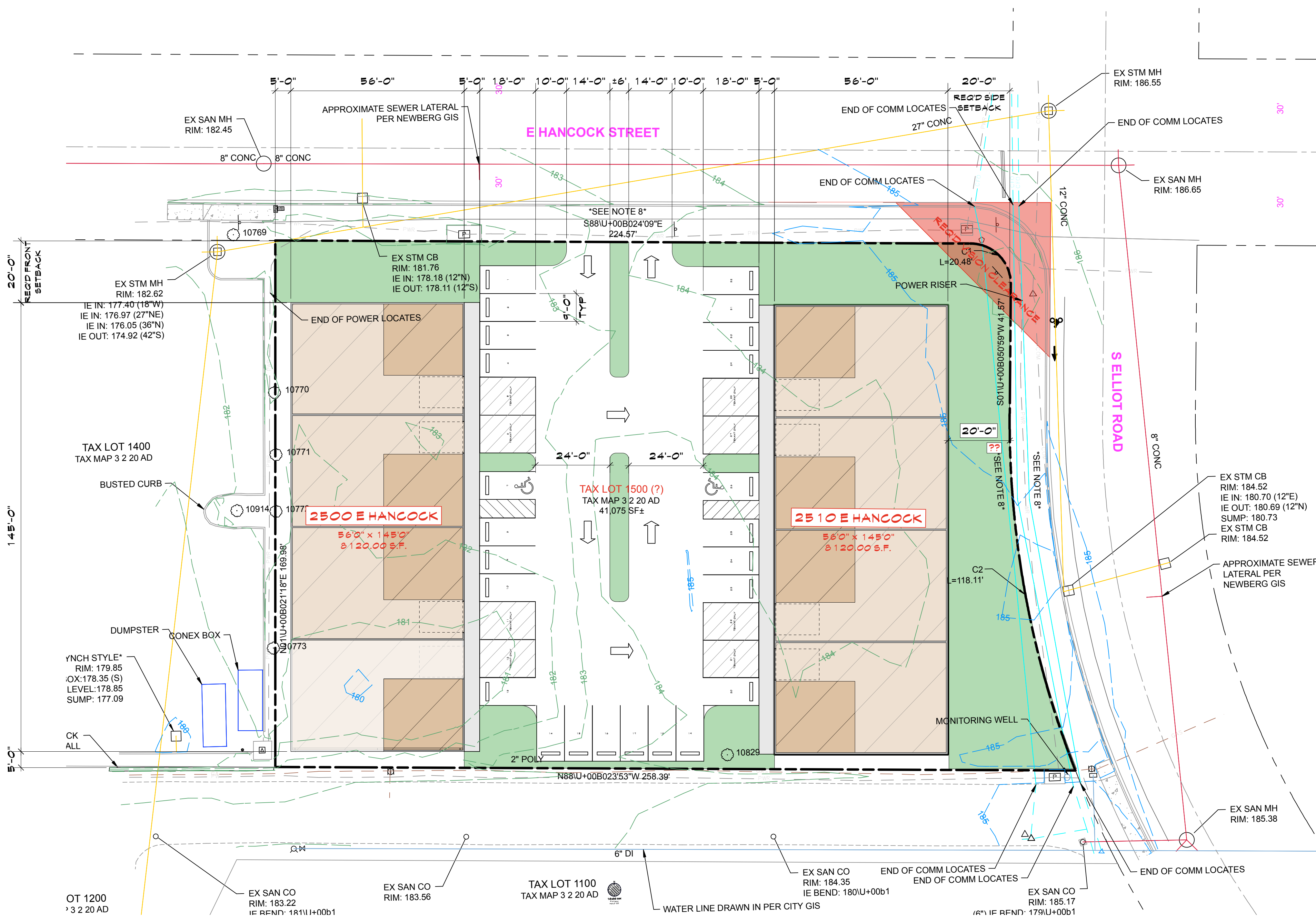
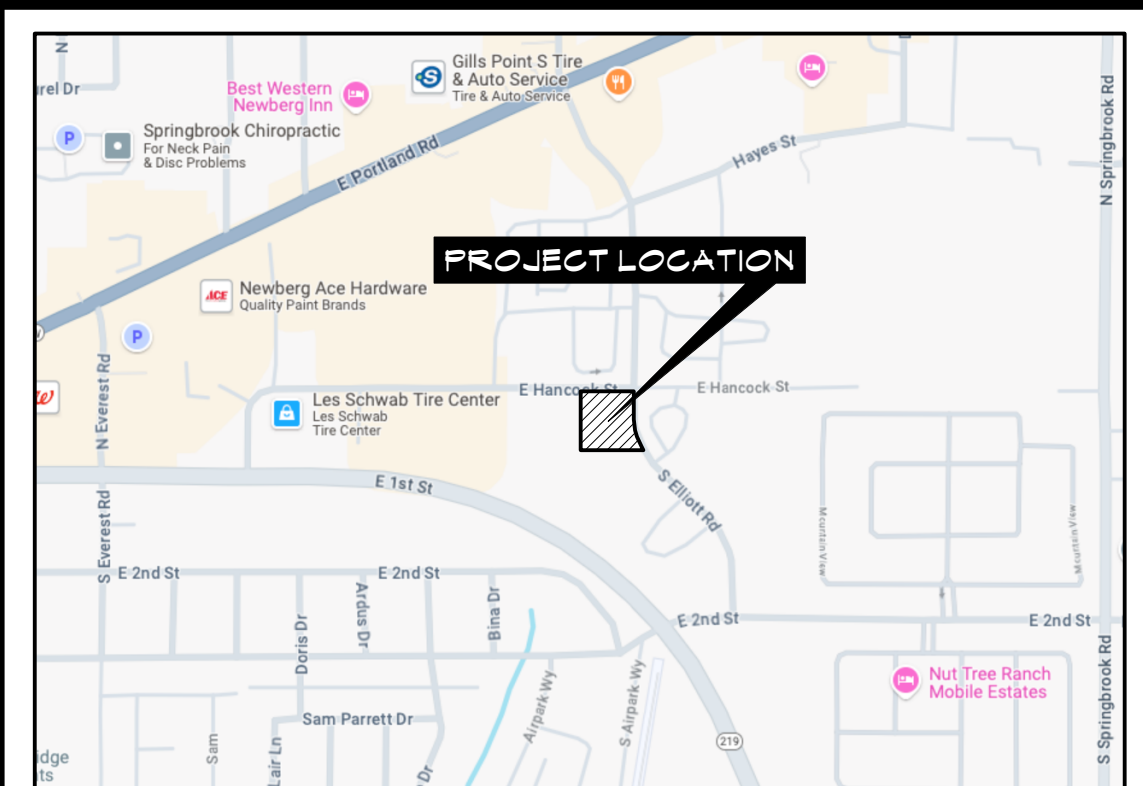


