



Home of the Tualatin River National Wildlife Refuge

Case No. MMSP 13-04
Fee 270
Receipt # 972253
Date 9-3-13
TYPE 1

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: Minor Site Plan Mod

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: /Owner: Langer Gramor LLC, Matt Grady, AICP Phone: (503) 245-1976
 Applicant Address: 19767 SW 72nd Av, #100, Tualatin, OR 97062 Email: Matt@gramor.com
 Owner: Wal-Mart Real Estate Business Trust, Kevin Sweet Phone: (503) 956-9220
 Owner Address: * Email: matt.langer04@gmail.com
 Contact for Additional Information: Keith Jones, HHPR - (503) 221-1131 - keithj@hhpr.com

*2001 SE 10th Street, Bentonville, AR 72716

Property Information:

Street Location: N/A - Southeast corner of Tualatin-Sherwood Road and Langer Farms Parkway
 Tax Lot and Map No: Tax Map 25129DB Tax Lot 100, 200 and 300
 Existing Structures/Use: None/farming
 Existing Plan/Zone Designation: Planned Unit Development - Light Industrial (PUD-LI)
 Size of Property(ies) Site Size 19.7 acres. Parcel Size 57.74 acres

Proposed Action:

Purpose and Description of Proposed Action: Minor site plan modification to approved Langer Farms
Phase 7 Shopping Center (SP 12-05 / CUP 12-02). Modification for miscellaneous small adjustments to the
site plan.

Proposed Use: Commercial shopping center

Proposed No. of Phases (one year each): Phase 7 of 1995 PUD

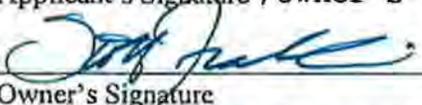
LAND USE APPLICATION FORM

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 / Owner's Signature 8/15/13
Date


Owner's Signature 8/30/13
Date

*Refer to letter of authorization dated August 8, 2013.

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.

- 3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 * folded** sets of plans
- At least 3 * sets** of narrative addressing application criteria
- 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)
- 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.



Frank V Pampalone
Director of Design
2001 SE 10th Street
Bentonville, AR 72716-0550
Phone 479 273 4921
Frank_pampalone@Wal-Mart.com

August 8, 2013

City of Sherwood
22560 SW Pine St
Sherwood, Oregon, 97140

**RE: Walmart Store #4176
Authorization as Owner's Agent**

To Whom It May Concern:

This letter is being provided to notify the city of Sherwood that PACLAND is authorized to sign submittal applications on Wal-Mart's behalf for the proposed development located at SE corner of Tualatin-Sherwood Road and Langer Farms Parkway. We appreciate your assistance and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Pampalone". The signature is fluid and cursive, with a large loop at the top and a long, sweeping tail.

Frank Pampalone
Wal-Mart Stores, Inc.
Director of Design

WAL★MART®
LEGAL DEPARTMENT
REAL ESTATE DIVISION

WalMart* Stores, Inc.
2001 S. E. 10th Street
Bentonville, Arkansas 72716-5560
(479) 204-1055
jane.bennett@walmartlegal.com

Legal

Jane Bennett
Jane.Bennett@walmartlegal.com

August 9, 2013

Mario de la Rosa P.E.
PacLand
6400 SE Lake Rd, Suite 300
Portland, OR 97222

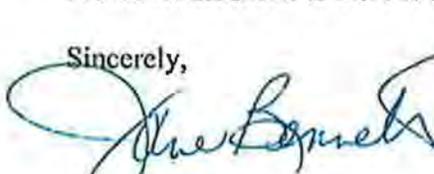
RE: Sherwood, OR #4176-00
Authorization Letter

Dear Mario:

Enclosed herewith Authorization Letter signed by WalMart*.

Please let me know if there is a problem or you have any questions.

Sincerely,



Jane Bennett
Senior Assistant - Legal
WalMart* Stores, Inc.

RECEIVED
AUG 12 2013
PACLAND

46
9142

STEWART TITLE 1030397 T.O.

AFTER RECORDING, RETURN TO:
Gust Rosenfeld, P.L.C.
One East Washington
Suite 1600
Phoenix, AZ 85004
Attn: Laura Sever Blanco

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**
Wal-Mart Stores, Inc.
Property Tax Department
Store No. 4176-00
PO Box 8050
Attn: MS 0555
Bentonville, AK 72716-8050

Washington County, Oregon	2013-039924
D-DW	
Stn=10 A DUYCK	05/03/2013 02:23:50 PM
\$15.00 \$11.00 \$5.00 \$15.00 \$9,142.00	\$9,188.00
i, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

LANGER FAMILY LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware Statutory Trust, Grantee, the real property identified as Lot 2, **LANGER FARMS**, in the City of Sherwood, County of Washington and State of Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth in Exhibit A.

The consideration for this conveyance is \$9,141,066, and such consideration is being paid to a facilitator pursuant to an IRC 1031 Tax Deferred Exchange.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed this 3rd day of May, 2013.

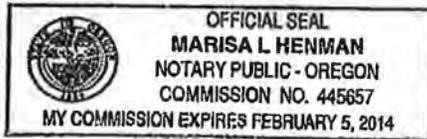
GRANTOR:

LANGER FAMILY LLC,
an Oregon limited liability company

By: Clarence D. Langer, Jr. - Manager
Clarence D. Langer, Jr., Manager

STATE OF OREGON)
)ss.
County of Clackamas)

The foregoing instrument is acknowledged before me on May 2, 2013, by Clarence D. Langer, Jr., as Manager of Langer Family LLC, an Oregon limited liability company, on its behalf.



Marisa Henman
Notary Public for Oregon
My Commission Expires: 2-5-14

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

Encumbrances

1. City liens, if any, of the City of Sherwood. None due and payable.
2. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment of Clean Water Services. None due and payable.
3. Easement and the terms and conditions thereof:
Grantee: United State of America and its assigns
Purpose: Transmission line
Affects: as located
Recorded: March 28, 1957
Book: 392
Page: 361
4. Easement and the terms and conditions thereof:
Grantee: Portland General Electric Company, an Oregon Corporation
Purpose: Electric transmission line
Affects: Northerly portion
Recorded: March 24, 1959
Book: 415
Page: 622
5. Stormwater Easement and Maintenance Covenant and the terms and conditions thereof:
Recorded: July 8, 2004
Recording No.: 2004078681
6. Easement and the terms and conditions thereof:
Grantee: City of Sherwood
Purpose: Public Utilities
Affects: Westerly portion
Recorded: April 22, 2011
Fee No.: 2011030292
7. Ordinance 2011-010, An Ordinance Renaming SW Adams Avenue to SW Langer Farms Parkway, including the terms and conditions thereof:
Recorded: October 21, 2011
Fee No.: 2011073855
8. Easements and the terms and conditions there of as disclosed by the recorded plat of Langer Farms,
Purpose: Public utilities

Washington County, Oregon

2013-053218

D-DW

Str=25 K GRUNEWALD

06/12/2013 01:48:36 PM

\$50.00 \$11.00 \$5.00 \$15.00

\$81.00

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Office County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

66

AFTER RECORDING, RETURN TO:
Langer Gramor LLC
c/o Gramor Development, Inc.
19767 SW 72nd Avenue, Suite 100
Tualatin, Oregon 97062

Washington County, Oregon **2013-039925**
D-DW **05/03/2013 02:23:50 PM**
Stn=10 A DUYCK
\$35.00 \$11.00 \$5.00 \$15.00 **\$66.00**
I, Richard Hobemicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
Richard Hobemicht, Director of
Assessment and Taxation, Ex-Officio

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**
Langer Gramor LLC
c/o Gramor Development, Inc.
19767 SW 72nd Avenue, Suite 100
Tualatin, Oregon 97062

MAY 07 2013

GRAMOR DEVELOPMENT INC.

Acco. only

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

LANGER FAMILY LLC, an Oregon limited liability company, Grantor, conveys and warrants to LANGER GRAMOR LLC, an Oregon limited liability company, Grantee, the real property in Washington County, State of Oregon described on attached Exhibit A free of encumbrances except as specifically set forth in Exhibit A.

The consideration for this conveyance consists of other property or value which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**** THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION ON SAID DEED RECORDED ON MAY 3, 2013, AS RECORDER'S FEE NO. 2013-039925. ****

STEWART TITLE records this document as an accommodation only. No liability is assumed or accepted for the condition of title or for the validity or effect of this document.

66
AFTER RECORDING, RETURN TO:

Langer Gramor LLC
c/o Gramor Development, Inc.
19767 SW 72nd Avenue, Suite 100
Tualatin, Oregon 97062

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Langer Gramor LLC
c/o Gramor Development, Inc.
19767 SW 72nd Avenue, Suite 100
Tualatin, Oregon 97062

Acco. only

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

LANGER FAMILY LLC, an Oregon limited liability company, Grantor, conveys and warrants to **LANGER GRAMOR LLC**, an Oregon limited liability company, Grantee, the real property in Washington County, State of Oregon described on attached Exhibit A free of encumbrances except as specifically set forth in Exhibit A.

The consideration for this conveyance consists of other property or value which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STEWART TITLE records this document as an accommodation only. No liability is assumed or accepted for the condition of title or for the validity or effect of this document.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed this 3rd day of April, 2013.

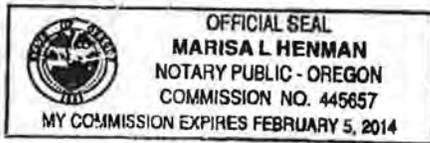
GRANTOR:

LANGER FAMILY LLC,
an Oregon limited liability company

By: Clarence Langer - Manager
Printed Name: CLARENCE LANGER - manager
Title: Manager

STATE OF OREGON)
)ss.
County of Clatsop

The foregoing instrument is acknowledged before me on May 2, 2013, by CLARENCE LANGER, as manager of Langer Family LLC, an Oregon limited liability company, on its behalf.



Marisa Henman
Notary Public for Oregon
My Commission Expires: 2-5-14

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

Real Property Description and Encumbrances

~~That certain real property located in the County of Washington, State of Oregon, described as follows:~~

~~Lot 1, Lot 3, the area identified as Century Drive right-of-way between Lots 2, 3 and 4, and the twelve-foot-wide strip of land abutting the north boundary of Lot 1 and Tualatin Sherwood Road, LANGER FARMS, recorded as Document No. 2013025409 in the City of Sherwood, County of Washington and State of Oregon, all together legally described as follow:~~

~~Tracts of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:~~

~~**Lot 1:**~~

~~Beginning at a point which bears North 01°28'57" East 114.39 feet from the southwest corner of Parcel 1 of Partition Plat Number 1995-100, thence North 88°29'19" West 247.75 feet to a point; thence South 01°30'41" West 130.00 feet to a point; thence North 88°29'19" West 282.75 feet to a point; thence South 01°30'41" West 168.00 feet to a point; thence South 46°30'41" West 15.56 feet to a point; thence North 88°29'19" West 158.61 feet to Point 'A' on the easterly right-of-way line of SW Langer Farms Parkway (49.00 feet from centerline); thence along said easterly right-of-way line along a curve to the right being non-tangent to the last described course, having a radius of 281.85 feet with an included angle of 15°21'23" (chord bears North 10°27'50" East 75.31 feet) a distance of 75.54 feet to a point; thence along said easterly right-of-way line (61.00 feet from centerline), North 01°21'46" East 299.04 feet to a point; thence North 46°08'30" East 47.73 feet to a point on the southerly right-of-way line of SW Tualatin Sherwood Road (49.00 feet from centerline); thence following a line parallel and 49.00 feet southerly of, when measured at right angles, to said centerline, South 86°30'01" East 28.56 feet to a point; thence South 86°30'16" East 145.13 feet to a point of curvature; thence along a curve to the left having a radius of 4049.00 feet with an included angle of 03°20'10" (chord bears South 88°10'21" East 235.72 feet) a distance of 235.76 feet to a point; thence South 89°50'26" East 246.35 feet to the northwest corner of Parcel 1 of Partition Plat Number 1995-100; thence along the west line of said Parcel 1, South 01°28'57" West 94.78 feet to the Point of Beginning.~~

~~The above described tract of land contains 3.44 acres, more or less.~~

~~**Lot 3:**~~

~~Commencing at the above referenced Point 'A', thence along a curve to the left having a radius of 281.85 feet with an included angle of 01°25'22" (chord bears South 02°04'28" West 7.00 feet) a distance of 7.00 feet to a point; thence South 01°21'46" West 45.00 feet to the Point of Beginning;~~

~~thence South 88°29'19" East 155.57 feet to a point; thence South 43°29'19" East 7.07 feet to a point; thence South 01°30'41" West 392.84 feet to a point; thence South 20°29'26" East 107.88 feet to a point; thence South 12°29'19" East 77.01 feet to a point of curvature; thence along a curve to the right having a radius of 49.00 feet with an included angle of 14°00'00" (chord bears South 05°29'19" East 11.94 feet) a distance of 11.97 feet to a point; thence South 01°30'41" West 36.14 feet to a point; thence along a curve to the left having a radius of 19.00 feet with an included angle of 18°37'04" (chord bears South 10°59'13" West 6.26 feet) a distance of 6.28 feet to a point; thence North 82°44'25" West 6.58 feet to a point; thence North 88°29'20" West 119.08 feet to a point; thence North 45°35'35" West 79.03 feet to a point; thence North 18°30'42" West 103.04 feet to a point on the easterly right-of-way line of SW Langer Farms Parkway (variable width right-of-way); thence along said easterly right-of-way line North 01°21'46" East 475.48 feet to the Point of Beginning.~~

~~The above described tract of land contains 2.38 acres, more or less.~~

SW Century Drive Right-of-Way Dedication

~~A tract of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:~~

~~Beginning at the southwest corner of Parcel 1 of Partition Plat Number 1995-100; thence along the southerly line of said Parcel 1, South 88°29'49" East 84.62 feet to the northwesterly corner of Document Number 2006-011186; thence along the westerly line of said Document Number, South 03°56'24" East 881.20 feet to a point on the northerly right-of-way of SW Century Drive (31.00 feet from centerline) and the True Point of Beginning; thence South 86°03'07" West 59.75 feet to a point; thence along a curve to the right with a Radius of 369.00 feet, a Delta of 05°27'22", a Length of 35.14 feet, and a Chord of South 88°46'48" West 35.13 feet to a point; thence North 88°29'30" West 442.21 feet to a point; thence North 82°44'25" West 118.79 feet to a point; thence North 88°29'20" West 80.00 feet to a point on the northerly right-of-way line of SW Century Drive; thence South 01°30'40" West 86.40 feet to a point on the southerly right-of-way line of SW Century Drive; thence North 77°48'15" East 17.47 feet to a point; thence North 87°08'13" East 109.59 feet to a point; thence South 88°29'30" East 514.17 feet to a point; thence along a curve to the left with a Radius of 431.00 feet, a Delta of 05°27'23", a Length of 41.04 feet, and a Chord of North 88°46'48" East 41.03 feet to a point; thence North 86°03'07" East 59.74 feet to the southerly right-of-way line of SW Century Drive (31.00 feet from centerline); thence North 03°56'24" West 62.00 feet to the True Point of Beginning.~~

~~The above described tract of land contains 1.10 acres, more or less.~~

~~SW Tualatin-Sherwood Road Right-of-Way Dedication~~

~~A tract of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:~~

~~Beginning at the southwest corner of Parcel 1 of Partition Plat Number 1995-100; thence along the westerly line of said Parcel 1, North 01°28'57" East 211.29 feet to the southerly right-of-way line of SW Tualatin-Sherwood Road (49.00 feet from centerline) and the True Point of Beginning; thence North 01°28'57" East 12.00 feet to a point on said right-of-way line (37.00 feet from centerline); thence North 89°50'26" West 246.63 feet to a point; thence along a curve to the right with a Radius of 4037.00 feet, a Delta of 03°20'10", a Length of 235.06 feet, and a Chord of North 88°10'21" West 235.03 feet to a point; thence North 86°30'16" West 145.13 feet to a point; thence South 03°29'54" West 12.00 feet to a point on said right-of-way line (49.00 feet from centerline); thence South 86°30'16" East 145.13 feet to a point; thence along a curve to the left with a Radius of 4049.00 feet, a Delta of 03°20'10", a Length of 235.76 feet, and a Chord of South 88°10'21" East 235.72 feet to a point; thence South 89°50'26" East 246.35 feet to the True Point of Beginning.~~

~~The above described tract of land contains 7,524 square feet, more or less.~~

~~For a total area of 308,959 square feet or 7.09 acres.~~

SUBJECT TO:

1. Rights of the public to any portion of the Land lying within the areas dedicated on the plat of Langer Farms and contained within the legal description attached hereto.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission line
Recording Date: March 28, 1957
Recording No: Book 392; Page 361
Affects: Lot 1

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: transmission line
Recording Date: March 18, 1959
Recording No: Book 415; Page 622
Affects: Lot 1

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Anchor
Recording Date: September 2, 1970
Recording No: Book 791; Page 149

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Anchor
Recording Date: May 18, 1974
Recording No: Book 999; Page 746
And Re-Recording Date: December 12, 2005
Recording No.: 2005155850

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: sanitary sewer and water line
Recording Date: March 20, 1995
Recording No: 95017685
Affects: Lot 1

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: public utility
Recording Date: June 17, 2004
Recording No: 2004069104
Affects: Lot 1

8. Stormwater Easement and Maintenance Covenant, including the terms and provisions thereof

Recording Date: July 8, 2004
Recording No.: 2004078681

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: public utilities
Recording Date: April 22, 2011
Recording No: 2011030292
Affects: Lots 1 and 3

10. Covenants conditions, restrictions and/or easements set forth on the recorded plat of Langer Farms.

Revised Exhibit "A"

LEGAL DESCRIPTION

Real Property Description

Lots 1 and 3, LANGER FARMS, recorded as Document No. 2013025409 in the City of Sherwood, County of Washington and State of Oregon

Langer Farms Phase 7 New Shopping Center

Type I Minor Modification to a Type IV –Site Plan Review

Applicant/ Owner:

Langer Gramor LLC
19767 SW 72nd Avenue, Suite 100
Tualatin, OR 97062

Matt Grady, AICP
(503) 245-1976
Matt@gramor.com

Owner:

Wal-Mart Real Estate Business Trust
2001 SE 10th Street
Bentonville, AR 72716

Kevin Sweet
(479) 204-0064

Architect:

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BY *[Signature]*
PLANNING DEPT

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Attorney:

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Portland, OR 97209

Seth King
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Site Location:

15585 SW Tualatin Sherwood Road

Tax Lot(s):

Tax Map 2S129DB Tax Lot 100, 200 and 300

Site Size:

19.82 Acres

Zoning:

Planned Unit Development – Light Industrial (PUD-LI)

Summary of Request:

Type I Minor Site Plan Modification request to miscellaneous minor changes or adjustments to an approved site plan File No. SP 12-05 / CUP 12-02

Report Date:

August 29, 2013



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ATTACHMENTS

1. Site Plan Changes Drawing Set - Tiland / Schmidt Architects PC dated August 29, 2013
2. Site Plan Summary of Changes - Tiland / Schmidt Architects PC dated August 29, 2013
3. Exhibit E from August 28, 2012 staff report (Letter from applicant's landscape architect, Chris Freshley dated September 14, 2012)
4. Photometric Plan dated July 24, 2013



I. DESCRIPTION OF PROPOSAL

Background

The Langer Farms Phase 7 Shopping Center was approved by Sherwood Planning Commission on November 7, 2012 (File No. SP 12-05 / CUP 12-02). Following approval, the applicant received approval of a final site plan application on June 3, 2013.

