC. SECTION 3800.
3. FOR HMA TRENCH CAP SURFACE REPLACEMENT SEE DETAIL 3800-5.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE TRENCH BACKFILL

REV: DEC. 2007
SCALE: NTS
DET No. 3800-1



LEGEND
- UNDISTURBED NATIVE SOIL
- 1"-MINUS CRUSHED AGGREGATE, COMPACTED 95 PCT. OF AASHTO T-99

TYPE A – PLACE PIPE BARREL ON UNDISTURBED EARTH.

TYPE B – SUPPORT PIPE ON 4" OF COMPACTED 1"-MINUS CRUSHED AGGREGATE.

TYPE C – PIPE BEDDED WITH 1"-MINUS CRUSHED AGGREGATE FROM 4" BELOW INVERT TO SPRING LINE.

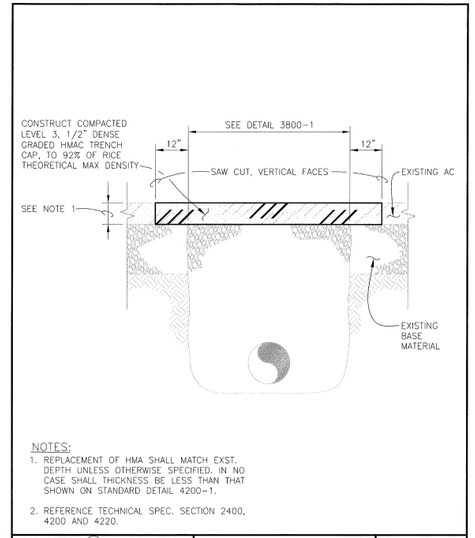
TYPE D – PIPE BEDDED WITH 1"-MINUS CRUSHED AGGREGATE FROM 4" BELOW INVERT TO 4" ABOVE ZENITH.

NOTES:
1. REFERENCE TECHNICAL SPEC. SECTION 3800.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE TRENCH BEDDING AND ZONE

REV: DEC. 2007
SCALE: NTS
DET No. 3800-2

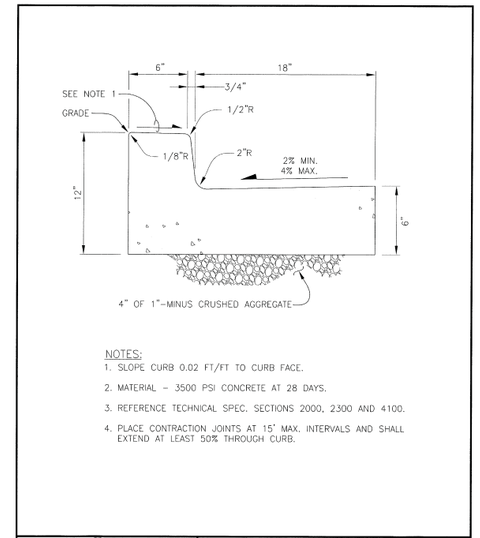


NOTES:
1. REPLACEMENT OF HMA SHALL MATCH EXST. DEPTH UNLESS OTHERWISE SPECIFIED, IN NO CASE SHALL THICKNESS BE LESS THAN THAT SHOWN ON STANDARD DETAIL 4200-1.
2. REFERENCE TECHNICAL SPEC. SECTION 2400, 4200 AND 4220.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

TRENCH CAP

REV: DEC. 2016
SCALE: NTS
DET No. 3800-5

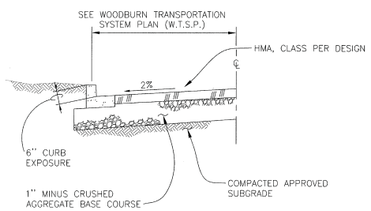


NOTES:
1. SLOPE CURB 0.02 FT/FT TO CURB FACE.
2. MATERIAL – 3500 PSI CONCRETE AT 28 DAYS.
3. REFERENCE TECHNICAL SPEC. SECTIONS 2000, 2300 AND 4100.
4. PLACE CONTRACTION JOINTS AT 15' MAX. INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH CURB.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

TYPE 'A' CURB AND GUTTER

REV: DEC. 2007
SCALE: NTS
DET No. 4100-1



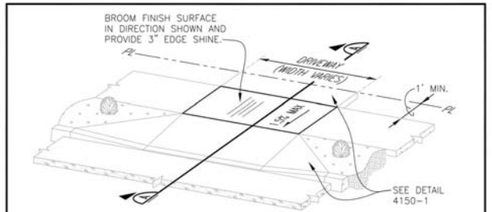
	MINIMUM STREET CLASSIFICATION (PER W.T.S.P.)			
	LOCAL RESIDENTIAL STREET	SERVICE COLLECTOR, ACCESS & INDUSTRIAL STREET	ARTERIAL	
			MINOR	MAJOR
1"-MINUS CRUSHED AGGREGATE BASE COURSE	8"	10"	12"	18"
HOT-MIX ASPHALT PAVEMENT (HMA)	4"	5"	6"	8"

NOTES:
1. FLEXIBLE PAVEMENT STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER USING SUBGRADE REACTION APPROPRIATE FOR THE SITE, TRAFFIC INDEX, AND A 20-YEAR DESIGN LIFE FOR PAVEMENT SYSTEM.
2. STRUCTURE THICKNESSES SHALL NOT BE LESS THAN VALUES FROM TABLE ABOVE.
3. SEE THE WOODBURN TRANSPORTATION SYSTEM PLAN (W.T.S.P) FOR STREET CLASSIFICATION.
4. DESIGN ENGINEER SHALL PROVIDE STRUCTURAL DESIGN CALCS. FOR APPROVAL.

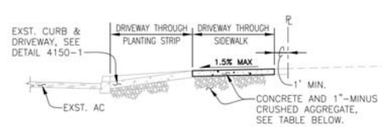
WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

TYPICAL FLEXIBLE PAVEMENT STRUCTURE

REV: JAN. 2009
SCALE: NTS
DET No. 4200-1



PROPERTY LINE SIDEWALK



SECTION A

NOTES:
1. REFERENCE TECHNICAL SPEC. SECTION 4150.
2. PLACE CONSTRUCTION JOINTS AT 5' INTERVALS 1/3 THICKNESS.
3. MATERIAL – 3500 PSI CONCRETE AT 28 DAYS.

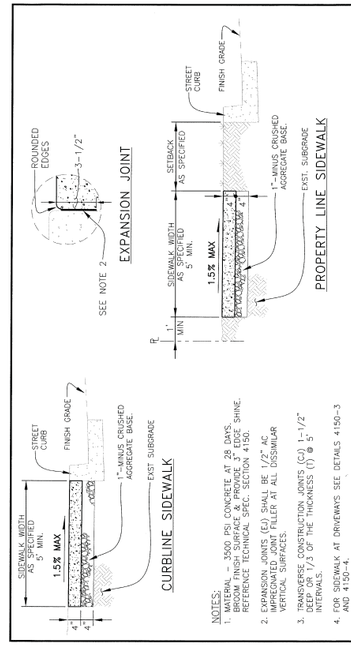
CONCRETE/AGGREGATE BASE THICKNESS AND REINFORCEMENT.

