



NOTICE OF DECISION

MAP/TAX LOT: 2S131AB08200; 2S131AB08100;
2S131AB08000; 2S131BA08200
CASE NO: LU 2020-008 SP
DATE OF NOTICE: September 15, 2020

APPLICANT:
Sam Thomas, Lenity Architecture Inc.
3150 SW Kettle Court SE
Salem, OR 97301

OWNER:
Senestraro Properties LLC
5216 SE Woodstock Blvd.
Portland, OR 97204

NOTICE

You are receiving this Notice of Decision because you are the applicant or because you provided testimony on the subject application. Notice is hereby given that on September 15, 2020 the City of Sherwood Planning Department **APPROVED with CONDITIONS LU 2020-008 SP**. The applicant proposes a new two-story 9,650 SF commercial building on a 1.24-acre site in the General Commercial zone.. The building will be occupied by Senestraro Family Orthodontics with additional commercial space for other commercial tenants.. For information on the decision go to <https://www.sherwoodoregon.gov/planning/project/senestraro-family-orthodontics> or contact Eric Rutledge, Associate Planner, at 503-625-4242 or rutledge@sherwoodoregon.gov

APPEAL

Pursuant to Sherwood Zoning and Community Development Code Section 16.72.010.B.3.c, an appeal of the Planning Director's decision may be made to the Planning Commission. Pursuant to Section 16.76, any person who appeared before the local government, orally or in writing, on this matter may file a notice of intent to appeal to the City of Sherwood Planning Director not later than 14 days from the date of this notice. **An appeal of this decision must be filed no later than 5:00 PM on September 29, 2020.**

I, Eric Rutledge, for the Planning Department, City of Sherwood, State of Oregon, in Washington County, declare that the Notice of Decision LU 2020-008 SP Senestraro Family Orthodontics was placed in a U.S. Postal receptacle, or transmitted via electronic mail, on September 15, 2020.

A handwritten signature in black ink, appearing to read "ER", is positioned above a horizontal line.

Eric Rutledge, Associate Planner
City of Sherwood Planning Department

CITY OF SHERWOOD
September 15, 2020
Staff Report and Notice of Decision

SENESTRARO FAMILY ORTHODONTICS
SITE PLAN REVIEW
LU 2020-008

Planning Department



Eric Rutledge
Associate Planner

Pre-App Meeting: September 5, 2018
App. Submitted: May 28, 2020
App. Complete: July 24, 2020
Hearing Date: N/A
120-Day Deadline: November 21, 2020

PROPOSAL: The applicant is proposing a new two-story 9,650 SF commercial building on a 1.24-acre site in the General Commercial zone. The building will be located at the north corner of the site near the intersection of OR 99 W and SW Meinecke Parkway. The building will be occupied by Senestraro Family Orthodontics with additional commercial space for other commercial tenants. Parking will be located behind the building and be accessed from SW Parkway Court. A total of 50 parking spaces are proposed in order to serve 2,000 SF of general office, 5,100 SF of retail, and 1,500 SF of restaurant space. Landscaping is proposed around the perimeter of the site and within the parking lot. The proposed tree canopy coverage is 23,993 SF or 44.4% of the net developable site.

I. BACKGROUND

A. Applicant: Sam Thomas, Lenity Architecture Inc.
3150 SW Kettle Court SE
Salem, OR 97301

Owner: Senestraro Properties LLC
5216 SE Woodstock Blvd.
Portland, OR 97204

B. Location: 17457, 17473, 17489, & 17525 SW Parkway Court, Sherwood OR 97140 (2S131AB08200; 2S131AB08100; 2S131AB08000; 2S131BA08200). Southwest corner of OR 99 W and SW Meinecke Parkway

- C. Review Type: Type II Fast-track Site Plan Review. Applications that propose less than 15,000 square feet of floor area, parking or seating capacity of public, institutional, commercial or industrial use permitted by the underlying zone are processed as a Type II Fast Track Site Plan Review.
- D. Public Notice: Notice of the application was provided in accordance with § 16.72.020 of the Sherwood Zoning and Development Code (SZDC) as follows: notice was distributed in five locations throughout the City, posted on the property, and mailed to property owners within 1,000 feet of the site on July 31, 2020.
- E. Review Criteria: Sherwood Zoning and Community Development Code (SZCDC) Chapter 16.22 - Commercial Land Use Districts; Chapter 16.58 - Clear Vision and Fence Standards; Chapter 16.72 - Procedures for Processing Development Permits; Chapter 16.90 - Site Planning; Chapter 16.92 – Landscaping; Chapter 16.94 - Off-Street Parking and Loading; Chapter 16.96 - On-Site Circulation; Chapter 16.98 - On-Site Storage; Chapter 16.106 - Transportation Facilities; Chapter 16.108 - Improvement Plan Review; Chapter 16.110 - Sanitary Sewers; Chapter 16.112 - Water Supply; Chapter 16.114 - Storm Water; Chapter 16.116 - Fire Protection; Chapter 16.118 - Public and Private Utilities; Chapter 16.124 - Property Line Adjustments and Lot Consolidations; Chapter 16.142 - Parks, Trees and Open Spaces; Chapter 16.146 – Noise; Chapter 16.148 – Vibrations; Chapter 16.150 - Air Quality; Chapter 16.152 – Odors; Chapter 16.154 - Heat and Glare; Chapter 16.156 - Energy Conservation

History and Background: The development site consists of four (4) tax lots zoned General Commercial (2S131AB08200; 2S131AB08100; 2S131AB08000; 2S131BA08200). The site is now vacant and does not contain any structures, however, several retail businesses have previously been located on the site including a coffee and produce stand. Previous land use and land division approvals for the project area include:

SUB 06-02 - The development site is identified as Lots 7 and 8 of the Parkway Plaza Subdivision (SUB 06-02). Lots 1-6 of the subdivision were zoned Medium Density Residential Low and have been developed with single-family detached homes while the subject site remained undeveloped under the General Commercial zoning. A majority of what is now SW Parkway Ct. roadway was dedicated and improved as part of the subdivision. The developer was also required to dedicate right-of-way to ODOT for the Hwy 99 corridor but the required improvements to Hwy 99

were deferred to the time of development. No dedications or improvements were required for SW Meinecke Parkway.

SP 09-04, MLP 09-03 – In 2009 the City approved a Site Plan and Minor Land Partition application for the subject site. The partition created three (3) new lots from Lot 8 of the Parkway Plaza subdivision. The applicant also received approval to construct four (4) separate commercial buildings totaling 11,206 SF. Due to the economic downturn, the project was not completed. The developer completed public sidewalks along the SW Meinecke in addition to public sidewalks and street trees along the SW Parkway Ct. frontage. Hwy 99 improvements were also required as a condition of approval but were never completed by the developer. The land use approval was set to expire on August 4, 2011 but due to council action (Ordinance 2010-06) it was extended to December 31, 2013. An additional one year extension was requested by the applicant and granted by the City. No other extensions were granted, and the land use approval expired on December 31, 2014.

- F. Existing Conditions: The project area includes four (4) tax lots totaling approximately 1.24 acres. The site is currently vacant with low grasses. Various public and private access and utility easements that conform to past development proposals are still located over the property. A 4" gas line and 12" storm sewer line are also located on the property. See the Existing Conditions Plan including as (Exhibit A5 – Sheet P-03).

The site has frontage along three public streets: Hwy 99W (ODOT Principal arterial), SW Meinecke Parkway (City collector) and SW Parkway Court (City local). SW Meinecke Parkway and SW Parkway Court have been fully improved including sidewalks and streets. SW Parkway Ct. contains two driveways which will be used for site access. A public stormwater quality facility is located at the corner of Hwy 99W and SW Meinecke Parkway, providing a landscape buffer between the development site and the highway. Hwy 99 along the subject site has not been improved with bicycle, pedestrian, or landscaping facilities.

- G. Surrounding Land Uses: The site abuts three (3) public streets including Hwy 99W to the northwest, SW Meinecke Parkway to the east, and SW Parkway Court to the south. Commercial land uses are present on the opposite sides of Hwy 99W and SW Meinecke Parkway. Residential uses are present opposite of SW Parkway Court and adjacent to the western half of the subject site's southern property line. See Site Map included as Exhibit D1.

H. Current Zoning: The property is zoned General Commercial except for the southwest corner of Tax Lot 2S131BA08200. The City's Zoning Map indicates the southwest corner of TL 2S131BA08200 is zoned Medium Density Residential High. However, the staff report for SUB 06-02 states *"Staff has reviewed historic zoning maps and prior land use actions on this property. Based on this review, the GC zoning is generally lined up with the southern portion of the Parkway Court right of way."* The southern boundary of Tax Lot 7 (TL 2S131BA08200) was drawn to align with the southern boundary of the Parkway Court right-of-way with the entire parcel labeled General Commercial. It is therefore assumed the small portion of MDRH zoning depicted on TL 2S131BA08200 is a mapping alignment error and the zoning for the entirety of the subject property is General Commercial.

II. **AFFECTED AGENCY AND PUBLIC COMMENTS**

- A. Agency Comments - The land use application was routed to affected agencies via email on July 28, 2020. Responses are summarized below.
1. The City of Sherwood Engineering Department provided comments dated August 4, 2020 (Exhibit B1). The comments address sanitary sewer, water, storm sewer, transportation, grading and erosion control, and miscellaneous engineering issues. No extensions of the public sanitary sewer, water, or storm sewer systems are required. SW Meinecke Parkway and SW Parkway Court are improved and do not require dedication or new improvements. Hwy 99W requires improvements including addition of a bike lane and sidewalk. Sherwood Broadband is also required along the site frontage with Hwy 99W.
 2. The Oregon Department of Transportation (ODOT) Region 1 provided comments dated August 20, 2020 (Exhibit B2). The comments recommend the applicant be required to construct OR 99W frontage improvements consistent with the plans titled "Parkway Plaza OR99W Frontage Improvements 15.95-15.99". ODOT is currently reviewing the plans for the required frontage improvements which is being constructed by the previous property owner.
 3. Tualatin Valley Fire & Rescue (TVF&R) provided comments dated August 28, 2020 (Exhibit B3). The comments address fire apparatus access, building access and fire service features, fire hydrants, and water supplies. The applicant is required to provide documentation of a fire flow test from the City of Sherwood.
 4. Clean Water Services (CWS) provided comments dated August 12, 2020 (Exhibit B4). The comments state a CWS Storm Water Connection Permit Authorization must be obtained for the site. The

development must be in accordance with the requirements of CWS Design and Construction Standards.

5. Portland General Electric (PGE) provided comments dated July 28, 2020 (Exhibit B5). Existing facilities include 3 phase underground primary conductors, vaults, and two transformers along the frontage of 17525, 17457 and 17473 SW Parkway Court. Any required frontage improvements should take the existing facilities into account.
 6. Pride Disposal provided comments dated July 31, 2020 (Exhibit B6). The comments state the location of the trash enclosure has changed slightly since the approval letter was issued (Exhibit A11), however, the new location can still be serviced by Pride.
- B. Public Comments - The City received two (2) public comments on the application. The comments are summarized below, and the full comments are included under Exhibits C1 and C2.
1. Email testimony from Britten Stark dated August 7, 2020 (Exhibit C1): The testimony raised concern about the potential impact the development will have on the adjacent residential properties, specifically related to lighting, signage, and odor from the waste enclosure. The testimony also requested additional details on landscaping standards and the construction process and timeline.
 2. Email testimony from Angela Koonce dated August 18, 2020 (Exhibit C2): The testimony is in opposition to the application due to its current status as an undeveloped property and the availability of existing commercial office buildings in the area.

Staff Response to Public Testimony: As detailed in this Notice of Decision, the application for development complies or is conditioned to comply with the applicable standards related to lighting, signage, outdoor storage, landscaping, and tree protection. The availability of existing commercial tenant space in the area is not an applicable development standard or approval criteria.

III. APPLICABLE CODE PROVISIONS

*Note – three asterisks (***) Indicates code has been omitted because it is not applicable*

Chapter 16.72 PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS

16.72.010 – Generally

A. Classifications

Except for Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all quasi-judicial

development permit applications and legislative land use actions shall be classified as one of the following:

2. Type II

The following quasi-judicial actions shall be subject to a Type II review process:

- c. "Fast-track" Site Plan review, defined as those site plan applications which propose less than 15,000 square feet of floor area, parking or seating capacity of public, institutional, commercial or industrial use permitted by the underlying zone, or up to a total of 20% increase in floor area, parking or seating capacity for a land use or structure subject to a Conditional Use Permit, except as follows: auditoriums, theaters, stadiums, and those applications subject to Section 16.72.010.A.4.**

ANALYSIS: The application is proposing a new 9,650 SF commercial building for a dental clinic and other commercial users. The application can be processed as a Type II "Fast-track" site plan review as described subsection (c) above.

FINDING: The application is subject to the Type II land use review procedures.

B. Hearing and Appeal Authority

3. The quasi-judicial Hearing and Appeal Authorities shall be as follows:

- b. The Type II Hearing Authority is the Planning Director and the Appeal Authority is the Planning Commission.**
- (1) The Planning Director's decision shall be made without a public hearing, but not until at least fourteen (14) days after a public notice has been mailed to the applicant and all property owners within 1,000 feet of the proposal. Any person may submit written comments to the Planning Director which address the relevant approval criteria of the Zoning and Development Code. Such comments must be received by the Planning Department within fourteen (14) days from the date of the notice.**
- (2) Any person providing written comments may appeal the Planning Director's decision.**

ANALYSIS: The application is being processed as a Type II quasi-judicial decision with the Planning Director as the Hearing Authority. Notice of the application was provided on July 31, 2020 and provided at least 14 days for comment and testimony prior to issuance of the Notice of Decision. Two public comments were received which are included as Exhibits C1 and C2.

FINDING: These criteria have been met.

Chapter 16.22 - COMMERCIAL LAND USE DISTRICTS

16.22.010 – Purpose

- D. General Commercial (GC) - The GC zoning district provides for commercial uses which require larger parcels of land, and/or uses which involve products or activities which require special attention to environmental impacts as per Division VIII.**

16.22.020 - Uses

- A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C), and not permitted (N) in the Commercial Districts. The specific land use categories are described and defined in Chapter 16.88 Use Classifications and Interpretations.**
- B. Uses listed in other sections of this code, but not within this specific table are prohibited.**
- C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the commercial zones or contribute to the achievement of the objectives of the commercial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88 Use Classifications and Interpretations.**
- D. Additional limitations for specific uses are identified in the footnotes of this table.**

***(*Abbreviated table*)

Uses	GC Zone
Business and professional offices.	P

Medical and dental offices and urgent care facilities	P
General retail trade, not exceeding 10,000 square feet of gross square footage.	P
General retail trade greater than 10,000 square feet of gross square footage	P
Personal services catering to daily customers where patrons pay for or receive a service rather than goods or materials, including but not limited to financial, beauty, pet grooming, and similar services.	P
Restaurants, taverns, and lounges without drive-thru ⁷	P
Restaurants with drive-thru services	P

⁷Limited to no more than ten (10) percent of the square footage of each development in the Adams Avenue Concept Plan area.

ANALYSIS: The application proposes a new 9,650 SF commercial building. A portion of the building will be occupied by Senestraro Family Orthodontics with speculative space for office, retail, and restaurant users. The Site Plan (Exhibit A2 – Sheet A1.1) indicates 50 off-street parking spaces will be provided in order to serve 2,000 SF of general office, 5,100 SF of retail, and 1,500 SF of restaurant space. All of the proposed uses are permitted outright in the GC zone as shown in the abbreviated table above. If uses are proposed in the future that require a Conditional Use permit, a separate land use application would be required.

FINDING: The proposed uses including general office, retail, and restaurant which are all permitted uses in the GC zone. This standard is met.

16.22.030 - Development Standards

A. Generally

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area,

setbacks or other requirements, except as permitted by Chapter 16.84.
(Variance and Adjustments)

B. Development Standards

Except as otherwise provided, required minimum lot areas, dimensions and setbacks shall be provided in the following table

Development Feature	GC Zone
Lot area	10,000 sq. ft
Lot width at front property line	70 ft
Lot width at building line	70 ft
Front yard setback ⁹	0
When abutting residential zone	Same as abutting residential zone
Side yard setback ⁹	0
when abutting residential zone or public park	20 ft
Rear yard setback ⁹	0
when abutting residential zone or public park	20 ft
Corner lot ⁹	
Height ^{10,11}	50 ft ^{13,14}

⁹ Existing residential uses shall maintain setbacks specified in the High Density Residential Zone (16.12.030).

¹⁰ Maximum height is the lessor of feet or stories.

¹¹ Solar and wind energy devices and similar structures attached to buildings and accessory buildings, may exceed this height limitation by up to twenty (20) feet.

¹³ Structures within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential area.

¹⁴ Structures over fifty (50) feet in height may be permitted as conditional uses, subject to Chapter 16.82

ANALYSIS: The project area includes four (4) tax lots totaling approximately 1.24 acres. The parcels were approved by the City under MLP 09-03 and conform to the development standards of the GC zone.

The applicant is proposing to consolidate the four lots to create a single parcel zoned GC. The lot consolidation request has been submitted as part of a separate land use application (LU 2020-015). The consolidation is also shown on the Preliminary Circulation and Dimensioned Site Plan (Exhibit A5 – Sheet P-07). Without a lot consolidation, the building would be required to provide a fire separation wall along the shared property line of Tax Lots 8000 and 8100 in accordance with the Oregon Structural Specialty Code (OSSC). Once the consolidation is complete, the development site will be comprised of a single parcel which meets the development standards of the GC zone as shown in the table below.

The consolidated parcel will be a corner lot with frontage on three (3) public streets. SZCDC § defines “*lot line, front*” as “*The line separating a lot from any street, provided that for corner lots, there shall be as many front lines as there are street frontages.*” Under this definition, the parcel has three front property lines. A portion of the southwest property line abuts residential property and is considered a rear property line. Since the development site abuts the Medium Density Residential High zone, the maximum allowed height for buildings on the site is 35 ft. or two stories.

Development Feature	GC Zone	Proposed (after lot consolidation)
Lot area	10,000 sq. ft	53,966 SF
Lot width at front property line	70 ft	Over 70 ft. along all street frontages
Lot width at building line	70 ft	Approx. 285 ft. along SW Meinecke Parkway & over 70 ft. along all other street frontages
Front yard setback ⁹	0	SW Meinecke Parkway - approx. 30 ft. at closest point Hwy 99W – approximately 50 ft. at closest point (includes stormwater tract)

Development Feature	GC Zone	Proposed (after lot consolidation)
		SW Parkway Court – approximately 190 ft. at closest point
When abutting residential zone	Same as abutting residential zone	N/A –no front yards abut a residential zone
Side yard setback ⁹	0	N/A – no side yards
when abutting residential zone or public park	20 ft	N/A
Rear yard setback ⁹	0	N/A – abuts a residential zone, see below
when abutting residential zone or public park	20 ft	Approx. 350 ft. between residential property line and commercial building
Corner lot ⁹		N/A – no standard provided in code
Height ^{10,11}	50 ft ^{13,14}	23 ft.

⁹ Existing residential uses shall maintain setbacks specified in the High Density Residential Zone (16.12.030).

¹⁰ Maximum height is the lesser of feet or stories.

¹¹ Solar and wind energy devices and similar structures attached to buildings and accessory buildings, may exceed this height limitation by up to twenty (20) feet.

¹³ Structures within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential area.

¹⁴ Structures over fifty (50) feet in height may be permitted as conditional uses, subject to Chapter 16.82.

FINDING: These standards are met as conditioned below.

CONDITION OF APPROVAL E2: Prior to Issuance of Building Permits, the property line adjustment / lot consolidation for the development site shall be approved by the City of Sherwood and recorded with Washington County.

16.22.040 - Community Design

- A. For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Divisions V, VIII and IX.**

ANALYSIS: The applicable Community Design standards are addressed below.

FINDING: The application complies or is conditioned to comply with the applicable Community Design standards as discussed in this report.

16.58.010 Clear Vision Areas

- A. A clear vision area shall be maintained on the corners of all property at the intersection of two (2) streets, intersection of a street with a railroad, or intersection of a street with an alley or private driveway.**
- B. A clear vision area shall consist of a triangular area, two (2) sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation; or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection, and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two (2) sides.**
- C. A clear vision area shall contain no planting, sight obscuring fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half (2½) feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to the height of seven (7) feet above the ground on the sidewalk side and ten (10) feet on the street side.**

The following requirements shall govern clear vision areas:

- 1. In all zones, the minimum distance shall be twenty (20) feet.**
- 2. In all zones, the minimum distance from corner curb to any driveway shall be twenty-five (25) feet.**
- 3. Where no setbacks are required, buildings may be constructed within the clear vision area.**

ANALYSIS: The development site is located at a street corner and contains two private driveways intersections which require compliance with the clear vision areas standards. Where the clear vision area is not shown on the plans, a condition of approval is provided.

Location	Required Clear Vision Area
Hwy 99W at SW Meinecke Parkway	A stormwater quality facility occupies the corner of the intersection. The subject site is setback from the corner and is not subject to the clear vision area requirements.
SW Meinecke Parkway at SW Parkway Court	The plans do not show the vision clearance triangle for this street intersection. The Site Plan and Landscape Plan do not show any obstructions in the general area.
Eastern private driveway at SW Parkway Court	The plans do not show the vision clearance triangle for this driveway intersection. The landscape plan indicates ground cover and shrubs are proposed near the intersection.
Western private driveway at SW Parkway Court	The plans do not show the vision clearance triangle for this driveway intersection. The landscape plan indicates ground cover and shrubs are proposed near the intersection.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL B1: Prior to Final Site Plan Approval, revise the Site Plan and Landscape Plan to provide a vision clearance area at the corner of SW Meinecke Parkway and SW Parkway Court and on each side of the two private driveways along SW Parkway Court in accordance with SZCDC § 16.58.010. The clear vision areas shall not contain any landscaping or development features that will exceed 2 ½ ft. in height.

16.58.020 - Fences, Walls and Hedges.

- A. **Purpose:** The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of property by providing attractive landscape materials. The negative effect of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder the safe movement of pedestrians and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones.

- B. Reserved**
- C. Applicability:** The following standards apply to walls, fences, hedges, lattice, mounds, and decorative toppers. The standards do not apply to vegetation, sound walls and landscape features up to four (4) feet wide and at least twenty (20) feet apart.
- E. Location—Non-Residential Zone:**
1. Fences up to eight (8) feet high are allowed along front, rear and side property lines, subject to Section 16.58.010. (Clear Vision) and building department requirements.
 2. 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.
 3. Hedges up to twelve (12) feet tall are allowed, however, when the non-residential zone abuts a residential zone the requirements of section 16.58.030.d.6. shall apply.
- F. General Conditions—All Fences:**
1. Fences must be structurally sound and maintained in good repair. A fence may not be propped up in any way from the exterior side.
 2. Chain link fencing is not allowed in any required residential front yard setback.
 3. The finished side of the fence must face the street or the neighboring property. This does not preclude finished sides on both sides.
 4. Buffering: If a proposed development is adjacent to a dissimilar use such as a commercial use adjacent to a residential use, or development adjacent to an existing farming operation, a buffer plan that includes, but is not limited to, setbacks, fencing, landscaping, and maintenance via a homeowner's association or managing company must be submitted and approved as part of the preliminary plat or site plan review process per Section 16.90.020 and Chapter 16.122.
 5. In the event of a conflict between this Section and the clear vision standards of Section 16.58.010, the standards in Section 16.58.010 prevail.
 6. Fences and walls cannot be located within or over a public utility easement without an approved right-of-way permit.
 7. The height of a fence or wall is measured from the actual adjoining level of finished grade measured six (6) inches from the fence. In the event the ground is sloped, the lowest grade within six (6) inches of the fence is used to measure the height.

ANALYSIS: An existing black chain link fence is provided around the stormwater quality facility which abuts the northern property line of subject site. No modifications are proposed to the fence as part of the development project.

An existing wooden fence is located along the subject site's southern property line, which is shared with the residential properties. No modifications are proposed to the fence as part of the development project. In order to provide adequate buffering between the commercial and residential uses, the applicant is proposing a landscape strip approximately 20 ft. wide comprised of trees and shrubs between the parking area and the property line. The development is under single ownership and ongoing maintenance of the landscaped area will be the responsibility of the property owner. If the landscaping is not maintained per the approved plans, code compliance action can address the maintenance issues.

FINDING: No new fences are proposed, and a 20 ft. wide landscaped buffer will be provided between the residential and commercial developments. These criteria are met.

Chapter 16.90 – SITE PLANNING

16.90.020 – Site Plan Review

A. Site Plan Review Required

Site Plan review is required prior to any substantial change to a site or use that does not meet the criteria of a minor or major modification, issuance of building permits for a new building or structure, or for the substantial alteration of an existing structure or use.

For the purposes of Section 16.90.020, the terms "substantial change" and "substantial alteration" mean any development activity as defined by this Code that generally requires a building permit and may exhibit one or more of the following characteristics:

- 1. The activity alters the exterior appearance of a structure, building or property and is not considered a modification.**
- 2. The activity involves changes in the use of a structure, building, or property from residential to commercial or industrial and is not considered a modification.**
- 3. The activity involves non-conforming uses as defined in Chapter 16.48.**
- 4. The activity constitutes a change in a City approved plan, per Section 16.90.020 and is not considered a modification.**
- 5. The activity is subject to site plan review by other requirements of this Code.**
- 6. The activity increases the size of the building by more than 100% (i.e. the building more than doubles in size), regardless**

of whether it would be considered a major or minor modification.

B. Exemption to Site Plan Requirement

- 1. Single and two family uses**
- 2. Manufactured homes located on individual residential lots per Section 16.46.010, but including manufactured home parks.**

C. Reserved

ANALYSIS: The proposal is for a new building and site improvements including parking, circulation, and landscaping.

FINDING: The application is required to comply with the Site Planning criteria and standards.

D. Required Findings

No site plan approval shall be granted unless each of the following is found:

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

ANALYSIS: The proposed development meets or is conditioned to meet all the applicable zoning district standards as discussed in this report.

FINDING: This criterion is met.

- 2. The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power, and communications.**

ANALYSIS: The subject site is located within City boundaries and can be adequately served by the required public services as demonstrated in this report and in the agency comments.

Water, Sanitary, Storm Water - The City's Engineering Comments (Exhibit B1) provides details on the availability of water, sanitary, storm water, and transportation services near the subject site. No capacity issues are identified in the comments.

Parks and Open Space - The City's Parks Master Plan and Natural Resources and Recreation Map do not identify any park or open space dedications for the area. The new commercial development will be providing outdoor landscaping including a water

feature that will provide outdoor space for employees and customers. In addition, the site is located along Hwy 99 and a visual corridor is required along the northern property line.

Fire and Public Safety - Tualatin Valley Fire & Rescue provided comments on the proposal which are included as Exhibit B3. No service issues were reported. The Sherwood Police Department provides public safety for the project area. No comments were received on the proposal from the police department.

Electric Power - Portland General Electric (PGE) provided comments on the proposal which are included as Exhibit B5. The comments state the subject site is served three phase underground primary conductors, vaults, and two transformers. No service issues were reported.

Solid Waste - Pride Disposal provided comments on the proposal which are included as Exhibit B6. Pride provides solid waste and recycling service for the area and no service issues are reported

FINDING: This standard is met.

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

ANALYSIS: Although the property contains four (4) tax lots, a single development project is proposed under single ownership. The maintenance of structures and landscaping will be the responsibility of the property owner. Site features that require specific ownership and management agreements are discussed below.

The applicant is proposing to install an underground water detention system within the parking lot. Private water quality and hydro-modification facilities require an Access and Maintenance covenant which is included as Condition of Approval F3.

The site contains existing public and private underground utilities including sanitary sewer, storm drainage, and gas lines. Existing utilities and easement are shown on the Existing Conditions Plan included as Exhibit A5 – Sheet P-03. Some of the easements shown on the Existing Conditions Plan were provided in order to serve the previous development proposal and are no longer required. The applicant is proposing to extinguish the unnecessary easements and create new access and utility easements required in order to serve the development under single ownership. Details are provided in the Site Plan, Demolition Plan, and Composite Utility Plan within Exhibits A2 and A5.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL G1: Prior to Receiving Occupancy, remove unnecessary private access and utility easements from property as shown in the Preliminary Tree Preservation and Demolition Plan (Exhibit A5 – Sheet P-04).

4. **The proposed development preserves significant natural features to the maximum extent feasible, including but not limited to natural drainage ways, wetlands, trees, vegetation (including but not limited to environmentally sensitive lands), scenic views, and topographical features, and conforms to the applicable provisions of Division VIII of this Code and Chapter 5 of the Community Development Code.**

ANALYSIS: The site is generally flat and slopes gently down to the northeast corner. Vegetation is limited to low lying grasses except for a 29" conifer tree at the southwest corner of the site. There are no wetlands, floodplains, or sensitive habitat on the site.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL A9: The developer shall comply with the CWS Pre-Screening Site Assessment dated May 21, 2020 (File #20-001297), the CWS memorandum dated August 12, 2020 and all CWS Design and Construction Standards (R&O 19-5).

5. **For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant must provide adequate information, such as a traffic impact analysis (TIA) or traffic counts, to demonstrate the level of impact to the surrounding transportation system. The developer is required to mitigate for impacts attributable to the project, pursuant to TIA requirements in Section 16.106.080 and rough proportionality requirements in Section 16.106.090. The determination of impact or effect and the scope of the impact study must be coordinated with the provider of the affected transportation facility.**

ANALYSIS: The City of Sherwood Engineering Department has reviewed the proposal and a traffic impact analysis is not required as the development is located within an approved subdivision that is zoned for commercial use.

The development abuts two local streets that are fully improved including curbs, planter strips, and sidewalks. No improvements are required to the adjacent local streets. The development also abuts Hwy 99W, an ODOT facility. The application is conditioned to provide transportation improvements along Hwy 99W as described in the public facilities section below.

FINDING: This standard is met.

- 6. The proposed commercial, multi-family, institutional or mixed-use development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities. Urban design standards include the following:**

ANALYSIS: The proposed development is for a commercial building and the urban design standards (a)-(d) below are applicable. The applicant's Site Plan (Exhibit A2 – Sheet A1.1) and Building Elevations (Exhibit A6 – Sheet A6.1) provides details on the site and building design.

FINDING: The proposal is for a new commercial building and subsections (a)-(d) below apply.

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

ANALYSIS: The building is along SW Meinecke Parkway at the northern corner of the site. Two building entrances will be located along SW Meinecke Parkway and will be oriented towards the street. The entrances will be framed by an overhead shelter and storefront windows surrounding the door. A new pedestrian pathway is proposed to connect the building entrances to SW Meinecke Parkway. Additional building entrances will be located on the opposite side of the building facing the parking lot.

FINDING: This standard is met.

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

ANALYSIS: The building is located at the northern corner of the site, along SW Meinecke Parkway. The building is required to be setback behind the existing slope / utility easement and the landscaped visual corridor. As shown in the Site Plan, the building will be in a prominent position along SW Meinecke Parkway, near the intersection of Hwy 99W. As proposed the building occupies a majority of the site frontage with SW Meinecke Parkway and meets the intent of this standard.

FINDING: This standard is met.

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

ANALYSIS: The building is located at the northern corner of the site, along SW Meinecke Parkway. The Building Elevations show extensive use of glazing and a high level of architectural detail throughout the building exterior. No prohibited siding materials are proposed. The plans indicate the building entrances will be sheltered.

FINDING: This standard is met.

- d. **As an alternative to the standards in Section 16.90.020.D.6.a—c, the following Commercial Design Review Matrix may be applied to any commercial, multi-family, institutional or mixed use development (this matrix may not be utilized for developments within the Old Town Overlay). A development must propose a minimum of 60 percent of the total possible points to be eligible for exemption from the standards in Section 16.90.020.D.6.a—c. In addition, a development proposing between 15,001 and 40,000 square feet of floor area, parking or seating capacity and proposing a minimum of 80 percent of the total possible points from the matrix below may be reviewed as a Type II administrative review, per the standards of Section 16.72.010.A.2.**

ANALYSIS: The proposal meets standards (a)-(c) above.

FINDING: This standard does not apply.

7. **Industrial developments provide employment opportunities for citizens of Sherwood and the region as a whole. The proposed industrial development is designed to enhance areas visible from arterial and collector streets by reducing the "bulk" appearance of large buildings. Industrial design standards include the following (a. and b.).**

FINDING: The proposal is for a commercial development. Therefore, this standard does not apply.

8. **Driveways that are more than twenty-four (24) feet in width shall align with existing streets or planned streets as shown in the Local Street Connectivity Map in the adopted Transportation System Plan (Figure 17), except where prevented by topography, rail lines, freeways, pre-existing development, or leases, easements, or covenants.**

ANALYSIS: Two 24 ft. wide concrete driveways have already been constructed along the site frontage with SW Parkway Court. The applicant is proposing to utilize the existing driveways for vehicle access to the site. No driveways over 24 ft. wide are proposed.

FINDING: This standard is met.

Chapter 16.92 – LANDSCAPING

16.92.010-Landscaping Plan Required

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

ANALYSIS: The applicant submitted a Landscape Plan (Exhibit A3 – Sheet L1.1) that shows perimeter, parking lot, and site landscaping. Compliance with the specific landscaping standards is discussed below.

FINDING: This criterion is met.

16.92.020 Landscaping Materials

A. Type of Landscaping

Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter. Plants may be selected from the City's "Suggested Plant Lists for Required Landscaping Manual" or suitable for the Pacific Northwest climate and verified by a landscape architect or certified landscape professional.

1. Ground Cover Plants

- a. All of the landscape that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch is not a substitute for ground cover, but is allowed in addition to the ground cover plants.**
- b. Ground cover plants other than grasses must be at least the four-inch pot size and spaced at distances appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three (3) years from the time of planting.**

2. Shrubs

- a. All shrubs must be of sufficient size and number to be at full growth within three (3) years of planting.**
- b. Shrubs must be at least the one-gallon container size at the time of planting.**

3. Trees

- a. Trees at the time of planting must be fully branched and must be a minimum of two (2) caliper inches and at least six (6) feet in height.**
- b. Existing trees may be used to meet the standards of this chapter, as described in Section 16.92.020.C.2.**

ANALYSIS: The Landscape Plan proposes a variety of native and ornamental ground cover, shrubs, and trees for the site. The planting schedule provides details on the size of each planting which meets the intent of the standards above.

The development will include a new water feature north of the building near the corner of Hwy 99W and SW Meinecke Parkway. The Landscaping Plan indicates that landscaping details for the area have not been developed.

The plans have not been verified by a landscape architect or certified landscape professional.

FINDING: These standards are met as conditioned below.

CONDITION OF APPROVAL B2: Prior to Final Site Plan Approval, provide landscaping details for the area surrounding the water feature.

CONDITION OF APPROVAL B3: Prior to Final Site Plan Approval, the Landscape Plan shall be verified by a landscape architect or certified landscape professional.

B. Plant Material Selection and Preparation

1. **Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.**
2. **Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection of the plants should include consideration of soil type, and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.**

ANALYSIS: The application and narrative does not provide discussion of how the proposed plantings were selected or how they will be installed, however, the plans will be verified by a landscape professional as required by Condition of Approval B3 above. The application also does not provide specifications showing that adequate preparation of the topsoil and subsoil will be undertaken.

FINDING: These standards are met as conditioned below.

CONDITION OF APPROVAL B4: Prior to Final Site Plan approval, provide specifications for topsoil and subsoil preparations to ensure plantings will be established and maintained in a healthy condition.

C. Existing Vegetation

1. **All developments subject to site plan review per Section 16.90.020 and required to submit landscaping plans per this section shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142 (Parks, Trees and Open Space) and Chapter 16.144 (Wetland, Habitat, and Natural Resources).**

2. Existing vegetation, except those plants on the Nuisance Plants list as identified in the "Suggested Plant Lists for Required Landscaping Manual" may be used to meet the landscape standards, if protected and maintained during the construction phase of the development.
 - a. If existing trees are used, each tree six (6) inches or less in diameter counts as one (1) medium tree.
 - b. Each tree that is more than six (6) inches and up to nine (9) inches in diameter counts as two (2) medium trees.
 - c. Each additional three (3) inch diameter increment above nine (9) inches counts as an additional medium tree.

ANALYSIS: The development area is clear of significant vegetation except for a 29" conifer tree at the southwest corner of the site. The Preliminary Tree Preservation Plan shows the conifer tree, all street trees, and the trees within the adjacent stormwater tract will be preserved with site development. No trees are identified for removal.

FINDING: These standards have been met.

D. Non-Vegetative Features

1. Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas.
2. Impervious paving shall not be counted toward the minimum landscaping requirements unless adjacent to at least one (1) landscape strip and serves as a pedestrian pathway.
3. Artificial plants are prohibited in any required landscaped area.

ANALYSIS: As shown on the Landscape Plan, all non-building locations will include landscaping consistent with this section. Impervious paving is not counted as part of the required landscaping and no artificial plants are proposed.

FINDING: These standards have been met.

16.92.030 Site Area Landscaping and Perimeter Screening Standards

A. Perimeter Screening and Buffering

1. **Perimeter Screening Separating Residential Zones:**
A minimum six-foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen, shall be required along property lines separating single and two-family

uses from multi- family uses, and along property lines separating residential zones from commercial, institutional/public or industrial zones subject to the provisions of Chapter 16.48.020 (Fences, Walls and Hedges).

ANALYSIS: The commercial property shares a property line with three (3) residential properties at the southwest corner of the site. An existing wooden fence is also located along the property line as shown on the Existing Conditions Plan (Exhibit A5). Public testimony was received stating the fence is currently in poor condition. A photo from June 2019 via Google Street View shows the fence is weathered but stands upright and does not have missing panels (Exhibit D2). Due to the weathered nature of the fence and the public testimony, the existing fence is not being counted as a screen between the properties.

As shown in the Landscaping Plans, the applicant is proposing Pacific Wax Myrtle and Hollyleaf Osmanthus bushes just north of the shared property line. Both bushes are evergreen and will grow to over 6 ft. in height at maturity. In order to serve as an immediate screen between the properties, the shrubs shall be sized to reach a minimum of 6 ft. in height within 24-months of planting.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL B11: Prior to Final Site Plan Approval, show the trees and shrubs along the south property line at a planting size that will reach a minimum height of 6 ft. within 24-months of planting.

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

If the separate, abutting property to the proposed development contains an existing perimeter landscape buffer of at least five (5) feet in width, the applicant may reduce the proposed site's required perimeter landscaping up to five (5) feet maximum, if the development is not adjacent to a residential zone. For example, if the separate abutting perimeter landscaping is five (5) feet, then applicant may reduce the perimeter landscaping to five (5) feet in width on their site so there is at least five (5) feet of landscaping on each lot.

ANALYSIS: A small portion of the parking area will be located near the southwest property line which is shared with residential development. The applicant is proposing a 20 ft. wide landscaped buffer between the property line and the parking area, as shown in the Landscape Plan. The development is providing an additional 10 ft. of landscaping above what is required by the buffering standard.

FINDING: This standard is met.

B. Parking Area Landscaping

2. Definitions

a. **Parking Area Landscaping: Any landscaped area on the site that is not required as perimeter landscaping § 16.92.030 (Site Landscaping and Screening).**

b. **Canopy Factor**

(1) **Landscape trees are assigned a canopy factor to determine the specific number of required trees to be planted. The canopy factor is calculated based on the following formula:**

Canopy Factor = Mature Height (in feet) × Canopy Spread (in feet) × Growth Rate Factor × .01

(2) **Growth Rate Factor: The growth rate factor is three (3) for fast-growing trees, two (2) for medium growing trees, and one (1) for slow growing trees. The growth rate of a tree is identified in the "Suggested Plant Lists for Required Landscaping Manual."**

3. Required Landscaping

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

ANALYSIS: The applicant is proposing 50 on-site parking spaces requiring 2,250 SF of parking lot landscaping. The Landscape Plan indicates 2,955 SF of parking lot landscaping will be provided.

FINDING: This standard is met.

4. Amount and Type of Required Parking Area Landscaping

a. **Number of Trees required based on Canopy Factor
Small trees have a canopy factor of less than forty (40),
medium trees have a canopy factor from forty (40) to**

ninety (90), and large trees have a canopy factor greater than ninety (90);

- (1) Any combination of the following is required:
 - (i) One (1) large tree is required per four (4) parking spaces;
 - (ii) One (1) medium tree is required per three (3) parking spaces; or
 - (iii) One (1) small tree is required per two (2) parking spaces.
 - (iv) At least five (5) percent of the required trees must be evergreen.
- (2) Street trees may be included in the calculation for the number of required trees in the parking area.

b. Shrubs:

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

c. Ground cover plants:

- (1) Any remainder in the parking area must be planted with ground cover plants.
- (2) The plants selected must be spaced to cover the area within three (3) years. Mulch does not count as ground cover.

ANALYSIS: The development will include 50 parking stalls which requires associated trees and shrubs in accordance with this section. The plans indicate the following will be provided:

<u>Trees Provided</u>	<u>Parking Stalls Covered</u>
7 large trees	24
1 larger evergreen tree	4
7 medium trees	21
1 small tree	2
Total	51

1 evergreen tree / 27 total trees provided = 6.6% evergreen

<u>Shrubs Provided</u>	<u>Parking Stalls Covered</u>
100	50

FINDING: These standards are met.

5. **Individual Landscape Islands Requirements**
 - a. Individual landscaped areas (islands) shall be at least ninety (90) square feet in area and a minimum width of five (5) feet and shall be curbed to protect the landscaping.
 - b. Each landscape island shall be planted with at least one (1) tree.
 - c. Landscape islands shall be evenly spaced throughout the parking area.
 - d. Landscape islands shall be distributed according to the following:
 - (2) Multi or mixed-uses, institutional and commercial uses: one (1) island for every ten (10) contiguous parking spaces.
 - e. Storm water bio-swales may be used in lieu of the parking landscape areas and may be included in the calculation of the required landscaping amount.

ANALYSIS: The Landscape Plan shows landscaped islands are a minimum of 5 ft. wide and a minimum of 90 SF with at least one tree in each. The landscaped islands are evenly distributed throughout the parking lot and no more than 10 contiguous parking stalls are proposed.

FINDING: These standards are met.

6. **Landscaping at Points of Access**

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

ANALYSIS: As discussed in Section 16.58.010 above, the development will contain three (3) intersections or points of access where clear vision areas are required.

FINDING: This standard can be satisfied by Condition of Approval B1.

6. **Exceptions**
 - a. For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per

Chapters 16.142 (Parks, Trees and Open Space) and 16.144 (Wetland, Habitat and Natural Areas) the landscaping standards may be reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements.

- b. The maximum reduction in required landscaping buffer permitted through this exception process shall be no more than fifty (50) percent. The resulting landscaping buffer after reduction may not be less than five (5) feet in width unless otherwise permitted by the underlying zone. Exceptions to the required landscaping may only be permitted when reviewed as part of a land use action application and do not require a separate variance permit.

ANALYSIS: The applicant is not requesting any additional reduction to the site landscaping requirements.

FINDING: This standard is not applicable.

C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas

All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and any adjacent residential zones. If unfeasible to fully screen due to policies and standards, the applicant shall make efforts to minimize the visual impact of the mechanical equipment.

ANALYSIS: The applicant's narrative states no outdoor storage or manufacturing is proposed. A loading stall is proposed at the southeast corner of the site which will be screened from the street by trees and shrubs. No outdoor mechanical equipment is shown on the plans; however, this detail is usually provided with on the building plans.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL G2: Prior to Receiving Occupancy, all mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent residential zones.

D. Visual Corridors

Except as allowed by subsection 6. above, new developments shall be required to establish landscaped visual corridors along Highway

99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Chapter 16.142 (Parks, Trees, and Open Space). Properties within the Old Town Overlay are exempt from this standard.

ANALYSIS: Visual corridors are addressed under SZCDC § 16.142.040(A).

FINDING: This standard is addressed below under § 16.142.040(A).

16.92.040 Installation and Maintenance Standards

A. Installation

All required landscaping must be in-ground, except when in raised planters that are used to meet minimum Clean Water Services storm water management requirements. Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.

B. Maintenance and Mitigation of Landscaped Areas

1. Maintenance of existing non-invasive native vegetation is encouraged within a development and required for portions of the property not being developed.
2. All landscaping shall be maintained in a manner consistent with the intent of the approved landscaping plan.
3. Any required landscaping trees removed must be replanted consistent with the approved landscaping plan and comply with § 16.142, (Parks, Trees and Open Space).

C. Irrigation

The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All landscaped areas must provide an irrigation system, as stated in Option 1, 2, or 3.

1. Option 1: A permanent built-in irrigation system with an automatic controller installed.
2. Option 2: An irrigation system designed and certified by a licensed landscape architect or other qualified professional as part of the landscape plan, which provides sufficient water to ensure that the plants become established. The system does not have to be permanent if the plants chosen can survive independently once established.
3. Option 3: Irrigation by hand. If the applicant chooses this option, an inspection will be required one (1) year after final

inspection to ensure that the landscaping has become established.

ANALYSIS: With the exception of the conifer tree at the southwest corner of the site, the landscaping requirements will be met through new plantings. Installation and maintenance details have not been provided as part of the application. Details on a proposed irrigation system have also not been provided.

FINDING: These standards are met as conditioned below.

CONDITION OF APPROVAL B5: Prior to Final Site Plan Approval, provide installation, maintenance, and irrigation details for the required landscaping.

CONDITION OF APPROVAL G3: Prior to Receiving Occupancy, all landscaping must be installed and have an irrigation system in accordance with SZCDC § 16.92.040(C).

Chapter 16.94 OFF-STREET PARKING AND LOADING

16.94.010 General Requirements

A. Off-Street Parking Required

No site shall be used for the parking of vehicles until plans are approved providing for off-street parking and loading space as required by this Code. Any change in uses or structures that reduces the current off-street parking and loading spaces provided on site, or that increases the need for off-street parking or loading requirements shall be unlawful and a violation of this Code, unless additional off-street parking or loading areas are provided in accordance with Section 16.94.020, or unless a variance from the minimum or maximum parking standards is approved in accordance with Chapter 16.84 Variances.

B. Deferral of Improvements

Off-street parking and loading spaces shall be completed prior to the issuance of occupancy permits, unless the City determines that weather conditions, lack of available surfacing materials, or other circumstances beyond the control of the applicant make completion impossible. In such circumstances, security equal to one hundred twenty five (125) percent of the cost of the parking and loading area is provided the City. "Security" may consist of a performance bond payable to the City, cash, certified check, or other assurance of completion approved by the City. If the installation of the parking or loading area is not completed within one (1) year, the security may be used by the City to complete the installation.

ANALYSIS: The proposed development will include parking in accordance with this chapter, as demonstrated by the findings below. No deferral of improvements is proposed at this time.

FINDING: These criteria are met.

C. Options for Reducing the Required Parking Spaces

- 1. Two (2) or more uses or, structures on multiple parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.**
 - a. Within commercial, institutional and public, or industrial zones, shared parking may be provided on lots that are within five hundred (500) feet of the property line of the use to be served.**
 - b. Shared parking is allowed if the application can show that the combined peak use is available by a parking study that demonstrates:**
 - (1) There is a sufficient number of parking spaces to accommodate the requirements of the individual businesses; or**
 - (2) That the peak hours of operation of such establishments do not overlap, and**
 - (3) That an exclusive permanent easement over a delineated area has been granted for parking space use.**

ANALYSIS: A reduction to the amount of required parking is not proposed.

FINDING: This standard does not apply.

- 2. Mixed use projects are developments where a variety of uses occupies a development project or complex. For example, an eating establishment, professional office building and movie theater are all components of a mixed use site. It does not include a secondary use within a primary use such as an administrative office associated with a retail establishment. In mixed-use projects, the required minimum vehicle parking shall be determined using the following formula:**
 - a. Primary use: i.e. that with the largest proportion of total floor area within the development at one hundred (100)**

percent of the minimum vehicle parking required for that use.

- b. **Secondary Use:** i.e. that with the second largest percentage of total floor area within the development, at ninety (90) percent of the vehicle parking required for that use.
- c. **Subsequent use or uses,** at eighty (80) percent of the vehicle parking required for that use.

ANALYSIS: A reduction to the amount of required parking is not proposed.

FINDING: This standard does not apply.

D. Prohibited Uses

Required parking, loading and maneuvering areas shall not be used for long-term storage or sale of vehicles or other materials, and shall not be rented, leased or assigned to any person or organization not using or occupying the building or use served.

ANALYSIS: The applicant's narrative states that no prohibited uses are proposed for the off-street parking area.

FINDING: This standard is met.

E. Location

- 1. **Residential off-street parking spaces:**
 - a. **Shall be located on the same lot or development as the residential use.**
 - b. **Shall not include garages or enclosed buildings with the exception of a parking structure in multifamily developments where three (3) or more spaces are not individually enclosed. (Example: Underground or multi-level parking structures).**
- 2. **For other uses, required off-street parking spaces may include adjacent on-street parking spaces, nearby public parking and shared parking located within five hundred (500) feet of the use. The distance from the parking, area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use private off-site parking must be evidenced by a recorded deed, lease, easement, or similar written notarized letter or instrument.**

3. **Vehicle parking is allowed only on improved parking shoulders that meet City standards for public streets, within garages, carports and other structures, or on driveways or parking lots that have been developed in conformance with this code. Specific locations and types of spaces (car pool, compact, etc.) for parking shall be indicated on submitted plans and located to the side or rear of buildings where feasible.**
 - a. **All new development with forty (40) employees or more shall include preferential spaces for carpool/vanpool designation. Carpool and vanpool parking spaces shall be located closer to the main employee entrance than all other parking spaces with the exception of ADA parking spaces. Carpool/vanpool spaces shall be clearly marked as reserved for carpool/vanpool only.**
 - b. **Existing development may redevelop portions of designated parking areas for multi-modal facilities (transit shelters, park and ride, and bicycle parking), subject to meeting all other applicable standards, including minimum space standards.**

ANALYSIS: All required parking spaces are proposed on-site as shown in Exhibit A2 – Sheet A1.1. No shared or on-street parking is proposed. The development is not anticipated to carry 40 or more employees and carpool / vanpool spaces are not required.

FINDING: These standards are met.

F. Marking

All parking, loading or maneuvering areas shall be clearly marked and painted. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.

ANALYSIS: The Preliminary Circulation Plan (Exhibit A5 – Sheet P-07) provides details on the parking, loading, and maneuvering area marking. The plans show the existing and future vehicular and pedestrian circulation patterns for the site. The vehicle and loading stalls have been clearly delineated, including two ADA stalls. No circulation painting or signage is shown.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL B6: Prior to Final Site Plan approval, revise the Circulation Plan to show the proposed vehicular and pedestrian circulation painting and signage for the site. If no additional painting or signage is proposed, no revisions are required.

CONDITION OF APPROVAL G4: Prior to Receiving Occupancy, all parking, loading or maneuvering areas including ADA and loading stalls shall be clearly marked and signed. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.

G. Surface and Drainage

- 1. All parking and loading areas shall be improved with a permanent hard surface such as asphalt, concrete or a durable pervious surface. Use of pervious paving material is encouraged and preferred where appropriate considering soils, location, anticipated vehicle usage and other pertinent factors.**
- 2. Parking and loading areas shall include storm water drainage facilities approved by the City Engineer or Building Official.**

ANALYSIS: The parking and loading areas will be improved with asphalt. The Grading and Erosion Control Plan (Exhibit A5 – Sheet P-05) and the Composite Utility Plan (Exhibit A5 – Sheet P-08) show stormwater drainage will also be provided for the parking lot.

FINDING: These standards are met.

H. Repairs

Parking and loading areas shall be kept clean and in good repair. Breaks in paved surfaces shall be repaired. Broken or splintered wheel stops shall be replaced. Painted parking space boundaries and directional symbols shall be maintained in a readable condition.

ANALYSIS: The property owner will be responsible for the proper maintenance of the parking and loading areas. Violations are subject to City code compliance action.

FINDING: This standard is met.

I. Parking and Loading Plan

An off-street parking and loading plan, drawn to scale, shall accompany requests for building permits or site plan approvals, except for single and two-family dwellings, and manufactured homes on residential lots. The plan shall show but not be limited to:

1. Delineation of individual parking and loading spaces and dimensions.
2. Circulation areas necessary to serve parking and loading spaces.
3. Location of accesses to streets, alleys and properties to be served, and any curb cuts.
4. Landscaping as required by Chapter 16.92.
5. Grading and drainage facilities.
6. Signing and bumper guard specifications.
7. Bicycle parking facilities as specified in Section 16.94.020.C.
8. Parking lots more than one (1) acre in size shall provide street-like features including curbs, sidewalks, and street trees or planting strips.

ANALYSIS: The applicant has provided plans that provide details and information at an adequate level to determine compliance with the parking and loading standards. Applicable plans include the Site Plan, Landscaping Plan, and Preliminary Circulation and Dimensioned Site Plan included under Exhibits A2, A3, and A5.

FINDING: This standard is met.

J. Parking Districts

The City may establish a parking district (i.e., permits or signage) in residential areas in order to protect residential areas from spillover parking generated by adjacent commercial, employment or mixed-use areas, or other uses that generate a high demand for parking. The district request shall be made to the City Manager, who will forward a recommendation to the City Council for a decision. Structured parking and on-street parking are exempt from the parking space maximums in Section 16.94.020.A.

ANALYSIS: No parking districts or structured parking is proposed.

FINDING: This standard is not applicable.

16.94.020 Off-Street Parking Standards

A. Generally

Where square feet are specified, the area measured shall be the gross building floor area primary to the functioning of the proposed use. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. The Review Authority may determine alternate off -

street parking and loading requirements for a use not specifically listed in this Section based upon the requirements of comparable uses.

**Table 1: Minimum and Maximum Parking Standards
(Metro spaces are based on 1 per 1,000 sq ft of gross leasable area)**

Use	Minimum Parking Standard	Maximum Permitted Parking Zone A¹	Maximum Permitted Parking Zone B²
General office	2.7	3.4	4.1
General retail or personal service	4.1	5.1	6.2
Eating or drinking establishment	15.3	19.1	23.0

¹ Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter (¼) mile walking distance of bus transit stops, one-half (½) mile walking distance of light rail station platforms, or both, or that have a greater than twenty-minute peak hour transit service.

² Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located at a distance greater than one-quarter (¼) mile walking distance of bus transit stops, one-half (½) mile walking distance of light rail station platforms, or both.

ANALYSIS: The minimum number of parking stalls based on the proposed commercial uses are shown below. The subject site is not located within ¼ mile walking distance of a TriMet bus stop or ½ mile of a light rail station and therefore subject to Zone B maximums.

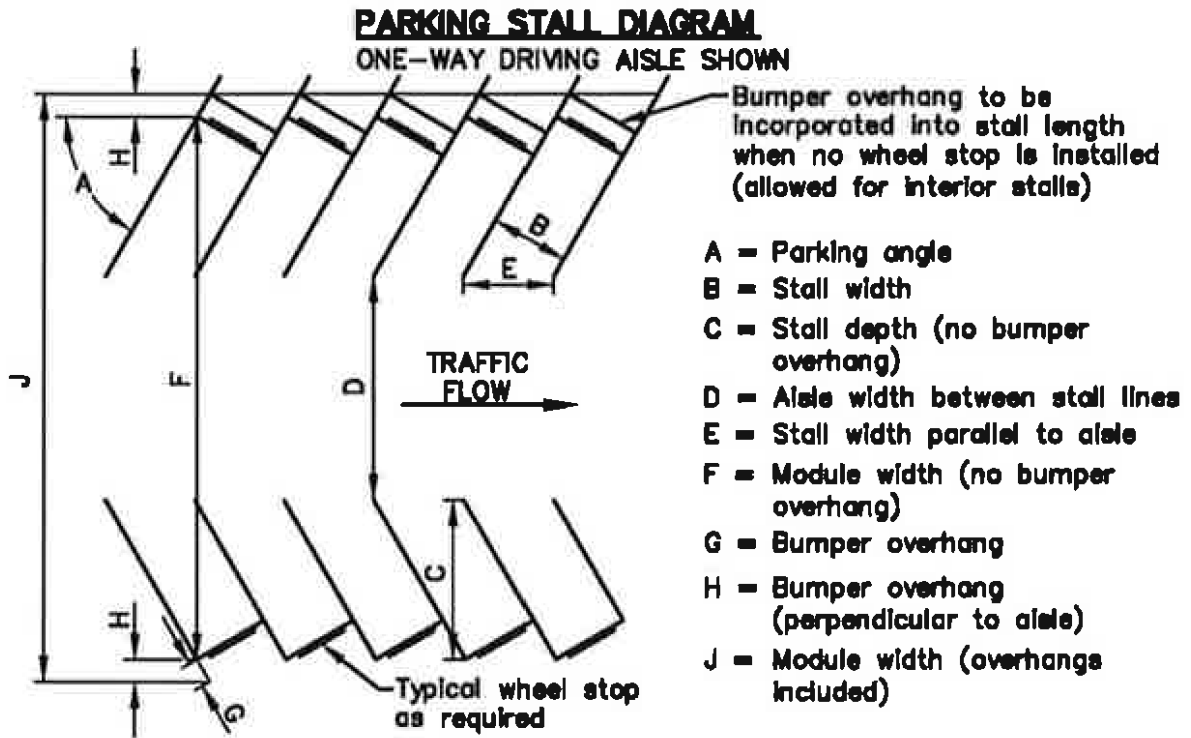
Use	Area Proposed (SF)	Minimum Spaces Required	Maximum Spaces Allowed
General office	2,000	2.7 per 1,000 SF $2.7 \times 2 = 5.4$	4.1 per 1,000 SF $4.1 \times 2 = 8.2$
General retail	5,100	4.1 per 1,000 SF $4.1 \times 5.1 = 20.91$	6.2 per 1,000 SF $6.2 \times 5.1 = 31.62$
Eating or drinking establishment (restaurant)	1,500	15.3 per 1,000 SF $15.3 \times 1.5 = 22.95$	23.0 per 1,000 SF $23 \times 1.5 = 34.5$
TOTAL		49.26	74.32

The minimum number of required on-site parking spaces is 50 and maximum allowed is 74. The applicant is proposing 50 spaces which meets the standard.

