

Exhibit “A”

AMERCO[®]

REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 9-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6502 • FAX: 602.277.5824

01-03-24

Tim Franz, Senior Planner
City of Cornelius
Community Development
1300 S Kodiak Circle
Cornelius, OR 97113

RE: Completeness Review Letter for a Type III Site Design Review and Type III Conditional Use Permit for a new U-Haul storage and rental facility located within the Highway Commercial, C-2 zone of Cornelius.

Location: 2962 E Baseline Street
Cornelius, OR 97113

Dear Mr. Franz:

Below is a written response for the completeness review dated 07-21-23.

Comment 1: Provide a signed updated application.

Response: Done.

Please refer to attached updated application.

Comment 2: Address CMC 18.45 Highway Commercial Zone (C-2) Development requirements Performance standards and Development Standards, and signage.

Response: Done.

Please refer to attached Development Standards report dated 01-03-24 addressing performance standards.

Comment 3: Provide an approved Clean Water Services (CWS) Provider Letter.

Response: Done.

Please refer to attached Letters of Approval from Department of State Land dated 12-18-23 and Clean Water Services (CW) dated 12-22-23.

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PHONE: 602.263.6502 • FAX: 602.277.5824

Comment 4: Provide letter from the Oregon Department of Transportation, in which they acknowledge the proposed plans.

Response: Done.

Please refer to the attached ODOT letter dated 08-14-23 acknowledging the proposed plans.

Comment 5: Address CMC 18.155 - Solar Access for new Development.

Response: Done.

Please refer to attached Development Standards report dated 01-03-24, pages 16 and 17 addressing CMC 18.155 Solar Access for New Development performance standards.

Comment 6: Provide detail of garbage collection facility.

Response: Done.

Please refer to attached Civil Engineered Site Plan, page C4 dated December 2023 showing the location of the refuse collection area located within the building that will be rolled-out by the owner on pick-up day.

Comment 7: Provide bicycle on-site bicycle parking details. Bicycle parking is required per CMC 18.145.030 Table 1.

Response: Done.

Please refer to attached Civil Engineered Site Plan, page C4 dated December 2023 showing the location of the bicycle parking located on the south side of the building.

Comment 8: Provide details for proposed on-site lighting.

Response: Done.

Please refer to attached Site Photometric Plan (PH1) and cut sheets dated 07-12-23.

Comment 9: Provide details for on-site fencing.

Response: Done.

Please refer to attached Civil Engineered Utility Plan, page C5 dated December 2023 showing the location of the 6-ft, vinyl coated, chain link fence enclosing stormwater retention area that is required by Clean Water Services and Landscape Plan, page C7 dated December 2023.

Comment 10: Provide detailed floor plans for each level of the building. Please include storage unit count for each floor.

Response: Done.

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Please refer to attached Floor Plan (A1.1) dated 04-17-23 including proposed storage unit mix table.

Comment 11: Provide copies of the recorded easements on the property for staff to review, as new utilities and other items are proposed to be located within them.

Response: Done.

Please refer to attached Civil Engineered Utility Plan, page C5 dated December 2023. Final recorded easements will be completed with building permits.

Comment 12: Please address the existing on-site billboard in more detail, as it appears to be overhanging into the public right-of-way and is considered non-conforming.

Response: Acknowledged.

The current owner plans to remove the structure after the lease is terminated.

Comment 13: Pay Land Use acquisition fees.

Response: Done.

Comment 14: Provide 5 additional copies of the complete application packet, as amended, per information above and below, on full electronic copy of the application packet (email or thumb with a PDF) and one copy of the application packet that is unbound and 8 1/2" x 11 " in size.

Response: Done.

Comment 15: Staff recommends including adequate findings for increase height.

Response: Done.

Please refer to attached Development Standards report dated 01-03-24, page 4, Development Requirements-CMC 18.45.040(C), height of building and exterior elevations with imaging dated 09-26-23.

Comment 16: Staff recommends including materials for a Preliminary (one lot) Land Partition with this application.

Response: Acknowledged.

Since we do not own the property, we will submit the materials for a Preliminary (One Lot) Land Partition as part of the building permit applications.



2727 NORTH CENTRAL AVENUE, 9-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6502 • FAX: 602.277.5824

Thank you for the information and review. We look forward to working with the City of Cornelius.

Sincerely Submitted,

AMERCO Real Estate Company
2727 N Central Avenue
Phoenix, AZ 85004

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	_____

APPLICATION TYPE

Type I – administrative review without public notice

- | | | |
|--|---|--|
| <input type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other <i>please describe:</i> _____ | | |

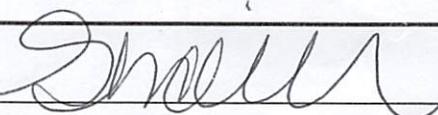
Type II – administrative review with public notice

- | | | |
|--|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other <i>please describe:</i> _____ | | |

Type III – public hearing(s) required with public notice

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Design Review III | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> ROW/Easement Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other <i>please describe:</i> _____ | | |

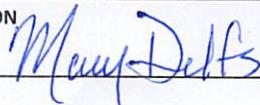
APPLICANT INFORMATION

Name: Shannon Marvin, MCP Signature: 

Mail Address: 2727 N Central Avenue Phoenix, AZ 85004

Phone: 541-279-0552 Fax: 602-277-5824 E-mail: shannon_marvin@uhaul.com

PROPERTY OWNER INFORMATION

Name: Mary Delfs Signature: 

Mail Address: 2962 E Baseline St Cornelius, OR 97113

Phone: 503-640-1124 Fax: 503-640-9093 E-mail: info@murphysfurniture.net

SUBJECT SITE INFORMATION

Property Address: 2962 E Baseline St Cornelius, OR 97113

Map & Tax Lot Number(s): R2032354, R755837

Current Zoning: N/A Total Size of Site: +/-2.9 acres

Existing Use: Furniture Store

Proposed Use: Self-storage, truck/trailer sharing or leasing and related retail sales

Design Review – Type II or III Submittal Checklist

Community Development

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

Written Narrative Requirements

- X A. **Checklist.** Please provide one completed copy of this six-page checklist.
- X B. **Description of proposal.** Please describe what changes are proposed to the site, structure, landscaping, parking, and land use. Provide findings verifying that the intended use is allowed by the City's *Development Code* (Chapter 18).
- X C. **Approval criteria findings:** Please provide findings verifying that the proposal meets the Code's requirements found in *Section 18.100*, Land Use & Zoning Site Design Review, Development Requirements & Standards of the applicable zone, and the off-street parking and loading requirements of *Section 18.145.*, in addition, provide findings for any other applicable Code requirements. Specify conformance or proposed variance request from those requirements.
- X D. **Technical and design standards.** Please provide findings specifically addressing each criteria found in *Section 18.100.040* of the City's *Development Code* (Chapter 18).
- X E. **Proposed Operations:** Please provide the hours of operation, total number of employees, and maximum number of employees per shift.
- X F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

Written Narrative Requirements (cont.)

- X G. **Site Analysis Information:**
- | | | |
|---|-------------------------------------|---------|
| 1. Existing building area: | <u> None </u> | sq. ft. |
| Proposed building addition or subtraction: | <u> +/-94,764 sf </u> | sq. ft. |
| 2. Existing building height: | <u> None </u> | ft. |
| Proposed building height: | <u> 40'-0" </u> | ft. |
| 3. Existing parking area: | <u> None </u> | sq. ft. |
| Existing number of parking spaces: | <u> None </u> | # sp. |
| Proposed parking addition or subtraction: | <u> +/-4,690 sf </u> | sq. ft. |
| Proposed number of parking spaces: | <u> 22 spaces </u> | # sp. |
| Proposed use: | <u> Self-storage, Retail </u> | |
| Parking requirement: | <u> 18 spaces </u> | |
| 4. Existing landscaped area: | <u> +/-29,000 sf </u> | sq. ft. |
| Percentage of site: | <u> +/-22.4 % </u> | % |
| Proposed landscape addition or subtraction: | <u> +/-31,270 sf </u> | sq. ft. |
| Percentage of site: | <u> +/-24.3 % </u> | % |
-
- X H. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)
- | | |
|-------------|---|
| <u> </u> | 1. A copy of the notice sent to surrounding property owners. |
| <u> </u> | 2. A copy of the mailing list used to send out meeting notices. |
| <u> </u> | 3. An affidavit of mailing notice. |
| <u> </u> | 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting. |
| <u> </u> | 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received. |
-
- X I. **Other Requirements:** Please provide documentation that the requirements from other agencies and/or jurisdictions for your proposal have been permitted OR submit your schedule for application and approval of the required permits. If applicable, include a copy of a signed Sensitive Area Pre-Screening Letter from the City Engineer. Based upon the findings of the Sensitive Area Pre-Screening Letter, a **Clean Water Services Service Provider Letter may be required.**
-
- N/A J. **Temporary Construction Office.** Please provide information on the site plan showing the location and state the duration of the temporary construction office.

DESIGN REVIEW TYPE II & III

Plan Requirements

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36." Please also include one 'unbound' set that is 8 1/2" x 11" in size. Each of the following plans and drawings shall be submitted on separate sheets. Architectural elevations may be presented at an architectural scale. Please include all of the following information.

- X A. **Existing Conditions Plan:**
- _____ 1. North arrow, scale and date of plan.
 - _____ 2. Vicinity map.
 - _____ 3. The entire lot(s), including area and property lines dimensioned.
 - _____ 4. Points of existing access, interior streets, driveways, and parking areas.
 - _____ 5. Location of all existing buildings and structures.
 - _____ 6. Existing right-of-way and improvements.
 - _____ 7. Dimension from centerline to edge of existing right-of-way.
 - _____ 8. Existing topographical information, showing 2 ft. contours.
 - _____ 9. Surrounding development and conditions within 100 ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
 - _____ 10. Location of existing public and private utilities, easements, and 100-year floodplain.
 - _____ 11. Sensitive areas, as defined by the Clean Water Services standards.
 - _____ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
 - _____ 13. Existing trees larger than 6" in dbh (diameter at breast height), including genus, species and size. Dbh is measured at 54" above grade.
- X B. **Dimensioned Site Plan:**
- _____ 1. North arrow, scale and date of plan.
 - _____ 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 - _____ 3. Proposed points of access, interior streets, driveways, and parking areas.
 - _____ 4. Proposed location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
 - _____ 5. Proposed right-of-way, dedications and improvements.
 - _____ 6. Dimension from centerline to edge of proposed right-of-way.
 - _____ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - _____ 8. Location of storm water quality/detention facilities.
 - _____ 9. Boundaries of development phases, if applicable.
 - _____ 10. Sensitive areas, as defined by the Clean Water Services standards.

_____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

X

C.

Grading Plan:

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s).
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
- _____ 5. Proposed rights-of-way, dedications and improvements.
- _____ 6. Dimension from centerline to edge of proposed right-of-way.
- _____ 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- _____ 8. Location of 100-year flood plain.
- _____ 9. Location of storm water quality/detention facilities.
- _____ 10. Boundaries of development phases, if applicable.
- _____ 11. Natural Resource Areas, Significant trees, and Historic trees, if applicable.
- _____ 12. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- _____ 14. Existing trees larger than 6" dbh. Indicate which trees are proposed to be saved and which are proposed to be removed.

X

D.

Utility Plan:

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s).
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- _____ 5. Proposed right-of-way, dedications and improvements.
- _____ 6. Proposed topographical information, showing 2 ft. contours.
- _____ 7. Location of 100-year flood plain.
- _____ 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facilities.
- _____ 9. Boundaries of development phases, if applicable.
- _____ 10. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

- X E. **Landscape Plan:**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications and improvements.
 - 6. Boundaries of development phases, if applicable.
 - 7. Sensitive areas, as defined by the Clean Water Services standards.
 - 8. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
 - 9. Existing trees, larger than 6" dbh, proposed to be saved. Include genus, species, and size.
 - 10. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
 - 11. List of plant materials, including genus, species, common name, size, quantity, spacing and condition.
 - 12. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
 - 13. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

- X F. **Lighting Plan:**
- 1. Location of all exterior lighting, including those mounted on poles, walls, bollards and the ground.
 - 2. Type, style, height, and the number of fixtures per light.
 - 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
 - 4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
 - 5. For all exterior lighting, indicate the area and pattern of illumination measured at ½-foot candlepower.

 X G. **Architectural Renderings and Elevations, or both:** Please provide information that identifies the general character of the buildings and structures; indicate dimensions, materials, colors, and textures proposed for any structures. This includes buildings, retaining walls, refuse storage facilities, play structures, and fences

 X H. **Materials Board:** Please provide one 8½" x 11" or 8½" x 14" Materials Board with examples of all building materials, colors, and textures of exterior surfaces.

Community Development

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113

www.ci.cornelius.or.us

Written Narrative Requirements

- X A. **Checklist:** Please provide one completed and signed copy of this checklist.
- X B. **Description of proposal:** Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's *Development Code*.
- X C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies that the proposal meets the approval criteria identified below:
- Conditional Use Permit, Section 18.105.030(B) of the Development Code.
1. *The proposal conforms with the City's Comprehensive Plan;*
 2. *The applicable requirements of the zoning district are satisfied;*
and
 3. *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*
 4. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*
- X D. Please provide the hours of operation, total number of employees, and maximum number of employees per shift.

X

E. **Site Analysis Information:**

1. Existing building area:	<u>None</u>	sq. ft.
Proposed building addition or subtraction:	<u>+/-94,764 sf</u>	sq. ft.
2. Existing building height:	<u>None</u>	ft.
Proposed building height:	<u>40'-0"</u>	ft.
3. Existing parking area:	<u>None</u>	sq. ft.
Existing number of parking spaces:	<u>None</u>	# sp.
Proposed parking addition or subtraction:	<u>+/-4,690 sf</u>	sq. ft.
Proposed number of parking spaces:	<u>22 spaces</u>	# sp.
Proposed use:	<u>Self-storage, Retail</u>	
Parking requirement:	<u>18 spaces</u>	
4. Existing landscaped area:	<u>+/-29,000 sf</u>	sq. ft.
Percentage of site:	<u>+/-22.4 %</u>	%
Proposed landscape addition or subtraction:	<u>+/- 31,270 sf</u>	sq. ft.
Percentage of site:	<u>+/- 24.3 %</u>	%

 X

F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

 X

G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*)

- 1. A copy of the notice sent to surrounding property owners.
- 2. A copy of the mailing list used to send out meeting notices.
- 3. An affidavit of mailing.
- 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

Plan Requirements

All plans, except architectural renderings, elevations or both, shall be presented at a minimum of 1" = 20'. Architectural elevations may be presented at an architectural scale. Each of the following plans and drawings shall be submitted on 24" x 36" (maximum size) separate sheets. Please also include one (1) full set of plans that is 8 1/2" x 11" in size. Please include all of the following information for each plan.

X A. **Existing Conditions Plan:**

- _____ 1. North arrow, scale and date of plan.
- _____ 2. Vicinity map.
- _____ 3. The entire lot(s), including area and property lines dimensioned.
- _____ 4. Points of existing access, interior streets, driveways, and parking areas.
- _____ 5. Location of all existing buildings and structures.
- _____ 6. Existing right-of-way and improvements.
- _____ 7. Dimension from centerline to edge of existing right-of-way.
- _____ 8. Existing topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- _____ 9. Surrounding development and conditions within 100-ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
- _____ 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- _____ 11. Sensitive areas, as defined by the Clean Water Services (CWS) standards.
- _____ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*

X B. **Dimensioned Site Plan:**

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Proposed land uses including housing densities and the location of buildings and structures. Building and structures include refuse storage locations, pedestrian and bike paths, or both, swimming pools, tennis courts, and tax lots.

- _____ 5. Proposed right-of-way, dedications and improvements.
- _____ 6. Dimension from centerline to edge of proposed right-of-way.
- _____ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- _____ 8. Location of storm water quality and detention facilities, or both.
- _____ 9. Boundaries of development phases, if applicable.
- _____ 10. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*
- _____ 12. Topographical information (2 ft. contour lines) of existing and proposed grades on-site and for surrounding properties within 100 ft. of the subject property.
- _____ 13. Location and schematic massing of proposed buffering, screening, and landscaped areas.
- _____ 14. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.

 X C. **Architectural Renderings, Elevations, or both:** Please provide information which identifies the general character of the buildings and structures by indicating dimensions, materials, colors, and textures proposed. This includes buildings, retaining walls, refuse storage facilities, play structures, accessory facilities, and fences.

 X D. **Sensitive Area Pre-Screening or Service Provider Letter:** Please provide a completed and signed Pre-Screening or CWS Service Provider Letter.

I have provided the items required in this submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Zulema Longoria

 Signature

07/20/23

 Date

Zulema Longoria

 Print Name

602-263-6502

 Telephone Number

I have provided the items required in this six-page submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Zulema Longoria

Signature

07/20/23

Date

Zulema Longoria

Print Name

602-263-6502

Telephone Number



2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6502 • FAX: 602.277.5824

Citizen Participation Report (CPR)

Project: U-Haul of Cornelius
2962 E Baseline Street
Cornelius, OR 97113
APN: 1N3034DD07700 and 1N3034DD07900

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Cornelius staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to City of Cornelius for the following:

Neighborhood Meeting
Date: 05-25-2023
Time: 6:30 PM – 7:30 PM
Place: City of Cornelius Public Library
Walters Community Room
370 N Adair Street
Cornelius, OR 97113

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application had adequate opportunity to learn about and comment on the proposed plan.

Please refer to the attached Exhibits that AMERCO Real Estate Company completed as required per CMC Section 18.10.030.

Attached Exhibits:

- A. Neighborhood Meeting Notice
- B. Site Plan
- C. Affidavit of Mailing Notice
- D. Notification Map
- E. Mailing List
- F. Sign-In Sheet
- G. Written Comments & Responses

Exhibits

Exhibit A Neighborhood Meeting Notice



1717 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 656-5555 • FAX: (602) 277-5824

NEIGHBORHOOD REVIEW MEETING INVITATION

For: A Preliminary Development Proposal

Project Location: 2962 E Baseline Street
Cornelius, OR 97113

Purpose: This is a meeting to discuss the preliminary development proposal for a self-storage, truck & trailer sharing service, and related retail sales.

Date: 05-25-2023
Time: 6:30 PM – 7:30 PM
Place: City of Cornelius Public Library
Walters Community Room
370 N Adair Street
Cornelius, OR 97113

All interested parties may attend,
Please join us!

For more information, please contact the following representatives:

Shannon Marvin, MCP
AMERCO Real Estate Company
(541) 279-0552
shannon_marvin@uhaul.com

Doug Green, OR
AMERCO Real Estate Company
(971) 271-3589
doug_green@uhaul.com

Exhibit B
Site Plan



Exhibit C
Affidavit of Mailing Notice

DEVELOPER OR AGENT: AMERCO Real Estate Co.

PROJECT LOCATION: 2962 E Baseline Street
Cornelius, OR 97113

AFFIDAVIT OF MAILING NOTICE

I, Zulema Longoria, Planner, being first duly sworn; say that I am
(represent) the party intended to submit an application to the City of Cornelius for a
proposed self-storage, truck & trailer sharing service & related retail sales affecting land located at
2962 E Baseline Street Cornelius, OR 97113, and that pursuant to Ordinance 810, Chapter
18.10, and the guidelines set out by the Community Development Director, did on the
5th day of May, 2023, personally mail notice to
affected property owners within 250 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

Signature: Zulema Longoria

Dated this 5th day of May, 2023.

State of Oregon ARIZONA
County of Maricopa

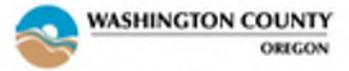
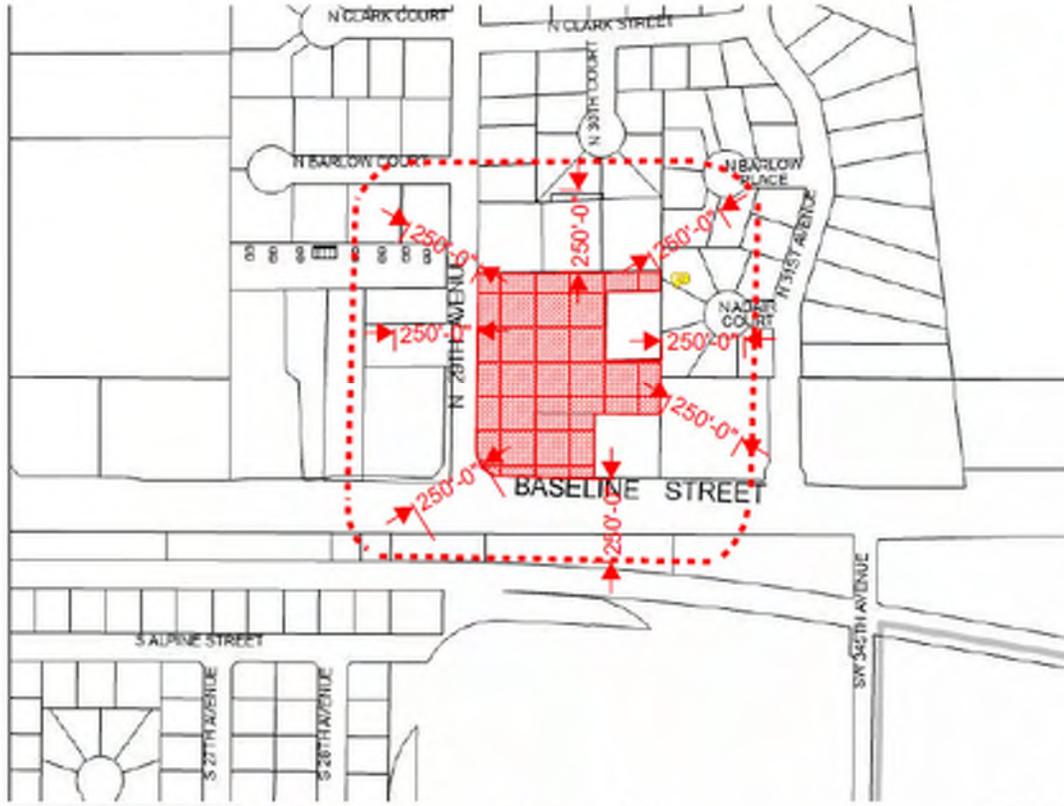
Subscribed and sworn to (or affirmed) before me this 5th day of May, 2023.

