

**Application for Site & Design
Review together with a Lot Line
Adjustment for Lot Consolidation
368 & 372 S Sequoia Pkwy
Canby, OR 97013**

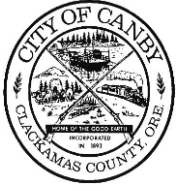
Applicant:	Norman Russell & John Ellett, Walen Construction / Russell Construction 20915 SW 105 th Avenue Tualatin, OR 97062 Phone: (503) 692-9002
Owner:	Okada America, Inc. Jim Brown, President 12950 SE Hwy 212, Bldg D Clackamas, OR 97015
Location	368 & 372 S Sequoia Pkwy North side of Sequoia Pkwy at end of private cul-de-sac
Legal Description	Tax Lots 1802 & 1803, Sec. 34, T3S R1E WM (Assessor Map 3 1E 34)
Zoning	City of Canby M-1, with Industrial Park Overlay (I-O) Zone
Proposal	Site & Design Review to develop a 28,800 sf building Lot Line Adjustment to consolidate two existing lots into one.
Date	August, 2021

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I. Application Forms



City of Canby
 Planning Department
 222 NE 2nd Avenue
 PO Box 930
 Canby, OR 97013
 (503) 266-7001

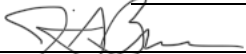
LAND USE APPLICATION

SITE AND DESIGN REVIEW General Type III

APPLICANT INFORMATION: *(Check ONE box below for designated contact person regarding this application)*

Applicant Name: John Ellett, Russell Construction Phone: 503.692.9002
 Address: 20915 SW 105th Avenue Email: jellett@russellconstruction.com
 City/State: Tualatin, OR Zip: 97062

Representative Name: Pat Sisul, Sisul Engineering Phone: 503.657.0188
 Address: 375 Portland Avenue Email: patsisul@sisulengineering.com
 City/State: Gladstone, OR Zip: 97027

Property Owner Name: Okada America, Inc. Phone: 503.557.7033
 Signature:  Jim Brown, President
 Address: 12950 SE Hwy. 212, Building D Email: jabrown@okadaamerica.com
 City/State: Clackamas, OR Zip: 97015

Property Owner Name: _____ Phone: _____
 Signature: _____
 Address: _____ Email: _____
 City/State: _____ Zip: _____

NOTE: Property owners or contract purchasers are required to authorize the filing of this application and must sign above

- All property owners represent they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- All property owners understand that they must meet all applicable Canby Municipal Code (CMC) regulations, including but not limited to CMC Chapter 16.49 Site and Design Review standards.
- All property owners hereby grant consent to the City of Canby and its officers, agents, employees, and/or independent contractors to enter the property identified herein to conduct any and all inspections that are considered appropriate by the City to process this application.

PROPERTY & PROJECT INFORMATION:

<u>368 & 372 S Sequoia Pkwy</u>	<u>87,142 sf</u>	<u>31E34 TL's 01802 & 01803</u>
Street Address or Location of Subject Property	Total Size of Property	Assessor Tax Lot Numbers
<u>Vacant</u>	<u>M-1 & I-O</u>	<u>LI - Light Industrial</u>
Existing Use, Structures, Other Improvements on Site	Zoning	Comp Plan Designation

Development of approximately 28,000 sf manufacturing building within Canby Pioneer Industrial Park
 Describe the Proposed Development or Use of Subject Property

STAFF USE ONLY				
FILE #	DATE RECEIVED	RECEIVED BY	RECEIPT #	DATE APP COMPLETE

SITE AND DESIGN REVIEW APPLICATION – TYPE III–INSTRUCTIONS

All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email. Required application submittals include the following:

Applicant City
Check Check

- One (1) copy of this application packet. The City may request further information at any time before deeming the application complete.
- Payment of appropriate fees – cash or check only. Refer to the city’s Master Fee Schedule for current fees. Checks should be made out to the *City of Canby*.
- Please submit one (1) electronic copy of mailing addresses in either an EXCEL SPREADSHEET or WORD DOCUMENT** for all property owners and all residents within 500 feet of the subject property. **If the address of a property owner is different from the address of a site, an address for each unit on the site must also be included and addressed to “Occupant.”** A list of property owners may be obtained from a title insurance company or from the County Assessor’s office.
- One (1) copy of a written, narrative statement describing the proposed development and detailing how it conforms with the Municipal Code and to the approval criteria, including the applicable Design Review Matrix, and availability and adequacy of public facilities and services. **Ask staff for applicable Municipal Code chapters and approval criteria.**
Applicable Code Criteria for this application includes:

- Three (3) copies of a Traffic Impact Study (TIS), conducted or reviewed by a traffic engineer that is contracted by the City and paid for by the applicant (payment must be received by the City before the traffic engineer will conduct or review a traffic impact study.
Ask staff to determine if a TIS is required.
- One (1) copy in written format of the minutes of the neighborhood meeting as required by Municipal Code 16.89.020 and 16.89.070. The minutes shall include the date of the meeting and a list of attendees.
- One (1) copy in written format of the minutes of the pre-application meeting
- One copy of either the recorded plat or the recorded deeds or land sales contracts that demonstrates how and when legal property lines were established and where the boundaries of the legal lot(s) of record are located. If the property is a lot or parcel created by plat, a copy of the recorded plat may be obtained from the Clackamas County Surveyor’s office. If the property is a legal lot of record created by recorded deed or land sales contract at a time when it was legal to configure property lines by deed or contract, then those recorded deeds may be obtained from the Clackamas County Office of the Clerk, or a Title Company can also assist you in researching and obtaining deeds.
- If the development is located in a Hazard (“H”) Overlay Zone, submit one (1) copy of an affidavit signed by a licensed professional engineer that the proposed development will not result in

significant impacts to fish, wildlife and open space resources of the community. If major site grading is proposed, or removal of any trees having trunks greater than six inches in diameter is proposed, then submit one (1) copy of a grading plan and/or tree-cutting plan.

Applicant City
Check Check

Two (2) 11" x 17" paper copies of the proposed plans, printed to scale no smaller than 1"=50'. The plans shall include the following information:

- Vicinity Map. Vicinity map at a scale of 1"=400' showing the relationship of the project site to the existing street or road pattern.
- Site Plan-the following general information shall be included on the site plan:
 - Date, north arrow, and scale of drawing;
 - Name and address of the developer, engineer, architect, or other individual(s) who prepared the site plan;
 - Property lines (legal lot of record boundaries);
 - Location, width, and names of all existing or planned streets, other public ways, and easements within or adjacent to the property, and other important features;
 - Location of all jurisdictional wetlands or watercourses on or abutting the property;
 - Finished grading contour lines of site and abutting public ways;
 - Location of all existing structures, and whether or not they are to be retained with the proposed development;
 - Layout of all proposed structures, such as buildings, fences, signs, solid waste collection containers, mailboxes, exterior storage areas, and exterior mechanical and utility equipment;
 - Location of all proposed hardscape, including driveways, parking lots, compact cars and handicapped spaces, loading areas, bicycle paths, bicycle parking, sidewalks, and pedestrian ways;
 - Callouts to identify dimensions and distances between structures and other significant features, including property lines, yards and setbacks, building area, building height, lot area, impervious surface area, lot densities and parking areas;
 - Location of vision clearance areas at all proposed driveways and streets.
- Landscape Plan, with the following general information:
 - Layout and dimensions of all proposed areas of landscaping;
 - Proposed irrigation system;
 - Types, sizes, and location of all plants to be used in the landscaping (can be a "palette" of possible plants to be used in specific areas for landscaping);
 - Identification of any non-vegetative ground cover proposed, and dimensions of non-vegetative landscaped areas;
 - Location and description of all existing trees on-site, and identification of each tree proposed for preservation and each tree proposed for removal;
 - Location and description of all existing street trees in the street right-of-way abutting the property, and identification of each street tree proposed for preservation and each tree proposed for removal.
- Elevations Plan
The following general information shall be included on the elevations plan:
 - Profile elevations of all buildings and other proposed structures;
 - Profile of proposed screening for garbage containers and exterior storage areas;
 - Profile of proposed fencing.

- Sign Plan.
 - Location and profile drawings of all proposed exterior signage.
 - Color and Materials Plan.
 - Colors and materials proposed for all buildings and other significant structures.
- One (1) copy of a completed landscaping calculation form (see page 5)
- One (1) copy of a completed Design Review Matrix (see page 6)

SITE AND DESIGN REVIEW APPLICATION: LANDSCAPING CALCULATION FORM

Site Areas

1. Building area	28,800	- Square footage of building footprints
2. Parking/hardscape	41,682	- Square footage of all sidewalks, parking, & maneuvering areas
3. Landscaped area	16,660	- Square footage of all landscaped areas
4. Total developed area	87,142	- Add lines 1, 2 and 3
5. Undeveloped area	0	- Square footage of any part of the site to be left undeveloped.
6. Total site area	87,142	- Total square footage of site

Required Site Landscaping (Code 16.49.080)

7. Percent of landscaping required in Zoning District	15%	- Fill in the Appropriate Percentage: R-1, R-1.5, R-2 Zones: 30%; C-2, C-M, C-R, M-1, M-2 Zones: 15%; C-1 Zone: 7.5%
8. Required minimum square footage of landscaping	13,071 sf	- Multiply line 4 and line 7
9. Proposed square footage of landscaping	16,660 sf	- Fill in value from line 3

Required Landscaping within a Parking Lot (Code 16.49.120(4))

Note: This section and the next apply only to projects with more than 10 parking spaces or 3,500 square feet of parking area

10. Zone	M-1 Zone	- Fill in the Appropriate Zone and Percentage: C-1 Zone: 5%; Core Commercial sub-area of the Downtown Canby Overlay: 10%, except for parking lots with 10 or more spaces and two or more drive aisles: 50 square feet per parking space; All other zones: 15%.
11. Percent of required landscaping	15%	
12. Area of parking lot & hardscape	36,716 sf	- Fill in area of parking and maneuvering areas plus all paved surface within ten (10) feet of those areas.
13. Number of vehicle parking spaces	32	- For Core Commercial sub-area in the Downtown Canby Overlay only, fill in the total # of parking spaces on-site.
14. Required square footage of landscaping within 10 feet of parking lot	5,507 sf	- Multiply area of parking lot (line 12) by percent of required landscaping (line 11) -OR- for the CC sub-area in the Downtown Canby Overlay multiply line 13 by 50 square feet.
15. Proposed square footage of Landscaping within 10 feet of parking lot	9,823 sf	- Calculate the amount of landscaping proposed within 10 feet of all parking and maneuvering areas.

Parking Lot Tree Calculation

16. Number of parking spaces	32	- Total number of vehicle parking spaces
17. Area of parking lot & hardscape	36,716	- Area from line 12
18. Number of parking spaces (line 16) divided by 8	4	- Round up to the nearest whole number
19. Area of parking lot area (line 17) divided by 2,800	14	- Round up to the nearest whole number
20. Number of required trees in parking lot	14	- Fill in the larger of row 18 and row 19
21. Number of trees provided within 10 feet of parking lot	32	- Fill in the number of proposed trees within 10 feet of parking and maneuvering areas.

SITE AND DESIGN REVIEW APPLICATION: DESIGN REVIEW MATRIX

Applicants: Please circle the applicable point column to your project and compute the total and percentages at the end of the table.

For I-O Properties, use Table 16.35.040 Industrial Overlay Design Review Matrix.

Table 16.49.040 Site Design Review Menu

As part of Site and Design Review, the following menu shall be used as part of the review. In order to “pass” this table 60% of total possible points shall be earned, 10% of the total possible points must be from LID elements

Design Criteria	Possible Points				
Parking	0	1	2	3	4
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	>25 feet from adjacent property	-	-
Utility equipment, including rooftop equipment, is screened from view.	Not screened	Partially screened	Fully screened	-	-
Access	0	1	2	3	4
Distance of access to nearest intersection.	≤70 feet	71 - 100 feet	>100 feet	-	-
Pedestrian walkways from public street/sidewalks to building entrances.	One entrance connected.	-	Walkways connecting all public streets/sidewalks to building entrances.	-	-
Pedestrian walkways from parking lot to building entrance.	No walkways	Walkway next to building only	Walkways connecting all parking areas to building entrances	-	-

Tree Retention	0	1	2	3	4
Design Criteria	Possible Points				
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-
Replacement of trees removed	<50%	≥50%	-	-	-
Signs	0	1	2	3	4
Dimensional size of sign (% of maximum permitted)	>75%	50-75%	<50%	-	-
Similarity of sign color to building color	Not similar	Somewhat similar	Similar	-	-
Pole sign used	Yes	No	-	-	-
Building Appearance	0	1	2	3	4
Style (similar to surroundings)	Not similar	Somewhat similar (1 or 2 points possible depending on level of similarity)		-	-
Color (subdued and similar to surroundings is better)	Neither	Similar or subdued	Both	-	-
Material (concrete, wood and brick are best)	Either 1 or 2 points may assigned at the discretion of the Site and Design Review Board				
Size of building (smaller is better)	>20,000 square feet	≤20,000 square feet	-	-	-
Provision of public art (i.e. murals, statues, fountains, decorative bike racks, etc.)	No	-	-	-	Yes
Landscaping	0	1	2	3	4
Number of non-required trees provided	-	At least one tree per 500 square feet of landscaping.	-	-	-
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area	None	-	Open space (Generally not for public use)	-	Park (public or privately owned for public use)

For I-O Properties, use Table 16.35.040 Industrial Overlay Design Review Matrix.

Design Criteria	Possible Points				
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-
Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	>75%
	Total Possible Points = 71, 60%=42.6 points, 10%=7.1 points				

Total Points Earned: _____ (42.6 points required for 60%)

Total LID Points Earned: _____ (7.1 required for 10%)

For I-O Properties, use Table 16.35.040 Industrial Overlay Design Review Matrix.

- G. Use of quality building materials;
- H. Architectural detail to break up and articulate large surfaces and volumes, and to accentuate building entries; and
- I. Open space retention and trail connections, as designated by the Master Plan. (Ord. 1008, section 1[part], 1998)

16.35.070 I-O Design review matrix.

The City uses the following matrix to evaluate compliance with the I-O design guidelines. The matrix substitutes for the general design review matrix provided in Chapter 16.49. Design review applications must comply with all other applicable provisions of Chapter 16.49, and achieve scores equal to or greater than the minimum acceptable scores in the matrix. (See Master Plan for illustrations.)

- A. Exception: The City may reduce the minimum acceptable score(s) upon finding that certain provisions do not apply to a proposed development.

**Industrial Overlay Design Review Matrix
Table 16.35.040**

CRITERIA	Possible Scores
<u>Parking</u>	
Parking areas located to the side or rear of buildings as viewed from public right-of-way: <50% of parking spaces=0; 50%-75%=1; 75%-100%=2.	0 1 2
Increase minimum interior parking lot landscape over the base 15%: 15%-18%=0; 18%-22%=1; >22%=2.	0 1 2
Increase the base number of trees required by 16.49.120 (all landscape islands must contain 1 tree, 1 tree for every 40' along the required setback): 100%-105% of base requirement=0; 105%-110% of base requirement=1;>110%=2; (# of trees proposed/# of trees required x100=% of base requirement)	0 1 2
Number of parking spaces provided: (% of required minimum): >110%=0; 110%-105%=1; 105%-100%=2. See Table 16.10.050 for required parking. (# of spaces proposed/# of spaces required x100=% of required minimum)	0 1 2
Minimum Acceptable Score	4 points
	4 out of 6

Not applicable. Building is at end of private cul-de-sac.

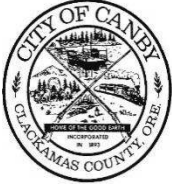
<u>Transportation/Circulation</u>	
Design private, on-site pedestrian pathways: 6' painted ways=0; 6' brick/paver ways=1; 6' brick/paver & raised concrete ways=2	0 1 2
Number of pedestrian connections between the street sidewalk and internal circulation system: One connection = 0 Two or more connections = 1	0 1 2
Minimum Acceptable Score (some provisions may not apply)	2points
	2 out of 2

Not applicable. Building is at end of private cul-de-sac.

Landscaping		
Trees installed at 3 inch caliper: <25% of trees=0; 25%-50%=1; 50%-100%=2.		0 1 2
Usable outdoor amenity provided with development (e.g., water features, plazas, seating areas, and similar features): no=0; yes=1; yes and for public use =2.		0 1 2
Amount of grass (less grass is better) (% of total landscaped area)>50%=0; 25%-50%=1; <25%=2		0 1 2
Minimum Acceptable Score	3 points	3 out of 6

Building Appearance and Orientation		
Building orientation at or near the street: parking or drive separates building from street=0; at least 20% of elevation within 5 feet of minimum setback=1; at least 20% of elevation is at minimum setback=2.		0 1 2
Building entrances visible from the street: no=0; yes=1.		0 1
Buildings use quality materials: concrete, wood, or wood siding=0; concrete masonry, stucco, or similar material=1; brick or stone=2.		0 1 2
Articulation and/or detailing to break up large building surfaces and accentuate the building entrance(s): no=0; yes=2.		0 2
Minimum Acceptable Score	4 points	4 out of 5

Not applicable. Building is at end of private cul-de-sac.



City of Canby
 Planning Department
 222 NE 2nd Avenue
 PO Box 930
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 (503) 266-7001

LAND USE APPLICATION


LOT LINE ADJUSTMENT

Type II Process

APPLICANT INFORMATION: *(Check ONE box below for designated contact person regarding this application)*

Applicant Name: John Ellett, Russell Construction Phone: 503.692.9002
 Address: 20915 SW 105th Avenue Email: jellett@russellconstruction.com
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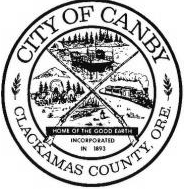
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Existing Use, Structures, Other Improvements on Site	Zoning	Comp Plan Designation

Okada America Industrial Building with Lot Consolidation
 Describe the Proposed Development or Use of Subject Property

STAFF USE ONLY				
FILE #	DATE RECEIVED	RECEIVED BY	RECEIPT #	DATE APP COMPLETE



City of Canby
 Planning Department
 111 NW 2nd Avenue
 P.O. Box 930
 Canby, OR 97013
 Ph: 503-266-7001
 Fax: 503-266-1574

CHECKLIST

LOT LINE ADJUSTMENT Type II Process

All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email: PlanningApps@canbyoregon.gov

Applicant City
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- One (1) copy of this application packet. The City may request further information at any time before deeming the application complete.
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- Two (2) 11” x 17” paper copies of the proposed lot line adjustment, printed to scale no smaller than 1”=50’.
 The plans shall include the following information:
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 - Site Plan-the following general information shall be included on the site plan:
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 - Name and address of the developer, engineer, architect, or other individual(s) who prepared the site plan;
 - Property lines (legal lot of record boundaries);
 - Location, width, and names of all existing or planned streets, other public ways, and easements within or adjacent to the property, and other important features;
 - Location of all jurisdictional wetlands or watercourses on or abutting the property;
 - Finished grading contour lines of site and abutting public ways;
 - Location of all existing structures, and whether or not they are to be retained with the proposed development;
 - Layout of all proposed structures, such as buildings, fences, signs, solid waste collection containers, mailboxes, exterior storage areas, and exterior mechanical and utility equipment;

- Location of all proposed hardscape, including driveways, parking lots, compact cars and handicapped spaces, loading areas, bicycle paths, bicycle parking, sidewalks, and pedestrian ways;
- Callouts to identify dimensions and distances between structures and other significant features, including property lines, yards and setbacks, building area, building height, lot area, impervious surface area, lot densities and parking areas;
- Location of vision clearance areas at all proposed driveways and streets.
- All legal lot lines, north arrow, lot size and dimensions, location of public and private easements, and location and names of all adjacent streets.
- Any major topographic or landscape features, driveways, wells, septic tanks, drain fields, and jurisdictional watercourses or wetlands on or abutting the property. As a reminder, the property owner is responsible for meeting all state/federal wetland and waterway regulations.
- Location and description of all existing and proposed structures. Call out the distance between the structures and proposed new lot line locations.

LOT LINE ADJUSTMENT – TYPE II: APPLICATION PROCESS

1. Prior to submitting an application, all applicants are encouraged to request a pre-application meeting with the City, or the City Planner may determine that a pre-application meeting is necessary after an application has been discussed or upon receipt of an application by the City. To schedule a pre-application meeting, an applicant must submit a completed pre-application form and set of preliminary plans to the City Planner, and after receiving the Planner's initials, must then make and take 16 copies of the pre-application materials to the Canby Public Works Department to schedule the pre-application meeting. The City does not charge a fee for a pre-application meeting.
2. At the time an application is submitted to the City, payment of all required application processing fees is required. An application will not be accepted without payment of fees. City Staff can provide you with information concerning application fees.
3. Staff will check the application, making sure that it is complete and all fees are paid. Copies of the application materials are also routed to various City/State/County departments, as applicable, for their comments. The City Planner will accept or return the application with a written list of omissions within thirty (30) calendar days of the submittal.
4. Notice of the application is mailed to all property owners and residents within 100 feet of the property. The property owners and residents are given 10 days to submit written comments.
5. Staff investigates the application, including comments received, and writes a decision. The staff's decision is mailed to the applicant, to the property owners and residents who received the original

notice, and to anyone else who submitted comments during the comment period; and opportunity is given to appeal the decision.

6. An appeal must be requested in writing within 10 days of the date the decision notice is mailed. If an appeal is requested, the applicant is required to pay an additional \$1,600 application processing fee to cover the cost of the appeal hearing.
7. Prior to the appeal hearing, the City will prepare notice materials for posting on the subject property. This material will be posted **by staff** at least ten (10) days before the public hearing.
8. The staff report will be available to all interested parties at least seven (7) days prior to the hearing.
9. The Planning Commission holds a public hearing on the appeal request. Unless the Planning Commission decides to hear the appeal de novo, only testimony regarding items already in the record is permitted, and no new information may be entered. The staff report is presented to the Commission. Testimony is presented by the appellant, the applicant, proponents and opponents.
10. The Commission then makes findings of fact, and issues a decision to either uphold the original decision, modify the original decision, or overturn the original decision. The Planning Commission's decision may be appealed to the City Council.
11. The property owners have one (1) year from the final approval to complete the property line adjustment process. If the adjustment involves the relocation or elimination of a platted lot line, the property owners must record a replat with the Clackamas County Surveyor's office. If the adjustment involves the relocation or elimination of a lot line created by deed, the property owners must record the property line adjustment and new legal descriptions with the Clackamas County Clerk recorder's office.

LOT LINE ADJUSTMENT – TYPE II: STANDARDS AND CRITERIA

Under Section 16.58.030 of the Canby Municipal Code, an application for LOT LINE ADJUSTMENT approval shall be evaluated based on the following standards and criteria:

- A. Each of the remaining parcels and any structures located thereon shall be in full compliance with all regulations of this title, including the setback requirements of Division III. Except, however, that lot line adjustments are permitted on nonconforming lots and lots with nonconforming structures provided that the nonconforming lots and structures will be no less in conformity as a result of the lot line adjustment.
- B. No new lots or parcels will be created as a result of the lot line adjustment without receiving approval as a partition or subdivision.
- C. If the City Planner or city engineer deems it necessary to assure the accuracy of recorded information, a survey may be required of the applicant. Such a survey will be at the applicant's cost.

D. Lot line adjustments shall not be permitted where the result will be the creation of additional building sites in known hazardous locations or where the appropriate development or extension of public facilities will be impaired as a result.

II. Written Narrative

Site and Design Review & Lot Line Adjustment Project Narrative for
New Industrial Building for Okada America, Inc.

Applicant:

Norman Russell
Walen Construction / Russell Construction
20915 SW 105th Avenue
Tualatin, OR 97062
Phone 503-692-9002
Email: nrussell@WalenGC.com

Owner:

Okada America, Inc.
Jim Brown, President
12950 SE Highway 212, Bldg D
Clackamas, OR 97015
Phone: 503-557-7033
Email: jabrown@okadaamerica.com

Property Address:

368 & 372 S Sequoia Parkway, Canby, Oregon 97013

Legal & Assessor's Map:

City of Canby, Clackamas County, Oregon
Assessor Map: 3 1E 34, Tax Lots 01802 & 01803

Lot Area:

87,142 sq. ft., 2.00 Ac.

Zoning:

M1, Light Industrial, &
Located in the Canby Pioneer Industrial Park Overlay (I-O) Zone.

Architectural / Structural Consultant:

Harper Houf Peterson Righellis Inc., Steve Entenmen P.E.
205 SE Spokane St., Suite 200
Portland, OR 97202
Phone: (503) 221-1131 Email: stevee@hhpr.com

Civil Engineering Consultant:

Sisul Engineering, Pat Sisul P.E.
375 Portland Avenue
Gladstone, OR 97027
Phone: (503) 657-0188 Email: patsisul@sisulengineering.com

Landscape Consultant:

Aurora Landscape, Zander Prideaux
22333 Boones Ferry Rd. NE
Aurora, OR 97002
Phone: (503) 678-1234 Email: zander@auroralandscapenw.com

Property Description:

The proposed Okada America project is located on a 2.00-acre vacant site on S Sequoia Parkway in the Canby Pioneer Industrial Park. The development site includes Lots 2 & 3 of the “Struble Estates” subdivision, a four-lot subdivision. Lots 2 & 3 are 200 feet north of Sequoia Parkway, behind Lots 1 & 4. The property is within a large block of land bordered by Hazel Dell Way & SE 1st Ave. to the north, S Walnut St. to the east, and S Sequoia Parkway to the south and west. Access to the site is through a private 30-foot-wide access and utility easement.

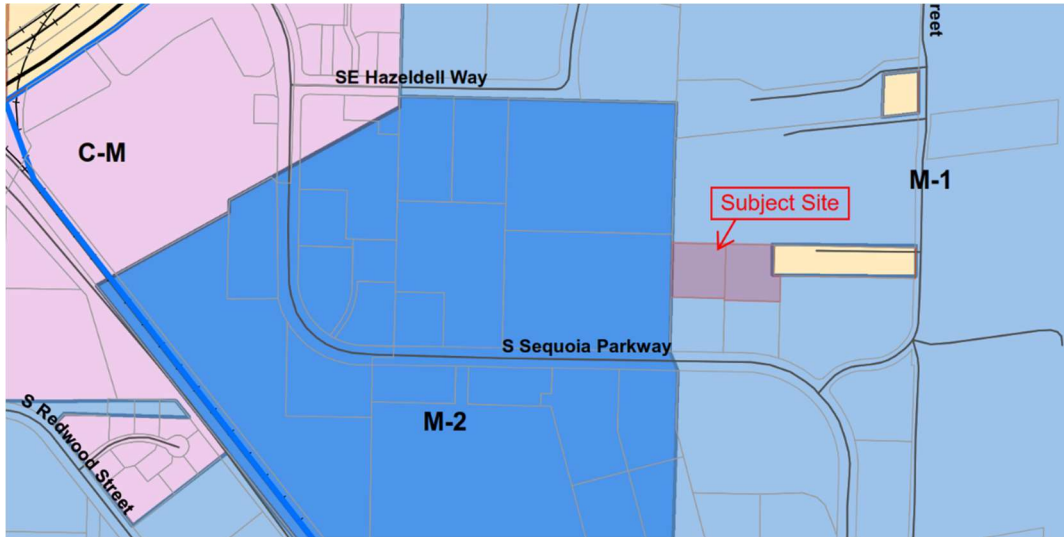
Vicinity Maps:



Closeup Vicinity Map:

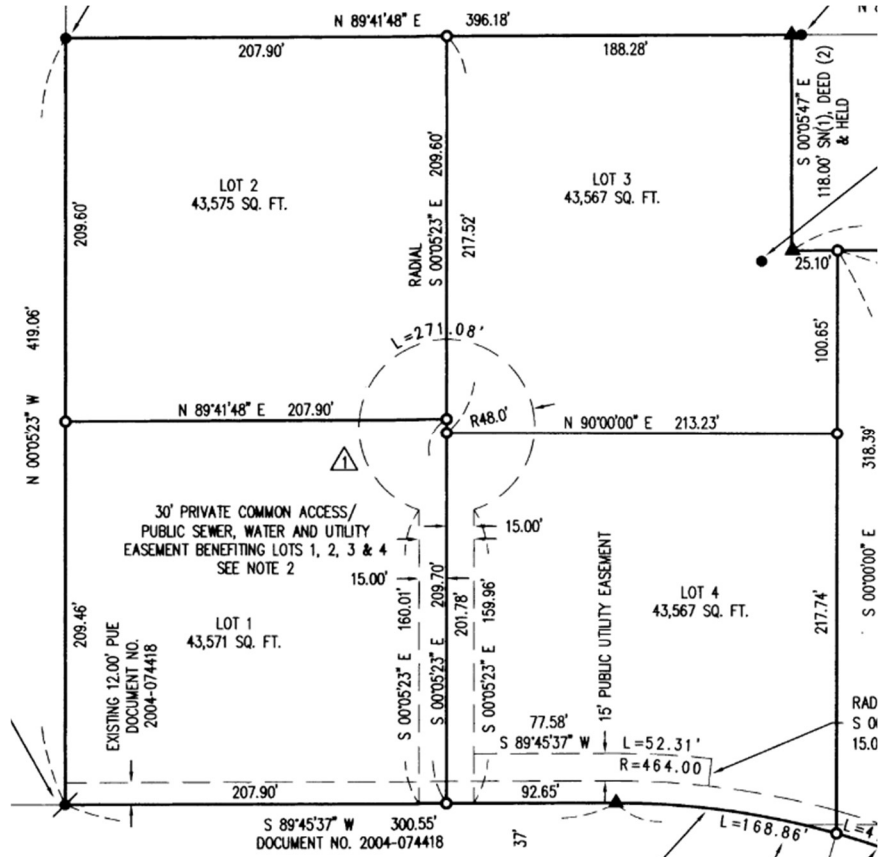


Zoning Map:



The zoning of the land is M-1, Light Industrial and it is in the Canby Pioneer Industrial Park Overlay (I-O) zone. Most adjoining properties to the North, South and East are also zoned M-1. Properties west of the west line of the site are generally zoned M-2, Heavy Industrial. Tax Lot 31E34 01300, located near the NE corner of the subject site has not been annexed into the City of Canby and carries Clackamas County EFU zoning.

Subdivision Plat & Dimensions:

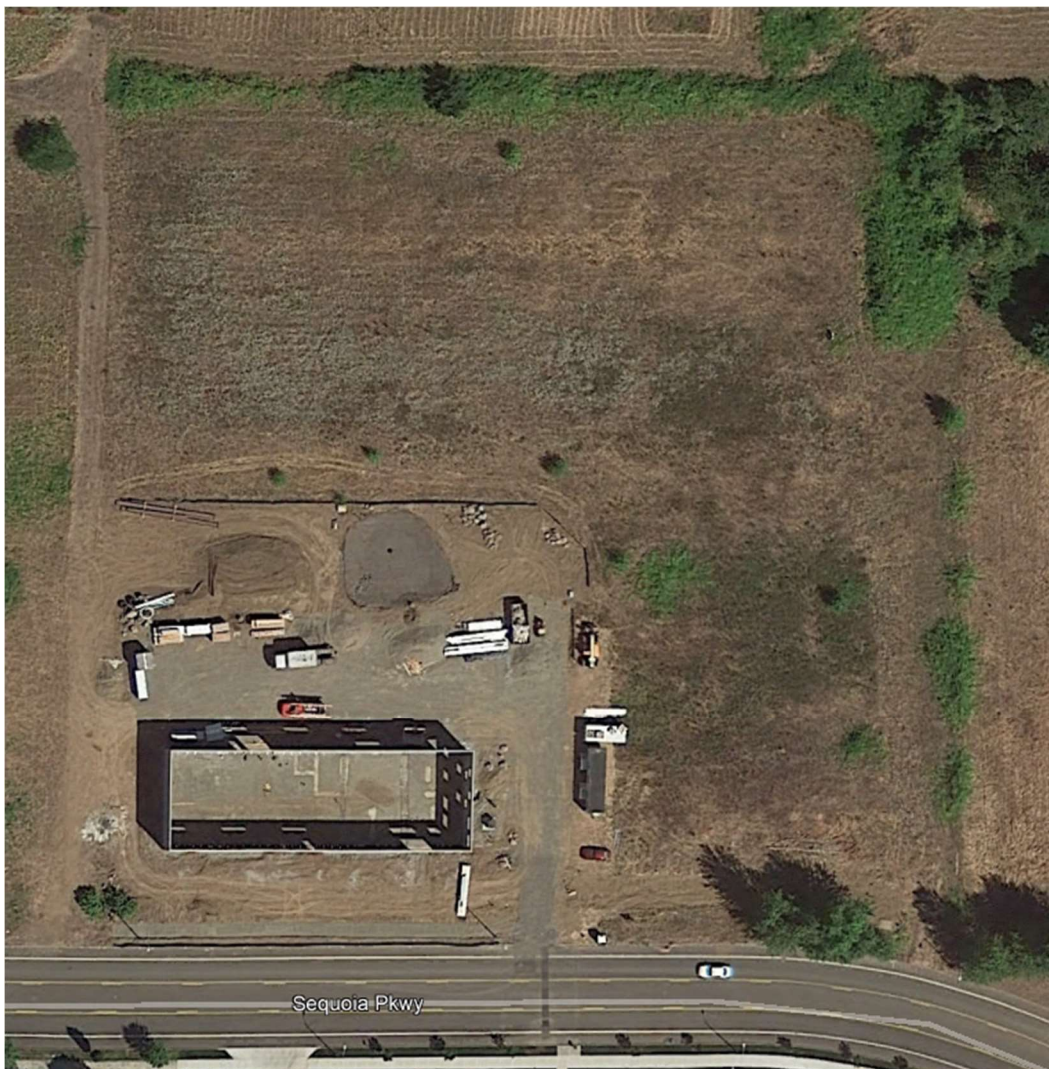


The property includes two nearly square parcels that together form a rectangle measuring approximately 396 feet wide. The west line of the site measures 210 feet long and the center of the site measures 217 feet long. There are jogs in the eastern and southern property lines.

The site is somewhat flat with a gentle slope east and southeast. The highpoint of the site is the SW corner at elevation 166, the NW corner is elevation 165, the NE corner is elevation 165, and the southeast corner is elevation 162.5. The low point is at elevation 162 along the south property line near the SE corner of the site. The site is generally covered with pasture grass and weeds and is nearly void of trees. A few small volunteer trees have sprung up onsite and others are offsite near the northern property line or east of the NE corner of the site.

The driveway into the site from S Sequoia Parkway was constructed with the development of the Alpha Scents Building on Struble Estates Lot 1 in 2020. It has been paved to a 24-foot width and has curbs on both sides. A sidewalk extends from S Sequoia Parkway to the driveway to Alpha Scents but does not extend to the north line of the Alpha Scents site to where it could be extended into this site to provide a continuous walkway to S Sequoia Parkway. A 2020 aerial photo of the Alpha Scents site under construction is below.

2020 Aerial Photo:



Proposed Development:

The applicant proposes to construct a manufacturing building including office space and having associated parking, maneuvering, and landscaping areas. A lot line adjustment is proposed to facilitate consolidation of the two existing lots into one.

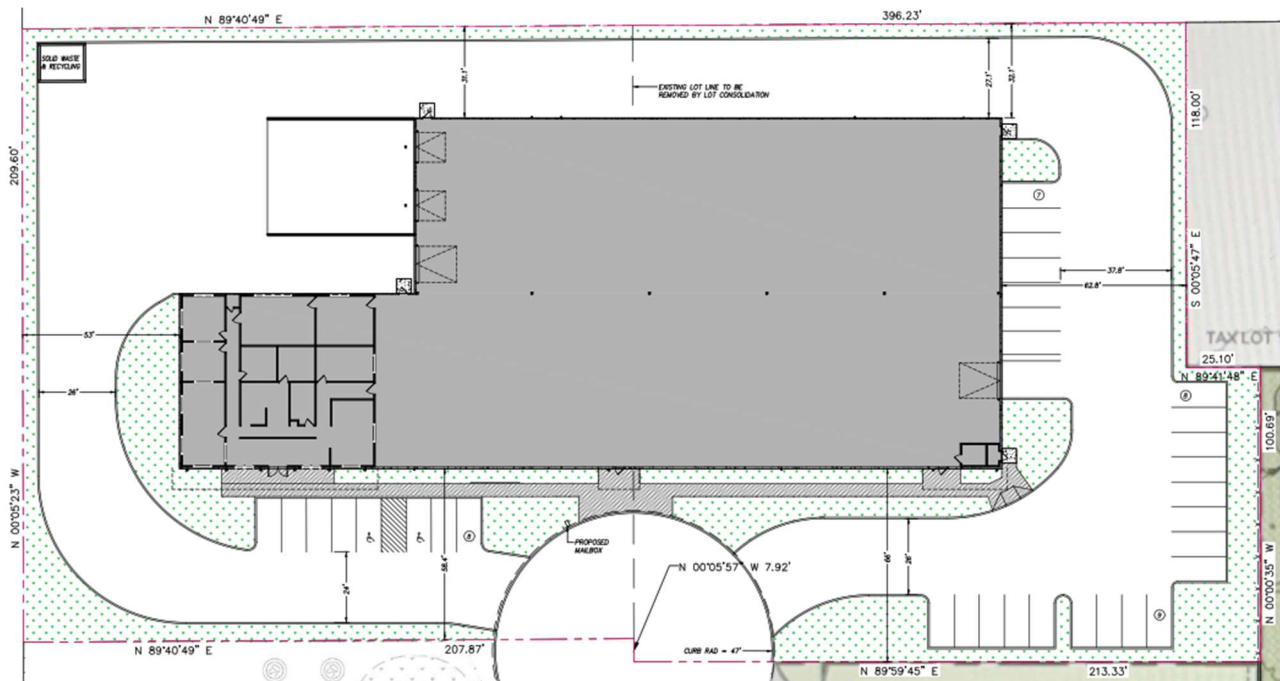
The building will be approximately 28,800 sq. ft. in total and will include approximately 3,750 sq. ft. of office space in the southwest corner of the structure. Proposed building dimensions are 280 feet long by 120 feet wide, with an 80-foot long by 60-foot-wide notch out of the northwest corner for a loading area. The building will be fully sprinklered throughout.

The proposed building will be concrete tilt-up construction. Entry canopies will be placed over the three main entry doors on the south wall. Roll up doors will be on the east and west elevations. The parapet height is proposed to be 29'-0" above the floor elevation.

HVAC equipment will be placed on the roof of the structure. A screened trash enclosure will be away from the building in the NW corner of the site.

The site will feature a circular driveway for truck access into the site and around the building. A loading area with (3) loading bays will be in the NW corner of the building. Vehicular parking will be in front of the office near the SW corner of the building, along the eastern wall, and near the SE corner of the site. Accessible parking stalls will be positioned between the western and central entrances along the southern wall.

Proposed Site Plan:



Utility and Service Requirements:

Water service: One water meter will supply domestic water to the building with a sub meter for the irrigation service.

Fire Suppression: The building is proposed to be fully fire sprinklered. An 8-inch public water main is in the shared driveway and that main will be extended north to serve the new building. One fire hydrant is located on the shared driveway by the Alpha Scents building, and several private fire hydrants will be placed around the structure to the satisfaction of Canby Fire.

Sanitary sewer: A public sanitary sewer main is in the shared driveway, terminating in a manhole near the proposed cul-de-sac bulb. A private sanitary lateral will be extended north from that manhole to the satisfaction of the City of Canby Public Works Department to serve the new building.

Electrical: A single electrical meter will be needed for the proposed building. Existing power is on the west side of the shared driveway.

Natural Gas: The building will not use natural gas.

Phone / cable: Telephone and cable will be needed for communications and security. Existing communications facilities are on the west side of the shared driveway.

Storm drainage: Storm water runoff from the new buildings and new pavement surfaces will be managed through construction of LID stormwater planters and underground stormwater injection systems. All site generated runoff associated with storms up to the 100-year storm event will be infiltrated onsite.

Garbage: A trash and recycling enclosure will be in the northwest corner of the site away from the building.

US Mail: A new mailbox will be installed at the rear of the cul-de-sac near the western entrance into the site or as otherwise directed by the U.S. Postal Service.

Municipal Code Conformity Title 16

The following text includes all applicable sections of the current City of Canby Title 16 Planning and Zoning Code, followed by a written statement in *highlighted italic text* explaining how the proposed project conforms to the given requirement.

16.10 OFF-STREET PARKING AND LOADING

16.10.050 Parking standards designated

Off-street Parking Provisions – The parking standards identified in Table 16.10.050 are the minimum standards for off-street vehicle parking in the City of Canby. The standards below apply to this development.

<i>Industrial:</i>	
a. Manufacturing	2.00 spaces per 1,000 gross square feet of office space, plus 1.00 space per 1,000 gross square feet of non-office manufacturing space. Minimum of 5 parking spaces overall.

The proposed building will have a 3,750 sq. ft. (interior dimensions) office space and a non-office manufacturing space of 24,830 sq. ft. The required parking for the space is:

*Office Space: 3,750 sq. ft. / 1,000 sq. ft x 2.00 spaces = 7.5 spaces
 Manufacturing Space: 24,830 sq. ft. / 1,000 sq. ft. x 1.00 spaces = 24.8 spaces*

Total Required: 7.5 spaces + 24.8 spaces = 32.3 spaces => rounds to 32 spaces

32 parking stalls are proposed, meeting the minimum requirement. This criterion is satisfied.

16.10.060 Off-Street loading facilities

- A.** The minimum number of off-street loading berth for commercial and industrial uses is as follows:

SQUARE FEET OF FLOOR AREA	NUMBER OF BERTHS
Less than 5,000	0
5000 – 25,000	1
25,000 – 60,000	2
60,000 and over	3

The proposed building area is nearly 29,000 sq. ft. Per the table above, 2 loading berths are required. Three loading berths are proposed, meeting the minimum requirement. This criterion is satisfied.

B. Loading berths shall conform to the following minimum size specifications:

1. Commercial Uses – 13' x 35'
2. Industrial Uses – 12' x 60'
3. Berths shall have an unobstructed minimum height of 14 feet.

The proposed loading berths meet the minimum size for industrial use loading berths and have unobstructed height. The requirements of this section are met.

C. Required loading areas shall be screened from public view, from public streets, and adjacent properties by means of sight-site obscuring landscaping, walls or other means, as approved through the site and design review process.

The loading berth spaces are proposed in the northwestern corner of the building where they will be hidden from S Sequoia Parkway by the building. In addition, proposed fencing and landscaping will screen the loading spaces from adjacent properties to the west and north. The requirements of this section are met.

D. Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.

The loading berth spaces are proposed to be constructed with development of the site and construction of the building. The requirements of this section are met.

E. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of a school or day care center having a capacity greater than twenty-five (25) students.

The proposal does not involve a school or day care center. This criterion is not applicable.

F. The off-street loading facilities shall, in all cases, be on the same lot or parcel as the structure they are intended to serve. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirement.

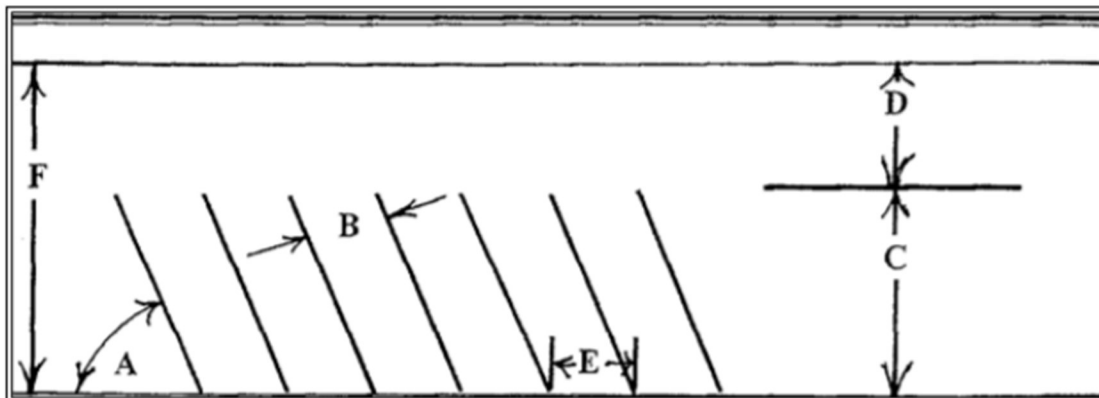
The off-street loading facilities are proposed on the same lot/parcel as the structure they are intended to serve. This criterion is satisfied.

16.10.070 Parking lots and access.

A. Parking Lots. A parking lot, whether as accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

1. Parking lot design shall comply with the dimensional standards set forth in Figure 1 of this section.
2. Parking stalls of eight (8) feet in width and sixteen (16) feet in length for compact vehicles may comprise up to a maximum of thirty (30) percent of the total number of parking stalls. Such parking stalls shall be marked "Compact Parking only" either on the parking surface or on a sign in front of the parking stalls.

TABLE 16.10.070 Minimum dimensional Standard for Parking					
This table and Figure 16.10.070 provide the minimum dimensional standards for parking areas and spaces.					
A = Parking angle in degrees B = Minimum stall width C = Minimum stall depth			D = Minimum clear aisle width E = Minimum clear stall distance at bay side F = Minimum clear bay width		
A	B	C	D	E	F
0 (parallel)	8'0"	-	12'0"	22'0"	20'0"
30	8'6"	16'4"	12'0"	17'0"	28'4"
45	8'6"	18'9"	12'6"	12'0"	31'3"
60	8'6"	19'10"	18'0"	9'10"	37'10"
90	8'6"	18'0"	24'0"	8'6"	42'0"



Twenty-seven of the thirty-two parking stalls are proposed to meet the standard 90-degree parking stall dimensions of Figure 1 of this section, while two Accessible parking stalls are proposed to have additional width to a minimum of 9.0 feet to comply with ADA standards. Three compact stalls are proposed along the eastern wall of the building. Compact stalls will make up 9.4 percent of the total number of stalls, within the permitted range. The criteria of Bullets 1 and 2 are met.

3. Areas used for standing or maneuvering of vehicles shall have paved asphalt, concrete, solid concrete paver surfaces, or paved "tire track" strips maintained adequately for all weather use and so drained as to avoid the flow of water across sidewalks or into public streets, with the following exception:
 - a. The Planning Commission may approve the use of an engineered aggregate system for outdoor storage and/or non-required parking areas as part of a Conditional Use Permit provided that the applicant can demonstrate that City Standards related to:
 - i. minimizing dust generation,
 - ii. minimizing transportation of aggregate to city streets, and
 - iii. minimizing infiltration of environmental contaminants including, but not limited to, motor oils, fuels, volatile organic compounds (e.g. benzene, toluene, ethylbenzene, xylene), and ethylene glycol are met.

The Planning Commission may impose conditions as necessary to meet City Standards.

- b. Use of permeable surfacing materials for parking lots and driveways is encouraged whenever site and soil conditions make permeable surfacing feasible. Permeable surfacing includes, but is not limited to: paving blocks, turf block, pervious concrete, and porous asphalt. All permeable surfacing shall be designed, constructed, and maintained in accordance with the Canby Public Works Design Standards and the manufacturer's recommendations.

Tight turning movements tend to cause tires to grab ahold of aggregate in permeable pavement and loosen it, more so than with conventional asphalt. This is due to permeable pavement having fewer fines holding the aggregate in place, thereby allowing it to be more permeable. The loosening of the aggregate in the pavement tends to turn the pavement into a gravel-like material over a relatively short period of time. With there being some tight turning movements for trucks around the perimeter of the site, the applicant proposes to use regular asphaltic concrete paving rather than permeable paving for long term durability.

Many pavement areas will drain toward LID facilities within landscape areas prior to injection into underground drainage facilities. The landscaped LID facilities will provide much of the same benefit as pervious pavement, that stormwater will be allowed to infiltrate into the ground in shallow pools at multiple locations around the site. This runoff will recharge groundwater and will lessen the irrigation required for the rain garden areas of landscaping.

The proposed site surfacing meets the requirements of this section.

- 4. The full width of driveways must be paved in accordance with (3) above:
 - a. For a minimum of 20 feet from the right-of-way line back into the private property to prevent debris from entering public streets, and
 - b. To within 150 feet of all portions of the exterior wall of the first story of any structure(s) served by the driveway to ensure fire and emergency service provision.

The driveway will be fully paved, therefore meeting this requirement.

- 5. Except for parking to serve residential uses, parking areas adjacent to or within residential planning districts or adjacent to residential uses shall be designed to minimize disturbance of residents. Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.

The site is within the Canby Pioneer Industrial Park, all surrounding properties will eventually be developed with Industrial uses. However, currently one residential property is located adjacent to the NE corner of the site. Site lighting will be directed so as not to create glare onto the adjacent residential use.

- 6. Groups of more than four (4) parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

The project does not require backing into any street right of way. This criterion is met.

- 7. Off-street parking areas, and the accesses to them, shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrian and vehicular traffic on the site and in adjacent roadways. The Planning Director or Planning Commission may

require engineering analysis and/or truck turning diagrams to ensure safe and efficient traffic flow based on the number and type of vehicles using the site, the classification of the public roadway, and the design of the parking lot and access drives.

A truck turning diagram demonstrating the turning movements for a WB-67 template vehicle around the perimeter of the site has been submitted with the application.

8. Parking bumpers or wheel stops shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.

Parking bumpers and curbs are proposed to prevent cars from encroaching into adjacent landscape areas and pedestrian walkways. The provisions of this section are met.

9. Accessible parking shall be provided, constructed, striped, signed and maintained as required by ORS 447.233 and all Oregon Structural Specialty Code requirements.

Two accessible parking stalls are proposed near the office in the southwest corner of the building. Both stalls will be striped and signed as required.

B. Access.

1. The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this ordinance are continuing requirements for the use of any structure or parcel of real property in the City of Canby. No building permit or other permits shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this ordinance to begin or maintain such altered use until the required increase in ingress and egress is provided.

