City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

Case No. SP-16-01
Fee 6788
Receipt # 80890
Date 2-9-16
TYPE III

Received
FEB 09
Building Dept.

City of Sherwood
Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- ☐ Annexation
- ☐ Plan Amendment (Proposed Zone _____)
- ☐ Variance(list standard(s) to be varied in description
- ☑ Site Plan (Sq. footage of building and parking area)
- ☐ Planned Unit Development
- ☐ Conditional Use
- ☐ Partition (# of lots _____)
- ☐ Subdivision (# of lots _____)
- ☐ Other: _____

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at **www.sherwoodoregon.gov.** Click on Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: George Litera, Litera Holdings, LLC Phone: 503-760-7941
Applicant Address: 9287 SW Sweek Drive, Tualatin, Oregon 97062 Email: george@dependablespring.com
Owner: Same as above Phone: Same as above
Owner Address: Same as above Email: Same as above
Contact for Additional Information: Martin Chroust-Masin, MCHM Design mchroust@yahoo.com

Property Information:

Street Location: On SW Olds Place aka Lot 4 of Sherwood Commercial Center
Tax Lot and Map No: 2S129A002000
Existing Structures/Use: No structures are located on the property
Existing Plan/Zone Designation: LI (Light Industrial
Size of Property(ies) 40,166 Sq. Ft.

Proposed Action:

Purpose and Description of Proposed Action:

Site Plan Review for Construction of a new 8,250 sq. ft. industrial manufacturing building.

Proposed Use: Industrial building for manufacturing of industrial springs.

Proposed No. of Phases (one year each): One Phase

Continued on Reverse

Exhibit A

LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Applicant's Signature — Date: 12-15-2015

Owner's Signature — Date: 12-15-2015

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

- [x] **3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property.
- [x] **Copy of Deed** to verify ownership, easements, etc.
- [x] **At least 3 * folded** sets of plans
- [x] **At least 3 * sets** of narrative addressing application criteria
- [x] **Fee** (along with calculations utilized to determine fee if applicable)
- [ ] **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)
- [x] **Signed checklist** verifying submittal includes specific materials necessary for the application process

* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

MCHM design
Architectural Design & Land Use Planning

1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail:mchroust@yahoo.com

March 10, 2016

Docket Number: SP 16-01

Dependable Spring Co. Development, Lot 4; TL# 2S129A2000.

Owners: George Litera, Litera Holdings, LLC,
9287 SW Sweek Dr. Tualatin, OR 97062-7407
Phone: 541-760-7941

RE: New Light-Industrial Development with two (2) industrial buildings. This proposal is in two phases. Phase I will be construction of an 8,250 sf. Building #1. Phase II will be construction of a 9,900 sf. Building #2, scheduled for later date. Site size: 40,166 square feet or 0.92 acres. The site is a vacant Lot #4, part of the Sherwood Commercial Center.

Property Description: The subject property, approximately 40,166 square feet, is located at on SW Olds Place, tax lot 2S129A2200. The property is located on the Cul-de-Sac of SW Olds Place within the Sherwood Commercial Center, a newly created 10-lot Light Industrial\ Commercial subdivision, adjacent to SW Tualatin Sherwood Road.

Existing Development and Site Characteristics: The total area of tax lot 2200 is 40,166 square feet. The site is vacant, Lot #4, part of the Sherwood Commercial Center.

Zoning Classification and Comprehensive Plan Designation: Tax lot 2200 is zoned Light Industrial (LI).

Adjacent Zoning and Land Use: This is the second parcel proposed for development in the ten-lot subdivision zoned Light Industrial (LI). The properties to the west and north are owned by PGE and zoned light industrial, County Future Development-20 acre, and County Exclusive Farm Use and outside of the city limits and urban growth boundary. The property to the west of the subdivision near the extension of SW Arrow Street is improved with power transmission facilities.

Land Use Review: This land use proposal includes the development of the site for two buildings made of concrete block & metal. The proposal is for development of 29 parking spaces. The subject buildings will be used primarily for light industrial uses with a small office and restroom facilities. The Building #1 will be constructed immediately and it is proposed to have two (2) occupants. The Building #2 will be constructed in the future, and it is proposed to have four (4) occupants. Approximately 60% of the east half of the Building Number 1 will be occupied by

Litera Dependable Spring Co., the applicant. The western 40% will be offered for a lease. Building is 8,250 square feet with two tenant spaces with overhead doors.

A Pre-Application Conference Docket PAC-15-11, held 11/23/2015. The application is being processed as a Type III Review Application, with a hearing before the City of Sherwood Hearings Officer.

Neighborhood Meeting:

Neighborhood Meeting Summary:

Meeting Date: March 9, 2016
Time: 6:30 PM
Location: Marjory Stewart Senior Center
21907 SW Sherwood Blvd., Sherwood, Oregon 97140

The following serves as a summary of the primary subjects covered at the Neighborhood Meeting. Martin Chroust-Masin from MCHM Design facilitated the meeting. Meeting was opened at 6:30 pm. No one from the invited surrounding property owners came and participated in the meeting. Martin Chroust-Masin closed the meeting at 7:30 p.m.

Review Criteria:

Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS

16.31.030 - Development Standards: Zoning Districts: Property is appropriately zoned LI, Light Industrial. The parcel is 40,166 sf. and, therefore, meets minimum lot area and dimensions. Two tenants will use one 8,250 sq. ft. building. The primary use of the building will be industrial, each provided with a small office, lunchroom, and ADA restroom facilities. The spaces will have overhead doors. All adjacent property is currently zoned LI (Light Industrial). Therefore, 20' front yard setbacks for this lot and less than three feet (3') setbacks for side and rear yards will meet the requirements, provided the exterior walls within three feet (3') of the property line are minimum one-hour fire walls. Maximum building height will be 22'.

16.58.010 - Clear Vision Areas: The subject parcel is not a corner lot. Therefore, Clear Vision Area is not required.

16.90.020 – SITE PLAN REVIEW

16.90.020 (D) – Required Findings

1. **The proposed development meets applicable zoning district standards and all provisions of Divisions V, VI, VIII, and IX.**

   Applicable zoning standards and all provisions of Chapters V, VI, VIII, and IX have been met.

2. **The proposed development can be adequately served by services conforming to the Community Development Plan, including, but not limited to water, sanitary**

facilities, storm water, solid waste, parks and open space, public safety, electric power and communications.

Since this site is part of a newly created industrial subdivision in 2005, the water, sanitary sewer, storm water disposal, solid waste, open space, public safety, electric power, and communication facilities are all present on site and can adequately serve the development. A CWS Pre-Screening Site Assessment, CWS File No. 15-00380, dated November 24, 2015, states that *The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). No site assessment or service provider letter is required. See Sherwood Commercial Center Plat.*

3. **Covenants, agreements, and other specific documents are adequate, in the City's determination, to assure an acceptable method of ownership, management and maintenance of structures, landscaping and other on-site features.**

   No covenants, agreements, and other specific documents outlining method of ownership, management and maintenance of structures, landscaping, and other on-site features are specifically required for on-site features.

4. **The proposed development preserves significant natural features to the maximum feasible extent, including but not limited to natural drainage ways, wetlands, trees, vegetation, scenic views, and topographical features, and conforms to the applicable provisions of Chapters 5 of the Community Development Code.**

   The subject parcel does not contain any significant natural futures. The parcel is relatively flat, devoid of trees, vegetation (except weeds). There are no scenic views, or topographical features. The parcel is not within the Floodplain overlay district and conforms to the applicable provisions of Division VIII of this Code and Chapter 5 of the Community Development Code.

5. **For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant shall provide adequate information, such as a traffic impact analysis or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate for impacts attributable to the project. The determination of impact or effect and the scope of the impact study shall be coordinated with the provider of the affected transportation facility.**

   The proposed activity on the subject parcel will be light manufacturing of items that are under normal circumstances shipped by FedEx or UPS. Traffic trip count over 20 average trips per day by smaller vehicles is not anticipated? At this time, it is not known what other businesses will produce. That would be known once the western half of Building I is leased and when four other spaces in future building II are leased. However, The size of the proposed spaces will not be able to support large industrial operation, therefore it is very unlikely that there would be more than 10 vehicles, if any at all, exceeding 20,000 lbs. gross weight arriving and departing to and from the property.

6. **The proposed commercial, multi-family development, and mixed-use development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities.**

Urban design standards shall include the following:

a) **Primary, front entrances shall be located and oriented to the street, and have significant articulation and treatment, via facades, porticos, arcades, porches, portal, forecourt, or stoop to identify the entrance for pedestrians. Additional entrance/exit points for buildings, such as a postern, are allowed from secondary streets or parking areas.**

b) **Buildings shall be located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.**

c) **The architecture of buildings shall be oriented to the pedestrian and designed for the long term and be adaptable to other uses. Aluminum, vinyl, and T-111 siding, metal roofs, and artificial stucco material shall be prohibited. Street facing elevations shall have windows, transparent fenestration, and divisions to break up the mass of any window. Roll up and sliding doors are acceptable. Awnings that provide a minimum 3 feet of shelter from rain shall be installed unless other architectural elements are provided for similar protection, such as an arcade.**

d) **As an alternative to the above standards 16.090.020(D)6 a-c, the Old Town Design Standards (Chapter 16.162) may be applied to achieve this performance measure.**

Although the site is not within a zone that would warrant this consideration, the applicant through the landscape plan proposes trees to screen the buildings from the street as much as possible. (See enclosed landscape plan).

Proposed industrial development does not have to meet the standard for orientation to pedestrian and bicycle, and to existing and planned transit facilities.

Storm sewer easement along east edge of the subdivision is for storm sewer access for entire subdivision development. It is understood that the subdivision developer will install easement's landscaping. There will be no building in this easement.

Chapter 16.92 Landscaping

16.92.010 Landscape Plan
All proposed developments for which a site plan is required pursuant to § 16.90.020, shall submit a landscaping plan that meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan.

Ten foot (10)' strip provided between off-street parking, loading and vehicular use areas and right of way or abutting properties will be provided. All areas not covered by buildings, required parking and/or circulation drives shall be landscaped.

Total site area: 40,166 square feet or 0.92 acres.
Total paved area for parking and driveways will be 12,571 sf., (12,571 ÷ 40,166 = 0.313) (31% of site). Sherwood code requires that the parcel shall achieve 30%, (40,166 x 0.30 =12,050 sf.), minimum of required tree canopy. The enclosed landscape plan shows that the "Tree Canopy" will be 15,548 sf., (15,783 ÷ 40,166 = 0.3870, which is 38.7% of the subject parcel.

16.92.020 Landscaping Materials

A. Varieties

Required landscaped areas shall include an appropriate combination of evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter.

Landscape material will be native, hardy to the zone 6 as recognized in Sunset Western Garden Guide. A landscaping plan is attached. Per parking lot requirements, landscaped islands are located with less than 15 parking spaces between them.

Landscaping Table

TYPE	SIZE	NAME	QTY.	EXPECTED DIA.	SPREAD AREA	CANOPY AREA
TREE,	MEDIUM	RED MAPLE (Acer rubrum)	5	30'	707 sf.	3,535 sf.
TREE,	LARGE	DEODAR CEDAR (Cedrus deodara)	5	30'	707 sf.	3,535 sf.
TREE,	LARGE	DOUGLAS FIR (Pseudotsuga menziesii)	3	60'	2,826 sf.	8,478 sf.
TOTAL CANOPY AREA						15,548 sf.

			QTY.	MIN. SPACING
SHRUB	LOW	RHODODENDRON (Azalea)	5	30"
SHRUB	LOW	GLOSSY ABELIA (Abelia x grandiflora)	10	48"
SHRUB	LOW	JAPANESE SPIREA (Spiraea japonica)	18	36"
SHRUB	LOW	MUGO PINE (Pinus mugo)	9	48"
SHRUB	LOW	MOCK ORANGE (Philadelphus lewisii)	21	36"
SHRUB	HIGH SCREEN	VINE MAPLE (Acer circinatum)	10	72"
SHRUB	HIGH SCREEN	'Regent' SERVICEBERRY (Amelanchier alnifolia)	13	60"
GRASS	ORNAMENTAL	PORCUPINE GRASS (Miscanthus sinensis)	4	60"
GROUND COVER	LOW	BEARBERRY COTONEASTER (Cotoneaster dammeri)	1,340	3"

B. Establishment of Healthy Growth and Size

Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.

