



TYPE II APPLICATION (LAND USE) -- 2016

File #: DR2-16-006

TYPES - PLEASE CHECK ONE:

- X Design review
Tentative Plan for Partition
Tentative Plan for Subdivision

- Type II Major Modification
Variance
Other: (Explain)

APPLICANT INFORMATION:

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OWNER (if different from above): A Storage Place Hancock, LLC PHONE: (505) 969-0895
ADDRESS: P. O. Box 5717, Santa Barbara, California, 93150
ENGINEER/SURVEYOR: LEONARD A. RYDELL, PE, PLS, WRE PHONE: 503-538-5700
ADDRESS: 601 Pinehurst Drive, Newberg, Oregon 97132-1625

GENERAL INFORMATION:

PROJECT NAME: A STORAGE PLACE HANCOCK LLC PROJECT LOCATION: NW CORNER OF ELLIOTT AND HANCOCK
PROJECT DESCRIPTION/USE: TWO STORY STORAGE BUILDING WITH INDIVIDUAL RENTAL UNITS
MAP/TAX LOT NO. (i.e. 3200AB-400): 3-2-20AA-1101 ZONE: C-2 SITE SIZE: 12464 SQ. FT. ACRE
COMP PLAN DESIGNATION: MIX - MIXED USE TOPOGRAPHY: GENTLY SLOPING
CURRENT USE: GRASSY FIELD WITH A FIRE ACCESS ROAD ON THE WEST END
SURROUNDING USES:
NORTH: STORAGE UNITS AND OFFICE BUILDING SOUTH: VACANT, OFFICE BUILDINGS
EAST: PARR LUMBER ACROSS ELLIOTT ROAD WEST: STORAGE BUILDING

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Design Review p. 12
Partition Tentative Plat p. 14
Subdivision Tentative Plat p. 17
Variance Checklist p. 20

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

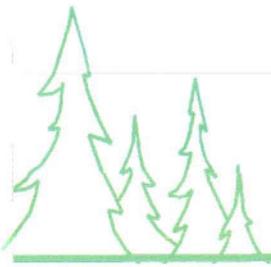
Jerry Carlson signature and date 5 JULY 2016

David E. Eldred signature and date 5 JULY 2016

JERRY CARLSON
Print Name

DAVID E. ELDRED
Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists



LEONARD A. RYDELL, P.E., P.L.S., W.R.E. Consulting Civil Engineer - Land Surveyor

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SITE DESIGN REVIEW TYPE II APPLICATION AND TYPE I CODE DETERMINATION REQUESTS

A Storage Place, Hancock, LLC

Site Design Review Application for a Storage Building

City of Newberg

Yamhill County, Oregon

Revised 6 September 2016

PREPARED FOR:

**A Storage Place Hancock, LLC
P. O. Box 5717
Santa Barbara, California, 93150**

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RENEWAL DATE 12/31/2016

**PLANNED DEVELOPMENTS • RESIDENTIAL SUBDIVISIONS
WATER, SANITARY SEWER AND DRAINAGE SYSTEMS
LAND SURVEYS • WATER RIGHTS**

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EXHIBITS

- Tax Map 3 - 2 - 20AA
- Newberg Zoning Map
- Newberg Comprehensive Plan Map
- Site Design Review Plan - Sheet 1, Area Map with Google Earth Image
- Site Design Review Plan - Sheet 2, Master Utility Plan
- Site Design Review Plan - Sheet 3, Grading and Site Drainage Plan
- Site Design Review Landscape Plans - Sheet 4 to 9
- Airport Overlay Map - Google Image
- Airport Overlay Map - City Image
- Building Floor Plans and Elevations
- Electrical Lighting Plan
- FAA Approval
- Parking Comparisons

APPLICANT AND SITE INFORMATION

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REQUEST: A Type II Site Design Review Application for a Two Story Storage Building and a Type I Variance for Car and Bicycle Parking

TAX LOT Tax Lot 1101, Map No. 3-2-20AA

COMPREHENSIVE PLAN: Mixed Use (MIX)

ZONING: Commercial (C-2)

SIZE: 125,464 sq. ft., 2.8803 acres

LOCATION: South of Highway 99W on the West Side of Elliot Road and the North Side of Hancock Street, and the East Half of Tax Lot 1101

INTRODUCTION & BACKGROUND

Hancock Street LLC owns an undeveloped C-2 Commercially Zoned property South of Highway 99W and located on the North side of Hancock Street and the West side of Elliot Road. The site is currently vacant except for a paved fire lane access across the West end that provides fire access to the back portion of Elliot Road Self Storage LLC (Tax Lot 1000).

The proposed initial development consists of a two story storage building with individual storage units. There will be a small office on the Northeast corner of the building. A manager's residence is proposed for the Northeast corner of the first floor. Storm water quality and storm water detention improvements for the entire development site will be constructed during the first phase.

The City of Newberg Development Code requirements do not recognize that storage buildings have substantially less car and bicycle traffic than typical commercial developments. The Newberg Development Code requires 54 car parking spaces and 8 bicycle parking spaces for the proposed building, yet typical storage projects of the same size generally have 20 or less trips per day. Therefore, a Type I Parking Determination is being submitted to allow seven designated parking spaces, including one handicap space and 2 designated bicycle parking spaces for the proposed office and unit renters.

The property is currently a grassy field and is vacant. Extensive fill has been placed on the site in the past which will require the site to be stripped, excavated, replaced, compacted and tested.

The building site has an office building with a parking lot to the North. Parr Lumber is located across Elliott Road to the East. There is a vacant lot to the South across Hancock Street. West of the property is a office-storage building with no windows facing East.

The West half of the property will developed in the future, but the sidewalks, security fencing and water quality improvements will be built for the entire project at this time.

SPECIFIC REQUESTS

The following specific requests for the project are as follows:

1. A Type II Site Design Review Approval for the first phase of the project consisting of the a two story building of approximately 280 individual storage units for rent, an access at the Northeast corner of the project off of Elliott Road, an attached Office, a manager's dwelling unit, seven designated parking spaces including one handicap space, construction of sidewalks and landscaping around the entire site frontage

(Hancock Street and Elliott Road), excavation of a storm water detention pond to serve the initial building and ultimate development, and construction and landscaping of water quality improvements for the entire project.

2. A Type I Parking Determination to determine the necessary parking requirements to serve the proposed use. A waiver to Section 5.440.030 Parking requiring 54 spaces is requested. A waiver from 54 spaces to 7 designated spaces is requested.
3. A Type I Sidewalk Determination to *Section 15.220.B.1.p* to allow the property line sidewalk to be warped around the two existing fire hydrants along Elliott road as the existing fire hydrant locations are based on a curb line sidewalk.
4. Type I waiver for the preparation of a traffic study required by *Section 15.220.b.14* as anticipated traffic generated by this project is substantially less than 40 trips per peak hour and the traffic at the intersection of Elliott Road and Hancock Street is functioning normally.
5. A Type I waiver to the bicycle parking space requirements in *Section 15.440.100 Facility* requirements that requires 8 formal bicycle parking spaces. Two spaces are proposed as bicycle traffic is anticipated to be minimal, and bicycle parking will likely be at the door nearest to the owner's unit rather than in a designated space.
6. A Type I waiver to the building orientation to the lot corner required by *Section 15.220.070 E. Corner Lots* that requires buildings on corner lots to have their primary entrance oriented to the street corner as this standard is not appropriate to a non retail use as a storage building for individual storage units.
7. A Type I waiver to the facade required by *Section 15.220.070 G. Windows* that requires that windows comprise a minimum of 40 percent of the ground floor is requested. Windows on a storage building are incompatible with the garage type doors into perimeter storage units around the entire building perimeter. Windows also do not provide the security that storage unit renters expect in a storage facility.
8. A Type I waver to the requirement of *Section 15.220.070.H.5.e* that requires "One square foot of interior open space or plaza space shall be required for every five square feet of gross floor area."

ZONING STANDARDS

Chapter 15.220 SITE DESIGN REVIEW

A. *Applicability of Requirements. Site design review shall be required prior to issuance of building permits or commencement of work for all improvements noted below. Site design review permits shall be processed as either Type I or Type II, as noted below.*

2. *Type II.*

a. *Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.*

Finding: This application is for a building that exceeds 1,000 square feet, so a Type II application is required. A Type I application is also being submitted to request a parking determination and to determine with other requirements are unnecessary for the proposed building as individual storage units.

B. *Type II. The following information is required to be submitted with all Type II applications for site design review:*

1. *Site Development Plan. A site development plan shall be to scale and shall indicate the following as appropriate to the nature of the use:*

Finding: A full set of Site Development Plans drawn to scale has been prepared as part of this application and include a map of the surrounding development, a Master Utility Plan, a Grading Plan and detailed Landscape Plans.

a. *Access to site from adjacent right-of-way, streets and arterials;*

Finding: Access to the site will be from Elliot Road through a new driveway and security gate at the Northeast corner of the property. An ungated fire access road easement, fire line and fire hydrant is currently exists in a dedicated easement at the Southwest corner of the site.

b. *Parking and circulation areas;*

Finding: Circulation in the site is shown on the Site Design Review Plan and consists of a 20-foot to 30-foot wide driveway around the building perimeter allowing access to all sides. While not much customer parking is anticipated as most of the traffic will be "drop off" or "pick up" only, a total of 7 designated parking spaces are shown on the site plan.

c. *Location and design of buildings and signs;*

Finding: The proposed location of the building is shown on the Site Design Review Plan. A new entry sign at the entrance is proposed.

d. Orientation of windows and doors;

Finding: The only windows proposed will be those in the office building, the manager's residence on the second floor or as shown on the preliminary drawing of the building elevations attached.

e. Entrances and exits;

Finding: Entrance and exit locations will be on all four sides of the buildings as shown on the building elevations and floor plan.

f. Private and shared outdoor recreation spaces;

Finding: This is a self storage facility, and private and shared outdoor recreation spaces are not applicable to this development or proposed use.

g. Pedestrian circulation;

Finding: The only pedestrian walkways proposed by this development is the completion of a property line sidewalk along the Elliott Road and Hancock Street frontage with bulge outs at the locations of the existing fire hydrants, a designated pedestrian access from Elliott Road to the proposed office building, and a concrete sidewalk along the North side of the building fronting the parking spaces and adjacent to the office and office entrance. Pedestrian use is anticipated to be infrequent and limited to customers that either visit the office, or access the North side of the building.

h. Outdoor play areas;

Finding: No outdoor play areas are required as this a storage facility with no residents except for the resident manager.

i. Service areas for uses such as mail delivery, trash disposal, above-ground utilities, loading and delivery;

Finding: Service areas for renters of the storage units consists of the driveways around the perimeter of the building. A 4-foot by 8" concrete block walled enclosure will be provided for garbage and recycling service..

j. Areas to be landscaped;

Finding: The site will be landscaped around the perimeter of the access driveway.

Landscape areas will also be used to provide storm water detention, infiltration and water quality treatment.

k, Exterior lighting;

Finding: Exterior down lighting is proposed for the building and details are provided on the lighting plan.

l. Special provisions for handicapped persons;

Finding: A Van Accessible parking space is being provided next to the office, and includes an accessible sidewalk (flush with the pavement) into the building. This will provide handicap access to rental units. An elevator is proposed in the center of the building to provide accessible access to the second floor. Handicap access to the elevator will be provided by the East and West, North and South entrance doors.

m. Other site elements and spaces which will assist in the evaluation of site development;

Finding: The proposed improvements include a second story that almost doubles the number of storage units of the site.

n. Proposed grading, slopes, and proposed drainage;

Finding: The site development plan includes a Grading Plan (Sheet 3 of 9) for the site including existing and proposed contours and the locations of the water quality and storm water detention improvements.

o Location and access to utilities including hydrant locations; and

Finding: Fire hydrants and fire access roads are shown on the Site Design Review Master Plan (Sheet 2 of 9). There are three hydrants on the property, one at the Southeast corner of the site, one at the Southwest corner of the site, and one at the Northwest corner of the site. A fourth hydrant is located directly across Elliott Road from the Northeast corner of the project.

p. Streets, driveways, and sidewalks.

Finding: Roads and utility improvements around the perimeter of the site are shown on the Site Design Review Master Utility Plan (Sheet 2 of 9). A new five foot wide property line sidewalk will be installed on the street frontages along the building site, but a bulge out is requested around the two existing hydrants along Hancock Street because the sidewalks were placed based on a curbside sidewalk design.

2. *Site Analysis Diagram. A site analysis diagram shall be to scale and shall indicate the following characteristics on the site and within 100 feet of the site:*

Finding: The Site Design Review Area Map (Sheet 1 of 9) shows the locations of existing buildings for more than 100 feet surrounding the development site.

a. Relationship of adjacent lands;

Finding: The locations of the adjacent lands and existing uses are shown on the Site Design Review Area Map (Sheet 1 of 9). Parr Lumber is located across Elliott Road to the East. Elliott Road Self Storage borders the site on the North. An additional building borders the site to the West. The property across Hancock Street is partially developed as small businesses, while the remainder is undeveloped.

b. Location of species of trees greater than four inches in diameter at four feet above ground level;

Finding: There are no trees on the property.

c. Existing and proposed topography;

Finding: The site slopes gently to the South as shown by the 1/2 foot contours on the Site Design Review Grading Plan (Sheet 3 of 9).

d. Natural drainage and proposed drainage and grading;

Finding: The site slopes gently to the South-Southwest. There are no established drainage channels on the site. Runoff is by sheet flow. No major grade changes are proposed except the site was found to have several feet of uncompacted soils in places, so much of the site will have to be excavated, dried out and re-compacted. Finish grading is shown on the Site Design Review Grading Plan (Sheet 3 of 9). Drainage will continue to be sheet flow with down spouts routed to splash blocks and overland flow off of the pavement into drainage swales. There will be several rain gardens on the West side of the building and one at the Southeast corner of the building. Overflow from the Southeast Rain Garden will flow to the Southwest Rain Garden/Storm Water Detention Facility, and it will overflow into a ditch inlet and piped into an existing catch basin on Hancock Street.

e. Natural features and structures having a visual or other significant relationship with the site.

Finding: The site does not have any significant natural features or structures. It is basically an open, gently sloping grassy field. Properties to the North, East and West are fully developed, and additional undeveloped property exists on the site to the South across Hancock Street. It is the intent of the landscape plan to create natural areas with native

vegetation surrounding the site.

3. *Architectural Drawings. Architectural drawings shall be prepared which identify floor plans and elevations.*

Finding: Floor plans and elevations of the buildings are attached in the exhibits. Minor changes are anticipated to reflect that the building will be stepped to conform to the topography.

4. *Landscape Plan. The landscape plan shall indicate:*
 - a. *The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all plant materials;*
 - b. *Proposed site contouring; and*
 - c. *A calculation of the percentage of the site to be landscaped.*

Finding: The Landscape Plans (Sheets 4 through 9) show the proposed landscaping including symbols indicating their proposed location on the site. The plant list includes the initial and mature size and canopy shape of the proposed plants. Little of the existing site vegetation will be maintained except for areas set aside for future development. The Grading Plan (Sheet 3 of 9) indicates the site grading in detail. As shown by the Site Development Master Utility Plan (Sheet 2 of 9), there is a table showing the proposed use of the property including buildings, access, landscaping and potential future development. Approximately 15% of the total project site will be landscaped.

5. *Special Needs for Handicapped. Where appropriate, the design review plan shall indicate compliance with handicapped accessibility requirements including, but not limited to, the location of handicapped parking spaces, the location of accessible routes from the entrance to the public way, and ramps for wheelchairs.*

Finding: The site is designed to be accessible including a van accessible parking space and a designated accessible route from the Elliott Road sidewalk. Interior building ramps at a slope of 1-inch in 12-inches will be constructed between building steps.

6. *Existing Features and Natural Landscape. The plans shall indicate existing landscaping and existing grades. Existing trees or other features intended to be preserved or removed shall be indicated on the plans.*

Finding: The site is gently sloping, covered with grass and has no trees or any significant natural features. Existing contours are shown on Sheet 2 of 9.

7. *Drives, Parking and Circulation. Proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points shall*

be indicated on the plans. Dimensions shall be provided on the plans for parking aisles, back-up areas, and other items as appropriate.

Finding: Existing traffic circulation through the site is shown on the Master Utility Plan. There will be an entrance at the Northeast corner of the site off of Elliott Road. There will be seven parking spaces along the North side of the building, and additional parking around and on the sides of the building. There will be a 20 to 30 foot wide paved driveway around the perimeter of the building for customer and emergency vehicle access.

8. *Drainage. The direction and location of on- and off-site drainage shall be indicated on the plans. This shall include, but not be limited to, site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project.*

Finding: Drainage of the paved areas is away from the building to the perimeter of the improved site where runoff will flow in shallow landscaped swales into rain/infiltration gardens and swales around the East, West and South sides of the building. The Southeast Rain/infiltration Garden will overflow down a shallow swale into the Southwest Rain/Infiltration Garden. The Southwest Rain/ Infiltration Garden overflow will discharge into the existing catch basin at the low point of Hancock Street. The swales and Rain/Infiltration Gardens meet the City of Newberg's water quality treatment and storm water detention requirements.

Since the project exceeds 2,877 square feet of created impervious area and the portion of the site being developed exceeds one acre, storm water detention is required according the Section 4.7.1 of the City of Newberg Design Standards Manual.

Detention facilities are designed for partial and full development of the site.

9. *Buffering and Screening. Buffering and screening of areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be shown on the plans.*

Finding: The site is visible from Elliott Road and Hancock Street and from the building adjoining the Northwest corner of the site. Street trees will be planted along Elliott Road and Hancock Street. The proposed garbage container will be placed in a walled and gated enclosure near the Northwest corner of the building and shrubs and bushes will be placed around the site for additional screening.

10. *Signs and Graphics. The location, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features shall be shown on the plans.*

Finding: A lighted entrance sign is proposed on the South side of the driveway outside of the clear vision triangle. The sign will be approximately 4 feet high, 8 feet long, 1 foot wide and lighted on both sides. The sign is to be similar to the sign and the applicant's Deborah Street storage facility.



Deborah Street Facility Sign

11. Exterior Lighting. Exterior lighting within the design review plan shall be indicated on the plans. The direction of the lighting, size and type of fixtures, and an indication of the amount of lighting shall be shown on the plans.

Finding: A lighting plan was prepared by Doug Woodward of Team Electric. A lighting plan, "Compliance Certificate" and Fixture Information is included in the exhibits.

12. *Trash and Refuse Storage. All trash or refuse storage areas, along with appropriate screening, shall be indicated on the plans. Refuse storage areas must be constructed of brick, concrete block or other similar products as approved by the director.*

Finding: A 8-foot by 4-foot concrete pad is proposed at the West end of the designated parking area on the North side of the building for a gated garbage enclosure. A 6-foot high block wall will be constructed on the West, South and East sides and there will be a gate on the North side to provide screening, security and refuse containment.

13. *Roadways and Utilities. The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.*

Finding: The South and East sides building site is surrounded by improved public streets and curb line sidewalks where the adjoining property has already been developed. The only proposed public improvements will be 5-foot sidewalks fronting Elliott Road and Hancock Street. Sidewalks surround the project are curbside sidewalks, and underground utilities, fire hydrants, telephone risers, "No Parking Signs" and the West Fire Access Driveway approach have been installed based on a curbside sidewalk. It is requested that curbside sidewalks either be permitted for this project to match developments in the area, or allow sidewalks to be bulbed around the two existing fire hydrants.

14. *Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards.*

Finding: The proposed development will be for 280 individual rented storage units. It is not anticipated that peak traffic will be anywhere near 40 trips per peak hour as this would require 1 out of 7 renters to visit the site during the peak hour every day. In an e-mail dated 26 May 2016, the applicant stated, "*Leonard from the studies we have done in the past I think we would generate less than 20 cars per day on average for this size facility. We can document this from traffic at our other facilities with our gat access reports. We can tell you which days and hours our tenants arrive and leave. Jerry*". Furthermore, the applicants own the Deborah Street facility in Newberg which has 345 units (23% larger than the proposed facility on Hancock, and their maximum traffic count is about 18 cars per day and seldom exceed 4 or 5 cars on site at one time. The Google Earth image of the facility shows four cars on the site and two cars coming or leaving. Two of the cars appear to be the manager's cars as they are parked behind the manager's unit. Based on the Google Earth photo, there only appears to be five designated parking spaces at the Deborah Street facility.

Seven designated parking spaces are proposed on the North side of the building next to the office, and an additional 15 spaces are available around the perimeter of the building which provide closer access to many of the several building entrances.

The frontage improvements (except for sidewalks that will be constructed as part of this development) have already been completed, the proposed storage site access is 240 feet from the intersection of Elliott Road and Hancock Street that is functioning at a high level of service, and the project is not anticipated to generate significant additional traffic.

Therefore, it is requested that a waiver for a traffic study be granted and that a waiver be granted to reduce the number of required parking spaces to seven.

15.220.070 Additional requirements for development in the C-2 zoning district.

The purpose of this section is to ensure that development in the C-2 zoning district is designed to promote pedestrian and bicycle uses and improve aesthetics and compatibility. An applicant for a new development or redevelopment within the C-2 zoning district, which is subject to the site design review process, must demonstrate that the following site and building design elements have been incorporated into the design of the project. Exceptions to these additional development requirements may be granted if the requirements would result in construction that is out of character with surrounding development. Applicants for redevelopment of a designated landmark will not be subject to these additional requirements, except for requirements regarding parking and service drives.