FINDING: This standard is met.

B. Dimensional and General Configuration Standards

1. **Dimensions** For the purpose of this Chapter, a "parking space" means a stall nine (9) feet in width and twenty (20) feet in length. Up to twenty five (25) percent of required parking spaces may have a minimum dimension of eight (8) feet in width and eighteen (18) feet in length so long as they are signed as compact car stalls.
2. **Layout**
Parking space configuration, stall and access aisle size shall be of sufficient width for all vehicle turning and maneuvering. Groups of more than four (4) parking spaces shall be served by a driveway so as to minimize backing movements or other maneuvering within a street, other than an alley. All parking areas shall meet the minimum standards shown in the following table and diagram.



**Table 3: Minimum Parking Dimension Requirements
Two-Way Driving Aisle (Dimensions in Feet)**

A	B	C	D	E		F	G	H	J
90°	8.0	18.0	26.0	8.0		56.0	3.0	3.0	62.0
	9.0	20.0	24.0	9.0		58.0	3.0	3.0	64.0

3. Wheel Stops

- a. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four (4) inches high, located three (3) feet back from the front of the parking stall as shown in the above diagram.
- b. Wheel stops adjacent to landscaping, bio-swales or water quality facilities shall be designed to allow storm water runoff.
- c. The paved portion of the parking stall length may be reduced by three (3) feet if replaced with three (3) feet of low lying landscape or hardscape in lieu of a wheel stop; however, a curb is still required. In other words, the traditional three-foot vehicle overhang from a wheel stop may be low-lying landscaping rather than an impervious surface.

ANALYSIS: The Dimensioned Site Plan (Exhibit A5 – Sheet P-07) provides details on the parking area design and dimensions. The parking stalls are proposed at 90 degrees to the internal drive aisles. A 24 ft. wide two-way drive aisle will provide vehicle circulation throughout the parking area.

Wheel stops are proposed for the parking stalls adjacent to the pedestrian pathway in front of the building. All other parking stalls will be adjacent to a landscaped area with low lying vegetation and the concrete curb will serve as the wheel stop.

All parking stalls meet the dimensional requirements above when including a 3 ft. overhang into the landscaped area of perimeter parking stalls. 11 compact stalls are proposed, which equates to 22% of the required 50 stalls.

FINDING: These standards are met.

4. Service Drives

Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers, and shall have minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line, and a straight line joining said lines through points fifteen (15) feet from their intersection.

ANALYSIS: No service drives are proposed as part of the development.

FINDING: This standard does not apply.

C. Bicycle Parking Facilities

1. General Provisions

- a. Applicability. Bicycle parking spaces shall be provided for new development, changes of use, and major renovations, defined as construction valued at twenty-five (25) percent or more of the assessed value of the existing structure.**
- b. Types of Spaces. Bicycle parking facilities shall be provided in terms of short-term bicycle parking and long-term bicycle parking. Short-term bicycle parking is intended to encourage customers and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for**

at least several hours a weather-protected place to park bicycles.

- c. **Minimum Number of Spaces.** The required total minimum number of bicycle parking spaces for each use category is shown in Table 4, Minimum Required Bicycle Parking Spaces.
- d. **Minimum Number of Long-term Spaces.** If a development is required to provide eight (8) or more required bicycle parking spaces in Table 4, at least twenty-five (25) percent shall be provided as long-term bicycle with a minimum of one (1) long-term bicycle parking space.
- e. **Multiple Uses.** When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

2. Location and Design.

a. General Provisions

- (1) Each space must be at least two (2) feet by six (6) feet in area, be accessible without moving another bicycle, and provide enough space between the rack and any obstructions to use the space properly.
- (2) There must be an aisle at least five (5) feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.
- (3) **Lighting.** Bicycle parking shall be at least as well lit as vehicle parking for security.
- (4) **Reserved Areas.** Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
- (5) **Bicycle parking in the Old Town Overlay District** can be located on the sidewalk within the right-of-way. A standard inverted "U shaped" or staple design is appropriate. Alternative, creative designs are strongly encouraged.
- (6) **Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.

- b. **Short-term Bicycle Parking**
 - (1) **Provide lockers or racks that meet the standards of this section.**
 - (2) **Locate inside or outside the building within thirty (30) feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer.**

Table 4: Minimum Required Bicycle Parking Spaces

Use Categories	Minimum Required Spaces
Retail sales/service office	2 or 1 per 20 auto spaces, whichever is greater

ANALYSIS: The development is providing 50 vehicle parking spaces which requires a minimum of three (3) bicycle parking spaces. The Site Plan shows four (4) bicycle parking stalls are proposed in a designated area near the southwest corner of the building. The bike parking is located within 30 ft. of an entrance to the building and is closer the nearest vehicle parking stall. Details on the bike racks have not been provided.

CONDITION OF APPROVAL B7: Prior to Final Site Plan Approval, provide details on the proposed bike racks and bike parking area in accordance with SZCDC § 16.94.020(C)(2).

CONDITION OF APPROVAL G5: Prior to Receiving Occupancy, bicycle parking shall be installed in accordance with the Final Site Plan approval and SZCDC § 16.94.020(C)(2).

16.94.030 - Off-Street Loading Standards

A. Minimum Standards

- 1. **A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school, or other public meeting place, which is designed to accommodate more than twenty five (25) persons at one time.**
- 2. **The minimum loading area for non-residential uses shall not be less than ten (10) feet in width by twenty-five (25) feet in length and shall have an unobstructed height of fourteen (14) feet.**
- 3. **Multiple uses on the same parcel or adjacent parcels may utilize the same loading area if it is shown in the development application that the uses will not have substantially overlapping delivery times.**

4. **The following additional minimum loading space is required for buildings in excess of twenty thousand (20,000) square feet of gross floor area:**
 - a. **Twenty thousand (20,000) to fifty (50,000) sq. ft. - five hundred (500) sq. ft.**
 - b. **Fifty (50,000) sq. ft. or more - seven hundred fifty (750) sq. ft.**

ANALYSIS: A 10x25 ft. loading area is proposed at the southeast corner of the parking area. The building area will not exceed 20,000 SF and a second loading area is not required.

FINDING: This standard is met.

B. Separation of Areas

Any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. Off-street parking areas used to fulfill the requirements of this Chapter shall not be used for loading and unloading operations.

ANALYSIS: The proposed loading area is located at the southeast corner of the parking lot in order to prevent encroachment of delivery vehicles from impacting off-street parking areas and public streets.

FINDING: This standard is met.

C. Exceptions and Adjustments.

The review authority, through Site Plan Review, may approve loading areas within a street right-of-way in the Old Town Overlay District when all of the following conditions are met:

1. **Short in duration (i.e., less than one (1) hour);**
2. **Infrequent (less than three (3) operations occur daily between 5:00 a.m. and 12:00 a.m. or all operations occur between 12:00 a.m. and 5:00 a.m. at a location that is not adjacent to a residential zone);**
3. **Does not unreasonably obstruct traffic; [or] Does not obstruct traffic during peak traffic hours;**
4. **Does not obstruct a primary emergency response route; and**
5. **Is acceptable to the applicable roadway authority.**

ANALYSIS: No exceptions are requested.

FINDING: This standard is met.

Chapter 16.96 - ONSITE CIRCULATION

16.92.010 – On-Site Pedestrian and Bicycle Circulation

A. Purpose

On-site facilities shall be provided that accommodate safe and convenient pedestrian access within new subdivisions, multi-family developments, planned unit developments, shopping centers and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers within one-half mile of the development. Neighborhood activity centers include but are not limited to existing or planned schools, parks, shopping areas, transit stops or employment centers. All new development, (except single-family detached housing), shall provide a continuous system of private pathways/sidewalks.

B. Maintenance

No building permit or other City permit shall be issued until plans for ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter.

C. Joint Access

Two (2) or more uses, structures, or parcels of land may utilize the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfied the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use.

D. Connection to Streets

1. Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways with paved sidewalk.
2. Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

ANALYSIS: The Preliminary Circulation Plan (Exhibit A5 – Sheet P-07) shows the proposed vehicle and pedestrian circulation for the development site. Three (3) pedestrian pathways will be provided between the existing sidewalks along SW Meinecke Parkway and the building.

All building entrances will be connected via the network of internal pathways and existing public sidewalks. The existing sidewalk system then provides access to the surrounding residential neighborhood.

As discussed in the public facilities section below, a new sidewalk will be constructed on the south side of Hwy 99W adjacent to the property frontage. However, a pedestrian connection between Hwy 99W and the site is not proposed. With installation of the Hwy 99W sidewalk abutting the site, pedestrian trips can be expected between the site and Hwy 99W and a pathway is required.

FINDING: These standards are met as conditioned below.

CONDITION OF APPROVAL B8: Prior to Final Site Plan Approval, revise the plans to provide a pedestrian connection between the development site and Hwy 99W.

CONDITION OF APPROVAL G6: Prior to Receiving Occupancy, the pedestrian pathway connecting the development site and Hwy 99W shall be constructed and accepted by the City and ODOT.

- E. Maintenance of Required Improvements**
Required ingress, egress and circulation improvements shall be kept clean and in good repair.

ANALYSIS: Maintenance of the required circulation improvements will be addressed after construction. Any issues related to maintenance will fall under Code Compliance.

FINDING: This standard is met.

- F. Access to Major Roadways**
Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Appendix C of the Community Development Plan, Part II, shall be limited as follows:
 - 1. Single and two-family uses and manufactured homes on individual residential lots developed after the effective date of this Code shall not be granted permanent driveway ingress or egress from Highway 99W and arterial roadways. If alternative public access is not available at the time of development, provisions shall be made for temporary access which shall be discontinued upon the availability of alternative access.**
 - 2. Other private ingress or egress from Highway 99W and arterial roadways shall be minimized. Where alternatives to Highway 99W or arterials exist or are proposed, any new or altered uses**

developed after the effective date of this Code shall be required to use the alternative ingress and egress.

3. All site plans for new development submitted to the City for approval after the effective date of this Code shall show ingress and egress from existing or planned local or collector streets, consistent with the Transportation Plan Map and Section VI of the Community Development Plan.

G. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

ANALYSIS: The development site abuts Hwy 99W, however, no vehicle ingress or egress is proposed from the highway. Two existing driveways will provide vehicle access to the site from SW Parkway Court which is a local street. No service drives are proposed.

FINDING: These standards are met.

16.96.030 - Minimum Non-Residential Standards

Minimum standards for private, on-site circulation improvements in non-residential developments:

A. Driveways

1. Commercial: Improved hard surfaced driveways are required as follows:

Required Parking Spaces	# Driveways	Minimum Width: One-Way	Minimum Width: Two-Way
1 - 49	1	15 feet	24 feet
50 & above	2	15 feet	24 ft.

ANALYSIS: The parking minimum is 50 stalls which requires two 24 ft. wide two-ways driveways. As discussed above, two existing 24 ft. wide driveways will provide access to the site.

FINDING: This standard is met.

3. Surface materials are encouraged to be pervious when appropriate considering soils, anticipated vehicle usage and other pertinent factors.

B. Sidewalks and Curbs

1. A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without

improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.

ANALYSIS: The private pathway system will run along the south side of the building and connects the building to the parking lot and SW Meinecke Parkway. Two additional private pathways will connect the existing sidewalk along SW Meinecke Parkway to the building entrances on the north side of the building.

A new sidewalk is required along Hwy 99W and a pedestrian connection between the site and the new sidewalk is not proposed, however, the connection is required by Condition of Approval B8 and G6.

No transit facilities, future phase of development, or parks and open space are nearby.

FINDING: This standard is met by Condition of Approval B8 and G6.

- 2. Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.**

ANALYSIS: The Preliminary Circulation Plan indicates new curbs will be provided around the parking area and along the internal pedestrian pathways. Details on the curbs have not been provided. No pedestrian pathways are proposed along the driveways because the driveways are located at the rear entrance to the site along SW Parkway Court. The primary building entrances are oriented towards SW Meinecke Parkway and therefore the pathways are provided from the public sidewalk along the street.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL B10: Prior to Final Site Plan Approval, provide details on the curbs that will be provided for the parking area and internal pathways.

- 3. Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between**

buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.

ANALYSIS: The Preliminary Circulation Plan indicates the pedestrian pathway system will be a minimum of 6 ft. wide at all locations and will be constructed with concrete. No crossing points through the parking area are proposed.

FINDING: This standard is met.

4. **Exceptions. Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.**

ANALYSIS: There are no physical or topographic conditions that make connection impracticable.

FINDING: This standard does not apply.

Chapter 16.98 - ONSITE STORAGE

16.98.020 Solid Waste and Recycling Storage

All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial, industrial and institutional uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

ANALYSIS: The trash enclosure for the development is proposed at the southwest corner of the parking lot. Pride Disposal provided comments on the application that state the location will meet their requirements (Exhibit B6). Details on the type of fence or masonry wall that will screen the waste receptacles has not been provided.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL B9: Prior to Final Site Plan approval, provide details on how the solid waste and recycling storage areas will be screened using a 6 ft. tall sight-obscuring fence or masonry wall.

CONDITION OF APPROVAL G7: Prior to Receiving Occupancy, all solid waste and recycling storage areas shall be located out of public view and screened by a 6 ft. high sight-obscuring fence or masonry wall.

Chapter 16.106 - TRANSPORTATION FACILITIES

16.106.010 - Generally

A. Creation

Public streets shall be created in accordance with provisions of this Chapter. Except as otherwise provided, all street improvements and rights-of-way shall conform to standards for the City's functional street classification, as shown on the Transportation System Plan (TSP) Map (Figure 17) and other applicable City standards. The following table depicts the guidelines for the street characteristics.

Type of Street	ROW Width	Number of Lanes	Minimum Land Width	On Street Parking Width	Bike Lane Width	Sidewalk Width	Landscape Strip (exclusive of curb)	Median Width
Local	52'	2	14'	8' on one side only	None	6'	5' with 1' buffer	None
Collector	58-92'	2-3	11'	8' optional	6'	6-8'	5'	14' median turn lane
Principal Arterial (99W)	122'	4-6	12'	Prohibited	6'	6'	5'	14'

B. Street Naming

1. All streets created by subdivision or partition will be named prior to submission of the final plat.
2. Any street created by a public dedication shall be named prior to or upon acceptance of the deed of dedication.

3. An action to name an unnamed street in the City may be initiated by the Council or by a person filing a petition as described in this Section.
 4. All streets named shall conform to the general requirements as outlined in this Section.
 5. At the request of the owner(s), the City may approve a private street name and address. Private streets are subject to the same street name standards as are public streets. All private street signs will be provided at the owner(s) expense.
- C. Street Name Standards**
1. All streets named or renamed shall comply with the following criteria:
 - a. Major streets and highways shall maintain a common name or number for the entire alignment.
 - b. Whenever practicable, names as specified in this Section shall be utilized or retained.
 - c. Hyphenated or exceptionally long names shall be avoided.
 - d. Similar names such as Farview and Fairview or Salzman and Saltzman shall be avoided.
 - e. Consideration shall be given to the continuation of the name of a street in another jurisdiction when it is extended into the City.
 2. The following classifications (suffixes) shall be utilized in the assignment of all street names:
 - a. Boulevards: North/south arterials providing through traffic movement across the community.
 - b. Roads: East/west arterials providing through traffic movement across the community.
 - c. Avenues: Continuous, north/south collectors or extensions thereof.
 - d. Streets: Continuous, east-west collectors or extensions thereof.
 - e. Drives: Curvilinear collectors (less than 180 degrees) at least 1,000 feet in length or more.
 - f. Lanes: Short east/west local streets under 1,000 feet in length.
 - g. Terraces: short north/south local streets under 1,000 feet in length.
 - h. Court: All east/west cul-de-sacs.
 - i. Place: All north/south cul-de-sacs.
 - j. Ways: All looped local streets (exceeding 180 degrees).
 - k. Parkway: A broad landscaped collector or arterial.

3. Except as provided for by this section, no street shall be given a name that is the same as, similar to, or pronounced the same as any other street in the City unless that street is an extension of an already-named street.
4. All proposed street names shall be approved, prior to use, by the City.

D. Preferred Street Names

Whenever practicable, historical names will be considered in the naming or renaming of public roads. Historical factors to be considered shall include, but not be limited to the following:

1. Original holders of Donation Land Claims in Sherwood.
2. Early homesteaders or settlers of Sherwood.
3. Heirs of original settlers or long-time (50 or more years) residents of Sherwood.
4. Explorers of or having to do with Sherwood.
5. Indian tribes of Washington County.
6. Early leaders and pioneers of eminence.
7. Names related to Sherwood's flora and fauna.
8. Names associated with the Robin Hood legend.

16.106.020 - Required Improvements

A. Generally

Except as otherwise provided, all developments containing or abutting an existing or proposed street, that is either unimproved or substandard in right-of-way width or improvement, shall dedicate the necessary right-of-way prior to the issuance of building permits and/or complete acceptable improvements prior to issuance of occupancy permits. Right-of-way requirements are based on functional classification of the street network as established in the Transportation System Plan, Figure 17.

B. Existing Streets

Except as otherwise provided, when a development abuts an existing street, the improvements requirement shall apply to that portion of the street right-of-way located between the centerline of the right-of-way and the property line of the lot proposed for development. In no event shall a required street improvement for an existing street exceed a pavement width of thirty (30) feet.

C. Proposed Streets

1. Except as otherwise provided, when a development includes or abuts a proposed street, in no event shall the required street improvement exceed a pavement width of forty (40) feet.
2. **Half Streets:** When a half street is created, a minimum of 22 feet of driving surface shall be provided by the developer.

D. Extent of Improvements

1. **Streets required pursuant to this Chapter shall be dedicated and improved consistent with Chapter 6 of the Community Development Plan, the TSP and applicable City specifications included in the City of Sherwood Construction Standards. Streets shall include curbs, sidewalks, catch basins, street lights, and street trees. Improvements shall also include any bikeways designated on the Transportation System Plan map. Applicant may be required to dedicate land for required public improvements only when the exaction is directly related to and roughly proportional to the impact of the development, pursuant to Section 16.106.090.**
2. **If the applicant is required to provide street improvements, the City Engineer may accept a future improvements guarantee in lieu of street improvements if one or more of the following conditions exist, as determined by the City:**
 - a. **A partial improvement is not feasible due to the inability to achieve proper design standards;**
 - b. **A partial improvement may create a potential safety hazard to motorists or pedestrians.**
 - c. **Due to the nature of existing development on adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide a significant improvement to street safety or capacity;**
 - d. **The improvement would be in conflict with an adopted capital improvement plan;**
 - e. **The improvement is associated with an approved land partition on property zoned residential use and the proposed land partition does not create any new streets;**
or
 - f. **Additional planning work is required to define the appropriate design standards for the street and the application is for a project that would contribute only a minor portion of the anticipated future traffic on the street.**

ANALYSIS: The subject property has frontage on three (3) public streets including Hwy 99W (Principal Arterial), SW Meinecke Parkway (Collector), and SW Parkway Court (Local Street). As described in the City of Sherwood Engineering Comments (Exhibit B1), SW Meinecke Parkway and SW Parkway Court are fully developed and do not require right-of-way dedication or street improvements. Hwy 99W does not currently meet City of Sherwood and Oregon Department of Transportation (ODOT) standards

and street widening improvements are required. The standard cross section for Hwy 99W is shown in the table below and is based on the City's Transportation System Plan.

Type of Street	ROW Width	Number of Lanes	Minimum Land Width	On Street Parking Width	Bike Lane Width	Sidewalk Width	Landscape Strip (exclusive of curb)	Median Width
Principal Arterial (99W)	122'	4-6	12'	Prohibited	6'	6'	5'	14'

Hwy 99W is currently substandard along the site frontage as it does not contain a sidewalk or bike lane. SZCDC § 16.106.020(A) and (B) require developments abutting an existing street that is unimproved or substandard to dedicate the necessary right-of-way and complete acceptable improvements prior to issuance of occupancy permits for the development.

In 2009 the subject site received land use approval for a new 11,206 SF commercial development (SP 09-04). The applicant for SP 09-04 was responsible for site frontage improvements along Hwy 99W, however, the development and the frontage improvement were not completed. The land use approval (SP 09-04) expired on December 31, 2014 and as a result Hwy 99 improvements are required as a condition of approval for the subject application.

The applicant's narrative states that Hwy 99W improvements required as part of the development are being handled by the previous property owner under a purchase agreement with the current owner. The comments from ODOT (Exhibit B2) confirm that the District's 2B office is reviewing plans for Hwy 99W improvements along the site's frontage to add a sidewalk and bike lane to the street. For reference, the plans are titled "Parkway Plaza OR 99W Frontage Improvements (MP 15.95-15.99) and the cover sheet is included under Exhibit B2.

The ODOT comments recommend that the subject land use application is conditioned to construct Hwy 99W frontage improvements consistent with the plans currently under review. This concurs with this recommendation as the City and ODOT are not party to the purchase agreement. The condition does not preclude the improvements being made by the previous owner under a purchase agreement.

FINDING: The transportation chapter requirements are met as conditioned below.

CONDITION OF APPROVAL E3: Prior to Issuance of Building Permits, the applicant shall obtain ODOT approval or demonstrate ODOT approval has been issued for Hwy

99W improvements along the site frontage consistent with the plans titled “Parkway Plaza OR 99W Frontage Improvements (MP 15.95-15.99)”.

CONDITION OF APPROVAL E4: Prior to Issuance of Building Permits, the applicant shall demonstrate that an ODOT Permit to Occupy or Perform Operations Upon a State Highway has been obtained from the ODOT District 2B Maintenance Office for all work in the State highway right-of-way.

CONDITION OF APPROVAL G8: Prior to Receiving Occupancy, all Hwy 99W frontage improvements shall be constructed and accepted by ODOT.

CONDITION OF APPROVAL F1: Prior to Final Acceptance of Public Improvements, all Hwy 99W frontage improvements shall be completed and accepted by ODOT.

E. Transportation Facilities Modifications

1. A modification to a standard contained within this Chapter and Section 16.58.010 and the standard cross sections contained in Chapter 8 of the adopted TSP may be granted in accordance with the procedures and criteria set out in this section.
2. A modification request concerns a deviation from the general design standards for public facilities, in this Chapter, Section 16.58.010, or Chapter 8 in the adopted Transportation System Plan. The standards that may be modified include but are not limited to:
 - a. Reduced sight distances.
 - b. Vertical alignment.
 - c. Horizontal alignment.
 - d. Geometric design (length, width, bulb radius, etc.).
 - e. Design speed.
 - f. Crossroads.
 - g. Access policy.
 - h. A proposed alternative design which provides a plan superior to these standards.
 - i. Low impact development.
 - j. Access Management Plans
3. **Modification Procedure**
 - a. A modification shall be proposed with the application for land use approval.
 - b. A modification is processed as a Type II application. Modification requests shall be processed in conjunction with the underlying development proposal.

- c. When a modification is requested to provide a green street element that is not included in the Engineering Design Manual, the modification process will apply, but the modification fee will be waived.
- 4. **Criteria for Modification:** Modifications may be granted when criterion 4a and any one of criteria 4b through 4e are met:
 - a. Consideration shall be given to public safety, durability, cost of maintenance, function, appearance, and other appropriate factors to advance the goals of the adopted Sherwood Comprehensive Plan and Transportation System Plan as a whole. Any modification shall be the minimum necessary to alleviate the hardship or disproportional impact.
 - b. Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the applicant, and an equivalent alternative which can accomplish the same design purpose is available.
 - c. A minor change to a specification or standard is required to address a specific design or construction problem which, if not enacted, will result in an unusual hardship. Self-imposed hardships shall not be used as a reason to grant a modification request.
 - d. An alternative design is proposed which will provide a plan equal to or superior to the existing street standards.
 - e. Application of the standards of this chapter to the development would be grossly disproportional to the impacts created.

ANALYSIS: No transportation facility modifications have been requested or granted as part of the land use application.

FINDINGS: This section is not applicable.

16.106.030 - Location

A. Generally

The location, width and grade of streets shall be considered in their relation to existing and planned streets, topographical conditions, and proposed land uses. The proposed street system shall provide adequate, convenient and safe traffic and pedestrian circulation, and intersection angles, grades, tangents, and curves shall be adequate for expected traffic volumes. Street alignments shall be consistent

with solar access requirements as per Chapter 16.156, and topographical considerations.

B. Street Connectivity and Future Street Systems

- 1. Future Street Systems.** The arrangement of public streets shall provide for the continuation and establishment of future street systems as shown on the Local Street Connectivity Map contained in the adopted Transportation System Plan (Figure 16).
- 2. Connectivity Map Required.** New residential, commercial, and mixed use development involving the construction of new streets shall be submitted with a site plan that implements, responds to and expands on the Local Street Connectivity map contained in the TSP.
 - a.** A project is deemed to be consistent with the Local Street Connectivity map when it provides a street connection in the general vicinity of the connection(s) shown on the map, or where such connection is not practicable due to topography or other physical constraints; it shall provide an alternate connection approved by the decision-maker.
 - b.** Where a developer does not control all of the land that is necessary to complete a planned street connection, the development shall provide for as much of the designated connection as practicable and not prevent the street from continuing in the future.
 - c.** Where a development is disproportionately impacted by a required street connection, or it provides more than its proportionate share of street improvements along property line (i.e., by building more than 3/4 width street), the developer shall be entitled to System Development charge credits, as determined by the City Engineer.
 - d.** Driveways that are more than 24 feet in width shall align with existing streets or planned streets as shown in the Local Street Connectivity Map in the adopted Transportation System Plan (Figure 17), except where prevented by topography, rail lines, freeways, pre-existing development, or leases, easements, or covenants.
- 3. Block Length.** For new streets except arterials, block length shall not exceed 530 feet. The length of blocks adjacent to arterials shall not exceed 1,800 feet.

4. Where streets must cross water features identified in Title 3 of the Urban Growth Management Functional Plan (UGMFP), provide crossings at an average spacing of 800 to 1,200 feet, unless habitat quality or length of crossing prevents a full street connection.
 5. Where full street connections over water features identified in Title 3 of the UGMFP cannot be constructed in centers, main streets and station communities (including direct connections from adjacent neighborhoods), or spacing of full street crossings exceeds 1,200 feet, provide bicycle and pedestrian crossings at an average spacing of 530 feet, unless exceptional habitat quality or length of crossing prevents a connection.
 6. **Pedestrian and Bicycle Connectivity.** Paved bike and pedestrian accessways consistent with cross section standards in Figure 8-6 of the TSP shall be provided on public easements or right- of-way when full street connections are not possible, with spacing between connections of no more than 300 feet. Multi-use paths shall be built according to the Pedestrian and Bike Master Plans in the adopted TSP.
 7. **Exceptions.** Streets, bike, and pedestrian connections need not be constructed when any of the following conditions exists:
 - a. Physical or topographic conditions make a street or accessway connection impracticable. Such conditions include but are not limited to freeways, railroads, steep slopes, wetlands or other bodies of water where a connection could not reasonably be provided.
 - b. Buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or
 - c. Where streets or accessways would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995, which preclude a required street or accessway connection.
- C. Underground Utilities**
All public and private underground utilities, including sanitary sewers and storm water drains, shall be constructed prior to the surfacing of streets. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.
- D. Additional Setbacks**

Generally additional setbacks apply when the width of a street right-of-way abutting a development is less than the standard width under the functional classifications in Section VI of the Community Development Plan. Additional setbacks are intended to provide unobstructed area for future street right-of-way dedication and improvements, in conformance with Section VI. Additional setbacks shall be measured at right angles from the centerline of the street.

	Classification	Additional Setback
1.	Principle Arterial (99W)	61 feet
2.	Arterial	37 feet
3.	Collector	32 feet
4.	Neighborhood Route	32 feet
5.	Local	26 feet

ANALYSIS: No new streets will be created as part of the development. The south side of Hwy 99W abutting the site frontage will be improved accordance with ODOT and City of Sherwood standards as required by Conditions of Approval E3, G8, and F1.

FINDINGS: These criteria have been met.

16.106.040 - Design

Standard cross sections showing street design and pavement dimensions are located in the City of Sherwood's Engineering Design Manual.

- A. **Reserve Strips**
Reserve strips or street plugs controlling access or extensions to streets are not allowed unless necessary for the protection of the public welfare or of substantial property rights. All reserve strips shall be dedicated to the appropriate jurisdiction that maintains the street.
- B. **Alignment**
All proposed streets shall, as far as practicable, be in alignment with existing streets. In no case shall the staggering of streets create a "T" intersection or a dangerous condition. Street offsets of less than one hundred (100) feet are not allowed.
- C. **Future Extension**

Where necessary to access or permit future subdivision or development of adjoining land, streets must extend to the boundary of the proposed development and provide the required roadway width. Dead-end streets less than 100' in length must comply with the Engineering Design Manual.

A durable sign must be installed at the applicant's expense. The sign is required to notify the public of the intent to construct future streets. The sign must read as follows: "This road will be extended with future development. For more information contact the City of Sherwood Engineering Department."

D. Intersection Angles

Streets shall intersect as near to ninety (90) degree angles as practical, except where topography requires a lesser angle. In all cases, the applicant shall comply with the Engineering Design Manual.

E. Cul-de-sacs

1. All cul-de-sacs shall be used only when exceptional topographical constraints, existing development patterns, or compliance with other standards in this code preclude a street extension and circulation. A cul-de-sac shall not be more than two hundred (200) feet in length and shall not provide access to more than 25 dwelling units.
2. All cul-de-sacs shall terminate with a turnaround in accordance with the specifications in the Engineering Design Manual. The radius of circular turnarounds may be larger when they contain a landscaped island, parking bay in their center, Tualatin Valley Fire and Rescue submits a written request, or an industrial use requires a larger turnaround for truck access.
3. Public easements, tracts, or right-of-way shall provide paved pedestrian and bicycle access ways at least 6 feet wide where a cul-de-sac or dead-end street is planned, to connect the ends of the streets together, connect to other streets, or connect to other existing or planned developments in accordance with the standards of this Chapter, the TSP, the Engineering Design Manual or other provisions identified in this Code for the preservation of trees.

F. Grades and Curves

Grades shall be evaluated by the City Engineer and comply with the Engineering Design Manual.

G. Streets Adjacent to Railroads

Streets adjacent to railroads shall run approximately parallel to the railroad and be separated by a distance suitable to allow landscaping and buffering between the street and railroad. Due consideration

shall be given at cross streets for the minimum distance required for future grade separations and to provide sufficient depth to allow screening of the railroad.

H. Buffering of Major Streets

Where a development abuts Highway 99W, or an existing or proposed principal arterial, arterial or collector street, or neighborhood route, adequate protection for residential properties must be provided, through and local traffic be separated, and traffic conflicts minimized. In addition, visual corridors pursuant to Section 16.142.040, and all applicable access provisions of Chapter 16.96, are to be met. Buffering may be achieved by: parallel access streets, lots of extra depth abutting the major street with frontage along another street, or other treatment suitable to meet the objectives of this Code.

I. Median Islands

As illustrated in the adopted Transportation System Plan, Chapter 8, median islands may be required on arterial or collector streets for the purpose of controlling access, providing pedestrian safety or for aesthetic purposes.

J. Transit Facilities

Development along an existing or proposed transit route, as illustrated in Figure 7-2 in the TSP, is required to provide areas and facilities for bus turnouts, shelters, and other transit-related facilities to Tri-Met specifications. Transit facilities shall also meet the following requirements:

1. Locate buildings within 20 feet of or provide a pedestrian plaza at major transit stops.
2. Provide reasonably direct pedestrian connections between the transit stop and building entrances on the site.
3. Provide a transit passenger landing pad accessible to disabled persons (if not already existing to transit agency standards).
4. Provide an easement or dedication for a passenger shelter and underground utility connection from the new development to the transit amenity if requested by the public transit provider.
5. Provide lighting at a transit stop (if not already existing to transit agency standards).

K. Traffic Controls

1. Pursuant to Section 16.106.080, or as otherwise required by the City Engineer, an application must include a traffic impact analysis to determine the number and types of traffic controls necessary to accommodate anticipated traffic flow.
2. For all other proposed developments including commercial, industrial or institutional uses with over an estimated 400 ADT,

or as otherwise required by the City Engineer, the application must include a traffic impact analysis to determine the number and types of traffic controls necessary to accommodate anticipated traffic flow.

L. Traffic Calming

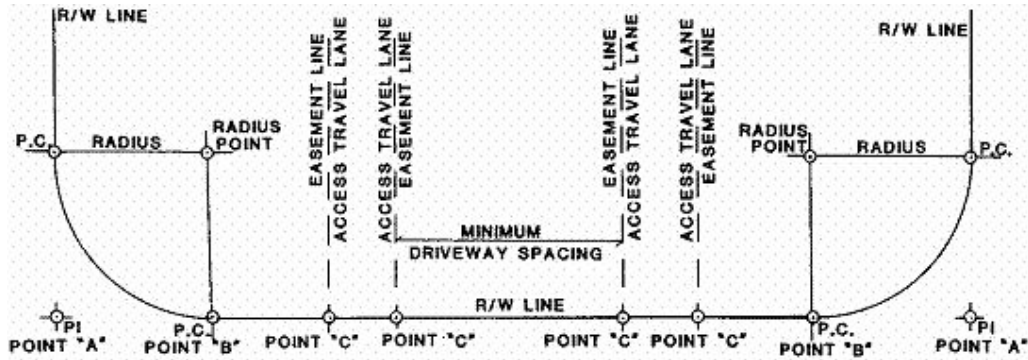
1. The following roadway design features, including internal circulation drives, may be required by the City in new construction in areas where traffic calming needs are anticipated:
 - a. Curb extensions (bulb-outs).
 - b. Traffic diverters/circles.
 - c. Alternative paving and painting patterns.
 - d. Raised crosswalks, speed humps, and pedestrian refuges.
 - e. Other methods demonstrated as effective through peer reviewed Engineering studies.
2. With approval of the City Engineer, traffic calming measures such as speed humps and additional stop signs can be applied to mitigate traffic operations and/or safety problems on existing streets. They should not be applied with new street construction unless approved by the City Engineer and Tualatin Valley Fire & Rescue.

M. Vehicular Access Management

All developments shall have legal access to a public road. Access onto public streets shall be permitted upon demonstration of compliance with the provisions of adopted street standards in the Engineering Design Manual.

1. Measurement: See the following access diagram where R/W = Right-of-Way; and P.I. = Point-of-Intersection where P.I. shall be located based upon a 90 degree angle of intersection between ultimate right-of-way lines.
 - a. Minimum right-of-way radius at intersections shall conform to City standards.
 - b. All minimum distances stated in the following sections shall be governed by sight distance requirements according to the Engineering Design Manual.
 - c. All minimum distances stated in the following sections shall be measured to the nearest easement line of the access or edge of travel lane of the access on both sides of the road.
 - d. All minimum distances between accesses shall be measured from existing or approved accesses on both sides of the road.

- e. Minimum spacing between driveways shall be measured from Point "C" to Point "C" as shown below:



2. Roadway Access

No use will be permitted to have direct access to a street or road except as specified below. Access spacing shall be measured from existing or approved accesses on either side of a street or road. The lowest functional classification street available to the legal lot, including alleys within a public easement, shall take precedence for new access points.

c. Collectors:

All commercial, industrial and institutional uses with one-hundred-fifty (150) feet or more of frontage will be permitted direct access to a Collector. Uses with less than one-hundred-fifty (150) feet of frontage shall not be permitted direct access to Collectors unless no other alternative exists.

Where joint access is available it shall be used, provided that such use is consistent with Section 16.96.040, Joint Access. No use will be permitted direct access to a Collector within one-hundred (100) feet of any present Point "A." Minimum spacing between driveways (Point "C" to Point "C") shall be one-hundred (100) feet. In all instances, access points near an intersection with a Collector or Arterial shall be located beyond the influence of standing queues of the intersection in accordance with AASHTO standards. This requirement may result in access spacing greater than one hundred (100) feet.

3. Exceptions to Access Criteria for City-Owned Streets

- a. Alternate points of access may be allowed if an access management plan which maintains the classified function and integrity of the applicable facility is submitted to and approved by the City Engineer as the access management plan must be included as part of

the land use submittal or an application for modification as described in § 16.106.020 E. (Transportation Facilities Modifications).

- b. **Access in the Old Town (OT) Overlay Zone**
Access points in the OT Overlay Zone shown in an adopted plan such as the Transportation System Plan, are not subject to the access spacing standards and do not need a variance. However, the applicant shall submit a partial access management plan for approval by the City Engineer. The approved plan shall be implemented as a condition of development approval.

ANALYSIS: No new streets will be created as part of the development. The south side of Hwy 99W abutting the site frontage will be improved accordance with ODOT and City of Sherwood standards as required by Conditions of Approval E3, G8, and F1. No new access points are proposed.

FINDINGS: These criteria have been met.

16.106.060 - Sidewalks

- A. **Required Improvements**
 1. Except as otherwise provided, sidewalks shall be installed on both sides of a public street and in any special pedestrian way within new development.
 2. For Highway 99W, arterials, or in special industrial districts, the City Manager or designee may approve a development without sidewalks if alternative pedestrian routes are available.
 3. In the case of approved cul-de-sacs serving less than fifteen (15) dwelling units, sidewalks on one side only may be approved by the City Manager or designee.
- B. **Design Standards**
 1. **Arterial and Collector Streets**
Arterial and collector streets shall have minimum six (6) or eight (8) foot wide sidewalks/multi-use paths, located as required by this Code. Residential areas shall have a minimum of a six (6) foot wide sidewalk and commercial industrial areas shall have a minimum of an eight (8) foot wide sidewalk.
 2. **Local Streets**
Local streets shall have minimum five (5) foot wide sidewalks, located as required by this Code.
 3. **Handicapped Ramps**
Sidewalk handicapped ramps shall be provided at all intersections.

C. Pedestrian and Bicycle Paths

Provide bike and pedestrian connections on public easements or right-of-way when full street connections are not possible, with spacing between connections of no more than 330 feet except where prevented by topography, barriers such as railroads or highways, or environmental constraints such as rivers and streams.

ANALYSIS: As discussed above, SW Meinecke Parkway and SW Parkway Court have been improved with sidewalks. Hwy 99W does not have a sidewalk along the site frontage. Hwy 99W improvements, including sidewalks, are required by Conditions of Approval E3, G8, and F1.

FINDINGS: These criteria are met by Conditions of Approval E3, G8, and F1.

16.106.070 - Bike Lanes

If shown in Figure 13 of the Transportation System Plan, bicycle lanes shall be installed in public rights-of-way, in accordance with City specifications. Bike lanes shall be installed on both sides of designated roads, should be separated from the road by a twelve-inch stripe or other means approved by Engineering Staff, and should be a minimum of five (5) feet wide.

ANALYSIS: As discussed above, SW Meinecke Parkway and SW Parkway Court have been fully improved. Hwy 99W does not have a bike lane along the site frontage. Hwy 99W improvements, including bike lanes, are required by Conditions of Approval E3, G8, and F1.

FINDINGS: These criteria are met by Conditions of Approval E3, G8, and F1.

16.106.080 - Traffic Impact Analysis (TIA)

A. Purpose

The purpose of this section is to implement Sections 660-012-0045(2)(b) and -0045(2)(e) of the State Transportation Planning Rule (TPR), which require the City to adopt performance standards and a process to apply conditions to land use proposals in order to minimize impacts on and protect transportation facilities. This section establishes requirements for when a traffic impact analysis (TIA) must be prepared and submitted; the analysis methods and content involved in a TIA; criteria used to review the TIA; and authority to attach conditions of approval to minimize the impacts of the proposal on transportation facilities.

This section refers to the TSP for performance standards for transportation facilities as well as for projects that may need to be constructed as mitigation measures for a proposal's projected

impacts. This section also relies on the City's Engineering Design Manual to provide street design standards and construction specifications for improvements and projects that may be constructed as part of the proposal and mitigation measures approved for the proposal.

B. Applicability

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

1. An amendment to the Sherwood Comprehensive Plan or zoning map.
2. A new direct property approach road to Highway 99W is proposed.
3. The proposed development generates fifty (50) or more PM peak-hour trips on Highway 99W, or one hundred (100) PM peak-hour trips on the local transportation system.
4. An increase in use of any adjacent street or direct property approach road to Highway 99W by ten (10) vehicles or more per day that exceed the twenty thousand-pound gross vehicle weight.
5. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.
6. A change in internal traffic patterns that may cause safety problems, such as back up onto the highway or traffic crashes in the approach area.

C. Requirements

The following are typical requirements that may be modified in coordination with Engineering Staff based on the specific application.

1. **Pre-application Conference.** The applicant shall meet with the City Engineer prior to submitting an application that requires a TIA. This meeting will be coordinated with Washington County and ODOT when an approach road to a County road or Highway 99W serves the property, so that the TIA will meet the requirements of all relevant agencies.
2. **Preparation.** The TIA shall be prepared by an Oregon Registered Professional Engineer qualified to perform traffic Engineering analysis and will be paid for by the applicant.

3. **Typical Average Daily Trips and Peak Hour Trips.** The latest edition of the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE), shall be used to gauge PM peak hour vehicle trips, unless a specific trip generation study that is approved by the City Engineer indicates an alternative trip generation rate is appropriate.
4. **Intersection-level Analysis.** Intersection-level analysis shall occur at every intersection where the analysis shows that fifty (50) or more peak hour vehicle trips can be expected to result from the development.
5. **Transportation Planning Rule Compliance.** The requirements of OAR 660-012-0060 shall apply to those land use actions that significantly affect the transportation system, as defined by the Transportation Planning Rule.

D. Study Area

The following facilities shall be included in the study area for all TIAs:

1. **All site-access points and intersections (signalized and unsignalized) adjacent to the proposed development site.** If the site fronts an arterial or collector street, the analysis shall address all intersections and driveways along the site frontage and within the access spacing distances extending out from the boundary of the site frontage.
2. **Roads and streets through and adjacent to the site.**
3. **All intersections needed for signal progression analysis.**
4. **In addition to these requirements, the City Engineer may require analysis of any additional intersections or roadway links that may be adversely affected as a result of the proposed development.**

E. Analysis Periods

To adequately assess the impacts of a proposed land use action, the following study periods, or horizon years, should be addressed in the transportation impact analysis where applicable:

1. **Existing Year.**
2. **Background Conditions in Project Completion Year.** The conditions in the year in which the proposed land use action will be completed and occupied, but without the expected traffic from the proposed land use action. This analysis should account for all City-approved developments that are expected to be fully built out in the proposed land use action horizon year, as well as all planned transportation system improvements.

3. **Full Buildout Conditions in Project Completion Year.** The background condition plus traffic from the proposed land use action assuming full build-out and occupancy.
4. **Phased Years of Completion.** If the project involves construction or occupancy in phases, the applicant shall assess the expected roadway and intersection conditions resulting from major development phases. Phased years of analysis will be determined in coordination with City staff.
5. **Twenty-Year or TSP Horizon Year.** For planned unit developments, comprehensive plan amendments or zoning map amendments, the applicant shall assess the expected future roadway, intersection, and land use conditions as compared to approved comprehensive planning documents.

F. Approval Criteria

When a TIA is required, a proposal is subject to the following criteria, in addition to all criteria otherwise applicable to the underlying land use proposal:

1. The analysis complies with the requirements of 16.106.080.C;
2. The analysis demonstrates that adequate transportation facilities exist to serve the proposed development or identifies mitigation measures that resolve identified traffic safety problems in a manner that is satisfactory to the City Engineer and, when County or State highway facilities are affected, to Washington County and ODOT;
3. For affected non-highway facilities, the TIA demonstrates that mobility and other applicable performance standards established in the adopted City TSP have been met; and
4. Proposed public improvements are designed and will be constructed to the street standards specified in Section 16.106.010 and the Engineering Design Manual, and to the access standards in Section 16.106.040.
5. Proposed public improvements and mitigation measures will provide safe connections across adjacent right-of-way (e.g., protected crossings) when pedestrian or bicycle facilities are present or planned on the far side of the right-of-way.

G. Conditions of Approval

The City may deny, approve, or approve a development proposal with conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to ensure consistency with the future planned transportation system. Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on transportation

facilities, pursuant to Section 16.106.090. Findings in the development approval shall indicate how the required improvements are directly related to and are roughly proportional to the impact of development.

ANALYSIS: The City of Sherwood Engineering Department has determined that a TIA is not required for the subject development. The site abuts two fully developed streets and will be completing frontage improvements to current City and ODOT standards along Hwy 99W.

FINDINGS: These criteria do not apply.

16.106.090 - Rough Proportionality

A. Purpose

The purpose of this section is to ensure that required transportation facility improvements are roughly proportional to the potential impacts of the proposed development. The rough proportionality requirements of this section apply to both frontage and non-frontage improvements. A proportionality analysis will be conducted by the City Engineer for any proposed development that triggers transportation facility improvements pursuant to this chapter. The City Engineer will take into consideration any benefits that are estimated to accrue to the development property as a result of any required transportation facility improvements. A proportionality determination can be appealed pursuant to Chapter 16.76. The following general provisions apply whenever a proportionality analysis is conducted.

B. Mitigation of impacts due to increased demand for transportation facilities associated with the proposed development shall be provided in rough proportion to the transportation impacts of the proposed development. When applicable, anticipated impacts will be determined by the TIA in accordance with Section 16.106.080. When no TIA is required, anticipated impacts will be determined by the City Engineer.

C. The following shall be considered when determining proportional improvements:

- 1. Condition and capacity of existing facilities within the impact area in relation to City standards. The impact area is generally defined as the area within a one-half-mile radius of the proposed development. If a TIA is required, the impact area is the TIA study area.**
- 2. Existing vehicle, bicycle, pedestrian, and transit use within the impact area.**

3. The effect of increased demand on transportation facilities and other approved, but not yet constructed, development projects within the impact area that is associated with the proposed development.
4. Applicable TSP goals, policies, and plans.
5. Whether any route affected by increased transportation demand within the impact area is listed in any City program including school trip safety; neighborhood traffic management; capital improvement; system development improvement, or others.
6. Accident history within the impact area.
7. Potential increased safety risks to transportation facility users, including pedestrians and cyclists.
8. Potential benefit the development property will receive as a result of the construction of any required transportation facility improvements.
9. Other considerations as may be identified in the review process pursuant to Chapter 16.72.

ANALYSIS: SW Meinecke Parkway and SW Parkway Court are fully improved including driveway entrances for vehicle ingress and egress. The applicant is responsible for improvements along the site frontage with Hwy 99W. The development will generate additional demand on Hwy 99W including pedestrian and bicycle trips to the intersection of SW Meinecke Parkway and Hwy 99W. The required improvements are roughly proportional to the potential impact of the proposed development.

FINDINGS: These criteria are met.

Chapter 16.108 – IMPROVEMENT PLAN REVIEW

16.108.010 – Preparation and Submission

An improvement plan shall be prepared and stamped by a Registered Civil Engineer certifying compliance with City specifications. Two (2) sets of the plan shall be submitted to the City for review. An improvements plan shall be accompanied by a review fee as per this Section.

A. Review Fee

Plan review fees are calculated as a percentage of the estimated total cost of improvements and are set by the "Schedule of Development and Business Fees" adopted by Resolution of the Council. This schedule is included herein for the purposes of information, but is deemed to be separate from and independent of this Code.

B. Engineering Agreement

A copy of an agreement or contract between the applicant and Registered Civil Engineer for:

1. **Surveying sufficient to prepare construction plans.**
2. **Preparation of construction plans and specifications.**
3. **Construction staking, and adequate inspection.**
4. **Construction notes sufficient to develop accurate as-built plans.**
5. **Drawing of accurate as-built plans and submission of reproducible mylars for finals to the City.**
6. **Certificate stating that construction was completed in accordance with required plans and specifications.**

ANALYSIS: Work on public facilities requires an Engineering Compliance Agreement issued by the City of Sherwood Engineering Department.

FINDING: This criterion is met as conditioned below.

CONDITION OF APPROVAL C1 & E5: Prior to Approval of the Engineering Public Improvement Plans or Issuance of Building Permits, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.

CONDITION OF APPROVAL G9: Prior to Receiving Occupancy, the subject development shall receive Final Acceptance of Public Improvements.

Chapter 16.110 – SANITARY SEWERS

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains. Provided, however, that when impractical to immediately connect to a trunk sewer system, the use of septic tanks may be approved, if sealed sewer laterals are installed for future connection and the temporary system meets all other applicable City, Clean Water Services, Washington County and State sewage disposal standards.

ANALYSIS: The City of Sherwood Engineering Comments (Exhibit B1) indicate there is currently an 8-inch diameter public sanitary sewer main that exists along the east side of the subject property within a public sanitary sewer easement. There is also an 8-inch diameter sanitary sewer along the south side of the subject property west of the SW Parkway Court cul-de-sac. There are current 4 sanitary sewer stubs available for the property. The developer will need to connect to one of these sanitary sewer stubs unless otherwise approved. The remaining unused stubs will need to be abandoned at the main/manhole. The surrounding properties all currently have public sanitary sewer service. Therefore, no extension of the public sanitary sewer is required.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL C2: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to connect to one of the

existing sanitary stubs to supply sanitary service to the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL C3: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to abandon excess sanitary stubs to the subject development at the main/manhole meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL E6: Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.

Chapter 16.112– WATER SUPPLY

16.112.010 Required Improvements

Water lines and fire hydrants conforming to City and Fire District standards shall be installed to serve all building sites in a proposed development. All waterlines shall be connected to existing water mains or shall construct new mains appropriately sized and located in accordance with the Water System Master Plan.

ANALYSIS: The City of Sherwood Engineering Comments (Exhibit B1) indicate there is currently an 8-inch diameter public water main that exists within SW Meinecke Parkway and SW Parkway Court along the subject property frontage. There is an 8-inch water line stubbed into the subject property from the SW Parkway Court cul-de-sac. There is also a 2-inch water service and a ¾" water service stubbed to the eastern end of the subject property. There are 2 existing water services on SW Parkway Court on the south side of the subject property. The subject development shall connect to one of the existing services unless otherwise approved. Remaining unused services will need to be capped off at the main. The surrounding properties all currently have public water service. Therefore, no extension of the public water system is required. On-site fire protection may be necessary depending on conditions by Tualatin Valley Fire & Rescue.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL C4: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to connect to one of the existing water services to supply water service to the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL C5: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to abandon excess water

services to the subject development at the main/manhole meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL C6: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide fire water to the development as needed at a location meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL C7: Prior to Approval of the Engineering Public Improvement Plans, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.

CONDITION OF APPROVAL C8: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for the installation of a Reduced Pressure Backflow Assembly meeting Sherwood Engineering Department standards.

CONDITION OF APPROVAL C9: Prior to Approval of the Engineering Public Improvement Plans, if on-site fire protection is to be installed, the proposed development shall design for the installation of backflow protection meeting Sherwood Engineering Department standards.

CONDITION OF APPROVAL E7: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.

CONDITION OF APPROVAL F3: Prior to Final Acceptance of the Constructed Public Improvements, any public water facilities located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards.

Chapter 16.114 – STORM WATER

Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage systems consistent with the Comprehensive Plan and the requirements of the Clean Water Services water quality regulations contained in their Design and Construction Standards R&O 04-9, or its replacement.

ANALYSIS: The City of Sherwood Engineering Comments (Exhibit B1) indicate there is currently a 12-inch diameter public storm sewer main that exists within SW Meinecke Parkway along the subject property frontage. There is also a 12-inch diameter public storm sewer main existing within the subject property bisecting the property in a north-south direction, north of the cul-de-sac. This storm sewer discharges into a city owned

water quality swale just north of the subject property. Both public storm pipes eventually discharge into the ODOT ditch on the southeast side of the Pacific Highway. The surrounding properties all currently have public storm sewer service. Therefore, no extension of the public storm sewer is required except as necessary for ODOT frontage improvements.

Clean Water Services water quality and hydro-modification standards apply to this project. A Clean Water Services Service Provider Letter (Exhibit B4) has already been obtained for the proposed development.

There is an existing water quality swale located to the north of the subject property. If the developer wants to use the existing water quality treatment for treatment of the subject property runoff, the developer will need to show that it has available capacity.

The proposed disturbance area for the subject development is less than 1 acre in area therefore a DEQ NPDES permit is not required for this project. If site grading exceeds 1 acre in area during construction, a DEQ NPDES permit will be required. City policy requires that prior to grading, a permit is obtained from the Building Department for all grading on the private portion of the site.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL C10: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to supply storm sewer service to the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL C11: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide storm water quality treatment and hydro-modification in compliance with Clean Water Services' standards.

CONDITION OF APPROVAL F3: Prior to Acceptance of Public Improvements, private water quality/hydro-modification facilities shall have a recorded Private Storm Water Facility Access and Maintenance Covenant. An Operation and Maintenance Plan for all private water quality/hydro-modification facilities is also required to be submitted to the Sherwood Engineering Department.

CONDITION OF APPROVAL E8: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

CONDITION OF APPROVAL D1: Prior to Grading Permit, the subject development shall obtain approval of a site erosion control plan from the Sherwood Engineering Department.

CONDITION OF APPROVAL C12: Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization shall be obtained.

Chapter 16.116 - FIRE PROTECTION

16.116.010 Required Improvements

When land is developed so that any commercial or industrial structure is further than two hundred and fifty (250) feet or any residential structure is further than five hundred (500) feet from an adequate water supply for fire protection, as determined by the Fire District, the developer shall provide fire protection facilities necessary to provide adequate water supply and fire safety.

A. Capacity

All fire protection facilities shall be approved by and meet the specifications of the Fire District, and shall be sized, constructed, located, and installed consistent with this Code, Chapter 7 of the Community Development Plan, and other applicable City standards, in order to adequately protect life and property in the proposed development.

B. Fire Flow

Standards published by the Insurance Services Office, entitled "Guide for Determination of Required Fire Flows" shall determine the capacity of facilities required to furnish an adequate fire flow. Fire protection facilities shall be adequate to convey quantities of water, as determined by ISO standards, to any outlet in the system, at no less than twenty (20) pounds per square inch residual pressure. Water supply for fire protection purposes shall be restricted to that available from the City water system. The location of hydrants shall be taken into account in determining whether an adequate water supply exists.

C. Access to Facilities

Whenever any hydrant or other appurtenance for use by the Fire District is required by this Chapter, adequate ingress and egress shall be provided. Access shall be in the form of an improved, permanently maintained roadway or open paved area, or any combination thereof, designed, constructed, and at all times maintained, to be clear and unobstructed. Widths, height clearances, ingress and egress shall be adequate for District firefighting equipment. The Fire District, may further prohibit vehicular parking along private accessways in order to keep them clear and unobstructed, and cause notice to that effect to be posted.

D. Hydrants

Hydrants located along private, accessways shall either have curbs painted yellow or otherwise marked prohibiting parking for a distance of at least fifteen (15) feet in either direction, or where curbs do not exist, markings shall be painted on the pavement, or signs erected, or both, given notice that parking is prohibited for at least fifteen (15) feet in either direction.

ANALYSIS: The applicant has submitted Preliminary Fire Access and Water Supply Plan (Exhibit A5 – Sheet P-06). Fire protection and emergency services are provided by Tualatin Valley Fire and Rescue (TVFR). Tom Mooney, Deputy Fire Marshall, provided a review letter dated August 28, 2020 (Exhibit B3) outlining fire protection requirements for the project. A condition of approval requiring compliance with the Fire Marshall’s letter is included below.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL G10: Prior to Receiving Occupancy, obtain approval from TVF&R in accordance with the Fire Marshall’s letter dated August 28, 2020 and all applicable Fire Code regulations.

Chapter 16.118 - PUBLIC AND PRIVATE UTILITIES

16.118.010 Purpose

Public telecommunication conduits as well as conduits for franchise utilities including, but not limited to, electric power, telephone, natural gas, lighting, and cable television shall be installed to serve all newly created lots and developments in Sherwood.

16.118.020 Standard

- A. Installation of utilities shall be provided in public utility easements and shall be sized, constructed, located and installed consistent with this Code, Chapter 7 of the Community Development Code, and applicable utility company and City standards.**
- B. Public utility easements shall be a minimum of eight (8) feet in width unless a reduced width is specifically exempted by the City Engineer. An eight-foot wide public utility easement (PUE) shall be provided on private property along all public street frontages. This standard does not apply to developments within the Old Town Overlay.**
- C. Where necessary, in the judgment of the City Manager or his designee, to provide for orderly development of adjacent properties, public and franchise utilities shall be extended through the site to the edge of adjacent property(ies).**

- D. Franchise utility conduits shall be installed per the utility design and specification standards of the utility agency.**
- E. Public Telecommunication conduits and appurtenances shall be installed per the City of Sherwood telecommunication design standards.**
- F. Exceptions: Installation shall not be required if the development does not require any other street improvements. In those instances, the developer shall pay a fee in lieu that will finance installation when street or utility improvements in that location occur.**

16.118.030 - Underground Facilities

Except as otherwise provided, all utility facilities, including but not limited to, electric power, telephone, natural gas, lighting, cable television, and telecommunication cable, shall be placed underground, unless specifically authorized for above ground installation, because the points of connection to existing utilities make underground installation impractical, or for other reasons deemed acceptable by the City.

16.118.040 - Exceptions

Surface-mounted transformers, surface-mounted connection boxes and meter cabinets, temporary utility service facilities during construction, high capacity electric and communication feeder lines, and utility transmission lines operating at fifty thousand (50,000) volts or more may be located above ground. The City reserves the right to approve location of all surface-mounted transformers.