USE	CONC.	1"-MINUS CRUSHED AGGREGATE	REBAR
SINGLE FAMILY RESIDENTIAL	6"	4"	NONE
ALL OTHER	8"	6"	No.4 @ 12"O.C. EACH WAY

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PROPERTY LINE SIDEWALK AT DRIVEWAY

REV: JUNE. 2018
SCALE: NTS
DET No. 4150-4

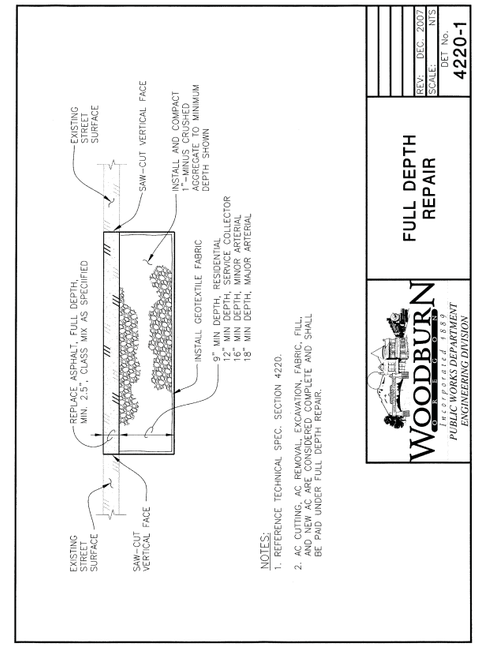


NOTES:
1. MATERIAL – 3500 PSI CONCRETE AT 28 DAYS. REFERENCE TECHNICAL SPEC. SECTION 4150.
2. EXPANSION JOINTS (EJ) SHALL BE 1/2" AC IMPREGNATED JOINT FILLER AT ALL DISSIMILAR VERTICAL SURFACES.
3. TRANSVERSE CONSTRUCTION JOINTS (CJ) 1-1/2" DEEP OR 1/3 OF THE THICKNESS (T) @ 5' INTERVALS.
4. FOR SIDEWALK AT DRIVEWAYS SEE DETAILS 4150-3 AND 4150-4.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

SIDEWALKS

REV: JULY 2018
SCALE: NTS
DET No. 4150-8



NOTES:
1. REFERENCE TECHNICAL SPEC. SECTION 4220.
2. AC CUTTING, AC REMOVAL, EXCAVATION, FABRIC, FILL, AND NEW AC ARE CONSIDERED COMPLETE AND SHALL BE PAID UNDER FULL DEPTH REPAIR.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

FULL DEPTH REPAIR

REV: DEC. 2007
SCALE: NTS
DET No. 4220-1

MULTI/TECH ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
(503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

DETAIL SHEET

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872p 06.1.05

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER — OREGON JULY 14, 1978 — MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

C6.1

ATTACHMENT 103
EXHIBIT L
REC'D 3-10-2020

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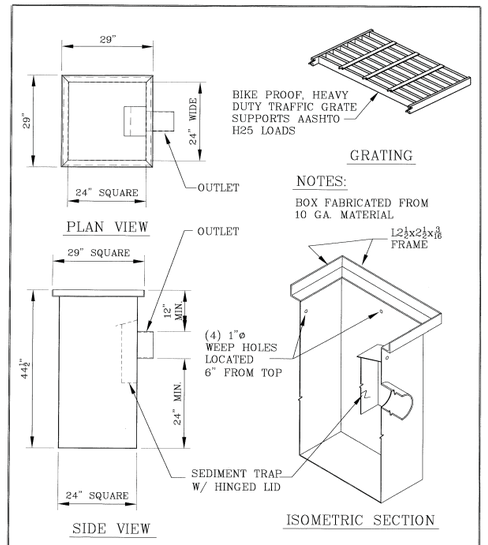


STATE APPROVED – ASPHALT DIPPED

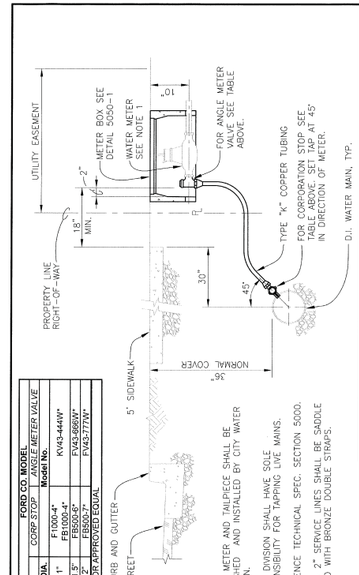
GSB Gibson Steel Basins SINCE 1972
247 Washington St. Eugene, Or. 97401 ph:(541) 687 – 8672 fax:344-0207

24" SQUARE – 4"ø OR 6"ø OR 8"ø OUTLET

STORM WATER CATCH BASIN

PROJ. MAN. DOUG P.	DWN. PAUL G.	SCALE NONE
DATE: JAN. 23, 06	MODEL: MPCB10-42HB-4&6&8-4WH	

DWG # T2



FORD CO. MODEL	
CORP STOP / ANGLE METER VALVE	
DIA.	Model No.
1"	FV43-444W*
1"	FB1000-4*
1.5"	FV43-666W*
1.5"	FB5006*
2"	FV43-777W*
2"	FB5007*
*OR APPROVED EQUAL	

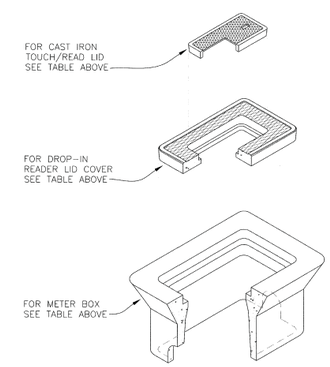
NOTES:
1. WATER METER AND TAILPIECE SHALL BE FURNISHED AND INSTALLED BY CITY WATER DIVISION.
2. WATER DIVISION SHALL HAVE SOLE RESPONSIBILITY FOR TAPPING LIVE MAINS.
3. REFERENCE TECHNICAL SPEC. SECTION 5000.
4. 1.5" & 2" SERVICE LINES SHALL BE SADDLE TAPPED WITH BRONZE DOUBLE STRAPS.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

WATER SERVICE CONNECTION

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

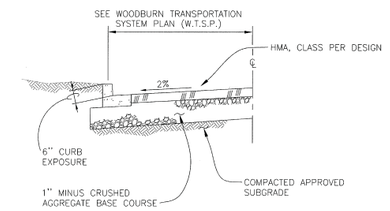
UTILITY VAULT CO.			
	CAST IRON READER LID	DROP-IN READER LID COVER	METER BOX
DIA.	MODEL NO.		
1"	511L-CI*	37-1220C-DRL511*	37-1220*
1.5" & 2"	713L-CI*	65-1528C-DRL713*	65-1528 MB*
* OR APPROVED EQUAL			



WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

METER BOX

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



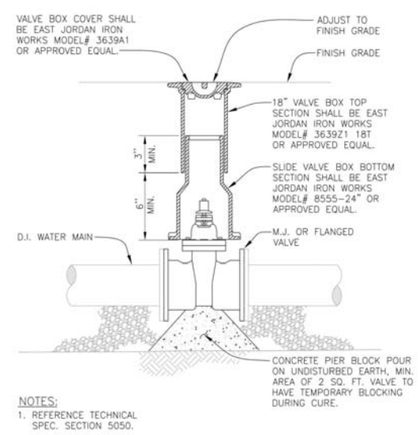
	MINIMUM STREET CLASSIFICATION (PER W.T.S.P.)			
	LOCAL RESIDENTIAL STREET	SERVICE COLLECTOR, ACCESS & INDUSTRIAL STREET	ARTERIAL	
			MINOR	MAJOR
1"-MINUS CRUSHED AGGREGATE BASE COURSE	8"	10"	12"	18"
HOT-MIX ASPHALT PAVEMENT (HMA)	4"	5"	6"	8"

NOTES:
1. FLEXIBLE PAVEMENT STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER USING SUBGRADE REACTION APPROPRIATE FOR THE SITE, TRAFFIC INDEX, AND A 20-YEAR DESIGN LIFE FOR PAVEMENT SYSTEM.
2. STRUCTURE THICKNESSES SHALL NOT BE LESS THAN VALUES FROM TABLE ABOVE.
3. SEE THE WOODBURN TRANSPORTATION SYSTEM PLAN (W.T.S.P) FOR STREET CLASSIFICATION.
4. DESIGN ENGINEER SHALL PROVIDE STRUCTURAL DESIGN CALCS. FOR APPROVAL.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

TYPICAL FLEXIBLE PAVEMENT STRUCTURE

REV: JAN. 2009
SCALE: NTS
DET No. 4200-1

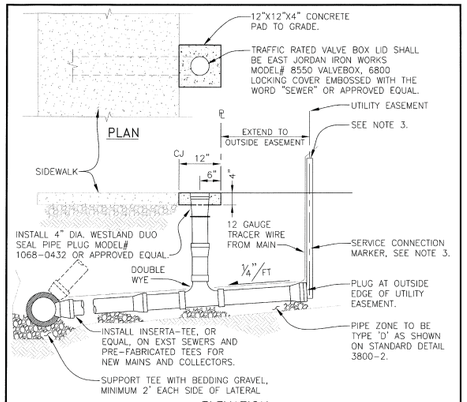


NOTES:
1. REFERENCE TECHNICAL SPEC. SECTION 5050.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

