Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: July 11, 2013
To: Interested Person
From: Sheila Frugoli, Land Use Services
503-823-7817 / Sheila.Frugoli@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-154300 AD

GENERAL INFORMATION

Applicant: Josh Carstairs / Livermore Architecture and Engineering
140 SW Arthur St Suite 200 / Portland, OR 97201

Property Owner: M Schiffer / Pente Investments LLC
C/O Norris Beggs And Simpson #7587
121 SW Morrison St Suite 200 / Portland, OR 97204

Site Address: 5858 NE 87TH AVE

Legal Description: BLOCK 3 LOT 1&2 TL 1100 LAND & IMPS ENTERPRISE ZONE; POTENTIAL ADDITIONAL TAX; SEE R618418 (R000201372) FOR OTHER IMPS & R646310 (R000201374) FOR MACH & EQUIP, A P INDUSTRIAL PARK; BLOCK 3 LOT 1&2 TL 1101 LAND & IMPS SEE R607359 (R000201361) FOR OTHER IMPS & R646309 (R000201362) FOR MACH & EQUIP; ENTERPRISE ZONE; POTENTIAL ADDITIONAL TAX, A P INDUSTRIAL PARK
Tax Account No.: R000201370, R000201360
State ID No.: 1N2E16CD 01100, 1N2E16CD 01101
Quarter Section: 2439
Neighborhood: Sumner, contact Jacob Warren at 971-340-7479.
Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892. Parkrose Business Association, contact David Ableidinger at 503-258-2607.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: Portland International Airport - Middle Columbia Slough Subdistrict
Zoning: IG2h,x: General Industrial 2, "h" Aircraft Landing overlay zone and "x" Portland International Airport Noise Impact overlay zone
Case Type: AD, Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal: The Dannon Company wishes to construct a new vehicle (truck) area and new wastewater treatment system, which includes a building addition and installation of tanks, in

front of it's manufacturing building that fronts on NE Columbia. The applicant is requesting an Adjustment Review to vary from applicable Zoning Code requirements. The applicant is requesting the following three Adjustments: (1) Reduce the required front building setback from 25 to 8 feet (PCC 33.140.215); (2) Waive the 10 foot landscaped setback area that is required between vehicle areas and the street property line (PCC 33.266.130.G); and (3) Reduce the required overall percentage of landscape on the site from 15 to 10.4 percent (PCC 33.140.225).

Attached is the applicant's submitted site plan and landscaping plan. As illustrated on the plans, the site is built-out with manufacturing buildings, loading area and associated parking. The applicant explains there is no other viable location for the new building (wastewater containment system) and related loading area. Hence, the two setback Adjustments are needed. And, because the project will result in the removal of existing landscaping on the site, the third Adjustment is needed. The applicant proposes to construct a new stormwater treatment facility, install new shrubs along the outer edge of the new loading area and plant 3 new trees. Most of the proposed new landscaping will be located within the public right-of-way frontage zone/planter area.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria are met.

ANALYSIS

Site and Vicinity: The subject property is an approximately 1.52 acre corner lot, with frontage on NE Columbia Blvd. and NE 87th Avenue. The Dannon YoCream manufacturing facility is comprised of two lots--the corner lot and the northern abutting lot (Tax Lot 1100), 1.61 acres in size. The Dannon facility has multiple buildings that abut/adjoin each other. There are two vehicle parking areas and at least two truck loading areas. The largest landscape area, which is comprised of lawn and trees, is located between the manufacturing building and NE Columbia Boulevard. The large landscaped area is where the new addition and truck loading area is proposed. Surrounding the subject site, the businesses in the area include large warehouse and distribution facilities and other industrial uses.

Zoning: The site is zoned General Industrial 2 (IG2) base zone with the Aircraft Landing ("h") and the Portland International Airport Noise ("x") overlay zones. The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas. IG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverage and buildings which are usually set back from the street. The Aircraft Landing overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. And, the Noise overlay zone restricts residential development and requires noise insulation for sites that are located near the airport.

