

WALMART CONDITIONS OF APPROVAL

1. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.
 2. This land use approval shall substantially comply with the submitted preliminary site plans dated July 9, 2012 except as indicated in the following conditions of the Notice of Decision. Additional development or change of use may require a new development application and approval.
 3. The developer/owner/applicant is responsible for all costs associated with private/public facility improvements.
 4. **This approval is valid for a period of two (2) years from the date of the decision notice.** Extensions may be granted by the City as afforded by the Sherwood Zoning and Community Development Code.
 5. An on-going condition of the approval is that the site be maintained in accordance with the approved site plan. In the event that landscaping is not maintained, in spite of the assurances provided, this would become a code compliance issue.
 6. The continual operation of the property shall comply with the applicable requirements of the Sherwood Zoning and Community Development Code and Municipal Code.
 7. A temporary use permit must be obtained from the Planning Department prior to placing a construction trailer on-site.
 8. This approval does not negate the need to obtain permits, as appropriate from other local, state or federal agencies even if not specifically required by this decision.
1. As an on-going condition, the project shall restrict shrubbery, landscaping, or other obstructions within sight distance triangles at site access drives.
 2. An ODOT Miscellaneous Permit must be obtained for all work within the ODOT highway right-of-way.

Prior to issuance of grading or erosion control permits:

3. Obtain City of Sherwood approval of grading plans.
4. Prior to any site work, the applicant shall submit construction documents that provide additional information on the proposed planting and maintenance of the plants to ensure that

the landscaping will be appropriately maintained. The construction plans shall include specifications for the adequate preparation of the soils.

5. The applicant shall obtain a NPDES 1200-CN Permit prior to performing any site disturbance activity, including but not limited to; installation of ESC measures, installation of construction fencing, tree removal, site clearing and grubbing, and site grading. An (early) site grading permit may be issued by the Building Department only after review and approval of a site grading plan and obtaining a NPDES 1200-CN Permit.

Prior to approval of the public improvement plans:

6. Work performed in Langer Farms Parkway shall be limited to the area shown in the exhibit prepared by AKS Engineering dated 9/28/2012 titled "Langer Farms Subdivision Driveway Relocation and Water Service Connection Plan." If additional work in Langer Farms Parkway is needed to support the development, the applicant shall make a new request under the requirements of SMC Section 12.17.025.
7. Revise on-site circulation plan to consistently use stop sign/stop bar treatments at minor approaches to internal intersections.
8. Prior to any site disturbance activity, the applicant shall obtain a CWS Storm Water Connection Permit and submit a copy of this permit to the City.
9. Pursuant to Chapter s16.104 through 16.116 of the Sherwood Municipal Code, the applicant shall sign and comply with all conditions of the Engineering Compliance Agreement that will be issued for this project development.
10. The design and construction of the public storm sewer system within Century Drive shall comply with the requirements in the City's Engineering Design and Standard Details Manual.
11. The applicant shall comply with all relevant design and construction standards delineated in the City's Engineering Design and Standard Details Manual, current version dated April 23, 2010.
12. The applicant shall comply with all relevant conditions delineated in the Amended and Restated Development Agreement, adopted by Resolution 2010-033.
13. The design and construction of the public sanitary sewer system within Century Drive shall comply with the requirements in the City's Engineering Design and Standard Details Manual.
14. The water mainline constructed in Century Drive shall be a 12-inch diameter pipe meeting City of Sherwood standards.

15. The design and construction of the public water system within Century Drive and the installation of all service laterals from existing mainlines shall comply with the requirements in the City's Engineering Design and Standard Details Manual.

Prior to Final Site Plan Approval:

16. Prior to final site plan approval, the developer shall submit plans that demonstrate the proposed solid waste facility will be constructed in a manner that meets the solid waste accessibility standards of Pride Disposal as outlined in their comments dated August 24, 2012, and provide city staff with a revised service provider letter that demonstrates that the service provider has approved the access and location for all of the proposed facilities that they must serve.
17. Submit the required final site plan review fee along with a brief narrative and supporting documents demonstrating how each of the final site plan conditions are met.
18. The applicant shall either construct or pay a fee in-lieu-of construction to Washington County DLUT for frontage improvements, consistent with the County's letter dated September 11, 2012, along Tualatin-Sherwood Road, the traffic signal at the intersection of Adams Avenue North Extension with Tualatin-Sherwood Road. The applicant shall coordinate the payment of the fee in-lieu-of construction directly with Washington County, and shall provide written proof of the County's acceptance to the City.
19. The Century Drive pavement section shall meet at a minimum the City pavement design standard for collector streets per Section 210.2.1-Aggregate Base and Section 210.2.2-Hot Mix Asphalt Concrete Pavement Design and Construction of the City Engineering Design and Standard Details Manual. The applicant shall provide a geotechnical report confirming if the minimum design standards are adequate for the anticipated traffic loading and soil conditions or if a more robust pavement section is required.
20. The applicant shall construct a raised concrete median along Century Drive from the roundabout to a point 20-feet east of west access entry drive. This access drive shall be configured as a right-in/right-out only access drive.
21. Relocation of the Langer Sites main access drive off Langer Farm Parkway shall align the westbound through lane with the existing receiving private access drive lane on the north side of Langer Farm Parkway.
22. The first interior site intersection from the site main entrance shall be stop controlled in the north-south/south-north travel lanes only. The west-east/east-west travel lanes shall not be stop controlled.
23. The applicant shall comply with all the requirements of the Service Provider Letter issued by CWS (File No. 12-000162), dated April 5, 2012, as amended May 9, 2012.