Proposal

The applicant now proposes to make minor site plan changes or adjustments to the approved site plan. Minor modifications are allowed as a Type I decision under Section 16.90.030(A)(2)(b). A site plan with the changes highlighted along with a corresponding summary of changes document are attached showing the specific location of each change. In general these changes include relocating two trash enclosures to meet Pride Disposal standards and those of Portland General Electric (PGE), minor adjustments to walkways and plazas, and removal of two trees from the approved site plan.

The applicant also intends to delay build-out of three of the six approved retail pad sites. Pad sites A, B and C will be constructed at a later date. As such, the applicant proposes to delay installation of 24 trees until these pads are constructed as a means to prevent damage due the tree locations relative to the pad construction areas.

II. SUBMITTAL REQUIREMENTS

Response: Section 16.90.030(A)(2)(b) states that Minor Modification Applications shall include the following:

1. Application Form

Response: The application form has been signed by the applicant and property owners and submitted with this application.

2. Filing Fee

Response: The minor site plan modification fee (\$276) is provided with this application.

3. Narrative

Response: This report is the applicant's narrative.

4. Updated Clean Water Services (CWS) Service Provider Letter

Response: The Clean Water Services – Service Provider Letter is still in effect for the project and the proposed changes or adjustments have no impact on the Clean Water Services, Service Provider Letter. Further, the project is now contained within a subdivision and no longer subject to further Clean Water Services review for sensitive areas.



5. Other Information as Required

Response: None deemed to be needed or required. The applicant has commenced site work and has provided numerous plans and reports that cover all aspects of the project. The proposed modifications constitute a very minimal change or slight adjustment to the approved site plan.

6. A site plan using the same plan format as in the original approval if possible

Response: A site plan using the same format as the approved plan is attached. The provided site plan has the changes highlighted with notes that correspond to a reference sheet that summarize each highlighted change along with detailed sheets for specific areas of the site proposed to be altered.

III. RESPONSE TO APPLICABLE APPROVAL CRITERIA

Chapter 16.90 – Site Planning

16.90.030 – Site Plan Modifications and Revocation

A. Modifications to Approved Site Plans

1. Major Modifications to Approved Site Plans

a. Defined. The review authority shall determine that a major modification(s) review is required if one or more of the changes listed below are proposed:

(1) A change in land use (i.e. residential to commercial, commercial to industrial, etc.);

Response: Not proposed by the applicant. The approved use will remain commercial.

(2) An increase in density by more than ten (10) percent, provided the resulting density does not exceed that allowed by the land use district;

Response: Not proposed by the applicant. The project does not involve residential, nor does it involve an increase in building square footage from the approved site plan.

(3) A change in setbacks or lot coverage by more than 10 percent, provided the resulting setback or lot coverage does not exceed that allowed by the land use district;

Response: Not proposed by the applicant. None of the approved locations for the buildings are proposed to change and therefore setbacks will not change. The applicant does propose to move the location of two approved trash enclosures. Trash enclosures are considered a structure under the code and are subject to setback requirements. However, none of the two trash enclosures are proposed to be moved any closer to property lines than locations of proposed buildings and therefore moving them will not change a setback.

The code defines lot coverage as the amount of the lot covered by buildings. The proposal has no impact on lot coverage since the approved buildings are not proposed to change. Further, changes in impervious area between the two plans is minimal. The approved plan has 728,429



square feet of impervious area (areas covered by buildings and paving). The proposed plan under this request has 730,255 square feet of impervious area, only a 0.25 percent change.

(4) A change in the type and/or location of access-ways, drives or parking areas negatively affecting off-site traffic or increasing Average Daily Trips (ADT) by more than 100;

Response: Not proposed by the applicant. The proposal will not change access locations, queuing or circulation on the site. Therefore the change does not negatively impact the safe operation of the site as approved. The use and size of the buildings will not change with this proposal and therefore the proposal will not increase the approved Average Daily Trips (ADT).

(5) An increase in the floor area or height proposed for non-residential use by more than 10 percent;

Response: Not proposed by the applicant. The proposal will not change the approved design as to area or height and location of buildings.

(6) A reduction of more than 10 percent of the area reserved for common open space; or

Response: Not proposed by the applicant. The proposal does not involve reserved common open space.

(7) Change to a condition of approval that was specifically applied to this approval (i.e. not a "standard condition"), or a change similar to items (1)-(2) as determined by the Review Authority.

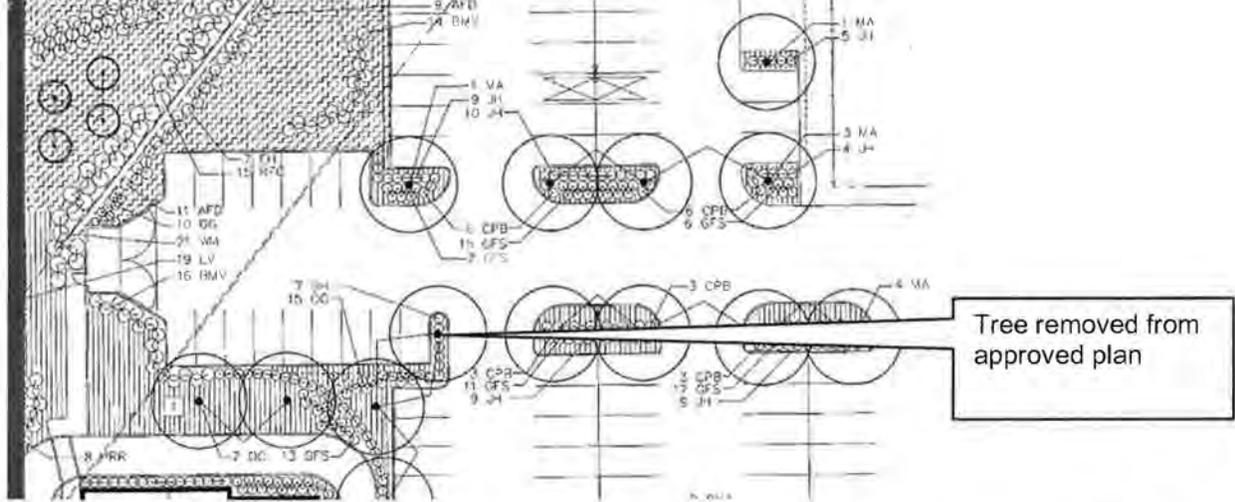
Response: The proposal will continue to comply with all conditions of approval. None of the slight site plan adjustments proposed have any impact on a condition of approval.

The applicant does propose to modify the amount of trees and the timing of when some of the trees will be planted. Condition #37 has specific requirements for trees; however the proposal will continue to comply with Condition #37 as explained below.

The applicant was approved to install 264 trees and proposes to remove two trees from the approved site plan and install a total of 262 trees. One of these two trees to be removed from the plan is an Oak tree located north of Pad A. The tree must be removed to accommodate the relocation of the trash enclosure. The trash enclosure is being relocated to comply with Pride Disposal standards for direct access to containers and to comply with PGE's requirements not to have a structure within the PGE easement. On the following page is a figure identifying the location of the tree to be removed on the approved plan (See attached Sheet 1 for current proposal).

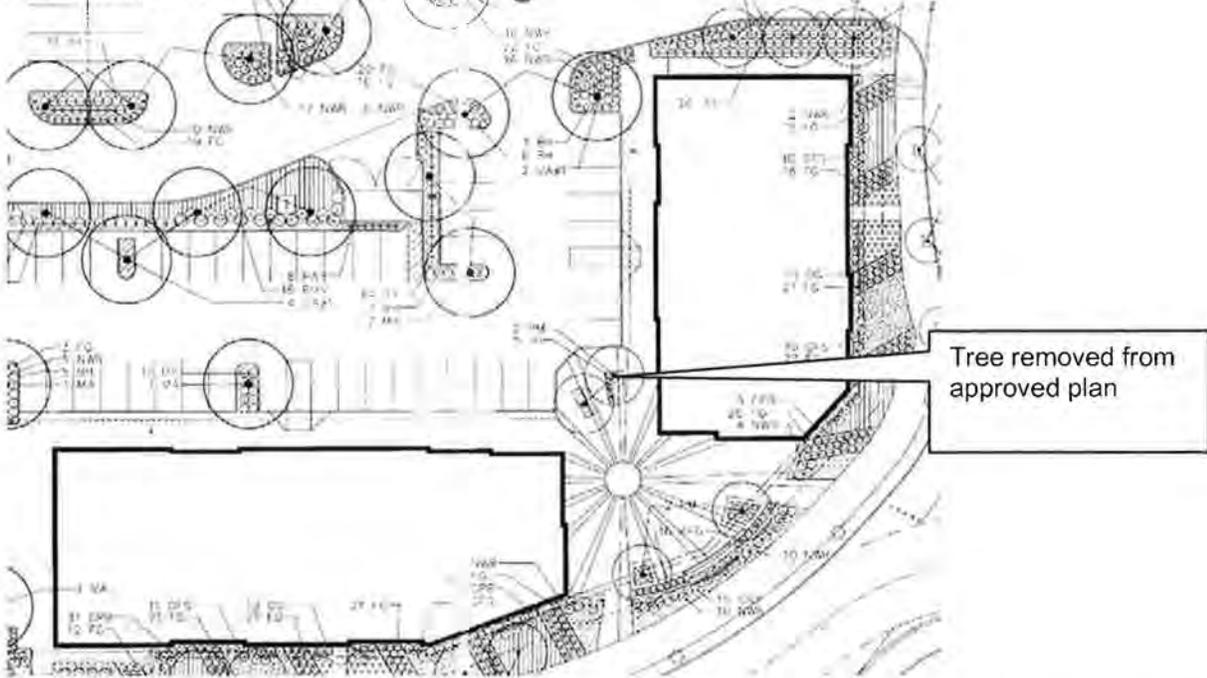


Approved Plan – North of Pad A



The second tree to be removed from the approved plan is a Maple tree located in the plaza area between Pad E and F. The tree is proposed to be removed from the plan due to a slight adjustment of the plaza that adds more hardscape area. The tree is identified on the following figure. (see attached detail sheet 7 for current proposal).

Approved Plan – Plaza Pad E and F



The applicant plans to delay installation of 24 trees on Pads A, B and C and will install the trees once the site work is completed around each building and no later than issuance of occupancy permits for these pads.



Condition #37 requires that the applicant upsize certain trees and refers to a letter from the applicant's landscape architect Chris Freshley. The letter indicates that the applicant agrees to upsize 44 evergreen trees to 8-10 feet tall and install 22 of the deciduous trees at 3-inch caliper. The applicant will install the minimum 44 evergreens plus the 22 deciduous trees and at this time proposes 44 upsized evergreens and 41 upsized deciduous trees in excess of the minimum in the condition. The removal of the two trees from the current approved site plan does not impact this condition.

Summary Response: As stated above, the proposal will not increase traffic trips, change lot coverage or setbacks and will not increase building floor area. The use of the site will remain commercial and will not impact a condition of approval. Therefore the proposal is classified as a Type I Minor Site Plan Modification. The proposal complies with the applicable development standards as stated below.

IV. RESPONSE TO APPLICABLE CODE STANDARDS

Response: The changes proposed constitute minor changes to the approved site plan and as stated in Section III above and fall well within the category of a Type I minor site plan modification. The proposed changes are more like slight adjustments to the approved site plan than actual changes and do not impact a design or development standard.

Below is a list of each modification proposed and the related code standards that are applicable. The list below corresponds to the Summary of Changes document attached and the notes referenced on this document and the updated site plans attached (see Attachment 1 and 2).

1 – Pole Lights

This change includes slight adjustments to pole locations and to the number of lights on some of the poles. There are no land use regulations or standards contained in the Sherwood Zoning and Community Development Code that specify location and type of lights for this site.

This site plan change or adjustment has no impact on any design or development standard. A revised photometric plan has been produced and is attached.

2. – Trash Enclosure Pad Area A

The trash enclosure is proposed to be relocated from the end of the drive just east of the pad area to the southeast corner of the pad area. This was done to comply with Pride Disposal standards and PGE who requested the trash enclosure not be located within their easement. Condition #24 of the Notice of Decision dated November 9, 2012 requires that the applicant comply with Pride Disposal standards.

1995 PUD guidelines under "Landscaping" require that trash areas are screened from public view. Section 16.98.020 requires enclosures to be screened with a 6-foot tall sight-obscuring fence or masonry wall.

The proposed adjustment simply moves the enclosure to comply with Condition #24 that requires compliance with Pride Disposal standards and does not change the approved screening material that includes a masonry enclosure with gated access.

This site plan change or adjustment has no impact on any design or development standard and the trash enclosure will continue to comply with the screening requirements.



3. – Electric Transformers

Sizes of transformers and required clearances around them have been altered per PGE requirements. Locations have changed at Pad Building A, and at the Anchor building. The City does not regulate the placement of PGE transformers or their size. Transformer design is completed during the construction document and building permit phase of the project and is not a land use matter.

This site plan change or adjustment has no impact on any design or development standard.

4. – Stairs to Tualatin-Sherwood Road

Slight adjustments to the two stair locations from the site to Tualatin-Sherwood are proposed.

The locations, size and type of these pathways remain unchanged. This proposal just makes a very slight adjustment in the specific location marked on the approved site plan.

This site plan change or adjustment has no impact on any design or development standard and the proposal will continue to comply with Section 16.96.10.C that requires a pedestrian connection from the development to Tualatin-Sherwood Road.

5. - Langer Farms Parkway Entry

The screen walls and plazas flanking the main entry drive were adjusted slightly (see attached plan detail sheet 5 for details).

This site plan change or adjustment has no impact on any design or development standard

6. – Plazas at Building D, E & F

Sight adjustments to the plaza areas have been made. These changes are detailed in detail sheets 6 and 7 attached.

This site plan change or adjustment has no impact on any design or development standard.

7. – Pedestrian Walk to Anchor

The raised walk leading east-west toward the Anchor building's south entry was reconfigured to add more planter areas and eliminate tree wells. Tree type and location, as well as width, location and material of the pathway will not change from the approved site plan.

This site plan change or adjustment has no impact on any design or development standard.

8. - Anchor Trash Enclosure and Drive-through

The adjustment slightly moves the orientation of the trash enclosure. Similar to Item 2 above, this adjustment will not change the approved screen materials for enclosure and is being done to comply with Pride Disposal requirements as required by Condition #24. The trash enclosure will continue to comply with required screening.

This site plan change or adjustment has no impact on any design or development standard.



9. - Anchor Building Perimeter

The Anchor building's egress points and other features of the exterior have been modified slightly.

This site plan change or adjustment has no impact on any design or development standard.

10 -Parking Lot Adjustments

Slight adjustments to the parking lot are proposed including changes to curb radius, adding gutters-through planter islands for stormwater and shifting of parking striping from 6-inches to one foot.

The adjustments will result in a net increase of three parking stalls over the approved plan. The parking count will increase from the approved count of 829 (not including 30 dedicated to outdoor storage) to 832. The project requires 913 spaces but was approved with site plan options that included a minimum-required parking reduction of between 1.3% to 9.2%. The proposed 832 spaces will result in a 8.8% reduction, within the range of reduction authorized by the original 2012 site plan approval.

