



Home of the Tualatin River National Wildlife Refuge

Case No. LA 15-01
Fee 716-
Receipt # 808811
Date 8-27-15
TYPE V

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: Build Residential home

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: Sherwood School District - Jon Dickover Phone: 503-481-9351
 Applicant Address: 23295 SW Main St Sherwood OR Email: JDickover@Sherwood.k12.or.us
 Owner: Sherwood School District - Heather Cordic Phone: 503-825-5003
 Owner Address: 23295 SW Main St. Sherwood OR Email: HCordic@Sherwood.k12.or.us
 Contact for Additional Information: _____

Property Information:

Street Location: 15824 1st Street Sherwood OR 97140
 Tax Lot and Map No: Tax Lot 3400 Map # ZS132BA
 Existing Structures/Use: House w/outbuilding converted to living quarters + covered area
 Existing Plan/Zone Designation: _____
 Size of Property(ies) 46' x 96' 4,416 sq ft.

Proposed Action:

Purpose and Description of Proposed Action: Purpose is to demolish existing vacant single family dwelling. Proposed action is to build (replace) existing a new single family dwelling including desired architectural detail satisfying Old Town requirements

Proposed Use: To build a single family dwelling to be placed on the open market.

Proposed No. of Phases (one year each): Two phases
Year 1: Demolish ^{existing} + construct New Home
Year 2: Complete Exterior envelope, Interior of home + landscaping with Sherwood High students

First Street Bowmen House
Single Family Dwelling Construction in Old Town Overlay District
Land Use Application

Applicant/Owner: Sherwood School District
Bowmen House Project
16956 SW Meinecke Rd.
Sherwood, OR 97140
Contact: Jon Dickover
(503) 481-9351

Site Location: 15824 SW 1st Street Sherwood, OR

Tax Lot #: 2S132BA03400

Zoning: Medium Density Residential Low (MDRL)
Old Town Overlay

Summary of Request: Approval for construction of a single-family home / shared driveway on SW 1st Street with adjacent lot to the east

Report Date: June 28, 2015

REPORT ATTACHMENTS

1. Copy of Application Form
2. Neighborhood Meeting Documentation
3. Tax Map
4. Mailing Labels
5. Vicinity Map/Surrounding Land Use Map
6. Site Plan
7. Architectural Exterior Elevations and Materials
8. CWS Service Provider Letter
9. Title Information

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I. DESCRIPTION OF PROPOSAL

The site is located on SW 1st Street in Old Town Sherwood and includes 15824 SW 1st St. The applicant proposes construct a two story single family dwelling 2128 square feet in size. The home will be accessed from a shared driveway with the adjacent lot from the east. Lot number 2S132BA03300 and 2S132BA03400 are both owned by Sherwood School District 88j.

Authority and Approval Request

The applicant requests approval of a conditional use permit to construct a single-family detached house in Old Town.



II. SUBMITTAL REQUIREMENTS

Response: The form titled “Conditional Use Checklist” obtained from the City of Sherwood website was used in preparing this application.

1. *Fees*

Response: Provided. A credit card was used at the time of application was submitted.

2. *Application Form*

Response: Provided. An application form signed by the project lead has been submitted with this application.

3. *Documentation of Neighborhood Meeting*

Response: Provided.

4. *Tax Map*

Response: Provided.

5. *Mailing Labels*

Response: Provided. Two sets of mailing labels obtain from a title company for properties within 1,000 feet has been provided. A copy of the mailing labels is attached (see Attachment 4)

6. *Vicinity Map*

Response: Provided.

7. *Narrative Report*

Response: Provided. This document is the narrative report.

8. *Electronic Copy.*

Response: Provided. An electronic copy in PDF format has been provided on a Jump Drive and submitted with this application.

9. *Required Plans*

Response: Provided. A site plan has been provided including all required information.

10. *Reduced – Proposed Development Plans*

Response: A copy of the single family home has been provided

11. *Lighting Plan*



Response: Does not apply. Only minimal lighting is proposed including porch lights and outdoor lights placed on the building.

12. *Surrounding Land Uses*

Response: Surrounding property will not be adversely affected by the use, or that the adverse effects of the use on the surrounding uses, the neighborhood, or the City as a whole as this is a single family dwelling.

13. *Architectural Exterior*

Response: The architectural exterior will follow all guidelines dictated by the Sherwood Old Town Historic Overlay Zone.

14. *Title Report*

Response A title/deed is provided.

15. *CWS Service Provider Letter*

Response: Provided.

16. *Trip Analysis*

Response: Does not apply.

17. *Army Corps and DSL wetland applications and/or permits*

Response: Does not apply.

18. *Traffic Study*

Response: Does not apply.

19. *Soils Analysis and/or Geotechnical Report*

Response: Does not apply.

20. *Tree Report*

Response: On this specific lot all trees have been removed with the demolition of the Red House that was there previously.

21. *Natural resource Assessment*

Response: Does not apply. Clean Water Services indicates that no sensitive areas exist on site or within 200 feet of the site and therefore for a natural resource assessment.



22. *Wetland Delineation Study*

Response: Does not apply. There are no jurisdictional wetlands or waterways that exist on the site.

III. RESPONSE TO APPLICABLE APPROVAL CRITERIA

is met.

IV. RESPONSE TO APPLICABLE CODE STANDARDS

Chapter 16.12 RESIDENTIAL LAND USE DISTRICTS

16.12.020 - Uses

Response: The property is in the Old Town Overlay District. Single family homes are permitted

16.22.030 – Development Standards

Response: The proposal complies with the development standards contained within the Old Town Overlay standards (Section 16.162)

16.22.040 – Community Design

Response: The proposal complies with the development standards contained within the Old Town Overlay standards (Section 16.162)

Chapter 16.58 CLEAR VISION AND FENCE STANDARDS

16.58.010 - Clear Vision Areas

Response: There will be a 42 inch high picket fence in the front and rear of the building. There will also be a 6 foot high fence on the sides of the building.

16.58.020 - Fences, Walls and Hedges

[...]

D.Location—Residential Zone:

1.Fences up to forty-two (42) inches high are allowed in required front building setbacks.

2.Fences up to six (6) feet high are allowed in required side or rear building setbacks, except fences adjacent to public pedestrian access ways and alleys shall not exceed forty-two (42) inches in height unless there is a landscaped buffer at least three (3) feet wide between the fence and the access way or alley.

3.Fences on corner lots may not be placed closer than eight (8) feet back from the sidewalk along the corner-side yard.

4.All fences shall be subject to the clear vision provisions of Section 16.58.010

5.A sound wall is permitted when required as a part of a development review or concurrent with a road improvement project. A sound wall may not be taller than twenty (20) feet.

6.Hedges are allowed up to eight (8) feet tall in the required side and rear setbacks.



Response: The applicant proposes to install a wood fence along the property line that will comply with the requirements of this section including a 6-foot fence along the side yards and 42" fence in the front yard.

Chapter 16.98 - ON-SITE STORAGE

16.98.010 - Recreational Vehicles and Equipment

Response: Not proposed by the application

16.98.020 - Solid Waste and Recycling Storage

Response: The applicant will be transporting waste to appropriate locations for recycling and garbage facilities.

16.98.030 – Material Storage

Response: Materials will be stored on the adjacent lot during construction.

16.98.040 – Outdoor Sales and Merchandise Display

Response: Not proposed by the application

Chapter 16.106 – TRANSPORTATION FACILITIES

Response: Curb exists along the 1st Street frontage with no sidewalk. As required by the City Engineering Department the applicant proposes to install sidewalk along the site frontage in compliance with this section.

Chapter 16.110 – SANITARY SEWERS

Response: The proposal will connect to sanitary sewer in back of property.

Chapter 16.112 – WATER SUPPLY

Response: The proposal will connect to domestic water along 1st street.

Chapter 16.114 – STORM WATER

Response: The stormwater will drain to the front of the house into the city main.

Chapter 16.116 – FIRE PROTECTION

Response: The proposal has adequate fire apparatus access from Ash Street. No deficiencies have been identified at the pre-application meeting. The proposed structure will be reviewed by the Building Department and meet all current building codes. The applicant is unaware of any fire code related issues.



Chapter 16.118 – PUBLIC AND PRIVATE UTILITIES

Response: Public utility easements are not required in Old Town. The surrounding streets are existing and the applicant does not propose to install new streets and fully extend franchise utilities. However, these utilities are available to the property.

Chapter 16.128 – LAND DIVISION DESIGN STANDARDS

16.128.010 – Blocks

Response: The site is contained within an existing block and the proposed partition has no effect on the block size or connectivity.

16.128.020 – Pedestrian and Bicycle Ways

Response: Adequate block length currently exists. A pedestrian and/or bicycle way through the site is not needed or required.

16.128.030 – Lots

Response: The lots will have access to a public street, 1st Street, and alleyway in compliance with this section. Future the lots will be rectangular and run at right angles in compliance with this section. Grading will be minimal to construct the house and will not require grading or regarding of public streets.

Chapter 16.142– PARKS, TREES AND OPEN SPACES

16.142.060 - Street Trees

Response: Street trees will be installed along the 1st St frontage.

16.142.070 - Trees on Property Subject to Certain Land Use Applications

Response: Along with the demolition and removal of the structure all trees were removed from the site.

Chapter 16.162 – Old Town (OT) Overlay District

16.162.040 – Conditional Uses

The following uses are permitted as conditional uses, provided such uses meet the applicable environmental performance standards contained in Division VIII, and are approved in accordance with Chapter 16.82:

Response: A single family dwelling is proposed. The applicant has responded to the conditional use criteria.

16.162.060 – Dimensional Standards

In the OT overlay zone, the dimensional standards of the underlying RC, HDR and MDRL zones shall apply, with the following exceptions:

Second Street Townhouses
Land Use Application Narrative

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October 8, 2013



A.Lot Dimensions - Minimum lot area (RC zoned property only): Twenty-five hundred (2,500) square feet.

B.Setbacks - Minimum yards (RC zoned property only): None, including structures adjoining a residential zone, provided that Uniform Building Code, Fire District regulations, and the site design standards of this Code, not otherwise varied by this Chapter, are met.

C.Height - The purpose of this standard is to encourage 2 to 4 story mixed-use buildings in the Old Town area consistent with a traditional building type of ground floor active uses with housing or office uses above.

Except as provided in Section 16.162.080, subsection C below, the maximum height of structures in RC zoned property shall be forty (40) feet (3 stories) in the "Smockville Area" and fifty (50) feet (4 stories) in the "Old Cannery Area". Limitations in the RC zone to the height of commercial structures adjoining residential zones, and allowances for additional building height as a conditional use, shall not apply in the OT overlay zone. However, five foot height bonuses are allowed under strict conditions. Chimneys, solar and wind energy devices, radio and TV antennas, and similar devices may exceed height limitations in the OT overlay zone by ten (10) feet. Minimum height: A principal building in the RC and HDR zones must be at least sixteen (16) feet in height.[...]