[Signature]
Notary Public for the State of Oregon Arizona

My Commission expires: 7/14/2024

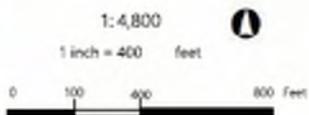


Exhibit D Notification Map



250 ft Parcel Notification Map

- Street Names
- Parcels



Notes

5/5/2023

The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map; however, Washington County cannot accept any responsibility for errors, omissions, or positional inaccuracy. Therefore, there are no warranties which accompany this production. Notification of any errors will be appreciated.

www.co.washington.or.us

Exhibit E Mailing Lists

 8160	Easy Peel® Address Labels <small>Bond along line to expose Pop-up Edge</small>	Go to avery.com/templates <small>Use Avery Template 5160</small>
WASHINGTON COUNTY FACILITIES MGMT 169 N 1ST AVE #42 HILLSBORO, OR 97124	HAILEY BIDLEMAN 3975 NW SUSBAUER RD, CORNELIUS, OR 97113	NARRATIVE NEW 8925 SW CENTER ST, PORTLAND, OR 97223
ROSS VANLOO 99 N 29TH AVE, CORNELIUS OR 97113	CITY OF CORNELIUS 1355 N BARLOW ST, CORNELIUS OR, 97113	BILAL MELLI 7435 SW 87TH AVE, PORTLAND OR 97223
DANNY & SANDRA DAWSON 690 SW 173RD AVE, BEAVERTON OR, 97006	HAWC CORNELIUS VILLAGE LLC 111 NE LINCOLN ST 200L, HILLSBORO OR, 97124	3079 LLC PO BOX 326, HILLSBORO OR, 97123
LORANGER CLAIRE PO BOX 326, HILLSBORO OR, 97123	TIMOTHY & ANGELINE SMITH 3051 N ADAIR CT, CORNELIUS OR, 97113	SUSAN LORENTZEN, 3052 N ADAIR CT, CORNELIUS OR, 97113
KENNETH SCHOLÉS 3068 N ADAIR CT, CORNELIUS OR, 97113	RICKY ANTOINE & JAMIE HANDLEY 3080 N ADAIR CT, CORNELIUS OR, 97113	FERNANDO CAZARES & MARIA MANRIQUEZ 165 N 31ST AVE, CORNELIUS OR, 97113
DARANN & EDDIE LEGLER 3077 N BARLOW PL, CORNELIUS OR, 97113	ALYCIA BECKER & MYCHAEL HAVENS 3055 N BARLOW PL, CORNELIUS OR, 97113	JAMIE & WILLIAN STAPLES 3043 N BARLOW PL, CORNELIUS OR, 97113
BARBARA & DAN STUART 3040 N BARLOW PL, CORNELIUS OR, 97113	JOSEPH WINCHELL 3050 N BARLOW PL, CORNELIUS OR, 97113	KAREN & LAWRENCE WARR 3070 N BARLOW PL, CORNELIUS OR, 97113
JUDITH & SHAWN MCPHERON 243 N 30TH CT, CORNELIUS OR, 97113	KATHRYN A CANNAN 211 N 30TH CT, CORNELIUS OR, 97113	KATHLEEN CAULEY 214 N 30TH CT, CORNELIUS OR, 97113
TINA SWENSON & RICHARD THOMPSON 244 N 30TH CT, CORNELIUS OR, 97113	NATHANIAL GRIGGS & MACKENZIE FLATZ 276 N 30TH CT, CORNELIUS OR, 97113	LINDA & RICHARD FLETCHER 238 N 29TH AVE, CORNELIUS OR, 97113
MARIBEL GARCIA & LUIS LOZANO 200 N 29TH AVE, CORNELIUS OR, 97113	ANTHONY & JEANETTE HEDRICKS 140 N 29TH AVE, CORNELIUS OR, 97113	ALICE & LARRY GEHRKE 120 N 29TH AVE, CORNELIUS OR, 97113
<small>For: avery.com/potents</small>	<small>Étiquettes d'adresse Easy Peel® Repliez à la hashure afin de révéler le rebord Pop-up.</small>	<small>Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5160</small>

Exhibit E
Mailing Lists

Allez à every.com/gabaris Visitez le Centre Avery 5160	Etiquettes d'adresse Easy Peel Supprimez le revêtement de papier à l'aide d'un pop-up	Filtre every.com/gabaris
<p>JAMES RUECKER 130 N 29TH AVE, CORNELIUS OR, 97113</p>	<p>MARY DELFS & KATHLEEN HOGAN 2962 BASELINE ST, CORNELIUS OR, 97113</p>	<p>DAVID HENRY 110 N 29TH AVE, CORNELIUS OR, 97113</p>
<p>PACIFIC OUTDOOR ADVERTISING 715 NE EVERETT ST, PORTLAND OR, 97232</p>	<p>LORANGER PROPERTIES LLC PO BOX 326, HILLSBORO OR, 97123</p>	<p>JTR PROPERTY LLC 1308 E MEAD AVE, UNION GAP WA, 98903</p>
<p>RADY CHIN 2357 BOYD LN, FOREST GROVE OR, 97116</p>	<p>CORNELIUS OIL LLC 30085 SW PARKWAY AVE, WILSONVILLE OR, 97070</p>	<p>JAMES & KATHLEEN HOGAN PO BOX 3007, HILLSBORO OR, 97123</p>
<p>HANS & EUGENE LLC 14425 SW ALLEN BLVD, BEAVERTON OR, 97005</p>	<p>TIM FRANZ, SENIOR PLANNER CITY OF CORNELIUS COMMUNITY DEVELOPMENT 1300 S. KODIAK CIRCLE CORNELIUS, OR 97113</p>	
Go to every.com/templates Utilisez le modèle Avery 5160	Easy Peel® Address Labels Ouvrez le pop-up pour exposer l'adresse	8160 AVERY

Exhibit F
Sign-In Sheet



Project: 2962 E Baseline Street
Cornellius, OR 97113

Community Meeting

Cornelius Public Library (Walters Community Room)
370 N Adair St., Cornelius OR 97113
Thursday, May 25, 2023 (6:30 pm-7:30 pm)

Name:	Address:	Email:	Phone:
David Henry	110 N 29th AVE	beeblebra@Yahoo.com 503-887-2948	

Exhibit G
Written Comments & Responses



2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 263-6555 • FAX: (602) 277-5824

NEIGHBORHOOD REVIEW MEETING NOTES

**Cornelius Public Library (Walters Community Room)
370 N Adair Street
Cornelius, OR 97113
Thursday, May 25, 2023 (6:30 pm – 7:30 pm)**

- Comment:** Mr. David Henry had concerns about how the new development would affect the existing vegetative brush wall around the teal house on the corner.
- Response:** We discussed the proposed landscape buffer required by the city and gave him our business cards so he can call us any time he has questions or concerns.

End of meeting minutes

AMERCO[®]

REAL ESTATE COMPANY

2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 263-6555 • FAX: (602) 277-5824 •

Application and Findings
Type III Site Design Review and Conditional Use
for
'U-Haul of Cornelius'
AMERCO Real Estate Company
Pace Project #23836

Property Owner/Applicant:	AMERCO Real Estate Company Shannon Marvin, MCP 2727 N. Central Avenue Phoenix, AZ 85004 541-520-5479
Applicant's Representative:	Brian Lee, P.E. Pace Engineers 4500 Kruse Way, Suite 250 Lake Oswego, OR 97035 503-597-3222 brianl@paceengrs.com
Location:	2962 E. Baseline Street 1N3 34DD Tax Lots 7700, 7900
Area:	2.96 Acres
Zoning:	C-2 Highway Commercial (Existing)
Requested Land Use Reviews:	Type III Site Design Review and Conditional Use for a new U-Haul indoor storage and rental facility with increased building height; and a 1-Lot 'Partition' to consolidate the tax lots

Proposal: The application requests approval for a 3-story, +/-94,764 sf building for a U-Haul Moving and Storage store. The proposed use includes self-storage, U-Haul truck/trailer sharing service or leasing, and related retail sales (+/-2,970 gfa). This new development will allow U-Haul to better serve the storage needs of the community.

The property is zoned C-2 (Highway Commercial), and the proposed self-storage use requires a Type III - conditional use permit application and we are applying for this permit. We are also applying for a modification of CUP-0123 for the relocation of the outdoor storage as shown on the current site plan. Additionally, we are proposing a height increase from 35'-0" to 38.5'. And lastly, we request '1-lot partition' approval to consolidate the tax lots as mandated.

Site and Vicinity: The project site is 2.9 acres at the northeast corner of E. Baseline Street and N. 29th Avenue, with an existing building that will be removed. The northern portion of the site contains a 60'-wide easement that provides access to four adjacent residential properties. The proposed development will be outside of and will provide landscaping along and within the easement.

Adjacent properties to the north and east are zoned R-7 and contain existing residences. To the east is a builder's office, with a gas station across N. 29th Avenue to the west, and a tractor store across Baseline to the south, all zoned C-2.

The proposed development meets City of Cornelius standards for zoning and development.

Cornelius Municipal Code Applicable Standards:

Chapter 17.05	Land Divisions
Chapter 18.45	Highway Commercial Zone (C-2)
Chapter 18.100	Site Design Review
Chapter 18.105	Conditional Use
Chapter 18.145	Off-Street Parking and Loading
Chapter 18.155	Solar Access for New Development
Chapter 18.175	Signs

Cornelius Municipal Code

Chapter 17.05 Land Divisions

17.05.030 Land Partitioning

- (C) *Approval Criteria. A request to partition land must meet all of the following criteria:*
- (1) *The proposal conforms with the city's comprehensive plan; and*

Response: Consolidation of tax lots is not inconsistent with the Comprehensive Plan. There are no CP goals or policies that prohibit the tax lot consolidation/ '1-lot partition' that the City has stated is required to accommodate development.

(2) *The proposal complies with all applicable statutory and ordinance requirements and regulations; and*

Response: In order to be in compliance with the specified requirements, consolidation of the two tax lots is mandated due to the proposed building and utilities crossing existing tax lot lines.

(3) *Adequate public facilities are available to serve the proposal; and*

Response: No services or facilities are necessary for tax lot consolidation.

(4) *All proposed lots conform to the size and dimensional requirements of this chapter; and*

Response: The site dimensions and size are not altered by the tax lot consolidation / '1-lot partition'.

(5) *All proposed improvements meet city standards.*

Response: All improvements are as mandated by, and will be reviewed through, the Design Review process for actual development.

Chapter 18.45 Highway Commercial Zone (C-2)

18.45.020 Uses permitted outright.

In a C-2 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) *General retail.*
- (C) *Automobile, truck, marine, motorcycle, appliance and/or parts sales, service, repair, rental, and including custom vehicle assembly; provided, that all operations are conducted within an enclosed structure.*
- (D) *Office, including professional, medical/dental.*
- (I) *Other similar uses as may be approved by the planning commission.*

Response: Proposed uses include truck/trailer rental, related retail sales, and an office for the business.

18.45.030 Conditional uses permitted.

In a C-2 zone the following uses and their accessory uses may be permitted when in accordance with Chapter 18.105 CMC:

- (A) *Outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity, subject to a Type II review if the outdoor activity complies with principally permitted uses within the zone, otherwise a Type III review is required.*
- (G) *Requests to exceed the permitted building height.*
- (K) *Indoor mini-storage.*

Response: Proposed uses include indoor mini-storage, outdoor storage of vehicles and trailers available for rent. The applicant also proposes a building height of 38.5' to the top of the parapet (T.O.P.), which is approximately a 9% increase from the specified maximum of 35'.

18.45.040 Development requirements.

(A) *Lot Size. In a C-2 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.*

Response: No new lots are proposed, however, as recommended by City staff, the applicant proposes to consolidate the two tax lots, which now requires a '1-lot partition'. The site is 2.96 acres, and, as illustrated in the plan set, can adequately accommodate the proposed development.

(B) *Setback Requirements. In a C-2 zone the following setbacks shall meet the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:*

(1) *The front yard shall be 10 feet, except that:*

(a) *Parking shall be allowed within five feet of the front property line.*

(b) *For all properties abutting the south side of Baseline Road, there shall be a front yard setback equal to five percent of the average lot depth, but not less than four feet.*

(2) *No side yard shall be required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.*

(3) *No rear yard is required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.*

Response: Properties to the north and northeast are zoned residential and contain existing residential uses. As shown in the plan set, all setbacks exceed the minimums specified.

(C) *Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission.*

Response: The applicant proposes to increase the height to 38.5' to the top of parapet (T.O.P.), approximately a 9% increase. U-Haul has extensive experience in providing storage services to the public and uses a design with slightly increased building height from the stated standard, which allows U-Haul to offer expanded storage opportunities to the public.

As presented in the architectural color elevation/imaging exhibit, the proposed height increase to the top of the parapet offers architectural variability to the roofline, creates a positive visual interest for the community, and enhances the

character of the development. U-Haul is amenable to coordinating with the City to mitigate any identifiable impacts from a slight increase in the building height.

18.45.050 Performance standards.

In a C-2 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

(A) *Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions shall be satisfied.*

Response: The applicant understands that satisfying the conditions of approval is necessary to operate a business within the City of Cornelius.

(B) *Environmental Standards. All uses shall comply with required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).*

Response: The applicant intends to operate the business in compliance with all applicable regulations.

(C) *Heat and Glare.*

(1) *Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.*

(2) *Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.*

Response: Activities that produce heat or glare are not proposed. Exterior lighting will be designed to direct light down and away from adjacent properties.

(D) *Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.*

Response: The grounds shall be maintained as specified.

(E) *Outside Storage. Outside storage shall be appropriately screened consistent with CMC 18.45.060(F).*

Response: Trucks and trailers available for lease will be stored outside on the property. As shown in the plan set, perimeter landscaping is proposed for screening.

18.45.060 Development standards.

In a C-2 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) *Landscape Plan.*

(1) *For all uses in a C-2 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to*

occupancy, in accordance with the approved site plan and the standards set forth herein.

Response: As shown on the Landscape Plan, proposed frontage landscaping is a minimum of 5' deep and will be installed prior to occupancy.

- (2) *When at maturity, at least 80 percent of the proposed landscape area shall be covered by plant material, lawn, and trees. The remaining area may be covered in nonvegetative ground cover.*

Response: Proposed landscaping is consistent with the standard, as illustrated on the Landscape Plan.

- (3) *Street Trees. Street trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total linear footage of the site, which abuts a public street, by 30 feet. The location of the trees shall be determined through design review, and the trees shall be installed in accordance with Chapter 5 of the adopted public works standards.*

Response: Street trees of an approved species are proposed along both street frontages, as shown on the Landscape Plan.

- (4) *Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.*

Response: If for some reason landscaping can't be installed at the time of development, the applicant will post a bond with the City.

(B) *Vehicular Access, Internal Circulation and Clear Vision Areas.*

- (1) *Where possible, vehicular access to commercial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to collector and local streets shall only be allowed as permitted by the review body.*

Response: The site has frontage along E. Baseline (TV Highway) and N. 29th Avenue, and currently has access onto both. The applicant proposes to eliminate the access from Baseline and construct two 40'-wide accesses from N 29th Avenue. As directed by City staff, the access points will be aligned with those existing across 29th Avenue. The proposed design reflects the safest layout for U-Haul customers, and is based on many years of experience in providing the services that will be offered at this site.

- (2) *The minimum public street width for commercial development shall comply with Chapter 5 of the adopted public works standards.*

Response: Current ROW of 29th, a collector, appears to be 50', consistent with Chapter 5. Chapter 5 requires Baseline to be 58' in width at this location, and it will remain unchanged.

- (3) *Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:*

- (a) *Two-way traffic: 24 feet;*
(b) *One-way traffic: 15 feet.*

Response: Internal drive areas will be paved, and most areas will have more than 24' of width, as rental truck and trailer maneuvering will take place on the site. The southern access is slightly less than 100' from the intersection, but is located directly across from existing access, as mandated by City staff.

- (4) *Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.*

Response: Internal circulation design will be safe for employee and customer use.

- (5) *Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.*

Response: Clear vision areas will be shown on the construction plans.

(C) *Access Streets – Sidewalks – Drainage.*

- (1) *All streets shall be designed in accordance with Chapter 5 of the adopted public works standards.*

Response: No new streets are proposed. Any required street improvements will be designed to City standards.

- (2) *All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 35 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use. Each driveway shall have a concrete curb apron designed to comply with public works standards.*

Response: The access points are proposed to be 40' in width, in order to provide the safest layout for U-Haul customers, based on vast experience in providing the proposed services to the community.

- (3) *Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.*

Response: No cul-de-sacs are proposed.

- (4) *Sidewalks and Improvements.*
 - (a) *For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.*
 - (b) *Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk if one does not exist, the driveway apron and paved driveway to be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.*

Response: Sidewalks will be constructed/replaced along Baseline and 29th as conditioned.

- (5) *Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.*

Response: Stormwater will be collected and conveyed to the public storm drainage system, as detailed on the Utility Plan.

- (D) *Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.*

Response: There is an existing street light on Baseline across 29th from the site. Additional street lighting will be installed as conditioned by the City.

- (E) *Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.*

Response: Only one user will receive mail on the site.

- (F) *Screening.*
 - (1) *Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be six feet in height, and shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and a decorative fence, such as wrought iron, or PVC or polymer covered chain link fencing. Galvanized chain link fencing shall not be permitted on new construction.*
 - (2) *The reviewing body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.*

Response: Extensive landscaping is proposed throughout the site, as shown on the site plan and landscape plan, including perimeter landscaping to screen the outdoor storage and parking areas.

(G) *Parking and Loading Space.*

(1) *Off-Street Parking. Parking shall be provided as set forth in Chapter 18.145 CMC.*

Response: Chapter 18.145 is addressed in this document.

(2) *Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.*

Response: The parking area will be paved.

(3) *Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, at a minimum of every 10 spaces.*

Response: Perimeter landscaping will be at least 5' in width and landscape islands will be provided.

18.45.070 Signs.

Signs within the C-2 zone may be allowed consistent with Chapter 18.175 CMC. [Ord. 810, 2000; Code 2000 § 11.20.57.]

Response: Signs will be consistent with Chapter 18.175, which is addressed in this document and will be a separate submittal.

Chapter 18.100 Site Design Review

18.100.040 Approval Criteria

Technical Standards. Where applicable required off-site improvements shall be based on proportional analysis.

(1) *Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design, and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit.*

Response: The public and private facilities and services will meet City code and will be designed to adequately serve the proposed development. Construction plans will be reviewed and approved by the City prior to commencement of construction activities.

(2) *Traffic Generation. Based on anticipated vehicular and pedestrian traffic generation and the standards and policies of the comprehensive plan, adequate right-of-way and improvements to streets, pedestrian ways, bikeways, transitways and other ways are provided by the development in order to promote safety, reduce congestion, conserve energy and resources, and encourage transit use, bicycling and walking.*

Consideration shall be given to the need for constructing, widening and/or improving, to the standards of the comprehensive plan and this code, public streets, bicycle, pedestrian, and other ways in the area of the proposed development impacted by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, transit facilities, street drainage facilities, traffic calming devices, and other facilities needed because of anticipated vehicular, transit, bicycle, and pedestrian traffic generation.

Access and street design shall comply with the standards identified in Chapter 18.143 CMC, Transportation Facilities, and Chapter 5 of the adopted public works standards. Street trees shall be installed to the standards identified in Chapter 5 of the adopted public works standards. In lieu of actual construction of off-site improvements, the committee may accept written waivers of remonstrance to the formation of local improvement districts for the purpose of providing the needed off-site improvements or cash payment to the city in an amount equal to the estimated cost of said off-site improvements.

Response: From the City's standpoint, the proposal for this site does not generate enough traffic onto City streets to warrant a traffic study and the traffic from this site will not exceed the capacity of any city streets. The transportation elements will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(3) *Dedication. Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance and future expansion of public facilities and services, shall be required to protect the public from any potentially deleterious effects resulting from the proposed use to fulfill the need for additional, improved services, whether on or off site, created by the proposed use, and to effect the implementation of the standards and policies of the comprehensive plan;*

Response: Adequate dedication and reservation of real property for public use, easements and entry for construction will be designed, reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(4) *Internal Circulation. There is a safe and efficient circulation pattern within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design, and dimensions of vehicular, transit, and pedestrian access, exits, drives, walkways, bikeways, transit stops and facilities, building location and entrances, emergency equipment ways and other related on-site or off-site facilities so that there are adequate off-street parking and loading/unloading facilities provided in a safe, well designed, and efficient manner. Consideration shall include the layout of parking, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage*

collection and storage points, as well as the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. Developments shall provide a safe and reasonably direct pedestrian connection from the main entrance to the public right-of-way and/or the pedestrian system or both. The pedestrian connection shall be reasonably free of hazards from automobile traffic, so as to help encourage pedestrian and bicycle travel.

Response: In order to safely and effectively serve our customers our proposal reflects the safest layout for our customers, as is customary for all U-Haul projects. The internal circulation of the site will be designed, reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(5) *Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency. Materials, including wastes, shall be stored and managed, and grounds shall be maintained in a manner that will not attract or aid in the propagation of insects or rodents or cause a health hazard.*

Response: Maintenance of private facilities and services to provide adequate capacity to serve the proposed development will be designed, reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(6) *Public Facilities. The structures and public facilities and services serving the site are designed and constructed in accordance with adopted codes and/or city standards at a level which will provide adequate fire protection and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard, or ill-designed development.*

Response: The proposed new structures, public facilities, and services serving the site will be designed and constructed in accordance with adopted codes and/or city standards for adequate fire protection, protection from crime and accident, and protection from hazardous conditions as part of the design process.