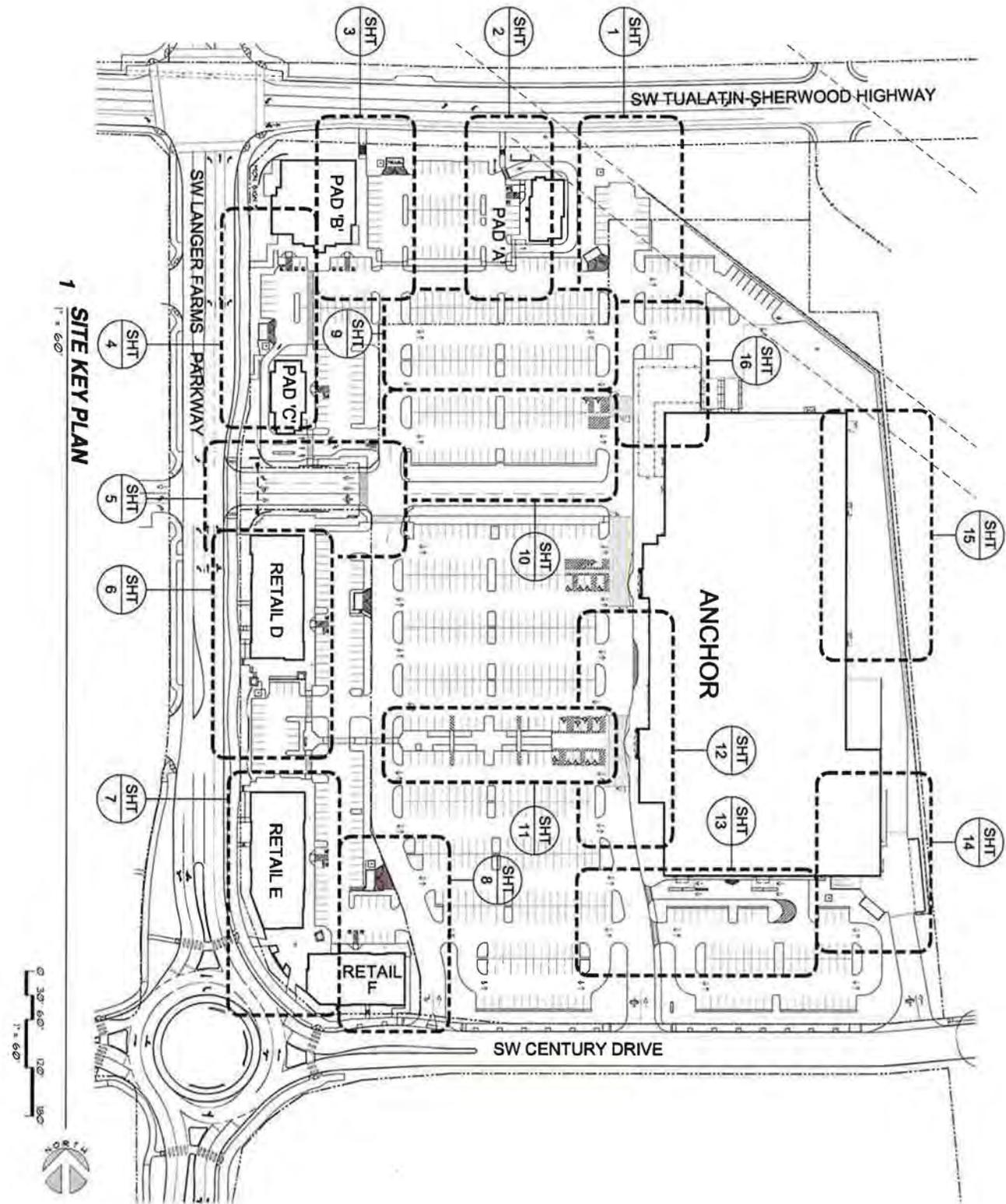
V. CONCLUSION

This applicant narrative and attachments demonstrate compliance with City approval criteria and code. The applicant respectfully requests that the City approve this application.



Attachment I



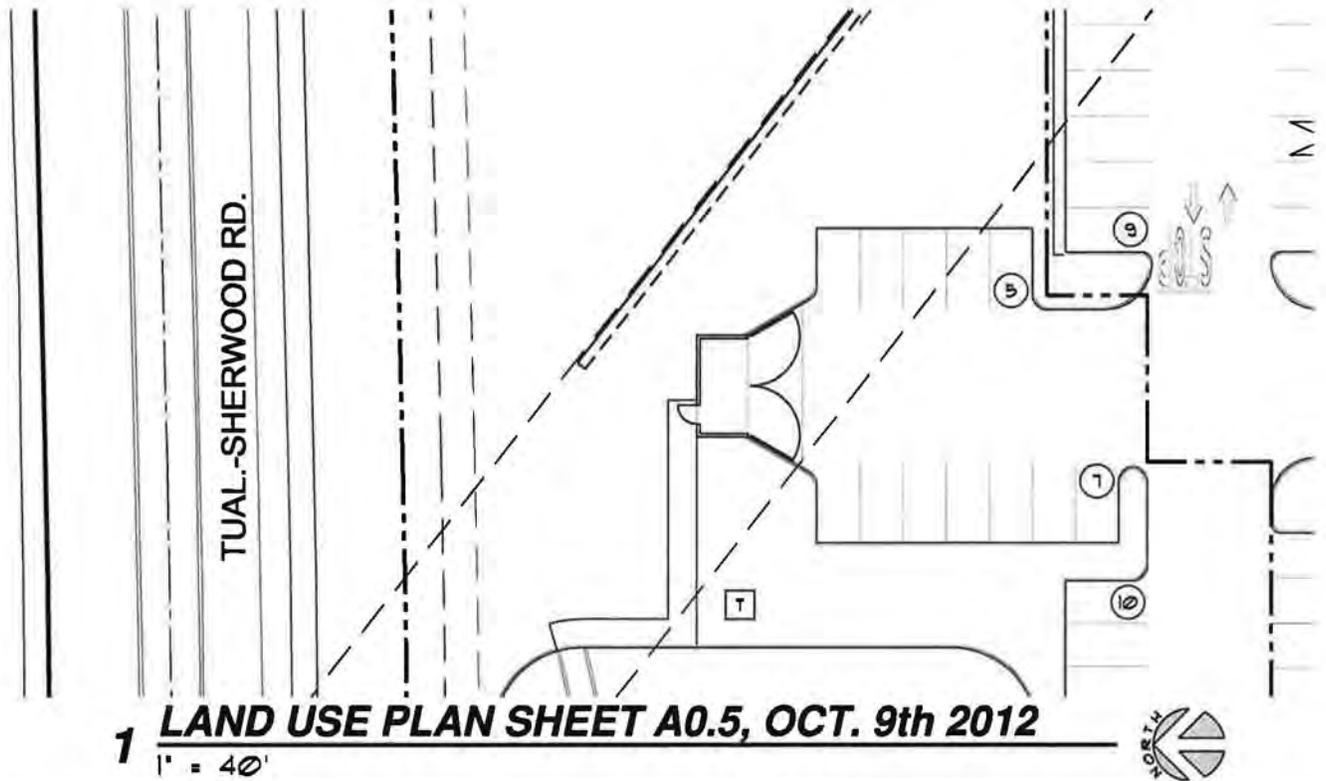


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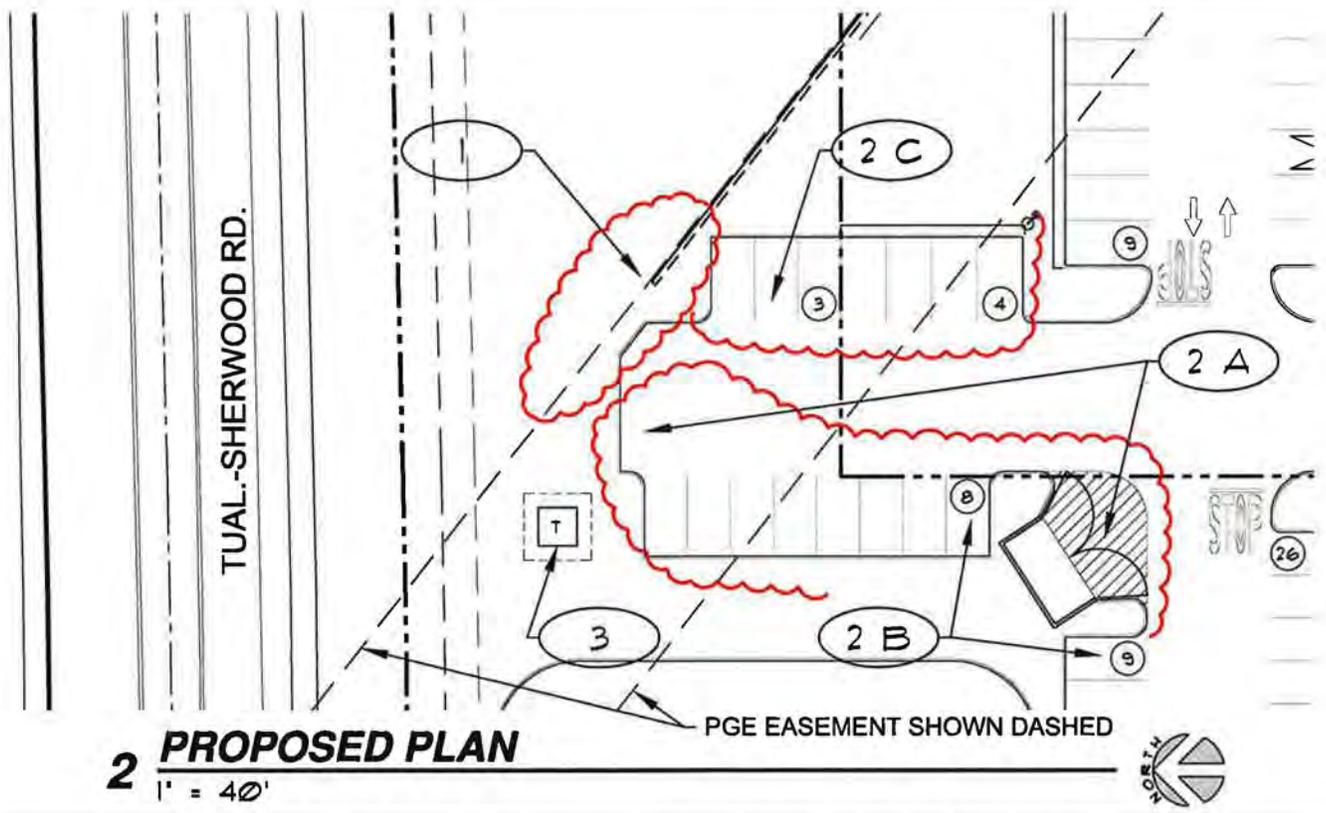
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	DATE: 06-23-15 DRAWN BY: CHECKED BY: REVISIONS:

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LANGER FARMS PHASE 7
 SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY
 SHERWOOD, OREGON
LANGER GRAMOR LLC

	TILAND / SCHMIDT ARCHITECTS, PC 500 SW 10TH AVENUE SUITE 2000 PORTLAND, OREGON 97204 PHONE: (503) 272-2800 FAX: (503) 222-8800
	PROJECT NO. 11364 DATE: 06-23-15 DRAWN BY: [blank] CHECKED BY: [blank]



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2 PROPOSED PLAN
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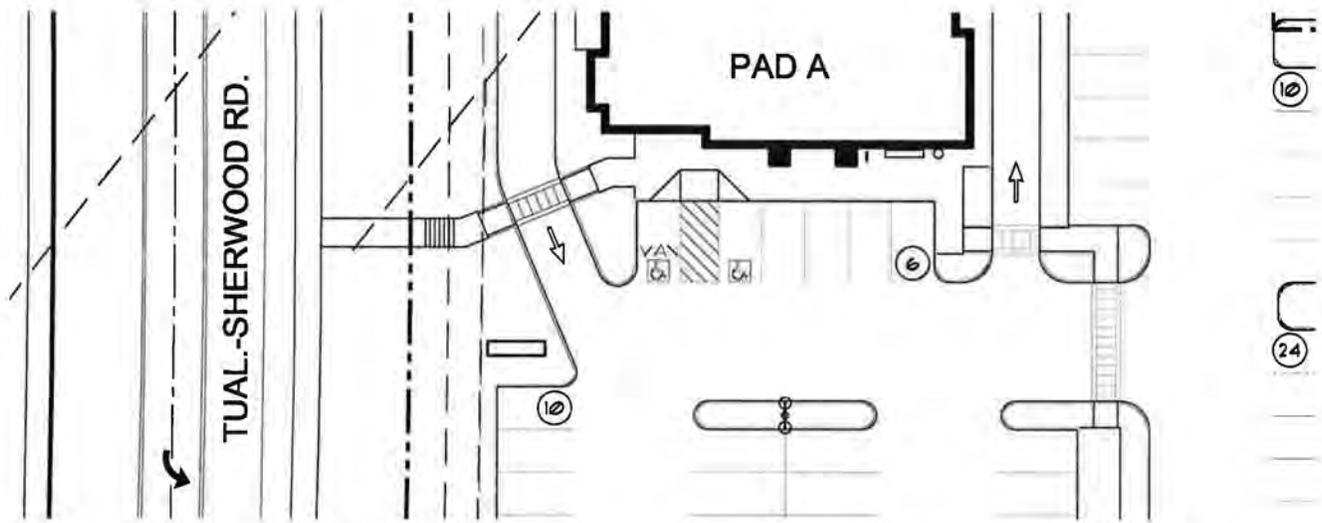
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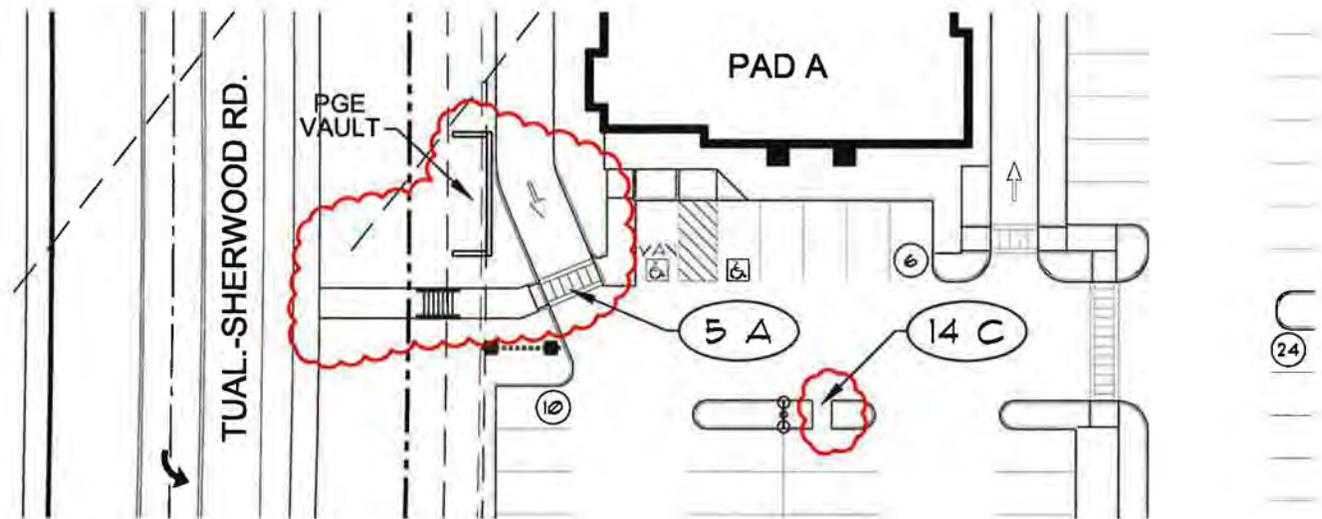
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PROJECT NO:
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1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012

1" = 40'



2 PROPOSED PLAN

1" = 40'



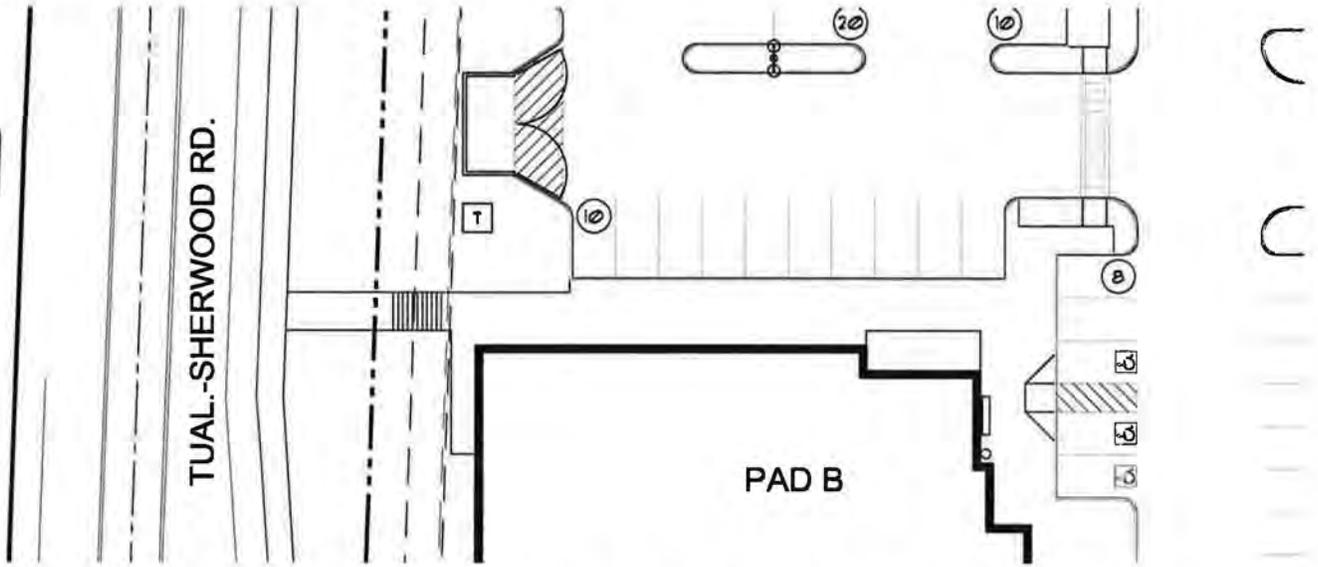
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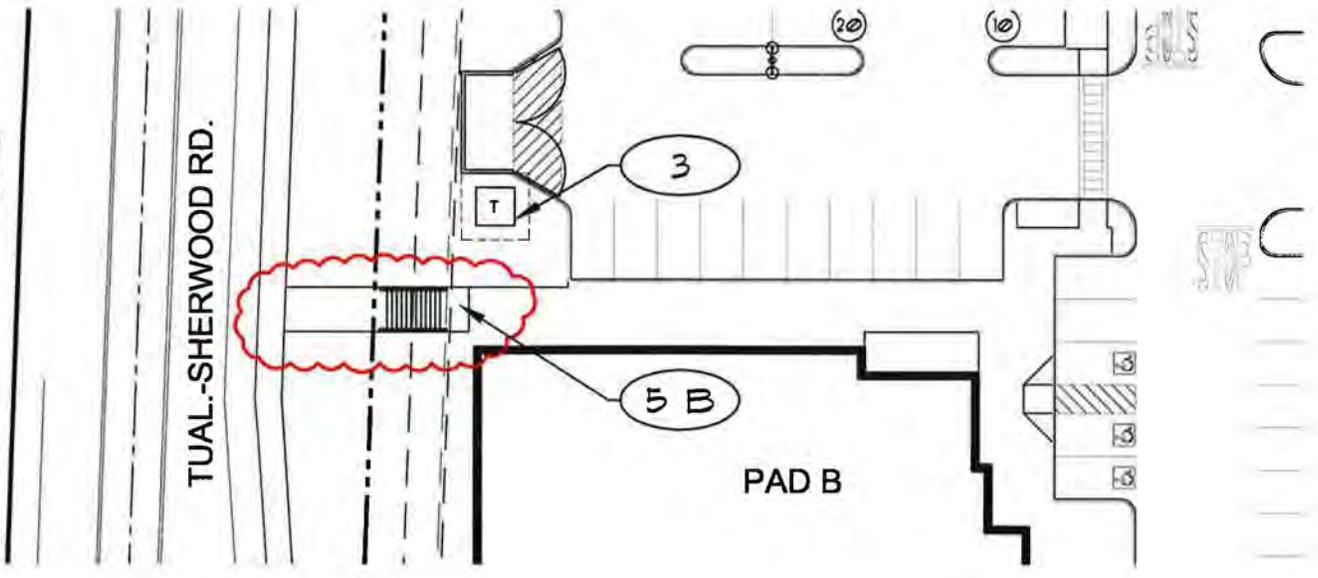
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PROJECT NO:
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1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012
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2 PROPOSED PLAN
 1" = 40'