VALVE ASSEMBLY

REV: DEC. 2007
SCALE: NTS
DET No. 5050-2



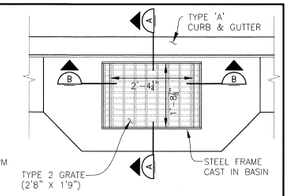
NOTES:
1. PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED.
2. MINIMUM DEPTH AT RIGHT-OF-WAY OR EASEMENT LINE SHALL BE 4 FEET.
3. 2 x 4 FIR. POST TO EXTEND 36" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED GREEN.
4. LAY SANITARY SEWER SERVICE TEE AT MAXIMUM 45°, MINIMUM 20' FROM HORIZONTAL.
5. REFERENCE TECHNICAL SPEC. SECTION 6200.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

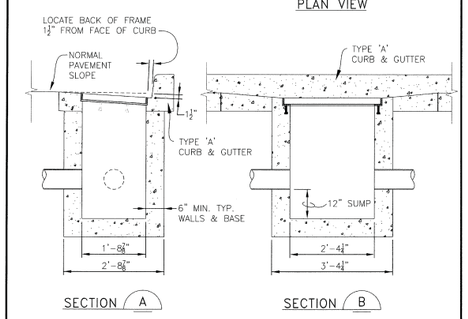
SEWER SERVICE CONNECTION

REV: DEC. 2007
SCALE: NTS
DET No. 6200-3

NOTES:
1. MATERIAL – 3500 PSI CONCRETE AT 28 DAYS.
2. PRECAST INLETS MUST BE REVIEWED AND APPROVED BY PUBLIC WORKS PRIOR TO INSTALLATION.
3. CAST IN PLACE SHALL BE CONSTRUCTED AT THE MINIMUM DIMENSIONS SHOWN.
4. CONCRETE INLETS SHALL CONFORM TO ODOT STD DRAWING RD364.



PLAN VIEW



WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

INLET

REV: AUG. 2009
SCALE: NTS
DET No. 7100-4

ATTACHMENT 103
EXHIBIT M
REC'D 12-27-2019

MULTI/TECH ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
(503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

DETAIL SHEET

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872b C6.2-05

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER 8634 OREGON JULY 14, 1978 MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6872

C6.2

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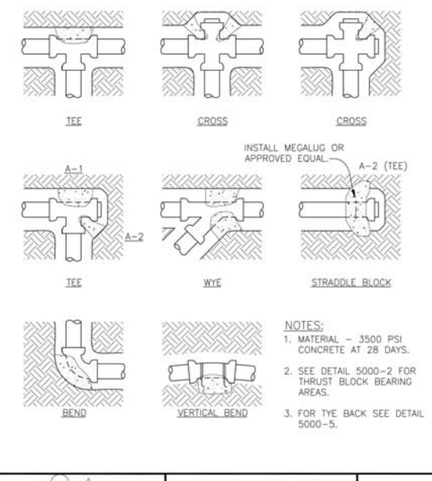


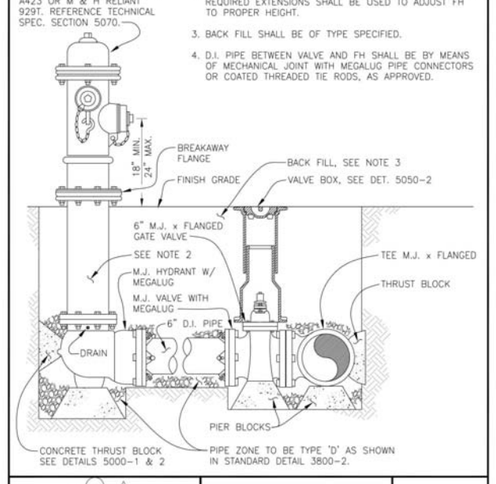
NOTES:
1. MATERIAL – 3500 PSI CONCRETE AT 28 DAYS.
2. SEE DETAIL 5000-2 FOR THRUST BLOCK BEARING AREAS.
3. FOR TYE BACK SEE DETAIL 5000-5.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

THRUST BLOCKING

REV: DEC. 2007
SCALE: NTS
DET No. 5000-1

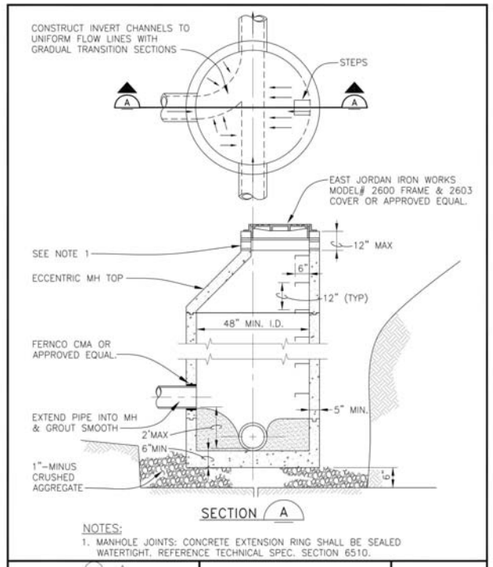
NOTES:
1. BED PIPE WITH 1"-MINUS SO AS TO CARRY LOAD OF PIPE EVENLY WITHOUT FIXING LOAD ON PIER BLOCKS DIG OUT BELOW BED FOR PIER BLOCKS, AS DIRECTED.
2. BURY HEIGHT: 3-1/2 TO 4 FEET. IF GREATER DEPTH IS REQUIRED EXTENSIONS SHALL BE USED TO ADJUST FH TO PROPER HEIGHT.
3. BACK FILL SHALL BE OF TYPE SPECIFIED.
4. D.I. PIPE BETWEEN VALVE AND FH SHALL BE BY MEANS OF MECHANICAL JOINT WITH MEGALUG PIPE CONNECTORS OR COATED THREADED TIE RODS, AS APPROVED.



WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

FIRE HYDRANT ASSEMBLY

REV: DEC. 2007
SCALE: NTS
DET No. 5070-1

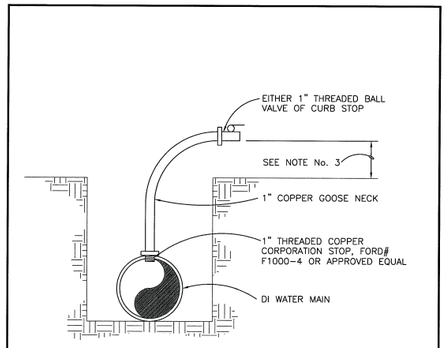


NOTES:
1. MANHOLE JOINTS: CONCRETE EXTENSION RING SHALL BE SEALED WATERTIGHT. REFERENCE TECHNICAL SPEC. SECTION 6510.

WOODBURN OREGON Incorporated 1889 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

SANITARY SEWER MANHOLE

REV: DEC. 2007
SCALE: NTS
DET No. 6510-3



NOTES:
1. SAMPLING TAPS SHALL USE STANDARD SERVICE TAPS IF AVAILABLE, OTHERWISE INSTALL THIS AT ENDS OF LINE OR AS DIRECTED BY THE ENGINEER.
2. SAMPLING TAP TO REMAIN AND BE REMOVED BY CITY.
3. BEYOND TRAVEL LANES EXTEND 18 INCHES MIN. ABOVE GRADE.
4. IF SADDLE IS REQUIRED BY ENGINEER, USE BRASS TYPE.