Response: The proposal complies with the dimensional standards as follows:

Minimum lot size 2,500 square feet – 4325 proposed
Setbacks None –side 5 feet, rear 24 feet and front 19 feet.
Height 40 feet: 28’6” feet proposed

16.162.070 – Community Design

Standards relating to off-street parking and loading, environmental resources, landscaping, historic resources, access and egress, signs, parks and open space, on-site storage, and site design as per Divisions V, VIII and this Division shall apply, in addition to the Old Town design standards below:

A. Generally

In reviewing site plans, as required by Chapter 16.90, the City shall utilize the design standards of Section 16.162.080 for the "Old Cannery Area" and the "Smockville Design Standards" for all proposals in that portion of the Old Town District.

Response: Site is in the Smockville area and response is provided later in this report.

B. Landscaping for Residential Structures

- 1. Perimeter screening and buffering, as per Section 16.92.030, is not required for approved home occupations.*
- 2. Minimum landscaped areas are not required for off-street parking for approved home occupations.*
- 3. Landscaped strips, as per Sections 16.92.030 and 16.142.030A, may be a minimum of five (5) feet in width, except when adjoining alleys, where landscaped strips are not required.*
- 4. Fencing and interior landscaping, as per Section 16.92.030, are not required.*



Response: Landscaping is provided in the 5'-6" side yard and 15-foot front yard. Fencing is also proposed around the perimeter of the site.

C. Off-Street Parking

For all property and uses within the "Smockville Area" of the Old Town Overlay District off-street parking is not required. For all property and uses within the "Old Cannery Area" of the Old Town Overlay District, requirements for off-street automobile parking shall be no more than sixty-five percent (65%) of that normally required by Section 16.94.020. Shared or joint use parking agreements may be approved, subject to the standards of Section 16.94.010.

Response: Parking is being provided per the townhome standards (Section 16.44) as stated previously in this narrative report.

D. Off-Street Loading

1. Off-street loading spaces for commercial uses in the "Old Cannery Area" may be shared and aggregated in one or several locations in a single block, provided that the minimum area of all loading spaces in a block, when taken together, shall not be less than sixty-five percent (65%) of the minimum standard that is otherwise required by Section 16.94.030B.

(Ord. 2006-009 § 2)

2. For all property and uses within the "Smockville Area" of the Old Town Overlay District, off-street loading is not required.

Response: Not required or proposed.

E. Signs - In addition to signs otherwise permitted for home occupations, as per Section 16.42.010, one (1) non-illuminated, attached, exterior sign, up to a maximum of nine (9) square feet in surface area, may be permitted for each approved home occupation.

(Ord. 2006-009 § 2)

Response: Not proposed.

F. Non-conforming Uses - When a nonconforming lot, use, or structure within the OT overlay zone has been designated a landmark as per Chapter 16.166, or when a nonconforming lot within the OT overlay zone is vacant, and the proposed change will, in the City's determination, be fully consistent with the goals and standards of the OT overlay zone and other City guidelines to preserve, restore, and enhance historic resources, nonconforming use restrictions contained in Chapter 16.48 may be waived by the Commission.

Response: Not proposed.

G. Downtown Street Standards - All streets shall conform to the Downtown Street Standards in the City of Sherwood Transportation System Plan and Downtown Streetscape Master Plan, and as hereafter amended. Streetscape improvements shall conform to the Construction Standards and Specifications, and as hereafter amended.



Response: The applicant is proposing to install sidewalk as required by the Engineering Department.

H.Color - The color of all exterior materials shall be earth tone. A color palette shall be submitted and reviewed as part of the land use application review process and approved by the hearing authority.

Response: Earth tone is proposed. A color palette is attached to this report (see Attachment 7).

16.162.090(F) – Old Town Smockville Design Standards – Residential Structures

RESIDENTIAL STRUCTURES

Historically, the Old Town District contained both commercial and residential structures, often intermixed on the same block. Today, many of the city's oldest residential structures remain as private dwellings while others have been converted to professional office or other commercial uses. The following standards are intended to reinforce the traditional mixed architectural character of the district and apply equally to all residential designs, including those now used for other commercial purposes, such as professional offices, restaurants, antique stores, and other similar uses. However, the International Building Code still dictates any requirements for interior remodeling.

Residential Standard 1: Volume & Mass

Historically, residential architecture in the Old Town core was comprised of multiple volumes or articulations, with extended porches, intersecting roof lines, dormers, and other features creating a complex whole rather than a single large volume. To maintain that traditional visual character the following standards apply:

a.Verticity: Buildings shall have a generally vertical character or are comprised of a primary vertical element surrounded by more horizontally appearing wings.

Response: The front elevations show a strikingly tall structure with stone and steep roof pitches. There is proposed a good sized porch which meets old town requirements, intersecting roof lines with architectural interest in projections.

b.Complexity: Single large volumes are prohibited. Total area shall be contained within a minimum of two intersecting volumes, one of which may be a porch under a separate roof element. An attached garage does not constitute a second volume for purposes of this standard.

Response: This plan has 2 intersecting volumes connected by 1 porches that is offset. It also has two intersecting volumes above the garage area.

c.Height: No building may be greater than 40 feet in overall height. Major roof ridges shall be no lower than 16 feet in height. [Note: this lower limit is designed to encourage steeper gables as opposed to low-pitched roof forms]



Response: The house is 28'2" feet tall complying with this required of between 16 and 40 feet tall.

Residential Standard 2: Roof Forms

Roofs play a significant role in the overall character of a structure and, in combination with Standard 1, shelter the complex volumes typical of the traditional development pattern.

a.Pitch: Roof pitches of less than 6/12 for gables are prohibited. Roof pitches of less than 5/12 for hipped roofs are prohibited. Flat roofs visible from the street are prohibited. An exception to this standard may be made for porch roofs attached to the primary volume.

Response: Pitch of the roof is 10/12 on the intersecting volumes and 8/12 on the main.

b.Complexity: As per Standard 1(B), single large roof forms are prohibited. A single roof form with two or more dormers is considered a complex roof form and accordingly will meet this Standard.

Response: The plan has several different roof levels. The front has 3 gables.

c.Materials: Roofs shall be of historically appropriate materials, including asphalt shingle, wood shingle, or wood shake. The use of metal roofing, concrete tile roofing, hot-mopped asphalt, rolled asphalt, terra cotta tiles and other non-historic materials are prohibited in view of the public right-of-way.

Response: Asphalt shingles are proposed that will match the color of the siding and trim.

Residential Standard 3: Siding/Exterior Cladding

Generally, vertical appearance of historic volumes in Sherwood was typically balanced by strong horizontal wood siding. The following standard requires a continuation of this horizontal character. All structures shall employ one or more of the following siding types:

- Horizontal wood siding, maximum 8" exposed to weather: Concrete or manufactured wood-based materials are acceptable under this Standard. This includes so-called "Cottage Siding" of wide panels scored to form multiple horizontal lines. Applicants are strongly encouraged to use smooth surfaces, not "rustic" or exposed wood grain pattern materials, which are inconsistent with Sherwood's architecture.*
- Wood Shingle siding (painted shingles are preferred, with a maximum 12" to weather)*
- True board and batten vertical wood siding, painted*
- Brick*
- Brick and stone veneer (see below)*

Use of the following non-historic exterior materials are specifically prohibited within the zone: Stucco (other than as foundation cladding or a secondary detail material, as in a gable end or enframed panel.).

- Stucco-clad foam (EIFS, DryVit, and similar)*
- T-111 or similar 4x8 sheet materials or plywood*
- Horizontal metal or vinyl siding*
- Plastic or fiberglass*



- *Faux stone (slumpstone, fake marble, cultured stone, and similar)*
- *Brick veneer or any other masonry-type material, when applied over wood-frame construction, of less than twelve (12) inches width in any visible dimension. This Standard specifically excludes the use of brick or similar veneered "columns" on one face of an outside corner, as typically used to frame garage openings.*

Response: Narrow Hardie Lap, Hardie Board & Batt siding and Hardie Shingles, a form of concrete material, is proposed that meets this standard. Cultured stone on the front under the windows and in the rear around the garage door is also proposed. No prohibited materials are proposed.

Residential Standard 4: Trim and Architectural Detailing

The vernacular residential architecture of Sherwood reflects the construction techniques of the late 19th and early 20th century, when buildings had "parts" that allowed for easy construction in a pre-power saw era. Today, many of these traditional elements are considered "trim," as newer materials better shed water and eliminate the original functional aspects of various historic building elements. This Standard provides for sufficient architectural detail within the Old Town Area to assure compatibility between new and old construction and create a rich and visually interesting streetscape. All residential construction shall employ at least FOUR (4) of the following elements to meet this Standard:

- *Watertable or decorative foundation treatments (including stucco)*
- *Corner boards*
- *Eave Returns*
- *Stringcourse or other horizontal trim at plate or floor levels*
- *Eave brackets or support elements*
- *Bargeboards/Raking cornice (decorative roof "edge" treatments)*
- *Decorative projecting rafter tails*
- *Decorative gable end wall details, including change of materials (shingle bands), decorative venting, eave compass features and similar*
- *Wide cornice-level frieze and wall treatments.*

Response: The applicant proposes to use four of these materials including 5/4 corner boards, a bargeboard with 5/4 shake mold trim, decorative Gable Ends using knee braces, and a 2x10 Belly Band between floors and at gable separation.

Residential Standard 5: Openings [Windows & Doors]

Doors and windows form the "eyes" and "mouth" of a building and play a significant role in forming its character.

Windows

a. Verticality: All windows will reflect a basic vertical orientation with a width-to-height ratio of 1.5 to 2, or greater (i.e., a 24" wide window must be a minimum 36" tall). Larger window openings shall be formed by combining multiple window sash into groupings.

b. Types: The following windows types are permitted:

- 1. Single and double hung windows.*
- 2. Hopper and transom-type windows.*



3. Casement windows.

4. Any combination of the above, including groupings containing a central single pane fixed window flanked by two or more operable windows.