As a part of the operation, a landscaping contractor will be used for outdoor maintenance of the property. General landscaping and gardening standards shall be observed.

C. Existing Vegetation

All developments subject to site plan review as § 16.90.020 and required to submit landscaping plans as per § 16.92.020 shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of § 16.142.060, and Chapter 16.144

There is no existing vegetation on the site, except noxious weeds, and therefore this criterion is not applicable.

D. Non-Vegetative Features

Landscaped areas as required by this Chapter may include architectural feature interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas. Impervious paving shall not be counted as landscaping. Artificial plants are prohibited in any required landscaped area.

There is no currently plan to include any architectural features.

16.92.030 Site Area Landscaping & Perimeter Screening Standards

A. Perimeter Screening and Buffering

1. Perimeter Screening Separating Residential Zones:

A minimum six-foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen, shall be required along property lines separating single and two-family uses from multi- family uses, and along property lines separating residential zones from commercial, institutional/public or industrial zones subject to the provisions of Chapter 16.48.020 (Fences, Walls and Hedges).

This section is not applicable since the site will be surrounded only by similar uses. There are no residential uses in the vicinity; therefore, no perimeter screening is required.

2. Perimeter Landscaping Buffer

a. A minimum ten (10) foot wide landscaped strip comprised of trees, shrubs and ground cover shall be provided between off-street parking, loading, or vehicular use areas on separate, abutting, or adjacent properties.

b. The access drives to a rear lots in the residential zone (i.e. flag lot) shall be separated from abutting property(ies) by a minimum of forty-two-inch sight-obscuring fence or a forty-two-inch to an eight (8) feet high landscape hedge within a four-foot wide landscape buffer. Alternatively, where existing mature trees and vegetation are suitable, Review Authority may waive the fence/buffer in order to preserve the mature vegetation.

See attached Landscape Plan.

B. Parking Area Landscaping

3. Required Landscaping

There shall be at least forty-five (45) square feet parking area landscaping for each parking space located on the site. The amount of required plant materials are based on the number of spaces as identified below.

In Phase I, we are proposing to install 14 required parking spaces. (14 x 45 sf. = 630 sf. of landscaping is the minimum required. In Phase II, we are proposing to install additional 12 required parking spaces for the total of 26. (26 x 45sf. = 1,170 sf. of landscaping needed. The landscape plan shows that there will be 7,421 sf. of landscaped area.

4. Amount and Type of Required Parking Area Landscaping

a. Number of Trees required based on Canopy Factor Small trees have a canopy factor of less than forty (40), medium trees have a canopy factor from forty (40) to ninety (90), and large trees have a canopy factor greater than ninety (90);

(1) Any combination of the following is required:

(i) One (1) large tree is required per four (4) parking spaces;

(ii) One (1) medium tree is required per three (3) parking spaces; or

(iii) One (1) small tree is required per two (2) parking spaces.

(iv) At least five (5) percent of the required trees must be evergreen.

(2) Street trees may be included in the calculation for the number of required trees in the parking area.

b. Shrubs:

(1) Two (2) shrubs are required per each space.

(2) For spaces where the front two (2) feet of parking spaces have been landscaped instead of paved, the standard requires one (1) shrub per space. Shrubs may be evergreen or deciduous.

c. Ground cover plants:

(1) Any remainder in the parking area must be planted with

ground cover plants.

(2) The plants selected must be spaced to cover the area within three (3) years. Mulch does not count as ground cover.

5. Individual Landscape Islands Requirements

a. Individual landscaped areas (islands) shall be at least ninety (90)square feet in area and a minimum width of five (5) feet and shall be curbed to protect the landscaping.

b. Each landscape island shall be planted with at least one (1) tree.

c. Landscape islands shall be evenly spaced throughout the parking area.

d. Landscape islands shall be distributed according to the following:

(3) Industrial uses: one (1) island for every twelve (12) contiguous parking spaces.

See attached Landscape Plan.

6. Landscaping at Points of Access

When a private access-way intersects a public right-of-way or when a property abuts the intersection of two (2) or more public rights-of-ways, landscaping shall be planted and maintained so that minimum sight distances shall be preserved pursuant Section 16.58.010.

See attached Landscape Plan.

16.94.010(G) Surface and Drainage:

All parking and loading areas shall be improved with 3" AC paving over 9" compacted gravel base. Parking and loading areas shall include storm water drainage facilities approved by the City Engineer or the Building Official.

16.94.020: Industrial uses require a minimum of 1.6 parking spaces per 1000 Sq.Ft. of gross leasable area.

1. The proposed industrial Building #1 will be 8,250 sq. ft. (150' x 55') in size. The requirement for number of parking spaces in the Light Industrial district is 1.6 spaces per 1,000 sq. ft. of the building area. Total light industrial building area will be 8,2500 sf. (150' x 55') in size, 8.250 x 1.6 = 13.2 parking spaces.
   The future proposed industrial Building #2 will be 9,900 sf. (180' x 55'), 9.90 x 1.6 = 15.8 parking spaces The entire final development will require 29 parking spaces.

2. Initially, a total of 14 off-street parking spaces will be provided for the Phase I of the development, plus up to three (3) on-street parallel parking spaces = 17 total parking spaces provided. Additional on-street parking spaces may count towards the total parking requirements for this development. Based on approximately 76 feet of curb, (76 ÷ 24 = 3.17), up to three (3) on-street parallel parking spaces can be accommodated adjacent to this development. At the time, Phase II becomes a reality;

additional 12 spaces will be added to provide parking for 29 vehicles. (17+12 = 29).

3. All off-street parking spaces shall have 90° (perpendicular) parking configuration each with eight (8) feet of curb.

4. Each off-street parking space that is adjacent to pedestrian sidewalk or landscaped area shall be provided with a wheel stop.

5. One (1) of the onsite parking spaces shall meet the ADA requirements.

6. Initially, two well lit, visibly marked, specifically reserved bicycle parking spaces will be provided along the east side of Building #1, next to the ingress/egress driveways to the site. This location is visible and easy to find from the public right-of-way between the public sidewalk and the on-site pedestrian sidewalk and walkways connecting the building entrances. A simple U-shaped bike rack will be provided to secure the bikes. Bicycle parking shall not impede or create a hazard to pedestrians and shall be located in such way as not to conflict with vision clearance standards. Once, the Building #2 is constructed, two more bicycle parking spaces will be provided on the east side of that building.

16.94.030: Off-Street Loading Standards:

One loading area separate from off-street parking is provided for entire site.

16.96.010: On-Site Pedestrian & Bicycle Circulation:

The site plan shows connection to local street, (SW Olds Place), with interior private sidewalk, the building, the parking areas, and the public sidewalks. (See Landscaping Plan)

16.96.030: Minimum Non-Residential Standards:

A. Driveway is shown as two-way and 24' wide, typically. There is one driveway ingress/egress onto the local street (SW Olds Place). All potential businesses will use same ingress/egress.

B. There is a paved, well-marked, private pathway connecting to the public right of way, parking, and building entrances. There are no transit facilities, parks, or open spaces within 500 feet. The public and private sidewalks typically are separated from vehicular drives by curbs, except where slope and elevations have to meet ADA requirements. The pathways crossing a parking area or driveway will be clearly marked with contrasting paint striping and tactile warning areas set into pavement.

16.98 – On-Site Storage:

There is no plan to store any equipment or material outdoors.

16.98.020: Solid Waste and Recycling Storage:

The proposed trash enclosure meets the standards of Pride Disposal, with a 10'x20' interior dimension, gates mounted at face of surrounding 6' tall sight-obscuring fence/wall. There is no exterior material storage or merchandise display.

16.100: Permanent signs:

At this time, we defer the submittal. Permits will be applied for wall-mounted signs for individual tenants, and a freestanding sign for the project if owner decides to install such a sign. These signs will meet the requirements of 16.100.030, Signs in Industrial Zones.

16.106 – Transportation Facilities

16.106.010: Streets:

The streets in the subdivision were constructed with the Sherwood Commercial Center project.

16.106.060: Sidewalks:

Sidewalks have been installed along the public right of way with the Sherwood Commercial Center project.

16.106.070: Bike Lane:

If required in this industrial subdivision, it would have been installed within the Sherwood Commercial Center project.

16.106.080 - Traffic Impact Analysis (TIA):

B. Applicability:

A traffic impact analysis (TIA) shall be required to be submitted to the City with a land use application at the request of the City Engineer or if the proposal is expected to involve one (1) or more of the following:

4. An increase in use of any adjacent street or direct property approach road to Highway 99W by ten (10) vehicles or more per day that exceed the twenty thousand-pound gross vehicle weight.

The proposed activity on the subject parcel will be light manufacturing of items that are under normal circumstances shipped by FedEx or UPS. Traffic trip count over 20 average trips per day by smaller vehicles is not anticipated? At this time, it is not known what other businesses will produce. That would be known once the western half of Building I is leased and when four other spaces in future building II are leased. However, The size of the proposed spaces will not be able to support large industrial operation, therefore it is very unlikely that there would be more than 10 vehicles, if any at all,

exceeding 20,000 lbs. gross weight arriving and departing to and from the property.

16.110.010: Sanitary Sewer:

Sanitary sewer systems will be installed and connected to the existing 8" sanitary sewer stub to the property on SW Olds Place, see attached Site Plan.

16.112.010: Water:

Water lines will be installed to city and fire district standards to serve all buildings on site, and connected to the existing 8" water line stub that enters the site on SW Olds Place.

16.114.010: Storm water:

Storm water is in the compliance with the original industrial subdivision development. The original design and construction took into account the development requirements for the project on Lot 4. The proposed storm water service to the Applicant's site is shown on the Site Plan and will bee designed in accordance with all applicable City and Clean Water Services standards. As detailed in "As Built" plans, storm water quality for the areas east of the unnamed tributary to Chicken Creek are to be provided by the existing regional storm water facility located on tax lot 300. This regional facility has been sized to treat runoff from the subject site. The engineering calculations show that the run-off from the site will be as follows:

Parking Lot	234 gal/min
Building #1 Roof	156 gal/min
Building #2 Roof	188 gal/min
Building #1 Sidewalk	12.6 gal/min
Building #2 Sidewalk	6.8 gal/min
Total	**597.4 gal/min**

Engineer's calculations for the size, depth, and slope of the proposed storm water pipes will be included with the submitted application for the Building Permit.

16.116.010 Fire Protection

Fire Protection complies with this code & Chapter 7 of the Community Development Plan. This site development of this Lot 4 within this subdivision development will not trigger the TVF&R access issue. The closest Fire Hydrant is located across SW Olds Place, approximately 60 feet from the front property line and approximately 308 feet from the furthest corner of the proposed building.

16.118: Public and Private Utilities:

16.118.020: Public Utilities:

There is an 8-foot public utility easement (PUE) along both SW Olds Place and SW Arrow Street.

16.118.030: Underground Facilities:

All new utilities and connections to utilities will be placed underground.

Division VIII - Environmental Resources

16.142.040: Landscaped visual corridor:

Visual Corridor is not required since site is adjacent to local roads.

16.142.060: Street Trees:

Street Trees will be planted along SW Olds Place, which is designated as local road. Tree size (2" min. diameter DBH and 6' min. height), spacing (1 tree per 25' street frontage), and species per (City of Portland, Oregon Suggested Plant List for Required Landscaping) will comply with city requirements. (See attached Landscape Plan)

16.146: Noise:

Adjacent land is zoned light industrial, and the light industrial tenants are expected to comply with applicable OAR requirements.

16.148 Vibration:

Adjacent land is zoned light industrial, and the light industrial tenants are expected to comply with applicable city requirements.

16.150 Air Quality:

Adjacent land is zoned light industrial, and the light industrial tenants are expected to comply with applicable OAR requirements.

16.152 Odors:

Adjacent land is zoned light industrial, and the light industrial tenants are expected to comply with applicable city requirements.

16.154: Heat and Glare:

Adjacent land is zoned light industrial, and the light industrial tenants are expected to comply with applicable city requirements. Exterior lighting shall be directed away from adjoining properties.