PRELIMINARY - NOT FOR CONSTRUCTION



S I T E P L A N [v 2.1]
SCALE: 1" = 20'-0"



VICINITY MAP
NOT TO SCALE

PROJECT INFO:

OWNER:
ADDRESS:
PHONE:

PROJECT ADDRESS : 2500 & 2510 E. HANCOCK ST.
MAP 3 2 20 AD TL # ????
SIZE: 41,075 S.F.
ZONING: M-2 (CITY OF NEWBERG)

DESCRIPTION OF PROJECT:
2 NEW COMMERCIAL BUILDINGS OF 8,120 S.F. EACH, TO BE
OF PRE-FABRICATED STEEL W/ CONCRETE FOUNDATIONS.

USE OF EACH BUILDING IS ± 5,600 S.F. STORAGE
± 2,520 S.F. INDUSTRIAL SERVICES

LANDSCAPE:
15% OR 6,161 S.F. REQ'D / 8,557 S.F. PROVIDED

PARKING:
STORAGE USE REQ'D 11,200 S.F. @ 1 SPACE PER 100 = 16
INDUSTRIAL USE REQ'D 5,040 S.F. @ 1 SPACE PER 500 = 10
TOTAL REQ'D 26
TOTAL PROVIDED 32
[NOTE: 6 SPACES ARE DEDICATED FOR TENANTS ONLY]