5. Glass block windows.

6. Fixed leaded or stained glass panels.

The following window types are specifically prohibited within the area:

1. Fixed pane windows (when not within a grouping, as in #4, above).

2. Horizontal slider windows (when visible from the public right-of-way).

3. Arched windows and fanlights, including "Palladian" window groupings, are inconsistent with the vernacular character of the area and are prohibited when visible from the public-right-of-way.

c. Lights: (internal divisions of window, formed by "muntins" or "mullions") True-divided lights are preferred. "Pop-In" or fake muntins are not historic, nor appropriate within Sherwood's vernacular tradition, and are prohibited when visible from the public right-of-way.

d. Sash Materials: Wood windows or enameled metal clad windows are most consistent with the vernacular tradition and are preferred. Vinyl windows or paintable fiberglass windows are allowed. Anodized or mill-finish aluminum windows or storm windows are prohibited.

e. Mirror Glazing: The use of "mirror" or reflective glass visible from the public right-of-way is prohibited.

Response: All windows meet the width to height ratio of 1.5 to 2 with the exception of one window. All windows meet requirements of being single hung and casement. Flanking and transom windows are grouped with appropriate windows allowing fixed pane as in example #4

Doors

a. Transparency: Primary entry doors will retain a degree of transparency, with no less than 25% of the surface being glazed, either in clear, leaded, or stained glass materials. Solid, flat single, panel doors are prohibited.

b. Materials: Doors may be of wood, metal-clad wood, or metal. Other materials that can be painted or stained, such as cast fiberglass, so as to reflect traditional materials are permitted.

Response: Front and back doors are clad wood with a transom above and have windows in compliance with this section.

Trim

a. Sills: All windows will have a projecting sill and apron.

b. Side and Head Casing: Door and window trim will include side and head casing that sits no less than 1/2" proud of the surrounding wall surface. Trim mounted in plane with siding is not permitted in the Old Town area. Trim mounted atop siding is not recommended.

c. Other Trim Elements: As discussed in Standard 4, above, the use of trim to articulate the construction process was a standard character-defining element of Sherwood's vernacular architecture. Although not required by this Standard, the use of the following traditional door and window trim elements are encouraged, particularly on the primary facade.



- Simple window "hoods," mounted over the window opening. Such features are traditionally treated as pents and clad with roofing material
- Parting bead, between the side and head casings
- Crown moldings
- Decorative corner elements at the head, apron, or both
- Single or dual flanking sidelights at entryways
- Transom windows above the major door or window openings

Response: Window trim is 5/4x4 sides with 5/4x6 on top. Exterior doors have 5/4x6 on top and 5/4x4 sides.

Residential Standard 6: Porches/Entrances

In combination with doors, front porches help create a "sense of entry" and typically serve as the focal point of the front-facing facade of the structure. Porches should be encouraged and adequately detailed to create that sense of entry and serve as a primary element of the exterior character.

a.Depth: Projecting or recessed porches should be a minimum of five (5) feet deep. Projecting covered stoops should be a minimum of three (3) feet deep.

b.Width: Projecting or recessed porches should be a minimum of ten (10) feet wide or 25% of the primary facade width, whichever is the lesser. Projecting covered stoops should be a minimum of five (5) feet wide.

c.Supports: To assure appropriate visual weight for the design, vertical porch supports shall have a "base" of no less than six (6) inches square in finished dimension from floor level to a minimum 32" height. Upper posts shall be no less than four (4) inches square.

1.Base features may be of boxed wood, brick, stone, true stucco, or other materials that reflect a support structure. The use of projecting "caps" or sills is encouraged at the transition between the base and column.

2.When the entire support post is a minimum of six (6) inches square no base feature is required.

3.Projecting covered stoops, with no full-height vertical support, shall utilize members of no less than four (4) inches square.

Response: The front projecting stoops are 5 feet deep and 15'6" wide which meets the minimum standards. These stoops are covered with gable roofs and decorative ends.

Residential Standard 7: Landscape, Fencing, and Perimeter Definition

Fencing or other edge-defining perimeter features, including the use of landscape materials, are traditional elements in Old Town Sherwood's residential areas. Please refer to Chapter 16.92 of the SZCDC for applicable landscaping standards and requirements. In addition to those provisions, such features within the Smockville Area shall also comply with the following Standard to maintain the area's character.

a.Materials: The following fencing materials are permitted in the Smockville Area:

1.Brick.

2.Concrete, including concrete block, "split faced" concrete block and similar.

3.Stone.



4. Wood, including vertical or horizontal board, pickets, split rail, and similar traditional fence designs.

5. Woven-metal (arch-top wire), construction cloth (square-patterned) and similar.

1. Vinyl, when used in simple plain board, picket, or post and board installations. (see #3, below)

2. Natural metal colored or black-coated chain link fencing is permitted, but discouraged when visible from the public-right-of-way.

3. The mixed use of materials, as in brick columns with wood or woven wire "fields" is encouraged.

b. The following fencing materials are prohibited in the Smockville area:

1. Plywood or other solid wood panel systems.

2. Open pattern concrete elements except as decorative elements.

3. Vinyl, that includes the use of arches, latticework, finials, acorn tops, and other elaborate detailing not consistent with Old Town Sherwood's vernacular tradition.

4. Vinyl or wood slat inserts in chain link fencing when in view from the public right-of-way.

5. Faux stone, including cultured stone, slumpstone, and similar materials.

6. Molded or cast aluminum.

a. *Transparency:* Solid barriers of any material built to the maximum allowable height are prohibited facing the public right of way(s). Pickets or wood slats should provide a minimum ½" spacing between vertical elements with large spacing encouraged. Base elements, as in a concrete "curb" or foundation element are excluded from this standard provided they are no higher than twelve (12) inches above grade.

b. *Gates/Entry Features:* In order to create a sense of entry, gates, arbors, pergolas, or similar elements integrated into a perimeter fence are strongly encouraged. Such features may exceed the maximum fence height limit of four (4) feet provided they are less than eight (8) feet in overall height, are located more than ten (10) feet from any public intersection, and do not otherwise reduce pedestrian or vehicular safety.

Response: A Good Neighbor Fence with 4x4 outdoor wood posts, 2x4 outdoor wood rails and cedar 1x6 vertical board is proposed. The height will be 42-inches high in right-of-way and 6-foot high the remainder in compliance with this section. Flower beds are proposed in the front yard.

Residential Standard 8: Additions to Existing Buildings[...]

Response: Does not apply.

V. CONCLUSION

This narrative and attachment demonstrate compliance with applicable approval criteria and code. The applicant respectfully requests that this application be approved.





Legend

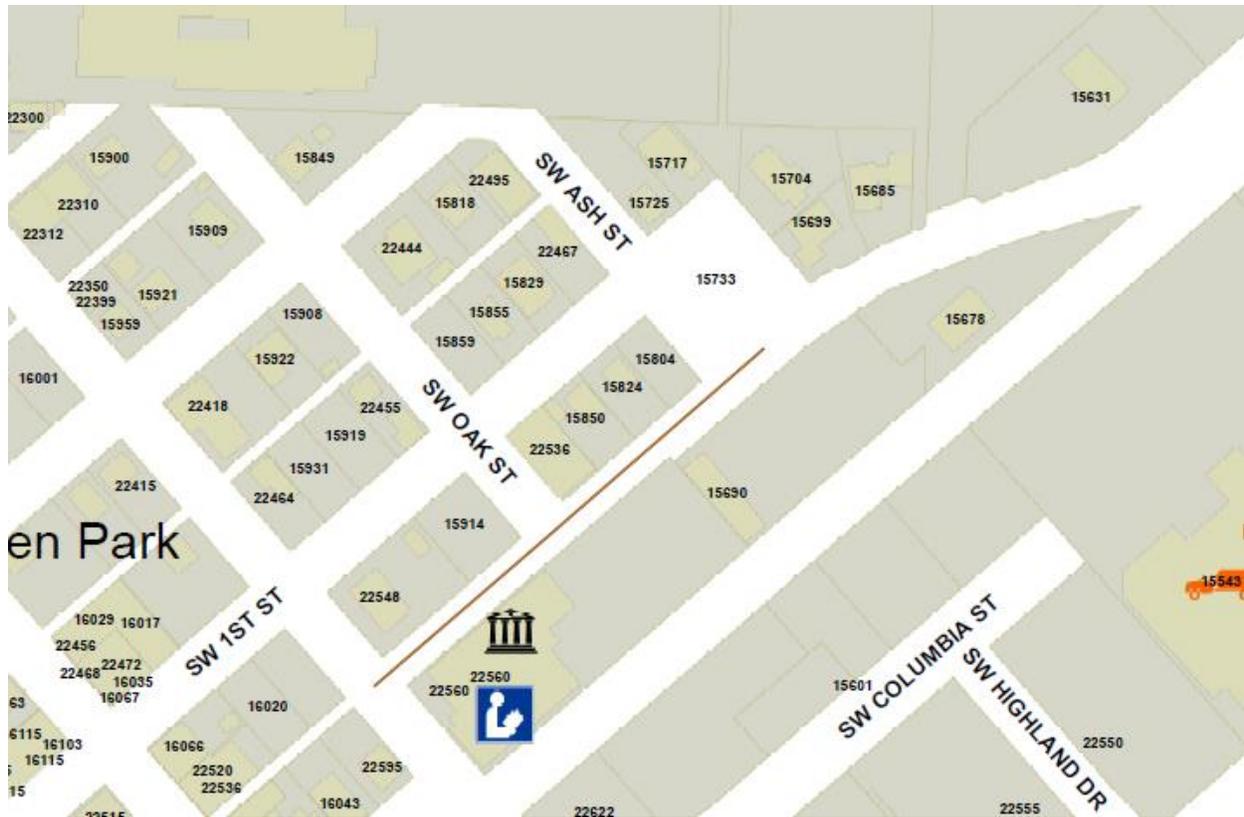
-  Fire Station
-  Library
-  Public Works
-  Police Station
-  Schools
-  City hall
-  Trails
-  Buildings
-  Parks
-  Taxlots

Map Created by:
Paul Ortiz
Program Analyst
City of Sherwood

Date Created: 7/22/13

Data Provided by:
City of Sherwood GIS
Metro RLIS 2013





Legena

-  Fire Station
-  Library
-  Public Works
-  Police Station
-  Schools
-  City hall
-  Trails
-  Buildings
-  Parks
-  Taxlots

Map Created by:
 Paul Ortiz
 Program Analyst
 City of Sherwood

Date Created: 7/22/13

Data Provided by:
 City of Sherwood GIS
 Metro RLIS 2013

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Sherwood

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

Tax lot ID(s): 2S132BA03400

Site Address: 15824 SW 1st St

City, State, Zip: Sherwood, OR 97140

Nearest Cross Street: Ash

3. **Owner Information**

Name: Sherwood School District 88J

Company: Sherwood High Construction Bowmen House

Address: 16956 SW Meinecke Rd

City, State, Zip: Sherwood

Phone/Fax: 503-481-9351

E-Mail: JDickover@Sherwood.k12.or.us

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 Residential Single Family Dwelling Construction

5. **Applicant Information**

Name: Jon Dickover

Company: Sherwood High School

Address: 16541 SW Daylily St

City, State, Zip: Sherwood, OR 97140

Phone/Fax: 503-481-9351

E-Mail: JDickover@Sherwood.k12.or.us

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** _____

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 Jon Dickover Print/Type Title Construction Teacher

ONLINE SUBMITTAL

Date 6/28/2015

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.