WOODBURN OREGON Incorporated 1889

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

SAMPLING TAP

REV: NOV 2004 | DRAWN: SDE | CHECKED: RTS
DATE: OCT 2003 | SCALE: NTS | DET No. 5100-1

ATTACHMENT 103
EXHIBIT N
REC'D 12-27-2019

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
(503) 363-9227 FAX (503) 362-1290
www.mtengineering.net office@mtengineering.net

DETAIL SHEET

WOODBURN YARD

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872b C6.3-05

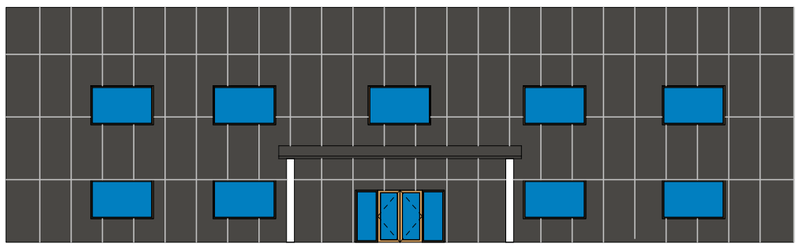
Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER 8634 OREGON JULY 14, 1978 MARK D. GRENZ

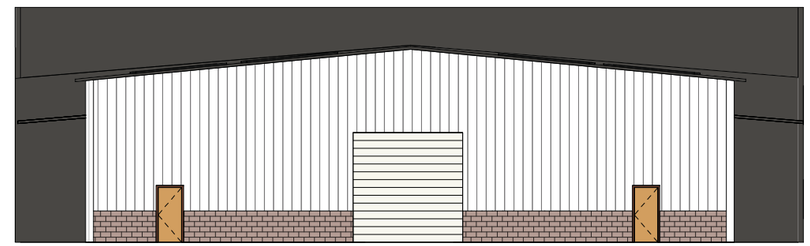
EXPIRES: 06-30-2021

JOB # 6872

C6.3

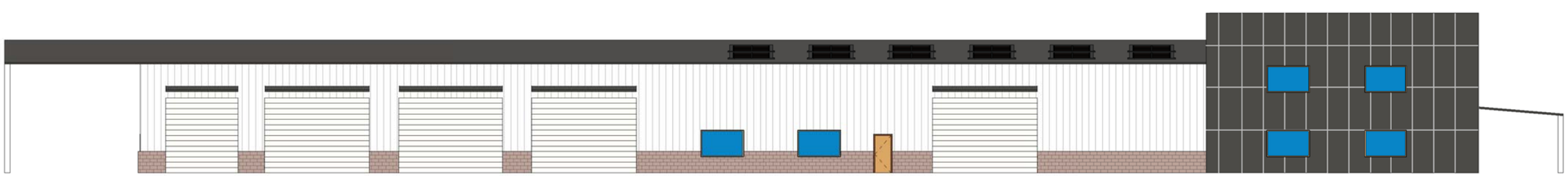


1 Front
1" = 10'-0"



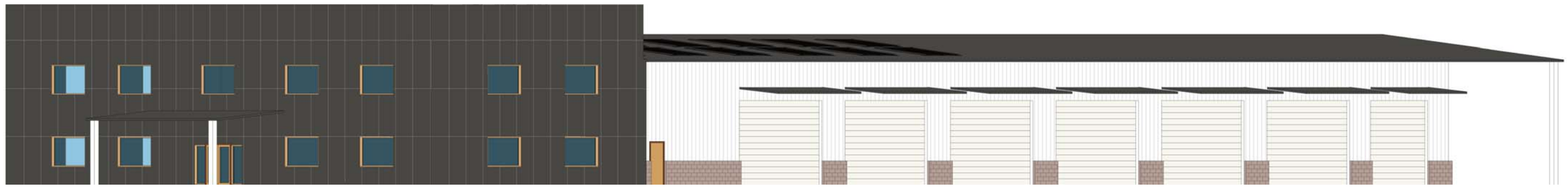
2 Back
1" = 10'-0"

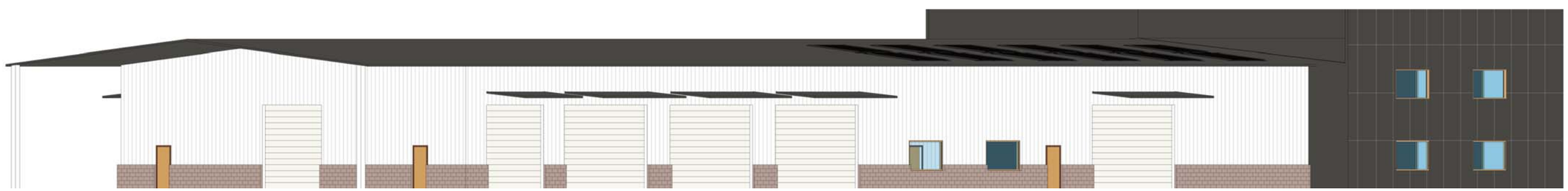
3 East
3/32" = 1'-0"



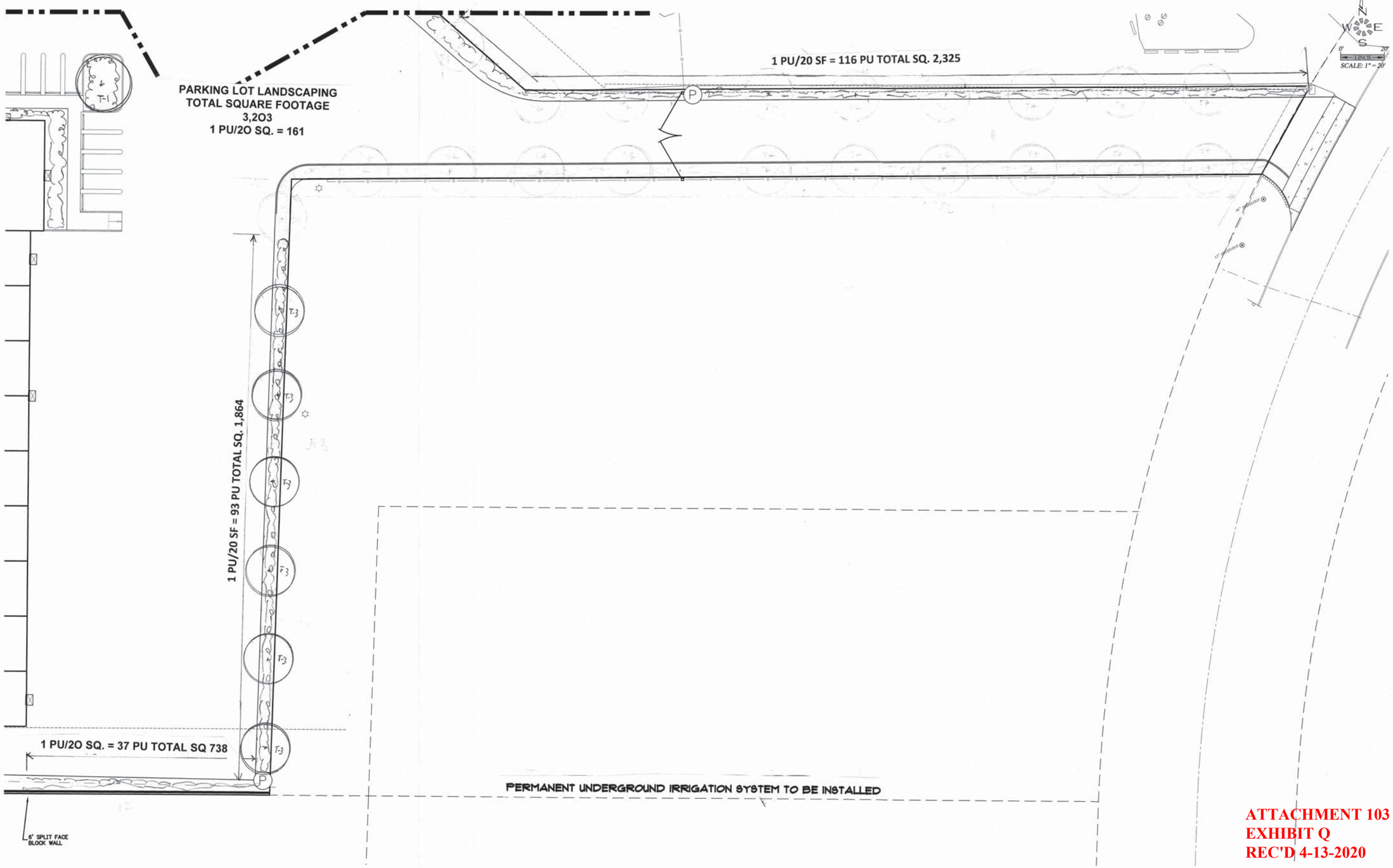
4 West
3/32" = 1'-0"