ANALYSIS: The Existing Conditions Plan (Exhibit A5 – Sheet P-03) shows the location of public and private utilities on the site. In addition, the City of Sherwood Engineering Comments state that a PUE exists along SW Parkway Court and SW Meinecke Parkway along the subject property frontage. There is currently no PUE along the subject property frontage of SW Pacific Highway.

Sherwood Broadband exists along the subject property frontage of SW Meinecke Parkway. No Sherwood Broadband exists along the subject property frontage of SW Parkway Court nor SW Pacific Highway. Sherwood Broadband is not necessary along SW Parkway Court since all properties along SW Parkway Court have access to Sherwood Broadband from a fiber line on the south side of SW Parkway Court. Therefore, no extension of Sherwood Broadband will be necessary along SW Parkway Court. Sherwood Broadband will be required along the subject property frontage of SW Pacific Highway. If Sherwood Broadband is desired for the subject development, then it should be coordinated with the City of Sherwood.

Portland General Electrical provided comments which are included as Exhibit B. The comments indicate PGE has existing three phase underground primary conductors, vaults, and two transformers along the site frontage. The new development can be

serviced, although any frontage improvements should take into consideration the existing facilities.

The plans indicate a 2" and 4" gas line are located on the property. The 4" gas line will be retained with site development and a new easement to the benefit of NW Natural will be provided (Exhibit a5 – Sheet P-07). The 2" gas line is proposed for removal.

FINDING: These standards are met as conditioned below.

CONDITION OF APPROVAL F4: Prior to Final Acceptance of Public Improvements, a minimum 8-foot wide PUE shall be dedicated along the subject property frontage of SW Pacific Highway.

CONDITION OF APPROVAL C13: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall install Sherwood Broadband conduits and vaults within the PUE along the subject property frontage of the SW Pacific Highway meeting the approval of the Sherwood Engineering Department. The developer may opt to make a payment in lieu of installing the Sherwood Broadband conduits and vaults.

CONDITION OF APPROVAL D2: Prior to Issuance of Grading Permits, obtain approval from NW Natural for the removal of the 2" gas line.

CONDITION OF APPROVAL G11: Prior to Receiving Occupancy, demonstrate a new gas line easement to NW Natural has been provided for the 4" gas line remaining on site.

Chapter 16.124 - PROPERTY LINE ADJUSTMENTS AND LOT CONSOLIDATIONS

ANALYSIS: The project area includes four (4) tax lots totaling approximately 1.24 acres. The applicant is proposing to consolidate the four lots to create a single parcel zoned GC. The lot consolidation request has been submitted as part of a separate land use application (LU 2020-015). Without a lot consolidation, the building would be required to provide a fire separation along the shared property line of Tax Lots 8000 and 8100 in accordance with the Oregon Structural Specialty Code (OSSC).

Once the consolidation is complete, the development site will be comprised of a single parcel which meets the development standards of the GC zone as described in the findings above. The lot consolidation is required above as Condition of Approval E2.

FINDING: These criteria will be met through a separate application for a lot line adjustment / lot consolidation as required by Condition of Approval E2.

Chapter 16.142 Parks, Trees and Open Space

16.142.040 - Visual Corridors

A. Corridors Required

New developments located outside of the Old Town Overlay with frontage on Highway 99W, or arterial or collector streets designated on Figure 8-1 of the Transportation System Plan shall be required to establish a landscaped visual corridor according to the following standards:

	<u>Category</u>	<u>Width</u>
1.	Highway 99W	25 feet
2.	Arterial	15 feet
3.	Collector	10 feet

In residential developments where fences are typically desired adjoining the above described major street the corridor may be placed in the road right-of-way between the property line and the sidewalk. In all other developments, the visual corridor shall be on private property adjacent to the right-of-way.

ANALYSIS: The subject site has frontage along Hwy 99W which requires a 25 ft. wide visual corridor and SW Meinecke Parkway (collector) which requires a 10 ft. wide visual corridor. The scaled landscape plan (Exhibit A3 – Sheet L1.1) shows a landscaped corridor at the minimum widths adjacent to each street frontage. The visual corridors are located on private property as required above. A stormwater quality tract is located between the subject site and Hwy 99W at the north corner of the site. The water quality facility is a minimum of 25 ft. wide and contains trees and other vegetation. Therefore, a new visual corridor is not required on private property adjacent to the tract.

FINDING: This standard is met.

B. Landscape Materials

The required visual corridor areas shall be planted as specified by the review authority to provide a continuous visual and/or acoustical buffer between major streets and developed uses. Except as provided for above, fences and walls shall not be substituted for landscaping within the visual corridor. Uniformly planted, drought resistant street trees and ground cover, as specified in Section 16.142.060, shall be planted in the corridor by the developer. The improvements shall be included in the compliance agreement. In no case shall trees be removed from the required visual corridor.

ANALYSIS: The Landscape Plan shows a variety of trees, shrubs, groundcover, and lawn will be planted in the required visual corridor. The landscaping around the new water feature has not been developed but will be reviewed prior to Final Site Approval under Condition of Approval B2.

FINDING: This standard is met.

C. Establishment and Maintenance

Designated visual corridors shall be established as a portion of landscaping requirements pursuant to Chapter 16.92. To assure continuous maintenance of the visual corridors, the review authority may require that the development rights to the corridor areas be dedicated to the City or that restrictive covenants be recorded prior to the issuance of a building permit.

ANALYSIS: Continuous maintenance of the visual corridors is required by the developer and future owners of the property.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL A10: Maintenance of the required 25 ft. wide landscaped visual corridor along Hwy 99W and the 10 ft. wide corridor along SW Meinecke Parkway is an ongoing responsibility of the developer and all future property owners.

D. Required Yard

Visual corridors may be established in required yards, except that where the required visual corridor width exceeds the required yard width, the visual corridor requirement shall take precedence. In no case shall buildings be sited within the required visual corridor, with the exception of front porches on townhomes, as permitted in Section 16.44.010(E)(4)(c).

ANALYSIS: No building setbacks are required in the GC zone and the visual corridor will not be located in a designated yard. In addition, no buildings are proposed within the required visual corridors.

FINDING: This standard is met.

E. Pacific Highway 99W Visual Corridor

- 1. Provide a landscape plan for the highway median paralleling the subject frontage. In order to assure continuity, appropriate plant materials and spacing, the plan shall be coordinated with the City Planning Department and ODOT.**

2. **Provide a visual corridor landscape plan with a variety of trees and shrubs. Fifty percent (50%) of the visual corridor plant materials shall consist of groupings of at least five (5) native evergreen trees a minimum of ten (10) feet in height each, spaced no less than fifty (50) feet apart, if feasible. Deciduous trees shall be a minimum of four (4) inches DBH and twelve (12) feet high, spaced no less than twenty-five (25) feet apart, if feasible.**

ANALYSIS: The highway median paralleling the property frontage along Hwy 99W is currently serving in a stormwater infiltration capacity and new landscaping in the area is not appropriate at this time.

FINDING: This standard does not apply.

16.142.050 - Park Reservation

Areas designated on the Natural Resources and Recreation Plan Map, in Chapter 5 of the Community Development Plan, which have not been dedicated pursuant to Section 16.142.030 or 16.134.020, may be required to be reserved upon the recommendation of the City Parks Board, for purchase by the City within a period of time not to exceed three (3) years.

ANALYSIS: The Natural Resources and Recreation Plan Map identifies a future pedestrian trail along the site frontage with Hwy 99W. No future parks are identified on or around the development site. As discussed in the public facilities section, a new 10-foot sidewalk is required within the Hwy 99W right-of-way north of the site. Therefore, Conditions of Approval E3 and G8 satisfy this criterion.

FINDING: This standard is met by Conditions of Approval E3 and G8.

16.142.060: STREET TREES

- A. **Installation of Street Trees on New or Redeveloped Property.**
Trees are required to be planted to the following specifications along public streets abutting or within any new development or re-development. Planting of such trees shall be a condition of development approval. The City shall be subject to the same standards for any developments involving City-owned property, or when constructing or reconstructing City streets. After installing street trees, the property owner shall be responsible for maintaining the street trees on the owner's property or within the right-of-way adjacent to the owner's property.
 1. **Location:** Trees shall be planted within the planter strip along a newly created or improved streets. In the event that a planter

strip is not required or available, the trees shall be planted on private property within the front yard setback area or within public street right-of-way between front property lines and street curb lines or as required by the City.

2. **Size:** Trees shall have a minimum trunk diameter of two (2) caliper inches, which is measured six inches above the soil line, and a minimum height of six (6) feet when planted.
3. **Types:** Developments shall include a variety of street trees. The trees planted shall be chosen from those listed in 16.142.080 of this Code.
4. **Required Street Trees and Spacing:**
 - a. The minimum spacing is based on the maximum canopy spread identified in the recommended street tree list in section 16.142.080 with the intent of providing a continuous canopy without openings between the trees. For example, if a tree has a canopy of forty (40) feet, the spacing between trees is forty (40) feet. If the tree is not on the list, the mature canopy width must be provided to the planning department by a certified arborist.
 - b. All new developments shall provide adequate tree planting along all public streets. The number and spacing of trees shall be determined based on the type of tree and the spacing standards described in a. above and considering driveways, street light locations and utility connections. Unless exempt per c. below, trees shall not be spaced more than forty (40) feet apart in any development.
 - c. A new development may exceed the forty-foot spacing requirement under section b. above, under the following circumstances:
 - (1) Installing the tree would interfere with existing utility lines and no substitute tree is appropriate for the site; or
 - (2) There is not adequate space in which to plant a street tree due to driveway or street light locations, vision clearance or utility connections, provided the driveways, street light or utilities could not be reasonably located elsewhere so as to accommodate adequate room for street trees; and
 - (3) The street trees are spaced as close as possible given the site limitations in (1) and (2) above.

- (4) The location of street trees in an ODOT or Washington County right-of-way may require approval, respectively, by ODOT or Washington County and are subject to the relevant state or county standards.
- (5) For arterial and collector streets, the City may require planted medians in lieu of paved twelve-foot wide center turning lanes, planted with trees to the specifications of this subsection.

ANALYSIS: The site abuts three (3) public streets and street tree requirements for each is provided in the table below.

Street	Existing Conditions	Requirements
Hwy 99W	No sidewalks, planter strip, or street trees present	The 25 ft. wide landscaped visual corridor will provide adequate landscaping along the site frontage and no additional trees within the street right-of-way are required.
SW Meinecke Parkway	Street trees present in right-of-way planter strip along site frontage	No new street trees required
SW Parkway Court	Street trees present in right-of-way planter strip along site frontage	No new street trees required

FINDING: These standards are met.

16.142.070 Trees on Property Subject to Certain Land Use Applications

A. Generally

The purpose of this Section is to establish processes and standards which will minimize cutting or destruction of trees and woodlands within the City. This Section is intended to help protect the scenic beauty of the City; to retain a livable environment through the beneficial effect of trees on air pollution, heat and glare, sound, water quality, and surface water and erosion control; to encourage the retention and planting of tree species native to the Willamette Valley and Western Oregon; to provide an attractive visual contrast to the urban environment, and to sustain a wide variety and

distribution of viable trees and woodlands in the community over time.

B. Applicability

All applications including a Type II - IV land use review, shall be required to preserve trees or woodlands, as defined by this Section to the maximum extent feasible within the context of the proposed land use plan and relative to other codes, policies, and standards of the City Comprehensive Plan.

C. Inventory

1. To assist the City in making its determinations on the retention of trees and woodlands, land use applications including Type II - IV development shall include a tree and woodland inventory and report. The report shall be prepared by a qualified professional and must contain the following information:
 - a. Tree size (in DBH and canopy area)
 - b. Tree species
 - c. The condition of the tree with notes as applicable explaining the assessment
 - d. The location of the tree on the site
 - e. The location of the tree relative to the planned improvements
 - f. Assessment of whether the tree must be removed to accommodate the development
 - g. Recommendations on measures that must be taken to preserve trees during the construction that are not proposed to be removed.
2. In addition to the general requirements of this Section, the tree and woodland inventory's mapping and report shall also include, but is not limited to, the specific information outlined in the appropriate land use application materials packet.
3. Definitions for the inventory purposes of this Section
 - a. A tree is a living woody plant having a trunk diameter as specified below at Diameter at Breast Height (DBH). Trees planted for commercial agricultural purposes, and/or those subject to farm forest deferral, such as nut and fruit orchards and Christmas tree farms, are excluded from this definition and from regulation under this Section, as are any living woody plants under six (6) inches at DBH. All trees six (6) inches or greater shall be inventoried.
 - b. A woodland is a biological community dominated by trees covering a land area of 20,000 square feet or greater at a density of at least fifty (50) trees per every

20,000 square feet with at least fifty percent (50%) of those trees of any species having a six (6) inches or greater at DBH. Woodlands planted for commercial agricultural purposes and/or subject to farm forest deferral, such as nut and fruit orchards and Christmas tree farms, are excluded from this definition, and from regulation under this Section.

- c. A large stature tree is over 20 feet tall and wide with a minimum trunk diameter of 30 inches at DBH.

D. Retention requirements

- 1. Trees may be considered for removal to accommodate the development including buildings, parking, walkways, grading etc., provided the development satisfies of D.2 or D.3, below.

ANALYSIS: The development area is clear of trees and woodlands with the exception of a 29" conifer tree at the southwest corner of the site. The Preliminary Tree Preservation Plan shows the 29" conifer tree, all street trees, and the trees within the adjacent stormwater tract will be preserved with site development. No trees are identified for removal. The tree canopy requirements will be met primarily through new plantings as required by subsection (D)(3) below.

FINDING: These standards are met.

3. Required Tree Canopy - Non-Residential and Multi-family Developments

Each net development site shall provide a variety of trees to achieve a minimum total tree canopy of 30 percent. The canopy percentage is based on the expected mature canopy of each tree by using the equation πr^2 to calculate the expected square footage of each tree. The expected mature canopy is counted for each tree even if there is an overlap of multiple tree canopies.

The canopy requirement can be achieved by retaining existing trees or planting new trees. Required landscaping trees can be used toward the total on site canopy required to meet this standard. The expected mature canopy spread of the new trees will be counted toward the required canopy cover. A certified arborist or other qualified professional shall provide an estimated tree canopy for all proposed trees to the planning department for review as a part of the land use review process.

	Residential (single family & two family developments)	Old Town & Infill developments	Commercial, Industrial, Institutional Public and Multi-family
Canopy Requirement	40%	N/A	30%
Counted Toward the Canopy Requirement			
Street trees included in canopy requirement	Yes	N/A	No
Landscaping requirements included in canopy requirement	N/A	N/A	Yes
Existing trees onsite	Yes x2	N/A	Yes x2
Planting new trees onsite	Yes	N/A	Yes
Mature Canopy in Square Feet Equation πr^2 or $(3.14159 * \text{radius}^2)$ (This is the calculation to measure the square footage of a circle. The Mature Canopy is given in diameter. In gardening and horticulture reference books, therefore to get the radius you must divide the diameter in half.			
Canopy Calculation Example: Pin Oak Mature canopy = 35' $(3.14159 * 17.52) = 962$ square feet			

ANALYSIS: The proposal is for a commercial development and a 30% tree canopy is required over the net development site. The Landscape Plan provides details on the canopy calculations for the site.

Net Development Site	53,996 SF
Required Canopy	16,199 SF (30%)
Canopy Provided	23,993 SF (44.4%)

A total of 23,993 SF of tree canopy is proposed, which equates to 44.4% of the net development site.

FINDING: This standard is met.

Chapter 16.146 - Noise

16.146.020 - Noise Sensitive Uses

When proposed commercial and industrial uses do not adjoin land exclusively in commercial or industrial zones, or when said uses adjoin special care, institutional, or parks and recreational facilities, or other uses that are, in the City's determination, sensitive to noise impacts, then:

- A. The applicant shall submit to the City a noise level study prepared by a professional acoustical engineer. Said study shall define noise levels at the boundaries of the site in all directions.**
- B. The applicant shall show that the use will not exceed the noise standards contained in OAR 340-35-035, based on accepted noise modeling procedures and worst case assumptions when all noise sources on the site are operating simultaneously.**
- C. If the use exceeds applicable noise standards as per subsection B of this Section, then the applicant shall submit a noise mitigation program prepared by a professional acoustical engineer that shows how and when the use will come into compliance with said standards.**

ANALYSIS: The southwest corner of the development site abuts three (3) single-family residential properties. The new commercial building will be located at the northern corner of the site, approximately 350 ft. away from the nearest residential property. The proposed uses are office, retail, and restaurant which will operate within the enclosed building. The applicant's narrative states that the proposed uses will not create noise or contain noise making device outside the building area. Any future violations related to noise, vibrations, air quality, and odor can be addressed by the applicable State agency or City Code Compliance.

FINDING: This standard is met.

Chapter 16.148 - Vibrations

16.148.010 - Vibrations

All otherwise permitted commercial, industrial, and institutional uses shall not cause discernible vibrations that exceed a peak of 0.002 gravity at the property line of the originating use, except for vibrations that last five (5) minutes or less per day, based on a certification by a professional engineer.

ANALYSIS: The proposed uses are office, retail, and restaurant which will operate within the enclosed building. The applicant's narrative states that no noticeable vibrations are anticipated from the proposed uses. Any future violations related to noise, vibrations, air quality, and odor can be addressed by the applicable State agency or City Code Compliance.

FINDING: This standard is met.

Chapter 16.150 - Air Quality

16.150.010 – Air Quality

All otherwise permitted commercial, industrial, and institutional uses shall comply with applicable State air quality rules and statutes:

- A. All such uses shall comply with standards for dust emissions as per OAR 340-21-060.
- B. Incinerators, if otherwise permitted by Section 16.140.020, shall comply with the standards set forth in OAR 340-25-850 through 340-25-905.
- C. Uses for which a State Air Contaminant Discharge Permit is required as per OAR 340-20-140 through 340-20-160 shall comply with the standards of OAR 340-220 through 340-20-276.

ANALYSIS: The proposed uses are office, retail, and restaurant which will operate within the enclosed building. The applicant's narrative states that no noticeable air quality impacts are anticipated from the proposed uses. Any future violations related to noise, vibrations, air quality, and odor can be addressed by the applicable State agency or City Code Compliance.

FINDING: This standard is met.

Chapter 16.152 - Odors

16.152.010 - Odors

All otherwise permitted commercial, industrial, and institutional uses shall incorporate the best practicable design and operating measures so that odors produced by the use are not discernible at any point beyond the boundaries of the development site.

ANALYSIS: The proposed uses are office, retail, and restaurant which will operate within the enclosed building. The applicant's narrative states that noticeable odors are not anticipated from the proposed uses.

A new trash enclosure will be located at the southwest corner of the site, approximately 50 ft. away from the nearest property line. The receptacles and enclosure will comply with Pride Disposal standards and a continuous landscaped buffer is proposed between the enclosure and the property line. Therefore, it is not anticipated that odors from the waste receptacle will be discernible off-site. Any future violations related to noise, vibrations, air quality, and odor can be addressed by the applicable State agency or City Code Compliance.

FINDING: This standard is met.

Chapter 16.154 - Heat and Glare

16.154.010 - Heat and Glare

Except for exterior lighting, all otherwise permitted commercial, industrial, and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from

adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential uses.

ANALYSIS: The applicant has submitted a Lighting Plan (Exhibit A4) that shows lighting near the building will be approximately 4 foot candles (fc), reducing to 0.1 foot candles at the end of the parking lot. The off-site light intensity will be at 0.0 fc in compliance with the standard above. Any future violations related to lighting can be addressed by the applicable State agency or City Code Compliance.

FINDING: This standard is met.

Chapter 16.156 - Energy Conservation

16.156.020 Standards

- A. Building Orientation - The maximum number of buildings feasible shall receive sunlight sufficient for using solar energy systems for space, water or industrial process heating or cooling. Buildings and vegetation shall be sited with respect to each other and the topography of the site so that unobstructed sunlight reaches the south wall of the greatest possible number of buildings between the hours of 9:00 AM and 3:00 PM, Pacific Standard Time on December 21st.**
- B. Wind - The cooling effects of prevailing summer breezes and shading vegetation shall be accounted for in site design. The extent solar access to adjacent sites is not impaired vegetation shall be used to moderate prevailing winter wind on the site.**

ANALYSIS: The building has been sited and designed to have a south-facing building wall to take advantage of winter sunlight. The site proposes a mixture of deciduous and evergreen trees to provide cool summer breezes and moderate prevailing winter winds.

FINDING: This standard is met.

IV. DECISION & CONDITIONS OF APPROVAL

Based upon review of the applicant's submittal information, review of the code, agency comments and consideration of the applicant's submittal, staff finds that the proposed site plan does not fully comply with the standards but can be conditioned to comply. **Therefore, the application LU 2020-008 SP is approved subject to the following conditions of approval:**

A. General Conditions

1. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.
2. The development shall substantially comply with the submitted preliminary plans and narrative except as indicated in the conditions of the Notice of Decision. Additional development or change of use may require a new development application and approval.
3. The developer is responsible for all costs associated with any remaining public facility improvements and shall assure the construction of all public streets and utilities within and adjacent to the plat as required by these conditions of approval, to the plans, standards, and specifications of the City of Sherwood.
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. The continual operation of the property shall comply with the applicable requirements of the Sherwood Zoning and Community Development Code and Municipal Code.
6. 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.
7. All new utilities to be installed for the development of the subject property shall be underground.
8. Retaining walls within public easements or the public right-of-way shall require engineering approval.
9. The developer shall comply with the CWS Pre-Screening Site Assessment dated May 21, 2020 (File #20-001297), the CWS memorandum dated August 12, 2020 and all CWS Design and Construction Standards (R&O 19-5).
10. Maintenance of the required 25 ft. wide landscaped visual corridor along Hwy 99W and the 10 ft. wide corridor along SW Meinecke Parkway is an ongoing responsibility of the developer and all future property owners.

B. Prior to Final Site Plan Approval

1. Prior to Final Site Plan Approval, revise the Site Plan and Landscape Plan to provide a vision clearance area at the corner of SW Meinecke Parkway and SW Parkway Court and on each side of the two private driveways along SW Parkway Court in accordance with SZCDC § 16.58.010. The clear vision areas shall not contain any landscaping or development features that will exceed 2 ½ ft. in height.
2. Prior to Final Site Plan Approval, provide landscaping details for the area surrounding the water feature.
3. Prior to Final Site Plan Approval, the Landscape Plan shall be verified by a landscape architect or certified landscape professional.
4. Prior to Final Site Plan Approval, provide specifications for topsoil and subsoil preparations to ensure plantings will be established and maintained in a healthy condition.
5. Prior to Final Site Plan Approval, provide installation, maintenance, and irrigation details for the required landscaping.
6. Prior to Final Site Plan Approval, revise the Circulation Plan to show the proposed vehicular and pedestrian circulation painting and signage for the site. If no additional painting or signage is proposed, no revisions are required.
7. Prior to Final Site Plan Approval, provide details on the proposed bike racks and bike parking area in accordance with SZCDC § 16.94.020(C)(2).
8. Prior to Final Site Plan Approval, revise the plans to provide a pedestrian connection between the development site and Hwy 99W.
9. Prior to Final Site Plan approval, provide details on how the solid waste and recycling storage areas will be screened using a 6 ft. tall sight-obscuring fence or masonry wall.
10. Prior to Final Site Plan Approval, provide details on the curbs that will be provided for the parking area and internal pathways.
11. Prior to Final Site Plan Approval, show the trees and shrubs along the south property line at a planting size that will reach a minimum height of 6 ft. within 24-months of planting.

C. Prior to Approval of the Engineering Public Improvement Plans

1. Prior to Approval of the Engineering Public Improvement Plans or Issuance of Building Permits, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.
2. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to connect to one of the existing sanitary stubs to supply sanitary service to the subject development meeting the approval of the Sherwood Engineering Department.
3. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to abandon excess sanitary stubs to the subject

development at the main/manhole meeting the approval of the Sherwood Engineering Department.

4. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to connect to one of the existing water services to supply water service to the subject development meeting the approval of the Sherwood Engineering Department.
5. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to abandon excess water services to the subject development at the main/manhole meeting the approval of the Sherwood Engineering Department.
6. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide fire water to the development as needed at a location meeting the approval of the Sherwood Engineering Department.
7. Prior to Approval of the Engineering Public Improvement Plans, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.
8. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for the installation of a Reduced Pressure Backflow Assembly meeting Sherwood Engineering Department standards.
9. Prior to Approval of the Engineering Public Improvement Plans, if on-site fire protection is to be installed, the proposed development shall design for the installation of backflow protection meeting Sherwood Engineering Department standards.
10. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to supply storm sewer service to the subject development meeting the approval of the Sherwood Engineering Department.
11. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide storm water quality treatment and hydro-modification in compliance with Clean Water Services' standards.
12. Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization shall be obtained.
13. Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall install Sherwood Broadband conduits and vaults within the PUE along the subject property frontage of the SW Pacific Highway meeting the approval of the Sherwood Engineering Department. The developer may opt to make a payment in lieu of installing the Sherwood Broadband conduits and vaults.

D. Prior to Issuance of a Grading Permit

1. Prior to Issuance of a Grading Permit, the subject development shall obtain approval of a site erosion control plan from the Sherwood Engineering Department.
2. Prior to Issuance of a Grading Permit, obtain approval from NW Natural for the removal of the 2" gas line.

E. Prior to Issuance of Building Permits

1. Prior to Issuance of Building Permits, obtain Final Site Plan Approval from the Planning Department.
2. Prior to Issuance of Building Permits, the property line adjustment / lot consolidation for the development site shall be approved by the City of Sherwood and recorded with Washington County.
3. Prior to Issuance of Building Permits, the applicant shall obtain ODOT approval or demonstrate ODOT approval has been issued for Hwy 99W improvements along the site frontage consistent with the plans titled "Parkway Plaza OR 99W Frontage Improvements (MP 15.95-15.99)".
4. Prior to Issuance of Building Permits, the applicant shall demonstrate that an ODOT Permit to Occupy or Perform Operations Upon a State Highway has been obtained from the ODOT District 2B Maintenance Office for all work in the State highway right-of-way.
5. Prior to Approval of the Engineering Public Improvement Plans or Issuance of Building Permits, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.
6. Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.
7. Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.
8. Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

F. Prior to Acceptance of Public Improvements

1. Prior to Final Acceptance of Public Improvements, all Hwy 99W frontage improvements shall be completed and accepted by ODOT.
2. Prior to Final Acceptance of the Public Improvements, any public water facilities located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards.
3. Prior to Acceptance of Public Improvements, private water quality/hydro-modification facilities shall have a recorded Private Storm Water Facility Access and Maintenance Covenant. An Operation and Maintenance Plan for all private water quality/hydro-modification facilities is also required to be submitted to the Sherwood Engineering Department.
4. Prior to Final Acceptance of Public Improvements, a minimum 8-foot wide PUE shall be dedicated along the subject property frontage of SW Pacific Highway.

G. Prior to Receiving Occupancy

1. Prior to Receiving Occupancy, remove unnecessary private access and utility easements from property as shown in the Preliminary Tree Preservation and Demolition Plan (Exhibit A5 – Sheet P-04).
2. Prior to Receiving Occupancy, all mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent residential zones.
3. Prior to Receiving Occupancy, all landscaping must be installed and have an irrigation system in accordance with SZCDC § 16.92.040(C).
4. Prior to Receiving Occupancy, all parking, loading or maneuvering areas including ADA and loading stalls shall be clearly marked and signed. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.
5. Prior to Receiving Occupancy, bicycle parking shall be installed in accordance with the Final Site Plan approval and SZCDC § 16.94.020(C)(2).
6. Prior to Receiving Occupancy, the pedestrian pathway connecting the development site and Hwy 99W shall be constructed and accepted by the City and ODOT.
7. Prior to Receiving Occupancy, all solid waste and recycling storage areas shall be located out of public view and screened by a 6 ft. high sight-obscuring fence or masonry wall.
8. Prior to Receiving Occupancy, all Hwy 99W frontage improvements shall be constructed and accepted by ODOT.
9. Prior to Receiving Occupancy, the subject development shall receive Final Acceptance of Public Improvements.
10. Prior to Receiving Occupancy, obtain approval from TVF&R in accordance with the Fire Marshall's letter dated August 28, 2020 and all applicable Fire Code regulations.
11. Prior to Occupancy, demonstrate a new gas line easement to NW Natural has been provided for the 4" gas line remaining on site.

V. EXHIBITS

- A. Applicant's Submittal
 - 1. Land Use Application
 - 2. Site Plan
 - 3. Landscape Plan
 - 4. Lighting Plan
 - 5. Engineering Plans
 - 6. Elevations
 - 7. Narrative
 - 8. Preliminary Stormwater Report
 - 9. CWS Pre-Screen Letter
 - 10. Geotechnical Report
 - 11. Pride Approval Letter
 - 12. Title Report
 - 13. Title Report
 - 14. Tax Map
 - 15. Public Notice Mailing List
- B. Agency Comments
 - 1. City of Sherwood Engineering Comments
 - 2. Oregon Department of Transportation Comments
 - 3. Tualatin Valley Fire & Rescue Comments
 - 4. Clean Water Services Comments
 - 5. Portland General Electric Comments
 - 6. Pride Disposal Comments
- C. Public Comments
 - 1. Britten Stark
 - 2. Angela Koonce
- D. Additional Information
 - 1. Site & Zoning Map
 - 2. Photo of Existing Wooden Fence

VI. APPEAL

Per Sherwood Zoning & Community Development Code § 16.76.020, land use actions shall become final unless a petition for review is filed with the Planning Director not more than fourteen (14) calendar days after the date on which the Hearing Authority took final action on the land use application and written notice of the action has been mailed to the address provided by the person in the record. The Notice of Decision for this application (LU 2020-008) was issued on September 15 and placed in a U.S. Postal receptacle and/or emailed to persons in the record on September 15, 2020. Therefore, the appeal deadline is **5:00 PM on September 29, 2020**.



Home of the Tualatin River National Wildlife Refuge

Case No. LU2020-008 SP
Fee 2424.10
Receipt # 981556
Date 06.04.2020
TYPE Site Plan

City of Sherwood Application for Land Use Action

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

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

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

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

Owner/Applicant Information:

Applicant: Sam Thomas - Lenity Architecture, Inc.
Applicant Address: 3150 Kettle Court SE, Salem, OR 97301
Owner: Senestraro Properties LLC
Owner Address: 5216 SW Woodstock Blvd
Contact for Additional Information: Sam Thomas

Phone: (503) 399-1090
Email: samt@lenityarchitecture.com
Phone: _____
Email: drseth@senestrarofamilyortho.com

Property Information:

Street Location: 17457, 17473, 17489, 17525 SW Parkway Ct
Tax Lot and Map No: 2S131AB08200, 2S131AB08200, 2S131AB08100, 2S131BA08200
Existing Structures/Use: VACANT
Existing Plan/Zone Designation: COMMERCIAL/GENERAL COMMERCIAL (CG)
Size of Property(ies) 1.24 +/- acres

Proposed Action:

Purpose and Description of Proposed Action:

Construct a new approximately 9,628 sq. ft. orthodontics clinic and accessory parking area.

Proposed Use: Medical and dental offices and urgent care facilities

Proposed No. of Phases (one year each): 1

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

7-17-20

Date

Owner's Signature

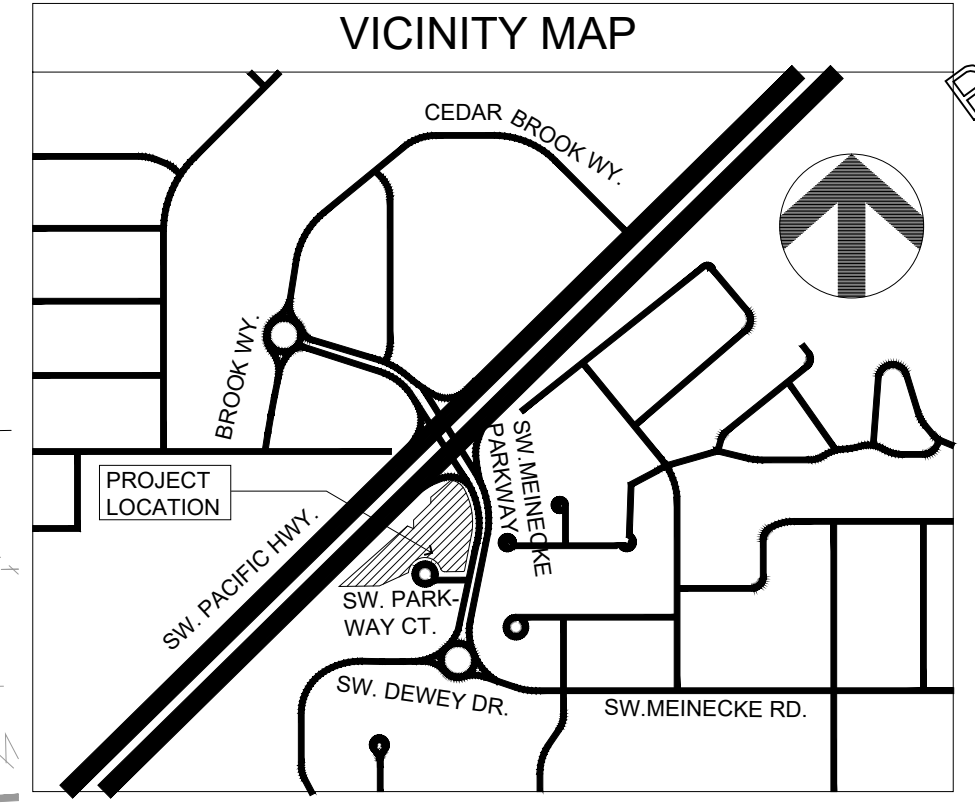
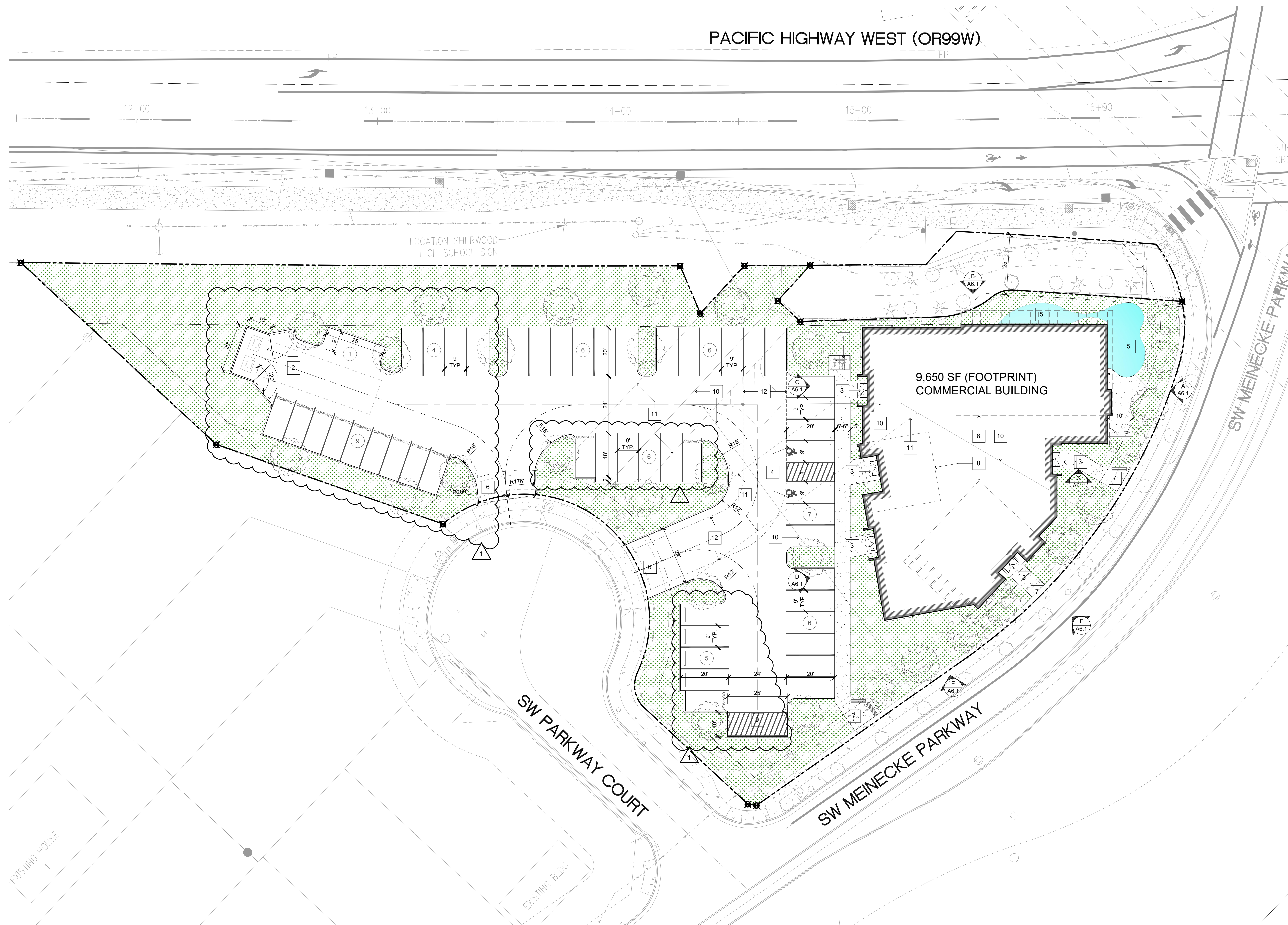
7-17-20

Date

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. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- 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 copies** 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) N/A

* **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.



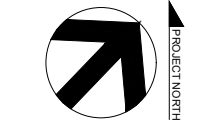
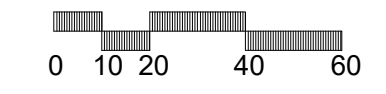
PROJECT DATA		
SITE DATA:		
PROPERTY AREA:	1.24 ACRES	PROPOSED 53,996 SF 100%
SITE AREA BREAKDOWN:		
DENTAL CLINIC / COMMERCIAL BUILDING	9,650SF	17.9%
SITE PARKING AND CIRCULATION	20,068 SF	37.2%
PEDESTRIAN ACCESS & CIRCULATION	2,570 SF	4.7%
LANDSCAPED AREA	21,708 SF	40.2%
BUILDING HEIGHT: 1 STORY / 16-23 FT.		
PARKING REQUIREMENTS:		
GENERAL OFFICE:	2.7/1000MIN - 4.1/1000MAX	2,000 6
RETAIL:	4.1/1000MIN - 6.2/1000MAX	5,100 21
RESTAURANT:	15.3/1000MIN - 23/1000MAX	1,500 23
		TOTAL: 50 STALLS
PARKING BREAKDOWN:		
FULL SIZE SPACES		36
COMPACT SPACES		12
ACCESSIBLE SPACES		2
TOTAL SPACES: 50		
FIRE PROTECTION SYSTEM: TBD - ASSUME UNSPRINKLED		

- SITE PLAN LEGEND**
- # = KEYNOTE TAG
 - X AX.X = ELEVATION TAG
 - X AX.X = DETAIL / ENLARGED PLAN TAG
 - [Solid Grey] = NEW BUILDING FOOTPRINT
 - [Dotted Pattern] = CONCRETE PAVING AREA
 - [Stippled Pattern] = LANDSCAPED AREA
 - [Line] = BENCH SEATING

- SITE PLAN KEYNOTES**
- 1 NEW BIKE RACK FOR 4 BIKES
 - 2 WASTE ENCLOSURE, W/ 6' HIGH BRICK CLAD ENCLOSURE WALLS.
 - 3 SHELTERED ENTRY DOORS
 - 4 ACCESSIBLE PARKING STALLS
 - 5 MAN MADE LANDSCAPE PONDS
 - 6 VEHICULAR SITE ACCESS
 - 7 PEDESTRIAN SITE ACCESS
 - 8 LINE OF SLOPED ROOF ABOVE
 - 9 10' X 25' LOADING AREA
 - 10 EXISTING TAX LOT PROPERTY LINE TO BE CONSOLIDATED. SEE CIVIL DRWS FOR ADDL INFO.
 - 11 EXISTING EASEMENT TO BE EXTINGUISHED/ RELOCATED. SEE CIVIL FOR ADDL INFORMATION
 - 12 NEW 18' PUBLIC ACCESS EASEMENT. SEE CIVIL FOR ADDL INFORMATION

SITE PLAN

DATE: 20, MAY, 2020
SCALE: 1" = 20'-0"



lenity
architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
P: 503.399.1090 F: 503.399.0565
W: lenityarchitecture.com

SFO
SENESTRARO FAMILY
ORTHODONTICS

SENESTRARO FAMILY
ORTHODONTICS
17457 SW PARKWAY CT
SHERWOOD, OR.

SITE PLAN

DATE: 05/20/2020

REVISED DATE: 06/22/2020

SHEET

A1.1

SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION

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PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	Diam./Canopy Factor	SIZE	TYPE	REMARKS
DECIDUOUS SHADE TREES Note- Tree symbols are reduced in scale in Planting Schedule							
→	7	Ostrya virginiana	American Hophornbeam	30' Ø 42	2.00' caliper	B&B	Standard form- limbed at 7 ft.
→	6	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	50' Ø 192	2.00' caliper	B&B	Standard form- limbed at 7 ft.
STREET TREE							
→	4	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	12' Ø 9	2.00' caliper	B&B	Standard form- limbed at 7 ft.
EVERGREEN TREES							
→	5	Thuja plicata 'Fastigiata'	Hogan Cedar- Native	20' Ø 105	6/7 ft.	B&B	Fully branched
→	6	Tsuga heterophylla	Western Hemlock- Native	25' Ø 210	6/7 ft.	B&B	Fully branched
ORNAMENTAL TREES							
→	4	Acer circinatum	Vine Maple- Native	15' Ø 12	8/10 ft.	B&B	Multi-stem
→	2	Cornus kousa	Kousa Dogwood	20' Ø 32	1.50' caliper	B&B	Natural form
SHRUBS							
→	1	Fatsia japonica	Japanese Aralia	15 gal.	Container		Tall Accent Shrub
→	1	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	3 gal.	Container		Tall Accent Shrub
→	2	Mahonia eurybractea 'Soft Caress'	Soft Caress Mahonia	3 gal.	Container		Accent Shrub
→	24	Myrica californica	Pacific Wax Myrtle- Native	3 gal.	Container		Tall Screening Shrub
→	85	Osmanthus heterophyllus 'Goshiki'	Goshiki Hollyleaf Osmanthus	3 gal.	Container		Low screening hedge
→	39	Rhaphiolepis umbellulata 'Minor'	Compact Yeddo Hawthorn	3 gal.	Container		Low foundation plant
→	11	Rhododendron 'Cipriense'	Rhododendron	3 gal.	Container		Low foundation plant
→	24	Ribes sanguineum	Pink Winter Currant- Native	3 gal.	Container		Accent Shrub
→	29	Vaccinium ovatum	Evergreen Huckleberry- Native	3 gal.	Container		Tall Screening Shrub
→	3	Viburnum davidii	David's Viburnum	3 gal.	Container		Accent Shrub
LOW SHRUBS							
→	28	Buddleia 'Blue Chip Jr.'	Blue Chip Jr. Butterfly Bush	2 gal.	Container		Accent Shrub
→	17	Erica vagans 'Mrs. D.F. Maxwell'	Mrs. D.F. Maxwell Cornish Heath	2 gal.	Container		Ground Cover
→	63	Nandina domestica 'Moon Bay'	Moon Bay Heavenly Bamboo	2 gal.	Container		Ground Cover
→	1	Picea abies 'Nidiformis'	Bird's Nest Spruce	21-24"	2 gal.	Container	Accent Shrub
→	53	Rosa x 'Noame'	Appleblossom Flower Carpet Rose	2 gal.	Container		Accent Shrub
→	44	Sarcococca hookerana humilis	Sweet Box	2 gal.	Container		Ground Cover
GRASSES / PERENNIALS							
→	103	Carex morrowii 'Ice Dance'	Variiegated Japanese Sedge	1 gal.	Container		-
→	20	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 gal.	Container		-
→	11	Hemerocallis 'Marshmallow Cloud'	Daylily	1 gal.	Container		-
→	33	Heuchera sanguinea	Coral Belle	1 gal.	Container		-
→	50	Iberis sempervirens 'Purity'	Evergreen Candytuft	1 gal.	Container		-
→	2	Phormium 'Sea Jade'	Hybrid Flax	3 gal.	Container		-
GROUND COVERS							
▨		Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick- Native	3-1/2" pots @ 24" o.c.			Triangular Spacing
▨		Fragaria chiloensis	Beach Strawberry- Native	3-1/2" pots @ 24" o.c.			Triangular Spacing
▨		Perennial Ryegrass Blend	Lawn Area	Fresh cut Sod from local source			Stagger Joints

P Indicates Parking Area Canopy Tree

16.92.030 (B) Parking Area Landscaping

3. 45 s.f. parking area landscaping required for each parking space located on site.
 Parking spaces on site: 50 spaces
 Parking area landscaping required: 50 x 45= 2250 s.f.
 Parking area landscaping proposed: 2955 s.f.

4. a. Number of trees required based upon Canopy Factor
 (1) Any combination of the following is required:
 (i) One large tree / 4 parking spaces
 (ii) One medium tree / 3 parking spaces or
 (iii) One small tree / 2 parking spaces
 (iv) At least 5% of the required trees must be evergreen

Parking Area: 50 parking spaces
 (6) Large trees x 4 account for: 24 spaces
 (1) Large Evg. tree x 4 accounts for: 4 spaces
 (7) Medium trees x 3 account for: 21 spaces
 (1) Small tree x 2 accounts for: 2 spaces
 Total Spaces accounted for: 51 spaces

(1) Evergreen tree / 15 total trees: 6.6%

b. Two shrubs required per each space.
 Shrubs required: 50 x 2= 100 shrubs
 Shrubs proposed: 100 shrubs

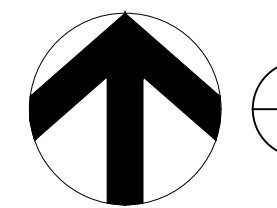
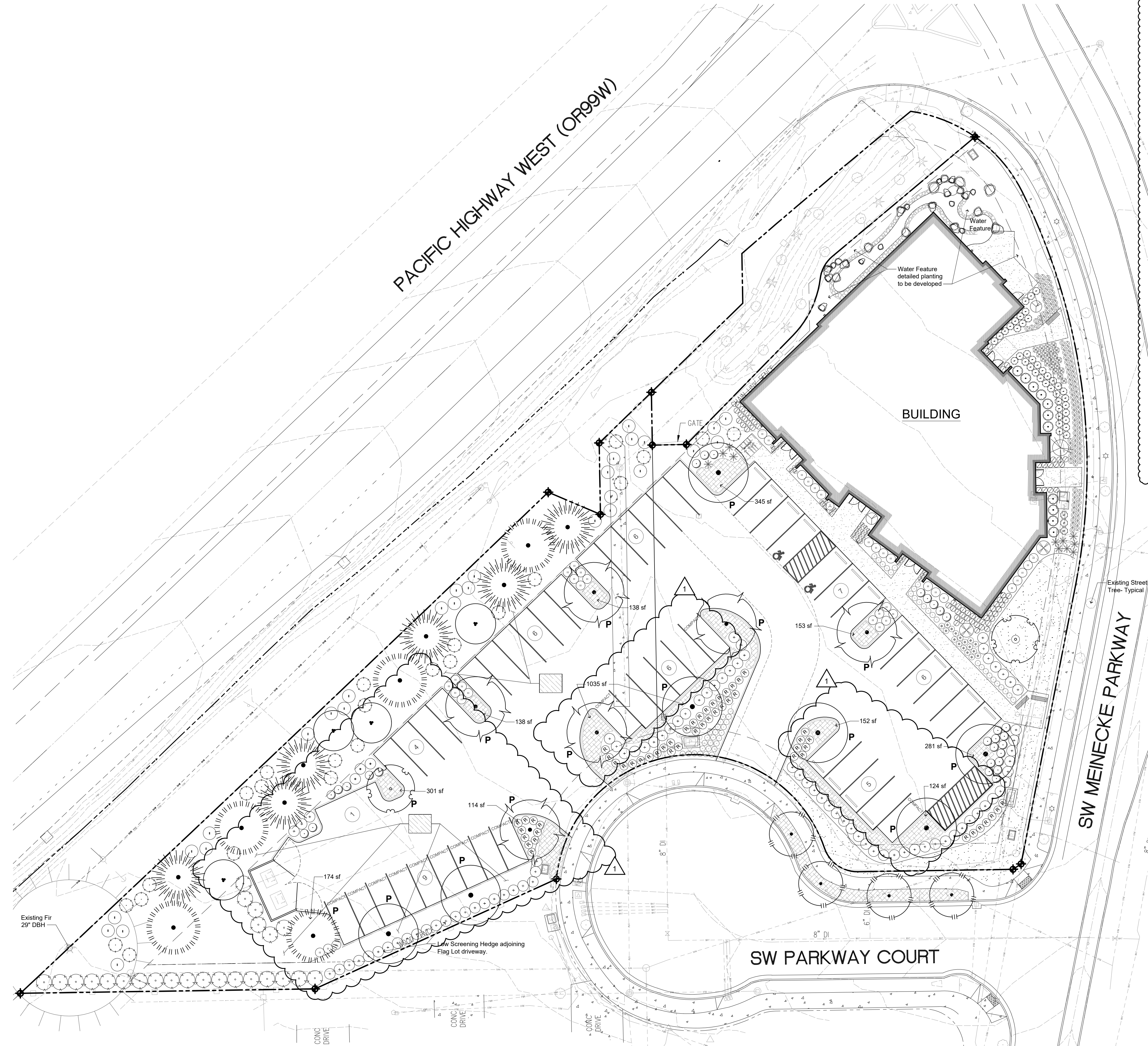
16.142.070 (D) (3) Required Tree Canopy- Non Residential and Multi-family Developments

Canopy Requirement: 30% of site area
 Developable Site Area: 53,996 s.f.
 Required Canopy Area, 53,996 x .30= 16,199 s.f.

Proposed trees:
 50' Ø tree, 6 x 1963 s.f.= 11,778 s.f.
 30' Ø tree, 7 x 707 s.f.= 4949 s.f.
 25' Ø tree, 6 x 491 s.f.= 2946 s.f.
 20' Ø tree, 7 x 314 s.f.= 2198 s.f.
 15' Ø tree, 4 x 177 s.f.= 708 s.f.
 30' Ø preserved tree, 2 x 707 s.f.= 1414 s.f.

Canopy Area Total 23,993 s.f. (44.4%)

Note- Street trees not included in area calculations



1 LANDSCAPE PLAN
SCALE: 1" = 20'



www.cdn2020.5.58 PM Bureau: 17457 SW Parkway Ct. Sherwood, OR 97139
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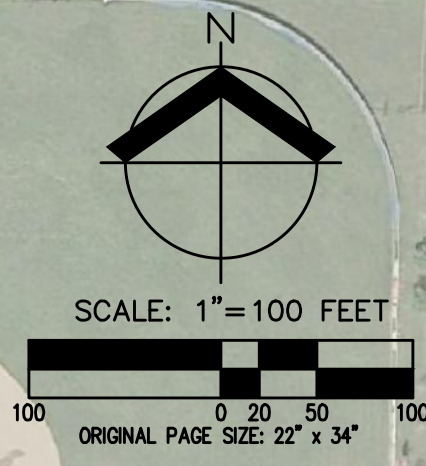


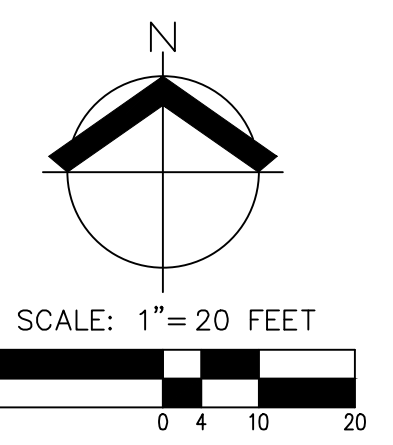
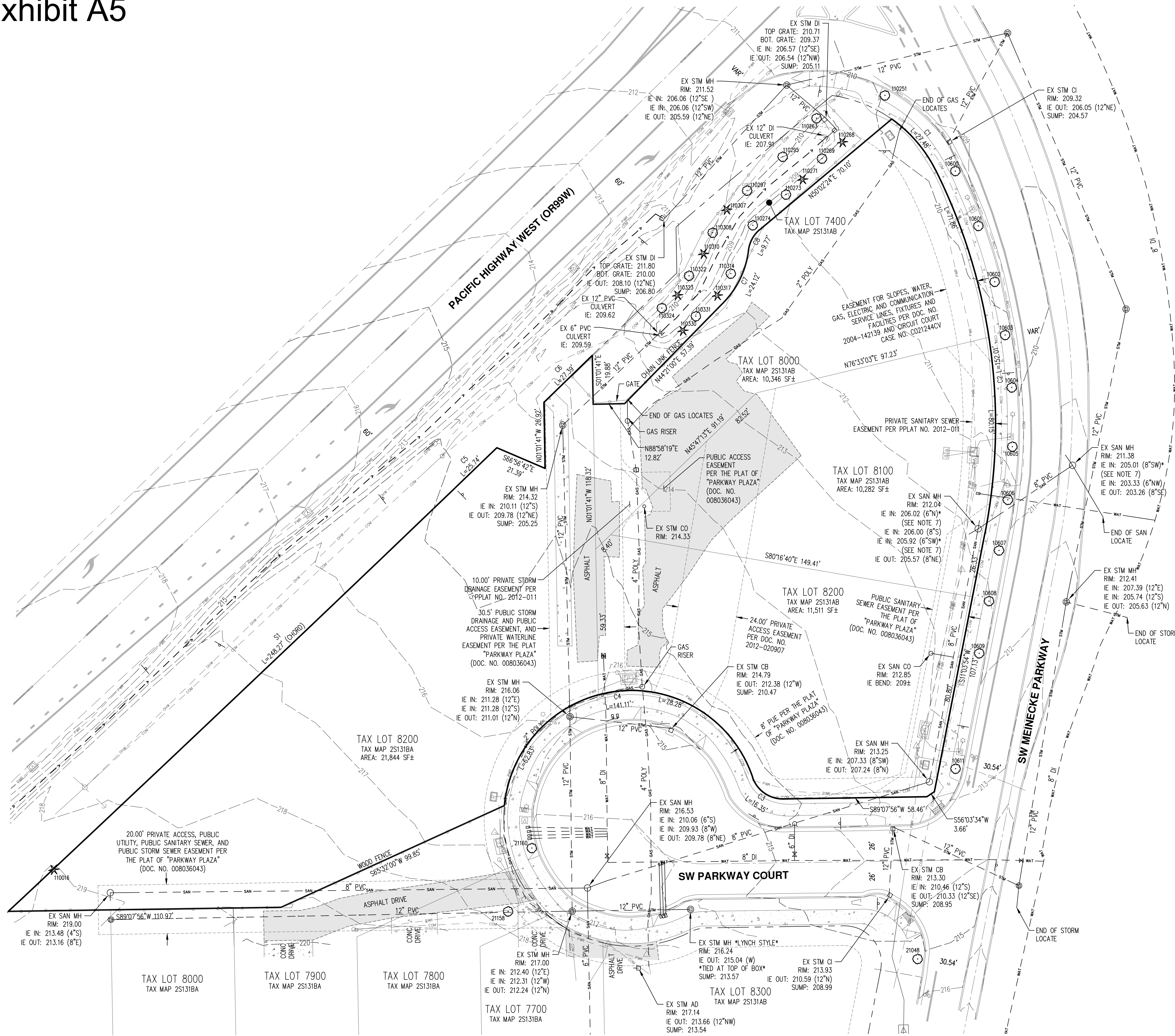
SITE VICINITY MAP WITH AERIAL OVERLAY

SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON



RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
 DATE: 07/02/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM





NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 20050984, 20050989, AND 20050996. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MARCH 2005, APRIL 2009, AND UPDATED ON MARCH 04, 2020.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP NEAR THE INTERSECTION OF HIGHWAY 99W AND N. SHERWOOD BOULEVARD IN THE CHEVRON GAS STATION PARKING LOT. THE ELEVATION OF THE BENCHMARK IS 213.90 FEET (NAVD 88).
- THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- SANITARY SEWER IE VALUES DENOTED WITH AN ASTERISK WERE TIED DURING FIELD VISIT AND IDENTIFIED AS STUBBED SERVICE LINES PER CITY OF SHERWOOD GIS UTILITY MAP.