Land Use History: City records indicate there are prior land use reviews for this site, as follows:

- **LU 05-177223 AD:** An Adjustment was approved to allow backing (not forward motion) into loading spaces and an Adjustment was approved to temporarily remove the requirement for a pedestrian connection between the building and the street.

- **PR 06-124792:** A Property Line Adjustment was approved to modify the property line between Tax Lots 1100 and 1101.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **June 11, 2013**. The Bureaus, listed below, have responded with comments that relate to the required building permit. But, no issues or concerns were raised regarding the Adjustment requests:

- Bureau of Parks-Forestry Division
  Bureau of Environmental Services
- Portland Bureau of Transportation
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Life Safety Plan Review Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 11, 2013. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.040 Adjustments Approval Criteria
Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. have been met.

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The Zoning Code's described purpose of the standards, that are being adjusted, are as follows:

1. Building setback purpose (PCC 33.140.215.A):

   The setback standards promote different streetscapes. The EG2 and IG2 zone setbacks promote a spacious style of development. The EG1, IG1, and EX zone setbacks reflect the generally built-up character of these areas. The IH zone requires only a minimal setback to separate uses from the street. The setback standards are also intended to ensure that development will preserve light, air, and privacy for abutting residential zones. In the EG1 and EX zones, the setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.

2. Purpose of vehicle area requirements (PCC 33.266.130.A):

   The development standards promote vehicle areas which are safe and attractive for motorists and pedestrians. Vehicle area locations are restricted in some zones to promote the desired character of those zones. Together with the transit street building setback standards in the base zone chapters, the vehicle area restrictions for sites on transit streets and in Pedestrian Districts:
   - *Provide a pedestrian access that is protected from auto traffic; and*
   - *Create an environment that is inviting to pedestrians and transit users.*

3. Purpose of overall percentage of landscape area (PCC 33.140.225.A):

   Landscaping is required to help soften the effects of built and paved areas. Landscaping also helps cool the air temperature, intercept rainfall and reduce stormwater runoff by providing non-paved permeable surface. Landscaping can also provide food for people and habitat for birds and other wildlife. Landscaping is required for all employment and

industrially zoned lands abutting R-zoned lands to provide buffering and promote the livability of the residential lands.

The proposed additions—the metal-clad building and area where holding tanks will be installed, will encompass a 896 square foot area. At its closest point, the southwest corner of the proposed metal building will be located within 8 feet of the south property line. However, the total length of the addition is less than 30 percent of the exiting south facing façade. A portion, approximately 55 lineal feet of the 190-foot south façade already sits within the required 25 foot setback. The southwest corner of the existing building extends within 3.5 feet of the property line. Therefore, the impacts of the proposed addition will not be significant. To lessen the visual impacts of the reduced setback and landscaping and to diminish the prominence of the structures, a condition will require the installation of evergreen shrubs and/or conifer trees along the perimeter of the addition. Further, a condition will require the building and tanks be finished in a color that matches the color of the southern wall of the existing building.

The applicant's submitted plans shows a loss of over 2,000 square feet of landscape area and removal of at least 5 existing trees. The site is currently out of compliance in meeting the required minimum amount of landscaping. The Zoning Code requires 15 percent. Currently the site has 12.6 percent. The proposed addition and vehicle area will reduce the total amount to 10.4 percent; hence moving the site further from conformance. The applicant proposes planting 3 trees and shrubs within the area currently landscaped but within public right-of-way. The additional trees and shrubs would provide visual interest and screening along the edge of the site. However, a land use review, under the authority of the Portland Zoning Code (Title 33), cannot impose requirements off-site. PCC 33.10.030.B states, "Land within public rights-of-way is regulated by Title 17, Public Improvements and not Title 33." If the applicant receives permission from the Portland Bureau of Transportation for proposed improvements within the public right-of-way, they will be granted solely under Title 17 authority.