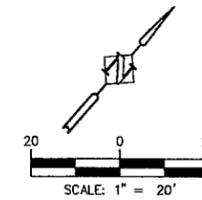
Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect 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.

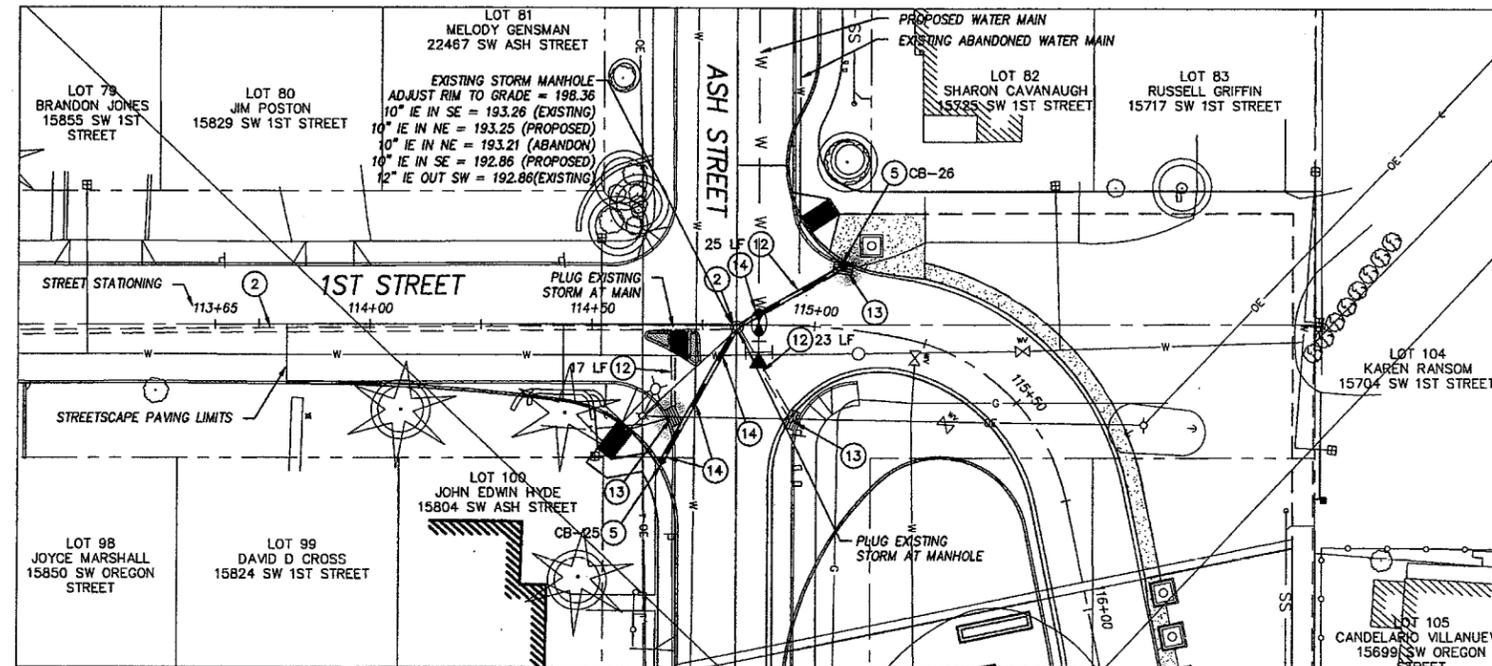
Reviewed by Chuck Mitchell Date 6/29/15

FOR REFERENCE ONLY



CONSTRUCTION NOTES

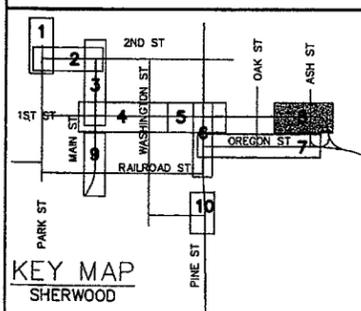
1. INSTALL STORM PIPE MAIN W/ BACKFILL AS NOTED. PIPE LENGTH, SIZE AND SLOPE IS SHOWN ON THE PROFILE. STORM LATERAL INFORMATION SHOWN IN CATCH BASIN AND LATERAL TABLE.
2. EXISTING CATCH BASIN, MANHOLE, OR STORM PIPE TO REMAIN.
3. INSTALL AREA DRAIN PER DETAIL ON SHEET D13. REFER TO CATCH BASIN AND LATERAL TABLE ON THIS SHEET.
4. INSTALL TRENCH DRAIN PER DETAIL ON SHEET D13. REFER TO CATCH BASIN AND LATERAL TABLE ON THIS SHEET.
5. INSTALL CG-2 CATCH BASIN PER DETAIL ON SHEET D13. REFER TO CATCH BASIN AND LATERAL TABLE ON THIS SHEET.
6. INSTALL LYNCH CATCH BASIN PER DETAIL ON SHEET D13. REFER TO CATCH BASIN AND LATERAL TABLE ON THIS SHEET.
7. INSTALL STANDARD MANHOLE PER DETAIL ON SHEET D11. REFER TO PROFILE ON THIS SHEET FOR MANHOLE DATA.
8. INSTALL OVERSIZED MANHOLE PER DETAIL ON SHEET D11. SEE PROFILE FOR MANHOLE SIZE.
9. INSTALL ADS AREA DRAIN PER DETAIL ON SHEET D13. REFER TO CATCH BASIN AND LATERAL TABLE ON THIS SHEET.
10. CONSTRUCT STORM SEWER FLAT-TOP MANHOLE PER STD. DETAIL ON SHEET D11. REFER TO PROFILE FOR INVERTS AND PIPE DATA.
11. CONNECT TO EXISTING PIPE, CATCH BASIN, OR MANHOLE PER STD. PIPE CONNECTION DETAIL. REFER TO CATCH BASIN AND LATERAL TABLE FOR INVERTS AND PIPE DATA.
12. REMOVE EXISTING CULVERT OR STORM PIPE. BACKFILL VOID WITH COMPACTED CRUSHED ROCK. ABANDON IN PLACE IF NOTED.
13. REMOVE EXISTING STORM MANHOLE OR CATCH BASIN. BACKFILL VOID WITH COMPACTED CRUSHED ROCK. SALVAGE INLET GRATES AND MANHOLE LIDS AND DELIVER TO THE PUBLIC WORKS YARD.
14. CAUTION! UTILITY CROSSING. POTHOLE OR VERIFY ALL CROSSINGS PRIOR TO CONSTRUCTION TO ENSURE CLEARANCE OF UTILITIES. COORDINATE WITH APPROPRIATE UTILITY AGENCY.
15. INSTALL 6" STORM SERVICE LATERAL. REFER TO STORM SERVICE LATERAL TABLE, THIS SHEET. SEE STORM SERVICE LATERAL DETAIL SHEET D14.
16. CONNECT EXISTING ROOF DRAIN TO STORM SEWER. SEE DETAIL SHEET UD31 FOR ROOF DRAIN CONNECTION.
17. SAWCUT AND REPLACE EXISTING A.C. PAVEMENT PER DETAIL ON SHEET D12. SAWCUT AND REPLACE EXISTING CURB AND DRIVEWAY AS NECESSARY FOR STORM CONSTRUCTION. RESTORE LAWN AREA TO ORIGINAL CONDITION.
18. CULVERT CONSTRUCTION, LOCATION, AND END TREATMENT TO BE COORDINATED WITH P&W RAILROAD.
19. INSTALL STORM CLEANOUT PER DETAIL SHEET D14. REFER TO PROFILE FOR INVERT AND PIPE DATA.
20. INSTALL CONCRETE POLLUTION CONTROL MANHOLE PER DETAIL SHEET D15. REFER TO PROFILE FOR INVERTS AND PIPE DATA.
21. INSTALL DITCH INLET PER DETAIL ON SHEET D14. REFER TO PROFILE ON THIS SHEET FOR INLET INFORMATION. LOCATIONS TO BE COORDINATED WITH RAILROAD DESIGN.
22. REMOVE EXISTING CONCRETE AT EXISTING STORM OUTFALL. BACKFILL WITH COMPACTED CRUSHED ROCK.
23. PROTECT EXISTING TREE.
24. REMOVE AND REINSTALL EXISTING SIGN AS NECESSARY FOR STORM SEWER CONSTRUCTION. (INCIDENTAL TO STORM SEWER CONSTRUCTION.)
25. SAWCUT ALONG THE PROPOSED STORM SEWER ALIGNMENT BEFORE PAVEMENT REMOVAL. INSTALL COLD PATCH AC FOR TEMPORARY SURFACING IN STREETScape AREA.
26. CONNECT EXISTING STORM LINE TO NEW MAIN WITH FERNCO CONNECTION AND 6" PVC ASTM D3034. LENGTH NOTED ON PLAN.



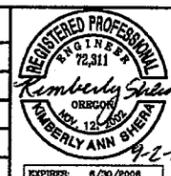
CATCH BASIN AND LATERAL TABLE

NO	TYPE	LOCATION	RIM ELEV.	I.E.	PIPE LATERAL LENGTH/SIZE/SLOPE
CB-25	CG-2	STA. 114+65.27, 31.06' RT. (RND-1ST)	197.98	193.03	34.5'/10"/0.0050
CB-26	CG-2	STA. 115+05.43, 14.61' LT. (RND-1ST)	197.56	193.39	27.6'/10"/0.0050

NOTE: ALL LATERALS SHALL BE PVC ASTM D3034 WITH CLASS "B" BACKFILL UNLESS OTHERWISE NOTED ON PLAN.