SPIRAL TABLE			
SPIRAL	INFORMATION	LENGTH	CHORD
S1	400.00'SP S=00'48" o=0.01	248.27'	N46°32'18"E 248.27'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	55.74'	281°4'43"	27.48'	S40°43'02"E 27.20'
C2	231.27'	37°39'35"	152.01'	S7°45'53"E 149.29'
C3	13.00'	72°0'47"	16.35'	N54°49'41"W 15.30'
C4	52.00'	155°28'58"	141.11'	S83°28'14"W 101.63'
C5	14383.94'	0°06'09"	25.74'	N46°05'41"E 25.74'
C6	14383.94'	0°06'33"	27.39'	N45°52'57"E 27.39'
C7	37.00'	37°21'19"	24.12'	N25°40'20"E 23.70'
C8	13.00'	43°02'45"	9.77'	N28°31'03"E 9.54'

EXISTING CONDITIONS PLAN

**SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**

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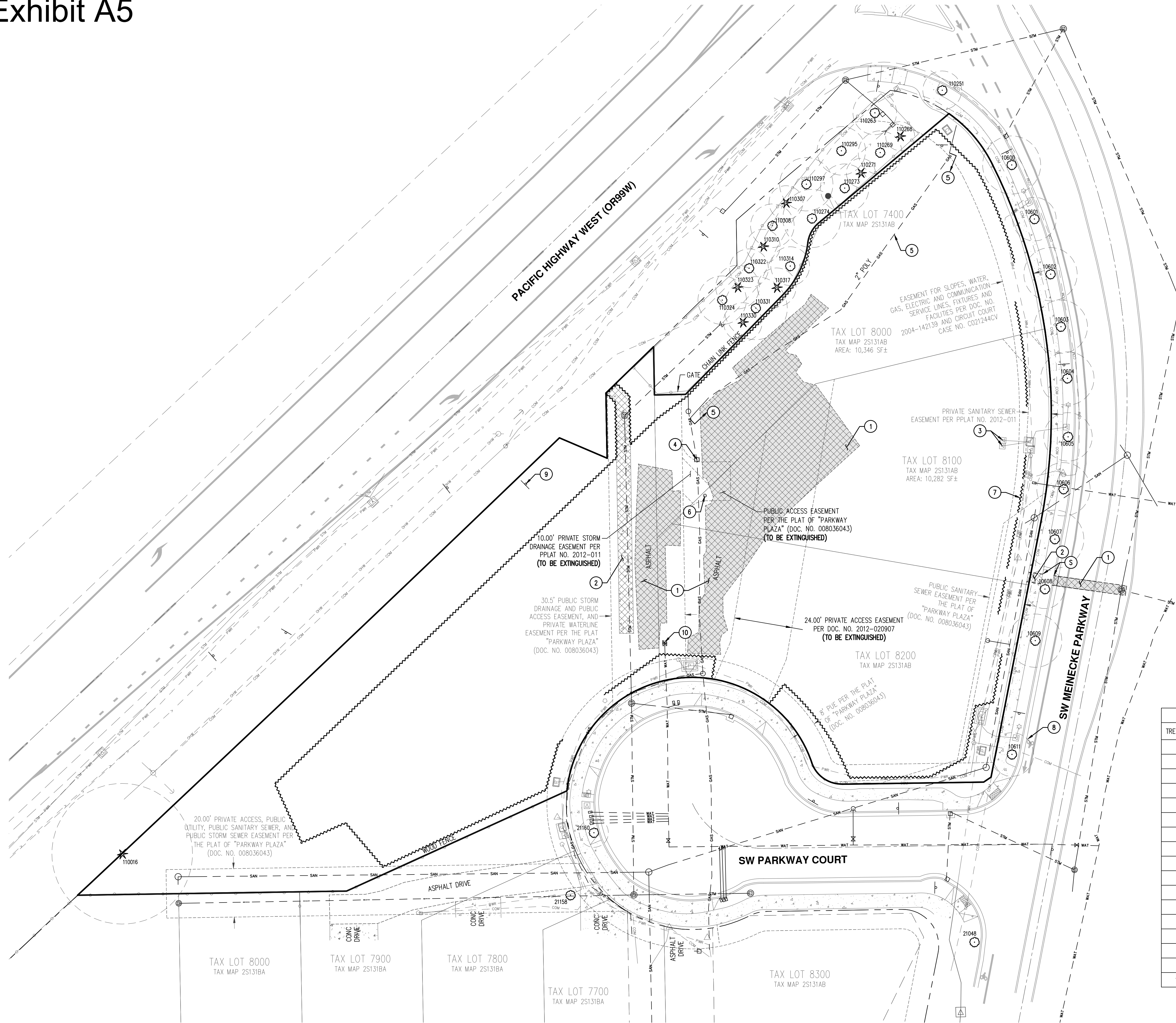
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. BETTIG
60124LS
RENEWS: 12/31/20

JOB NUMBER: 6946
DATE: 4/21/2020
DESIGNED BY:
DRAWN BY: MTB
CHECKED BY: RDR

AKS DRAWING FILE: 6946 EXCOND.DWG | LAYOUT: P-03



LEGEND:

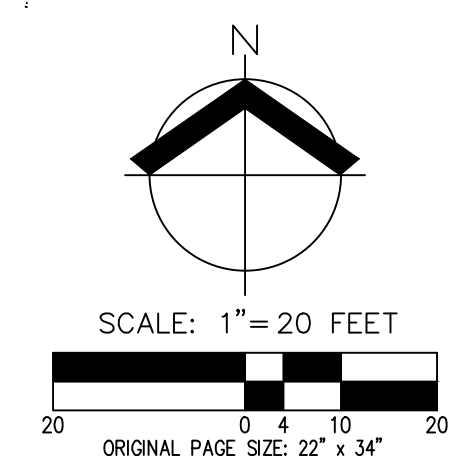
EXISTING AC/CONCRETE PAVEMENT TO BE REMOVED

KEYED DEMOLITION NOTES:

- S. SAWCUT LINE (TYP)
- EXISTING AC PAVEMENT TO BE REMOVED
 - EXISTING SIDEWALK TO BE REMOVED AND REPLACED FOR NEW UTILITY INSTALLATION
 - RELOCATE EXISTING POWER STRUCTURE
 - RELOCATE EXISTING GAS STRUCTURE
 - CAP AND REMOVE EXISTING 2" GAS MAIN
 - EXISTING STORM CLEANOUT TO BE ABANDONED
 - TREE PROTECTION/ORANGE CONSTRUCTION FENCING
 - TREE ROOT PROTECTION ZONE (TYP)
 - REMOVE EXISTING 'FOR SALE' SIGN
 - REMOVE/RELOCATE EXISTING WATER VALVE

TREE PRESERVATION AND REMOVAL NOTES:

- TREE REMOVAL IS NOT INCLUDED AS PART OF THIS PROJECT AT THIS TIME.



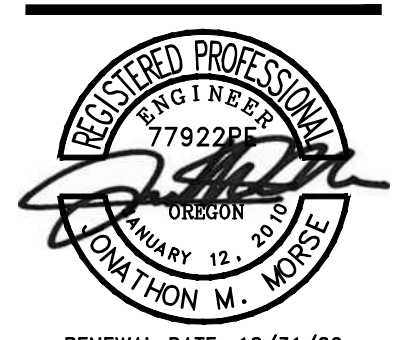
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10600	DECIDUOUS	12
10601	DECIDUOUS	9
10602	DECIDUOUS	11
10603	DECIDUOUS	11
10604	DECIDUOUS	11
10605	DECIDUOUS	10
10606	DECIDUOUS	11
10607	DECIDUOUS	12
10608	DECIDUOUS	8
10609	DECIDUOUS	11
10611	DECIDUOUS	9
21048	DECIDUOUS	11
21158	DECIDUOUS	6
21160	DECIDUOUS	6
110016	CONIFEROUS	29
110251	DECIDUOUS	8
110263	DECIDUOUS	9

TREE TABLE		
TREE NUMBER	TYPE	DBH (N.)
110268	CONIFEROUS	6
110269	DECIDUOUS	9
110271	CONIFEROUS	6
110273	DECIDUOUS	10
110274	DECIDUOUS	12
110295	DECIDUOUS	10
110297	DECIDUOUS	11
110307	CONIFEROUS	7
110308	DECIDUOUS	9
110310	CONIFEROUS	7
110314	DECIDUOUS	8
110317	CONIFEROUS	8
110322	DECIDUOUS	8
110323	CONIFEROUS	9
110324	DECIDUOUS	10
110330	CONIFEROUS	8
110331	DECIDUOUS	13

PRELIMINARY TREE PRESERVATION AND DEMOLITION PLAN

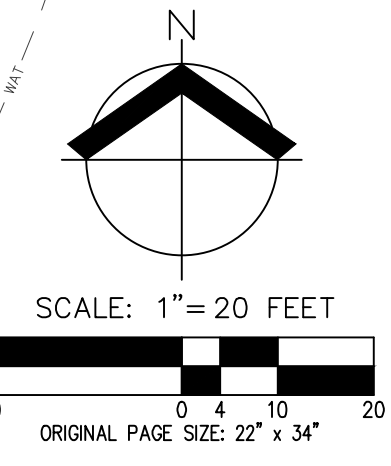
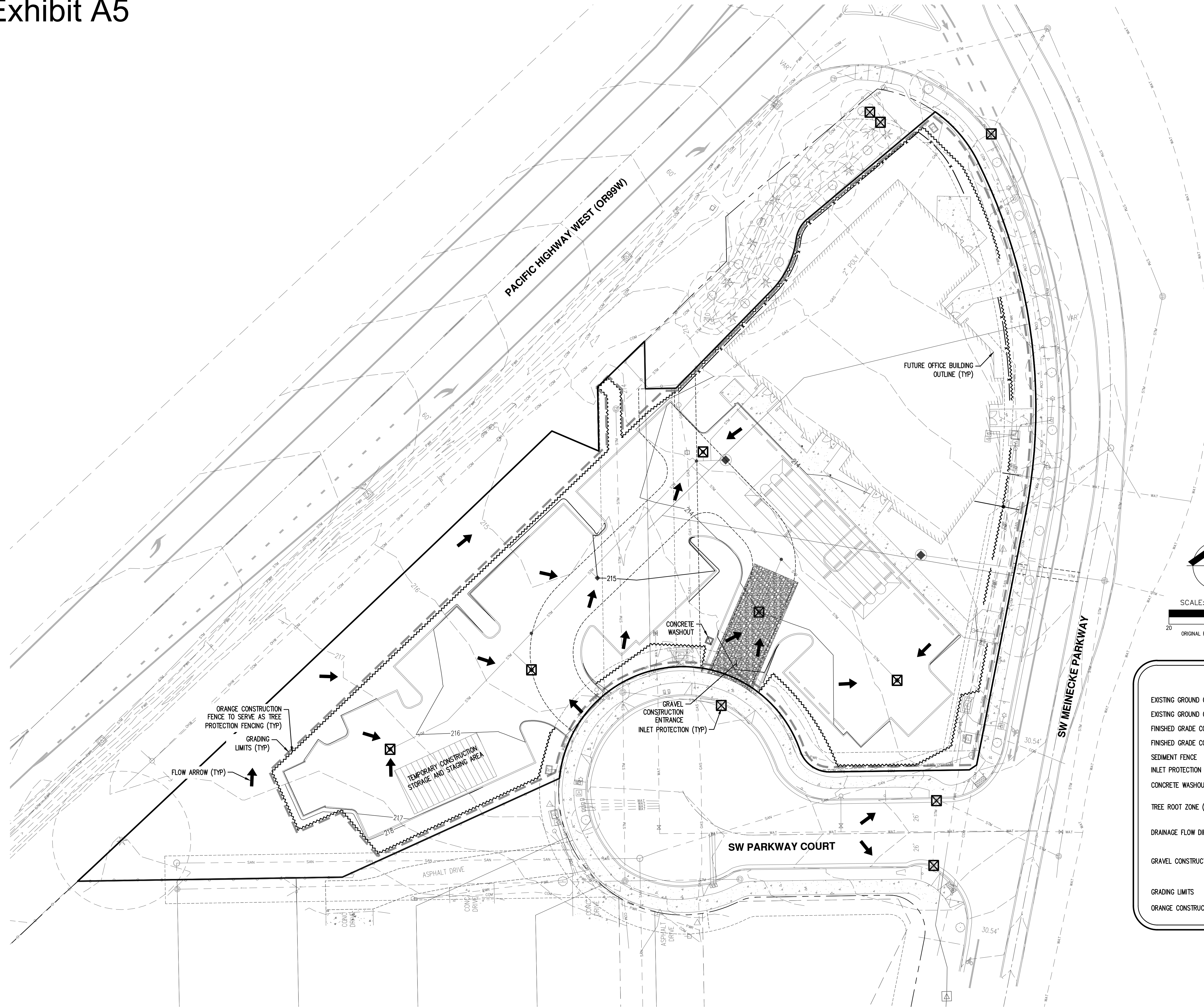
**SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**

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RENEWAL DATE: 12/31/20
JOB NUMBER: 6946
DATE: 07/02/2020
DESIGNED BY: GSH
DRAWN BY: GSH & APC
CHECKED BY: JMM

AKS DRAWING FILE: 6946 DEMO.DWG | LAYOUT: P-04



LEGEND	
EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	
FINISHED GRADE CONTOUR (1 FT)	
FINISHED GRADE CONTOUR (5 FT)	
SEDIMENT FENCE	
INLET PROTECTION (TYP)	
CONCRETE WASHOUT AREA	
TREE ROOT ZONE (TYP)	
DRAINAGE FLOW DIRECTION	
GRAVEL CONSTRUCTION ENTRANCE	
GRADING LIMITS	
ORANGE CONSTRUCTION FENCE/TREE PROTECTION	

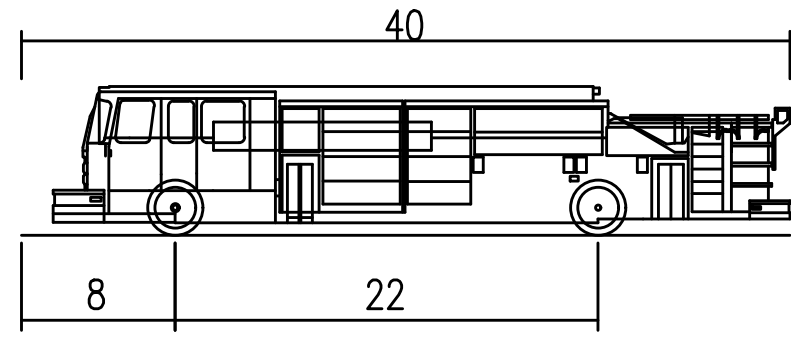
**PRELIMINARY GRADING AND EROSION AND
SEDIMENT CONTROL PLAN
SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**



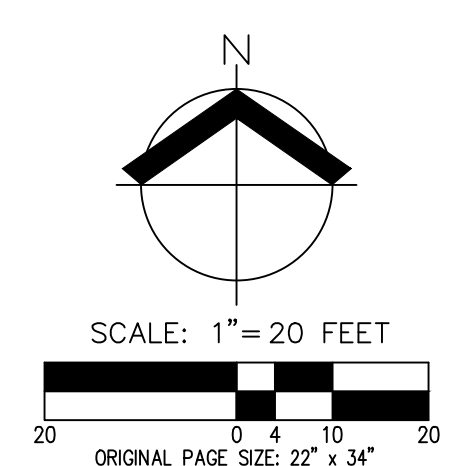
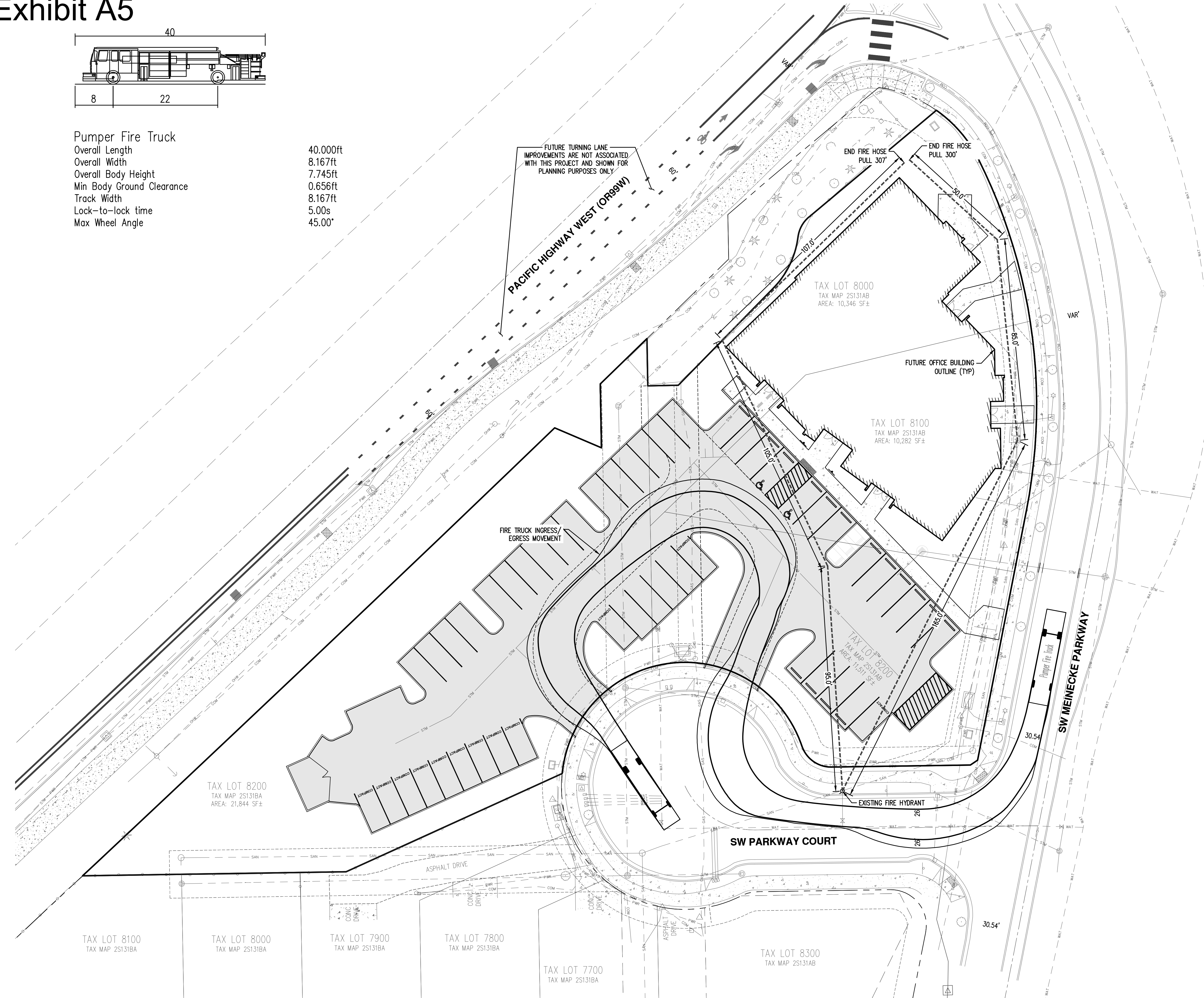
RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
 DATE: 07/02/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM

AKS DRAWING FILE: 6946 GRADING.DWG | LAYOUT: P-05

Exhibit A5



Pumper Fire Truck
 Overall Length 40.000ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°



PRELIMINARY FIRE ACCESS & WATER SUPPLY PLAN

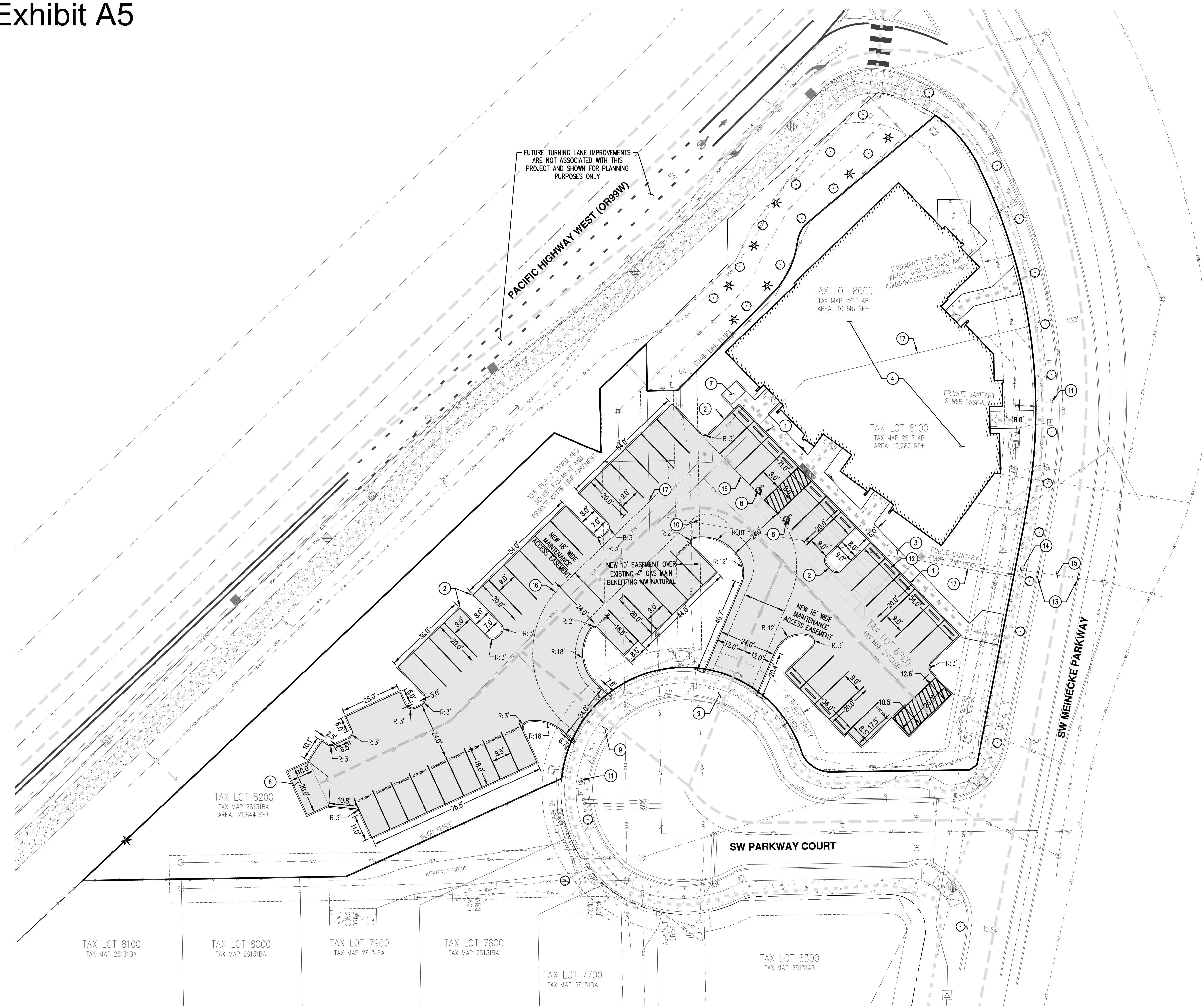
SENESTRARO FAMILY ORTHODONTICS SHERWOOD, OREGON

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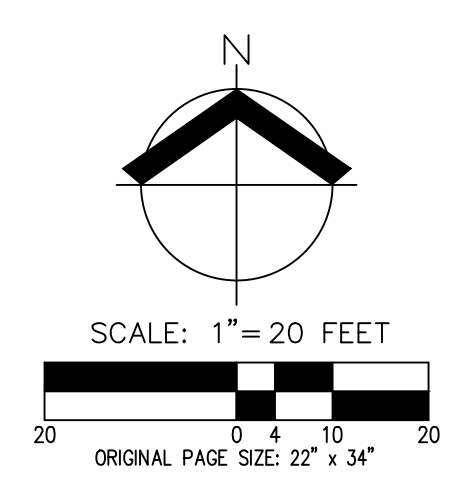
RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
 DATE: 07/02/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM

AKS DRAWING FILE: 6946 CIRCULATION.DWG | LAYOUT: P-06



- KEYED NOTES:**
- NEW ZERO EXPOSURE CURB
 - NEW STANDARD CURB
 - NEW CONCRETE SIDEWALK
 - NEW OFFICE BUILDING
 - NEW PARKING STALL PAVEMENT MARKING (TYP)
 - NEW TRASH ENCLOSURE AREA
 - NEW BICYCLE PARKING AREA
 - NEW ADA COMPLIANT PARKING STALL
 - EXISTING DRIVEWAY APPROACH DROP TO BE UTILIZED FOR SITE ACCESS
 - NEW EASEMENT OVER EXISTING 4" GAS MAIN BENEFITING NW NATURAL
 - EXISTING STREET LIGHT (TYP)
 - NEW WHEEL STOP (TYP)
 - CURB REPAIR FOR NEW UTILITY INSTALLATION
 - SIDEWALK REPAIR FOR NEW UTILITY INSTALLATION
 - PAVEMENT REPAIR FOR NEW UTILITY INSTALLATION
 - NEW ACCESS EASEMENT TO EXISTING STORMWATER FACILITY BENEFITING CITY OF SHERWOOD PUBLIC WORKS
 - UNDERLYING TAX LOTS TO BE CONSOLIDATED

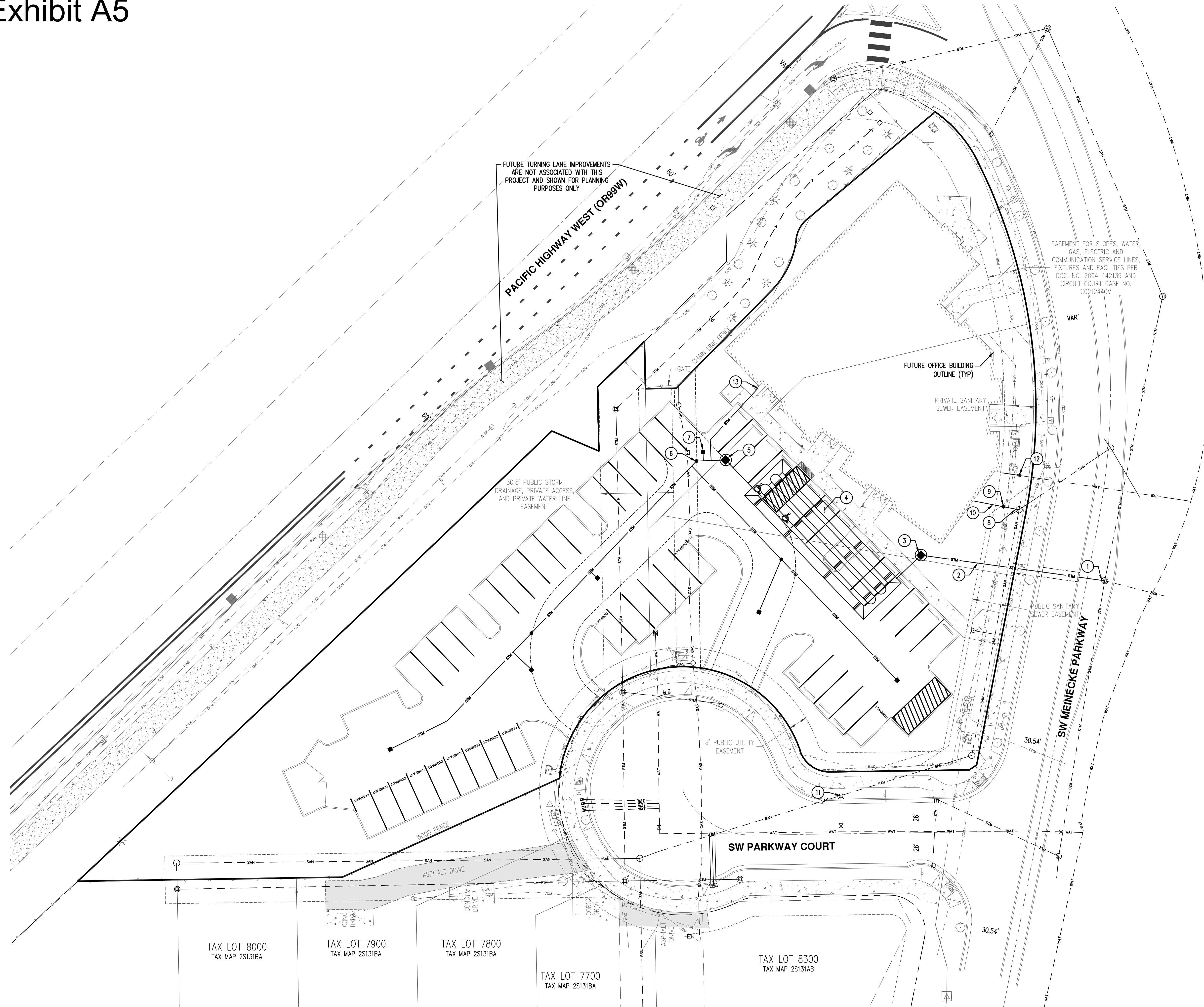
- LEGEND**
- NEW ASPHALT PAVEMENT
 - NEW CONCRETE PAVEMENT
 - EXISTING PEDESTRIAN CIRCULATION ROUTE
 - NEW PEDESTRIAN CIRCULATION ROUTE
 - EXISTING VEHICULAR CIRCULATION ROUTE
 - NEW VEHICULAR CIRCULATION ROUTE
- NOTE: EXISTING PEDESTRIAN AND VEHICULAR CIRCULATION ROUTES SHOWN AS PART OF FUTURE TURNING LANE IMPROVEMENTS ARE NOT ASSOCIATED WITH THIS PROJECT AND ARE FOR PLANNING PURPOSES ONLY.



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PRELIMINARY CIRCULATION AND DIMENSIONED SITE PLAN
SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON

REGISTERED PROFESSIONAL ENGINEER
 77922P
 MATHON M. MORSE
 RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
 DATE: 07/02/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM



TAX LOT 8000
TAX MAP 25131BA

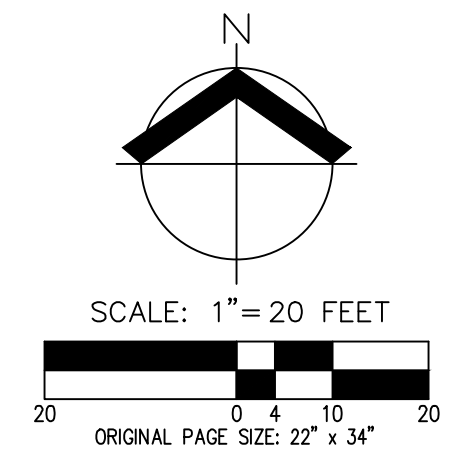
TAX LOT 7900
TAX MAP 25131BA

TAX LOT 7800
TAX MAP 25131BA

TAX LOT 7700
TAX MAP 25131BA

TAX LOT 8300
TAX MAP 25131AB

- KEYED NOTES:**
1. NEW PRIVATE CONNECTION TO EXISTING STORM MANHOLE
 2. NEW PRIVATE STORMWATER CONVEYANCE PIPE (TYP)
 3. NEW PRIVATE STORMWATER FLOW CONTROL MANHOLE
 4. NEW PRIVATE SUBSURFACE STORMWATER DETENTION SYSTEM
 5. NEW PRIVATE WATER QUALITY MANHOLE
 6. NEW PRIVATE CLEANOUT (TYP)
 7. NEW PRIVATE AREA DRAIN (TYP)
 8. PRIVATE SANITARY SEWER SERVICE CONNECTION TO EXISTING MANHOLE AT EXISTING STUB
 9. NEW PRIVATE SANITARY SEWER CLEANOUT (TYP)
 10. NEW PRIVATE SANITARY SEWER LATERAL
 11. EXISTING PUBLIC FIRE HYDRANT
 12. EXISTING WATER METER TO BE UTILIZED BY NEW BUILDING
 13. NEW BUILDINGS ROOF DRAIN STUB TO PRIVATE STORMWATER COLLECTION SYSTEM



PRELIMINARY COMPOSITE UTILITY PLAN

SENESTRARO FAMILY ORTHODONTICS SHERWOOD, OREGON



RENEWAL DATE: 12/31/20

JOB NUMBER: 6946

DATE: 07/02/2020

DESIGNED BY: GSH

DRAWN BY: GSH & APC

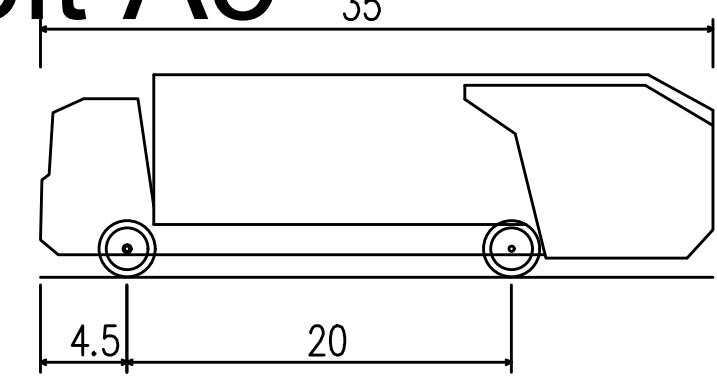
CHECKED BY: JMM

AKS

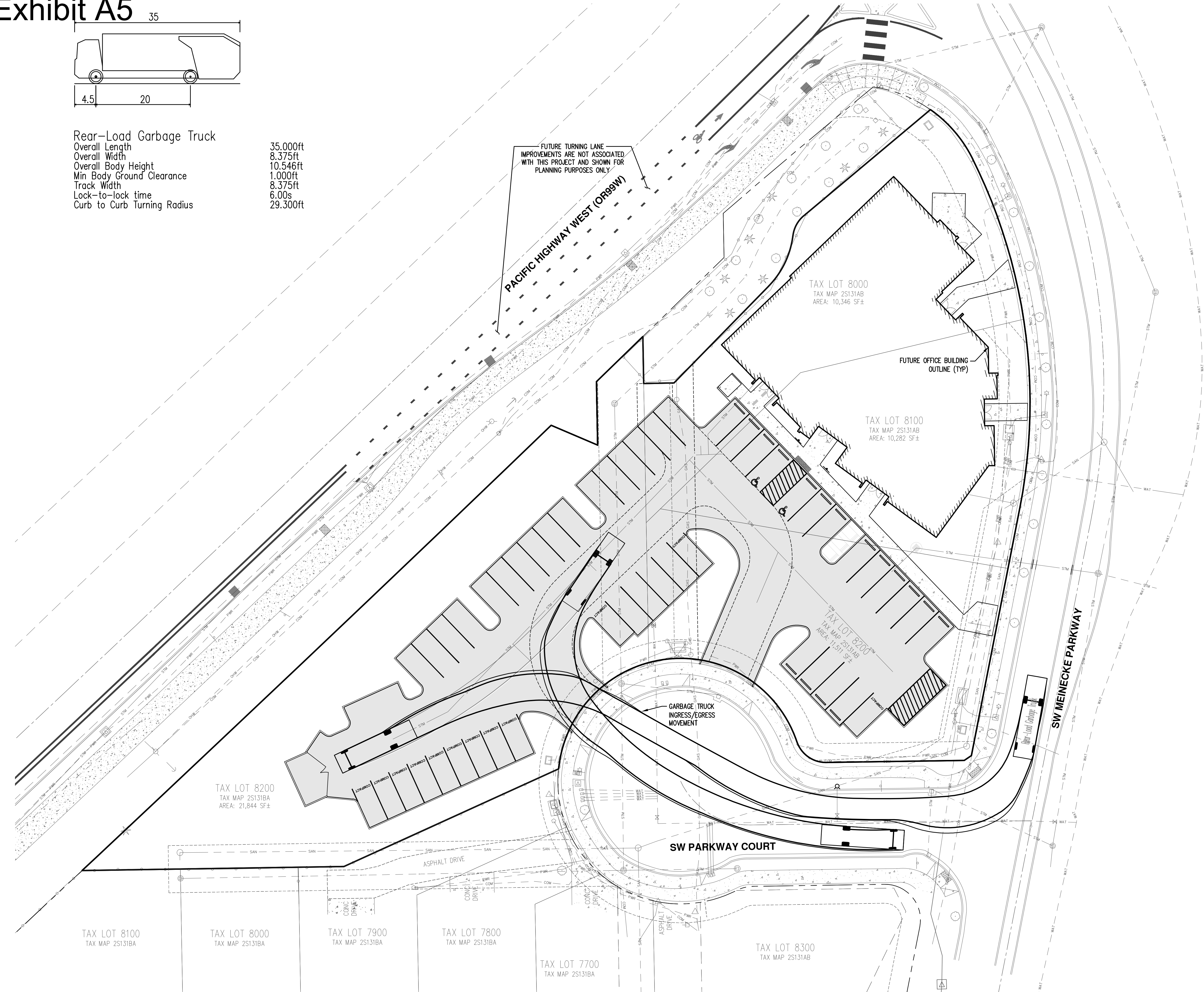
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Exhibit A5



Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft



FUTURE TURNING LANE
 IMPROVEMENTS ARE NOT ASSOCIATED
 WITH THIS PROJECT AND SHOWN FOR
 PLANNING PURPOSES ONLY

GARBAGE TRUCK
 INGRESS/EGRESS
 MOVEMENT

FUTURE OFFICE BUILDING
 OUTLINE (TYP)

TAX LOT 8100
 TAX MAP 25131BA

TAX LOT 8000
 TAX MAP 25131BA

TAX LOT 7900
 TAX MAP 25131BA

TAX LOT 7800
 TAX MAP 25131BA

TAX LOT 7700
 TAX MAP 25131BA

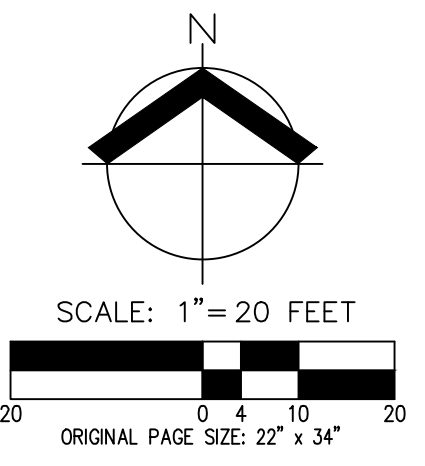
TAX LOT 8300
 TAX MAP 25131AB

TAX LOT 8000
 TAX MAP 25131AB
 AREA: 10,346 SF±

TAX LOT 8100
 TAX MAP 25131AB
 AREA: 10,282 SF±

TAX LOT 8200
 TAX MAP 25131AB
 AREA: 11,511 SF±

TAX LOT 8200
 TAX MAP 25131BA
 AREA: 21,844 SF±



PRELIMINARY GARBAGE TRUCK TURNING MOVEMENT PLAN

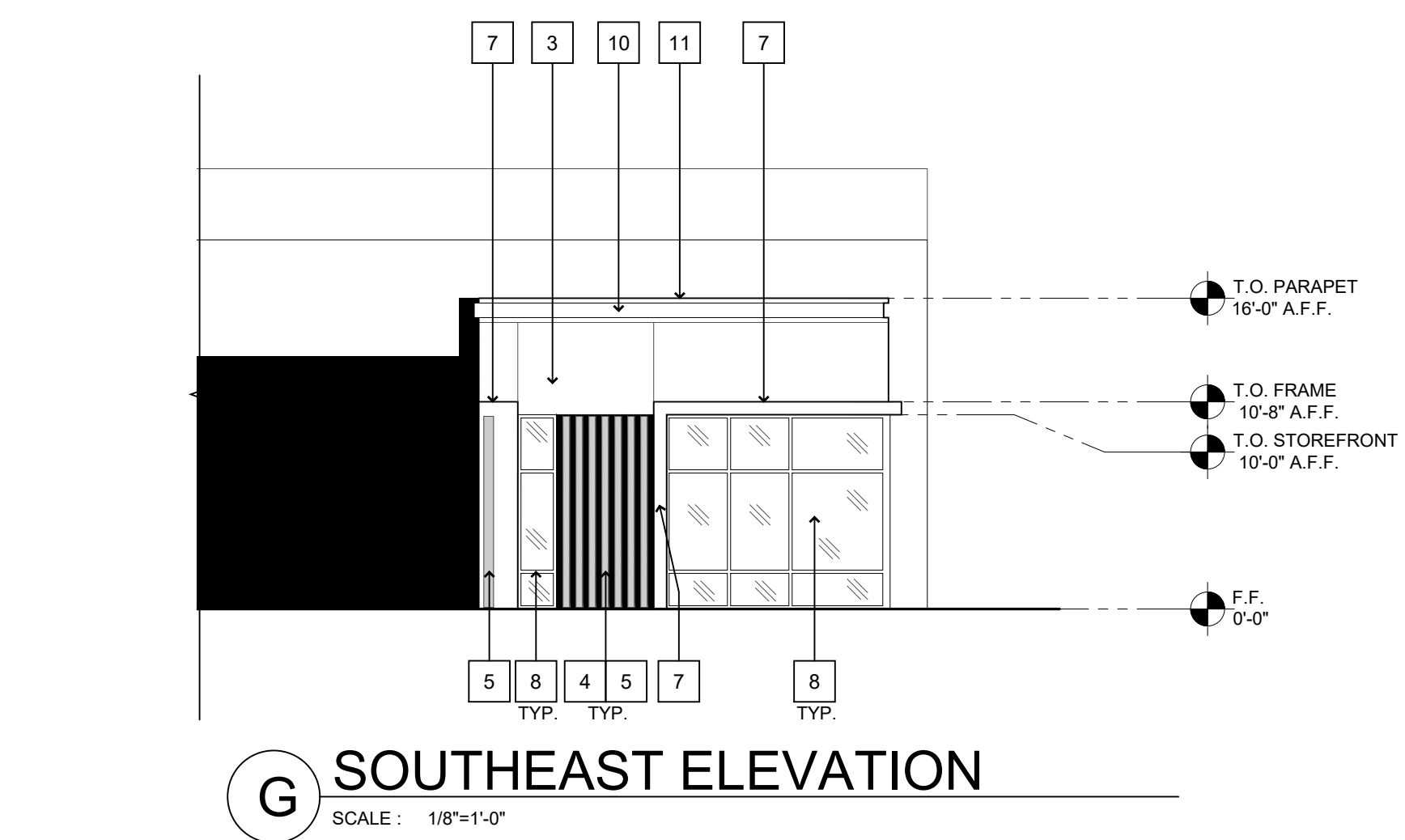
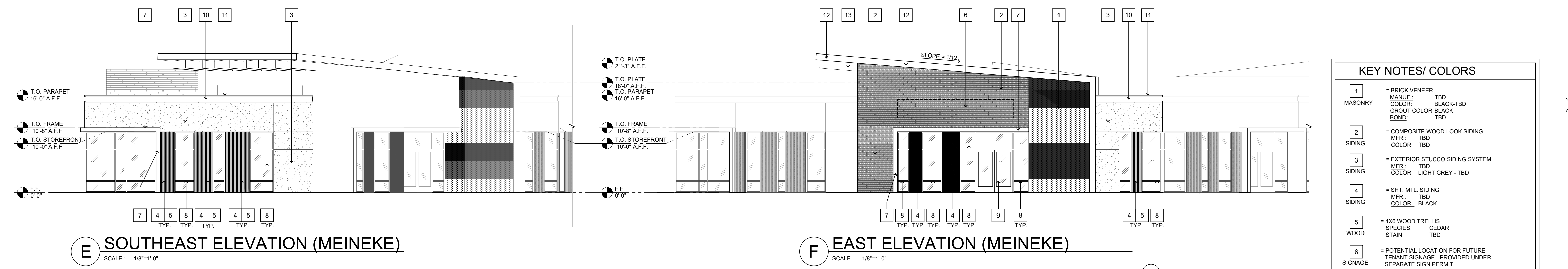
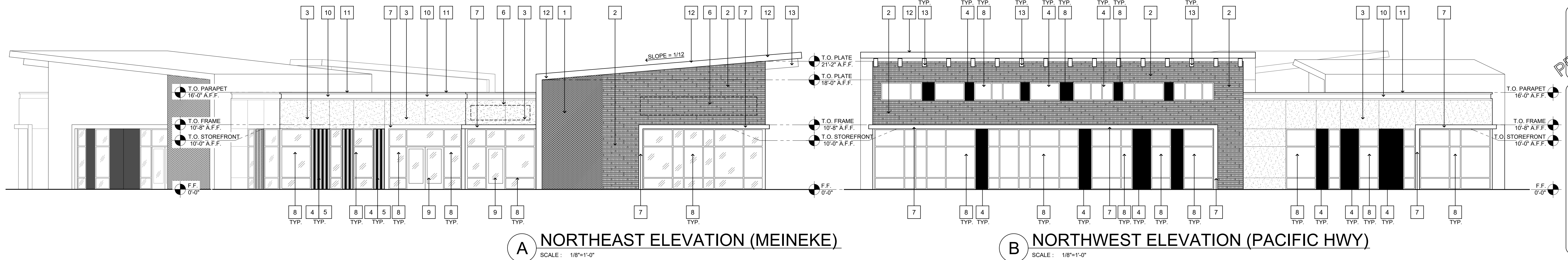
SENESTRARO FAMILY ORTHODONTICS SHERWOOD, OREGON

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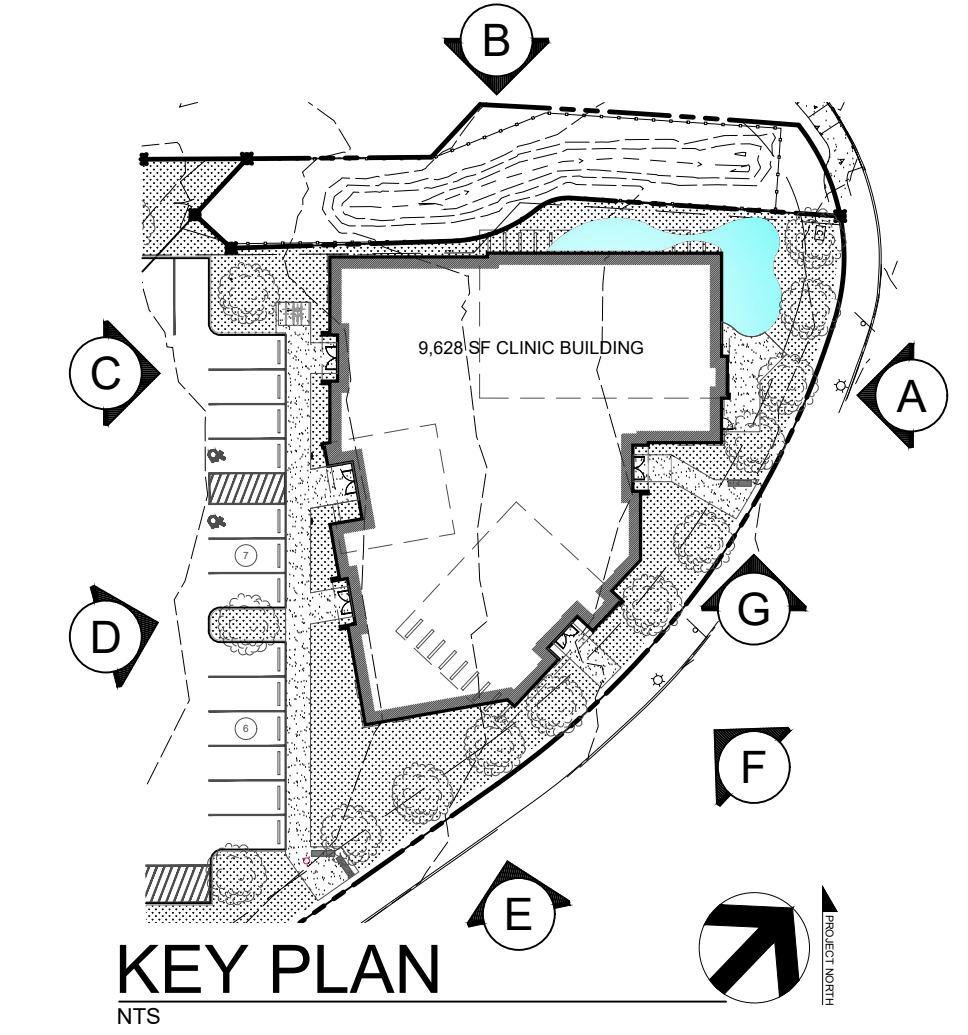
RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
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 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM

Exhibit A6



LEGEND (SEE COLOR BOARD)

- BRICK VENEER SIDING
- STUCCO CLADDING.
- COMPOSITE SIDING WOOD-LOOK
- WOOD TRELLIS



KEY NOTES/ COLORS	
1	= BRICK VENEER MANUF.: TBD COLOR: BLACK-TBD GROUT COLOR: BLACK BOND: TBD
2	= COMPOSITE WOOD LOOK SIDING MFR.: TBD COLOR: TBD
3	= EXTERIOR STUCCO SIDING SYSTEM MFR.: TBD COLOR: LIGHT GREY - TBD
4	= SHT. MTL. SIDING MFR.: TBD COLOR: BLACK
5	= 4X6 WOOD TRELLIS SPECIES: CEDAR STAIN: TBD
6	= POTENTIAL LOCATION FOR FUTURE TENANT SIGNAGE - PROVIDED UNDER SEPARATE SIGN PERMIT
7	= 22 GA SHT. MTL. WINDOW FRAME FRAME, 8" WIDE, 8" - 24" PROTRUSION COLOR: BLACK
8	= STOREFRONT WINDOW SYSTEM COLOR: BLACK GLAZING COLOR: GRAY
9	= STOREFRONT SYSTEM DOOR COLOR: BLACK GLAZING COLOR: GRAY
10	= COMPOSITE WOOD LOOK FASCIA BOARD MFR.: TBD COLOR: TBD
11	= 22 GA SHT. MTL. PARAPET CAP COLOR: TBD (MATCH STONE VENEER)
12	= SHT. MTL. ROOFING SYSTEM COLOR: BLACK
13	= WOOD ROOF BEAM SPECIES: TBD STAIN: TBD

PRELIMINARY

lenity
architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
P 503.399.1060 W lenityarchitecture.com

SFO
SENESTRARO FAMILY
ORTHODONTICS

SENESTRARO FAMILY
ORTHODONTICS
17457 SW PARKWAY CT
SHERWOOD, OR.

EXTERIOR
BUILDING
ELEVATIONS

DATE
05/20/2020
REVISED DATE
SHEET
A6.1

SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION



SHAREHOLDERS

Daniel Roach
Architect
Marcus Hite
Kristin Newland

BOARD OF DIRECTORS

Daniel Roach
Architect / President
Aaron Clark
Architect
Lee Gwyn
Architect
Stephen Hockman
Architect
Robert J. Hazleton, Jr.
Engineer
Brian Lind
Landscape Architect

SENESTRARO FAMILY ORTHODONTICS

SITE PLAN REVIEW NARRATIVE – 17457 SW Parkway Court

July 9, 2020

Project Description:

The proposed development includes a new two-story medical clinic for orthodontics and associated parking area. The subject property is located in the General Commercial (GC) district. The site currently consists of four (4) contiguous parcels, totaling approximately 1.24 +/- acres.

Below are responses to the applicable review and decision criteria:

Chapter 16.22 – Commercial Land Use Districts

Applicant Response: The subject property is located in the General Commercial (GC) district. The proposed use, an orthodontics clinic, most closely relates to a “medical and dental offices and urgent care facilities” as listed per Section 16.22.020. This is a permitted use in the GC Zone.

Table 1 – Compliance with Development Standards (per 16.22.030 – Development Standards)

Standard (minimum per GC zone)	Required	Proposed
Lot area	10,000 sq. ft.	53,919 sq. ft.
Lot width at front property line	70 ft.	150 ft. +/-
Lot width at building line	70 ft.	150 ft. +/-
Front yard setback	0	89 ft +/-
When abutting residential zone	20 feet	Front yard not abutting residential zone.
Side yard setback	0	East side: 13 ft West side: 100+ feet
When abutting residential zone or public park	20 feet	100+ feet
Height	50 ft	23 ft

Applicant Response: The proposed development meets or exceeds the Development Standards pursuant to Sherwood Zoning and Community Development Code Section 16.22.030.

Chapter 16.58 - VISION CLEARANCE AND FENCE STANDARDS

16.58.010 - Clear Vision Areas

Exhibit A7

- A. A clear vision area shall be maintained on the corners of all property at the intersection of two (2) streets, intersection of a street with a railroad, or intersection of a street with an alley or private driveway.

Applicant Response: A clear vision area has been maintained at the intersection of Hwy 99W / SW Meinecke Parkway and the intersection of SW Meinecke Parkway / SW Parkway Court

B. A clear vision area shall consist of a triangular area, two (2) sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation; or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection, and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two (2) sides.

C. A clear vision area shall contain no planting, sight obscuring fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half (2½) feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to the height of seven (7) feet above the ground on the sidewalk side and ten (10) feet on the street side.

The following requirements shall govern clear vision areas:

1. In all zones, the minimum distance shall be twenty (20) feet.
2. In all zones, the minimum distance from corner curb to any driveway shall be twenty-five (25) feet.
3. Where no setbacks are required, buildings may be constructed within the clear vision area.

- 16.58.020 - Fences, Walls and Hedges.

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

Applicant Response: No fences will be in the clear vision area.

D. Location—Non-Residential Zone:

1. Fences up to eight (8) feet high are allowed along front, rear and side property lines, subject to Section 16.58.010. (Clear Vision Areas) and building department requirements.

Applicant Response: An existing chain link fence is located along the northern property line and is under 8 feet in height.

2. 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.

Applicant Response: No sound walls are proposed with this application.

3. Hedges up to twelve (12) feet tall are allowed.

Applicant Response: No hedges are proposed that would grow above 12 feet.

Exhibit A7

E. General Conditions—All Fences:

1. Retaining, masonry, concrete, and modular retaining walls may not be constructed within the eight-foot public utility easement (PUE) located on the front and corner street side yards, without approval from the City Engineer.

Applicant Response: No retaining walls are proposed as the project site is generally flat.

2. Fences must be structurally sound and maintained in good repair. A fence may not be propped up in any way from the exterior side.

Applicant Response: The existing chain link fence is the only fence proposed for the site and is currently in good repair.

3. Chain link fencing is not allowed in any required residential front yard setback.

Applicant Response: The proposed development is not located within a residential zone. No chain link fences are proposed in the front yard.

4. The finished side of the fence must face the street or the neighboring property. This does not preclude finished sides on both sides.

Applicant Response: No new fences are proposed. The existing chain link fence faces Highway 99W.

5. Buffering: If a proposed development is adjacent to a dissimilar use such as a commercial use adjacent to a residential use, or development adjacent to an existing farming operation, a buffer plan that includes, but is not limited to, setbacks, fencing, landscaping, and maintenance via a homeowner's association or managing company must be submitted and approved as part of the preliminary plat or site plan review process per Section 16.90.020 and Chapter 16.122.

Applicant Response: Buffering is achieved by generous landscaping and setbacks from neighboring properties. Vehicle use areas have been located as far from neighboring homes as practicable.

6. In the event of a conflict between this Section and the clear vision standards of Section 16.58.010, the standards in Section 16.58.010 prevail.

Applicant Response: The applicant has not identified any conflicts between the code sections listed above.

7. The height of a fence or wall is measured from the actual adjoining level of finished grade measured six (6) inches from the fence. In the event the ground is sloped, the lowest grade within six (6) inches of the fence is used to measure the height.

Applicant Response: No new fencing is proposed on the subject property.

8. Call before you dig (811) if placing a fence within the public utility easement (PUE) to have your utility lines located. This easement area is usually located eight (8) feet across the front yard and the side yard setback on a corner lot. Utility lines can be buried just beneath the surface.

Applicant Response: Understood. Contractor will call for locates before any ground disturbing activities.

Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS

2.Type II

c."Fast-track" Site Plan review, defined as those site plan applications which propose less than 15,000 square feet of floor area, parking or seating capacity of public, institutional, commercial or industrial use permitted by the underlying zone, or up to a total of 20% increase in floor area, parking or seating capacity for a land use or structure subject to a Conditional Use Permit, except as follows: auditoriums, theaters, stadiums, and those applications subject to Section 16.72.010.A.4.

Applicant Response: The proposed development includes a building less than 15,000 sq. ft. of floor area and commercial uses that are outright permitted.

16.72.020 - Public Notice and Hearing

Applicant Response: The notice procedures of this section will be followed in coordination with City Staff.

16.90.020 - Site Plan Review

D. Required Findings

No site plan approval will be granted unless each of the following is found:

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

Response: The proposed development meeting the applicable zoning district standards and design standards in Division II, and all provisions of Divisions V, VI, VIII and IX.

2. The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power, and communications.

Response: The proposed development will be adequately served by the utilities and infrastructure listed above.

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

Response: To the best of our knowledge, the appropriate agreements are in place or will be in place as part of the conditions of approval for this development.

4. The proposed development preserves significant natural features to the maximum extent feasible, including but not limited to natural drainage ways, wetlands, trees, vegetation (including but not limited to environmentally sensitive lands), scenic views, and topographical features, and conforms to the applicable provisions of Division VIII of this Code and Chapter 5 of the Community Development Code.

Response: Natural features are preserved to the maximum extent feasible. There are no identified wetlands on site. Vegetation is limited due to previous ground disturbing activities.

Exhibit A7

5. For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant must provide adequate information, such as a traffic impact analysis (TIA) or traffic counts, to demonstrate the level of impact to the surrounding transportation system. The developer is required to mitigate for impacts attributable to the project, pursuant to TIA requirements in Section 16.106.080 and rough proportionality requirements in Section 16.106.090. The determination of impact or effect and the scope of the impact study must be coordinated with the provider of the affected transportation facility.

Applicant Response: The development site pre-supposed traffic impacts during the subdivision review and infrastructure improvement plans to modify the project frontage with Highway 99W have been developed in conjunction with ODOT and City Staff by the previous property owner. It is our understanding that those improvements are in the permitting phase with ODOT and construction will begin during the Summer 2020.

6. The proposed commercial, multi-family, institutional or mixed-use development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities. Urban design standards include the following:

Applicant Response: The proposed development is accessible by pedestrians, cyclists, and by public transit via connected sidewalks and roadways adjacent and internal to the site.

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

Response: The primary front entrance faces SW Parkway Court and includes significant articulation to provide wayfinding to visitors of the site. There are no secondary public entrances for the proposed building.

- b. Buildings are located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.

Response: The proposed building is located in the northwest corner of the property and addresses the street along SW Meinecke Parkway.

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

Response: The materials for building construction will include modern, high quality products and finishes. No prohibited materials will be specified. Street facing elevations include windows and trellis.