(7) *Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-unit dwelling development.*

Response: The proposed new development will provide adequate security to prevent unauthorized entry into the property. These standard security features include a Max Burglar Alarm System, 24-Hour motion detectors, Hands Free Intercom Systems, 24-Hour Video Surveillance Day & Night Cameras providing protection of the interior and exterior facilities. These standard security features

also facilitate emergency response and optimize fire protection for the building and its occupants.

(8) *Grading. The grading and contouring of the site take place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system and that said site development work will take place in accordance with the city site development code.*

Response: The proposed new development has been designed with grading and contouring of the site surface drainage and on-site storage of surface waters facilities will be constructed so there is no adverse effect on neighboring properties, public rights-of-way, or public storm drainage system. The site development work will take place in accordance with the city site development code. All designs will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(9) *Utilities. Prior to the development of a site, utilities shall be extended to serve the site or financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services for the new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels.*

Response: Prior to the development of this site, utilities will be extended to serve the site or be financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. If required the electric, telephone, and other utility services for the new development will be located underground. The proposed development and all utilities and services will be constructed, approved, and permitted per City code prior to its occupancy.

(10) *Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes.*

Response: Access and facilities for the physically handicapped (ADA) will be incorporated into the existing development and will be constructed, approved, and permitted per City code prior to its occupancy.

(11) *Bicycle Lanes and Sidewalks. Where street improvements on arterials and collectors are required as a condition of development approval, they shall include bicycle lanes or off-street multi-modal pathways, and sidewalks constructed in accordance with city standards.*

Response: Where Street improvements on arterial or collectors are required as a condition of development, they shall include bicycle lanes or off-street multi-modal pathways, and sidewalks constructed in accordance with city standards.

The street improvement system will be designed, constructed, approved, and permitted per City code prior to its occupancy.

(B) *Nonresidential Design Standards.*

- (1) *Relation of Building to Site. The proposed structures shall be related harmoniously to the terrain and to existing buildings which have a visual relationship to the proposed structure. Building height, bulk, lot area, coverage, setbacks, and scale should be particularly considered with regard to achieving compatible relationships. Screening, except in the industrial zone, exposed storage areas, utility buildings, machinery, service and truck loading areas, solid waste disposal cans, containers and other structures, and other accessory uses and structures, shall be adequately set back and screened. If a building is constructed, enlarged, or altered to meet Type II thresholds and is located within 500 feet of a bus/transit stop, a main entrance door shall be placed on the street side of the bus/transit line and located as close as structurally possible to the bus/transit stop in compliance with this title.*

Response: The proposed project building height, bulk, lot area, coverage, setbacks, scale, and size will be designed, constructed, approved, and permitted per City code prior to its occupancy. The bus/transit stops are already established and will remain unchanged.

- (2) *Trees and Vegetation. The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees.*

Response: The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees. The proposed landscape development will be designed, constructed, approved, and permitted per City code prior to its occupancy and consideration will be given to the preservation of the existing trees or vegetation.

- (3) *Historic Structures. Consideration is given to the effect of the proposed development on historic buildings or features both on the site and within the immediate area.*

Response: There are no historic structures in the immediate area. Therefore, this standard does not apply to this development.

- (4) *Grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site.*

Response: The proposed new development has been designed with grading and contouring that shall take place with particular attention to minimizing possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site. All designs will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

- (5) *Landscaping. The quality, location, size, and structural and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas are such that they serve their intended purposes and have no adverse effect on existing or contemplated abutting land uses.*

Response: The proposed new development has been designed with quality, location and size of landscaping and plantings that will serve their intended purposes and have no adverse effect on the existing or contemplated abutting land uses. All landscaping designs will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

- (6) *Lighting. Adequate exterior lighting shall be provided to promote public safety and shall be designed to avoid unnecessary glare upon other properties.*

Response: A site photometric plan has been designed and submitted for the proposed development. The site photometric plan with lighting will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

- (7) *Solar Access. In determining the appropriate relation of the building or structure to the site, the committee shall require that the building or structure be located on the site in a location and direction that will maintain, where feasible, solar access for adjacent properties and buildings or structures within the site.*

Response: As recommended by the city, the existing access has been relocated to align with the business across the street. Therefore, the proposed new development has been appropriately designed in relation to the site and is in a location and direction where feasible access for adjacent properties and buildings is provided.

In additions, the site is designed to comply with City design standards, and to function safely and efficiently for the business and their customers. Deeper setbacks are proposed adjacent to residential uses to minimize impact, including a 50-ft easement, private road, building setback, and 20-foot buffers. The location of these physical elements on the development plan will minimize the shadow onto the adjacent residential properties to the maximum extent feasible.

18.100.050 Special Conditions.

(A) *Open Space, Parks, and Recreation Areas.* Major residential development, 20 units or more, shall include park and recreation areas, or both. In all multi-family projects, the required park and recreation area shall include a children's play area and play equipment for the use of residents and occupants of the multi-family project. The community development director shall have the power to approve plans for these recreation areas.

Response: This is not a major residential development; therefore, this standard does not apply.

(B) *Objectionable Uses: Odor, dust, smoke, fumes, noise, glare, heat, and vibration from commercial and industrial uses, or both, which might create a nuisance or be offensive to other uses in the area or be incompatible with such other uses shall be adequately eliminated or controlled by authorized measures.*

Response: The authorization of this use will not create odor, dust, smoke, fumes, noise, glare, heat, and vibration from commercial and industrial uses and will not create a nuisance or be offensive to other uses in the area. The public good, and the character of the district will not be harmed by the granting of the use. This is a compatible use that will benefit the community by allowing us to appropriately serve the storage demand of the area.

Chapter 18.105 Conditional use Permit

18.105.030 Procedures.

(B) *Approval Criteria.* The approval, approval with conditions or denial of an application for conditional use or to enlarge or to alter a conditional use shall be based on findings of fact with regard to each of the following approval standards:

(1) *The proposed development will comply with the comprehensive plan;*

Response: The request includes (modified) outdoor storage, indoor mini-storage, and increased building height, all of which are permitted as Conditional uses in the C-2 zoning district. The site design is consistent with the standards of the Cornelius Municipal Code, which implements the Comprehensive Plan, therefore, the development as proposed complies with the Comprehensive Plan.

(2) *The applicable requirements of the zoning district are satisfied; and*

Response: The proposal meets the standards of the district, as illustrated in this document, the plan set and associated submittal materials. The C-2 zone permits increased building height as a conditional use.

(3) *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*

Response: The site already operates as a commercial business, including some U-Haul services with outdoor storage. Trucks and trailers available for rent will be

stored outdoors. The proposal is consistent with the purpose of the zone, and will provide vegetative screening to minimize the impact of a larger building and increased outdoor storage from the current surrounding uses. The building will serve as a buffer for adjacent residential uses from the noise and visual impact of Baseline/TV Highway.

- (4) *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*

Response: U-Haul services are currently available at the site and the applicant is keenly aware of the increased demand for moving and storage services in the community. The development will increase the economic viability of this underutilized site while providing additional jobs as well.

(G) *Special Conditions.*

- (1) *The permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure unless otherwise specified in conditions attached to the permit.*
- (2) *The applicant shall file a copy of the approved conditional use permit with the Washington County Department of Records and Elections. Building permits shall not be issued until the applicant has provided evidence satisfactory to the city of compliance.*

Response: The applicant will provide the City with a copy of the recorded conditional use permit.

Chapter 18.145 Off-Street Parking and Loading

18.145.030 Required Off-Street Parking Spaces

- (A) *Off-street parking shall be provided based on the primary use of the site according to the following standards and regardless of the parking zone in which the use is located (see Map 1 following this chapter).*

Response: According to Table 1, parking for general retail is minimum 3.7 sp/1,000 sf and 5.1 sp/1,000 sf max; self storage requires 1 sp/5,000 sf up to 20k sf, then 1 sp/20,000 sf. Required parking is 18 spaces, 22 spaces are proposed. Bicycle parking is 1 sp/50,000 sf for self-service storage, and .3 sp/1,000 sf for retail. Therefore, 3 bicycle spaces are required. Bicycle parking will be located on the south side of the building. (Refer to Site Plan for more information)

Chapter 18.155 Solar Access for New Development

18.155.040 Access to sunshine.

The elements of the development plan (e.g., buildings, circulation, open space and landscaping) shall be located and designed, to the maximum extent feasible, to protect

access to sunshine for planned solar energy systems or for solar-oriented rooftop surfaces that can support a solar collector or collectors capable of providing for the anticipated hot water needs of the buildings in the project between the hours of 9:00 a.m. and 3:00 p.m. PST, on December 21st.

18.155.050 Shading.

(A) *The physical elements of the development plan shall be, to the maximum extent feasible, located and designed so as not to cast a shadow onto structures on adjacent property greater than the shadow which would be cast by a 25-foot hypothetical wall located along the property lines of the project between the hours of 9:00 a.m. and 3:00 p.m., PST, on December 21st. This provision shall not apply to structures within the central mixed use (CMU) and corridor commercial (CC) zoning districts.*

Response: The site is designed to comply with City design standards, and to function safely and efficiently for the business and their customers. Deeper setbacks are proposed adjacent to residential uses to minimize impact, including a 50-ft easement, private road, building setback, and 20-foot buffers. The location of these physical elements on the development plan will minimize the shadow onto the adjacent residential properties to the maximum extent feasible.

(B) *The impact of trees shall be evaluated on an individual basis considering the potential impacts of the shading and the potential adverse impacts that the shading could create for the adjacent properties in terms of blocking sunlight in indoor living areas, outdoor activity areas, gardens, and similar spaces benefiting from access to sunlight.*

Response: The site is designed to comply with City design standards, and to function safely and efficiently for the business and their customers. Deeper setbacks are proposed adjacent to residential uses to minimize impact, including a 50-ft easement, private road, building setback, and 20-foot buffers. The location of these physical elements on the development plan will minimize the shadow onto the adjacent residential properties to the maximum extent feasible.

Chapter 18.175 Signs

(D) *Existing Signs. All signs existing prior to May 1, 2000, and all signs erected after May 1, 2000, which are in compliance with applicable sign regulations in effect on May 1, 2000, so long as they are maintained, both cosmetically and structurally, shall be lawful.*

(1) *Nonconforming Signs. A nonconforming sign shall not be changed, enlarged, or altered without complying with the existing sign code. A nonconforming sign is a lawful sign that exists on the effective date of adoption or amendment of this code, which is not in compliance with applicable sign regulations in effect on May 1, 2000.*

Response: There is an existing billboard on the site that will be relocated or removed by the current owner. (refer to lease agreement for more information)

Conclusion:

This application for preliminary approval of a new moving, storage and rental facility meets the statutory requirements. Findings have been made in support of the project and the City of Cornelius staff can approve the application.

December 22, 2023

Expires: December 21, 2025

PACE ENGINEERS INC
5000 MEADOWS RD SUITE 345
LAKE OSWEGO OR 97045

Re: Self Storage Facility at 2962 East Baseline Street, Cornelius; CWS file 23-001653 (Tax map 1N334DD Tax lot 07700, 07900)

Clean Water Services has reviewed your proposal for the above referenced activity on your site. Staff has conducted a pre-screen review and requested completion of a Sensitive Areas Certification Form. Following review of submitted materials it appears that Sensitive Areas do not exist on-site or within 200' from your project. In light of this result, this document will serve as your Service Provider letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

This concurrence letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

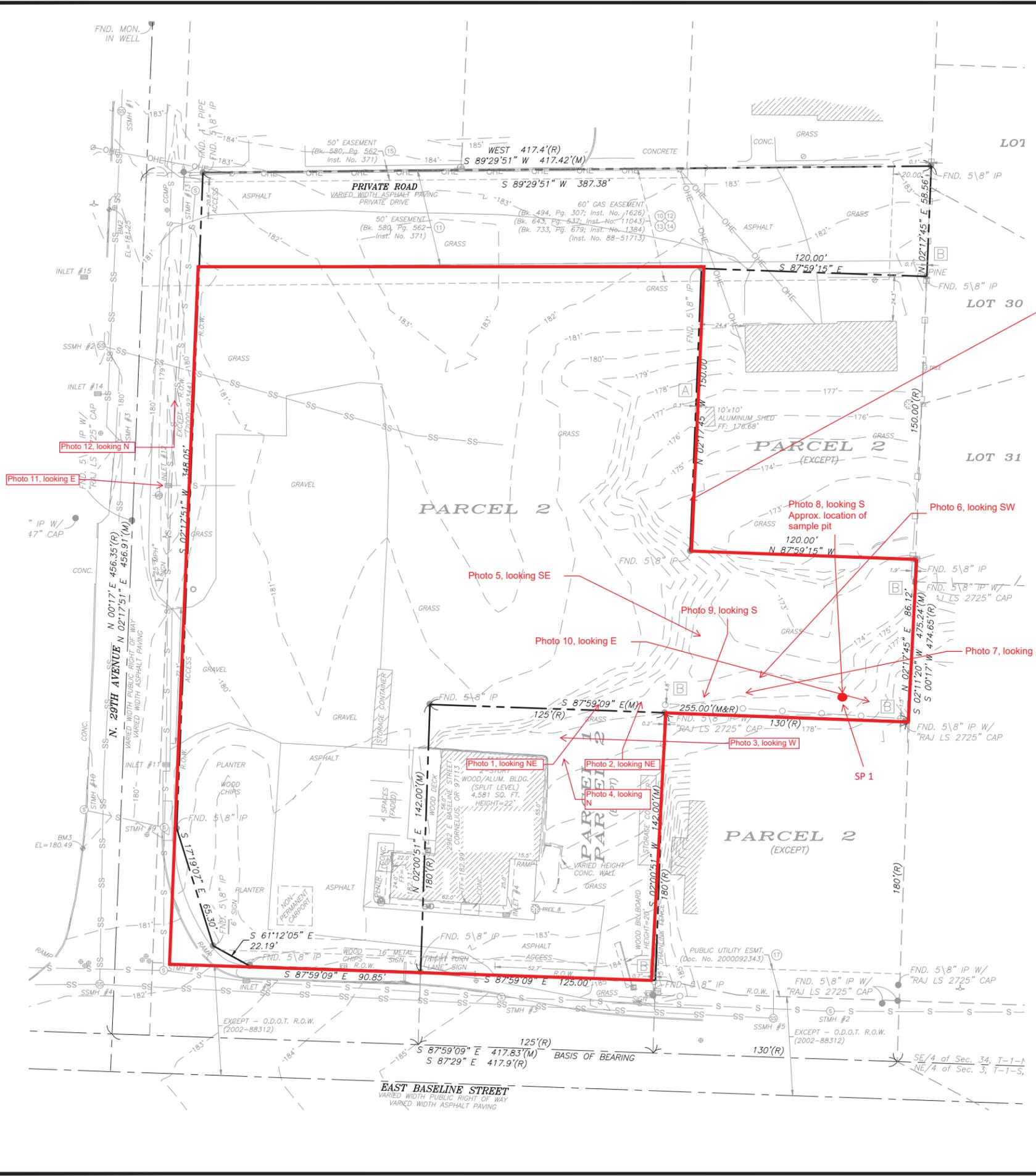
Sincerely,



Stacy Benjamin
Environmental Plan Review

Attachments (2)

FILE NAME: P:\1\0\23\23836_AMERCO_UHAUL CORNELIUS LU\CAD\ENGINEERING\SHEETS\P23836_EC.DWG
 SAVE TIME: 11/30/2023 9:52:01 AM
 PLOT TIME: 12/8/2023 9:14 AM
 USER NAME: MARK_AASLAND
 XREF FILES: ###



STUDY AREA

CWS FILE NO. 23-001653
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *SNB* Date 12/22/2023
 SPL ATTACHMENT 1 OF 2

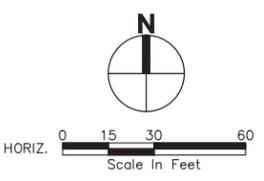
STATE PLANE ZONE:
 3601 OREGON NORTH ZONE
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88
 OPUS CORRECTED

BM2: BENCHMARK #2
 ELEVATION=181.25
 FND. CUT "X" ON TOP OF CURB.
 LOCATED OFF-SITE ON THE WEST SIDE
 OF NORTH 29TH AVENUE, BEING 49.85'
 WEST AND 19.69' SOUTH OF THE NW
 PROPERTY CORNER OF PARCEL 1.
 N = 686,334.4590
 E = 7,552,217.5050

BM3: BENCHMARK #3
 ELEVATION=180.49
 FND. CUT "X" ON TOP OF CURB.
 LOCATED OFF-SITE ON THE WEST SIDE
 OF NORTH 29TH AVENUE, BEING 49.98'
 WEST AND 10.67' SOUTH OF THE
 WESTERN MOST SW PROPERTY CORNER
 OF PARCEL 1.
 N = 685,995.7110
 E = 7,552,203.4230

INLET #1 TR 184.06	STMH #7 TR 182.32 FL E&S 176.02	INLET #12 TG 177.45 FL N,S&E 174.45 12" PVC	SSMH #1 FL 169.79 TR 182.69 FL S 169.79 12" STEEL
STMH #2 TR 185.65 FL E&W 167.65 36" RCP	INLET #8 TR 181.57 FL N 176.77 12" RCP	STMH #13 TR 181.96 FL S 177.05 12" PVC	SSMH #2 TR 177.45 FL 174.55 12" PVC
STMH #3 RIM 185.17 FL E&W 168.30 36" RCP	STMH #9 RIM 180.1 FL N 177.9 12" PVC	INLET #14 TR 179.38 FL E 176.18 12" PVC	SSMH #3 TR=180.06 FL N 170.76 12" STEEL
INLET #4 TG 182.05 FULL OF WATER	STMH #10 RIM 180.32 FL E 177.5 12" PVC	INLET #15 TG 180.42 FULL OF WATER	SSMH #4 TR 182.69 FL N,E&W 172.79 12" STEEL
INLET #5 TR 182.50 FL E&W 169.50 36" RCP	INLET #11 TG 179.61 FL N&S 174.11		SSMH #5 TR 185.72 FL N 175.12 12" STEEL
STMH #6 TR 181.60 FL N,E&W 173.10 36" RCP			FL W 175.02 12" STEEL

Photos and Sample Plot is GPS located with an accuracy of approximately 0.6 feet.



SURVEY PROVIDED BY OTHERS:
 THE BOUNDARY, TOPOGRAPHIC INFORMATION AND
 MAP FEATURES SHOWN HEREON WERE PREPARED
 BY S&F LAND SERVICES AND PROVIDED BY THE
 CLIENT. PACE CLAIMS NO RESPONSIBILITY FOR
 ITS ACCURACY OR COMPLETENESS NOR ASSUMES
 ANY LIABILITY FOR ITS USE.

	DATE
	REVISION
	SYM
PACE Engineers 4500 Kruse Way, Suite 250 Lake Oswego, OR 97035 p. 503.597.3222 www.paceengrs.com	
RENEWS: 12/31/2024	
U-HAUL INTERNATIONAL, INC.	2727 N. CENTRAL AVE. PHOENIX, AZ 85004 (541) 520-5479
U-HAUL MOVING & STORAGE - CORNELIUS STORE 704072	EXISTING CONDITIONS
SCALE: AS SHOWN	DATE: JULY 2023
DESIGNED BY: MAA	CHECKED BY: BDL
JOB NUMBER 23836.00	
DWG NAME: P23836 EC	
SHEET C2 OF 9	



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

December 18, 2023

State Land Board

AMERCO Real Estate Company
Attn: Zulema Longoria
2727 North Central Avenue
Phoenix, AZ 85004

Tina Kotek
Governor

LaVonne Griffin-Valade
Secretary of State

Re: WD # 2023-0408 **Approved**
Wetland Delineation Report for U-Haul Cornelius Land Use
Washington County; T1N R3W S34DD TLs 7900 & 7700 Portion

Tobias Read
State Treasurer

Dear Zulema Longoria:

The Department of State Lands has reviewed the wetland determination report prepared by PACE Engineers Inc. for the site referenced above. Based upon the information presented in the report, and additional information submitted upon request, we concur that there are no jurisdictional wetlands or other waters of the state within the study area, as indicated on the attached Figure 6. Please replace all copies of the preliminary wetland map with this final Department-approved map.