ATTACHMENT 103
EXHIBIT O
REC'D 3-10-2020





ATTACHMENT 103
EXHIBIT P
REC'D 3-10-2020



ATTACHMENT 103
EXHIBIT Q
REC'D 4-13-2020

LANDSCAPE & IRRIGATION DESIGN BY:

LANDSCAPE DESIGN & CONSULTANTS LLC

Doing business since 1985

620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

MULTI/TECH ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

SCHEMATIC LANDSCAPE PLAN

WOODBURN YARD

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6870p L1.1

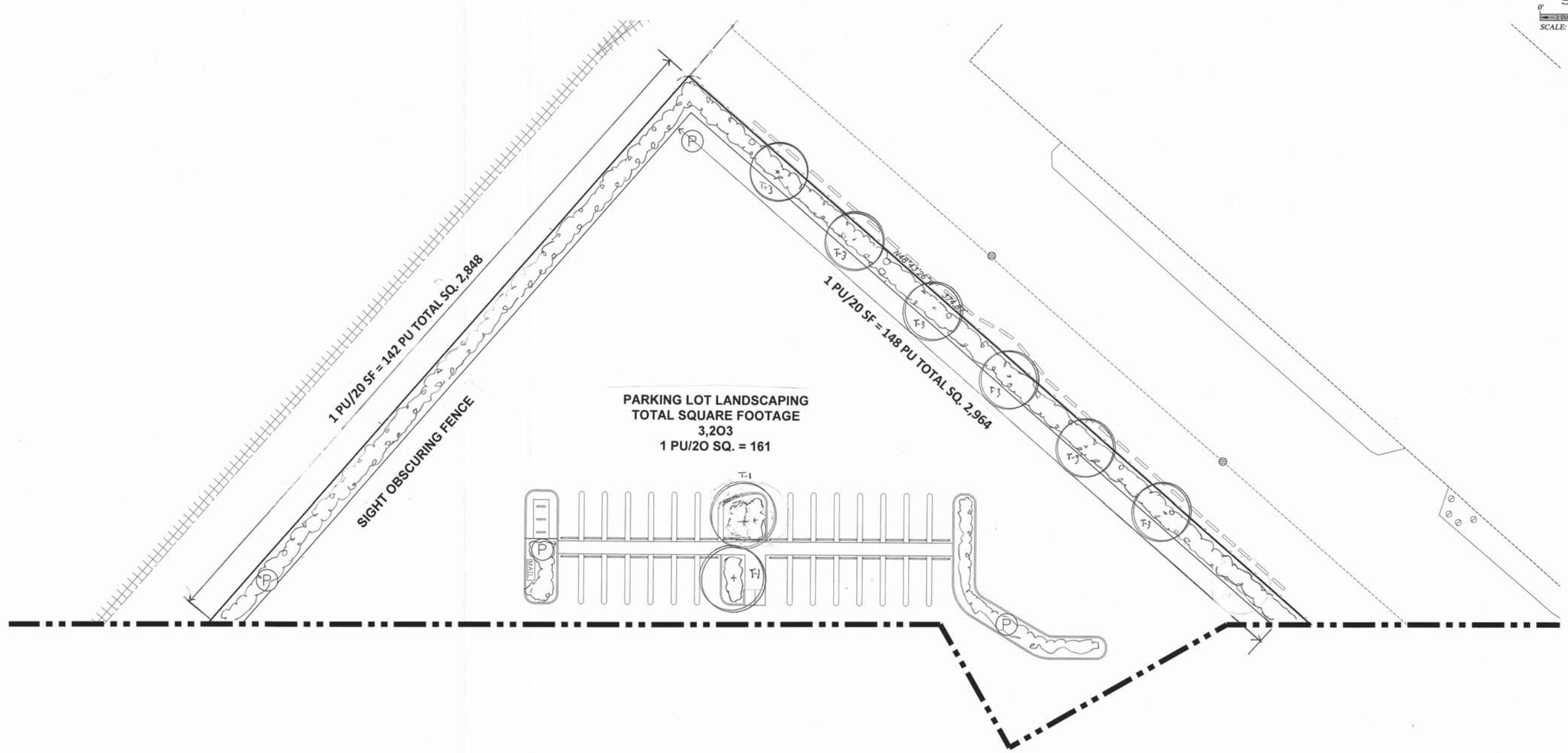
Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 14, 1974
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

L1.1



PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

SCALE: 1" = 20'

ATTACHMENT 103
EXHIBIT R
REC'D 4-13-2020

LANDSCAPE & IRRIGATION DESIGN BY:
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PH. (503) 363-9227 FAX (503) 364-1260
www.multitech-eng.com email@multitech-eng.com

SCHEMATIC LANDSCAPE PLAN

WOODBURN YARD

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

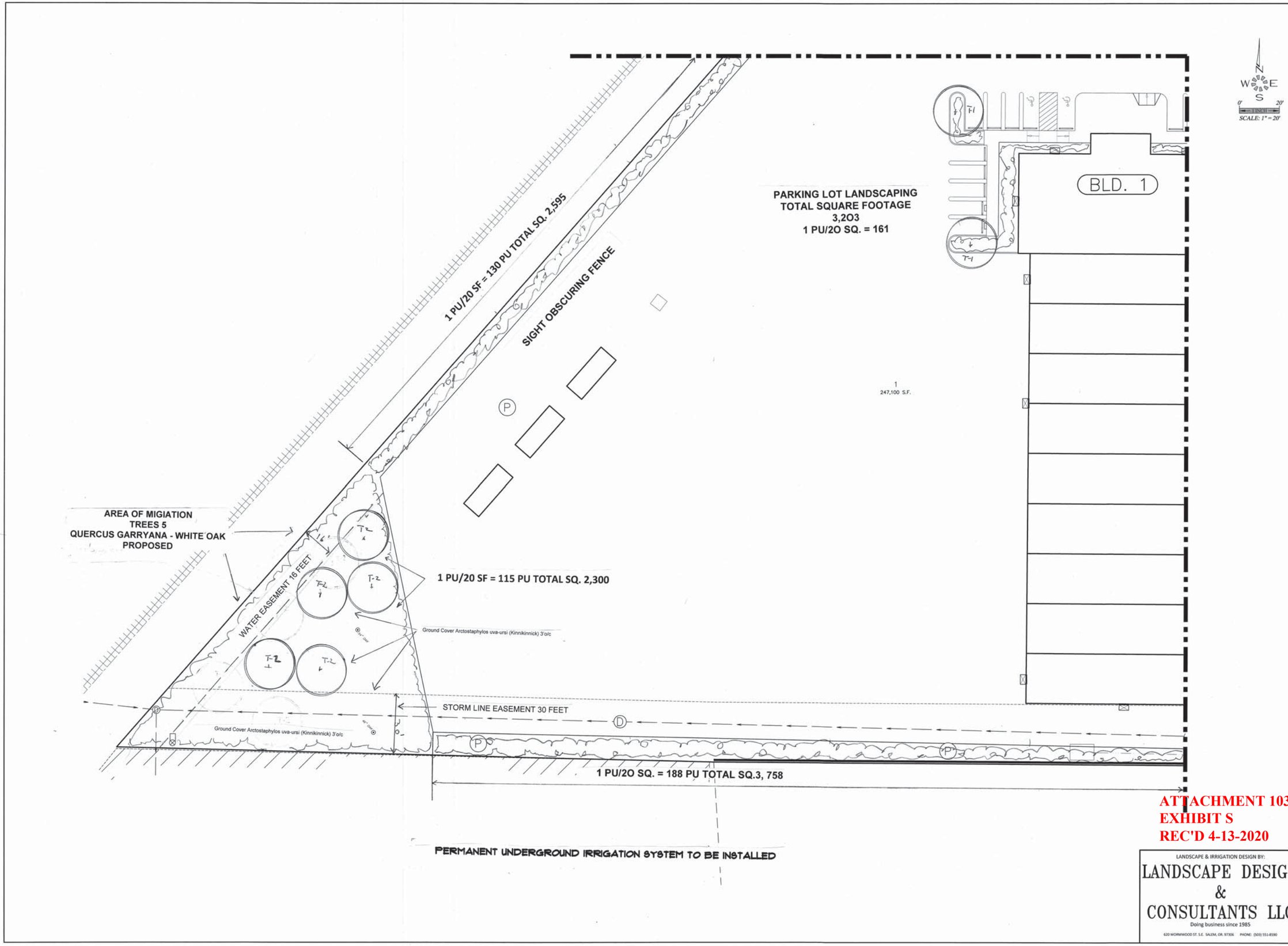
6872b L1.2

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6872

L1.2



ATTACHMENT 103
EXHIBIT S
REC'D 4-13-2020

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
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SCHEMATIC LANDSCAPE PLAN