- d. As an alternative to the standards in Section 16.90.020.D.6.a—c, the following Commercial Design Review Matrix may be applied to any commercial, multi-family, institutional or mixed use development (this matrix may not be utilized for developments within the Old Town Overlay). A development must propose a minimum of 60 percent of the total possible points to be eligible for exemption from the

Exhibit A7

standards in Section 16.90.020.D.6.a—c. In addition, a development proposing between 15,001 and 40,000 square feet of floor area, parking or seating capacity and proposing a minimum of 80 percent of the total possible points from the matrix below may be reviewed as a Type II administrative review, per the standards of Section 16.72.010.A.2.

Applicant Response: The proposed development complies with Section 16.90.020.D.6.a—c and will not be applying the Commercial Design Review Matrix.

E. Approvals

The application is reviewed pursuant to Chapter 16.72 and action taken to approve, approve with conditions, or deny the application for site plan review. Conditions may be imposed by the Review Authority if necessary to fulfill the requirements of the adopted Comprehensive Plan, Transportation System Plan or the Zoning and Community Development Code. The action must include appropriate findings of fact as required by Section 16.90.020. The action may be appealed to the Council in accordance with Chapter 16.76.

Response: Understood.

F. Time Limits

Site plan approvals are void after two (2) years unless construction on the site has begun, as determined by the City. The City may extend site plan approvals for an additional period not to exceed one (1) year, upon written request from the applicant showing adequate cause for such extension, and payment of an extension application fee as per Section 16.74.010. A site plan approval granted on or after January 1, 2007 through December 31, 2009, is extended until December 31, 2013.

Response: Understood.

16.92.030 - Site Area Landscaping and Perimeter Screening Standards

A. Perimeter Screening and Buffering

2. Perimeter Landscaping Buffer

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

Response: A minimum of a 10-foot buffer is provided between parking, loading, and vehicle use areas and adjacent or abutting properties.

3. Perimeter Landscape Buffer Reduction

If the separate, abutting property to the proposed development contains an existing perimeter landscape buffer of at least five (5) feet in width, the applicant may reduce the proposed site's required perimeter landscaping up to five (5) feet maximum, if the development is not adjacent to a residential zone. For example, if the separate abutting perimeter landscaping is five (5) feet, then applicant may reduce the perimeter landscaping to five (5) feet in width on their site so there is at least five (5) feet of landscaping on each lot.

Response: No reduction to the landscape buffer requirement is sought.

B. Parking Area Landscaping

1. Purpose

Exhibit A7

The standard is a landscape treatment that uses a combination of trees, shrubs, and ground cover to provide shade, storm water management, aesthetic benefits, and screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to landscaped areas within and around the parking lot and loading areas.

Response: The proposed landscaping includes a mix of trees, shrubs, and groundcover. See Sheet L1.1.

3. Required Landscaping

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

4. Amount and Type of Required Parking Area Landscaping

a. Number of Trees required based on Canopy Factor

Small trees have a canopy factor of less than forty (40), medium trees have a canopy factor from forty (40) to ninety (90), and large trees have a canopy factor greater than ninety (90);

(1) Any combination of the following is required:

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

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

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

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

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

Response. See Sheet L1.1 for proposed planting list.

b. Shrubs:

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

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

Response. See Sheet L1.1 for required and proposed planting list.

c. Ground cover plants:

(1) Any remainder in the parking area must be planted with ground cover plants.

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

Response. See Sheet L1.1 for required and proposed planting list.

5. Individual Landscape Islands Requirements

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

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

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

Exhibit A7

d. Landscape islands shall be distributed according to the following:(1)Residential uses in a residential zone: one (1) island for every eight (8) contiguous parking spaces.(2)Multi or mixed-uses, institutional and commercial uses: one (1) island for every ten (10) contiguous parking spaces.(3)Industrial uses: one (1) island for every twelve (12) contiguous parking spaces.

e. Storm water bio-swales may be used in lieu of the parking landscape areas and may be included in the calculation of the required landscaping amount.

f. Exception to Landscape Requirement

Linear raised or marked sidewalks and walkways within the parking areas connecting the parking spaces to the on-site buildings may be included in the calculation of required site landscaping provide that it:

(1)Trees are spaced a maximum of thirty (30) feet on at least one (1) side of the sidewalk.(2)The minimum unobstructed sidewalk width is at least six (6) feet wide.(3)The sidewalk is separated from the parking areas by curbs, bollards, or other means on both sides.6.Landscaping at Points of Access

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

Response. See Sheet L1.1 for proposed landscape island size and plantings.

7.Exceptions

a. For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per Chapters 16.142 (Parks, Trees and Open Space) and 16.144 (Wetland, Habitat and Natural Areas) the landscaping standards may be reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements.

Response. No landscape exceptions are sought.

b. The maximum reduction in required landscaping buffer permitted through this exception process shall be no more than fifty (50) percent. The resulting landscaping buffer after reduction may not be less than five (5) feet in width unless otherwise permitted by the underlying zone. Exceptions to the required landscaping may only be permitted when reviewed as part of a land use action application and do not require a separate variance permit.

C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas

All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and any adjacent residential zones. If unfeasible to fully screen due to policies and standards, the applicant shall make efforts to minimize the visual impact of the mechanical equipment.

Response. Mechanical equipment and service delivery areas will be screened from public view. No outdoor storage or manufacturing uses are proposed for the site.

D. Visual Corridors

Except as allowed by subsection 6. above, new developments shall be required to establish landscaped visual corridors along Highway 99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Chapter 16.142(Parks, Trees, and Open Space). Properties within the Old Town Overlay are exempt from this standard.

Applicant Response: The subject property includes previously established visual corridors which will be maintained with the proposed development.

Exhibit A7

16.92.040 - Installation and Maintenance Standards

A. Installation

All required landscaping must be in-ground, except when in raised planters that are used to meet minimum Clean Water Services storm water management requirements. Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.

B. Maintenance and Mitigation of Landscaped Areas
1. Maintenance of existing non-invasive native vegetation is encouraged within a development and required for portions of the property not being developed.
2. All landscaping shall be maintained in a manner consistent with the intent of the approved landscaping plan.
3. Any required landscaping trees removed must be replanted consistent with the approved landscaping plan and comply with § 16.142, (Parks, Trees and Open Space).

C. Irrigation

The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All landscaped areas must provide an irrigation system, as stated in Option 1, 2, or 3.

1. Option 1: A permanent built-in irrigation system with an automatic controller installed.
2. Option 2: An irrigation system designed and certified by a licensed landscape architect or other qualified professional as part of the landscape plan, which provides sufficient water to ensure that the plants become established. The system does not have to be permanent if the plants chosen can survive independently once established.
3. Option 3: Irrigation by hand. If the applicant chooses this option, an inspection will be required one (1) year after final inspection to ensure that the landscaping has become established.

E. Deferral of Improvements

Landscaping shall be installed prior to issuance of occupancy permits, unless security equal to one hundred twenty-five (125) percent of the cost of the landscaping is filed with the City. "Security" may consist of a performance bond payable to the City, cash, certified check, or other assurance of completion approved by the City. If the installation of the landscaping is not completed within one (1) year, the security may be used by the City to complete the installation.

Applicant Response The proposed development will comply with the required landscape installation and maintenance requirements listed above.

Chapter 16.94 - OFF-STREET PARKING AND LOADING

16.94.010 - General Requirements

A. Off-Street Parking Required

No site shall be used for the parking of vehicles until plans are approved providing for off-street parking and loading space as required by this Code. Any change in uses or structures that reduces the current off-street parking and loading spaces provided on site, or that increases the need for off-street parking or loading requirements shall be unlawful and a violation of this Code, unless additional off-street parking or loading areas are provided in accordance with Section 16.94.020, or unless a variance from the minimum or maximum parking standards is approved in accordance with Chapter 16.84 Variances.

Applicant Response: The applicant/owner/developer has read and acknowledges the above criterion. No variances are proposed or expected to be needed with this application.

B. Deferral of Improvements

Off-street parking and loading spaces shall be completed prior to the issuance of occupancy permits, unless the City determines that weather conditions, lack of available surfacing materials, or other circumstances beyond the control of the applicant make completion impossible. In such circumstances, security equal to one hundred twenty five (125) percent of the cost of the parking and loading area is provided the City. "Security" may consist of a performance bond payable to the City, cash, certified check, or other assurance of completion approved by the City. If the installation of the parking or loading area is not completed within one (1) year, the security may be used by the City to complete the installation.

Applicant Response: The applicant/owner/developer has read and acknowledges the above criterion.

C . Options for Reducing the Required Parking Spaces

1. Two (2) or more uses or, structures on multiple parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.
 - a. Within commercial, institutional and public, or industrial zones, shared parking may be provided on lots that are within five hundred (500) feet of the property line of the use to be served.
 - b. Shared parking is allowed if the application can show that the combined peak use is available by a parking study that demonstrates:
 - (1) There is a sufficient number of parking spaces to accommodate the requirements of the individual businesses; or
 - (2) That the peak hours of operation of such establishments do not overlap, and
 - (3) That an exclusive permanent easement over a delineated area has been granted for parking space use.

Applicant Response: No parking space reductions are requested with this application.

2. Mixed use projects are developments where a variety of uses occupies a development project or complex. For example, an eating establishment, professional office building and movie theater are all components of a mixed use site. It does not include a secondary use within a primary use such as an administrative office associated with a retail establishment. In mixed-use projects, the required minimum vehicle parking shall be determined using the following formula:
 - a. Primary use: i.e. that with the largest proportion of total floor area within the development at one hundred (100) percent of the minimum vehicle parking required for that use.
 - b. Secondary Use: i.e. that with the second largest percentage of total floor area within the development, at ninety (90) percent of the vehicle parking required for that use.
 - c. Subsequent use or uses, at eighty (80) percent of the vehicle parking required for that use.

Applicant Response: The proposed development is not a mixed-use project.

D. Prohibited Uses

Exhibit A7

Required parking, loading and maneuvering areas shall not be used for long-term storage or sale of vehicles or other materials, and shall not be rented, leased or assigned to any person or organization not using or occupying the building or use served.

Applicant Response: No long-term storage or sale of vehicles is proposed for this development.

E. Location

1. Residential off-street parking spaces:

- a. Shall be located on the same lot or development as the residential use.
- b. Shall not include garages or enclosed buildings with the exception of a parking structure in multifamily developments where three (3) or more spaces are not individually enclosed. (Example: Underground or multi-level parking structures).

Applicant Response: No residential uses are proposed for this development.

2. For other uses, required off-street parking spaces may include adjacent on-street parking spaces, nearby public parking and shared parking located within five hundred (500) feet of the use. The distance from the parking area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use private off-site parking must be evidenced by a recorded deed, lease, easement, or similar written notarized letter or instrument.

Applicant Response: All required parking spaces will be provided on site and not include any on-street parking.

3. Vehicle parking is allowed only on improved parking shoulders that meet City standards for public streets, within garages, carports and other structures, or on driveways or parking lots that have been developed in conformance with this code. Specific locations and types of spaces (car pool, compact, etc.) for parking shall be indicated on submitted plans and located to the side or rear of buildings where feasible.
 - a. All new development with forty (40) employees or more shall include preferential spaces for carpool/vanpool designation. Carpool and vanpool parking spaces shall be located closer to the main employee entrance than all other parking spaces with the exception of ADA parking spaces. Carpool/vanpool spaces shall be clearly marked as reserved for carpool/vanpool only.
 - b. Existing development may redevelop portions of designated parking areas for multi-modal facilities (transit shelters, park and ride, and bicycle parking), subject to meeting all other applicable standards, including minimum space standards.

Applicant Response: All required parking spaces will be provided on site and not include any on-street parking.

Exhibit A7

F. Marking

All parking, loading or maneuvering areas shall be clearly marked and painted. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.

Applicant Response: The proposed development plans include provisions for parking, loading, and maneuvering area marking to clearly delineate spaces.

G. Surface and Drainage

1. All parking and loading areas shall be improved with a permanent hard surface such as asphalt, concrete or a durable pervious surface. Use of pervious paving material is encouraged and preferred where appropriate considering soils, location, anticipated vehicle usage and other pertinent factors.

Applicant Response: The proposed parking and loading areas will be paved with asphalt or concrete where appropriate.

2. Parking and loading areas shall include storm water drainage facilities approved by the City Engineer or Building Official.

Applicant Response: The proposed development includes the use of underground storm chambers for storm water collection, treatment, and discharge. See preliminary civil plans included in this application.

H. Repairs

Parking and loading areas shall be kept clean and in good repair. Breaks in paved surfaces shall be repaired. Broken or splintered wheel stops shall be replaced. Painted parking space boundaries and directional symbols shall be maintained in a readable condition.

Applicant Response: The developer/owner understands the parking and loading areas need to be kept in good repair and will comply with the above criterion.

I. Parking and Loading Plan

An off-street parking and loading plan, drawn to scale, shall accompany requests for building permits or site plan approvals, except for single and two-family dwellings, and manufactured homes on residential lots. The plan shall show but not be limited to:

1. Delineation of individual parking and loading spaces and dimensions.
2. Circulation areas necessary to serve parking and loading spaces.
3. Location of accesses to streets, alleys and properties to be served, and any curb cuts.
4. Landscaping as required by Chapter 16.92.
5. Grading and drainage facilities.
6. Signing and bumper guard specifications.
7. Bicycle parking facilities as specified in Section 16.94.020.C.
8. Parking lots more than one (1) acre in size shall provide street-like features including curbs, sidewalks, and street trees or planting strips.

Applicant Response: The proposed architectural site plan and preliminary civil plans include the information required to demonstrate compliance with the above criteria.

J. Parking Districts

The City may establish a parking district (i.e., permits or signage) in residential areas in order to protect residential areas from spillover parking generated by adjacent commercial, employment or mixed-use areas, or other uses that generate a high demand for parking. The district request shall be made to the City Manager, who will forward a recommendation to the City Council for a decision.

Applicant Response: No parking district is anticipated or proposed for this development. The owner/developer is providing adequate parking above the minimum to serve the proposed use.

K. Structured parking and on-street parking are exempt from the parking space maximums in Section 16.94.020.A.

Applicant Response: No structured parking or on-street parking to serve this specific use is proposed.

16.96.010 - On-Site Pedestrian and Bicycle Circulation

A. Purpose

On-site facilities shall be provided that accommodate safe and convenient pedestrian access within new subdivisions, multi-family developments, planned unit developments, shopping centers and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers within one-half mile of the development. Neighborhood activity centers include but are not limited to existing or planned schools, parks, shopping areas, transit stops or employment centers. All new development, (except single-family detached housing), shall provide a continuous system of private pathways/sidewalks.

On-Site Circulation System (Multi-Family Example)

16-96-010

B. Maintenance

No building permit or other City permit shall be issued until plans for ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter.

Applicant Response: The proposed development would include two driveway access points as proposed on the site plan. See Sheet A1.1.

C. Joint Access

Two (2) or more uses, structures, or parcels of land may utilize the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfied the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use.

Applicant Response: Three (3) separate uses will be housed within the proposed structure with the intent of shared ingress/egress and parking for all uses.

D. Connection to Streets

Exhibit A7

1.Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways with paved sidewalk.

2.Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

Applicant Response: Driveways connect directly to SW Parkway Court. Walkways connect the building entrance to the public sidewalk

E. Maintenance of Required Improvements

Required ingress, egress and circulation improvements shall be kept clean and in good repair.

Applicant Response: All circulation areas will be kept clean and in good repair.

F. Access to Major Roadways

Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Appendix C of the Community Development Plan, Part II, shall be limited as follows:

1.Single and two-family uses and manufactured homes on individual residential lots developed after the effective date of this Code shall not be granted permanent driveway ingress or egress from Highway 99W and arterial roadways. If alternative public access is not available at the time of development, provisions shall be made for temporary access which shall be discontinued upon the availability of alternative access.

2.Other private ingress or egress from Highway 99W and arterial roadways shall be minimized. Where alternatives to Highway 99W or arterials exist or are proposed, any new or altered uses developed after the effective date of this Code shall be required to use the alternative ingress and egress.

3.All site plans for new development submitted to the City for approval after the effective date of this Code shall show ingress and egress from existing or planned local or collector streets, consistent with the Transportation Plan Map and Section VI of the Community Development Plan.

Applicant Response. The proposed development is located adjacent to Highway 99W. However, no access points directly to the highway are proposed. No direct ingress/egress is proposed on to SW Meinecke Parkway. Ingress/egress will be connected to SW Parkway Ct.

G. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

Applicant Response: Service to the site refuse enclosure is provided to the standards of Section 16.94.030.

16.96.030 - Minimum Non-Residential Standards

Minimum standards for private, on-site circulation improvements in non-residential developments:

A. Driveways

1.Commercial: Improved hard surface driveways are required as follows:

Required Minimum Width

Parking

Spaces # Driveways One-Way

Exhibit A7

Pair Two-Way

1 - 49	1	15 feet	24 feet
50 & above	2	15 feet	24 feet

Applicant Response: 50 parking spaces are proposed for the mix of uses on site. Two driveways are proposed to SW Parkway Court that provide 2-way access. Each driveway is a minimum of 24 feet wide.

3.Surface materials are encouraged to be pervious when appropriate considering soils, anticipated vehicle usage and other pertinent factors.

Applicant Response: No pervious surfaces are proposed for vehicle use areas.

B. Sidewalks and Curbs

1.A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.

Applicant Response: The proposed development includes direct walkways from the main building entrance to the public sidewalk along SW Meinecke Rd.

2.Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.

Applicant Response: Curbs and sidewalks are proposed throughout the proposed development. An internal walkway from the main building entrance provides a direct connection to the public sidewalk.

3.Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.

Applicant Response: One internal pathway surfaced in concrete is provided from the main building entrance directly to the public sidewalk. The internal pathway is a minimum of 6.5 feet wide. No internal pathways are proposed to cross parking/vehicle use areas.

4.Exceptions. Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.

Applicant Response: No exceptions to the private pathway/sidewalk standards are sought.

Exhibit A7

16.96.040 - On-Site Vehicle Circulation

A. Maintenance

No building permit or other City permit shall be issued until plans for ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter.

B. Joint Access [See also Chapter 16.108]

Two (2) or more uses, structures, or parcels of land are strongly encouraged to utilize jointly the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfy the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use. In some cases, the City may require a joint access to improve safety, vision clearance, site distance, and comply with access spacing standards for the applicable street classification.

C. Connection to Streets

1. Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways.

2. Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

D. Maintenance of Required Improvements

Required ingress, egress and circulation improvements shall be kept clean and in good repair.

E. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

Applicant Response: The criteria listed have been addressed in the section above.

Chapter 16.98 - ON-SITE STORAGE*

16.98.020 - Solid Waste and Recycling Storage

All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial, industrial and institutional uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

Applicant Response: The proposed refuse enclosure has been designed to accommodate the expected waste and recycling generated the by mix of uses on site and has been sent to the refuse hauler for review/approval.

Chapter 16.106 - TRANSPORTATION FACILITIES[47]

Applicant Response: The proposed development is part of an approved subdivision. Street design, public sidewalks, and infrastructure improvements have been built along SW Meinecke Parkway and SW Parkway Court. Highway 99W improvements are being handled by the previous owner under an agreement with the current owner during the purchase of the subject property.

Exhibit A7

Chapter 16.108 - IMPROVEMENT PLAN REVIEW[48]

16.108.020 - Construction Permit

A. Approval

The City will return one (1) set of plans to the applicant marked "approved," "approved as noted" or "modify and resubmit." Plans marked for re-submittal must be corrected in accordance with notations or instructions. After correction and approval, additional plans shall be provided the City for office use, field inspection and submittal to affected agencies.

Applicant Response: Understood.

B. Permit and Fee

Upon approval the applicant shall obtain a construction permit. The construction permit fee is set by the "Schedule of Development Fees", adopted by Resolution of the Council. This schedule is included herein for the purposes of information, but is deemed to be separate from and independent of this Code.

Applicant Response: Understood.

C. Easement Documents

Easements shall be provided in a form acceptable to the City prior to issuance of a construction permit.

Applicant Response: Understood.

D. Improvement Guarantees

Prior to issuance of a construction permit the applicant shall file the following documents with the City:

1. Liability Insurance

Evidence of liability and property damage insurance adequate to protect the applicant and the City from all claims for damage or personal injury.

2. Performance Bond

To assure full and faithful performance in the construction of required improvements in accordance with approved construction plans, the applicant shall provide security in an amount equal to one hundred twenty-five percent (125%) of the estimated cost of the improvements. In the event the applicant fails to carry out all provisions of the approved improvements plans and the City has non-reimbursed costs or expenses resulting from such failure, the City shall call on the security for reimbursement. Security may be in the form of a surety bond executed by a surety company authorized to transact business in the State of Oregon, a cash deposit, or irrevocable standby letter of credit.

Applicant Response: Understood.

16.108.030 - Construction

A. Initiation of Construction

Actual construction of improvements shall not begin, or after a discontinuance, be restarted until the City is notified in writing.

Applicant Response: Understood.

Exhibit A7

B. Inspection

All construction shall be done to the City's specifications. The City shall perform inspections to verify compliance with approved plans and shall make a final inspection of the construction at such time as the improvements are complete. The City may require changes in typical sections and details, if unusual conditions warrant the change.

Applicant Response: Understood.

C. As-Built Plans

A complete set of reproducible plans and an electronic copy of the base files in "AutoCad" or PDF format showing the public improvements as built shall be filed with the City upon completion of the improvements.

Applicant Response: Understood.

D. Suspension of Improvements Activity

The City may cause a suspension of construction or engineering when, in the opinion of the City, work is not being done to the City's satisfaction.

Applicant Response: Understood.

(Ord. No. 2011-011, § 1, 10-4-2011)

16.108.040 - Acceptance of Improvements

A. Final Inspection

At such time as all public improvements, except those specifically approved for later installation, have been completed, the applicant shall notify the City of the readiness for final inspection.

Applicant Response: Understood.

B. Notification of Acceptance

The City shall give written notice of acceptance of the improvements upon finding that the applicant has met the requirements of this Chapter and the specifications of all approved plans.

Applicant Response: Understood.

C. Maintenance Bond

Prior to City acceptance of public improvements, the applicant shall provide the City a maintenance bond computed at ten percent (10%) of the full value of the improvements, for the purpose of correcting any defective work or maintenance that becomes apparent or arises within two (2) years after final acceptance of the public improvements.

Applicant Response: Understood.

Chapter 16.110 - SANITARY SEWERS

16.110.010 - Required Improvements

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains. Provided, however, that when impractical to immediately connect to a trunk sewer system, the use of septic tanks may be approved, if sealed sewer laterals are installed for future connection and the temporary

Exhibit A7

system meets all other applicable City, Clean Water Services, Washington County and State sewage disposal standards.

16.110.020 - Design Standards

A. Capacity

Sanitary sewers shall be constructed, located, sized, and installed at standards consistent with this Code, the Sanitary Sewer Service Plan Map in the Sanitary Sewer Master Plan, and other applicable Clean Water Services and City standards, in order to adequately serve the proposed development and allow for future extensions.

B. Over-Sizing
1. When sewer facilities will, without further construction, directly serve property outside a proposed development, gradual reimbursement may be used to equitably distribute the cost of that over-sized system.
2. Reimbursement shall be in an amount estimated by the City to be a proportionate share of the cost for each connection made to the sewer by property owners outside of the development, for a period of ten (10) years from the time of installation of the sewers. The boundary of the reimbursement area and the method of determining proportionate shares shall be determined by the City. Reimbursement shall only be made as additional connections are made and shall be collected as a surcharge in addition to normal connection charges.

16.110.030 - Service Availability

Approval of construction plans for new facilities pursuant to Chapter 16.106, and the issuance of building permits for new development to be served by existing sewer systems shall include certification by the City that existing or proposed sewer facilities are adequate to serve the development.

Applicant Response: The applicant understands the sewer design criteria above and will retain a licensed civil engineer to complete design of improvements.

Chapter 16.112 - WATER SUPPLY

16.112.010 - Required Improvements

Water lines and fire hydrants conforming to City and Fire District standards shall be installed to serve all building sites in a proposed development. All waterlines shall be connected to existing water mains or shall construct new mains appropriately sized and located in accordance with the Water System Master Plan.

16.112.020 - Design Standards

A. Capacity

Water lines providing potable water supply shall be sized, constructed, located and installed at standards consistent with this Code, the Water System Master Plan, the City's Design and Construction Manual, and with other applicable City standards and specifications, in order to adequately serve the proposed development and allow for future extensions.

B. Fire Protection

All new development shall comply with the fire protection requirements of Chapter 16.116, the applicable portions of Chapter 7 of the Community Development Plan, and the Fire District.

C. Over-Sizing
1. When water mains will, without further construction, directly serve property outside a proposed development, gradual reimbursement may be used to equitably distribute the cost of that over-sized system.
2. Reimbursement shall be in an amount estimated by the City to be the proportionate share of the cost of each connection made to the water mains by property owners outside the development, for a period of ten (10) years from the time of installation of the mains. The boundary of the reimbursement area and the method

Exhibit A7

of determining proportionate shares shall be determined by the City. Reimbursement shall only be made as additional connections are made and shall be collected as a surcharge in addition to normal connection charges.3. When over-sizing is required in accordance with the Water System Master Plan, it shall be installed per the Water System Master Plan. Compensation for over-sizing may be provided through direct reimbursement, from the City, after mainlines have been accepted. Reimbursement of this nature would be utilized when the cost of over-sizing is for system wide improvements.

(Ord. No. 2010-015, § 2, 10-5-2010; Ord. No. 2009-008, § 3, 7-21-2009; Ord. 91-922, § 3; Ord. 86-851)

16.112.030 - Service Availability

Approval of construction plans for new water facilities pursuant to Chapter 16.106, and the issuance of building permits for new development to be served by existing water systems shall include certification by the City that existing or proposed water systems are adequate to serve the development.

Applicant Response: The applicant understands the water supply design criteria above and will retain a licensed civil engineer to complete design of improvements.

Chapter 16.114 - STORM WATER

16.114.010 - Required Improvements

Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage systems consistent with the Comprehensive Plan and the requirements of the Clean Water Services water quality regulations contained in their Design and Construction Standards R&O 04-9, or its replacement.

(Note: Section 16.114.015, Street Systems Improvement Fees (SIF) was repealed by Ordinance 91-922 § 19) to be removed from the SZCDC and permanently located in the Municipal Code).

16.114.020 - Design Standards

A. Capacity

Storm water drainage systems shall be sized, constructed, located, and installed at standards consistent with this Code, the Storm Drainage Master Plan Map, attached as Exhibit E, Chapter 7 of the Community Development Plan, other applicable City standards, the Clean Water Services Design and Construction standards R&O 04-9 or its replacement, and hydrologic data and improvement plans submitted by the developer.

B. On-Site Source Control

Storm water detention and groundwater recharge improvements, including but not limited to such facilities as dry wells, detention ponds, and roof top ponds shall be constructed according to Clean Water Services Design and Construction Standards.

C. Conveyance System

The size, capacity and location of storm water sewers and other storm water conveyance improvements shall be adequate to serve the development and accommodate upstream and downstream flow. If an upstream area discharges through the property proposed for development, the drainage system shall provide capacity to the receive storm water discharge from the upstream area. If downstream drainage systems are not sufficient to receive an increase in storm water caused by new development, provisions shall be made by the developer to increase the downstream capacity or to provide detention such that the new development will not increase the storm water caused by the new development.

Exhibit A7

16.114.030 - Service Availability

Approval of construction plans for new storm water drainage facilities pursuant to Chapter 16.106, and the issuance of building permits for new development to be served by existing storm water drainage systems shall include certification by the City that existing or proposed drainage facilities are adequate to serve the development.

Applicant Response: The applicant understands the stormwater design criteria above and will retain a licensed civil engineer to complete design of improvements.

Chapter 16.116 - FIRE PROTECTION*

16.116.010 - Required Improvements

When land is developed so that any commercial or industrial structure is further than two hundred and fifty (250) feet or any residential structure is further than five hundred (500) feet from an adequate water supply for fire protection, as determined by the Fire District, the developer shall provide fire protection facilities necessary to provide adequate water supply and fire safety.

16.116.020 - Standards

A. Capacity

All fire protection facilities shall be approved by and meet the specifications of the Fire District, and shall be sized, constructed, located, and installed consistent with this Code, Chapter 7 of the Community Development Plan, and other applicable City standards, in order to adequately protect life and property in the proposed development.

B. Fire Flow

Standards published by the Insurance Services Office, entitled "Guide for Determination of Required Fire Flows" shall determine the capacity of facilities required to furnish an adequate fire flow. Fire protection facilities shall be adequate to convey quantities of water, as determined by ISO standards, to any outlet in the system, at no less than twenty (20) pounds per square inch residual pressure. Water supply for fire protection purposes shall be restricted to that available from the City water system. The location of hydrants shall be taken into account in determining whether an adequate water supply exists.

C. Access to Facilities

Whenever any hydrant or other appurtenance for use by the Fire District is required by this Chapter, adequate ingress and egress shall be provided. Access shall be in the form of an improved, permanently maintained roadway or open paved area, or any combination thereof, designed, constructed, and at all times maintained, to be clear and unobstructed. Widths, height clearances, ingress and egress shall be adequate for District firefighting equipment. The Fire District, may further prohibit vehicular parking along private accessways in order to keep them clear and unobstructed, and cause notice to that effect to be posted.

D. Hydrants

Hydrants located along private, accessways shall either have curbs painted yellow or otherwise marked prohibiting parking for a distance of at least fifteen (15) feet in either direction, or where curbs do not exist, markings shall be painted on the pavement, or signs erected, or both, given notice that parking is prohibited for at least fifteen (15) feet in either direction.

16.116.030 - Miscellaneous Requirements

A. Timing of Installation

Exhibit A7

When fire protection facilities are required, such facilities shall be installed and made serviceable prior to or at the time any combustible construction begins on the land unless, in the opinion of the Fire District, the nature or circumstances of said construction makes immediate installation impractical.

B. Maintenance of Facilities

All on-site fire protection facilities, shall be maintained in good working order. The Fire District may conduct periodic tests and inspection of fire protection and may order the necessary repairs or changes be made within ten (10) days.

C. Modification of Facilities

On-site fire protection facilities, may be altered or repaired with the consent of the Fire District; provided that such alteration or repairs shall be carried out in conformity with the provisions of this Chapter.

Applicant Response: The design team and civil engineer will work in conjunction with the fire department to ensure the standards listed above are met. Further details on the fire protection measures for the site and building will be submitted the construction documents.

Chapter 16.118 - PUBLIC AND PRIVATE UTILITIES[49]

16.118.010 - Purpose

Public telecommunication conduits as well as conduits for franchise utilities including, but not limited to, electric power, telephone, natural gas, lighting, and cable television shall be installed to serve all newly created lots and developments in Sherwood.

Applicant Response: The design team will work with local utility provides to ensure availability and connection of the utilities listed above.

16.118.020 - Standard

A. Installation of utilities shall be provided in public utility easements and shall be sized, constructed, located and installed consistent with this Code, and applicable utility company and City standards.

B. Public utility easements shall be a minimum of eight (8) feet in width unless a reduced width is specifically exempted by the City Engineer. An eight-foot wide public utility easement (PUE) shall be provided on private property along all public street frontages. This standard does not apply to developments within the Old Town Overlay.

C. Where necessary, in the judgment of the City Manager or his designee, to provide for orderly development of adjacent properties, public and franchise utilities shall be extended through the site to the edge of adjacent property(ies).

D. Franchise utility conduits shall be installed per the utility design and specification standards of the utility agency.

E. Public Telecommunication conduits and appurtenances shall be installed per the City of Sherwood telecommunication design standards.

F. Exceptions: Installation shall not be required if the development does not require any other street improvements. In those instances, the developer shall pay a fee in lieu that will finance installation when street or utility improvements in that location occur.

(Ord. No. 2018-007, § 2, 10-2-2018; Ord. No. 2009-005, § 2, 6-2-2009)

Applicant Response: The design team will work with local utility provides to ensure the standards above are met.

Exhibit A7

16.118.030 - Underground Facilities

Except as otherwise provided, all utility facilities, including but not limited to, electric power, telephone, natural gas, lighting, cable television, and telecommunication cable, shall be placed underground, unless specifically authorized for above ground installation, because the points of connection to existing utilities make underground installation impractical, or for other reasons deemed acceptable by the City.

Applicant Response: The design team will work with local utility provides to ensure the standards above are met.

16.118.040 - Exceptions

Surface-mounted transformers, surface-mounted connection boxes and meter cabinets, temporary utility service facilities during construction, high capacity electric and communication feeder lines, and utility transmission lines operating at fifty thousand (50,000) volts or more may be located above ground. The City reserves the right to approve location of all surface-mounted transformers.

Applicant Response: The design team will work with the local utility to determine best location for electrical equipment

16.118.050 - Private Streets

The construction of new private streets, serving single-family residential developments shall be prohibited unless it provides principal access to two or fewer residential lots or parcels i.e. flag lots. Provisions shall be made to assure private responsibility for future access and maintenance through recorded easements. Unless otherwise specifically authorized, a private street shall comply with the same standards as a public street identified in the Community Development Code and the Transportation System Plan. A private street shall be distinguished from public streets and reservations or restrictions relating to the private street shall be described in land division documents and deed records. A private street shall also be signed differently from public streets and include the words "Private Street".

Applicant Response: No new private streets are proposed with this development.

Chapter 16.124 - PROPERTY LINE ADJUSTMENTS AND LOT CONSOLIDATIONS

16.124.020 - Approval Criteria

A. The City Manager or his/her designee shall approve or deny a request for a property line adjustment in writing based on findings that the following criteria are satisfied: 1. No new lots are created 2. The adjusted lots comply with the applicable zone requirements 3. The adjusted lots continue to comply with other regulatory agency or department requirements.

B. If the property line adjustment is processed with another development application, all applicable standards of the Code shall apply.

(Ord. No. 2011-011, § 1, 10-4-2011)

Applicant Response: The proposed development consists of 4 separate lots that will be consolidated to one lot through the property line adjustment process.

16.124.030 - Filing and Recording Requirements

A. Recording Requirements If a property line adjustment is approved by the City, it does not become final until reviewed and approved by County in accordance with its property line adjustment recording requirements.

Exhibit A7

B. Time Limit The applicant shall submit the copy of the recorded property line adjustment survey map to the City within 30 days of recording and shall be completed prior to the issuance of any building permits on the re-configured lots.

(Ord. No. 2011-011, § 1, 10-4-2011)

Applicant Response: Understood.

Chapter 16.126 - REPLATTING, LOT CONSOLIDATIONS AND VACATION OF PLATS

16.126.050 - Lot Consolidations

Upon approval of a Type I lot consolidation by the City Manager or designee, and upon demonstrating compliance with approval conditions:

- A. For the consolidation of lots or parcels of a recorded plat, the lot consolidation shall be finalized by a re-plat of the subdivision or partition.
- B. The County may consolidate parcels or tracts of land that are not within a recorded plat.

Applicant Response: The subject parcels are part of a recorded plat and will be shown as consolidated into one parcel by a re-plat.

Chapter 16.140 - SOLID WASTE

Applicant Response: The proposed development does not include plans for a solid waste facility. The criteria in this chapter do not apply to the proposed development.

Chapter 16.142 - PARKS, TREES AND OPEN SPACES

Applicant Response: Street trees and landscape improvements in the right of way have been previously developed. The application complies with applicable standards in Chapter 16.142.

Chapter 16.144 - WETLAND, HABITAT AND NATURAL AREAS

Applicant Response: The subject properties do not contain any inventoried wetland areas. The criteria in Chapter 16.144 do not apply to the proposed development.

Chapter 16.146 - NOISE*

Sections:

16.146.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses in the City shall comply with the noise standards contained in OAR 340-35-035. The City may require proof of compliance with OAR 340-35-035 in the form of copies of all applicable State permits or certification by a professional acoustical engineer that the proposed uses will not cause noise in excess of State standards.

16.146.020 - Noise Sensitive Uses

When proposed commercial and industrial uses do not adjoin land exclusively in commercial or industrial zones, or when said uses adjoin special care, institutional, or parks and recreational facilities, or other uses that are, in the City's determination, sensitive to noise impacts, then:

Exhibit A7

A . The applicant shall submit to the City a noise level study prepared by a professional acoustical engineer. Said study shall define noise levels at the boundaries of the site in all directions.

B. The applicant shall show that the use will not exceed the noise standards contained in OAR 340-35-035, based on accepted noise modeling procedures and worst case assumptions when all noise sources on the site are operating simultaneously.

C.If the use exceeds applicable noise standards as per subsection B of this Section, then the applicant shall submit a noise mitigation program prepared by a professional acoustical engineer that shows how and when the use will come into compliance with said standards.

16.146.030 - Exceptions

This Chapter does not apply to noise making devices which are maintained and utilized solely as warning or emergency signals, or to noise caused by automobiles, trucks, trains, aircraft, and other similar vehicles when said vehicles are properly maintained and operated and are using properly designated rights-of-way, travel ways, flight paths or other routes. This Chapter also does not apply to noise produced by humans or animals. Nothing in this Chapter shall preclude the City from abating any noise problem as per applicable City nuisance and public safety ordinances.

Applicant Response: The proposed uses: an orthodontics clinic, general office, and restaurant, would not create noise or contain noise-making devices outside the building area.

Chapter 16.148 - VIBRATIONS*

Sections:

16.148.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall not cause discernible vibrations that exceed a peak of 0.002 gravity at the property line of the originating use, except for vibrations that last five (5) minutes or less per day, based on a certification by a professional engineer.

16.148.020 - Exceptions

This Chapter does not apply to vibration caused by construction activities including vehicles accessing construction sites, or to vibrations caused by automobiles, trucks, trains, aircraft, and other similar vehicles when said vehicles are properly maintained and operated and are using properly designated rights-of-way, travelways, flight paths or other routes. Nothing in this Chapter shall preclude the City from abating any vibration problem as per applicable City nuisance and public safety ordinances.

Applicant Response: No noticeable vibrations are anticipated from the proposed uses on site.

Chapter 16.150 - AIR QUALITY

Sections:

16.150.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall comply with applicable State air quality rules and statutes:

Exhibit A7

- A. All such uses shall comply with standards for dust emissions as per OAR 340-21-060. B. Incinerators, if otherwise permitted by Section 16.140.020, shall comply with the standards set forth in OAR 340-25-850 through 340-25-905. C. Uses for which a State Air Contaminant Discharge Permit is required as per OAR 340-20-140 through 340-20-160 shall comply with the standards of OAR 340-220 through 340-20-276.

16.150.020 - Proof of Compliance

Proof of compliance with air quality standards as per Section 16.150.010 shall be in the form of copies of all applicable State permits, or if permits have not been issued, submission by the applicant, and acceptance by the City, of a report certified by a professional engineer indicating that the proposed use will comply with State air quality standards. Depending on the nature and size of the use proposed, the applicant may, in the City's determination, be required to submit to the City a report or reports substantially identical to that required for issuance of State Air Contaminant Discharge Permits.

16.150.030 - Exceptions

Nothing in this Chapter shall preclude the City from abating any air quality problem as per applicable City nuisance and public safety ordinances.

Applicant Response: No noticeable air quality impacts are anticipated from the proposed uses on site.

Chapter 16.152 - ODORS*

Sections:

16.152.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall incorporate the best practicable design and operating measures so that odors produced by the use are not discernible at any point beyond the boundaries of the development site.

16.152.020 - Standards

The applicant shall submit a narrative explanation of the source, type and frequency of the odorous emissions produced by the proposed commercial, industrial, or institutional use. In evaluating the potential for adverse impacts from odors, the City shall consider the density and characteristics of surrounding populations and uses, the duration of any odorous emissions, and other relevant factors.

16.152.030 - Exceptions

Nothing in this Chapter shall preclude the City from abating any odor problem as per applicable City nuisance and public safety ordinances.

Applicant Response: No noticeable odors are anticipated from the proposed uses on site.

Chapter 16.154 - HEAT AND GLARE*

Sections:

16.154.010 - Generally

Except for exterior lighting, all otherwise permitted commercial, industrial, and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential uses.

Exhibit A7

16.154.020 - Exceptions

Nothing in this Chapter shall preclude the City from abating any heat and glare problem as per applicable City nuisance and public safety ordinances.

Applicant Response: Exterior lighting of the building and parking areas will be in compliance with City standards and will not spill beyond the property boundaries.

Chapter 16.156 - ENERGY CONSERVATION

Sections:

16.156.010 - Purpose

This Chapter and applicable portions of Chapter 5 of the Community Development Plan provide for natural heating and cooling opportunities in new development. The requirements of this Chapter shall not result in development exceeding allowable densities or lot coverage, or the destruction of existing trees.

16.156.020 - Standards

A. Building Orientation - The maximum number of buildings feasible shall receive sunlight sufficient for using solar energy systems for space, water or industrial process heating or cooling. Buildings and vegetation shall be sited with respect to each other and the topography of the site so that unobstructed sunlight reaches the south wall of the greatest possible number of buildings between the hours of 9:00 AM and 3:00 PM, Pacific Standard Time on December 21st. B. Wind - The cooling effects of prevailing summer breezes and shading vegetation shall be accounted for in site design. The extent solar access to adjacent sites is not impaired vegetation shall be used to moderate prevailing winter wind on the site.

Applicant Response: The proposed building has been sited to take advantage of solar energy.

16.156.030 - Variance to Permit Solar Access

Variations from zoning district standards relating to height, setback and yard requirements approved as per Chapter 16.84 may be granted by the Commission where necessary for the proper functioning of solar energy systems, or to otherwise preserve solar access on a site or to an adjacent site.

Applicant Response: No variances are requested for height, setbacks, or yard requirements for solar energy.

If you have any questions or need any additional information, please contact me at (503) 399-1090 or by e-mail at samt@lenityarchitecture.com. Thank you for your time and attention.

Sincerely,



Samuel A. Thomas

Senior Land Use Specialist

*Senestraro Family Orthodontics
Sherwood, Oregon*

Preliminary Stormwater Report

Date: May 2020

Client: Senestraro Family Orthodontics
29585 SW Park Place, Ste F
Wilsonville, OR 97070

Engineering Contact: Jonathon Morse, PE
JonM@aks-eng.com

Engineering Firm: AKS Engineering & Forestry, LLC

AKS Job Number: 6946



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
P: (503) 563-6151
www.aks-eng.com

Table of Contents

1.0 Purpose of Report2

2.0 Project Location/Description2

3.0 Regulatory Design Criteria2

 3.1 STORMWATER QUANTITY 2

 3.2 STORMWATER HYDROMODIFICATION 2

 3.3 STORMWATER QUALITY 3

4.0 Design Methodology3

5.0 Design Parameters3

 5.1 DESIGN STORMS..... 3

 5.2 PRE-DEVELOPED SITE CONDITIONS 3

 5.2.1 Site Topography 3

 5.2.2 Land Use..... 3

 5.3 SOIL TYPE..... 3

 5.4 POST-DEVELOPED SITE CONDITIONS..... 4

 5.4.1 Site Topography 4

 5.4.2 Land Use..... 4

 5.4.3 Post-Developed Input Parameters 4

 5.4.4 Description of Off-Site Contributing Basins 4

6.0 Stormwater Analyses4

 6.1 PROPOSED STORMWATER CONDUIT SIZING AND INLET SPACING..... 4

 6.2 PROPOSED STORMWATER QUALITY MANAGEMENT 4

 6.3 STORMWATER HYDROMODIFICATION MANAGEMENT 4

 6.4 STORMWATER QUANTITY CONTROL FACILITY DESIGN 5

Tables

Table 5-1: Rainfall Intensities..... 3

Table 5-2: Hydrologic Soil Group Ratings..... 3

Table 6-1: CWS Hydromodification Requirements 5

Table 6-2: Pre and Post Developed Flows..... 5

Figure

FIGURE 1 SITE VICINITY MAP

FIGURE 2 PRE-DEVELOPED BASIN DELINEATION

FIGURE 3 POST-DEVELOPED BASIN DELINEATION

FIGURE 4 STORMWATER TREATMENT MAP

Appendices

APPENDIX A HydroCAD Reports for Pre-Developed Condition Storm Events

APPENDIX B HydroCAD Reports for Post-Developed Condition Storm Events

APPENDIX C Stormwater Quality Calculations

APPENDIX D USDA-NRCS Soil Resource Report

APPENDIX E TR55 Runoff Curve Numbers

Preliminary Stormwater Report

SENESTRARO FAMILY ORTHODONTICS SHERWOOD, OREGON

1.0 Purpose of Report

This report analyzes the effects of the proposed development with respect to the existing and proposed stormwater conveyance system. Evaluation of the stormwater system includes documentation of regulatory criteria, methodology, and informational sources used to design/evaluate the stormwater system. The results of the preliminary hydraulic analysis are also presented.

2.0 Project Location/Description

The subject site is located southwest of the intersection of SW Meinecke Parkway and Pacific Highway West (OR 99w) in Sherwood, Oregon. The subject site has a total site area of approximately 1.24 acres (Washington County Tax Lots 8000, 8100, 8200 2S 1 31AB and Tax Lot 8200 2S 1 31BA).

Planned onsite improvements include the construction of a commercial office building with associated parking and site utilities.

3.0 Regulatory Design Criteria

3.1 STORMWATER QUANTITY

Per *Clean Water Services (CWS) Design and Construction Standards Manual for Sanitary Sewer and Surface Water Management (R&O 19-05)*, Section 4.02 Water Quantity Control Requirements for conveyance capacity, on-site detention for conveyance capacity (25-year storm event) is required when any of the following conditions exist:

1. *There is an identified downstream deficiency and the District or City determines that detention rather than conveyance system enlargement is the more effective solution.*
2. *There is an identified regional detention site within the boundary of the development.*
3. *Water quantity facilities are required by District-adopted watershed management plans or adopted subbasin master plans.*

Per CWS standards, the stormwater facility has been designed to detain the subject site's post-developed 25-year storm event flow to the pre-developed 25-year storm event flow.

3.2 STORMWATER HYDROMODIFICATION

Per *Clean Water Services (CWS) Design and Construction Standards Manual for Sanitary Sewer and Surface Water Management (R&O 19-05)*, Section 4.03 Water Quantity Control Requirements, stormwater hydromodification analysis/design is required unless the project meets any of the following criteria:

1. *The project results in the addition and/or modification of less than 12,000 square feet of impervious surface.*
2. *The project is located in an area with a District approved subbasin strategy with an identified regional stormwater management approach for hydromodification.*

Per CWS Hydromodification Approach Project Category Table 4-2, the subject site is identified as Category 2. Therefore, the subject project will meet CWS hydromodification requirements by providing peak-flow matching detention, using the criteria established within CWS Section 4.08.6.

3.3 STORMWATER QUALITY

Stormwater quality management for this project will be provided by routing stormwater runoff through filter cartridges prior to entering the subsurface detention pipe located beneath the proposed parking area.

4.0 Design Methodology

The Santa Barbara Urban Hydrograph (SBUH) Method was used to analyze stormwater runoff from the site. This method utilizes the SCS Type 1A 24-hour design storm. HydroCAD 10.0 computer software aided in the analysis. Representative CN numbers were obtained from the USDA-NCRS Technical Release 55 and are included in Appendix E.

5.0 Design Parameters

5.1 DESIGN STORMS

Per CWS requirements, the following rainfall intensities and durations were used in analyzing the existing and proposed stormwater facilities:

Table 5-1: Rainfall Intensities		
Recurrence Interval (Years)	Storm Period (hours)	Total Precipitation Depth (Inches)
WQ	4	0.36
2	24	2.50
5	24	3.10
10	24	3.45
25	24	3.90

5.2 PRE-DEVELOPED SITE CONDITIONS

5.2.1 Site Topography

Existing on-site grades vary from ±1% to ±4%, with the subject site sloping southwest to northeast.

5.2.2 Land Use

The subject site is currently zoned general commercial and consists of vacant lots with existing paved asphalt and concrete surfaces.

5.3 SOIL TYPE

The existing soils on the project site and the associated drainage basins are classified as Hillsboro Silt Loam and Quatama Silt Loam according to the USDA Soil Survey for Washington County. The following table outlines the Hydrologic Soil Group rating for the soil type:

Table 5-2: Hydrologic Soil Group Ratings		
NRCS Map Unit Identification	NRCS Soil Classification	Hydrologic Soil Group Rating
21A	Hillsboro Silt Loam	B
37A	Quatama Silt Loam	C

5.4 POST-DEVELOPED SITE CONDITIONS

5.4.1 Site Topography

The onsite slopes will be modified with minor cuts and fills to accommodate the construction of the access/parking areas and commercial office building. The proposed site grading will not change the existing stormwater drainage patterns/basin.

5.4.2 Land Use

The site land-use will consist of the construction of a new commercial office building with onsite parking and property line adjustment.

5.4.3 Post-Developed Input Parameters

Appendices A, B, and C provide the HydroCAD reports and input parameters that were generated for the analyzed storm events with respect to the drainage basins contributing to the planned onsite improvements. These reports include all the parameters (e.g., impervious/pervious areas, time of concentration, etc.) used to model the site hydrology.

5.4.4 Description of Off-Site Contributing Basins

No major off-site contributory basins drain onto the subject site. The surrounding subdivisions/properties drain utilizing the existing public storm drainage systems and facilities.

6.0 Stormwater Analyses

6.1 STORMWATER CONDUIT SIZING AND INLET SPACING

The storm system pipes and area drains will be sized to meet CWS sizing and spacing requirements using the Manning's equation to adequately convey the peak flows from the 25-year storm event.

6.2 STORMWATER QUALITY MANAGEMENT

Treatment for water quality will be achieved by routing stormwater through stormwater filter cartridges prior to entering the subsurface detention pipe. The system has been designed to provide water quality treatment per Clean Water Services Design and Construction Standards for Sanitary Sewer and Surface Water Management (R&O 19-05).

Stormwater runoff generated beyond the 25-year detention volume, will be routed through the subsurface detention pipe via an overflow structure and discharged into the existing public storm drainage system located east of the subject site. Detailed calculations and checks against CWS criteria are included in the Appendices.

A small amount of new impervious area in the north corner of the site cannot be routed to the new on-site stormwater management system due to topographic constraints. This untreatable area will be addressed by a fee-in-lieu payment.

6.3 STORMWATER HYDROMODIFICATION MANAGEMENT

The planned project will generate approximately 28,958 square feet of impervious area, thus classifying as a Large Project.

Per CWS Hydromodification Planning Tool, the subject site is located within a developed region, discharging into a moderate risk level existing stream via an existing public storm system with a known downstream deficiency. Based on these parameters and CWS Table 4-2, the subject site falls within a

Category 2 Hydromodification approach. Category 2 CWS hydromodification approach requirements are outlined in Table 6-1.

Table 6-1: CWS Hydromodification Requirements	
Post-Developed Peak Runoff Rate	Pre-Developed Peak Runoff Rate Target
2-year, 24-hour	50% of 2-year, 24-hour
5-year, 24-hour	5-year, 24-hour
10-year, 24-hour	10-year, 24-hour

Per CWS Category 2, the subject site will provide peak-flow matching detention, using design criteria in CWS Section 4.08.6.

6.4 STORMWATER QUANTITY CONTROL FACILITY DESIGN

The planned project provides stormwater quantity management by utilizing a subsurface detention pipe which has been designed per CWS standards.

The following table outlines the results of the detention pipes outflow which limits the post-development peak flows to less than the allowable pre-development peak flows for each storm event, as outlined within CWS stormwater detention and hydromodification management requirements.

Table 6-2: Pre and Post Developed Flows			
Recurrence Interval, Years	Peak Pre-Development Flows, cfs	Peak Post-Development Flows, cfs*	Peak Flow Increase or (Decrease), cfs
2	0.28 (50% of 2-yr = 0.14)	0.14	(0.00)
5	0.43	0.24	(0.19)
10	0.52	0.25	(0.27)
25	0.64	0.27	(0.37)

*Peak post-developed flow for 2-year storm event is less than or equal to 50% of 2-year peak pre-developed flow.

The subsurface detention pipe has been designed per CWS requirements with sufficient capacity to provide 1-foot of freeboard between the hydraulic grade line and the top of the structure for the 25-year post development peak rate of runoff, as well as detain the required post-developed site flows to the allowable pre-developed flow requirements established by Clean Water Service’s Design and Construction for Sanitary Sewer and Surface Water Management Manual (R&O 19-05).