The plat of "Struble Estates", created four properties having a 30-foot-wide common access and utility easement benefitting all four properties. The accessway is to terminate in a cul-de-sac at the north end of the shared driveway, within the boundary of the subject site. Two access points into the proposed site will occur from the cul-de-sac, one to the east and one west. The proposed development intends to use the common access and utility easement as noted on the plat of Struble Estates for ingress and egress.

The criterion of this section is met.

2. The City of Canby encourages joint/shared access. Owners of two (2) or more uses, structures, or parcels of land may agree to, or may be required by the City to, utilized jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designed in this ordinance, provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts shall be placed on permanent files with the city recorder.

No direct driveway connection will exist between the development site and the S Sequoia Parkway public right-of-way. Access will occur through the joint/shared access within the common access and utility easement identified on the plat of Struble Estates and is shared by

all four lots in the subdivision. The joint/shared accessway is currently only used by Alpha Scents, constructed on Lot 1, however, it will eventually be used to access S Sequoia Parkway and will also be used by the Okada America site.

The requirements of this section are met.

3. All ingress and egress shall connect directly with public streets.

The proposed ingress and egress will be via an existing joint/shared driveway and driveway approach onto S Sequoia Parkway, a public street. The requirement of this section is met.

4. Vehicular access for residential uses shall be brought to within fifty (50) feet of the ground floor entrances or the ground floor landing of a stairway, ramp or elevator leading to dwelling units.

The proposed project is not a residential use, the provisions of this section do not apply.

5. Required sidewalks shall extend from the ground floor entrances or the ground floor landing of a stairs, ramps or elevators to the sidewalk or curb of the public street or streets that provide the required access and egress.

New sidewalks are proposed to connect the three entrances along the southern wall of the building to the joint/shared accessway. Sidewalk is not provided to the frontage of this site along the shared driveway and therefore, after discussing the matter with the Planning Director, it was determined that sidewalk along the frontage of the cul-de-sac bulb is not needed, as it would not be a continuous sidewalk to S. Sequoia Parkway. The proposed sidewalks satisfy the criteria of this section.

6. To afford safe pedestrian access and egress for properties within the city, a sidewalk shall be constructed along all street frontages, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to city standards except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design, and in a manner approved by the Site and Design Review Board. Sidewalks approved by Board may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grade and alignment established by the Site & Design Review Board.

The site is unique in that it has no street frontage. Therefore, no new public sidewalks are proposed. The provisions of this section are not applicable.

7. The standards set forth in this ordinance are minimum standards for access and egress, and may be increased through the site and design review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety and general welfare.

16.10.070(B)(10): Minimum access requirements for industrial uses - ingress and egress for industrial uses shall not be less than the following:			
<i>Parking spaces required</i>	<i>Minimum number of accesses required</i>	<i>Minimum access width</i>	<i>Sidewalks & curbs (in addition to driveways)</i>
1-250	1	24 feet	Curbs required; sidewalks on one side minimum
Over 250	As required by Public Works Director		

The project will utilize an existing paved accessway in the joint/shared accessway to S Sequoia Parkway recently constructed by the Alpha Scents project on Lot 1 of Struble Estates. The accessway is 24 feet wide and has curbs on both sides. As noted earlier, the accessway was constructed having a sidewalk extending north from the public sidewalk on S Sequoia Parkway to the driveway into Alpha Scents lot, but no sidewalk was constructed north of the Alpha Scents driveway. There is also no sidewalk planned along the eastern side of this joint/shared accessway, so there is no sidewalk for this development site to connect to. Following discussions with the Planning Director, it was determined that due to the discontinuous offsite sidewalk, it is not necessary for this development site to construct sidewalk around the perimeter of the cul-de-sac bulb.

Internal driveways will maintain a minimum access width of 24 feet. Private onsite sidewalks will be constructed adjacent to the southern wall of the building facing Sequoia Parkway that will provide circulation between the parking areas and the building entrances.

The requirements of this section are met.

- 8. One-Way Ingress or Egress – The hard surfaced pavement of one-way drives shall not be less than twelve (12) feet for multi-family residential, commercial or industrial uses. (Ord. 1514, 2019)

No one way drives are proposed. The provisions of this section are not applicable.

- 9. Driveways:

The site will utilize a joint/shared driveway that has already been constructed on the north side of S Sequoia Parkway. Improvements to the joint/shared driveway will include completion of a 47-foot radius cul-de-sac bulb on the subject site. No additional driveways are proposed and therefore, the provisions of this section do not apply.

- 10. When considering a public facilities plan that has been submitted as part of site and design review plan in accordance with this ordinance, the city Public Works Supervisor may approve the location of a driveway closer than fifty (50) feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision. Said written approval shall be incorporated into the recommended decision of the City Planner for the site and design review plan under the process set forth.

The proposed project is not a public facility, the provisions of this section do not apply.

11. Where an existing alley is 20 feet or less in width, the property line setback abutting the alley shall increase to provide a minimum of 24 feet for maneuvering and backing movements from, garages, carports, or parking areas.

There are no adjacent alleys, the provisions of this section do not apply.

16.10.080 Street Tree Plan

A Street Tree Plan can be provided in lieu of meeting the requirement of planting a tree every 30 lineal feet of street frontage as stated in Ordinance 1385 Exhibit B. The Street Tree Plan can compensate for driveways, utilities, or other obstructions that inhibit the 30 foot spacing requirement. The requirement for the planting of street trees is required under Chapter 12.32 CMC. (Ord. 854, 1991; Ord. 848, Part VI, section 1, 1990; Ord. 1514, 2019)

The site is unique in that it has no street frontage. The Street Tree Plan provisions of this section do not apply.

16.10.090 Drive-up uses.

- A. Drive-up uses shall provide a minimum stacking area clear of the public right-of-way or parking lot aisle from the window service to the vehicles as follows:
 1. All drive-up uses. – Each lane shall provide a minimum capacity for two (2) to eight (8) automobiles, as determined by the Site and Design Review Board.
 2. For purposes of this section, an automobile shall be considered no less than twenty (20) feet in length. The width and turning radius of drive-up aisles shall be approved by the City Public Works Director.
- B. The stacking area shall not interfere with safe and efficient access to other parking areas on the property. Traffic aisles shall be wide enough to accommodate backing movements where adjacent to parking stalls. Parking maneuvers shall not occur in the stacking area. (Ord. 848, Part VII, section 16.10.090, 1990)

No drive-up uses are proposed. The provisions of this section do not apply.

16.10.100 Bicycle Parking.

Bicycle parking shall be provided for all multi-family residential, institutional, commercial, and industrial uses.

- A. Dimensions and characteristics: Bicycle parking spaces shall be a minimum of six (6) feet long and two (2) feet wide, and overhead clearance in covered spaces shall be a minimum of seven (7) feet. A minimum five (5) foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking. Bicycle racks located on a sidewalk shall provide a minimum of two (2) feet between the rack and a wall or other obstacle, and between the rack and curb face. Bicycle racks or lockers shall be securely anchored to the surface or a structure. Bicycle racks located in the Downtown Commercial Zone shall be of the inverted U style (a.k.a. staple racks). See Figure 20 of the Canby Downtown Plan for correct rack placement.

- B. Location: Bicycle parking shall be located in well-lit, secure locations within fifty (50) feet of the main entrance to a building, but not further from the entrance than the closest automobile parking space, and in no case further than 50 feet from an entrance when several entrances are involved.
- C. Number of spaces: The bicycle parking standards set out in Table 16.10.100 shall be observed. (Ord. 1019 section 1, 1999; Ord. 1076, 2001)

TABLE 16.10.100 BICYCLE PARKING STANDARD	
LAND USE CATEGORY	MINIMUM REQUIRED BICYCLE PARKING SPACES
Commercial	
Offices	2, or 1 space per 1000 ft ² , whichever is greater
Industrial	
Manufacturing	2 or .15 spaces per 1000 ft ² , whichever is greater

Per the uses listed above in Table 16.10.100, the office and manufacturing portions of the building should be calculated separately. A minimum of 2 bicycle spaces will be required.

Office space: 1.0 space per 1,000 sq.ft. x 3,750 sq.ft. = 3.75 spaces required.

Manufacturing: 0.15 spaces per 1,000 sq. ft. x 24,830 sq. ft. = 3.72 spaces required

Total = 3.75 spaces + 3.72 spaces = 7.47 spaces

Eight bicycle parking stalls will be provided in two bike racks on the south side of the building as noted on the Site Plan. One rack will be located near the SW entrance to the building and one will be near the SW entrance. The two bike parking areas will be lit to the level the adjacent sidewalk and parking lot. The requirements of this section have been met.

16.32 M-1 LIGHT INDUSTRIAL ZONE

16.32.010 Uses permitted outright.

Uses permitted outright in the M-1 zone shall be as follows:

- A. Manufacturing, fabricating, processing, compounding, assembling or packaging of products made from previously prepared materials such as cloth, plastic, paper, metal, wood (but not including sawmills or lumber mills), the operation of which will not result in
 1. The dissemination of dusts, gas, smoke, fumes, odors, atmospheric pollutants or noise which exceed Oregon Department of Environmental Quality standards
 2. Danger by reason of fire, explosion or other physical hazard;
 3. Unusual traffic hazards;
- X. Business or professional office, when related and incidental to primary industrial uses of the area;

Okada America Inc. primarily assembles hydraulic demolition attachments for equipment in the construction industry. The building will include office space and manufacturing space for the manufacturing and assembling of equipment products. Office space related to the primary use of the building is permitted through Subsection X, while the fabrication and assembly of products are permitted by Subsection A, subject to Conditions 1 through 3. The use will not lead to any of the prohibited activities in Subsections 1 through 3, therefore the use is permitted outright.

16.32.030 Development standards.

The following subsections indicate the required development standards of the M-1 zone:

- A.** Minimum lot area: five thousand square feet.
- B.** Minimum width and frontage: fifty feet.
- C.** Minimum yard requirements:
 - 1.** Street yard: twenty feet where abutting Highway 99E and S. Ivy Street. Gas station canopies shall be exempted from the twenty foot setback requirements. Properties not fronting on Highway 99E or S. Ivy Street shall maintain a 10 foot street yard setback. Sign setbacks along Highway 99-E and S. Ivy Street are to be measured from the face of the curb rather than the lot line. Where no curb exists, the setback shall be measured from the property line. Other than signs which are nonconforming structures and street banners which have been approved per the requirements of the Uniform Sign Code, no signs will be allowed to be located within, or to project over, a street right-of-way.
 - 2.** Interior yard: none, except ten feet where abutting a residential zone.
 - 3.** Rear yard: none, except ten feet where abutting a residential zone.

The site includes two tax lots, each approximately 1.00 acre in size which will be consolidated into a single 2.00-acre parcel, exceeding the minimum lot size requirement. The total width of the property will be nearly 400 feet, exceeding the minimum width requirement. As discussed earlier in this narrative, the site does not have frontage on a public street but has access through a joint/shared accessway in an easement on the plat of Struble Estates. The frontage requirements of the M-1 zone are superseded by the standards of the I-O Zone, Section 16.35.050.B, which requires no frontage. See response to Section 16.35.050.

The site does not front Highway 99-E. Proposed yards exceed 10 feet, except around the trash/recycling enclosure in the NW corner of the site, where 5-foot yards are proposed. The minimum yard requirements are exceeded.

- D.** Maximum building height:
 - 1.** Freestanding signs: thirty feet;
 - 2.** All other structures: forty-five feet.

The proposed parapet height (as noted on Sheet A3.1) is 29 feet from the main floor elevation to the parapet. The building height is less than forty-five feet and therefore complies with criterion 2. No freestanding signs are proposed. The provisions of this section are met.

- E.** Maximum lot coverage: no limit.

The criterion of this section is met.

F. Other regulations:

1. Vision clearance distances shall be fifteen feet from any alley or driveway and thirty feet from any other street or railroad.

The vision clearance where the private driveways meet the joint/shared driveway will exceed this requirement due to the shape of the cul-de-sac bulb.

2. All setbacks to be measured from the foundation line of the building. Overhangs shall not exceed two feet.

The building generally has no overhangs, except where there are canopies over the entrances on the south side of the building. The required minimum setbacks are met.

3. Prior to issuance of a building permit, wireless/cellular towers require written certification of approval/compliance from the Federal Communications Commission, Federal Aviation Administration and the Oregon Department of Transportation (Department of Aeronautics).

No towers are proposed. This provision is not applicable.

4. Outside storage areas abutting a residential zone shall be screened from view by a site blocking fence, landscaping, or berm and shall be of such material and design as will not detract from adjacent residences.

No outside storage areas are proposed, other than the trash/recycling facility in the NW corner of the site. That portion of the site has manufacturing zoned properties to the north and west, therefore, this criterion is not applicable. This requirement is met.

16.35 I-O INDUSTRIAL OVERLAY ZONE

16.35.020 Applicability.

It is the policy of the City of Canby to apply the I-O zone to all lands within the Canby Pioneer Industrial Park Master Plan area and other areas determined by the City, as defined in the Industrial Area Master Plan. The Master Plan area generally includes the area bound by Highway 99E and 1st Avenue to the north, Mulino Road to the east, SE 13th Avenue to the south, and the Molalla Forest Logging Road Trail to the west. The I-O zone has the following affect with regard to other chapters of this ordinance:

- A. Incorporates the Canby Industrial Area Master Plan into Title 16. The Master Plans design guidelines, standards, and plan maps are hereby incorporated by reference.
- B. Permits land uses which are permitted by the underlying zone districts (C-M, M-1, M-2), with some exceptions.
- C. Replaces selected development standards contained in the C-M, M-1, and M-2 zones, for continuity and quality of site design within the Master Plan area.
- D. Utilizes the City's processes for development review, including land divisions, conditional uses, and design reviews. Provides a design review matrix (i.e., replacing the table in Chapter 16.49) which is tailored to the Master Plan area.
- E. Provides additional conditional use standards to ensure development compatibility.
- F. Lists uses that are prohibited outright due to incompatibility with the goals for the area.

The site is within the boundaries of the Canby Pioneer Industrial Park Master Plan area. The policies and standards of Chapter 16.35 are applicable to this application.

16.35.25 Pre-application review and conditions of approval

- A.** A pre-application meeting with utility and service providers is required prior to any land use application, building permit application, or business license application in the I-O zone, unless this requirement is waived by the City Planner. The City Planner shall provide application forms for this purpose indicating all required information. The pre-application meeting shall allow utility and service providers to make a detailed assessment of the proposed use prior to forming a recommendation on approval. In addition, this meeting will allow the City to evaluate whether a Conditional Use Permit will be required.
- B.** At the pre-application meeting, the City shall determine the need for a Hazardous Materials Management Plan. If required by the City, the applicant shall prepare a plan meeting the relevant sections of the Oregon Fire Code as determined by the City. The Plan shall allow utility and service providers to review the health and safety impacts of any proposed use and ensure an adequate plan will be in place to address those impacts prior to forming a recommendation on approval.
- C.** The Planning Commission or City Council may impose conditions to protect public health and safety on any discretionary land use application.

A pre-application meeting was filed for and paid for by the applicant, prior to submittal of the land use application. Neither a Conditional Use Permit nor a Hazardous Materials Management Plan is needed for the proposed site use. The standards of this section are met.

16.35.030 Uses permitted outright.

Unless limited by sections 16.35.040 or 16.35.045, uses permitted outright in the C-M zone, M-1 zone, and M-2 zone are permitted outright in the I-O zone, subject to the respective zone district boundaries. (Ord. 1008 section 1 [part], 1998; Ord. 1057 section 2 [part], 2000)

16.35.040 Conditional uses.

Unless limited by subsection A below or section 16.35.045, conditional uses permitted in the C-M zone, M-1 zone, and M-2 zone are permitted as conditional uses in the I-O zone, subject to the respective zone district boundaries.

Okada America Inc. primarily assembles hydraulic demolition attachments for equipment in the construction industry. The building will include office space and manufacturing space for the manufacturing and assembling of equipment products. Office space related to the primary use of the building is permitted through Chapter 16.32.010 Subsection X, while the fabrication and assembly of products are permitted by Chapter 16.32.010 Subsection A. A conditional use is not necessary; therefore, the provisions of this section are not applicable.

16.35.050 Development standards.

The following subsections indicate the required development standards of the I-O zone. These standards replace the standards of the C-M zone, M-1 zone, and M-2 zone, as follows:

- A.** Minimum lot area: none.

The minimum lot area is met.

B. Minimum lot width and frontage: none.

The minimum lot width and frontage is met.

C. Minimum yard requirements (measured from building foundation to right-of-way line):

1. Street yards(s): 20 feet for buildings up to 25 feet in height; 35 feet for buildings between 25 feet and 45 feet in height. Parking and internal drives (except curb cuts and entrance drives) are prohibited within the required 20 foot street yard.

Due to the nature of the site having no frontage on a public street, there is more than 100 feet between the front lot line and S Sequoia Parkway. This requirement is met.

2. Interior yard: 10 feet, except 20 feet where abutting a residential zone. Common-wall lot lines (attached buildings), and development which provide shared parking and circulation with abutting developments, are exempt from interior yard standards.

A lot consolidation is proposed that will combine the two onsite lots into a single parcel. Proposed interior yard building setbacks for the main building exceed 20 feet on all interior sides. The interior yard setback to the trash/recycling enclosure is 10 feet, the minimum setback from the surrounding industrial zoned land. This requirement is met.

3. Rear yard: 10 feet, except 20 feet where abutting a residential zone. Commonwall lot lines (attached buildings), and development which provide shared parking and circulation with abutting developments, are exempt from interior yard standards.

The proposed rear yard exceeds 20 feet for the main building. The interior yard setback to the trash/recycling enclosure is 10 feet, the minimum rear yard setback from the surrounding industrial zoned land. This requirement is met.

D. Maximum building height: 45 feet.

Proposed maximum building height is 29 feet above the floor elevation of the building, which is less than the permitted maximum building height. This requirement is met.

E. Maximum lot coverage: 60 percent in the C-M zone; none in the M-1 and M-2 zones.

The site is zoned, M-1. There is no maximum lot coverage requirement. This provision is met.

F. Street access (curb cuts) spacing shall be a minimum of 200 feet on designated parkway and collector streets.

As mentioned earlier, this site will utilize an existing joint/shared driveway to S Sequoia Parkway that was installed with construction of the Alpha Scents building. This requirement is met.

G. Street right-of-way improvements shall be made in accordance with the circulation plan, and streetscape/street section standards of the Industrial Area Master Plan.

The site is unique in that it has no frontage on a public right-of-way. Although extensive onsite circulation improvements will be made, no street right-of-way improvements will be constructed. The provisions of this section are not applicable.

H. Building orientation standards. The following standards are intended to ensure direct, clear, and convenient pedestrian access:

1. Development in the M-1 zone and M-2 zone shall provide at least one public entrance facing the street. A direct pedestrian connection shall be provided between the primary building entrance and public sidewalk.

Three public entrances are proposed on the southern wall of the building, the side of the building facing the public right-of-way. As mentioned earlier in this narrative, a discontinuous sidewalk system exists between this site and the public sidewalk on S Sequoia Parkway. Private walkways are proposed onsite that will connect the building entrances to the onsite parking and circulation and to cul-de-sac at the northern termination of the joint/shared driveway. Following discussions with the Planning Director, it was determined that due to the discontinuous offsite sidewalk, it is not necessary for this development site to construct sidewalk around the perimeter of the cul-de-sac bulb and that the proposed walkway system will satisfy the provisions of this section since a continuous sidewalk between the building and the street cannot be provided by the applicant. The provisions of this section are met.

- I. Right-of-way plantings: Street trees and ground cover plantings shall be installed with development, as approved by the City. Shrubs are prohibited within the public right-of-way.

The site does not have frontage on a public right-of-way. No street trees and plantings are proposed. The provisions of this section are not applicable.

- J. Metal building exteriors are prohibited, except that the Planning Commission may approve architectural metal elements that accent and enhance the aesthetics of building entrances and office areas.

The building exterior walls will be concrete tilt-up. Metal elements will accent the concrete panels, as shown on the submitted structural plans. These metal elements will create shadow lines and visual clues to the buildings' structure. The intent of prohibiting metal is to eliminate the appearance of an agricultural or industrial "pole building" appearance. The proposed building meets the intent of this section. The applicant requests approval for the metal elements shown on the Building Exterior Elevations.





K. Lighting shall be required for all streets, sidewalks, and pedestrian ways. Applications for land division approval and site plan review shall include photometric plans.

Proposed site lighting is indicated on the Site Lighting Plans prepared by ESL Vision. Photometric lighting levels are included. This requirement is met.

- L. Shared access: The City may require the provision of shared access drives through the land division review process. Shared access drives are intended to maintain adequate driveway spacing and circulation along the designated Parkway and Collector streets.

The site takes access to S Sequoia Parkway through a joint/shared accessway that was created when the Struble Estates subdivision was platted. The provisions of this section are met.

- M. All landscaped areas shall be irrigated unless drought tolerant plants are installed and watered until well established and replaced in event of failure.

Landscape areas indicated on the Landscape Consultant's drawing will be irrigated. This requirement is met.

- N. Other regulations: The C-M zone, M-1 zone, and M-2 zone provide other applicable regulations related to vision clearance, Highway 99E sidewalk width, setback measurement, outside storage, and wireless/cellular tower certification.

These requirements are either not applicable or have been met as mentioned in other portions of the Development Code.

- O. Open storage or "laydown yards" shall be screened by a six-foot site-obscuring fence or hedge-type vegetation that would become a solid site obscuring barrier within three years of planting

Open storage areas are not proposed. The provisions of this section area not applicable.

16.35.060 Design guidelines.

The Industrial Area Master Plan provides design guidelines for reviewing development applications. The guidelines, which are incorporated into Table 16.35.000, encourage:

- A. Flexibility to align local streets based on parcelization and development requirements;

Driveway location is established with the existing joint/shared accessway. No local streets are proposed. This requirement is met.

- B. Tree retention, planting of large (3-inch) caliper trees, and use of lawn/ground cover planting in front yard setbacks;

A few existing trees are located onsite, none of which will be retained due to the impacts of the building and site improvement construction. All new trees are proposed to be 2-inch caliper. The site does not have a typical "front yard" as it does not have street frontage, however, use of ground cover is planned for planting beds visible from the joint/shared access driveway. See the Landscape Plan. The provisions of this section are met.

- C. Placement of buildings at or near the setback line;

The building is placed as close to the southern lot line as possible while providing for adequate vehicular and pedestrian access into the entrances on the southern side of the building. The

criterion of this section is met to the degree possible given the configuration of the lot and the joint/shared access.

D. Placement of parking areas to the side or rear of buildings;

Parking is proposed to be located on the southern and eastern sides of the building. The south line of the property is approximately 200 feet north of S Sequoia Parkway, providing for a large separation between proposed parking areas and the public right-of-way. Proposed parking areas are placed along the eastern side of the building and on the southern side, which will be hidden from view by the properties located between the subject site and Sequoia Parkway. Due to the remote location of the property, the provisions of this section are met.

E. Placement of smaller commercial buildings at or near the street;

The proposed building is approximately 28,000 sq. ft. This requirement is not applicable due to the size and use of the building.

F. Building entries visible from the street with direct pedestrian connections;

Due to the nature of this lot, there is no front yard abutting a street right of way. The main entrances to the building will be positioned on the south side of the building. One of the entrances will be positioned north of the cul-de-sac north at the end of the joint/shared accessway. As discussed earlier in this narrative, due to off-site conditions, a direct, uninterrupted pedestrian connection from the site to the public sidewalk is not possible. Following discussions with the Planning Director, it was determined that the application meets the sidewalk and connectivity to the degree possible. These requirements are met.

G. Use of quality building materials;

All building materials proposed on the exterior elevation drawings are of good quality. Many materials will have factory finish for colorfastness, durability and cleanability. This requirement is met.

H. Architectural detail to break up and articulate large surfaces and volumes, and to accentuate building entries; and

The proposed building architecture shown on the exterior elevation drawings indicates detail features, recessed doorways and color changes to accentuate the building entrances and break up the building masses into smaller discernable forms. This requirement is met.

I. Open space retention and trail connections, as designated by the Master Plan.

This requirement is not applicable to this site.

16.35.070 I-O Design review matrix.

The City uses the following matrix to evaluate compliance with the I-O design guidelines. The matrix substitutes for the general design review matrix provided in Chapter 16.49. Design review applications must comply with all other applicable provisions of Chapter 16.49, and achieve scores equal to or greater than the minimum acceptable scores in the matrix. (See Master Plan for illustrations.)

- A. Exception: The City may reduce the minimum acceptable score(s) upon finding that certain provisions do not apply to a proposed development.
- B.

**Industrial Overlay Design Review Matrix
Table 16.35.040**

CRITERIA	Possible Scores		
Parking			
Parking areas located to the side or rear of buildings as viewed from public right-of-way: <50% of parking spaces=0; 50%-75%=1; 75%-100%=2.	0	1	2
Increase minimum interior parking lot landscape over the base 15%: 15%-18%=0; 18%-22%=1; >22%=2.	0	1	2
Increase the base number of trees required by 16.49.120 (all landscape islands must contain 1 tree, 1 tree for every 40' along the required setback): 100%-105% of base requirement=0; 105%-110% of base requirement=1;>110%=2; (# of trees proposed/# of trees required x100=% of base requirement)	0	1	2
Number of parking spaces provided: (% of required minimum): >110%=0; 110%-105%=1; 105%-100%=2. See Table 16.10.050 for required parking. (# of spaces proposed/# of spaces required x100=% of required minimum)	0	1	2
Minimum Acceptable Score	4 points		4 out of 6

Not applicable. Building is at end of private cul-de-sac.

- A. *Parking is proposed to the south and east of the building, partially screened from view, due to the 200-foot separation between the building and the public right-of-way; however, due to the unique layout of the site, this criterion is not applicable to this site.*
- B. *Parking lot landscaping is proposed at over 26%; 2 points are achieved in the matrix.*
- C. *The applicant proposes to exceed the base number of trees required by 16.49.120, however some of the landscape islands contain LID facilities and do not contain a tree; 0 points are achieved in the matrix.*
- D. *The number of parking spaces proposed is 32, which is the minimum number required; 2 points are awarded in the matrix.*

The total number of points possible in the Parking Section is 6, and 4 points are achieved. This meets the Minimum Acceptable Score.

Transportation/Circulation		
Design private, on-site pedestrian pathways: 6' painted ways=0; 6' brick/paver ways=1; 6' brick/paver & raised concrete ways=2	0 1 2	Not applicable. Building is at end of private cul-de-sac.
Number of pedestrian connections between the street sidewalk and internal circulation system: One connection = 0 Two or more connections = 1	0 1 2	
Minimum Acceptable Score (some provisions may not apply) 2points	2 out of 2	

- A. Onsite raised concrete ways are proposed for onsite pedestrian access; 2 points are awarded in the matrix.
- B. As discussed earlier in the narrative, the site is located approximately 200 feet north of the Sequoia Parkway right-of-way, and due to offsite circumstances, no direct sidewalk connection is possible between the street sidewalk and the internal circulation system. The possible number of points is zero, and the applicant suggests that the provisions of Section B do not apply to the proposed project.

The total number of points possible in the Transportation/Circulation Section is 2, and the proposal achieves 2. This meets the Minimum Acceptable Score.

Landscaping		
Trees installed at 3 inch caliper: <25% of trees=0; 25%-50%=1; 50%-100%=2.	0 1 2	
Usable outdoor amenity provided with development (e.g., water features, plazas, seating areas, and similar features): no=0; yes=1; yes and for public use =2.	0 1 2	
Amount of grass (less grass is better) (% of total landscaped area)>50%=0; 25%-50%=1; <25%=2	0 1 2	
Minimum Acceptable Score	3 points	3 out of 6

- A. No 3" caliper trees will be installed; 0 points are awarded.
- B. An outdoor seating area for private use is proposed at the SE corner of the building; 1 point is awarded in the matrix.
- C. Less than 25% of the landscaping is proposed as grass; 2 points are awarded in the matrix.

Three points are achieved in the Landscaping Section. This equals the Minimum Acceptable Score.

Building Appearance and Orientation		
Building orientation at or near the street: parking or drive separates building from street=0; at least 20% of elevation within 5 feet of minimum setback=1; at least 20% of elevation is at minimum setback=2.		0 1 2
Building entrances visible from the street: no=0; yes=1.		0 1
Buildings use quality materials: concrete, wood, or wood siding=0; concrete masonry, stucco, or similar material=1; brick or stone=2.		0 1 2
Articulation and/or detailing to break up large building surfaces and accentuate the building entrance(s): no=0; yes=2.		0 2
Minimum Acceptable Score	4 points	4 out of 5

Not applicable. Building is at end of private cul-de-sac.

- A.** *The site sits back from the public right-of-way and is wide and narrow. Given the shape of the lot and the joint/shared driveway access terminating in a private cul-de-sac in the center southern portion of the lot, there are few alternatives for a site layout. Given the constraints of the site, the building orientation meets the goals of the Development Code. However, the applicant suggests that the building orientation is not applicable to this site and should be excluded from the matrix.*
- B.** *Three building entrances are located on the southern wall of the building, and one of the three is directly north of the joint/shared accessway into the site; 1 point is awarded in the matrix.*
- C.** *Building materials will be good quality with concrete tilt-up being the primary material; one point is awarded in the matrix.*
- D.** *Articulation and detailing is proposed to break up the building surfaces as noted on the architectural plans; 2 points are awarded.*

Four points are achieved in the Building Appearance and Orientation Section. This meets the Minimum Acceptable Score.

The proposal achieves the minimum acceptable score in each category of the matrix. The requirements of the matrix are therefore met.

16.42 SIGNS

16.42.040 Design standards for signs.

The following standards apply to signs in all zone districts.

A. Setbacks.



Signs are required to meet the setback requirements of the applicable zone district, except however the street yard setback for signs may be reduced to fifty (50) percent of that required for other structures in the zone. Signs shall not obstruct a vision clearance area required in the applicable zone district.



16.42.050 Size, type, and location of signs permitted by zoning district and use.




In addition to the design standards for signs in Section 16.42.040, Table 16.42.050 sets forth standards for type, size, and location of permanent signs that are allowed in specific zoning districts. The table is arranged by section as follows:



Table 7 Canby Industrial Area Overlay Zone (I-O)

- A.** Where the standards in a base zoning district conflict with the standards in an overlay district, the standards in the overlay district prevail.
- B.** Where the standards in the Canby Industrial Area Overlay (I-O) district conflict with the standards in another overlay district, the standards in the Canby Industrial Area Overlay(I-O) district prevail.

Table 7. Canby Industrial Area Overlay Zone (I-O)		
<u>Monument Sign</u>		
A. Use on site: all uses in the M-1 zone or M-2 zone.		
Size: may not exceed 32 square feet per sign face, or 64 square feet total.	Maximum Height: 6 feet.	Location/Number: One sign.
B. Use on site: all uses in the C-M zone.		
Size: may not exceed 150 square feet per sign face, or 300 square feet total.	Maximum Height: 30 feet.	Location/Number: One monument sign is allowed for a site up to 10 acres in size. Sites over 10 acres in size may be permitted a maximum of 2 signs, provided that only one sign per street frontage is allowed.
<u>Pole Sign</u>		
A. Use on site: all uses.		
Size: not allowed.	Maximum Height: n/a.	Location/Number: n/a.

<u>Wall Sign</u>		
A. Use on site: all uses.		
<p>Size: The maximum sign face area of all wall signage allowed on a primary building frontage is 8 percent of the building elevation area of the primary building frontage. Each sign is limited to a maximum of 300 square feet.</p> <p>The maximum sign face area of all wall signage allowed on a secondary building frontage is 6 percent of the building elevation area of the secondary building frontage. Each sign is limited to a maximum of 190 square feet.</p>	<p>Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.</p>	<p>Location/Number: Painted wall signs are prohibited. Internally illuminated box-style signs, also called can signs, are prohibited.</p> <p>For other types of wall signs, one sign is permitted per building frontage for each business license on file with the City at that location.</p>
<u>Blade/Overhang Sign</u>		
A. Use on site: All uses.		
<p>Size: Each sign shall have a maximum sign face area of 48 square feet.</p>	<p>Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.</p>	<p>Location/Number: One sign per building frontage for each business license on file with the City at that location.</p>

<u>Bulletin Board</u>		
A. Use on site: All uses.		
Size: bulletin board may encompass up to 50 percent of sign face area.	Maximum Height: determined by height of sign.	Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.
<u>Electronic Message Board</u>		
A. Use on site: all uses.		
Size: electronic message board may encompass up to 25 percent of sign face area.	Maximum Height: determined by height of sign.	Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.
<u>Awning Sign or Canopy Sign</u>		
A. Use on site: all uses.		
Size: Signs on awnings shall not cover more than 25 percent of the main area of the awning, or exceed 25 square feet in size, whichever is smaller. The maximum sign face area of all signage allowed on a secondary building frontage is 8 percent of the building elevation area of the secondary frontage, up to a maximum of 60 square feet.	Maximum Height: shall not project above the roof line or parapet wall, whichever is higher.	Location/Number: One sign per awning or canopy. Sign shall not extend more than 8 feet from the building face. Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 foot clearance shall be provided between grade and bottom of sign.

<u>Marquee Sign</u>		
A. Use on site: all uses.		
Size: not allowed.	Maximum Height: n/a.	Location/Number: n/a.
<u>Window Sign</u>		
A. Use on site: all uses.		
Size: maximum 15 percent of total window area.	Maximum Height: determined by height of window.	Location/Number: Only allowed in ground floor or 2nd floor windows.

Signage will be limited to a wall sign on the front elevation of the building. The proposed building wall signage is limited to 8% of the building elevation area of the primary building frontage or 300 sq.ft. maximum Per Table 7.

The southern wall of the building measures 29 feet tall x 280 feet long, equaling a wall area of 8,120 sq. ft.

8,120 x .08= 650 sq.ft. The maximum wall sign area allowed is therefore limited to 300 sq. ft.

The proposed wall sign measures 25 feet long by 4.5 feet tall, for an area of 112.5 square feet. This is below the permitted maximum. No other signs are proposed. See the Exterior Building Elevations for design and location.

The wall sign design requirements are met.

16.43 OUTDOOR LIGHTING STANDARDS

16.43.040 Lighting Zones.

- A. Zoning districts designated for residential uses (R-1, R-1.5 and R-2) are designated Lighting Zone One (LZ 1). All other zoning districts are designated Lighting Zone Two (LZ 2).
- B. The designated Lighting Zone of a parcel or project shall determine the limitations for lighting as specified in this ordinance.

Table 16.43.040 Lighting Zone descriptions

Zone	Ambient Illumination	Representative Locations
LZ 1	Low	Rural areas, low-density urban neighborhoods and districts, residential historic districts. This zone is intended to be the default for residential areas.
LZ 2	Medium	High-density urban neighborhoods, shopping and commercial districts, industrial parks and districts. This zone is intended to be the default condition for commercial and industrial districts in urban areas.

This industrial usage will be in the LZ 2 Lighting Zone.

16.43.060 Prohibited Light and Lighting.

- A. All outdoor light sources, except street lights, shall be shielded or installed so that there is no direct line of sight between the light source or its reflection at a point 3 feet or higher above the ground at the property line of the source. Light that does not meet this requirement constitutes light trespass. Streetlights shall be fully shielded. However, the applicant is permitted to have some unshielded lighting if lumens are within the limits of Table 16.43.070 below.

Lighting will be installed to meet the requirements of this section. Cut sheets for proposed luminaires are submitted with the application. One new streetlight is proposed at the rear of the cul-de-sac.

- B. The following lighting systems are prohibited from being installed or used except by special use permit:
 1. Aerial Lasers.
 2. "Searchlight" style lights.
 3. Other very intense lighting, defined as having a light source exceeding 5200 lumens.

None of the above lighting systems are proposed, the provisions of this section are met.

16.43.070 Luminaire Lamp Wattage, Shielding, and Installation Requirements.

- A. All outdoor lighting shall comply with the limits to lamp wattage and the shielding requirements in Table 16.43.070 per the applicable Lighting Zone. These limits are the upper limits. Good lighting design will usually result in lower limits.
- B. The city may accept a photometric test report, demonstration or sample, or other satisfactory confirmation that the luminaire meets the requirements of the shielding classification.
- C. Such shielded fixtures must be constructed and installed in such a manner that all light emitted by the fixture complies with the specification given. This includes all the light emitted by the fixture, either directly from the lamp or by a diffusing element, or indirectly by reflection or refraction from any part of the fixture. Any structural part of the fixture providing this shielding must be permanently affixed.
- D. All canopy lighting must be fully shielded. However, indirect upward light is permitted under an opaque canopy provided that no lamp or vertical element of a lens or diffuser is visible from beyond the canopy and such that no direct upward light is emitted beyond the opaque canopy.
- E. Landscape features shall be used to block vehicle headlight trespass while vehicles are at an external point of service (i.e. drive-thru aisle).
- F. All facade lighting must be restricted to the facade surface. The margins of the facade shall not be illuminated. Light trespass is prohibited.

Table 16.43.070 - Luminaire Maximum Lumens and Required Shielding

Lighting Zone	Fully Shielded	Shielded	Partly Shielded	Unshielded (Shielding is highly encouraged. Light trespass is prohibited.)
LZ 2	7800 lumens or less	1600 lumens or less	800 lumens Or less	Landscape and facade lighting 1600 lumens or less; ornamental lights of 800 lumens or less.

Cut sheets for proposed lighting fixtures are included with the lighting plans. The applicant will install lighting to meet the requirements of this Code.

16.43.080 Height Limits.

Pole and surface-mounted luminaires under this section must conform with Section 16.43.070.

- A. Lighting mounted onto poles or any structures intended primarily for mounting of lighting shall not exceed a mounting height of 40% of the horizontal distance of the light pole from the property line, nor a maximum height according to Table 16.43.080, whichever is lower. The following exceptions apply:
 1. Lighting for residential sports courts and pools shall not exceed 15 feet above court or pool deck surface.
 2. Lights specifically for driveways, and then only at the intersection of the road providing access to the site, may be mounted at any distance relative to the property line, but may not exceed the mounting height listed in Table 16.43.080.

3. Mounting heights greater than 40% of the horizontal distance to the property line but no greater than permitted by Table 16.43.080 may be used provided that the luminaire is side-shielded toward the property line.
 4. Landscape lighting installed in a tree. See the Definitions section.
 5. Street and bicycle path lights.
- B.** Lighting mounted onto buildings or other structures shall not exceed a mounting height greater than 4 feet higher than the tallest part of the building or structure at the place where the lighting is installed, nor higher than 40% of the horizontal distance of the light from the property line, whichever is less. The following exceptions apply:
1. Lighting attached to single family residences shall not exceed the height of the eave. Lighting for driveways shall conform to Table 16.43.080.
 2. Lighting for facades may be mounted at any height equal to or less than the total height of the structure being illuminated regardless of horizontal distance to property line.
 3. For buildings less than 40 feet to the property line, including canopies or overhangs onto the sidewalk or public right of way, luminaires may be mounted to the vertical facade or the underside of canopies at 16 feet or less.
 4. The top exterior deck of parking garages should be treated as normal pole mounted lighting rather than as lights mounted to buildings. The lights on the outside edges of such a deck must be side shielded to the property line.

Table 16.43.080 - Maximum Lighting Mounting Height in Feet

Lighting Zone	Lighting for Driveways, Parking and Transit	Lighting for Walkways, Plazas and other Pedestrian Areas	All Other Lighting
LZ 2	37.5	18.0	15.0

Exterior light fixtures will be mounted at the elevations shown on the Architectural Renderings. The applicant will install the outdoor lighting as required to meet the provisions of this section.

16.43.110 Lighting Plan Required

A lighting plan shall be submitted with the development or building permit application and shall include:

- A.** A site plan showing the location of all buildings and building heights, parking, and pedestrian areas.
- B.** The location and height (above grade) of all proposed and existing luminaires on the subject property.
- C.** Luminaire details including type and wattage of each lamp, shielding and cutoff information, and a copy of the manufacturer's specification sheet for each luminaire.

- D. Control descriptions including type of control (time, motion sensor, etc.), the luminaire to be controlled by each control type, and the control schedule when applicable.
- E. Any additional information necessary to demonstrate compliance with the standards in this section.

A Site Lighting Plan, is submitted with the development application and will be revised as deemed necessary during the building permit application process for approval with this section .

16.49 SITE AND DESIGN REVIEW

16.49.030 Site and design review plan approval required.

- A. The following projects require site and design review approval, except as exempted in B below:
 - 1. All new buildings.
 - 2. All new mobile home parks.
 - 3. Major building remodeling above 60% of value.
 - 4. Addition of more than 5,000 square feet of additional gross floor area in a one year period.
 - 5. Construction activity which causes a decrease in pervious area in excess of 2,500 square feet in a one year period.

None of the above shall occur, and no building permit for such activity shall be issued, and no sign permit shall be issued until the site and design review plan, as required by this Ordinance, has been reviewed and approved by the Board and their designees for conformity with applicable criteria.

- B. The following are exempt from site and design review (but still may require a site plan review and/or building permit):
 - 1. Signs that are not a part of a reviewable development project. Signs that are a part of a reviewable development project, and that are proposed more than two (2) years beyond the final occupancy of the reviewed development.
 - 2. Alterations or remodeling that do not change the exterior of the building.
 - 3. Temporary public structures which will be removed within two (2) years of placement.
 - 4. Commercial and industrial accessory structures under 500 square feet.
 - 5. Temporary commercial tent/canopy structures, which meet the Uniform building or Fire Code, and which will be removed within thirty (30) days of placement.
 - 6. Temporary Vendor activity permitted pursuant to Section 16.08.140.
 - 7. Parking lot or paving projects. If no buildings or structures are involved, paving or parking lot development in excess of 2,500 square feet of impervious surface is exempted from a Type III site and design review. However, parking lot and paving projects in excess of 2,500 square feet of impervious surface require Type I site plan

review. All new paved areas and parking lots in excess of 2,500 square feet must meet the requirements of Section 16.49.150.

8. Single family or two-family dwellings and their accessory structures, and any alterations or remodeling thereof.
9. Minor public facilities.
10. Approved Public Art Murals as defined in CMC Chapter 2.80.020.

C. Construction, site development and landscaping shall be carried out in substantial accord with the approved site and design review plan. Review of the proposed site and design review plan and any changes thereto shall be conducted in accordance with site and design review procedures.

D. No fence/wall shall be constructed throughout a project that is/was subject to site and design review approval where the effect or purpose is to wall said project off from the rest of the community unless reviewed and approved by the Planning Commission.

Site and Design Review is triggered by Sections A.1 and A.5. If approved, it is intended that construction, site development, and landscaping be carried out in accordance with the approved plan. It is not the intent of the applicant to fence or wall off the site from the rest of the community. The provisions of this section are met.

16.49.035 Application for Site and Design Review

A. For projects in the Downtown Canby Overlay Zone, applicants may choose one of the following two processes:

1. Type II - If the applicant meets all applicable site and design review standards set forth in Chapters 16.41 and 16.49, applicant shall submit a Type II application for approval pursuant to the approval criteria set forth in 16.49.040.5; or
2. Type III - If the applicant proposes the use of alternative methods or materials to meet the intent of the site and design review standards set forth in Section 16.41.070, the applicant shall submit a Type III application for approval pursuant to the approval criteria set forth in 16.49.040.6. The applicant must still meet all applicable requirements of Chapter 16.49.

B. All other projects subject to site and design review approval pursuant to Section 16.49.030 are subject to the Type III procedural requirements set forth in Chapter 16.89. The applicant shall submit a Type III application for approval pursuant to the approval criteria set forth in 16.49.040.

*The project is located outside the Downtown Canby Overlay Zone, within the **Canby Industrial Area Overlay Zone (I-O)** The project is subject to a Type III approval process and the design review standards in Chapter 16.35. The application shall be a Type III process.*

16.49.040 Criteria and standards.

A. In review of a Type II Site and Design Review Application described in Section 16.49.035.A.1, the Planning Director shall, in exercising his powers, duties or functions, determine whether there is compliance with the DCO site and design review standards.

- B. In review of a Type III Site and Design Review Application, the Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:
1. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable city ordinances insofar as the location, height and appearance of the proposed development are involved; and
 2. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
 3. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.
 4. The proposed development incorporates the use of LID best management practices whenever feasible based on site and soil conditions. LID best management practices include, but are not limited to, minimizing impervious surfaces, designing on-site LID stormwater management facilities, and retaining native vegetation.
 5. The Board shall, in making its determination of compliance with this Ordinance, shall use the matrix in Table 16.49.040 to determine compatibility unless this matrix is superseded by another matrix applicable to a specific zone or zones under this title. An application is considered to be compatible with the standards of Table 16.49.040 if the following conditions are met:
 - a. The development accumulates a minimum of 60 percent of the total possible number of points from the list of design criteria in Table 16.49.040; and
 - b. At least 10 percent of the points used to comply with (a) above must be from the list of LID Elements in Table 16.49.040. (Ord. 1338, 2010).
 6. Street lights installation may be required on any public street or roadway as part of the Design Review Application.

The applicant is proposing to build a 28,800 sq. ft. industrial building using primarily concrete tilt-up construction with other elements as noted on the submitted architectural elevations. The proposed design is to complement other nearby buildings in the Canby Pioneer Industrial Park. Although the building will be larger than the nearest building, it will be considerably smaller than other nearby buildings such as Columbia Distributing and Stanton Furniture.

The project will utilize LID stormwater facilities as noted on the stormwater plan submitted with the application. LID facilities are proposed to overflow to Underground Injection Facilities located onsite.

*The project is located within the **Canby Industrial Area Overlay (I-O) Zone**. **Per Section 16.35.070 the I-O Design review matrix substitutes for the general design review matrix provided in Chapter 16.49.** The applicant demonstrated compliance with the I-O matrix earlier in this narrative, see the I-O matrix response earlier in this narrative. The requirements of the Design Review matrix in Section 16.35.070 are met.*

As the site has no public street frontage, no public street lighting is proposed. Private driveway lighting will be installed at the north end of the joint/shared accessway and within the site.

The requirements of this section are met.

- D. In review of a Type III Site and Design Review Application, the Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the INTENT of the design review standards set forth in this ordinance.
- E. The Board shall, in making its determination of compliance with the above requirements, be guided by the objectives and standards set forth in this ordinance. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed development. If the site and design review plan includes utility facilities or public utility facility, then the City Planner shall determine whether those aspects of the proposed plan comply with applicable standards.

Public facilities, including water and sanitary sewer are available within the joint/shared accessway to the site from S Sequoia Parkway. Other franchise utilities, including power and communications facilities are also available within the accessway. No concerns with availability of services were noted during the pre-application meeting for the project. The project will extend the public facilities from their current point of termination to the site, as needed for development of the site by the applicant.

- F. The Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this ordinance.

The project is not a housing project. The provisions of this section do not apply.

- G. As part of the site and design review, the property owner may apply for approval to cut trees in addition to those allowed in Chapter 12.32, the city Tree ordinance. The granting or denial of said application will be based on the criteria in Chapter 12.32. The cutting of trees does not in and of itself constitute change in the appearance of the property which would necessitate application for site and design review.

The applicant proposes to cut all trees onsite in order to construct the project. The provisions of Chapter 12.32 Tree Ordinance are addressed below:

12.32.020 Purpose and scope.

The purpose of [Chapter 12.32](#) is to preserve trees in the public right-of-way or on public property as an important natural resource, to enhance the appearance of the city and private property values, to clearly define responsibility for the maintenance of trees in the public right-of-way and city property and to adopt professional standards for planting and maintenance for use by the city and by private property owners alike, all for purposes of the general public welfare.

No trees in the public right-of-way or on City owned property are proposed for removal.

12.32.060 Maintenance and Removal of Trees.

- A. Trees within the public right-of-way or on city property shall be pruned, damaging insects shall be controlled, disease shall be treated and the trees otherwise shall be maintained following the procedures and according to the standards of the city's Tree Planting and

Maintenance Policy. Trees within and without the public right-of-way shall be maintained so as not to obstruct the vision clearance area at intersections provided for in Title 16 of the Canby Municipal Code.

- B.** Trees within the public right-of-way shall be maintained so that no part of the tree occupies any portion of the area that is 14 feet or less above the surface of an arterial roadway as designated on the transportation system plan, or 12 feet or less above the surface of any roadway not designated on the transportation system plan as an arterial, or 8 feet or less above the surface of a sidewalk or bicycle or pedestrian path.
- C.** No tree within the public right-of-way or on city property shall be topped unless the tree interferes with overhead utility wires or street lights as determined by the owner of the utility or street lights, or unless topping is necessary to limit further damage to a tree already damaged by other causes as determined by the City Forester.
- D.** A tree within the public right-of-way or on city property that presents an imminent risk of bodily injury or property damage may be removed on order of any public official having authority to enforce motor vehicle laws or fire or life safety codes at the location of the risk. As to emergency removal by any other person, it is an affirmative defense that a person removed or caused to be removed a tree within the right-of-way without obtaining permit or direction to do so from an appropriate public official, because such removal was necessary as an emergency measure to avoid an imminent public or private injury; and the threatened injury was of such gravity that, according to ordinary standards of intelligence and morality, the desirability and urgency of avoiding the injury clearly outweighed the desirability of protecting the public's interest in the tree.
- E.** Except as provided by division D. of this section, no person shall remove or destroy a tree within the public right-of-way without a permit issued by the city upon the person's application, on a form prescribed by the city, and payment of the required fee. Such permits shall obligate the person to replace the removed tree with a species approved by the City Forester and to plant and maintain same according to the city Tree Planting and Maintenance Policy, unless the City Forester upon request by the permittee determines it would not be in the public interest to do so. The city may require a person seeking a permit to remove or destroy a tree within the public right-of-way to give security for the cost of replacement and establishment.
- F.** No person shall excavate, place fill or compact the soil within the drip line of any tree in the public right-of-way except as expressly allowed by the City Forester.
- G.** No person or firm shall engage in the business or occupation of pruning, treating or removing street or park trees within the city without first applying for and procuring permission from the city. Before permission is granted, an arboriculturist shall file evidence of possession of liability insurance in the minimum amounts of \$100,000 for bodily injury and \$300,000 property damage indemnifying the city or any person injured or damaged resulting from the pursuit of the endeavors as described in this section. Bonding and insurance are not required of city employees or utility employees in pursuit of similar services requested of them as employees of the city or the utility.
- H. Arborist.** No person or firm shall engage in the business or occupation of pruning, treating or removing street or park trees within the city without first applying for and procuring permission from the city. Before permission is granted, an arboriculturist shall file evidence of possession of liability insurance in the minimum amounts of \$100,000 for bodily injury and \$300,000 property damage indemnifying the city or any person injured or damaged resulting from the pursuit of the endeavors as described in this section. Bonding and insurance are not required of city employees or utility employees in pursuit of similar services requested of them as employees of the city or the utility.

