

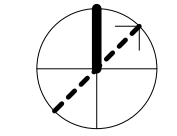
PROJECT DATA:			
PROJECT INFORMATION: 600 COLUMBIA AVENUE NE BOARDMAN, OR 97818			
PARCEL TAX LOT NUMBER: #1300			
SITE:	AREA OF SITE:	24.02 ACRES (1,046,311 SF)	
	PLANNING ZONE:	PORT INDUSTRIAL SUB DISTRICT (PI) GENERAL INDUSTRIAL (GI)	
BUILDING AREAS:			
EXISTING BUILDING:	408,329 SF	(39% LOT COVERAGE)	
ALTERED BUILDING:	3,176 SF		
BUILDING ADDITIONS:	17,823 SF	(2% LOT COVERAGE)	
TOTAL PROPOSED:	426,152 SF	(41% LOT COVERAGE)	
AREA OF IMPERVIOUS SURFACES:			
EXISTING PAVING:	495,839 SF	(47% LOT COVERAGE)	
PROPOSED NEW BUILDING:	426,152 SF	(41% LOT COVERAGE)	
PROPOSED NEW PAVING:	2,886 SF	(1% LOT COVERAGE)	
TOTAL PROPOSED IMPERVIOUS SURFACE:	924,877 SF	(89% LOT COVERAGE)	
MAXIMUM LOT COVERAGE ALLOWED:		100%	
AREA OF PERVIOUS SURFACES:			
EXISTING PERVIOUS SURFACE:	142,143 SF	(14% LOT COVERAGE)	
PROPOSED PERVIOUS SURFACE:	121,434 SF	(11% LOT COVERAGE)	
DEVELOPMENT SETBACK REQUIREMENTS:			
MINIMUM FRONT YARD SETBACK:	30'		
MINIMUM SIDE YARD SETBACK:	10'		
MINIMUM REAR YARD SETBACK:	10'		
UNLIMITED AREA BUILDING SETBACK:	60'		
ADDITIONAL REQUIREMENTS:	NO STRUCTURES WITHIN 90' OF CENTERLINE OF PUBLIC ROADS		
MAXIMUM HEIGHT LIMITATION:			
MAXIMUM BUILDING HEIGHT:	NO LIMIT		
BUILDING OCCUPANCY SQUARE FOOTAGES FOR PARKING CALCULATIONS:			
GENERAL OFFICES:	32,920 SF		
INDUSTRIAL USES:	XX SF		
WAREHOUSING:	XX SF		
EMPLOYEE COUNT FOR PARKING CALCULATIONS:			
CURRENT MAXIMUM EMPLOYEE SHIFT SIZE:	138 PERSONS		
TOTAL CURRENT EMPLOYEE COUNT:	381 PERSONS		
PROPOSED/FUTURE MAXIMUM EMPLOYEE SHIFT SIZE:	161 PERSONS		
PROPOSED/FUTURE EMPLOYEE COUNT:	472 PERSONS		
AUTO PARKING REQUIRED:			
GENERAL OFFICES @ 1/450 SF	74 STALLS		
INDUSTRIAL USES @ 1/700 SF	81 STALLS		
WAREHOUSING @ 1/1,000 SF	81 STALLS		
TOTAL REQUIRED:	236 STALLS		
TOTAL PARKING SPACES PROPOSED:		245 STALLS	
DISABLED PERSON PARKING SPACES REQUIRED:		7 STALLS	
DISABLED PERSON PARKING SPACES PROPOSED:		7 STALLS	
BICYCLE PARKING REQUIRED:			
GENERAL OFFICES @ 74 AUTO STALLS/10	8 BICYCLE STALLS		
TOTAL BICYCLE STALLS PROPOSED:	8 BICYCLE STALLS		

VICINITY PLAN:



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

PLAN NORTH



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2025.10.02		DRG	ALPHA REV - COORDINATION & DESIGN		A
DATE	REV'D BY / APP'D BY	PROJ. #	REVISION DESCRIPTION		REV
PROJECT: BOARDMAN WEST - ATLAS			SIGNATURE		DATES
TITLE: ARCHITECTURAL SITE PLAN			PROJECT MANAGER		
			ENGINEER		
			DESIGNED BY		
			DRAWING NO. 1104.0.00.A.01.01		
			SHEET OF		REV