To address the purpose of the Zoning Code development standards, that apply to the site (private property), a condition will require the planting of three deciduous trees and evergreen shrubs on-site, between the south property line and the buildings. As noted above, evergreen shrubs and/or conifer trees along the edge for the building addition and tank facilities will provide visual screening and soften the effects of the development.

With conditions, the purpose of the development standards being modified will be equally met.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: As stated above this site is industrially-zoned and has frontage on both NE Columbia Blvd. and NE 87th Avenue. The requested Adjustments do not conflict with the street classifications, as identified in the chart below.

Rights-of-Way	Traffic Classification	Transit Classification	Bicycle Classification	Pedestrian Classification
NE Columbia	Local Service/ Freight District	Community Transit	Local Bikeway	Local Walkway
NE 87th Ave	Local Service/ Freight District	Community Transit	Local Bikeway	Local Walkway

The proposed improvements that are located within the public right-of-way will require authorization by the Portland Bureau of Transportation, via Title 17.

The character of the General Industrial 2 zone is to provide a place where industrial uses may locate. The IG2 zone is generally comprised of larger lots with medium to low building coverage and with buildings that are usually set back from the street. Even though the proposal will result in an increase in the total building coverage and a reduction in the street setback, the project is relatively modest. With required matching exterior colors and landscape screening, the proposal will not conflict with the desired character of the zone. Through compliance with conditions, this is criterion is met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Three adjustments have been requested. Compliance with conditions, that will minimize the prominence of the proposed improvements on the south side of the site, will achieve a project that is consistent with the purpose of the zone. This criterion is met.

D. City-designated scenic resources and historic resources are preserved; and

Findings: This site is not located within the scenic overlay zone nor is it designated as a historic landmark or resource. Therefore, this criterion is not applicable.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: To address criterion A, B and C, as well as this criterion, conditions are required to mitigate the impacts of the reduced building setback, reduced landscape screening and setback between the new vehicle area and the property line and the reduced amount of overall landscape area. With compliance with the conditions, this criterion is satisfied.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: This site is not located within an environmental resource overlay zone. Therefore, this criterion is not applicable.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

With conditions, the applicable approval criteria are addressed. Therefore, the requested Adjustments should be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to reduce the required front building setback from 25 to 8 feet (PCC 33.140.215);

Approval of an Adjustment to waive the 10 foot landscaped setback area that is required between vehicle areas and the street property line (PCC 33.266.130G); and

Approval of an Adjustment to reduce the required overall percentage of landscape on the site from 15 to 10.4 percent (PCC 33.140.225), per the approved plans, Exhibits C.1 and C.2, signed and dated July 9, 2013, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 13-154300 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. Evergreen shrubs and/or conifer trees must be installed along the perimeter (west, south and east) side of the proposed building addition and waste tank area, as identified on Exhibit C.2, to create a row of continuous visual screening. The plants must achieve a height of at least 6 feet (L3, High Screen standard) along the perimeter of the building. To facilitate tank disposal onto trucks, the selected shrubs/conifers to be planted between the truck loading area and the tank disposal connection points may be lower in height, to meet the L2 Low-Screen standard).

C. Three new deciduous trees must be installed on-site, between the building and south property line.

D. The building addition, tanks and associated structures and equipment that is visible from NE Columbia Boulevard must be finished in a color that matches the color of the southern wall of the existing building.

Staff Planner: Sheila Frugoli

Decision rendered by: _____ **on July 9, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed: July 11, 2013

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on May 15, 2013, and was determined to be complete on June 7, 2013.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on May 15, 2013.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.
As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information

satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 25, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of $250 will be charged**. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.
If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **July 26, 2013.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to:

Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

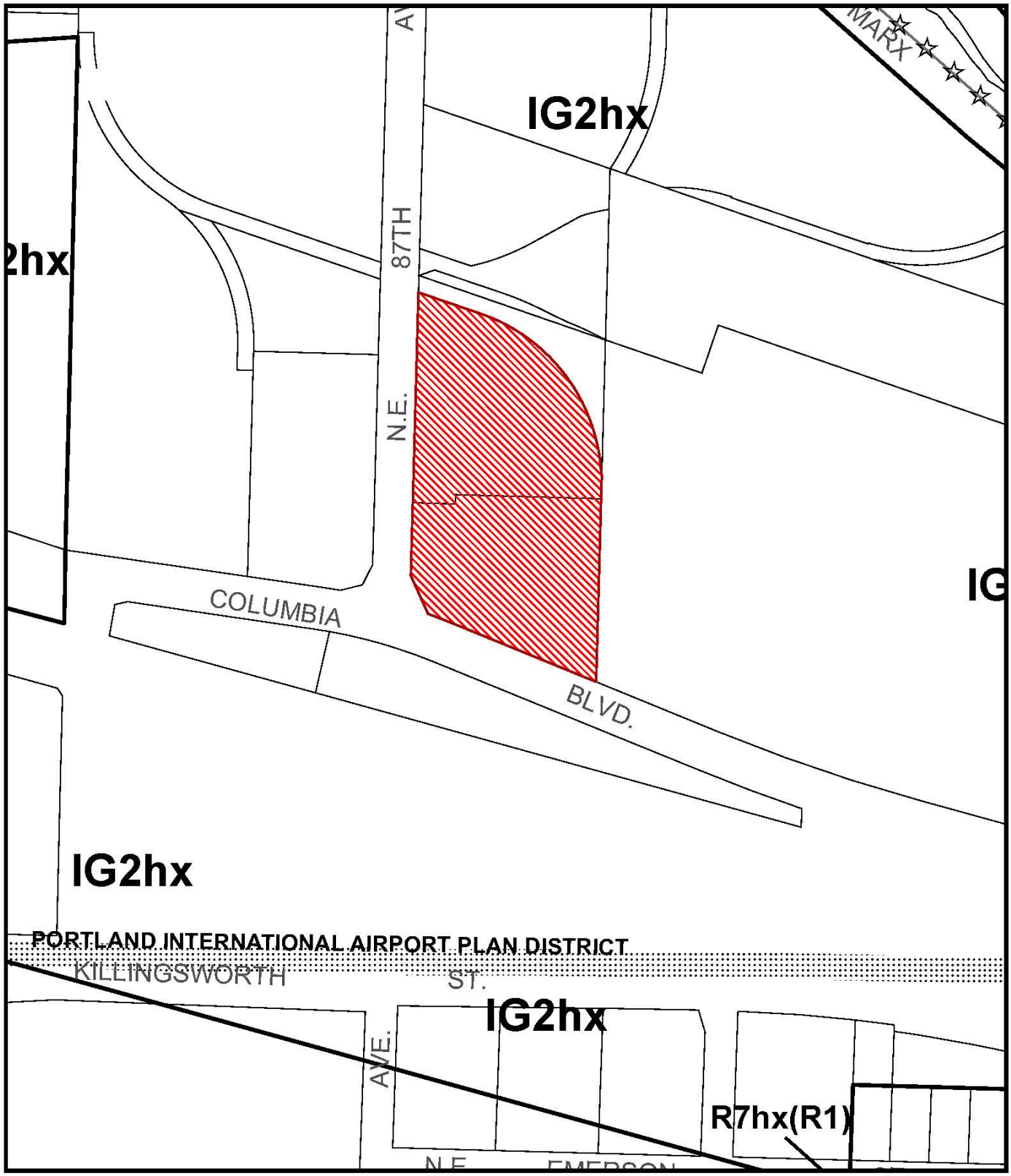
Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. Initial Submittal
   2. Revised Submittal, Response to Incomplete Letter submitted June 7, 2013
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Site Plan (attached)
   2. Landscaping Plan, submitted July 9, 2013 (attached)
   3. Master Site Plan
   4. Proposed Development -West and North Elevations
   5. Landscaping Plan, submitted June 7, 2013
   6. Photos of Existing Landscaping near Adjacent Streets
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Bureau of Environmental Services
   2. Water Bureau
   3. Fire Bureau
   4. Site Development Review Section of BDS
   5. Life Safety Plan Review Section of BDS
F. Correspondence: None
G. Other:
   1. Original LU Application
   2. Incomplete Application Letter to Applicant
   3. Early Assistance Summary Memo from Jean Hester