- A. *Building Entrances. Each building on a lot shall have a primary pedestrian entrance oriented to the primary street. "Oriented to a street" means that the building entrance faces the street or is connected to the street by a direct and convenient pathway not exceeding 60 feet in length. "Primary street" means the street which has the highest estimated volume of pedestrian traffic. This requirement does not apply to buildings that are located behind other buildings on the lot such that 50 percent or more of their building frontage is blocked by the front building, as measured by sight lines that are perpendicular to the street right-of-way. Such rear buildings shall have a primary entrance oriented to an internal sidewalk or pedestrian pathway system which is internally connected and provides a connection to the primary street.*

Response: The purpose of this development is to provide individual storage units for rent. The nature of the self storage business is to provide storage lockers with both exterior and interior access within the building. The security of the facility requires a fenced environment with keypad access gates. The office needs to be located in such a way that customers can drive up and park near the office entrance and the personnel in the office can observe the car traffic entering the facility. The access drive needs to be located for a safe entrance and exit from the facility. A street intersection (corner) does not provide safe ingress and egress for automobile and truck traffic utilizing the facility.

he office and it's entrance is located to best facilitate the customers using the facility and future development of the balance of the 2.87 acres. The street corner is also located at a lower spot on the site, which is an area draining to a low spot for the location of the water retention area. The site is unique as in the past a storm drain and sewer line were installed in dedicated easements on a diagonal direction through the property dictating areas which are unbuildable.

Other buildings adjacent to the North and West and East do not utilize the lot corners for their entrances nor are the entrances 60 feet from the street. The designed entrance and office setback are compatible with the existing adjoining properties.

Almost all visits to the site will be by motor vehicle to take or pick up items in storage. A designated pedestrian access to the storage office building is shown on the plans, but the distance exceeds 60 feet as the entrance to the office building will be on the side with the designated parking spaces, however some storage units in the Northeast corner of the

building are within 60 feet of the proposed sidewalk along Elliott Road.

Pedestrian use of sidewalks in the neighborhood of this project on Elliott Road and Hancock Street is low due to the lack of sidewalks due to the adjoining land being undeveloped, and because uses in the area are other storage units, a lumber yard, a fueling station, and small businesses.

In conclusion, an exception to the 60 foot requirement is requested under Part C below and also because the requirements would result in construction that is "out of character with surrounding development" and surrounding uses.

B. *Parking and Service Drives.* *No off-street parking or service drives shall be placed within the required front yard setback. No off-street parking shall be placed between the front property line of the primary street, as defined in subsection (A) of this section, and the building. This requirement does not apply to buildings that are located behind other buildings on the lot such that 50 percent or more of their building frontage is blocked by the front building, as measured by sight lines that are perpendicular to the street right-of-way.*

Response: The very nature of the self storage business is to have a drive around the exterior of the provided buildings for ease of access to the tenant base. This drive also provides for fire truck access for fire protection of the building with the proper turning radius. The drive is used on a short term basis for the loading and unloading in front of a tenants storage area. This activity occurs very infrequently and there are no designated parking spaces between the building and the street. The building and occasional parking will be partially screened by landscaping. An exception to this requirement is requested under Part C below

C. *Exceptions.* *The review body may approve exceptions to the above, provided there are no reasonable alternatives that would allow access to or parking on the lot.*

Response: Exceptions to Requirements A. and B. are requested as the proposed use of the site as rental storage uses for the public which requires customer and emergency vehicular access around all sides of the building. Pedestrian access to storage units will be rare or non-existent. Vehicle traffic by renters will also be infrequent with total trips in the range of 20 per day or less. Furthermore, the existing character of the neighborhood (bordered by storage units and a lumber yard) results in limited pedestrian movement.

D. *Building Mass.* *Where building elevations are oriented to the street in conformance with subsection (A) of this section, architectural features such as windows, pedestrian entrances, building offsets, projections, detailing, change in materials or similar features, shall be used to break up and articulate large building surfaces and volumes.*

Response: It is intent of the building design to meet architectural feature requirements as shown by the building elevations. However, the other architectural features such as windows, building offsets, projections, etc. are not appropriate due to the requirement of

maintaining security for the storage units. Windows and door treatments are shown on the architectural elevations attached to this application.

E. Corner Lots. *Buildings on corner lots shall have their primary entrance oriented to the street corner, or within 40 feet of the street corner (i.e., as measured from the lot corner). In this case, the street corner shall provide an extra-wide sidewalk or plaza area with landscaping, seating or other pedestrian amenities. The building corner shall provide architectural detailing or beveling to add visual interest to the corner.*

Response: The vehicle and pedestrian access is located away from the corner of Elliott Road and Hancock Streets to produce a safer entrance with less traffic and a larger sight distance. The entire sight will be fenced, so the only pedestrian access, for security purposes, will be located at the North end of the building on the East and West sides.

This requirement is not an appropriate standard for the proposed use as a storage facility and does not conform to the two of the existing developed corners at the intersection of Hancock Street and Elliott Road. A determination is hereby being requested under a Type I application stating that the requirements do not apply to the proposed use, nor are they in conformance with the existing neighborhood.

F. Pedestrian-Scale Building Entrances. *Recessed entries, canopies, and/or similar features shall be used at the entries to buildings in order to create a pedestrian scale.*

Response: The vehicle and pedestrian access is located away from the corner of Elliott Road and Hancock Streets to produce a safer entrance with less traffic and a larger sight distance. The entire sight will be fenced, so the only pedestrian access without a security code will be to the office located at the North end of the building. In that the proposed use as a rentable storage space facility requires that large items will be stored at the site, often using hand carts, obstructions to building entrances need to be minimized.

G. Windows.

1. *On commercial building facades facing a public street, windows shall comprise a minimum of 40 percent of the ground floor facade. For large-scale buildings and developments meeting the standards under subsection (H) of this section, windows shall comprise a minimum of 20 percent of the ground floor facade.*
2. *For large-scale buildings and developments meeting the standards under subsection (H) of this section, 50 percent of all required window area shall allow view into an active space. An "active space" is defined as any area within a building that is used for shopping, dining, office space, and so forth. Merchandise display windows with displays that change at least semi-annually shall be considered an active space. Examples of areas that are considered nonactive spaces are storage and mechanical equipment*

areas, and windows that are obscured by shelving or material affixed to the window.

Response: The design of self service storage limits the amount of window space based on the necessity of access by garage doors to the tenants storage locker. It should be noted that the office area is in excess of the 40% requirement. It might be noted that the storage facility at 2811 Portland Road received the award for the best commercial facility for the year and that this facility is very close in design. We would ask for some leeway in accomplishing this criteria. This facility is compatible with the other facilities in the area.

The regulations seem to be written for retail projects, but this project is not a retail project, so the requirements should not apply. A waiver from the standards is being requested under the Type I application.

H. Design of Large-Scale Buildings and Developments. All buildings on a development site shall conform to the design standards included under this subsection where the total square footage of one commercial building exceeds 30,000 square feet of total ground floor area or all commercial buildings exceed 50,000 square feet of total ground floor area. Deviations from these standards may be approved, where appropriate, through the conditional use permit process.

1. Facade Articulation. Incorporate changes in building direction (i.e., articulation), and divide large masses into varying heights and sizes. Such changes may include building offsets; projections; changes in elevation or horizontal direction; sheltering roofs; terraces; a distinct pattern of divisions in surface materials; and use of windows, screening trees; small-scale lighting (e.g., wall-mounted lighting); and similar features. At least five of the following elements shall be included along each 100 feet of building frontage facing a street:

a. A building offset or projection of at least six feet depth and width.

Response: The upper floor of the building is a different size than the ground floor. Windows have been added to the upstairs manager's unit.

b. An awning or roof sheltering a pedestrian walkway or seating area.

c. A building facade shall be comprised of at least two building materials, with the lesser comprising not less than 10 percent of the total facade.

Response: As shown on the building elevations, two types of building materials are proposed including brick trim, and siding.

d. Contrasting brick, stone, or natural wood trim.

Response: As shown on the building elevations, to types of building materials are proposed including brick trip, and siding.

e. *Pitched roofs or gable-end roofs.*

Response: A pitched roof and gable ends are proposed.

f. *Curved arches or roof line features.*

Roof Line Features: As shown by the building elevations, there are several roof line features that break up the building including overhands, a shed roof over portions of the lower floor and an offset in the second story manager's residence.

g. *.A tower, spire, or cupola.*

h. *A cornice.*

i. *Second story windows that comprise a minimum of 10 percent of the second floor facade.*

[Note: the example shown here is meant to illustrate these building design elements, and should not be interpreted as a required architectural style.]

2. *Pedestrian Entrance. Every building elevation facing a street with a horizontal dimension of more than 100 feet, as measured from end-wall to end-wall, shall have a building entrance no more than 100 feet from another entrance or end-wall; except that building elevations that are unable to provide an entrance due to the internal function of the building space (e.g., mechanical equipment, areas where the public or employees are not received, etc.) may not be required to meet this standard. Pathways shall connect all entrances to the street right-of-way.*

Response: As shown by the building elevations and floor plans, the building meets this requirement.

3. *Building Facades Not Fronting a Street. For all ground floor facades that do not face a public street, windows shall comprise a minimum of 20 percent of the ground floor facade or a landscape strip shall be provided adjacent to the building. The landscape strip shall be a minimum of five feet in width and include a combination of trees, shrubs, and groundcover or grass. Plant material shall be selected from at least two of the different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs). The type of tree selected shall have a crown of less than 15 feet at maturity. Exceptions to this standard include building facades that abut outdoor storage areas, loading docks, and mechanical equipment areas.*

Response: This requirement meets the exception standard as the entire perimeter of the building serves as a "loading dock" as the perimeter of the building, except at the office, has garage type doors into individual storage units.

4. *Building Orientation. All buildings shall be oriented to a primary street as defined in subsection (A) of this section or oriented to a plaza or open space within the development site that connects to the primary street. "Oriented to a plaza or open space" means that the building entrance faces the plaza, open space, shared parking area or is connected to the plaza by a direct and convenient pathway not exceeding 60 feet in length.*

Response: This building, since it has entrances on all sides, is orientated to both Elliott Road and Hancock Street.

5. *On-Site Landscaping and Screening.*
 - a. *A continuous landscape strip, with a five-foot minimum width, shall be located perpendicular to groups of two or more parking stalls. Within the landscape strip, at a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. The type of tree shall be chosen from the City of Newberg preferred street tree list and have a minimum crown spread of 25 feet. This standard shall apply unless otherwise approved by the director based on the following alternative standards:*
 - i. *No more than seven parking stalls shall be grouped together without a landscape island. The landscape island shall have a width and depth no less than five feet and contain no less than one deciduous shade tree; or*

Response: One deciduous street tree, a *Stewartia ovata* (Mountain Stewartia) is proposed in the island. It will grow 15 feet tall, and is presently used as a street tree in Carlton, Oregon.

- ii. *Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, with a maximum of 75 feet, within areas proposed for grouped parking. For every seven planting landscape islands, one shall be no less than 500 square feet in size.*

Response: Since there are only seven parking spaces proposed, a landscape island is not required, but an island is being provided on the West side of the seven spaces.

- b. *At a minimum 50 percent of the parking area shall drain to a*

stormwater mitigation area. The mitigation area shall be designed using best management stormwater practices including, but not limited to, bioswales, rain gardens, or similar design intended to reduce stormwater flow and improve stormwater quality.

Response: 100% of all driveways, parking spaces and the building roof drains sheet flow into landscaped water quality mitigation areas that surround the project on three sides.

- c. *A 20-foot-wide landscaped buffer shall be provided between the development and any adjoining residential district. The buffer shall include a continuous six-foot-high sight-obscuring fence or wall, a continuous hedge and/or berm designed to achieve a height of six feet upon maturity, a row of trees not more than 35 feet on-center, and shrubs or living groundcover.*

Response: This standard does not apply as there is no adjoining residential district.

- d. *Outdoor storage areas, loading docks, and mechanical equipment areas shall be fenced with 75 percent opaque site-obscuring fencing or screened with landscaping between the area and public streets.*

Response: There are no "outdoor storage areas". All storage will be inside the proposed building.

- e. *One square foot of interior open space or plaza space shall be required for every five square feet of gross floor area. The following features shall be included in the open space or plaza area:*
 - i. *One linear foot of seating space shall be required for every 30 square feet of open space or plaza space.*
 - ii. *One tree shall be provided for every 800 square feet of plaza space or open space.*
 - iii. *Pedestrian-scale lighting according to subsection (H)(7) of this section.*

Response: The project is a storage facility with individual storage places for rent, and the customers will visit infrequently to drop off or pick up storage items. from their rented units, so this standard does not apply. A waiver from this requirement is being requested through a Type I procedure as this requirement is based on a retail use.

6. *Vehicle and Pedestrian Connectivity.*

- a. *Public streets may be required to be dedicated where needed to improve internal circulation, to connect to neighboring properties or*

streets, to break up large blocks, or to reduce travel around a site.

Response: Public Streets through the project are unneeded and unnecessary to provide access to the storage buildings proposed for the project. Interior looped access through the site will be provided with all exits through a gated and locked exit.

- b. At a minimum, 95 percent of the parking spaces shall be located within 75 feet of a private walkway or public sidewalk.*

Response: The seven designated parking spaces front a private sidewalk.

- 7. Pedestrian-Scale Lighting. Pedestrian-scale lighting shall be located along all internal walkways and provide a minimum illumination of one foot-candle. Building entrances shall have a minimum illumination of five foot-candles. Lighting shall be fully shielded so that no light is emitted at an angle above the horizontal plane as illustrated by the lighting plan. The type of features that should be considered include, but are not limited to, street lamps, light fixtures attached to buildings, and light bollards. All pedestrian-scale light fixtures shall not exceed a maximum height of 15 feet as measured from grade to the fixture lamp. The lens material for all pedestrian-scale lighting shall be constructed of acrylic or similar shatter-resistant material as determined by the director. Glass lenses shall not be used for any pedestrian-scale lighting.*

Response: Down lighting around the building is proposed. Access to storage units is generally prohibited at night.

- 8. Parking. The number of parking stalls shall not exceed 125 percent of the minimum number of stalls required. Parking stalls constructed of grass blocks, grasscrete, pervious asphalt or concrete, or similar pervious material shall not be counted in this limit.*

Response: A parking determination waiver for a reduced number of parking spaces is being requested as the number of units required is greater than the parking demands at similar facilities.

- 9. Existing Development. Any existing legal conforming site, through future development, exceeding the square footage threshold contained in this subsection (H) shall follow the standards contained in Chapter 15.205 NMC, Nonconforming Uses and Buildings.*

Response: This section does not apply as there are no existing buildings on the site.

- 10. Vacancy Agreement. All large-scale retail development sites as defined in this subsection (H) shall have an abandoned building surety agreement filed with the city. The purpose of the agreement is to ensure a continued*

attractive business environment in case a building goes vacant. The agreement shall provide measures to maintain the on-site landscaping and exterior of the buildings to their prevacancy condition, and to assist in finding a future tenant. "Vacancy" is defined as a period exceeding one year without legal occupancy. The terms of the agreement shall include:

Response: This section does not apply as this project is not a large scale retail development.

11. *Environmental Impact. All new large-scale retail development as defined in subsection (H) of this section shall be LEED certified as defined by the U.S. Green Building Council. The terms of approval are as follows:*

Response: This project is not a retail project, so the LEED requirements do not apply.

15.302 USE CATEGORIES

15.302.032 Purposes of each zoning district.

- G. *C-2 Community Commercial District. The C-2 community commercial district is intended to create, preserve and enhance areas with a wide range of retail sales, commercial services, and office establishments. Typical development types include individual commercial buildings on small and large sites, community shopping centers, and some outdoor retail uses. This district is typically located along highways and arterials. This district also includes some development which does not strictly fit the description of "commercial" but also does not merit a separate zoning district. The C-2 district is intended to be consistent with the commercial (COM) and mixed use (MIX) designations of the comprehensive plan.*

Finding: The adjoining property to the Northwest has a well established use as a self storage facility, and this project will be an extension of that use. The site has good access from Elliot Road which has been developed as a Major Collector Street on the City of Newberg Functional Classification Map. Elliot Road connects to Highway 99W at a stop light at the intersection.

15.305 ZONING USE TABLE

15.305.010 Classification of uses.

The zoning use table under NMC 15.305.020 identifies the land uses that are allowed in the various zoning districts. The specific land use categories are described in Chapter 15.303 NMC. The table identifies each use as one of the following:

ZONING - C-2, Commercial - #505 *Self-service storage*

Finding: Self Service Storage is a permitted use in the C-2 Zone.

15.405 LOT REQUIREMENTS

15.405.010 Lot area – Lot areas per dwelling unit.

- A. *In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:*
3. *In the AI, AR, C-1, C-2, and C-3 districts, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a subdistrict.*

Finding: The development site has 125,464 square feet which exceeds the 5,000 square foot requirement.

15.410 YARD SETBACK REQUIREMENTS

15.410.020 Front yard setback.

B. Commercial.

2. *All lots or development sites in the C-2 district shall have a front yard of not less than 10 feet. No parking shall be allowed in said yard. Said yard shall be landscaped and maintained.*

Finding: A landscape buffer of approximately 19 feet is proposed along Elliot Road and approximately 10 feet of landscaping is proposed along Hancock Street. These yards will be landscaped and maintained, and will not be used for parking.

15.410.030 Interior yard setback.

B. Commercial;

1. *All lots or development sites in the C-1 and C-2 districts have no interior yards required where said lots or development sites abut property lines of commercially or industrially zoned property. When interior lot lines of said districts are common with property zoned residentially, interior yards of not less than 10 feet shall be required opposite the residential districts.*

Finding: The proposed building is located in the East half of the property. No development is proposed within any required setbacks. All interior yards abut Commercial

or Industrial property, so no interior yard setbacks are required.

15.410.060 Vision clearance setback.

B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.

Finding: A 25' vision triangle is shown on the Site Design Review. No development is proposed within the site vision clearance triangle other than a sidewalk, driveway and low landscaping.

C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.

Finding: The vision clearance triangle at the site's entrance at the Northeast corner of the property will be kept free of all visual obstructions.

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.
The following intrusions may project into required yards to the extent and under the conditions and limitations indicated:

E. Parking and Service Drives (Also Refer to NMC 15.440.010 through 15.440.080).

1. In any district, service drives or accessways providing ingress and egress shall be permitted, together with any appropriate traffic control devices in any required yard.

Finding: The site will have one access through the required 10-foot front yard as allowed in the Northeast corner of the property..

3. In any commercial or industrial district, except C-1, C-4 and M-1, public or private parking areas or parking spaces shall be permitted in any required yard (see NMC 15.410.030). Parking requirements in the C-4 district are described in NMC 15.352.040(H).

Finding: No parking is proposed in any required yards.

15.415 BUILDING AND SITE DESIGN STANDARDS

15.415.010 Main buildings and uses as accessory buildings

B. Commercial and Industrial.

2. *In the AI, C-2, C-3, M-1, M-2, and M-3 districts there is no building height limitation, except, where said districts abut upon a residential district, the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.*

Finding: The proposed building is located in a C-2 Zone with no adjacent residential zones, so there are no height limits.

15.415.040 Public access required.

No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone. Existing private streets may not be used for access for new dwelling units, except as allowed under NMC 15.405.030. No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.

Finding: The proposed building is on a site with direct access to Elliot Road.

Chapter 15.420 LANDSCAPING AND OUTDOOR AREAS

15.420.010 Required minimum standards.

- B. *Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:*
 1. *A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section. Development in the C-3 (central business district) zoning district and M-4 (large lot industrial) zoning district is exempt from the 15 percent landscape area requirement of this section. Additional landscaping requirements in the C-4 district are described in NMC 15.352.040(K). In the AI airport industrial district, only a five percent landscaping standard is required with the goal of "softening" the buildings and making the development "green" with plants, where possible. The existence of the runway, taxiway, and approach open areas already provide generally for the 15 percent requirement. Developments in the AI airport industrial district with a public street frontage shall have said minimum landscaping between the front property line and the front of the building.*
 2. *All areas subject to the final design review plan and not otherwise improved shall be landscaped.*

Finding: This application is for partial development of the site, and the area of the proposed landscaping meets the 15% landscaping requirement for the proposed development of the entire site. A total of 17.8% of the total site after future development will be landscaping.

The development site, bounded by the North line of the site, the Elliott Road and Hancock Street rights-of-way and the proposed water quality swales along the West side of the development area, contains 1.3147 acres of which 0.4326 acres (32.9% of the proposed development area) is landscaping. Therefore this project meets the landscape area requirement even for the entire project when fully developed.

3. *The following landscape requirements shall apply to the parking and loading areas:*
 - a. *A parking or loading area providing 10 or more spaces shall be improved with defined landscape areas totaling no less than 25 square feet per parking space.*

Finding: Only seven defined parking spaces are proposed, so this requirement does not apply.

4. *Trees, Shrubs and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.*

Finding: Seventeen street trees are proposed for the Elliott Road and Hancock Street right-of-ways. The trees will be chosen from the City of Newberg Street Tree List.

5. *Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of irrigated and nonirrigated areas. Landscaping material used within nonirrigated areas must consist of drought-resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.*

Finding: It is the intent of this project to use native plants that are adapted to the local site conditions and require little to no maintenance as shown on the landscape plan. It is proposed to plant the plants in the fall so that they can become fully established by spring. Temporary irrigation during the plant establishment period will be provided as necessary.