This concurrence is based on information provided to the agency and is for purposes of the state Removal-Fill Law only. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact Chris Stevenson, PWS, the Jurisdiction Coordinator for Washington County at 503-798-7622.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Eilean Davis, PWS, PACE Engineers Inc.
City of Cornelius Planning Department
Rafael Orozco, Corps of Engineers
Michael De Blasi, DSL
Lindsey Obermiller, Clean Water Services

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with [applicable review fee](#), are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ **Under 50MB** - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ **50MB or larger** - A single unlocked PDF can be uploaded to the [Jurisdiction Box.com](#) folder. Email wetland.delineation@dsl.oregon.gov of the new upload.
- ❖ Unbound paper report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound paper report **OR** attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Zulema Longoria AMERCO Real Estate Company 2727 North Central Ave Phoenix, AZ 85004	Business phone # (602) 263-6502 Mobile phone # (optional) E-mail: zulema_longoria@uhaul.com
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Shannon Marvin, Marketing Company President	Business phone # (503) 777-5924 Mobile phone # (optional) (541) 279-0552 E-mail: shannon_marvin@uhaul.com
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Shannon Marvin</u> Signature: <u></u> Date: <u>9/15/2023</u> Special instructions regarding site access: _____	

Project and Site Information

Project Name: U-Haul Cornelius Land Use	Latitude: 45.52090 Longitude: -123.03565 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Removal of existing 4,581 sq ft building (currently a furniture store), parking areas and associated structures, construction of new U-Haul facility; three-story moving and storage store with	Tax Map #
	Tax Lot(s) 1N33407700 P, and 7900
Project Street Address (or other descriptive location): 2962 East Baseline Street	Tax Map #
	Tax Lot(s)
City: Cornelius County: Washington	Township 1N Range 3W Section 34 QQ DD Use separate sheet for additional tax and location information
	Waterway: NA River Mile: NA

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Eilean Davis, PWS PACE Engineers, Inc. 4500 Kruse Way, #250 Lake Oswego, OR 97035	Phone # (503) 597-3222 Mobile phone # (if applicable) E-mail: eileand@paceengrs.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u></u>	Date: 09/15/2023

Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent

Wetland/Waters Present? Yes No Study Area size: 2.9 acres Total Wetland Acreage: 0.0000

Check Applicable Boxes Below

<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Fee payment submitted \$ _____
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Resubmittal of rejected report (\$100)
<input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration date _____
<input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____

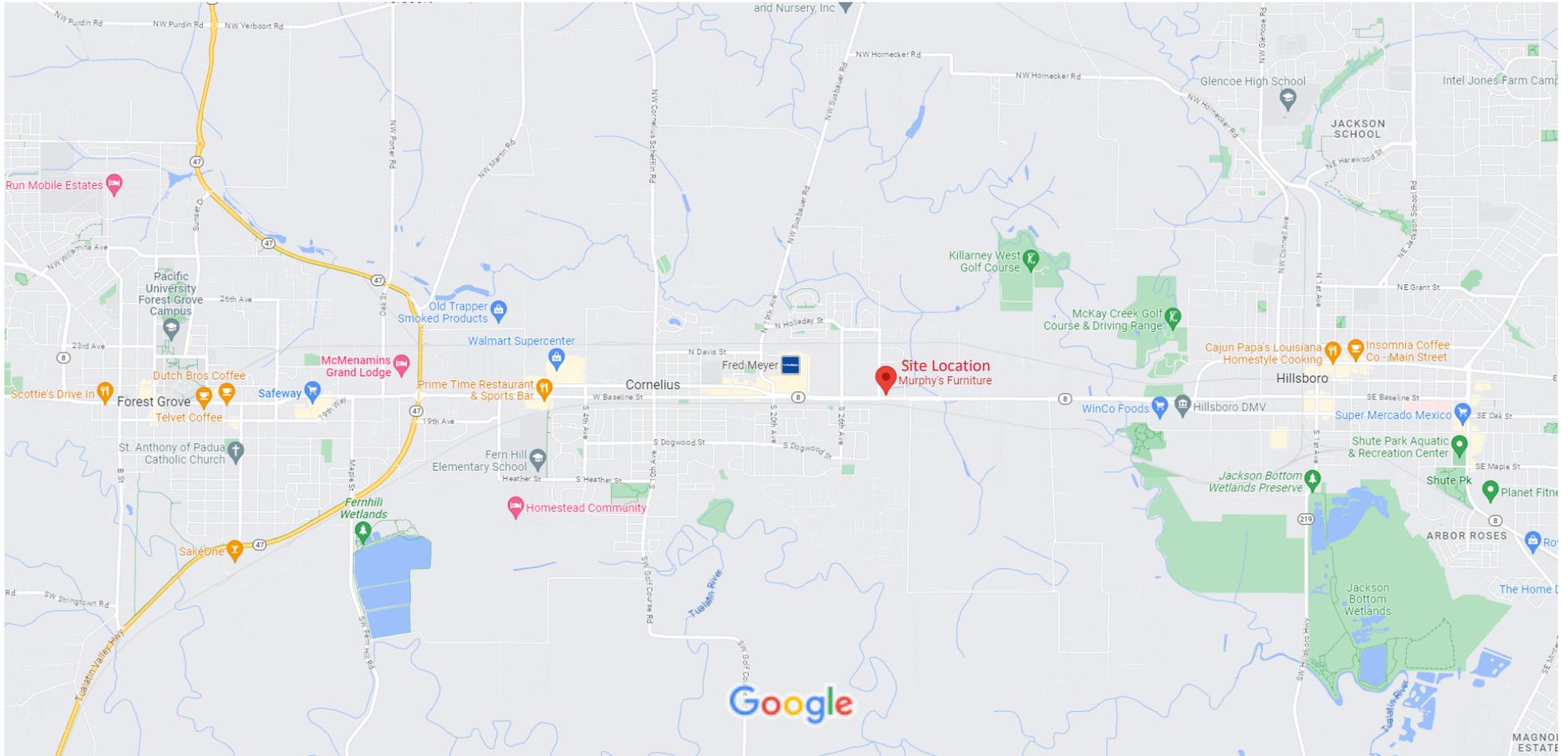
For Office Use Only

DSL Reviewer: CS	Fee Paid Date: ____ / ____ / ____	DSL WD # 2023-0408
Date Delineation Received: 09 / 15 / 2023		DSL App.# _____



U-Haul Cornelius

Figure 1 - Location Map



Map data ©2023 Google 2000 ft

SE 1/4 SE 1/4 SECTION 34 TIN R3W W.M.

IN 3 34DD

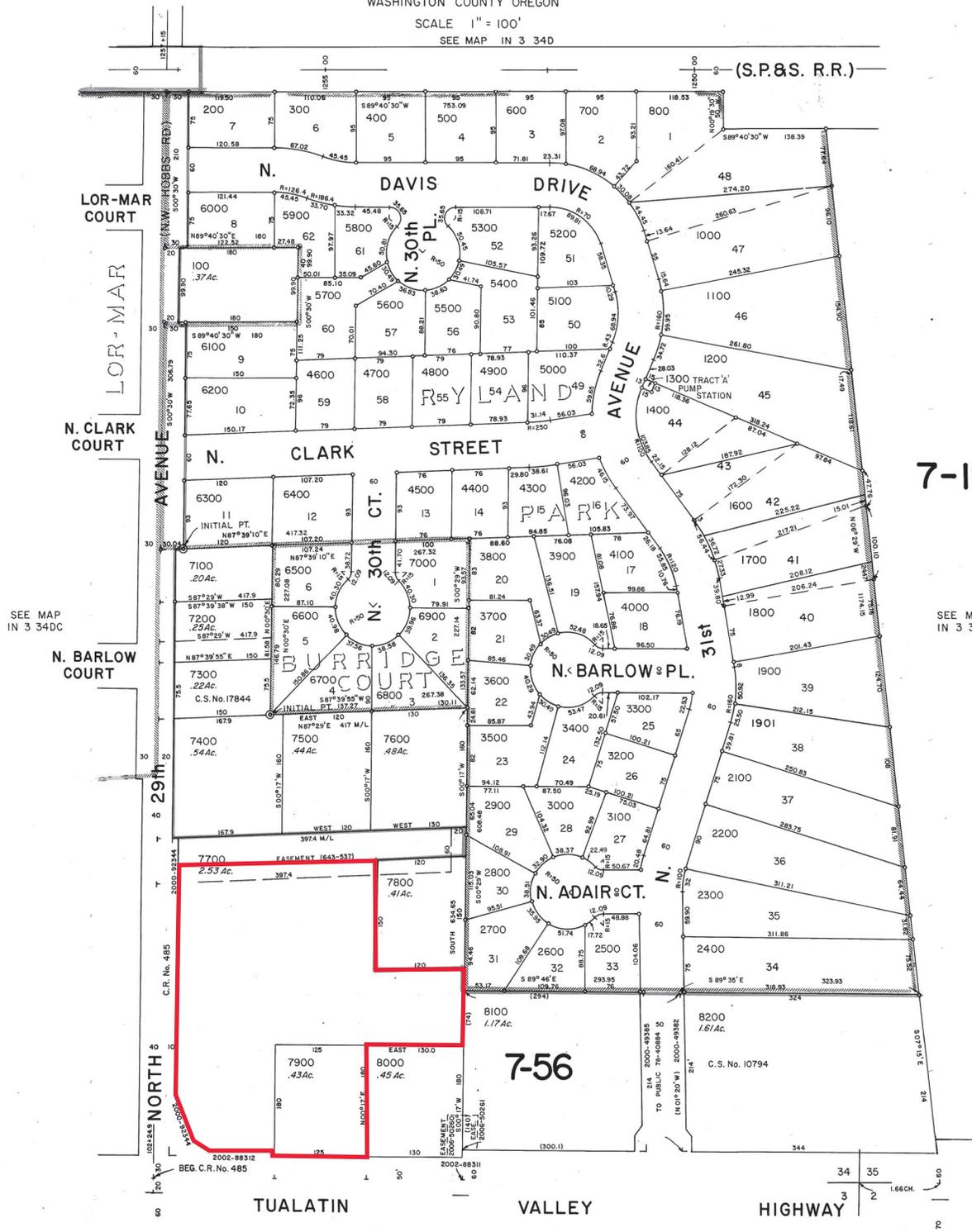
WASHINGTON COUNTY OREGON

SCALE 1" = 100'

SEE MAP IN 3 34D

(S.P.&S. R.R.)

CANCELLED TAX LOT NO'S.
900,1500,2000,8201,7900-41.



7-19

SEE MAP
IN 3 35C

FOR ASSESSMENT PURPOSES
ONLY. DO NOT RELY ON FOR
ANY OTHER USE.

7-56

CORNELIUS
IN 3 34DD

Amended 9-20-79

TUALATIN VALLEY HIGHWAY

SEE MAP IS 3 3A



8/14/23:

ODOT #12898

ODOT Response

Project Name: Cornelius U-Haul	Applicant: AMERCO Real Estate Co. (Kyle Marvin, ADVP)
Jurisdiction: City of Cornelius	State Highway: Baseline St (OR 8)
Site Address: 2962 E Baseline St Cornelius OR	

The site of this proposed land use action is adjacent to Baseline St (OR 8). ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation.

APPLICATION DESCRIPTION

The applicant is proposing to construct a U-Haul business with new construction of a multi-story self-storage building, truck & trailer sharing service and related retail sales. All access to the development will be taken from the local street and the applicant is proposing to bring the ADA ramps at the corner up to current ODOT/ADA standards.

COMMENTS/FINDINGS

We appreciate that the applicant has revised the site plan to take all access to the site from the local street. This better aligns with ODOT's access management and safety goals. Bringing ADA ramps up to current standards is a high priority for ODOT. An ODOT Miscellaneous Permit is required for all work in the State highway right of way. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

All alterations within the State highway right of way are subject to the ODOT Highway Design Manual (HDM) standards. Alterations along the State highway but outside of ODOT right-of-way may also be subject to ODOT review pending its potential impact to safe operation of the highway. If proposed alterations deviate from ODOT standards a Design Exception Request must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval. Until more detailed plans have been reviewed, ODOT cannot make a determination whether design elements will require a Design Exception.

Note: Design Exception Requests may take **4 months or longer** to process.

All ODOT permits and approvals must reach 100% plans before the District Contact will sign-off on a local jurisdiction building permit, or other necessary requirement prior to construction.

ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

Frontage Improvements and Right of Way

- Cross walk ramps shall be constructed as necessary to be consistent with local, ODOT and ADA standards.

Permits and Agreements to Work in State Right of Way

An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way.

Please send a copy of the Notice of Decision including conditions of approval to:

ODOT Region 1 Planning
Development Review
123 NW Flanders St
Portland, OR 97209

ODOT_R1_DevRev@odot.oregon.gov

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.oregon.gov
District Contact: District 2B Permits	D2bup@odot.oregon.gov

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	05/17/23	AS	REVISIONS PER EIS / NEW BUILDING OPTION
2	06/07/23	AS	FLIP EX/INT LOAD
3	06/16/23	AS	MOVE INT LOAD
4	06/19/23	AS	site photometric from rc lurie
5	07-12-23	zl	
6			
7			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
 NOT FOR CONSTRUCTION;
 FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF CORNELIUS
2962 E BASELINE ST
CORNELIUS, OR 97113

SHEET CONTENTS:
Site Photometric
Plan

704073

DRAWN: rrlurie
CHECKED: -
DATE: 07-12-23
PH1
704073 A1H

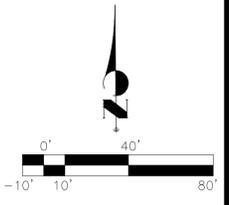


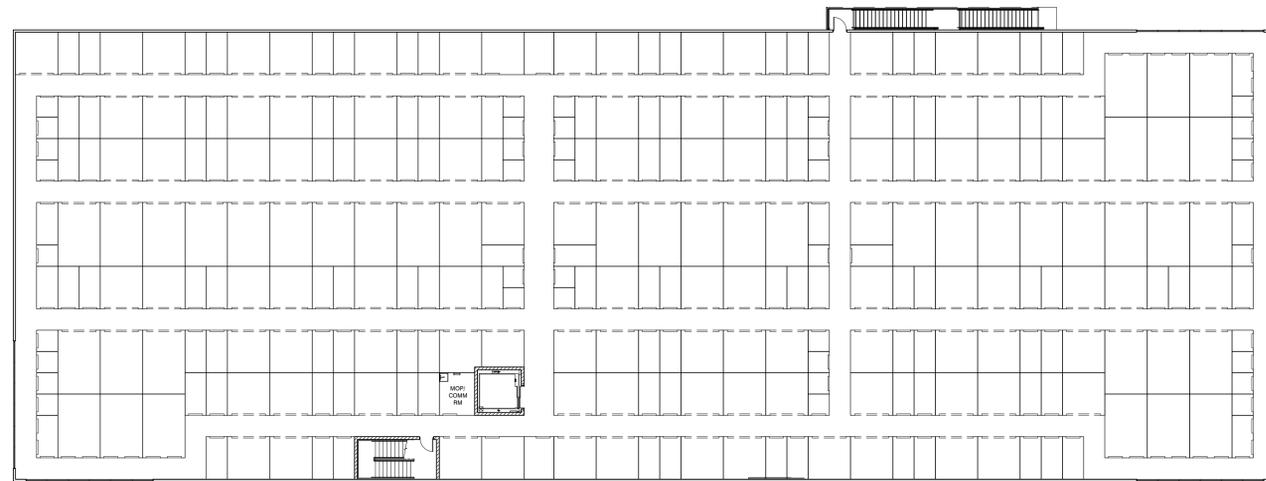
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC # GRAB	+	13 FC	19.7 FC	0.0 FC	N/A	N/A
PROPERTY LINE - FC # GRAB	X	0.3 FC	1.3 FC	0.0 FC	N/A	N/A

Schedule

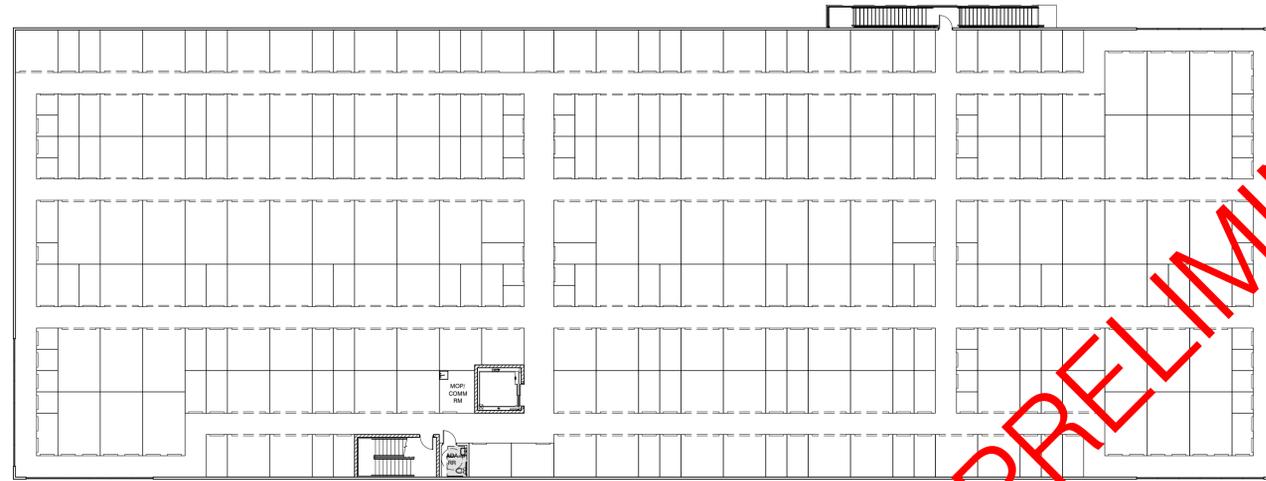
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Voltage
☐	F1E	7	Lithonia Lighting	VDS61 LED P4 40K BCR1 VV MVDLT SRH E4VH DDBXD	FULL CUT-OFF LED WALL-PACK LIGHT W/EM. BATTERY PACK	LED - 4000K	VDS61_LED_P4_40K_BCR1_VV	1982	0.95	150178
☐	K2	3	Lithonia Lighting	DMV2 3000LM WD AFL MVDLT G210 40K BCR1	4' LENGTH VAPORTITE	LED - 4000K	DMV2_3000LM_WD_AFL_MVDLT_40K_BCR1	3170	0.95	2785
☐	K2E	2	Lithonia Lighting	DMV2 3000LM WD AFL MVDLT 40K BCR1 E10WCP	4' LENGTH VAPORTITE W/EM BATTERY PACK	LED - 4000K	DMV2_3000LM_WD_AFL_MVDLT_40K_BCR1	3170	0.95	2785
☐	SA	2	Lithonia Lighting	DSX2 LED P4 40K BCR1 14M MVDLT SPA HS DDBXD / SSS 2P' POLE WITH 3' BASE	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	LED - 4000K	DSX2_LED_P4_40K_BCR1_14M	28070	0.95	2726556
☐	SB	2	Lithonia Lighting	DSX2 LED P4 40K BCR1 11S MVDLT SPA HS DDBXD / SSS 2P' POLE WITH 3' BASE	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 1 Short Houseside Shield	LED - 4000K	DSX2_LED_P4_40K_BCR1_11S	31518	0.95	2726556





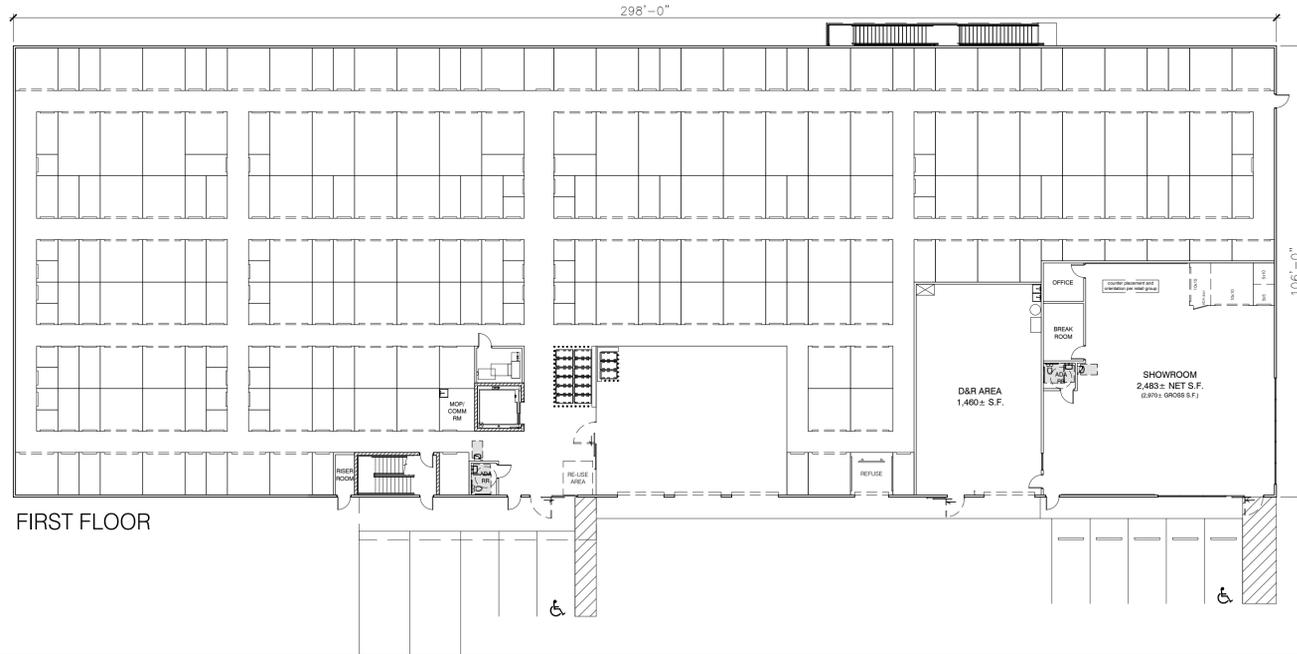
THIRD FLOOR

LOCKER SIZE	PROPOSED MIX											
	INTERIOR											
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	TOTAL	SQ. FT.	%
5 x 5	39	975	6%	39	975	4%	39	975	4%	117	2,925	5%
5 x 10	98	4,900	28%	122	6,100	27%	122	6,100	26%	342	17,100	27%
7 x 10	2	140	1%	1	70	0%	2	140	1%	5	350	1%
10 x 8	1	80	0%	3	240	1%	1	80	0%	5	400	1%
10 x 10	80	8,000	46%	94	9,400	41%	96	9,600	42%	270	27,000	43%
10 x 15	22	3,300	19%	41	6,150	27%	41	6,150	27%	104	15,600	25%
TOTAL	242	17,395	100%	300	22,935	100%	301	23,045	100%	843	63,375	100%



SECOND FLOOR

- PRELIMINARY -



FIRST FLOOR

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	05/17/23	AS	ROOF HEIGHT REVISIONS
2	06/07/23	AS	REVISIONS PER EJS / NEW BUILDING OPTION
3	06/16/23	AS	FLIP EXT/INT LOAD
4	06/19/23	AS	MOVE INT LOAD
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

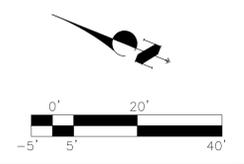
SITE ADDRESS:
U-HAUL OF CORNELIUS
2962 E BASELINE ST
CORNELIUS, OR 97113

SHEET CONTENTS:
PROPOSED FLOOR PLAN

704073

DRAWN:	AS
CHECKED:	-
DATE:	04/17/23

A1.1







CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

ARTISTIC USE OF MATERIAL CREATES AN EXTRUDED LYRICAL ARTICULATED DESIGN ELEMENT

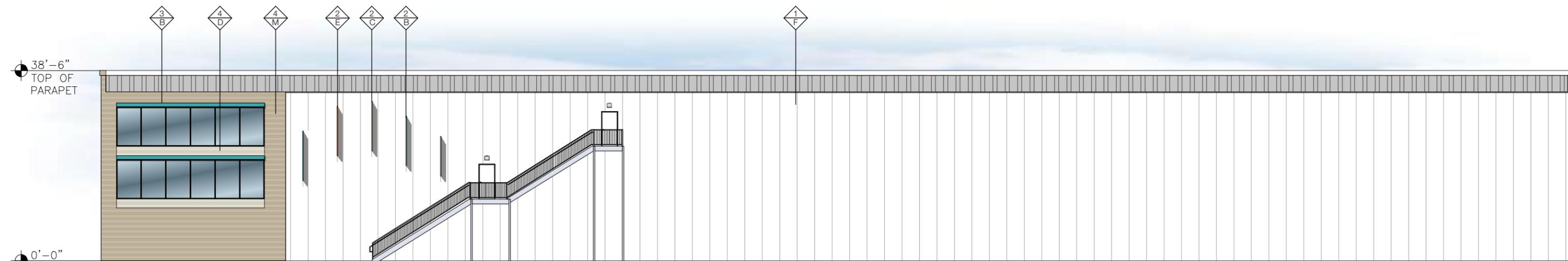
ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

IMP EXCEEDS SUSTAINABLE LEED STANDARDS BY PROVIDING SUPERIOR R-VALUE INSULATION FOR GREATER THERMAL EFFICIENCY



WEST ELEVATION

Scale: 1" = 20'



EAST ELEVATION

Scale: 1" = 20'

GENERAL NOTES:
 D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CUTTING IMP.
 D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CHANGING THE PLACEMENT AND WIDTH OF THIS PANEL.