Exhibit A8

SW HANDLEY STREET

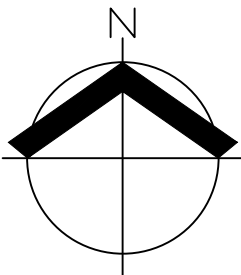
PACIFIC HIGHWAY WEST (OR99W)

PROJECT LOCATION

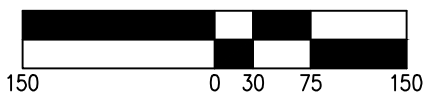
SW MEINECKE PARKWAY

SW DEWEY DRIVE

SW MEINECKE ROAD



SCALE: 1" = 150 FEET



DATE: 4/13/2020

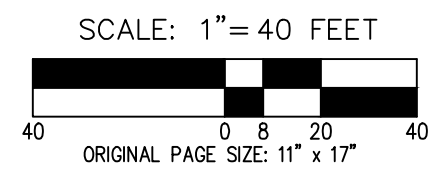
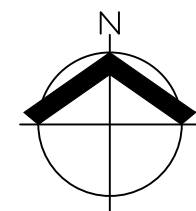
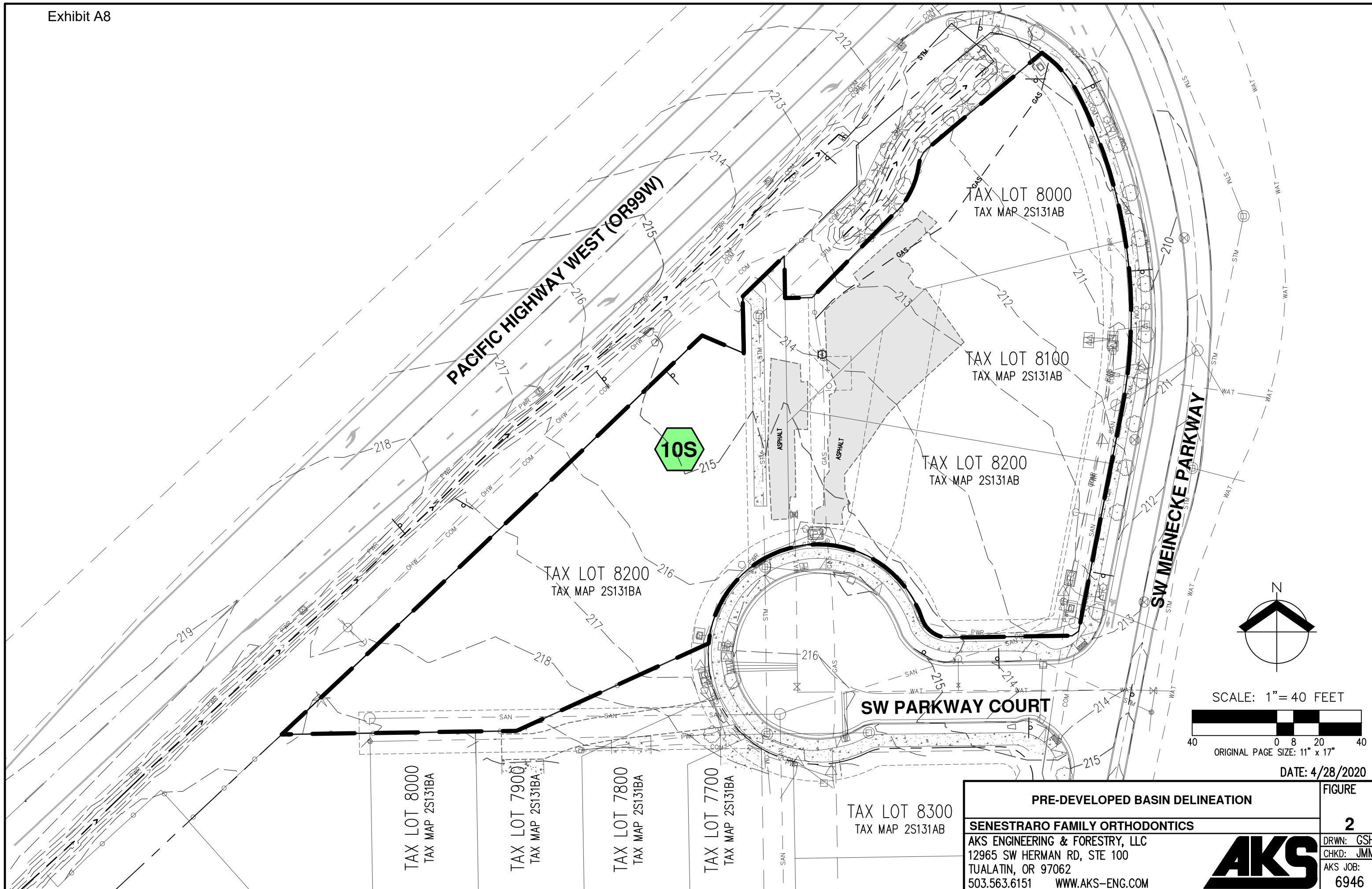
SENESTRARO FAMILY ORTHODONTICS
SITE VICINITY MAP

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



FIGURE
1

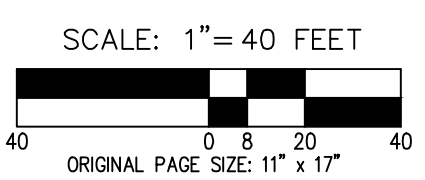
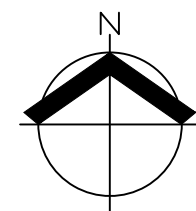
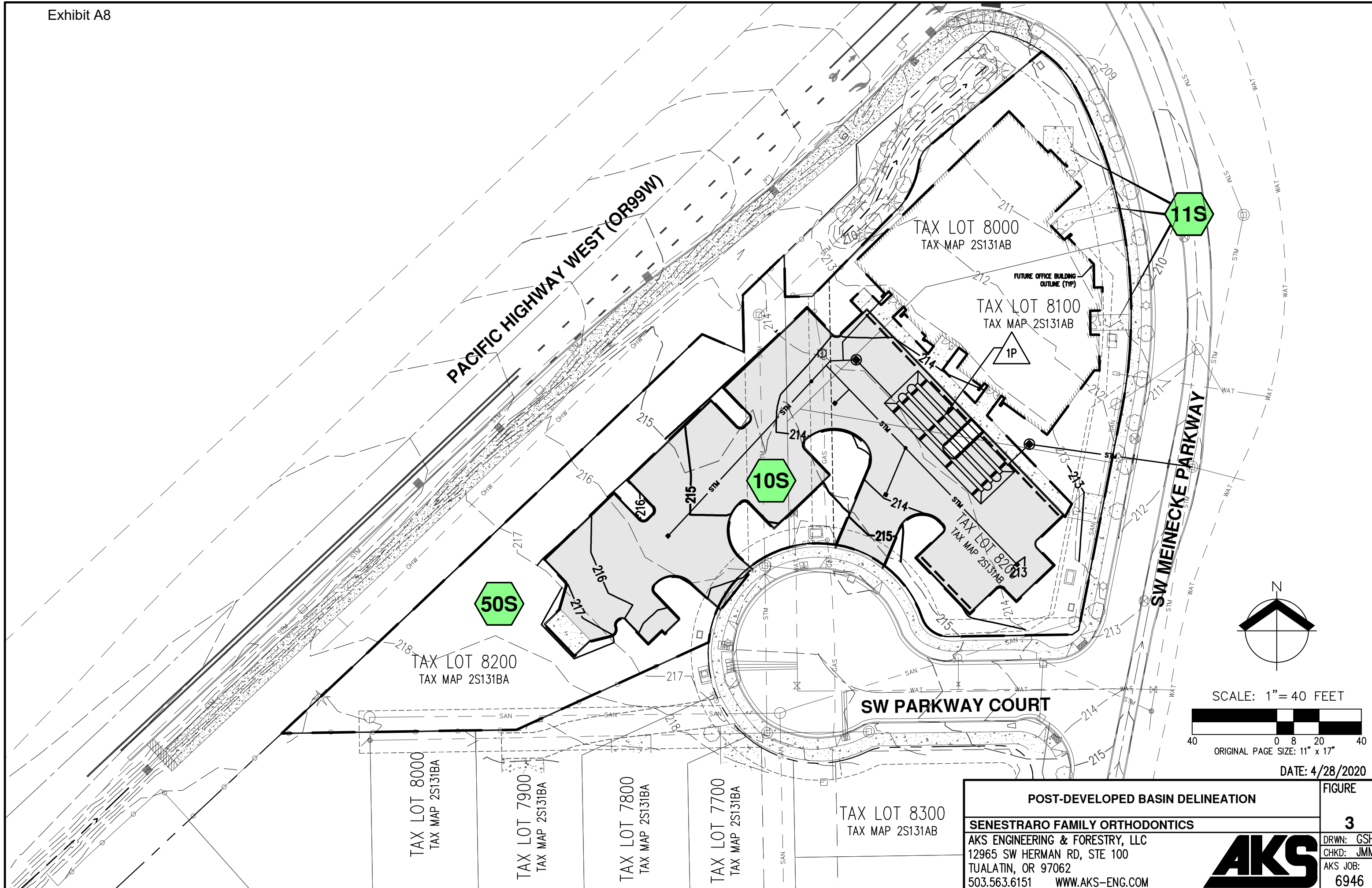
DRWN: GSH
CHKD: JMM
AKS JOB:
6946



DATE: 4/28/2020

PRE-DEVELOPED BASIN DELINEATION		FIGURE
SENISTRARO FAMILY ORTHODONTICS		2
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GSH CHKD: JMM AKS JOB: 6946






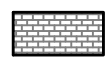
DATE: 4/28/2020

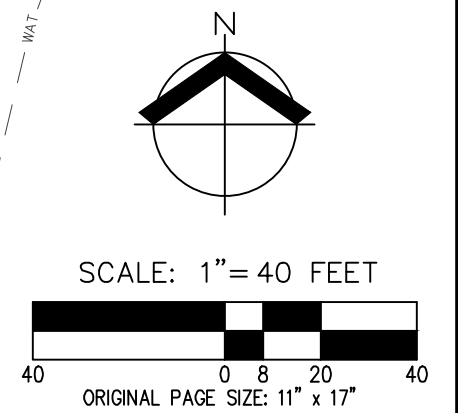
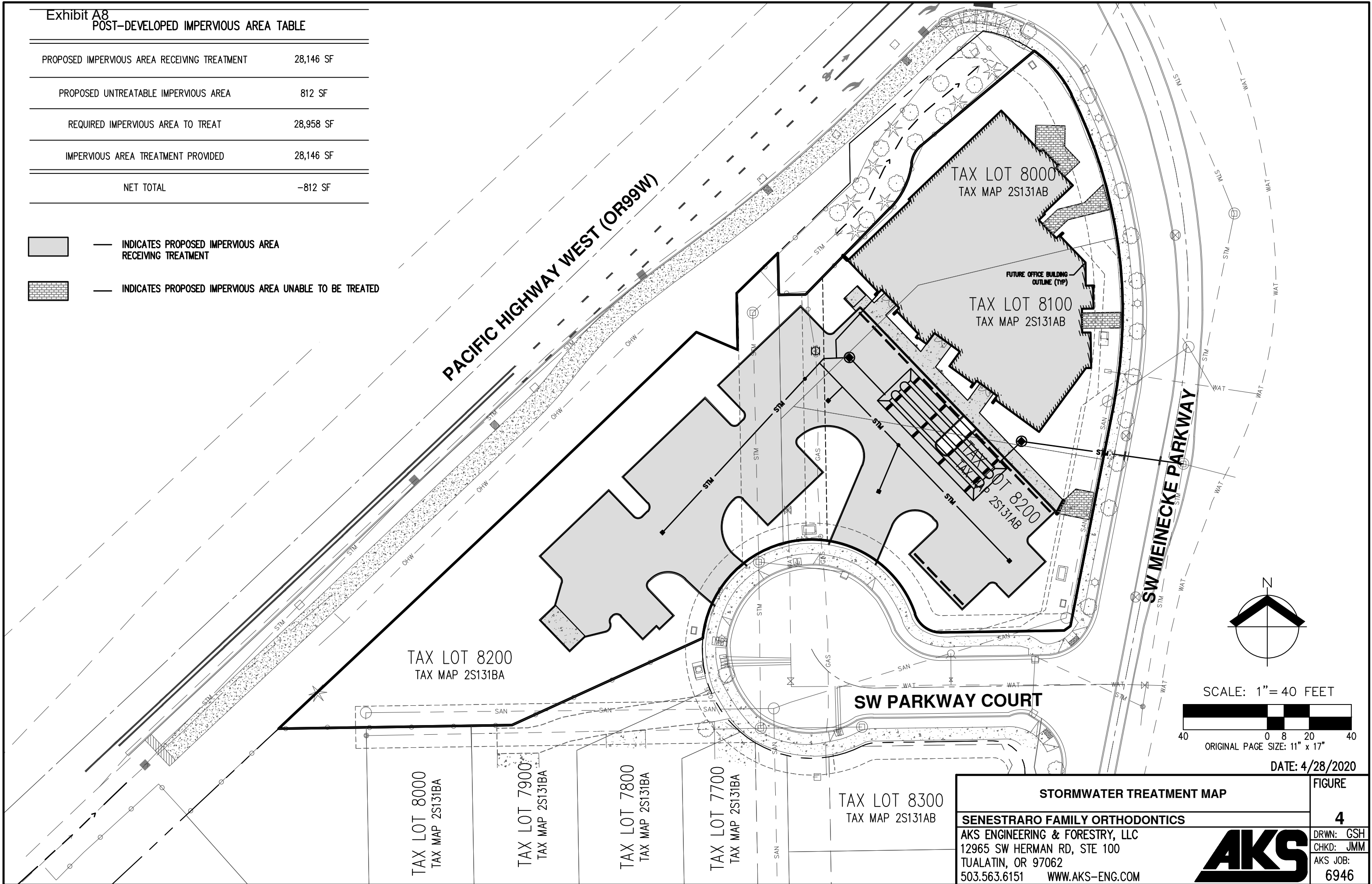
POST-DEVELOPED BASIN DELINEATION		FIGURE
SENISTRARO FAMILY ORTHODONTICS		3
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GSH CHKD: JMM AKS JOB: 6946



Exhibit A8
POST-DEVELOPED IMPERVIOUS AREA TABLE

PROPOSED IMPERVIOUS AREA RECEIVING TREATMENT	28,146 SF
PROPOSED UNTREATABLE IMPERVIOUS AREA	812 SF
REQUIRED IMPERVIOUS AREA TO TREAT	28,958 SF
IMPERVIOUS AREA TREATMENT PROVIDED	28,146 SF
NET TOTAL	-812 SF

-  — INDICATES PROPOSED IMPERVIOUS AREA RECEIVING TREATMENT
-  — INDICATES PROPOSED IMPERVIOUS AREA UNABLE TO BE TREATED

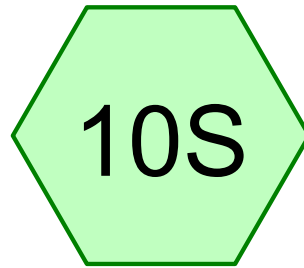


DATE: 4/28/2020

STORMWATER TREATMENT MAP		FIGURE
SENISTRARO FAMILY ORTHODONTICS		4
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GSH CHKD: JMM AKS JOB: 6946



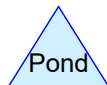
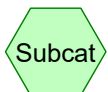
**Appendix A: HydroCAD Reports for
Pre-Developed Condition Storm Events
(25-Year Storm Event Analysis)
(10-Year Storm Event Summary)
(5-Year Storm Event Summary)
(2-Year Storm Event Summary)**



Pre-Developed Site



Site Pre-Developed
Flow Summary



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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
48,074	85	MEADOW/PASTURE (10S)
5,908	75	MODIFIED IMPERVIOUS SURFACE (10S)
53,982	84	TOTAL AREA

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Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Page 3

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Pre-Developed Site

Runoff Area=53,982 sf 0.00% Impervious Runoff Depth=1.12"

Flow Length=300' Slope=0.0167 '/' Tc=11.9 min CN=84 Runoff=0.28 cfs 5,020 cf

Link Pre: Site Pre-Developed Flow Summary

Inflow=0.28 cfs 5,020 cf

Primary=0.28 cfs 5,020 cf

Total Runoff Area = 53,982 sf Runoff Volume = 5,020 cf Average Runoff Depth = 1.12"
100.00% Pervious = 53,982 sf 0.00% Impervious = 0 sf

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Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Summary for Subcatchment 10S: Pre-Developed Site

Runoff = 0.28 cfs @ 8.00 hrs, Volume= 5,020 cf, Depth= 1.12"

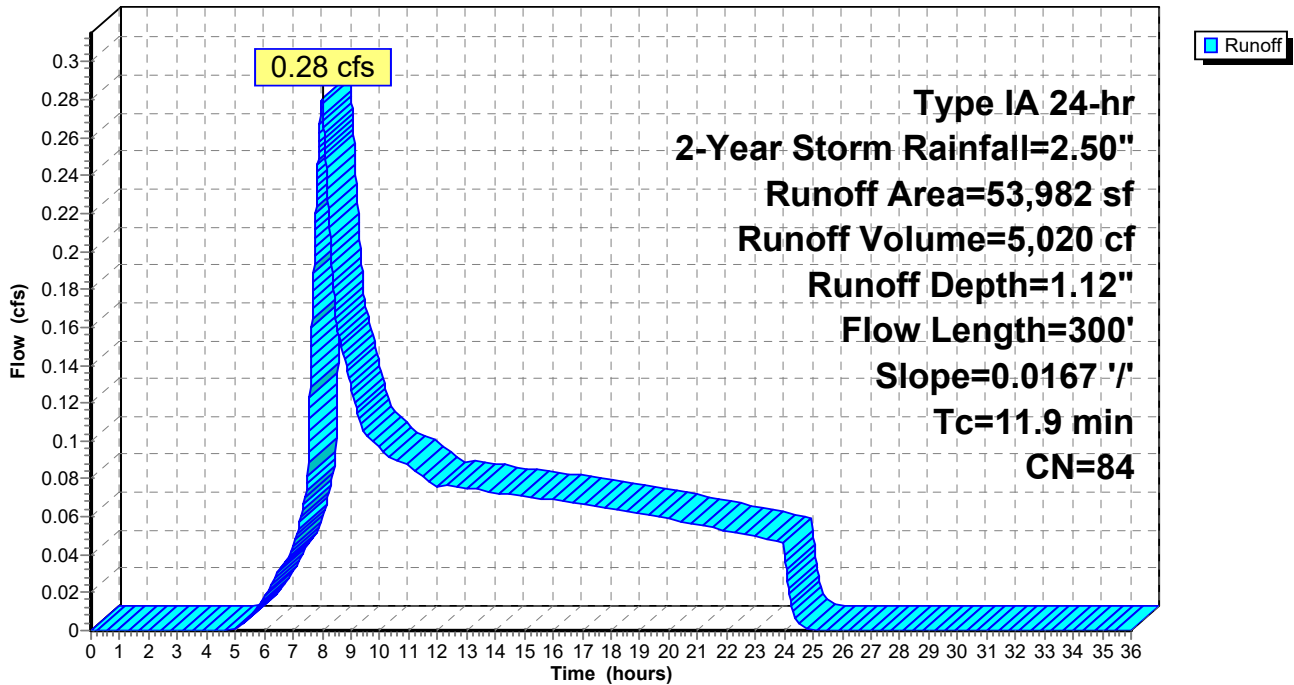
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2-Year Storm Rainfall=2.50"

	Area (sf)	CN	Description
*	48,074	85	MEADOW/PASTURE
*	5,908	75	MODIFIED IMPERVIOUS SURFACE
	53,982	84	Weighted Average
	53,982		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	300	0.0167	0.42		Sheet Flow, Fallow n= 0.050 P2= 2.50"

Subcatchment 10S: Pre-Developed Site

Hydrograph



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Type IA 24-hr 2-Year Storm Rainfall=2.50"

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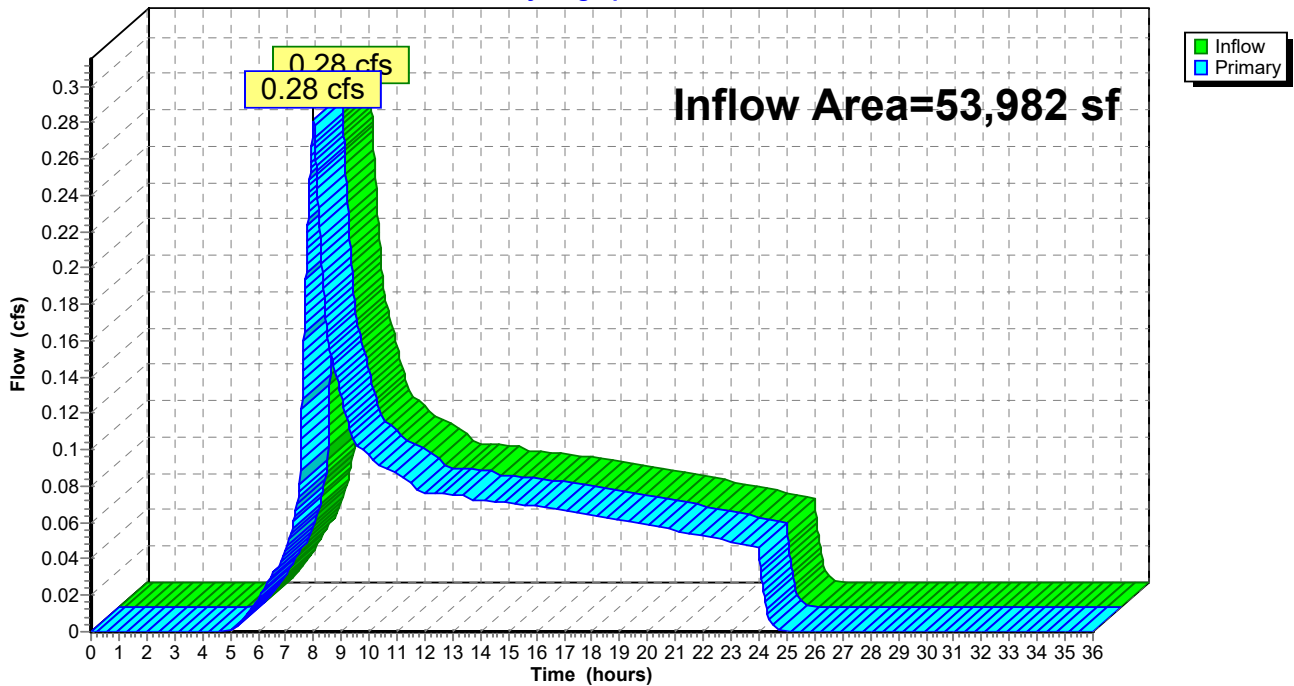
Summary for Link Pre: Site Pre-Developed Flow Summary

Inflow Area = 53,982 sf, 0.00% Impervious, Inflow Depth = 1.12" for 2-Year Storm event
Inflow = 0.28 cfs @ 8.00 hrs, Volume= 5,020 cf
Primary = 0.28 cfs @ 8.00 hrs, Volume= 5,020 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link Pre: Site Pre-Developed Flow Summary

Hydrograph



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Type IA 24-hr 5-Year Storm Rainfall=3.10"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Pre-Developed Site

Runoff Area=53,982 sf 0.00% Impervious Runoff Depth=1.60"

Flow Length=300' Slope=0.0167 '/' Tc=11.9 min CN=84 Runoff=0.43 cfs 7,193 cf

Link Pre: Site Pre-Developed Flow Summary

Inflow=0.43 cfs 7,193 cf

Primary=0.43 cfs 7,193 cf

Total Runoff Area = 53,982 sf Runoff Volume = 7,193 cf Average Runoff Depth = 1.60"
100.00% Pervious = 53,982 sf 0.00% Impervious = 0 sf

6946 Pre Developed

Type IA 24-hr 5-Year Storm Rainfall=3.10"

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Page 7

Summary for Subcatchment 10S: Pre-Developed Site

Runoff = 0.43 cfs @ 8.00 hrs, Volume= 7,193 cf, Depth= 1.60"

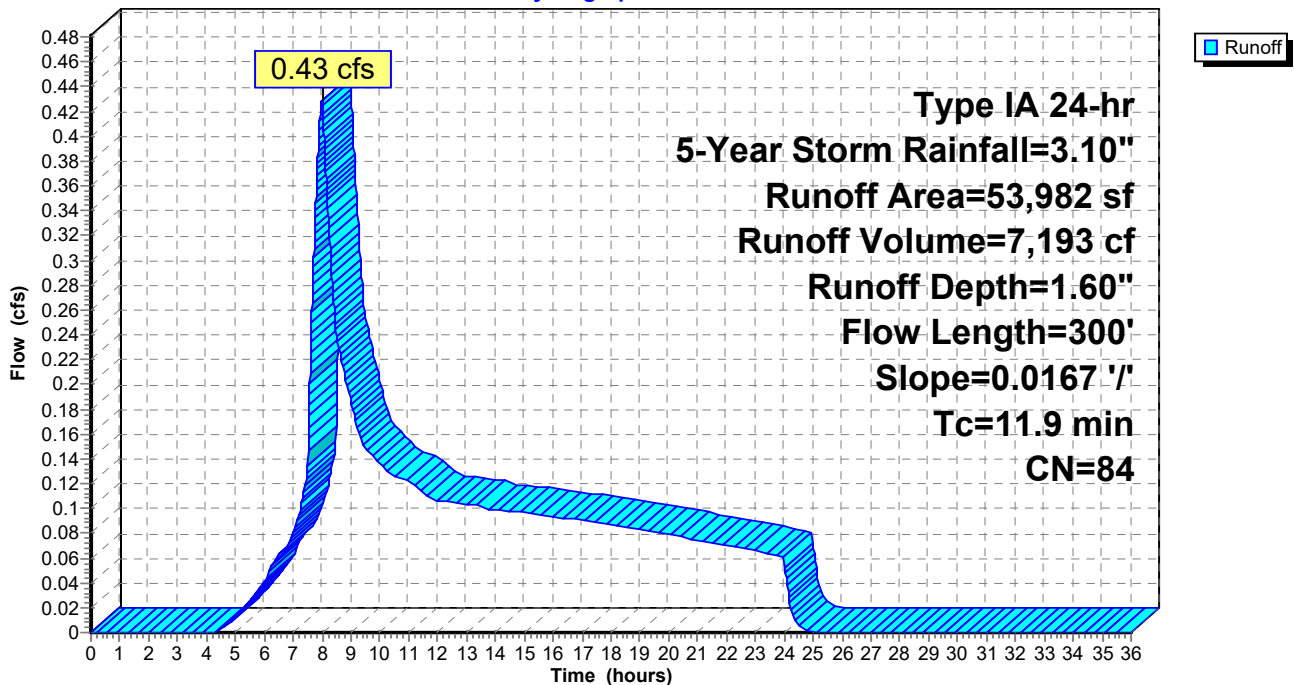
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5-Year Storm Rainfall=3.10"

	Area (sf)	CN	Description
*	48,074	85	MEADOW/PASTURE
*	5,908	75	MODIFIED IMPERVIOUS SURFACE
	53,982	84	Weighted Average
	53,982		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	300	0.0167	0.42		Sheet Flow, Fallow n= 0.050 P2= 2.50"

Subcatchment 10S: Pre-Developed Site

Hydrograph



6946 Pre Developed

Type IA 24-hr 5-Year Storm Rainfall=3.10"

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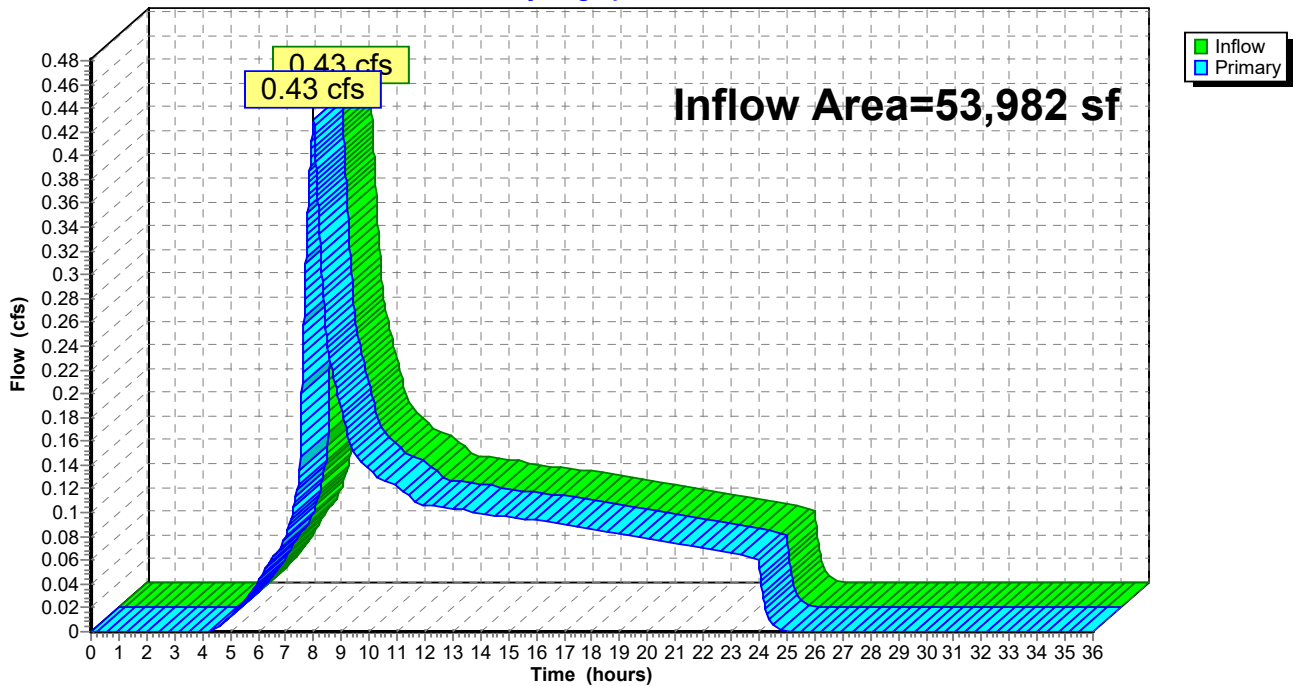
Summary for Link Pre: Site Pre-Developed Flow Summary

Inflow Area = 53,982 sf, 0.00% Impervious, Inflow Depth = 1.60" for 5-Year Storm event
Inflow = 0.43 cfs @ 8.00 hrs, Volume= 7,193 cf
Primary = 0.43 cfs @ 8.00 hrs, Volume= 7,193 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link Pre: Site Pre-Developed Flow Summary

Hydrograph



6946 Pre Developed

Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 9

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Pre-Developed Site

Runoff Area=53,982 sf 0.00% Impervious Runoff Depth=1.89"

Flow Length=300' Slope=0.0167 '/' Tc=11.9 min CN=84 Runoff=0.52 cfs 8,519 cf

Link Pre: Site Pre-Developed Flow Summary

Inflow=0.52 cfs 8,519 cf

Primary=0.52 cfs 8,519 cf

Total Runoff Area = 53,982 sf Runoff Volume = 8,519 cf Average Runoff Depth = 1.89"
100.00% Pervious = 53,982 sf 0.00% Impervious = 0 sf

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Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Summary for Subcatchment 10S: Pre-Developed Site

Runoff = 0.52 cfs @ 8.00 hrs, Volume= 8,519 cf, Depth= 1.89"

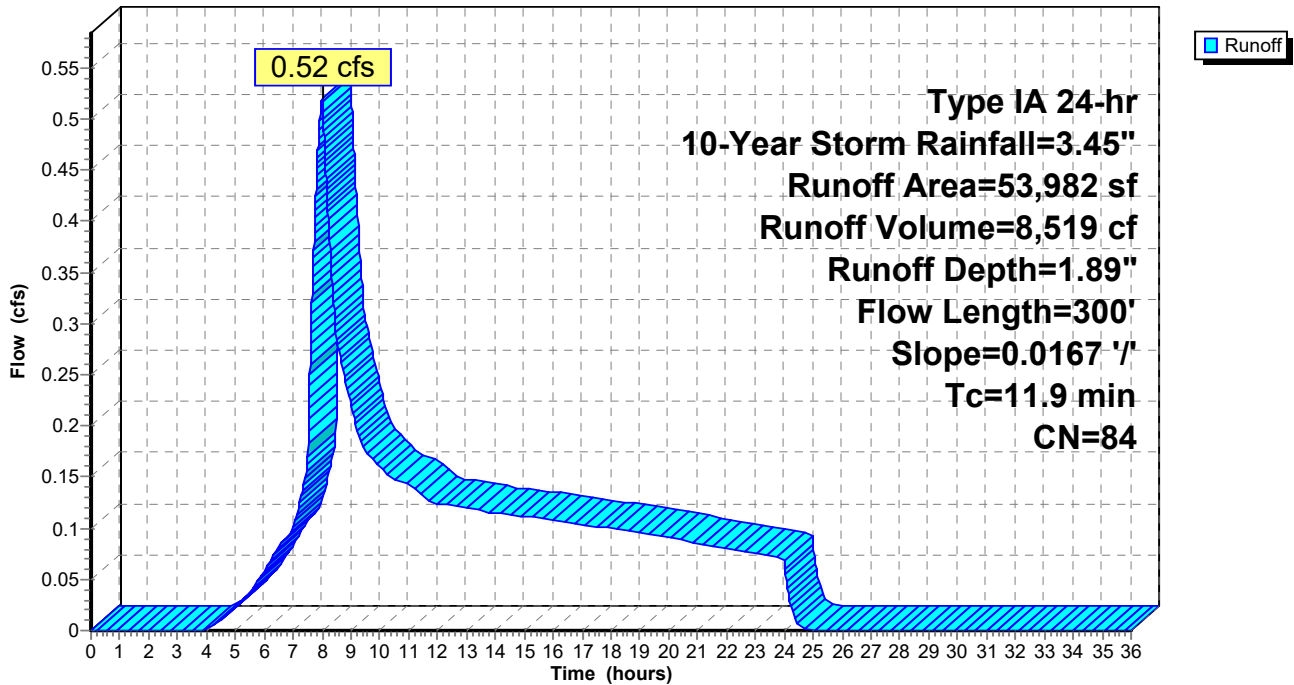
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10-Year Storm Rainfall=3.45"

	Area (sf)	CN	Description
*	48,074	85	MEADOW/PASTURE
*	5,908	75	MODIFIED IMPERVIOUS SURFACE
	53,982	84	Weighted Average
	53,982		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	300	0.0167	0.42		Sheet Flow, Fallow n= 0.050 P2= 2.50"

Subcatchment 10S: Pre-Developed Site

Hydrograph



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Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 11

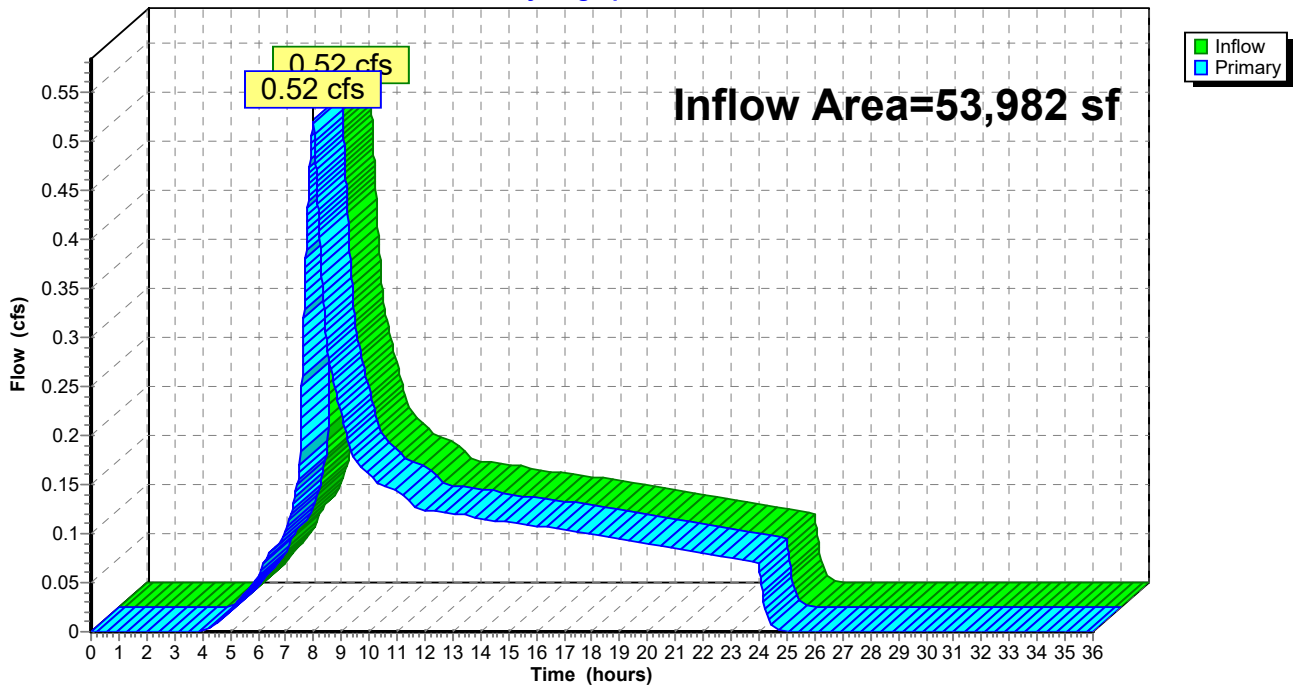
Summary for Link Pre: Site Pre-Developed Flow Summary

Inflow Area = 53,982 sf, 0.00% Impervious, Inflow Depth = 1.89" for 10-Year Storm event
Inflow = 0.52 cfs @ 8.00 hrs, Volume= 8,519 cf
Primary = 0.52 cfs @ 8.00 hrs, Volume= 8,519 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link Pre: Site Pre-Developed Flow Summary

Hydrograph



6946 Pre Developed

Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 12

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Pre-Developed Site

Runoff Area=53,982 sf 0.00% Impervious Runoff Depth=2.28"

Flow Length=300' Slope=0.0167 '/' Tc=11.9 min CN=84 Runoff=0.64 cfs 10,271 cf

Link Pre: Site Pre-Developed Flow Summary

Inflow=0.64 cfs 10,271 cf

Primary=0.64 cfs 10,271 cf

Total Runoff Area = 53,982 sf Runoff Volume = 10,271 cf Average Runoff Depth = 2.28"
100.00% Pervious = 53,982 sf 0.00% Impervious = 0 sf

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Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 13

Summary for Subcatchment 10S: Pre-Developed Site

Runoff = 0.64 cfs @ 8.00 hrs, Volume= 10,271 cf, Depth= 2.28"

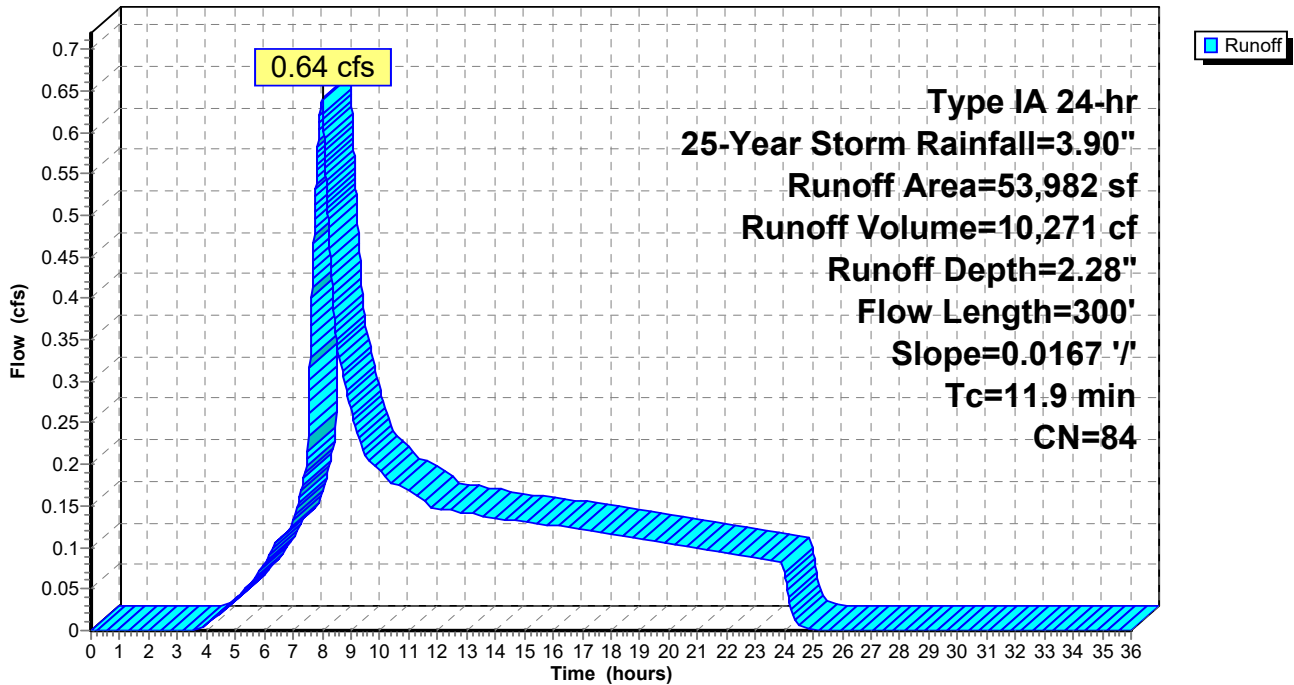
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 25-Year Storm Rainfall=3.90"

	Area (sf)	CN	Description
*	48,074	85	MEADOW/PASTURE
*	5,908	75	MODIFIED IMPERVIOUS SURFACE
	53,982	84	Weighted Average
	53,982		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	300	0.0167	0.42		Sheet Flow, Fallow n= 0.050 P2= 2.50"

Subcatchment 10S: Pre-Developed Site

Hydrograph



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Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 14

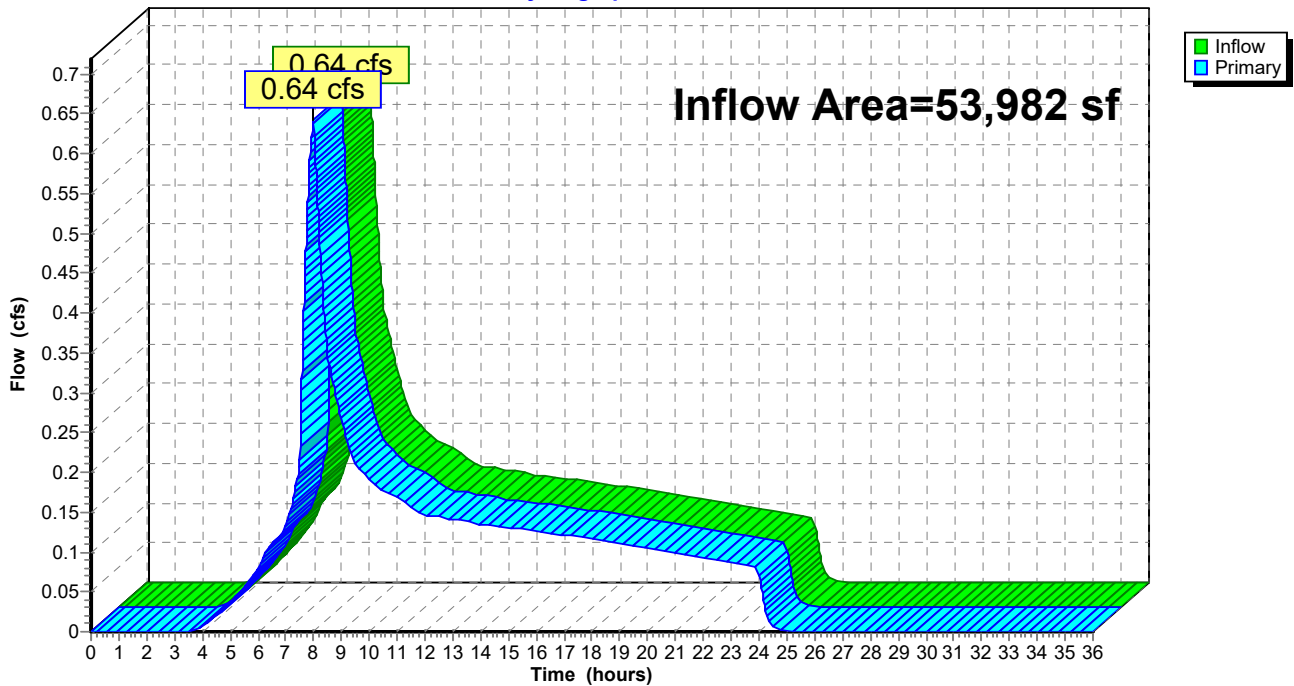
Summary for Link Pre: Site Pre-Developed Flow Summary

Inflow Area = 53,982 sf, 0.00% Impervious, Inflow Depth = 2.28" for 25-Year Storm event
Inflow = 0.64 cfs @ 8.00 hrs, Volume= 10,271 cf
Primary = 0.64 cfs @ 8.00 hrs, Volume= 10,271 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

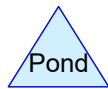
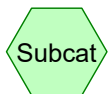
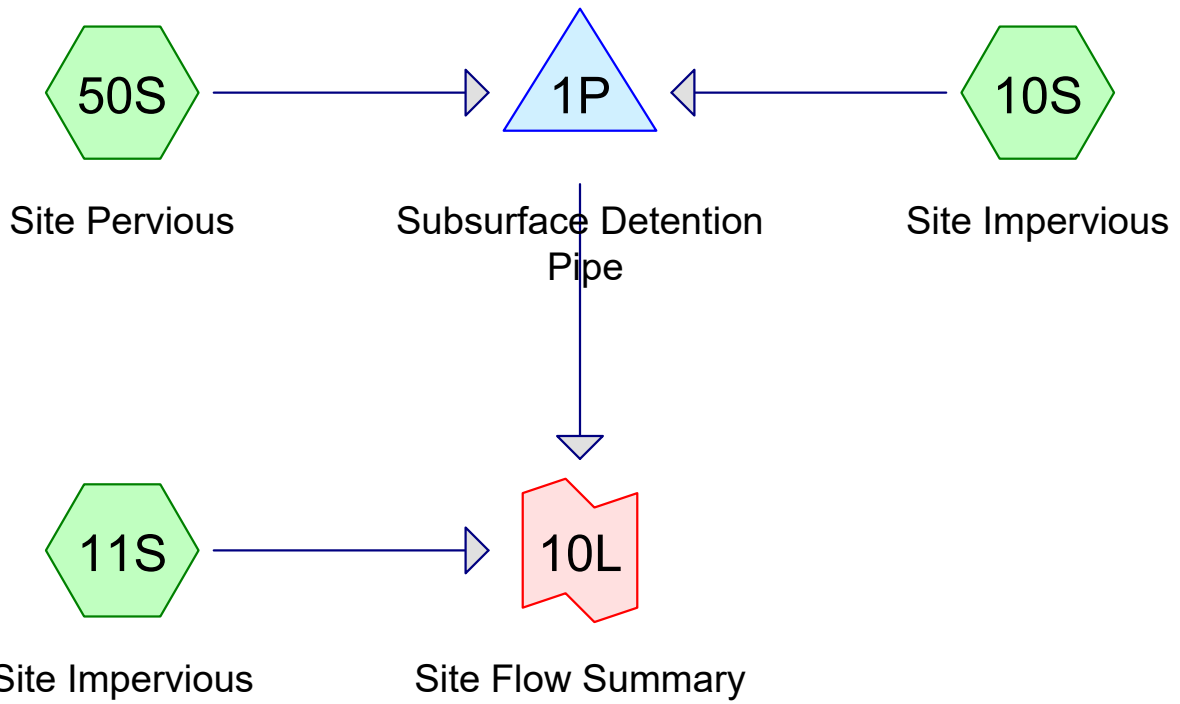
Link Pre: Site Pre-Developed Flow Summary

Hydrograph





**Appendix B: HydroCAD Reports for
Post-Developed Condition Storm Events
(25-Year Storm Event Analysis)
(10-Year Storm Event Summary)
(5-Year Storm Event Summary)
(2-Year Storm Event Summary)**



6946 Post Developed Det

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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
25,025	79	<50% Grass cover, Poor, HSG B (50S)
9,634	98	Impervious Roof (10S)
2,001	98	Impervious Sidewalk (10S, 11S)
17,322	98	Paved parking (10S)
53,982	89	TOTAL AREA

6946 Post Developed Det

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Page 3

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	206.20	203.75	98.0	0.0250	0.130	8.0	0.0	0.0

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Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Page 4

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Site Impervious Runoff Area=28,145 sf 100.00% Impervious Runoff Depth=2.27"
Tc=5.0 min CN=98 Runoff=0.37 cfs 5,326 cf

Subcatchment 11S: Site Impervious Runoff Area=812 sf 100.00% Impervious Runoff Depth=2.27"
Tc=5.0 min CN=98 Runoff=0.01 cfs 154 cf

Subcatchment 50S: Site Pervious Runoff Area=25,025 sf 0.00% Impervious Runoff Depth=0.84"
Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=79 Runoff=0.09 cfs 1,746 cf

Pond 1P: Subsurface Detention Pipe Peak Elev=207.81' Storage=1,252 cf Inflow=0.46 cfs 7,072 cf
Outflow=0.13 cfs 7,072 cf

Link 10L: Site Flow Summary Inflow=0.14 cfs 7,226 cf
Primary=0.14 cfs 7,226 cf

Total Runoff Area = 53,982 sf Runoff Volume = 7,226 cf Average Runoff Depth = 1.61"
46.36% Pervious = 25,025 sf 53.64% Impervious = 28,957 sf

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Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Page 5

Summary for Subcatchment 10S: Site Impervious

Runoff = 0.37 cfs @ 7.88 hrs, Volume= 5,326 cf, Depth= 2.27"

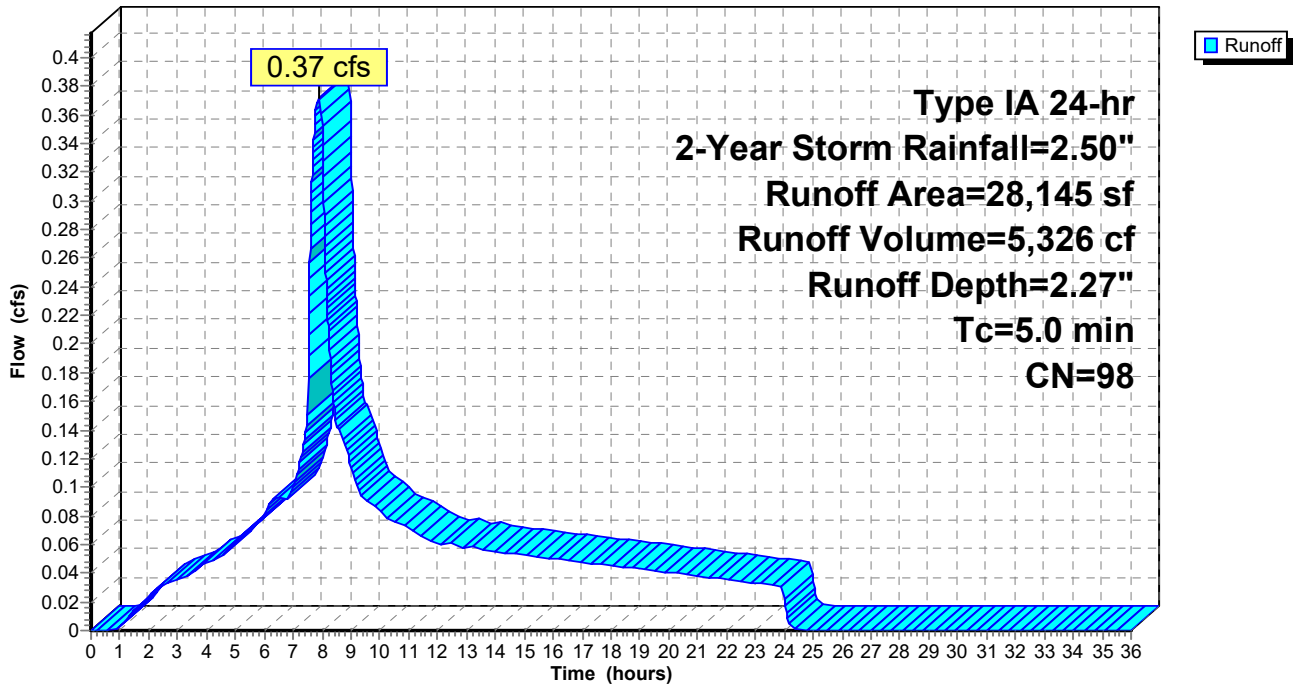
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2-Year Storm Rainfall=2.50"

	Area (sf)	CN	Description
*	17,322	98	Paved parking
*	9,634	98	Impervious Roof
*	1,189	98	Impervious Sidewalk
	28,145	98	Weighted Average
	28,145		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 10S: Site Impervious

Hydrograph



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Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Page 6

Summary for Subcatchment 11S: Site Impervious

Runoff = 0.01 cfs @ 7.88 hrs, Volume= 154 cf, Depth= 2.27"

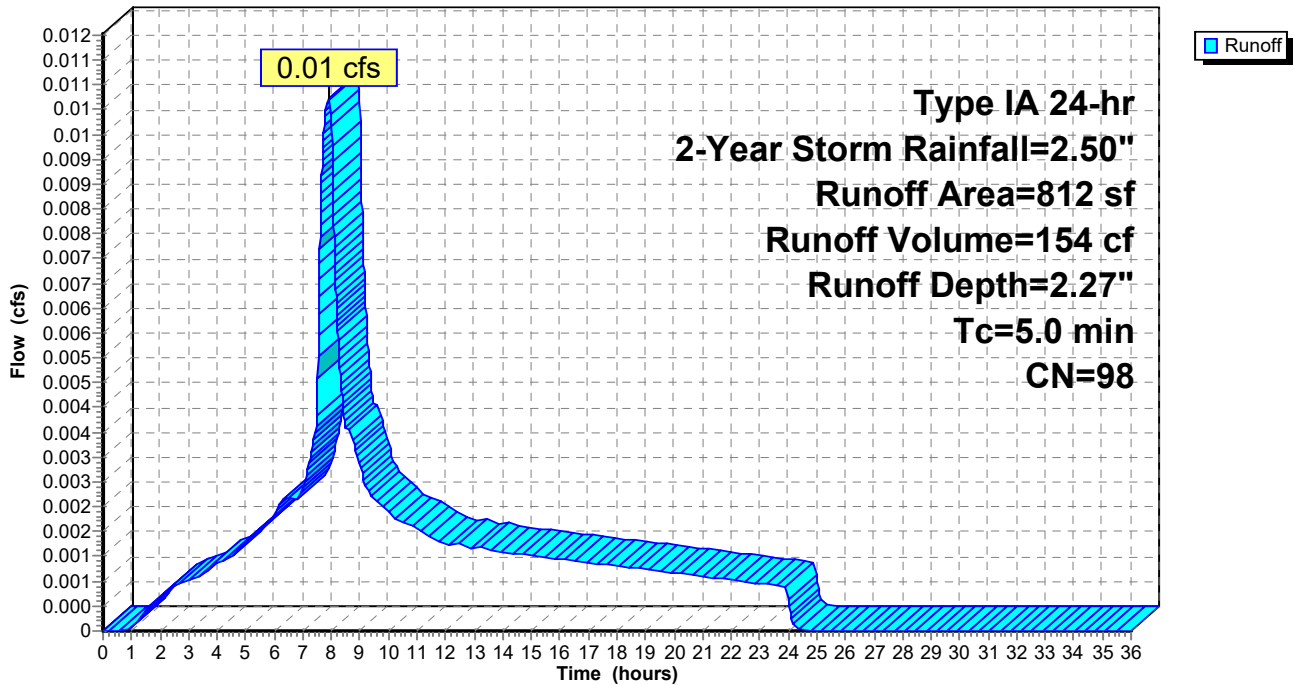
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2-Year Storm Rainfall=2.50"

Area (sf)	CN	Description
* 812	98	Impervious Sidewalk
812		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 11S: Site Impervious

Hydrograph



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Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Page 7

Summary for Subcatchment 50S: Site Pervious

Runoff = 0.09 cfs @ 8.00 hrs, Volume= 1,746 cf, Depth= 0.84"

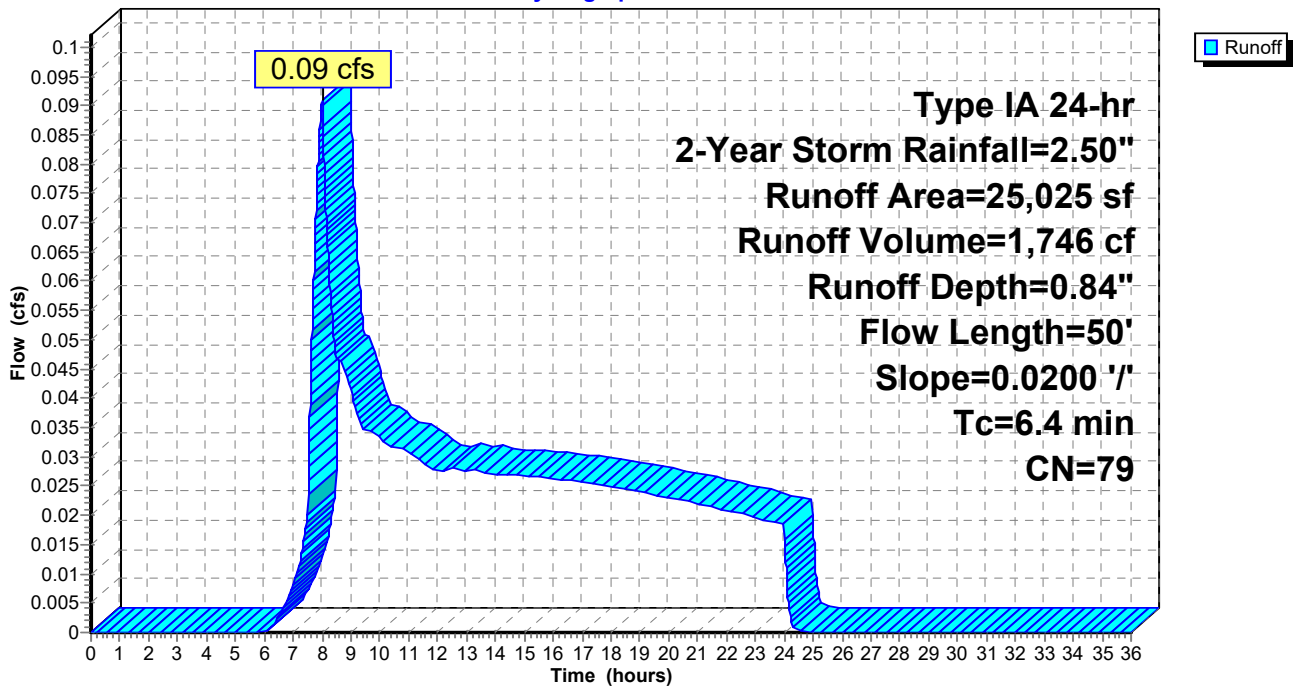
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2-Year Storm Rainfall=2.50"

Area (sf)	CN	Description
25,025	79	<50% Grass cover, Poor, HSG B
25,025		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	50	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"

Subcatchment 50S: Site Pervious

Hydrograph



6946 Post Developed Det

Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Page 8

Summary for Pond 1P: Subsurface Detention Pipe

Inflow Area = 53,170 sf, 52.93% Impervious, Inflow Depth = 1.60" for 2-Year Storm event
 Inflow = 0.46 cfs @ 7.92 hrs, Volume= 7,072 cf
 Outflow = 0.13 cfs @ 9.28 hrs, Volume= 7,072 cf, Atten= 71%, Lag= 81.7 min
 Primary = 0.13 cfs @ 9.28 hrs, Volume= 7,072 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 207.81' @ 9.28 hrs Surf.Area= 1,036 sf Storage= 1,252 cf
 Flood Elev= 210.20' Surf.Area= 0 sf Storage= 3,318 cf

Plug-Flow detention time= 100.0 min calculated for 7,072 cf (100% of inflow)
 Center-of-Mass det. time= 100.0 min (818.9 - 718.9)

Volume	Invert	Avail.Storage	Storage Description
#1	206.20'	3,318 cf	48.0" Round Pipe Storage x 4 L= 66.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	206.20'	8.0" Round Outlet to Public System L= 98.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 206.20' / 203.75' S= 0.0250 1' Cc= 0.900 n= 0.130, Flow Area= 0.35 sf
#2	Device 1	206.20'	2.0" Vert. Lower Oriface C= 0.620
#3	Device 1	207.83'	4.0" Vert. Mid Oriface C= 0.620
#4	Device 1	209.20'	8.0" Horiz. Overflow Riser Rim C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.13 cfs @ 9.28 hrs HW=207.81' (Free Discharge)

- 1=Outlet to Public System (Passes 0.13 cfs of 0.22 cfs potential flow)
- 2=Lower Oriface (Orifice Controls 0.13 cfs @ 6.15 fps)
- 3=Mid Oriface (Controls 0.00 cfs)
- 4=Overflow Riser Rim (Controls 0.00 cfs)

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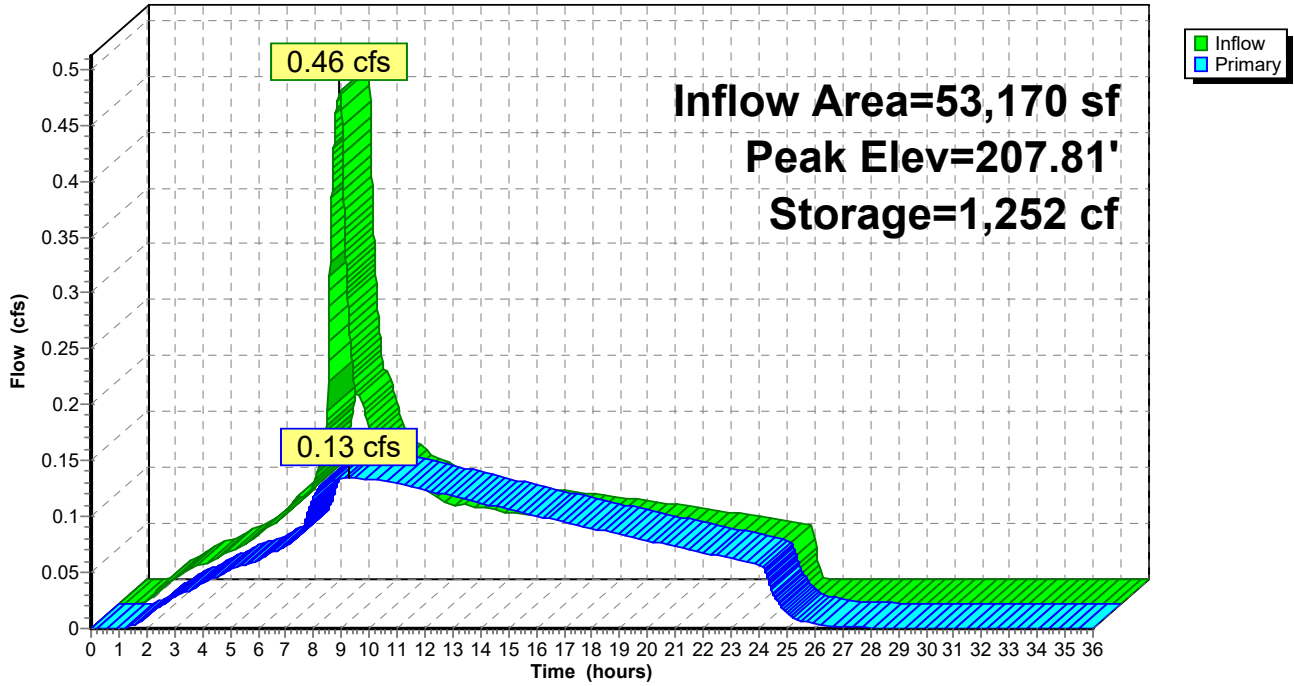
Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Page 9