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



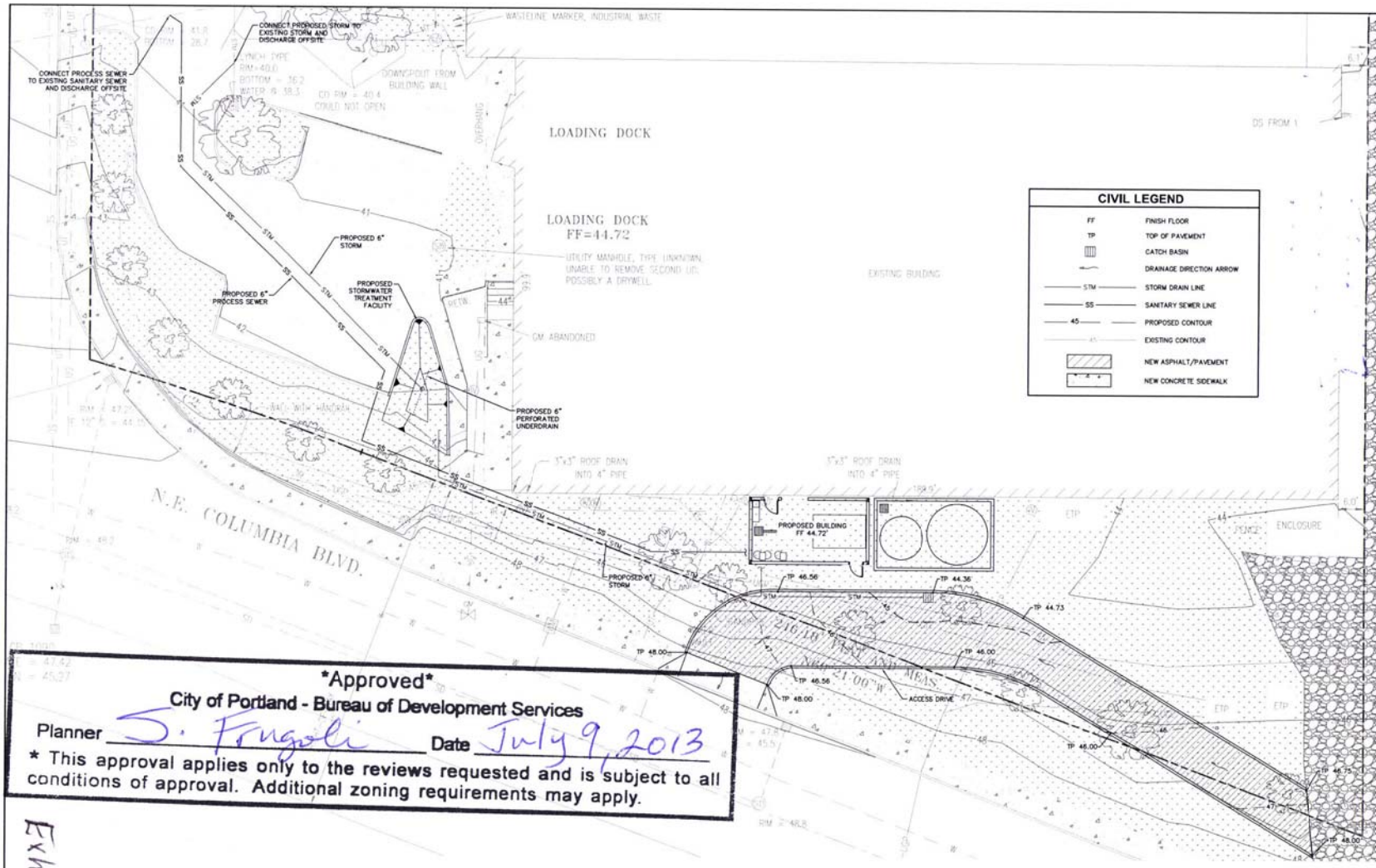
ZONING

Site

File No. LU 13-154300 AD
1/4 Section 2439
Scale 1 inch = 200 feet
State_Id 1N2E16CD 1100
Exhibit B (May 16,2013)