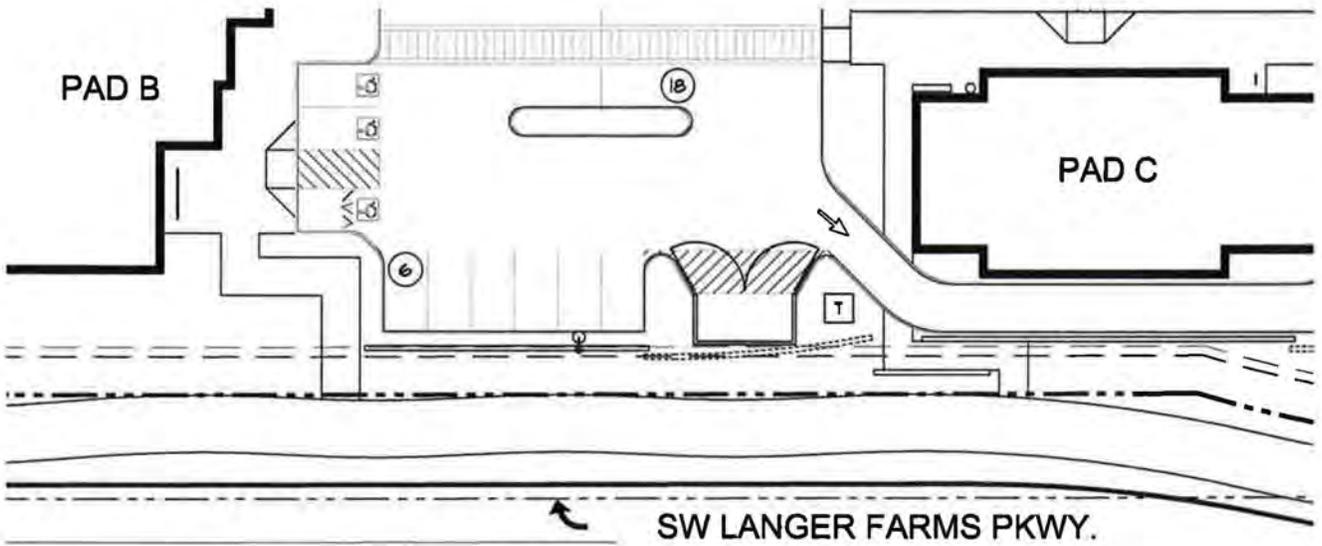
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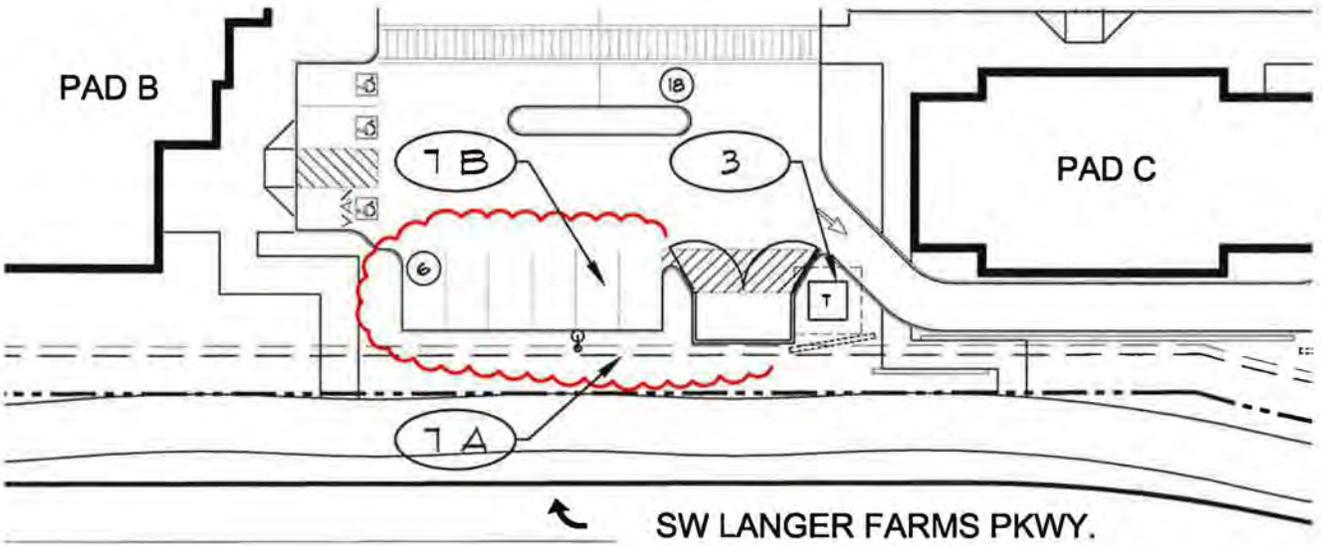
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PROJECT NO: 11364
 SHEET NO. 3



1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012
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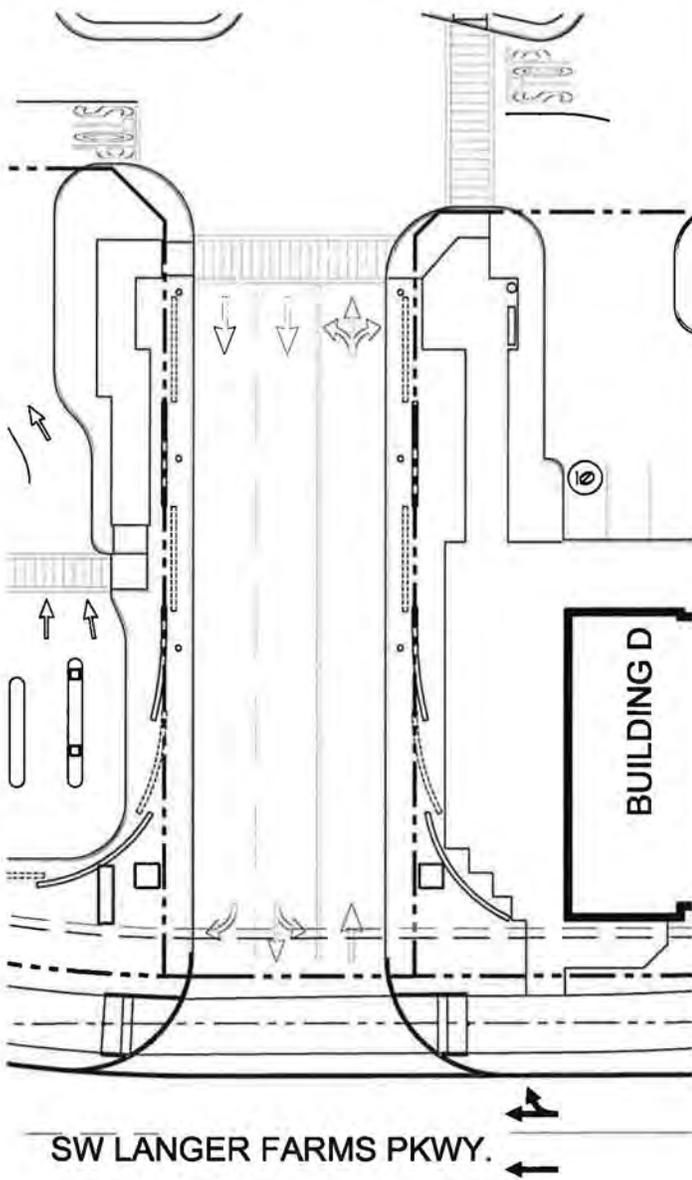
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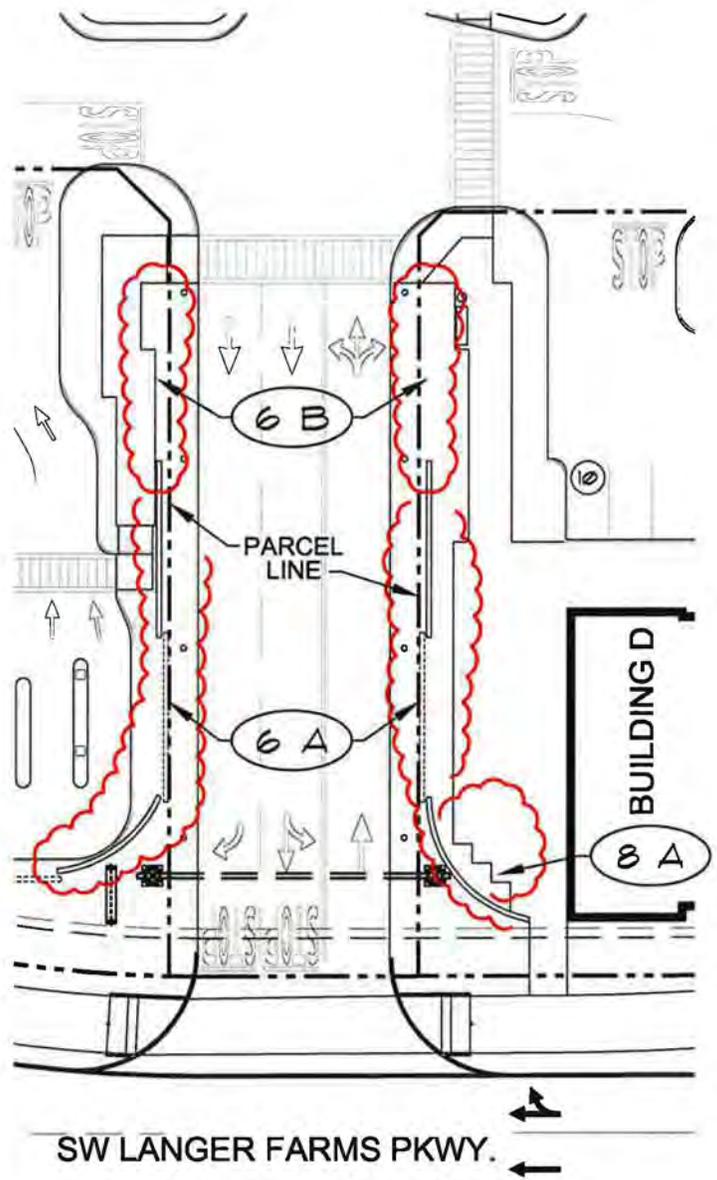
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2 PROPOSED PLAN
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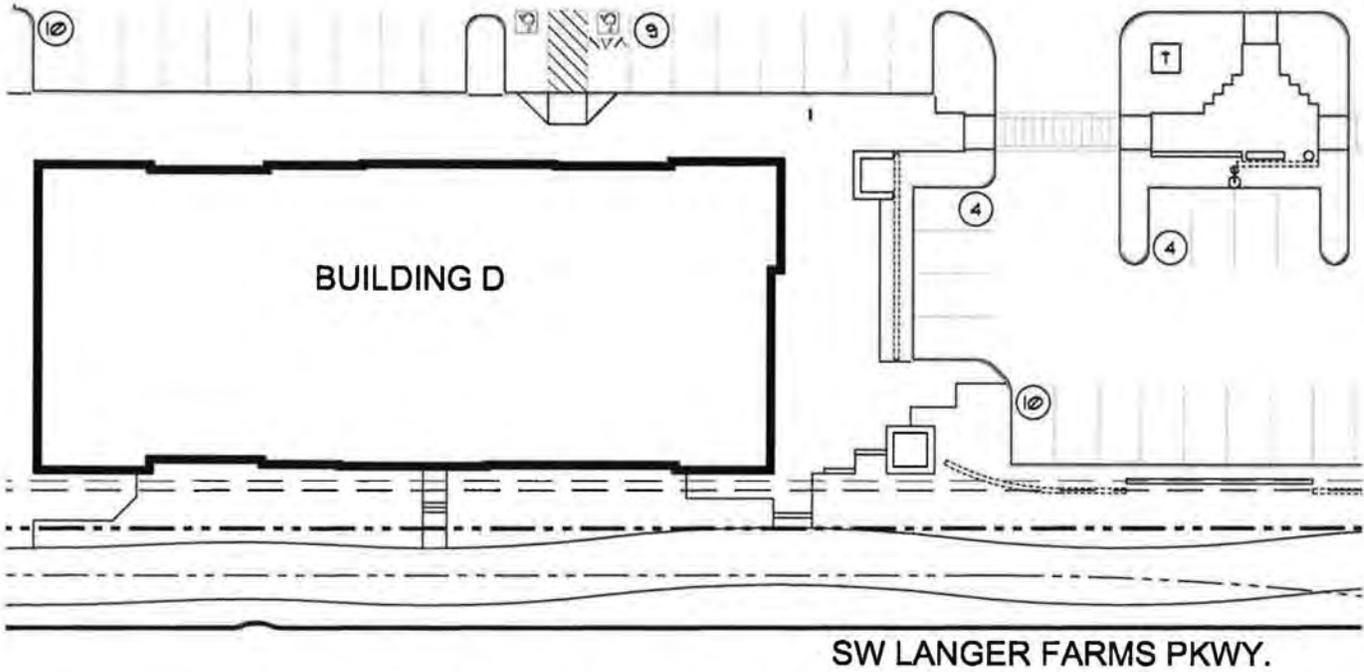
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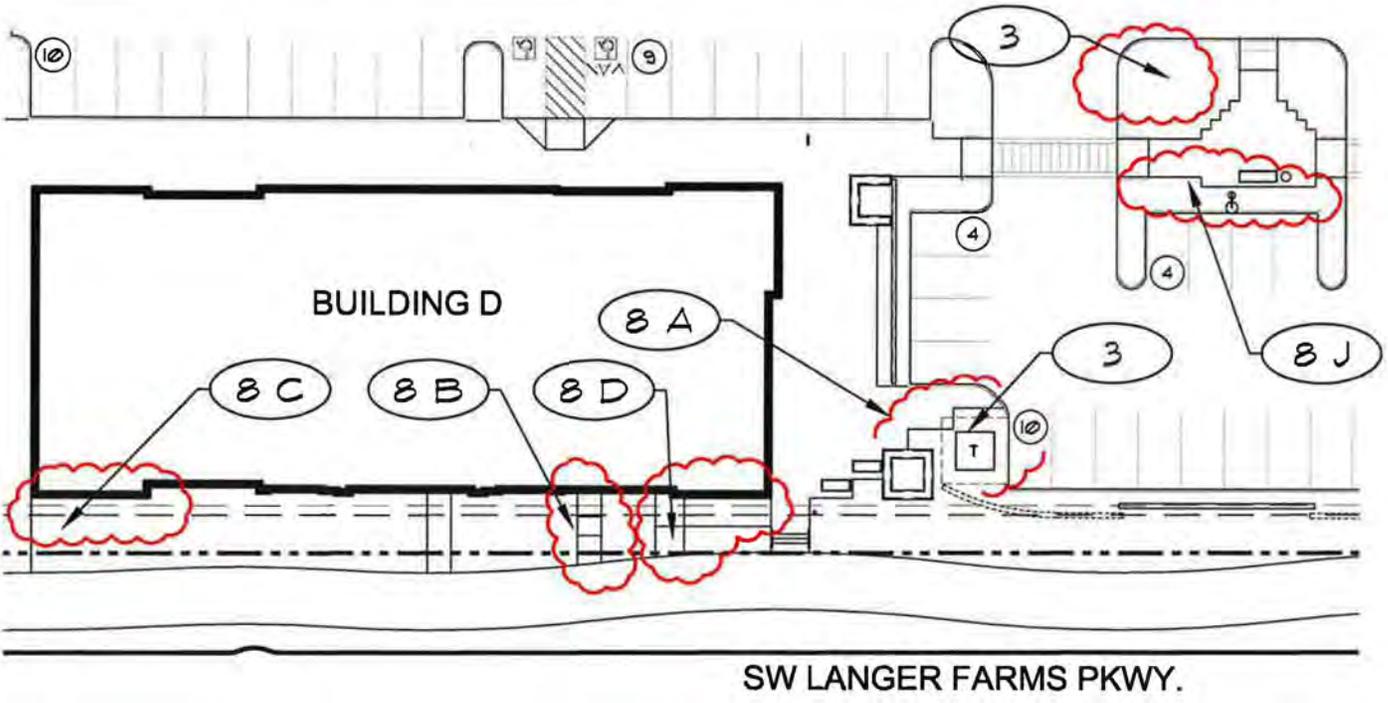
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1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012
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2 PROPOSED PLAN
 1" = 40'