DIVISION IX - Historic Resources:

This site has no known historic resources, districts, or overlays.
Each building will be pre-engineered metal building. The proposed buildings will have light industrial occupancies, and each tenant space is provided with a minimum 15'x15' office, two ADA toilet rooms and a lunchroom.

Clean Water Services

Clean Water Services File Number

15-003800

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Sherwood

2. **Property Information** *(example 1S234AB01400)*

Tax lot ID(s): 2S129A002000

~~2S129A2000~~

Site Address: ***** SW Olds Place aka Lot 4 of Sherwood Commer

City, State, Zip: Sherwood, Oregon 97140

Nearest Cross Street: SW Arrow Street

3. **Owner Information**

Name: George Litera

Company: Litera Holdings, LLC

Address: 9287 SW Sweek Drive

City, State, Zip: Tualatin, Oregon, 97062

Phone/Fax: (541) 760-7941

E-Mail: george@dependablespring.com

4. **Development Activity** *(check **all** that apply)*

- ☐ Addition to Single Family Residence (rooms, deck, garage)
- ☐ Lot Line Adjustment
- ☐ Minor Land Partition
- ☐ Residential Condominium
- ☐ Commercial Condominium
- ☐ Residential Subdivision
- ☐ Commercial Subdivision
- ☒ Single Lot Commercial
- ☐ Multi Lot Commercial

Other Industrial Development

5. **Applicant Information**

Name: Martin Chroust-Masin

Company: MCHM Design

Address: 1545 SW Gilson Court

City, State, Zip: 97128

Phone/Fax: 5034728301

E-Mail: mchroust@yahoo.com

6. **Will the project involve any off-site work?** ☐ Yes ☒ No ☐ Unknown

Location and description of off-site work

7. **Additional comments or information that may be needed to understand your project**

Please, include letter for the sewer also. Please send the letter to MCHM Design. Thank you.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Martin Chroust-Masin **Print/Type Title** Principal Owner

ONLINE SUBMITTAL **Date** 11/24/2015

FOR DISTRICT USE ONLY

☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

☐ Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.

☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

☐ **This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**

☒ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

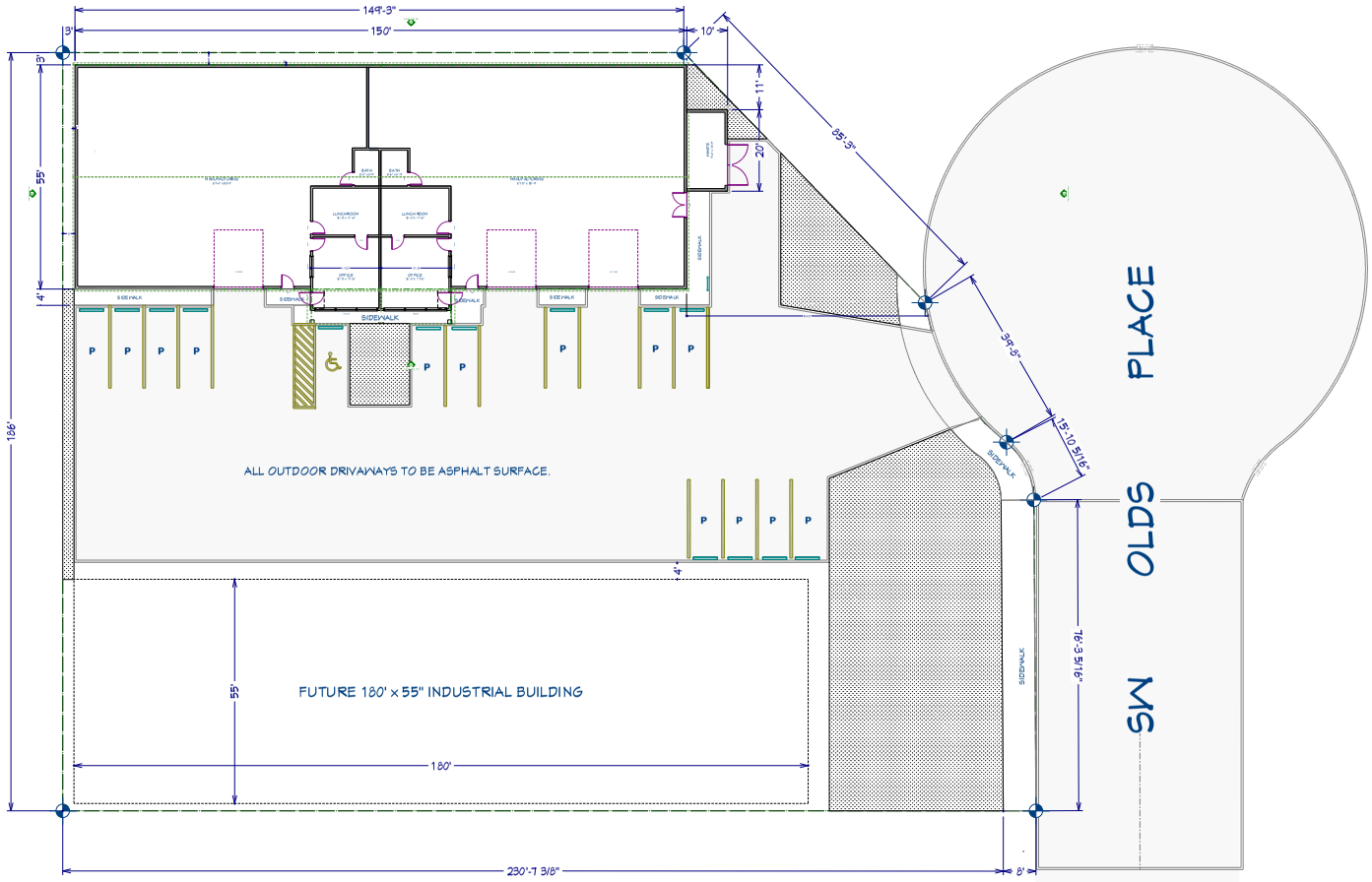
SEE SHERWOOD COMMERCIAL CENTER PLAT

Reviewed by Chuck Bichelbaum Date 11/24/15

DEPENDABLE SPRING CO. INDUSTRIAL BUILDING

GEORGE LITERA, LLC

ADDRESS: **** SW OLDS PLACE, SHERWOOD, OREGON 97140
TOTAL AREA: 8250 SQ. FT.
TAX LOT: 2S129A002000
LOT 4 OF SHERWOOD COMMERCIAL CENTER IN
CITY OF SHERWOOD, OREGON
ZONING: LI - LIGHT INDUSTRIAL
LOT SIZE: 40,166 SQ. FT.



LEGEND:

- EXTERIOR WALL
- INTERIOR 1 HR FIRE WALL
- EXTERIOR/INTERIOR METAL STUD WALL
- PERIMETER OF FUTURE INDUSTRIAL BUILDING
- PROPERTY LINE
- PROPERTY CORNER
- LANDSCAPED AREA

PLOT PLAN

NO.	DESCRIPTION	BY	DATE

PLOT PLAN FOR:
DEPENDABLE SPRING CO.
LITERA HOLDING, LLC.
9287 SW SKWEEK DR.
TUALATIN, OR 97062-7407

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEPENDABLE SPRING CO.

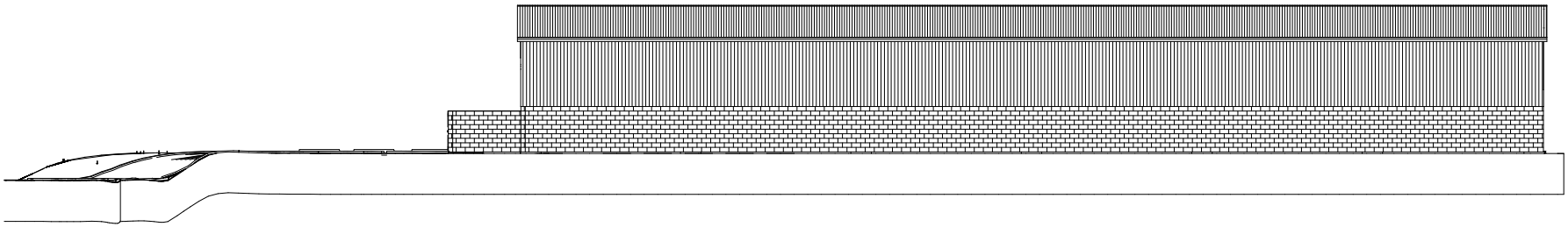
DRAWINGS PROVIDED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE: 11/13/15

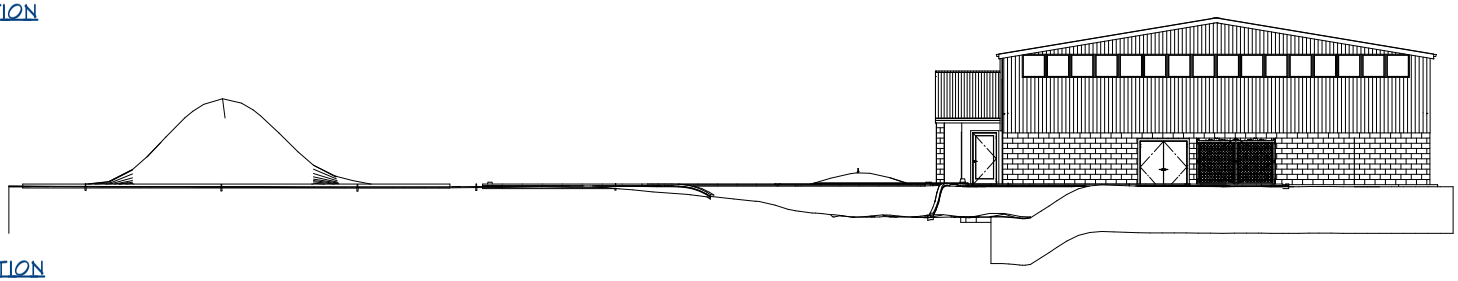
SCALE: 1"= 30'

SHEET: A-1

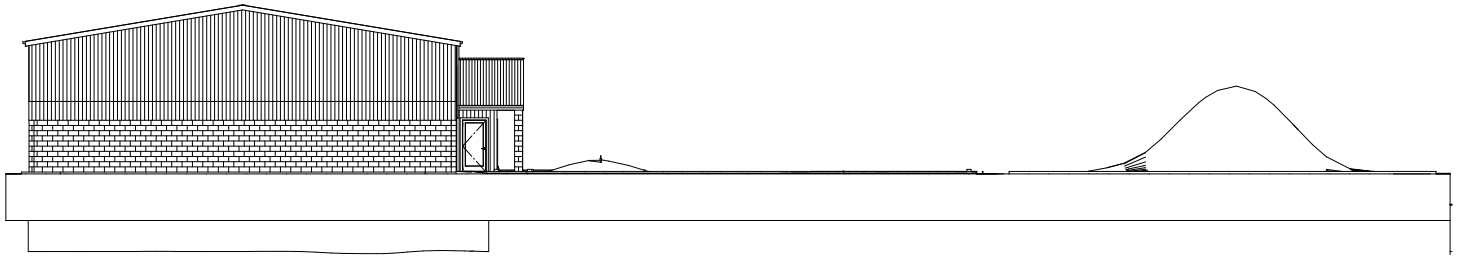
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

PLOT PLAN FOR:
DEFENDABLE SPRING CO.
LITERA HOLDING, LLC.
9287 SW SWEEK DR.
TUALATIN, OR 97062-7407

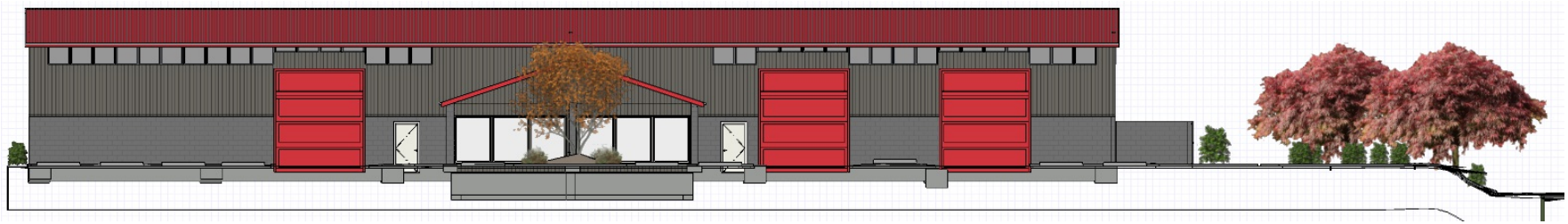
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEFENDABLE SPRING CO.