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Ciota Engineering

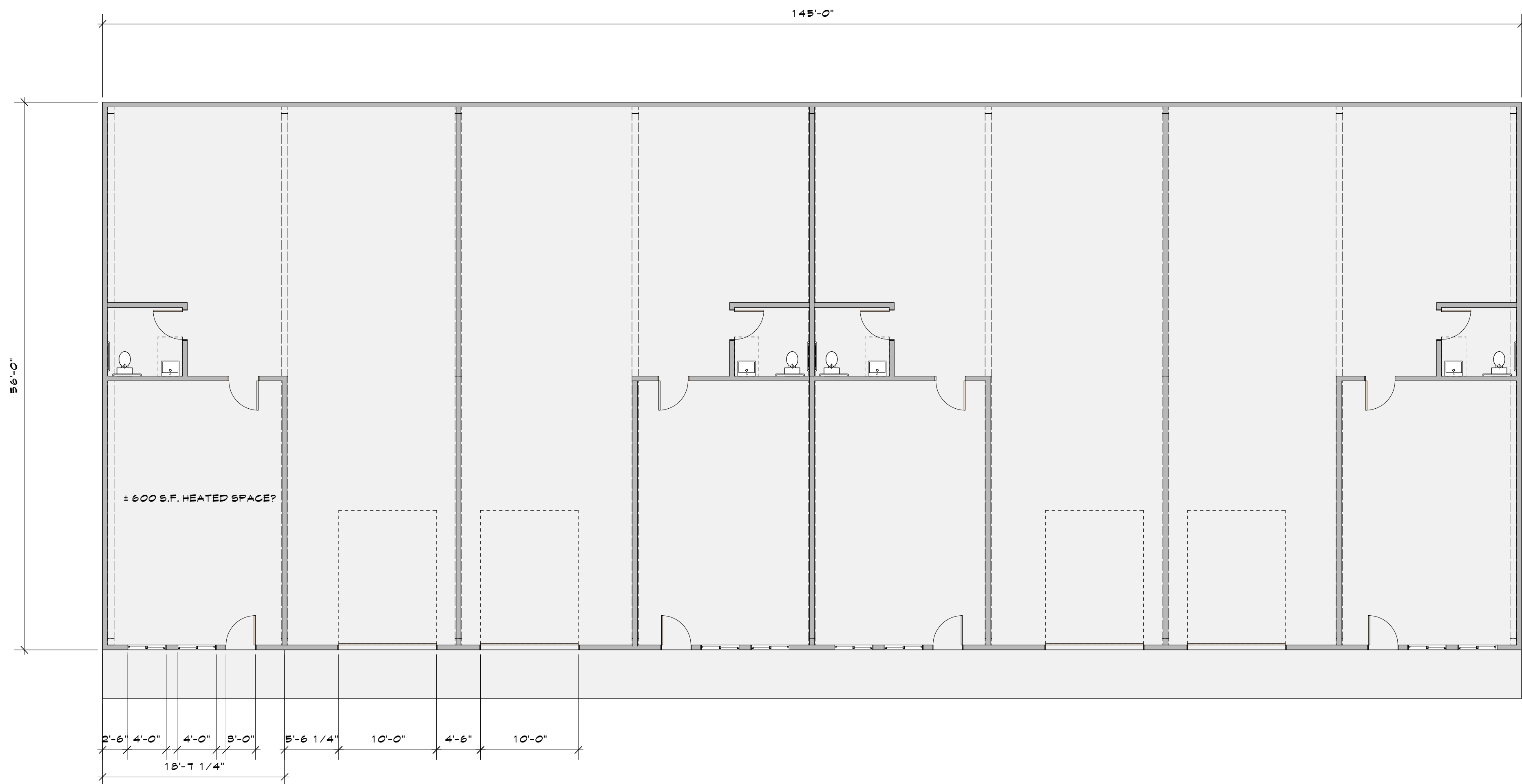
Ciota Engineering
156 CLEAR CREEK DR SUITE 101
ASHLAND, OR 97520
PHONE: (541) 552-0290

HANCOCK STREET
PRELIMINARY

Site Plan
DRAWN BY: PLC
10/15/24
ZZ-XXX/Site Plan

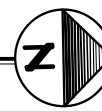
SHT.
A 1
OF XX SHEETS

PRELIMINARY – NOT FOR CONSTRUCTION



F L O O R P L A N

SCALE: 1/8" = 1'-0"



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CIOTA ENGINEERING
156 CLEAR CREEK DR SUITE 101
ASHLAND, OR 97520
PHONE: (541) 552-0290

HANCOCK STREET

PRELIMINARY

Site Plan

DRAWN BY: PLC
10/18/24

ZZ-XXX/Site Plan

SHT.