6. *Required landscaping shall be continuously maintained.*

Finding: The landscape plan was prepared with the goal of requiring little to no maintenance, but the owner contracts with a landscape service for any necessary

landscape maintenance.

7. *Maximum height of tree species shall be considered when planting under overhead utility lines.*

Finding: No overhead power lines exist in this area of the site.

8. *Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site development master plan, the landscape requirements will be reviewed through an administrative Type I review process.*

Finding: A detailed landscape plan with plant schedules and locations is included as part of this application as shown by the Site Design Review Landscape Plans (Sheets 4 through 9).

9. *In the M-4 zone, landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) do not apply unless within 50 feet of a residential district.*

Finding: This section does not apply as the project is located in a C-2 Zone, and is not adjoined by a residential district.

CHAPTER 15.425 EXTERIOR LIGHTING

15.425.020 Applicability and exemptions.

- A. **Applicability.** Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of multifamily residential, commercial, industrial, public, recreational and institutional uses. The applicant for any Type I or Type II development permit shall submit, as part of the site plan, evidence that the proposed outdoor lighting plan will comply with this section. This information shall contain but not be limited to the following:

Finding: This is a Type II application, so a lighting plan is required. One has been prepared by Team Electric and is included in the exhibits.

15.425.040 Requirements.

- A. **General Requirements – All Zoning Districts.**
 1. *Low-level light fixtures include exterior lights which are installed between ground level and six feet tall. Low-level light fixtures are considered*

nonintrusive and are unrestricted by this code.

2. *Medium-level light fixtures include exterior lights which are installed between six feet and 15 feet above ground level. Medium-level light fixtures must either comply with the shielding requirements of subsection (B) of this section, or the applicant shall show that light trespass from a property has been designed not to exceed one-half foot-candle at the property line.*
3. *High-level light fixtures include exterior lights which are installed 15 feet or more above ground level. High-level light fixtures must comply with the shielding requirements of subsection (B) of this section, and light trespass from a property may not exceed one-half foot-candle at the property line.*

B. Table of Shielding Requirements.

Fixture Lamp Type	Shielded
<i>Low/high pressure sodium, mercury vapor, metal halide and fluorescent over 50 watts</i>	<i>Fully</i>
<i>Incandescent over 160 watts</i>	<i>Fully</i>
<i>Incandescent 160 watts or less</i>	<i>None</i>
<i>Fossil fuel</i>	<i>None</i>
<i>Any light source of 50 watts or less</i>	<i>None</i>
<i>Other sources</i>	<i>As approved by NMC 15.425.030</i>

Finding: The proposed use is a two story storage building with rented individual storage units of various sizes. Vehicle access to the South, East and West sides of the building will be gated with a keypad to open the gate. Exterior lighting as shown on the lighting plan will be provided.

CHAPTER 15.435 SIGNS

15.435.010 Purpose.

- A. *The citizens of Newberg desire a clean, attractive, economically vibrant, and safe community. Well-planned and constructed signs can contribute to the community's success by directing and informing the public about commercial and other activities, and by creating attractive commercial and other neighborhoods. On the other hand, unregulated signage can create clutter, distractions, and hazards.*

Finding: An exterior lighted sign is proposed as part of this application as shown on the site plan at the Northeast entrance, and as described above.

CHAPTER 15.440 OFF-STREET PARKING, BICYCLE PARKING, AND PRIVATE WALKWAYS

15.440.010 Required off-street parking.

- A. *Off-street parking shall be provided on the development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the development site or within 400 feet of the development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.*

Finding: This property is a C-2 zone. The proposed development is a building for individual storage spaces. Seven designated parking spaces, including one handicapped space, is provided on the North side of the building at the office. Since most customers will have a password and will drive direct to the closest entrance to their space, much of the parking will be around the building on the West, East and South sides. Based on information provided by the developer, who owns several similar projects, average daily traffic is not expected to exceed 20 cars per day, and since plenty of designated and undesignated parking areas are available, no parking problems are anticipated.

15.440.020 Parking area and service drive design.

- A. *All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.*

Finding: The designated parking spaces meet the requirements of the code as they are 9 feet wide, 19 feet deep, and are served by a 24-foot wide driveway off of Elliott Road.

15.440.030 Parking spaces required.

<i>Use</i>	<i>Minimum Parking Spaces Required</i>
<i>Wholesale and storage operations</i>	<i>1 for each 700 sq. ft. of gross floor area</i>

Finding: It is anticipated that this building will require one parking space for a period of 1/2 hour or less per day. The requirement for spaces at one per 700 square feet of gross floor area of which there is 37,525 square feet which would require 54 parking spaces.

Seven designated parking spaces are proposed on the North side of the building next to the office. It is anticipated that most parking will be around the exterior storage units or near the nearest entrance. Another 15 vehicles can park around the sides of the building without blocking the doors, for a total of 22 spaces. These spaces will take up only 9 feet of the 30-foot width of the asphalt driveway around the building.

The applicants own the Deborah Street facility in Newberg which has 345 units (23% larger than the proposed facility on Hancock, and their maximum traffic count is about 18 cars

per day and seldom exceed 4 or 5 cars on site at one time. They have five regular parking spaces plus one handicap space. The Google Earth image of the facility shows four cars on the site and two cars coming or leaving. Two of the cars appear to be the manager's cars as they are parked behind the manager's unit.

The newer Google Earth image shows:

A Storage Place

Deborah Road, Newberg, Oregon

Manager's Unit: 1

Google Earth Striped Parking Spaces: 5

Storage Units: 345

Total Cars: 3

Other developments investigated include:

A Storage Place of Clackamas LLC

15700 S. E. McKinley Avenue, Clackamas, Oregon

Manager's Units: 2

Google Earth Striped Parking Spaces: 5 including one Handicapped Space, Space for 4 more cars available

Storage Units: 800

Square Footage: 108,000 sq. ft.

Total Cars Parked: 4

Oswego Storage

7055 S. W. McEwan Road, Lake Oswego, Oregon

Google Earth Striped Parking Spaces: 0

Storage Units: 264

Square Footage: 33,000 sq. ft.

Total Cars Parked: 0

U-Store Self Storage

Dundee, Oregon

Google Earth Striped Parking Spaces: 6 Including One Handicap Space

Total Cars Parked: 1 (Inside Project at Unit)

This information with Google Earth Images is included in the exhibits at the end of this report.

In conclusion, average daily traffic is not expected to exceed 20 cars per day, so a requirement of 54 parking spaces is unreasonable, therefore a Type I request for a parking determination is being submitted to reduce the parking requirement.

15.440.040 Parking requirements for uses not specified.

The parking space requirements for buildings and uses not set forth herein shall be determined by the director through a Type I procedure. Such determination shall be based upon the requirements for the most comparable building or use specified herein.

Response: A Type I application is being requested for a parking determination for a self-storage building as there are no comparable use listed in the City of Newberg Development Code parking standards. As traffic is not expected to exceed 20 cars per day, and 7 designated parking is being proposed and an additional 15 are available around the building for a total of 22, the number of spaces exceeds to anticipated total daily traffic.

15.440.060 Parking area and service drive improvements.

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

- A. *All parking areas and service drives shall have surfacing of asphaltic concrete or portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private property.*

Finding: Paved driveways and parking spaces are proposed.

- B. *All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.*

Finding: The proposed development does not encroach on public streets or public right-of-ways.

- C. *All parking areas, except those required in conjunction with a single-family or two-family dwelling, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.*

Finding: Parking space bumpers are not required as all parking spaces do not abut private and public property.

15.440.100 Facility requirements.

Bicycle parking facilities shall be provided for the uses shown in the following table. Fractional space requirements shall be rounded up to the next whole number.

New commercial, industrial, office and institutional developments, including additions that total 4,000 square feet or more

*One bicycle parking space for every 10,000 square feet of gross floor area
In C-4 districts, two bicycle parking spaces, or one per 5,000 square feet of building area, must be provided, whichever is greater*

Finding: Since the total building area is 37,525 square feet, this would require 7 bicycle spaces (rounded down) or eight bicycle spaces if rounded up. In reality, bicycle traffic to a storage place is rare, the those that do bike will park their bike at the nearest building entrance that they are going to use rather than a designated parking space. Therefore, while two formal bicycle spaces with a bicycle rack on the North side of the office building are proposed, it is requested that the requirement for eight formal bicycle parking spaces be waived under a Type I waiver request.

CHAPTER 15.505 STREET AND TRANSPORTATION IMPROVEMENTS DESIGN STANDARDS

15.505.020 Layout of streets, alleys, bikeways, and walkways.

Finding: No new streets, alleys, bikeways or walkways are proposed, necessary or in the Newberg transportation plan for this project, so Chapter 15.505 does not apply.

A STORAGE PLACE HANCOCK SUPPLEMENTAL INFORMATION

- (1) Design compatibility.** *The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.*

Finding: Pictures of the existing facility and surrounding developments are show in the following pages. As can be seen, the proposed building is similar to the appearance of the surround existing development and therefore is compatible..

- 8) Sub-district compliance.** *Properties located within sub-districts shall comply with the provisions of those subdistricts located in §§ 15.340.010 through 15.348.060.*

Finding: The building site is located in an Airport Overlay Zone as shown on the attached "Airport Overlay Map". This map was compiled using a combination of survey data, Google Earth Images, Google Earth elevations, "Map 2 Airport Overlay Zone" from the Newberg Development Code and an Airport Overlay "Airport overlay.jpg" image received from the City of Newberg Department of Community

Development.

The Airport Primary Surface extends 200 foot North from the start of the runway on the North end of the runway. This point is the start of a 20 horizontal to 1 vertical slope up representing the bottom of the Airport Approach surface which is intended to be the lowest elevation of the flight path of landing aircraft. This flight path starts at 250 feet wide centered on the centerline of the airport runway, and widens to 850 feet at 3,000 feet from the end of the Airport Primary Surface.

From the edge of the Approach Surface outwards, there is a Transitional Surface that extends upward and outward at a slope of 7 feet horizontal to 1 foot vertical.

In conclusion, the peak of the roof on the South end of the proposed storage building the ground elevation of 188 feet (from Google Earth) plus 27 feet for the height of the building to the roof peak for a top of building elevation of 215 feet

The bottom of the approach surface at the South end of the building is calculated as:

End of runway elevation	182 feet (from Google Earth)
Approach Surface	779 feet @ 20:1 Slope = 39 feet
Transitional Surface	177 feet @ 7:1 Slope = 25 feet

Bottom of Transitional Surface = $182 + 39 + 25 = 246$ feet

In conclusion, the top of the proposed pole storage building is 31 feet below the Airport Transitional Surface and complies with the Airport Overlay Zone. The FAA has approved construction of the building without lighting.

A copy of the FAA Approval of the proposed building is attached in the Exhibits

DESIGN REVIEW PICTURES



Hancock Street Looking East Northeast to Parr Lumber Site

The Parr Lumber Building is on the East side of Elliot Road is an Aluminum Siding covered building. The office building on the left is on the property North of the Development Site. The field on left of the photo is planned for the two story storage building.



Hancock Street Looking Northwest

The proposed building located on the property on the right side of the picture.



Fire Access Road along the West side of the Site Looking North

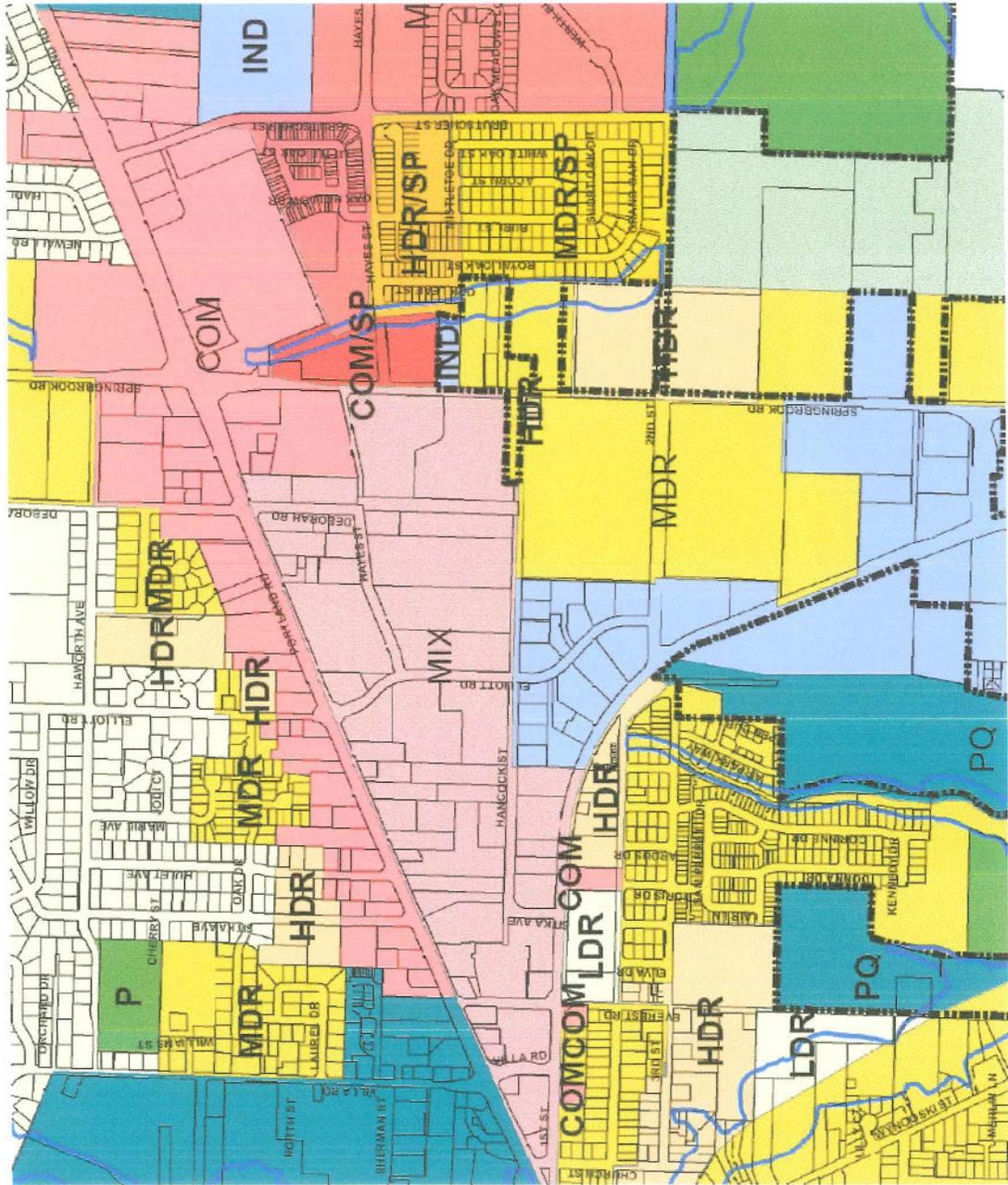
The Building Site is East of this fire access road located on the West side of the property and shows the types of storage buildings on the developed property to the North.

Conclusion

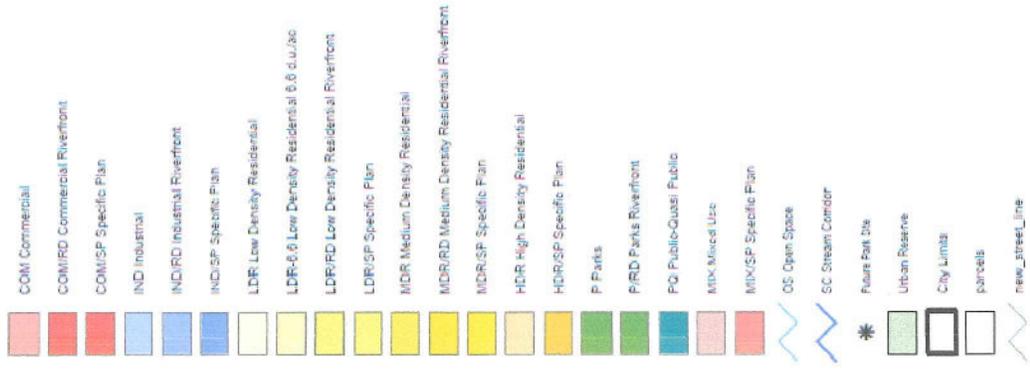
This development site can be developed with minimal to no increased impact to city services and transportation facilities. Storage units, while requiring access, do not generate significant traffic. The storage building site will have landscaping on the entire building perimeter with approximately 19 feet along Elliott Road and 10 feet along Hancock Street.

Approval of the Site Design Review applications for a 19,925 square foot two story building under a Type II review and Type I waivers to standards not appropriate to storage buildings is hereby requested.

HANCOCK STORAGE - COMPREHENSIVE PLAN



COMPREHENSIVE PLAN MAP Including the Urban Reserve Areas





ASSESSMENT & TAX
CARTOGRAPHY

N.E. 1/4 N.E. 1/4 SEC. 20 T.3S. R.2W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

CANCELLED TAXLOTS:
201 A3
201 A2
1002
1001
302
300
101

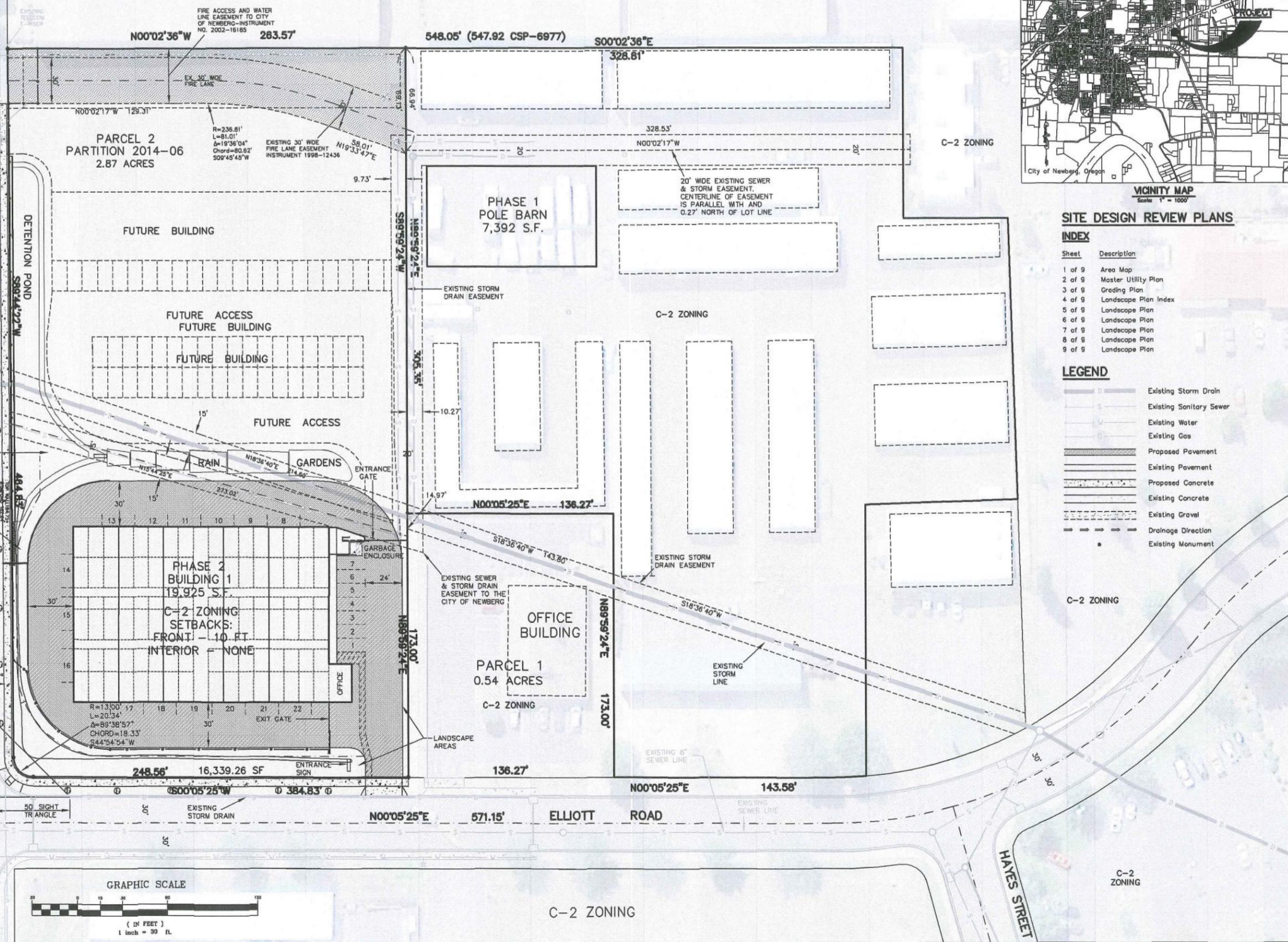
DATE PRINTED: 7/10/2014

This plat is for assessment and taxation (AST) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purpose other than assessment and taxation.





M-2 ZONING



PARCEL 2
PARTITION 2014-06
2.87 ACRES

PHASE 1
POLE BARN
7,392 S.F.

PHASE 2
BUILDING 1
19,925 S.F.