DRAWINGS PROVIDED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

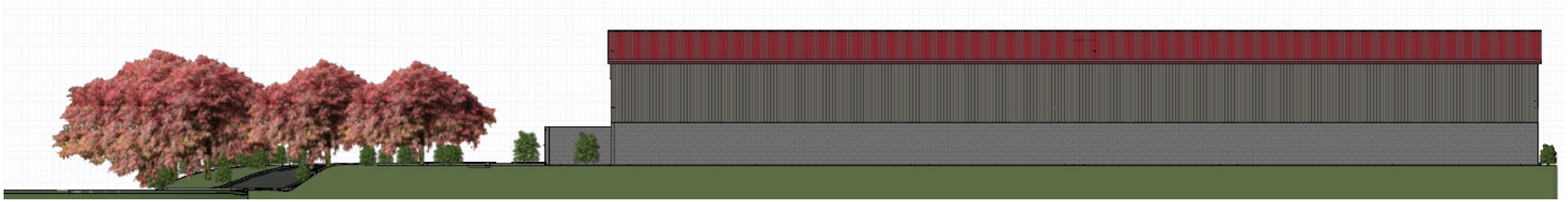
DATE:
11/13/15

SCALE:
1/16"=1'

SHEET:
A-2



FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

PLOT PLAN FOR:
DEFENDABLE SPRING CO.
LITERA HOLDING, LLC.
9287 SW SWEEK DR.
TUALATIN, OR 97062-7407

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEFENDABLE SPRING CO.

DRAWINGS PROVIDED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE:
11/13/15

SCALE:
NTS

SHEET:
A-3

PERSPECTIVE OVERVIEW

NO.	DESCRIPTION	BY	DATE

PLOT PLAN FOR:
DEFENDABLE SPRING CO.
LITERA HOLDING, LLC.
9287 SW SWEEK DR.
TUALATIN, OR 97062-7407

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEFENDABLE SPRING CO.

DRAWINGS PROVIDED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE:
11/13/15

SCALE:
NTS

SHEET:
A-4

February 26, 2016

Ref: Notice of Neighborhood Meeting

New Light-Industrial Development with two (2) industrial buildings. The site is a vacant Lot #4, part of the Sherwood Commercial Center on SW Olds Place (W 'ashington County Assessor's: Map 2S129A Tax Lot 2000).

Dear Property Owner/Neighbor:
MCHM Design & George Litera, Litera Holdings, LLC owner of Dependable Spring Co., is holding a neighborhood meeting regarding the 40,166 square foot vacant Lot #4, part of the Sherwood Commercial Center on SW Olds Place (Washington County Assessor's Map: 2S129A Tax Lot 2000), zoned LI (Light Industrial). The project involves new Light-Industrial development with two (2) industrial buildings. This proposal is in two phases. Phase I will be construction of an 8,250 sf. Building #1. Phase II will be construction of a 9,900 sf. Building #2, scheduled for later date. Prior to applying to the City of Sherwood Planning Department, we would like to take the opportunity to discuss the project in more detail with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review and discuss the project before an application is submitted to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions, which may be relevant to meeting development standards consistent with City of Sherwood's Zoning and Development Code.

Meeting Information:

When: **Wednesday, March 9, 2016 at 6:30 p.m. to 7:30 p.m.**

Where: **Marjory Stewart Senior Center**
21907 SW Sherwood Blvd., Sherwood, Oregon 97140

Please note this meeting will be an informational meeting to discuss preliminary plans. These plans may be altered prior to submittal of an application to the City. You will receive official notice from City of Sherwood for you to either participate with written comments and/or an opportunity to attend a public hearing.

We look forward to discussing this project with you. If you any have questions, but will be unable to attend, please feel free to call me at 503-472-8301.

Sincerely,

MCHM Design & George Litera, Litera Holdings, LLC
Martin Chroust-Masin, Principal Planner

DEPENDABLE SPRING CO.

EXHIBIT PLAN FOR SITE PLAN REVIEW APPLICATION

ADDRESS:	SW OLDS PLACE, SHERWOOD, OR 97140
TAX LOT:	2S129A2000
ZONING:	(LI) LIGHT INDUSTRIAL
PARCEL SIZE:	40,166 SQ. FT.

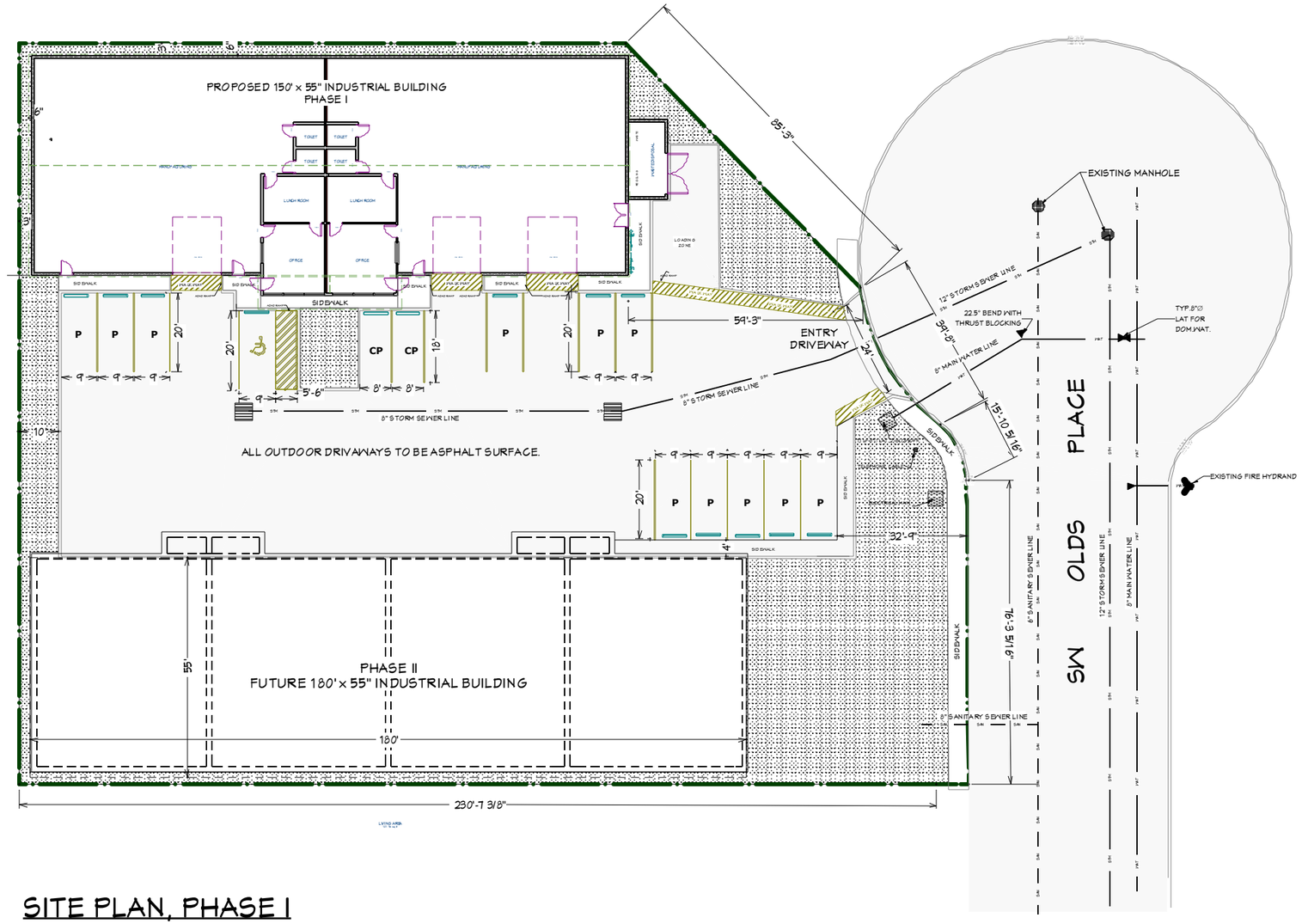
MAIN FLOOR:	8,250 SQ.FT.
MEZZANINE:	916 SQ.FT.
TOTAL AREA:	9,166 SQ.FT.

LAYOUT PAGE TABLE	
PAGE #	TITLE
L01	SITE PLAN, PHASE I
L02	MAPS
L03	EROSION CONTROL PLAN
L04	GRADING PLAN
L05	ELEVATIONS
L06	LANDSCAPE PLAN, PHASE I
L07	LANDSCAPE PLAN, PHASE II
L08	ORTHOGRAPHIC LANSCAPE VIEW, PHASE I
L09	LANDSCAPE ELEVATIONS, PHASE I
L10	LANDSCAPE ELEVATIONS, PHASE I
L11	ORTHOGRAPHIC LANDSCAPE VIEWS, PHASE II

GENERAL NOTES.

1. ALL CONSTRUCTION SHALL ADHERE TO DRAWINGS AND SPECIFICATIONS.
2. ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES 5 (FIVE) WORKING DAYS PRIOR TO STARTING WORK.
3. VERIFY ALL SITE CONDITIONS BY SITE VISIT PRIOR TO BID SUBMITTAL.
4. ALL EXISTING PLANTS IN AREA OF WORK ARE TO REMAIN UNLESS OTHERWISE NOTED OR ARE DETERMINED DEAD. IF DETERMINED DEAD, DEAD PLANTS/TREES ARE TO BE REPLACED WITH SAME SPECIES.
5. STAGING AREAS ARE TO BE DETERMINED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
6. ALL CONSTRUCTION IS REQUIRED TO BE COMPLETED BETWEEN THE HOURS OF 7:00 AM THRU 5:00 PM, MONDAY THRU FRIDAY. COORDINATE TIME OF CONSTRUCTION WITH OWNER'S REPRESENTATIVE.
7. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.

LEGEND:	
	EXTERIOR WALL
	INTERIOR 1 HR FIRE WALL
	EXTERIOR/INTERIOR METAL STUD WALL
	PERIMETER OF FUTURE INDUSTRIAL BUILDING
	PROPERTY LINE
	PROPERTY CORNER
	LANDSCAPED AREA



SITE PLAN, PHASE I

1"= 15'

NO.	DESCRIPTION	BY	DATE

SITE PLAN

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

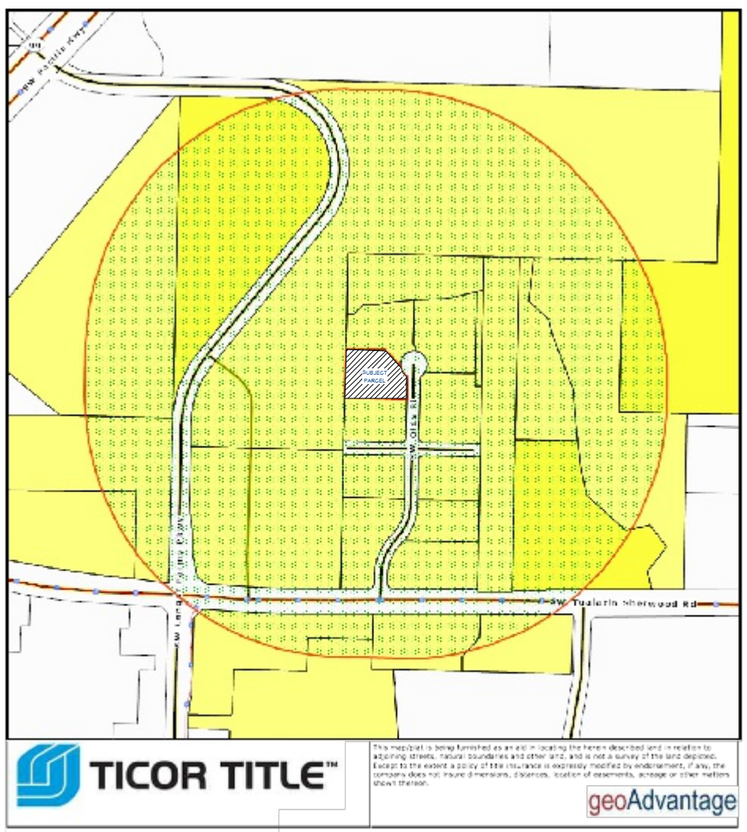
DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrous@yahoo.com