COLORS			
A	MBCI U-HAUL GREEN	H	TILE-UP CONCRETE
B	SW 6767 AQUARIUM	I	GALVALUME
C	SW 6451 NURTURE GREEN	J	SANDSTONE
D	SW 7011 NATURAL CHOICE	K	WALNUT
E	SW 6884 OBSTINATE ORANGE	L	PROMO GREEN
F	POLAR WHITE	M	SW 6149 RELAXED KHAKI
G	SIERRA SUNSET		

MATERIALS	
1	SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	CS-620 HORIZONTAL PANELS
5	FAUX WOOD PANELS W/ 2" GALVALUME TRIM
6	36"W HORIZONTAL 7.2 PANEL
7	BRUSH FINISHED TILT-UP CONCRETE WALL
8	ARCHITECTURAL DETAILS
9	12"H ROOF TRIMS TYP.
10	CUSTOMER SHOWROOM AWNING
11	CUSTOMER LOAD/UNLOAD AWNING

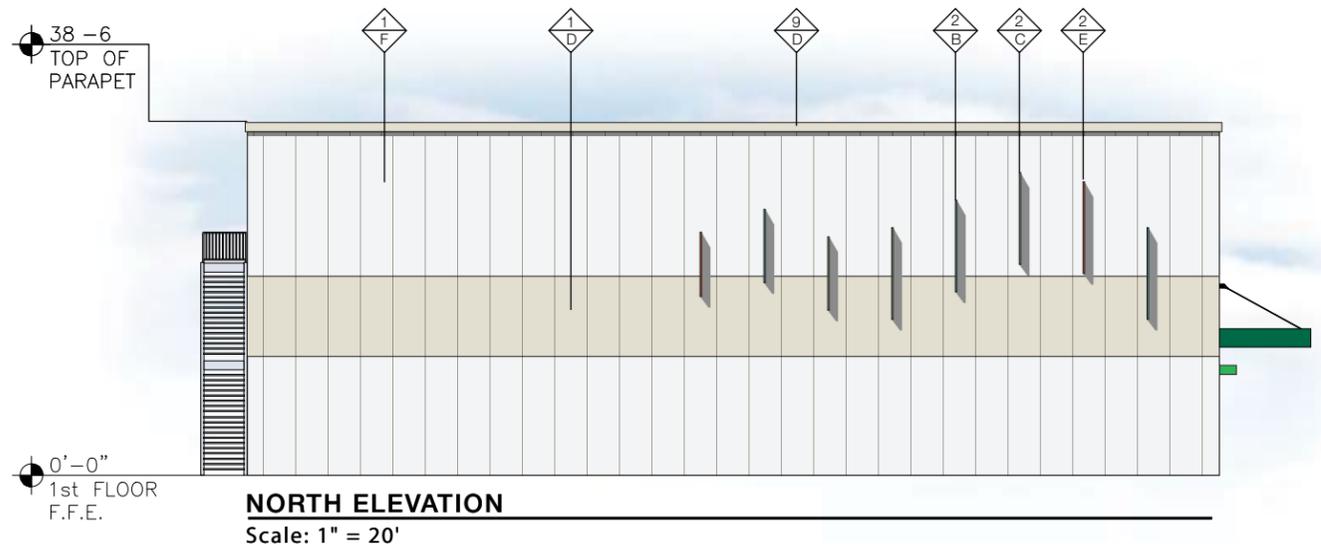
a&m
A&M ASSOCIATES, INC.
 2727 N. CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: 602.263.6841

U-HAUL
 of Cornelius
 Cornelius, OR
 (704073)

Colors & Materials

SHEET 03

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GENERAL NOTES:
 D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CUTTING IMP.
 D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CHANGING THE PLACEMENT AND WIDTH OF THIS PANEL.

COLORS			
A	MBCI U-HAUL GREEN	H	TILE-UP CONCRETE
B	SW 6767 AQUARIUM	I	GALVALUME
C	SW 6451 NURTURE GREEN	J	SANDSTONE
D	SW 7011 NATURAL CHOICE	K	WALNUT
E	SW 6884 OBSTINATE ORANGE	L	PROMO GREEN
F	POLAR WHITE	M	SW 6149 RELAXED KHAKI
G	SIERRA SUNSET		

MATERIALS	
1	SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
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10	CUSTOMER SHOWROOM AWNING
11	CUSTOMER LOAD/UNLOAD AWNING

a&m
A&M ASSOCIATES, INC.
 2727 N. CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: 602.263.6841

U-HAUL
 of Cornelius
 Cornelius, OR
 (704073)

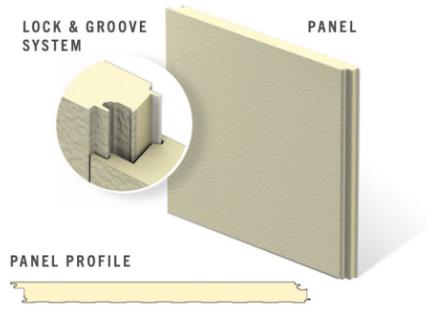
Colors & Materials

SHEET 04

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METL-SPAN CF Santa Fe IMP (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24", 30", 36", 42"

THICKNESS • 2", 2½", 2¾", 3", 4"

LENGTH • 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ¼" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

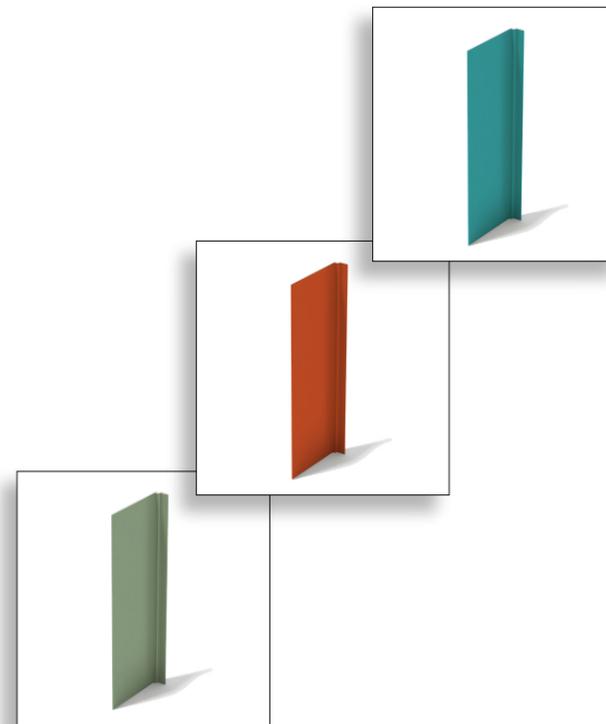
JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h-ft ² ·°F)		R-VALUE (h-ft ² ·°F/BTU)	
PANEL WIDTH: 42"		PANEL WIDTH: 42"	
35"		35"	
2"	0.059	2"	17.5
2.5"	0.046	2.5"	21.9
3"	0.038	3"	26.2
4"	0.028	4"	35.0

*Available only from Nevada plant
**Based on ASTM C518, ASTM C1363 and thermal modeling



9"D Lyrical Articulated Design Element

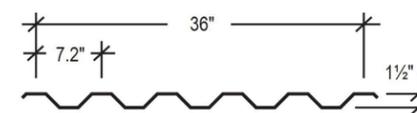
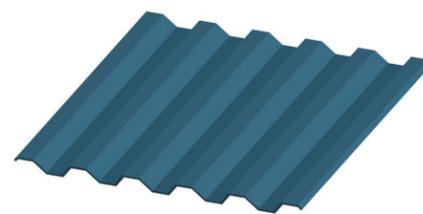


Stucco Embossed IMP



Tilt-Up Concrete Wall
LIGHT BROOM FINISH

7.2 PANEL



When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Panel is an ideal choice. This panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies. When used on walls, the 7.2 Panel is typically ordered as "reverse rolled" and can be installed either vertically or horizontally.

Product Specifications

- **Applications:** Roof and Wall
- **Coverage Width:** 36"
- **Rib Spacing:** 7.2" on Center
- **Rib Height:** 1½"
- **Minimum Slope:** ½:12

- **Panel Attachment:** Exposed Fastening System
- **Gauges:** 24 (standard); 29, 26, 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



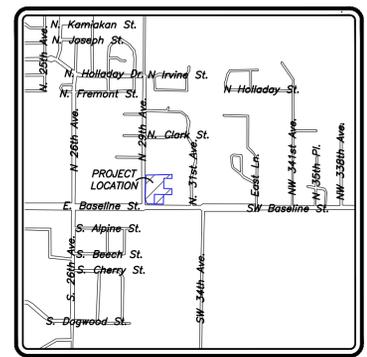
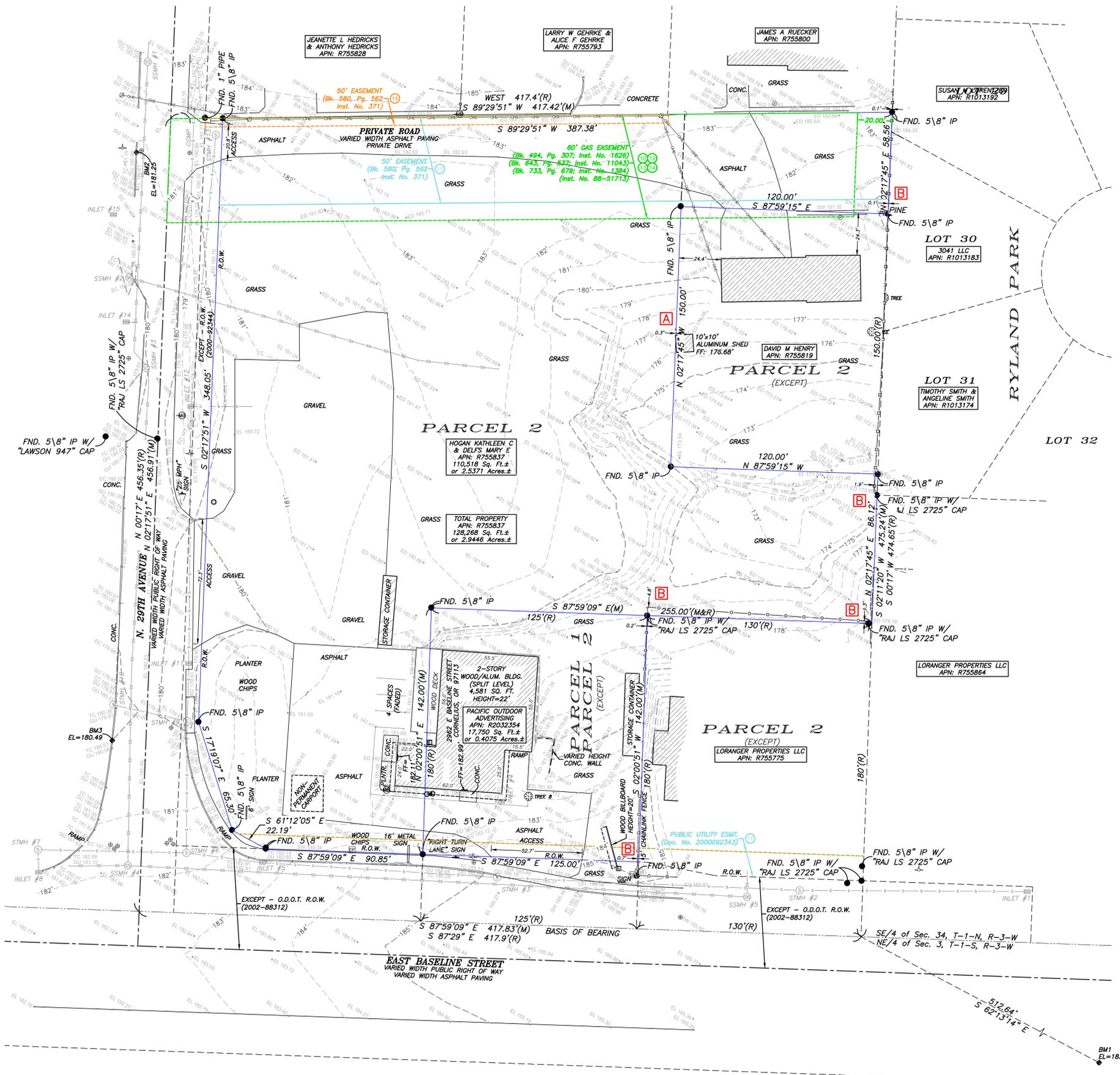
of Cornelius
Cornelius, OR
(704073)

Material Board

SHEET 05

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BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

BENCHMARK

STATE PLANE ZONE:
3001 OREGON NORTH ZONE
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
OPUS CORRECTED

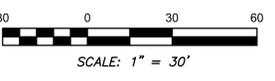
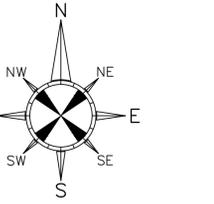
BM1: BENCHMARK #1
ELEVATION=183.29
FND. 1098 19.34 4" BRASS DISK SET IN TOP OF CONCRETE MONUMENT
THE BENCHMARK IS 2.5 MILES WEST OF HILLSBORO, 1.6 MILES EAST OF CORNELIUS, AT RAILROAD CROSSING NO. 762.9 200 YARDS WEST OF RAILROAD MILEPOST NO 763, 200 FEET SOUTH OF THE CENTER OF STATE HIGHWAY NO 8, 27 FEET NORTH OF THE NORTH RAIL OF THE RAILROAD TRACKS, 22 FEET EAST OF THE CENTER OF SOUTHWEST 34TH AVENUE, AND 6 FEET SOUTHWEST OF A POWER POLE SET IN AN 8-INCH SQUARE CONCRETE POST THAT PROJECTS 1-INCH. ALSO BEING S 62°13'14" E A DISTANCE OF 512.64' FROM THE SE PROPERTY CORNER OF PARCEL 2.
N=685,643.7310
E=7,553,090.1350

BM2: BENCHMARK #2
ELEVATION=181.25
FND. CUT "X" ON TOP OF CURB.
LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.85' WEST AND 19.89' SOUTH OF THE NW PROPERTY CORNER OF PARCEL 1.
N = 686,334.4590
E = 7,552,217.5050

BM3: BENCHMARK #3
ELEVATION=180.49
FND. CUT "X" ON TOP OF CURB.
LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.98' WEST AND 10.67' SOUTH OF THE WESTERN MOST SW PROPERTY CORNER OF PARCEL 1.
N = 685,995.7110
E = 7,552,203.4230

STORM & SANITARY SEWER NOTES

INLET #1 TR 184.06	STMH #7 TR 177.45 FL E&S 176.02	INLET #12 TR 177.45 FL N&E 174.45 12" PVC	SSMH #1 FL 169.79 TR 182.69 FL S 169.79 12" STEEL FL N 169.80 12" STEEL
STMH #2 TR 185.65 FL E&W 167.65 36" RCP	INLET #8 TR 181.96 FL N 176.77 12" RCP	STMH #13 TR 181.96 FL S 177.05 12" PVC	SSMH #2 TR 177.45 FL 174.55 12" PVC FL N 170.76 12" STEEL FL S 170.66 12" STEEL
STMH #3 RIM 185.17 FL E&W 168.30 36" RCP	INLET #9 RIM 180.11 FL N 177.9 12" PVC FL W 176.8 12" PVC FL S 173.5 12" PVC	INLET #14 RIM 179.38 FL E 176.18 12" PVC	SSMH #3 TR 180.06 FL N 170.76 12" STEEL FL S 170.66 12" STEEL
INLET #4 TG 182.05 FULL OF WATER	STMH #10 RIM 180.32 FL E&W 169.50 36" RCP	INLET #15 TG 180.42 FULL OF WATER	SSMH #4 TR 182.59 FL N&E 172.79 12" STEEL
INLET #5 TR 182.59 FL E&W 169.50 36" RCP	STMH #6 TR 181.60 FL N&E 173.10 36" RCP	INLET #11 TG 178.61 FL N&S 174.11	SSMH #5 TR 185.72 FL N 175.12 12" STEEL FL W 175.02 12" STEEL



SUBJECT PROPERTY
128,268 Sq. Ft., OR
2.9446 Acres ±

Prepared By:
RED PLAINS SURVEYING COMPANY
1917 S. Harvard Avenue, Oklahoma City, OK 73128
Phone: 405-603-7842
Email: Comments@rpsurveying.com

SYMBOL LEGEND		LIST OF ABBREVIATIONS	
⊗ A.C. PAD	⊗ GREASE TRAP	FND. - FOUND	AC - ALUMINUM CAP
⊗ AIR VALVE	⊗ GROUND LIGHT	IP. - IRON PIN	BC - BRASS CAP
⊗ AUTO-SPRINKLER	⊗ GUARD POST	AC - ALUMINUM CAP	B.C. - BRASS CURB
⊗ BENCHMARK	⊗ GUY ANCHOR	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ BORE HOLE	⊗ HANDICAPPED MARKER	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ SUPPORT POST	⊗ MANHOLE	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ CLEAN OUT	⊗ IRON GRATE	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ ELEC. METER	⊗ LIGHT POLE	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ ELEC. PED.	⊗ METER RACK	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ ELEC. TRANS.	⊗ MONITOR WELL	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ FIRE HYDRANT	⊗ MON. SET	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ FIRE RISER	⊗ AS DESCRIBED	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ FLAG POLE	⊗ AS DESCRIBED	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ GAS METER	⊗ GAS METER	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ GAS VALVE	⊗ POWER POLE	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ GATE	⊗ PROPANE TANK	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ GENERATOR	⊗ PULL BOX	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ BARBED WIRE FENCE	⊗ WATER VALVE	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ ROAD CENTERLINE	⊗ CHAINLINK FENCE	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ STOCKADE FENCE	⊗ SUBJECT BOUNDARY LINE	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ UNDERGROUND COMMUNICATIONS	⊗ UNDERGROUND ELECTRIC	CONC. - CONCRETE	BL. - BUILDING LINE
⊗ UNDERGROUND SANITARY SEWER	⊗ UNDERGROUND OIL PIPE LINE	CONC. - CONCRETE	BL. - BUILDING LINE
	⊗ UNDERGROUND STORM SEWER	CONC. - CONCRETE	BL. - BUILDING LINE
	⊗ UNDERGROUND WATER	CONC. - CONCRETE	BL. - BUILDING LINE
	⊗ UNDERGROUND VARIABLE	CONC. - CONCRETE	BL. - BUILDING LINE
	⊗ UNDERGROUND WATER SPIGOT	CONC. - CONCRETE	BL. - BUILDING LINE

Prepared By:
RED PLAINS SURVEYING COMPANY
1917 S. Harvard Avenue, Oklahoma City, OK 73128
Phone: 405-603-7842
Email: Comments@rpsurveying.com

Prepared For:
AMERCO REAL ESTATE COMPANY

PROJECT INFO:
U-HAUL
2962 EAST BASELINE STREET
CORNELIUS, OREGON, 97113
"U-HAUL CORNELIUS"