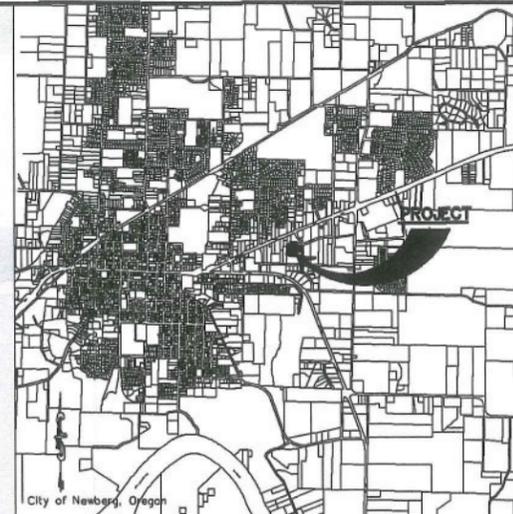
OFFICE
BUILDING

PARCEL 1
0.54 ACRES

HANCOCK STREET

ELLIOTT ROAD

HAYES STREET



VICINITY MAP
Scale 1" = 1000'

SITE DESIGN REVIEW PLANS

INDEX

Sheet	Description
1 of 9	Area Map
2 of 9	Master Utility Plan
3 of 9	Grading Plan
4 of 9	Landscape Plan Index
5 of 9	Landscape Plan
6 of 9	Landscape Plan
7 of 9	Landscape Plan
8 of 9	Landscape Plan
9 of 9	Landscape Plan

LEGEND

	Existing Storm Drain
	Existing Sanitary Sewer
	Existing Water
	Existing Gas
	Proposed Pavement
	Existing Pavement
	Proposed Concrete
	Existing Concrete
	Existing Gravel
	Drainage Direction
	Existing Monument

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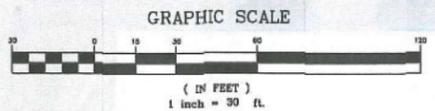
AREA MAP
A STORAGE PLACE HANCOCK LLC
 Located in the Northeast Quarter of the Northeast Quarter Section 20
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 A Storage Place Hancock LLC
 P. O. Box 5717
 Santa Barbara, CA 93150
 Phone: (503) 708-2775
 E-Mail: pamandj@gmail.com

W.O. No. 1520
 Design: *[Signature]*
 Drawn: *[Signature]*
 Date: 5 July 2016
 Dwg: SDR-1.DWG

Sheet
 1 of 9

No.	Description/Date	By
1	PONDS 8/24/16 LAR	



BENCHMARK
 CITY OF NEWBERG
 BENCH MARK NO. 77
 BRASS CAP IN CURB
 ELEVATION = 187.10

LANDSCAPE AREAS

C-2 ZONING

EXISTING WATER LINE

50' SIGHT TRIANGLE

50' SIGHT TRIANGLE

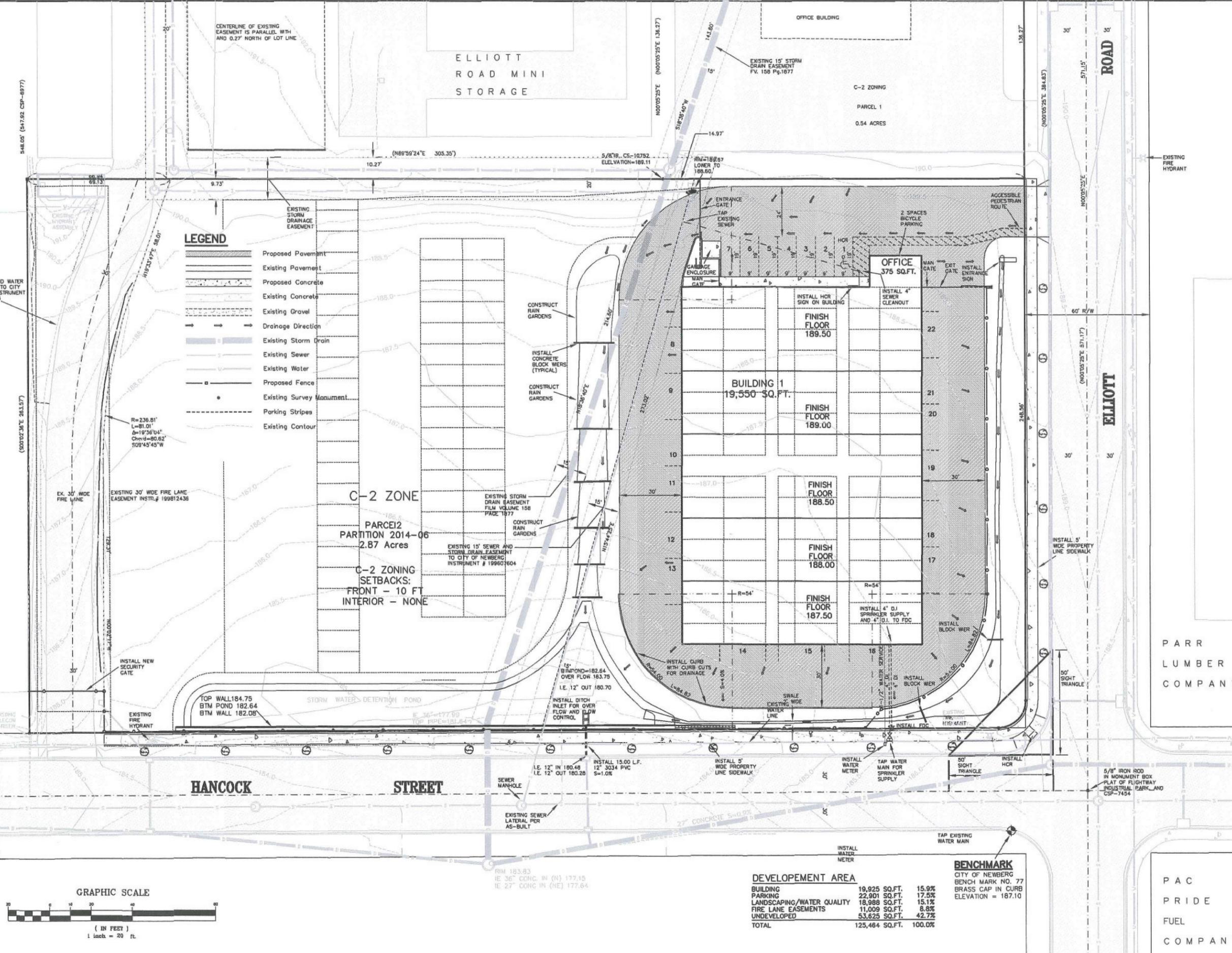
EXISTING STORM DRAIN

LANDSCAPE AREAS

C-2 ZONING

C-2 ZONING

C-2 ZONING



LEGEND

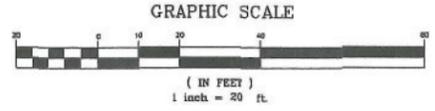
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[Symbol]	Proposed Concrete
[Symbol]	Existing Concrete
[Symbol]	Existing Gravel
[Symbol]	Drainage Direction
[Symbol]	Existing Storm Drain
[Symbol]	Existing Sewer
[Symbol]	Existing Water
[Symbol]	Proposed Fence
[Symbol]	Existing Survey Monument
[Symbol]	Parking Stripes
[Symbol]	Existing Contour

C-2 ZONE
PARCELS 2014-06
2.87 Acres
C-2 ZONING SETBACKS:
FRONT - 10 FT
INTERIOR - NONE

DEVELOPMENT AREA

BUILDING	19,925 SQ.FT.	15.9%
PARKING	22,901 SQ.FT.	17.5%
LANDSCAPING/WATER QUALITY	18,988 SQ.FT.	15.1%
FIRE LANE EASEMENTS	11,009 SQ.FT.	8.8%
UNDEVELOPED	53,625 SQ.FT.	42.7%
TOTAL	125,464 SQ.FT.	100.0%

BENCHMARK
 CITY OF NEWBERG
 BENCH MARK NO. 77
 BRASS CAP IN CURB
 ELEVATION = 187.10



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Consulting Civil Engineer - Land Surveyor - WRE

MASTER UTILITY PLAN
A STORAGE PLACE HANCOCK LLC
 Located in the North Half of the Southwest Quarter Section 23
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

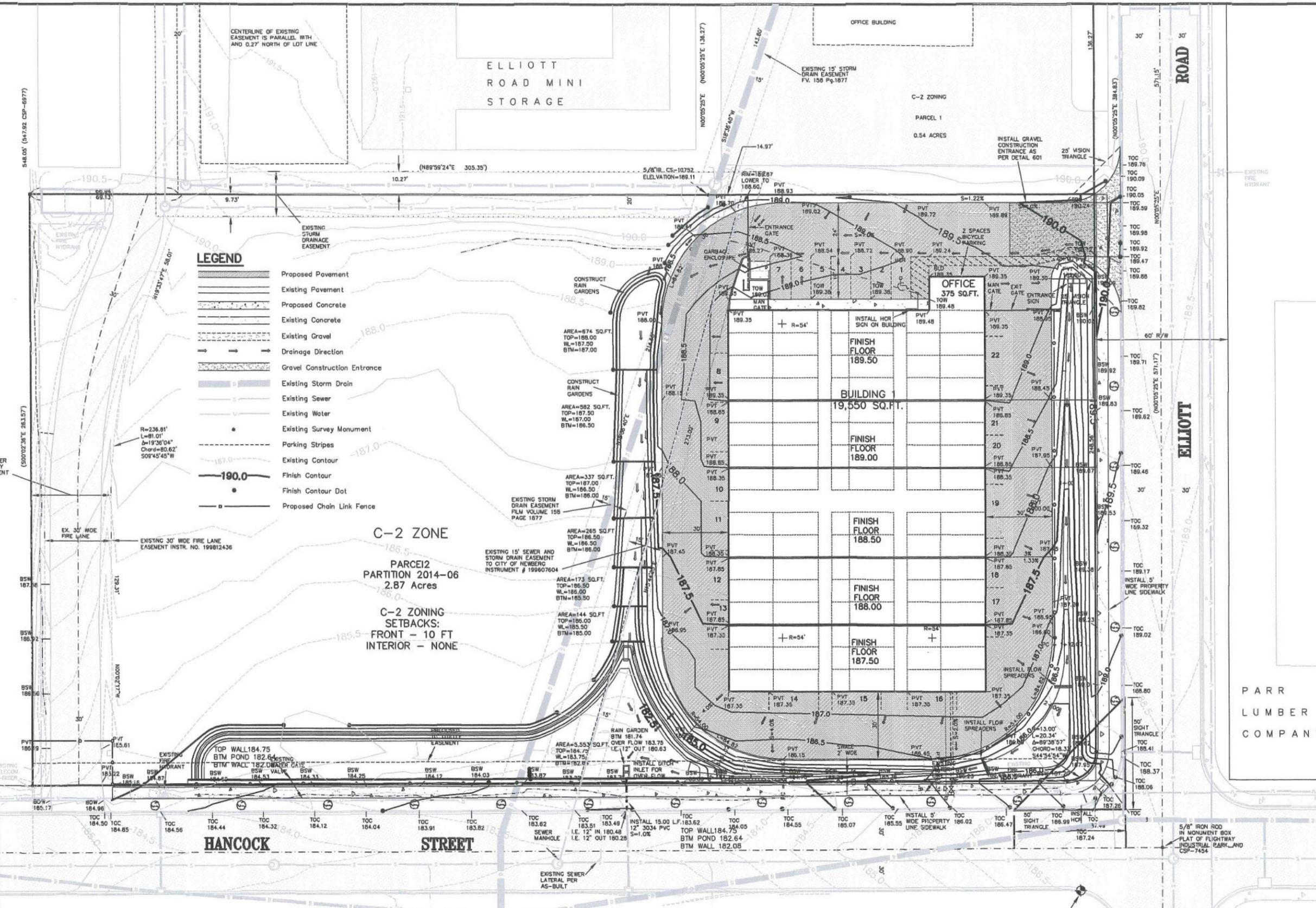
Prepared for:
 A Storage Place Hancock LLC
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 Santa Barbara, CA 93150
 Phone: (503) 708-2775
 E-Mail: pamandj@gmail.com

Sheet 2 of 9

REVISIONS		
No.	Description/Date	By
1	PONDS 8/24/16/LAR	

PARR
LUMBER
COMPANY

PAC
PRIDE
FUEL
COMPANY

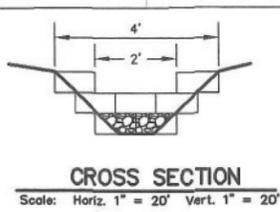
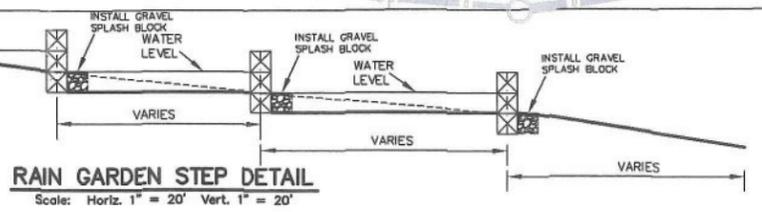
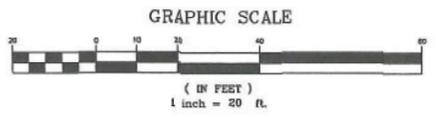


- LEGEND**
- Proposed Pavement
 - Existing Pavement
 - Proposed Concrete
 - Existing Concrete
 - Existing Gravel
 - Drainage Direction
 - Gravel Construction Entrance
 - Existing Storm Drain
 - Existing Sewer
 - Existing Water
 - Existing Survey Monument
 - Parking Stripes
 - Existing Contour
 - Finish Contour
 - Finish Contour Dot
 - Proposed Chain Link Fence

C-2 ZONE
 PARCELS
 PARTITION 2014-06
 2.87 Acres
C-2 ZONING
 SETBACKS:
 FRONT - 10 FT
 INTERIOR - NONE

FIRE ACCESS AND WATER LINE EASEMENT TO CITY OF NEWBERG - INSTRUMENT NO. 2002-16165

R=236.81'
 L=81.01'
 Δ=19°36'04"
 Chord=80.62'
 SO9°45'45" W



BENCHMARK
 CITY OF NEWBERG
 BENCH MARK NO. 77
 BRASS CAP IN CURB
 ELEVATION = 187.10

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GRADING AND SITE DRAINAGE PLAN
A STORAGE PLACE HANCOCK LLC
 Located in the North Half of the Southwest Quarter Section 23
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
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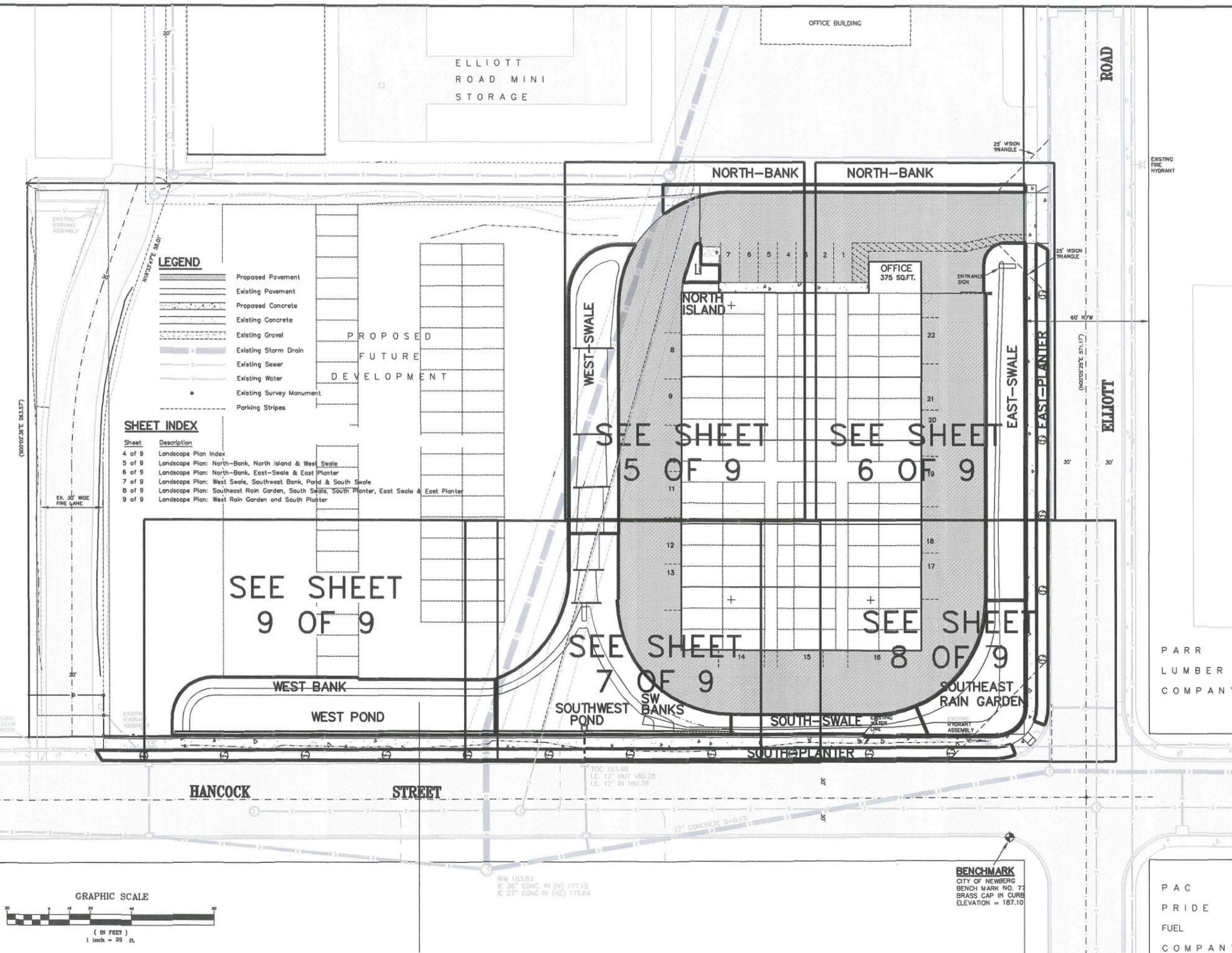
W.O. No.	1520
Design	Leonard A. Rydell
Drawn	John R. Rydell
Date	5 July 2016
Dwg	SDR-3.DWG

Sheet 3 of 9

REVISIONS		
No.	Description	Date
1	PONDS	8/24/16 LAR

PAC
 PRIDE
 FUEL
 COMPANY

REVISION DATE 12/21/2016
 Consulting Civil Engineer - Land Surveyor - W.B.E.

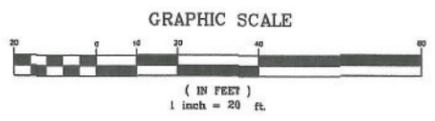


LEGEND

	Proposed Pavement
	Existing Pavement
	Proposed Concrete
	Existing Concrete
	Existing Gravel
	Existing Storm Drain
	Existing Sewer
	Existing Water
	Existing Survey Monument
	Parking Stripes

SHEET INDEX

Sheet	Description
4 of 9	Landscape Plan Index
5 of 9	Landscape Plan: North-Bank, North Island & West Swale
6 of 9	Landscape Plan: North-Bank, East-Swale & East Planter
7 of 9	Landscape Plan: West Swale, Southwest Bank, Pond & South Swale
8 of 9	Landscape Plan: Southeast Rain Garden, South Swale, South Planter, East Swale & East Planter
9 of 9	Landscape Plan: West Rain Garden and South Planter



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Consulting Civil Engineer - Lead Surveyor - WRE



LANDSCAPE PLAN INDEX
A STORAGE PLACE HANCOCK LLC
 Located in the North Half of the Southwest Quarter Section 23
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 A Storage Place Hancock LLC
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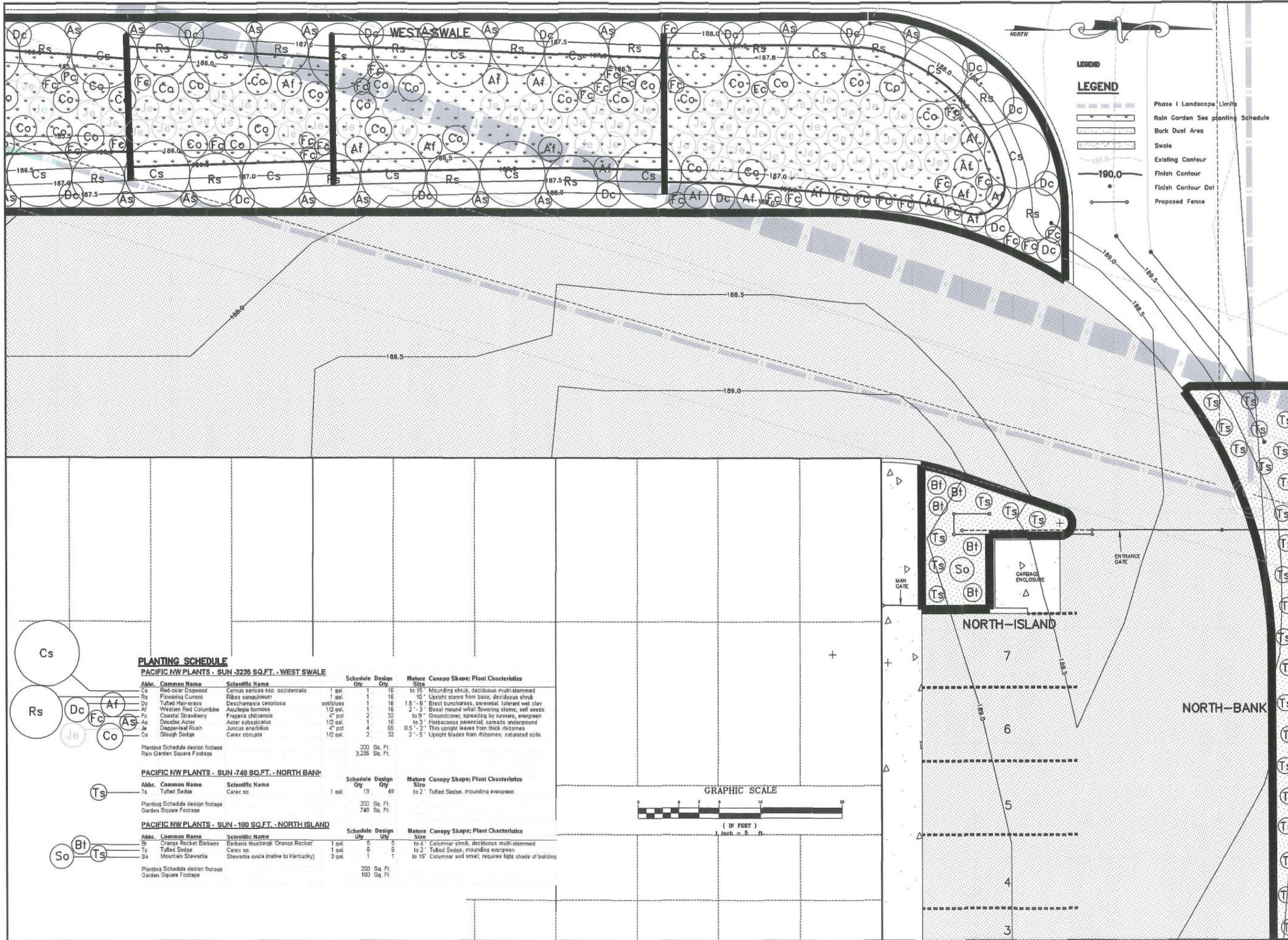
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 Date: 5 July 2016
 Dwg: SDR-4.DWG

Sheet 4 of 9

No.	Description/Date	By
1	PONDS 8/24/16	LAR

PARR
LUMBER
COMPANY

PAC
PRIDE
FUEL
COMPANY



LEGEND

- Phase I Landscape Limits
- Rain Garden See planting Schedule
- Bark Dust Area
- Swale
- Existing Contour
- Finish Contour
- Finish Contour Dot
- Proposed Fence

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 LAR@lelandesign.com

Consulting Civil Engineer - Land Surveyor - M.E.C.