Sheet Revisions	
R-1	///
R-2	///
R-3	///
R-4	///
R-5	///



Sherwood Downtown Streetscape Improvements-Phase A
 Engineering Department
 15527 S. W. Willamette St.
 Sherwood, OR 97140
 Phone: (503) 925-2305
 FAX: (503) 625-0679

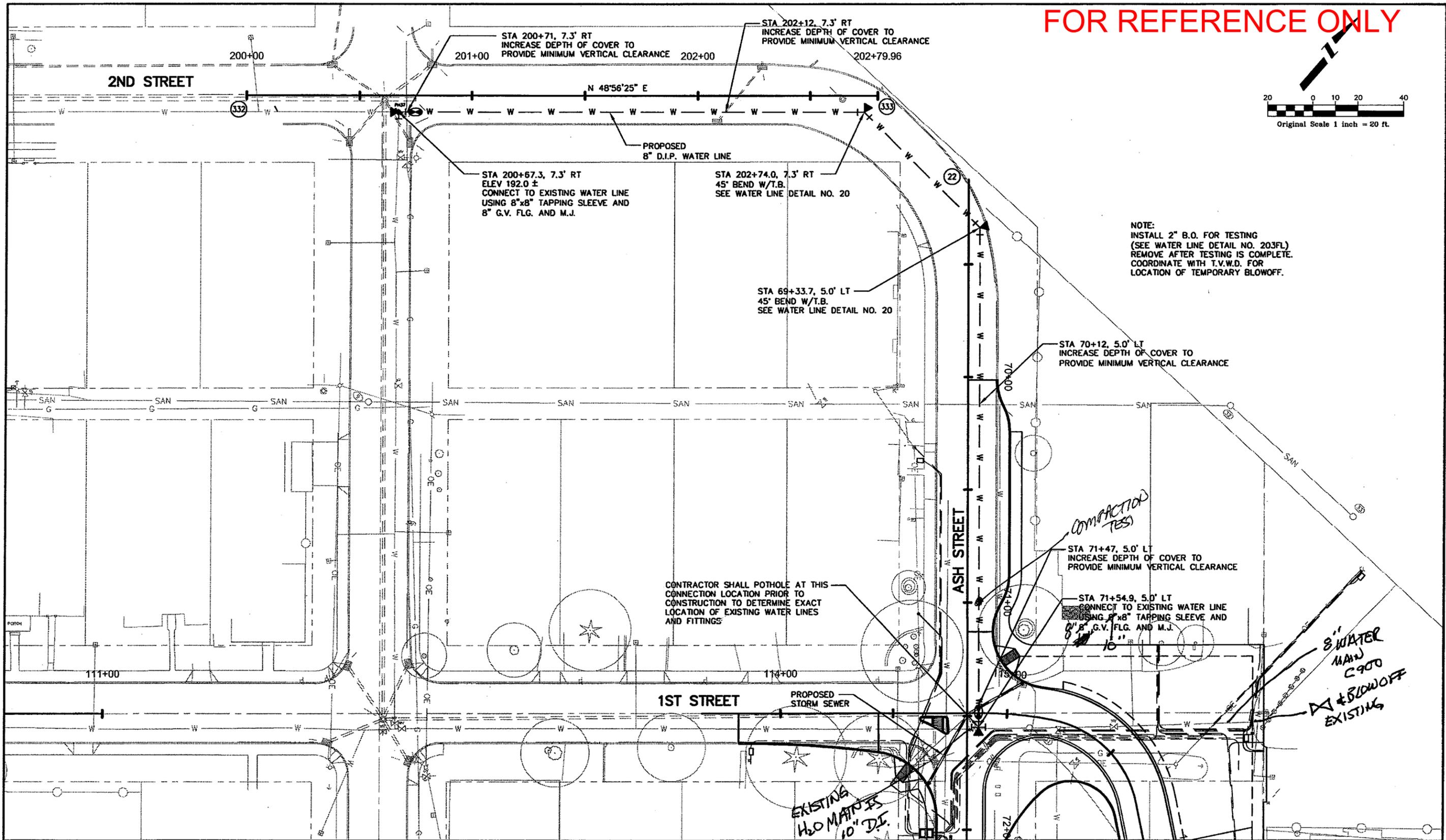
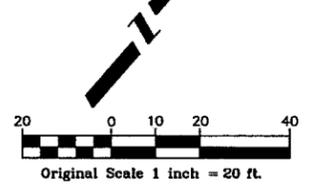
HHPR
Harper Houf Peterson Righellis Inc.
 ENGINEERS-PLANNERS-SURVEYORS
 5200 SW MACADAM AVENUE, SUITE 500, PORTLAND, OR 97239
 TEL. 503.221.1131 www.hhpr.com FAX 503.221.1171

As Constructed	
No Revisions:	///
Revised:	///
Void:	///

DRAINAGE PLAN & PROFILE	
1ST STREET	
Designer:	Structure Numbers
Detailer:	Subset Sheets:
Sheet Subset:	

Project No./Code	
071668.100	
City of Sherwood CIP #-41	
Sheet Number	D08

FOR REFERENCE ONLY



Computer File Information	
Creation Date: 05/31/05	Initials: MTK
Last Modification Date: 09/01/05	Initials: FA
Path: J:\TRANSPORTATION\071668.100\CAD\CIV\SH\UTILITY\	
Drawing File Name: WTPLO2.DWG	
Acad Ver. R16.0s	Scale: Units: English

Sheet Revisions	
(R-)	/ /

Sherwood Downtown Streetscape Improvements-Phase A

Engineering Department
15527 S. W. Wilamette St.
Sherwood, OR 97140
Phone: (503) 925-2305
FAX: (503) 625-0679

Carter-Burgess

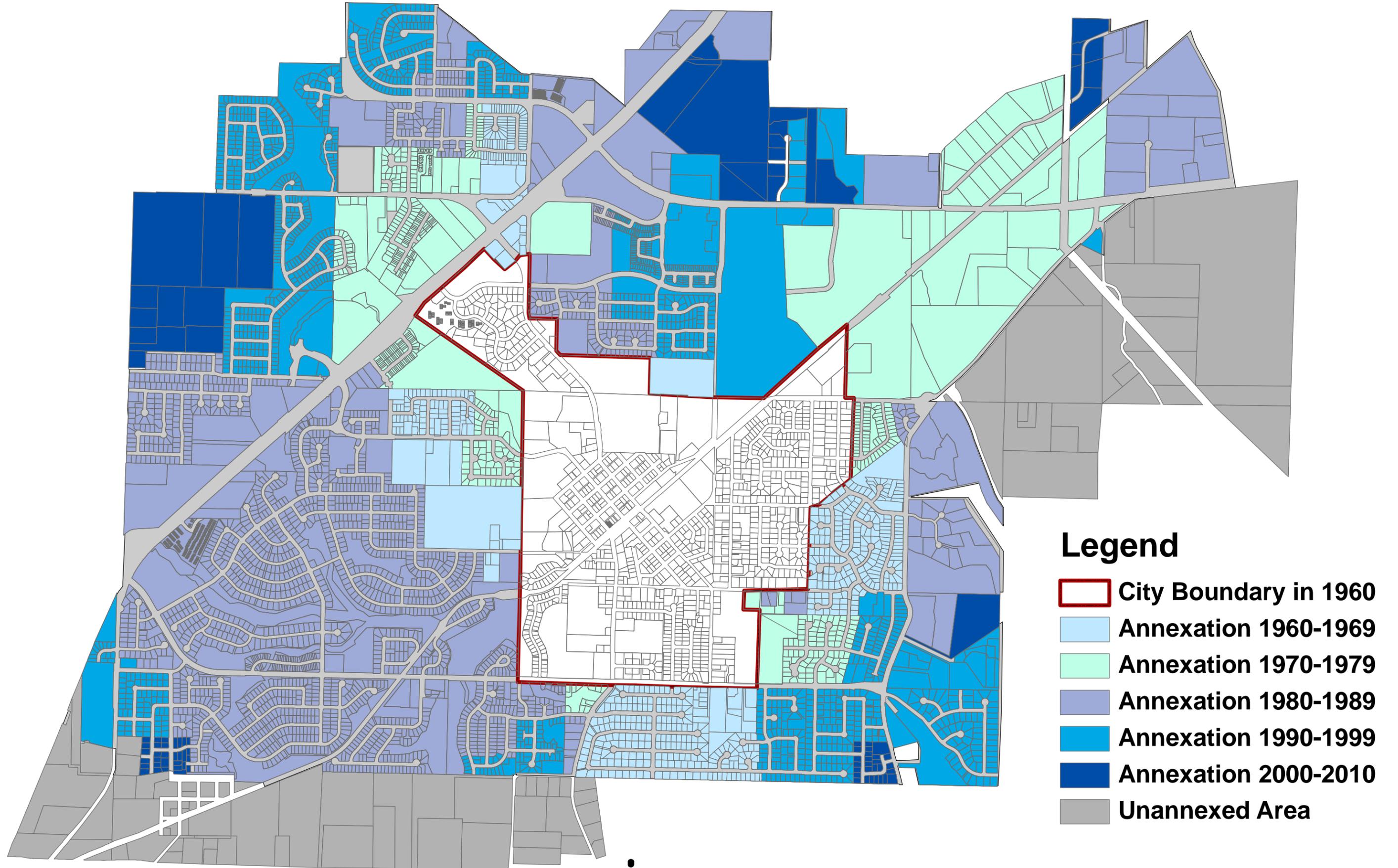
707 17th St., Suite 2300
Denver, CO 80202
Phone: (303) 820-5240
FAX: (303) 820-2402

As Constructed	
No Revisions:	/ /
Revised:	/ /
Void:	/ /

WATER LINE PLAN ASH STREET	
Designer: LG	Structure Numbers
Detailer: DB	
Sheet Subset:	Subset Sheets:

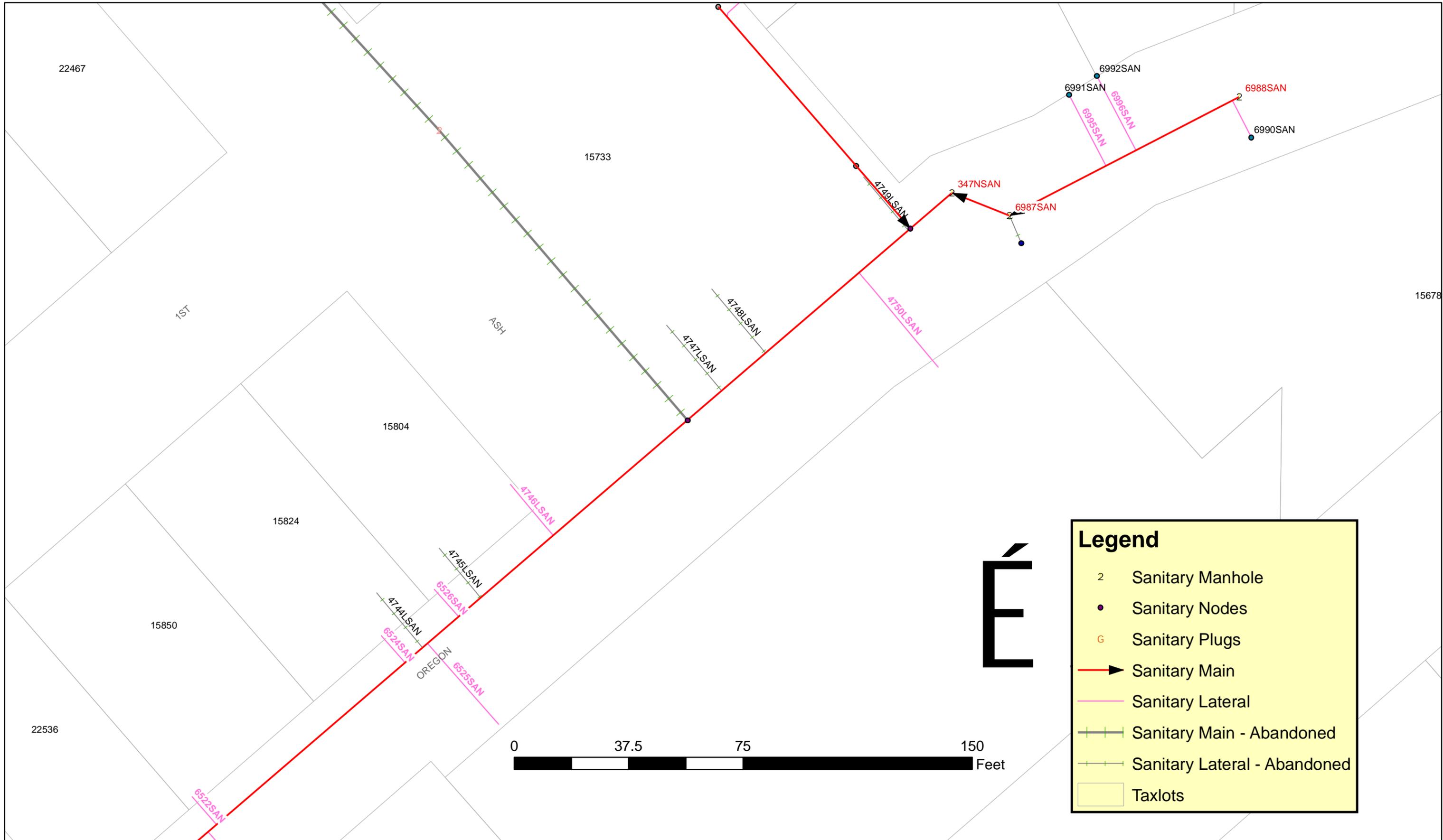
Project No./Code	
071668.100	
City of Sherwood CIP #C-41	
Sheet Number	W02

Sherwood Annexations between 1960-2010



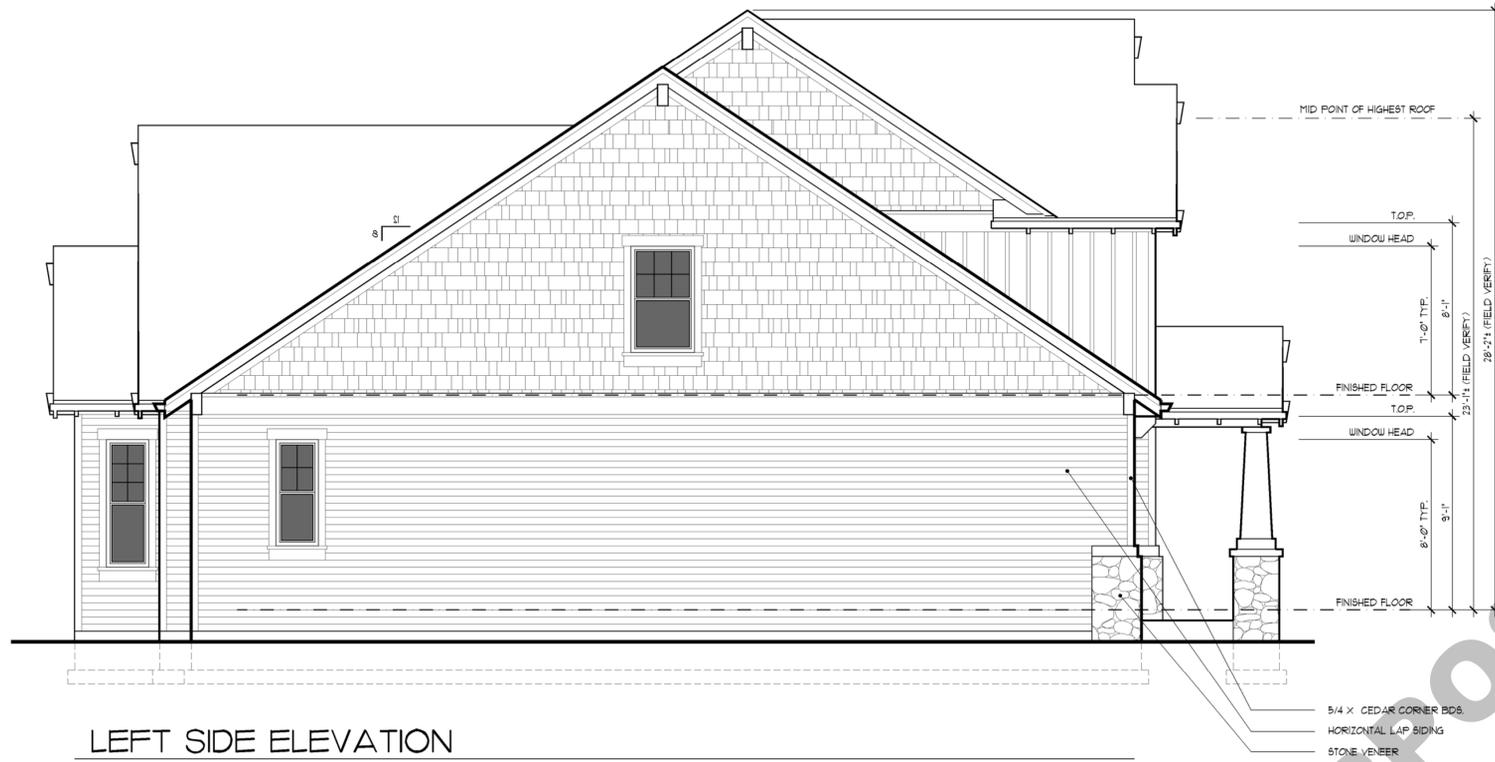
Sanitary Lines for 1st and Ash

Date: 2/19/2015



Legend

- 2 Sanitary Manhole
- Sanitary Nodes
- G Sanitary Plugs
- Sanitary Main
- Sanitary Lateral
- Sanitary Main - Abandoned
- Sanitary Lateral - Abandoned
- Taxlots



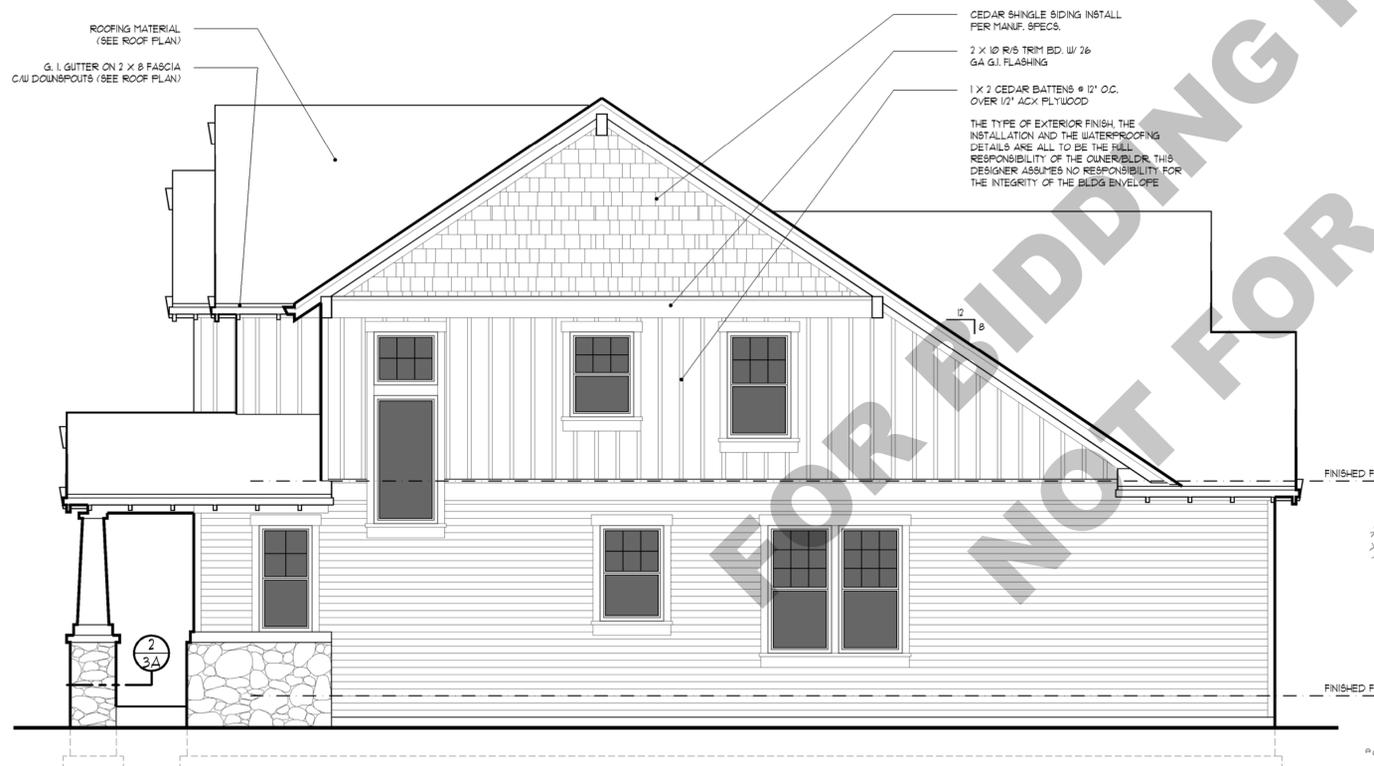
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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22200-1-BOWMEN PROJECT MANAGER:RRR DRAWN: 12/03/14 RUV

RESIDENCE FOR:
BOWMEN HOUSE 3
15624 J.W. 1/1 T / T
HERWOOD, OREGON 97114

25# SNOW LOAD
UPPER FLOOR 864 SQ. FT.
MAIN FLOOR 1274 SQ. FT.
TOTAL AREA 2138 SQ. FT.
GARAGE AREA 391 SQ. FT.