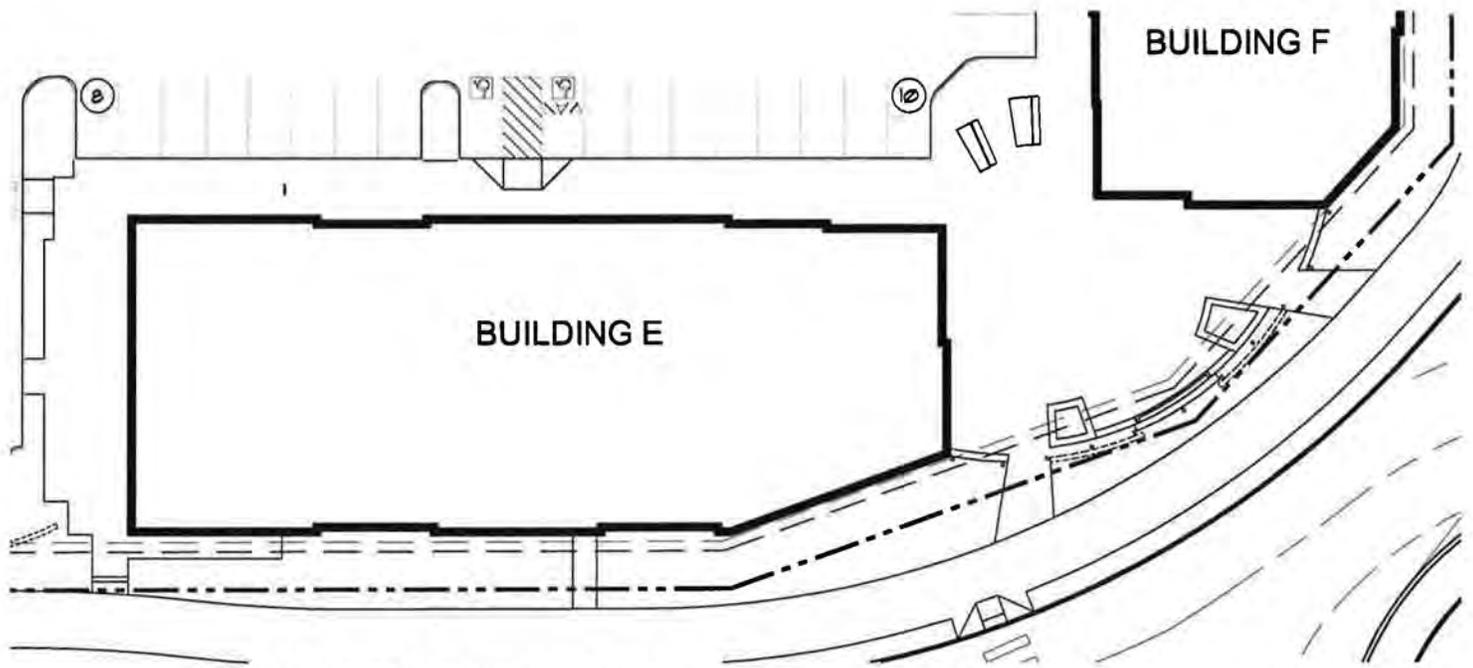
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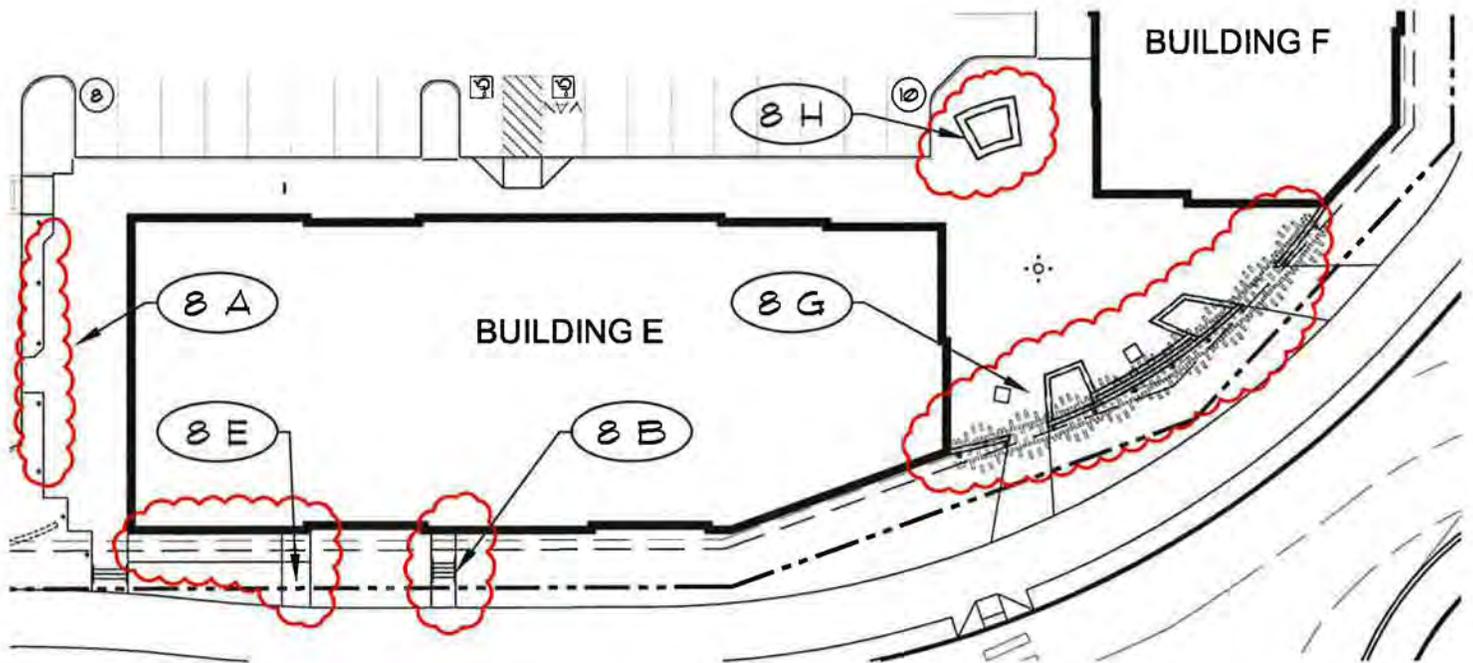
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2 PROPOSED PLAN
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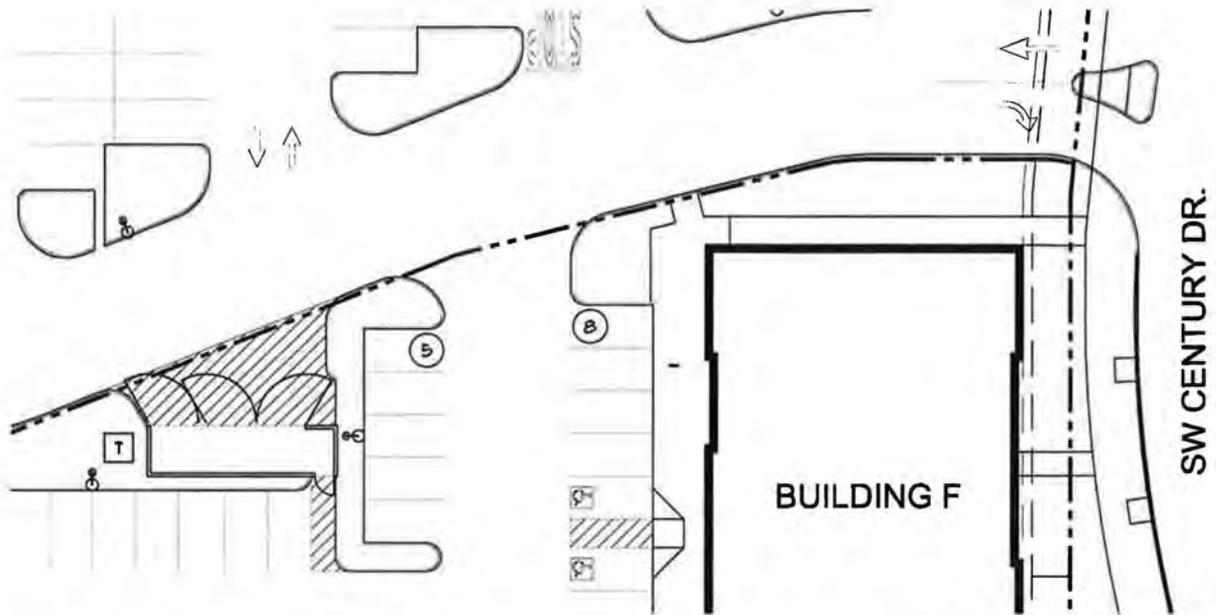
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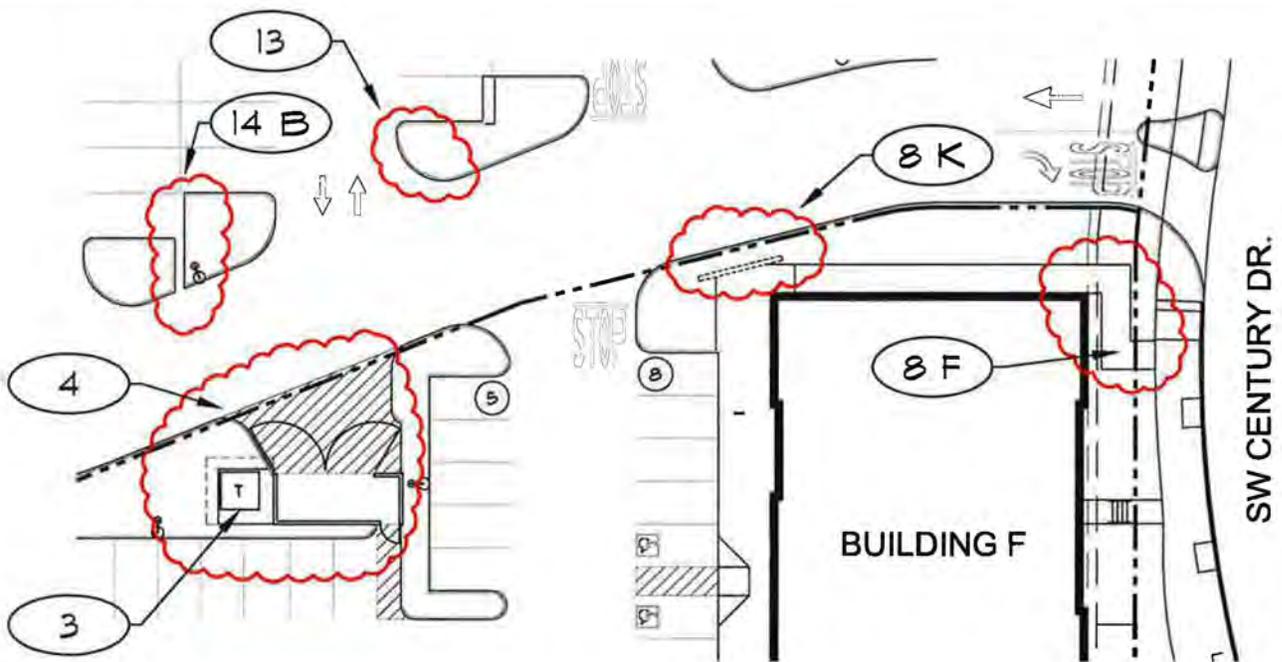
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1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012
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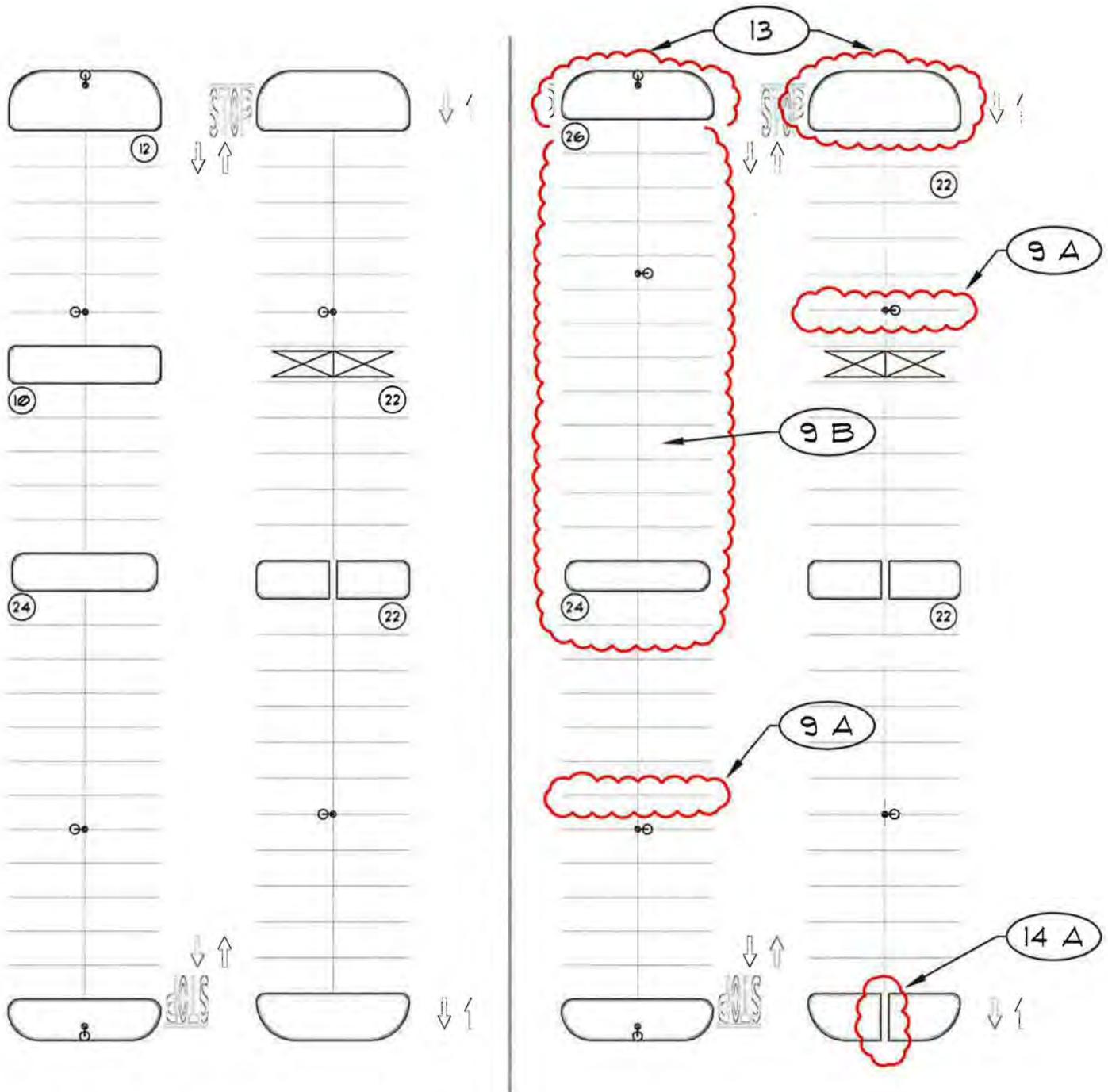
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1 LAND USE PLAN
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2 PROPOSED PLAN
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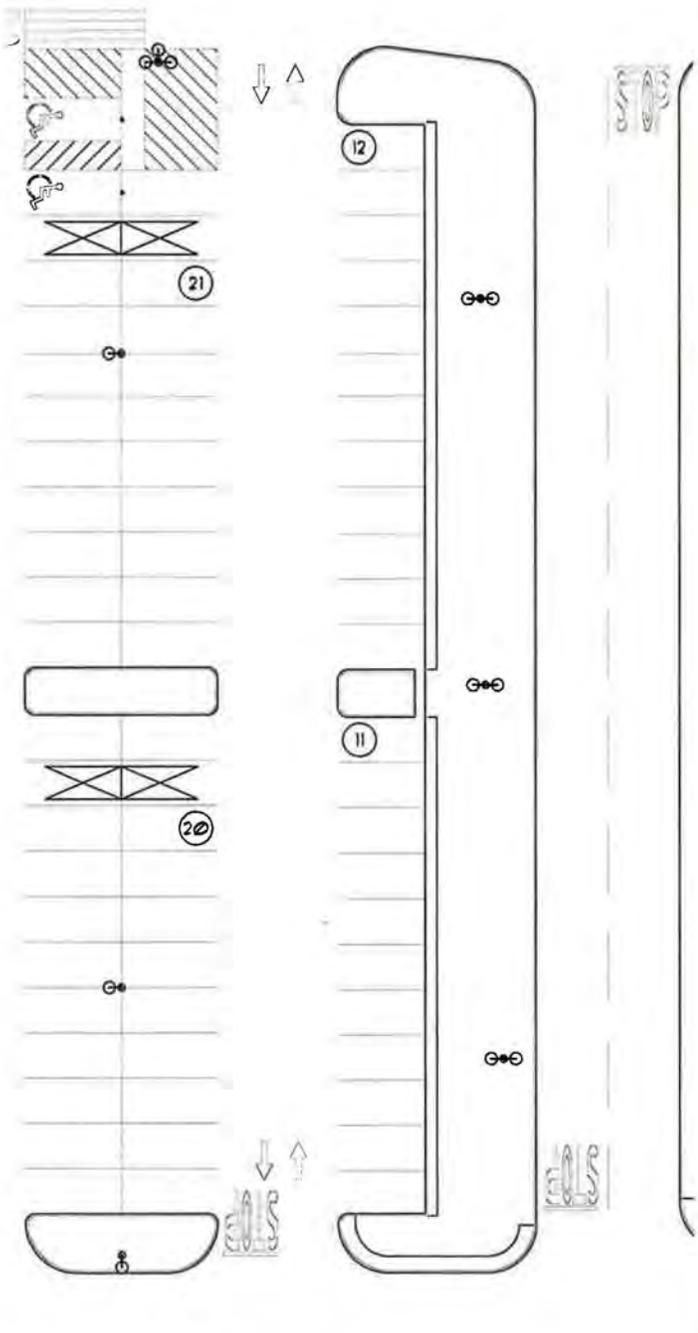
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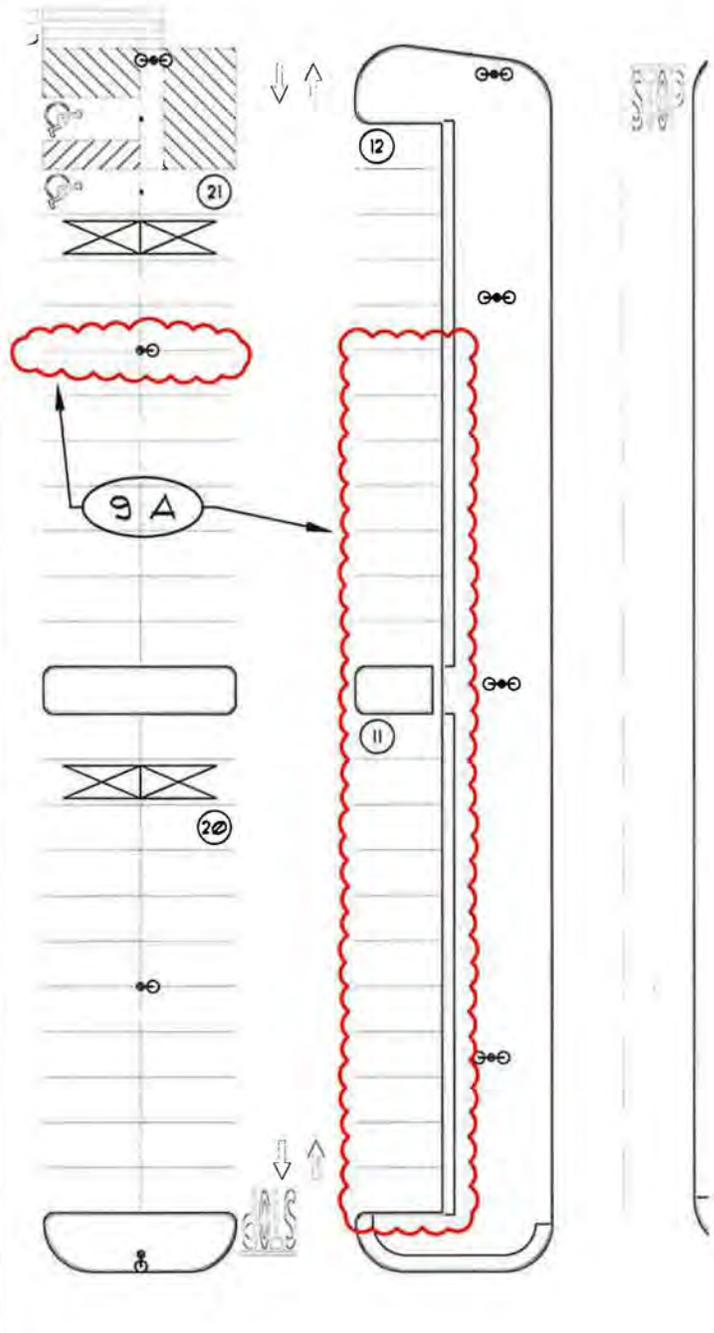
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2 PROPOSED PLAN
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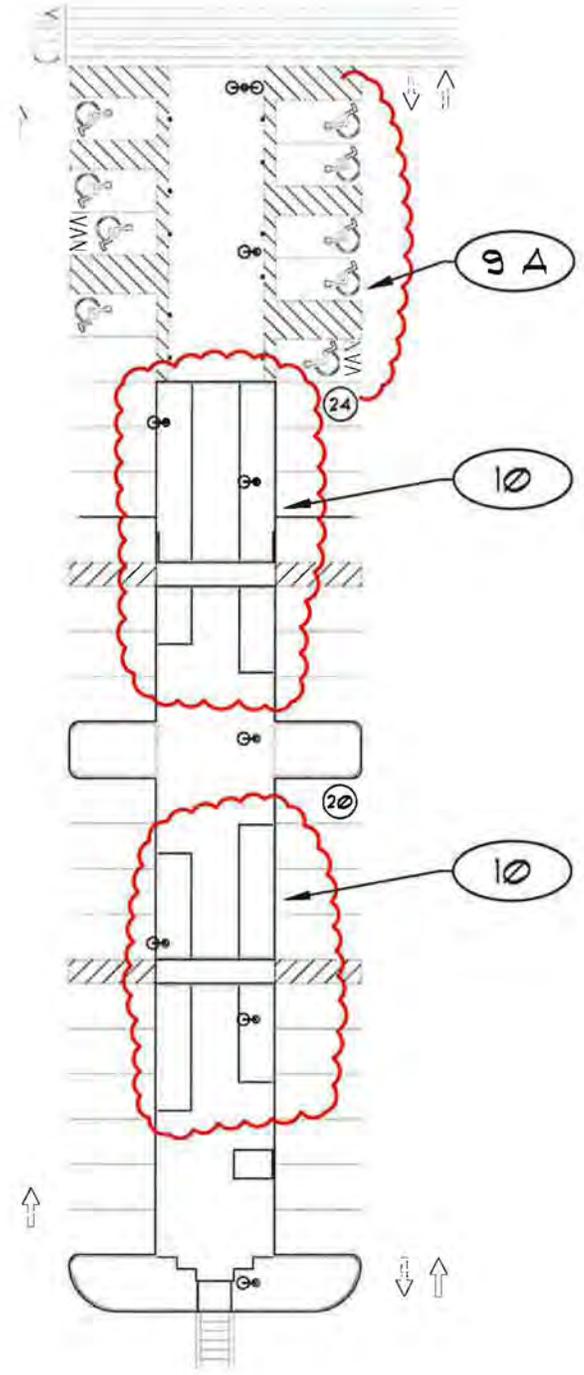
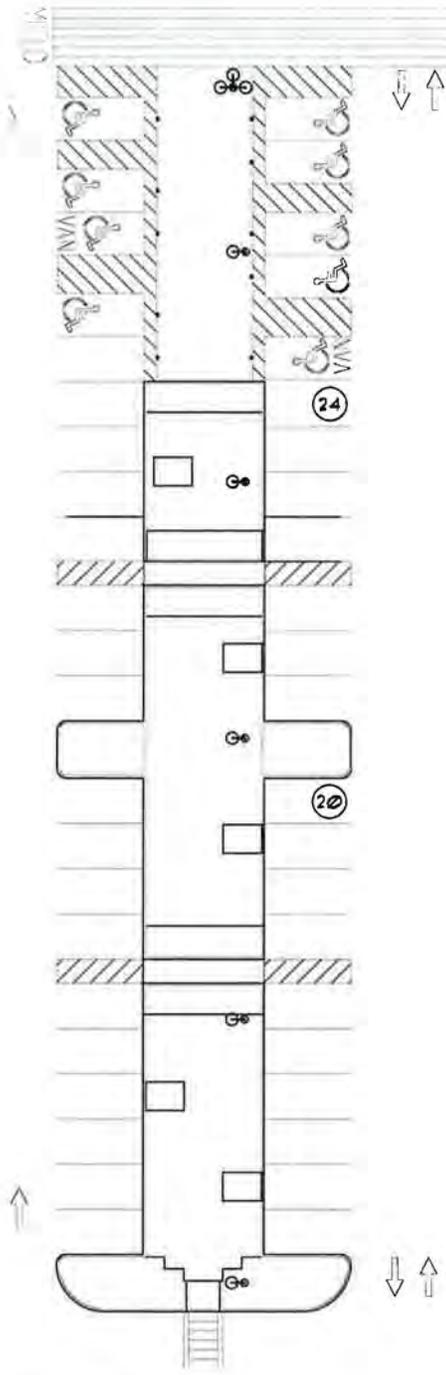
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(503) 220-8517
FAX: (503) 220-8518