DATE: 3/16/16

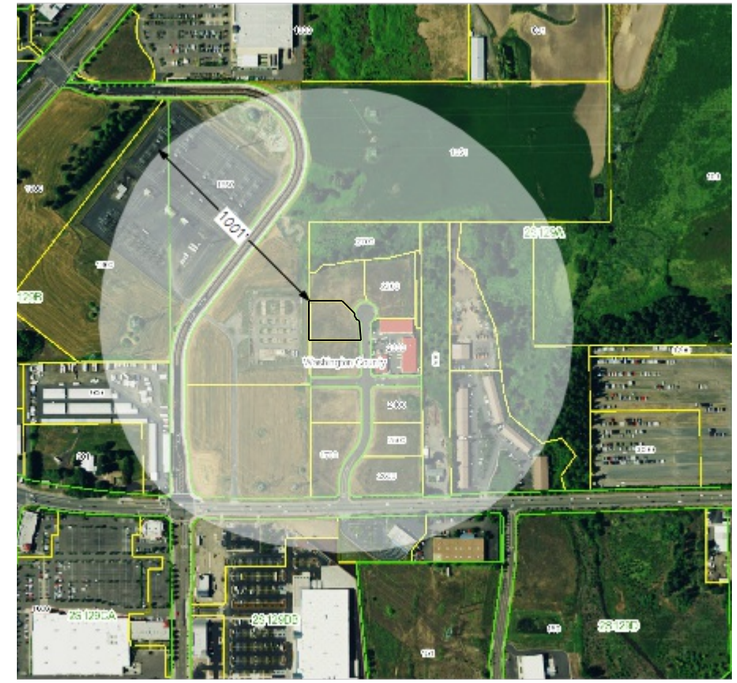
SCALE: 1"= 15'-0"

SHEET: LP-1

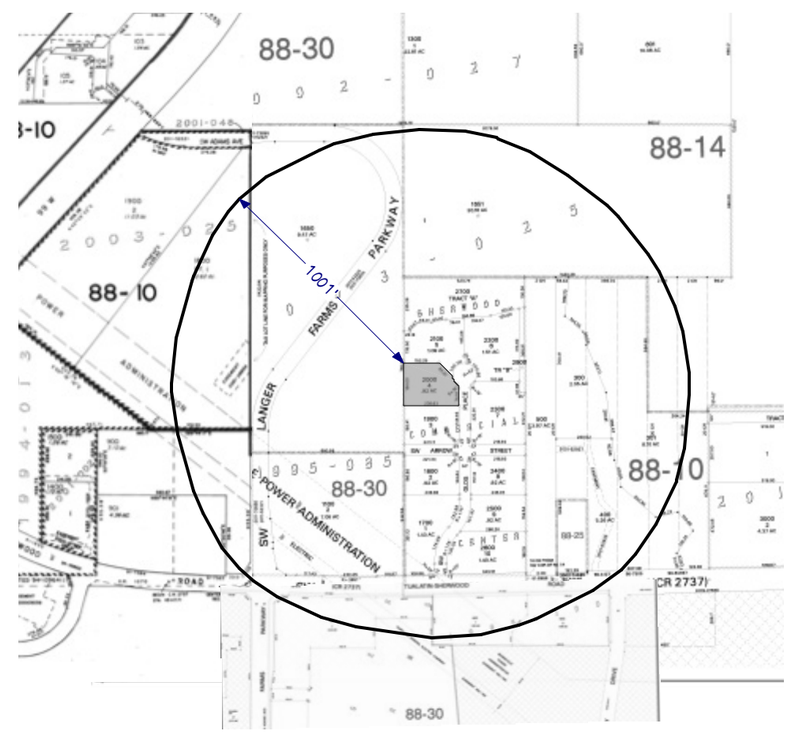
TAX LOT ASSESOR MAP



T.T. 1000' S.P.O. MAP



AERIAL PHOT 1000' S.P.O. MAP



TAX LOT 1000' S.P.O. MAP

NO.	DESCRIPTION	BY	DATE

MAPS

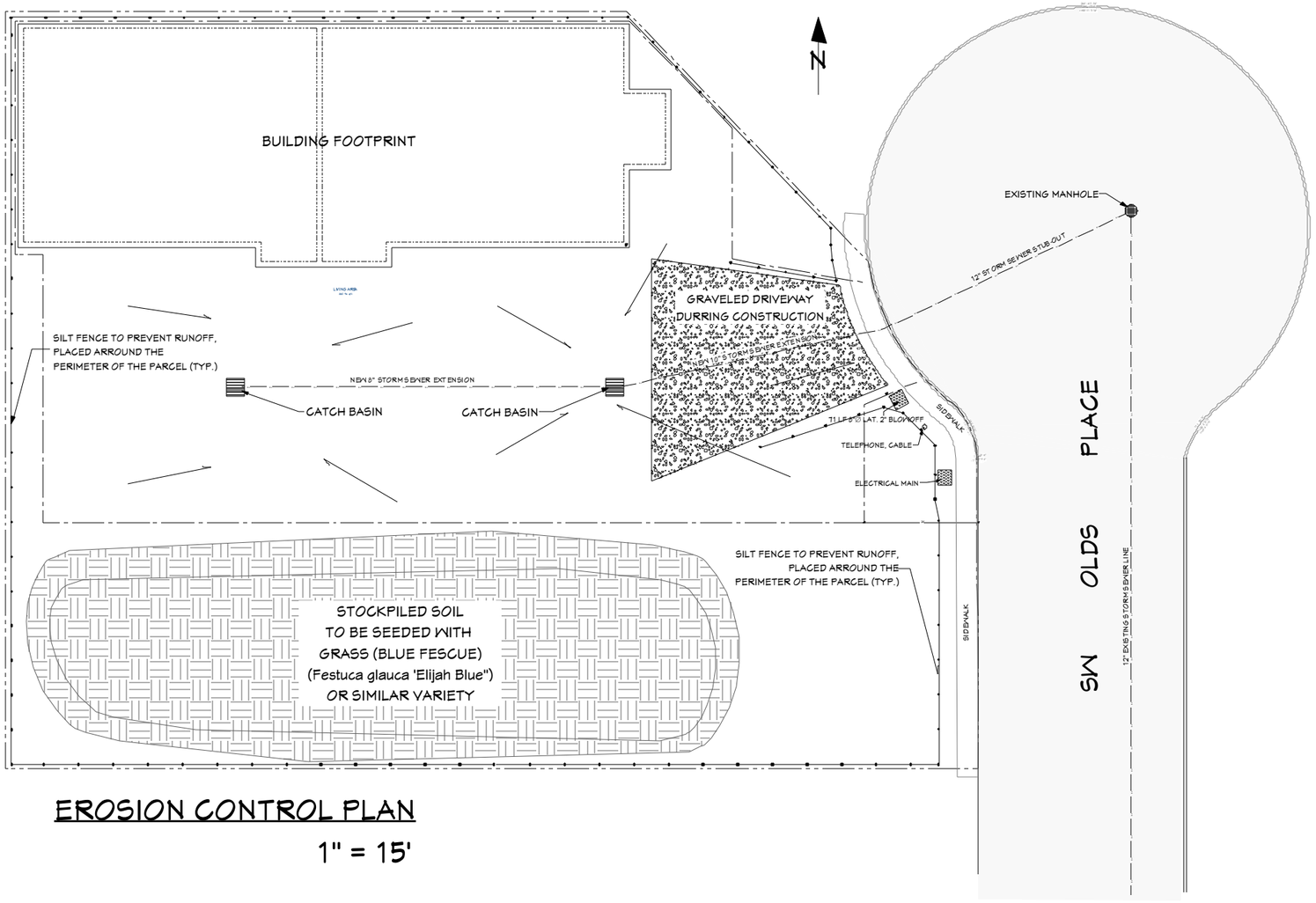
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-412-8301
e-mail: mchroust@yahoo.com

DATE: 3/16/16

SCALE:

SHEET: LP-2



EROSION CONTROL PLAN

1" = 15'

TEMPORARY EROSION CONTROL SPECIFICATIONS

1. Earthen dike(s) and drainage swale(s) will be constructed. Velocity Dissipation Devices will be installed at the outlets of culverts, conduits or channels to prevent erosion, see CWS-850.

2. Mulch, such as wood fiber, will be applied to protect exposed soil from erosion from raindrop impact or wind. Seeding will be used with mulching (i.e. straw mulch).

3. Mattings of natural materials, geotextiles, or plastic cover, will be used to cover the soil surface to reduce erosion from rainfall impact, see CWS-810. Every storm drain inlet receiving sediment-laden runoff will be protected with at least one type of inlet protection, such as a gravel bag barrier, block and gravel filter, excavated drop inlet sediment trap, or filter fabric fence.

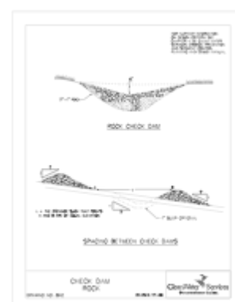
4. Silt fence will be installed on a level contour to trap sediment-laden runoff from disturbed areas to promoted sedimentation behind the fence, see CWS-875. Fiber roles will be placed along the perimeter of the project to provide for the removal of sediment from runoff. A sandbag barrier or Straw bales will be placed on a level contour to intercept sheet flow will be placed end-to-end on a level contour to intercept sheet flow to pond runoff to allow sediment to settle out.

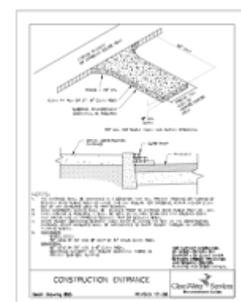
5. A temporary sediment basin will be constructed and maintained until the site is permanently protected against erosion or until a permanent detention basin is constructed. A temporary sediment trap will be formed and maintained until the site is permanently protected from erosion by using vegetation and/or structures. A temporary check dam of rock, gravel bags, sandbags, fiber rolls, will be placed across a swale or drainage ditch to reduce the velocity of water, to promote sedimentation and for reducing erosion, see CWS-840.

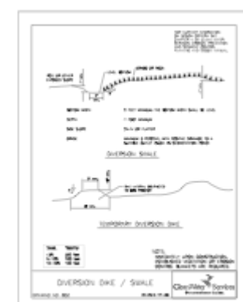
6. A Stabilized Construction Exit, a driveway aggregate (e.g. gravel) underlain with filter cloth, will be located where traffic will be entering or leaving the construction site to or from a public right of way, street, alley, sidewalk, or parking area, see CSW-865. Tire washing will be used with a Stabilized Construction Exit.