Trees being removed by the project are located on private property within the boundary of the subject site. No trees in the public right-of-way or on City owned land will be removed, topped, or impacted by the proposed development.

The provisions of Municipal Code Chapter 12.32 are met.

16.49.065 Bicycle and pedestrian facilities.

Developments coming under design review shall meet the following standards:

- A.** The internal walkway system shall be extended to the boundaries of the property to adjoining properties developed or zoned for commercial, public, or multi-family uses. The walkway shall connect to an existing walkway system on adjoining property or be located so as to provide for development of a logical connection in the future when the adjoining property is developed or redeveloped.

Surrounding properties are industrial and not commercial, public, or multi-family. The internal walkway system is being provided only to connect this development to the joint/shared accessway. Currently, no other development is existing or proposed with walkways planned to connect to this site. The provisions do not apply, as surrounding parcels are zoned industrial.

- B.** On-site facilities shall be provided to accommodate safe and convenient pedestrian and bicycle access within new subdivisions, multi-family developments, planned development, shopping centers, and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers. Residential developments shall include streets with sidewalks and accessways.

The provisions of this section do not apply to this Light Industrial parcel located within the boundary of the Canby Pioneer Industrial Park. To the extent practicable new walkways have been provided within the development.

- C.** For new office parks and commercial development:
 - 1.** At least one sidewalk connection between the proposed development and each abutting commercial or office property shall be provided. One connection shall also be provided to each neighborhood.
 - 2.** Walkways shall be provided to the street for every 300 feet of developed frontage.
 - 3.** Walkways shall be direct with minimal driveway crossings.
 - 4.** Walkways shall be linked to the internal circulation of the building.
 - 5.** Walkways shall be at least five feet wide and shall be raised, or have different paving materials when crossing driveways or other vehicle maneuvering areas.

The provisions of this section apply to office parks and commercial developments and do not apply to this Light Industrial parcel located within the boundary of the Canby Pioneer Industrial Park.

- D.** Use of permeable surfacing materials for walkways is encouraged whenever site and soil conditions make it feasible. Permeable surfacing includes, but is not limited to, paving blocks, turf blocks, and porous asphalt. All permeable surfacing shall be

designed, constructed, and maintained in accordance with the Canby Public Works Design Standards.

Walkways are proposed to be concrete for long term durability but will drain to LID planters around the building. Although the onsite sidewalks are not proposed to be permeable, having the walkways drain to LID planters will achieve the requirements of this section, which is to recharge ground water around the site using shallow infiltration facilities. The intent of this section is met.

- E. Developments that abut the Molalla Forest Road multi-use path shall provide a pedestrian/bicycle access to the path. The city may determine the development to be exempt from this standard if there is an existing or planned access to the path within 300 feet of the development. (Ord.1340, 2011)

This site does not abut Molalla Forest Road. The requirements of this section do not apply.

16.49.070 Landscaping provisions, Authority and intent.

The purpose of this section is to establish standards for landscaping within the City of Canby in Order to enhance the environmental and aesthetic quality of the city:

- A. By encouraging the retention and protection of existing trees and requiring the planting of trees in new developments;
- B. By using trees and other landscaping materials to temper the effects of the sun, wind, noise and air pollution;
- C. By using trees and other landscaping materials to define spaces and uses of the specific areas;
- D. Through the use of trees and other landscaping materials as a unifying element within the urban environment; and

The applicant plans to install and maintain landscaping that will enhance the new building and the surrounding neighborhood. Landscaping will include several trees of 3-inch caliper that will provide shade and define the space. Other vegetation planned consists of scale appropriate plants within the parking areas, stormwater LID facilities and around the exterior to the building and the site. This intent of this section is met.

16.49.80 General provisions for landscaping.

- A. The standards set forth in this section are minimum standards for landscaping.
- B. The purpose of these landscaping standards is to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way. The purpose of landscaping is to improve the livability of residential neighborhoods, enhance the customer attraction of commercial areas, increase property values, improve the compatibility of adjacent uses, provide visual separation and physical buffers between incompatible adjacent land uses, provide visual relief from the expanse of parking lots, screen undesirable views, contribute to the image and appeal of the overall community, and mitigate air and noise pollution.

These standards are also intended to facilitate Low Impact Development (LID) techniques through the retention of existing native vegetation and mature, healthy trees, to the extent feasible. Additional LID related goals of this chapter are to: reduce erosion and storm water runoff; preserve and promote urban wildlife habitats; reduce the amount of carbon dioxide in the air; shade and reduce the temperature of adjacent waterways; and enhance the streetscapes along the city's public rights-of-way with an emphasis on trees and LID stormwater facilities.

- C. The minimum area requirement for landscaping for developments coming under design review shall be the percentage of the total land area to be developed as follows. Parking lot landscaping area is included in calculating the following landscape areas:
1. Fifteen (15) percent for all industrial and commercial zones (except the Downtown-Commercial zone, but including the Commercial-Residential zone).
 2. Seven and one-half (7.5) percent for the Downtown-Commercial zone.
 3. Thirty (30) percent for all residential zones.

The proposed landscaping accounts for 19.1 percent of the total land area. The minimum landscaping requirement of fifteen (15) percent is met.

- D. LID stormwater management facilities, such as rain gardens and bioretention areas, may be counted toward the minimum landscaping requirement when they are located on private property. LID facilities in the public right-of-way cannot be counted toward the minimum landscaping requirement. The integration of LID stormwater management facilities within required landscaping must be approved by the city and shall comply with the design and construction standards set forth in the Canby Public Works Design Standards.

Landscape areas along the south, east and west sides of the building include LID stormwater management rain gardens. These areas are all on private property and are counted toward meeting the minimum landscaping requirement.

- E. Trees and other plant materials to be retained shall be identified on the landscape plan. The Site and Design Review Board encourages the retention, to the extent practicable, of existing healthy trees and vegetation.

Few trees are on the site, and none are in a location to where they can be saved and incorporated into the completed development plan. The remaining vegetation onsite consists of grass and brush and it will also be removed. The Landscape Plan is submitted with the application, and it identifies the new landscaping proposed for the site.

- F. During the construction process:
1. The owner or the owner's agent shall provide above and below ground protection for existing trees and plant materials identified to remain.
 2. Trees and plant materials identified for preservation shall be protected by chain link fencing placed around the tree, at the drip line.
 3. If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist, nurseryman or landscape architect.
 4. Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

5. Where site conditions make necessary grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging or similar encroachment shall only be permitted under the direction of a qualified arborist, nurseryman or landscape architect. Such direction must assure that the health needs of trees within the preserved area can be met.
6. Tree root ends shall not remain exposed.

No existing trees are proposed to be preserved. The provisions of this section do not apply.

- G. Landscaping under preserved trees shall be compatible with the retention and health of said trees.

No existing trees are proposed to be preserved. The provisions of this section do not apply.

- H. When it is necessary for a preserved tree to be moved in accordance with the Tree Ordinance, the landscaped area surrounding said tree or trees shall be maintained and replanted with trees which relate to the present landscape plan, or if there is no landscaping plan, then trees which are complimentary with existing, nearby landscape materials.

No existing trees are proposed to be preserved and moved. The provisions of this section do not apply.

- I. Any required landscaped area shall be designed, constructed, installed and maintained so that within three (3) years, the ground shall be covered by living grass or other plant material. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of five percent of the landscaped area may be covered with bark chips, mulch, or other similar materials. A maximum of five percent of the landscaped area may be covered with rock, stones, walkways, or other similar material acceptable to the Board. Required sidewalks shall not be used to meet the landscaping requirements.

A Landscaping Plan prepared by Aurora Landscape, meeting the requirements of this section, has been submitted with the application.

- J. All trees and plant materials shall be healthy, disease-free, damage-free, well branched stock, characteristic of the species. The use of tree and plant species native to the Pacific Northwest is encouraged. Any new street tree planted must be included on the city's list of approved tree species.

A Landscaping Plan prepared by Aurora Landscape and meeting the requirements of this section, has been submitted with the application. The owner's intent is to have healthy, disease-free, damage free landscape materials planted. Landscaping not meeting these requirements will be replaced.

- K. Landscaping methods should be guided by the provisions of the most recent edition of the Sunset Western Garden Book or similar publication.

A Landscaping Plan, meeting the requirements of this section, has been prepared by Aurora Landscape and submitted with the application.

- L. The following guidelines are suggested to insure the longevity and continued vigor of plant materials:
 - 1. Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.
 - 2. Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.

A Landscaping Plan has been prepared by Aurora Landscape to meet the requirements of this Section and the other landscaping requirements of the Code. A copy of the Landscape Plan is submitted to the City for review and approval. Items or elements not meeting City approval will be modified prior to installation.

- M. All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise, so that:
 - 1. It will not interfere with designated pedestrian or vehicular access; and
 - 2. It will not constitute a traffic hazard because of reduced visibility.
 - 3. It will not hinder solar access considerations.

Site landscaping will be professionally maintained.

- N. After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

Once grading is complete, enough topsoil will be placed on landscaping areas to provide for a suitable base for landscaping.

- O. All planting areas shall be graded to provide positive drainage.

Planting areas will be graded away from the building to provide suitable drainage.

- P. Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.

Landscape areas adjacent to walkways and driveways are generally curbed to prevent the material from washing.

16.49.100 Landscaping installation and maintenance.

- A. Except as allowed by subsection (2), all landscaping and exterior improvements required as part of the site and design review approval shall be completed prior to the issuance of any certificate of occupancy.
- B. A temporary certificate of occupancy may be issued prior to the complete installation of all required landscaping and exterior improvements if security equal to 110 percent of the cost of the landscaping and exterior improvements, as determined by the Site and Design Review Board or City Planner, is filed with the city, assuring such installation within a time specified by the Board, but not to exceed six (6) months after occupancy. The applicant shall provide the cost estimates of landscaping materials and installation to the satisfaction of the Site and Design Review Board, City Planner, or city forester, prior to approval of the security. Security may consist of a faithful performance bond payable to the City of Canby, cash, certified check, time certificate of deposit, or

assignment of a savings account; and the form shall meet with the approval of the City Attorney. If the installation of the landscaping or other exterior improvements is not completed within the period specified by the Board or City Planner, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned. The final landscape and exterior improvement inspection shall be made prior to any security being returned. Any portion of the plan not installed, not installed properly, or not properly maintained shall cause the inspection to be postponed until the project is completed, or shall cause the security to be used by the city.

- C. All landscaping approved through the site and design review process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the Site and Design Review Board, unless later altered with Board approval.

Landscaping required through the Site and Design Review Process will be completed prior to occupancy. All landscaping will be professionally maintained. The provisions of this section will be met.

16.49.120 Parking lot landscaping standards.

- A. General Provisions. In addition to the objectives stated in section 2 of this Ordinance, goals of parking lot standards are to create shaded areas in parking lots to reduce glare, enhance the visual environment, and encourage the use of LID practices. The design of the parking area shall be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics. Trees shall not be cited as a reason for applying for or granting a variance on placement of signs.

Proposed landscaping will create shaded areas in the parking lot and utilize LID practices in addition to enhancing the visual environment and providing comfortable pedestrian access into the building. The provisions of this section will be met.

- B. Application. Parking lot landscaping standards shall apply to any surface passenger vehicle parking area of ten (10) spaces or more, or to any paved vehicular use area 3,500 square feet or larger on the same tax lot or on contiguous tax lots under common ownership. Any paved vehicular area which is used specifically as a utility storage lot or a truck loading area shall be exempt from landscaping requirements within a parking lot.

Parking lot landscaping standards apply to the parking and maneuvering area of this proposed project. The provisions of Section 16.49.120 are addressed below.

C. Landscaping Within a Parking Lot.

- 1. Area within a parking lot shall include the paved parking and maneuvering area, as well as any paved area within ten (10) feet of any exterior face of curb surrounding the paved parking and maneuvering area.

The landscaped area within 10 feet of any exterior face of curb or paving/maneuvering area, is proposed to be landscaped. Landscape area calculations have included the area within 10 feet of exterior face of curbs surrounding the paved parking and maneuvering areas.

2. Each interior landscaped area shall be a minimum of six (6) feet wide, unless the area is added to the required perimeter landscaping.

Interior landscape islands are proposed to be a minimum of six feet wide. The requirements of this section have been met.

3. The use of LID best management practices in parking lots is encouraged whenever site and soil conditions make it feasible. Such practices include, but are not limited to, permeable surfacing materials, and integrating LID stormwater management facilities into the required landscaping areas.

LID stormwater management facilities are proposed to be integrated into parking lot landscaping areas. The requirements of this section are met.

- D. Computing Minimum Area Required to be Landscaped Within a Parking Lot. Minimum area required to be landscaped within a parking lot shall be as follows:

1. Fifteen (15) percent for all residential, industrial, and commercial zones.

More than 26 percent of the parking lot area will be landscaped, exceeding the 15 percent requirement. The provisions of this section have been met.

- E. All parking areas with more than 16 spaces shall include landscape islands to break up the parking area into rows of not more than 8 contiguous parking spaces.

1. Landscape islands shall have a minimum area of 48 square feet and a minimum width of six (6) feet.
2. Landscape islands shall contain at least one tree that meets the standards in subsection (6) below.
3. Landscape islands may be counted toward the minimum parking lot landscaping requirements.

Landscape islands, with trees are proposed to break up parking areas into not more than 8 continuous parking stalls. The requirements of this section are met.

- F. Criteria for Trees in Parking Lots. Deciduous, evergreen and/or shade trees shall meet the following criteria:

1. Reach a mature height of forty (40) feet. Trees must be at least three-inch (3") caliper at the time of planting.
2. Cast moderate to dense shade in summer.
3. Be long lived, i.e., over sixty (60) years.
4. Do well in an urban environment:
 - a. Be pollution tolerant; and
 - b. Be tolerant of direct and reflected heat.
5. Require little maintenance:
 - a. Be mechanically strong;
 - b. Be insect and disease resistant; and

- c. Require little pruning.
- 6. Be resistant to drought conditions.
- 7. Be barren of fruit production.

Trees proposed on the Landscaping Plan meet the requirements of this section. See the Landscaping Plan for additional information.

G. Perimeter of Parking and Loading Areas:

- 1. Screening of parking and loading areas is required. Within three (3) years of planting, screening shall be of such height and density as to shield vehicle headlights from head-on visibility.
- 2. In addition, one (1) deciduous, evergreen and/or shade tree shall be planted every forty (40) feet, minimum, along the required setback of the vehicular use area.

Screening of the parking and loading areas is proposed, including the use of shade trees located within the setbacks surrounding the vehicular use area. See the Landscaping Plan for more information. The requirements of this section have been met.

H. Irrigation System or Available Water Supply Required. Landscaped areas shall be provided with automatic irrigation systems or a readily available water supply with at least one (1) outlet located within 150 feet of all plant materials to be maintained.

Irrigation will be provided, mostly drip irrigation. The requirements of this section will be met.

Chapter 16.58 LOT LINE ADJUSTMENT

16.58.020 Application.

Application procedures shall be as described in Chapter 16.89.

The site is currently made up of two existing tax lots, each one acre in size. The lots will be consolidated into a single lot with the approval of this application. A lot line adjustment application is the process that will be used to approve the lot consolidation. An application for Lot Line Adjustment has been submitted by the Applicant and application procedures are to follow Chapter 16.89.

16.58.030 Review by Planner and Engineer.

The City Planner and City Engineer shall review the proposed lot line adjustment and shall determine whether the following criteria have been met:

- A. Each of the remaining parcels and any structures located thereon shall be in full compliance with all regulations of this title, including the setback requirements of Division III. Except, however, that lot line adjustments are permitted on nonconforming lots and lots with nonconforming structures provided that the nonconforming lots and structures will be no less in conformity as a result of the lot line adjustment.

No structures are currently on the site. Neither of the two existing lots nor the proposed lot are non-conforming lots. The provisions of this section are not applicable.

- B. No new lots or parcels will be created as a result of the lot line adjustment without receiving approval as a partition or subdivision.

The lot line adjustment application is being filed as a means to complete a lot consolidation of the two existing one-acre parcels into a single two-acre parcel. The provisions of this section are met.

- C. If the City Planner or city engineer deems it necessary to assure the accuracy of recorded information, a survey may be required of the applicant. Such a survey will be at the applicant's cost.

The two existing lots were created by the recorded plat of "Struble Estates", a duly recorded plat in Clackamas County plat records. A lot line adjustment survey may be required by the Clackamas County Surveyor to complete the lot consolidation. The provisions of this section will be met as determined necessary by the City.

- D. Lot line adjustments shall not be permitted where the result will be the creation of additional building sites in known hazardous locations or where the appropriate development or extension of public facilities will be impaired as a result.

The two existing lots are located at the northern termination of a private joint/shared accessway with no plans for extension of the accessway or the public facilities within the accessway. The site is not in a hazardous location. The provisions of this section are not applicable.

16.58.060 City liability - compliance.

In acting on an application for lot line adjustment, the city assumes no liability for the applicant's actions. Applicants for lot line adjustments shall bear full responsibility for compliance with all applicable state and local regulations and for the following:

- A. Any public or private easements to be altered as a result of the lot line adjustment shall require the prior approval of the agency or individual having right to such easements.
- B. The county assessor shall be notified that the lot line adjustment is not to result in the creation of an additional tax lot. If a separate tax lot is created as a result, the city shall indicate that it is not considered to be a separately saleable or developable building site and may record a statement to that effect with the county recorder.
- C. Approval of all lienholders having an interest in properties affected by a lot line adjustment shall be obtained.
- D. Approval of the Lot Line adjustment shall be null and void if the new deed descriptions for the properties involved is not recorded with Clackamas County within one (1) year of the final approval.
- E. The Planning Director may approve a single one-year extension to the original one-year period. Applicants must file a request for such extension in writing, stating the reasons the request is needed. The Planning Director shall review such requests and may issue the extension after reviewing any changes that may have been made to the text of this title and any other pertinent factors, including public comment on the original application.

The applicant will follow the process determined by the City Planning Department and the Clackamas County Surveyor for completing the documentation/surveying necessary for the lot consolidation to join the two existing tax lots into a single lot. The applicant intends to complete the lot line adjustment process outlined by the City of Canby in the Conditions of Approval, within the original one-year approval period, and without extension. However, an extension will be filed for, if necessary. The provisions of this section are met.

Chapter 16.89 APPLICATION AND REVIEW PROCEDURES

16.89.020 Description and Summary of Processes.

All land use and development applications shall be decided by using the procedures contained in this Chapter. Specific procedures for each type of permit are contained in Sections 16.89.030 through 16.89.060. The procedure type assigned to each permit governs the decision-making process for that permit. Additional requirements may be found in the individual chapters governing each permit type. The four types of procedure are described below. Table 16.89.020 lists the City’s land use and development applications and their required procedures.

- C. Type III Procedure (Quasi-Judicial/Legislative). Type III decisions are made by the Planning Commission after a public hearing, with appeals reviewed by the City Council. Type III procedures generally use discretionary approval criteria.

The applicant intends to have the application processed as a Type III Procedure.

**TABLE 16.89.020
Land Use and Development Application Procedures**

Application Type	Process Type	Notice Radius (Feet)	Neighborhood Meeting Required
Lot Line Adjustment**	II	100	No
Site and Design Review – Type III	III	500	Yes

Two applications have been submitted by the applicant, a Lot Line Adjustment for the purposes of the lot consolidation, and Site and Design Review – Type III. The Site and Design Review application is a Type III process requiring a larger notice radius and a neighborhood meeting. A Pre-application conference for this project was held on May 27, 2021. The requirements of this section have been met.

16.89.050 Type III Decision.

- A. Pre-application conference. A pre-application conference may be required by the Planning Director for Type III applications.

A Pre-Application Conference for this project was held on May 27, 2021. The requirements of this section have been met.

- B. Neighborhood meetings. As directed in Table 16.89.020, the applicant may be required to present their development proposal at a neighborhood meeting before the City accepts the application as complete. See Section 16.89.070.

A neighborhood meeting virtually via Zoom on June 17th, 2021. The provisions of this section have been met.

- C. Application requirements. Type III applications shall be made on forms provided by the Planning Director. The application shall be accompanied by all required information and fees.

Two application forms have been submitted for this project, a lot line adjustment and Site and Design Review – Type III. The application form, the required fees and accompanying information were submitted to City of Canby Planning and Building. The requirements of this section have been met.

16.89.070 Neighborhood Meetings.

- A. Applicants are encouraged to meet with adjacent property owners and neighborhood representatives prior to submitting their application in order to solicit input, identify issues, and exchange information about the proposed meet.
- B. The Planning Commission or Planning Director may require an applicant to hold a meeting in the neighborhood prior to accepting an application as complete. A neighborhood meeting is required for some application types, as shown in Table 16.89.020, unless this requirement is waived by the Planning Director.

A neighborhood meeting virtually via Zoom on June 17th, 2021. The provisions of this section have been met.

Chapter 16.120 PARKS, OPEN SPACE, AND RECREATION LAND

16.120.010 Purpose

The availability of park, open space, and recreation land is an important element in determining the character of a developing neighboring city to the metropolitan area, such as City of Canby. Land which substitutes trees, grass, and vegetation for structures, paving, and other urban features provides not only an aesthetically pleasing landscape with striking views of Mt. Hood, but also buffers incompatible uses, and preserves sensitive environmental features and important resources. Parks, open space, natural parks and trail recreation lands, together with support facilities, also help to meet the active and passive recreational needs of the population of Canby; therefore, concurrent development of support facilities is equally important. This chapter implements policies of Goal 8 of the Comprehensive Plan, the Park and Recreation Master Plan, and Park and Open Space Acquisition Plan by outlining provisions for parks, open space and recreational facilities in the City of Canby.

16.120.020 Minimum standard for park, open space and recreation land

- A. **Parkland Dedication:** All new residential, commercial and industrial developments shall be required to provide park, open space and recreation sites to serve existing and future residents and employees of those developments. Multi-family developments which provide some “congregate” services and/or facilities, such as group transportation,

dining halls, emergency monitoring systems, etc., but which have individual dwelling units rather than sleeping quarters only, are considered to be multifamily developments for the purpose of parkland dedication. Licensed adult congregate living facilities, nursing homes, and all other similar facilities which provide their clients with individual beds and sleeping quarters, but in which all other care and service are communal and provided by facility employees, are specifically exempt from park land dedication and system development fee requirements.

1. The required parkland shall be dedicated as a condition of approval for:
 - a. Approval of a tentative plat of a subdivision or partition.
 - b. Approval of site and design review for all development but single-family and duplex development.
 - c. The replat or amendment of any site plan for multi-family development or manufactured home park where dedication has not previously been made or where the density of the development involved will be increased.
2. The City shall require land dedication or payment of the system development charge (SDC) in lieu of land dedication (Section 4.20.170). In addition, the City may credit private on-site park, open space and recreation area(s) and facilities (Section 16.120.060). The City may approve any combination of these elements. Prior to parkland dedication, a Level I Environmental Assessment of the lands proposed for dedication shall be performed by the applicant as part of the site plan approval for the project.

The following factors shall be utilized in the City's choice of whether to accept land or cash in lieu:

1. The topography, geology, public streets access to, parcel size, shape, and location of land in the development available for dedication;
2. Relationship of site to surrounding land uses and the surrounding transportation system;
3. Potential adverse/beneficial effects on environmentally sensitive areas;
4. Compatibility with the Park and Recreation Master Plan and Park and Open Space Acquisition Plan, Public Facilities element of the Comprehensive Plan, Transportation System Plan and the City of Canby Parks Capital Improvement Plan in effect at the time of dedication;
5. Opportunity for preservation of natural and historical features, scenic viewpoints, watershed environments, and sections of land for wildlife habitat.
6. Connections with, and continuity of, open space links, trails, and other major components of the open space system for parks.
7. Availability of previously acquired property;
8. Opportunity for shared use with other community facilities;
9. Opportunity for future expansion of the site; and
10. The feasibility of dedication.

The site is in the Canby Pioneer Industrial Park, an area specifically zoned for industrial uses and a park is not desirable on this site with limited access and surrounded by industrial uses. The applicant intends to satisfy the land dedication requirement through payment of the appropriate SDC for the project. The provisions of this section are met.

16.120.040 Cash in lieu of dedication of land

In no case shall land dedication requirements be in excess of 15 percent of the gross land area of the development without the agreement of the developer. The decision of whether land is acceptable for use by the public for park and recreation purposes is to be made by the City Planning Commission based on the findings and planning set forth in the Canby Park and Recreation Master Plan and Acquisition Plan. Formal acceptance of parks and recreation lands required to be dedicated shall be by the City Council following any land use hearing and recommendation by the City Planning Commission. In all cases, except for PUD's, actual dedication of land shall occur prior to final plat sign-off. Dedication of land in the case of a PUD shall occur, by separate instrument, prior to commencement of construction of the project.

If land proposed for dedication to the public does not meet the criteria set forth in the Canby Park and Open Space Acquisition Plan, then at the option of the city, a park system development charge shall be required. Once calculated, the dedication of land shall remain the same, and not change, unless the original plans are altered.

- A.** Procedures for Land Dedication. Development applications shall include a scaled plan which identifies the sites proposed to be dedicated as park land. Parkland and recreational sites shall be clearly and accurately depicted on the final plat map and documented in the tax lot files. All phased residential subdivisions and planned unit developments shall show any proposed parkland for dedication on the overall master plan plat for the proposed development in addition to other anticipated public facilities. Such master plan as finally approved and accepted by the Planning Commission is considered binding on all future phases. Any requests by the developer to change parkland dedication for future phases must be brought back to the Commission for approval. In case of phased development where separate plats are recorded, land dedication shall occur prior to final platting of forty percent of the gross land area.

Tentative approval of parkland boundaries shall be made by the hearing body at the time of the public hearing on the development proposal. All sites shall be dedicated in a condition ready for full service including electrical, water, sewer and streets as is applicable to the location of the site or as necessary infrastructure and/or improvements to adjacent sites can be made at the discretion of the city. In case of phased development, sites may be improved as each phased is developed rather than at the time of original dedication. An environmental audit sufficient to meet DEQ requirements shall be required on all parkland proposed to be dedicated to the city prior to acceptance. The cost of such an audit shall be split equally between the city and the developer.

All lands dedicated to the city for parkland and recreational space shall be conveyed to the city either by warranty deed or be depicted on the final recorded plat as so dedicated. The conveyer shall be responsible for payment of all title searches, real estate taxes, and recording fees at the time of conveyance.

- B.** Options for Meeting System Development Charge Requirements. Any land proposed or required for parkland dedication, including improvements thereon, shall be appraised at its fair market value at the time it is dedicated to the city. The cost of the appraisal shall be divided equally between the developer and the city. This value of the property shall be credited toward the system development charge calculated for the development with the difference being the cash owed the System Development Improvement Fund. In no case may the city require more land of the developer than would be required if the entire amount of the system development charge was paid in cash. Similarly, no developer may dedicate parkland above the valuation required by the system development charge so that the city would be required to refund money to the developer unless mutually agreed upon by the city and developer. If no parkland dedication is required or requested by the city, the full amount of the park system development charge will be assessed and is due and payable at the time the first building permit(s) is/are issued.
- a.** Cash charged in lieu of land dedication shall be based on the City’s System Development Charge for parkland, as provided by the Systems Development Charge ordinance.
 - b.** Cash in lieu of parkland dedication may be paid in installments on a per building basis for multi-family development or a per lot basis for platted single family or duplex subdivisions. Payment must be made in full for each building or lot in conjunction with construction permits.

The site is in the Canby Pioneer Industrial Park, an area specifically zoned for industrial uses and a park is not desirable on this site with limited access and surrounded by industrial uses. The applicant intends to satisfy the land dedication requirement through payment of the appropriate SDC for the project at the time of building permit. The provisions of this section are met.

CONCLUSION

Through the preparation of this narrative and the other documents included with the Site and Design Review Application, the applicant has demonstrated compliance with the intent and requirements of the applicable Chapters of the City of Canby Land Development and Planning Ordinance. Therefore, the project should be approved.

Feel free to contact the following members of the Design Team if you have questions regarding the submittal

<i>Applicant</i>	<i>Norman Russell & John Ellett Walen Construction / Russell Construction nrussell@WalenGC.com,</i>	<i>(503) 692-9002 jellet@russellconstruction.com</i>
<i>Civil Engineer</i>	<i>Pat Sisul, PE Sisul Engineering</i>	<i>(503) 657-0188 patsisul@sisulengineering.com</i>
<i>Architect</i>	<i>Steve Entenmen, PE Harper Houf Peterson Righellis, Inc.</i>	<i>(503) 221-1131 stevee@hhpr.com</i>
<i>Landscaper</i>	<i>Zander Prideaux Aurora Landscape NW</i>	<i>(503) 678-1234 zander@auroralandscapenw.com</i>

III. Pre-application Summary

Pre-Application Meeting Notes for Okada America, Inc.

Meeting Date & Time: Zoom meeting, May 27, 2021 10:30 AM

Pat Sisul & John Ellett introduced the project.

Hassan Ibrahim, City of Canby:

1. No public improvements required on Sequoia Parkway
2. It is OK to bring the sanitary sewer out of the manhole in the cul-de-sac.
3. Well will have to be abandoned according to OAR rules & regulations.
4. Drainage report will be required. DEQ approval required for onsite injection.

Jason Berning – Canby Utility:

1. Power is stubbed to the site. A new transformer will likely be needed at the building.

Matt English & Jim Walker, Canby Fire:

1. Addressing will be required on the street and on the building. Numbering on the building shall be 24" tall.
2. Hydrants shall be flushed and flowed @ 1,000 GPM prior to construction.
3. Placard required on building for hazards within the building.
4. FDC connection required and Storz fitting on hydrants.
5. Will look at hydrant spacing with construction plans.

Don Hardy & Ryan Potter, City of Canby Planning:

1. Building and use are fine, setbacks are fine.
2. Lot Line Adjustment application required for lot consolidation.
3. Traffic memo required. Scoping fee required.
4. No metal buildings, concrete is fine.
5. For parking count, can snap around area to the inside wall rather than include the wall thickness for the parking calculation.
6. Dragonberry Phase 2 is going to Planning Commission June 28.
7. Neighborhood meeting is required. Site may be in the SE Canby Neighborhood Association. Ryan has contacts. (Site is not in a neighborhood association).
8. Address labels required for Planning.

IV. Neighborhood Meeting Summary

SISUL ENGINEERING

A Division of Sisul Enterprises, Inc.

375 PORTLAND AVENUE, GLADSTONE, OREGON 97027

(503) 657-0188

FAX (503) 657-5779

June 1, 2021

RE: Neighborhood Meeting for proposed Site & Design Review application
Assessor Map 31E34, Tax Lots 01802 & 01803
368 & 372 S Sequoia Parkway, Canby, OR

Dear Neighborhood Property Owner,

A formal application will be submitted to the City of Canby by Okada America, Inc. requesting Site and Design Review approval for construction of an approximately 28,000 sq ft building in the Canby Pioneer Industrial Park on the tax lots identified above. You are receiving this notice because you own land within 500 feet of the site. In compliance with Canby Municipal Code requirements, a Neighborhood Informational Meeting will be held to provide you with an opportunity to become fully aware of the proposal and to give you an opportunity to comment and ask questions. Due to State Covid restrictions, the Neighborhood Informational Meeting will be held as a virtual video conference at 3:00 PM on Thursday, June 17, 2021.

A Vicinity Map showing the location of the site and the proposed Site Plan are on a separate sheet with this letter. During the Neighborhood Information Meeting we will provide a short presentation explaining the City of Canby development process, we will show additional plans for the proposed project, and then we will open the meeting for questions that you may have. The meeting is anticipated to last approximately 30 minutes.

Please join the meeting at 3:00 PM on Thursday, June 17, 2021 from your computer, tablet or smartphone. As confirmation of your attention to attend, please RSVP with your name and email to CherilynH@sisulengineering.com:

To Join Zoom Meeting in your browser type in: zoom.us/join

Use the Meeting ID: 964 9719 7228

Use the Passcode: 076032

One tap mobile

+16699009128,,96497197228#,,,,*076032# US (San Jose)

+12532158782,,96497197228#,,,,*076032# US (Tacoma)

Or Dial by your location

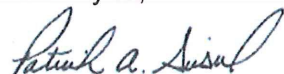
+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Join Zoom Meeting

<https://zoom.us/j/96497197228?pwd=clwcldpOFhFK3VybHZMNEtveU1xUT09>

Thank you,



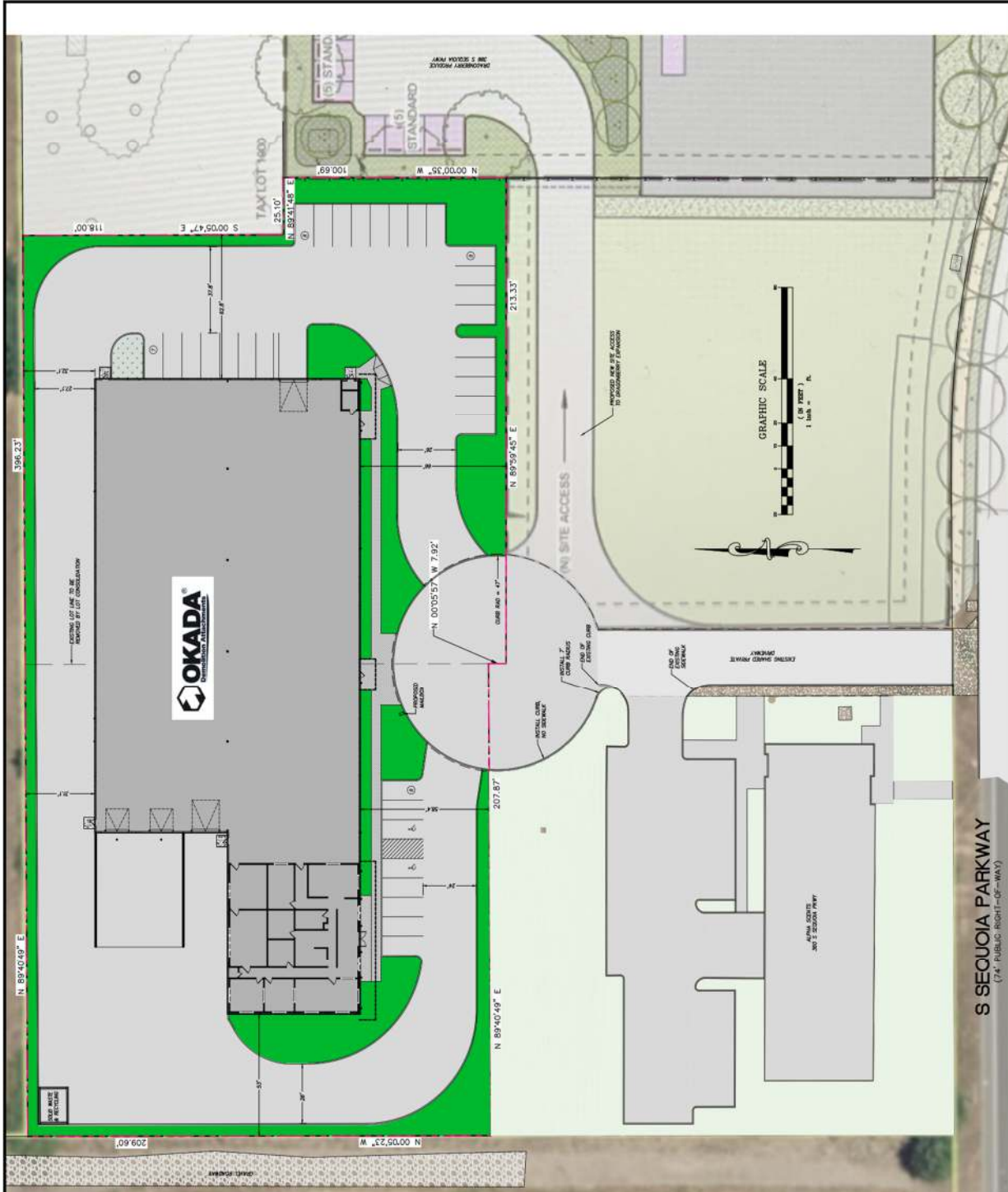
Patrick A. Sisul, P.E.

NO.	DATE	DESCRIPTION

OKADA America
Russell Construction, Inc.

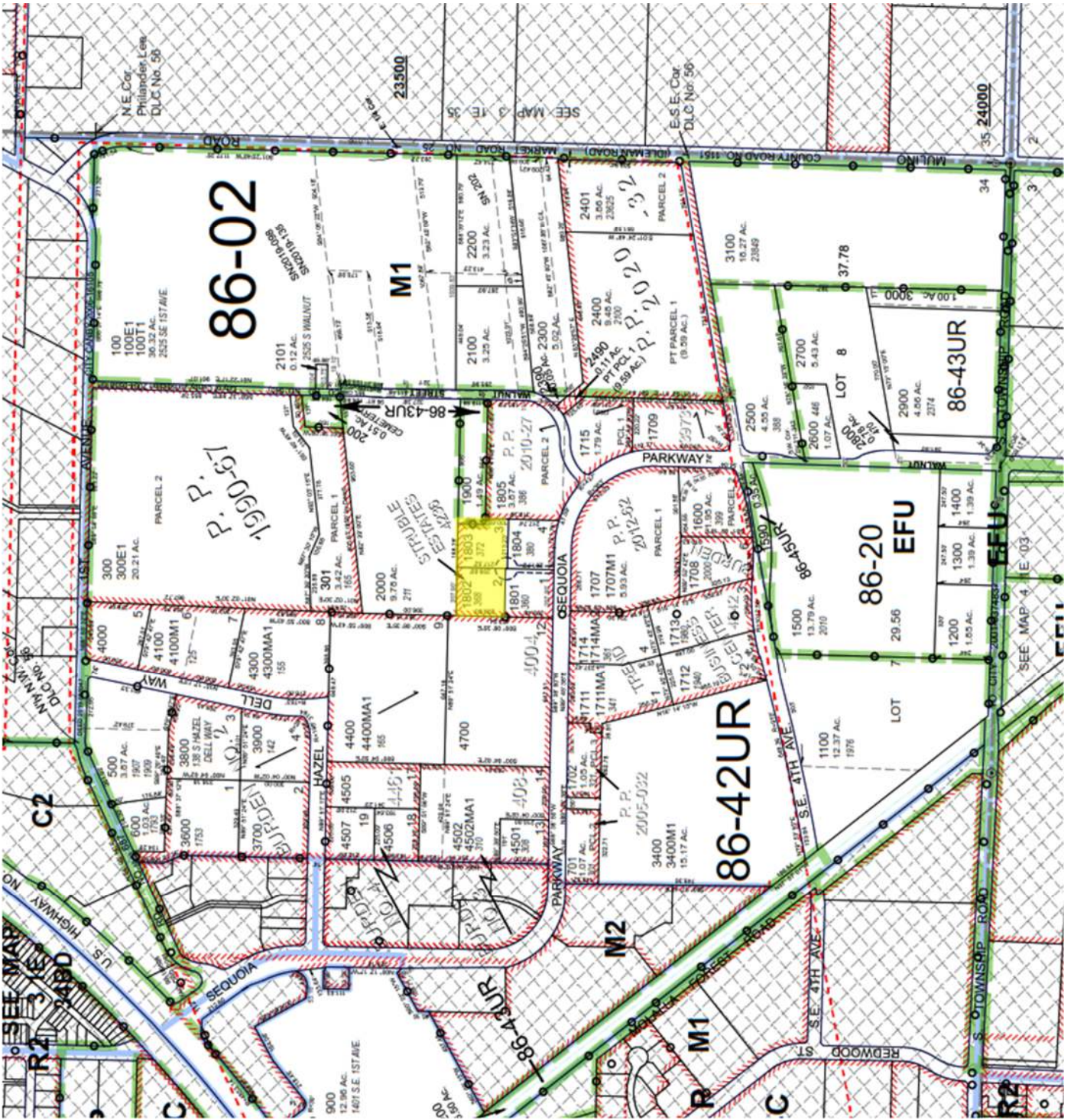
Neighborhood Meeting
Site Plan

SISUL ENGINEERING
1505 FORTY-NINTH AVENUE
CLACKAMAS COUNTY, OREGON 97037
(503) 657-0188
WWW.SISUL.COM



ZONING: M-1 LIGHT INDUSTRIAL AREA OVERLAY (L-1) ZONE
LEGAL: LOTS 2, 3 & 4 OF DIVISIBLE CESTES, CLACKAMAS COUNTY PLAT NO. 4236, BK 139 PG 026, CLACKAMAS COUNTY PLAT RECORDS
ADDRESS: TAX LOTS 1802 & 1803, MAP 31E24, 388 & 372 S SEQUOIA PARKWAY
PROPOSAL: 87,142 SF
PROPERTY SIZE: 28,800 SF MANUFACTURING BUILDING
SITE AREAS
IMPERVIOUS AREA: 73,977 SF (84.9%)
LANDSCAPE AREA: 13,148 SF (15.1%) (15.0% MINIMUM)
BUILDING AREA: 28,800 SF (33.0%) (NO LIMIT)
OFFICE: 3,500 SF
MANUFACTURING/WAREHOUSE: 25,000 SF
PARKING LOT LANDSCAPING: 36,716 SF
LANDSCAPE WITHIN LOT: 9,823 SF
LANDSCAPING PERCENTAGE: 26.7 %
PARKING REQUIREMENTS:
OFFICE: 2.00 X 315 = 7.0 SPACES
WAREHOUSE: 1.00 X 25 = 25.0 SPACES
TOTAL REQUIRED: 32.0 SPACES
PARKING PROVIDED: 32 SPACES

S SEQUOIA PARKWAY
(174' PUBLIC RIGHT-OF-WAY)



Vicinity Map



Date of Production: 05/27/2021

TERMS AND CONDITIONS OF INFORMATION REPORTS

IMPORTANT - READ CAREFULLY: AN INFORMATION REPORT IS **NOT** AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THE INFORMATION REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE REQUESTOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THE INFORMATION REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION CONTAINED IN THE INFORMATION REPORT IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION THEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF AN INFORMATION REPORT, REQUESTOR AGREES THAT FIRST AMERICAN TITLE'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THE INFORMATION REPORT SHALL BE LIMITED TO THE GREATOR OF THE FEE CHARGED FOR THE INFORMATION REPORT OR \$15. REQUESTOR ACCEPTS THE INFORMATION REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE WOULD NOT HAVE ISSUED THE INFORMATION REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF REQUESTOR'S USE OF THE INFORMATION CONTAINED IN THE INFORMATION REPORT.

31E34 01802
Okada America Inc
12950 SE Highway 212
Clackamas, OR 97015

31E34 01803
Airfiltech Llc
2150 Fircrest Dr
West Linn, OR 97068

31E34 01804
Dragonberry Real Estate Llc
380 S Sequoia Pkwy
Canby, OR 97013

31E34 00301
C & L Lang Llc
8536 SW Saint Helens Dr STE D
Wilsonville, OR 97070

31E34 01715
Clayco Inc
3550 S Bond Ave UNIT 2008
Portland, OR 97239

31E34 01805
Dragonberry Real Estate Llc
386 S Sequoia Pkwy
Canby, OR 97013

31E34 01801
Ento Park Llc
2070 Tumwater St
West Linn, OR 97068

31E34 04700
Gardeners & Ranchers Association
Po Box 1685
Clackamas, OR 97015

31E34 01900
Stanley & Pamela Hildreth
267 S Walnut St
Canby, OR 97013

31E34 04400
Jorken Oregon Llc
1960 Kellogg Ave
Carlsbad, CA 92008

31E34 02000
Palmer Family Properties Llc
30300 S Candlelight Ct
Canby, OR 97013

31E34 01707
Premier Gear & Machine Works Inc
387 S Sequoia Pkwy
Canby, OR 97013

31E34 01711
Trend Business Center Llc
7190 SW Sandburg St
Portland, OR 97223

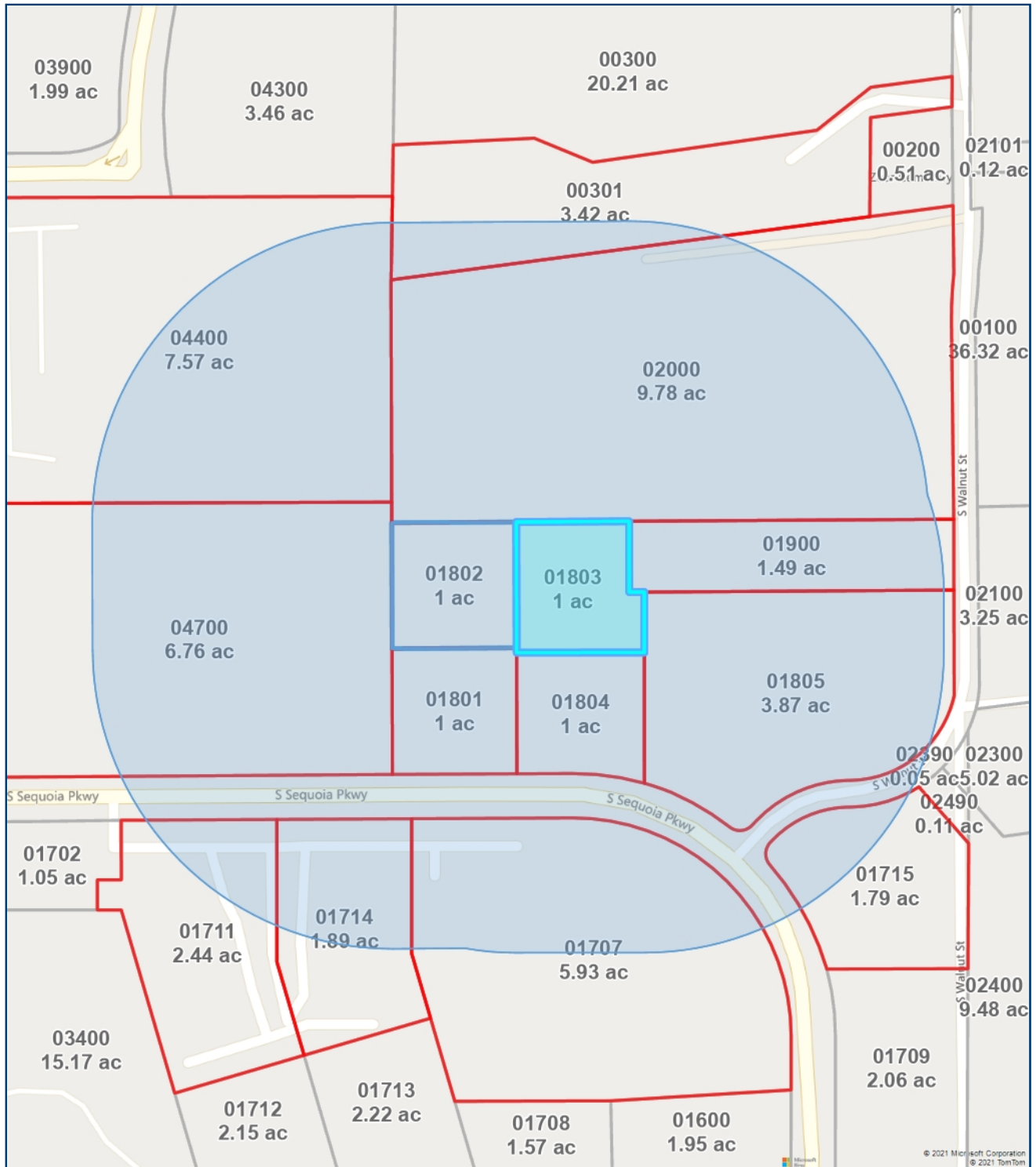
31E34 01714
Trend Business Center Llc
7190 SW Sandburg St
Portland, OR 97223



500 ft Buffer

368 S Sequoia Pkwy, Canby, OR 97013

Report Generated: 5/27/2021



The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.