WOODBURN YARD

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6872p L1.3

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
9864
OREGON
JUN 14, 1974
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6872

L1.3

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

GENERAL LANDSCAPE NOTES:

General:

1. All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
2. The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
3. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
4. The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
5. Disturbance and impacts to existing native trees/shrubs shall be minimized to the greatest extent practicable.
6. The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not to interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
7. All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

Grading / Erosion Control:

1. The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion. In the event site conditions change or there are Slopes / Bio Swale / Detention Ponds on the project with slopes greater than 30% Poly tight Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.
2. Seed recommendation is Pro Time 800 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is info@protimelawnseed.com
3. The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
4. Grading shall be preformed during optimal weather conditions.
5. Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards
6. Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

Plant Material:

1. Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
2. In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.
3. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards for Nursery Stock sponsored by the American Association of Nurserymen, Inc. (AAN)
4. Species and variety as specified on the drawings and delivered to the site shall be certified true to there genus, species and variety and as defined within the current edition International Code of Nomenclature for Cultivated Plants.
5. Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and burlapped (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.'
6. Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scaled, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal, unbroken toot systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cove plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.
7. Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
8. Plant sizes and grading shall conform to the latest edition of American Standard for Nursery Stock as sponsored by the American Association of Nurserymen Inc. (AAN)
9. All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced wit new vegetation at the beginning of the next growing season.

Planting:

1. Planting shall be installed between March 1st to April 30th or between October 1st to November 30th. If planting is installed outside these times frames, additional measures maybe needed to ensure survival and shall be pre-approved by the owner.
2. Plant material shall be transported to the sit in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
3. Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
4. Provide the following clearance for planting of trees where applicable:
   Maintain 30 feet vision triangles at all intersections and corners
   5 feet from all street/parking lot light standards
   10 feet from fire hydrants
   5 feet from all utility vaults, meter boxes, etc.
5. No trees or shrubs shall be planted on existing or proposed utility lines.
6. All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.
7. Excavate plant pits for shrubs and trees as follows:
   Container stock: width = 2 times the container diameter, depth = container depth.
   Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.
   B & B: width = 2 times ball diameter, depth = ball depth.
   Scarify sides and bottom of plant pits to roughen surfaces.
8. Place plants plumb in the pit, Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

Lawn Areas /Hydro-Seeding/Sod:

1. All lawn area shall be seeded unless otherwise directed by Owner to install Sod. Seed or Sod shall be procured through Kuenzi Turf Nursery. Seed or Sod shall be Rhizomatous Tall Fescue (RTF); Seed mix shall be applied at a rate of 10 lbs. per 1000 sq. feet. Contact Kuenzi Turf Nursery at (503)585-8337 or approved equal.
2. All areas shown on the plan shall be seeded between March 1st. and May 1st. or between September 1st and October 15th.
3. Scarify soil surface to a depth of 3 inches, to ensure adequate seed contact with soil.
4. Prior to seeding, clearly delineate seeding limits using flags or non-toxic paint.
5. Hydro-seed application rate shall be 60 lbs. per 100 gallons of hose work or 75 lbs. per 100 gallons of tower work
6. If , at the end of one complete growing season, the planted and seeded area fail to exhibit well-established plant communities, or exhibit patchiness in the patterns of vegetative cover, supplemental seeding and planting shall occur.
7. Seeding of slopes greater that 30% shall be done by Hydro Seeding using a seed mix of Pro Time 305 Sun/Shade Mix or approved equal at a rate of 10 lbs. per 1000 sq. feet.

Top Soil Mixture:

1. A 2" to 4" layer of garden care compost, mushroom compost or similar material sterilized at 105 degrees Fahrenheit shall be incorporated into the existing soil prior to planting and seeding/sod lawns. Incorporate into existing soil prior to planting the following fertilizers at a rate specified per 1000 sq. ft. of planting area.
   20 lbs. 10-6-4 50% Slow Release
   30 lbs. 38-0-0 Nitroform
   10 lbs. Iron Sulfate 21%
   20 lbs. 0-18-0 Super Phosphate
   25 lbs. Dolomite Lime
   10 lbs. 13-0-11 Potassium Nitrate

Bark Mulch:

1. All shrub beds shall receive a minimum 2" layer of fine hemlock or fir bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.

Poly Jute Netting:

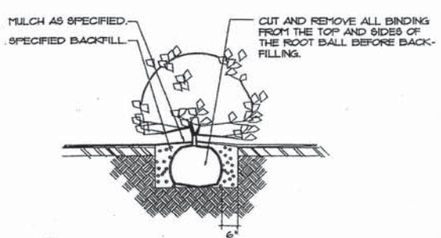
1. Tight net Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

Weed Control Agent:

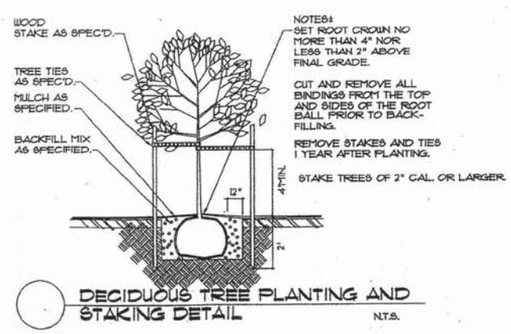
1. Apply caseron as a weed control agent after planting as per manufactures specified recommendations around building or approved equal.

Non-Native Plant Species:

1. All non-native, invasive plant species shall be removed from the site.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING AND STAKING DETAIL
N.T.S.

BUILDING
PLANT PALETTE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
			TREES			
5	T-1	Acer rubrum 'Armstrong'	Armstrong Red Maple	2" cal.	B & B	6' Standard
5	T-2	Quercus 'garryana'	White Oak	2" cal.	B & B	6' Standard
12	T-3	Prunus sargentii	Sargents Flowering Cherry	2" cal.	B & B	6' Standard
			SHRUBS			
	S-1	Arctostaphylos uva-ursi (Kinnikinnick)	Kinnikinnick	2 gal.	cont.	Planted 3' o/c
	S-2	Abelia grandiflioria 'Ed Goucher'	Edward Goucher Abelia	2 gal.	cont.	Full
	S-3	Calamagrostis x acutiflora 'Avalanche'	Avalanche Feather Reed Grass	2 gal.	cont.	Full
	S-4	Cornus stolonifera 'Kelseyi'	Kelseyi Dwarf Redwig Dogwood	2 gal.	cont.	Full
	S-5	Daphne ordora	Winter Daphne	2 gal.	cont.	Full
	S-6	Euonymus japonica Golden	Golden Euonymus	2 gal.	cont.	Full
	S-7	Piens japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal	cont.	Full
	S-8	Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full
	S-9	Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	2 gal.	cont.	Full
	S-10	Pennisetum alopercuroides 'Chinese"	Chinese Fountain Grass	2 gal.	cont.	Full
	S-11	Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	2 gal.	cont.	Full
	S-12	Pennisetum setaceum 'Purpureum'	Purple Fountain Grass	2 gal.	cont.	Full
	S-13	Philadelphus Snowbelle	Snowbelle Mock Orange	2 gal.	cont.	Full
	S-14	Rhododendron 'Unique'	Unique Rhododendron	18"-24"	w/buds	Full
	S-15	Spiraea japonica 'goldflame'	Goldflame Spirea	2 gal.	cont.	Full

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE DESIGN & CONSULTANTS PRIOR TO INSALLATION PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY, WATER, SOIL, AND SUN REQUIREMENTS.