A2

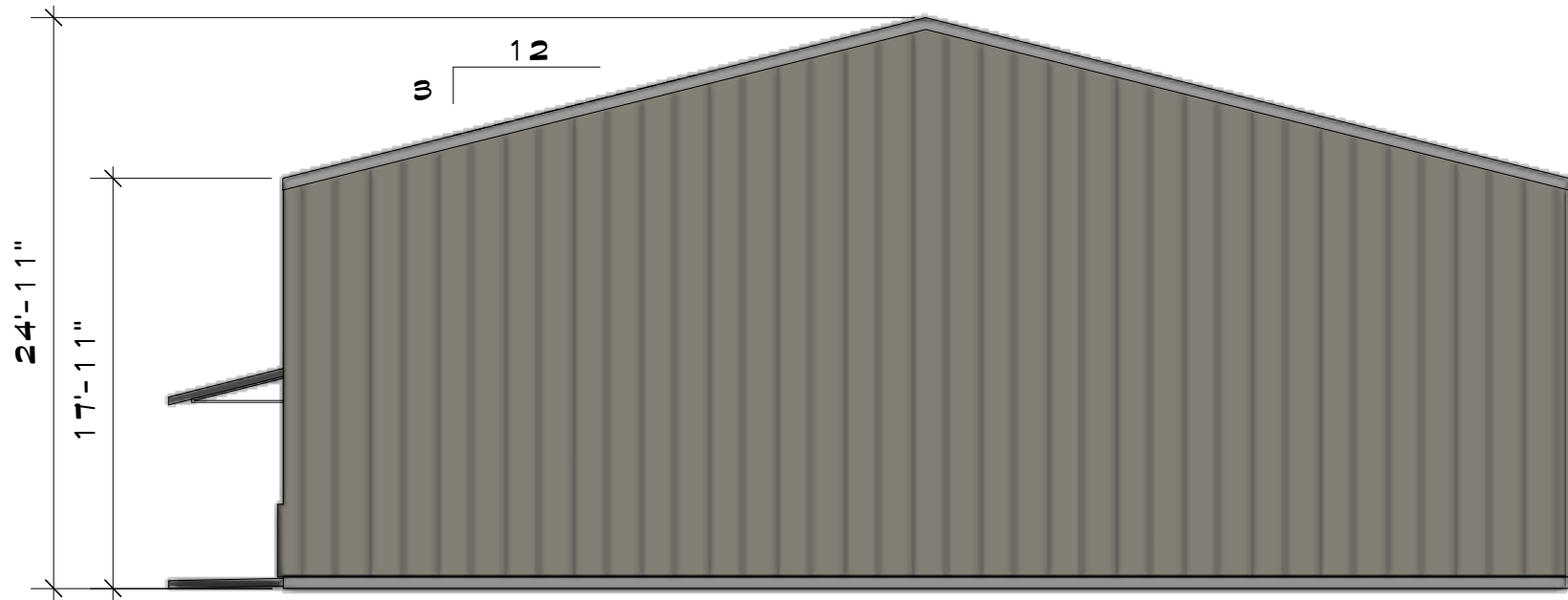
OF XX SHEETS

PRELIMINARY – NOT FOR CONSTRUCTION



E A S T E L E V A T I O N

SCALE: 1/8" = 1'-0"



N O R T H E L E V A T I O N

SCALE: 1/8" = 1'-0"



N O R T H C O N C E P T U A L

NOT TO SCALE

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156 CLEAR CREEK DR SUITE 101
ASHLAND, OR 97520

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HANCOCK STREET

PRELIMINARY

Site Plan

DRAWN BY: PLC
10/18/24

ZZ-XXX/Site Plan

SHT.

A3

OF XX SHEETS