22200

1

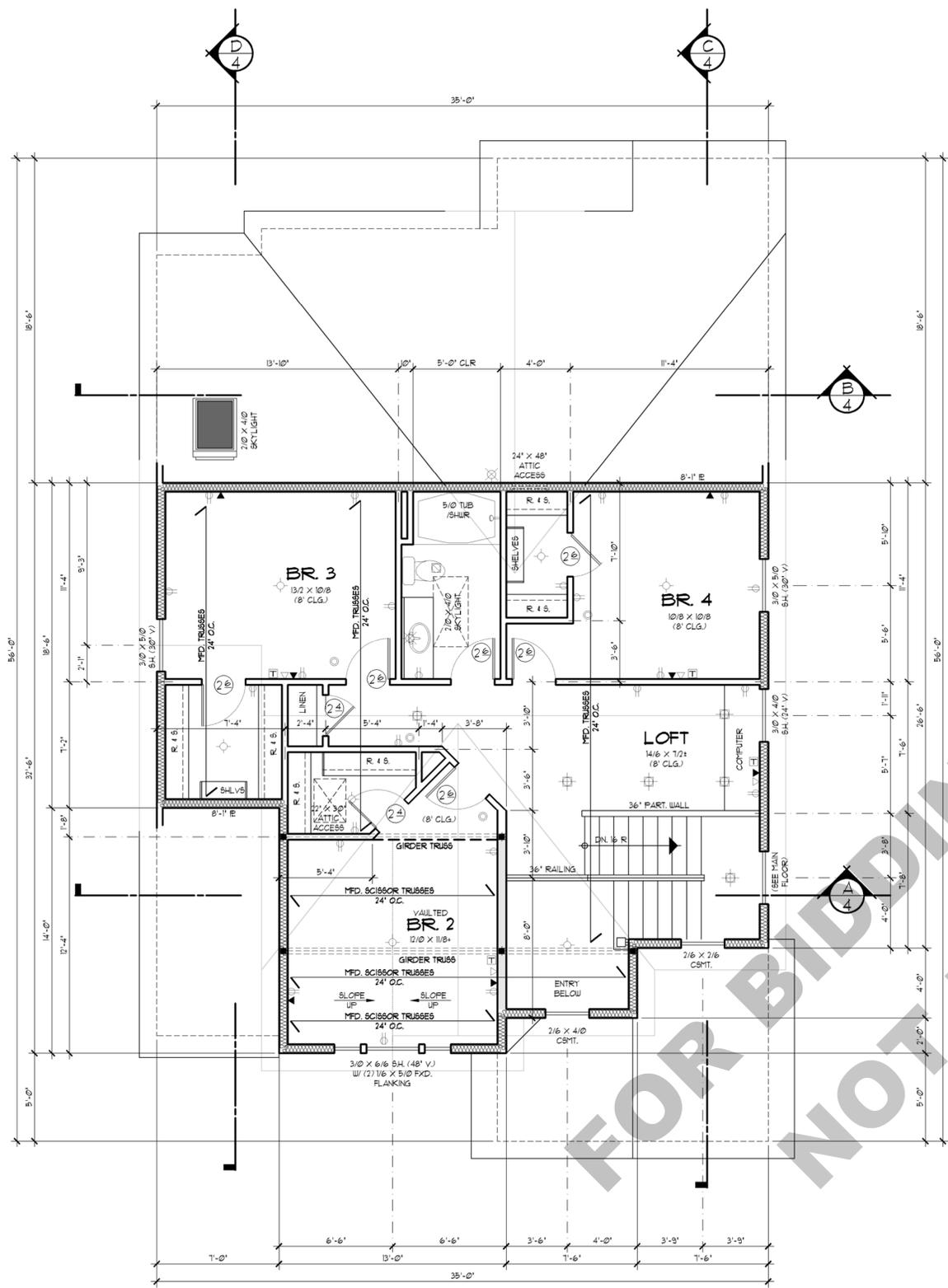
22200-2-BOWMEN PROJECT MANAGER: RRR
DRAWN: 12/03/14 R.V.V.

22200-2-BOWMEN PROJECT MANAGER: RRR
DRAWN: 12/03/14 R.V.V.

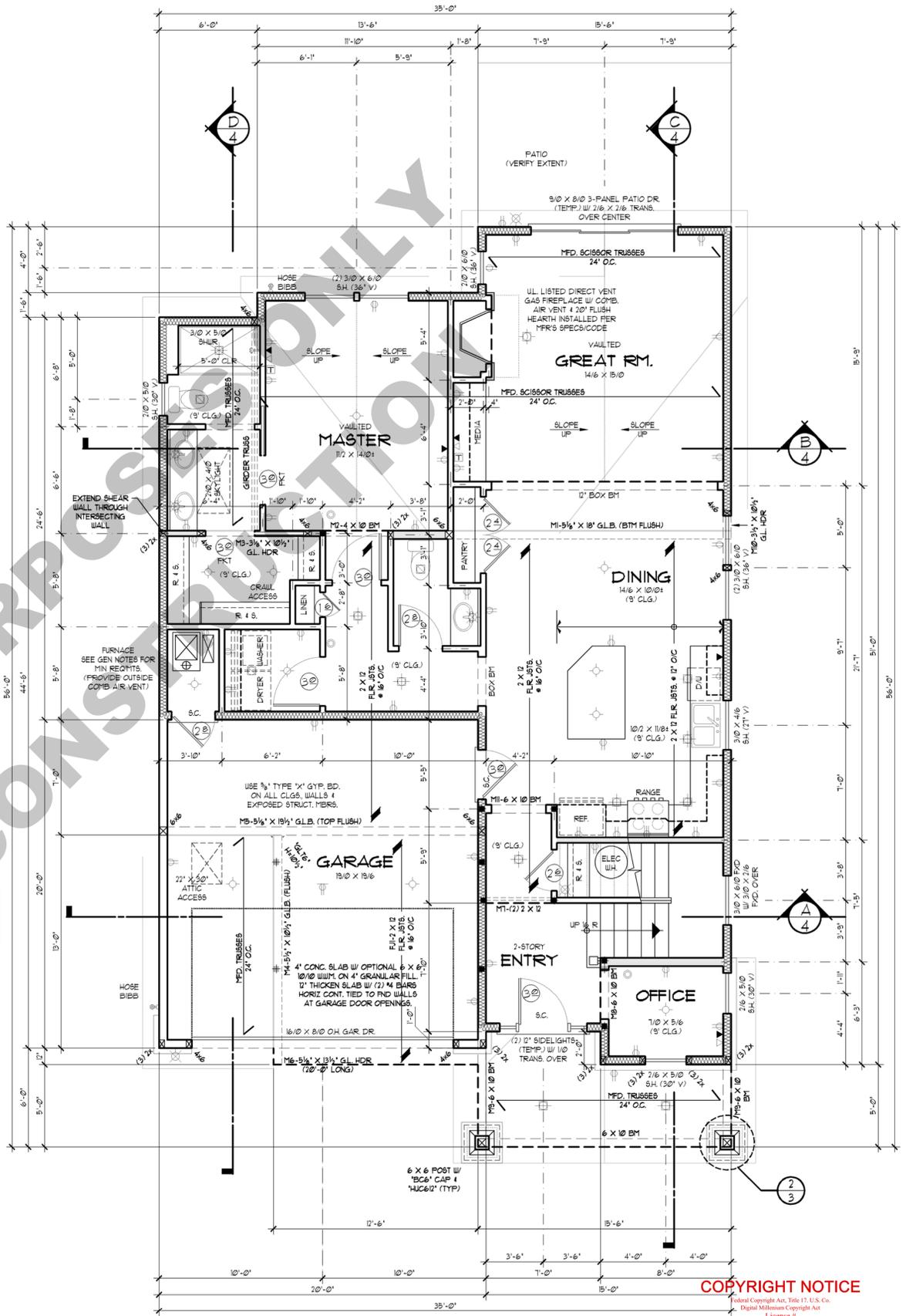
BOWMEN HOUSE 3

RESIDENCE FOR:
TOTAL AREA: 2128 SQ. FT.
GARAGE AREA: 391 SQ. FT.

22200
2



- LEGEND**
- RECESSED INCANDESCENT
 - RECESSED DIRECTIONAL INCANDESCENT FIXTURE
 - WALL MOUNTED INCANDESCENT
 - SURFACE MOUNTED INCANDESCENT
 - SURFACE MOUNTED FLUORESCENT
 - RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
 - 'CASABLANCA' TYPE CEILING FAN
 - DUPLEX OUTLET
 - CEILING MOUNTED DUPLEX OUTLET
 - 220V OUTLET
 - FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
 - TELEPHONE OUTLET
 - DATA OUTLET
 - TELEVISION OUTLET
 - SPEAKER LOCATION
 - SMOKE / CO DETECTOR (SEE 'GENERAL NOTES' FOR OTHER SPEC'S)
 - BEARING POINT LOCATION (PROVIDE SOLID BEARING MIN. OF MEMBER WIDTH UNO.)
 - POINT LOAD FROM ABOVE
 - 4 X 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45' FROM VERT.)
 - BEARING WALL SUPPORTING STRUCTURE ABOVE
 - 4 X 10 HDR. BEARING WALL INT. DOOR OPENINGS W/ MIN (2) 2 X SUPPORT EA END (UNO.)
 - DROPPED STRUCT. MEMBER BEARING WALL
- ENERGY ENVELOPE KEY**
- WALL, FLOOR/CLG. INSUL.
 - FOUNDATION INSUL.
 - (SEE SHEET '03' FOR INSULATION VALUES)
- CO. DET LOCATION**
- CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET '03' FOR ADD'L INFO.)