ATTACHMENT 103
EXHIBIT T
REC'D 4-13-2020

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
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LANDSCAPE DETAILS & NOTES

WOODBURN YARD

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6870p L1.4

Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: MAY 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6872

L1.4

Woodburn Yard

Type III Design Review

December 26, 2019

The subject property is located at 2215 Progress Way (051W08B/Tax Lot 1500 and 051W08BC/Tax Lot 500). The subject property is zoned Industrial Park (IP) and is about 5.67 acres in size.

On August 21, 2019, a Pre-Application Meeting was held with Woodburn staff and the applicant to discuss the potential development of the site. Per the meeting the applicant is required to go through the Type III Design Review process, along with a Property Line Adjustment.

The applicant is proposing to develop the subject property for construction storage. The property will be developed with 9 storage/shop bays, 52 parking stalls, and an office building. Architectural style will consist of appropriate building materials, screening, breaks in roof and wall lines, setbacks and other architectural techniques. Variation in detail will provide visual interest and avoid monotony.

Design Review Criteria:

Industrial Park (IP) Zone-WDO 2.04C:

Setbacks:

Front (east)- 10' required/111' provided
Side (north)- 5' required/154' provided
Side (south)- 5' require/30' provided
Rear (west) Adjacent the Railroad- 5' required/143' provided

Lot Coverage:

There is no lot coverage requirement in the IP zone. The subject property is 247,100 square feet in size. The structures located on the site cover 95,420 square feet of the site, nineteen (38%) percent lot coverage.

Building Height:

The maximum building height allowed within the IP zone is 45 feet. The building on the site are is about 25 feet in height.

Development Guidelines and Standards Section 3:

3.01 Street Layout:

There are no internal streets proposed within the development. The office and storage units will have direct access onto Progress Way (east) via a 38-foot wide two-way internal driveway system.

All required street improvements on Progress Way have been met and shown on the site plans.

The internal circulation system provides improved connection to the existing street system. The proposed development provides safe and convenient vehicle and pedestrian access from within the development to existing street system.

The improved and unobstructed driveway provides emergency service access.

3.02 Utilities and Easements:

All utilities and easements have been shown on the site plans as required.

Streetlights have been identified on the site plans as required.

3.03 Setbacks:

Front (east)- 10' required/111' provided
Side (north)- 5' required/154' provided
Side (south)- 5' require/30' provided
Rear (west) Adjacent the Railroad- 5' required/143' provided

3.04 Vehicular Access:

There are no internal streets proposed within the development. There are no internal streets proposed within the development. The office and storage units will have direct access onto Progress Way (east) via a 38-foot wide two-way internal driveway system.

The type and size of the development does not warrant a Traffic Impact Analysis (TIA).

3.05 Off-Street Parking and Loading:

The development is served by a two-way driveway with parking located adjacent the office building. The driveway entrance is located on the east side of the property.

The improvement of the driveway, sidewalk and entrance-exit points facilitates pedestrian, bicycle and vehicle safety.

The proposed parking lot design and setbacks meet the minimum standards of the code. There will be "No Parking" signs or striping installed along the length of driveway entrances.

The proposed building is 25,657 square feet in size. The development is required to provide thirty-two (32) on-site parking spaces for the storage units/shops. The applicant is providing 54 on-site vehicle parking spaces.

The site plan indicates the ratios provided for standard (50), handicap spaces (1), carpool/vanpool (1), charging stalls (2).

The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections to the storage units, parking, and the office.

3.06 Landscaping:

Landscaping Standards-See attached landscape plans for Code compliance

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

The applicant will provide street trees if required.

All parking areas 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; freestanding, architectural walls with an anti-graffiti finish, depressed grade for the parking area. All screening shall comply with the clear vision standards.

The applicant is proposing a landscaped buffer yard along all property lines. These landscaped areas will provide for a visually appealing buffer from adjacent uses. All open space will be landscaped as well. All landscaped buffer yards will be landscaped at a density of 1 plant unit per 20 square feet. Therefore, the landscaped buffer yards will minimize potential conflicts with adjacent properties and provide a more aesthetic environment.

The proposed landscape plan is in compliance with these standards as identified in the submitted landscape plans.

3.07.10 Architectural Design:

The applicant is proposing to develop the subject property with an office and storage units/shops. Architectural style will consist of appropriate building materials, screening, setbacks and other architectural techniques.

The main entrance of the building is clearly identifiable as shown on the site plans.

Significant Trees:

There are 3 trees 24 inches in diameter or larger located on the subject property. Two of these trees are proposed to remain. The one 24" Oak will have to be removed due to its location within the accessway and truck maneuvering area.

24" Oak-Remove
46" Oak-Remain
54" Oak-Remain

MULTI/TECH
ENGINEERING SERVICES, INC.

CONSULTANTS
1155 13th Street, S.E.
Salem, Oregon 97302
(503) 363-9227

March 9, 2020

Dan Handel
Associate Planner
City of Woodburn

RE: DR 2019-04 "I & E Construction Woodburn Yard"

Dan,

Based upon your January 24, 2020 and your incomplete letter our office will address your numbered items with explanations and updated information on the plan set. I will note to a couple of items of importance and understanding by the City of Woodburn – Item 4, and Item 9.

1. The colored Elevations give the correct height of the office building and the maintenance portion of the building. The above ground gas tank area has been updated with dimensions and heights. Please see the Site Plan C2.1.
2. The Frontage/Public Street Improvements has been updated. Please note that the "property line" sidewalk is somewhat modified due to the location of the existing Utility Vault. As opposed to a 1' buffer from the property line, the walk will be constructed closer to 2' from the existing property line. Please see plan C2.3.
3. The existing driveway will be reconstructed as noted. Setbacks have been updated to meet the 5' minimum.
4. Please note this facility is a construction equipment maintenance yard. With that said a portion of the site will stay as is with a gravel lot, this is due to the type of vehicles to be maintained which includes Tracked Construction Equipment. Tracked Equipment will tear up an asphaltic surface, so that is why a graveled lot is required west of the Maintenance building area for service and repair. Directional Markings have been added to the Site Plan. The Pedestrian Crossing has been modified at the entry to the office building, with an additional tree island. We have added a curbed pedestrian access from the Progress way to the Office building.
5. Photometric Plan is now included.
6. Six (6) Bicycle parking stalls are shown on the site plan. Parking has been modified to 50 stalls. Accessible Parking has been modified based upon 50 stalls. Two loading spaces of 12' x 60' are no shown onsite. EV and Accessible Stalls now show signage/painting details.
7. Landscaping plans for the entire site are now included. Table 3.06A has now been addressed.
8. An Architectural Wall is noted adjacent to the CO zoning district. I & E Construction will be dealing directly and delivering their own refuse.
9. The two significant oak trees located at the property line of the railroad have been removed with the construction of a protective fence. Some form of Mitigation will be required.

ATTACHMENT 105

10. Colored Architectural Elevations are included which also show 4' Split Face CMU block cladding. Solar Panels are also shown above the Maintenance Building portion.
11. Please see C2.1, C2.2 and C4.2 for the Truck Access, dimensions and Public Waterline with fire hydrant locations. Fire Flow measurements will be supplied with final public construction plan submittal. Star Oilco the supplier for I & E Construction has been working with the Oregon State Fire Marshal for the above ground storage tanks. Please see sheet C2.1 for updates to the tank dimensions with protective measures shown to date.
12. Most of the Public Works comments were addressed within the Land Use Plan set on pages C3.2, C4.1 and C4.2. Please note that the Public Water line is now located west of the proposed fuel tanks and outside of the main traffic areas
13. Any barbed wire or razor fencing onsite will be removed and replaced.
14. The site plan now includes the estimated fulltime employees.
15. The driveway entrance plan on C2.3 has been updated and also discussed in item 2.

Three sets of updated plans and elevations are included with this letter along with this package attached electronically.