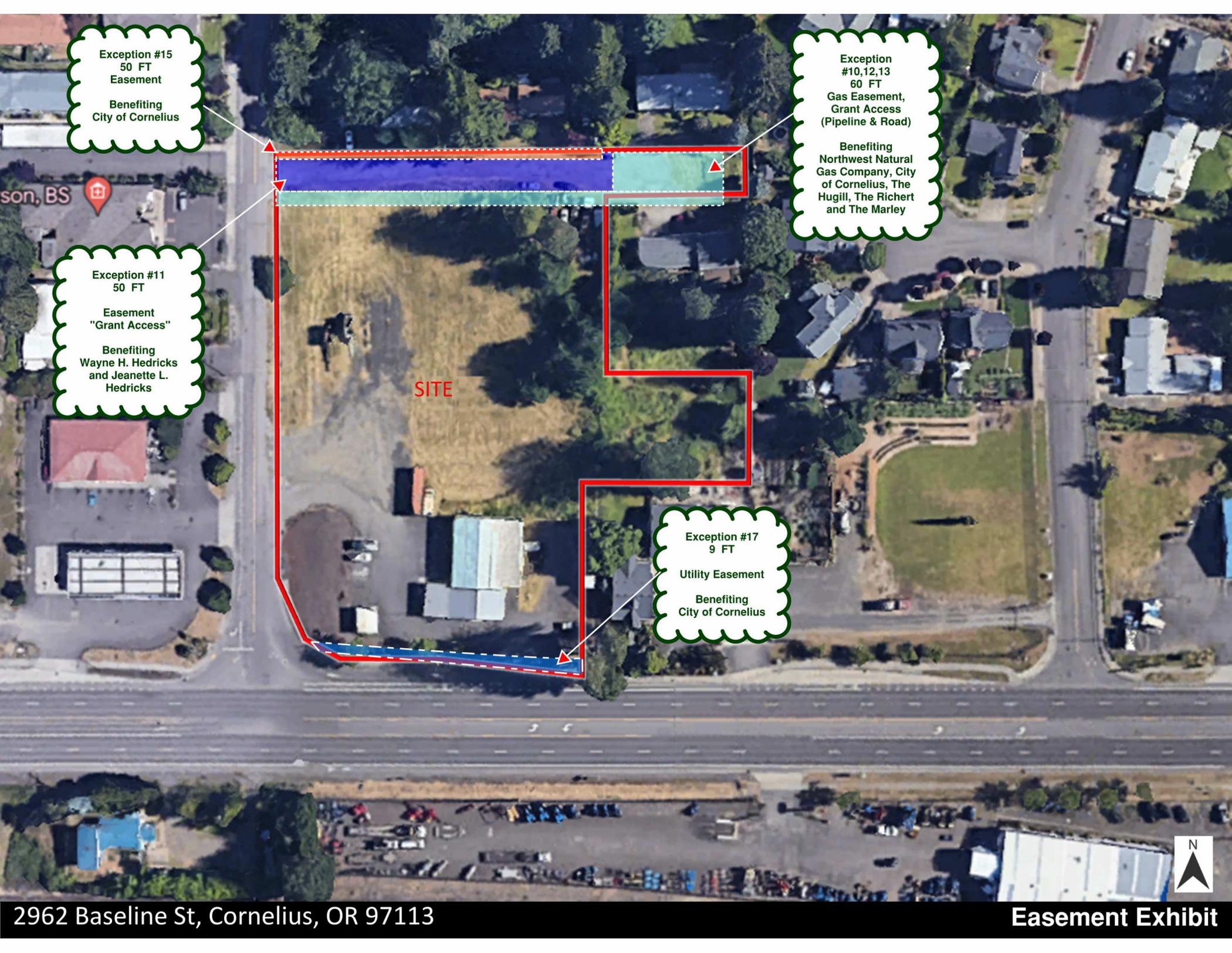
SCALE: 1" = 30'
SURVEY DATE: 2/5/23
DRAWN BY: CM
FIELD BY: AM

REDLINED BY: JBP
APPROVED BY: JBP
JUN.: 23-015-01AD
SHEET: 3 OF 3

MARK	DATE	REVISIONS	BY	APPROVED

MONUMENT LEGEND

○ - 1/2" IRON PIN SET	● - IRON PIN FOUND
⊗ - P-K NAIL SET (MAGNETIC NAIL)	⊗ - P-K NAIL FOUND (MAGNETIC NAIL)
⊗ - CUT "X" SET	⊗ - CUT "X" FOUND
⊗ - BENCHMARK	⊗ - BENCHMARK



Exception #15
50 FT
Easement
Benefiting
City of Cornelius

Exception
#10,12,13
60 FT
Gas Easement,
Grant Access
(Pipeline & Road)

Benefiting
Northwest Natural
Gas Company, City
of Cornelius, The
Hugill, The Richert
and The Marley

Exception #11
50 FT
Easement
"Grant Access"
Benefiting
Wayne H. Hedricks
and Jeanette L.
Hedricks

Exception #17
9 FT
Utility Easement
Benefiting
City of Cornelius

SITE

son, BS





D-Series Size 2 LED Area Luminaire

d^{series}



Catalog
Number

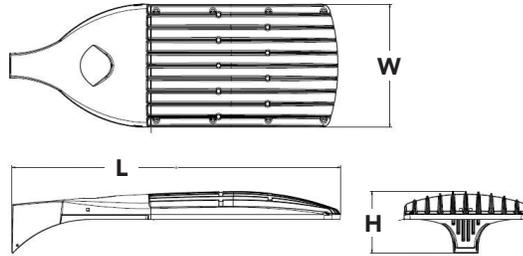
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX2 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 Rotated optics¹ P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ^{2,3}	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	T5VS Type V Very Short T5S Type V Short T5M Type V Medium TSW Type V Wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT ⁴ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ^{5,6} 480 ^{5,6}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁷ RPUMBA Round pole universal mounting adaptor ⁷ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁹ PER5 Five-wire receptacle only (no controls) ^{9,10} PER7 Seven-wire receptacle only (no controls) ^{9,10} DMG 0-10V dimming extend out back of housing for external control (no controls) DS Dual switching ^{11,12} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc ¹³	PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc ¹³ BL30 Bi-level switched dimming, 30% ^{11,14} BL50 Bi-level switched dimming, 50% ^{11,14} PNMTDD3 Part night, dim till dawn ¹⁵ PNMT5D3 Part night, dim 5 hrs ¹⁵ PNMT6D3 Part night, dim 6 hrs ¹⁵ PNMT7D3 Part night, dim 7 hrs ¹⁵ FAO Field Adjustable Output ¹⁶	Shipped installed HS House-side shield ¹⁷ SF Single fuse (120, 277, 347V) ⁷ DF Double fuse (208, 240, 480V) ⁷ L90 Left rotated optics ¹ R90 Right rotated optics ¹ BS Bird spikes
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

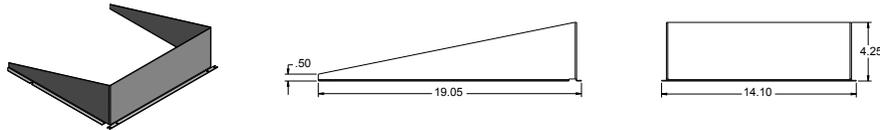
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸
DSX2HS 80C U	House-side shield for 80 LED unit ⁴
DSX2HS 90C U	House-side shield for 90 LED unit ⁴
DSX2HS 100C U	House-side shield for 100 LED unit ⁴
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ¹⁹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹⁷

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

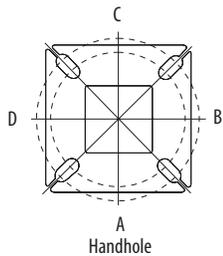
- P10, P11, P12 or P14 and rotated optics (L90, R90) only available together.
- AMBPC not available with BLC, LCCO, RCCO, HS or P5, P7, P8, P13 or P14.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- If ROAM@ node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. Shorting Cap included.
- Requires (2) separately switched circuits. See Outdoor Control Technical Guide for details.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH.
- Reference Motion Sensor table on page 3.
- Not available with 347V, 480V, DS and PNMT. For PER5 or PER7 see PER Table on page 3.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)

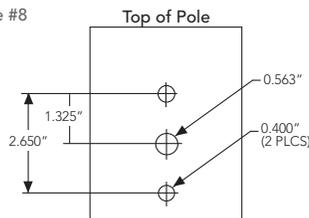
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

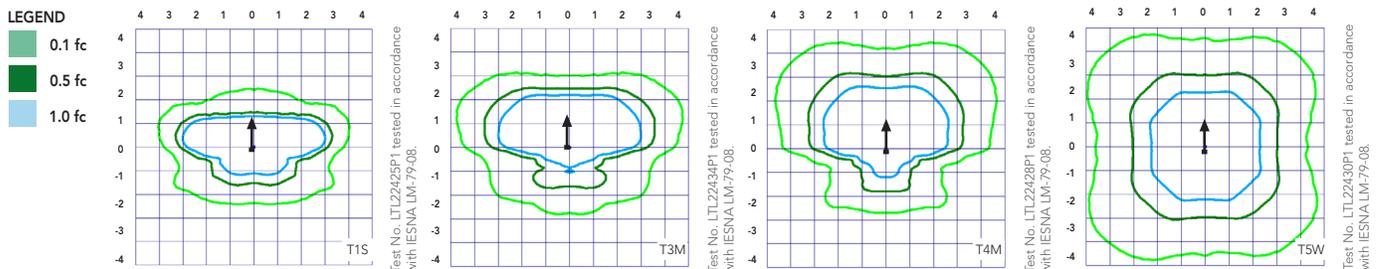
Template #8



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
**PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	▲	Wires Capped inside fixture	▲	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	▲	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
▲ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137	10,752	2	0	2	78				
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137	10,554	2	0	2	77				
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138	10,571	2	0	2	77				
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133	10,548	2	0	2	77				
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137	10,569	2	0	2	77				
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134	10,547	2	0	2	77				
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137	10,741	1	0	2	78				
				T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143	11,155	3	0	0	81				
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143	11,149	3	0	0	81				
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142	11,096	3	0	2	81				
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141	10,957	3	0	2	80				
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112									
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84									
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84									
				80	700	P2	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132	13362	2	0	2	71
								T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131	13116	2	0	2	70
T2M	22,396	3	0					3	121	24,127	3	0	3	130	24,432	3	0	3	132	13138	2	0	2	70				
T3S	21,690	3	0					4	117	23,366	3	0	4	126	23,662	3	0	4	128	13110	2	0	2	70				
T3M	22,342	3	0					4	121	24,068	3	0	4	130	24,373	3	0	4	132	13135	2	0	3	70				
T4M	21,857	3	0					4	118	23,545	3	0	4	127	23,844	3	0	4	129	13108	2	0	2	70				
TFTM	22,328	3	0					4	121	24,054	3	0	4	130	24,358	3	0	4	132	13349	2	0	2	71				
T5VS	23,222	5	0					1	126	25,016	5	0	1	135	25,333	5	0	1	137	13864	3	0	1	74				
T5S	23,241	4	0					2	126	25,037	4	0	2	135	25,354	4	0	2	137	13856	3	0	1	74				
T5M	23,182	5	0					3	125	24,974	5	0	3	135	25,290	5	0	3	137	13790	3	0	2	73				
T5W	23,030	5	0					4	124	24,810	5	0	4	134	25,124	5	0	4	136	13617	4	0	2	72				
BLC	18,307	2	0					3	99	19,721	2	0	3	107	19,971	2	0	3	108									
LCCO	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80									
RCCO	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80									
80	850	P3	217W					T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132					
								T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132					
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132									
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128									
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132									
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129									
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132									
				T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137									
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137									
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137									
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136									
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108									
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80									
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80									
				80	1050	P4	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125	18,125	2	0	2	64
								T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125	17,791	3	0	3	63
T2M	31,089	3	0					4	115	33,491	3	0	4	124	33,915	3	0	4	126	17,821	3	0	3	63				
T3S	30,108	4	0					4	112	32,435	4	0	5	120	32,845	4	0	5	122	17,782	2	0	2	63				
T3M	31,014	3	0					4	115	33,410	3	0	4	124	33,833	3	0	4	125	17,817	3	0	3	63				
T4M	30,340	3	0					5	112	32,684	3	0	5	121	33,098	3	0	5	123	17,779	2	0	3	63				
TFTM	30,995	3	0					5	115	33,390	3	0	5	124	33,812	3	0	5	125	18,107	2	0	3	64				
T5VS	32,235	5	0					1	119	34,726	5	0	1	129	35,166	5	0	1	130	18,794	3	0	1	67				
T5S	32,261	5	0					2	119	34,754	5	0	2	129	35,194	5	0	2	130	18,805	3	0	1	67				
T5M	32,180	5	0					4	119	34,667	5	0	4	128	35,105	5	0	4	130	18,705	4	0	2	66				
T5W	31,969	5	0					4	118	34,439	5	0	5	128	34,875	5	0	5	129	18,740	4	0	2	66				
BLC	25,412	2	0					4	94	27,376	2	0	4	101	27,722	2	0	4	103									
LCCO	18,909	2	0					4	70	20,370	2	0	4	75	20,628	2	0	4	76									
									18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120	2,541	1	0	1	73
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119	2,589	1	0	1	74
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120	2,539	1	0	1	73
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116	2,558	1	0	1	73
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120	2,583	1	0	1	74
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117	2,570	1	0	1	73
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120	2,540	1	0	1	73
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125	2,650	1	0	0	76
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125	2,690	1	0	0	77
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124	2,658	2	0	0	76
				TSW	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123	2,663	2	0	1	73
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98					
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73					
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73					
100	1050	P6	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120	3,144	1	0	1	70
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120	3,203	1	0	1	71
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121	3,141	1	0	1	70
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117	3,165	1	0	1	70
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120	3,196	1	0	1	71
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118	3,179	1	0	1	71
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120	3,143	1	0	1	70
				TSVS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125	3,278	2	0	0	73
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125	3,328	2	0	0	74
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125	3,288	2	0	1	73
				TSW	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124	3,295	2	0	1	73
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99					
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73					
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73					
100	1250	P7	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117					
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117					
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117					
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114					
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117					
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114					
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117					
				TSVS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122					
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122					
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121					
				TSW	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121					
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96					
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71					
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71					
100	1350	P8	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115					
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115					
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116					
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112					
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116					
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113					
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116					
				TSVS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120					
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120					
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120					
				TSW	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119					
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95					
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71					
									27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71	

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
90	530	P10	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141	11,475	3	0	3	77				
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140	11,448	3	0	3	76				
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143	11,467	3	0	3	76				
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138	11,442	3	0	3	76				
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143	11,464	4	0	4	76				
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140	11,440	4	0	4	76				
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143	11,651	4	0	4	78				
				TSVS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144	12,288	3	0	1	82				
				TSS	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143	11,978	3	0	1	80				
				TSM	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143	12,301	4	0	2	82				
				TSW	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142	12,109	4	0	2	81				
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118									
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84									
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84									
				90	700	P11	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134	14,387	3	0	3	70
								T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134	14,354	3	0	3	70
T2M	25,829	4	0					4	125	27,825	4	0	4	134	28,177	4	0	4	136	14,378	4	0	4	70				
T3S	24,977	5	0					5	121	26,907	5	0	5	130	27,248	5	0	5	132	14,347	4	0	4	70				
T3M	25,814	5	0					5	125	27,809	5	0	5	134	28,161	5	0	5	136	14,374	4	0	4	70				
T4M	25,327	5	0					5	122	27,284	5	0	5	132	27,629	5	0	5	133	14,344	4	0	4	70				
TFTM	25,981	5	0					5	126	27,989	5	0	5	135	28,343	5	0	5	137	15,408	4	0	1	75				
TSVS	26,164	5	0					1	126	28,185	5	0	1	136	28,542	5	0	1	138	15,019	4	0	1	73				
TSS	25,943	4	0					2	125	27,948	5	0	2	135	28,302	5	0	2	137	15,424	4	0	2	75				
TSM	25,937	5	0					3	125	27,941	5	0	3	135	28,295	5	0	3	137	14,609	4	0	4	71				
TSW	25,704	5	0					4	124	27,691	5	0	4	134	28,041	5	0	4	135	15,182	4	0	2	74				
BLC	21,339	4	0					4	103	22,988	4	0	4	111	23,279	4	0	4	112									
LCCO	15,240	2	0					4	74	16,418	2	0	4	79	16,626	2	0	4	80									
RCCO	15,220	5	0					5	74	16,396	5	0	5	79	16,604	5	0	5	80									
90	850	P12	254W					T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128					
								T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128					
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130									
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126									
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130									
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128									
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131									
				TSVS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132									
				TSS	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131									
				TSM	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131									
				TSW	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129									
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107									
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77									
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77									
				90	1200	P13	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123					
								T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122					
T2M	39,241	5	0					5	114	42,273	5	0	5	123	42,808	5	0	5	124									
T3S	37,947	5	0					5	110	40,879	5	0	5	119	41,396	5	0	5	120									
T3M	39,218	5	0					5	114	42,249	5	0	5	123	42,783	5	0	5	124									
T4M	38,478	5	0					5	112	41,451	5	0	5	120	41,976	5	0	5	122									
TFTM	39,472	5	0					5	115	42,522	5	0	5	124	43,060	5	0	5	125									
TSVS	39,749	5	0					1	116	42,821	5	0	1	124	43,363	5	0	1	126									
TSS	39,415	5	0					2	115	42,461	5	0	2	123	42,998	5	0	2	125									
TSM	39,405	5	0					4	115	42,450	5	0	4	123	42,988	5	0	4	125									
TSW	39,052	5	0					5	114	42,069	5	0	5	122	42,602	5	0	5	124									
BLC	32,419	5	0					5	94	34,925	5	0	5	102	35,367	5	0	5	103									
LCCO	23,154	3	0					5	67	24,943	3	0	5	73	25,259	3	0	5	73									
RCCO	23,124	5	0					5	67	24,910	5	0	5	72	25,226	5	0	5	73									
90	1400	P14	405W					T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115					
								T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115					
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117									
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113									
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117									
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115									
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118									
				TSVS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118									
				TSS	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117									
				TSM	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117									
				TSW	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116									
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97									
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69									
									25,																			

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

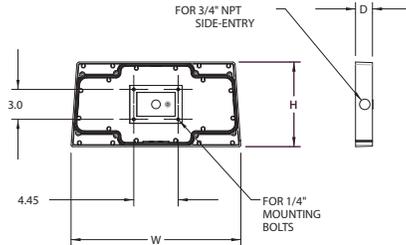
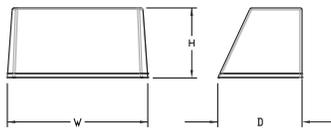
Weight: 20 lbs
(9.1 kg)

Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹ 277 ¹	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ² PBBW Premium surface-mounted back box ^{2,3}
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ¹ 347	
	P3 6,000 Lumen package	40K 4000 K		208 ¹ 480	
		50K 5000 K		240 ¹	

Options		Finish (required)
PE	Photoelectric cell, button type	DDBXD Dark bronze
PER	NEMA twist-lock receptacle only	DBLXD Black
PER5	Five-wire receptacle only	DNAXD Natural aluminum
PER7	Seven-wire receptacle only	DWHXD White
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ⁴	DSSXD Sandstone
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁴	DDBTXD Textured dark bronze
PIRH	180° motion/ambient light sensor, 15-30' mounting height ⁴	DBLBXD Textured black
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁴	DNATXD Textured natural aluminum
SF	Single fuse (120, 277, 347V) ⁵	DWHGXD Textured white
DF	Double fuse (208, 240, 480V) ⁵	DSSTXD Textured sandstone
DS	Dual switching ⁶	
E7WH	Emergency battery backup (7W) ⁷	
E7WC	Emergency battery backup (cold, 7W) ^{7,8}	
E7WHR	Remote emergency battery backup (remote 7W) ^{7,9}	
E20WH	Emergency battery backup (20W) ^{7,10}	
E20WC	Emergency battery backup (cold, 20W) ^{7,8,10}	
E23WHR	Remote emergency battery backup (remote 20W) ^{7,9}	
LCE	Left side conduit entry ¹¹	
RCE	Right side conduit entry ¹¹	
Shipped separately		
RBPW	Retrofit back plate ²	
VG	Vandal guard ¹²	
WG	Wire guard ¹²	

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only, when ordering with button type photocell (PE), fusing (SF, DF), or dual switching (DS).
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with PE, PER, PER5, PER7, VG or WG.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

- Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used with inverter system. Not available with 347/480V. Not available with PE, PER, PER5 & PER7.

- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.



Emergency Battery Operation

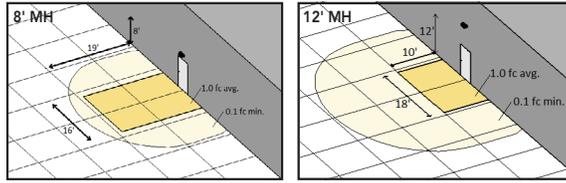
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

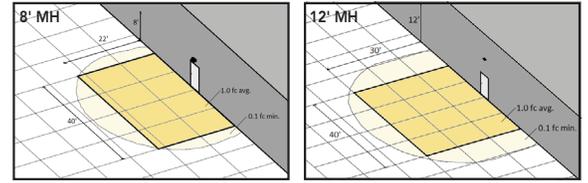
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT [®])	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,660	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,162	1	0	1	126	3,236	1	0	1	129	3,468	1	0	1	139	3,468	1	0	1	139
		VW	3,202	1	0	0	128	3,277	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,023	1	0	1	120	6,164	1	0	1	123	6,607	1	0	1	132	6,607	1	0	1	132
		VW	6,100	1	0	1	122	6,242	1	0	1	125	6,691	1	0	1	134	6,691	1	0	1	134

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

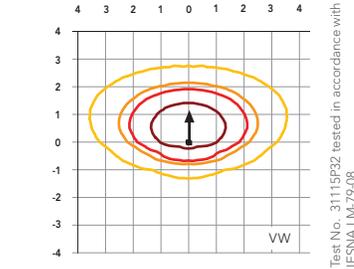
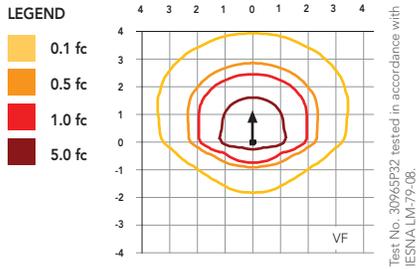
Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Projected LED Lumen Maintenance

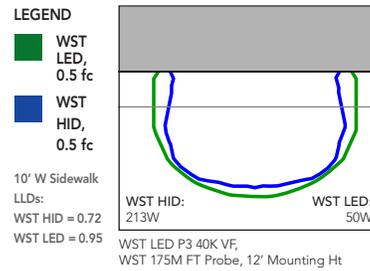
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE — General illumination for indoor and outdoor, covered ceiling locations. Ideal for showers, locker rooms, recreational facilities and other applications calling for a wet location listing.