First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 5/27/2021

Ownership

Legal Owner(s): Okada America Inc

Site Address: 368 S Sequoia Pkwy Canby, OR 97013

Mailing Address: 12950 SE Highway 212 Clackamas, OR 97015

Parcel #: 31E34 01802

APN: 05021432

County: Clackamas

Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 43576
Total Bathrooms: 0	Building SqFt: 0	Lot Acres: 1.00
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms:	Basement Sqft: 0	Roof Shape:
Units: 0	Basment Type:	Porch Type:
Stories:		Building Style:
Fire Place: Y		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
Electric Type:		Pool:

Property Information

Land Use: VACANT	Zoning: M1
Improvement Type: Industrial-Vacant Land	School District: Canby School
Legal Description: SUBDIVISION STRUBLE ESTATES 4236 LT 2	Neighborhood:
	Subdivision: Struble Estates

Assessor & Tax

Market Land: \$301,318	Taxes: \$3,045.98
Market Total: \$301,318	% Improved: 0
Market Structure: \$0	Levy Code: 086042
Assessed Total: \$175,411	Millage Rate: 17.1520

Sale History

Last Sale Date: 12/7/2020	Doc #: 2020-102999	Last Sale Price: \$665,650
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$0

Mortgage

1st Mortgage Date:	Doc #:	
1st Mortgage Type:	1st Mortgage Lender:	1st Mortgage: \$0
2nd Mortgage Type:		2nd Mortgage: \$0



First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 5/27/2021

Ownership

Legal Owner(s): Airfiltech Llc

Site Address: 372 S Sequoia Pkwy Canby, OR 97013

Mailing Address: 2150 Fircrest Dr West Linn, OR 97068

Parcel #: 31E34 01803

APN: 05021433

County: Clackamas

Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 43567
Total Bathrooms: 0	Building SqFt: 0	Lot Acres: 1.00
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms:	Basement Sqft: 0	Roof Shape:
Units: 0	Basment Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
Electric Type:		Pool:

Property Information

Land Use: VACANT	Zoning: M1
Improvement Type: Industrial-Vacant Land	School District: Canby School
Legal Description: SUBDIVISION STRUBLE ESTATES 4236 LT 3	Neighborhood:
	Subdivision: Struble Estates

Assessor & Tax

Market Land: \$301,245	Taxes: \$3,045.23
Market Total: \$301,245	% Improved: 0
Market Structure: \$0	Levy Code: 086042
Assessed Total: \$175,368	Millage Rate: 17.1520

Sale History

Last Sale Date:	Doc #:	Last Sale Price: \$0
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$0

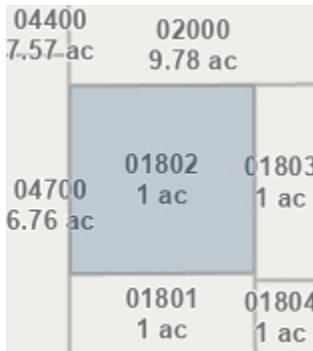
Mortgage

1st Mortgage Date:	Doc #:	
1st Mortgage Type:	1st Mortgage Lender:	1st Mortgage: \$0
2nd Mortgage Type:		2nd Mortgage: \$0



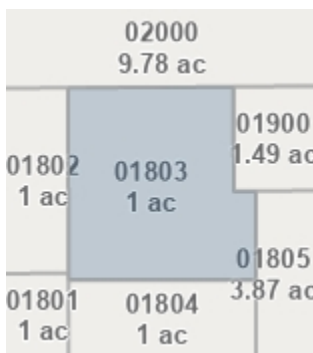
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 5/27/2021



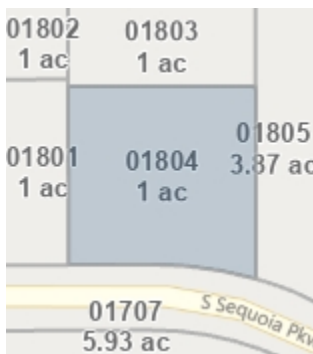
Legal Owner: Okada America Inc
Site Address: 368 S Sequoia Pkwy Canby, OR 97013
Mailing Address: 12950 SE Highway 212 Clackamas, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 1.00
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: SUBDIVISION STRUBLE ESTATES 4236 LT 2

APN: 5021432
Ref Parcel #: 31E34 01802
Taxes: \$3,045.98
Market Value: \$301,318
Assessed Value: \$175,411
Sales Price: \$665,650
Transfer Date: 12/7/2020



Legal Owner: Airfiltech Llc
Site Address: 372 S Sequoia Pkwy Canby, OR 97013
Mailing Address: 2150 Fircrest Dr West Linn, OR 97068
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 1.00
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: SUBDIVISION STRUBLE ESTATES 4236 LT 3

APN: 5021433
Ref Parcel #: 31E34 01803
Taxes: \$3,045.23
Market Value: \$301,245
Assessed Value: \$175,368
Sales Price: \$0
Transfer Date:



Legal Owner: Dragonberry Real Estate Llc
Site Address: 380 S Sequoia Pkwy Canby, OR 97013
Mailing Address: 380 S Sequoia Pkwy Canby, OR 97013
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 1.00
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: SUBDIVISION STRUBLE ESTATES 4236 LT 4

APN: 5021434
Ref Parcel #: 31E34 01804
Taxes: \$3,046.55
Market Value: \$301,376
Assessed Value: \$175,444
Sales Price: \$375,000
Transfer Date: 2/16/2021



Legal Owner: C & L Lang Llc
Site Address: 165 S Walnut St Canby, OR 97013
Mailing Address: 8536 SW Saint Helens Dr STE D Wilsonville,
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 3.42
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: 1990-67 PARTITION PLAT PARCEL 1

APN: 1441808
Ref Parcel #: 31E34 00301
Taxes: \$7,995.39
Market Value: \$1,156,281
Assessed Value: \$460,437
Sales Price: \$846,000
Transfer Date: 6/26/2020



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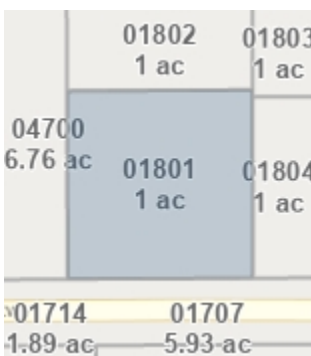
Legal Owner: Clayco Inc
Site Address: No Site Address Canby, OR 97013
Mailing Address: 3550 S Bond Ave UNIT 2008 Portland, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 1.79
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: PARTITION PLAT 2010-027 PT. PARCEL 1 & PT VACATED ROAD

APN: 5025145
Ref Parcel #: 31E34 01715
Taxes: \$35,358.72
Market Value: \$615,841
Assessed Value: \$384,285
Sales Price: \$506,821
Transfer Date: 3/4/2020



Legal Owner: Dragonberry Real Estate Llc
Site Address: 386 S Sequoia Pkwy Canby, OR 97013
Mailing Address: 386 S Sequoia Pkwy Canby, OR 97013
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 3.87
Year Built: 2012
School District: Canby School District 86
Neighborhood:
Legal: PARTITION PLAT 2010-027 PARCEL 2 & PT. VACATED ROAD

APN: 5021435
Ref Parcel #: 31E34 01805
Taxes: \$37,212.07
Market Value: \$3,180,482
Assessed Value: \$2,142,960
Sales Price: \$0
Transfer Date: 2/9/2011



Legal Owner: Ento Park Llc
Site Address: 360 S Sequoia Pkwy Canby, OR 97013
Mailing Address: 2070 Tumwater St West Linn, OR 97068
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 1.00
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: SUBDIVISION STRUBLE ESTATES 4236 LT 1

APN: 5021431
Ref Parcel #: 31E34 01801
Taxes: \$3,046.41
Market Value: \$301,361
Assessed Value: \$175,436
Sales Price: \$275,000
Transfer Date: 3/12/2018



Legal Owner: Gardeners & Ranchers Association
Site Address: No Site Address Canby, OR 97013
Mailing Address: Po Box 1685 Clackamas, OR 97015
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 6.76
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: SUBDIVISION BURDEN #2 4004 LT 12

APN: 5013101
Ref Parcel #: 31E34 04700
Taxes: \$24,200.30
Market Value: \$2,121,849
Assessed Value: \$1,393,641
Sales Price: \$1,472,328
Transfer Date: 10/26/2009



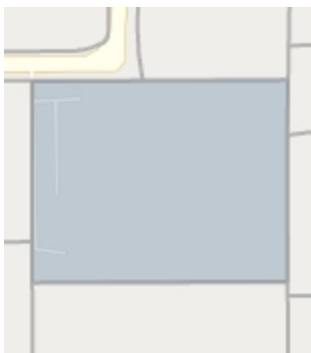
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Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 5/27/2021



Legal Owner: Stanley & Pamela Hildreth
Site Address: 267 S Walnut St Canby, OR 97013
Mailing Address: 267 S Walnut St Canby, OR 97013
Bedrooms: 6
Bathrooms: 1
Building SqFt: 2,512 **Lot Acres:** 1.49
Year Built: 1920
School District: Canby School District 86
Neighborhood:
Legal: SECTION 34 TOWNSHIP 3S RANGE 1E TAX LOT 01900

APN: 798033
Ref Parcel #: 31E34 01900
Taxes: \$2,652.85
Market Value: \$406,638
Assessed Value: \$190,051
Sales Price: \$315,000
Transfer Date: 9/30/2005



Legal Owner: Jorcken Oregon Llc
Site Address: 165 S Hazel Dell Way Canby, OR 97013
Mailing Address: 1960 Kellogg Ave Carlsbad, CA 92008
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 7.57
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: SUBDIVISION BURDEN #2 4004 LT 9 SEE RELATED PROPERTY 00400MA1

APN: 5013098
Ref Parcel #: 31E34 04400
Taxes: \$166,018.62
Market Value: \$13,026,888
Assessed Value: \$9,560,641
Sales Price: \$1,648,506
Transfer Date: 1/16/2008



Legal Owner: Palmer Family Properties Llc
Site Address: 211 S Walnut St Canby, OR 97013
Mailing Address: 30300 S Candlelight Ct Canby, OR 97013
Bedrooms: 5
Bathrooms: 2
Building SqFt: 2,516 **Lot Acres:** 9.78
Year Built: 1969
School District: Canby School District 86
Neighborhood:
Legal: SECTION 34 TOWNSHIP 3S RANGE 1E TAX LOT 02000

APN: 798042
Ref Parcel #: 31E34 02000
Taxes: \$5,044.96
Market Value: \$3,014,338
Assessed Value: \$290,528
Sales Price: \$0
Transfer Date:



Legal Owner: Premier Gear & Machine Works Inc
Site Address: 387 S Sequoia Pkwy Canby, OR 97013
Mailing Address: 387 S Sequoia Pkwy Canby, OR 97013
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 5.93
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: PARTITION PLAT 2012-062 PARCEL 1 SEE RELATED PROPERTY 01707M1

APN: 5012618
Ref Parcel #: 31E34 01707
Taxes: \$81,944.04
Market Value: \$8,068,589
Assessed Value: \$4,718,974
Sales Price: \$1,200,000
Transfer Date: 7/26/2017



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Legal Owner: Trend Business Center Llc
Site Address: 341 S Sequoia Pkwy Canby, OR 97013
Mailing Address: 7190 SW Sandburg St Portland, OR 97223
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 2.44
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: SUBDIVISION TREND BUSINESS CENTER 4242 LT 1 SEE RELATED PROPERTY

APN: 5021691
Ref Parcel #: 31E34 01711
Taxes: \$53,026.99
Market Value: \$5,242,472
Assessed Value: \$3,053,706
Sales Price: \$0
Transfer Date:



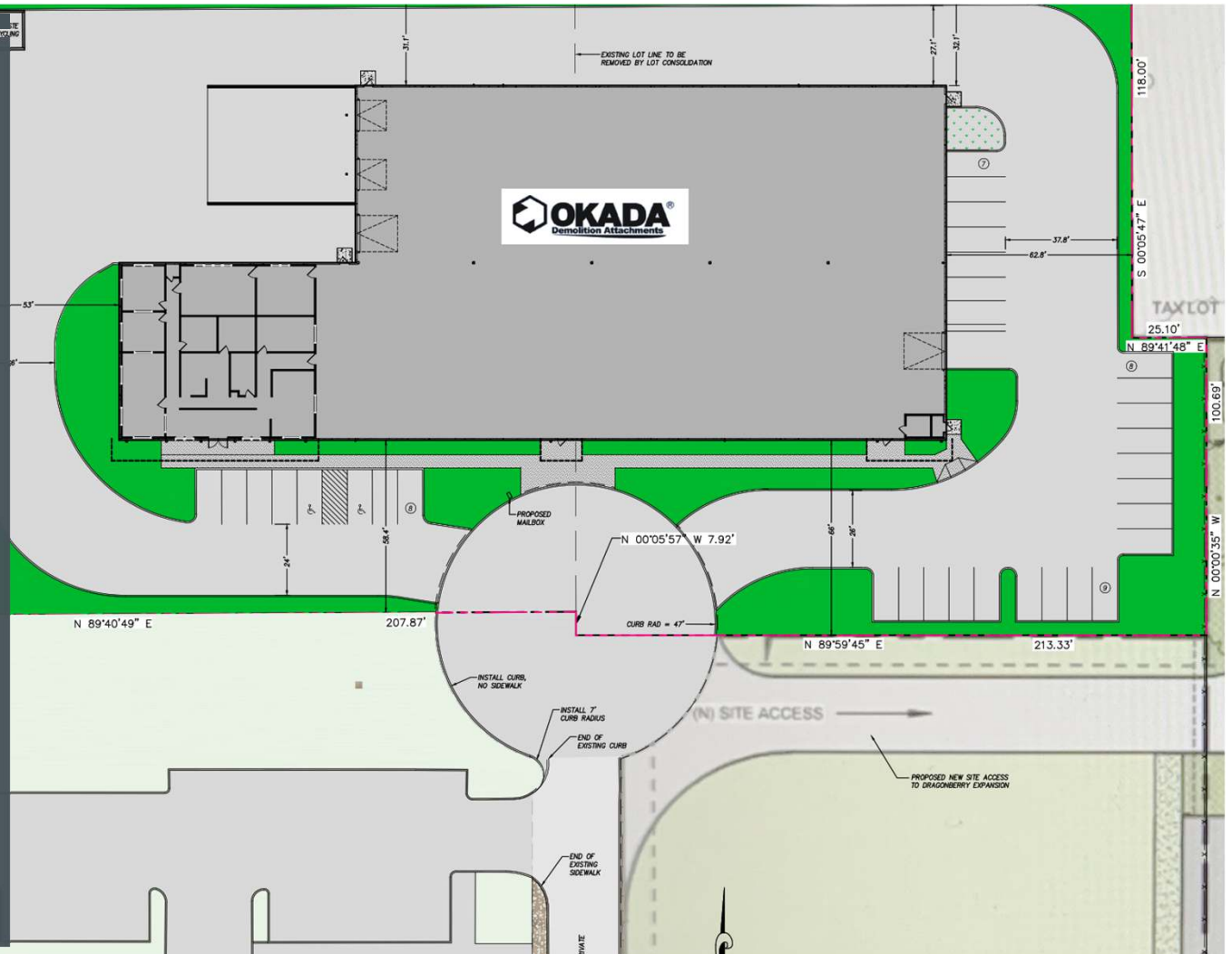
Legal Owner: Trend Business Center Llc
Site Address: 361 S Sequoia Pkwy Canby, OR 97013
Mailing Address: 7190 SW Sandburg St Portland, OR 97223
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 1.89
Year Built: 0
School District: Canby School District 86
Neighborhood:
Legal: SUBDIVISION TREND BUSINESS CENTER 4242 LT 4 SEE RELATED PROPERTY

APN: 5021694
Ref Parcel #: 31E34 01714
Taxes: \$51,071.62
Market Value: \$5,351,714
Assessed Value: \$2,941,100
Sales Price: \$0
Transfer Date:

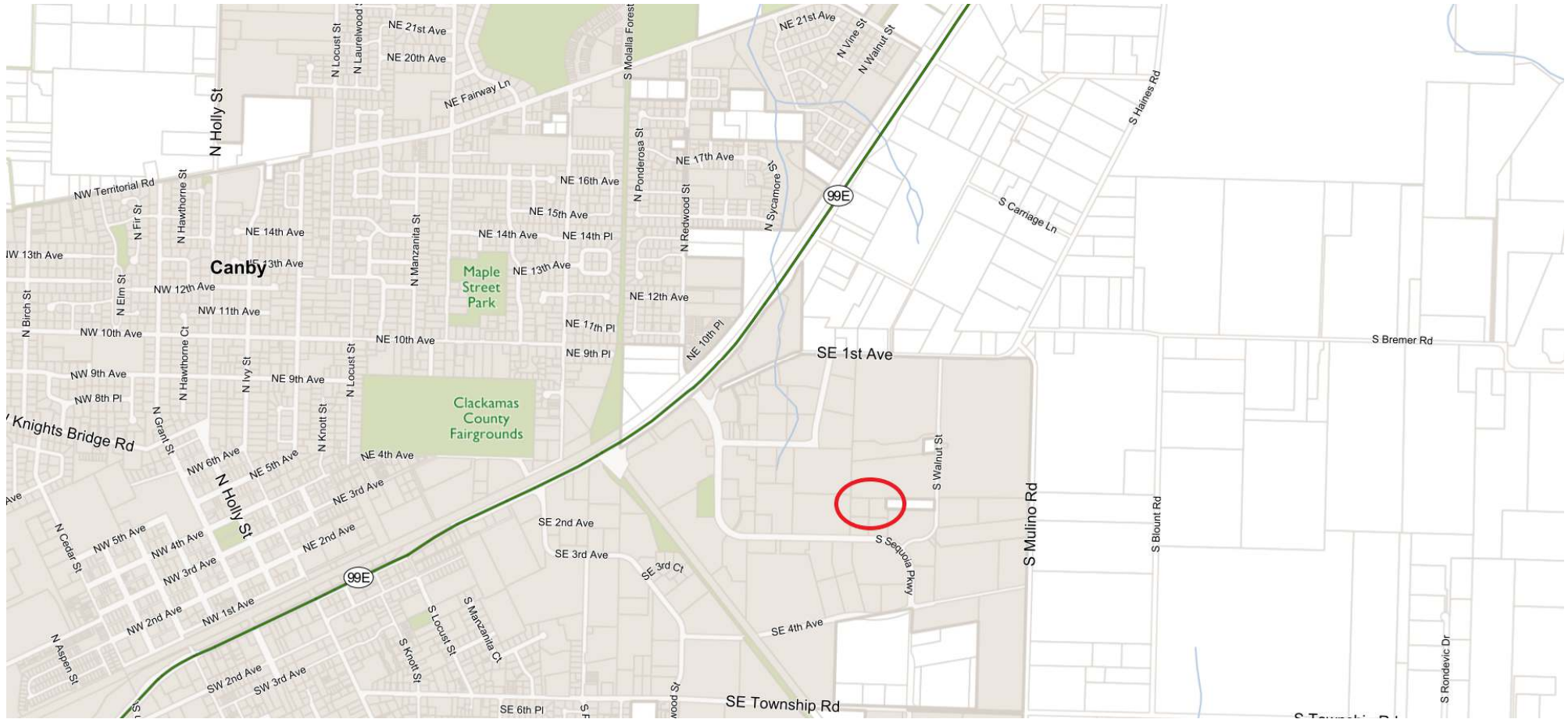
**OKADA AMERICA
368 & 372
S SEQUOIA PKWY**

**NEIGHBORHOOD
MEETING**

JUNE 17, 2021



VICINITY MAP



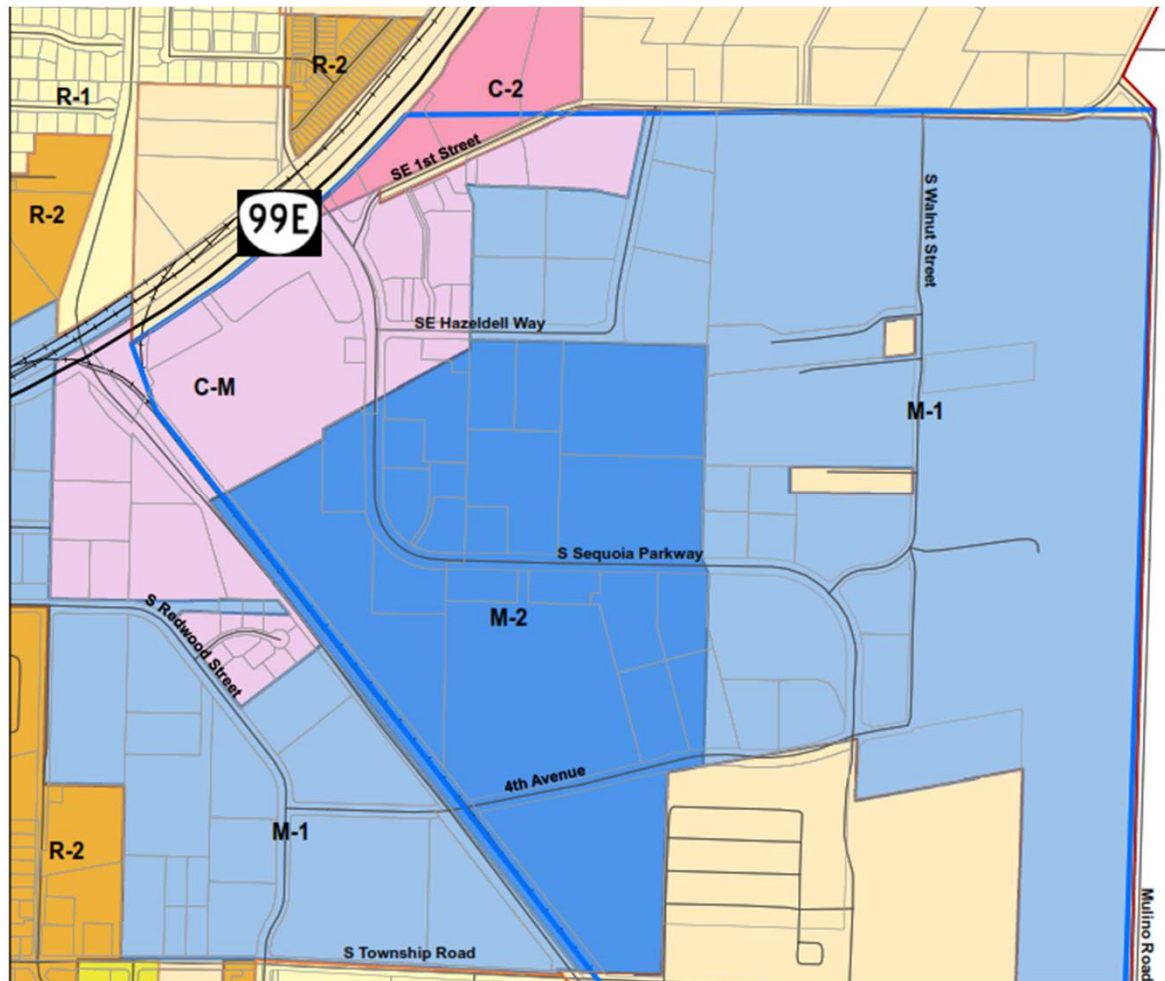
AERIAL VICINITY MAP



VICINITY MAP: STRUBLE ESTATES SUBDIVISION



CITY OF CANBY ZONING MAP



M-1 LIGHT INDUSTRIAL ZONE

Chapter 16.32

M-1 LIGHT INDUSTRIAL ZONE

Sections:

- 16.32.010 Uses permitted outright.
- 16.32.020 Conditional uses.
- 16.32.030 Development standards.

16.32.010 Uses permitted outright.

Uses permitted outright in the M-1 zone shall be as follows:

- A. Manufacturing, fabricating, processing, compounding, assembling or packaging of products made from previously prepared materials such as cloth, plastic, paper, metal, wood (but not including sawmills or lumber mills), the operation of which will not result in
 1. The dissemination of dusts, gas, smoke, fumes, odors, atmospheric pollutants or noise which exceed Oregon Department of Environmental Quality standards
 2. Danger by reason of fire, explosion or other physical hazard;
 3. Unusual traffic hazards;
- B. Automobile body shop, or heavy repair shop;
- C. Contractor's equipment or storage yard;
- D. Dwelling for watchman or caretaker working on the property;
- E. Food processing plant;
- F. Fuel distribution, wholesale or retail;
- G. Ice or cold storage plant;
- H. Laundry or dry-cleaning plant;
- I. Lumber yard;
- J. Machinery, farm equipment or implement sales, service or rent;

- K. Motor or rail freight terminal;
- L. Railroad tracks and related facilities;
- M. Restaurant, when related and incidental to primary industrial uses of the area;
- N. Service station, when related and incidental to primary industrial uses of the area;
- O. Stone, marble, or granite cutting;
- P. Tire retreading or recapping;
- Q. Transfer and storage company;
- R. Utility storage or service yard;
- S. Veterinarian's office or animal hospital;
- T. Warehouse;
- U. Wholesale distribution, including warehousing and storage;
- V. Wireless or cellular communications facility/tower;
- W. Other light industrial uses as determined by the Planning Commission;
- X. Business or professional office, when related and incidental to primary industrial uses of the area;
- Y. Public building or uses such as fire station, or park or playground.
- Z. Microcell telecommunications facilities pursuant to the standards and requirements of Chapter 16.55. (Ord. 1539, 2020)
- AA. Collocations pursuant to the standards and requirements of Chapter 16.55 (Ord. 1539, 2020)
- BB. Detached telecommunications facilities (monopole or lattice tower), under 150 feet in height and at least 660 feet from the nearest land zoned or planned for residential use or Highway 99E pursuant to the standards and requirements of Chapter 16.55. (Ord. 1539, 2020)
- CC. Detached telecommunications facilities (monopole), under 100 feet in height and less than 660 feet from the nearest land zoned or planned for residential use or Highway 99E pursuant to the standards and requirements of Chapter 16.55. (Ord. 1539, 2020)

SITE & DESIGN REVIEW APPROXIMATE TIMELINE



STRUBLE ESTATES SUBDIVISION

STRUBLE ESTATES

SUBDIVISION PLAT NO. **BK 139 Pt 008**

No. 4236

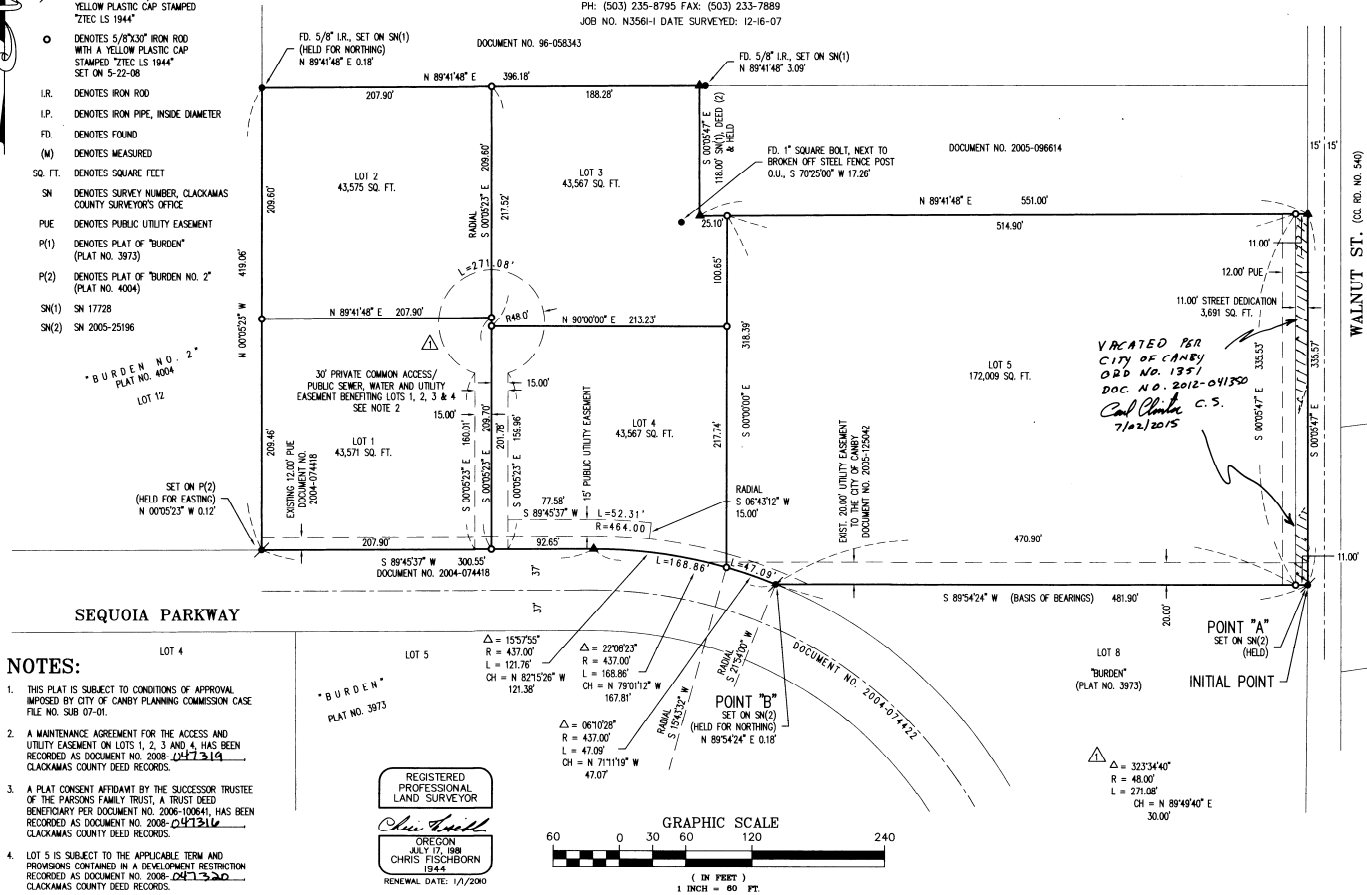
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, T.3S., R.1E., W.M.,
IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON

ZTEC ENGINEERS INC.

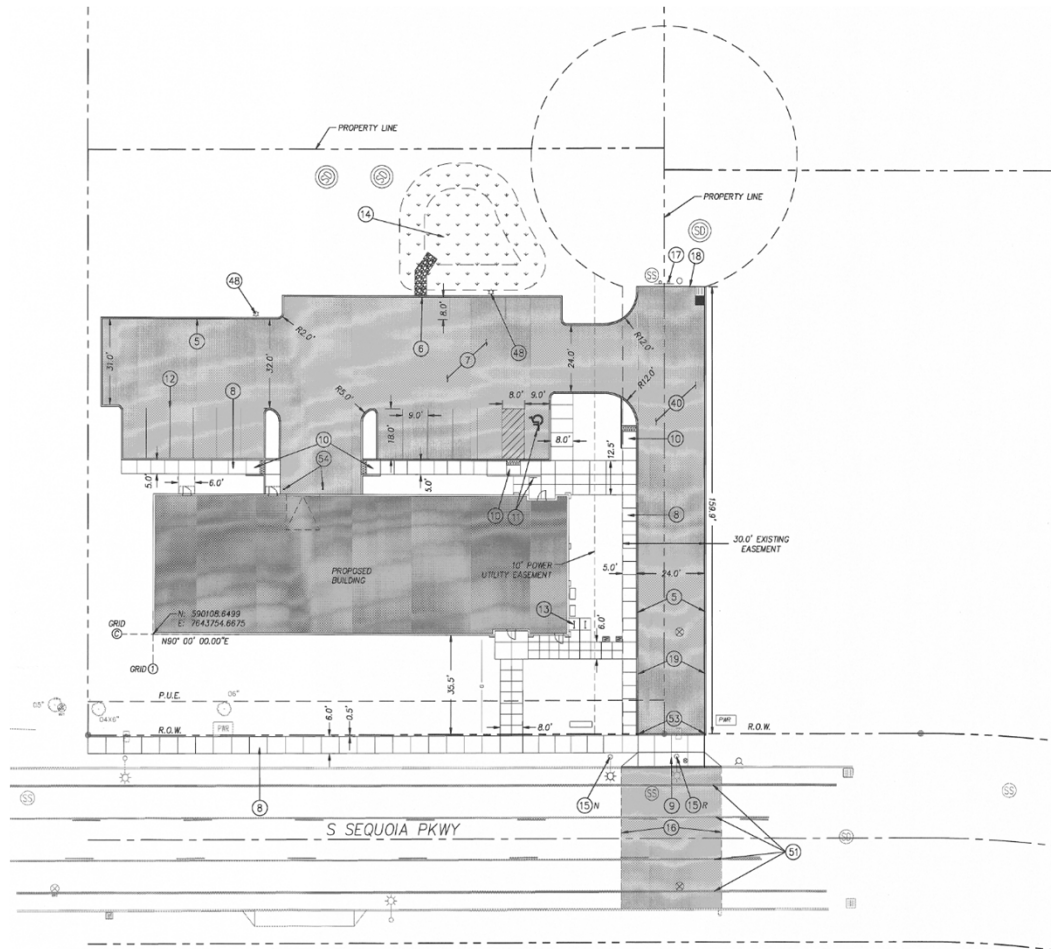
3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889
JOB NO. N3561-I DATE SURVEYED: 12-16-07

LEGEND:

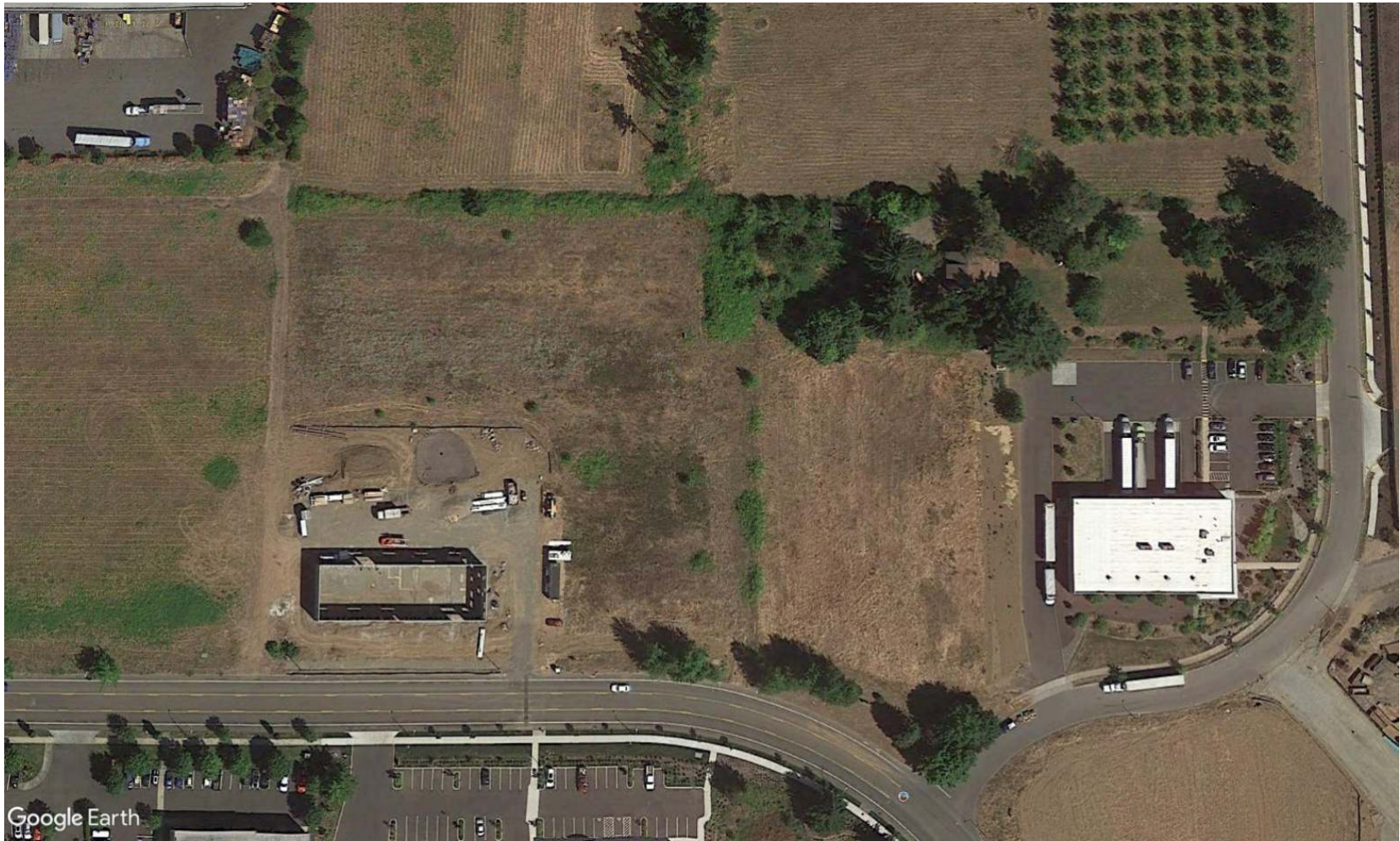
- DENOTES MONUMENTS FOUND AS NOTED
- ▲ DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON SN 2006-112
- ✦ DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944"
- DENOTES 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON S-22-08
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE, INSIDE DIAMETER
- FD. DENOTES FOUND
- (M) DENOTES MEASURED
- SQ. FT. DENOTES SQUARE FEET
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
- PUE DENOTES PUBLIC UTILITY EASEMENT
- P(1) DENOTES PLAT OF "BURDEN" (PLAT NO. 3973)
- P(2) DENOTES PLAT OF "BURDEN NO. 2" (PLAT NO. 4004)
- SN(1) SN 17728
- SN(2) SN 2005-25196



STRUBLE ESTATES LOT 1: ALPHA SCENTS, INC.



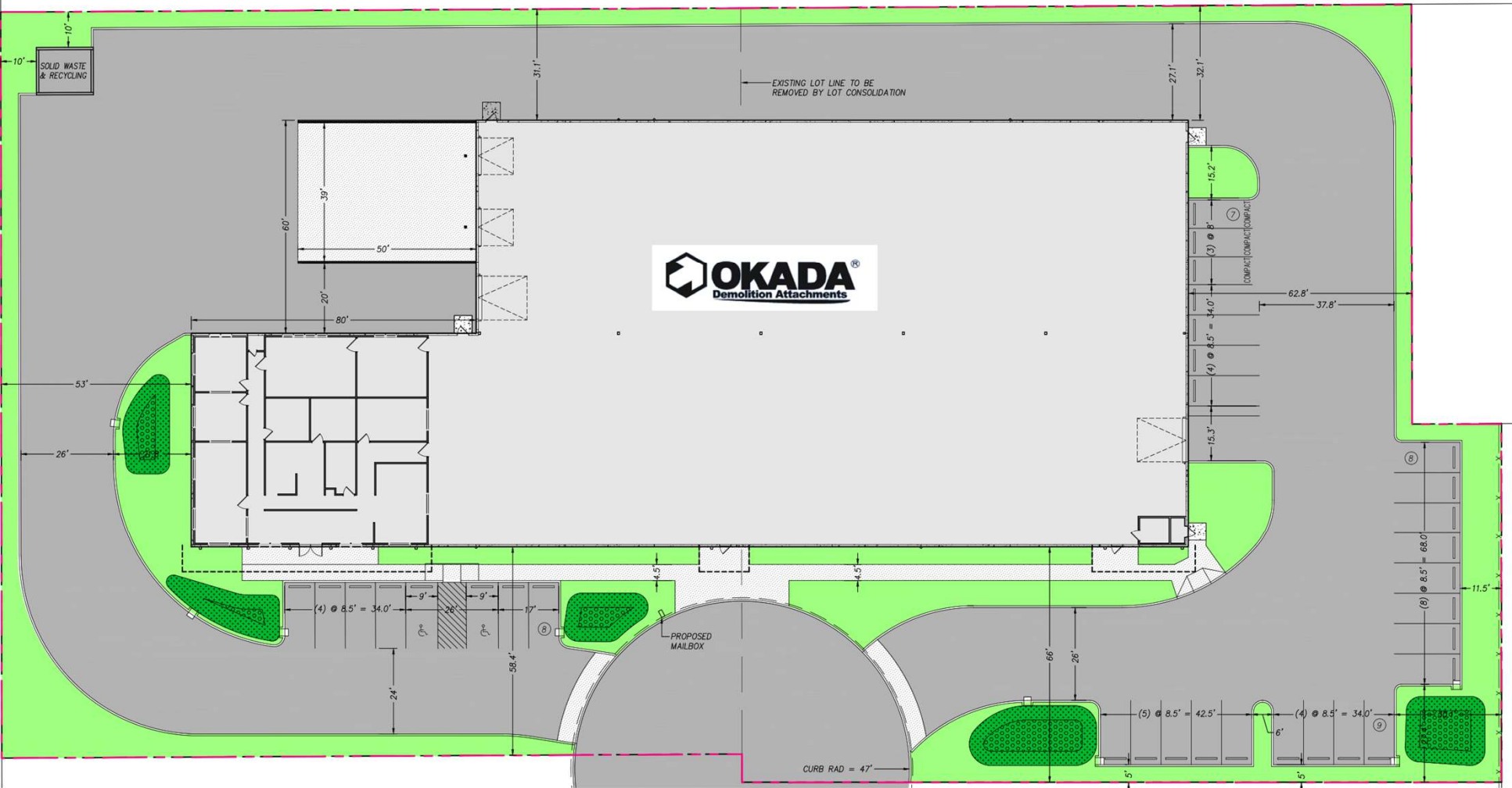
2020 AERIAL VIEW



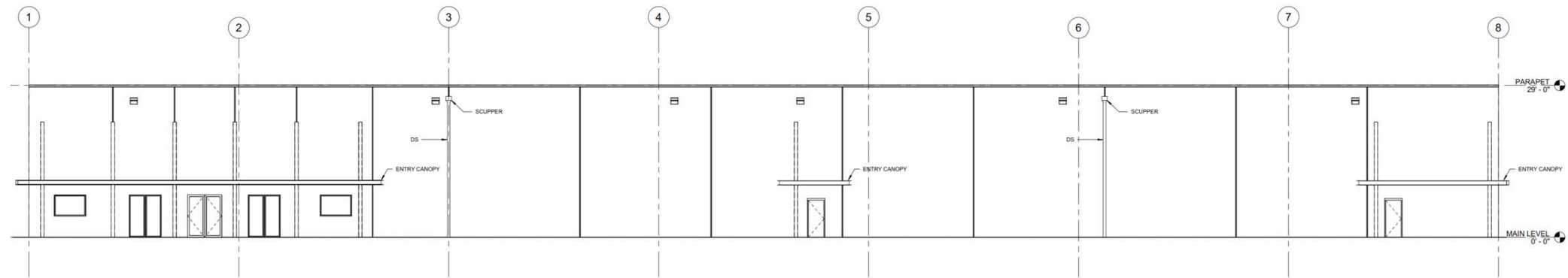
STRUBLE ESTATES LOTS 4 & 5: DRAGONBERRY PRODUCE EXPANSION



STRUBLE ESTATES LOTS 2 & 3: OKADA AMERICA, INC.

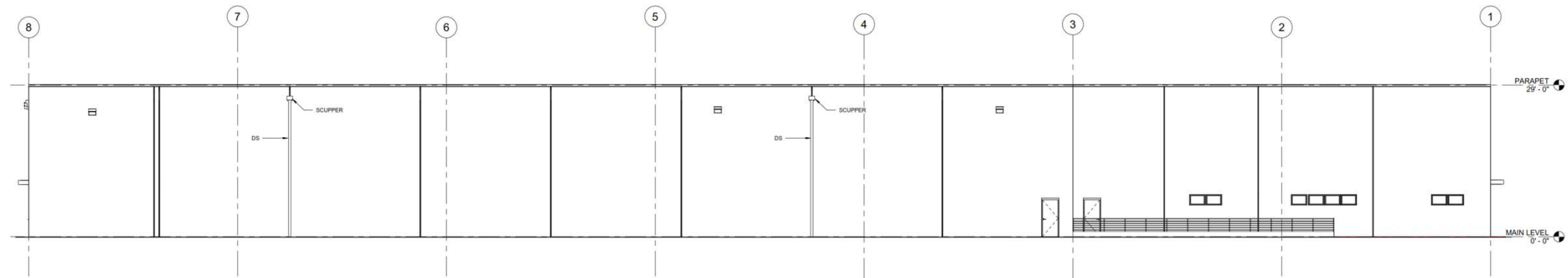


BUILDING ELEVATIONS: FRONT VIEW



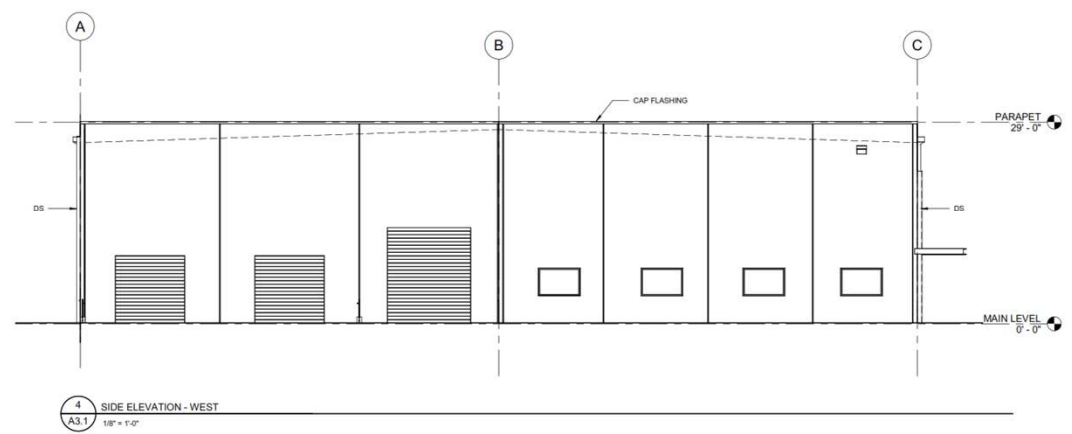
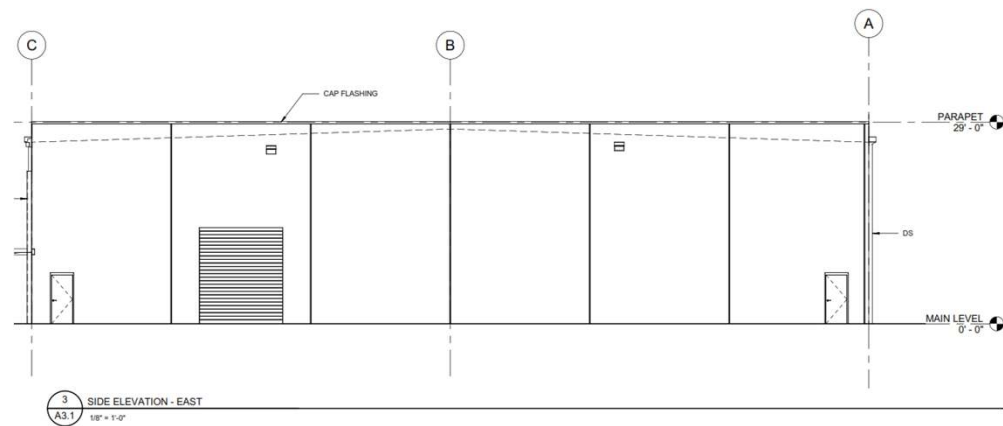
1 FRONT ELEVATION
A3.1 1/8" = 1'-0"

BUILDING ELEVATIONS: REAR VIEW

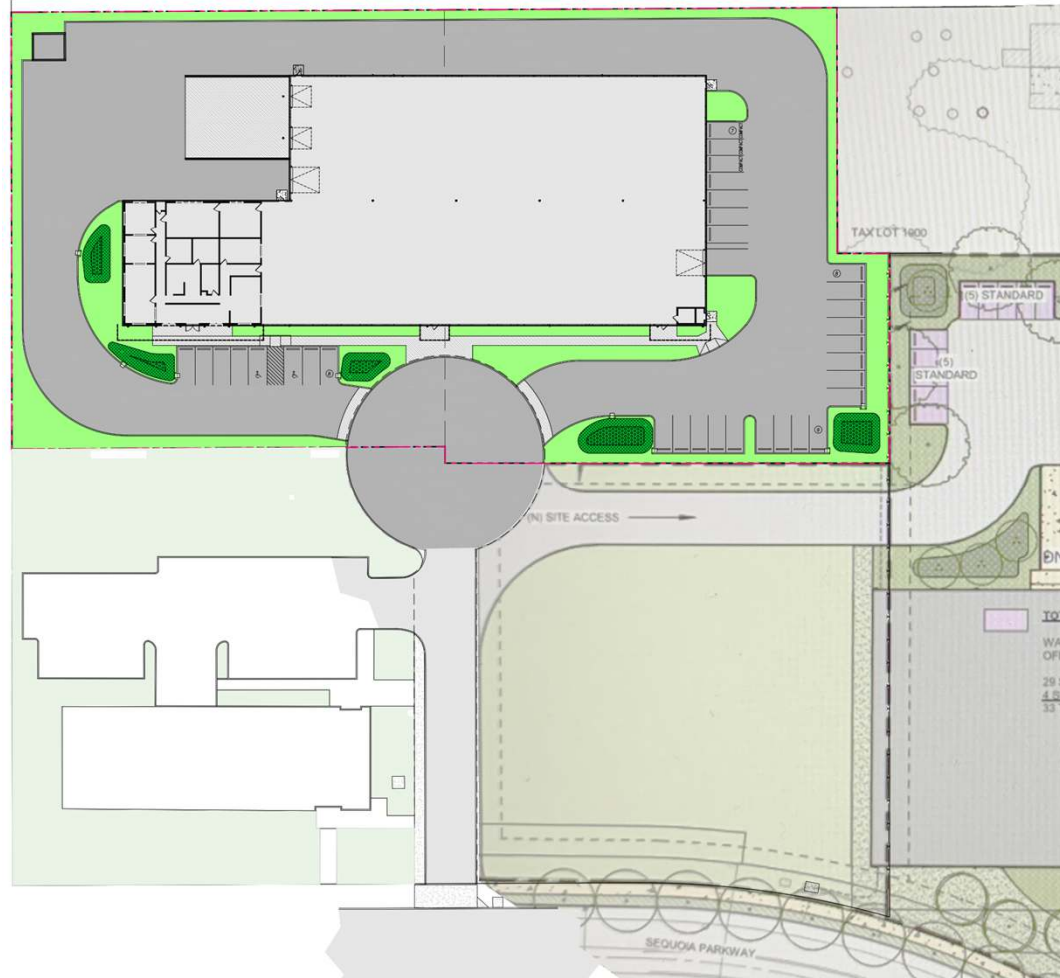


2 BACK ELEVATION
A3.1 1/8" = 1'-0"

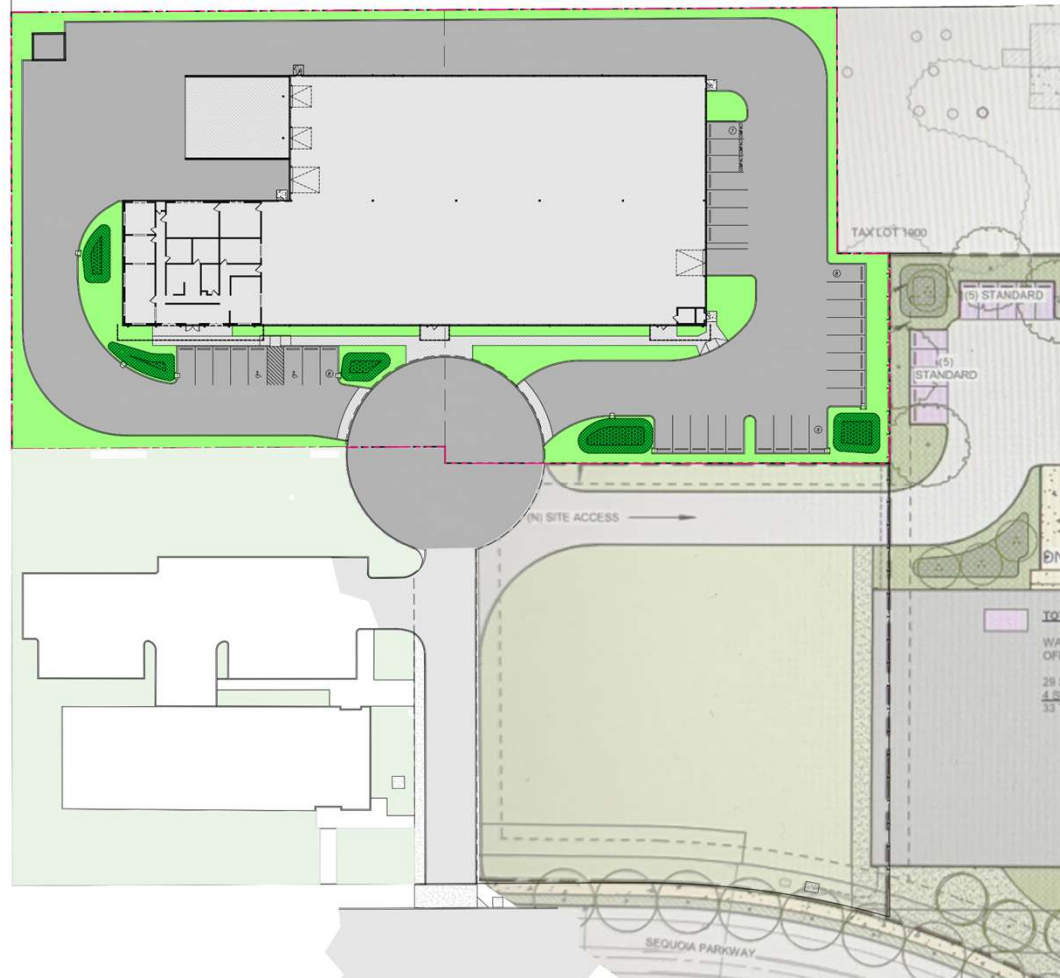
BUILDING ELEVATIONS: SIDE VIEWS



OKADA AMERICA



QUESTIONS?