Pond 1P: Subsurface Detention Pipe

Hydrograph



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Type IA 24-hr 2-Year Storm Rainfall=2.50"

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Page 10

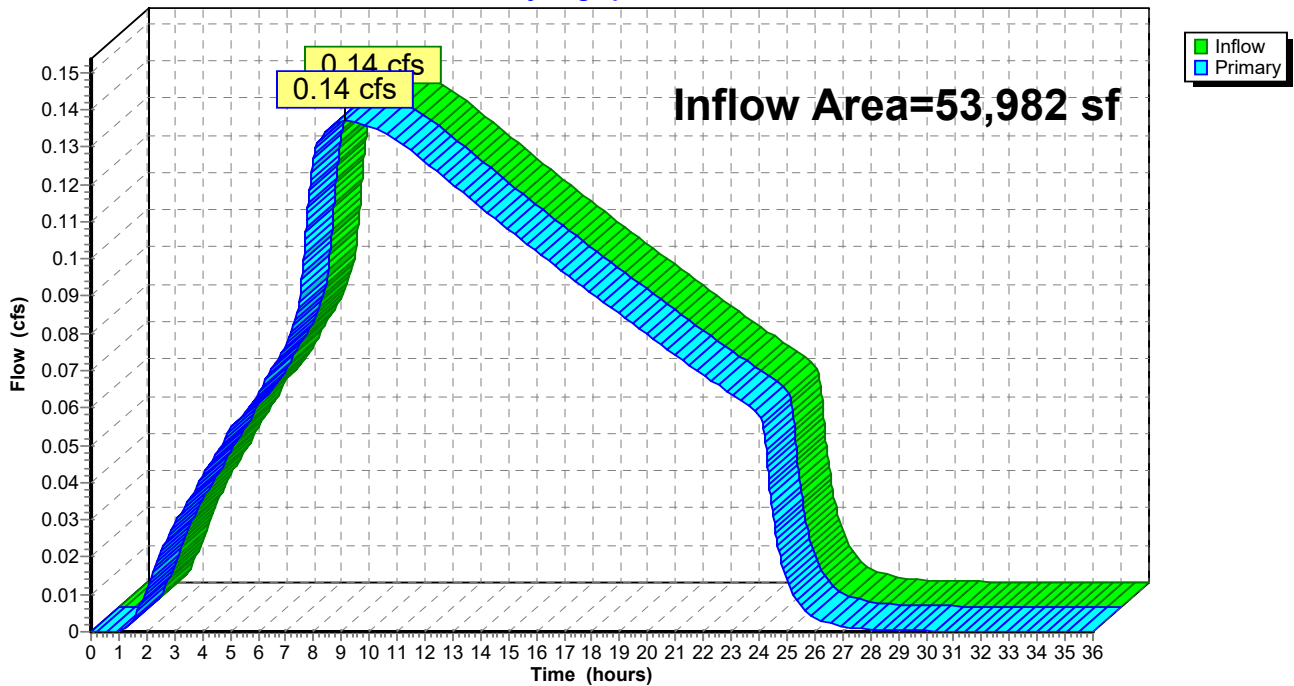
Summary for Link 10L: Site Flow Summary

Inflow Area = 53,982 sf, 53.64% Impervious, Inflow Depth > 1.61" for 2-Year Storm event
Inflow = 0.14 cfs @ 9.11 hrs, Volume= 7,226 cf
Primary = 0.14 cfs @ 9.11 hrs, Volume= 7,226 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link 10L: Site Flow Summary

Hydrograph



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Type IA 24-hr 5-Year Storm Rainfall=3.10"

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Page 11

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Site Impervious Runoff Area=28,145 sf 100.00% Impervious Runoff Depth=2.87"
Tc=5.0 min CN=98 Runoff=0.47 cfs 6,726 cf

Subcatchment 11S: Site Impervious Runoff Area=812 sf 100.00% Impervious Runoff Depth=2.87"
Tc=5.0 min CN=98 Runoff=0.01 cfs 194 cf

Subcatchment 50S: Site Pervious Runoff Area=25,025 sf 0.00% Impervious Runoff Depth=1.26"
Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=79 Runoff=0.15 cfs 2,632 cf

Pond 1P: Subsurface Detention Pipe Peak Elev=208.15' Storage=1,603 cf Inflow=0.61 cfs 9,358 cf
Outflow=0.24 cfs 9,358 cf

Link 10L: Site Flow Summary Inflow=0.24 cfs 9,552 cf
Primary=0.24 cfs 9,552 cf

Total Runoff Area = 53,982 sf Runoff Volume = 9,552 cf Average Runoff Depth = 2.12"
46.36% Pervious = 25,025 sf 53.64% Impervious = 28,957 sf

6946 Post Developed Det

Type IA 24-hr 5-Year Storm Rainfall=3.10"

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Page 12

Summary for Subcatchment 10S: Site Impervious

Runoff = 0.47 cfs @ 7.88 hrs, Volume= 6,726 cf, Depth= 2.87"

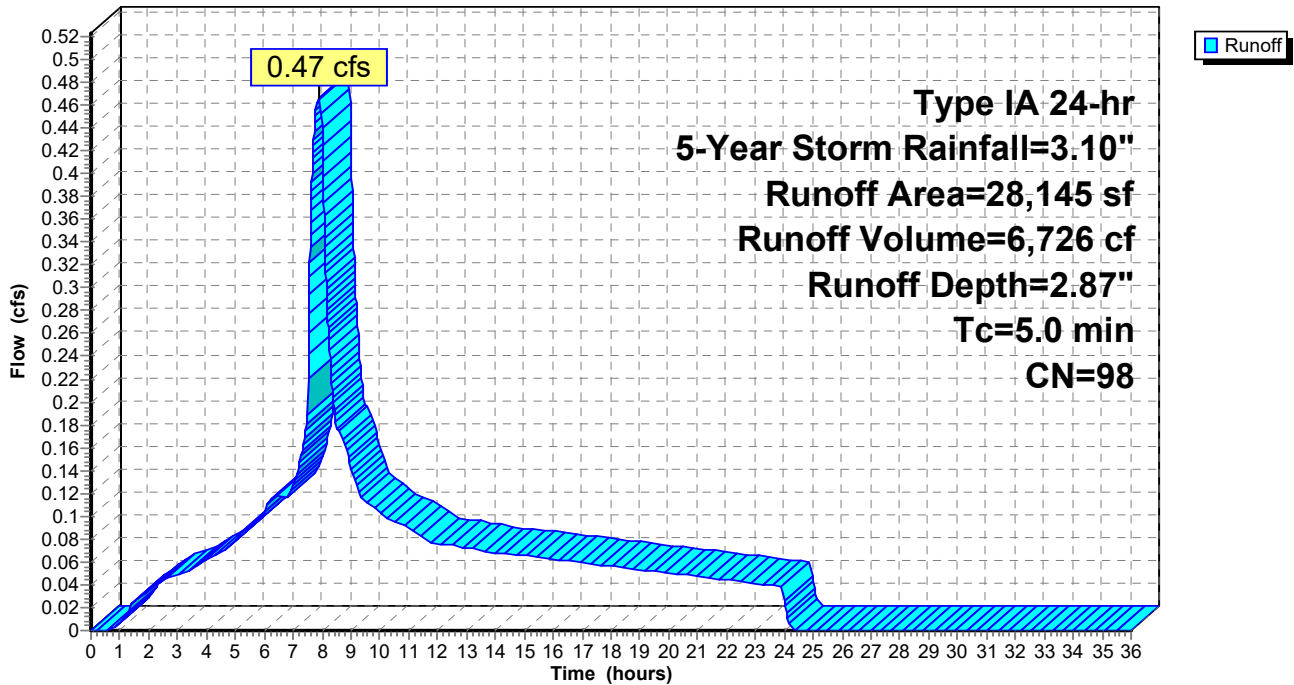
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5-Year Storm Rainfall=3.10"

	Area (sf)	CN	Description
*	17,322	98	Paved parking
*	9,634	98	Impervious Roof
*	1,189	98	Impervious Sidewalk
	28,145	98	Weighted Average
	28,145		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 10S: Site Impervious

Hydrograph



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Type IA 24-hr 5-Year Storm Rainfall=3.10"

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Page 13

Summary for Subcatchment 11S: Site Impervious

Runoff = 0.01 cfs @ 7.88 hrs, Volume= 194 cf, Depth= 2.87"

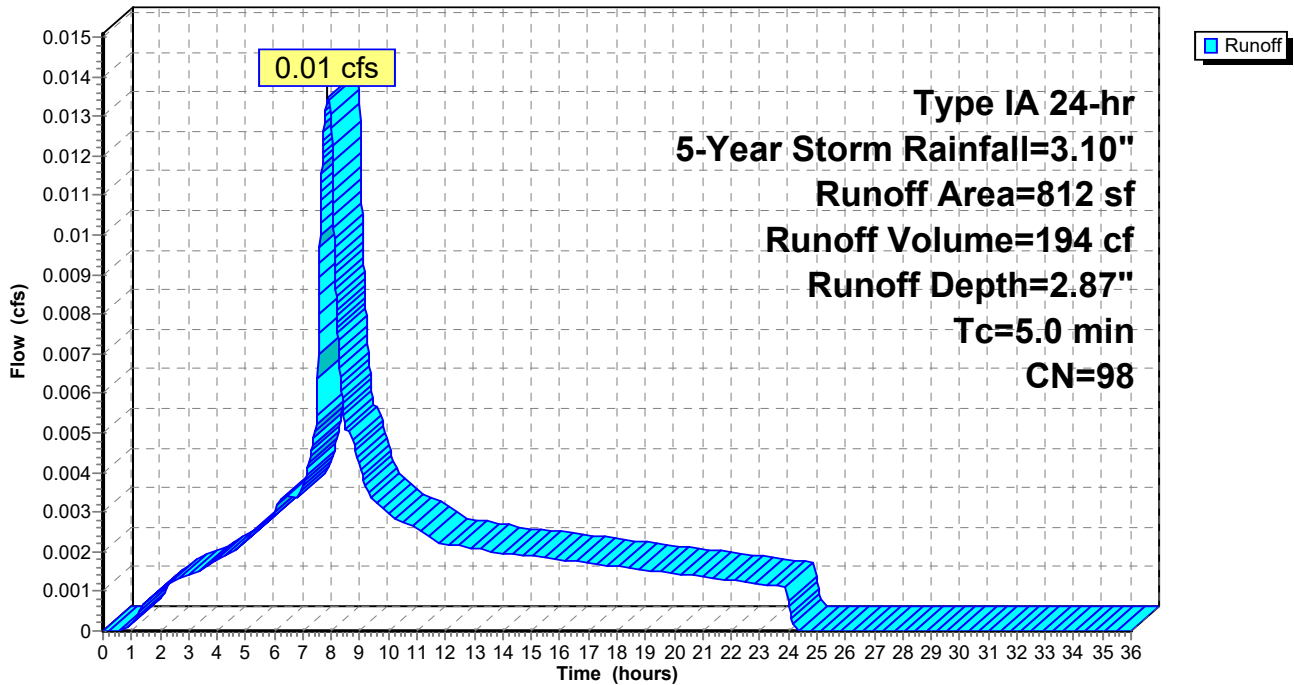
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 5-Year Storm Rainfall=3.10"

Area (sf)	CN	Description
* 812	98	Impervious Sidewalk
812		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 11S: Site Impervious

Hydrograph



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Type IA 24-hr 5-Year Storm Rainfall=3.10"

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Page 14

Summary for Subcatchment 50S: Site Pervious

Runoff = 0.15 cfs @ 8.00 hrs, Volume= 2,632 cf, Depth= 1.26"

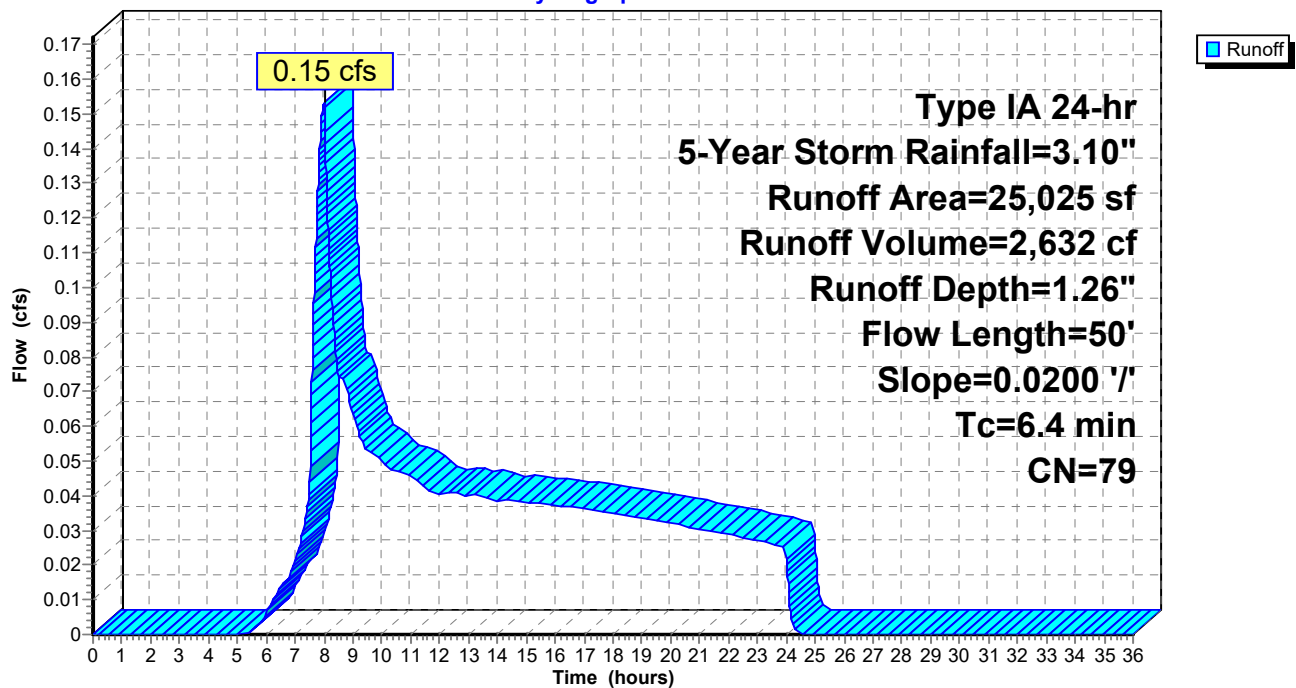
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5-Year Storm Rainfall=3.10"

Area (sf)	CN	Description
25,025	79	<50% Grass cover, Poor, HSG B
25,025		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	50	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"

Subcatchment 50S: Site Pervious

Hydrograph



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Type IA 24-hr 5-Year Storm Rainfall=3.10"

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Page 15

Summary for Pond 1P: Subsurface Detention Pipe

Inflow Area = 53,170 sf, 52.93% Impervious, Inflow Depth = 2.11" for 5-Year Storm event
 Inflow = 0.61 cfs @ 7.92 hrs, Volume= 9,358 cf
 Outflow = 0.24 cfs @ 8.77 hrs, Volume= 9,358 cf, Atten= 62%, Lag= 51.3 min
 Primary = 0.24 cfs @ 8.77 hrs, Volume= 9,358 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 208.15' @ 8.77 hrs Surf.Area= 1,056 sf Storage= 1,603 cf
 Flood Elev= 210.20' Surf.Area= 0 sf Storage= 3,318 cf

Plug-Flow detention time= 112.3 min calculated for 9,356 cf (100% of inflow)
 Center-of-Mass det. time= 112.4 min (825.4 - 713.0)

Volume	Invert	Avail.Storage	Storage Description
#1	206.20'	3,318 cf	48.0" Round Pipe Storage x 4 L= 66.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	206.20'	8.0" Round Outlet to Public System L= 98.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 206.20' / 203.75' S= 0.0250 1' Cc= 0.900 n= 0.130, Flow Area= 0.35 sf
#2	Device 1	206.20'	2.0" Vert. Lower Oriface C= 0.620
#3	Device 1	207.83'	4.0" Vert. Mid Oriface C= 0.620
#4	Device 1	209.20'	8.0" Horiz. Overflow Riser Rim C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.24 cfs @ 8.77 hrs HW=208.15' (Free Discharge)

- 1=Outlet to Public System (Barrel Controls 0.24 cfs @ 0.67 fps)
- 2=Lower Oriface (Passes < 0.15 cfs potential flow)
- 3=Mid Oriface (Passes < 0.17 cfs potential flow)
- 4=Overflow Riser Rim (Controls 0.00 cfs)

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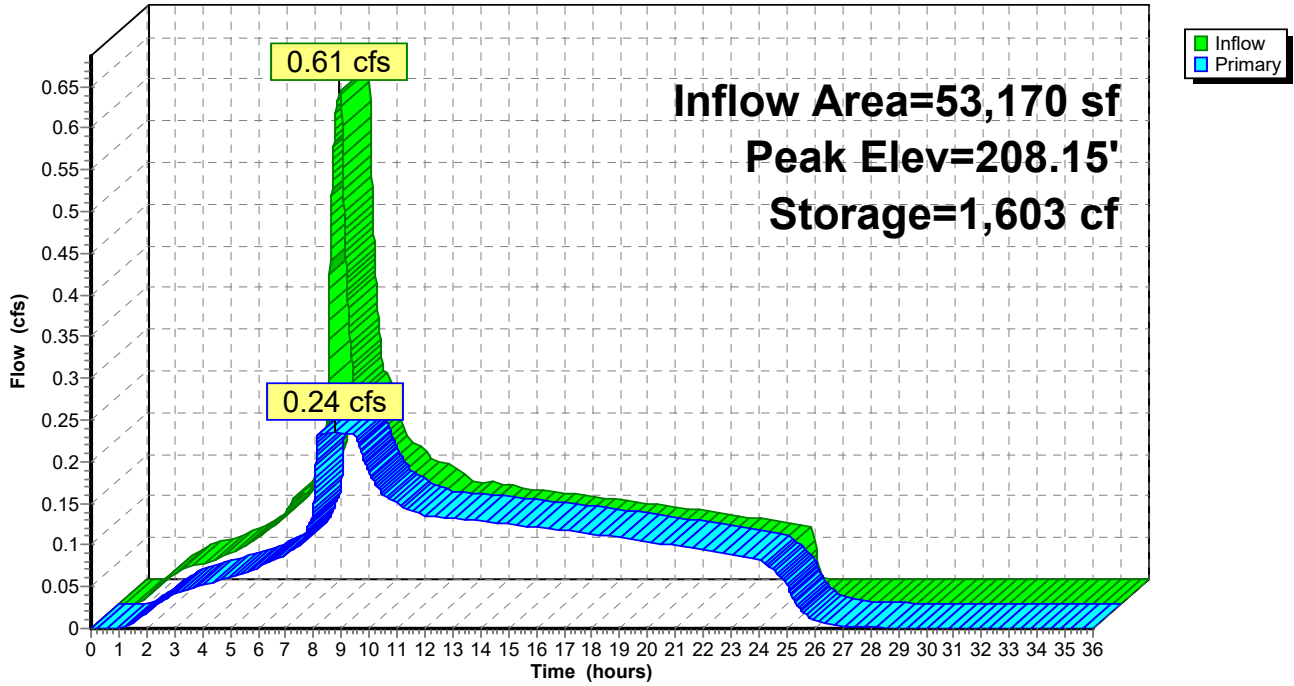
Type IA 24-hr 5-Year Storm Rainfall=3.10"

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Page 16

Pond 1P: Subsurface Detention Pipe

Hydrograph



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Page 17

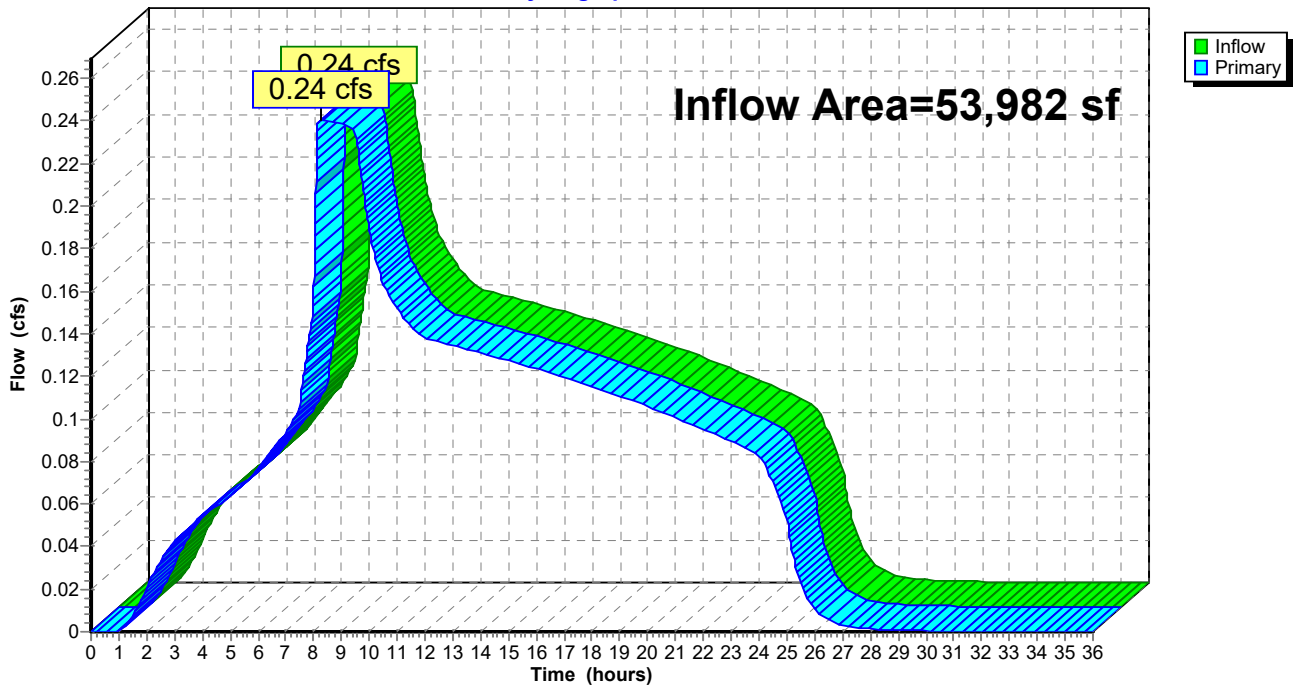
Summary for Link 10L: Site Flow Summary

Inflow Area = 53,982 sf, 53.64% Impervious, Inflow Depth = 2.12" for 5-Year Storm event
Inflow = 0.24 cfs @ 8.26 hrs, Volume= 9,552 cf
Primary = 0.24 cfs @ 8.26 hrs, Volume= 9,552 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link 10L: Site Flow Summary

Hydrograph



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Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 18

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Site Impervious Runoff Area=28,145 sf 100.00% Impervious Runoff Depth=3.22"
Tc=5.0 min CN=98 Runoff=0.52 cfs 7,544 cf

Subcatchment 11S: Site Impervious Runoff Area=812 sf 100.00% Impervious Runoff Depth=3.22"
Tc=5.0 min CN=98 Runoff=0.02 cfs 218 cf

Subcatchment 50S: Site Pervious Runoff Area=25,025 sf 0.00% Impervious Runoff Depth=1.53"
Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=79 Runoff=0.19 cfs 3,185 cf

Pond 1P: Subsurface Detention Pipe Peak Elev=208.48' Storage=1,955 cf Inflow=0.71 cfs 10,729 cf
Outflow=0.25 cfs 10,729 cf

Link 10L: Site Flow Summary Inflow=0.25 cfs 10,947 cf
Primary=0.25 cfs 10,947 cf

Total Runoff Area = 53,982 sf Runoff Volume = 10,947 cf Average Runoff Depth = 2.43"
46.36% Pervious = 25,025 sf 53.64% Impervious = 28,957 sf

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Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 19

Summary for Subcatchment 10S: Site Impervious

Runoff = 0.52 cfs @ 7.88 hrs, Volume= 7,544 cf, Depth= 3.22"

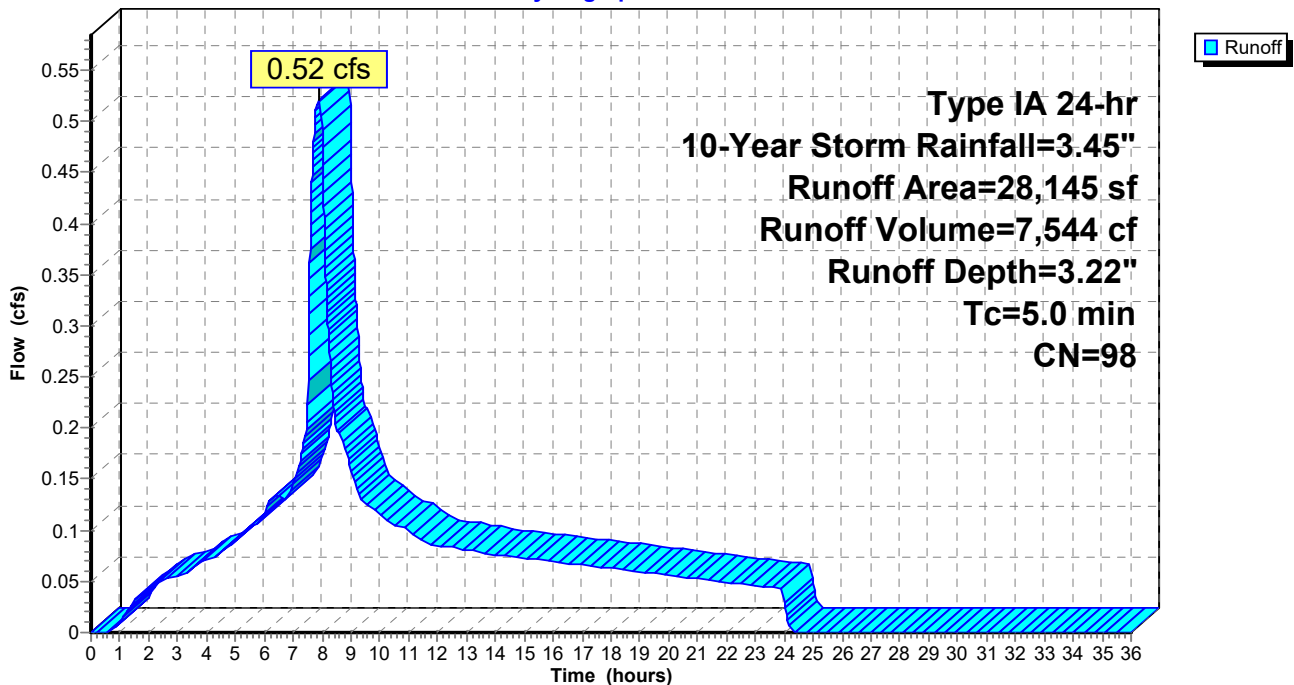
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10-Year Storm Rainfall=3.45"

	Area (sf)	CN	Description
*	17,322	98	Paved parking
*	9,634	98	Impervious Roof
*	1,189	98	Impervious Sidewalk
	28,145	98	Weighted Average
	28,145		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 10S: Site Impervious

Hydrograph



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Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 20

Summary for Subcatchment 11S: Site Impervious

Runoff = 0.02 cfs @ 7.88 hrs, Volume= 218 cf, Depth= 3.22"

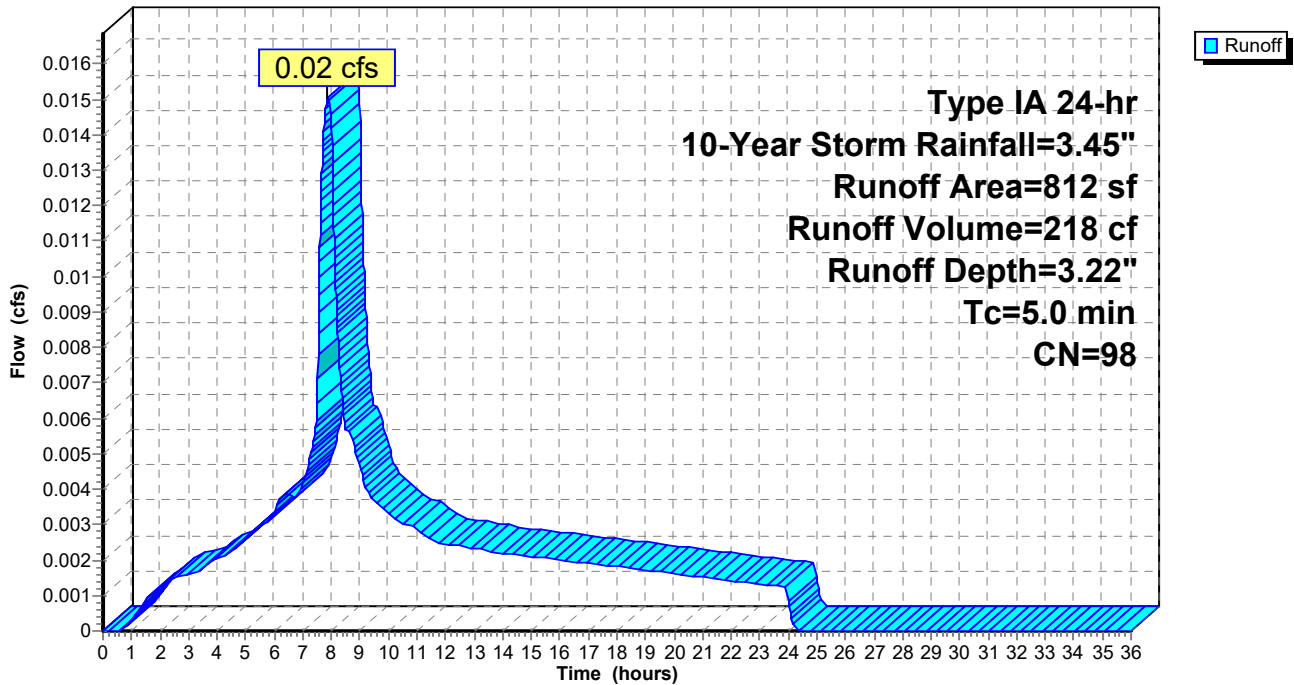
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10-Year Storm Rainfall=3.45"

Area (sf)	CN	Description
* 812	98	Impervious Sidewalk
812		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 11S: Site Impervious

Hydrograph



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Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 21

Summary for Subcatchment 50S: Site Pervious

Runoff = 0.19 cfs @ 8.00 hrs, Volume= 3,185 cf, Depth= 1.53"

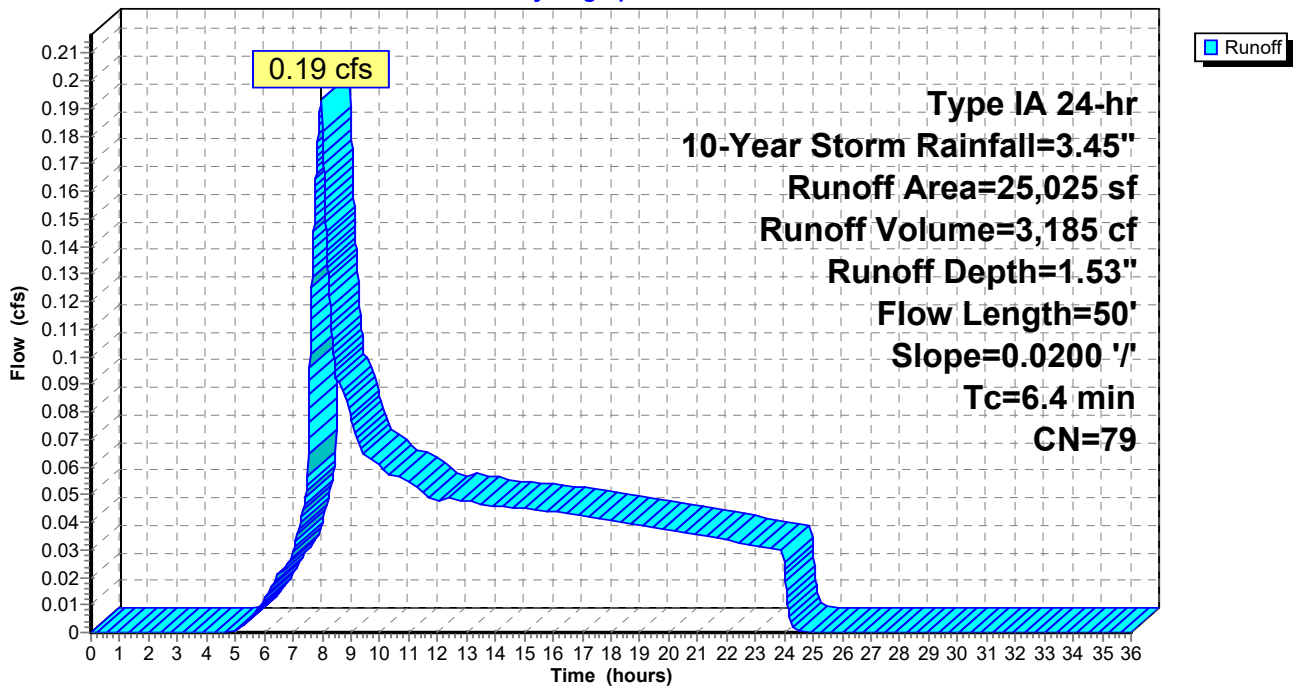
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10-Year Storm Rainfall=3.45"

Area (sf)	CN	Description
25,025	79	<50% Grass cover, Poor, HSG B
25,025		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	50	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"

Subcatchment 50S: Site Pervious

Hydrograph



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Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 22

Summary for Pond 1P: Subsurface Detention Pipe

Inflow Area = 53,170 sf, 52.93% Impervious, Inflow Depth = 2.42" for 10-Year Storm event
 Inflow = 0.71 cfs @ 7.92 hrs, Volume= 10,729 cf
 Outflow = 0.25 cfs @ 8.95 hrs, Volume= 10,729 cf, Atten= 65%, Lag= 61.8 min
 Primary = 0.25 cfs @ 8.95 hrs, Volume= 10,729 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 208.48' @ 8.95 hrs Surf.Area= 1,045 sf Storage= 1,955 cf
 Flood Elev= 210.20' Surf.Area= 0 sf Storage= 3,318 cf

Plug-Flow detention time= 119.3 min calculated for 10,729 cf (100% of inflow)
 Center-of-Mass det. time= 119.3 min (829.2 - 709.9)

Volume	Invert	Avail.Storage	Storage Description
#1	206.20'	3,318 cf	48.0" Round Pipe Storage x 4 L= 66.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	206.20'	8.0" Round Outlet to Public System L= 98.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 206.20' / 203.75' S= 0.0250 1' Cc= 0.900 n= 0.130, Flow Area= 0.35 sf
#2	Device 1	206.20'	2.0" Vert. Lower Oriface C= 0.620
#3	Device 1	207.83'	4.0" Vert. Mid Oriface C= 0.620
#4	Device 1	209.20'	8.0" Horiz. Overflow Riser Rim C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.25 cfs @ 8.95 hrs HW=208.48' (Free Discharge)

- 1=Outlet to Public System (Barrel Controls 0.25 cfs @ 0.70 fps)
- 2=Lower Oriface (Passes < 0.16 cfs potential flow)
- 3=Mid Oriface (Passes < 0.30 cfs potential flow)
- 4=Overflow Riser Rim (Controls 0.00 cfs)

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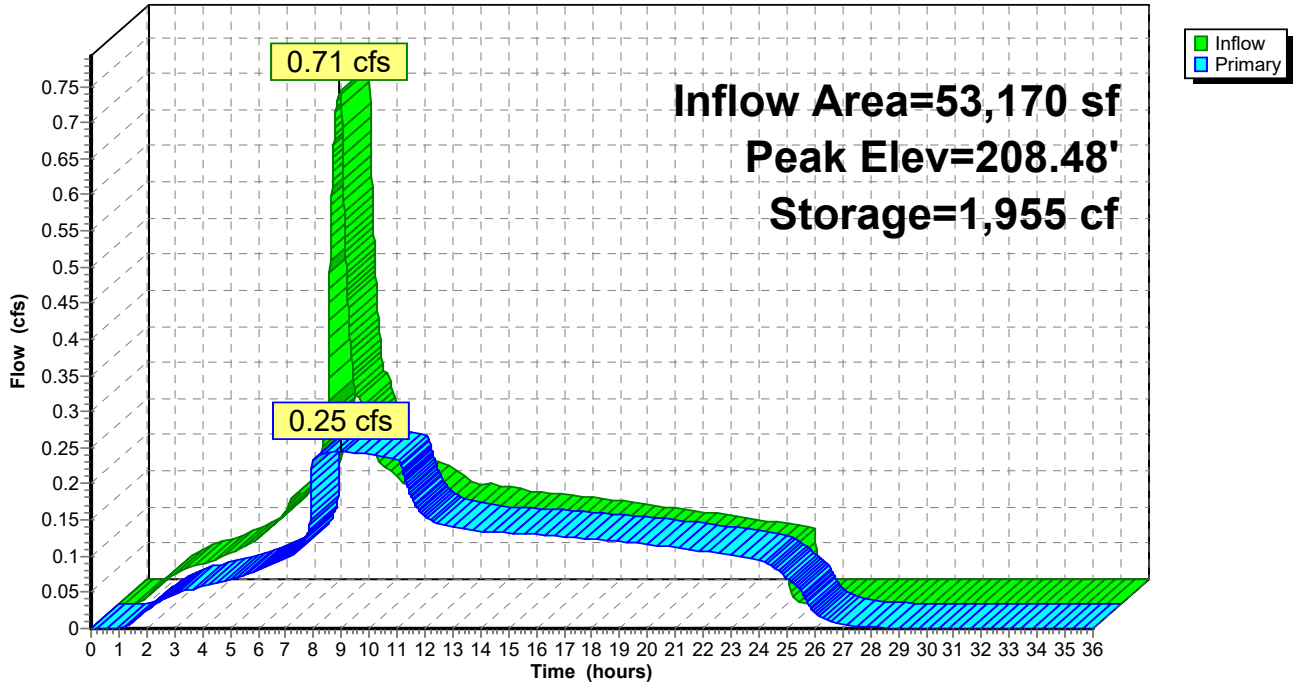
Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 23

Pond 1P: Subsurface Detention Pipe

Hydrograph



6946 Post Developed Det

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Type IA 24-hr 10-Year Storm Rainfall=3.45"

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Page 24

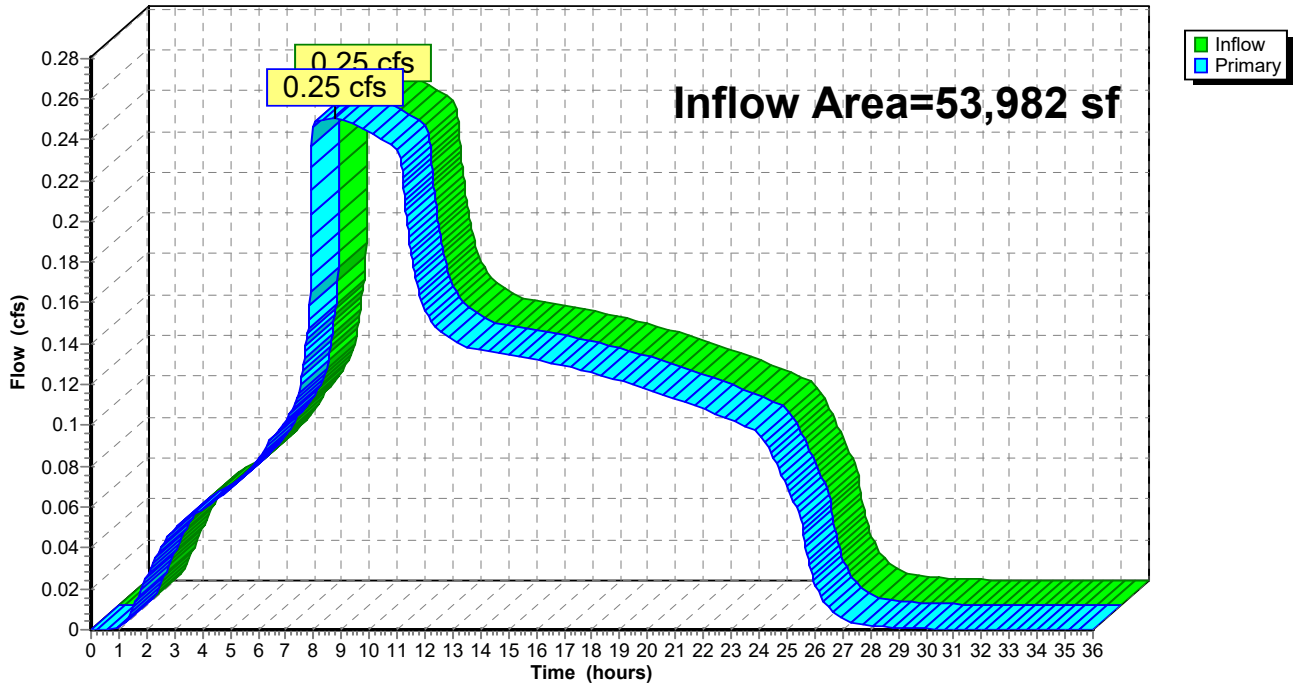
Summary for Link 10L: Site Flow Summary

Inflow Area = 53,982 sf, 53.64% Impervious, Inflow Depth > 2.43" for 10-Year Storm event
Inflow = 0.25 cfs @ 8.75 hrs, Volume= 10,947 cf
Primary = 0.25 cfs @ 8.75 hrs, Volume= 10,947 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link 10L: Site Flow Summary

Hydrograph



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Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 25

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Site Impervious Runoff Area=28,145 sf 100.00% Impervious Runoff Depth=3.67"
Tc=5.0 min CN=98 Runoff=0.59 cfs 8,597 cf

Subcatchment 11S: Site Impervious Runoff Area=812 sf 100.00% Impervious Runoff Depth=3.67"
Tc=5.0 min CN=98 Runoff=0.02 cfs 248 cf

Subcatchment 50S: Site Pervious Runoff Area=25,025 sf 0.00% Impervious Runoff Depth=1.88"
Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=79 Runoff=0.25 cfs 3,926 cf

Pond 1P: Subsurface Detention Pipe Peak Elev=208.99' Storage=2,472 cf Inflow=0.83 cfs 12,523 cf
Outflow=0.26 cfs 12,523 cf

Link 10L: Site Flow Summary Inflow=0.27 cfs 12,771 cf
Primary=0.27 cfs 12,771 cf

Total Runoff Area = 53,982 sf Runoff Volume = 12,771 cf Average Runoff Depth = 2.84"
46.36% Pervious = 25,025 sf 53.64% Impervious = 28,957 sf

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Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 26

Summary for Subcatchment 10S: Site Impervious

Runoff = 0.59 cfs @ 7.88 hrs, Volume= 8,597 cf, Depth= 3.67"

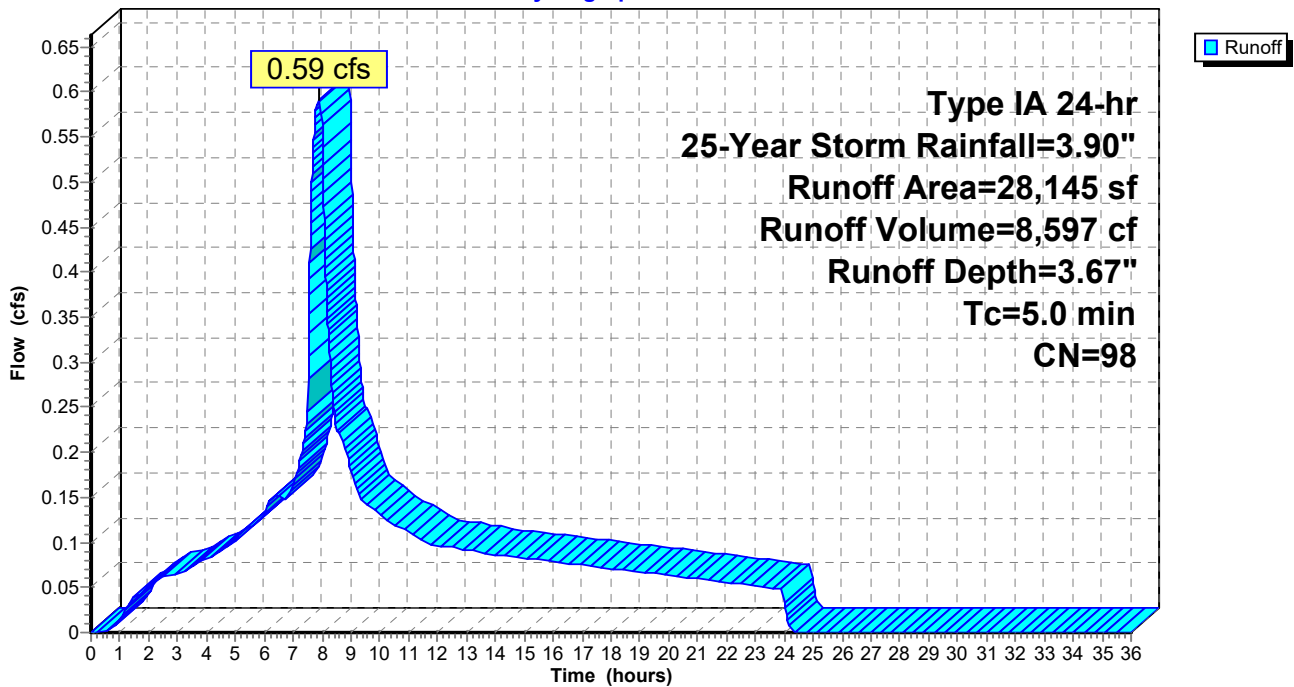
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 25-Year Storm Rainfall=3.90"

	Area (sf)	CN	Description
*	17,322	98	Paved parking
*	9,634	98	Impervious Roof
*	1,189	98	Impervious Sidewalk
	28,145	98	Weighted Average
	28,145		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 10S: Site Impervious

Hydrograph



6946 Post Developed Det

Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 27

Summary for Subcatchment 11S: Site Impervious

Runoff = 0.02 cfs @ 7.88 hrs, Volume= 248 cf, Depth= 3.67"

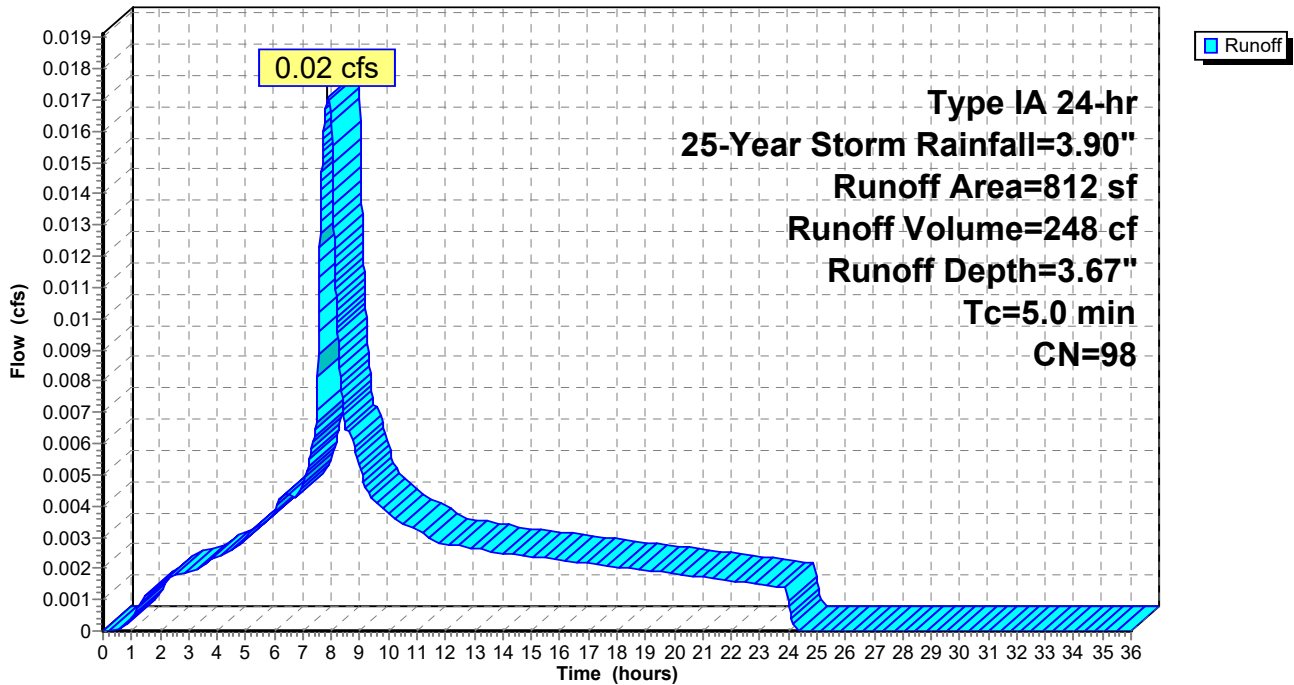
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 25-Year Storm Rainfall=3.90"

Area (sf)	CN	Description
* 812	98	Impervious Sidewalk
812		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 11S: Site Impervious

Hydrograph



6946 Post Developed Det

Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 28

Summary for Subcatchment 50S: Site Pervious

Runoff = 0.25 cfs @ 8.00 hrs, Volume= 3,926 cf, Depth= 1.88"

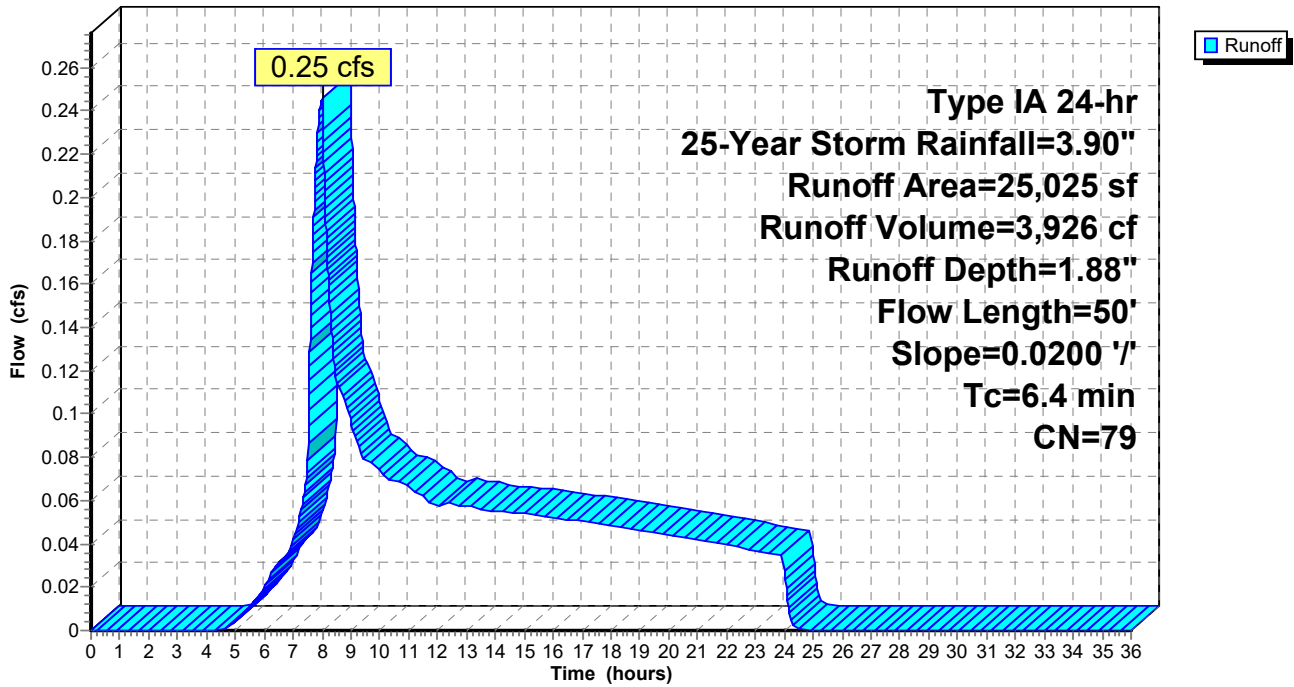
Runoff by SBUH method, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 25-Year Storm Rainfall=3.90"

Area (sf)	CN	Description
25,025	79	<50% Grass cover, Poor, HSG B
25,025		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	50	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"

Subcatchment 50S: Site Pervious

Hydrograph



6946 Post Developed Det

Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 29

Summary for Pond 1P: Subsurface Detention Pipe

Inflow Area = 53,170 sf, 52.93% Impervious, Inflow Depth = 2.83" for 25-Year Storm event
 Inflow = 0.83 cfs @ 7.92 hrs, Volume= 12,523 cf
 Outflow = 0.26 cfs @ 9.11 hrs, Volume= 12,523 cf, Atten= 69%, Lag= 71.5 min
 Primary = 0.26 cfs @ 9.11 hrs, Volume= 12,523 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 208.99' @ 9.11 hrs Surf.Area= 970 sf Storage= 2,472 cf
 Flood Elev= 210.20' Surf.Area= 0 sf Storage= 3,318 cf

Plug-Flow detention time= 129.0 min calculated for 12,519 cf (100% of inflow)
 Center-of-Mass det. time= 129.1 min (835.5 - 706.4)

Volume	Invert	Avail.Storage	Storage Description
#1	206.20'	3,318 cf	48.0" Round Pipe Storage x 4 L= 66.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	206.20'	8.0" Round Outlet to Public System L= 98.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 206.20' / 203.75' S= 0.0250 1' Cc= 0.900 n= 0.130, Flow Area= 0.35 sf
#2	Device 1	206.20'	2.0" Vert. Lower Oriface C= 0.620
#3	Device 1	207.83'	4.0" Vert. Mid Oriface C= 0.620
#4	Device 1	209.20'	8.0" Horiz. Overflow Riser Rim C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.26 cfs @ 9.11 hrs HW=208.99' (Free Discharge)

- 1=Outlet to Public System (Barrel Controls 0.26 cfs @ 0.75 fps)
- 2=Lower Oriface (Passes < 0.18 cfs potential flow)
- 3=Mid Oriface (Passes < 0.43 cfs potential flow)
- 4=Overflow Riser Rim (Controls 0.00 cfs)

6946 Post Developed Det

Prepared by AKS Engineering and Forestry, LLC

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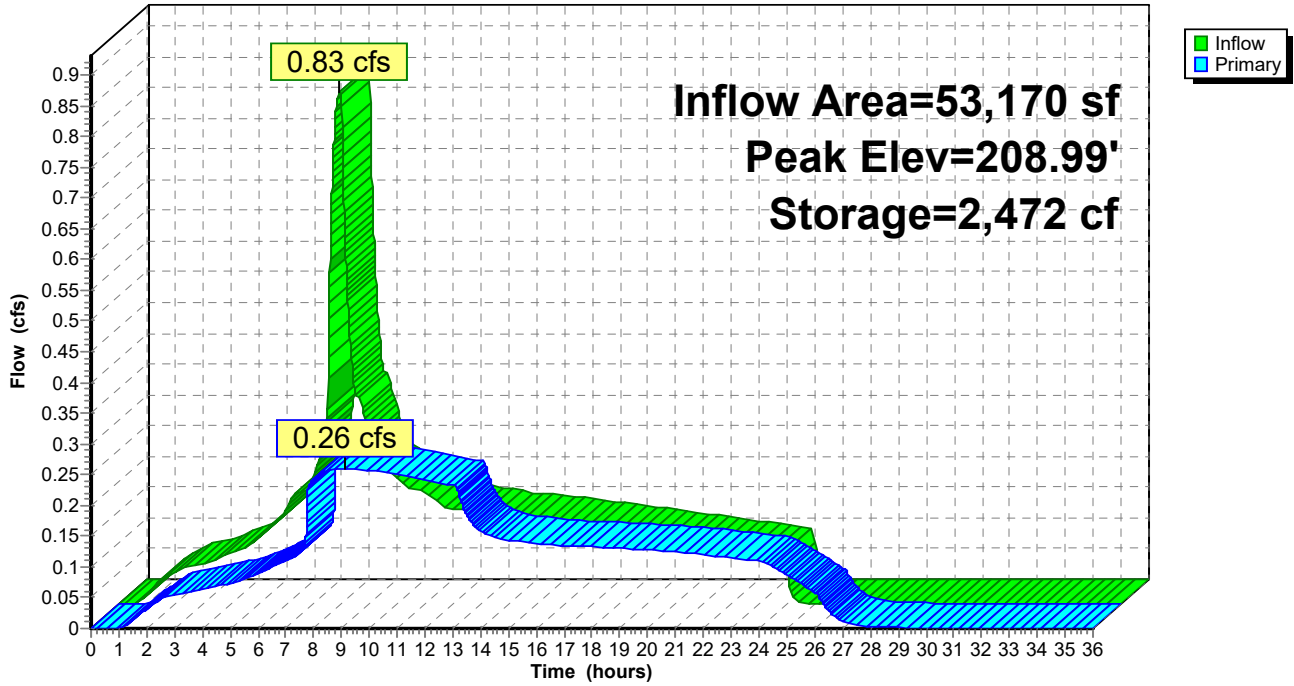
Type IA 24-hr 25-Year Storm Rainfall=3.90"

Printed 4/28/2020

Page 30

Pond 1P: Subsurface Detention Pipe

Hydrograph



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Type IA 24-hr 25-Year Storm Rainfall=3.90"

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Page 31

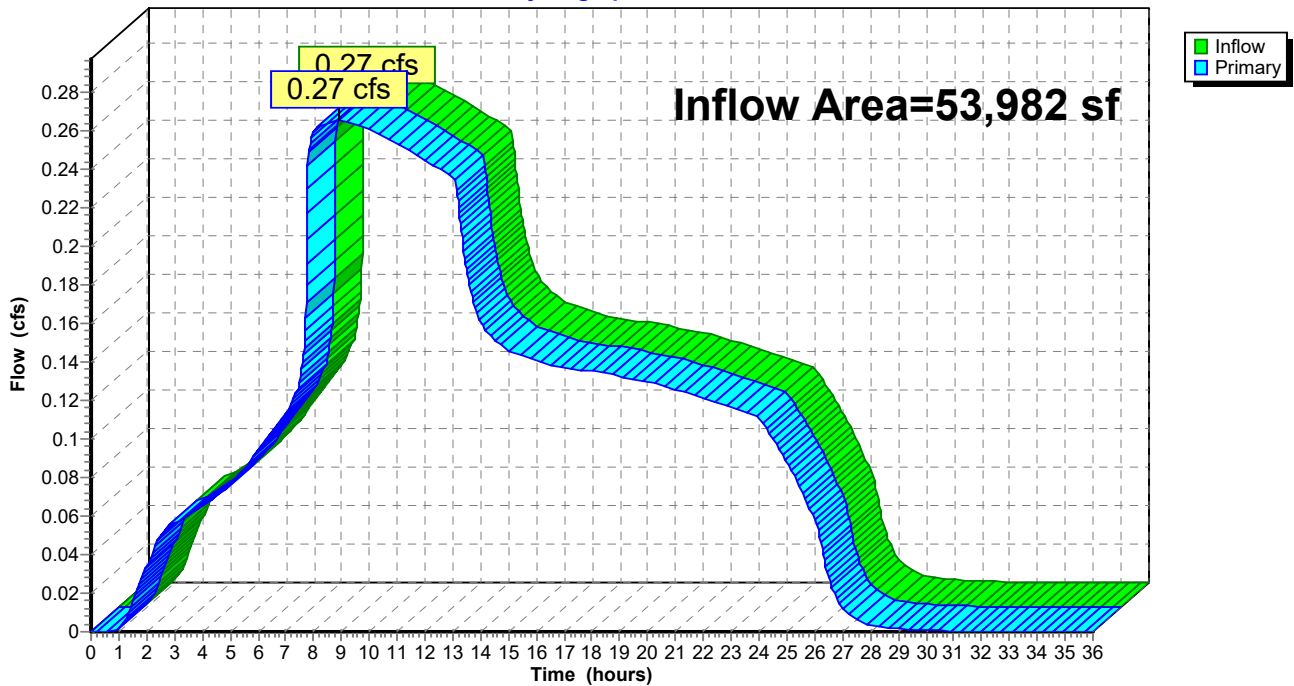
Summary for Link 10L: Site Flow Summary

Inflow Area = 53,982 sf, 53.64% Impervious, Inflow Depth > 2.84" for 25-Year Storm event
Inflow = 0.27 cfs @ 8.92 hrs, Volume= 12,771 cf
Primary = 0.27 cfs @ 8.92 hrs, Volume= 12,771 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link 10L: Site Flow Summary

Hydrograph





Appendix C: Stormwater Quality Calculations



STORMWATER QUALITY CALCULATIONS

Client: Senestraro Family Orthodontics

AKS Job No.: 6946

Date: 4/28/2020

Done By: GSH

Checked By: JMM

IMPERVIOUS AREA

Total Site Area: 1.24 acres
Total Site Area: 54,014 square feet (sf)

Total Impervious Area Receiving
Treatment 28,146 sf
sf

Total Impervious Area: 28,146 sf

WATER DESIGN QUALITY VOLUME (WQV)

(Per CWS 4.08.5a2 - R&O 19-05)

$$\text{WQV} = \frac{0.36" \times \text{Area (ft)}}{12" \text{ per ft}} = 844 \text{ cubic feet}$$

WATER QUALITY FLOW (WQF)

(Per CWS 4.08.5a3 - R&O 19-05)

$$\text{WQF} = \frac{\text{WQV (sf)}}{4 \times 60 \times 60} = 0.06 \text{ cfs}$$



Appendix D: USDA-NRCS Soil Resource Report



Exhibit A8



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Washington County, Oregon



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

Exhibit A8

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Washington County, Oregon.....	13
21A—Hillsboro loam, 0 to 3 percent slopes.....	13
37A—Quatama loam, 0 to 3 percent slopes.....	14
References	16

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:933 if printed on A landscape (11" x 8.5") sheet.