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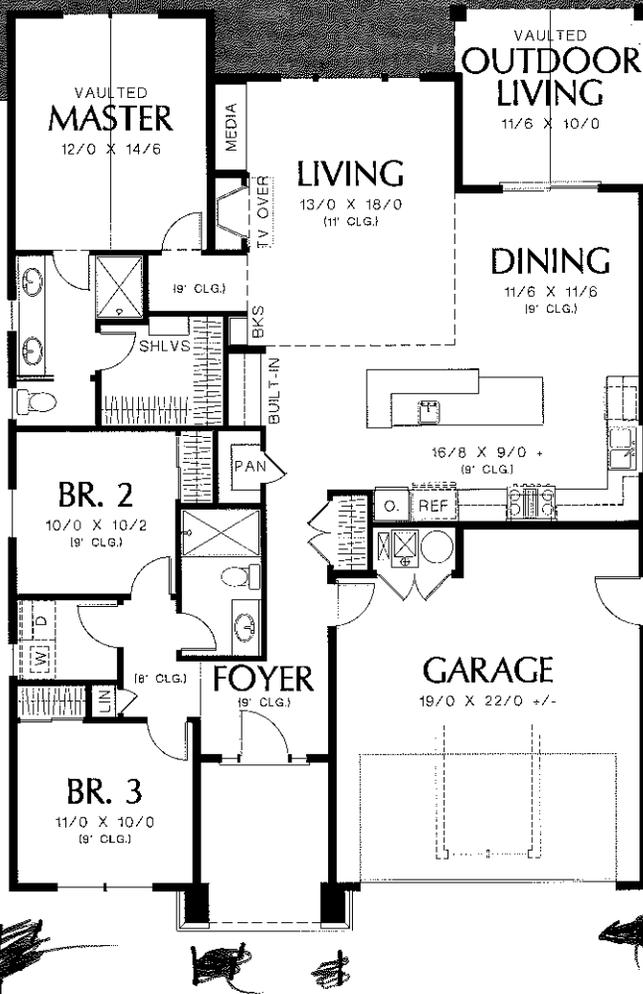


Mascord

ALAN MASCORD DESIGN ASSOCIATES, INC.

The Espresso

1168ES



Total Area 1529 Sq. Ft

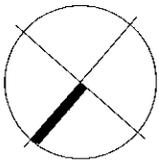
Width 40'-0" **Depth** 57'-0"

Height (Main Flr to Peak): 23'-5"
(to Midpt of Roof): 15'-11"

ALAN MASCORD DESIGN ASSOCIATES, INC
2187 NW Reed St, Suite 100, Portland, OR 97210 · 503.225.9161

mascord.com | houseplans.co





LOT COVERAGE

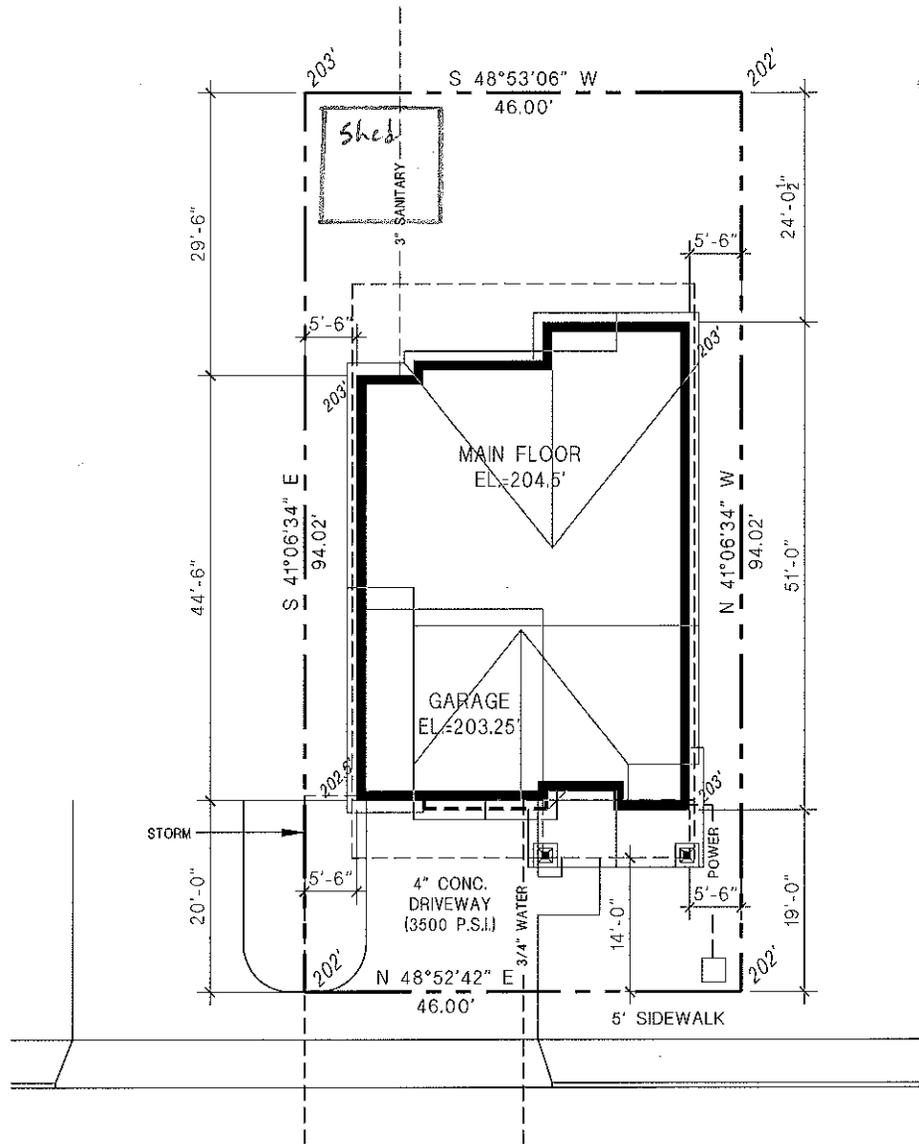
BUILDING AREA	1,769 S.F.
LOT AREA	4,325 S.F.
PERCENTAGE	40.9%

IMPERVIOUS COVERAGE

BUILDING AREA	1,769 S.F.
* DRIVEWAY	348 S.F.
WALKWAY	34 S.F.
TOTAL	2,151 S.F.
LOT AREA	4,325 S.F.
PERCENTAGE	49.7%

* EXCLUDES AREA BELOW BUILDING AREA

S.W. OREGON STREET



S.W. FIRST STREET

19 AUG 2015 MRR

SCALE : 1" = 20'-0"



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ALAN MASCORD DESIGN ASSOCIATES, INC.
 1306 NW 5th AVE, PORTLAND OR 97209
 503/225-9181 FAX: 503/225-0933 <http://www.mascord.com>

CITY OF SHERWOOD
 SMOCK ADDITION TO SHERWOOD
 LOT 2

22200

FOR: BOWMEN HOUSE 3



SHERWOOD BLVD

3RD ST

2ND ST

OAK ST

1ST ST

OREGON ST

PINE ST

RAILROAD AVE

COLUMBIA ST

PARK ST

4th ST

HIGHLAND RD

RD

CT

COLUMBIA ST

SHERWOOD

PARK ROW

WILLAMETTE

TUALATIN

PINE ST

WASHINGTON

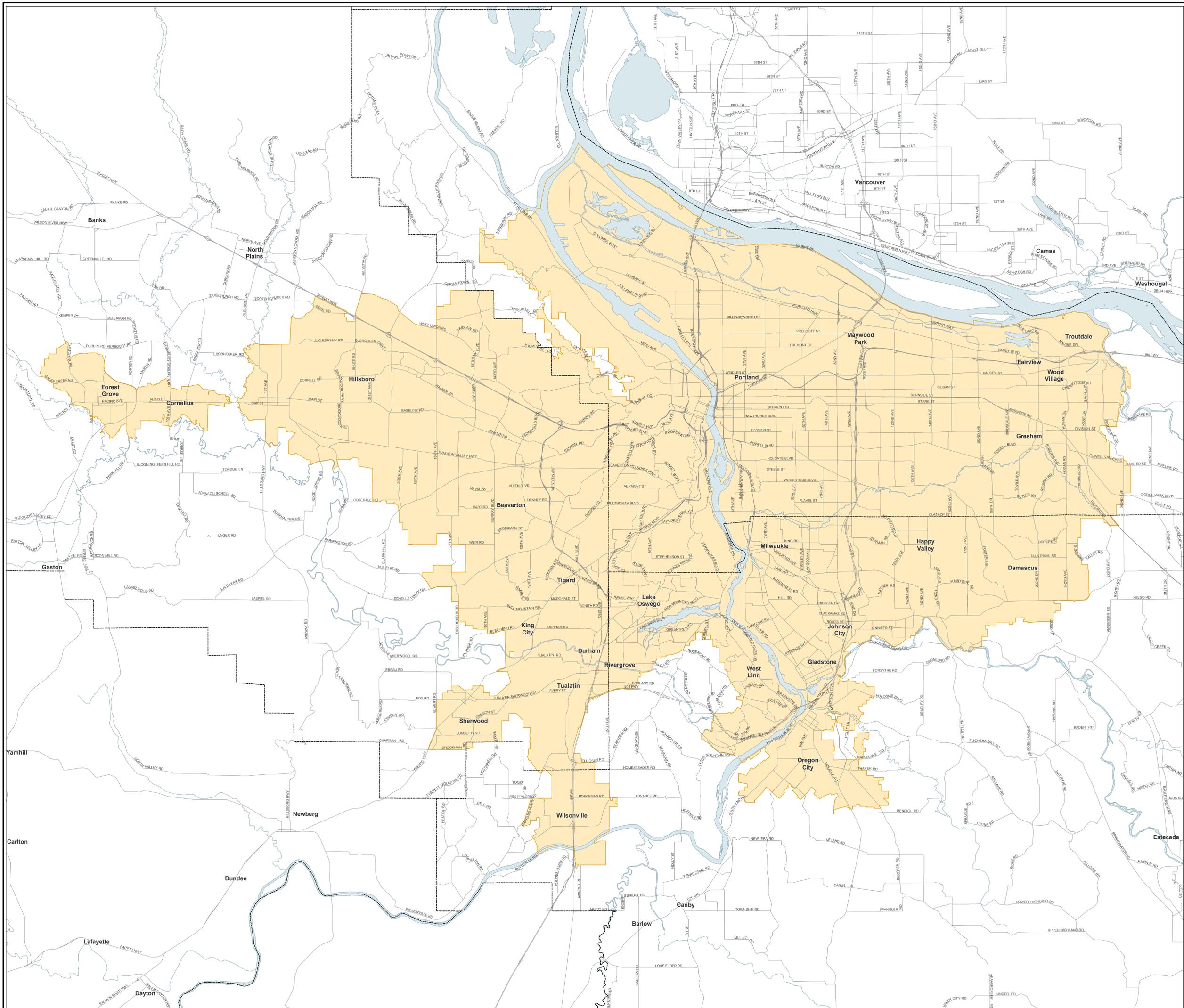
DR

LINCOLN ST

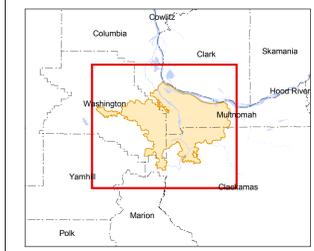
Urban Growth Boundary

August 2014

- County lines
- Urban growth boundary



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Location Map



METRO DATA RESOURCE CENTER
 600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232-2736
 TEL (503) 797-1742 | FAX (503) 797-1509
 crs@oregonmetro.gov | www.oregonmetro.gov