Okada America, Inc. - Neighborhood Meeting
June 17, 2021, 3:00 pm Zoom Meeting

A total of five people attended the virtual meeting. One owned two neighboring buildings on the south side of S Sequoia Parkway, and the other four included the owner, applicant, and project representatives. A list of attendees is below:

Jim Brown, Okada America
Scott Maijala, Okada America
John Ellett, Russell Construction
Pat Sisul, Sisul Engineering
Scott McCormack, McCormack Properties (neighboring property)

The meeting began at 3:00 PM.

The meeting was hosted by Sisul Engineering and the meeting began with a round of introductions.

Pat Sisul (applicant's representative) began the meeting by presenting a PowerPoint presentation of the where the site is located, the zoning, and how the Site and Design Review timing would likely play out and when the project may get to the Planning Commission and be approved. This is the first opportunity for neighborhood input into a project. Other opportunities for input would be after application is made and the City Staff requests comments from neighbors, or if they choose to testify at the Planning Commission hearing.

After a brief explanation of the process, the presentation moved to a discussion of the proposed building. Site Plans were shared of the existing site conditions, the proposed Dragonberry Produce expansion going to the Planning Commission this month, and the proposed Okada Site Plan. Elevations of the building were also shown.

After showing the PowerPoint presentation, the meeting was opened for questions. As there was only one person from outside the project at the meeting, there were not a lot of questions.

Below is a summary of questions/comments concerning the proposed development:

- Is the building going to be concrete tilt-up? *Yes, that is correct.*
- It seems like the building will fit in nicely. I'm looking forward to having you as a neighbor. *Thank you, we are really looking forward to being in Canby in our new facility.*

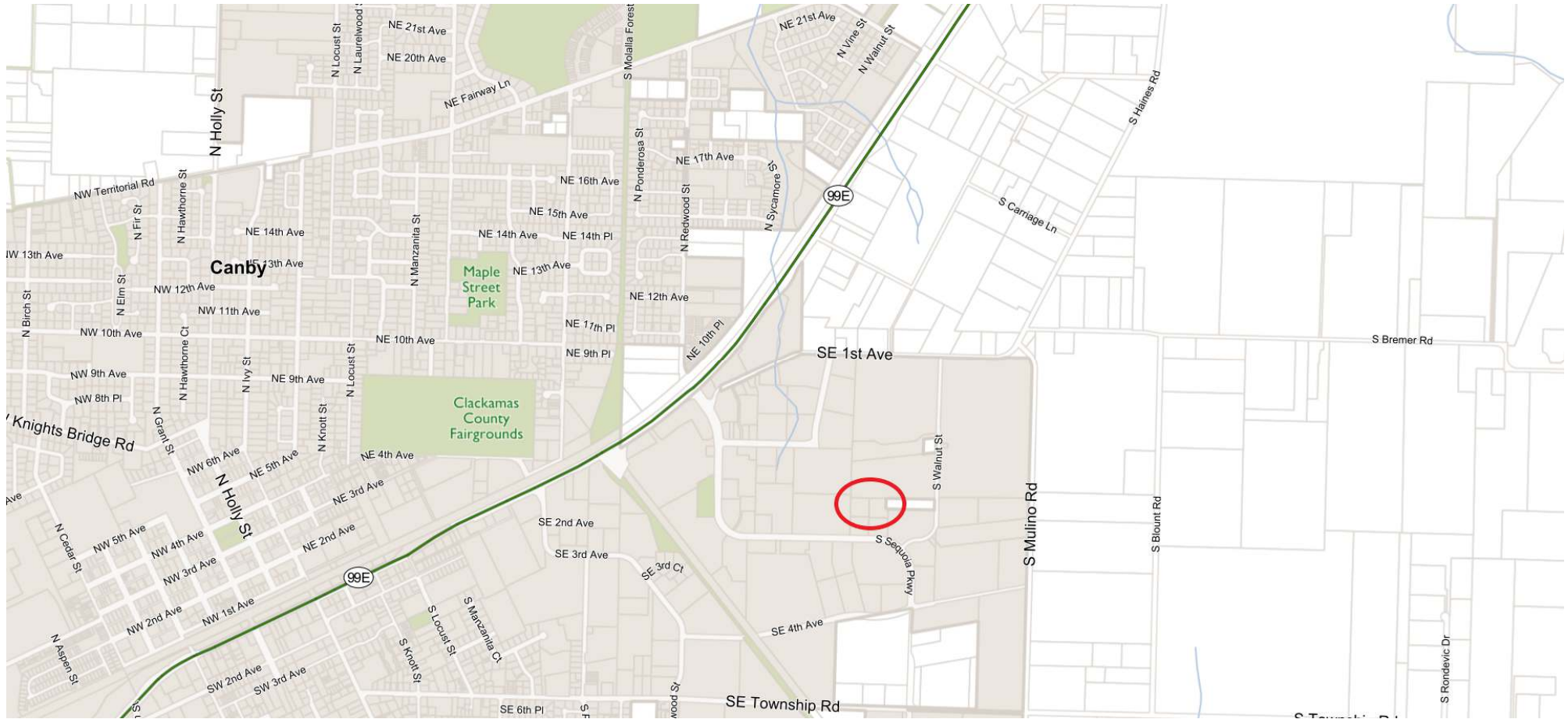
The meeting ended at approximately 3:20 PM.

Notes prepared by Pat Sisul, Sisul Engineering

V. General Maps

- a. Vicinity Map
- b. Aerial Vicinity Map
- c. Assessor Map
- d. Zoning Map
- e. Subdivision Plat, "Struble Estates"

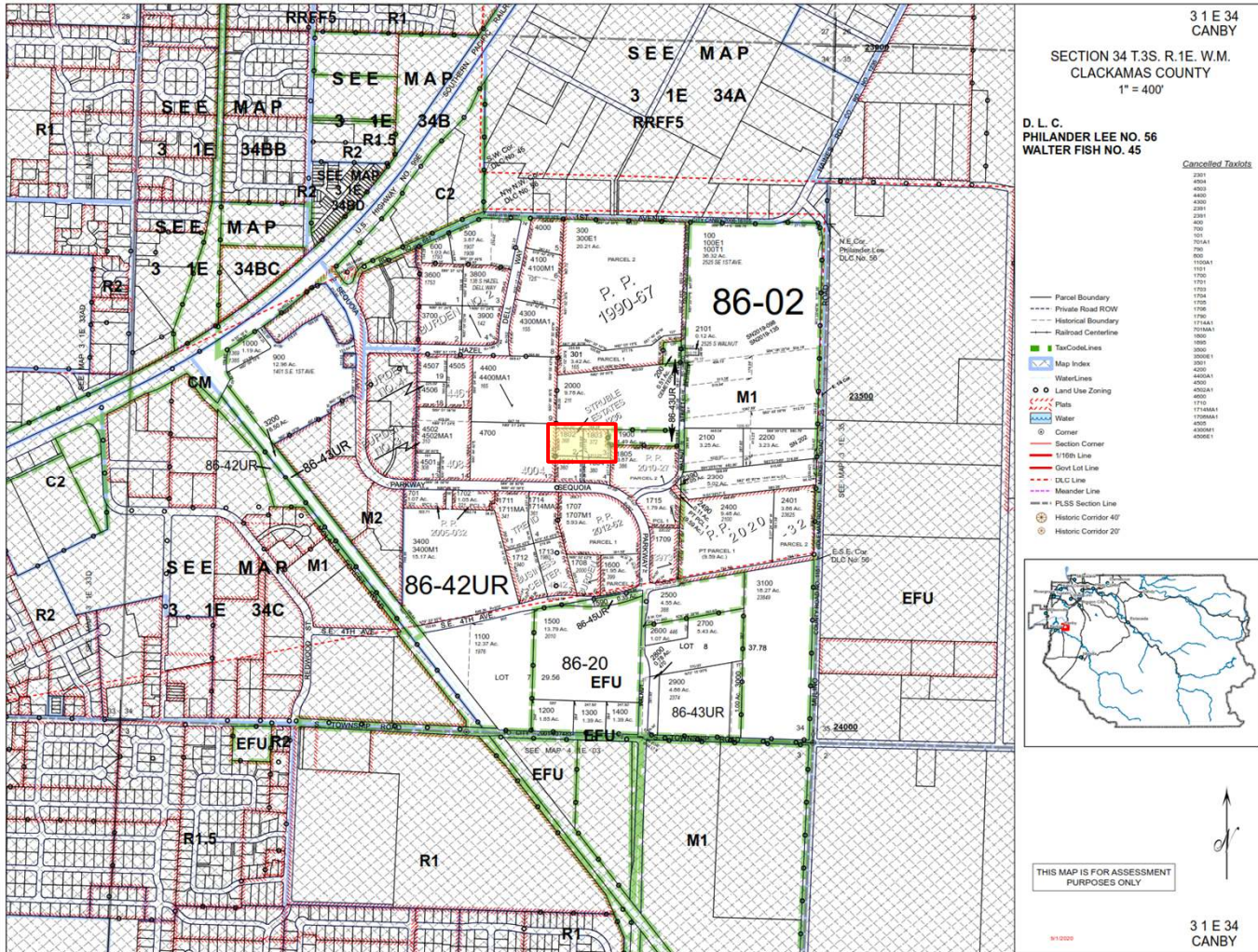
VICINITY MAP



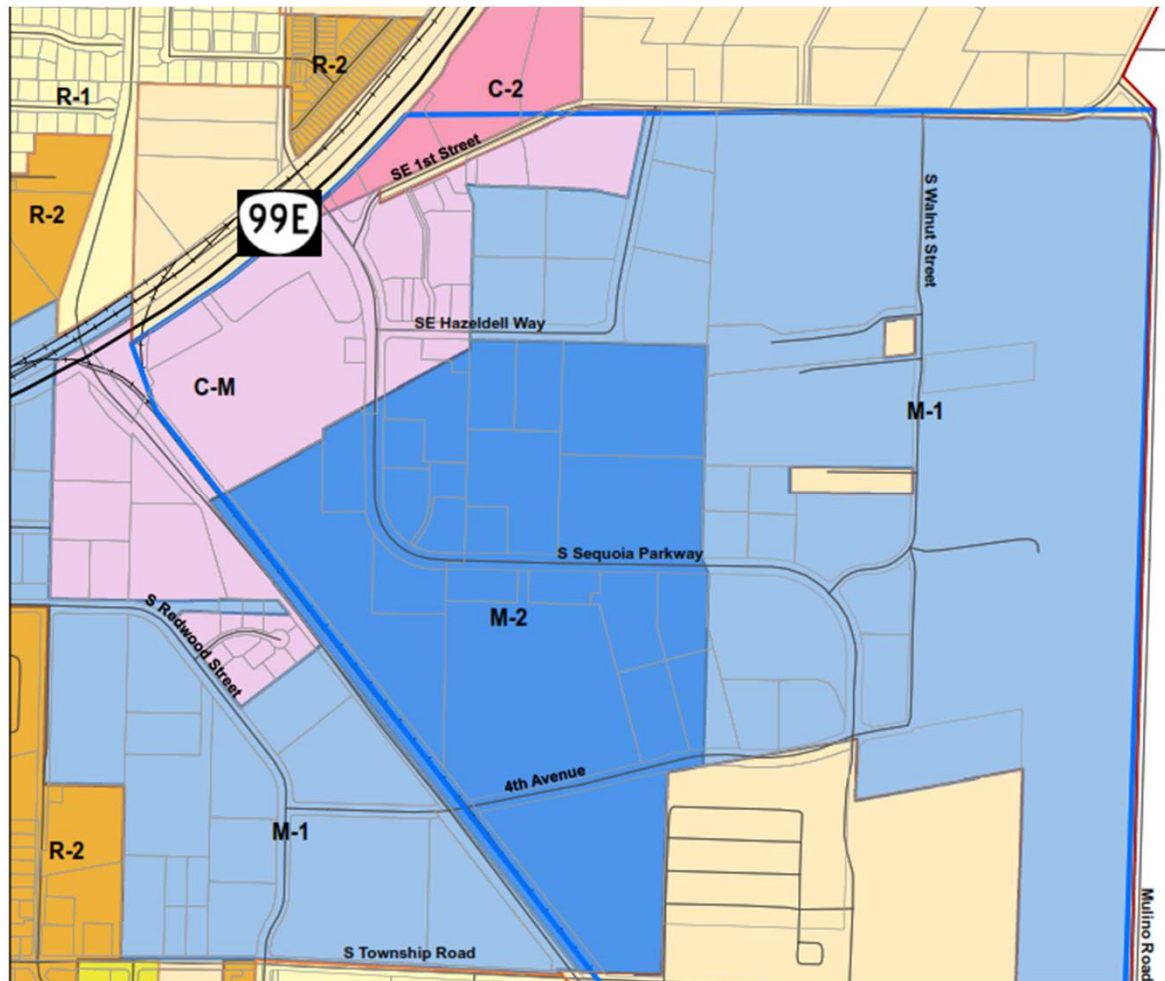
AERIAL VICINITY MAP



ASSESSOR MAP 31E34



CITY OF CANBY ZONING MAP



STRUBLE ESTATES SUBDIVISION

STRUBLE ESTATES

SUBDIVISION PLAT NO. **BK 139 Pt 008**

No. 4236

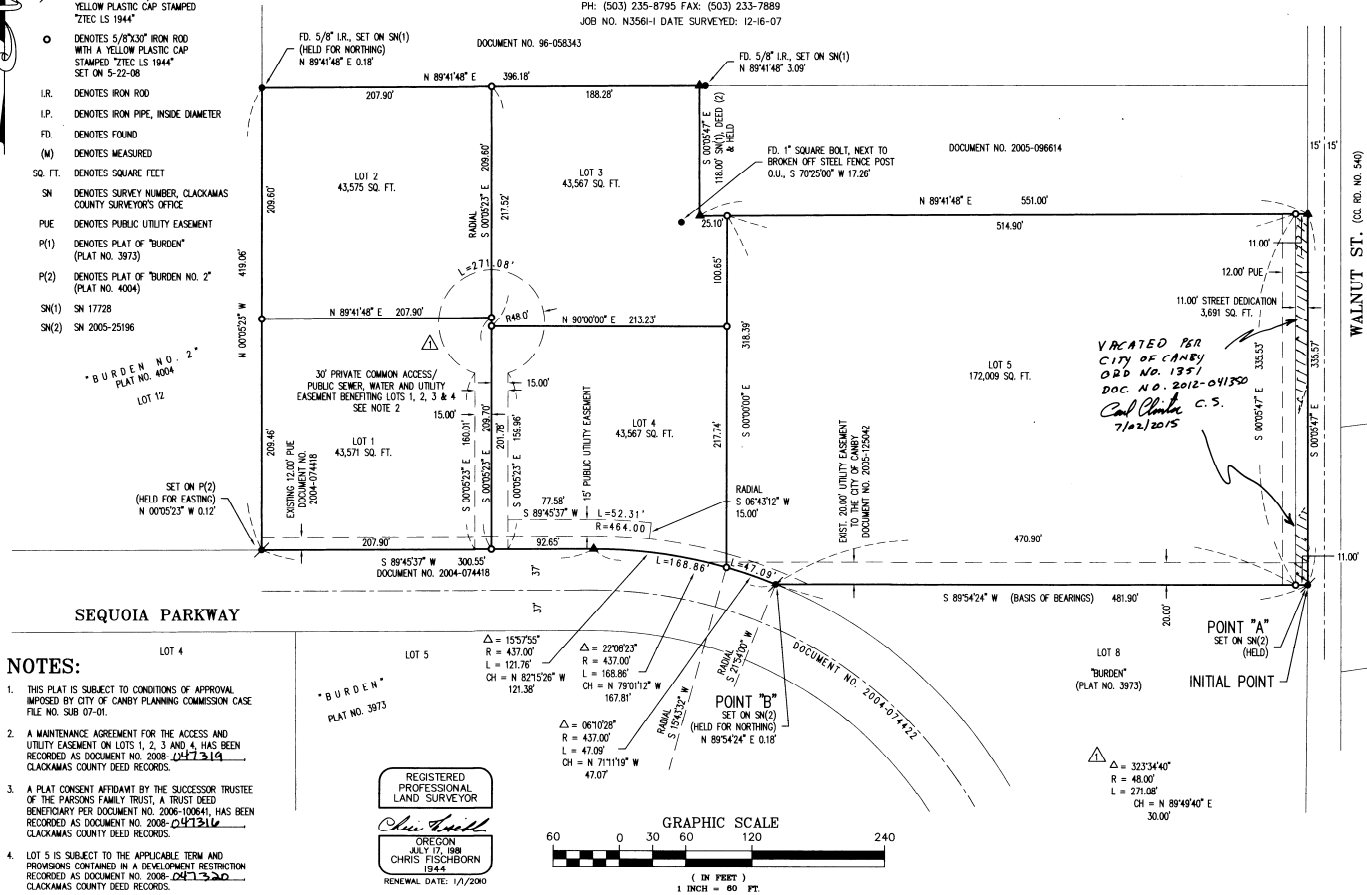
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, T.3S., R.1E., W.M.,
IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON

ZTEC ENGINEERS INC.

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889
JOB NO. N3561-I DATE SURVEYED: 12-16-07

LEGEND:

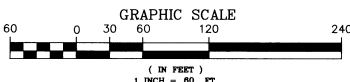
- DENOTES MONUMENTS FOUND AS NOTED
- ▲ DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON SN 2006-112
- ✦ DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944"
- DENOTES 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON S-22-08
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE, INSIDE DIAMETER
- FD. DENOTES FOUND
- (M) DENOTES MEASURED
- SQ. FT. DENOTES SQUARE FEET
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
- PUE DENOTES PUBLIC UTILITY EASEMENT
- P(1) DENOTES PLAT OF "BURDEN" (PLAT NO. 3973)
- P(2) DENOTES PLAT OF "BURDEN NO. 2" (PLAT NO. 4004)
- SN(1) SN 17728
- SN(2) SN 2005-25196



NOTES:

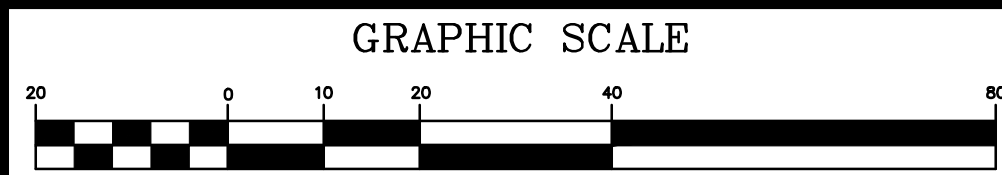
1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IMPOSED BY CITY OF CANBY PLANNING COMMISSION CASE FILE NO. SUB 07-01.
2. A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT ON LOTS 1, 2, 3 AND 4, HAS BEEN RECORDED AS DOCUMENT NO. 2008-051216 CLACKAMAS COUNTY DEED RECORDS.
3. A PLAT CONSENT AFFIDAVIT BY THE SUCCESSOR TRUSTEE OF THE PARSONS FAMILY TRUST, A TRUST DEED BENEFICIARY PER DOCUMENT NO. 2006-100641, HAS BEEN RECORDED AS DOCUMENT NO. 2008-051216 CLACKAMAS COUNTY DEED RECORDS.
4. LOT 5 IS SUBJECT TO THE APPLICABLE TERM AND PROVISIONS CONTAINED IN A DEVELOPMENT RESTRICTION RECORDED AS DOCUMENT NO. 2008-047330 CLACKAMAS COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
Chris Fischborn
OREGON JULY 12, 1998
CHRIS FISCHBORN
1844
RENEWAL DATE: 1/1/2010



VI. Civil Plans

- a. C1 Civil Site Plan
- b. C2 Existing Conditions/Topographic Survey
- c. C3 Utility Plan
- d. C4 Storm Drain Plan
- e. C5 Grading Plan
- f. C6 WB-67 Turning Template



ZONING: M-1 LIGHT INDUSTRIAL
CANBY INDUSTRIAL AREA OVERLAY (I-0) ZONE

LEGAL: LOTS 2 & 3 OF STRUBLE ESTATES
CLACKAMAS COUNTY PLAT NO. 4236
BK 139 PG 008, CLACKAMAS COUNTY PLAT RECORDS.

ASSESSOR: TAX LOTS 1802 & 1803, MAP 31E34

ADDRESS: 368 & 372 S SEQUOIA PARKWAY

PROPERTY SIZE: 87,142 SF = 2.00 Acres

PROPOSAL: 28,800 SF MANUFACTURING BUILDING

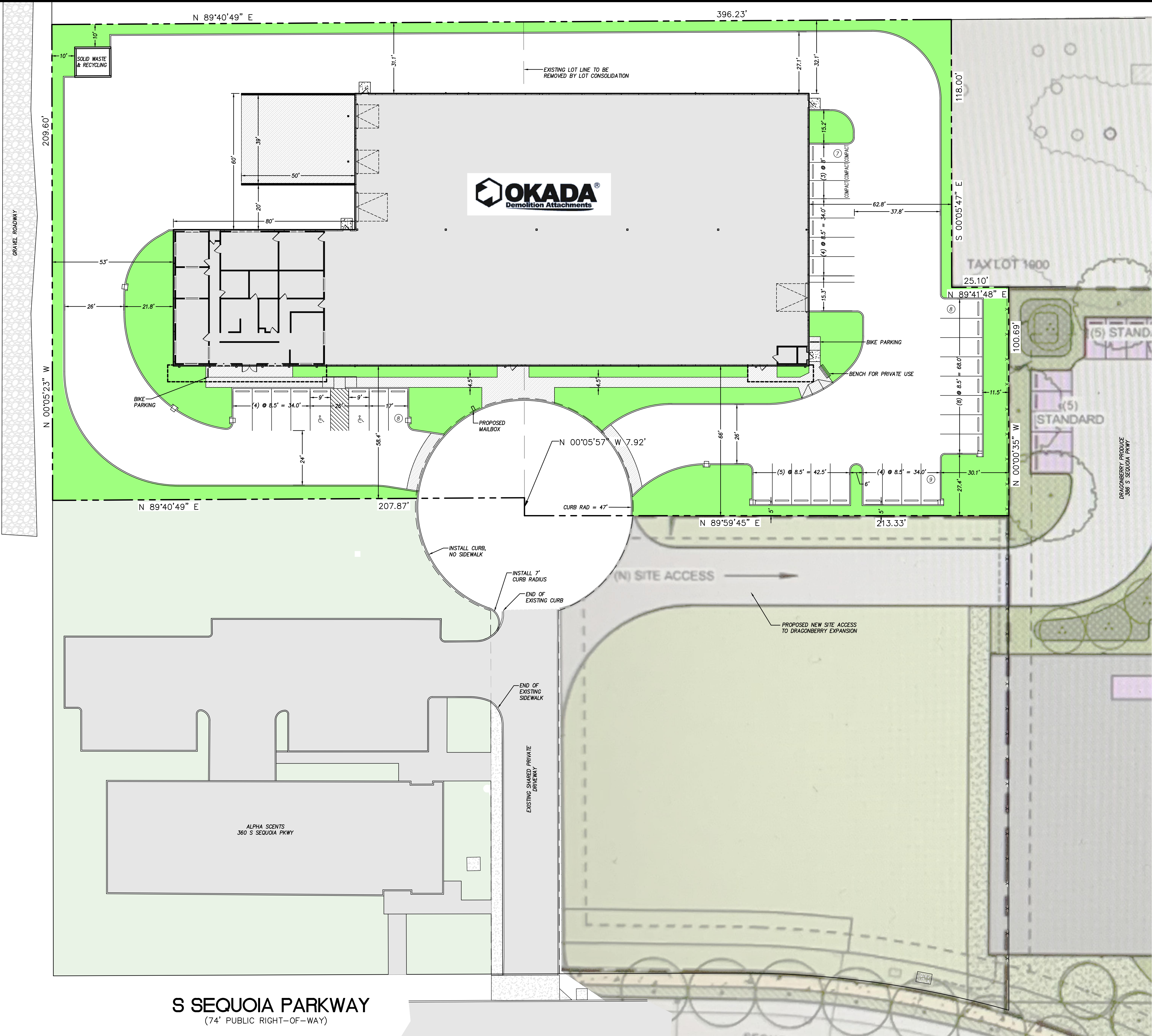
SITE AREAS:
IMPERVIOUS AREA: 73,997 SF (84.9%)
LANDSCAPE AREA: 16,660 SF (19.1%) (15.0% MINIMUM)
BUILDING AREA: 28,800 SF (33.0%) (NO LIMIT)

OFFICE: 3,750 SF
MANUFACTURING/WAREHOUSE: 24,830 SF

PARKING LOT LANDSCAPING:
PARKING LOT AREA: 36,716 SF
LANDSCAPE WITHIN 10': 9,823 SF
LANDSCAPING PERCENTAGE: 26.7 %

PARKING REQUIREMENTS:
OFFICE: 2.00 x 3.75 = 7.5
MANUFACTURING: 1.00 x 24.83 = 24.8
TOTAL REQUIRED: 32.3 SPACES
ROUNDS TO: 32.0 SPACES

PARKING PROVIDED: 32 SPACES



S SEQUOIA PARKWAY
(74' PUBLIC RIGHT-OF-WAY)

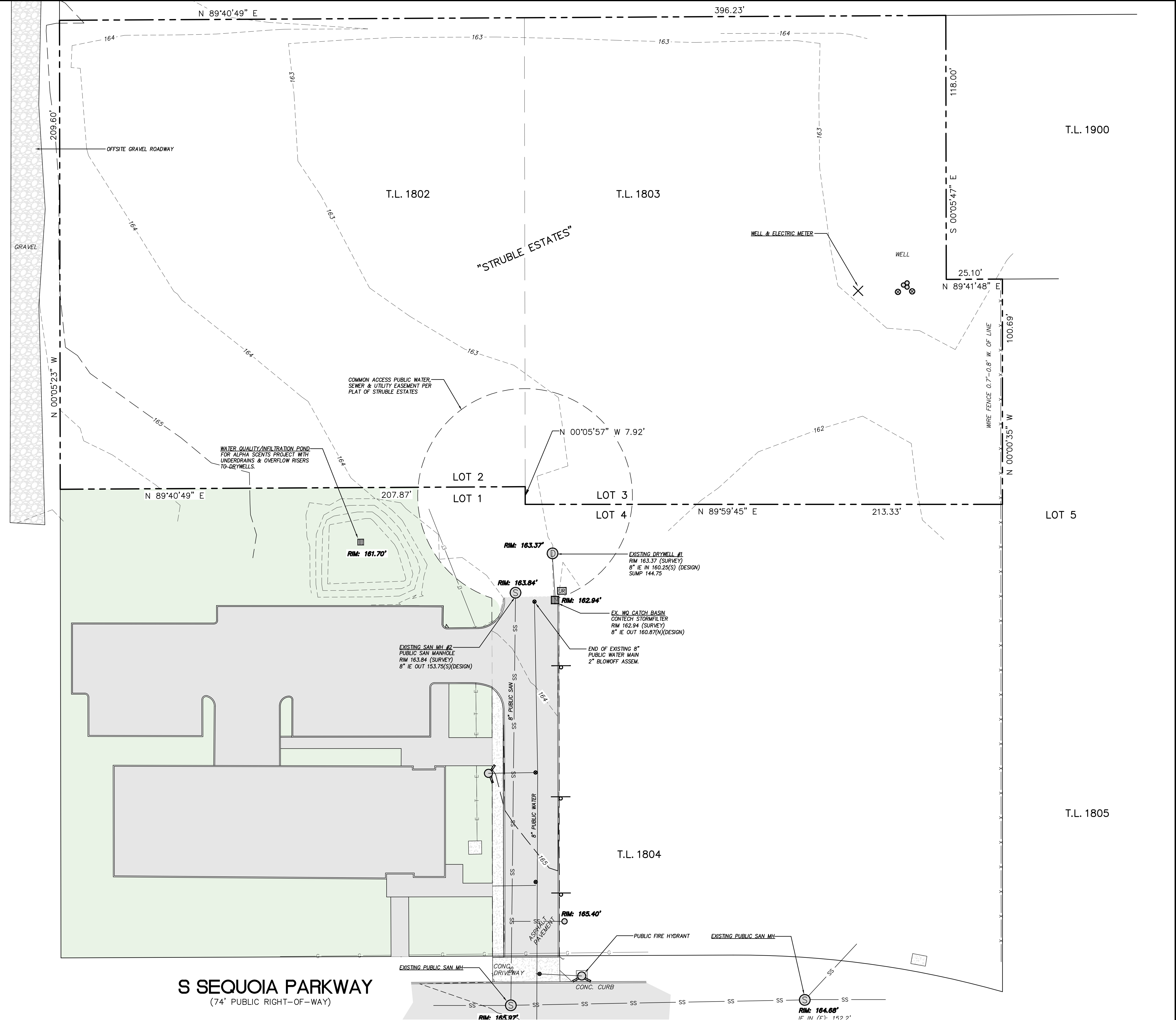
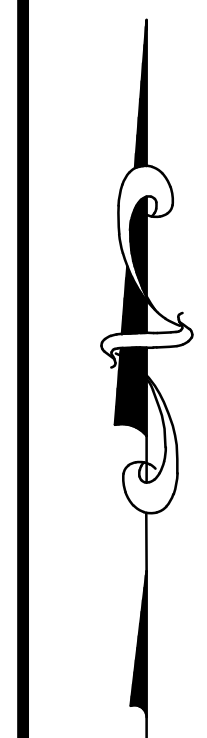
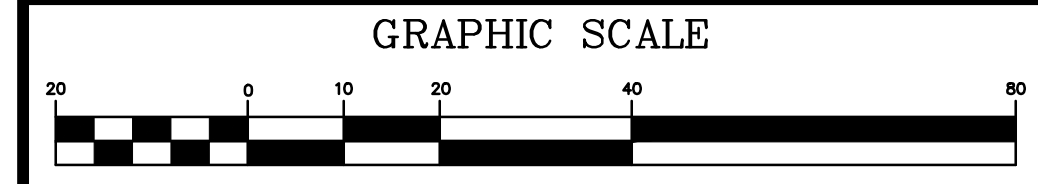
REVISIONS	BY

OKADA America
Russell Construction, Inc.

Civil Site Plan

SISUL ENGINEERING
3715 PORTLAND AVENUE
CLATSOP COUNTY, OREGON 97027
(503) 667-0188
SPRING-CORSETT CORP. TENTATIVE PLAN.dwg

DATE: AUG., 2021
SCALE: 1" = 20'
DRAWN: PS
JOB: SGL21-014
SHEET: 1
OF 6 SHEETS



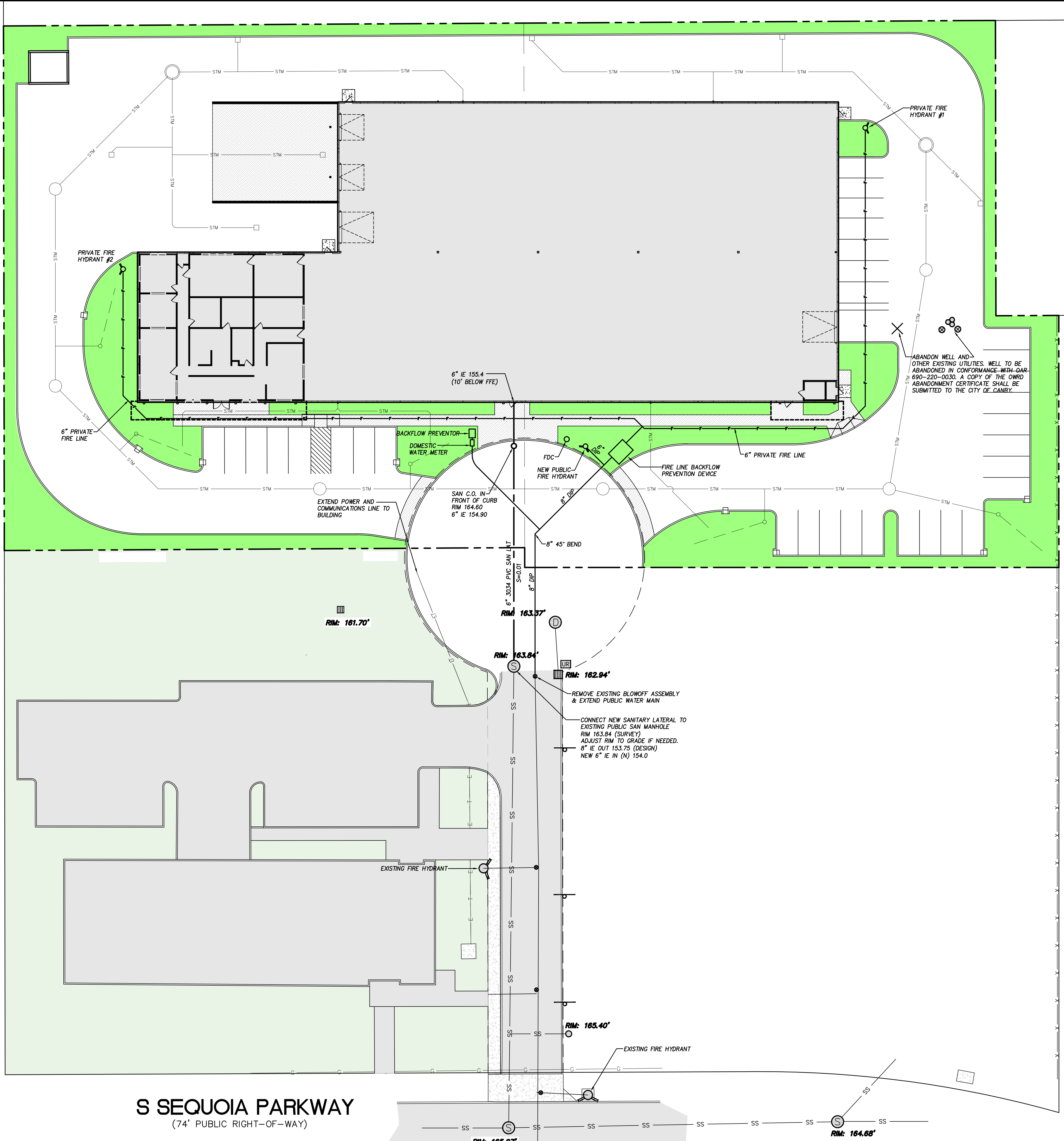
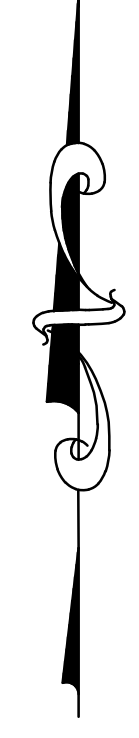
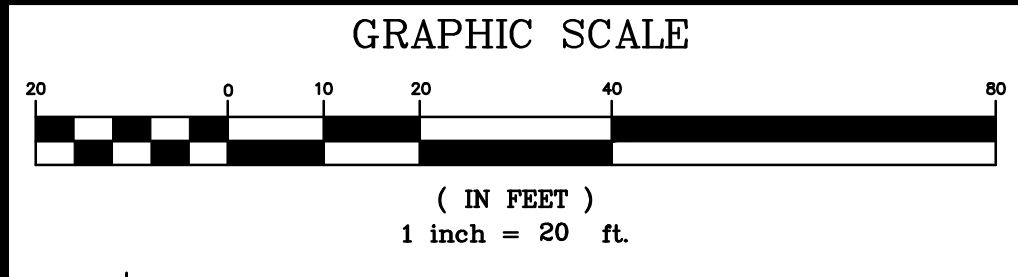
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**Existing Conditions and
 Topographic Survey**

SISUL ENGINEERING
 9715 PORTLAND AVENUE
 CLATSOP COUNTY, OREGON 97027
 (503) 667-0188
SPRING CREEK, OREGON, TENTATIVE PLAN.dwg

DATE	AUG., 2021
SCALE	1" = 20'
DRAWN	PS
JOB	SGL21-014
SHEET	C2
OF 6 SHEETS	



S SEQUOIA PARKWAY
(74' PUBLIC RIGHT-OF-WAY)

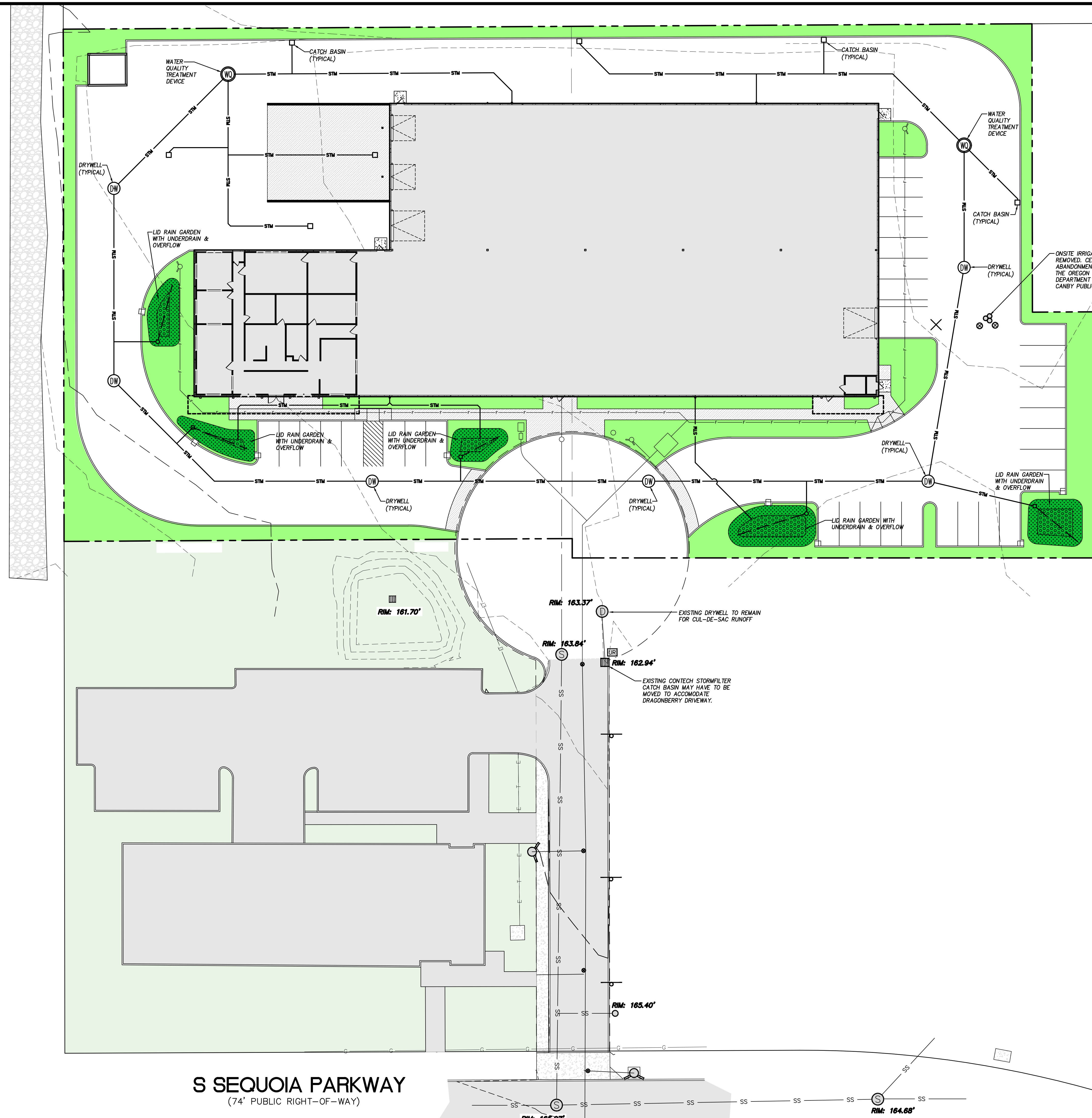
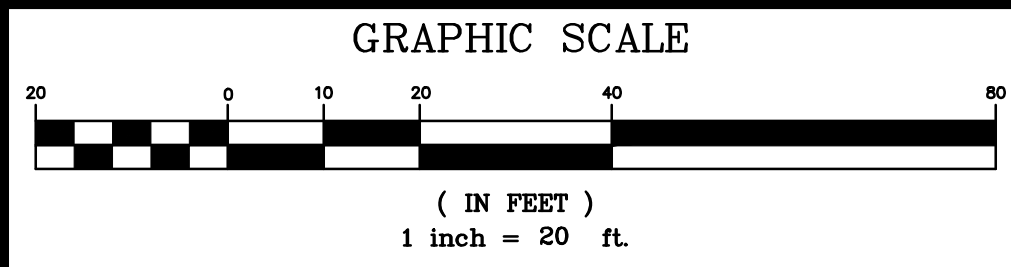
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Utility Plan

SISUL ENGINEERING
3715 PORTLAND AVENUE
CLATSOP COUNTY, OREGON 97027
(503) 667-0188
SERVICES: SURVEY, DESIGN, TENTATIVE PLANS, etc.