CONSTRUCTION — Available for lay-in grid ceilings or with mitered flanged trim with swing-out hangers.

Code gauge steel housing formed from cold rolled steel. Closed-cell neoprene gasketing between the lens, doorframe, housing and mounting surface. Extruded aluminum doorframe features mitered corners. Cam latches on doorframe ensure a positive seal. Lenses available to meet a variety of lighting needs and feature 100% UV stabilized acrylic. Lenses feature optional internal prisms to maintain a smooth, easy-to-clean outer surface.

Finish: All metal parts are finished with electrostatically deposited, thermally set, polyester powder paint after fabrication.

ELECTRICAL — Thermally protected, resetting, Class P, HPF, non-PCB, UL listed, CSA certified ballast is standard. Energy-saving and electronic ballasts are sound rated A. Standard combinations conform to UL 935. Tested in compliance with Federal Standard 209E by independent lab.

LISTINGS — UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

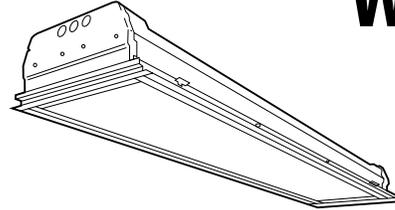
Specifications subject to change without notice.

Catalog Number
Notes
Type

Recessed Wet Location Troffer

WRT 1' X 4'

1, 2 OR 3 LAMPS



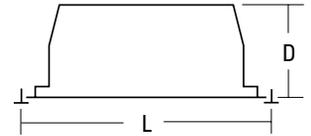
Specifications

Length: 48 (121.9)

Width: 12 (30.5)

Depth: 4-1/2 (11.4)

Weight: 17 lbs (7.7 kg)



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure products using **standard options (shown in bold)**.

Example: WRT G 2 32 A12125 MVOLT GEB10IS

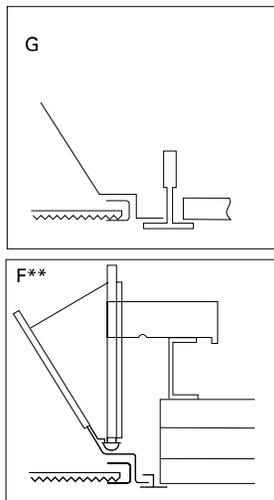
Series	Trim type	Lamps ¹	Lamp type	Door frame	Diffuser type ³	Voltage	Options	
WRT	Recessed wet location troffer	G Lay-in grid trim F Overlapping flanged trim	1	<u>T8</u>	(blank) Flush aluminum, white FN Flush aluminum, natural FM Flush aluminum, matte black	A12125 #12 pattern acrylic, .125" thick A15 #15 pattern acrylic, .2" thick A19 #19 pattern acrylic, .156" thick	120 277 347 MVOLT ⁴	Shipped installed in fixture GEB Electronic ballast(s) ≤20% THD GEB10IS Electronic ballast(s) ≤10% THD, instant start GEB10PS Electronic programmed rapid start ⁵ GEB10RS Electronic ballast(s) ≤10% THD, rapid start EL6DW Emergency battery pack (nominal 600 lumens) ⁶ EL14DW Emergency battery pack (nominal 1400 lumens) ⁶ GLR Internal fast-blow fuse ⁷ GMF Internal slow-blow fuse ⁷ PWS1836 Pre-wire system, 18-gauge, three-wire (one circuit), 6' length (others available) SW Palletized and stretch-wrapped CSA CSA Certified NOM NOM Certified
			2	32 32W T8 (48")				
			3	<u>T5</u> 28 28W T5 54 54W T5 ²				

Notes

- Lamps not included.
- 54W three-lamp max.
- Add the suffix V for internal prisms. Example: A12125V
- Electronic ballast 120-277V only. Must specify GEB10IS or GEB10PS.
- T5 lamps only.
- Must specify voltage; 120 or 277 only.
- Must specify voltage. Not available MVOLT.

WRT 1 x 4 Recessed Wet Location Troffer

MOUNTING DATA



**Recommended rough-in dimensions for F trim fixtures: 12" x 48" (Tolerance is + 1/4" or -0").
Swing-gate range: 1-1/16" — 3-11/16", span 10-3/4" — 14-3/4".

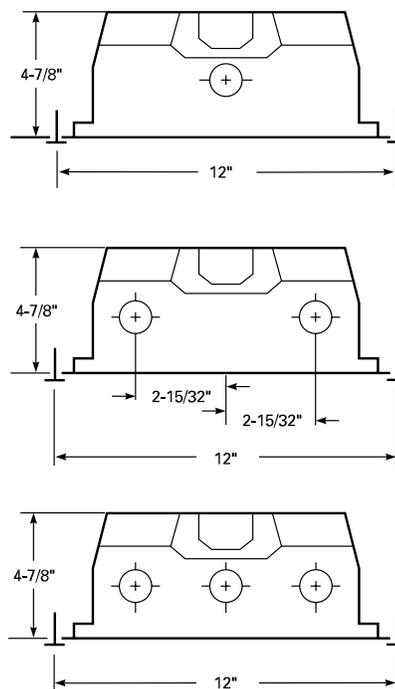
DIMENSIONS

All dimensions are inches (centimeters) unless otherwise specified. Specifications subject to change without notice.

Example: **WRT G 2 32 FW A12125 120 GEB**

Length: 48 (121.9)

Weight: 25 lbs.



PH OTOMETRICS

Calculated using the zonal cavity method in accordance with IESNA LM41 procedure. Floor reflectances are 20%. Lamp configurations shown are typical. Full photometric data on these and other configurations available upon request.

WRT 2 32 A19 Test No. LTL 9805

COEFFICIENT OF UTILIZATION

rf	20%																	
	80%				70%				50%			30%			10%			0%
rc	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
rw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	70	70	70	70	68	68	68	68	65	65	65	62	62	62	60	60	60	58
1	65	62	60	59	63	61	59	58	59	57	56	56	55	54	54	56	56	51
2	60	56	56	50	59	55	52	49	53	50	48	51	49	47	49	48	46	45
3	56	50	46	43	54	49	46	43	48	45	42	46	44	41	45	43	41	39
4	52	46	41	38	50	45	41	37	43	40	37	42	39	37	41	38	36	35
5	48	41	37	33	47	41	36	33	40	36	33	38	35	33	37	35	32	31
6	45	38	33	30	44	37	33	30	36	32	29	35	32	29	34	31	29	28
7	42	35	30	27	41	34	30	27	33	29	26	32	29	26	32	29	26	25
8	39	32	27	24	38	31	27	24	31	27	24	30	26	24	29	26	24	23
9	37	29	25	22	36	29	25	22	28	25	22	28	24	22	27	24	22	21
10	34	27	23	20	34	27	23	20	26	23	20	26	22	20	25	22	20	19

Zonal Lumens Summary

Zone	Lumens	% lamp
0°-30°	1314	22.7
0°-40°	2105	36.3
0°-60°	3070	52.9
0°-90°	3390	58.4
90°-180°	0	0.0
0°-180°	3390	*58.4

*Fixture efficiency

Energy Data: WRT 2 32 A 19 Instant Start T8					
Energy (Calculated in accordance with NEMA Standards LE-5)					
LER.FL	Annual* Energy Cost	Lamp Description	Lamp Lumens	Ballast Factor	Input Watts
51	\$4.75	F032T8	2,900	0.88	59
*Based on 3000 hrs./year at .08/kwh					

FEATURES & SPECIFICATIONS

INTENDED USE — General illumination for indoor and outdoor, covered ceiling locations. Ideal for showers, locker rooms, recreational facilities and other applications calling for a wet location listing.

CONSTRUCTION — Available for lay-in grid ceilings or with mitered flanged trim with swing-out hangers.

Code gauge steel housing formed from cold rolled steel. Closed-cell neoprene gasketing between the lens, doorframe, housing and mounting surface. Extruded aluminum doorframe features mitered corners. Cam latches on doorframe ensure a positive seal. Lenses available to meet a variety of lighting needs and feature 100% UV stabilized acrylic. Lenses feature optional internal prisms to maintain a smooth, easy-to-clean outer surface.

Finish: All metal parts are finished with electrostatically deposited, thermally set, polyester powder paint after fabrication.

ELECTRICAL — Thermally protected, resetting, Class P, HPF, non-PCB, UL listed, CSA certified ballast is standard. Energy-saving and electronic ballasts are sound rated A. Standard combinations conform to UL 935. Tested in compliance with Federal Standard 209E by independent lab.

LISTINGS — UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

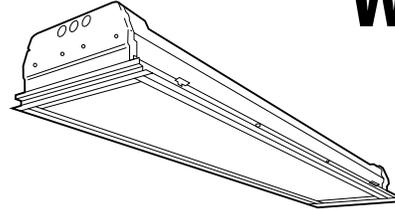
Specifications subject to change without notice.

Catalog Number
Notes
Type

Recessed Wet Location Troffer

WRT 1' X 4'

1, 2 OR 3 LAMPS



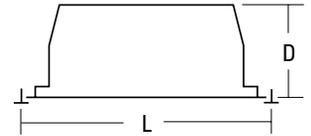
Specifications

Length: 48 (121.9)

Width: 12 (30.5)

Depth: 4-1/2 (11.4)

Weight: 17 lbs (7.7 kg)



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure products using **standard options (shown in bold)**.

Example: WRT G 2 32 A12125 MVOLT GEB10IS

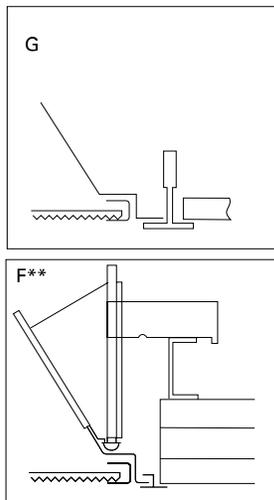
Series	Trim type	Lamps ¹	Lamp type	Door frame	Diffuser type ³	Voltage	Options				
WRT	Recessed wet location troffer	G	Lay-in grid trim	(blank) Flush aluminum, white	A12125 #12 pattern acrylic, .125" thick	120	Shipped installed in fixture				
		F	Overlapping flanged trim					2	32 32W T8 (48")	277	GEB Electronic ballast(s) ≤20% THD
								3	T5 28 28W T5 54 54W T5 ²	347	GEB10IS Electronic ballast(s) ≤10% THD, instant start GEB10PS Electronic programmed rapid start ⁵ GEB10RS Electronic ballast(s) ≤10% THD, rapid start
				FN Flush aluminum, natural	A15 #15 pattern acrylic, .2" thick	MVOLT⁴	EL6DW Emergency battery pack (nominal 600 lumens) ⁶ EL14DW Emergency battery pack (nominal 1400 lumens) ⁶ GLR Internal fast-blow fuse ⁷ GMF Internal slow-blow fuse ⁷				
				FM Flush aluminum, matte black	A19 #19 pattern acrylic, .156" thick		PWS1836 Pre-wire system, 18-gauge, three-wire (one circuit), 6' length (others available) SW Palletized and stretch-wrapped CSA CSA Certified NOM NOM Certified				

Notes

- Lamps not included.
- 54W three-lamp max.
- Add the suffix V for internal prisms. Example: A12125V
- Electronic ballast 120-277V only. Must specify GEB10IS or GEB10PS.
- T5 lamps only.
- Must specify voltage; 120 or 277 only.
- Must specify voltage. Not available MVOLT.

WRT 1 x 4 Recessed Wet Location Troffer

MOUNTING DATA



**Recommended rough-in dimensions for F trim fixtures: 12" x 48" (Tolerance is + 1/4" or -0").
Swing-gate range: 1-1/16" — 3-11/16", span 10-3/4" — 14-3/4".

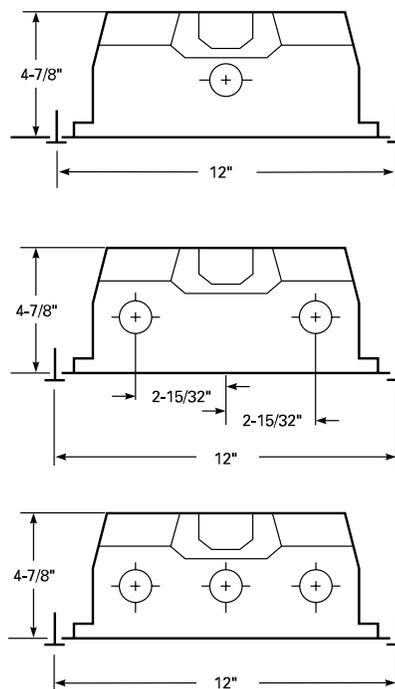
DIMENSIONS

All dimensions are inches (centimeters) unless otherwise specified. Specifications subject to change without notice.

Example: **WRT G 2 32 FW A12125 120 GEB**

Length: 48 (121.9)

Weight: 25 lbs.



PH OTOMETRICS

Calculated using the zonal cavity method in accordance with IESNA LM41 procedure. Floor reflectances are 20%. Lamp configurations shown are typical. Full photometric data on these and other configurations available upon request.

WRT 2 32 A19 Test No. LTL 9805

COEFFICIENT OF UTILIZATION

rf	20%																	
	80%				70%				50%			30%			10%			0%
rc	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
rw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	70	70	70	70	68	68	68	68	65	65	65	62	62	62	60	60	60	58
1	65	62	60	59	63	61	59	58	59	57	56	56	55	54	54	56	56	51
2	60	56	56	50	59	55	52	49	53	50	48	51	49	47	49	48	46	45
3	56	50	46	43	54	49	46	43	48	45	42	46	44	41	45	43	41	39
4	52	46	41	38	50	45	41	37	43	40	37	42	39	37	41	38	36	35
5	48	41	37	33	47	41	36	33	40	36	33	38	35	33	37	35	32	31
6	45	38	33	30	44	37	33	30	36	32	29	35	32	29	34	31	29	28
7	42	35	30	27	41	34	30	27	33	29	26	32	29	26	32	29	26	25
8	39	32	27	24	38	31	27	24	31	27	24	30	26	24	29	26	24	23
9	37	29	25	22	36	29	25	22	28	25	22	28	24	22	27	24	22	21
10	34	27	23	20	34	27	23	20	26	23	20	26	22	20	25	22	20	19

Zonal Lumens Summary

Zone	Lumens	% lamp
0°-30°	1314	22.7
0°-40°	2105	36.3
0°-60°	3070	52.9
0°-90°	3390	58.4
90°-180°	0	0.0
0°-180°	3390	*58.4

*Fixture efficiency

Energy Data: WRT 2 32 A 19 Instant Start T8					
Energy (Calculated in accordance with NEMA Standards LE-5)					
LER.FL	Annual* Energy Cost	Lamp Description	Lamp Lumens	Ballast Factor	Input Watts
51	\$4.75	F032T8	2,900	0.88	59
*Based on 3000 hrs./year at .08/kwh					

CLEAR CHANNEL OUTDOOR LEASE AGREEMENT

1. This Lease Agreement ("Lease") is effective February 25, 2008 and entered into between Hol-Gan LLC ("Landlord") and CLEAR CHANNEL OUTDOOR, INC., a Delaware Corporation ("Tenant"). Landlord hereby leases to Tenant the real estate commonly known as 2962 Baseline St, Cornelius in the County of Washington in the State of Oregon ("Property") whose permanent property tax number and legal description are attached as Exhibit A. The Property is leased for the purpose of erecting, maintaining, operating, improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures, including, without limitation, fixture connections, electrical supply and connections, panels, signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the "Structures"). This Lease includes all necessary rights of ingress and egress. Tenant may license the use of the Structures, or any portion thereof, for any lawful purpose.
2. This Lease shall be in effect for an initial term of ten (10) years, commencing on February 25, 2008. If a government or quasi-government entity acquires the property, then the lease shall be extended to the date which is ten(10) years from the date of acquisition.
3. Tenant shall pay Landlord rent in the amount of Two Thousand One Hundred and 00/100 (\$2,100.00) per year payable monthly in advance. Commencing February 25, 2013, the annual rental amount shall increase by 15%.
4. This Lease shall continue in full force and effect for its initial term and thereafter for subsequent like terms, unless not less than thirty (30) days before the end of any such initial or subsequent successive like term Landlord or Tenant gives notice of termination. If ownership of the Property changes, Landlord shall promptly notify Tenant of such change. Prior to transferring ownership of the Property, Landlord shall furnish the new owner with a copy of this Lease.
5. Tenant is the owner of the Structures and has the right to remove the Structures at any time or within sixty (60) days following the termination of this Lease. If for any reason, Tenant's Structures are removed, materially damaged or destroyed, all rent payments shall cease until the Structures are rebuilt. If the Structures are removed for any reason, only the above-ground portions of the Structures need be removed. Tenant has the sole right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use and maintenance of the Structures, and Landlord hereby grants Tenant a limited power of attorney for this purpose. All such permits shall remain the property of Tenant. Tenant shall have no obligation to pursue any zoning matter or to continue to maintain any permit. Any such action shall be at Tenant's option.
6. Landlord and Landlord's tenants, agents, employees or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Tenant's sole opinion, would obstruct the view of the advertising copy on the Structures. If Landlord fails to remove the obstruction within five (5) days after notice from Tenant, Tenant may in its sole discretion: (a) remove the obstruction at Landlord's expense; (b) cancel this Lease, remove any or all of the Structures, and receive all pre-paid rent for any unexpired term of this Lease; or (c) reduce the rent to One Hundred Dollars (\$100.00) per year while the obstruction continues. Tenant may trim any trees and vegetation currently on the Property and on any neighboring property owned or controlled by the Landlord as often as Tenant in its sole discretion deems appropriate to prevent obstructions. Without limiting the foregoing, Landlord shall not permit the Property or any neighboring property owned or controlled by Landlord to be used for off-premise advertising.
7. If, in Tenant's sole opinion: (a) the view of the Structures' advertising copy becomes entirely or partially obstructed, (b) electrical service is unavailable; (c) the Property cannot safely be used for the erection or maintenance of the Structures for any reason; (d) the Property becomes unsightly; (e) there is a diversion, reduction or change in directional flow of traffic from the street or streets currently adjacent to or leading to or past the Property; (f) the Structures' value for advertising purposes is diminished; (g) Tenant is unable to obtain or maintain any necessary permit for the erection, use and/or maintenance of the Structures; or (h) the Structures' use is prevented or restricted by law, or Tenant is required by any governmental entity to reduce the number of billboards operated by it in the city, county or state in which the Structures are located; then Tenant may immediately at its option either: (i) reduce rent in direct proportion to the loss suffered; or (ii) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease. In addition, if Tenant is prevented from illuminating its signs by law, or other cause beyond Tenant's control, the rent shall be reduced by one-third for such period of non-illumination.
8. If the Structures or the Property, or any part thereof, is condemned by proper authorities; taken without the exercise of eminent domain, whether permanently or temporarily; or any right-of-way from which the Structures are visible

is relocated, Tenant shall have the right to relocate the Structures on Landlord's remaining property or to terminate this Lease upon not less than thirty (30) days' notice and to receive all pre-paid rent for any unexpired term of this Lease. Tenant shall be entitled to all compensation and other remedies provided by law, including, without limitation, just compensation for the taking of the Structures and Tenant's leasehold interest in this Lease, and/or relocation assistance. Landlord shall assert no rights in such interests. If condemnation proceedings are initiated, Landlord shall use its best efforts to include Tenant as a party thereto. No right of termination set forth anywhere in this Lease may be exercised prior to the sale to any entity with the power of eminent domain or by or for the benefit of any entity with the power of eminent domain.

9. Landlord represents that it is the owner (or owner's authorized agent) of the Property and has the authority to enter into this Lease.

10. If (a) Tenant has not been informed of the current address of Landlord or its authorized agent, or (b) two or more of the monthly payments sent by Tenant are not deposited by Landlord within ninety (90) days after the last such payment is sent by Tenant, then no further rent shall be payable hereunder for the period commencing with the due date of the first such payment not deposited and continuing until Landlord (i) gives Tenant notice of its business address or that of its authorized agent or (ii) deposits all previous payments. In either case, Tenant's rent obligations shall be reinstated retroactively as if neither event described in (a) or (b) of this section had occurred.

11. Tenant shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Tenant, Tenant's employees, agents, licensees and contractors. Landlord shall indemnify and hold Tenant harmless from all injuries to Structures or third persons caused by Landlord, Landlord's employees, agents, licensees and contractors.

12. This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant without Tenant's written permission. Tenant shall have the absolute right to assign or sublet.

13. Any notice to any party under this Lease shall be in writing by certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified within this Lease, or (b) the date which is three (3) days after mailing (postage prepaid) by certified or registered mail, return receipt requested, to such address; provided that in either case notices shall be delivered to such other address as shall have been specified in writing by such party to all parties hereto prior to the notice being delivered.

14. If suit is brought (or arbitration instituted) or an attorney is retained by any party to this Lease because the other party breached this Lease, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and all related costs and expenses.

15. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supercedes any previous agreement. Landlord hereby grants Tenant all rights necessary to record a memorandum of this Lease without Landlord's signature, including a limited power of attorney for such purpose. Landlord understands that the terms of this Lease are proprietary and confidential and Tenant would be damaged by the unauthorized disclosure of the terms. Therefore, Landlord agrees not to disclose the terms to any third party. Such agreement shall survive the termination of this Lease.