NORTH

This site lies within the:
PORTLAND INTERNATIONAL AIRPORT PLAN DISTRICT



Approved
City of Portland - Bureau of Development Services
Planner S. Frugoli Date July 9, 2013
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 13-154300AD
Exh C.1

SCALE: 1" = 10'

GENERAL NOTES

1. THE STORMWATER TREATMENT FACILITY IS SIZED TO TREAT THE PROPOSED ROOF AND PAVEMENT RUNOFF.
2. REFER TO CITY OF PORTLAND DETAILS SW-140 AND SW-150 FOR PARTIAL INFILTRATION BASIN.
3. ACCESS DRIVE SHALL NOT EXCEED 1:12 LONGITUDINAL SLOPE.

CONCEPT PLAN
04/05/13

PBS Engineering + Environmental
1500 D Street
Vancouver, WA 98663
360.690.4331 Main
866.727.0140 Fax
www.pbsenv.com

#	DATE	DESC.
2	04/26/13	LAND USE REVIEW
1	02/27/13	INITIAL DESIGN

NOT FOR CONSTRUCTION

LIVERMORE architecture & engineering, inc.
140 SW Arthur Street, Suite 200
Portland, Oregon 97201
Phone: 503-892-7223
Fax: 503-892-7222

Livermore A&E JOB NO: 211042.03

InSpec Group
140 SW Arthur Street, Suite 200
Portland, Oregon 97201
Phone: 503.595.5548
Fax: 503.595.5548

InSpec Group JOB NO: 13A/003

Auquix Waste Water Treatment System for
THE DANNON COMPANY
5858 NE 87th Avenue
Portland, OR 97220