DATE	AUG., 2021
SCALE	1" = 20'
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JOB	SGL21-014
SHEET	3
OF 6 SHEETS	



S SEQUOIA PARKWAY
 (74' PUBLIC RIGHT-OF-WAY)

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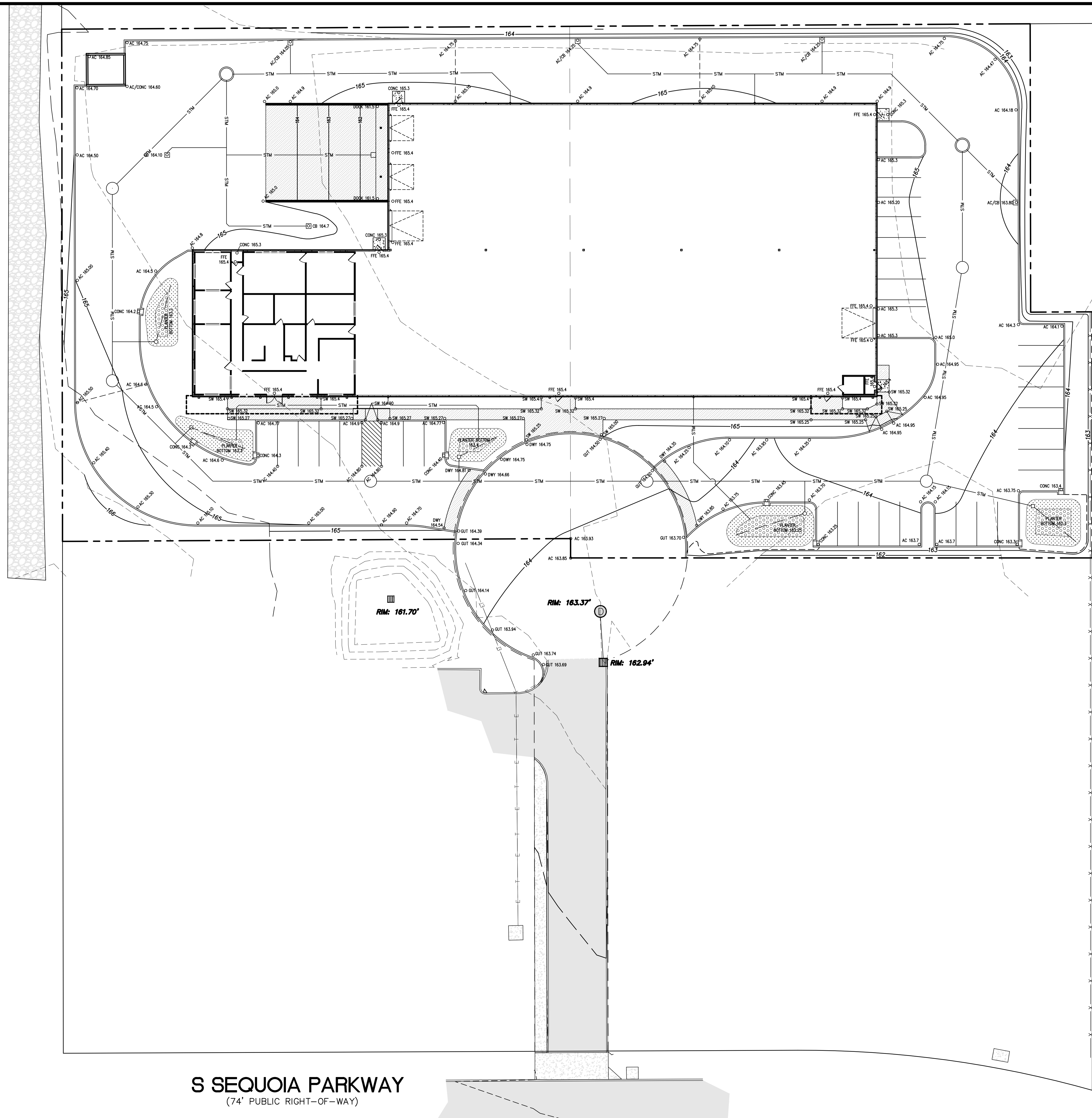
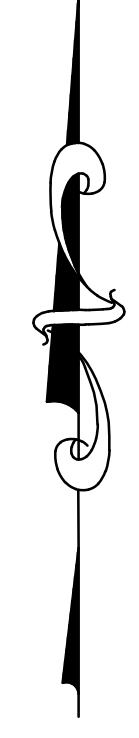
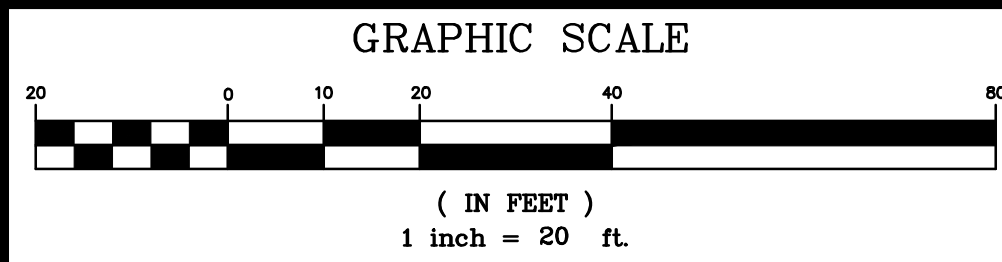
Storm Drain Plan

SISUL ENGINEERING
 3715 PORTLAND AVENUE
 CLATSOP COUNTY, OREGON 97027
 (503) 667-0188
SPRING CANYE - CONCA - TENTATIVE PLAN.dwg

DATE AUG., 2021
 SCALE 1" = 20'
 DRAWN PS
 JOB SGL21-014
 SHEET

C4

OF 6 SHEETS



S SEQUOIA PARKWAY
(74' PUBLIC RIGHT-OF-WAY)

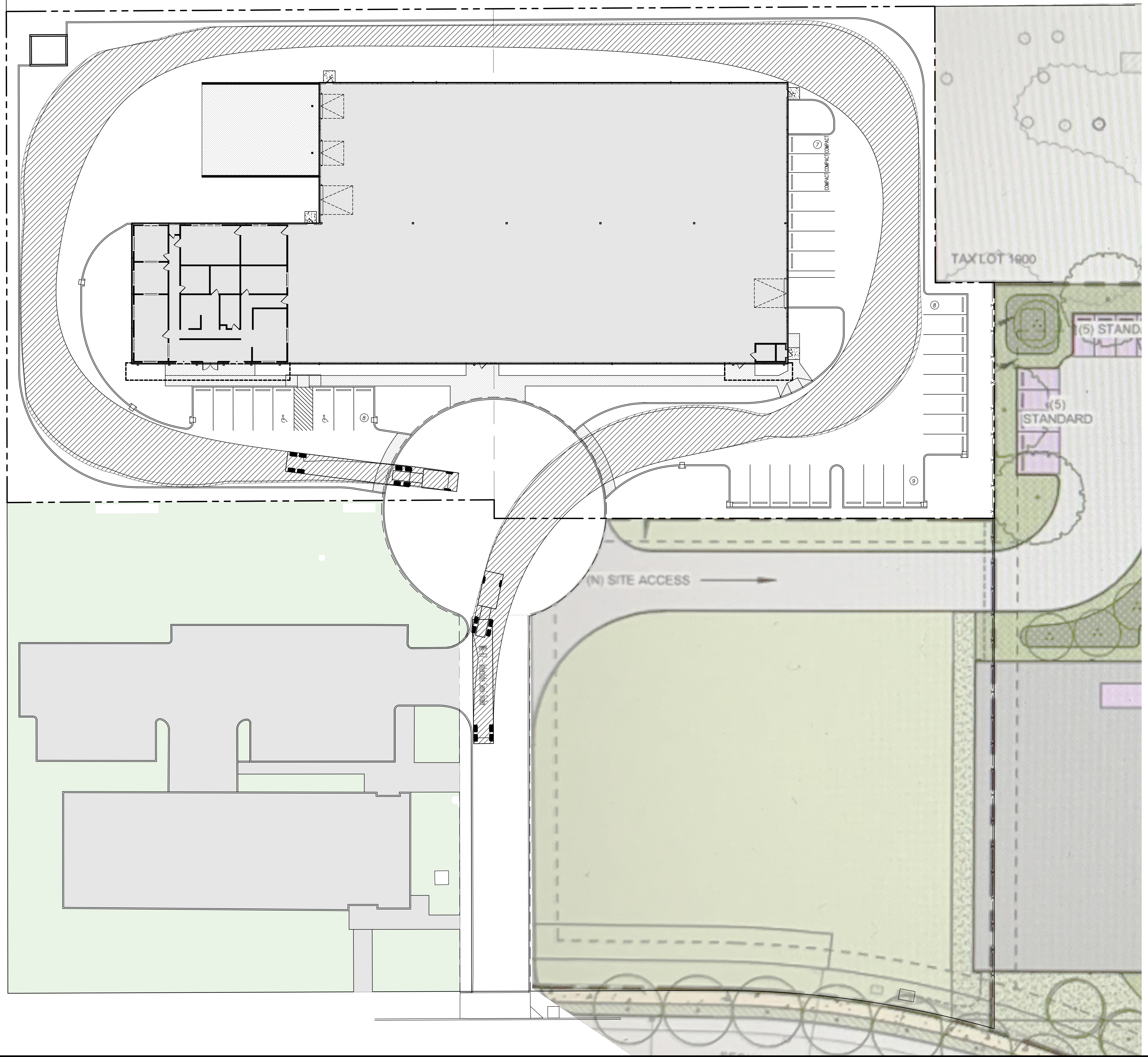
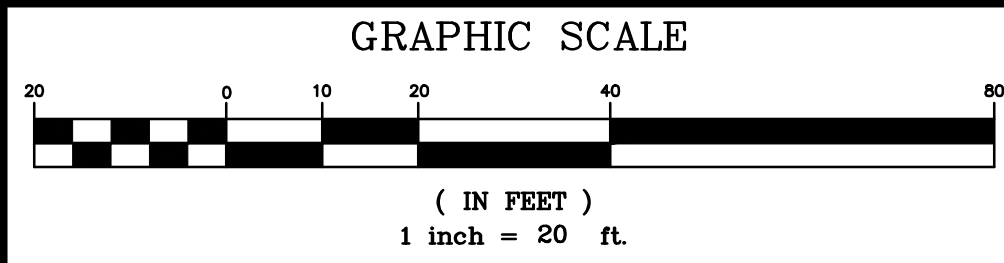
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Grading Plan

SISUL ENGINEERING
3715 PORTLAND AVENUE
CLATSOP COUNTY, OREGON 97027
(503) 667-0188
ISSUING ENGINEER: OKADA

DATE	AUG., 2021
SCALE	1" = 20'
DRAWN	PS
JOB	SGL21-014
SHEET	05
OF	6 SHEETS



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WB-67 Turning Template

SISUL ENGINEERING
376 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: CANBY OKADA TENTATIVE PLAN.dwg

DATE AUG., 2021
SCALE 1" = 20'
DRAWN PS
JOB SGL21-014
SHEET **C6**
OF 6 SHEETS

VII. Building Plans

- a.A1.1 Cover Sheet
- b.A2.1 Floor Plan
- c.A2.3 Roof Plan and Section
- d.A3.1 Elevations
- e. Building Renderings

DIVISION 0 - DESIGN PARAMETERS

- A. DESIGN CRITERIA
 - 1. REFER TO STRUCTURAL NOTES
- B. ADDITIONAL CODES, LATEST EDITION
 - 1. REFER TO STRUCTURAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

- A. COORDINATION
 - 1. REFER TO STRUCTURAL NOTES
- B. REFERENCE STANDARDS
 - 1. REFER TO STRUCTURAL NOTES
- C. SUBMITTALS
 - 1. REFER TO STRUCTURAL NOTES
- D. QUALITY CONTROL
 - 1. COMPLY WITH SPECIFIED STANDARDS AS MINIMUM QUALITY FOR THE WORK EXCEPT WHERE THE DRAWINGS, CODES, TOLERANCES, OR SPECIFIC REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
 - 2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY SITE CONDITIONS CAUSED BY THE CONSTRUCTION ACTIVITIES.
 - 3. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW UTILITIES, STRUCTURES, AND EQUIPMENT FROM DAMAGE.
 - 4. CONTRACTOR AND/OR SUB-CONTRACTORS SHALL REMOVE ALL MATERIAL(S) WASTE, TRASH, ETC. AND SHALL LEAVE THE BUILDING, PARKING/DRIVE AREAS, LANDSCAPED AREAS AND SITE IN A THOROUGHLY CLEAN CONDITION UPON COMPLETION OF ALL WORK.
- E. TESTING AND INSPECTIONS
 - 1. INSPECTIONS SHALL CONFORM TO OSSC CODE, LATEST EDITIONS, WITHOUT EXCEPTIONS.
 - 2. SEE "SPECIAL INSPECTIONS" HEADING IN STRUCTURAL NOTES.
 - 3. ALL INSPECTIONS AND TESTING WITH RELATED SAMPLING, WHETHER REQUIRED BY THE CONSTRUCTION DOCUMENTS OR BY CODES(S) SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY MEETING THE REQUIREMENTS OF ASTM E539. THE OWNER SHALL SECURE AND PAY FOR THE SERVICES OF THE INDEPENDENT TESTING AGENCY TO PERFORM ALL INSPECTIONS AND TESTS.

DIVISION 2 - SITE WORK

- A. GENERAL
 - 1. FOR FINISHED GRADES, TOP OF PAVING & SPOT ELEVATIONS SEE DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER.
 - 2. FOOTINGS SHALL REST ON FIRM NATURAL UNDISTURBED SOIL. ALL DISTURBED SOILS SHALL BE REMOVED BY HAND FROM EXCAVATION TO NEAT LINES.
 - 3. NO EXCAVATION SHALL BE MADE BELOW ANY FOOTING CLOSER THAN A SLOPE OF ONE HORIZONTAL TO ONE VERTICAL TO THE BOTTOM OF THE FOOTING.
 - 4. BACKFILL ALL PIPE TRENCH EXCAVATIONS BELOW FOOTINGS WITH LEAN CONCRETE TO THE BOTTOM OF THE FOOTING.
 - 5. ALL GRANULAR FILLS (3/4" MINUS-MAX) SHALL BE UNIFORMLY GRADED AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM TEST METHOD D1557 (MODIFIED PROCTOR) UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT.

DIVISION 3 - CONCRETE

- A. REFERENCES
 - 1. REFER TO STRUCTURAL NOTES
- B. FOUNDATIONS
 - 1. REFER TO STRUCTURAL NOTES
- C. CONCRETE REINFORCING
 - 1. REFER TO STRUCTURAL NOTES
- D. CAST-IN-PLACE CONCRETE
 - 1. CONCRETE FINISHING
 - a. FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 30
 - b. STEEL TROWEL AND PROVIDE LIGHT BROOM FINISH ON EXTERIOR WALKWAYS, UNLESS NOTED OTHERWISE ON PLANS. FINISH CURB AS SHOWN ON THE CIVIL DRAWINGS.
 - c. PROVIDE ROUGH, SCORED FINISH FOR RECEIVING GROUTS, OVERLAYS, OR TOPPED SLABS, IF/AS MAY BE REQUIRE DIN THE FIELD.
 - d. SCREED TOPS OF FOOTINGS SMOOTH, U.N.O.
 - e. STEEL TROWEL SURFACES WHICH WILL RECEIVE CARPETING, RESILIENT FLOORING OR THIN SET CERAMIC TILE. (OFFICE AREA FLOORS & WAREHOUSE/SHOP ARE RESTROOM FLOORS).
 - f. STEEL TROWEL SURFACES WHICH ARE SCHEDULED TO BE EXPOSED.
 - g. STEEL TROWEL SMOOTH FINISH TILT-UP WALL PANELS, TOOL EDGES AROUND OPENINGS. GRIND AND FILL DOWNSIDE OF PANELS FOR SMOOTH, EVEN, FINAL APPEARANCE. REPAIR CHAMFER EDGES AND REMOVE FINIS, FILL AND SMOOTH VOIDS.
- E. GROUTING
 - 1. REFER TO STRUCTURAL NOTES

DIVISION 4 - MASONRY

NOT USED

DIVISION 5 - METALS

- A. REFERENCES
 - 1. REFER TO STRUCTURAL NOTES
- B. STRUCTURAL STEEL
 - 1. REFER TO STRUCTURAL NOTES
- C. METAL FABRICATIONS
 - 1. REFER TO STRUCTURAL NOTES
- D. LIGHT GAUGE STEEL FRAMING
 - 1. NOT USED

DIVISION 8 - WOODS

- A. FRAMING LUMBER
 - 1. REFER TO STRUCTURAL NOTES
- B. PLYWOOD SHEATHING
 - 2. PLYWOOD SHEATHING

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- A. REFERENCES
 - 1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE TIMA, ASTM AND NRCA CODES AND STANDARDS.
- B. INSULATION
 - 1. ROOF INSULATION
 - a. MATERIAL: FACED, FIBERGLASS BATT INSULATION LOCATE FACING TOWARD THE WARM SIDE OF THE ROOF ASSEMBLY. INSULATION SHALL HAVE A MINIMUM R-VALUE RATING OF 25 MAX. AND A SMOKE DENSITY RATING OF 450 MAX.
 - b. THERMAL RESISTANCE: R-38 (MIN).
 - 2. CONTRACTOR TO PROVIDE ALTERNATE FOR RIGID INSULATION ON TOP OF SHTG
 - 3. CAULKING AND SEALING
 - a. CAULK ALL JOINTS BETWEEN CONCRETE PANELS, DISSIMILAR MATERIALS, AND AROUND ALL DOOR AND WINDOW FRAMES AND OTHER LOCATIONS AS REQUIRED FOR "WEATHER & AIR" TIGHTNESS.
 - b. APPLICATOR TO INSPECT PRIOR TO INSTALLATION. REMOVE FOREIGN MATERIALS AND MOISTURE. PROCEEDING WITH WORK INDICATES ACCEPTANCE OF SURFACES.
 - c. PROVIDE COMPRESSIBLE BACKUP VINYL OR FILLER RODS ON ALL JOINTS OVER 3/8" DEPTH. BACKUP RODS SHALL BE A MINIMUM OF 1-1/2 TIMES JOINT WIDTH. INSULATION SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS.
 - d. SEALANT COLOR TO MATCH ADJACENT MATERIALS AT INTERIOR SURFACES.
 - e. APPLY EXPOSED, PAINTABLE, SEALANT PRIOR TO PAINTING AND VERIFY COMPATIBILITY WITH PAINT BEING USED.
 - f. MATERIALS
 - 1. CONCRETE WALL JOINTS - LOW MODULUS, TWO - PART, NON-SAG, POLYURETHANE RUBBER.
 - 2. DOOR AND WINDOW FRAMES - SILICONE RUBBER, NON-ACID POROUS BOND TYPE AT JOINTS ABUTTING CONCRETE AND ACID NON-POROUS TYPE ELSEWHERE. VERIFY COMPATIBILITY WITH PAINT BEING USED.

DIVISION 8 - DOORS AND WINDOWS

- A. REFERENCES
 - WORK TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS FOR MANUFACTURING AND INSTALLATION OF DOORS, GLASS AND GLAZING SYSTEMS.
- B. HOLLOW METAL DOORS AND FRAMES - EXTERIOR
 - 1. APPROVED MANUFACTURERS: STEEL CRAFT; MASCO INDUSTRIES COMPANY; CECO CURRIES OR PER APPROVED SUBMITTAL TO THE ARCHITECT / ENGINEER TEAM
 - 2. FRAMES: 16 OR 18 GAUGE 5 1/2" JAMB DEPTH SINGLE RABBIT WELDED CORNERS WITH ANCHORS TO SUIT WALL STRUCTURE. INSTALL WITH INSIDE FRAME FACE SURFACES "FLUSH" WITH INTERIOR FACE OF CONCRETE WALL PANELS. SEE DOOR SCHEDULE.
 - 3. DOORS: 16 OR 18 GAUGE AT EXTERIOR LOCATIONS, (18 GAUGE AT INTERIOR LOCATIONS); FLUSH PANEL WITH NON-WARPING, INSULATED CORE, MORTISED AND REINFORCED TO RECEIVE HINGES, LOCK SETS AND CLOSERS. DOOR "U" VALUE NOT TO EXCEED 0.54, - SEE DOOR SCHEDULE.
 - 4. FINISH: FACTORY BACKED ON PRIMER, PAINT TO MATCH ADJACENT SURFACES, OR AS NOTED ON THE EXTERIOR BUILDING ELEVATIONS.
- C. STOREFRONT & WINDOWS
 - 1. FRAMING SYSTEM: KAWNEER FA-SET, U.S. ALUMINUM OR AS APPROVED 2" x 4-1/2" CENTERED GLAZED FRAMES. FACTORY FINISH COLOR PER DOOR & WINDOW SCHEDULE AND/OR EXTERIOR ELEVATIONS.
 - 2. DOORS: KAWNEER, U.S. ALUMINUM OR APPROVED EQUIVALENT. 2" MIN / 3" MAX. TOP AND SIDE STILES & 12" BOTTOM STILE. FURNISH COMPLETE SINGLE ACTING "ENTRANCE" TYPE, WITH THRESHOLD OFFSET PIVOTS, PUSH/PULL, BAR & GRIP EA. SIDE ENCLOSED SELF CLOSING DEVICE AND WEATHER - STRIPPING / GASKET SEALS AT JAMBS, HEAD & SILL.
- D. GLASS
 - 1. STOREFRONT AND WINDOWS: 1" INSULATING GLASS WITH 1/2" AIR SPACE TEMPERED WHERE REQUIRED BY CODE AND NOTED ON PLANS, COLOR TINTED PER WINDOW SCHEDULE / AS NOTED ON PLANS.
 - 2. STOREFRONT DOORS: 1" INSULATING GLASS, PER NO. 1 ABOVE TEMPERED - COLOR: TINTED PER NO. 1, ABOVE.

DIVISION 9 - FINISHES

- A. PRODUCTS
 - 1. INTERIOR BOARD 5/8" THICK, MIN. TYPE "X" BY "U.S. GYPSUM", OR "GOLD BOND" OR "KAISER" OR AS INDICATED ON THE DRAWINGS.
 - 2. ACCESSORIES: PROVIDE RADIUSED TAPE ON CORNER BEADS PER THE DRAWINGS AND FASTENERS AS REQUIRED. PROVIDE SQUARE METAL EDGE BEADS AT ALL EXPOSED BOARD EDGES AND WHERE ABUTTING DISSIMILAR SURFACES.
 - 3. FINISH: TAPE, FILL AND SAND FOR SMOOTH FINISH AT INTERIOR ROOM AREAS.
- B. PAINTING
 - 1. MANUFACTURES: MILLER, PITTSBURGH, FULLER AND SHERWIN-WILLIAMS. ALL COLORS AND SHEENS PER BUILDING DRAWINGS. PROVIDE 24" SQUARE "DRAW-DOWN" SAMPLES OF EXTERIOR WALL COLORS FOR OWNER'S APPROVAL PRIOR TO STARTING WORK.
 - 2. EXTERIOR:
 - a. FERROUS: GALVANIZED METALS: PRIME - ONE COAT RUST INHIBITIVE PRIMER (OMIT IF SHOP PRIMED OR PREPAINTED); TWO COATS EXTERIOR ALKYD ENAMEL, SEMI-GLOSS. PRIME & PAINT ALL WEATHER EXPOSED FACES OF GALVANIZED METAL FLASHINGS.
 - b. HOLLOW METAL DOORS AND FRAMES: REMOVE ANY RUST OR SCALE AND SPOT PRIME AS REQUIRED. TWO COATS EXTERIOR ALKYD ENAMEL, SEMI-GLOSS AT ALL SURFACES. COLORS AS SHOWN ON BUILDING DRAWINGS.
 - 3. INTERIOR
 - GENERAL - ONE (1) COAT, AIRLESS SPRAY (OFF - WHITE LATEX) ON INTERIOR WALLS
 - a. GYPSUM BOARD FINISH TWO (2) COATS OF FLAT LATEX PAINT. "EGGSHELL", OVER ON (1) COAT GYP. BD. SEALER/PRIMER.
 - b. FINAL FINISH / PAINT COLOR SCHEDULE TO BE BY "OWNER".
 - 4. RESTROOMS:
 - a. FLOORS AND WALL BASE TO BE SMOOTH, HARD, NON - ABSORBENT SURFACE SHEET LINOLEUM, PATTERN AND COLOR BY OWNER. BASE TO BE NON-ABSORBENT, 4" TALL (MIN), WITH COLOR SELECTED BY OWNER.
 - b. WALLS OF ALL TOILET ROOMS TO BE SHEET LINOLEUM AS NOTED ABOVE TO A HEIGHT OF 4 FEET ABOVE FINISH FLOOR.

DIVISION 10 - SPECIALTIES

NOT USED

DIVISION 11 - EQUIPMENT

NOT USED

DIVISION 12 - FURNISHINGS

NOT USED

DIVISION 13 - SPECIAL CONSTRUCTION/PRE-ENGINEERED METAL BUILDING

NOT USED

DIVISION 14 - CONVEYING SYSTEMS

NOT USED

DIVISION 15 - MECHANICAL (AND/OR PLUMBING) - BIDDER DESIGNED

PER SEPARATE PLANS & PERMIT(S). (SUBMITTALS & FEES) BY MECHANICAL/PLUMBING SUB-CONTRACTOR(S) AS REQUIRED BY LOCAL CODES & LOCAL BUILDING DEPARTMENT. MUST BE SUBMITTED AS A DEFERRED SUBMITTAL ALONG WITH REQUIRED ENERGY CODE FORMS (PREPARED BY THE MECHANICAL DESIGNER/CONTRACTOR) TO THE ENGINEER/DESIGNER FOR REVIEW PRIOR TO BUILDING DEPARTMENT SUBMITTAL.

CONTRACTOR TO PROVIDE FULL TEMPERATURE HVAC SYSTEMS W/ AIR CONDITIONING AND DIGITAL CONTROL THAT IS SEPARATE IN EACH OFFICE SPACE.

CONTRACTOR TO PROVIDE MECHANICAL SYSTEM DESIGN AND INSTALLATION OF ALL EQUIPMENT TO RESULT IN "FREEZE PROOF" SPACES IN SPRINKLER ROOM AREAS ONLY.

CONTRACTOR TO PROVIDE COMPLETE AUTOMATIC FIRE SPRINKLER/FLOW AND ALARM SYSTEMS DESIGN FOR THE PROJECT. CONTRACTOR TO PROVIDE ALL REQUIRED DESIGN, CALCULATIONS, AND DRAWINGS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES FOR THE SYSTEM. THE BUILDING SHALL BE SPRINKLERED THROUGHOUT WITH AN NFPA TYPE 13, "DRY SYSTEM".

DIVISION 16 - ELECTRICAL - BIDDER DESIGNED

PER SEPARATE PLANS & PERMIT(S). (SUBMITTALS & FEES) BY ELECTRICAL SUB-CONTRACTOR(S) AS REQUIRED BY LOCAL CODES & LOCAL BUILDING DEPARTMENT. MUST BE SUBMITTED AS A DEFERRED SUBMITTAL ALONG WITH REQUIRED ENERGY CODE FORMS (PREPARED BY THE ELECTRICAL DESIGNER/CONTRACTOR) TO THE ENGINEER/DESIGNER FOR REVIEW PRIOR TO BUILDING DEPARTMENT SUBMITTAL.

CONTRACTOR TO PROVIDE LIGHTED EXIT SIGNAGE AT EACH EXIT DOOR - TYPICAL THROUGHOUT IN CONFORMANCE WITH ALL STATE AND LOCAL CODES.

CONTRACTOR TO PROVIDE LIGHT FIXTURES @ 25'-0" O.C. (MAX) IN WAREHOUSE SPACE TO ACHIEVE SIMILAR LIGHTING LEVELS AS ADJACENT BUILDING IN THE COMPLEX. PROVIDE ALL OTHER ELECTRICAL SERVICES AND OUTLETS AS PER MINIMUM CODE AND PER OWNER.

DEFERRED PROJECT SUBMITTALS

THE FOLLOWING WORK, COMPONENTS, SYSTEMS AND THEIR ASSOCIATED PLANS, CALCULATIONS, DIAGRAMS, SHOP DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER/DESIGNER FOR REVIEW PRIOR TO SUBMISSION TO THE BUILDING DEPARTMENT. CONTRACTORS / SUPPLIERS SHALL SUBMIT FOUR COMPLETE, OPAQUE COPIES/SETS INCLUDING ANY REQUIRED PERMIT APPLICATION, UNLESS NOTIFIED OTHERWISE. DEFERRED SUBMITTAL SYSTEM, ITEMS, ETC., SHALL NOT BE INSTALLED/CONSTRUCTED UNTIL APPROVED AND PERMITS ISSUED, IF REQUIRED) BY THE BUILDING OFFICIAL.

- 1. DRAWINGS DETAILS SPECIFICATIONS MECHANICAL SYSTEM PLANS, DETAILS, ETC. & ENERGY CODE FORM(S)
- 2. BUILDING FIRE SPRINKLER/FLOW ALARM SYSTEMS, PLANS, SPEC'S, DETAILS, ETC.
- 3. ELECTRICAL PLANS, SCHEDULES, DIAGRAMS, ETC & ENERGY CODE FORM(S).
- 4. PLUMBING PLANS, DIAGRAMS, DETAILS, ETC.
- 5. FABRIC AWNINGS AS NOTED ON DRAWINGS.

DIVISION 17 - SPECIAL INSPECTION

REFER TO STRUCTURAL NOTES

• 28,800 SF GROSS TOTAL SQUARE FOOTAGE
 • F-1B USE & CLASSIFICATION
 • TYPE II-B CONSTRUCTION
 • FULLY SPRINKLERED THROUGHOUT
 • ALLOWABLE AREA PER TABLE 503: 12,000 SF = A1
 • ALLOWABLE NUMBER OF STORIES PER TABLE 503.2
 • ALLOWABLE INCREASES FOR SPRINKLERS: ADDITIONAL 300% AREA THEREFORE: A₂ = A1 + (A1 x 3.00) = 48,000 SF
 • MAXIMUM OCCUPANT LOAD WITH TOTAL T. I. BUILD OUT =
 • THE WAREHOUSE PORTION OF THE BUILDING IS PROPOSED TO BE LIGHT ASSEMBLY AND STORAGE OF SPECIALTY METAL MATERIALS, ALL NON-COMBUSTIBLE. SOME OF THE STORAGE RACKS COULD BE 16' IN HEIGHT. ONCE STORAGE RACKING IS FINALIZED, USER TO SUBMIT AN EXIT SIGNAGE PLAN TO DIRECT OCCUPANTS TO EXITS IN AN EMERGENCY TO BUILDING AUTHORITY.

COVER SHEET
KANBY OKADA

Harper Houff Peterson
HHPR Righellis Inc.
 ENGINEERS • PLANNERS
 ARCHITECTS • INTERIORS • SURVEYORS
 515 WEST 10TH AVENUE, SUITE 200 • DENVER, CO 80202
 PHONE: 303.221.1131 • WWW.HHPH.COM • FAX: 303.221.1171

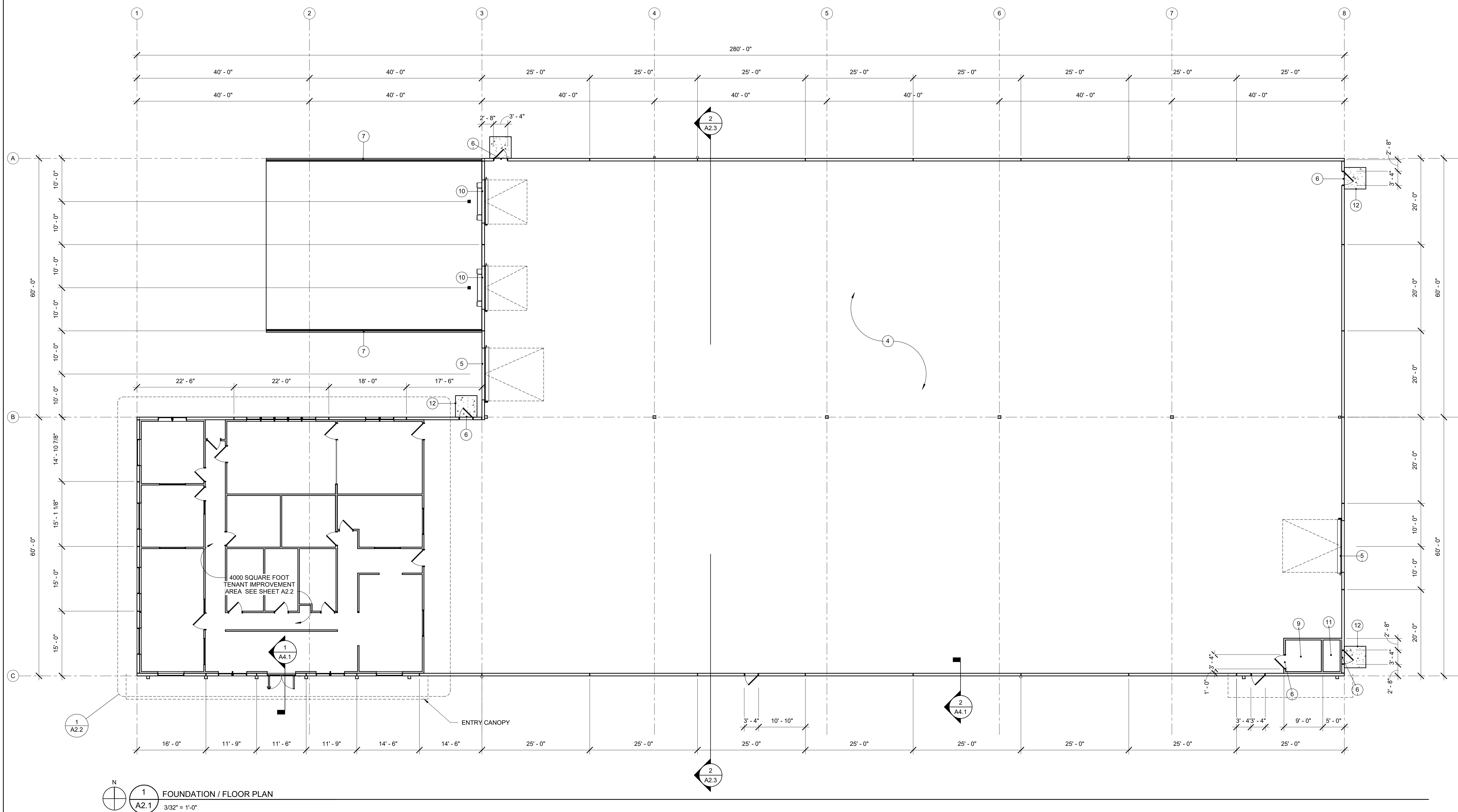
PRELIMINARY

DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	SJE
DATE:	03/17/2021
NO.	
DATE	
R E V I S I O N S	

SHEET NO.
A1.1
 JOB NO. RSC-14

FLOOR PLAN KEYNOTES	
1	CONCRETE TILT-UP WALL, SEE STRUCTURAL
2	ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING IN 12'-0" W x 20'-0" TALL ROUGH OPENING. PROVIDE 3'-0" + 8'-0" ENTRY DOORS WHERE SHOWN. PROVIDE BRONZE FINISH COLOR.
3	ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING. PROVIDE 6'-0" W x 4'-0" TALL WINDOW OPENING
4	8" SLAB ON GRADE.
5	OVERHEAD DRIVE-IN DOOR, 12' W x 14' H.
6	HOLLOW METAL PERSONNEL DOOR, 3080 HM DOOR & FRAME. UL 1 HR RATED W/ SELF CLOSERS. PROVIDE ADA APPROVED LEVER TYPE HARDWARE WITH KEY LOCKS PER OWNER.
7	8" RETAINING WALL x 50' LONG - SEE STRUCT DETAIL
8	FABRIC AWNING, SUBMIT DESIGN & ATTACHMENTS FOR REVIEW.
9	COMPRESSOR ROOM
10	OVERHEAD SECTIONAL DOCK DOOR, 10' x 10' H.
11	FIRE SPRINKLER / FIRE RISER ROOM.
12	5' x 5' CONCRETE PAD, 4" THICK

FLOOR PLAN
CANBY OKADA



Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpri.com fax: 503.221.1171

REGISTERED ARCHITECT
 RAYMOND BECKWITH
 PRELIMINARY
 OREGON CITY, OREGON
 No. 4149
 STATE OF OREGON

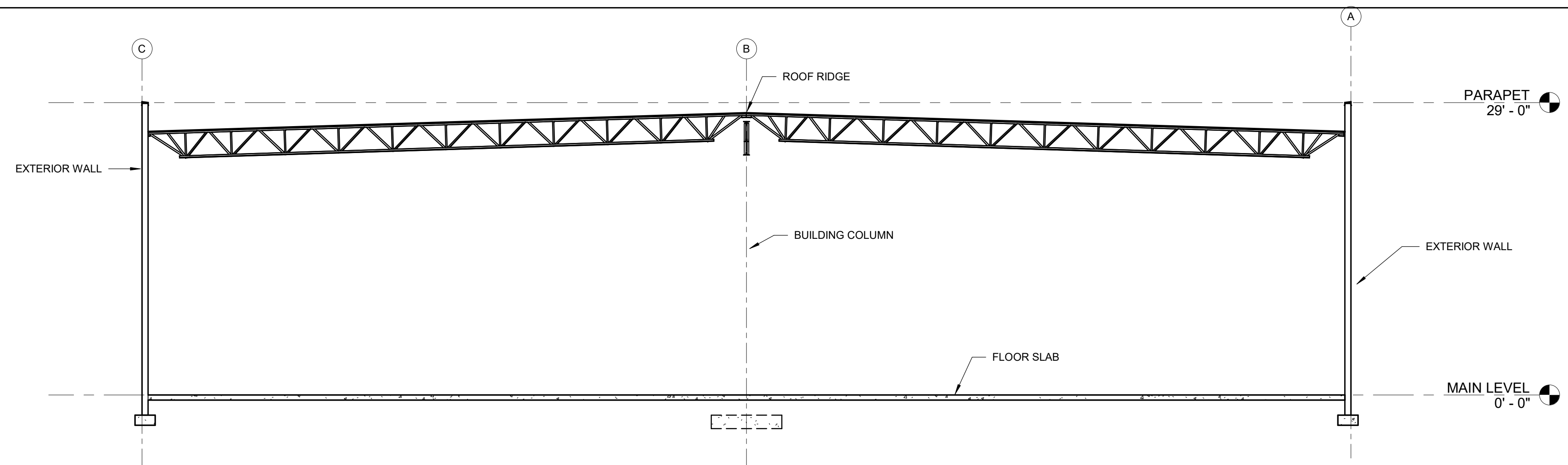
DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	SIE
DATE:	07/16/2021

NO.	DESCRIPTION	R	E	V	I	S	O	N	S

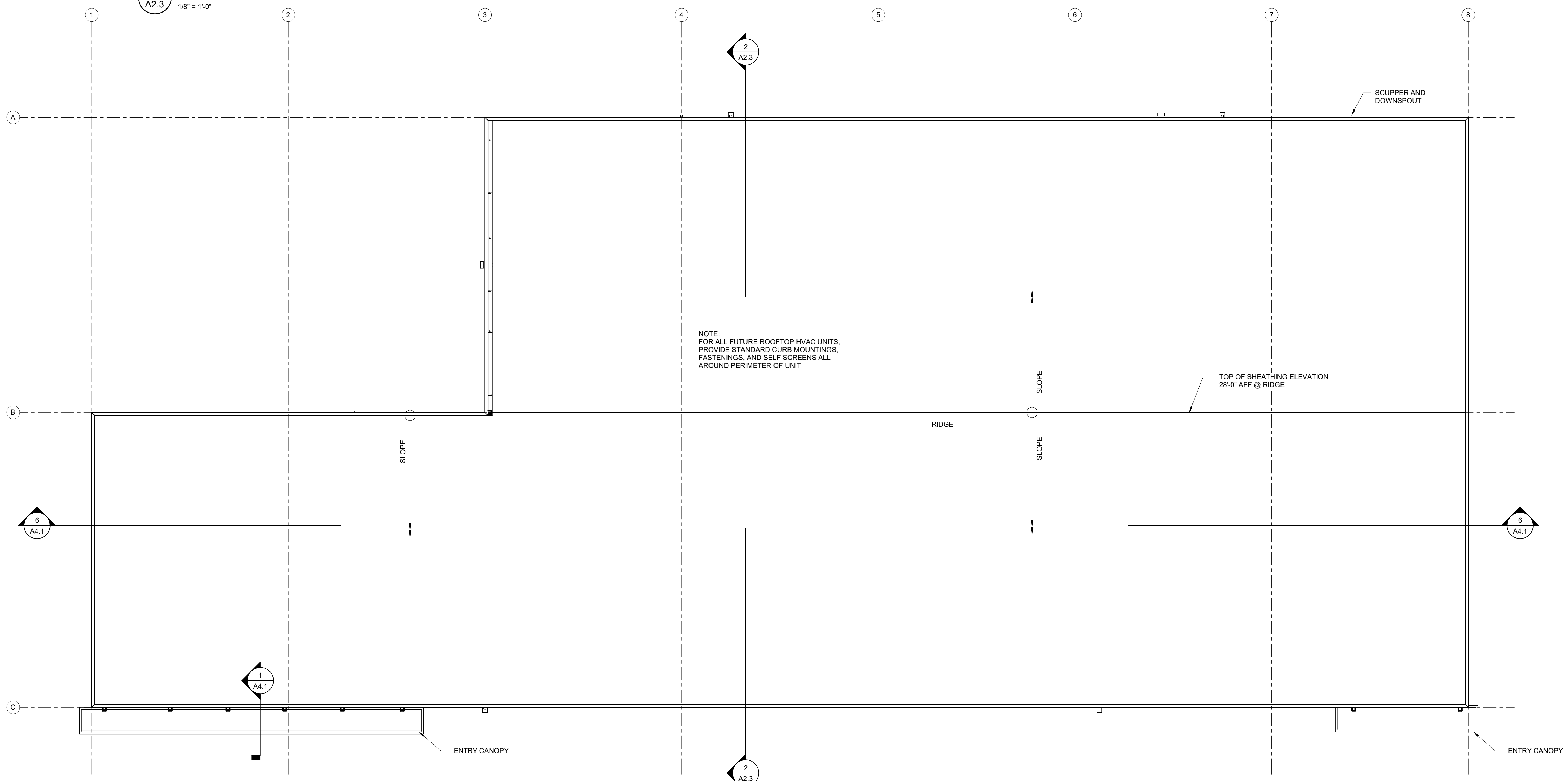
1 FOUNDATION / FLOOR PLAN
 A2.1 3/32" = 1'-0"

Beckwith Architecture P.C.
 ARCHITECTURE • PLANNING
 P.O. Box 337
 Oregon City, Oregon 97045-0020
 phone: 503.806.2279
 email: rbarch@wavecable.com

ROOF PLAN & SECTION
 CANBY OKADA



2 TRANSV BUILDING SECTION
 A2.3 1/8" = 1'-0"



NOTE:
 FOR ALL FUTURE ROOFTOP HVAC UNITS,
 PROVIDE STANDARD CURB MOUNTINGS,
 FASTENINGS, AND SELF SCREENS ALL
 AROUND PERIMETER OF UNIT

TOP OF SHEATHING ELEVATION
 28'-0" AFF @ RIDGE

1 ROOF PLAN A
 A2.3 3/32" = 1'-0"

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

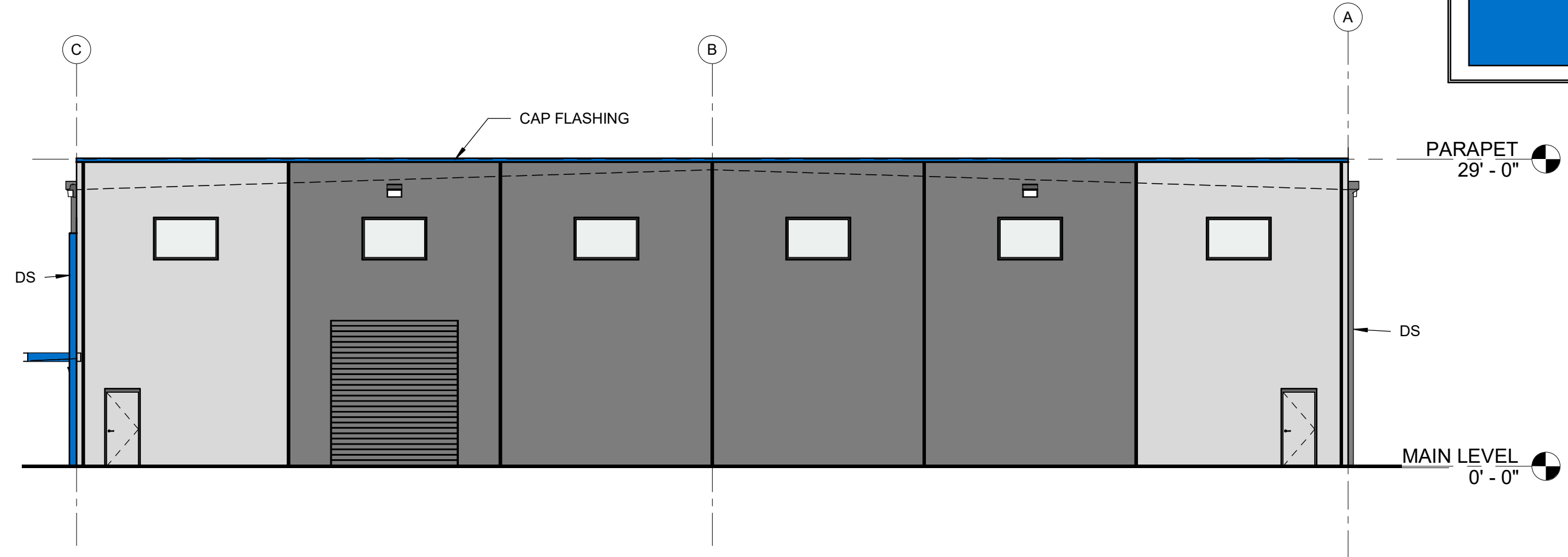
REGISTERED ARCHITECT
 RAYMOND BECKWITH
 PRELIMINARY
 OREGON CITY, OREGON
 No. 4149
 STATE OF OREGON

DESIGNED:	HHPR	DATE:	07/01/2021
DRAWN:	HHPR		
CHECKED:	SJE		
R E V I S I O N S			
NO.	DESCRIPTION	DATE	

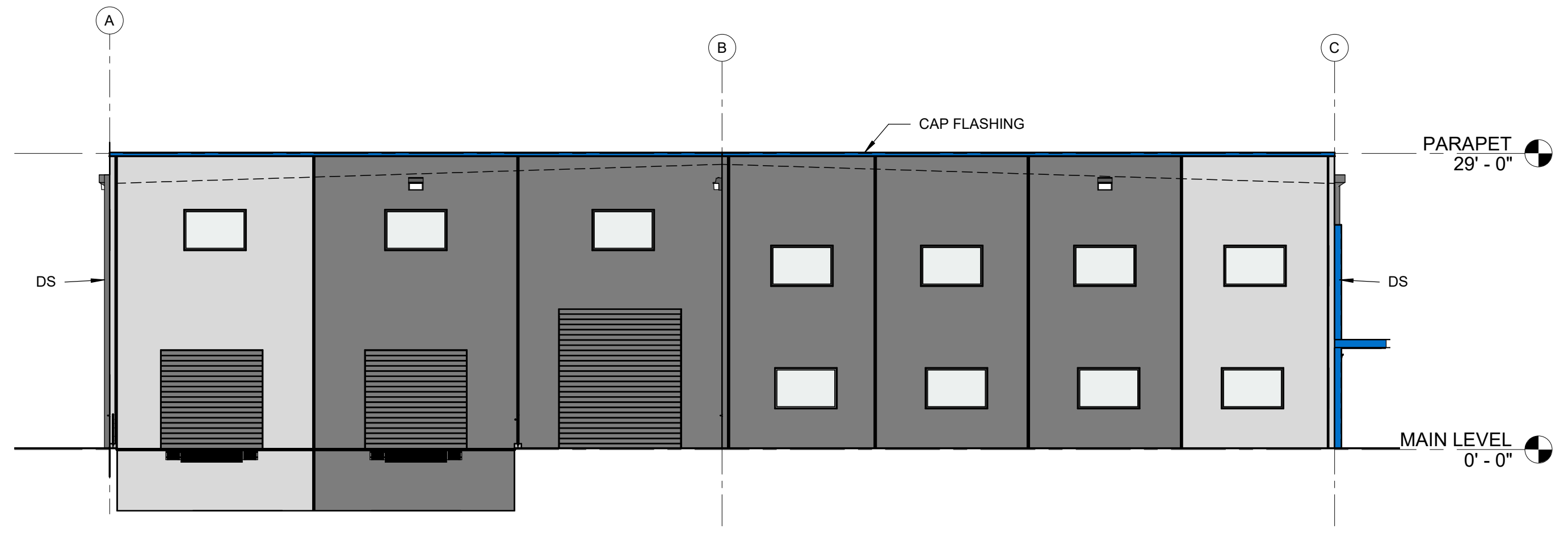
SHEET NO.
A2.3
 JOB NO. RSC-14

PAINT SAMPLES

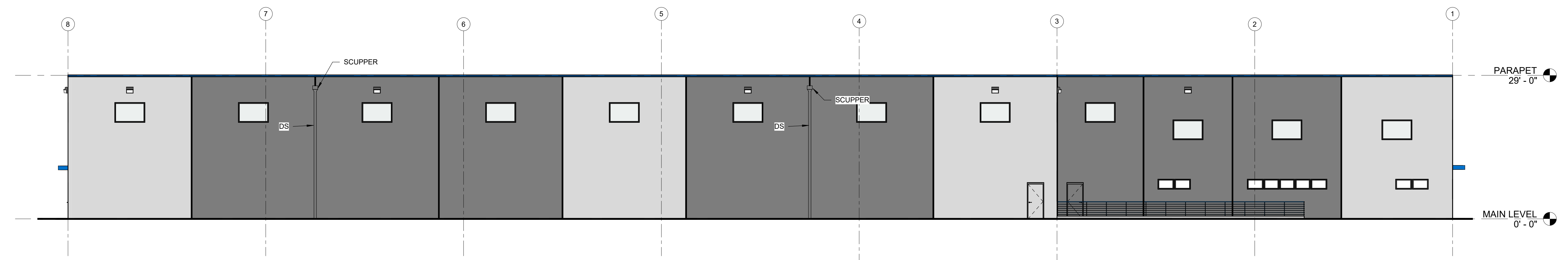
- OKADA SILVER
PAINT No. RAL9022
- TS METALLIC GRAY
PAINT No. 220-8125
- OKADA BLUE
PAINT No. RAL650-3



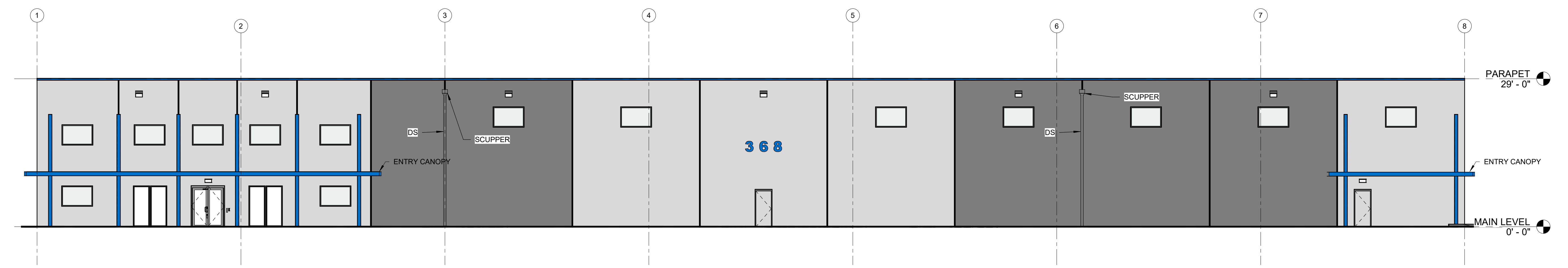
3 SIDE ELEVATION - EAST
 A3.1 3/32" = 1'-0"



4 SIDE ELEVATION - WEST
 A3.1 3/32" = 1'-0"



2 BACK ELEVATION
 A3.1 3/32" = 1'-0"



1 FRONT ELEVATION
 A3.1 3/32" = 1'-0"

ELEVATIONS
 CANBY OKADA

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED ARCHITECT
 RAYMOND BECKWITH
 PRELIMINARY
 OREGON CITY, OREGON
 No. 4149
 STATE OF OREGON

DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	SIE
DATE:	07/16/2021

NO.	DATE	DESCRIPTION

SHEET NO.
A3.1
 JOB NO.
 RSC-14



OKADA
368





 **OKADA**
368









 **OKADA**

368

VIII. Site Lighting Plans

FEATURES    

LED LIGHT ENGINE

WATTS/LUMENS:

17W/1300 lm or 27W/2100 lm

CRI/CCT:

91/(2700K, 3000K, 3500K, or 4000K)

BINNING: 3 SDCM

THERMAL MANAGEMENT: Passive

LIFE (RATED): 50,000 hours based on LED testing per LM80-08 and projected values from IESNA TM21-11.

LED DRIVER

OUTPUT POWER SUPPLY: Class II

POWER FACTOR (Pf): >.9

THD: <20%

INPUT VOLTAGE: 120V/277V at 50/60 Hz

DIMMING:

TRIAC/ELV, 5% (120V AC Only), OR

0-10V, 10% (120V/277V)

(See Additional Dimming Options Below)

OPTICS

BEAM ANGLES: 60°

REFLECTOR

DESIGN:

Self-Flanged, One-Piece Construction

FINISH/COLORS: Anodized (Clear)

PRODUCTION PROCESS:

CNC Precision-Spun

MATERIAL: Specification-Grade Aluminum

Alloy, .060" Thick

INSTALLATION

MOUNTING:

- Surface Mounting
 - To Junction Box (Not Included)
- Pendant Mounting
 - 1' Rod Included
 - Hanging Rod Kit (Sold Separately) (See spec sheet.)
 - 10' Power Supply Cord Included (0-10V dimming wires not included.)

COMPLIANCES/WARRANTY

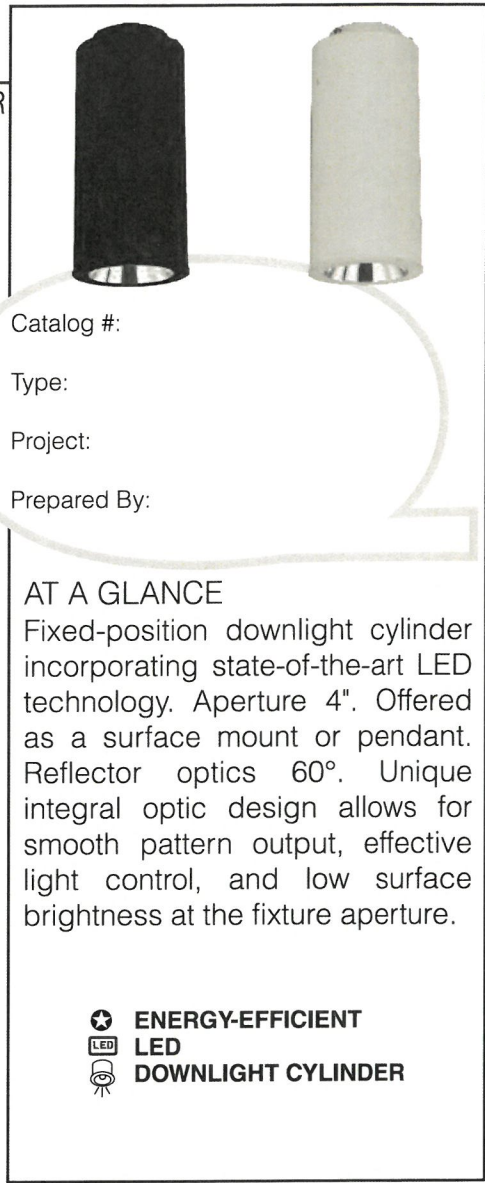
 **cETLus LISTED**

 **FCC COMPLIANT**

 **5-YEAR LIMITED WARRANTY**

 **RoHS COMPLIANT**

 **SUITABLE FOR DAMP LOCATIONS**



Catalog #:

Type:

Project:

Prepared By:

AT A GLANCE

Fixed-position downlight cylinder incorporating state-of-the-art LED technology. Aperture 4". Offered as a surface mount or pendant. Reflector optics 60°. Unique integral optic design allows for smooth pattern output, effective light control, and low surface brightness at the fixture aperture.