PROFESSIONAL
 LAND SURVEYOR
 LEONARD A. RYDOLL
 No. 1230 J. A. LEONARD

REVISION DATE: 12/21/2016

LANDSCAPE PLAN
NORTH-BANK, NORTH ISLAND & WEST-SWALE
A STORAGE PLACE HANCOCK LLC
 Located in the North Half of the Southwest Quarter Section 23
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

PLANTING SCHEDULE

PACIFIC NW PLANTS - SUN -3235 SQ.FT. - WEST SWALE

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Cs	Red-osier Dogwood	<i>Cornus sericea</i> ssp. <i>occidentalis</i>	1 gal.	1	16	to 15' Mounding shrub, deciduous multi-stemmed
Rs	Flowering Currant	<i>Ribes sanguineum</i>	1 gal.	1	16	10' Upright stems from base, deciduous shrub
Dc	Tufted Hair-grass	<i>Deschampsia cespitosa</i>	pot/1 gal.	1	16	1.5' - 6' Erect bunchgrass, perennial; tolerant wet clay
Af	Western Red Columbine	<i>Aquilegia formosa</i>	1/2 gal.	1	16	2' - 3' Basal mound with flowering stems; self seed
Fc	Coastal Strawberry	<i>Fragaria chiloensis</i>	4" pot	2	32	to 9" Groundcover, spreading by runners, evergreen
As	Douglas Aster	<i>Aster subspicatus</i>	1/2 gal.	1	16	to 3' Herbaceous perennial; spreads underground
Je	Dagger-leaf Rush	<i>Juncus ensifolius</i>	4" pot	4	65	0.5' - 2' Thin upright leaves from thick rhizomes
Co	Slough Sedge	<i>Carex obovata</i>	1/2 gal.	2	32	2' - 5' Upright blades from rhizomes; saturated soils

Planting Schedule design footage: 200 Sq. Ft.
 Rain Garden Square Footage: 3,235 Sq. Ft.

PACIFIC NW PLANTS - SUN -748 SQ.FT. - NORTH BANK

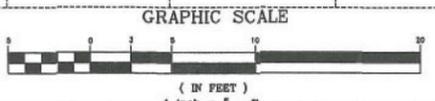
Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Ts	Tufted Sedge	<i>Carex</i> sp.	1 gal.	13	49	to 2' Tufted Sedge, mounding evergreen

Planting Schedule design footage: 200 Sq. Ft.
 Garden Square Footage: 748 Sq. Ft.

PACIFIC NW PLANTS - SUN -180 SQ.FT. - NORTH ISLAND

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Bt	Orange Rocket Barbary	<i>Berberis thunbergii</i>	1 gal.	5	6	to 4' Columnar shrub, deciduous multi-stemmed
Ts	Tufted Sedge	<i>Carex</i> sp.	1 gal.	6	6	to 2' Tufted Sedge, mounding evergreen
So	Mountain Stevia	<i>Stevia ovata</i> (native to Kentucky)	3 gal.	1	1	to 15' Columnar and small; requires light shade of building

Planting Schedule design footage: 200 Sq. Ft.
 Garden Square Footage: 180 Sq. Ft.



Prepared for:
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W.O. No/ 1520
 Design/ [Signature]
 Drawn/ [Signature]
 Date 5 July 2016
 Dwg SDR-5.DWG

Sheet
5 of 9

REVISIONS

No.	Description/Date	By
1	PONDS 8/24/16 LAR	LAR

PACIFIC NW NATIVE PLANTS - SUN - 3235 SQ.FT. - EAST SWALE

Abbr.	Common Name	Scientific Name	Size	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Sa	Shrubbery	Symphoricarpos albus var. laevestus	1 gal	1	16	2' - 5'	Thicket; deciduous, rhizomatous shrub spreads
Fc	Coastal Strawberry	Fragaria chiloensis	4" pot	2	32	10 9"	Groundcover, spreading by runners, evergreen
Ca	Common camas	Camassia quamish	4"/bulbs	1	16	to 1.5'	Perennial flower stalk;
Dc	Tufted Hair-grass	Deschampsia cespitosa	pot/plug	2	32	1.5' - 6'	Erect bunchgrass, perennial, tolerant wet clay
Sm	Small-Fruited Bulrush	Scirpus microcarpus	4" pot	2	32	2' - 5'	Thick rhizomatous sedge; wet soil stabilizer
Af	Western Red Columbine	Aquilegia formosa	1/2 gal	2	32	2' - 3'	Basal mound with flowering stems, self seeds
Am	Yarrow	Achillea millefolium	1/2 gal	2	32	1' - 3'	Flat corymbs with vertical flower stalk, spreads
Co	Slough Sedge	Carex obtusata	1 gal	4	65	2' - 5'	Upright blades from rhizomes; saturated soils
Cd	Dense Sedge	Carex densa	1/2 gal	4	65	1' - 3.5'	Mounds; evergreen spreading, traps sediment

Planting Schedule design footage: 200 Sq. Ft.
Rain Garden Square Footage: 3,235 Sq. Ft.

PACIFIC NW PLANTS - SUN - 746 SQ.FT. - NORTH BANK

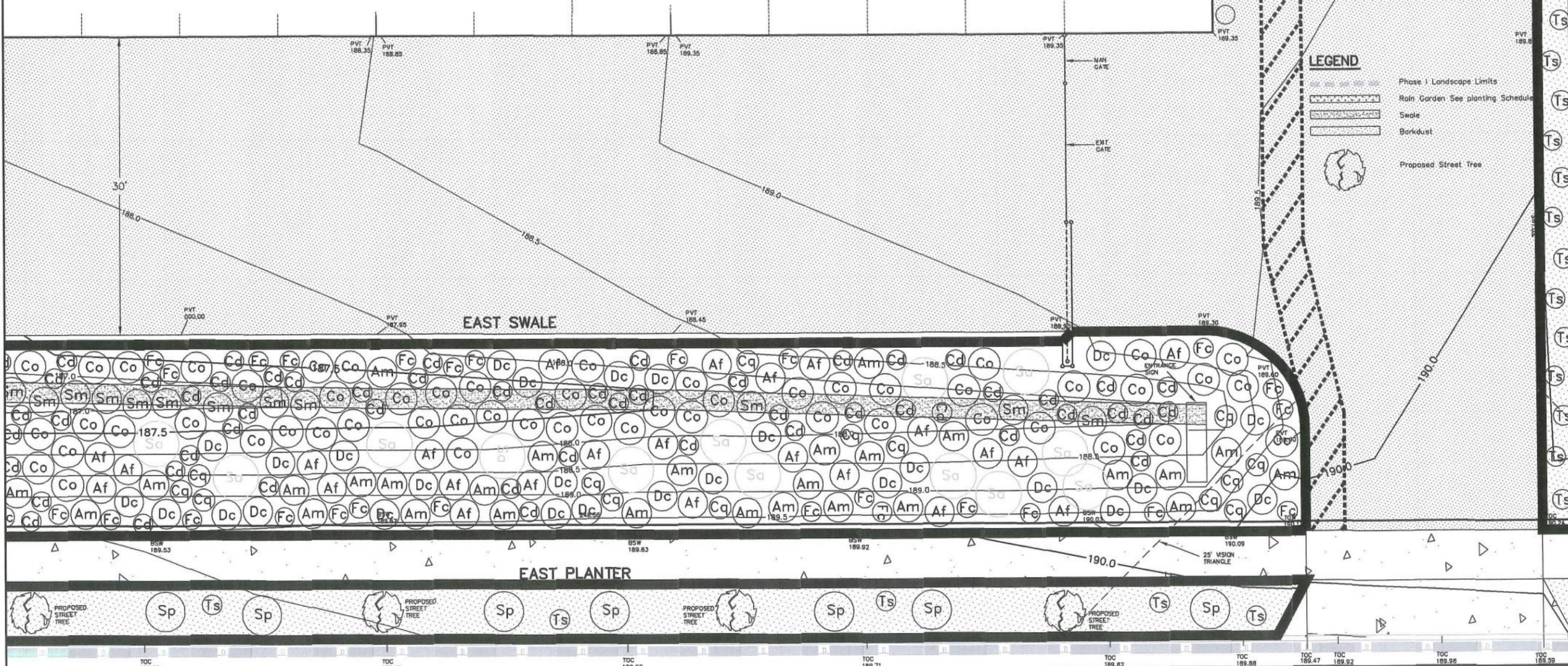
Abbr.	Common Name	Scientific Name	Size	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Sp	Spiraea "Pink Variety"	Spiraea japonica "Variety"	1 gal	5	7	to 2'	Mounding shrub, deciduous multi-stemmed
Ts	Tufted Sedge		1 gal	1	7	to 2'	Tufted Sedge, mounding evergreen

Planting Schedule design footage: 200 Sq. Ft.
Garden Square Footage: 746 Sq. Ft.

PACIFIC NW PLANTS - SUN - 1249 SQ.FT. - EAST PLANTER STRIP

Abbr.	Common Name	Scientific Name	Size	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Sp	Spiraea "Pink Variety"	Spiraea japonica "Variety"	1 gal	2	12	to 4'	Mounding shrub, deciduous multi-stemmed
Ts	Tufted Sedge		1 gal	2	12	to 2'	Tufted Sedge, mounding evergreen
	Street Trees		4 gal	6	6	20' - 50'	Columnar crown 20' - 50'

Planting Schedule design footage: 200 Sq. Ft.
Garden Square Footage: 1,249 Sq. Ft.



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 LAR@landesign.com
 Consulting Civil Engineer - M.F.E.



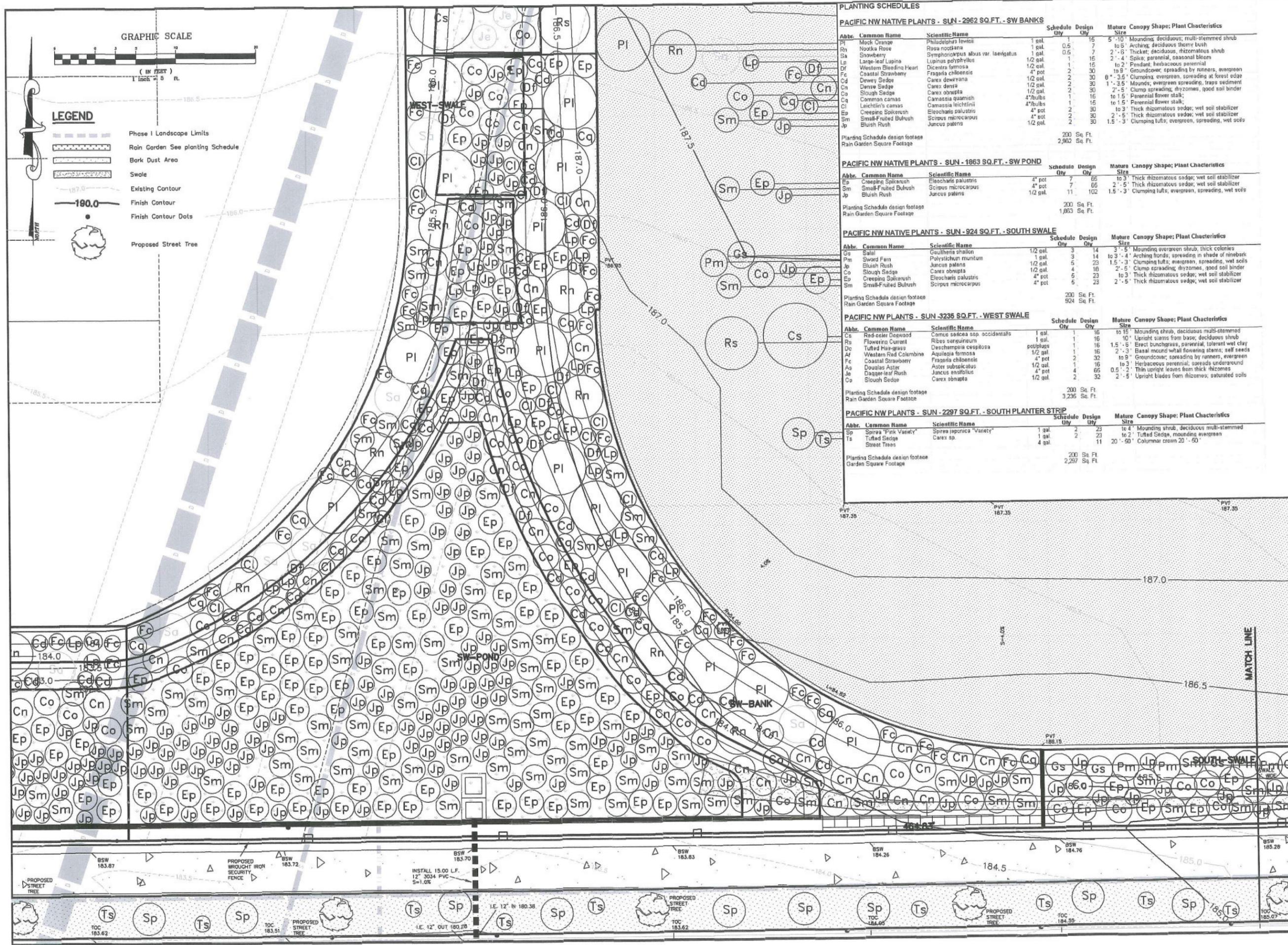
LANDSCAPE PLAN
NORTH-BANK, EAST-SWALE & EAST-PLANTER
A STORAGE PLACE HANCOCK LLC
 Located in the North Half of the Southwest Quarter Section 23
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 A Storage Place Hancock LLC
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 Santa Barbara, CA 93150
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 E-Mail: pamandjc@gmail.com

W.O. No. 1520
 Design: [Signature]
 Drawn: [Signature]
 Date: 5 July 2016
 Dwg: SDR-6.DWG

Sheet 6 of 9

REVISIONS			
No.	Description/Date	By	
1	PONDS 8/24/16 LAR	LAR	



Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
PI	Mock Orange	Philadelphus lewisii	1 gal.	1	5' - 10'	Mounding deciduous, multi-stemmed shrub
Rn	Nootka Rose	Rosa nutkana	1 gal.	0.5	7'	to 8' Arching, deciduous thorny shrub
Sa	Snowberry	Symphoricarpos albus var. laevigatus	1 gal.	0.5	7'	Thicket, deciduous, rhizomatous shrub
Df	Large-leaf Lupine	Lupinus polyphyllus	1/2 gal.	1	2' - 4'	Spike; perennial, seasonal bloom
Ep	Western Bleeding Heart	Dicentra fymosa	1/2 gal.	1	1' - 2'	Pendant, herbaceous perennial
Fc	Coastal Strawberry	Fragaria chiloensis	4" pot	2	to 9"	Groundcover; spreading by runners, evergreen
Cd	Dewey Sedge	Carex deweyana	1/2 gal.	2	8" - 3.5'	Clumping, evergreen, spreading at forest edge
Cn	Dense Sedge	Carex densa	1/2 gal.	2	30"	1' - 3.5' Mounds; evergreen spreading, traps sediment
Ca	Slough Sedge	Carex obnupta	1/2 gal.	2	30"	2' - 5' Clump spreading, rhizomes, good soil binder
Sm	Common camas	Camassia quamash	4" bulbs	1	16"	to 1.5' Perennial flower stalk;
Cl	Leichtlin's camas	Camassia leichtlinii	4" bulbs	1	16"	to 1.5' Perennial flower stalk;
Ep	Creeping Spikerush	Eleocharis palustris	4" pot	2	30"	to 3' Thick rhizomatous sedge; wet soil stabilizer
Sm	Small-Fruited Bulrush	Scirpus microcarpus	4" pot	2	30"	2' - 5' Thick rhizomatous sedge; wet soil stabilizer
Jp	Bluish Rush	Juncus patens	1/2 gal.	2	30"	1.5' - 3' Clumping tufts; evergreen, spreading, wet soils
Planting Schedule design footage			200	Sq. Ft.		
Rain Garden Square Footage			2,962	Sq. Ft.		

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Ep	Creeping Spikerush	Eleocharis palustris	4" pot	7	65"	to 3' Thick rhizomatous sedge; wet soil stabilizer
Sm	Small-Fruited Bulrush	Scirpus microcarpus	4" pot	7	65"	2' - 5' Thick rhizomatous sedge; wet soil stabilizer
Jp	Bluish Rush	Juncus patens	1/2 gal.	11	102"	1.5' - 3' Clumping tufts; evergreen, spreading, wet soils
Planting Schedule design footage			200	Sq. Ft.		
Rain Garden Square Footage			1,863	Sq. Ft.		

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Gs	Sail	Gaultheria shallon	1/2 gal.	3	14"	3' - 5' Mounding evergreen shrub, thick colonies
Pm	Sword Fern	Polystichum munium	1 gal.	3	14"	to 3' - 4' Arching fronds; spreading in shade of rainforest
Jp	Bluish Rush	Juncus patens	1/2 gal.	5	23"	1.5' - 3' Clumping tufts; evergreen, spreading, wet soils
Co	Slough Sedge	Carex obnupta	1/2 gal.	4	16"	2' - 5' Clump spreading, rhizomes, good soil binder
Ep	Creeping Spikerush	Eleocharis palustris	4" pot	5	23"	to 3' Thick rhizomatous sedge; wet soil stabilizer
Sm	Small-Fruited Bulrush	Scirpus microcarpus	4" pot	5	23"	2' - 5' Thick rhizomatous sedge; wet soil stabilizer
Planting Schedule design footage			200	Sq. Ft.		
Rain Garden Square Footage			924	Sq. Ft.		

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Cs	Red-osier Dogwood	Cornus sericea ssp. occidentalis	1 gal.	1	16"	to 15' Mounding shrub, deciduous multi-stemmed
Rn	Flowering Currant	Ribes sanguineum	1 gal.	1	16"	to 10' Upright stems from base; deciduous shrub
Dc	Tufted Hair-grass	Deschampsia cespitosa	pot/loose	1	16"	1.5' - 5' Erect bunchgrass, perennial, tolerant wet clay
Af	Western Red Columbine	Aquilegia formosa	1/2 gal.	1	16"	2' - 3' Basal mound with flowering stems; self seeds
Fc	Coastal Strawberry	Fragaria chiloensis	4" pot	2	32"	to 9" Groundcover; spreading by runners, evergreen
As	Douglas Aster	Aster subscapatus	1/2 gal.	1	16"	to 3' Herbaceous perennial, spreads underground
Je	Daughter-leaf Rush	Juncus entolius	4" pot	4	65"	0.5' - 2' Thin upright leaves from thick rhizomes
Co	Slough Sedge	Carex obnupta	1/2 gal.	2	32"	2' - 5' Upright blades from rhizomes, saturated soils
Planting Schedule design footage			200	Sq. Ft.		
Rain Garden Square Footage			3,235	Sq. Ft.		

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Sp	Spiraea "Pink Variety"	Spiraea japonica "Variety"	1 gal.	2	23"	to 4' Mounding shrub, deciduous multi-stemmed
Ts	Tufted Sedges	Carex sp.	1 gal.	2	23"	to 2' Tufted Sedge, mounding evergreen
Ts	Street Trees		4 gal.	11	11"	20' - 50' Columnar crown 20' - 50'
Planting Schedule design footage			200	Sq. Ft.		
Garden Square Footage			2,297	Sq. Ft.		