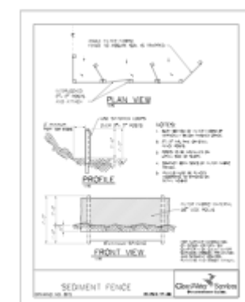
EROSION CONTROL LEGEND

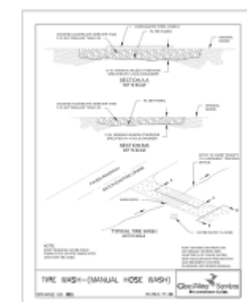
- PROPERTY LINE
- LIMIT OF GRADING
- SILT FENCE
- FINISHED DRAINAGE
- MANHOLE DRAIN
- GRAVEL
- STOCKPILED SOIL











NO.	DESCRIPTION	BY	DATE

EROSION CONTROL PLAN

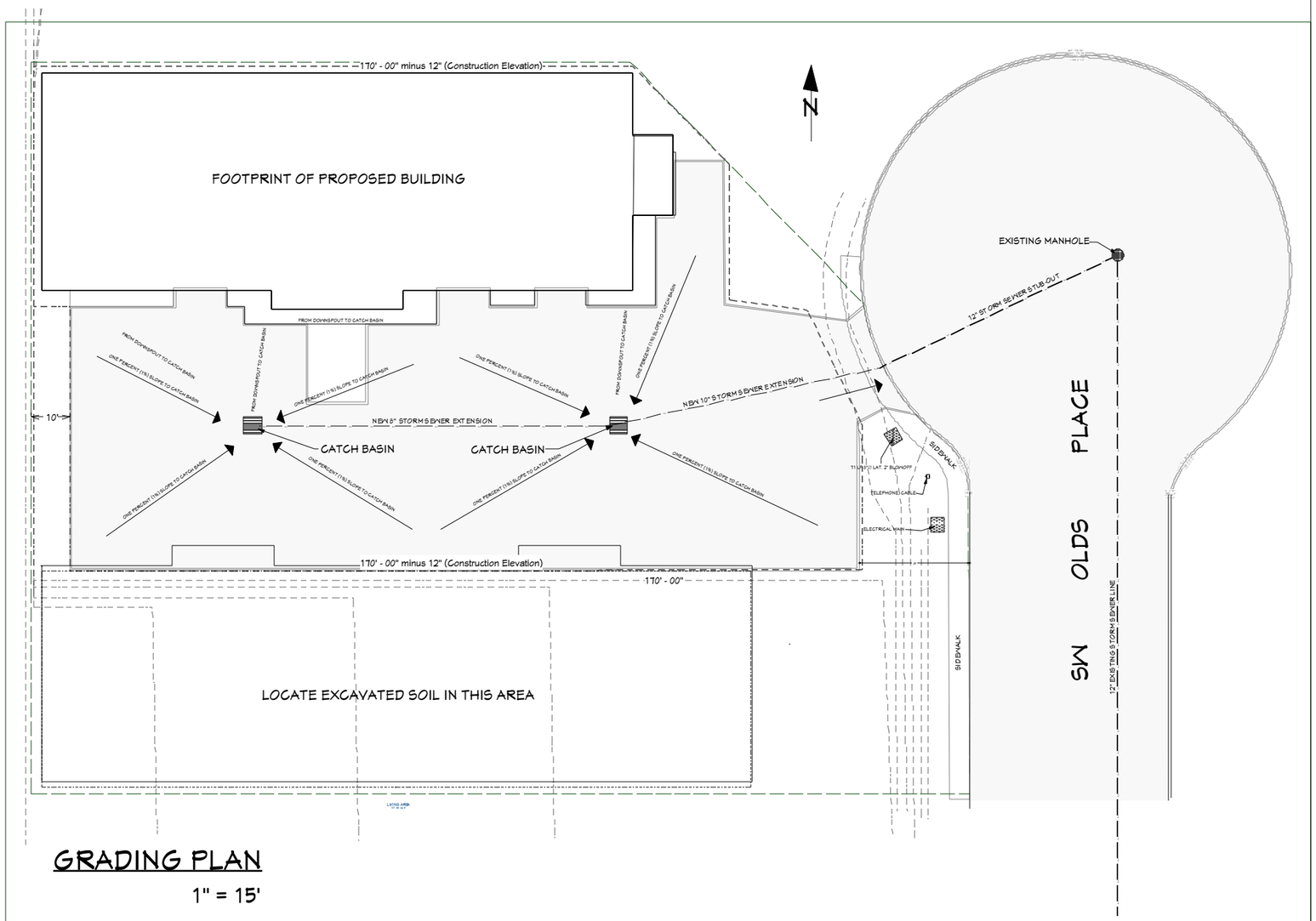
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 S/V Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE: 3/16/16

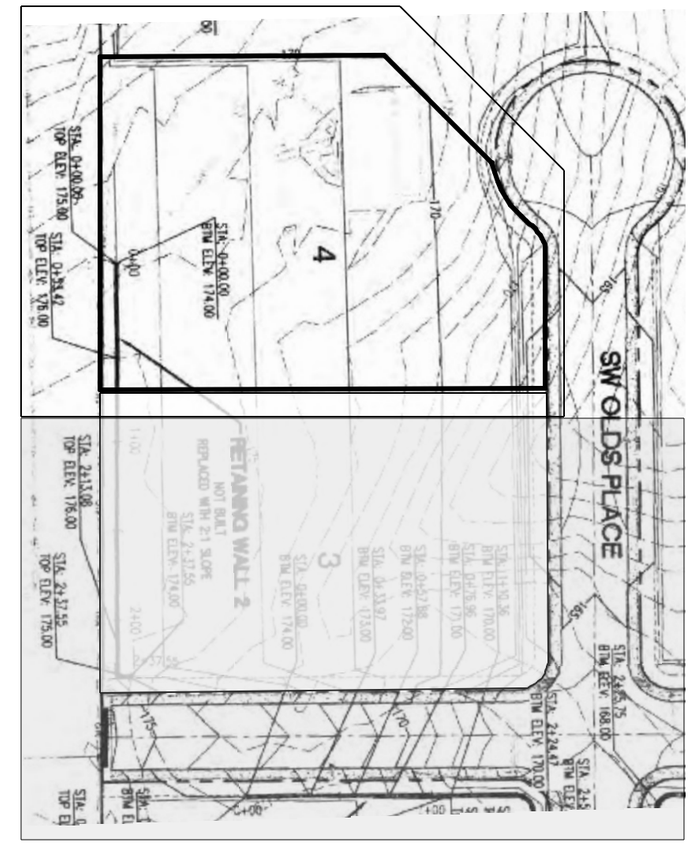
SCALE: 1"= 15'-0"

SHEET: LP-3



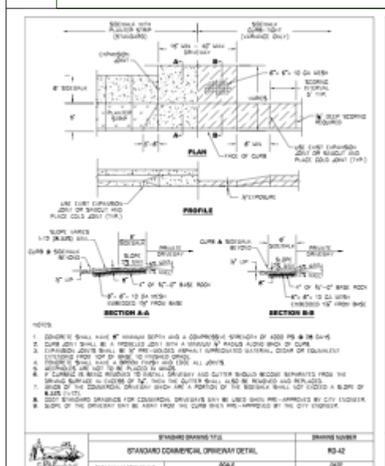
GRADING PLAN

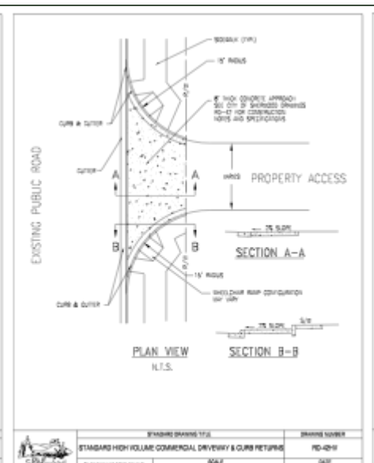
1" = 15'

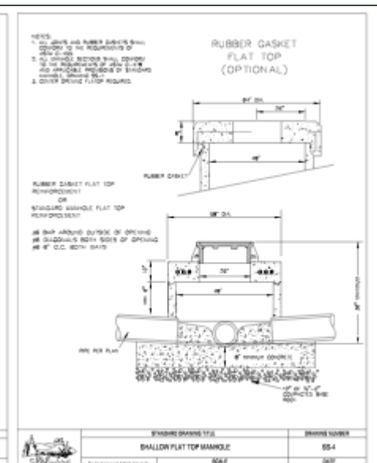


EXISTING GRADING PLAN

NOT TO SCALE







GRAIDING NOTES

1. Scheduling Construction Activity

Avoid, if possible, rainy season from October 1 through April 1. Use mulching or hydroseeding to stabilize disturbed soils.

Plan your construction work to have your BMPs installed before construction. Have all rainy season BMPs installed prior to October 1. Provide enough time before rainfall begins to stabilize the soil with vegetation or physical means or to install sediment trapping devices.

2. Preservation of Natural Features, vegetation, and soil

Existing vegetation outside the construction area will be preserved on the site and protected.

Construction activity will avoid activity under the drip line of remaining trees.

Vegetation to be preserved within the construction area will be protected with temporary fencing.

Retain protective measures until all construction activity is complete to avoid damage during site cleanup.

3. Drainage swales or lined ditches to control storm water flow

Earthen dike(s) and drainage swale(s) will be constructed.

Velocity Dissipation Devices will be installed at the outlets of culverts, conduits, or channels to prevent erosion.

4. Mulching or hydro seeding to stabilize disturbed soils

Mulch, such as wood fiber, will be applied to protect exposed soil from erosion from raindrop impact or wind.

Seeding will be used with mulching (i.e. straw mulch).

5. Erosion control to protect soils

Mattings of natural materials, geotextiles, or plastic cover, will be used to cover the soil surface to reduce erosion from rainfall impact.

6. Protection of storm drain inlets

Every storm drain inlet receiving sediment-laden runoff will be protected with at least one type of inlet protection, such as a gravel bag barrier, block and gravel filter, excavated drop inlet sediment trap, or filter fabric fence.

7. Perimeter sediment control

Silt fence will be installed on a level contour to trap sediment-laden runoff from disturbed areas to promoted sedimentation behind the fence.

Fiber roles will be placed along the perimeter of the project to provide for the removal of sediment from runoff.

A sandbag barrier will be placed on a level contour to intercept sheet flow and pond runoff to allow sediment to settle out.

Straw bales will be placed end-to-end on a level contour to intercept sheet flow to pond runoff to allow sediment to settle out.

8. Sediment trap or sediment basin to retain sediment on site

A temporary sediment basin will be constructed and maintained until the site is permanently protected against erosion or until a permanent detention basin is constructed.

A temporary sediment trap will be formed and maintained until the site is permanently protected from erosion by using vegetation and/or structures.

A temporary check dam of rock, gravel bags, sandbags, fiber rolls, will be placed across a swale or drainage ditch to reduce the velocity of water, to promote sedimentation and for reducing erosion.

9. Stabilized construction exits

A Stabilized Construction Exit, a driveway aggregate (e.g. gravel) underlain with filter cloth, will be located where traffic will be entering or leaving the construction site to or from a public right of way, street, alley, sidewalk, or parking area.

Tire washing will be used with a Stabilized Construction Exit.

10. Wind erosion control

Apply water, dust palliatives, gravel, temporary vegetation, or mulching to prevent or alleviate dust.

11. Material handling and waste management

Applicant will comply with Oregon Construction Demolition and Recycling requirements.

Follow all federal, state, and local regulations that apply to the use, handling, or disposal of hazardous materials, pesticides and herbicides, and fertilizers.

Store pesticides, herbicides, and fertilizers in a dry covered area, and follow the recommended application rates and methods.

Designate a waste collection area and use containers with lids so that they can be covered with lids.

12. Building material stockpile management

Use plastic sheeting or tarps to keep materials (sand, compost, cement, etc) covered during periods of rain.

13. Management of washout areas (concrete, paints, stucco, etc.)

Designate concrete, paint and stucco washout areas. Collect and retain concrete, paints and stucco washout water or chemicals and solids in leak proof containers so that it does not reach the soil surface and then migrate to surface water or into the ground water.

14. Control of vehicle/equipment fueling to contractor's staging area

Store and use petroleum products in dry covered areas and perform vehicle fueling in areas having materials and equipment available to contain and clean up any spills that may occur.

15. Vehicle and equipment cleaning performed off-site

Use detergents only as recommended and limit their use at the construction site. Wash vehicles and equipment where detergent laden wash water will not enter into the storm drain system or will be directed into the sanitary sewer so that it can be treated at the wastewater treatment plant.

16. Spill prevention and control

Check equipment, hydraulic lines, and containers for leaks and corrosion. Maintain a spill-kit with absorbent materials. Clean up spills immediately. For hazardous materials, follow cleanup instructions on the package.

A) THIS PLAN PROVIDES GENERAL GRADING INFORMATION. ALL SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

B) EXCESS SOIL, WHICH MAY BE NECESSARY TO MEET THE GRADES SHOWN ON THIS PLAN, SHALL BE STORED ON THE SOUTHERN PORTION OF THE PARCEL.

C) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

D) THE CONTRACTOR SHALL MATCH THE NEW GRADES WITHIN THE LIMITS OF WORK TO THE EXISTING GRADES.

E) CONTRACTOR SHALL PROVIDE SECURITY BARRIER DURING CONSTRUCTION & UNTIL ACCEPTED. REFER TO CITY OF SHERWOOD REQUIREMENTS FOR SPECIFICS.

F) EROSION CONTROL FENCING REQUIRED TO BE IN PLACE PRIOR TO ANY SITE WORK.