24. To comply with CWS and City standards, if the existing "Target" water quality facility (WQF) remains an active part of the site development, it shall be placed in a separate tract and dedicated to the City of Sherwood. All storm water mainlines crossing this site which discharge into this pond or out of this pond and convey storm water runoff from public infrastructure or outside private development areas, shall be placed within public storm water easements dedicated to the City of Sherwood.
25. To comply with CWS and City standards, if the existing "Target" WQF is decommissioned, all storm water mainlines which convey storm water runoff from public infrastructure or outside private development areas through the Phase 7 PUD site, shall be placed within public storm water easements dedicated to the City of Sherwood.
26. All storm water mainlines which convey storm water runoff from the Phase 7 PUD site to the regional WQF located on Phase 8 PUD site, shall be classified public infrastructure and shall be placed within public storm water easements.
27. The applicant shall comply with all conditions and requirements as stated in the letter provided by Washington County DLUT, dated September 11, 2012 and attached to this decision as Exhibit G.

Prior to Issuance of a Building Permit:

28. Receive Sherwood Engineering Department approval of engineering plans for all public improvements and/or connections to public utilities (water, sewer, storm water, and streets) including compliance with all conditions specified in "Prior to approval of public improvement plans.
29. Prior to the issuance of building permits, the applicant shall provide staff with a revised landscape plan that reflects the increased size of 44 evergreen trees (8-10 feet tall), and 22 (3-inch) caliper trees as called for in Exhibit M of the staff report.
30. The building plans shall conform to the revised and approved site plan and engineering plans.
31. Building permits are required for all private water and plumbing infrastructure construction. All meter boxes and fire flow vaults located on private property shall be located in public water easements if not already located within a PUE. Construction plan sets shall include notes that reflect this requirement.
32. Prior to the issuance of building permits for the site, provide verification to the planning department that the fire department has reviewed and approved the plans for fire suppression and emergency services.

33. Prior to the issuance of building permits, the applicant shall provide a revised street tree plan that demonstrates consistency with the variety and spacing spelled out in section 16.142.060.

Prior to Issuance of Certificate of Occupancy:

34. All public improvements shall be competed, inspected and approved, as applicable, by the City, CWS, TVF & R, and other applicable agencies.
35. Obtain final site plan approval from the Planning Department.
36. All easements and dedications required as with this approval must be signed and recorded.
37. All site improvements including but not limited to landscaping, parking and site lighting shall be installed per the approved final site plan and inspected and approved by the Planning Department.
38. The applicant shall construct the Adams Avenue North Extension beginning at the intersection of Adams Avenue North with Tualatin-Sherwood Road. The construction shall include the installation of a traffic signal at the intersection of Adams Avenue North Extension with Tualatin Sherwood Road unless an agreement with Washington County to include the signal construction with their project is reached. Substantial completion of the construction of Adams Avenue North Extension and the traffic signal at the intersection of Adams Avenue North Extension with Tualatin-Sherwood Road shall be required prior to the Issuance of Occupancy for any building constructed on the Phase 7 site.
39. The applicant shall construct the remaining portion of Century Drive between the existing roundabout street stub on Langer Farm Parkway, and the existing street segment at the eastern property line. The street section shall consist of a 42-foot wide face of curb to face of curb paved width, and 9.5-foot wide curb tight sidewalks which contain 3.5-foot square curb tight tree planter wells on each side of the street section, for an overall street right-of-way width of 62 feet. An 8-foot wide public utility easement shall be located outside each side of the street right-of-way section.
40. Applicant shall provide a letter from a registered Oregon professional civil engineer that adequate sight distance is provided at the constructed site access drives prior to occupancy.
41. The northbound right turn lane on Highway 99W onto SW Sherwood Boulevard will exceed the available storage (625' versus 415'). The applicant shall either increase the right turn storage length from 415' to 625', open the project after the County MSTIP 3D project is in place, or phase the project so the traffic generated does not exceed the existing available storage. The improvement, if needed, shall also include the associated deceleration lane distance.

42. The northbound left turn lane on Highway 99W onto Roy Rogers Road will exceed the available storage (525' versus 490'). The applicant shall either increase the left turn storage length from 490' to 535', open the project after the County MSTIP 3D project is in place, or phase the project so that the traffic generated does not exceed the existing available storage. The improvement, if needed, shall also include the associated deceleration lane distance.
43. The Regional WQF located on Phase 8 of the Langer Farms PUD shall be constructed and shall be operational prior to final occupancy of any structure constructed on the Phase 7 PUD site or construction of the Century Drive Road extension has been substantially completed.
44. All Building Department permits must have passed final inspections and have completed Building Department Final Approval.