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**POND, SOUTHWEST-BANK, WEST-SWALE & SOUTH-SWALE
 A STORAGE PLACE HANCOCK**
 Located in the North Half of the Southwest Quarter Section 23
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 A Storage Place Hancock LLC
 P. O. Box 5717
 Santa Barbara, CA 93150
 Phone: (503) 708-2775
 E-Mail: pamandj@gmail.com

W.O. No. 1520
 Design: [Signature]
 Drawn: [Signature]
 Date: 8 July 2016
 Dwg: SDR-7.DWG

Sheet 7 of 9
 REVISIONS
 No. Description/Date By
 1 PONDS 8/24/16 LAR

PLANTING SCHEDULE

PACIFIC NW NATIVE PLANTS - SUN - 924 SQ.FT. - SOUTH SWALE

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Os	Sisal	Goulieria chalcid	1/2 gal.	3	14	3'-5' Mounding evergreen shrub; thick foliage
Pm	Swart Fern	Polystichum munilium	1 gal.	3	14	to 2'-4' Arching fronds; spreading in shade of ninebark
Jp	Bluish Rush	Juncus patens	1/2 gal.	4	23	1.5'-3' Clumping tufts; evergreen, spreading, wet soils
Co	Slough Sedge	Carex obovata	1/2 gal.	4	18	2'-5' Clump spreading; rhizomes; good soil binder
Ep	Creeping Spikerush	Eleocharis palustris	4" pot	5	23	to 3' Thick rhizomatous sedge; wet soil stabilizer
Sm	Small-Fruited Bulrush	Scirpus microcarpus	4" pot	5	23	2'-5' Thick rhizomatous sedge; wet soil stabilizer

Planting Schedule design footcag: 200 Sq. Ft.
Rain Garden Square Footage: 924 Sq. Ft.

PACIFIC NW NATIVE PLANTS - SUN - 2112 SQ.FT. - SE RAIN GARDEN

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Pc	Pacific Ninebark	Physocarpus opulifolius	1 gal.	1	11	5'-13' Upright; deciduous multi-stemmed shrub
Mn	Oregon Grape	Mahonia nervosa	1 gal.	1	11	5'-10' Upright; evergreen multi-stemmed, spreading
Pm	Swart Fern	Polystichum munilium	1 gal.	1	11	to 2'-4' Arching fronds; spreading in shade of ninebark
Ah	Hells-Acker	Aster laevis	1/2 gal.	1	11	1.5'-2.5' Upright perennial; annual, spreading
Am	Yarrow	Achillea millefolium	1/2 gal.	1	11	1'-2' Flat combs with vertical flower stalk; spreads
Fc	Coastal Strawberry	Fragaria chiloensis	4" pot	3	32	to 8" Groundcover, spreading by runners; evergreen
Cd	Dewey Sedge	Carex deweyana	1/2 gal.	2	21	8"-3.5' Clumping, evergreen, spreading all forest edge
Co	Slough Sedge	Carex obovata	1/2 gal.	2	21	2'-5' Clump spreading; rhizomes; good soil binder
Jp	Bluish Rush	Juncus patens	1/2 gal.	4	42	1.5'-3' Clumping tufts; evergreen, spreading, wet soils

Planting Schedule design footcag: 200 Sq. Ft.
Rain Garden Square Footage: 2,112 Sq. Ft.

PACIFIC NW NATIVE PLANTS - SUN - 3236 SQ.FT. - EAST SWALE

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Sa	Browberry	Symphoricarpos albus var. lewisianus	1 gal.	1	18	2'-9" Thick, deciduous, rhizomatous shrub spreads
Fc	Coastal Strawberry	Fragaria chiloensis	4" pot	2	32	to 8" Groundcover; spreading by runners; evergreen
Co	Common camas	Camassia quamish	4" bulb	1	18	to 1.5' Perennial flower stalk
Dc	Tufted Hair-grass	Deschampsia cespitosa	4" pot	2	32	1.5'-6' Erect bunchgrass; perennial; tolerant wet clay
Sm	Small-Fruited Bulrush	Scirpus microcarpus	4" pot	2	32	2'-5' Thick rhizomatous sedge; wet soil stabilizer
Af	Western Red Columbine	Aquilegia formosa	1/2 gal.	2	32	2'-3' Basal mound with flowering stems; self seeds
Am	Yarrow	Achillea millefolium	1/2 gal.	2	32	1'-3' Flat combs with vertical flower stalk; spreads
Co	Slough Sedge	Carex obovata	1/2 gal.	4	65	2'-5' Upright blades from rhizomes; saturated soils
Cd	Dense Sedge	Carex densa	1/2 gal.	4	65	1'-3.5' Mounds; evergreen spreading; traps sediment

Planting Schedule design footcag: 200 Sq. Ft.
Rain Garden Square Footage: 3,236 Sq. Ft.

PACIFIC NW PLANTS - SUN - 1249 SQ.FT. - EAST PLANTER STRIP

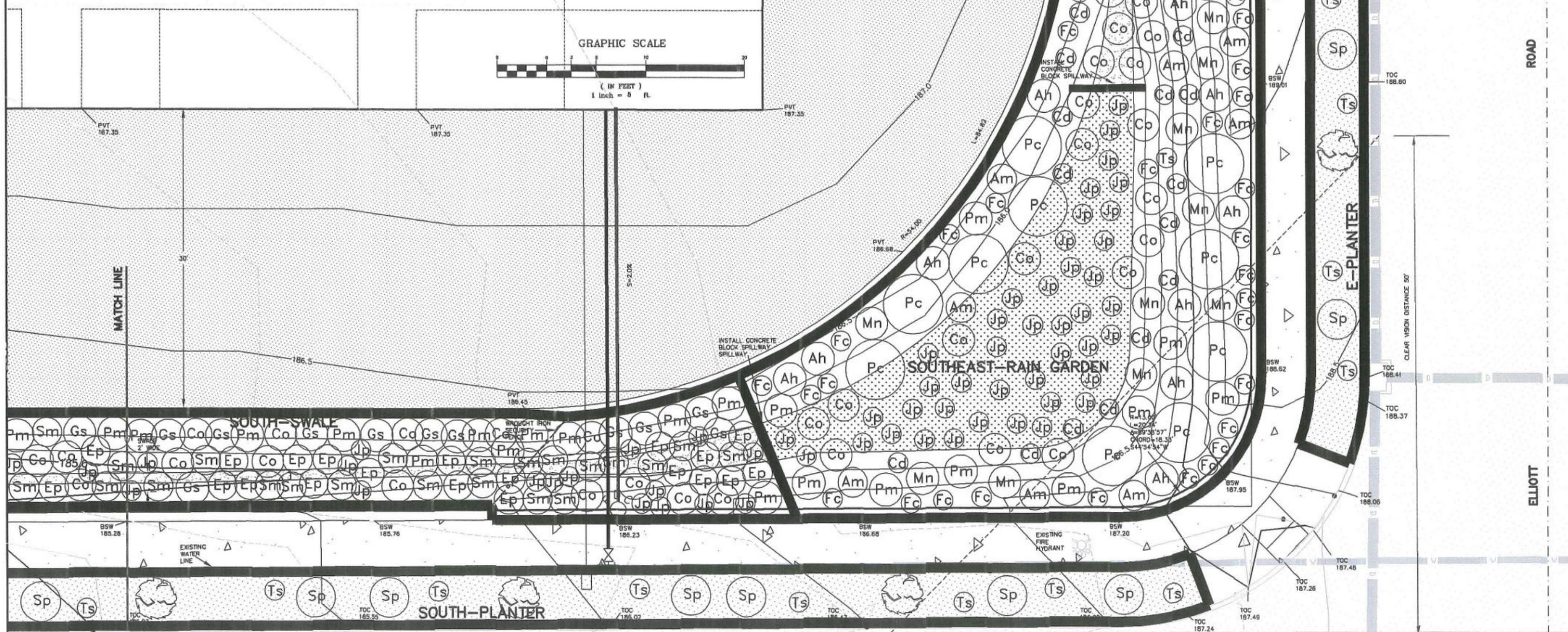
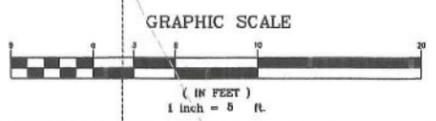
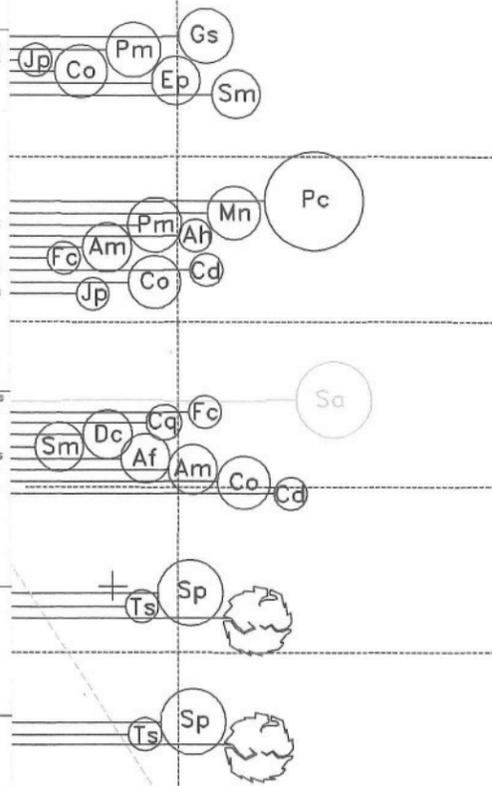
Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Sp	Spiraea Pink Variety	Spiraea japonica 'Variety'	1 gal.	2	12	to 4' Mounding shrub, deciduous multi-stemmed
Ts	Tufted Sedo	Carex so.	1 gal.	2	12	to 2' Tufted Sedo, mounding evergreen
	Street Trees		4 gal.	6	20'-50'	Columnar crown 20'-50'

Planting Schedule design footcag: 200 Sq. Ft.
Garden Square Footage: 1,249 Sq. Ft.

PACIFIC NW PLANTS - SUN - 2297 SQ.FT. - SOUTH PLANTER STRIP

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Sp	Spiraea Pink Variety	Spiraea japonica 'Variety'	1 gal.	2	23	to 4' Mounding shrub, deciduous multi-stemmed
Ts	Tufted Sedo	Carex so.	1 gal.	2	23	to 2' Tufted Sedo, mounding evergreen
	Street Trees		4 gal.	11	20'-50'	Columnar crown 20'-50'

Planting Schedule design footcag: 200 Sq. Ft.
Garden Square Footage: 2,297 Sq. Ft.



LEGEND

- Phase I Landscape Limits
- Rain Garden
- Swale
- Barkdust
- Existing Contour
- Finish Contour

LANDSCAPE PLAN
SE RAIN GARDEN, S-SWALE, S-PLANTER, E-SWALE & E-PLANTER
A STORAGE PLACE HANCOCK LLC
Located in the North Half of the Southwest Quarter Section 23
Township 3 South, Range 2 West of the Willamette Meridian
City of Newberg, Yamhill County, Oregon

Prepared for:
A Storage Place Hancock LLC
P. O. Box 5717
Santa Barbara, CA 93150
Phone: (805) 708-2775
E-Mail: pamandjcd@gmail.com

W.O. No. 1520
Design: [Signature]
Drawn: [Signature]
Date: 5 July 2016
Dwg: SDR-8DWG

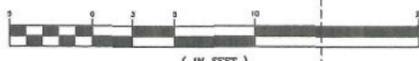
Sheet 8 of 9

REVISIONS
No. Description/Date By
1 PONDS 8/24/16 LAR

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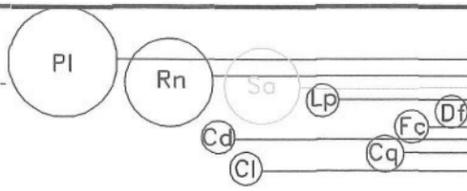
Consulting Civil Engineer - Land Surveyor - WRE
RENEWAL DATE 12/31/2016

GRAPHIC SCALE



LEGEND

- Phase I Landscape Limits
- Rain Garden See planting Schedule
- Bark Dust Area
- Swale
- Existing Contour
- Finish Contour
- Finish Contour Dots
- Proposed Street Tree



PACIFIC NW NATIVE PLANTS - SUN - 1667 SQ.FT. - WEST BANK

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
PI	Mock Orange	Philadelphus lewisii	1 gal.	8	5' - 10'	Mounding; deciduous; multi-stemmed shrub
Rn	Nootka Rose	Rosa nutkana	1 gal.	4	to 6'	Arching; deciduous thorny bush
Sa	Snowberry	Symphoricarpos albus var. laevigatus	1 gal.	4	2' - 6'	Thicket; deciduous; rhizomatous shrub
Lp	Large-leaf Lupine	Lupinus polyphyllus	1/2 gal.	8	to 2'	Spike; perennial; seasonal bloom
Df	Western Bleeding Heart	Dicentra formosa	1/2 gal.	8	to 2'	Pendant; herbaceous perennial
Fc	Coastal Strawberry	Fragaria chiloensis	4" pot	33	to 9"	Groundcover; spreading by runners; evergreen
Cd	Dewey Sedge	Carex deweyana	1/2 gal.	33	6" - 3.5'	Clumping; evergreen; spreading at forest edge
Cq	Common camas	Camassia quamish	4" bulbs	17	to 1.5'	Perennial flower stalk;
Cl	Leichtlin's camas	Camassia leichtlinii	4" bulbs	17	to 1.5'	Perennial flower stalk;

Planting Schedule design footage: 200 Sq. Ft.
Rain Garden Square Footage: 1,667 Sq. Ft.

PACIFIC NW NATIVE PLANTS - SUN - 2454 SQ.FT. - WEST POND

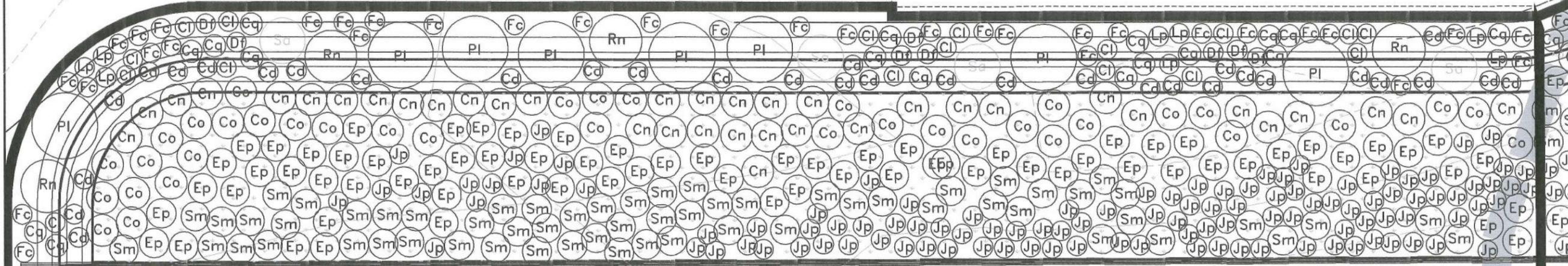
Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Co	Slough Sedge	Carex oerupta	1/2 gal.	37	2' - 5'	Clump spreading; rhizomes; good soil binder
Cn	Dense Sedge	Carex densa	1/2 gal.	37	1' - 3.5'	Mounds; evergreen spreading; traps sediment
Ep	Creeping Spikerush	Eleocharis palustris	4" pot	74	to 3'	Thick rhizomatous sedge; wet soil stabilizer
Sm	Small-Fruited Bulrush	Scirpus microcarpus	4" pot	61	2' - 5'	Thick rhizomatous sedge; wet soil stabilizer
Jp	Bluish Rush	Juncus patens	1/2 gal.	110	1.5' - 3'	Clumping tufts; evergreen; spreading; wet soils

Planting Schedule design footage: 200 Sq. Ft.
Rain Garden Square Footage: 2,454 Sq. Ft.

PACIFIC NW PLANTS - SUN - 2297 SQ.FT. - SOUTH PLANTER STRIP

Abbr.	Common Name	Scientific Name	Schedule Qty	Design Qty	Mature Size	Canopy Shape; Plant Characteristics
Sp	Spiraea "Pink Variety"	Spiraea japonica "Variety"	1 gal.	23	to 4'	Mounding shrub; deciduous multi-stemmed
Ts	Tufted Sedge	Carex sp.	1 gal.	23	to 2'	Tufted Sedge; mounding evergreen
	Street Trees		4 gal.	11	20' - 50'	Columnar crown 20' - 50'

Planting Schedule design footage: 200 Sq. Ft.
Garden Square Footage: 2,297 Sq. Ft.



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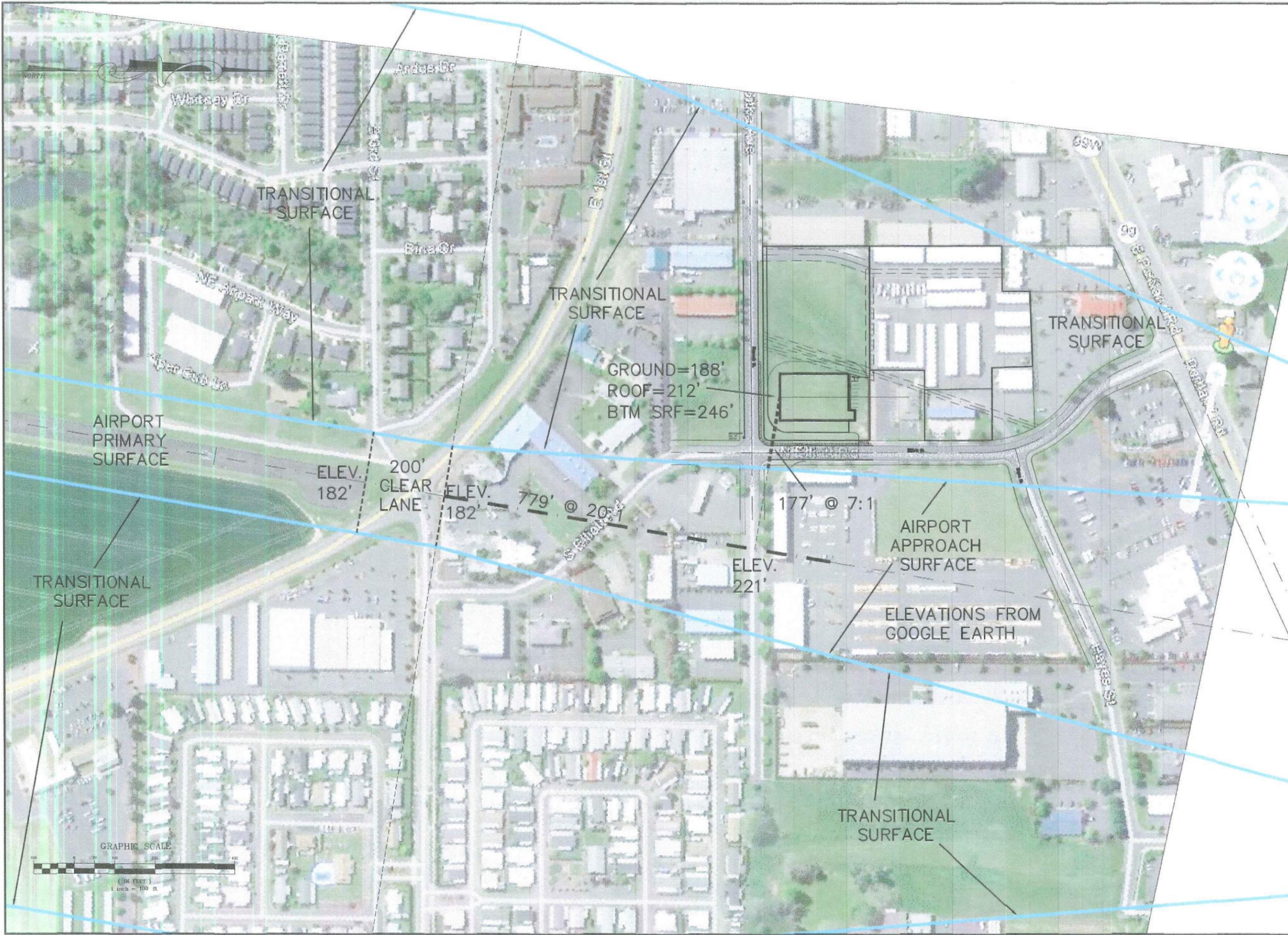
POND, SOUTHWEST-BANK, WEST-SWALE & SOUTH-SWALE
A STORAGE PLACE HANCOCK
Located in the North Half of the Southwest Quarter Section 23
Township 3 South, Range 2 West of the Willamette Meridian
City of Newberg, Yamhill County, Oregon

Prepared for:
A Storage Place Hancock LLC
P. O. Box 5717
Santa Barbara, CA 93150
Phone: (503) 708-2775
E-Mail: pamandjc@gmail.com

W.O. No. 1520
Design: [Signature]
Drawn: [Signature]
Date: 24 August 2016
Dwg: SDR-9.DWG

Sheet 9 of 9

REVISIONS
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 leonard@rydollar.com
 rydollar.com
 LEONARD A. RYDOLL, P.E.
 Professional Engineer - Land Surveyor - W.S.E.
 FEDERAL DATE 12/31/2012