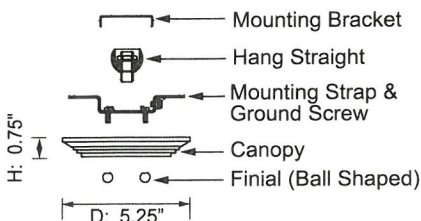
-  **ENERGY-EFFICIENT**
-  **LED**
-  **DOWNLIGHT CYLINDER**

ORDER CONFIGURATOR

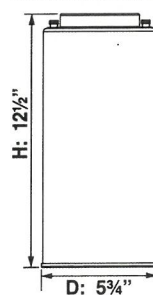
To order, select one option from each table column to configure the desired cylinder product catalog code. Then, fill in the boxes below (e.g., Cylinder #: PL401-30-21-60-LUTECO-WH-1). To order additional items (optional), up to one option from each table column can be selected from the Optional section. Then, fill in the dashed box(es).

CYLINDER #						OPTIONAL
PL401			60			
CYLINDER MODEL	CCT	LUMENS	OPTICS	DIMMING	FINISH	PENDANT HANGING ROD KIT (SOLD SEPARATELY)
<input checked="" type="checkbox"/> PL401	<input type="checkbox"/> 27 2700K <input type="checkbox"/> 30 3000K <input type="checkbox"/> 35 3500K <input type="checkbox"/> 40 4000K	<input type="checkbox"/> 13 1300 lm <input type="checkbox"/> 21 2100 lm	<input checked="" type="checkbox"/> 60 60°	<input type="checkbox"/> LELV Flicker-Free TRIAC/ELV, 5% (120V Only) <input type="checkbox"/> L010 0 to 10V Dimming, 10% <input type="checkbox"/> LUTIII Lutron Hi-Lume, 1% <input type="checkbox"/> LUTECO Lutron Ecosystem, 1% <input type="checkbox"/> LDALI Dali, 1% <input type="checkbox"/> LDMX DMX512, 1%	<input type="checkbox"/> BK Black (Painted) <input type="checkbox"/> WH White (Painted) <input type="checkbox"/> SL Silver Gray (Painted)	<input type="checkbox"/> R06 6" Rod <input type="checkbox"/> R12 12" Rod <input type="checkbox"/> R18 18" Rod <input type="checkbox"/> R24 24" Rod <input type="checkbox"/> R36 36" Rod <input type="checkbox"/> R48 48" Rod <input type="checkbox"/> R60 60" Rod <input type="checkbox"/> R72 72" Rod

Detail View of Ceiling Canopy (use is optional)

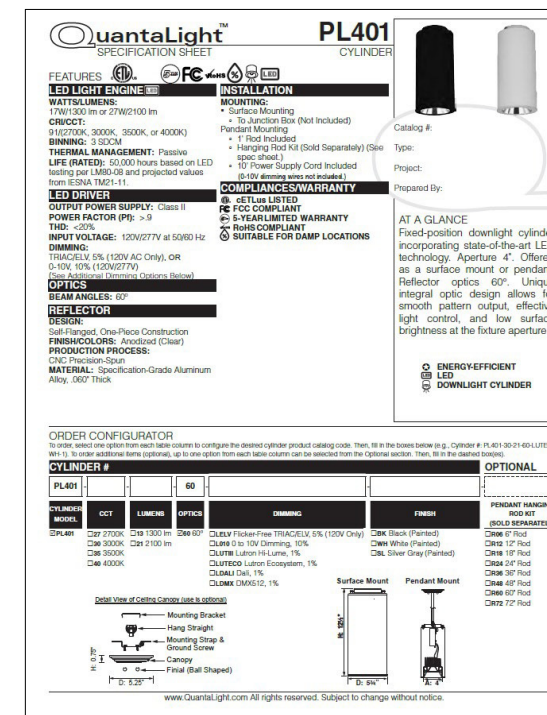
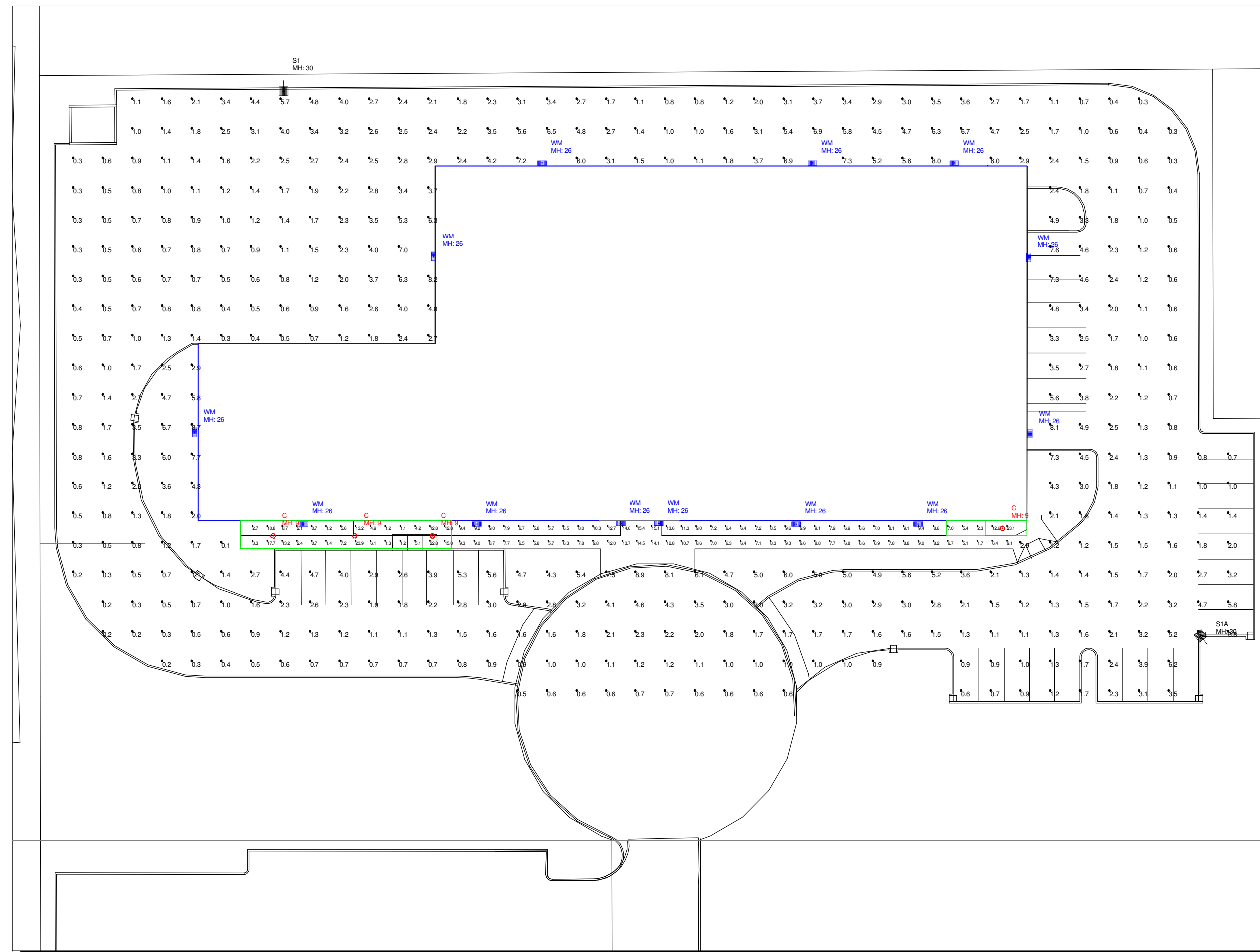


Surface Mount



Pendant Mount

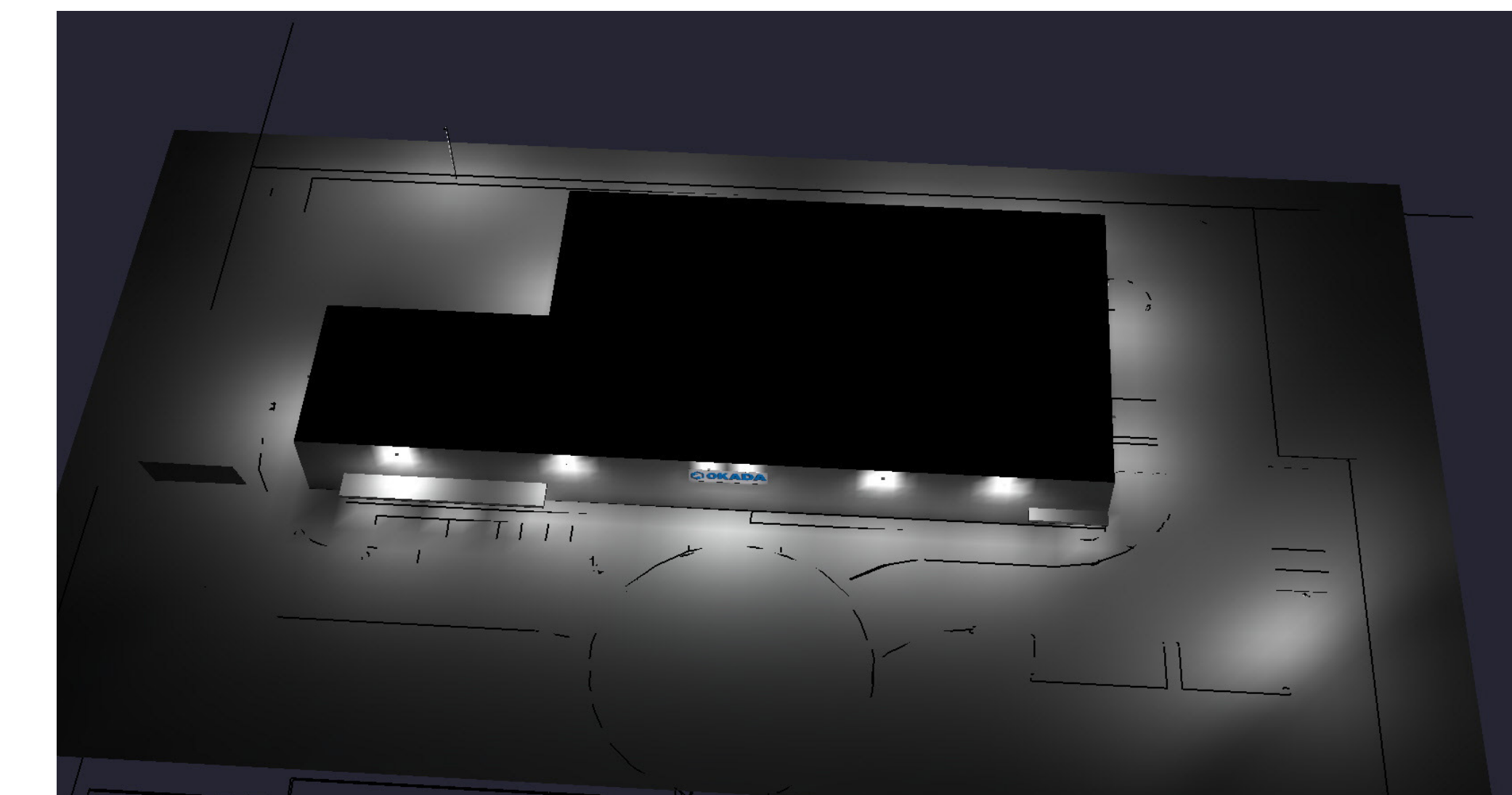
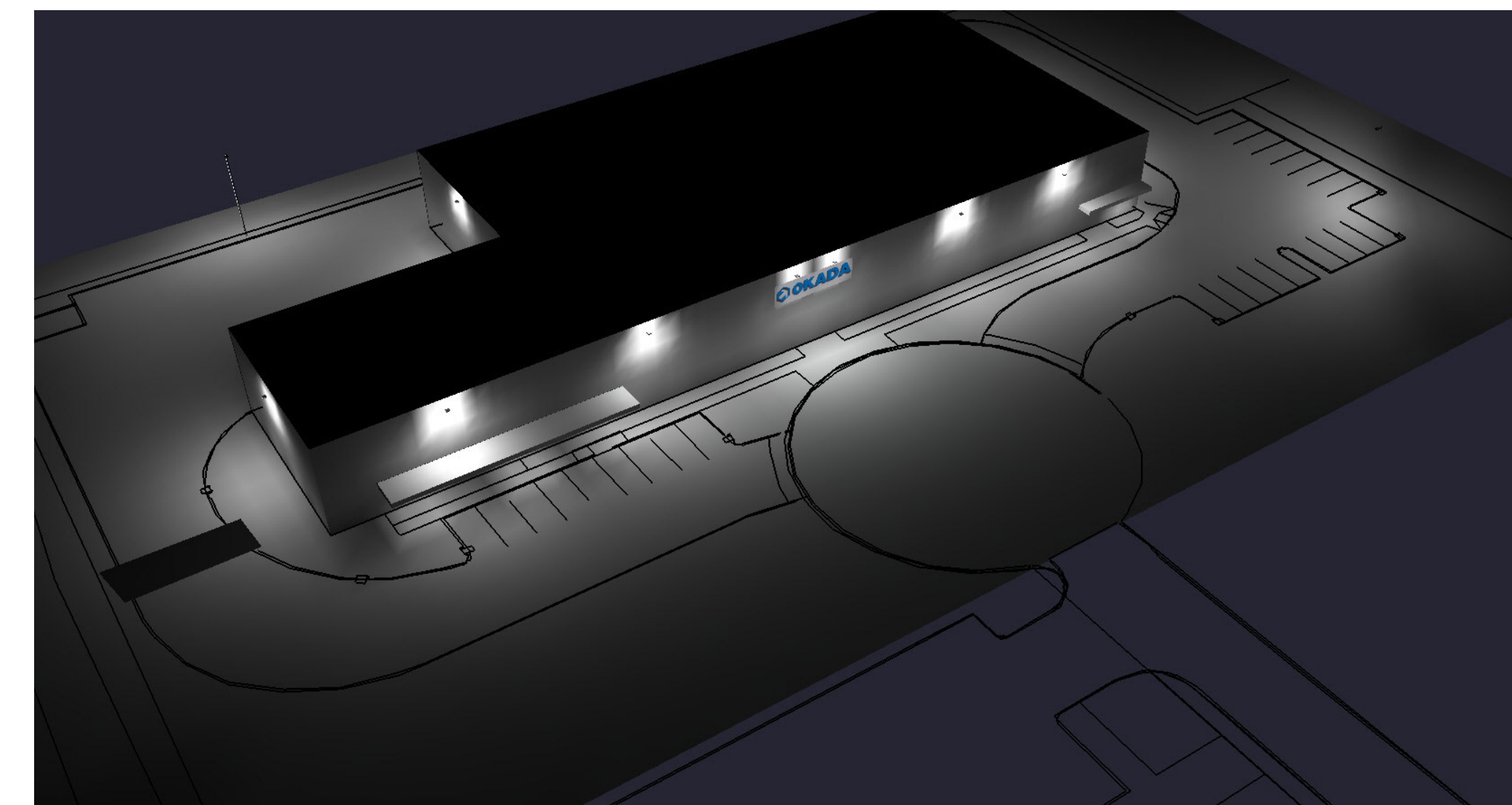
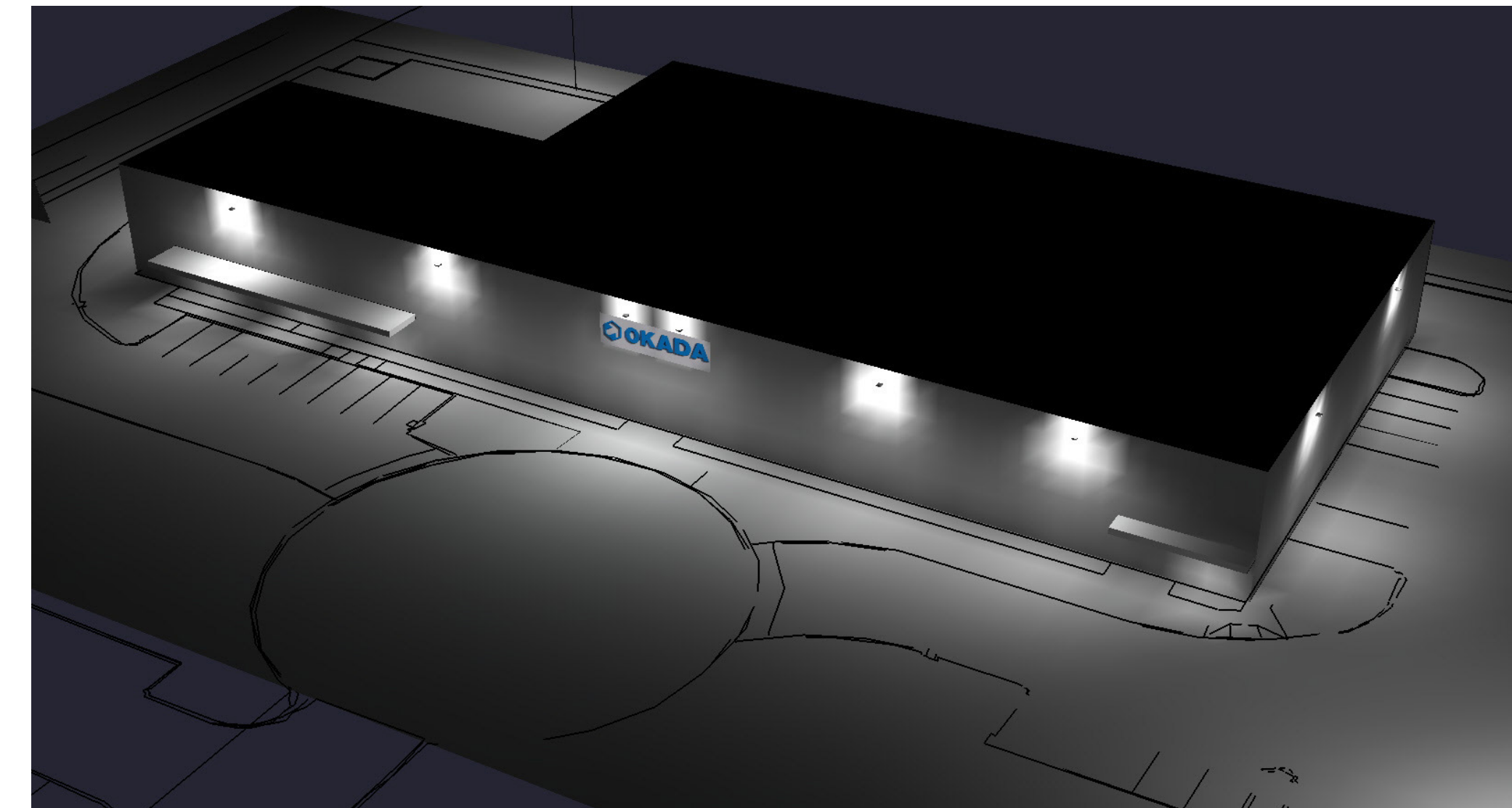




FCWP



RENDERS:



SUMMARY TABLES:

Luminaire Schedule							
Symbol	[MANUFAC]	Qty	Label	LLF	Description	Arr. Watts	Arr. Lum. Lumens
⊕	QUANTALIGHT INC.	4	C	0.900	PL401-30-21	27	2010
—	ESL Vision	1	S1	0.900	ESL-AL-150W-240-XXYY-T4	150	20441
—	ESL Vision	1	S1A	0.900	ESL-AL-150W-240-XXYY-T3	150	21270
—	ESL Vision LLC	13	WM	0.900	ESL-FCWP-120W-140	120	16837

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.30	8.9	0.1	23.00	89.00
CANOPY	Illuminance	Fc	8.35	23.9	0.7	11.93	34.14

PARAMETERS:

Fixture/Pole Height 30' >> Wall mts 26' >> Designated & Designed Locations
 .13 Surface Reflectance >>> Calcs on 5' & 10' Centers @ Grade

DISCLAIMER:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.



Date:8/5/2021

PROJECT:

OKADA Canby

REV-2

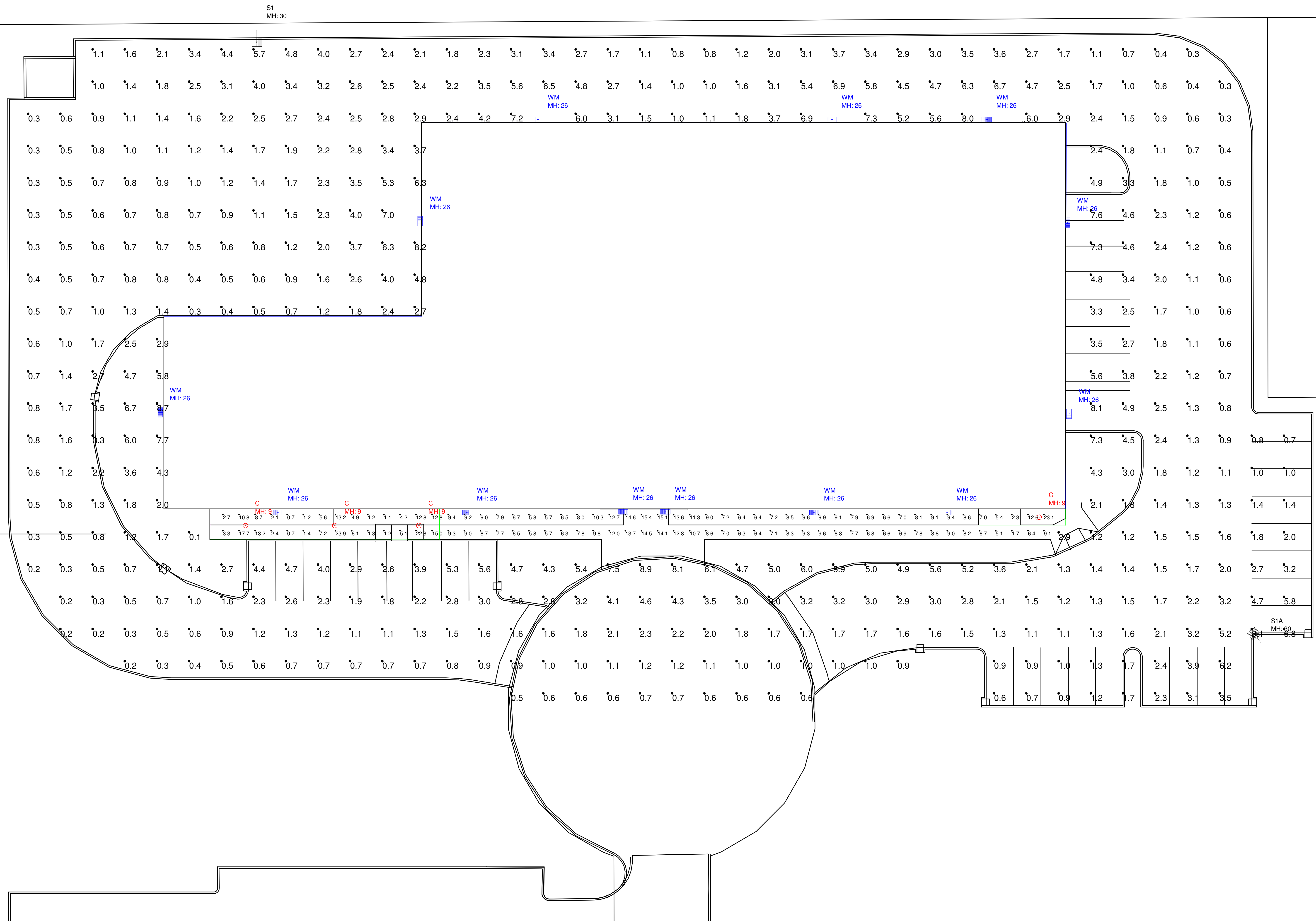


Date:8/5/2021

PROJECT:

OKADA Canby

Rev-3



IX. Landscaping Plans

a.L1 Preliminary Landscape Plan

b.L2 Rain Garden Detail & Plant. Info.



22333 Boones Ferry Rd, NE
Aurora, OR 97002
503.678.1234

OKADA AMERICA PROPERTY

CANBY PIONEER INDUSTRIAL PARK
Canby, Oregon

**PRELIMINARY
LANDSCAPE
PLAN**

REV DATE	FILE
PIC:	
PM:	
JC:	
DRAWN BY:	
JOB NO:	
DATE:	07/12/2021

L1

RAIN GARDEN INFORMATION

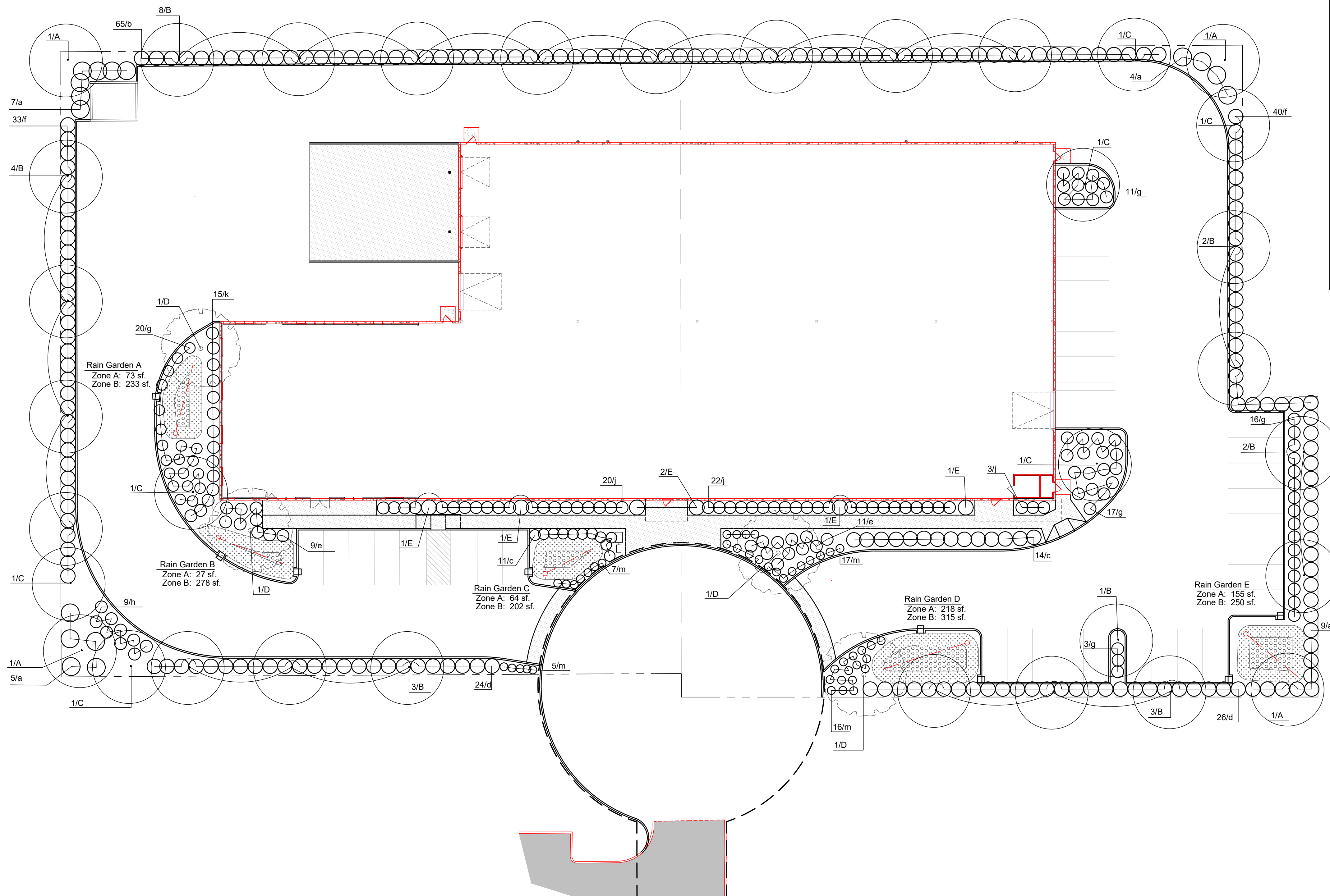
SYMBOL	DESCRIPTION
	PLANTING ZONE B
	PLANTING ZONE A

RAINGARDEN #	ZONE A SQUARE FEET	ZONE B SQUARE FEET
A	73 SF	233 SF
B	27 SF	278 SF
C	64 SF	202 SF
D	218 SF	315 SF
E	155 SF	250 SF

NOTE: SEE SHEET L2 FOR CLEAN WATER SERVICES LIDA HANDBOOK RAIN GARDEN DETAIL, AND RAIN GARDEN PLANT SELECTION AND QUANTITIES. THE RAIN GARDENS WILL COMPLY WITH CLEAN WATER SERVICES APPENDIX A, PLANTING REQUIREMENTS AND LIDA HANDBOOK.

PLANT LIST

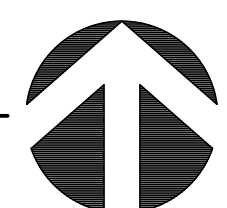
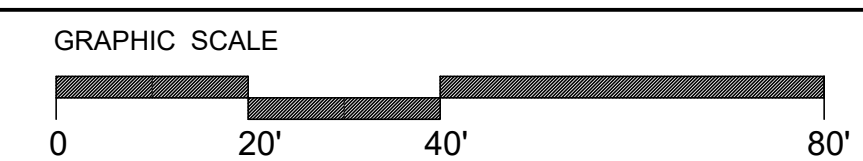
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
A	A Brandywine Maple	Acer rubrum 'Brandywine'	2" cal
B	River Birch	Betula nigra	2" cal
C	Oregon Green Austrian Pine	Pinus nigra 'Oregon Green'	5-6'
D	Bloodgood Japanese Maple	Acer palm. var. atro. 'Bloodgood'	2" cal
E	Emerald Green Arborvitae	Thuja occidentalis 'Smaragd'	5-6'
SHRUBS			
LARGE			
a	Victoria California Lilac	Ceanothus thyrsiflorus 'Victoria'	5 gal
b	Waxleaf Privet	Ligustrum japonicum 'Texanum'	5 gal
MEDIUM			
c	Dwarf Siberian Pine	Pinus pumila	5 gal
d	Red Tips Box Honeysuckle	Lonicera nitida 'Red Tips'	5 gal
e	Kaleidoscope Abelia	Abelia grandiflora 'Kaleidoscope'	5 gal
f	Dark Green Spreader Yew	Taxus x media 'Dark Green Spreader'	5 gal
g	Emerald Gaiety Euonymus	Euonymus fortunei 'Emerald Gaiety'	5 gal
h	Klondike Potentilla	Potentilla fruticosa 'Klondike'	5 gal
j	Red Knockout Rose	Rosa 'Red Knockout'	5 gal
k	Big Sur Manzanita	Arctostaphylos edmundsii 'Big Sur'	5 gal
PERENNIALS			
m	Mango Popsicle Knipholia	Knipholia 'Mango Popsicle'	1 gal

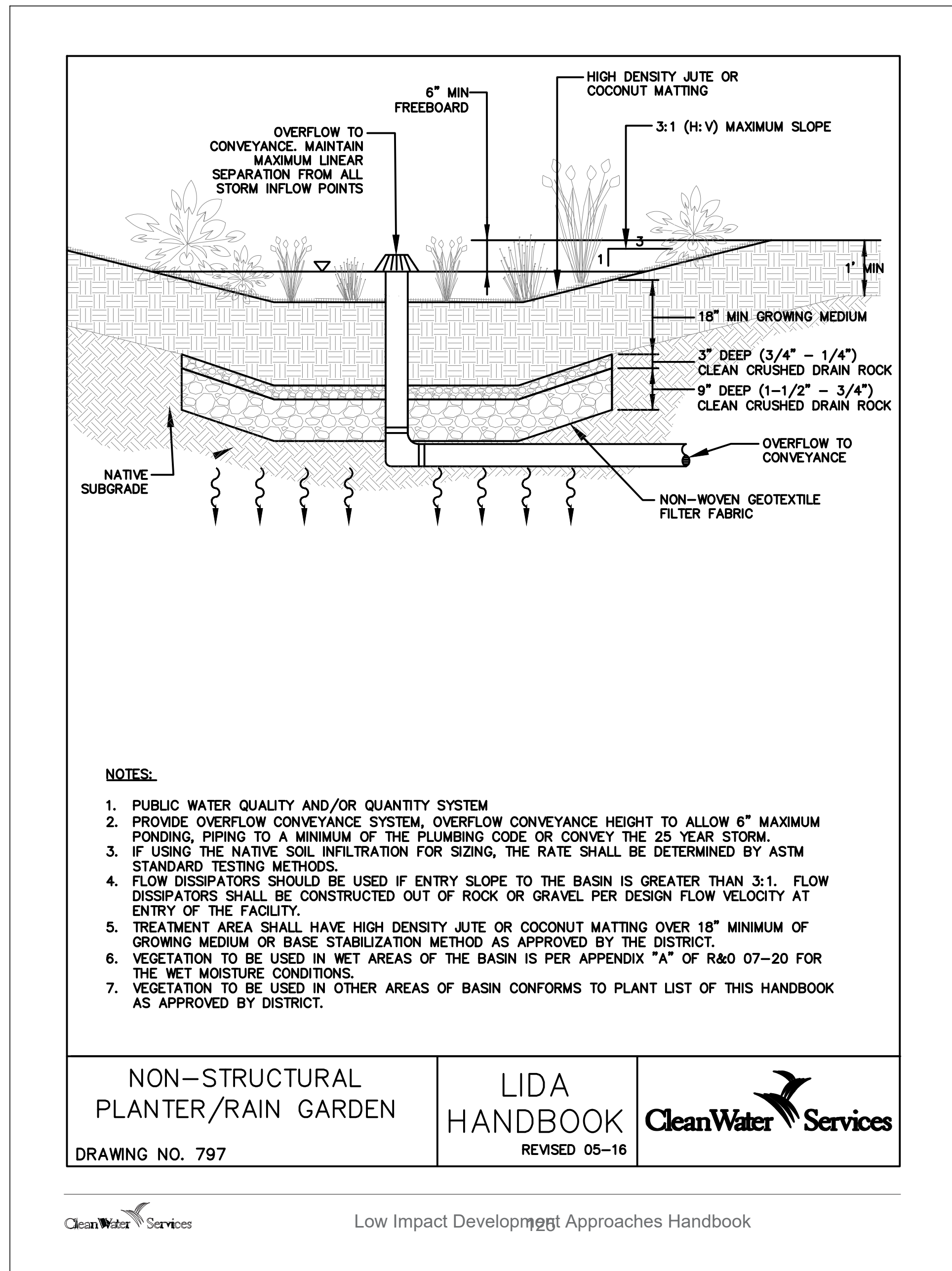


1
L1

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"





RAIN GARDEN PLANT INFORMATION

SYMBOL	DESCRIPTION
	PLANTING ZONE B
	PLANTING ZONE A

LIDA HANDBOOK PLANTING REQUIREMENTS:

PLANT QUANTITIES PER 100 SQUARE FEET:
100 HERBACEOUS PLANTS, 1' ON CENTER SPACING, AND 4 SHRUBS, 1-GAL CONTAINER SIZE, 2' ON CENTER

PLANT LIST

PLANTING ZONE A - TOTAL SQUARE FEET = 537

COMMON NAME	BOTANICAL NAME	SIZE	PERCENT
Tufted Hair Grass	<i>Deschampsia cespitosa</i>	1 gal	80%
California Gray Rush	<i>Juncus patens</i>	1 gal	20%

PLANTING ZONE B - TOTAL SQUARE FEET = 1278

COMMON NAME	BOTANICAL NAME	SIZE	PERCENT
Swamp Rose	<i>Rosa pisocarpa</i>	1 gal	35%
Blue Elderberry	<i>Sambucus cerulea</i>	5 gal	5%
Lewis Mockorange	<i>Philadelphus lewisii</i>	5 gal	10%
Snowberry	<i>Symphoricarpos albus</i>	1 gal	35%
Kinnickinnick	<i>Arctostaphylos uva-ursi</i>	1 gal	15%

RAIN GARDEN SQUARE FEET

RAINGARDEN #	ZONE A SQUARE FEET	ZONE B SQUARE FEET
A	73 SF	233 SF
B	27 SF	278 SF
C	64 SF	202 SF
D	218 SF	315 SF
E	155 SF	250 SF

RAIN GARDEN PLANT QUANTITIES

PLANT NAME	RAIN GARDEN A	RAIN GARDEN B	RAIN GARDEN C	RAIN GARDEN D	RAIN GARDEN E
ZONE A					
Tufted Hair Grass	59	22	52	186	124
California Gray Rush	15	5	13	44	31
ZONE B					
Swamp Rose	3	4	3	5	3
Blue Elderberry	1	1	1	1	1
Lewis Mockorange	1	1	1	1	1
Snowberry	3	4	3	4	3
Kinnickinnick	2	2	2	2	2



22333 Boones Ferry Rd, NE
Aurora, OR 97002
503.678.1234

OKADA AMERICA PROPERTY

CANBY PIONEER INDUSTRIAL PARK
Canby, Oregon

**RAIN GARDEN
DETAIL &
PLANT INFO.**

REV DATE FILE

PIC:

PM:

JC:

DRAWN BY:

JOB NO:

DATE: 07/12/2021

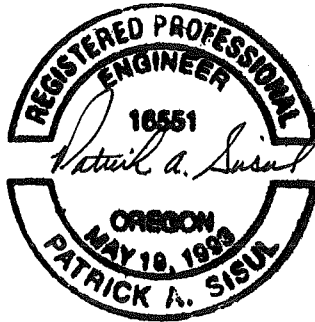
X. Storm Drainage Report

Okada America, Inc.

J.O. SGL 21-014

June 17, 2021

STORM DRAINAGE REPORT for LAND USE APPROVAL



EXPIRATION DATE: 6/30/2022

DATED: 6/17/2021

SISUL ENGINEERING

A Division of Sisul Enterprises, Inc.

375 PORTLAND AVE.

Gladstone, OR 97027

phone: (503) 657-0188

fax: (503) 657-5779

Okada America Site, S Sequoia Parkway, Canby, OR:

THE SITE: The Okada America, Inc. site is in southeast Canby in the Canby Pioneer Industrial Park near the intersection of S Sequoia Parkway and S Walnut Street. The project will consist of one 28,800 sq. ft. industrial building and associated parking areas, sidewalks, and driveway aisles. Access will come from S Sequoia Parkway through a joint/shared accessway within an easement on Lots 1 through 4 of plat of "Struble Estates". The grade of the site is a gentle fall from the southwest corner to the southeast corner. Typical grades are less than 3 percent. The site area is 2.00 acres.

PUBLIC STORM DRAINAGE SYSTEM: Most of Canby is not served by a conveyance pipe storm drain system that carries runoff to a stream or river. S Sequoia Parkway has storm drain inlets with drywell drainage systems for underground injection, however, the system is only for the purpose of draining the public street. Runoff from private development is to be disposed of onsite in private drainage systems.

ONSITE STORM WATER DESIGN: The onsite storm drain system for the Okada America site will be a private system of inlets, pipes, water quality manholes, drywells, and rain gardens. Four inter-connected drywells are proposed. Much of the southern portion of the site will drain to rain gardens, with overflow to the drywell system. Infiltration contribution from the rain gardens will be ignored with this study.

DESIGN STORM: The table in Section 4.301.a of the City of Canby Public Works Design Standards (December 2019) identifies that UIC facilities shall be designed using a design storm having a minimum recurrence interval of 10 years. The table also identifies that the following facilities shall be designed using a design storm having the following recurrence intervals:

UIC / LID facilities for infiltration systems	10 years
Minor: Streets, curbs, gutters, inlets, catch basin & connector drains	10 years
Major: Laterals (collectors) <250 tributary acres	10 years

1973 NOAA Atlas 2, Volume X and U.S. Department of Agriculture Isopleth maps for 24-hour storms in Oregon identify the 10-year, 24-hour storm event for Canby as having less than 3.5 inches of precipitation and the 100-year, 24-hour storm event as having 4.5 inches of precipitation. The Regional Precipitation-Frequency Analysis and Spatial Mapping of 24-Hour Precipitation for Oregon performed for the Oregon Department of Transportation Research Unit (Final Report dated January, 2008) identifies a 10-year storm for this area as having 24-hour precipitation totaling 3.0-3.5 inches and a 100-year storm for this area having 24-hour precipitation totaling 4.0-4.5 inches.

We will use a 10-year storm with total rainfall of 3.5 inches for our analysis with a 100-year emergency escape route event with a total rainfall of 4.5 inches.

The Master Plan also states that, "The disposal capacity of dry wells must be based upon the percolation rate of the native soils at the disposal levels. Typically, this capacity is adequate for disposal of as much as one to two acres of impermeable area with the infiltration rates found in the Canby area, although this varies greatly with the underlying soil material encountered.

SOIL: Per the Web Soil Survey, prepared by the USDA Natural Resource Conservation Service, the soil underlying the Okada America site consists of 100% 53A Latourell loam, hydrologic soil group "B". Much of Canby is underlain by Latourell loam material, including the majority of the Canby Pioneer Industrial Park. These soils are typically appropriate for disposal by drywell. Depth to groundwater varies through the

industrial park, as low as 20 feet and to more than 50 feet. The City's Storm Drain Master Plan has the seasonal depth to high water depth estimated at 47 feet under this site. Groundwater was not encountered in the 19-foot deep geotechnical boring performed onsite. This is detailed in the attached geotechnical study performed by Geotech Solutions Inc., dated January 13, 2021.

DRYWELL INFILTRATION RATE: The geotechnical study by Geotech Solutions Inc. recommends a design infiltration rate of 40 cubic inches per hour per square inch (40 inches per hour) could be applied to the portions of the sides of the drywells that are embedded within gravels and cobbles with less than 10% fines, neglecting any layers with more than 10% fines. In the test bore, this applied to the portion of the bore below 16 feet, but it is noted that this could vary across the site.

For the purposes of this report, drywell capacity will be based on a rate of 40 inches per hour applied to the portions of the drywell 16 feet or more below ground.

CALCULATION OF STORMWATER FLOWS: Stormwater flow from the completed site will be calculated using the Santa Barbara Urban Hydrograph (SBUH) method using a Type 1A SCS storm.

RUNOFF CURVE NUMBERS: The site has Type B soils. CN numbers for the site are identified below:

Paved streets, Sidewalks, Driveway	CN = 98
Landscaping areas (assume fair condition landscaping)	CN = 85

CONTRIBUTING DEVELOPMENT AREA: Drainage basin area within the development includes an impervious area of 70,063 sq. ft. (1.61 Ac) and a pervious area of 17,079 sq. ft. (0.39 Ac). The use of rain gardens will reduce the contributory runoff draining into the drywells, however, these calculations will ignore contribution of the rain gardens.

	<u>Impervious Area</u>	<u>Pervious Area</u>
Basin 1	70,063 square feet	17,079 square feet

TIME OF CONCENTRATION: Time of concentration will be a combination of sheet flow, shallow concentrated flow and pipe flow. The time of concentration is from the hydraulically most distance point in the drainage basin. Following development, sheet flow distances will be minimal. We will assume the minimum time of concentration of 5 minutes.

Time of Concentration = 5.0 minutes

KING COUNTY SBUH COMPUTATIONS FOR 10-YEAR, 24-HOUR STORM: OVERALL SITE

SBUH/SCS METHOD FOR COMPUTING RUNOFF HYDROGRAPH

STORM OPTIONS:

- 1 - S.C.S. TYPE-1A
- 2 - 7-DAY DESIGN STORM
- 3 - STORM DATA FILE

SPECIFY STORM OPTION: 1

S.C.S. TYPE-1A RAINFALL DISTRIBUTION

ENTER: FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)
10,24,3.5

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 10-YEAR 24-HOUR STORM **** 3.50" TOTAL PRECIP. *****

ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO. 1
0.39,85,1.61,98,5.0

DATA PRINT-OUT:

AREA (ACRES)	PERVIOUS		IMPERVIOUS		TC (MINUTES)
	A	CN	A	CN	
2.0	.4	85.0	1.6	98.0	5.0

PEAK-Q (CFS)	T-PEAK (HRS)	VOL (CU-FT)	
1.68	7.67	21944	←10-year Peak Q

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
21-14out.10

SPECIFY STORM OPTION: 1

S.C.S. TYPE-1A RAINFALL DISTRIBUTION

ENTER: FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)
100,24,4.5

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 100-YEAR 24-HOUR STORM **** 4.50" TOTAL PRECIP. *****

ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO. 1
0.39,85,1.61,98,5.0

DATA PRINT-OUT:

AREA (ACRES)	PERVIOUS		IMPERVIOUS		TC (MINUTES)
	A	CN	A	CN	
2.0	.4	85.0	1.6	98.0	5.0

PEAK-Q (CFS)	T-PEAK (HRS)	VOL (CU-FT)	
2.22	7.67	29038	← 100-year Peak Q

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
21-14out.100

10-YEAR STORM DRYWELL ROUTING:

Drywells are proposed to be located on the site, each being 26 feet in depth. Per the geotechnical report, the portion of the drywells located 16 feet or more below ground can be assumed to be in the more porous soil where infiltration is feasible. The recommended design infiltration rate of 40 inches/hour (recommended in the geotechnical report) will be used for design purposes. Infiltration from the drywells is assumed to only occur between a depth of 26 feet and 16 feet. The attached spreadsheet shows the drywell routing data (See Figure 1) with the storage and discharge by depth for a system of 4 drywells.

Each drywell will have a 4-foot interior dimension, a 5-foot exterior diameter, and will be assumed to have a 12-inch wide granular zone surrounding the exterior wall. The drywell base will be 27 feet below grade, and the top one foot below grade. A 1-foot flat top ring and manhole lid will be on top of the drywell rings.

The maximum water elevation within the system should be kept below the elevation of the loading dock. The loading dock is 4 feet below the finished floor elevation of the building. The lids of the drywells are assumed to be 1 foot below the finished floor elevation of the building, with the top of the rings 2-feet below finished floor and 2 feet above the loading dock. Based on these elevations, the maximum water level in the drywells should be kept to less than 24 feet.

Drywell routing is performed using the Santa Barbara Urban Hydrograph (SBUH) Method. (KING COUNTY DEPARTMENT OF PUBLIC WORKS Surface Water Management Division, HYDROGRAPH PROGRAMS Version 4.20)

RESERVOIR ROUTING INFLOW/OUTFLOW ROUTINE

SPECIFY [d:][path]filename[.ext] OF ROUTING DATA 21-014.dat
DISPLAY ROUTING DATA (Y or N)? y

ROUTING DATA:

STAGE (FT)	DISCHARGE (CFS)	STORAGE (CU-FT)	PERM-AREA (SQ-FT)
.00	.00	.0	.0
1.00	.08	73.0	.0
2.00	.16	146.0	.0
3.00	.24	219.0	.0
4.00	.33	291.0	.0
5.00	.41	364.0	.0
6.00	.49	437.0	.0
7.00	.57	510.0	.0
8.00	.65	583.0	.0
9.00	.73	656.0	.0
10.00	.81	728.0	.0
11.00	.81	801.0	.0
12.00	.81	874.0	.0
13.00	.81	947.0	.0
14.00	.81	1020.0	.0
15.00	.81	1093.0	.0
16.00	.81	1166.0	.0
17.00	.81	1238.0	.0
18.00	.81	1311.0	.0
19.00	.81	1384.0	.0
20.00	.81	1457.0	.0
21.00	.81	1530.0	.0

22.00	.81	1603.0	.0
23.00	.81	1676.0	.0
24.00	.81	1748.0	.0
25.00	.81	1821.0	.0
26.00	.81	1894.0	.0

AVERAGE PERM-RATE: .0 MINUTES/INCH

ENTER [d:][path]filename[.ext] OF COMPUTED HYDROGRAPH:
21-14out.10

INFLOW/OUTFLOW ANALYSIS:

PEAK-INFLOW (CFS)	PEAK-OUTFLOW (CFS)	OUTFLOW-VOL (CU-FT)
1.68	.81	21809
INITIAL-STAGE (FT)	TIME-OF-PEAK (HRS)	PEAK-STAGE-ELEV (FT)
.00	8.00	23.32
PEAK STORAGE:	1690 CU-FT	

← 10-year Peak
4 drywell design

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21-14.rte

DRYWELL ROUTING SUMMARY:

Routing the 10-year, 24-hour storm event through the drywell system result in a peak stage elevation of 23.32 feet, approximately 8 inches lower than the maximum permitted elevation. Thus, (4) four drywells would be adequate to manage the runoff generated from the proposed development in a 10-year storm event. The design assumptions shall be confirmed during final design. Drywell performance shall be confirmed during construction and additional drywells added if performance is less than design.