Please contact my office if you need any further information or clarification.

Thanks,

VARIANCE

Background/Proposal

The subject property is located at 2215 Progress Way (051W08B/Tax Lot 1500 and 051W08BC/Tax Lot 500). The subject property is zoned Industrial Park (IP) and is about 5.67 acres in size. The property is bordered to the south by properties of Light Industrial (IL), Commercial Office (CO), Industrial Park to the south. Industrial Park to the north and northeast and the Union Pacific Railroad to the northwest. The two properties to the south (IL and CO) have an existing block wall at the IL property and a proposed block wall at the CO property.

The applicant is proposing to develop the subject property for construction equipment repair, maintenance and storage. The property will be developed with 8 storage/shop bays, 50 parking stalls, and an office building.

The proposed development requires a total of 6,285 plant units, where 1,129 plant units are being provided. The 6,285 plant units required is based upon the Parking, Loading and Circulation area onsite of 122,465 square feet. Therefore, a variance to the development code standards for the Planting Requirements (Landscaping) Table 3.06A is being requested.

-Landscaping On-site: 22,595 square feet
-1 plant unit/per 20 square feet: 6,285 plant units required
-Plant Units Provided: 1,129 plant units

Variance Criteria:

The Woodburn Development Ordinance (WDO 5.03.12) specifies the following criteria that must be found to exist before a variance can be granted:

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***

Applicant's Findings: The required 1 Plant Unit/per 20 square feet of landscaped area is excessive for this type of use and creates a burden for the developer, which would make it difficult to develop the property and meet the other requirements like parking and maneuvering area.

The proposed development is for an industrial site for construction equipment repair. The faculty requires a lot of hard surface for the large construction equipment. As shown on the site plan you will note that except for one side (south) of the driveway the entire site perimeter is landscaped.

2. ***Variance to the standards will not unreasonably impact existing or potential uses or development on the subject property or adjacent properties.***

Applicant's Findings: As stated above, the proposed development is an industrial use for construction equipment maintenance and repair. This is not a public facility and will not accommodate the public.

The intent of landscaping is to provide adequate buffers and open space areas. There is a total of 22,595 square feet of landscaped area throughout the site, which provides more than adequate landscaping, therefore, meeting the intent. The variance will not impact the existing or potential uses on or adjacent to the development. The structures on the property will be setback from any property lines.

Therefore, the variance will not impact existing or the proposed development.

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 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.***

Applicant's Findings:

The subject property is located at 2215 Progress Way (051W08B/Tax Lot 1500 and 051W08BC/Tax Lot 500). The subject property is zoned Industrial Park (IP) and is about 5.67 acres in size.

The applicant is proposing to develop the subject property for construction storage. The property will be developed with 8 storage/shop bays, 50 parking stalls, and an office building.

The proposed development requires a total of 6,285 plant units, where 1,129 plant units are being provided. Therefore, a variance to the development code standards for the Planting Requirements (Landscaping) Table 3.06A is being requested.

-Landscaping On-site: 22,595 square feet
-1 plant unit/per 20 square feet: 6,285 plant units required
-Plant Units Provided: 1,129 plant units

According to the Woodburn Community Development Department and the Planting Requirements under Table 3.06A, the site requires 6,285 plant units. The additional plant units required would require additional landscaping that would reduce parking and maneuvering area on the site. This plant unit requirement and the odd shaped lot create a hardship which was not created by the applicant, therefore, warranting approval of the variance to a reduction in plant units on-site.

The variance is the minimum deviation necessary to make reasonable economic use of the property.

During the initial investigation of the property we, as a development team including planners, architects, engineers and our employees, undertook the task of finding the best possible opportunity to make this project a success. We knew that due to the size and shape of the project every detail of the project had to be executed with precision

and creativity. We have had experience over the past several years of developing numerous types of properties. We understood that there were issues due to the type of use proposed, the shape of the property, and various other code specific requirements which would affect our ability to plan the site without employing diligence

The variance allows the applicant to maximize the potential of the site, while providing the required parking spaces, setbacks, maneuvering areas, and landscaping requirements.

The hardship of the size and shape of the lot is not created by the applicant. The applicant is only asking for a variance to the plant unit requirement. Since the applicant is providing greater than required landscaping throughout the site, the variance to the plan unit requirements will have little to no impact to the area.

The proposed variance to allow 1,129 plan units throughout the site where 6,285 plant units are required will not have a negative impact on the subject property or to the adjacent properties.

Development is not materially detrimental or injurious to adjacent properties. The site is served by City facilities. The proposal does not negatively impact provisions of other public or private services provided. Visual impacts are reduced by the landscaping and setbacks throughout the site.

The applicant has analyzed the physical qualities of development and concludes that the development does not negatively impact the site or surrounding properties.

There is no evidence that the proposed negatively impacts any physical or natural systems. There are no significant topographical features on or adjacent to the subject property that will be impacted, including views, vegetation, hazard areas, historic, wetlands, other natural features, habitats, or ecologically sensitive features. The site will be excavated and graded for foundations, paved surfaces and landscaping. However, the physical disruption is only what is necessary to allow one new building, storm drainage designs to meet PW standard, landscaping and irrigation, and construction that will be energy efficient.

The proposed will add additional trees and also save 2 large oak trees in the SW corner of the site. The proposal will be in compliance with the City tree ordinance and replanting requirements.

By redeveloping the site, the development will meet the Comprehensive Plan Goals and Policies that encourage jobs and maximum use of industrial land. The proposed is consistent with all applicable goals and policies of the Comprehensive Plan.

The subject property is within the Urban Growth Boundary and is located in an urbanizing area of Woodburn.

Conclusion:

The intent of the landscaping/plant unit standards are to provide a landscaped yard and open space areas. The standards in the Woodburn Development Ordinance permit variances to landscaping requirements where criteria are addressed. The proposal to decrease the required plant unit total to 1,129 plant units where 6,285 plant units is required will not have any adverse impact on the subject property or adjacent properties. The required plant units, and the shape of the lot all create a hardship. This hardship has been created by the Woodburn Community Development requirements and not by the applicant. Therefore, the criteria that are necessary for granting the variance have been addressed and the variance should be granted.

ENLOE
CONSULTING, LLC
503.805.8115

DATE: January 24, 2020

TO: Eric Liljequist/ Public Works Director; Dago Garcia/ City Engineer

FROM: Tegan Enloe, PE / Enloe Consulting, LLC

SUBJECT: Trip Generation Analysis for Woodburn Yard

REGISTERED PROFESSIONAL ENGINEER 79163 OREGON Jan. 3, 2011 TEGAN HOUGHTON ENLOE EXPIRES: 12/31/2021

Executive Summary

The applicant seeks to develop their parcel, located at 2215 Progress Way, Woodburn, Oregon, by constructing a Maintenance and Equipment Repair Facility for their company, I & E Construction. The proposed site would include 5,407 SQFT of office space and 20,250 SQFT of shop area. This proposed development is expected to produce 140 daily trips, 59 AM peak hour trips, and 37 PM peak hour trips. These values are below the City of Woodburn's threshold for requiring a traffic impact analysis.

Estimated Traffic Impacts

Trips generated by the proposed development are estimated using the ITE Trip Generation Manual. The office space is approximated using ITE Code 710 (General Office) and the shop area is approximated using ITE Code 150 (Warehouse). *Table 1* outlines the estimated trips.

Table 1: Trip Generation Estimates

Use	ITE Trip Generation Code*	SQFT	Appox. Daily Weekday Trips	Appox. AM Peak Hour Trips (7- 9 AM)	Approx. PM Peak Hour Trips (4 – 6PM)
General Office	Code 710	5,407	63	32	7
Warehouse	Code 150	20,250	78	28	30
TOTAL			140	59	37
Notes: * ITE Trip Generation Codes and approximate trips are based on the ITE Trip Generation Manual 10th Edition					

Conclusion

The proposed Woodburn Yard is expected to produce 140 daily trips, 59 AM peak hour trips, and 37 PM peak hour trips. These values are below the City of Woodburn's threshold for a traffic impact analysis, which is required for developments that generate more than 1,000 daily trips or 100 peak hour trips. As such, no traffic impact analysis is required.