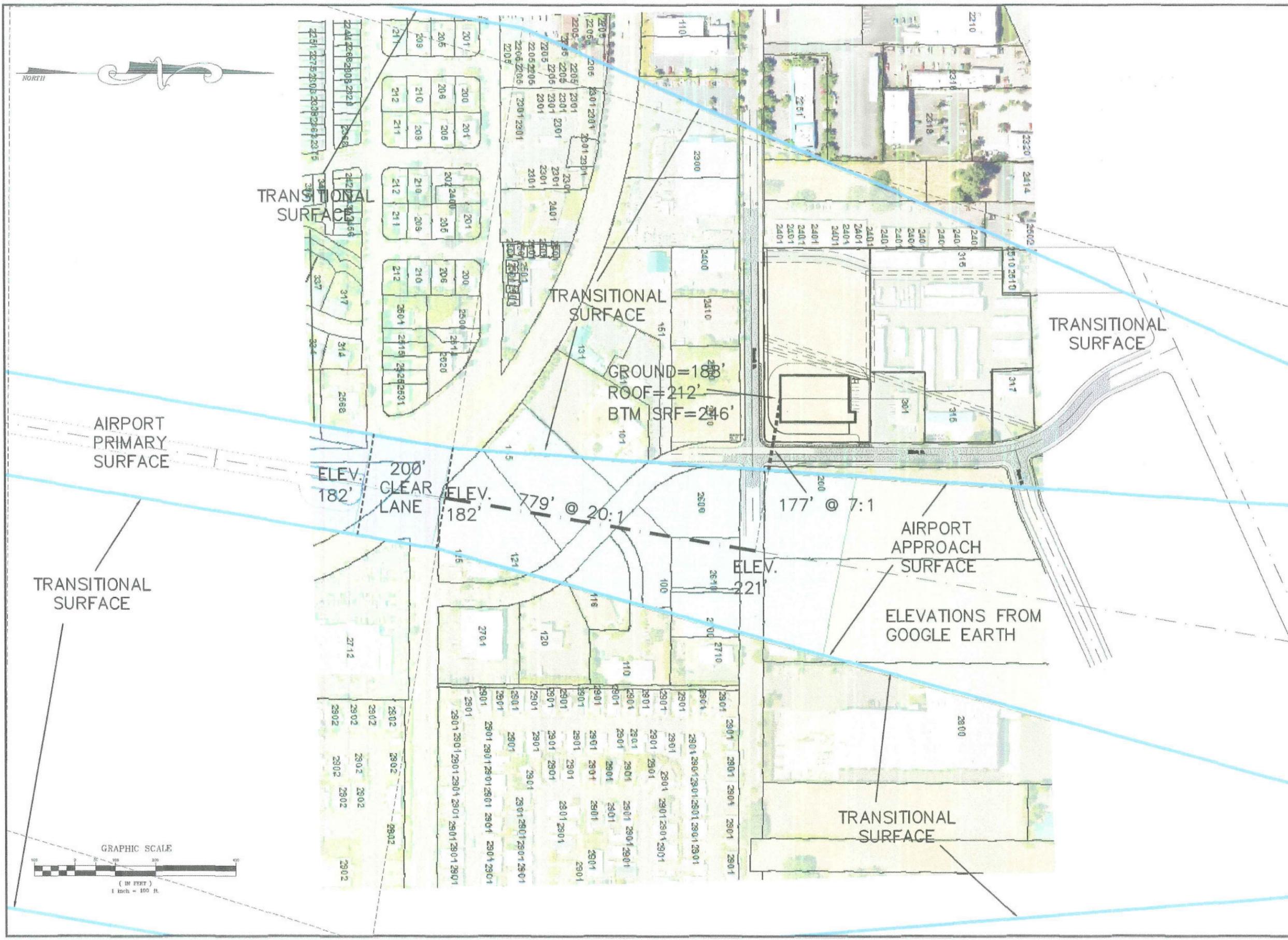
AIRPORT OVERLAY DISTRICT MAP
ELLIOT ROAD SELF STORAGE
 Located in the Northeast Quarter of the Northeast Quarter Section 20
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 Elliot Road Self Storage LLC
 20255 S. W. Avery Court
 Tualatin, Oregon 97062
 Phone: (503) 708-2775
 E-Mail: pamandjerrc@aol.com

W.O. No. 1520
 Design: [Signature]
 Drawn: [Signature]
 Date: 6 May 2016
 Dwg: FAA-A Storage.DWG

Sheet
 1 of 1

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Fax: (503) 731-4138
L.A.Riobal@riobal.com

RECEIVED
CITY OF NEWBERG
PLANNING DEPARTMENT
APR 11 2016

AIRPORT OVERLAY DISTRICT MAP
A STORAGE PLACE - HANCOCK, LLC
 Located in the Northeast Quarter of the Northeast Quarter Section 20
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 A Storage Place Hancock LLC
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 Santa Barbara, CA 93150
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W.O. No. 1520
 Design: [Signature]
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 Date: 6 May 2016
 Dwg: FAA-A Storage.DWG

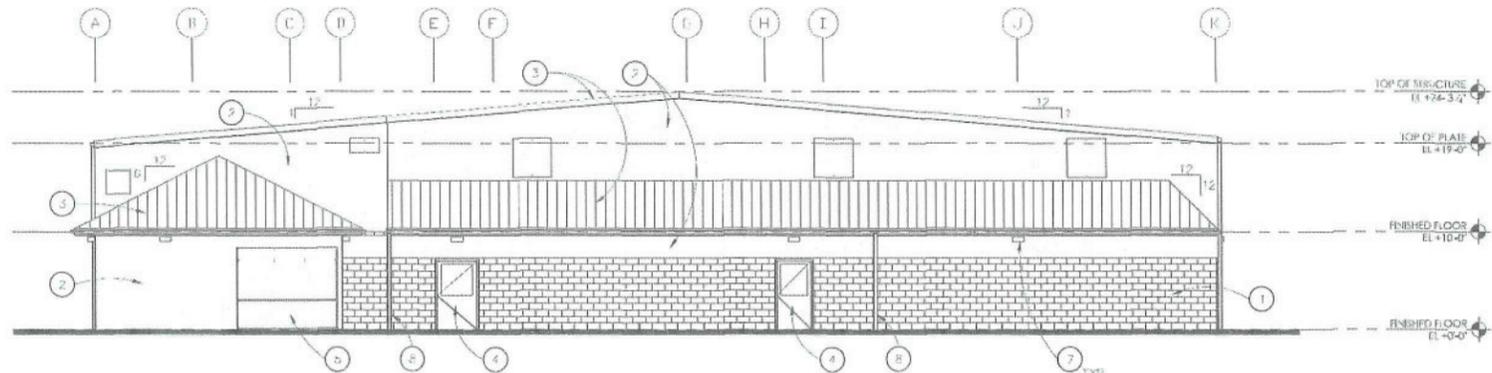
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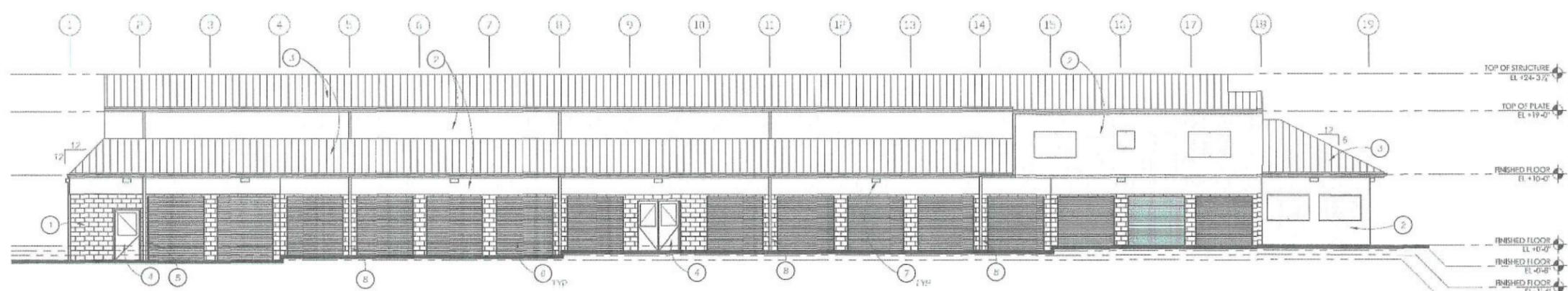
Keynotes

- 1. CMU WALL
- 2. METAL SIDING
- 3. METAL ROOFING
- 4. METAL DOOR AND DOOR FRAME
- 5. ALUMINUM STOREFRONT SYSTEM
- 6. METAL COLLING OVERHEAD DOOR
- 7. WALL MOUNTED LIGHT
- 8. DOWNSPOUT

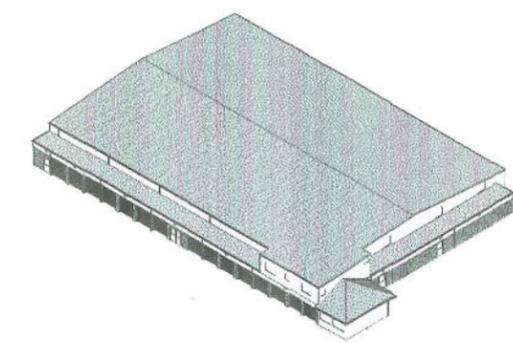
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 11-11-16 (11:00 AM)
 11-11-16 (11:00 AM)
 11-11-16 (11:00 AM)



North Elevation



East Elevation



Northeast Perspective

Client:
 A Storage Place
 dba
 Elliott Road
 Self Storage
 101 North Elliott Road
 Newburg, Oregon 97132

Project:
 Elliott Road
 Self Storage

101 North Elliott Road
 Newburg, Oregon 97132

Sheet Title:
 Elevations

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Date: 18 August 2016

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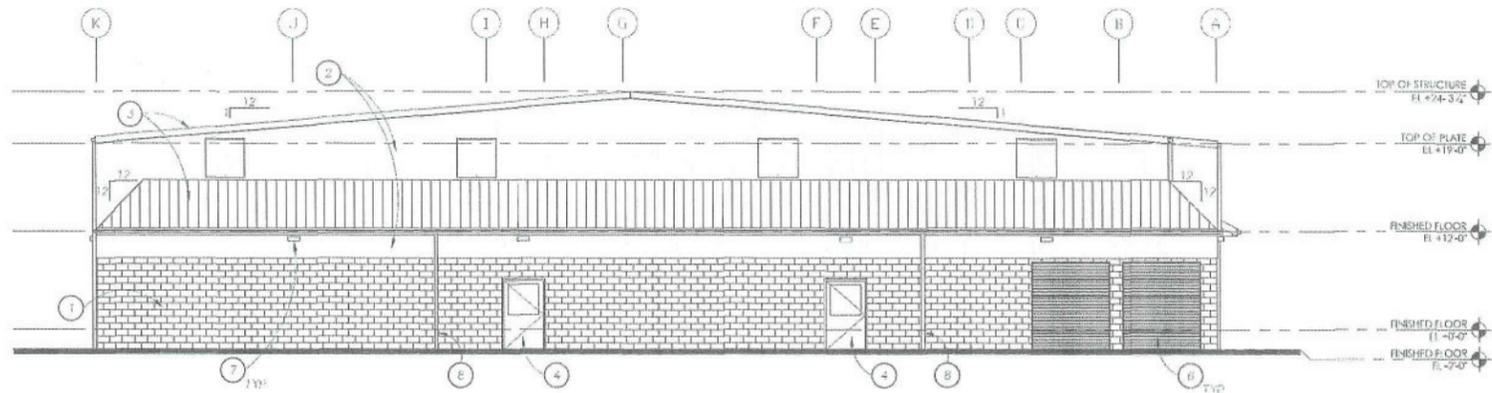
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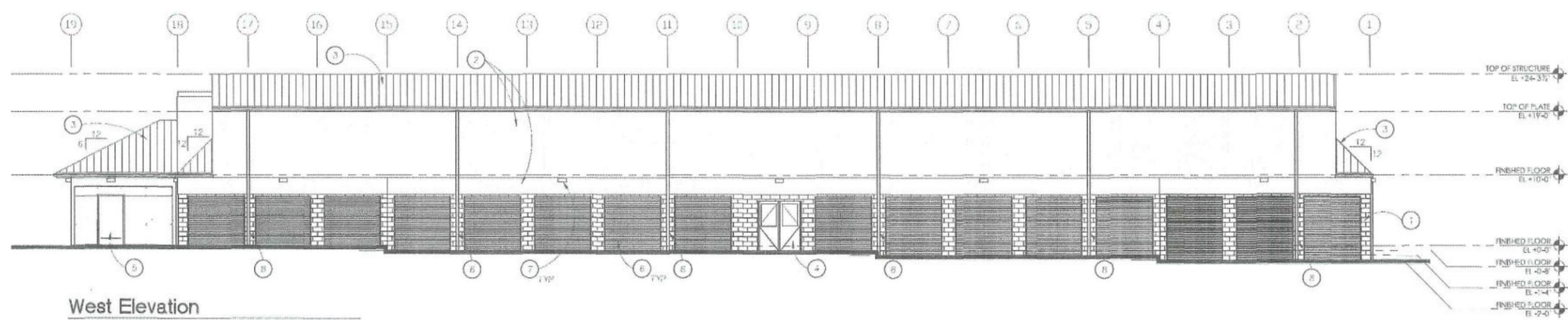
Keynotes

- 1. CMU WALL
- 2. METAL SIDING
- 3. METAL ROOFING
- 4. METAL DOOR AND DOOR FRAME
- 5. ALUMINUM STOREFRONT AND OFFICE ENTRY DOOR
- 6. METAL COILING OVERHEAD DOOR
- 7. WALL MOUNTED LIGHT
- 8. DOWNSPOUT

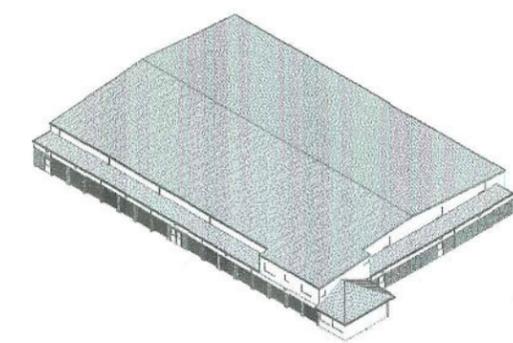
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 ARCHITECTS
 101 NORTH ELLIOTT ROAD
 NEWBURG, OREGON 97132
 TEL: 503.338.8822
 FAX: 503.338.8822



South Elevation
 0 2 4 8 16



West Elevation
 0 2 4 8 16



Northeast Perspective

Client:
 A Storage Place
 dba
 Elliott Road
 Self Storage
 101 North Elliott Road
 Newburg, Oregon 97132

Project:
 Elliott Road
 Self Storage

101 North Elliott Road
 Newburg, Oregon 97132

Sheet Title:
 Elevations

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Date: 18 August 2016
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 Job Number: 116106
 Sheet

Keynotes

1. ON-GRADE LOADING AREA - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
2. WALL MOUNTED LIGHT
3. ELEVATOR
4. EXIT DOOR TO GRADE
5. SPRINKLER ROOM
6. STOREFRONT SYSTEM/WINDOW
7. ROOF ABOVE - SHOWN DASHED
8. OFFICE AREA
9. DOWNSPOUT

M
MIRREN DESIGN & ARCHITECTURE, P.C.
 ARCHITECTS
 1000 N.W. Be - 100, Portland, OR 97209
 Tigard, Oregon 97146-3002
 503.744.5122



Client:
A Storage Place
 dba
Elliott Road
Self Storage
 101 North Elliott Road
 Newburg, Oregon 97132

Project:
Elliott Road
Self Storage

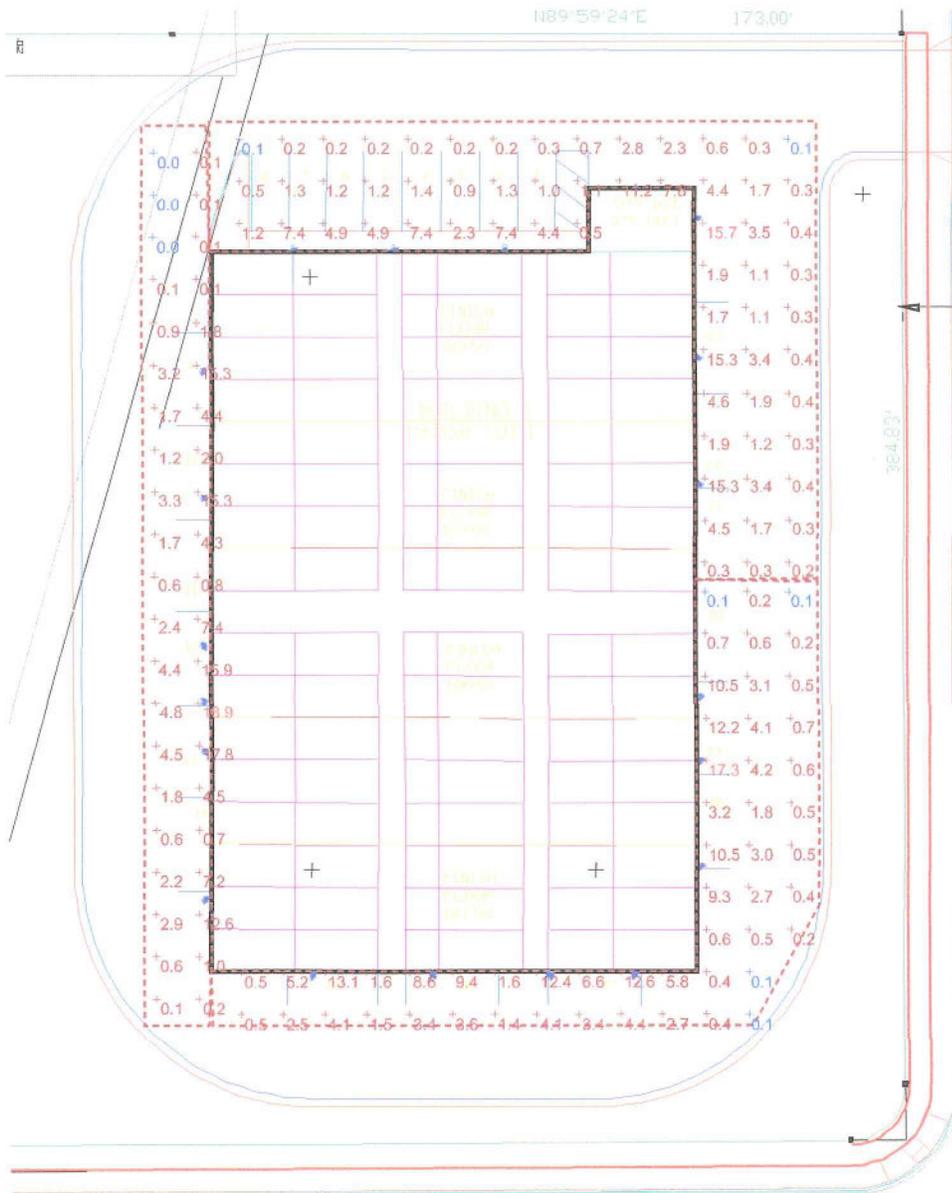
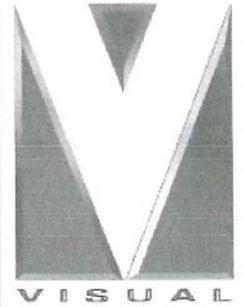
101 North Elliott Road
 Newburg, Oregon 97132

Sheet Title:
First Floor
Plan

Revisions:

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Date: 15 August 2016
 Drawn by: PEK / DJA
 Checked by: DAV
 Job Number: 116106
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RPN JB312
17 MAY 2016 09:10:00

Plan View

**Newberg Storage
Team / Crescent**

Designer
Blair Hardy
Date
5/17/2016
Scale
Not to Scale
Drawing No.

Summary

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	20	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR3A	1	2802	1	27

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C [-40°F to 104°F]. 18W and 26W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

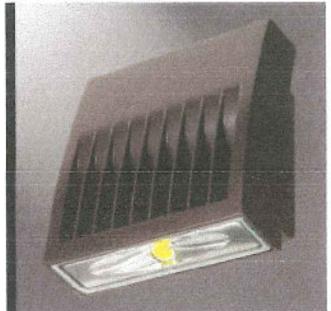
light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

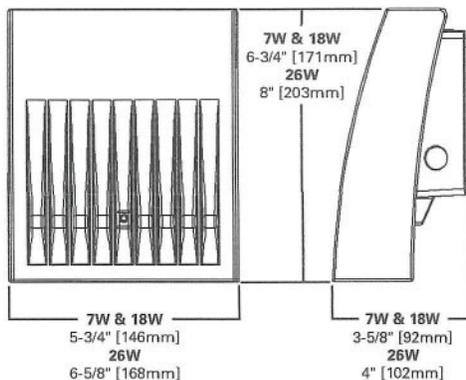
Five-year warranty.