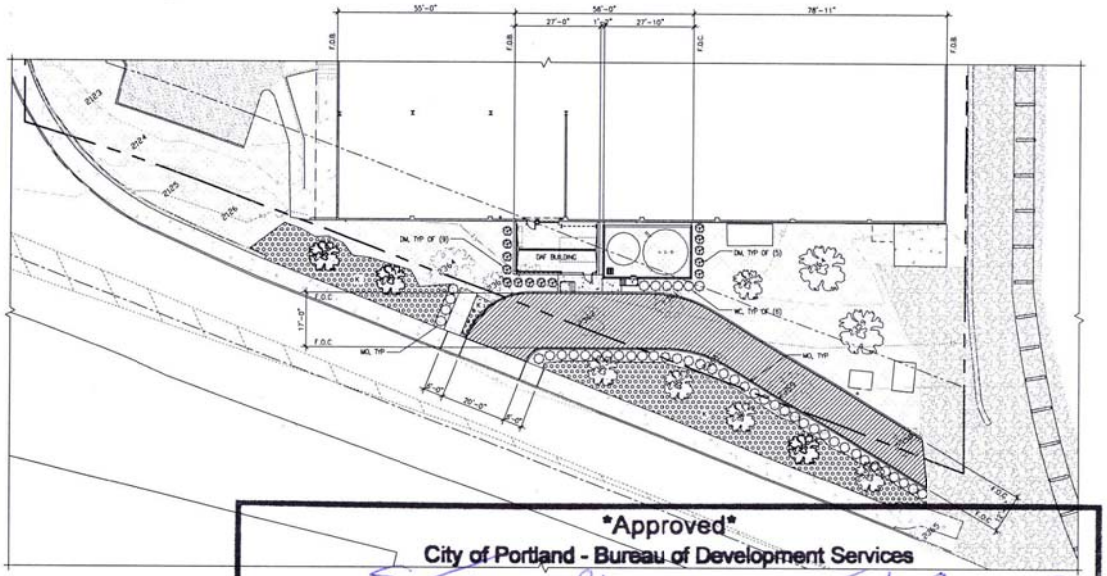
DRAWING TITLE: PRELIMINARY UTILITY AND GRADING PLAN
DRAWN BY: JC
CHECKED BY: GO

C1

© 2013 LIVERMORE ARCHITECTURE AND ENGINEERING & INSPEC GROUP - ALL RIGHTS RESERVED

ZONING COMPLIANCE PAGE – CASE FILE LU 13-154300 AD

NOTE THAT ALL TREES, SHRUBS AND GROUND COVER ARE REQUIRED AS DEPICTED ON THIS SITE PLAN IN ORDER TO COMPLY WITH CITY OF PORTLAND PLANNING & ZONING STANDARDS.



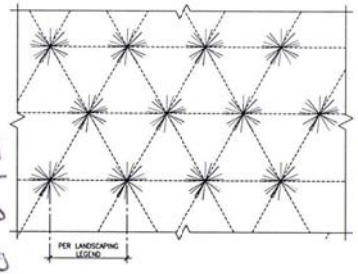
Approved

City of Portland - Bureau of Development Services

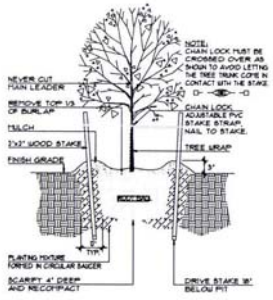
Planner S. Fugeli Date July 9, 2013

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

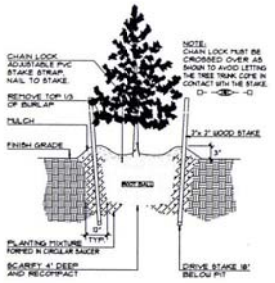
NORTH 1 ST1.02 LANDSCAPING PLAN 1/16" = 1'-0"



2 ST1.02 GROUND COVER PLANTING DETAIL 3/4" = 1'-0"



3 ST1.02 DECIDUOUS TREE PLANTING & STAKING N.T.S.



4 ST1.02 EVERGREEN TREE PLANTING & STAKING N.T.S.

LANDSCAPE AND SITE GENERAL NOTES

- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ANTICIPATED DISTURBANCE TO EXISTING TREES OR SHRUBS NOT IDENTIFIED ON THIS PLAN
- ALL TANKS, EQUIPMENT AND BUILDING ADDITION WALLS VISIBLE FROM THE EXTERIOR SHALL BE FINISHED TO MATCH THE COLOR OF THE SOUTH FACADE OF THE EXISTING BUILDING.
- NO CHANGES WILL BE MADE TO EXISTING PARKING.
- LIGHTING SHALL BE ARRANGED TO PREVENT OFF-SITE GLARE OR DIRECT ILLUMINATION. ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND BE CUT-OFF DESIGN.
- TREES TO BE ADDED SURROUNDING THE PERIMETER OF THE TANK AREA AND BUILDING ADDITION SHALL REACH A HEIGHT OF AT LEAST 6'-0" TALL AND CONFORM TO THE L3 HIGH SCREEN STANDARD UNO

GENERAL SITE LANDSCAPING INFORMATION

TOTAL SITE AREA	137,570 SF
EXISTING LANDSCAPING AREA	15,225 SF
EXISTING PAVED WALKWAYS	2,100 SF
TOTAL LANDSCAPING	17,325 SF
EXISTING PERCENTAGE OF SITE LANDSCAPED	12.6 %
PROPOSED DAF BUILDING FOOTPRINT	419 SF
PROPOSED TANK FARM AREA	466 SF
PROPOSED HEAVY DUTY PAVING AREA	2160 SF
PROPOSED TOTAL REDUCTION IN LANDSCAPING AREA	3,045 SF
PROPOSED TOTAL LANDSCAPING	14,280 SF
PROPOSED PERCENTAGE OF SITE LANDSCAPED	10.4 %