NO.	DESCRIPTION	BY	DATE

GRADING PLAN

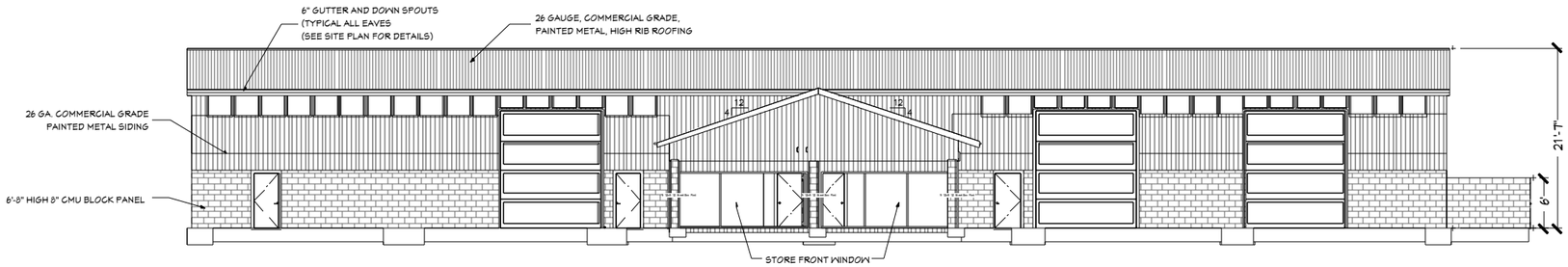
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrous@yahoo.com

DATE:
3/16/16

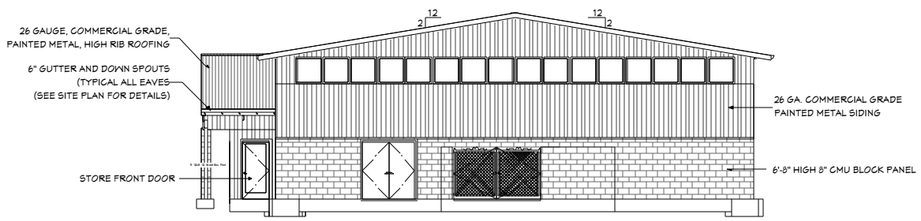
SCALE:

SHEET:
LP-4



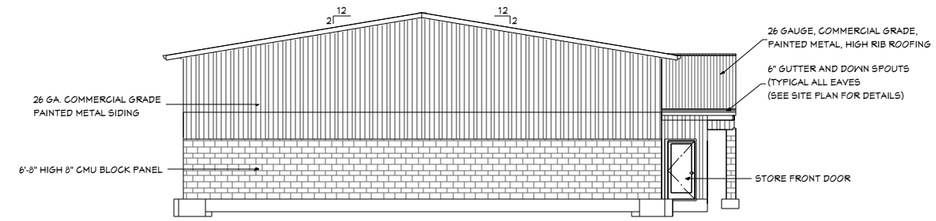
FRONT ELEVATION

1/8" = 1' - 0"



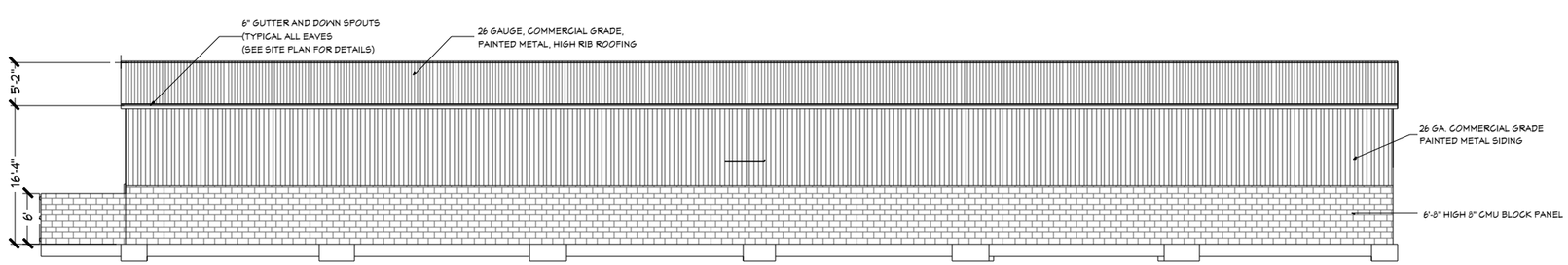
RIGHT ELEVATION

1/8" = 1' - 0"



LEFT ELEVATION

1/8" = 1' - 0"



REAR ELEVATION

1/8" = 1' - 0"

NO.	DESCRIPTION	BY	DATE

ELEVATIONS
PHASE I

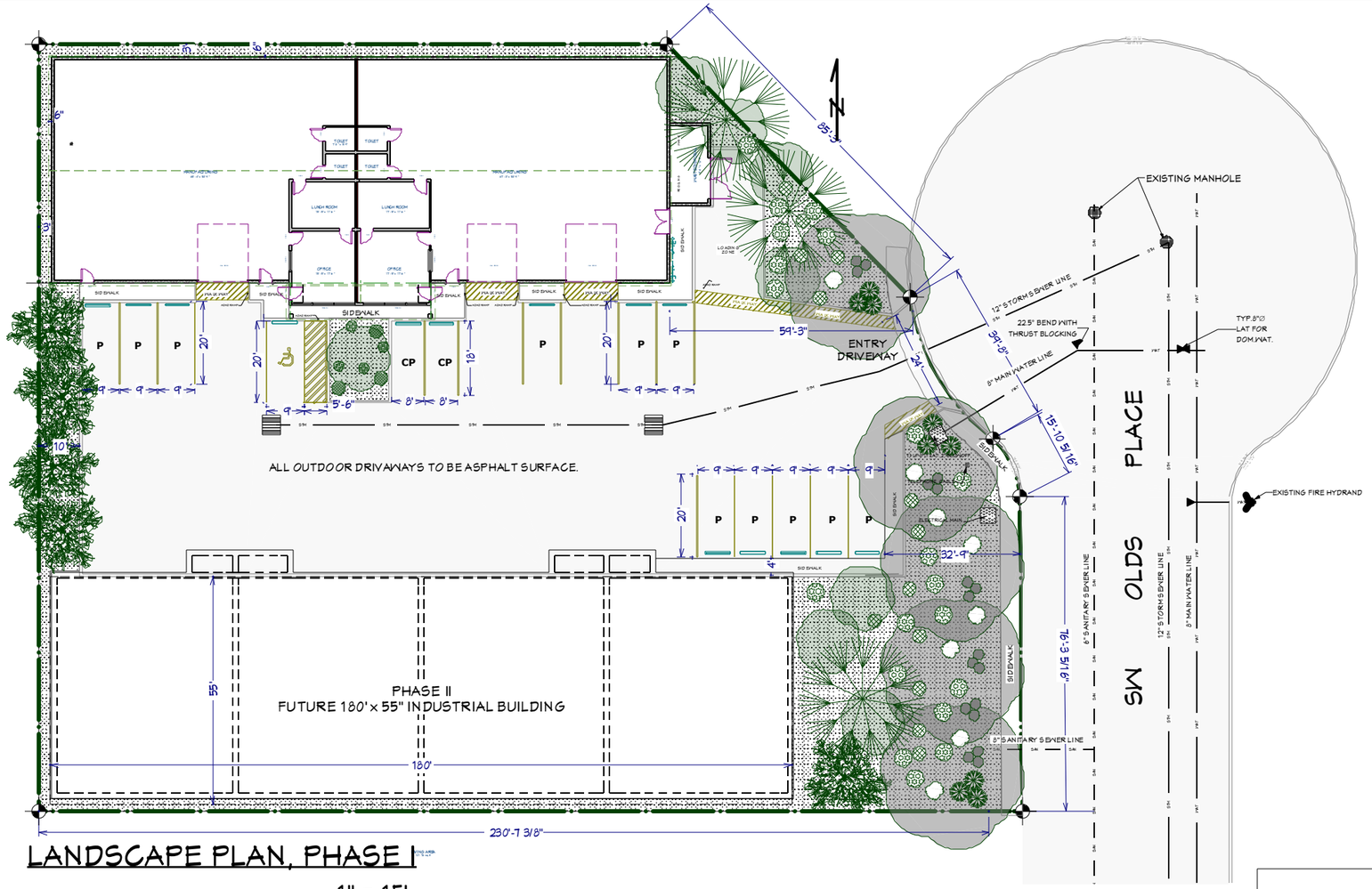
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 S/W Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrouss@yahoo.com

DATE:
3/16/16

SCALE:

SHEET:
LP-5



LANDSCAPE PLAN, PHASE I

1" = 15'

SITE LANDSCAPE CALCULATIONS

SITE TREE CALCULATIONS

24 PARKING STALLS DIVIDED BY 4 = 7.25 "LARGE TREES" REQUIRED
13 TREES PROVIDED - 8 LARGE & 5 MEDIUM
SIZE CATEGORIES AS PER CITY OF PORTLAND TREE & LANDSCAPING MANUAL

SITE SHRUB CALCULATIIONS

24 PARKING STALLS X 2 = 58 SHRUBS REQUIRED.
84 SHRUBS PROVIDED (DOES NOT INCLUDE ORN. GRASSES)

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 40,166 S.F.
TOTAL PROPOSED LANDSCAPE AREA = 7,421 S.F. - (18.5% OF THE SITE)

TREE CANOPY CALCULATIONS

TYPE	SIZE	NAME	QTY.	EXPECTED DIA.	SPREAD AREA	CANOPY AREA
TREE,	MEDIUM	RED MAPLE (Acer rubrum)	5	30'	707 SF.	3,535 SF.
TREE,	LARGE	DEODAR CEDAR (Cedrus deodara)	5	30'	707 SF.	3,535 SF.
TREE,	LARGE	DOUGLAS FIR (Pseudotsuga menziesii)	3	60'	2,826 SF.	8,478 SF.
				TOTAL CANOPY AREA		15,548 SF.

			QTY.	MIN. SPACING
SHRUB	LOW	RHODODRENDON (Azalea)	5	30"
SHRUB	LOW	GLOSSY ABELIA (Abelia x grandiflora)	10	48"
SHRUB	LOW	JAPANESE SPIREA (Spiraea japonica)	18	36"
SHRUB	LOW	MUGO PINE (Pinus mugo)	9	48"
SHRUB	LOW	MOCK ORANGE (Philadelphus lewisii)	21	36"
SHRUB	HIGH SCREEN	VINE MAPLE (Acer circinatum)	10	72"
SHRUB	HIGH SCREEN	'Regent' SERVICEBERRY (Amelanchier alnifolia)	13	60"
		TOTAL SHRUBS	84	
GRASS	ORNAMENTAL	PORCUPINE GRASS (Miscanthus sinensis)	4	60"
GROUND COVER	LOW	BEARBERRY COTONEASTER (Cotoneaster dammeri)	1,340	3"

TOTAL EXPECTED TREE CANOPY COVERAGE PROVIDED 15,783 ÷ 40,166 = (30.9%)
THERE ARE NO EXISTING SITE TREES
SITE AREA = 40,166 S.F. X 30% TREE CANOPY = 12,049.8 S.F. MINIMUM TREE CANOPY AREA REQUIRED
SOURCE FOR EXPECTED TREE CANOPY DIAMETER: SIZE CATEGORY AS PER CITY OF PORTLAND "TREE AND LANDSCAPE MANUAL"

TOTAL SQUARE FOOTAGE OF THE NEW IMPERVIOUS AREA (PARKING LOT) = 12,845 SQ. FT.

GENERAL PLANTING NOTES

1 ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF SHERWOOD STANDARDS AND THE OREGON UNIFORM BUILDING CODES.