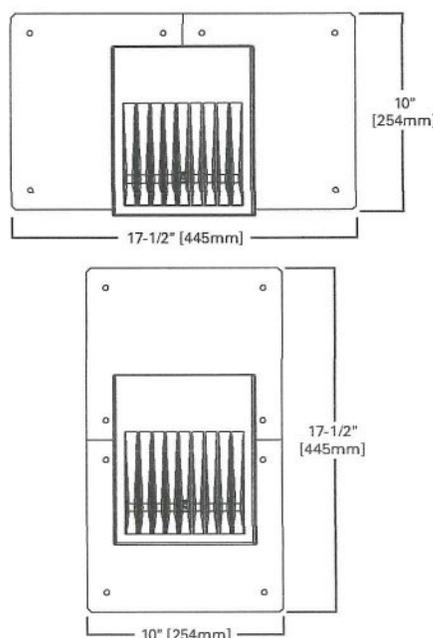
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1A/XTOR2A=0.34
XTOR3A=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1A Model		
25°C	> 92%	> 290,000
40°C	> 92%	> 290,000
50°C	> 91%	> 270,000
XTOR2A Model		
25°C	> 91%	> 270,000
40°C	> 90%	> 260,000
50°C	> 88%	> 225,000
XTOR3A Model		
25°C	> 91%	> 280,000
40°C	> 91%	> 270,000
50°C	> 89%	> 240,000

LUMENS - CRI/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	722	1,633	1,523	2,804	2,284
Delivered Lumens (With Flood Accessory Kit) ¹	468	1,060	978	2,168	1,738
B.U.G. Rating ²	B0-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0
CCT (Kelvin)	5,000	5,000	3,500	5,000	3,500
CRI (Color Rendering Index)	65	65	70	65	70
Power Consumption (Watts)	7W	18W	18W	26W	26W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series		
	XTOR1A	XTOR2A	XTOR3A
120V	0.05A	0.15A	0.22A
208V	0.03A	0.08A	0.13A
240V	0.03A	0.07A	0.11A
277V	0.03A	0.06A	0.10A
347V	0.025A	0.058A	0.082A

ORDERING INFORMATION

Sample Number: XTOR2A-N-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1A=Small Door, 7W XTOR2A=Small Door, 18W XTOR3A=Small Door, 26W	[Blank]=Bright White (Standard) 5000K N=Neutral Warm White, 3500K ²	[Blank]=Carbon Bronze (Standard) WT=Summit White	PC1=Photocontrol 120V ³ PC2=Photocontrol 208-277V ^{3,4} 347V=347V ⁵ HA=50°C High Ambient ⁵	WG/XTOR=Wire Guard ⁶ XTORFLD-KNC=Knuckle Floodlight Kit ⁷ XTORFLD-TRN=Trunnion Floodlight Kit ⁷ XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White ⁷ XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White ⁷ EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES: 1 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2 XTOR1A not available in 3500K. 3 Photocontrols are factory installed. 4 Order PC2 for 347V models. 5 Thru-branch wiring not available with HA option or with 347V. 6 Wire guard for wall/surface mount. Not for use with floodlight kit accessory. 7 Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

7W Series	18W Series	26W Series
XTOR1A=7W, 5000K, Carbon Bronze	XTOR2A=18W, 5000K, Carbon Bronze	XTOR3A=26W, 5000K, Carbon Bronze
XTOR1A-WT=7W, 5000K, Summit White	XTOR2A-N=18W, 3500K, Carbon Bronze	XTOR3A-N=26W, 3500K, Carbon Bronze
XTOR1A-PC1=7W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT=18W, Summit White	XTOR3A-WT=26W, Summit White
	XTOR2A-PC1=18W, 120V PC, Carbon Bronze	XTOR3A-PC1=26W, 120V PC, Carbon Bronze

5-DAY QUICK SHIP ORDERING INFORMATION

7W Series	18W Series	26W Series
XTOR1A-WT-PC1=7W, 5000K, Summit White, 120V PC	XTOR2A-PC2=18W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2=26W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1=18W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1=26W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2=18W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2=26W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT=18W, 3500K, Summit White	XTOR3A-N-WT=26W, 3500K, Summit White
	XTOR2A-N-PC1=18W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1=26W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2=18W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2=26W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WHT-PC1=18W, 3500K, Summit White, 120V PC	XTOR3A-N-WHT-PC1=26W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2=18W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2=26W, 3500K, Summit White, 208-277V PC



Exterior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: 2014 Oregon Energy Efficiency Specialty Code
 Project Title:
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Light industrial area with limited nighttime use)

Construction Site:
 315 N. Elliot Rd
 Newberg, OR

Owner/Agent:
 Jerry Carlson
 ASP Management
 20255 SW Avery Ct
 Tualatin, OR 97062
 503-708-2775
 aspmgmt@aol.com

Designer/Contractor:
 Ralph Tahrán
 Tahrán Architecture & Planning LLC
 13741 Knaus Rd.
 Lake Oswego, OR 97034
 503-539-8802
 ralptahrán@comcast.net

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Parking area	1 ft2	0.06	Yes	0	520
Total Tradable Watts* =				0	520
Total Allowed Watts =				0	
Total Allowed Supplemental Watts** =				600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (1 ft2): Tradable Wattage				
LED 1: LED Roadway-Parking Unit 42W:	1	20	26	520
Total Tradable Proposed Watts =				520

Section 4: Requirements Checklist

In the following requirements, blank checkboxes identify requirements that the applicant has not acknowledged as being met. Checkmarks identify requirements that the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Controls, Switching, and Wiring:

- 1. Lighting designated to operate more than 2000 hours per year for Uncovered Parking Areas shall be equipped with motion sensors that will reduce the luminaire power by thirty-three percent or turn off one-third the luminaires when no activity is detected.

Plans reference page/section: A3.1.1

Exterior Lighting Restrictions and Exceptions:

- 2. Mercury vapor and incandescent lighting is not permitted for use as exterior lighting.
- 3. Exempt lighting fixtures are equipped with a control device independent of the control of the nonexempt lighting and are identified in Section 3 table above.

Plans reference page/section: _____

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2014 Oregon Energy Efficiency Specialty Code requirements in COMcheck Version 4.0.2.9 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date



Determined Cases for OR Form 7460-1 for ASN 2016-ANM-1702-OE

Overview				
Study (ASN):	2016-ANM-1702-OE			
Prior Study:				
Status:	Determined			
Letters:	Determination			
Received Date:	06/14/2016			
Entered Date:	06/14/2016			
Completion Date:	08/16/2016			
Expiration Date:	02/16/2018			
Map:	View Map			
Supplemental Form 7460-2: Please login to add a Supplemental Form 7460-2.				
Sponsor Information				
Sponsor:	A STORAGE PLACE HANCOCK			
Attention Of:	JERRY CARLSON			
Address:	P. O. BOX 5717			
Address2:				
City:	SANTA BARBARA			
State:	CA			
Postal Code:	93150-5717			
Country:	US			
Phone:	503-708-2775			
Fax:				
Sponsor's Representative Information				
Representative:	RYDELL ENGINEERING			
Attention Of:	LEONARD RYDELL			
Address:	601 Pinehurst Drive			
Address2:				
City:	Newberg			
State:	OR			
Postal Code:	97132-1625			
Country:	US			
Phone:	503-538-5700			
Fax:				
Construction Info				
Notice Of:	CONSTR			
Duration:	PERM (Months: 0 Days: 0)			
Work Schedule:	08/01/2016 to 03/31/2017			
Date Built:				
Structure Summary				
Structure Type:	Building			
Structure Name:	A STORAGE PLACE HANCOCK			
FCC Number:				
Structure Details				
Latitude (NAD 83):	45° 18' 06.00" N			
Longitude (NAD 83):	122° 57' 14.00" W			
Horizontal Datum:	NAD 83			
Survey Accuracy:	4D			
Marking/Lighting:	None			
Other Description:				
Current Marking/Lighting:	N/A Proposed Structure			
Current Marking/Lighting Other Description:				
Name:				
City:	NEWBERG			
State:	OR			
Nearest County:	Yamhill			
Nearest Airport:	2S6			
Distance to Structure:	2218.68 feet			
On Airport:	No			
Direction to Structure:	9.92°			
Description of Location:	TAX LOT 1101 TAX MAP 3-2-20AA			
Description of Proposal:	CONSTRUCTION OF A TWO STORY STORAGE BUILDING FOR INDIVIDUAL STORAGE RENTALS			
Height and Elevation				
	Proposed	DNE	DET	
Site Elevation:	188			
Structure Height:	27	0	27	
Total Height (AMSL):	215	0	215	
Frequencies				
Low Freq	High Freq	Unit	ERP	Unit

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Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2016-ANM-1702-OE

Issued Date: 08/16/2016

JERRY CARLSON
 A STORAGE PLACE HANCOCK
 P. O. BOX 5717
 SANTA BARBARA, CA 93150-5717

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building A STORAGE PLACE HANCOCK
 Location: NEWBERG, OR
 Latitude: 45-18-06.00N NAD 83
 Longitude: 122-57-14.00W
 Heights: 188 feet site elevation (SE)
 27 feet above ground level (AGL)
 215 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 L.

This determination expires on 02/16/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

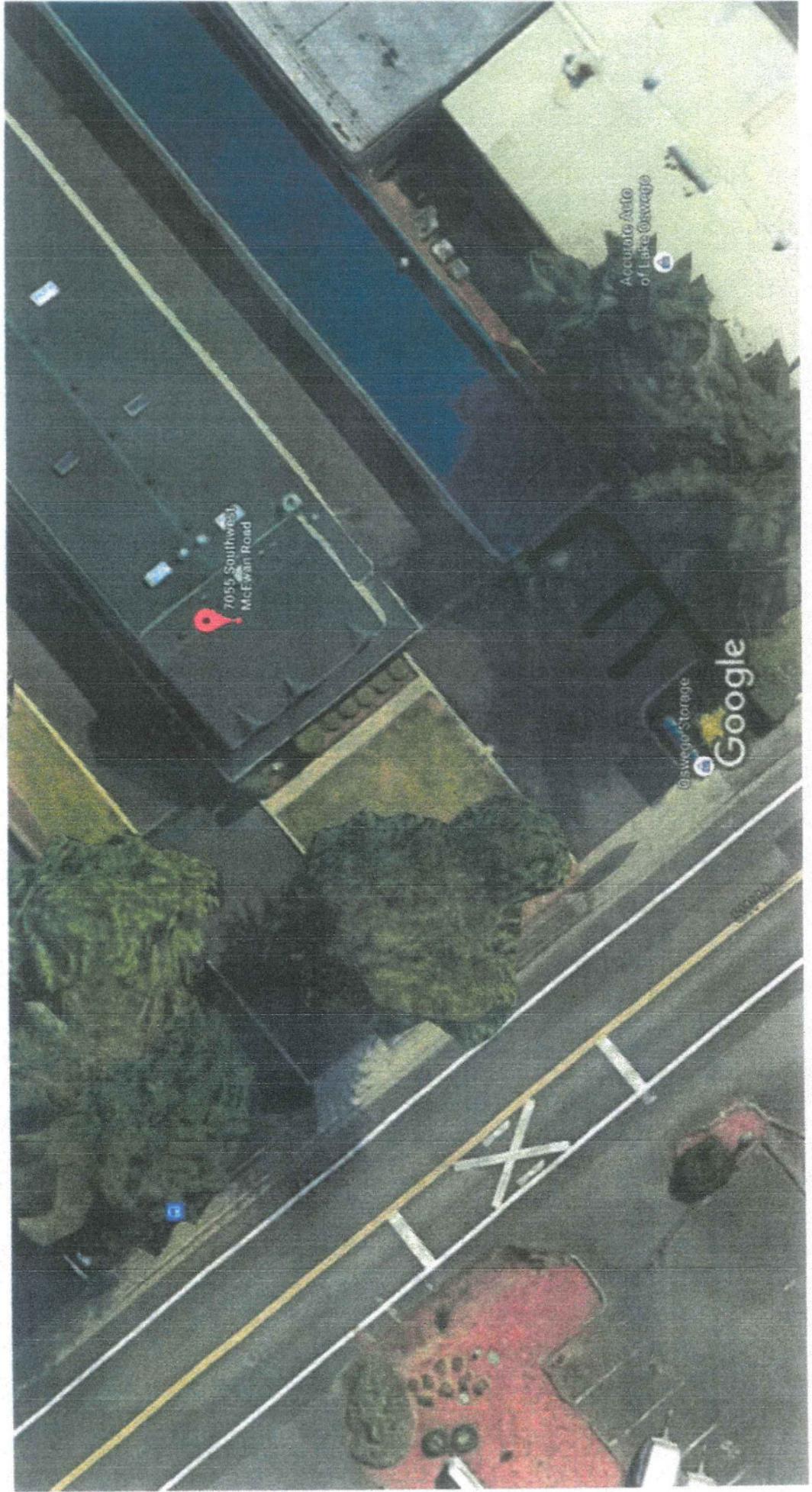
If we can be of further assistance, please contact our office at (202) 267-4525. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ANM-1702-OE.

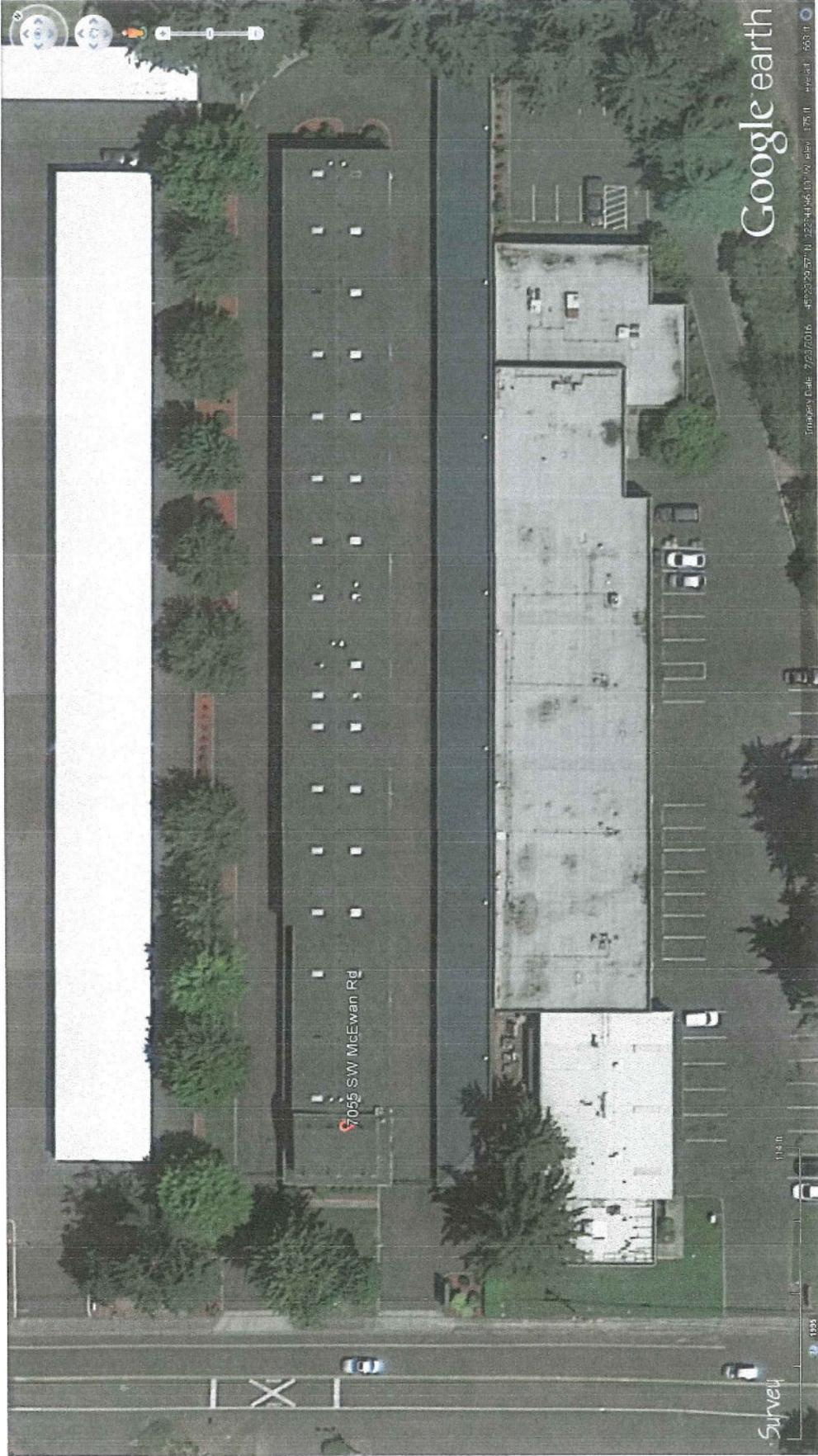
Signature Control No: 295573777-301866321
David Maddox
Specialist

(DNE)

OSWEGO STORAGE
7055 SW McEWAN RD
OSWEGO, OR
3 PARKING SPACES INCLUDING 1 HANDICAPPED
9/2/2016 33,000 SQ FT
264 UNITS
7055 SW McEwan Rd

7055 SW McEwan Rd - Google Maps





Oswego Storage
7055 S. W. McEwan Road, Lake Oswego, Oregon
Google Earth Striped Parking Spaces: 0
Storage Units: 264
Square Footage: 33,000 sq. ft.
Total Cars Parked: 0

A STORAGE PLACE OF CLACKAMAS LLC
15700 SE MCKINLEY AVE

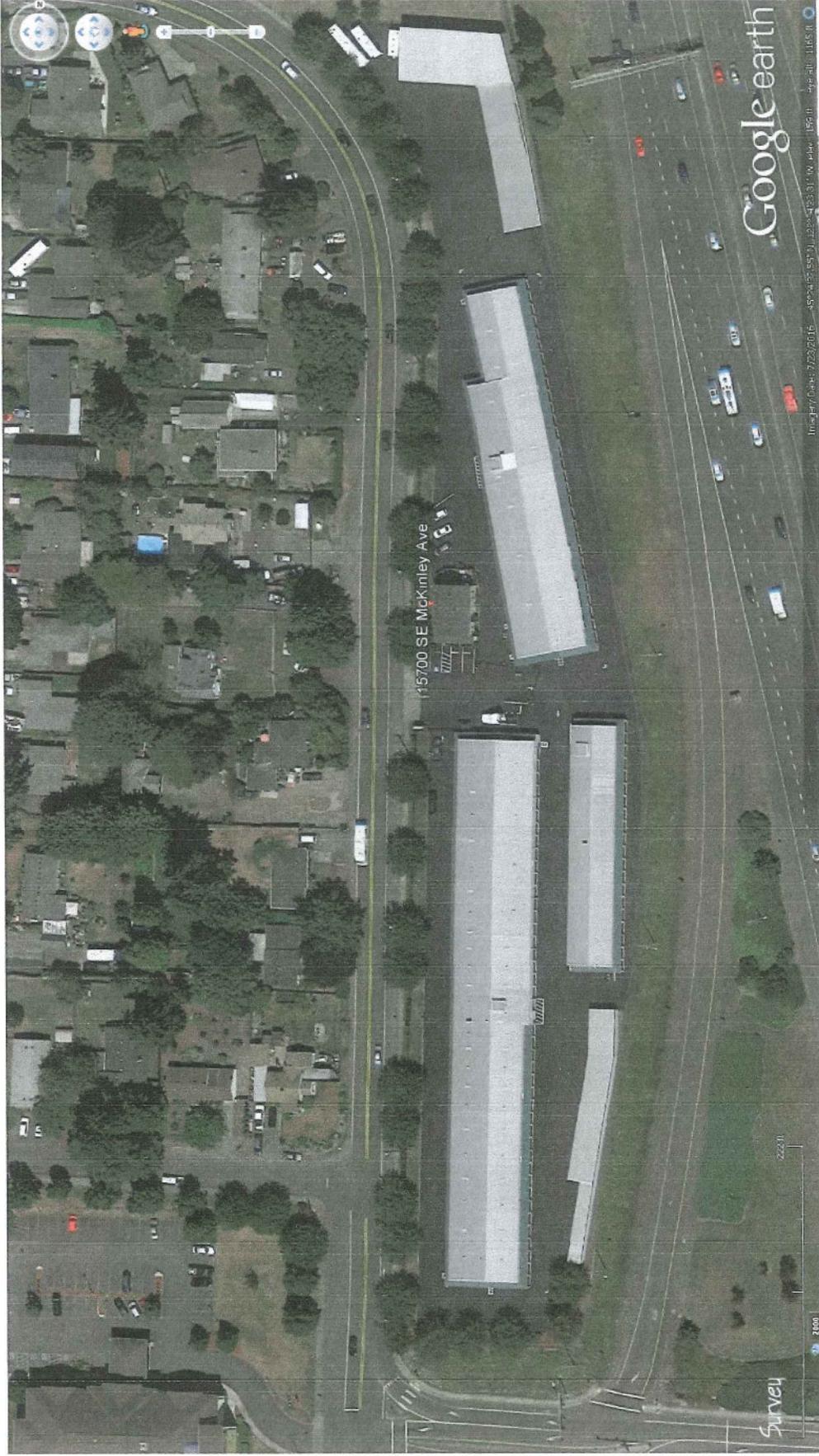
108,000 SQ FT

800 UNITS

2 ONSITE MGR UNITS

14 PARKING SPACES INCLUDING 1 HANDICAPPED





A Storage Place of Clackamas LLC
15700 S. E. McKinley Avenue, Clackamas, Oregon
Manager's Units: 2
Google Earth Striped Parking Spaces: 5 including one Handicapped Space, Space for 4 more cars available
Storage Units: 800
Square Footage: 108,000 sq. ft.
Total Cars Parked: 4



A Storage Place
Deborah Road, Newberg, Oregon
Manager's Unit: 1
Google Earth Striped Parking Spaces: 5
Storage Units: 345
Total Cars: 3