TYPE I MINOR MODIFICATION TO FILE NO. SP 12-05 / CUP 12-02
LANGER FARMS PHASE 7
 SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY
 SHERWOOD, OREGON
LANGER GRAMOR LLC

PROJECT NO:
11364
SHEET NO.
10



1 LAND USE PLAN
SHEET A0.5, OCT. 9th 2012
 1" = 40' 

2 PROPOSED PLAN
 1" = 40' 

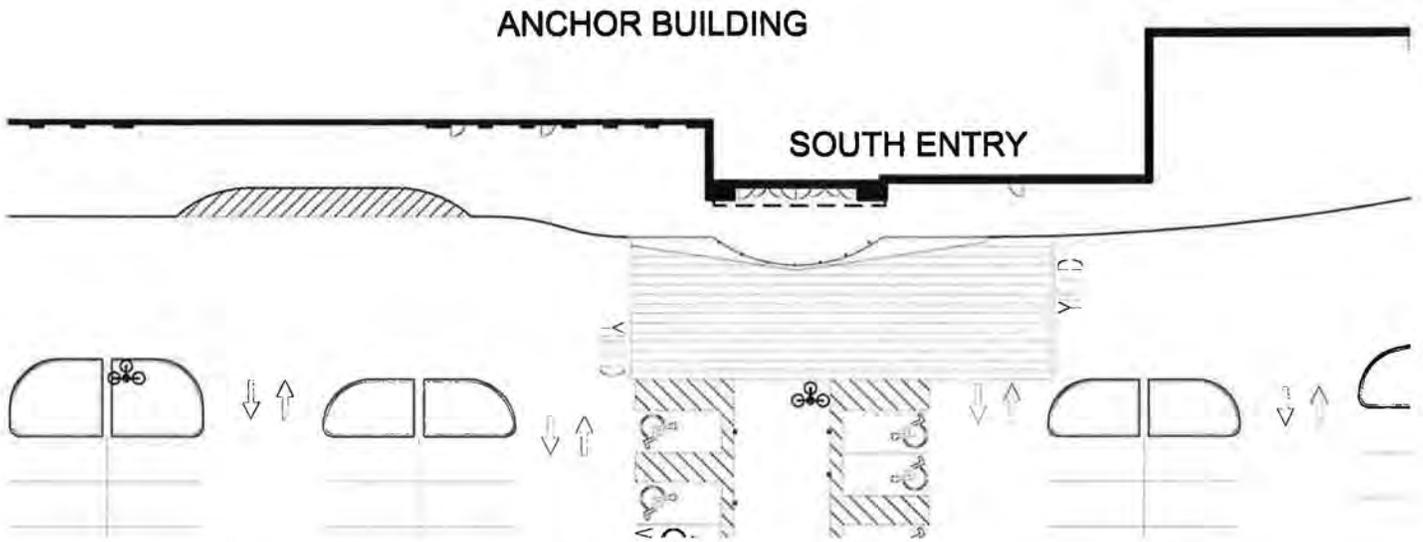
NOTES: I. REFER TO MEMO DATED AUGUST 29, 2013 FOR KEYED NOTES.

DATE:
08-29-2013

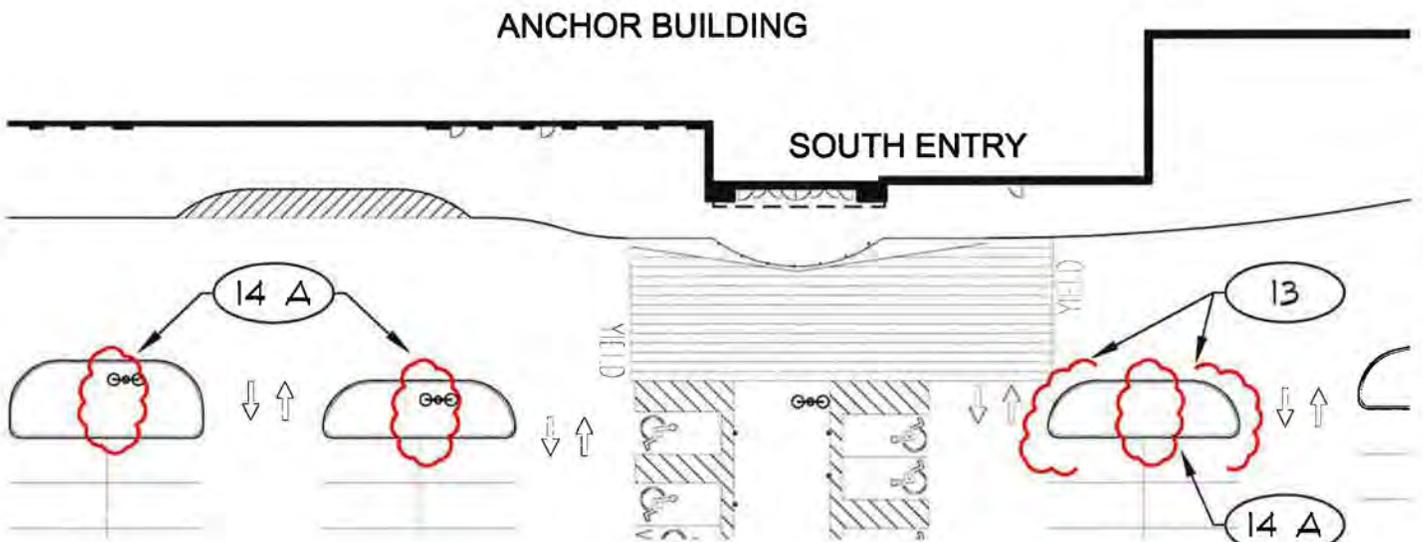
TILAND /
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 SHERWOOD, OREGON
LANGER GRAMOR LLC

PROJECT NO:
11364
SHEET NO.
11



1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012
 1" = 40'



2 PROPOSED PLAN
 1" = 40'



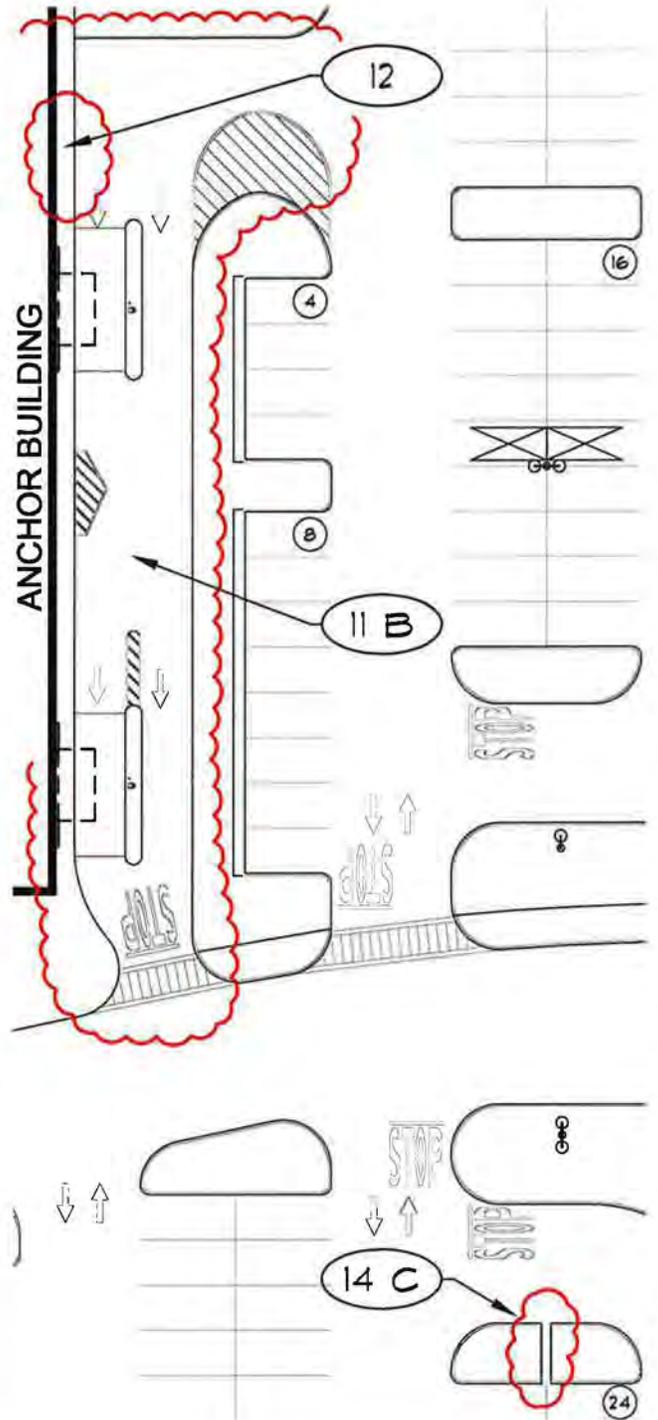
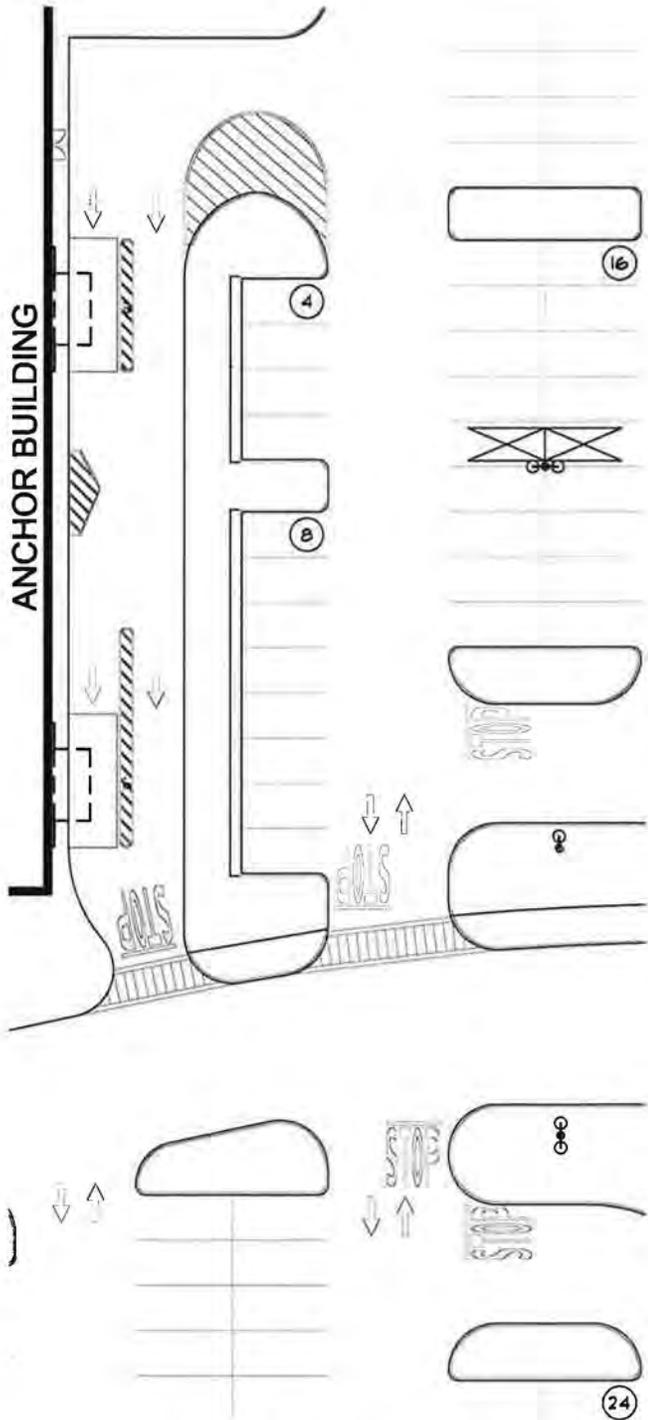
NOTES: 1. REFER TO MEMO DATED AUGUST 29, 2013 FOR KEYED NOTES.