2 INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF SHERWOOD STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION

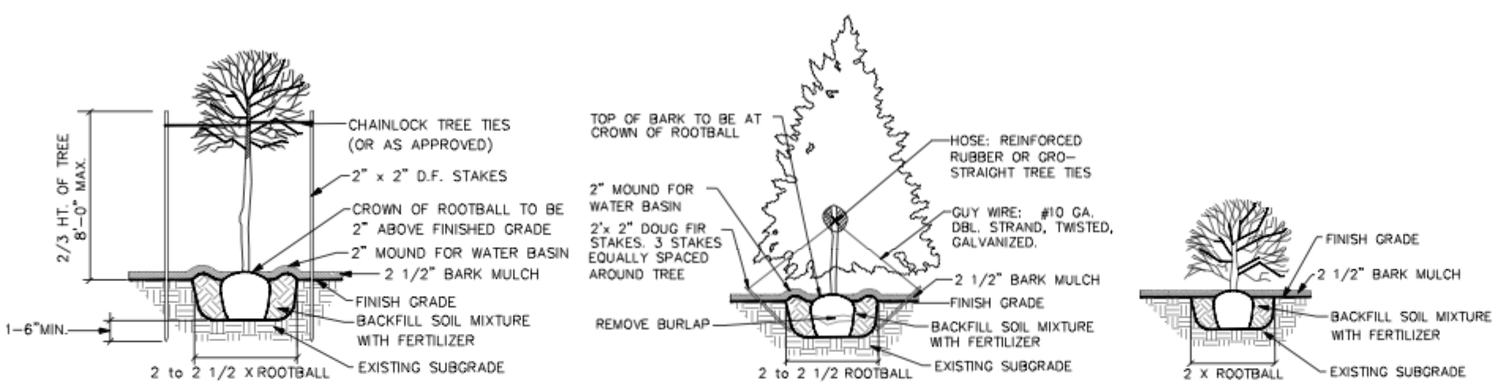
3 MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO REMAIN IN PLACE.

4 REMOVE EXISTING PLANTING BED SOILS AND REPLACE AND/OR AMEND SOILS IN BEDS IN ACCORDANCE WITH LANDSCAPE PLANS AND SPECIFICATIONS

5 PLANT MATERIAL INSTALLED SHALL CONFORM IN SIZE AND GRADE TO THE "AMERICAN STANDARD FOR NURSERY STOCK" CURRENT EDITION.

6 THE QUANTITIES OF PLANT MATERIALS SHALL BE AS DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPECIFIED SPACING OR LOCATION ON THE PLAN. MATERIAL QUANTITIES SHOWN ON PLAN ARE FOR CONTRACTOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. SURPLUS OR SHORTAGES OF PLANT QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7 LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS FOR THE DURATION OF 365 DAY WARRANTY PERIOD AFTER INSTALLATION AND GUARANTEE ALL PLANTINGS TO BE ALIVE AND IN SATISFACTORY HEALTH.



PLANTING DETAILS

PLANT LEGEND:

TREES

SYMBOL	#	PLANT SPECIES	SIZE
	(5x)	RED MAPLE (Acer rubrum)	2" CAL.
	(3x)	DOUGLAS FIR (Pseudotsuga menziesii)	6' HEIGHT
	(5x)	DEODAR CEDAR (Cedrus deodara)	6' HEIGHT

SHRUBS

SYMBOL	#	PLANT SPECIES	SIZE	SPACING
	(10x)	VINE MAPLE (Acer circinatum)	5' - 6' HEIGHT	72" O.C.
	(10x)	GLOSSY ABELIA (Abelia x grandiflora)	2 GAL.	30" O.C.
	(21x)	MOCK ORANGE (Philadelphus lewisii)	2 GAL.	36" O.C.
	(13x)	'Regent' SERVICEBERRY (Amelanchier alnifolia)	5' HIGHT	60" O.C.
	(18x)	JAPANESE SPIREA (Spiraea japonica)	2 GAL.	36" O.C.
	(9x)	MUGO PINE (Pinus mugo)	2 GAL.	48" O.C.
	(5x)	RHODODENDRON (Azalea)	2 GAL.	30" O.C.
	(4x)	PORCUPINE GRASS (Miscanthus sinensis)	1 GAL.	60" O.C.

GOUND COVER

SYMBOL	#	PLANT SPECIES	SIZE	SPACING
	(1,340x)	BEARBERRY COTONEASTER (Cotoneaster dammeri)	1 GAL.	3" O.C.

NO.	DESCRIPTION	BY	DATE

LANDSCAPE PLAN

PROJECT DESCRIPTION:
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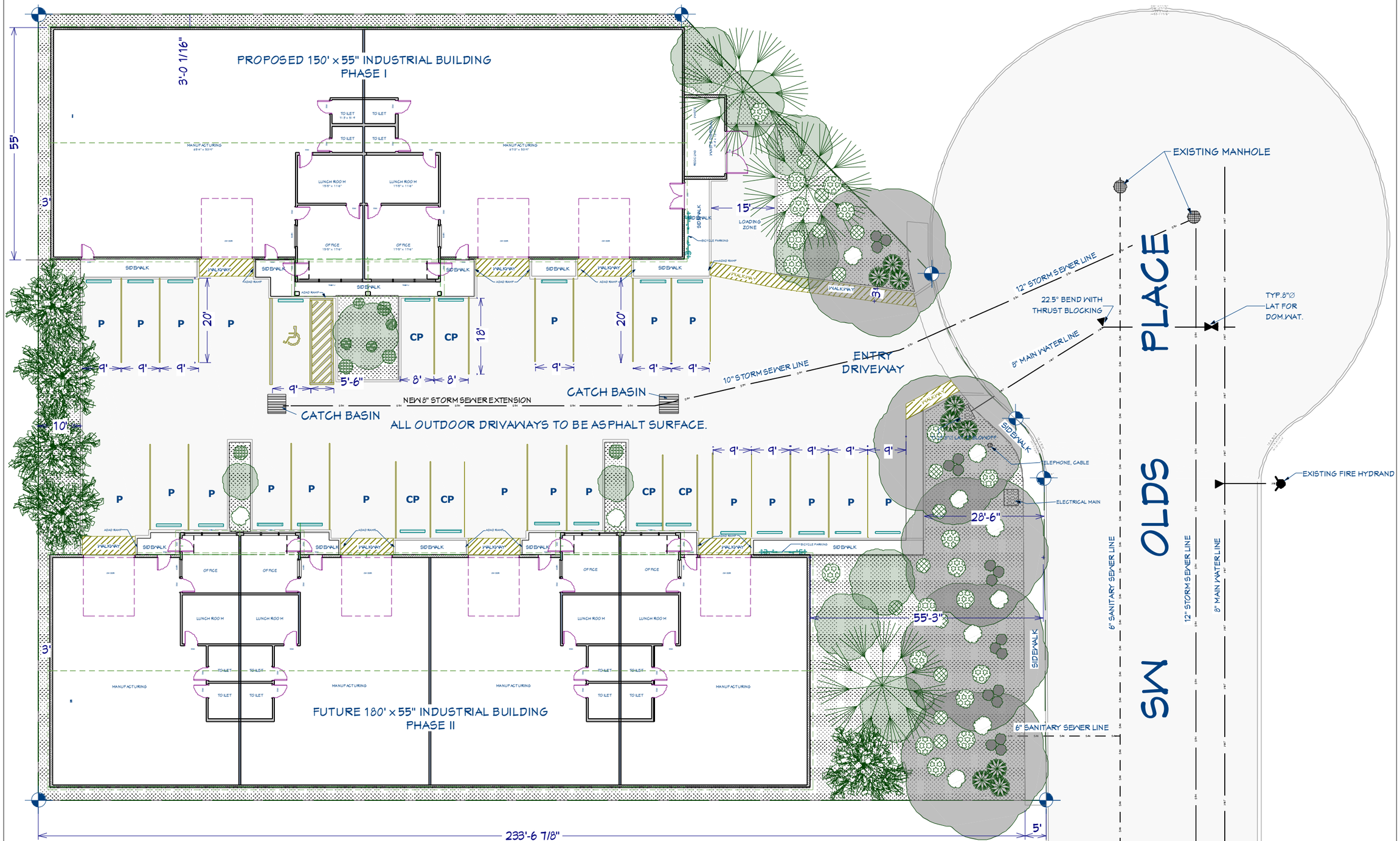
e-mail: mchroust@yahoo.com

DATE: 3/16/16

SCALE:

SHEET: LP-6



LANDSCAPE PLAN, PHASE II

1/12" = 1'-0"'

NO.	DESCRIPTION	BY	DATE

LANDSCAPE PLAN
PHASE II

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEPENDABLE SPRING CO.

DESIGNED BY:
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Phone: 503-472-8301
e-mail: mchrouss@yahoo.com

DATE:
3/16/16

SCALE:

SHEET:
LP-7

ORTHOGRAPHIC LANDSCAPE VIEW

PHASE I

NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

LANDSCAPING
ORTHO. VEW

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
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McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrouse@yahoo.com

DATE:
3/16/16

SCALE:

SHEET:
LP-8

LANDSCAPE FRONT ELEVATION

PHASE 1

NOT TO SCALE

LANDSCAPE RIGHT ELEVATION

PHASE 1

NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

LANDSCAPE ELEVATIONS

PROJECT DESCRIPTION:

NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

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1545 SW Gilson Court
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Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE:

3/16/16

SCALE:

SHEET:

LP-9

LANDSCAPE REAR ELEVATION

PHASE I

NOT TO SCALE

LANDSCAPE LEFT ELEVATION

PHASE I

NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

LANDSCAPE ELEVATIONS

PROJECT DESCRIPTION:

NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
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McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE:

3/16/16

SCALE:

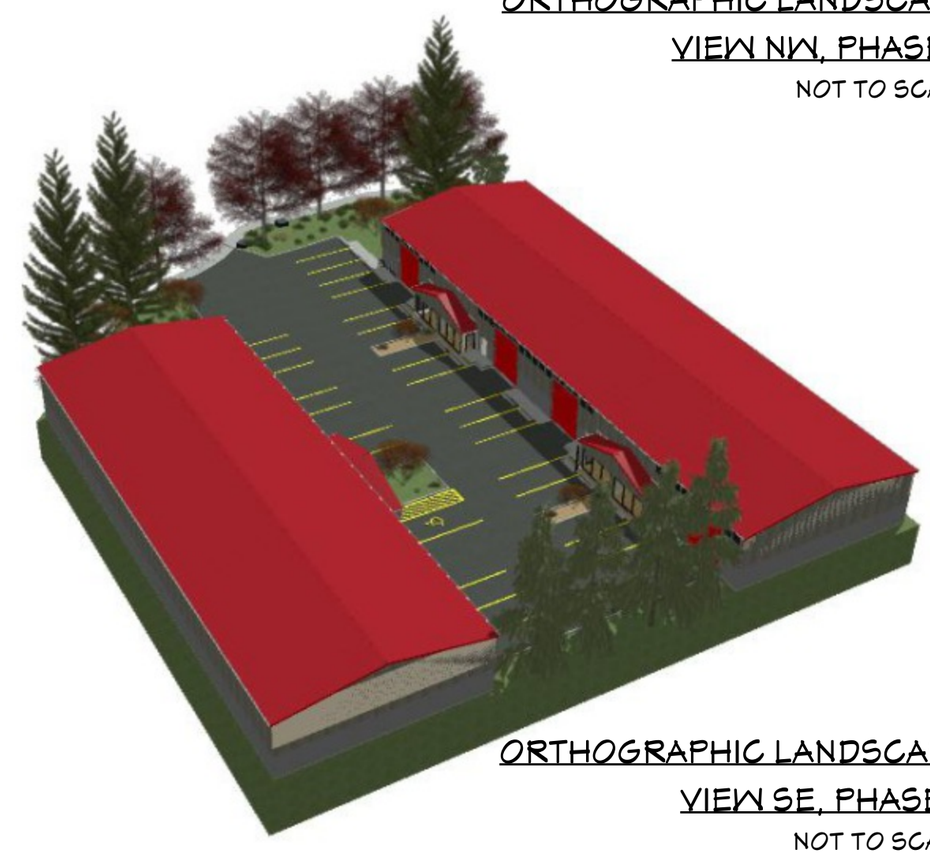
SHEET:

LP-10

ORTHOGRAPHIC LANDSCAPE
VIEW SW, PHASE II
NOT TO SCALE

ORTHOGRAPHIC LANDSCAPE
VIEW NW, PHASE II
NOT TO SCALE

ORTHOGRAPHIC LANDSCAPE
VIEW NE, PHASE II
NOT TO SCALE



ORTHOGRAPHIC LANDSCAPE
VIEW SE, PHASE II
NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

ORTHOGRAPHIC
LANDSCAPE VIEWS
PHASE II

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
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DATE:
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SCALE:

SHEET:
LP-11