Adequate ✓

100-YEAR EMERGENCY EVENT:

In the event of a storm event exceeding the capacity of the system, typically there is a location that the site can drain to where stormwater will lead away from the site. On this site, the low area is along the southern property line along the line common the Lots 3 and 4 of the Struble Estates subdivision. If the onsite system reached capacity, flow would go toward the joint/shared driveway, which has one drywell that accepts runoff from the shared driveway surface.

Should a storm event be large enough that all storage within the onsite system and the joint/shared accessway system are at capacity, overflow would tend to drain south and east in Lot 4 of Struble Estates as Lot 4 is the lowest portion of the site and is below the elevation of Sequoia Parkway and the surrounding lots. Lot 4 is currently vacant, but there is a plan to develop a portion of Lot 4 with a new driveway into Dragonberry Produce and to develop a new building partially on Lot 4 and mostly on Lot 5 as part of a site expansion. The project is slated to go before the Canby Planning Commission in June. Having the stormwater leave this site onto a neighboring site is not ideal, as there is not an emergency escape route for the storm water to leave the site to the public right-of-way or a drainageway. Therefore, we will design the onsite system to accommodate the 100-year, 24-hour storm event in lieu of providing an escape route.

100-YEAR STORM DRYWELL ROUTING:

As with the routing for the 10-year storm, drywells are proposed to be 26 feet in depth. Infiltration will be assumed to occur in the portion of the drywells located 16 feet or more below ground and the recommended design infiltration rate of 40 inches/hour will be used. Each drywell will have a 4-foot interior dimension, a 5-foot exterior diameter, and will be assumed to have a 12-inch wide granular zone surrounding the exterior wall. The drywell base will be 27 feet below grade, and the top one foot below grade. A 1-foot flat top ring and manhole lid will be on top of the drywell rings.

The maximum water elevation within the system should be kept below the elevation of the loading dock. The loading dock is 4 feet below the finished floor elevation of the building. The lids of the drywells are assumed to be 1 foot below the finished floor elevation of the building, with the top of the rings 2-feet below finished floor and 2 feet above the loading dock. Based on these elevations, the maximum water level in the drywells should be kept to less than 24 feet. Six drywells will be assumed to be needed.

Drywell routing is performed using the Santa Barbara Urban Hydrograph (SBUH) Method. (KING COUNTY DEPARTMENT OF PUBLIC WORKS Surface Water Management Division, HYDROGRAPH PROGRAMS Version 4.20)

RESERVOIR ROUTING INFLOW/OUTFLOW ROUTINE

SPECIFY [d:][path]filename[.ext] OF ROUTING DATA 21-014.dat
DISPLAY ROUTING DATA (Y or N)? y

ROUTING DATA:

STAGE (FT)	DISCHARGE (CFS)	STORAGE (CU-FT)	PERM-AREA (SQ-FT)
.00	.00	.0	.0
1.00	.12	109.0	.0
2.00	.24	219.0	.0
3.00	.37	328.0	.0
4.00	.49	437.0	.0
5.00	.61	546.0	.0
6.00	.73	656.0	.0
7.00	.86	765.0	.0
8.00	.98	874.0	.0
9.00	1.10	983.0	.0
10.00	1.22	1093.0	.0
11.00	1.22	1202.0	.0
12.00	1.22	1311.0	.0
13.00	1.22	1421.0	.0
14.00	1.22	1530.0	.0
15.00	1.22	1639.0	.0
16.00	1.22	1748.0	.0
17.00	1.22	1858.0	.0
18.00	1.22	1967.0	.0
19.00	1.22	2076.0	.0
20.00	1.22	2185.0	.0
21.00	1.22	2295.0	.0
22.00	1.22	2404.0	.0
23.00	1.22	2513.0	.0
24.00	1.22	2623.0	.0
25.00	1.22	2732.0	.0
26.00	1.22	2841.0	.0

AVERAGE PERM-RATE: .0 MINUTES/INCH

ENTER [d:][path]filename[.ext] OF COMPUTED HYDROGRAPH:
21-14out.100

INFLOW/OUTFLOW ANALYSIS:

PEAK-INFLOW (CFS)	PEAK-OUTFLOW (CFS)	OUTFLOW-VOL (CU-FT)
2.22	1.22	28997

INITIAL-STAGE (FT)	TIME-OF-PEAK (HRS)	PEAK-STAGE-ELEV (FT)
.00	8.00	18.48

← 100-year Peak
6 drywell design

PEAK STORAGE: 2010 CU-FT

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21-14rt.100

DRYWELL ROUTING SUMMARY:

Routing the 100-year, 24-hour storm event through the drywell system result in a peak stage elevation of 18.48 feet, well below the maximum permitted elevation. Thus, (6) six drywells would be adequate to manage the runoff generated from the proposed development during a 100-year storm event. The design assumptions shall be confirmed during final design. Drywell performance shall be confirmed during construction and additional drywells added if drywell performance is less than the design rate given by the geotechnical engineer.

Adequate ✓

CONCLUSION:

The proposed private storm drain system using (6) six 26-foot deep private drywells on the Okada America industrial site will manage the onsite stormwater runoff through underground injection for a 100-year, 24-hour storm drain event totaling 4.5 inches. Other LID facilities onsite will also provide some storage capacity and some limited infiltration. The benefit of the LID facilities has been neglected from the design due to the projected infiltration rate being minimal.

SUPPORTING PAGES

Drywell Calculations							
SGL 21-014							
Okada America Site, S Sequoia Parkway, Canby							
Manhole Inside Diameter (ft) =	4.0	Infiltration rate	0.02036	(cfs)			
Manhole Outside Diameter (ft) =	5.0	per 1' section =					
Rock Thickness (ft) =	1.0						
Infiltration Rate (cubic in/sq. in/hr) =	80.0000						
Infiltration Rate (ft/sec) =	0.00185						
Factor of Safety =	2						
Wetted Area for 1' tall section (sf)	22.0						
Porosity of Rock =	40%						
Depth	One Drywell					Four Drywells	
Below	Water	Drywell Storage		Rock Layer	Total Storage	Total Storage	
Grade	Depth	Qout	Volume	Storage Volume	Volume	Qout	Volume
(ft)	(ft)	(cfs)	(cu. ft.)	(cu. ft.)	(cu. ft.)	(cfs)	(cu. ft.)
26	0	0.00	0.00	0.00	0.00	0.00	0
25	1	0.02	12.56	5.65	18.21	0.08	73
24	2	0.04	25.12	11.30	36.42	0.16	146
23	3	0.06	37.68	16.96	54.64	0.24	219
22	4	0.08	50.24	22.61	72.85	0.33	291
21	5	0.10	62.80	28.26	91.06	0.41	364
20	6	0.12	75.36	33.91	109.27	0.49	437
19	7	0.14	87.92	39.56	127.48	0.57	510
18	8	0.16	100.48	45.22	145.70	0.65	583
17	9	0.18	113.04	50.87	163.91	0.73	656
16	10	0.20	125.60	56.52	182.12	0.81	728
15	11	0.20	138.16	62.17	200.33	0.81	801
14	12	0.20	150.72	67.82	218.54	0.81	874
13	13	0.20	163.28	73.48	236.76	0.81	947
12	14	0.20	175.84	79.13	254.97	0.81	1020
11	15	0.20	188.40	84.78	273.18	0.81	1093
10	16	0.20	200.96	90.43	291.39	0.81	1166
9	17	0.20	213.52	96.08	309.60	0.81	1238
8	18	0.20	226.08	101.74	327.82	0.81	1311
7	19	0.20	238.64	107.39	346.03	0.81	1384
6	20	0.20	251.20	113.04	364.24	0.81	1457
5	21	0.20	263.76	118.69	382.45	0.81	1530
4	22	0.20	276.32	124.34	400.66	0.81	1603
3	23	0.20	288.88	130.00	418.88	0.81	1676
2	24	0.20	301.44	135.65	437.09	0.81	1748
1	25	0.20	314.00	141.30	455.30	0.81	1821
0	26	0.20	326.56	146.95	473.51	0.81	1894

Drywell Calculations							
SGL 21-014							
Okada America Site, S Sequoia Parkway, Canby							
Manhole Inside Diameter (ft) =	4.0	Infiltration rate	0.02036 (cfs)				
Manhole Outside Diameter (ft) =	5.0	per 1' section =					
Rock Thickness (ft) =	1.0						
Infiltration Rate (cubic in/sq. in/hr) =	80.0000						
Infiltration Rate (ft/sec) =	0.00185						
Factor of Safety =	2						
Wetted Area for 1' tall section (sf)	22.0						
Porosity of Rock =	40%						

Depth Below Grade (ft)	Water Depth (ft)	One Drywell				Six Drywells	
		Qout (cfs)	Drywell Storage Volume (cu. ft.)	Rock Layer Storage Volume (cu. ft.)	Total Storage Volume (cu. ft.)	Qout (cfs)	Total Storage Volume (cu. ft.)
26	0	0.00	0.00	0.00	0.00	0.00	0
25	1	0.02	12.56	5.65	18.21	0.12	109
24	2	0.04	25.12	11.30	36.42	0.24	219
23	3	0.06	37.68	16.96	54.64	0.37	328
22	4	0.08	50.24	22.61	72.85	0.49	437
21	5	0.10	62.80	28.26	91.06	0.61	546
20	6	0.12	75.36	33.91	109.27	0.73	656
19	7	0.14	87.92	39.56	127.48	0.86	765
18	8	0.16	100.48	45.22	145.70	0.98	874
17	9	0.18	113.04	50.87	163.91	1.10	983
16	10	0.20	125.60	56.52	182.12	1.22	1093
15	11	0.20	138.16	62.17	200.33	1.22	1202
14	12	0.20	150.72	67.82	218.54	1.22	1311
13	13	0.20	163.28	73.48	236.76	1.22	1421
12	14	0.20	175.84	79.13	254.97	1.22	1530
11	15	0.20	188.40	84.78	273.18	1.22	1639
10	16	0.20	200.96	90.43	291.39	1.22	1748
9	17	0.20	213.52	96.08	309.60	1.22	1858
8	18	0.20	226.08	101.74	327.82	1.22	1967
7	19	0.20	238.64	107.39	346.03	1.22	2076
6	20	0.20	251.20	113.04	364.24	1.22	2185
5	21	0.20	263.76	118.69	382.45	1.22	2295
4	22	0.20	276.32	124.34	400.66	1.22	2404
3	23	0.20	288.88	130.00	418.88	1.22	2513
2	24	0.20	301.44	135.65	437.09	1.22	2623
1	25	0.20	314.00	141.30	455.30	1.22	2732
0	26	0.20	326.56	146.95	473.51	1.22	2841

***REFERENCED GEOTECHNICAL
REPORT***

REPORT OF GEOTECHNICAL ENGINEERING SERVICES

Warehouse Facility, Sequoia Parkway

Canby, Oregon

**Geotech
Solutions Inc.**

January 13, 2021

GSI Project: hhpr-20-1

January 12, 2021

hhpr-20-1-gi

Russell Construction
jellett@russelconstruction.com

cc: stevee@hhpr.com

REPORT OF GEOTECHNICAL ENGINEERING SERVICES Canby Warehouse Facility, Sequoia Parkway Canby, Oregon

As authorized, we are pleased to present our report of geotechnical engineering services for the proposed new facility on Sequoia Parkway in Canby, Oregon. We understand the new facility is to be a roughly 28,000 square foot single-story facility with a truck bay, floor slab on grade and associated pavements and utilities, including storm water infiltration. We have completed services for the facility immediately south as well as several others on Sequoia, including Caruso, Kendal Floral, Willamette Falls Health Center, and others. We have assumed building loads will be less than 6 kips per foot for walls, 200 kips for columns, and 500 psf for floors, and that site grading will be limited to cuts and fills less than 5 feet. The purpose of our services was to provide geotechnical engineering recommendations for design. Our specific scope included the following:

- Provide principal level geotechnical project management including management of field and subcontracted services, report writing, analyses, and invoicing.
- Review geologic maps and vicinity geotechnical information available in our files as indicators of subsurface conditions.
- Review geologic maps and vicinity geotechnical information available in our files as indicators of subsurface conditions.
- Complete a site reconnaissance to observe surface features relevant to geotechnical issues, such as topography, vegetation, presence and condition of springs, exposed soils, and evidence of previous grading.
- Complete a "one call" public locate and a private utility locate for locatable utilities (limited to metallic or with tracer wire). As-built utilities are also requested from the owner. Un-locatable utilities are the responsibility of the owner, and our scope does not include any related utility repair.
- Subcontract a large track mounted excavator and observe excavation of up to 6 test pits to depths of up to 12 feet or refusal, with two up to 18 feet as needed for infiltration, also subcontracting a water tank or water truck.
- Classify and sample the materials encountered and maintain a detailed log of the explorations.
- Determine the moisture content of selected samples obtained from the explorations, and complete soil classification testing as necessary.
- Complete infiltration testing in one test pit and provide an infiltration rate for others use in design.
- Provide recommendations for earthwork including seasonal material usage, suitability of on-site fill for reuse, stabilization of upper fills, use of granular working pads, cut and fill slopes, and the need for subsurface drainage.
- Provide recommendations for support of shallow foundations, including setbacks, an allowable bearing pressure and related settlement estimates, sliding coefficients, passive lateral earth pressures, a seismic coefficient, embedment depths, perimeter drainage, and foundation subgrade preparation.

- Provide recommendations for dock retaining walls as needed, including lateral earth pressure, backfill, and drainage.
- Provide recommendations for pavement subgrade preparation as well as the need for stabilization and/or geosynthetics, as well as base rock and portland cement concrete and asphalt concrete materials, thicknesses, and installation criterion based traffic information provided by others.
- Provide a written report summarizing the results of our geotechnical evaluation.

SITE OBSERVATIONS AND CONDITIONS

Surface Conditions

The site is located roughly 200 feet north of Sequoia Parkway, 450 feet NW of its intersection with S Walnut Street and north of the Alphascents facility under construction. The site in a 2018 aerial photo is shown on the attached **Site Plan**. The site is bordered by commercial-industrial and agricultural property. The existing site topography is relatively flat, with evidence of past agricultural crops and tilling and extensive varmint holes/burrows. Brush is present along the north and east property boundaries.

Subsurface Conditions

General – Subsurface conditions at the site were explored on January 8, 2021 by completing 6 test pits to depths up to 19 feet below the existing ground surface (bgs) using a track mounted excavator. Approximate exploration locations are shown on the attached **Site Plan**. Specific subsurface conditions observed at each exploration are described in the attached **Test Pit Logs**. In general, subsurface conditions include a surficial topsoil/fill zone ranging in thickness from 0.6 to 0.8 feet. The topsoil/fill zone soils generally consisted of very soft brown silt with trace roots and organics.

The topsoil/fill zone soils are underlain by brown silt with trace to some fine sand. The silt is generally soft to medium stiff. This silt is moderately over-consolidated, has a moderate compressibility and dry strength, and is susceptible to softening when disturbed. The silt unit transitions to silty fine sand to fine sand with some silt at depths of 3 to 7 feet, becoming with trace silt below depths of generally 7 feet. Boulders, cobbles, and gravels are present at roughly 10 to 12 feet below the ground surface. The Hitachi 350 excavator was able to penetrate through the very dense boulder surface of this unit to reach a depth of 19 feet in TP-6. Below 16 feet boulder content decreased to some, and silt to trace.

We reviewed the Geologic Map of the Canby and Oregon City Quadrangles (DOGAMI, Bulletin 99). The site is located in an area of mapped Lacustrine sediments including the Willamette Silt formation (Qws) and deltaic deposits (Qdg) of sand, gravel, and boulders 'up to 8 feet in diameter'. Subsurface conditions encountered in our explorations are consistent with the mapped site geology.

Laboratory Testing – Laboratory testing resulted in moisture contents of 23 to 26 percent in the silt and sand and 14% in the gravels. Results of moisture content testing are provided in the attached **Moisture Contents**.

Groundwater – We did not observe groundwater seepage to the depths explored. Due to the presence of silty near surface soils, perched ground water conditions could exist during extended periods of wet weather. Ground water is mapped (GSI Water Solutions, 2013) near elevation 120 feet in the site area, with a depth to seasonal high ground water of roughly 40 feet.

Infiltration Testing – We completed open hole falling head infiltration testing at a depth of 19 feet in TP-6, where silt content was estimated at less than 10%. The average head during the test was approximately 2 feet. Geotechnical recommendations for infiltration rate and system construction are provided in the **Infiltration** section of this report.

CONCLUSIONS AND RECOMMENDATIONS

General

Based on the results of our explorations, laboratory testing, and engineering analyses, it is our opinion that the site can be developed as proposed following the recommendations contained herein. Key geotechnical issues include possible difficult excavation due boulders below depths of 5 to 6 feet below existing grades, and moisture sensitivity of the upper silts to wet season grading. The proposed structure, with the anticipated structural loads as previously stated, can be supported on shallow spread footings as recommended herein. Specific geotechnical recommendations are provided in the following sections.

Boulders were encountered at depth in all explorations. Based on available geologic information and our experience in the site vicinity, boulders may exceed 8 feet in diameter, although most are less than 3 feet. If utilities extend below boulder elevations, special excavation techniques and enlarged excavations may be required. Project budgets and schedules must include a contingency for rock/boulder excavation and increased backfill volumes.

Site Preparation

General - Prior to earthwork construction, the site should be prepared by removing any existing structures, utilities, pavement and any loose surficial or undocumented fill. Any excavation resulting from the aforementioned preparation should be brought back to grade with structural fill. Site preparation for earthwork will also require the removal of the root zone and topsoil/fill zone soils, from all pavement, building, and new fill areas. Deeper stripping depths may be required in areas near trees or shrubs.

Root balls from trees and shrubs may extend several feet and grubbing operations can cause considerable subgrade disturbance. All disturbed material should be removed to undisturbed subgrade and backfilled with structural fill. In general, roots greater than one-inch in diameter should be removed as well as areas of concentrated smaller roots.

Stabilization and Soft Areas - After stripping, we must be contacted to evaluate the exposed subgrade. This evaluation can be done by proof rolling in dry conditions or probing during wet conditions. Soft areas will require over-excavation and backfilling with well graded, angular crushed rock compacted as structural fill, overlying a separation geosynthetic such as a Propex Geotex 801 or equivalent. A geogrid may also be required in particularly soft areas, such as a Propex BXP-12 or equivalent punched and drawn biaxial geogrid.

Working Blankets and Haul Roads - Construction equipment must not operate directly on the subgrade, as it is susceptible to disturbance and softening. Any remaining site pavement can be used for this. Rock working blankets and haul roads placed over a geosynthetic in a thickened advancing pad can be used to protect silt subgrades. We recommend that sound, angular, pit run or crushed basalt with no more than 6 percent passing a #200 sieve be used to construct haul roads and working blankets,

overlying the preceding separation geosynthetic. Working blankets must be at least 10 inches thick, and haul roads at least 14 inches thick.

As an alternative to the methods described above, stabilization of native soils may be possible by soil amendment using portland cement (after topsoil removal). Amendment requires an experienced contractor using specialty spreading and mixing equipment. Typically, 5-6% cement in one or two mixing passes is used for an amendment (i.e. mix) depth of 12 inches (a soil weight of 100pcf is typically used for the quantity calculation). However, the materials used and quantities can vary based on moisture and organic contents, plasticity, and required amendment depth. Organic or clayey soils may require 7% cement or more, and soils with soft saturated silt under the treated zone may require deeper treatment or alternative grid and rock fill methods. Compaction and grading of amended soils must be completed within 4 hours of mixing, and the amended soil must be allowed to cure for 4 days prior to trafficking. Generally, 50 percent of mixed particles should pass a No. 4 sieve.

The permeability of amended soil is very low. The surface of amended soils in building and pavement areas must therefore be sloped at a minimum of 0.5 percent to prevent collection of surface water during construction. Amended soils must be removed from all landscape areas prior to planting.

The preceding rock and amendment thicknesses are the minimum recommended. Subgrade protection is the responsibility of the contractor and thicker sections may be required based on subgrade conditions during construction and type and frequency of construction equipment.

Earthwork

Fill – The on-site fine grained inorganic silt and sand can be used for structural fill if properly moisture conditioned and if all debris and deleterious materials are removed. Use of material with more than roughly 6% silt will not be feasible during wet conditions, and generally only some of the cleanest sand at depth met this criterion. Once moisture contents are within 3 percent of optimum, the material must be compacted to at least 92 percent relative to ASTM D1557 (modified proctor) using a tamping foot type compactor. Fill must be placed in lifts no greater than 10 inches in loose thickness. In addition to meeting density specifications, fill will also need to pass a proof roll using a loaded dump truck, water truck, or similar size equipment.

In wet conditions, fill must be imported granular soil with less than 6 percent fines, such as clean crushed or pit run rock. This material must also be compacted to 95 percent relative to ASTM D1557.

Trenches – Utility trenches may encounter perched ground water seepage and moderate to severe caving must be expected, even where seepage is not present. All of the test pits exhibited caving. Flowing soil conditions can occur where seepage is present. We did not encounter seepage in our January test pits. Shoring of utility trenches will be required for depths greater than 4 feet and where groundwater seepage is present. We recommend that the type and design of the shoring system be the responsibility of the contractor, who is in the best position to choose a system that fits the overall plan of operation.

Our explorations encountered dense boulders, gravels, and cobbles at depths of 10 to 12 feet. Boulders were as large as 3 feet in dimension but can be larger. Difficult and enlarged excavations and/or special excavation

techniques will be required if trenches extend below depths where boulders are present. Project budgets and schedules must include a contingency for rock/boulder excavation and increased backfill volumes.

Depending on the excavation depth and amount of groundwater seepage, dewatering may be necessary for construction of underground utilities. Flow rates for dewatering are likely to vary depending on location, soil type, and the season during which the excavation occurs. The dewatering systems, if necessary, must be capable of adapting to variable flows.

Pipe bedding must be installed in accordance with the pipe manufacturers' recommendations. If groundwater is present in the base of the utility trench excavation, we recommend overexcavating the trench by 12 to 18 inches and placing trench stabilization material in the base. Trench stabilization material must consist of well-graded, crushed rock or crushed gravel with a maximum particle size of 4 inches and be free of deleterious materials. The percent passing the U.S. Standard No. 200 Sieve must be less than 5 percent by weight when tested in accordance with ASTM C 117.

Trench backfill above the pipe zone must consist of well graded, angular crushed rock or sand fill with no more than 7 percent passing a #200 sieve. Trench backfill must be compacted to 92 percent relative to ASTM D-1557, and construction of hard surfaces, such as sidewalks or pavement, must not occur within one week of backfilling.

Slopes – Permanent slopes should be inclined no steeper than 2H:1V for slopes up to 5 feet high. The face of fill slopes should be cut back into compacted materials with a smooth bucket excavator. If steeper fill slopes are desired, we should be consulted to evaluate use of amended soils or grid reinforcement. Erosion control is critical to maintaining fill slopes and should be as described for cut slopes. Drainage should be routed away from slope faces.

Infiltration

General - Site soils are amenable to dry well disposal of storm water at depths where the gravels and cobbles at depth become with trace silt or less. Due to caving concerns, dry wells should be installed prior to building foundations, in which case dry wells can be within 5 feet of footings. Otherwise, they must be 10 feet away and at least 1.5 times their depth away, from footings. The following paragraphs provide geotechnical recommendations for dry wells or trenches. Actual system design will be completed by the project civil engineer based on storm water volumes and rates.

Seasonal high ground water is mapped at depths of 40 feet. Based on the results of our testing and analyses, infiltration rates in the native gravels and cobbles with trace silt (roughly below 16 feet in TP-6) are moderate to high with an unfactored rate measured at 80 in³/hour per in². This rate requires fines contents of less than 10%, which we must evaluate during system excavation. It is possible that higher rates are available at depths beyond the scope of this exploration, but very large excavators or specialty clam bucket equipment would be required to penetrate deeper and into possible impacted boulders. We recommend using a reduced design infiltration rate of 40 in³/hour per in² applied to the portion of the sides of the dry wells that are embedded within gravel and cobble unit with trace fines, neglecting any layers containing more than 10% fines. Again, this is expected to begin at depths below roughly 16 feet near TP-6, but likely varies across the site. This accommodates variations in gradation typical of this soil unit and our experience. This rate can also be used for the base of drywells that are protected by upstream sediment capture. Clean gravel or cobble fill with less than 2% fines can be used for filling

trenches or the perimeter of dry wells in the perforated zone. Care must be taken to design any drywell or pipe perforations and fill to avoid loss of backfill into the dry well or pipe. If geosynthetics are used over perforations, flow rates of the geosynthetic must exceed the design flows by a factor of 3. Clean, well graded, angular crushed rock or pit run rock should be used overlying the perforation zone fill. All backfill must be compacted until well keyed as structural fill.

We must be contacted during infiltration system construction to confirm that exposed conditions are consistent with those observed during our infiltration testing. Systems should be sized by the civil engineer according to design storm water volumes and rates. Minimum embedment should also be specified by the civil engineer.

Confirmation Testing and Maintenance - Testing of infiltration systems is required to confirm the design infiltration rate as actual subsurface conditions and infiltration rates can vary widely. Flexibility for adaptation and expansion of infiltration systems should be incorporated into the design and construction, with contingencies included in the project budget and schedule. Infiltration systems need to be maintained free of debris and silt in order to function properly.

Seismic Design

General - In accordance with the International Building Code (IBC) as adapted by State of Oregon Structural Specialty Code (SOSSC) and based on our explorations and experience in the site vicinity, the subject project should be evaluated using the parameters associated with Site Class D.

Liquefaction - Liquefaction occurs in loose, saturated, granular soils. Strong shaking, such as that experienced during earthquakes, causes the densification and the subsequent settlement of these soils. Given the generally flat topography, unsaturated near surface conditions, and the soil type and consistency encountered in our explorations, the risk of liquefaction related structurally-damaging deformations in proposed building areas is low.

Shallow Foundations

Based on the provided information regarding building type and anticipated structural loads as previously stated, the proposed structure can be supported on shallow spread foundations bearing in the native medium stiff or stiffer silt or medium dense gravels or on properly constructed structural fill bearing on these units. Footings should be embedded at least 18 inches below the lowest adjacent, exterior grade. Footings can be designed for an allowable net bearing pressure of 2,500 psf when founded on medium stiff or better undisturbed native silt. The preceding bearing pressure can be increased to 5,000 psf for temporary wind and seismic loads.

Continuous footings should be no less than 18 inches wide, and pad footings should be no less than 24 inches wide. Resistance to lateral loads can be obtained by a passive equivalent fluid pressure of 350 pcf against suitable footings, ignoring the top 12 inches of embedment, and by a footing base friction coefficient of 0.35. Properly founded footings are expected to settle less than a total of 1 inch, with less than 1/2 inch differentially. Footings adjacent to slopes up to 2H:1V should have a minimum horizontal setback of 5 feet from the face of the slope.

If footing construction is to occur in wet conditions, a few inches of crushed rock should be placed at the base of footings to reduce subgrade disturbance and softening during construction. Granular soils

loosed by footing excavation could be “re-seated” during compaction of the crushed rock protection layer.

Slabs

For slab design of areal loading up to 500 psf a modulus of subgrade reaction of 80 pci can be used for design. We should be consulted for increased values for concentrated machinery or rack loading. Floor slab loads up to 500 psf are expected to induce less than one inch of overall soil settlement. We should be consulted for support of higher loads and smaller point loading such as racking. A minimum of six inches of clean, angular crushed rock with no more than 5 % passing a #200 sieve is recommended for under slab rock in the dry season, but only if the slab is poured prior to the wet season. Increased rock thicknesses and stabilization will be required for construction in wet conditions and where used as a working blanket or haul road per the **Stabilization** section in this report. Prior to slab rock placement the subgrade will need to be evaluated by us by probing or observing a proof rolling using a fully loaded truck. Under slab rock must be compacted to 92 % compaction relative to ASTM D1557, and must be proof rolled as well. In addition, any areas contaminated with fines must be removed and replaced with clean rock. If the base rock is saturated or trapping water, this water must be removed prior to slab placement.

Some flooring manufacturers require specific slab moisture levels and/or vapor barriers to validate the warranties on their products. A properly installed and protected vapor flow retardant can reduce slab moistures. If moisture sensitive floor coverings or operations are planned, we recommend a vapor barrier be used. Typically, a reinforced product or thicker product (such as a 15 mil STEGO wrap) can be used. Experienced contractors using special concrete mix design and placement have been successful placing concrete directly over the vapor barrier which overlies the rock. This avoids the issue of water trapped in the rock between the slab and vapor barrier, which otherwise requires removal. In either case, slab moisture should be tested/monitored until it meets floor covering manufacturer's recommendations.

Retaining Walls

General - The following recommendations are based on the assumptions that: (1) Wall backfill consists of level, drained, angular, granular material, (2) Walls are concrete cantilever-type walls and are less than 8 feet in height, and (3) No surcharges such as stockpiled soil, equipment, or footings are located within 10 feet of the wall.

Walls restrained against rotation should be designed using an equivalent fluid pressure of 52 pcf. Walls not restrained against rotation should be design using an equivalent fluid pressure of 32 pcf. These forces can be resisted by passive pressure at the toe of the wall using an equivalent fluid pressure of 350 pcf (this should exclude the top 12 inches of embedment) and friction along the base using a friction coefficient of 0.35. Each of these has a safety factor of at least 1.5.

Footings for retaining walls should be designed as recommended in the **Shallow Foundations** section of this report. Footings and floor slabs located above retaining walls and within a zone defined by a plane extending upward at 1H:1V from the bottom of the wall will increase lateral pressures on the wall. We must be consulted for lateral pressure and footing support issues if footings or other surcharge loads are located within this zone.

Backfill - Retaining walls should be backfilled with clean, imported, granular soil with less than 6 percent fines, such as clean sand or rock. This material should also be compacted to a minimum of 92 percent relative to ASTM D1557 (modified proctor). Within 3 feet of the wall, backfill should be compacted to not more than 90 percent relative to ASTM D1557 using hand-operated equipment.

Retaining structures typically rotate and displace roughly 1 percent of the wall height during development of active pressures behind the wall. We therefore recommend that construction of improvements adjacent to the top of the walls greater than 5 feet high be delayed until approximately two weeks after wall construction.

Drainage

General - We recommend installing perimeter foundation drains around all exterior foundations. The surface around building perimeters should be sloped to drain away from the buildings. As stated previously, our retaining wall recommendations are based on drained conditions. All retaining walls should include a drain constructed as described in the following section.

Foundation and Wall Drains - Foundation and retaining wall drains should consist of a two-foot-wide zone of drain rock encompassing a 4-inch diameter perforated pipe, all enclosed with a non-woven filter fabric. The drain rock should have no more than 2 percent passing a #200 sieve and should extend to within one foot of the ground surface. The geosynthetic should have an AOS of a #70 sieve, a minimum permittivity of 1.0 sec⁻¹, and a minimum puncture resistance of 80 pounds (such as Propex Geotex 601 or equivalent). Alternatively, a composite drain board such as an Amoco 500/520 could be used. In either case one foot of low permeability soil (such as the on-site silt) should be placed over the fabric at the top of the drain to isolate the drain from surface runoff.

Pavement

Asphalt Concrete – At the time of this report we did not have specific information regarding the type and frequency of expected traffic. We therefore developed asphalt concrete pavement thicknesses for areas exposed to passenger vehicles only and areas exposed to up to 5 3-axle trucks per day based on a 20-year design life. Traffic volumes can be revised if specific data is available.

Our pavement analyses are based on AASHTO methods and subgrade of structural fill or undisturbed medium stiff or better native silt having a resilient modulus of 6,000 psi and prepared as recommended herein. We have also assumed that roadway construction will be completed during an extended period of dry weather. The results of our analyses based on these parameters are provided in the table below.

<u>Traffic</u>	<u>ESAL's</u>	<u>AC (inches)</u>	<u>CR (inches)</u>
Passenger Vehicle Only	-	2.5	6
Up to 5 Trucks Per Day	24,300	3	8

The thicknesses listed in the preceding table are the minimum acceptable for construction during an extended period of dry weather. Increased rock thicknesses will be required for construction during wet conditions. Crushed rock should conform to ODOT base rock standards and have less than 6 percent passing the #200 sieve. Asphalt concrete should be compacted to a minimum of 91 percent of a Rice Density.

Portland Cement Concrete - We developed PCC pavement thicknesses at the site for the assumed one-way traffic levels as shown in the table below. Each of these sections is based on AASHTO methods with no reduction for wander and a composite modulus of subgrade reaction of 350 pci (AASHTO Figure 3.3 with $M_r = 6,000$ psi and 6 inches crushed rock base). Other parameters include 4,000 psi compressive strength portland cement concrete (PCC), and plain jointed concrete **without** load transfer devices or tied concrete shoulders. PCC pavements over trench backfill should not be placed within one week of fill installation unless survey data indicates that settlement of the backfill is complete.

Traffic	ESALS	PCC (inches)	CRB (inches)
Up to 5 Trucks Per Day	24,300	6	6

Subgrade Preparation - The pavement subgrade must be prepared in accordance with the **Earthwork and Site Preparation** recommendations presented in this report. All pavement subgrades must pass a wheel roll with a loaded dump truck or equivalent prior to paving. Soft areas must be repaired per the preceding **Stabilization** section.

LIMITATIONS AND OBSERVATION DURING CONSTRUCTION

We have prepared this report for use by Alphascents and the design and construction teams for this project only. The information herein could be used for bidding or estimating purposes but must not be construed as a warranty of subsurface conditions. We have made observations only at the aforementioned locations and only to the stated depths. These observations do not reflect soil types, strata thicknesses, water levels or seepage that may exist between observations. We must be consulted to observe all foundation bearing surfaces, subgrade stabilization, proof rolling of slab and pavement subgrades, installation of structural fill, subsurface drainage, and cut and fill slopes. We must be consulted to review final design and specifications in order to see that our recommendations are suitably followed. If any changes are made to the anticipated locations, loads, configurations, or construction timing, our recommendations may not be applicable, and we must be consulted. The preceding recommendations must be considered preliminary, as actual soil conditions may vary. In order for our recommendations to be final, we must be retained to observe actual subsurface conditions encountered. Our observations will allow us to interpret actual conditions and adapt our recommendations if needed.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty, expressed or implied, is given.



January 13, 2021

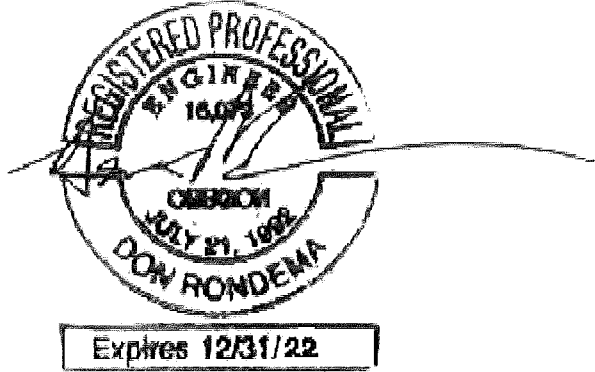
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We appreciate the opportunity to work with you on this project and look forward to our continued involvement. Please call if you have any questions.

Sincerely,

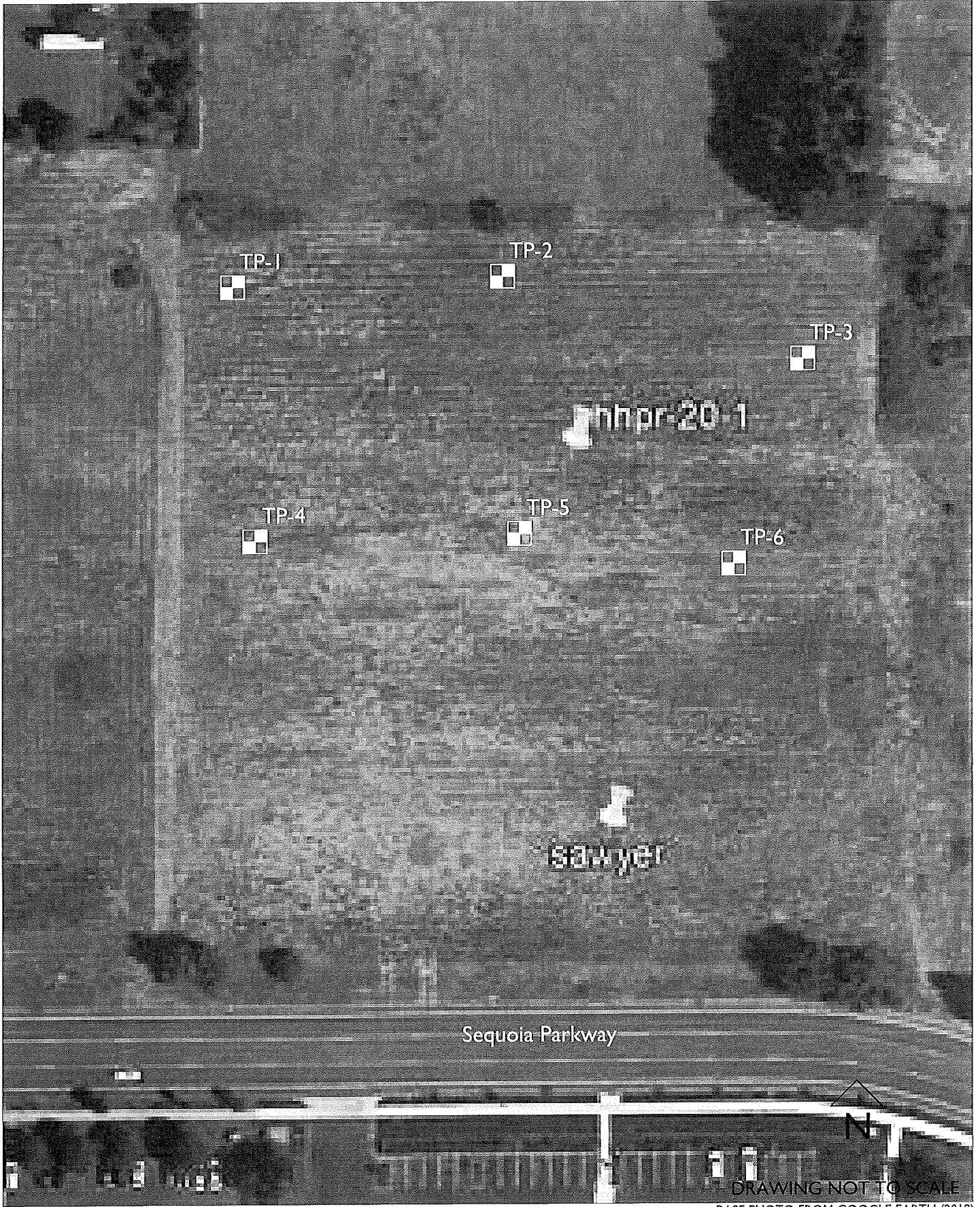


Don Rondema, MS, PE, GE
Principal



Attachments:

Site Plan, Guidelines for Classification of Soil, Test Pit Logs, Moisture Contents.



DRAWING NOT TO SCALE
BASE PHOTO FROM GOOGLE EARTH (2018)

GUIDELINES FOR CLASSIFICATION OF SOIL

Description of Relative Density for Granular Soil	
Relative Density	Standard Penetration Resistance (N-values) blows per foot
very loose	0 - 4
loose	4 - 10
medium dense	10 - 30
dense	30 - 50
very dense	over 50

Description of Consistency for Fine-Grained (Cohesive) Soils		
Consistency	Standard Penetration Resistance (N-values) blows per foot	Torvane Undrained Shear Strength, tsf
very soft	0 - 2	less than 0.125
soft	2 - 4	0.125 - 0.25
medium stiff	4 - 8	0.25 - 0.50
stiff	8 - 15	0.50 - 1.0
very stiff	15 - 30	1.0 - 2.0
hard	over 30	over 2.0

Grain-Size Classification	
Description	Size
Boulders	12 - 36 in.
Cobbles	3 - 12 in.
Gravel	1/4 - 3/4 in. (fine) 3/4 - 3 in. (coarse)
Sand	No. 200 - No. 40 Sieve (fine) No. 40 - No. 10 sieve (medium) No. 10 - No. 4 sieve (coarse)
Silt/Clay	Pass No. 200 sieve

Modifier for Subclassification	
Adjective	Percentage of Other Material In Total Sample
Clean/Occasional	0 - 2
Trace	2 - 10
Some	10 - 30
Sandy, Silty, Clayey, etc.	30 - 50

Test Pit # Depth (ft) Soil Description

TP-5

Location: S central portion of site.

Surface conditions: Exposed soil, long grass and weeds.

0 – 0.8	Very soft, brown, rooty organic SILT with some fine sand; moist. (tilled topsoil)
0.8 – 3.5	Very soft, light brown, sandy SILT; moist. Non-plastic.
3.5 – 12	Loose to medium dense, gray fine SAND with trace to some silt; moist.
12	Dense BOULDERS, COBBLES and GRAVELS.

Severe caving 0-3 feet. Moderate caving below 3 feet. No seepage.

TP-6

Location: SE portion of site.

Surface conditions: Exposed soil, long grass and weeds.

0 – 0.6	Very soft, brown, rooty organic SILT with some fine sand; moist. (tilled topsoil)
0.6 – 6	Very soft, light brown, sandy SILT; moist. Non-plastic.
6 – 10	Loose to medium dense, gray fine SAND with trace to some silt; moist.
10 – 19	Dense, BOULDERS (to 3 ft diameter), COBBLES and GRAVELS with some sand and some silt.

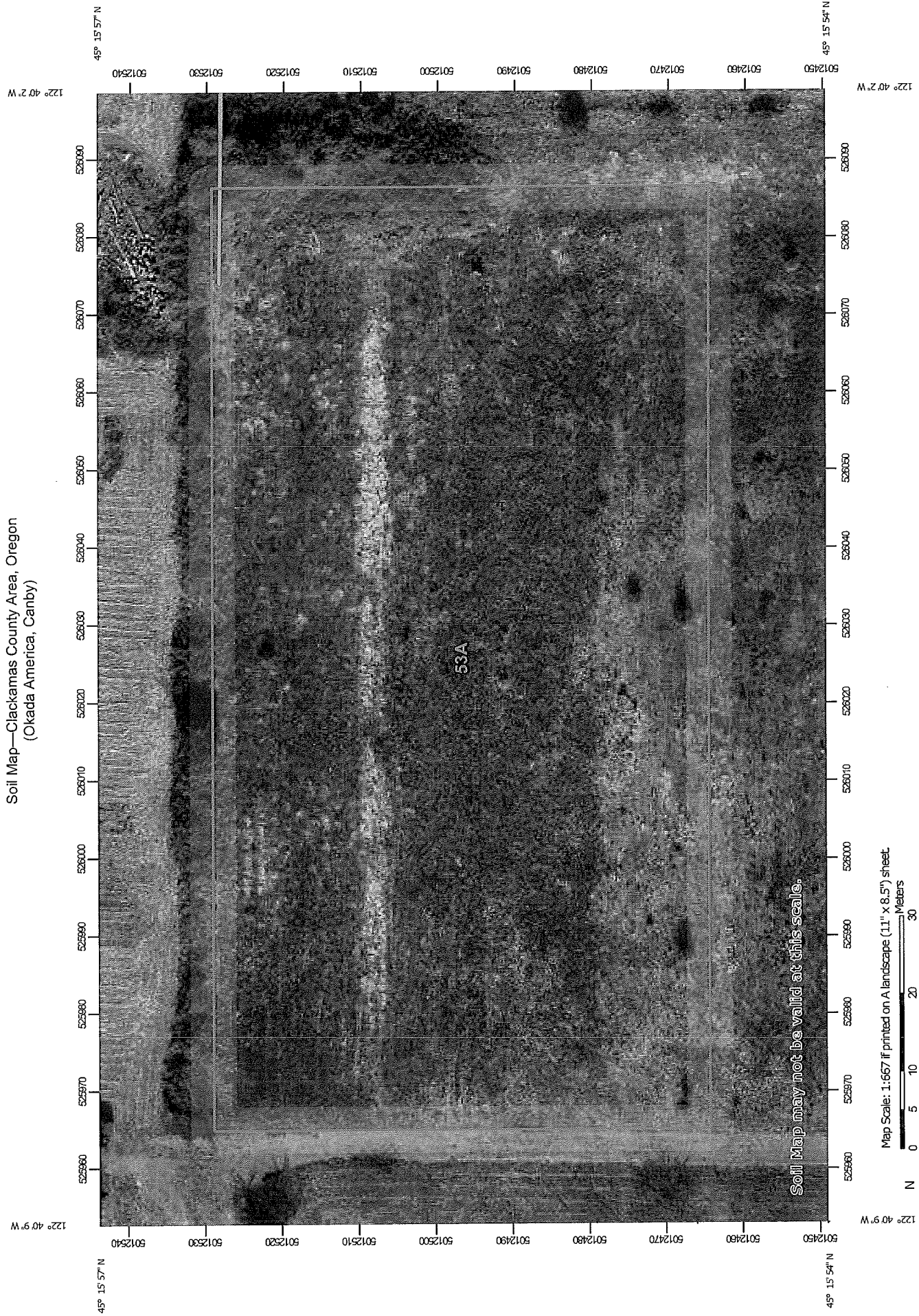
15 ft becomes with some boulders.
16 ft becomes with trace silt.

Severe caving 0-10 feet. Moderate caving below 10 feet. No seepage.
Open pit falling head infiltration test at 19 feet.

Exploration	Depth, ft	Moisture Content
TP-1	3.0	26%
TP-6	2.0	23%
TP-6	4.0	25%
TP-6	7.0	26%
TP-6	13.0	14%

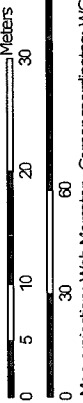
SOIL DATA

Soil Map—Clackamas County Area, Oregon
(Okada America, Canby)



Soil Map may not be valid at this scale.

Map Scale: 1:667 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

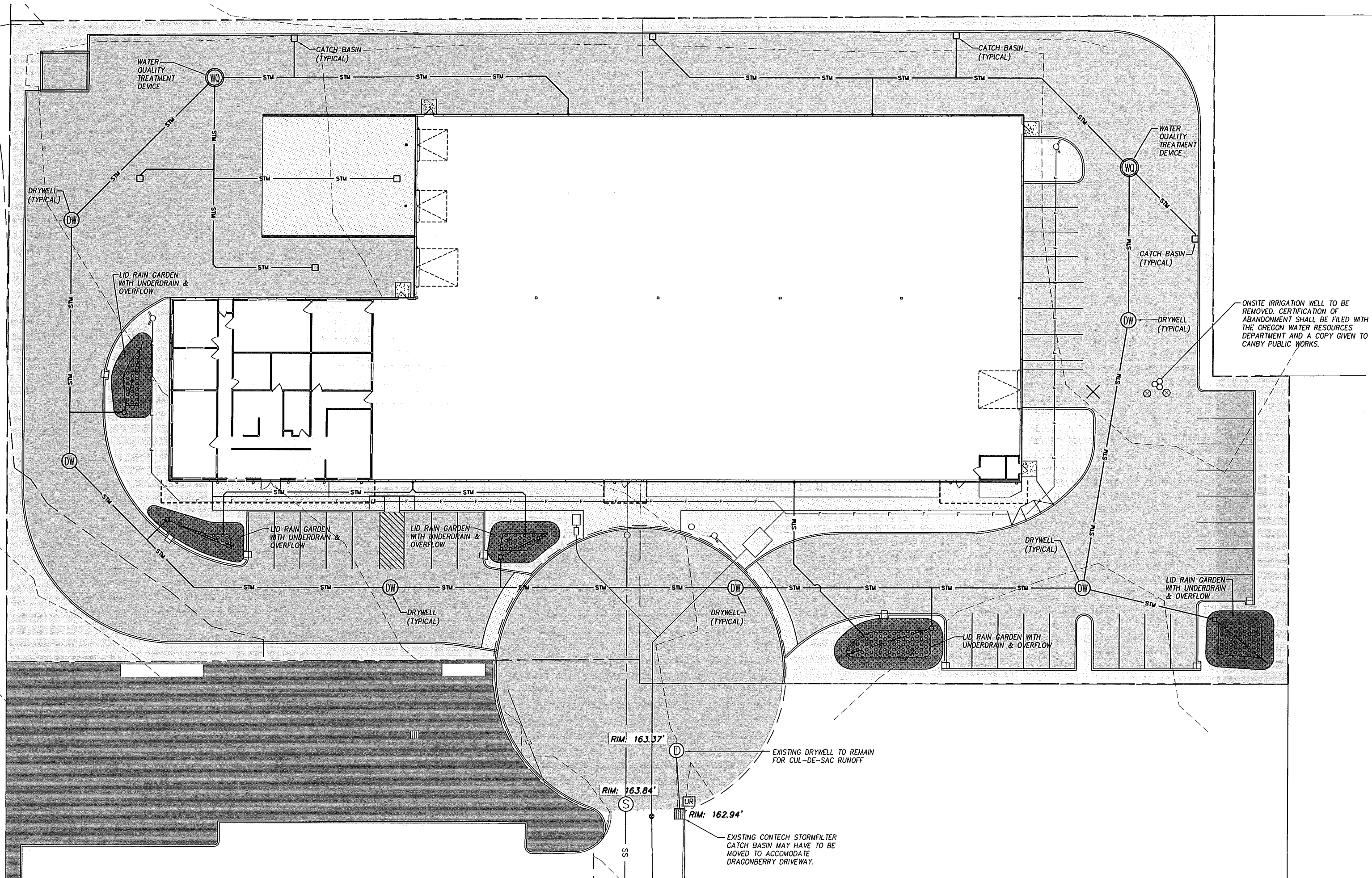
Date(s) aerial images were photographed: Aug 1, 2019—Sep 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
53A	Latourell loam, 0 to 3 percent slopes	1.9	100.0%
Totals for Area of Interest		1.9	100.0%

FIGURES



XI. Transportation Planning Rule Memo