DATE:
08-29-2013

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TYPE I MINOR MODIFICATION TO FILE NO. SP 12-05 / CUP 12-02
LANGER FARMS PHASE 7
 SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY
 SHERWOOD, OREGON
LANGER GRAMOR LLC

PROJECT NO:
11364
SHEET NO.
12



1 LAND USE PLAN
SHEET A0.5, OCT. 9th 2012
 1' = 40'

2 PROPOSED PLAN
 1' = 40'

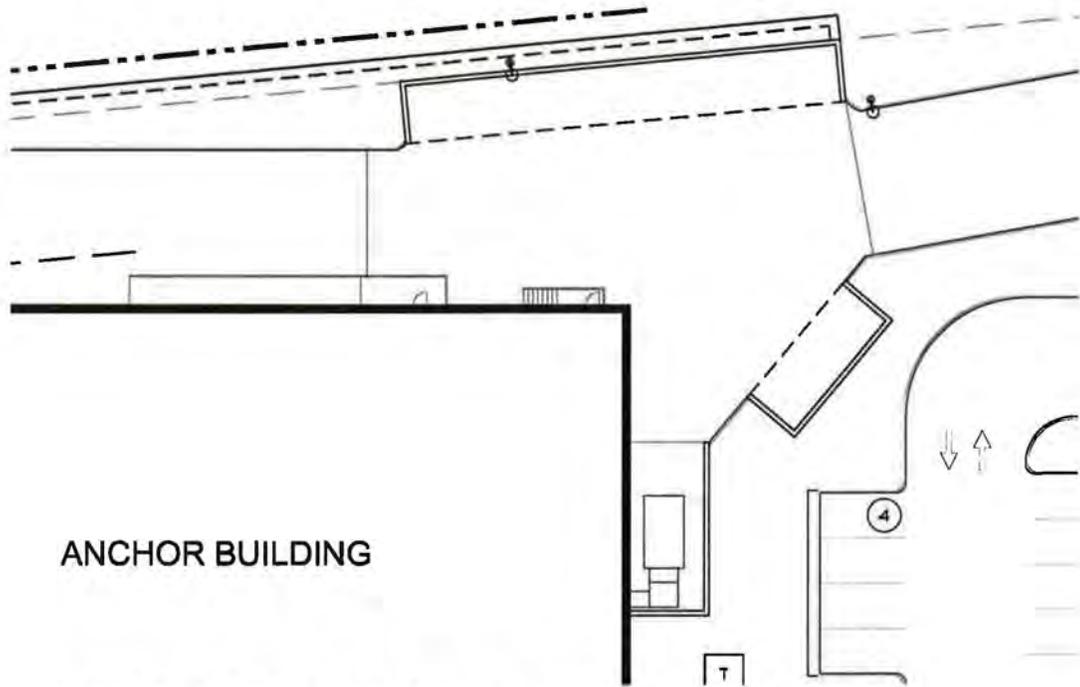
NOTES: 1. REFER TO MEMO DATED AUGUST 29, 2013 FOR KEYED NOTES.

DATE:
08-29-2013

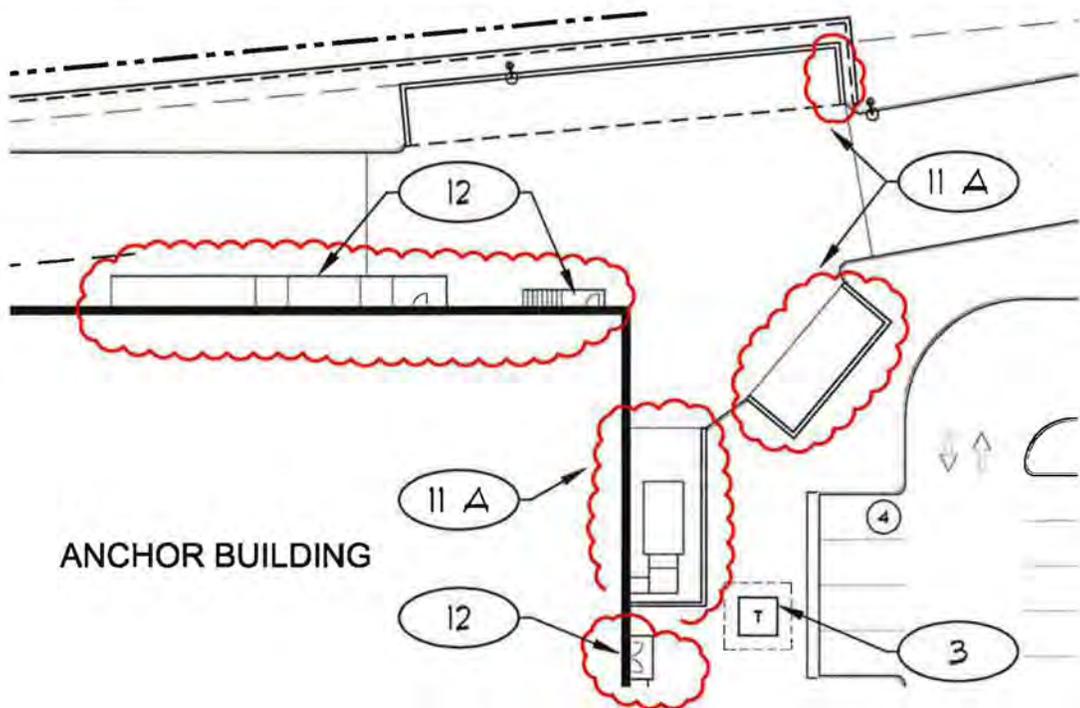
TILAND /
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TYPE I MINOR MODIFICATION TO FILE NO. SP 12-05 / CUP 12-02
LANGER FARMS PHASE 7
 SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY
 SHERWOOD, OREGON
LANGER GRAMOR LLC

PROJECT NO:
11364
SHEET NO.
13



1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012
 1" = 40'



2 PROPOSED PLAN
 1" = 40'



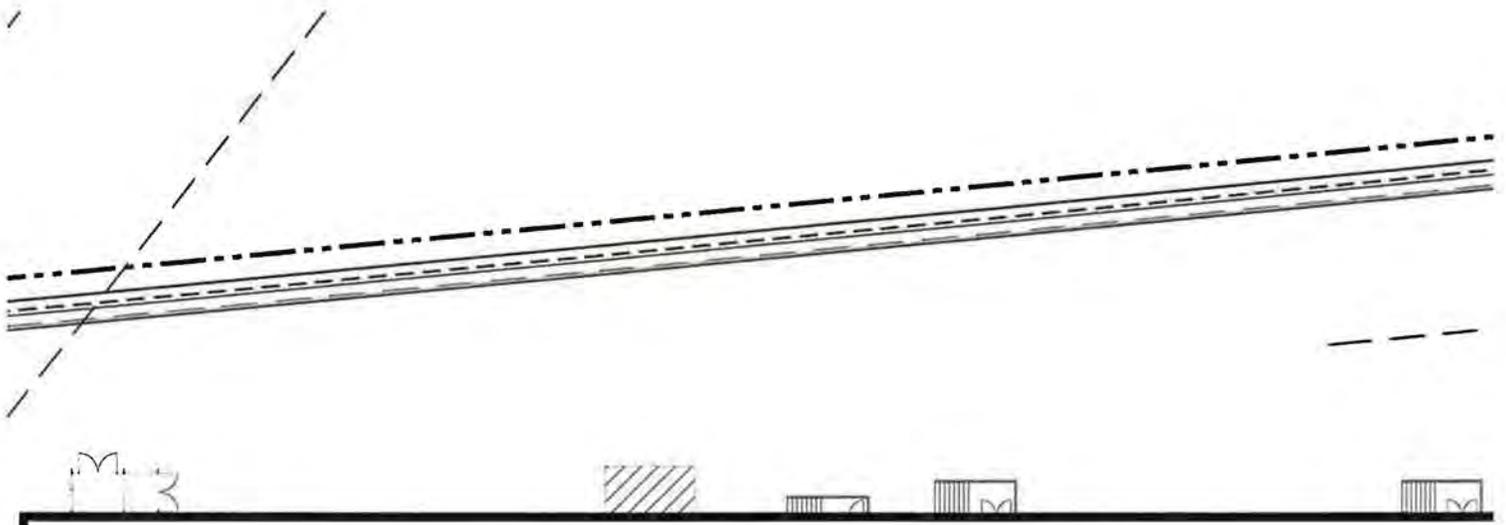
NOTES: 1. REFER TO MEMO DATED AUGUST 29, 2013 FOR KEYED NOTES.

DATE:
08-29-2013

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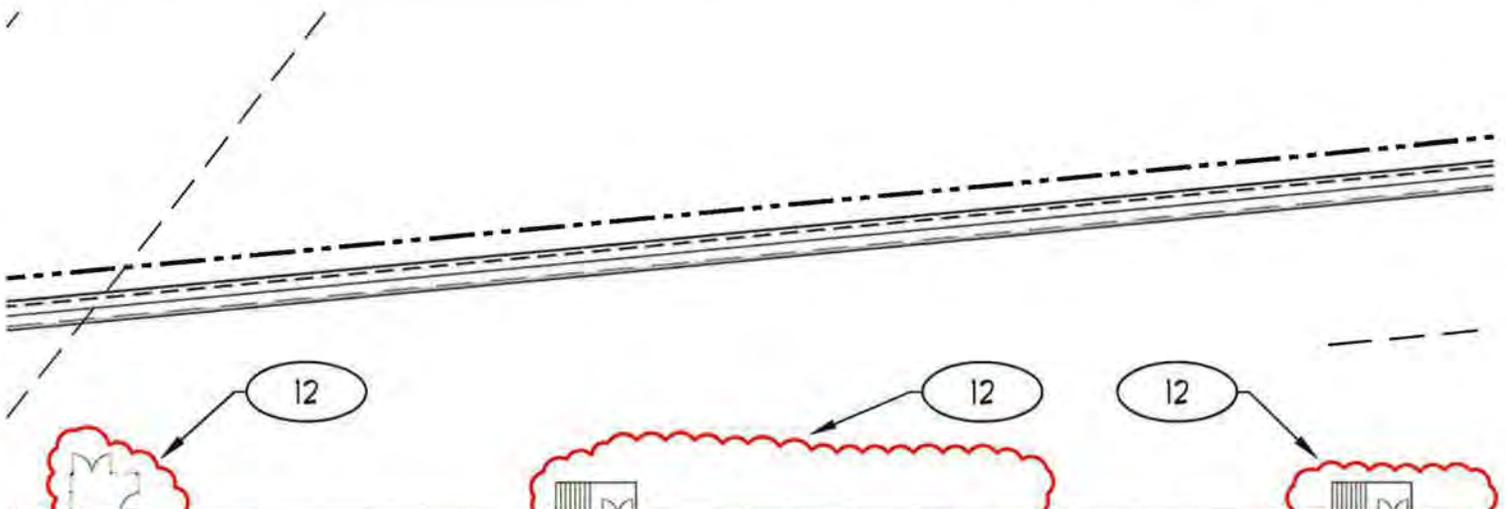
TYPE I MINOR MODIFICATION TO FILE NO. SP 12-05 / CUP 12-02
LANGER FARMS PHASE 7
 SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY
 SHERWOOD, OREGON
LANGER GRAMOR LLC

PROJECT NO:
11364
SHEET NO.
14



ANCHOR BUILDING

1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012
 1' = 40'



ANCHOR BUILDING

2 PROPOSED PLAN
 1' = 40'



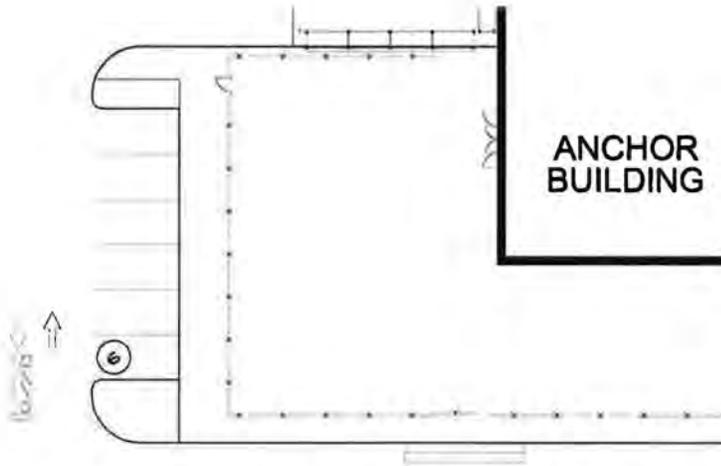
NOTES: 1. REFER TO MEMO DATED AUGUST 29, 2013 FOR KEYED NOTES.

DATE:
08-29-2013

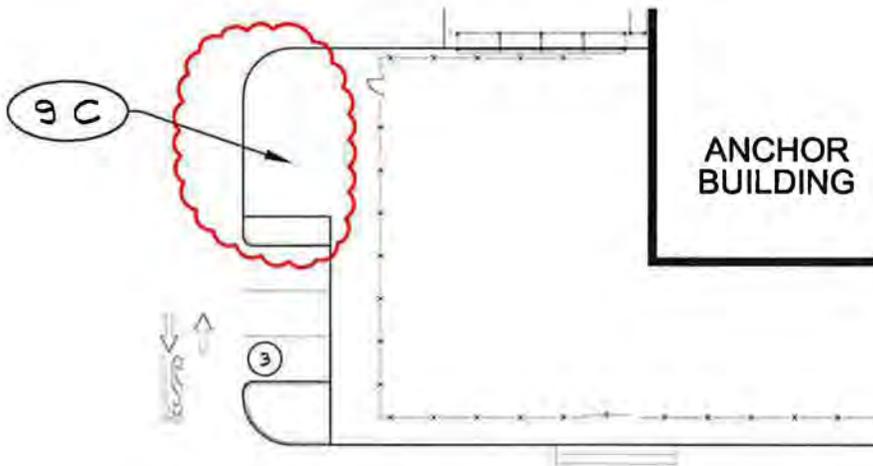
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 SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY
 SHERWOOD, OREGON
LANGER GRAMOR LLC

PROJECT NO:
11364
SHEET NO.
15



1 LAND USE PLAN SHEET A0.5, OCT. 9th 2012
 1" = 40'



2 PROPOSED PLAN
 1" = 40'



NOTES: 1. REFER TO MEMO DATED AUGUST 29, 2013 FOR KEYED NOTES.

DATE:
08-29-2013

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 SHERWOOD, OREGON
LANGER GRAMOR LLC

PROJECT NO:
11364
SHEET NO.
16

Attachment 2



Type I Minor Modification to File No. SP 12-05 / CUP 12-02
Summary of Changes
Langer Farms Phase 7
Sherwood, Oregon
August 29, 2013

Miscellaneous changes have been made to the documents since the Land Use Approval was issued on November 7, 2012.

Please refer to the attached site plan comparison drawings, which show portions of the approved land use plans presented side-by-side with the proposed plan modifications.