LEGEND

(E) EXISTING
F.O.B FACE OF BUILDING
F.O.C FACE OF CURB
(E) LANDSCAPED AREA
(E) GRAVEL AREA
(E) ASPHALT PAVEMENT
(E) CONCRETE
HEAVY DUTY PAVEMENT
GROUND COVER LANDSCAPING --SEE LANDSCAPING LEGEND
(E) TREE TO REMAIN
(E) TREE TO BE REMOVED
NEW TREE TO MATCH SPECIES OF CORRESPONDING REMOVED TREE -- SEE TREE TABLE
NEW TREE
NEW SHRUB --SEE LANDSCAPING LEGEND

TREE TABLE

MARK	TRUNK SIZE	TYPE	DRIP DIAMETER	NOTE
1123	4"	DECIDUOUS	10'-0"	
1124	4"	DECIDUOUS	10'-0"	
1125	4"	DECIDUOUS	10'-0"	
1126	4"	DECIDUOUS	10'-0"	
1358	5"	DECIDUOUS	10'-0"	1, 3
1359	6"	CONIFER	15'-0"	1, 3
1360	12"	CONIFER	10'-0"	1, 3
1361	5"	DECIDUOUS	10'-0"	1, 3
1362	5"	DECIDUOUS	10'-0"	1, 3
1363	3"	DECIDUOUS	10'-0"	1, 3
1364	5"	DECIDUOUS	15'-0"	1, 3
1365	3"	DECIDUOUS	10'-0"	
1366	3"	DECIDUOUS	10'-0"	2, 3
1367	3"	DECIDUOUS	10'-0"	2, 3
1368	3"	DECIDUOUS	10'-0"	2, 3

NOTE:
1) REMOVE EXISTING TREE AND REPLACE WITH YOUNGER TREE OF SAME SPECIES AT LOCATION ON PLAN
2) NEW TREE
3) SEE 3&4/ST1.02 FOR PLANTING AND STAKING DETAILS

LANDSCAPING LEGEND

HIGH SCREEN SHRUBS (8'-0" TALL)

MARK	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
DW	CUPRESSUS MACROCARPA	DWARF MONTEREY CYPRESS	3 GALLON	4'-0"	PER PLAN	3

LOW SCREEN SHRUBS (3'-0" TO 4'-0" TALL)

MARK	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
MO	PHILADELPHUS LEWISII	MOCK ORANGE	5 GALLON	3'-0"	AS REQUIRED	1
WC	THUJA OCCIDENTALIS	LITTLE GIANT WHITE CEDAR	3 GALLON	3'-0"	PER PLAN	1

GROUND COVER

MARK	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	
K	ARCTOSTAPHYLOS UVA-URSI	KINNIKKINNIK	1 GALLON	2'-0"	AS REQUIRED	2

NOTE:
1) SHRUBS MUST FORM A CONTINUOUS SCREEN 3'-0" TO 4'-0" TALL WITHIN (3) YEARS OF PLANTING
2) GROUND COVER MUST COVER ENTIRE AREA WITHIN (3) YEARS OF PLANTING
3) DWARF MONTEREY CYPRESS SHALL REACH A MATURE HEIGHT OF 6'-0" WITHIN (3) YEARS OF PLANTING

#	DATE	DESC.
8	03/28/13	LAND USE REVIEW
7	02/27/13	LAND USE REVIEW
6	02/27/13	BUILDING PERMIT
5	01/30/13	LAND USE REVIEW
4	12/21/12	BUILDING PERMIT
3	10/29/12	LAND USE REVIEW

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DRAWING TITLE: ENLARGED SITE PLAN/ LANDSCAPING PLAN
DRAWN BY: JDC
CHECKED BY: DML

ST1.02

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