16. Commencing February 25, 2013 Landlord shall have the right to terminate this Lease if the Property is sold to a non-related third party buyer in an arms-length transaction, but this right shall not apply if the Property is transferred directly or indirectly to any entity with the power of eminent domain or any entity directly or indirectly having outdoor advertising interests. Such termination notice shall include a request that CCO remove its Structures. Such third party shall have a one-time option to terminate this Lease to the same extent as Landlord (described above) by notifying CCO in writing of such termination (60) days prior to the required removal date. This option to terminate by such third party will expire if it is not exercised within (30) days of the third party receiving title to the Property.

Branch: CLEAR CHANNEL OUTDOOR – Portland Division
Attn: Real Estate Manager
715 NE Everett St
Portland, OR 97232
Tel No. (503) 232-3111
Fax No. (503) 232-7937

Hol-Gan LLC
2962 Baseline St
Cornelius, OR 97113-8631

[Signature]
Daniel Dhruva
Real Estate Manager – Portland, OR
[Signature]
Brad Parsons
President/GM – Portland, OR

Signed: [Signature]
Owner: President
Phone: 503-640-1124
SS or Tax ID No.: on file

NOTARY FOR CLEAR CHANNEL:

State Of OR
County Of Multnomah

On this 20 day of March 08

before me personally appeared BRAD PARSONS to me known to be the President of Clear Channel Outdoor-Portland Division, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

[Signature]
Name of Notary: Jami Knutson
NOTARY PUBLIC in and for the State of OR
residing at: PO
My commission expires: 10/7/08



NOTARY FOR LANDLORD:

State Of Oregon
County Of Washington

On this 15th day of February 2008

before me personally appeared Kathleen Hoop to me known to be the person that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

[Signature]
Name of Notary: Kristie L Mansour
NOTARY PUBLIC in and for the State of Oregon, residing at: 2020-J NE Cornell Rd Hillsboro, OR 97124
My commission expires: 3/19/08



conveyance system. These aspects will need to be determined as evaluation process.

Figure 6-7: CIP Project #1 – Site of Potential ISSSP Pump

PRELIMINARY DRAINAGE REPORT

Preliminary Drainage Report

**U-Haul Moving and Storage
Store 704072**

Cornelius, Oregon

Prepared For:

U-Haul Moving and Storage
AMERCO Real Estate Company
2727 N. Central Ave
Phoenix, AZ 85004
Attn: Zulema Longoria

July 2023



Preliminary Drainage Report
U-Haul Moving and Storage
Store 704072

Prepared For:

U-Haul Moving and Storage
AMERCO Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004
Attn: Zulema Longoria



PACE Engineers, Inc.
4500 Kruse Way, Suite 250
Lake Oswego, Oregon 97035
PACE Project No. 21824

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PROJECT CERTIFICATION

The technical material and data contained in this report was prepared by PACE Engineers, Inc., under the supervision of the below listed individuals. Those responsible staff members who are registered professional engineers are licensed in the State of Oregon.

Brian D. Lee, P.E.
PACE Engineers, Inc.

PACE Engineers, Inc.
4500 Kruse Way, Suite 250
Lake Oswego, Oregon 97035-2564
Phone: 503.597.3222
www.paceengrs.com

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APPENDIX

1. Soils Map
2. Hydraulic Model Reports
3. Storm Improvement Plan Sheets
4. Geotech Report

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PRELIMINARY DRAINAGE REPORT

1.0 PURPOSE AND INTRODUCTION

This report represents the drainage analysis that was performed on a 2.96 acre parcel located at 2962 E. Baseline Street (HWY 8) located in Cornelius, Oregon. It is made up of 2 tax lots (1N334DD 7700 and 7900). The proposed project is to redevelop the property into a U-Haul xx SF storage facility.

This project triggers Clean Water Services (CWS) stormwater management for both water quality and quantity. To determine the stormwater quantity control required for the project, CWS uses three criteria. For this site, the RISK is Low, the DEVELOPMENT CLASS is Developed Area and the SIZE is Large. This puts the development into Category 2, requiring peak flow matching detention.

While infiltration of stormwater is an option to meet Category 2 requirements, the predominately clay soils in this area make infiltrating significant volumes of runoff nearly impossible. Meeting these detention requirements is typically accomplished using an open pond or underground detention pipes on the site. The Client has selected an open pond for stormwater management.

This is the documentation of the goals for which the stormwater facility for this site were designed to meet, the sources of information upon which the analysis is based, the design methodology, and the results of the analysis. The analysis was performed using a hydrologic and hydraulic model built in an Excel Spreadsheet using the SBUH method. Water quality and quantity performance goals are based on current Clean Water Services (CWS) and ODOT standards.

2.0 PROJECT LOCATION AND DESCRIPTION

The proposed improvements are in Cornelius, Oregon. The site is bordered by NE 29th Avenue the West and E. Baseline Rd (HWY 8) to the South.

2.1 Project Location

ITEM	DESCRIPTION
Address	2962 E Baseline Road, Cornelius, OR 97113
Watershed	Council Creek Sub-Watershed of Tualatin River Watershed
County	Washington County
Zoning	Highway Commercial (C-2)
Area	Stormwater Collection Area 2.96 acres

ITEM	DESCRIPTION
Existing improvements	The existing site is mostly undeveloped. Currently Murphy's furniture store is located along E. Baseline Road with a few connections (catch basins) to the storm sewer system in the right of way.
Current ground cover	Gravel and asphalt parking areas, a building and undeveloped natural ground cover.
Existing topography	The ground naturally slopes to the East. Two (2) existing drainage ditches run Easterly to a lower area that collects stormwater runoff. No current outlet.
Surrounding Features	Surrounding features consist of roadways, single family residences and a regional natural resource area (Council Creek).
Nearby Water Bodies	The stormwater on the property drains to a natural lower area and pools. In the past it had a connection to the stormwater system that drained to Council Creek natural area. Council Creek drains into the Tualatin River.
Soils	37B – Quatama loam, 3 to 7 percent slopes 2027A - Verboort silty clay loam, 0 to 3 percent slopes 37A - Quatama loam, 0 to 3 percent slopes

2.2 Project Description

The project facility serves the 2.96 acre property and does not take in upstream drainage from natural or manmade drainage systems. A basin map is included in the Appendix.

ITEM	DESCRIPTION
Proposed Improvements	<p>The proposed improvements include:</p> <ul style="list-style-type: none"> • Earthwork modifications to create a new AC parking, landscaping and building pad. • Installing an open pond detention system. • Installing new flow control structure to meter the discharge into the existing storm sewer pipe to the East.

3.0 HYDRAULIC AND HYDROLOGIC DESIGN

3.1 Hydrologic and Hydraulic Model

Hydrologic and hydraulic calculations to estimate runoff flows were conducted using Excel Spreadsheet based SBUH model for rainfall-runoff-routing simulation model using the following information to develop the model:

- Soil Conservation Service (“SCS”) Type 1A hyetograph for rainfall distribution developed from ODOT Isopluvial Maps and published CWS storm depths, see table 3-1.
- Drainage area basin based on local contour maps. This area was assigned a Runoff Curve Number of 79 for pre-industrial conditions, assumed to be undeveloped pasture land and Washington County Soil Survey classifications for pre-industrial conditions. A Runoff Curve Number of 98 for the current proposed conditions was used, where 100% impervious land cover was assumed.
- Existing stormwater system pipe network with hydraulic information provided by City of Cornelius and data collected during ALTA site survey.

Table 3.1 – Study Precipitation Depths

Recurrence Interval (Years)	24-hour Rainfall Depth (inches)
Water Quality – ½ 2-yr per ODOT Isopluvial	1.11
CWS 2-yr	2.5
CWS 10-yr	3.45
CWS 25-yr	3.9
100-yr	4.5

3.2 Water Quality Design Requirements

Clean Water Services (CWS) is the local permitting agency for stormwater discharges from the project..

The following table summarizes these water quality parameters.

Impervius Area = 98,000 SF
 Area * 0.03' = 2940 CF Required
 Max Outflow = 0.017 CFS

Water quality treatment in the proposed design is performed by capturing and treating the required water quality volume of each storm event. This is accomplished by seizing the lowest orifice and setting its elevation to retain to rating wither the 2940 CF of water or release less than the 0.017 CFS rate.

3.3 Water Quantity Design Goals

The current flow control standards of the existing facility are limiting the peak discharge in the developed condition to match the pre-industrial peak discharge for the 2, 10, and 25-yr frequency storm events. The goal of this project is to meet current flow control performance goals.

3.4 Existing Flow Control

The current system has no discharge. Previous construction removed the piping and connections to the discharge pipe running East to the wetland area of Council Creek. The property owner reports that ponding happens in their backyard.

3.5 Proposed Facility Flow Control Design

The proposed storm pond system discharges are designed to meet the peak flow requirements for the ½ of the 2, 10, and 25-year events. The proposed facility outlets to a flow control manhole that consist of two orifices. The first is 1.8" orifice and the second is a 7.5" orifice. This inverted tee will also have a 100 -year overflow to the discharge piping. This control manhole will be connected to an existing 30" CMP that then outfalls to wetland area of Council Creek to the East. The property owner has agreed to allow this reconnection to reduce ponding in their backyard.

See the following table for combined pond flow control performance of the system:

24-Hour Storm Event	Pre-Industrial (Target) Peak Flow (cfs)	Post-Project Peak Release (cfs)
CWS ½ of 2-yr	0.14	0.13
CWS 10-yr	0.65	0.50
CWS 25-yr	0.85	0.65

3.6 Gravity Pipe Conveyance Design

Gravity conveyance pipes for the project have been designed using manning's equation to pass the 25-year storm event at full or less than full flow.

3.7 Storm System Outfall Design

Proposed outfall is to an existing manhole located on private property that connects to an existing 30" CMP pipe. This pipe will be inspected and if necessary cleared. This pipe will convey the stormwater to the existing piping system in 31st Ave and then discharge into the wetland area of Council Creek to the East.

4.0 OFFSITE CONSIDERATIONS

4.1 Downstream Drainage

Because this project will reduce peak flows during large storm events to predeveloped conditions, it is not anticipated that the downstream path is at risk of damage due to the project.

4.2 Flood Hazard Risk

The project's hydraulic model evaluated an additional storm using the CWS 100-year storm depth, and found that the detention system would flood, but an overflow would direct the stormwater to the existing 30" CMP without causing a flood hazard to the surrounding properties.

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Appendix



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Washington County, Oregon



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:936 if printed on A portrait (8.5" x 11") sheet.

0 10 20 40 60 Meters

0 45 90 180 270 Feet

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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Washington County, Oregon
 Survey Area Data: Version 22, Sep 14, 2022

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

Date(s) aerial images were photographed: Apr 16, 2021—Apr 18, 2021

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
37A	Quatama loam, 0 to 3 percent slopes	0.4	12.3%
37B	Quatama loam, 3 to 7 percent slopes	1.4	48.1%
2027A	Verboort silty clay loam, 0 to 3 percent slopes	1.2	39.6%
Totals for Area of Interest		3.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Oregon

37A—Quatama loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 21zl
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent

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Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

37B—Quatama loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21zm
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 3 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C

Custom Soil Resource Report

Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes
(G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

2027A—Verboort silty clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2mj15
Elevation: 150 to 300 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Verboort and similar soils: 94 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Verboort

Setting

Landform: Flood plains on terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Loamy alluvium over silty and clayey glaciolacustrine deposits

Typical profile

Ap - 0 to 8 inches: silty clay loam
A - 8 to 12 inches: silty clay loam
E - 12 to 19 inches: silty clay loam
2Btg - 19 to 28 inches: clay
2BCtg - 28 to 33 inches: silty clay
2Cg - 33 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent

Custom Soil Resource Report

Depth to restrictive feature: 16 to 26 inches to abrupt textural change
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 8 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: R002XC007OR - Valley Swale Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Waldo

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes



Preliminary Water Quality Calculations

Project: U-Haul - Cornelius

Date: 7/18/2023

Impervious areas:

Streets and Sidewalks =	98000 sf
65 Lots @ 2640sf =	0 sf
	<hr/>
	98000 sf total

Required Water Quality Storage:

Impervious Area * 0.03' = Required Storage

Storage (cf) = 2940

Maximum outflow:

Time to drain = 48 hours

therefore: $Q_{avg} = \text{Storage} / 48 \text{ hours}$

$Q_{avg} = 0.017 \text{ cfs}$





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 7/18/23
 Basin: Council Creek
 Event: 2 yr

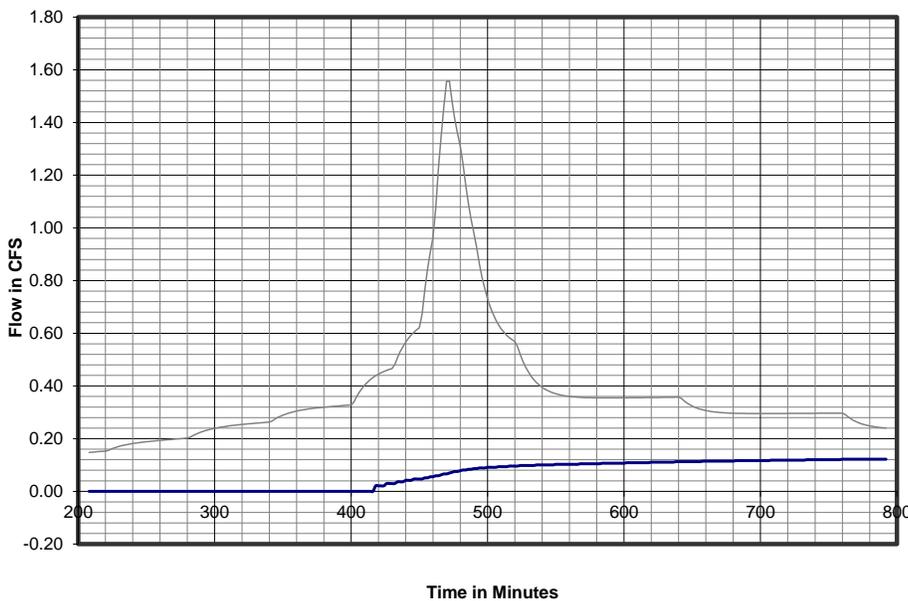
INFLOW HYDROGRAPH

Hydrograph Data:	Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Site Area =	128950	128950 SF	Pervious Area:	Area = 0 SF
Area =	2.96	2.96 acres	Area = 2.9603 acres	Area = 0.0000 acres
Pt =	2.5	2.5 inches	CN = 78	CN = 98
dt =	2	2 min	S = 2.82	S = 0.20
Tc =	30	12 min	0.2S = 0.56	0.2S = 0.04
w =	0.03226	0.07692 Rout. Con.		
			POST-DEVELOPED	Impervious Area:
Hydrograph Results:			Pervious Area:	Area = 98000 SF
Pre-Developed Peak Runoff:	0.283 cfs		Area = 0.7105 acres	Area = 2.2498 acres
Pre Developed Total Volume:	8259.4 CF		CN = 86	CN = 98
			S = 1.63	S = 0.20
Post-Developed Peak Runoff:	1.557 cfs		0.2S = 0.33	0.2S = 0.04
Post Developed Total Volume:	21628.8 CF			

POND ROUTING

Pond Data:		Outlet Data:	
Bottom Length	90.0 FT	Orif1 A =	0.02 sq. ft. Broad Crested
Bottom Width	40.0 FT	Orif1 E =	0.6 Weir1 L = feet
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	1.80 inches Weir1 E = feet
Bottom Area	3600 SF		
Depth of Effective Side Perc	0 FT	Orif2 A =	0.31 sq. ft. Rectangular
Soil Media Depth	1.5 FT	Orif2 E =	2.7 Weir2 L = feet
Gravel Layer Depth	0 FT	Dia 2 =	7.50 inches Weir2 E = feet
Soil Media porosity	25%		
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft. Routing Results:
Infiltration Rate	0 in/hr	Orif3 E =	
Infl Safety Factor	2	Dia 3 =	
			MAX STORAGE = 14298.0
			MAX OUTLET = 0.136
			MAX Infiltration = 0.000
			MAX Bypass = 0.136
			MAX Depth = 2.700

BioCell Inflow/Outflow Hydrograph





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 7/18/23
 Basin: BASIN
 Event: 10yr

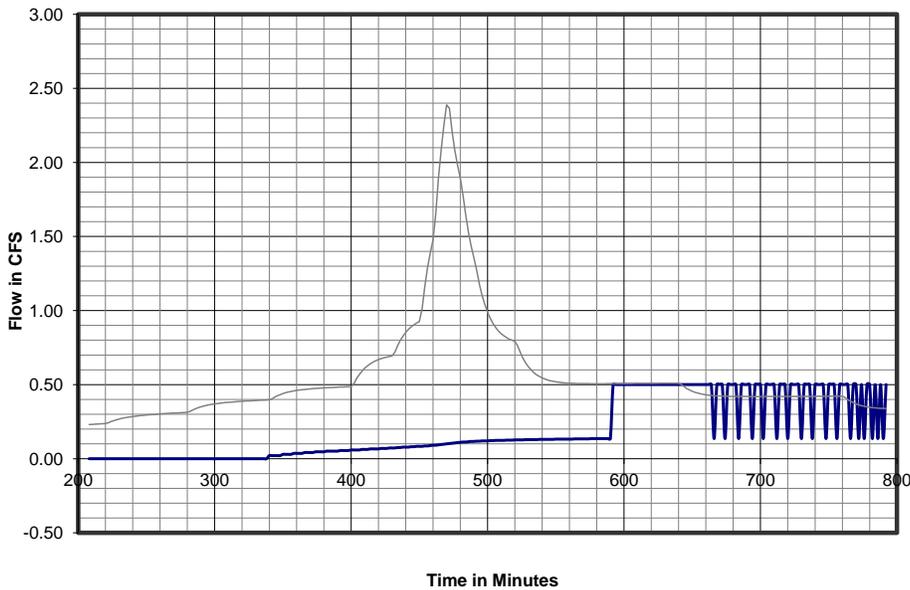
INFLOW HYDROGRAPH

Hydrograph Data:	Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Site Area =	128950	128950 SF	Pervious Area:	Area = 0 SF
Area =	2.96	2.96 acres	Area = 2.9603 acres	Area = 0.0000 acres
Pt =	3.45	3.45 inches	CN = 78	CN = 98
dt =	2	2 min	S = 2.82	S = 0.20
Tc =	30	10 min	0.2S = 0.56	0.2S = 0.04
w =	0.03226	0.09091 Rout. Con.		
			POST-DEVELOPED	Impervious Area:
Hydrograph Results:			Pervious Area:	Area = 98000 SF
Pre-Developed Peak Runoff:	0.654 cfs		Area = 0.7105 acres	Area = 2.2498 acres
Pre Developed Total Volume:	15348.8 CF		CN = 86	CN = 98
			S = 1.63	S = 0.20
Post-Developed Peak Runoff:	2.389 cfs		0.2S = 0.33	0.2S = 0.04
Post Developed Total Volume:	31423.4 CF			

POND ROUTING

Pond Data:		Outlet Data:	
Bottom Length	90.0 FT	Orif1 A =	0.02 sq. ft. Broad Crested
Bottom Width	40.0 FT	Orif1 E =	0.6 Weir1 L = feet
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	1.80 inches Weir1 E = feet
Bottom Area	3600 SF		
Depth of Effective Side Perc	0 FT	Orif2 A =	0.31 sq. ft. Rectangular
Soil Media Depth	1.5 FT	Orif2 E =	2.7 Weir2 L = feet
Gravel Layer Depth	0 FT	Dia 2 =	7.50 inches Weir2 E = feet
Soil Media porosity	25%		
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft. Routing Results:
Infiltration Rate	0 in/hr	Orif3 E =	
Infil Safety Factor	2	Dia 3 =	
			MAX STORAGE = 14514.4
			MAX OUTLET = 0.501
			MAX Infiltration = 0.000
			MAX Bypass = 0.501
			MAX Depth = 2.750

BioCell Inflow/Outflow Hydrograph





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 7/18/23
 Basin: BASIN
 Event: 25 yr

INFLOW HYDROGRAPH

Hydrograph Data:	Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Site Area =	128950	128950 SF	Pervious Area:	Area = 0 SF
Area =	2.96	2.96 acres	Area = 2.9603 acres	Area = 0.0000 acres
Pt =	3.9	3.9 inches	CN = 78	CN = 98
dt =	2	2 min	S = 2.82	S = 0.20
Tc =	30	10 min	0.2S = 0.56	0.2S = 0.04
w =	0.03226	0.09091 Rout. Con.		
			POST-DEVELOPED	Impervious Area:
Hydrograph Results:			Pervious Area:	Area = 98000 SF
Pre-Developed Peak Runoff:	0.853 cfs		Area = 0.7105 acres	Area = 2.2498 acres
Pre Developed Total Volume:	19028.3 CF		CN = 86	CN = 98
			S = 1.63	S = 0.20
Post-Developed Peak Runoff:	2.743 cfs		0.2S = 0.33	0.2S = 0.04
Post Developed Total Volume:	36104.6 CF			

POND ROUTING

Pond Data:		Outlet Data:	
Bottom Length	90.0 FT	Orif1 A =	0.02 sq. ft. Broad Crested
Bottom Width	40.0 FT	Orif1 E =	0.6 Weir1 L = feet
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	1.80 inches Weir1 E = feet
Bottom Area	3600 SF		
Depth of Effective Side Perc	0 FT	Orif2 A =	0.31 sq. ft. Rectangular
Soil Media Depth	1.5 FT	Orif2 E =	2.7 Weir2 L = feet
Gravel Layer Depth	0 FT	Dia 2 =	7.50 inches Weir2 E = feet
Soil Media porosity	25%		
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft. Routing Results:
Infiltration Rate	0 in/hr	Orif3 E =	
Infil Safety Factor	2	Dia 3 =	
			MAX STORAGE = 14782.3
			MAX OUTLET = 0.653
			MAX Infiltration = 0.000
			MAX Bypass = 0.653
			MAX Depth = 2.800

BioCell Inflow/Outflow Hydrograph