<u>Plan Key</u>	<u>Modification</u>	<u>Description</u>	<u>Drawing Sheet(s)</u>
1	Retaining Wall	The extent of the retaining wall along the southwest edge of the BPA easement was reduced, allowing more of the site frontage to be graded and landscaped.	1
2 A	Pad Area for Building A	The trash enclosure was relocated, from the end of the drive just east of the pad area, to the southeast corner of the pad area. This was required due to a change in PGE requirements mandating that the enclosure not be in the PGE easement. The range of available relocation options was limited by Pride Disposal's access requirements.	1
2 B		One parking stall was shifted from the south edge of Pad A to the east edge of Pad A.	1
2 C		Two parking stalls were added on the east side of the drive.	1
3	PGE Transformers	Sizes of transformers and required clearances around them have been increased per PGE requirements. Locations have changed at Pad Building A, and at the Anchor. Other transformers are located as before, but enlarged.	1, 3, 4, 6, 8, 14
4	Trash Enclosure, Buildings E & F	The large, 3-bay trash enclosure between Buildings E and F was reduced to a standard 2-bay enclosure, after review with Pride Disposal.	8

<u>Plan Key</u>	<u>Modification</u>	<u>Description</u>	<u>Drawing Sheet(s)</u>
5 A	Tual-Sherwood Road Frontage	The stair at Pad A shifted west slightly to avoid interference with new and existing underground utilities, and was narrowed from 6'-0", to 5'-0". A retaining wall was added just east of the stair to avoid re-grading around a large PGE vault.	2
5 B		The stair at Pad B was widened by 1'-0".	3
6 A	Langer Farms Parkway Entry	The screen walls flanking the main entry drive were moved several feet further away from the drive. The move was made to get the walls entirely off of the Anchor's parcel, so that their construction and maintenance is entirely the Developer's responsibility. Some additional small changes were made to better integrate the walls with the monument sign, entry gateway, landscaping, and Building D plaza.	5
6 B		The last 35' of the screen walls, along the interior end of the entry drive, were removed to provide improved visibility for pedestrians and drivers around the two crosswalks. A series of small shrubs remain, providing a visual corridor.	5
7 A	Pad Building Areas A, B, and C	The screen walls between Buildings B and C were removed, with the exception of a small segment that screens a transformer. Shrubs, including Golden Flame Spirea and Gold Sword Yucca, are still providing screening in this area.	4
7 B		Six parking stalls between Buildings B and C were shifted slightly south.	4
8 A	Plazas at Buildings D, E, and F	Generally, small changes were made to the plan configuration of the building endcap plazas on the north and south ends of Building D, and the north end of Building E. The changes were made to better integrate the raised planter areas, and coordinate the plaza edge with the plaza paving treatment. Changes did not affect elevations, slopes, level changes, or accessibility.	5, 6, 7

Plan Key	<u>Modification</u>	<u>Description</u>	<u>Drawing Sheet(s)</u>
8 B	Plazas at Buildings D, E, and F (Continued)	Locations of the internal utility rooms of Buildings D and E were shifted, so the connecting walks from the rooms to the City sidewalks moved as well. Steps have been added to several of the walks as grading plans have been refined.	6, 7
8 C		The plaza return along the northernmost bay of the Langer Farms Parkway side of Building D was removed due to underground utility congestion and replaced with landscaping.	6
8 D		The plaza return along the southernmost bay of the Langer Farms Parkway side of Building D was removed to add an additional accessible sloping sidewalk from the building plaza down to the City sidewalk.	6
8 E		The plaza return along the northernmost bay of the Langer Farms Parkway side of Building E was removed to add an additional accessible sloping sidewalk from the building plaza down to the City sidewalk.	7
8 F		At the southeast corner of Building F, the walkway out to the City sidewalk on Century Drive had to jog west to avoid the site access driveway's curb ramp.	8
8 G		The large corner plaza between Buildings E and F was reduced in size. It was found that the extensive construction proposed (walls, fountain, trellis, lighting) could not overlap any of the public utility easement, which is filled with existing wiring. The usable plaza is still over 3,000 square feet in area.	7
8 H		At the interior part of the plaza between Buildings E and F, two small planter areas and a bench were combined into single raised planter with seat wall at 4 sides. One tree was removed.	7
8 I		(not used)	

<u>Plan Key</u>	<u>Modification</u>	<u>Description</u>	<u>Drawing Sheet(s)</u>
8 J	Plazas at Buildings D, E, and F (Continued)	At the "T" pedestrian intersection, in the island between Buildings D and E, the two screen walls were eliminated. It was felt that this area was becoming too enclosed, to the point that the circulation system might be unclear to some pedestrians, and at the same time restrict the visibility of drivers. Feather Reed Grass and Rose shrubs provide a vegetated boundary that parallels the parking stalls and the abutting walk at this pedestrian intersection.	6
8 K		A connection from the east end of the plaza in front of Building F down to the parking area was removed. The grade change at this location required a stair, but the space is too constrained for functional landings at top and bottom. Sufficient pedestrian connections exist on the site that this one should not be needed.	8
9 A	Parking	Some parking stall striping was shifted 6 inches to one foot. The stalls affected are all "standard" size or larger.	9, 10, 11
9 B		Four parking stalls were added south of Pad A.	9
9 C		Three parking stalls were removed at the Anchor building's garden center plaza.	16
10	Pedestrian Walk to Anchor	The raised walk leading east-west toward the Anchor building south entry was reconfigured. This was done to make the walk more readily accessible, by changing the 1:12 slope curb ramps to a 1:20 slope, and to reduce pedestrian tripping hazards by having planted areas on each side of the sloped walks. This resulted in a net increase of landscaping along the walk. Several tree wells were absorbed by the enlarged planting areas, retaining the trees while adding other plants.	11

<u>Plan</u> <u>Key</u> <u>Modification</u>	<u>Description</u>	<u>Drawing</u> <u>Sheet(s)</u>
11 A Anchor Trash and Drivethru	The Anchor building's trash enclosure, compactor, and exterior storage enclosure have been changed slightly. The trash enclosure moved to ensure compliance with Pride Disposal access requirements. The compactor was moved west by about 2 feet to work better with the internal layout of the Anchor building. The exterior storage area was lengthened by less than 3 feet to comply with the Anchor tenant's latest standards.	14
11 B	Various features of the pharmacy drivethrough were adjusted to comply with the Anchor tenant's latest standards.	13
12 Anchor Building Perimeter	The Anchor building's egress points and some related features of the exterior (landings, stairs, railings) on the north and east sides of the building have been altered slightly, due to refinement of the internal layout of the Anchor building. The small enclosure for the Anchor's battery storage was resized per the Anchor's latest standards, and a striped-out area below a small permanent jib crane was eliminated.	13, 14, 15
13 Curb Radii	Several curb radii on the Anchor parcel were adjusted slightly, from 9'0" or 9'-6" to 10'-0".	8, 9, 12
14 A Gutters In Islands (The gutters are a part of the storm	Gutter through an island removed.	12
14 B drain system; some modifications were made as the storm system	Gutter through an island shifted.	8, 9
14 C was developed.)	Gutter through an island added.	2, 13

Finally, there is one set of changes not indicated on the site plan comparison drawings.

15 Pole Lights	Some pole light locations have changed slightly, and the number of lights on some poles has changed as well. These changes were made to fine tune some of the onsite illumination levels. As the pole locations and heads are relatively meaningless without the resulting illumination levels, a fully revised photometric plan is attached.
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Attachment 3



CHRISTOPHER FRESHLEY
LANDSCAPE • ARCHITECT

September 14, 2012

Brad Kilby, AICP
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

RE: Langer Farms Phase 7 – Commercial Design Review Matrix (SP 12-05)

Dear Brad:

Regarding the Langer Phase 7 proposal (SP 12-05), the project currently does not meet the minimum score of 14 points under the Landscaping Section (Section 16.90.030-D-7-d) of the Commercial Design Review Matrix. The project as presented in the application yields a score of 12 points. In order to meet the Commercial Design Review Matrix for Landscaping, we propose to modify our proposal in order to gain two additional points by doing the following:

1) Design Review Matrix (4)(e) – Landscaping Trees Greater than 3” Caliper

Currently we propose to plant 263 trees on the project, none of the trees are larger than 2-inch caliper. To achieve an additional point in the scoring system the project needs to provide 25 – 50% of the trees with calipers greater than 3 inches or 66 trees. To achieve this, the applicant first proposes to increase the size of the 44 evergreen. The proposed evergreens are proposed at a 6 foot height. It should be noted that there is a difference in size specifications between evergreen trees as opposed to deciduous trees. Evergreen or conifer trees are not measured by caliper inch until these trees grow to 6-inch DBH. Instead evergreen trees are measured by height with a 6-foot tall evergreen tree being equivalent to a 2-inch caliper deciduous tree. In other jurisdictions and most recently in the City of Portland has acknowledged an 8 to 10 foot tall evergreen tree as equivalent to a 3-inch caliper deciduous tree. Therefore the applicant requests to increase the size of the 44, 6-foot tall evergreens to 8-10 foot tall evergreens. In addition the applicant proposes to upsize 22 of the deciduous trees to 3-inch caliper. With these 66 upsized trees, the project will score one additional point.

2) Design Review Matrix (4)(d) – Landscaping Areas

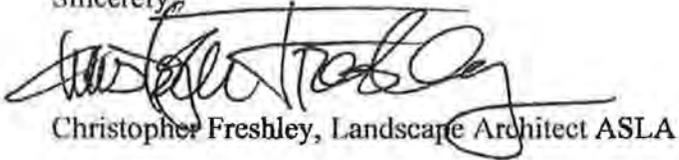
In our application we indicated we had 10 landscaping areas that are less than 100 square feet. In review of these areas we request that these areas be treated as “pedestrian plaza features” as opposed to landscaping areas. These areas consist of small plantings near wide pedestrian walks and plazas and were intended to complement these pedestrian plazas. All of the other landscaping areas including those around the parking area will be 100 square feet or more in size. Further these areas only amount to 827 square feet and these areas are not need to achieve the 10% minimum landscape area required under Section 16.92.030-B. After deducting the 827 square feet for these

Brad Kilby, AICP
Langer Farms Phase 7 – Commercial Design Review Matrix (SP-12-05)
September 14, 2012
Page 2

areas the total landscaping percentage is 13% for the entire project exceeding the 10% standard.
With this change the project will score an additional point.

With the above two changes we believe the project scores an additional two points and therefore complies with the Landscaping section of the Commercial Design Review Matrix. We also believe that these changes can be made through a condition of approval. Thank you for your attention to this project.

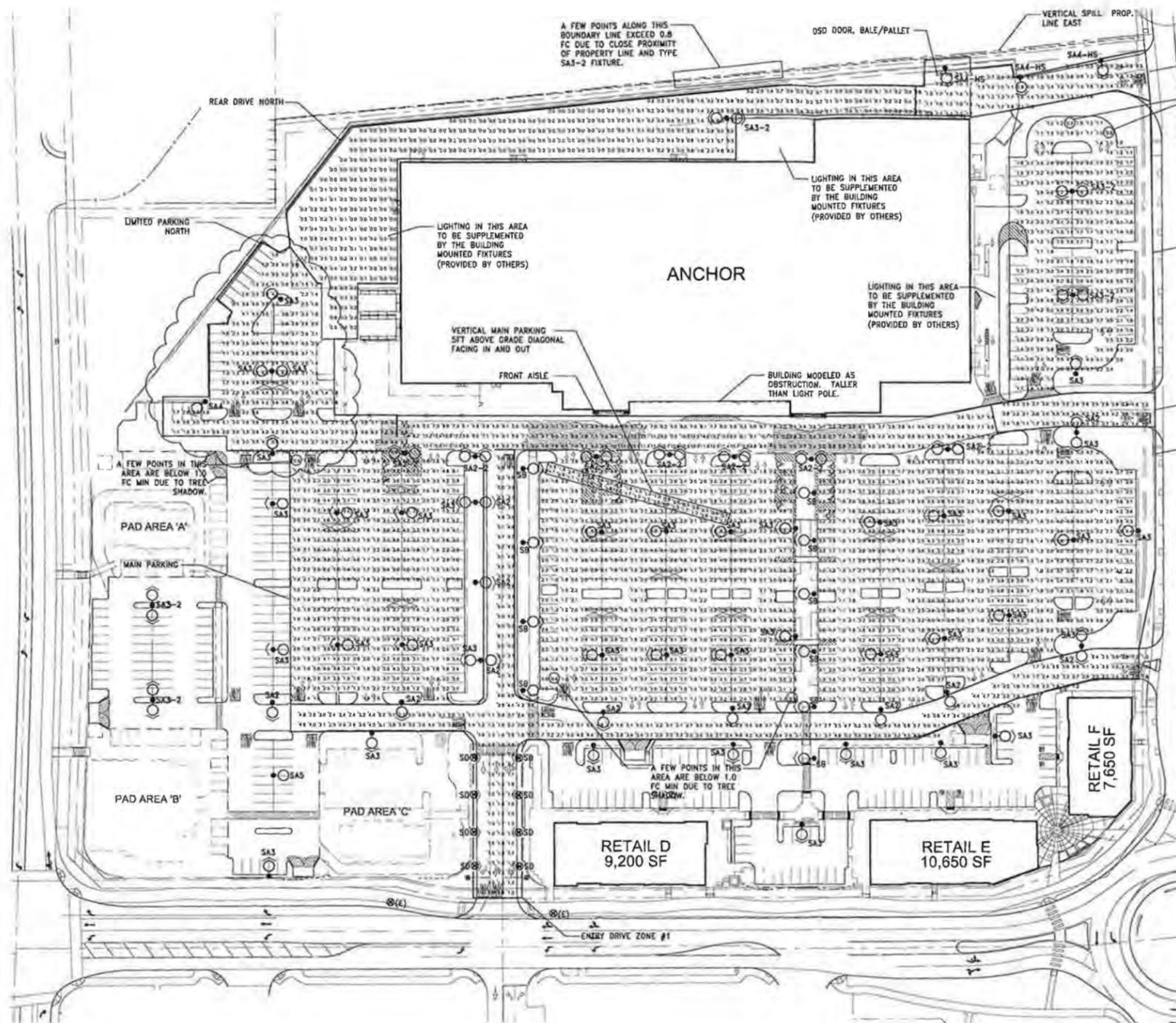
Sincerely,



Christopher Freshley, Landscape Architect ASLA

Attachment 4





STATISTICS

Description	Avg	Max (Target)	Min (Target)	Max/Min
DSD Door, Bale, Pallet	1.2 fc	1.0 fc	0.5 fc (0.4 fc)	3:1
Entry Drive Zone #1	3.2 fc	6.9 fc	1.0 fc (1.0 fc)	6:1
Entry Drive Zone #2	3.0 fc	6.4 fc	1.0 fc (1.0 fc)	5.4:1
Front Aisle Zone	7.5 fc (5.0 fc)	14.0 fc	3.1 fc (3.0 fc)	4.7:1
Limited Parking Zone North	3.8 fc	9.2 fc	1.0 fc (1.0 fc)	9.2:1
Limited Parking Zone South	2.9 fc	7.7 fc	0.6 fc (1.0 fc)	12.8:1
Main Parking	2.7 fc (2.5 fc)	6.8 fc	0.8 fc (1.0 fc)	8.5:1
Rear Drive Zone North	0.5 fc	7.3 fc	0.0 fc	N/A
Rear Drive Zone South	1.1 fc	2.1 fc	0.1 fc	21:1
Vert. Main Parking In	1.4 fc	2.8 fc	0.5 fc (0.4 fc)	5:1
Vert. Main Parking Out	1.8 fc	3.4 fc	0.8 fc (0.4 fc)	4.2:1
Vertical Spill Prop. Line East	0.2 fc	0.5 fc (0.8 fc)	0.0 fc	N/A
Vertical Spill Prop. Line South	0.2 fc	0.5 fc (0.8 fc)	0.0 fc	N/A

*SEE NOTES ON PLAN

SYMBOL	LABEL	QTY*	ARRANGEMENT	DESCRIPTION	LLF	ARR. WATTS	ARR. LUMENS	BUG RATING
⊙	SA2	10	SINGLE	POLE MOUNTED AREA LIGHT W/ 400W PS MH LAMP & TYPE I DISTRIBUTION. MOUNTED ON 25FT POLE AND 3FT BASE	0.75	456	40,000	85-U0-03
⊙	SA2-2	7	GROUP	POLE MOUNTED AREA LIGHT W/ 400W PS MH LAMP & TYPE II DISTRIBUTION. MOUNTED ON 25FT POLE AND 3FT BASE	0.75	912	80,000	85-U0-03
⊙	SA3	26	SINGLE	POLE MOUNTED AREA LIGHT W/ 400W PS MH LAMP & TYPE III DISTRIBUTION. MOUNTED ON 25FT POLE AND 3FT BASE	0.75	456	40,000	85-U0-03
⊙	SA3-2	4	BACK-BACK	POLE MOUNTED AREA LIGHT W/ 400W PS MH LAMP & TYPE III DISTRIBUTION. MOUNTED ON 25FT POLE AND 3FT BASE	0.75	912	80,000	85-U0-03
⊙	SA4	1	SINGLE	POLE MOUNTED AREA LIGHT W/ 400W PS MH LAMP & TYPE IV DISTRIBUTION. MOUNTED ON 25FT POLE AND 3FT BASE	0.75	456	40,000	85-U0-03
⊙	SA4-HS	3	SINGLE	POLE MOUNTED AREA LIGHT W/ 400W PS MH LAMP & TYPE IV DISTRIBUTION AND 16 SHIELD. MOUNTED ON 25FT POLE AND 3FT BASE	0.75	456	40,000	81-U0-03
⊙	SB	9	SINGLE	PEDISTRIAN SCALE POLE MOUNTED AREA LIGHT W/ 150W PS MH LAMP & TYPE III DISTRIBUTION. MOUNTED ON 15FT POLE.	0.75	185	12,500	82-U0-02
⊙	SC3	0	SINGLE	POLE MOUNTED AREA LIGHT W/ 250W PS MH LAMP & TYPE III DISTRIBUTION. MOUNTED ON 18FT POLE AND 3FT BASE.	0.75	288	22,000	85-U0-03
⊙	SC4	0	SINGLE	POLE MOUNTED AREA LIGHT W/ 250W PS MH LAMP & TYPE IV DISTRIBUTION. MOUNTED ON 18FT POLE AND 3FT BASE.	0.75	288	22,000	85-U0-03
⊙	SD	8	SINGLE	PEDISTRIAN SCALE POLE MOUNTED AREA LIGHT W/ 150W PS MH LAMP & TYPE III DISTRIBUTION. MOUNTED ON 15FT POLE.	0.75	185	12,500	85-US-04

* QUANTITY NOTED REPRESENTS THE NUMBER OF FIXTURES INSIDE OF THE ANCHORS BOUNDARY LINE.

1 SITE LIGHTING PLAN - PHOTOMETRIC PLAN



SCHEDULE - ALLOWED LUMEN TOTAL (ALL)

LUMENS PER SQUARE FOOT ALLOWED = 2,314,185

LUMENS PER SQUARE FOOT USED = 2,692,500

APPROXIMATELY 16.4% OVER BUDGET

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engineering@mke-inc.com



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SHERWOOD TOWN CENTER
SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY
SHERWOOD, OREGON
LANGER GRAMOR LLC
PERMIT SET

PROJECT NO.
11364

DATE
06-21-13

DRAWN BY
BB

CHECKED BY
DL

REVISIONS

PUBLIC STORM AT NE
07-24-13