0 10 20 40 60 Meters

0 45 90 180 270 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
 Survey Area Data: Version 17, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2018—Oct 20, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21A	Hillsboro loam, 0 to 3 percent slopes	0.8	38.0%
37A	Quatama loam, 0 to 3 percent slopes	1.3	62.0%
Totals for Area of Interest		2.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Oregon

21A—Hillsboro loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 21y5

Elevation: 160 to 240 feet

Mean annual precipitation: 40 to 50 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hillsboro and similar soils: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hillsboro

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty and loamy old alluvium

Typical profile

H1 - 0 to 15 inches: loam

H2 - 15 to 48 inches: loam

H3 - 48 to 57 inches: fine sandy loam

H4 - 57 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Hydric soil rating: No

37A—Quatama loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 21z1
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent
Landform: Terraces

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

References

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Appendix E: TR55 Runoff Curve Numbers

Table 2-2a Runoff curve numbers for urban areas ^{1/}

Cover description	Average percent impervious area ^{2/}	Curve numbers for hydrologic soil group			
		A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)					
		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)					
		98	98	98	98
Paved; open ditches (including right-of-way)					
		83	89	92	93
Gravel (including right-of-way)					
		76	85	89	91
Dirt (including right-of-way)					
		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ^{4/}					
		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)					
		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) ^{5/}					
		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

¹ Average runoff condition, and $I_a = 0.2S$.

² The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

³ CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

⁴ Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

⁵ Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c Runoff curve numbers for other agricultural lands ^{1/}

Cover description	Hydrologic condition	Curve numbers for hydrologic soil group			
		A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. ^{2/}	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. ^{3/}	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 ^{4/}	48	65	73
Woods—grass combination (orchard or tree farm). ^{5/}	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. ^{6/}	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 ^{4/}	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

¹ Average runoff condition, and $I_a = 0.2S$.

² **Poor:** <50% ground cover or heavily grazed with no mulch.

Fair: 50 to 75% ground cover and not heavily grazed.

Good: > 75% ground cover and lightly or only occasionally grazed.

³ **Poor:** <50% ground cover.

Fair: 50 to 75% ground cover.

Good: >75% ground cover.

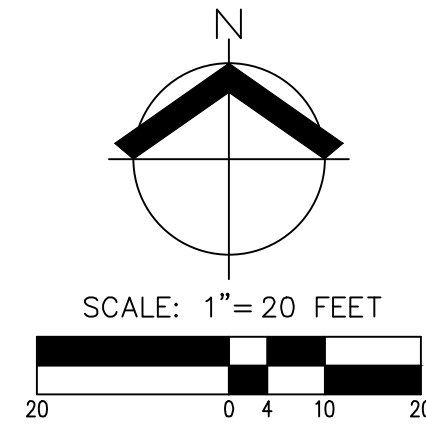
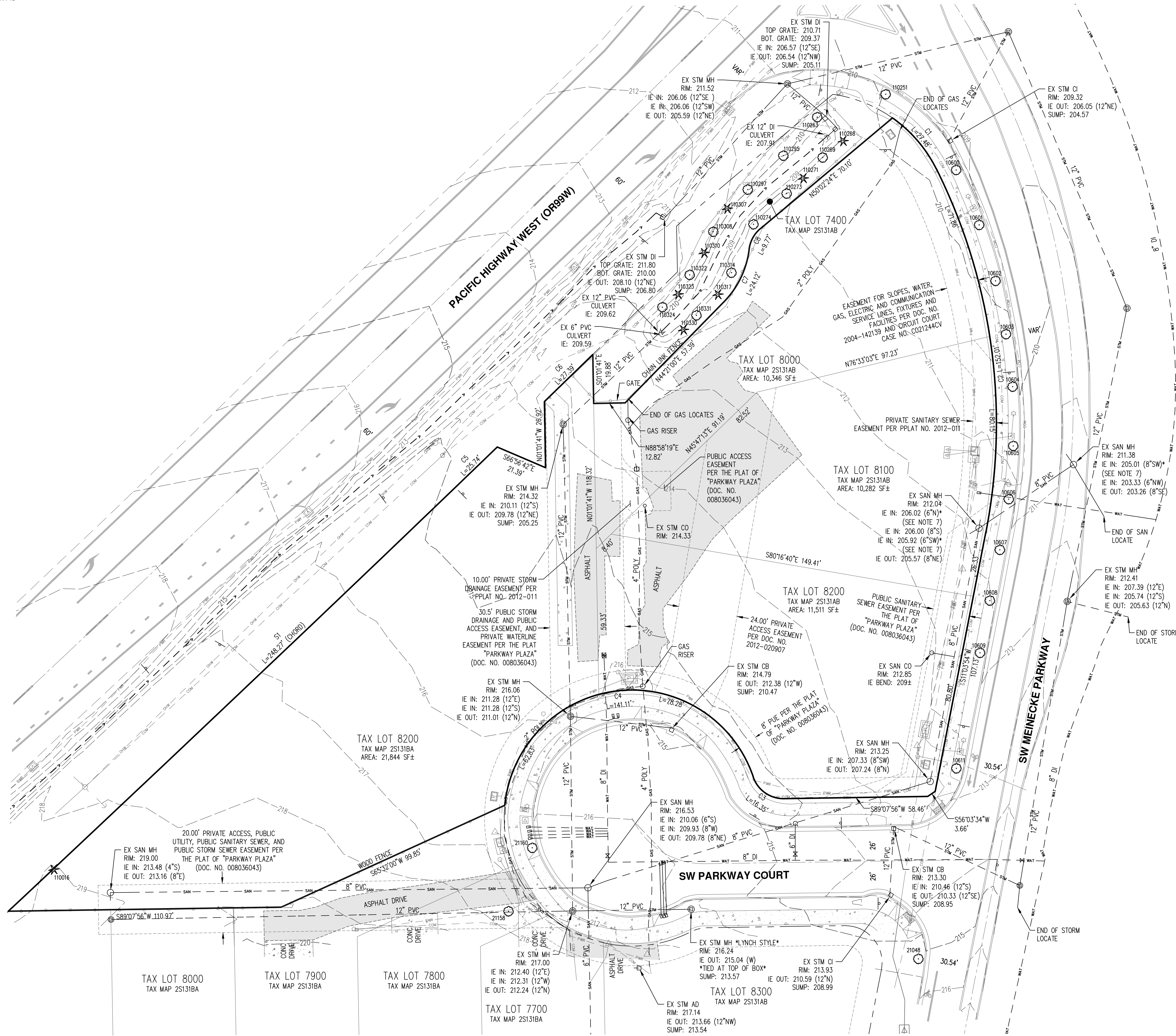
⁴ Actual curve number is less than 30; use CN = 30 for runoff computations.

⁵ CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

⁶ **Poor:** Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.

Fair: Woods are grazed but not burned, and some forest litter covers the soil.

Good: Woods are protected from grazing, and litter and brush adequately cover the soil.



NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 20050984, 20050989, AND 20050996. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MARCH 2005, APRIL 2009, AND UPDATED ON MARCH 04, 2020.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP NEAR THE INTERSECTION OF HIGHWAY 99W AND N. SHERWOOD BOULEVARD IN THE CHEVRON GAS STATION PARKING LOT. THE ELEVATION OF THE BENCHMARK IS 213.90 FEET (NAVD 88).
- THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- SANITARY SEWER IE VALUES DENOTED WITH AN ASTERISK WERE TIED DURING FIELD VISIT AND IDENTIFIED AS STUBBED SERVICE LINES PER CITY OF SHERWOOD GIS UTILITY MAP.

SPIRAL TABLE			
SPIRAL	INFORMATION	LENGTH	CHORD
S1	400.00' SP S=00°48' o=0.01	248.27'	N46°32'18"E 248.27'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	55.74'	281°4'33"	27.48'	S40°43'02"E 27.20'
C2	231.27'	37°39'35"	152.01'	S7°45'53"E 149.29'
C3	13.00'	72°0'47"	16.35'	N54°49'41"W 15.30'
C4	52.00'	155°28'58"	141.11'	S83°28'14"W 101.63'
C5	14383.94'	0°06'09"	25.74'	N46°05'41"E 25.74'
C6	14383.94'	0°06'33"	27.39'	N45°52'57"E 27.39'
C7	37.00'	37°21'19"	24.12'	N25°40'20"E 23.70'
C8	13.00'	43°02'45"	9.77'	N28°31'03"E 9.54'

EXISTING CONDITIONS PLAN

**SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**

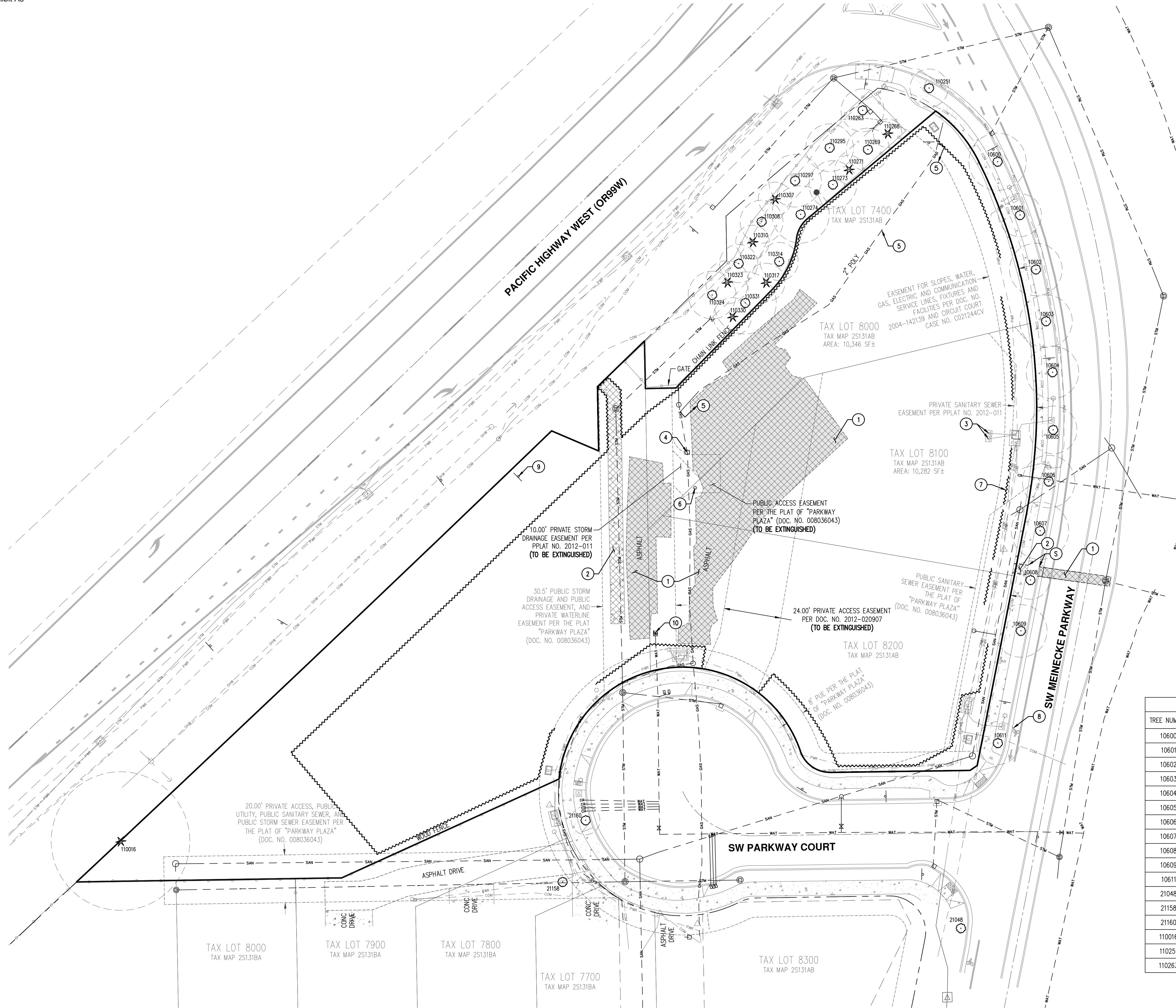
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FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/20

JOB NUMBER: 6946
DATE: 4/21/2020
DESIGNED BY:
DRAWN BY: MTB
CHECKED BY: RDR



LEGEND:

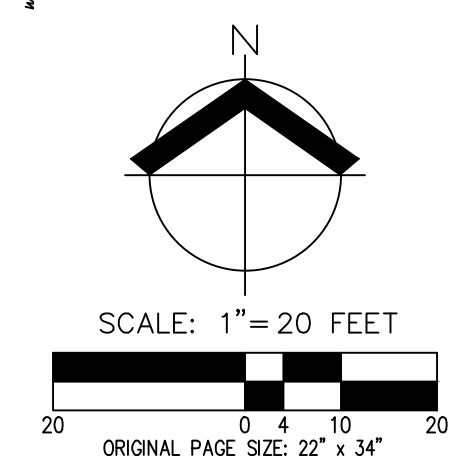
EXISTING AC/CONCRETE PAVEMENT TO BE REMOVED

KEYED DEMOLITION NOTES:

- S. SAWCUT LINE (TYP)
1. EXISTING AC PAVEMENT TO BE REMOVED
2. EXISTING SIDEWALK TO BE REMOVED
3. RELOCATE EXISTING POWER STRUCTURE
4. RELOCATE EXISTING GAS STRUCTURE
5. CAP AND REMOVE EXISTING 2" GAS MAIN
6. EXISTING STORM CLEANOUT TO BE ABANDONED
7. TREE PROTECTION/ORANGE CONSTRUCTION FENCING
8. TREE DRIP LINE (TYP)
9. REMOVE EXISTING "FOR SALE" SIGN
10. REMOVE/RELOCATE EXISTING WATER VALVE

TREE PRESERVATION AND REMOVAL NOTES:

1. EXISTING TREES TO BE PRESERVED AND NO TREE REMOVAL PROPOSED AS PART OF THIS PROJECT AT THIS TIME.
1. NO TREES EXIST ONSITE.



TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10600	DECIDUOUS	12
10601	DECIDUOUS	9
10602	DECIDUOUS	11
10603	DECIDUOUS	11
10604	DECIDUOUS	11
10605	DECIDUOUS	10
10606	DECIDUOUS	11
10607	DECIDUOUS	12
10608	DECIDUOUS	8
10609	DECIDUOUS	11
10611	DECIDUOUS	9
21048	DECIDUOUS	11
21158	DECIDUOUS	6
21160	DECIDUOUS	6
110016	CONIFEROUS	29
110251	DECIDUOUS	8
110263	DECIDUOUS	9

TREE TABLE		
TREE NUMBER	TYPE	DBH (N.)
110268	CONIFEROUS	6
110269	DECIDUOUS	9
110271	CONIFEROUS	6
110273	DECIDUOUS	10
110274	DECIDUOUS	12
110295	DECIDUOUS	10
110297	DECIDUOUS	11
110307	CONIFEROUS	7
110308	DECIDUOUS	9
110310	CONIFEROUS	7
110314	DECIDUOUS	8
110317	CONIFEROUS	8
110322	DECIDUOUS	8
110323	CONIFEROUS	9
110324	DECIDUOUS	10
110330	CONIFEROUS	8
110331	DECIDUOUS	13

PRELIMINARY TREE PRESERVATION AND DEMOLITION PLAN
SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON

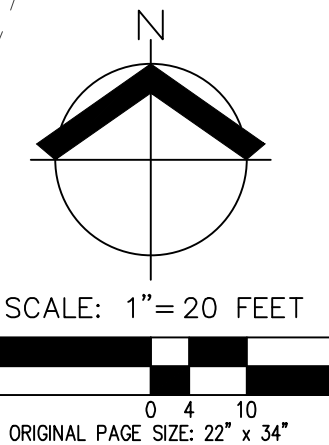
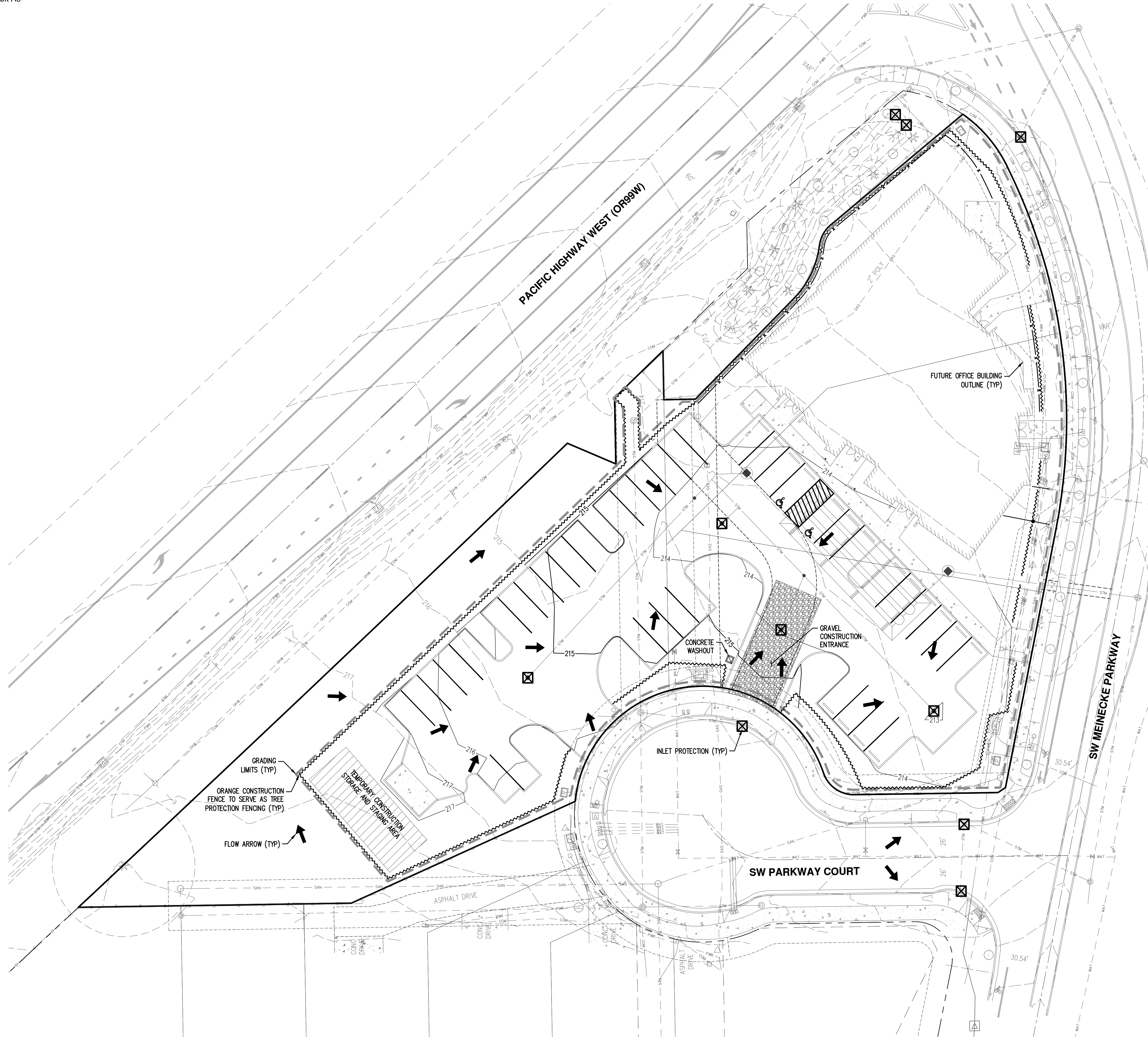
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REGISTERED PROFESSIONAL ENGINEER
7792295
OREGON
JANUARY 12, 2016
MATTHEW M. KRSTIC

RENEWAL DATE: 12/31/20

JOB NUMBER: 6946
DATE: 05/01/2020
DESIGNED BY: GSH
DRAWN BY: GSH & APC
CHECKED BY: JMM

AKS DRAWING FILE: 6946 DEMO.DWG | LAYOUT: DEMO



LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- SEDIMENT FENCE
- INLET PROTECTION (TYP)
- CONCRETE WASHOUT AREA
- TREE ROOT ZONE (TYP)
- DRAINAGE FLOW DIRECTION
- GRAVEL CONSTRUCTION ENTRANCE
- GRADING LIMITS
- ORANGE CONSTRUCTION FENCE/TREE PROTECTION

**PRELIMINARY GRADING AND EROSION AND
SEDIMENT CONTROL PLAN
SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**

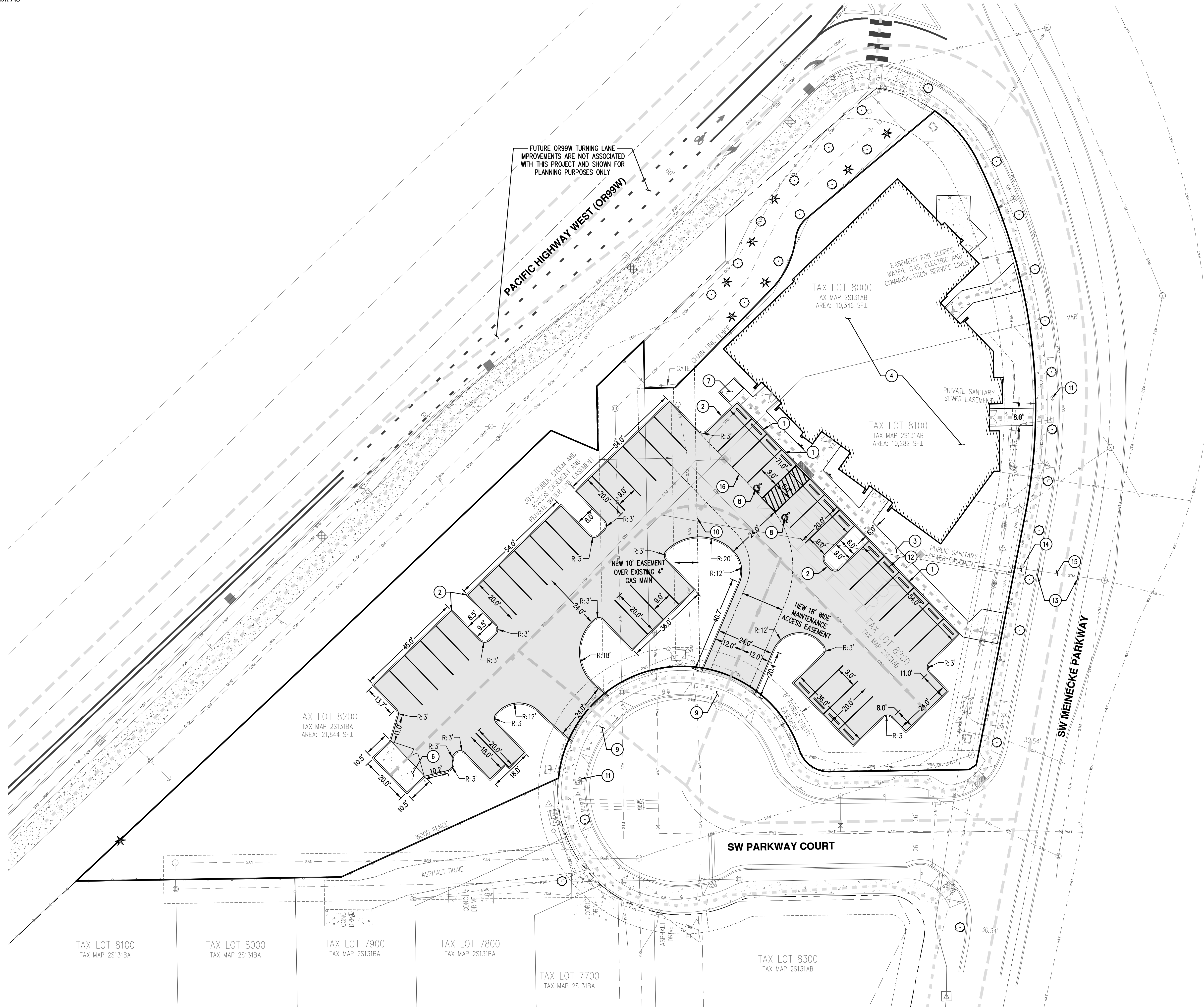
REGISTERED PROFESSIONAL ENGINEER
 77922P
 OREGON
 JANUARY 12, 2015
 MATTHEW M. MORSE

RENEWAL DATE: 12/31/20

JOB NUMBER: 6946
 DATE: 05/01/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM

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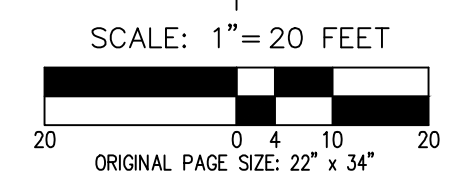
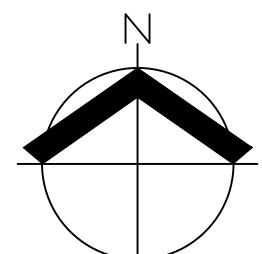


- KEYED NOTES:**
1. NEW ZERO EXPOSURE CURB
 2. NEW STANDARD CURB
 3. NEW CONCRETE SIDEWALK
 4. NEW OFFICE BUILDING
 5. NEW PARKING STALL PAVEMENT MARKING (TYP)
 6. NEW TRASH ENCLOSURE AREA
 7. NEW BICYCLE PARKING AREA
 8. NEW ADA COMPLIANT PARKING STALL
 9. EXISTING DRIVEWAY APPROACH DROP TO BE UTILIZED FOR SITE ACCESS
 10. NEW EASEMENT OVER EXISTING 4" GAS MAIN
 11. EXISTING STREET LIGHT (TYP)
 12. NEW WHEEL STOP (TYP)
 13. CURB REPAIR FOR NEW UTILITY INSTALLATION
 14. SIDEWALK REPAIR FOR NEW UTILITY INSTALLATION
 15. PAVEMENT REPAIR FOR NEW UTILITY INSTALLATION
 16. NEW ACCESS EASEMENT TO EXISTING STORMWATER FACILITY.

LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- EXISTING PEDESTRIAN CIRCULATION ROUTE
- PROPOSED PEDESTRIAN CIRCULATION ROUTE
- EXISTING VEHICULAR CIRCULATION ROUTE
- PROPOSED VEHICULAR CIRCULATION ROUTE

NOTE: EXISTING PEDESTRIAN AND VEHICULAR CIRCULATION ROUTES SHOWN AS PART OF FUTURE OR99W TURNING LANE IMPROVEMENTS ARE NOT ASSOCIATED WITH THIS PROJECT AND ARE FOR PLANNING PURPOSES ONLY.



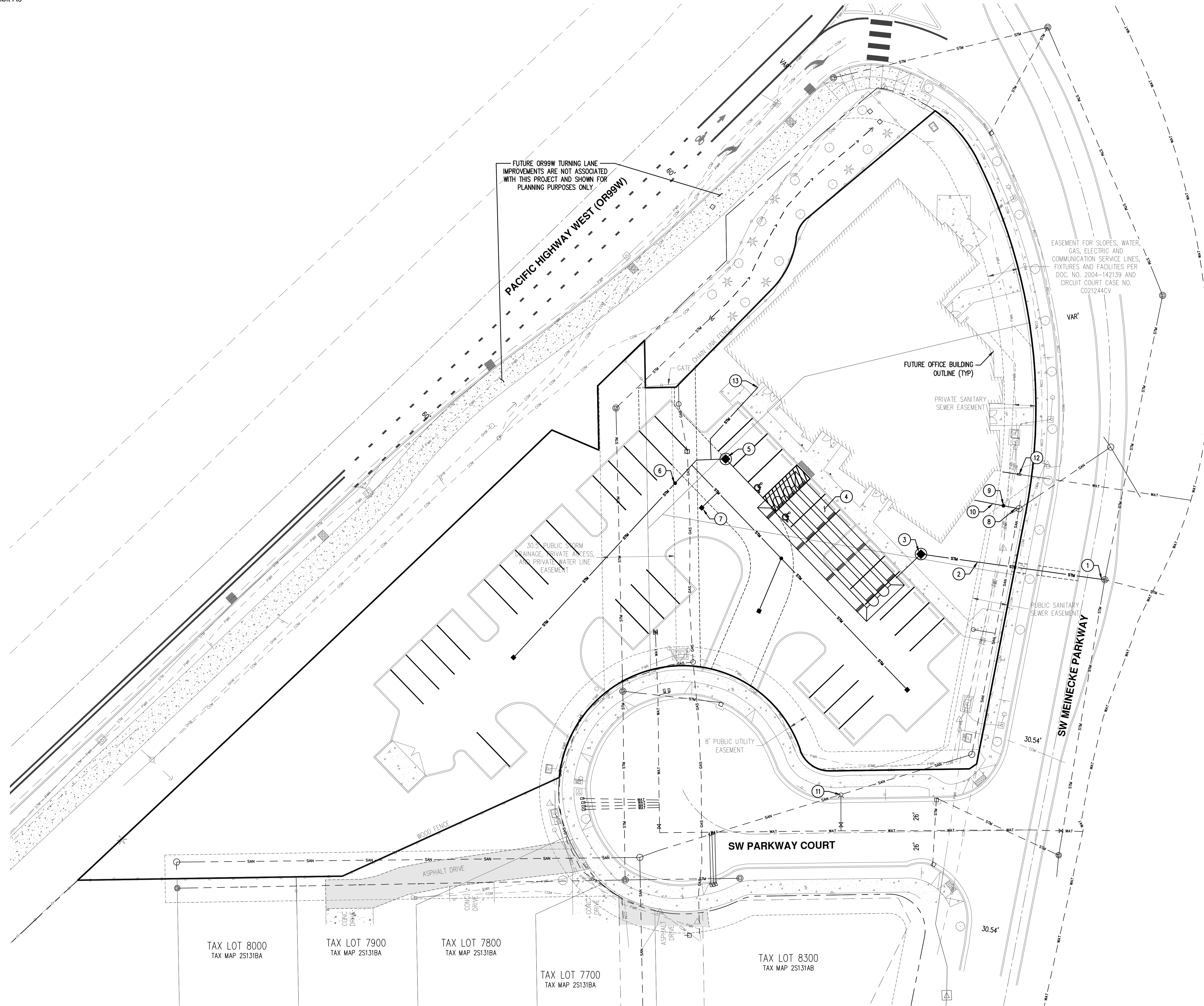
PRELIMINARY CIRCULATION AND DIMENSIONED SITE PLAN

**SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**

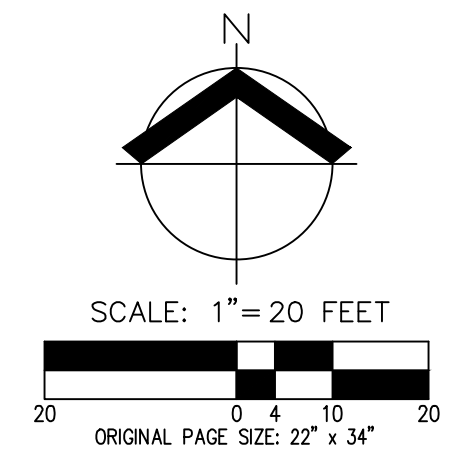
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RENEWAL DATE: 12/31/20
JOB NUMBER: 6946
DATE: 05/01/2020
DESIGNED BY: GSH
DRAWN BY: GSH & APC
CHECKED BY: JMM



- KEYED NOTES:**
1. NEW CONNECTION TO EXISTING STORM MANHOLE
 2. NEW STORMWATER CONVEYANCE PIPE (TYP)
 3. NEW STORMWATER FLOW CONTROL MANHOLE
 4. NEW SUBSURFACE STORMWATER DETENTION SYSTEM
 5. NEW WATER QUALITY MANHOLE
 6. NEW CLEANOUT (TYP)
 7. NEW AREA DRAIN (TYP)
 8. SANITARY SEWER SERVICE CONNECTION TO EXISTING MANHOLE AT EXISTING STUB
 9. NEW SANITARY SEWER CLEANOUT (TYP)
 10. NEW SANITARY SEWER LATERAL
 11. EXISTING FIRE HYDRANT
 12. EXISTING WATER METER TO BE UTILIZED BY NEW BUILDING
 13. NEW BUILDING ROOF DRAIN STUB TO STORMWATER COLLECTION SYSTEM



PRELIMINARY COMPOSITE UTILITY PLAN

SENESTRARO FAMILY ORTHODONTICS

SHERWOOD, OREGON

AKS

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REGISTERED PROFESSIONAL ENGINEER
 79222
 OREGON
 JANUARY 12, 2015
 MATTHEW M. MORSE

RENEWAL DATE: 12/31/20

JOB NUMBER: 6946

DATE: 05/01/2020

DESIGNED BY: GSH

DRAWN BY: GSH & APC

CHECKED BY: JMM

AKS DRAWING FILE: 6946 UTILITY.DWG LAYOUT: UTILITY



April 21, 2020

Dr. Seth Senestraro
Senestraro Family Orthodontics
5216 SE Woodstock Boulevard
Portland, Oregon 97206

C/O Lee F. Gwyn, AIA
Lenity Architecture
ee@lenityarchitecture.com

**Proposal for
Updated Geotechnical Report
Senestraro Family Orthodontics Sherwood
17473 SW Parkway Court
Sherwood, Oregon**

CGT Proposal Number GP8900

1.0 INTRODUCTION

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this proposal to prepare an updated geotechnical report for the proposed Senestraro Family Orthodontics Sherwood project. The site is located at 17473 SW Parkway Court in Sherwood, Oregon. This proposal was prepared following our recent email correspondence with the project architect, Lee Gwyn, AIA, with Lenity Architecture.

2.0 PROJECT BACKGROUND

CGT previously performed a geotechnical investigation for a similarly planned project in 2009, the results of which were presented in our "Report of Preliminary Geotechnical Investigation, Parkway Plaza," dated April 1, 2009 (CGT Project Number G0903359). We reviewed the following documents provided to us for the currently planned project:

- "Preliminary Composite Utility Plan, Senestraro Family Orthodontics, Sherwood, Oregon," prepared by AKS Engineering & Forestry, Inc., dated April 1, 2020.
- Potential Loading Zone site plan, not dated.

Based on our review, we understand the project has been modified to consist of construction of a 9,697-square-foot single-story orthodontic clinic building and appurtenant pavements and utilities. While the footprint is not identical to that previously understood, the proposed building is in the same area of the site as in the referenced report. We understand the City of Sherwood requires an updated geotechnical report be prepared that provides seismic design criteria based on the current building code (2019 Oregon Structural Specialty Code (OSSC)). We further understand that infiltration testing is not required for this project based on discussions with the project civil engineer, AKS Engineering & Forestry.

3.0 SCOPE OF WORK

The purpose of our work will be to prepare an updated geotechnical report addressing the proposed development at the site. Our specific scope of services will include the following:

Exhibit A10

Senestraro Family Orthodontics Sherwood
Sherwood, Oregon
CGT Proposal Number GP8900
April 21, 2020

- Visit the site to determine if site conditions are consistent with those observed during our previous field investigation.
- Prepare an update geotechnical report that provides:
 - Updated seismic design parameters based on the 2019 OSSC.
 - Additional or revised geotechnical recommendations for construction, if warranted based on the current site development plans.
- CGT will submit an electronic (PDF) copy of the report by email to our client. Upon request, CGT can also provide up to three bound paper copies of the final report. Our final report will be stamped and signed by a Professional Engineer (P.E.) licensed in the State of Oregon.

4.0 FEES

Our services will be provided in general accordance with the General Conditions – Engineering Services, dated 3/2013, which are attached to and considered part of this proposal. Please review the contract terms carefully and contact us if you have questions.

4.1 Updated Geotechnical Report (Base Service)

For the scope of services described above, our services will be provided for a fixed fee of **\$1,330**. *Full payment of this fixed fee is required prior to issuing our final report.*

4.2 Additional Services (if requested)

Services requested and authorized in addition to the preceding scope of work will be provided on a time-and-expense basis in general accordance with our attached Schedule of Charges, dated 1/2020, which is also a part of this proposal. Additional services will be provided based on receiving verbal or written authorization provided by our client.

5.0 SCHEDULE

An overall preliminary project schedule of about 1 week should be planned from our receipt of written authorization to final report distribution, provided the above scope of work does not change. We can provide preliminary recommendations for use in design, as they are developed, if requested.

6.0 PROPOSAL IS AGREEMENT

We anticipate this proposal will serve as our professional agreement for CGT's services. Alternatively, CGT's proposal may be specifically referenced in a purchase order. If you intend to issue a purchase order, please note this proposal must still be signed and returned, and the above referenced General Conditions take precedence in our agreement.

7.0 LIMITATIONS

This proposal does not include:

- An environmental evaluation for the presence or absence of wetlands or hazardous substances in the surface water, groundwater, soils, or bedrock. Environmental evaluation is beyond the scope of this proposal and is not provided by CGT. If requested, we can refer you to several environmental consultants.
- Geotechnical construction observation and testing services (soil special inspections). When requested, CGT will be pleased to prepare a proposal to provide these construction-phase services.

Exhibit A10

*Senestraro Family Orthodontics Sherwood
Sherwood, Oregon
CGT Proposal Number GP8900
April 21, 2020*

8.0 CLOSURE

We appreciate the opportunity to submit this proposal and look forward to continuing to work with you on this project. Please provide your authorization of the work described herein by signing a copy of this proposal and returning it to our office.

This proposal will remain valid for a period of 30 days. If the project does not begin prior to the expiration of 30 days, CGT reserves the right to revise all terms and conditions of this offer and will provide services at CGT's hourly rates in effect at the time actual work on the project begins.

Please feel free to contact us at 503.601.8250 if you have any questions or require additional information.

Respectfully Submitted,

CARLSON GEOTECHNICAL



Ryan T. Houser, CEG
Senior Engineering Geologist
rhouser@carlsontesting.com



Brad M. Wilcox, P.E., G.E.
Principal Geotechnical Engineer
bwilcox@carlsontesting.com

Attachments: General Conditions – Engineering Services, dated 3/2013
Schedule of Charges, dated 1/2020

Doc ID: \\geosrv\public\GEOTECH\Proposals\2020 Proposals\Senestraro Family Orthodontics - Sherwood\003 - Proposal\GP8900.docx

Exhibit A10

Senestraro Family Orthodontics Sherwood
Sherwood, Oregon
CGT Proposal Number GP8900
April 21, 2020

9.0 CLIENT AUTHORIZATION & ACCEPTANCE

The terms and conditions of this proposal are hereby accepted, and authorization to proceed with the scope and fees described below is given by the following signature.

Authorized service:

<u>Updated Geotechnical Report</u>	Fixed Fee: \$1,330*
------------------------------------	---------------------

* Full payment of the fixed fee will be required prior to issuance of the written report.

Please initial in spaces provided to indicate acknowledgement of proposal terms.

[] Initial	I have secured or verified right-of-entry for this work
[] Initial	I acknowledge my receipt and review of the attached General Conditions – Engineering Services (dated 3/2013) and Schedule of Charges (dated 1/2020), which are considered part of this agreement.
[] Initial	All information regarding the presence or absence of environmental contamination on the site has been provided to CGT for their consideration in preparing this proposal.

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

Firm: _____ Email: _____

Physical Address: _____

Send Invoices to: Email
 Physical Address
 Billing Address: _____

The following items are required for CGT to initiate services.

- Written Authorization – please complete and return this signature page.
- Initial each page of the attached General Conditions – Engineering Services, dated 3/2013.

General Conditions - Engineering Services

- 1) Unless otherwise agreed in writing or specified in CTI's proposal, charges for all services will be billed in accordance with the Carlson Testing, Inc. (CTI) rate schedule in effect at the time the services are provided. Field services are portal to portal with a three-hour minimum charge for all services performed 7:00 am to 5:00 pm Monday through Friday. A two-hour minimum showup charge will be charged for any scheduled inspection which is cancelled unless CTI is notified of the cancellation at least 2 hours prior to the scheduled inspection time. A premium rate of 1.5 times the regular rate will be charged for all field services in excess of 8 hours per day or for inspections scheduled before 7:00 am or after 5:00 pm Monday through Friday. A minimum charge of 4 hours will be charged at a premium rate of 1.5 times the regular rate for inspections that are scheduled on Saturday, Sunday and/or Legal Holidays. Special services including but not limited to performing technical research, development of specialized testing or inspection procedures, review of project contractual or technical documents, conducting quality control audits, preparation of specialized reports, invoices or cost/budget summaries, attendance at project meetings, or other incidental services will be billed as Project Management or engineering services as appropriate.

For construction observation or inspection services, unless fulltime inspection has been requested for the project, CTI's services are provided on an "On-Call" basis. The number, frequency, duration, and type of inspections required are dependent upon construction activities, schedule, production, and changes and are not within CTI's control. Upon telephonic request, CTI will provide the inspection and testing services as requested and will invoice Client for services provided.

The extension of unit prices in any proposal with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the inspection and/or testing for any construction project. The quantities, when given, are estimates based on the information provided to CTI by the Client and contractors at the time our proposal is prepared. Since schedule, performance, production and changes are directed and controlled by others and are subject to change during the project, any quantity extensions are estimates only and not a guarantee of maximum cost.

- 2) Client will be invoiced once each month for work performed during the preceding period. Unless Client disputes the invoice, Client agrees to pay each invoice in full and with no retainage within thirty (30) days of receipt. Client's duty to make payment shall not be conditioned upon Client's receipt of payment or funding from any third party. Client further agrees to pay a service charge on all amounts invoiced and not paid within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest permitted under applicable law, whichever is the lesser) until paid. Failure of Client to make payment within thirty (30) days of invoice shall constitute a full release of CTI from any and all claims which Client may have, whether in contract or tort or otherwise, and whether known or unknown at the time.

If Client disputes any portion of an invoice, Client agrees to notify CTI in writing of all disputed amounts and the reason Client believes these amounts to be in error within thirty (30) days of receipt of the invoice. Client hereby waives any right to dispute an invoice following this thirty 30-day period.

Client agrees to pay CTI's cost of collection of all amounts due and unpaid after sixty (60) days, including arbitration fees, court costs, and reasonable attorney's fees. CTI reserves the right to withhold any final report or final letter of compliance until all outstanding invoices and collection costs including attorneys' fees and interest on late payments, if any, have been paid in full.

- 3) If Client instructs CTI to bill a third party for any services, CTI will bill the third party as a courtesy to Client. Client agrees, however, that Client shall be responsible for full payment of all outstanding charges if payment is not received by the 60th day following the invoice date and that Client shall make such payment to CTI within 30 days following notification that CTI has not received payment from the third party.

Exhibit A10 CTI's responsibilities shall not include determining, supervising, implementing or controlling the means, methods, techniques, sequences or procedures of construction or evaluating or reporting job conditions related to health, safety or welfare. CTI shall have no authority to alter any contract between any other parties or to approve or accept any portion of the work. Our job site activities do not change any agreement between Client and any other party. Only Client has the right to reject or stop work of its contractors or agents. Our presence on site does not in any way guarantee the completion, quality or performance of the work by any other party retained by Client.

- 5) Unless otherwise agreed, Client shall furnish CTI with applicable permits and right-of-entry on the land and Client shall be responsible for the propriety of the time, place and manner of CTI's entry for making borings, surveys and other explorations. CTI will take reasonable precautions to minimize damage to the site from use of equipment, but has not included the cost of restoration of the site in the proposed fee. If Client desires CTI to restore the site to its approximate former condition, (i.e., compaction of backfill, pavement patching, restoring lawns, vegetation, etc.), CTI will accomplish this as an additional service. Client agrees to indemnify and hold harmless CTI and its officers, employees, directors, agents, and subcontractors from any claim, liability, or costs (including attorney fees) arising in connection with CTI's access to, entry upon, or the restoration of the site.
- 6) Client shall provide CTI with utility and substructure information on and adjacent to the project site and assumes responsibility for the accuracy of such information provided to CTI. Client will indemnify, defend and hold harmless CTI and its officers, employees, directors, agents, and subcontractors against any claim or damage which occurs as a result of CTI's reliance on this information. Any existing utility or substructure damage or hazardous waste discovered by CTI during the course of its service is the sole responsibility of Client.
- 7) Client assumes sole responsibility for determining whether the quantity and nature of work ordered by Client is adequate and sufficient for Client's intended purpose.

It is understood and agreed that statements made in CTI reports are observations based on technical judgments, and should not be construed to be conclusive representations of fact. Test borings, test pits and other methods of subsurface exploration are generally accepted means of obtaining subsurface information in this area. However, they cannot indicate with certainty the subsurface conditions between and below the test explorations. If conditions different from those indicated in the reports come to Client's attention after receipt of the reports, it is recommended that Client contact CTI immediately to authorize further appropriate evaluation. This evaluation shall be an additional service.

The conclusions and recommendations for construction in CTI's reports are based on limited sampling and the interpretation of variable surface and subsurface conditions. Our conclusions and recommendations shall be deemed preliminary unless or until we validate our assumptions and finalize our conclusions and recommendations by preconstruction design documents review and site presence during construction and have documented such work for our Client. If our Scope of Services does not include preconstruction plan review and construction observations, any reliance by Client or any other party on our preliminary assumptions, conclusions or recommendations is at the risk of that party and without liability to CTI. Nothing in CTI's reports, express or implied, is intended or shall be construed to confer on any person, other than the person or entity to whom this report is addressed, any right, remedy, or claim under or with respect to this report.

CTI will provide its professional services to Client with that degree of care and skill currently exercised under similar circumstances by members of its profession in the same locale. This representation is in lieu of any other warranty or representation, either expressed or implied. It is also understood and agreed that statements made in CTI reports are observations based on technical judgments, and should not be construed to be conclusive representations of fact. If conditions different from those indicated in the reports come to Client's attention after receipt of the reports, it is recommended that Client contact CTI immediately to authorize further appropriate evaluation.

- 8) The amount which CTI is charging you for the work performed under this Agreement is based upon your agreement to LIMIT OUR LIABILITY FOR ANY DAMAGES FOR ANY CLAIMS, AS DEFINED BELOW, TO THE GREATER OF \$50,000 OR THE PROFESSIONAL FEES RECEIVED BY CTI IN THE PERFORMANCE OF THIS AGREEMENT. By accepting this Agreement you are agreeing that CTI's maximum liability for any and all loss, property damage, personal injury, death, cost or expense of any kind ("Claims") shall be no more than \$50,000. This limitation of liability applies to any and all Claims, including but not limited to Claims arising from CTI's negligence, negligent misrepresentation, strict liability, breach of contract, breach of warranty, and any statutory or common law cause of action which arises out of or relates to, directly or indirectly, the work performed pursuant to this Agreement or recommendations made in future reports provided pursuant to this

Exhibit A10 Agreement. In Client is not willing to agree to this limitation of liability, CTI will consider removing this limitation of liability for additional consideration.

- 9) Subject to the limitations set forth above, CTI will indemnify and hold harmless Client and Client's officers, employees, agents, and directors from and against all claims, damages, losses and expenses, including reasonable attorney fees, arising out of or relating to CTI's performance of this Agreement, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, but only to the extent caused by CTI's negligence or the negligence of anyone directly or indirectly employed by CTI. In no event shall the indemnity obligations of CTI exceed the greater of Fifty Thousand Dollars (\$50,000.00) or the professional fees received by CTI in the performance of this Agreement. In no event shall CTI be liable for indirect or consequential damages of any kind.
- 10) Client shall indemnify and hold harmless CTI and CTI's officers, employees, agents, and directors from and against all claims, damages, losses and expenses, including reasonable attorney fees, arising out of or resulting from the work on the project but only to the extent caused by Client's negligence or the negligence of anyone directly or indirectly employed by Client. In the event that Client or Client's principal shall bring any suit, cause of action, claim or counterclaim against CTI and to the extent that CTI shall prevail in such suit, cause of action, claim or counterclaim, the party initiating such action shall pay to CTI the costs and expenses incurred by CTI to answer and/or defend such suit, cause of action, claim or counterclaim, including reasonable attorney's fees, court costs, witness fees and other related expenses.
- 11) Client warrants that it does not know, suspect, assume or have reason to know of the presence of pollutants on or under the project site(s), or on/in property which must be crossed to conduct CTI's work and Client shall advise CTI of any discovery of hazardous waste or pollutants on or near the site(s). If hazardous waste or dangerous pollutants are discovered during the course of or in connection with CTI's work, it is hereby agreed that the scope of services, schedule, and the estimated project cost will be reviewed and that this contract shall be renegotiated or, in the sole discretion of CTI, terminated. Client is responsible for the proper decontamination and disposal of contaminated equipment, soil, material, and samples.

Client agrees to defend, indemnify and hold harmless CTI and its officers, employees, directors, agents, and subcontractors for all loss, cost, damage, expense (including attorney fees) or liability, arising out or in connection with CTI's services which exacerbates existing environmental pollution or contamination or any newly caused or created pollution or contamination.

- 12) Except for claims which are subject to the jurisdiction of Small Claims Court, all other claims, disputes, and other matters arising out of or relating to this Agreement or the work performed pursuant to this Agreement shall be subject to binding arbitration. Unless the parties agree otherwise, the arbitration shall be administered by the Arbitration Service of Portland. Arbitration proceedings under this Agreement may be consolidated with arbitration proceedings pending between other parties, at the arbitrator's discretion, provided they arise out of the same matter or related to the same subject matter.
- 13) The parties agree that all legal actions by either party against the other concerning our services pursuant to this Agreement or for failure to perform in accordance with the applicable standard of care, however denominated, will become barred two (2) years from the completion of CTI's services.
- 14) Client shall not assign its rights under this Agreement without the prior written consent of CTI. In the event of such permitted assignment, Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of CTI's work. CTI shall have no duty or obligation to any third party greater than that set forth in CTI's proposal or this Agreement.
- 15) Engineering reports, field data, laboratory data, analysis, calculations, estimates, designs and other documents prepared by CTI are instruments of CTI's service and remain our property. We will retain pertinent records relating to the services performed for 10 years following submission of any report produced under this Agreement, and will make extra copies of the Instruments of Service available to Client on request for a reasonable fee.

Neither Client nor any other party may use the Instruments of Service for additions or alterations to this project, or for other projects, or otherwise, without CTI's prior written permission. Client will defend, indemnify, and hold CTI harmless from any claims, damages and expenses arising out of any such reuse.

- 16) Unless otherwise agreed, test specimens or samples will be disposed of immediately upon completion of the test.

Exhibit A10

- 17) This agreement shall be governed by the laws of the state in which the project is located.
- 18) The terms of this Agreement shall survive the completion of services and termination of the Agreement.
- 19) The ordering of work from CTI or use of any reports or information provided by CTI shall constitute acceptance of the terms of CTI's proposal and these General Conditions.

SCHEDULE OF CHARGES

1. **PROFESSIONAL SERVICES**

Unless otherwise agreed in writing, all fees for services are based on the number of hours worked on the project, including travel, by professional, technical and administrative personnel. A minimum 3-hour call-out applies for field services. Fee will be computed by multiplying the total hours for each class of personnel times the hourly rate listed below:

<u>Class</u>	<u>Rate</u>
Principal Engineer (P.E./G.E.)	\$180.00/hour
Senior Engineer (P.E.)	\$165.00/hour
Senior Engineering Geologist (CEG/RG)	\$165.00/hour
Geotechnical Project Engineer / Geologist (P.E./RG)	\$130.00/hour
Geotechnical Project Manager	\$100.00/hour
Geotechnical Staff III	\$90.00/hour
Geotechnical Staff II	\$80.00/hour
Geotechnical Staff I	\$70.00/hour
Administration	\$56.00/hour
Litigation Support	\$310.00/hour
Certified Erosion and Sediment Control Lead (CESCL) Inspector	\$90.00/hour
Pre-Construction Review of Existing Geotechnical Report (prepared by others)	Project-specific
Final Summary Letter – if required by jurisdiction	\$260.00 minimum
Emergency Response to New Service Request	100% Surcharge ¹
Per Diem	Project location dependent
Hourly Services Overtime ²	Hourly Rate x 1.5

¹ Surcharge is applicable for new projects requiring emergency response services with notice of less than 4 business hours. Surcharge will be applied for services provided based on verbal or written authorization. A minimum 4-hour call-out applies for field services provided on emergency response basis. Services provided after emergency response service will be provided on time-and-expense basis at rates indicated above.

² Overtime charges will be in effect, where applicable, per the attached Terms & Conditions, dated 3/2013.

2. **EXPLORATIONS AND TESTS**

Subcontractor(s) for drilling or other explorations, testing, and/or other contract services, will be invoiced to the Client on a cost plus basis. Laboratory tests or explorations performed using our equipment and personnel will be billed at Carlson Geotechnical's (CGT's) current unit prices. A copy of these prices will be provided upon request.

Test pits will be backfilled without compaction. We will attempt to locate test pits outside of structural areas; CGT will not be responsible for compaction of backfilled test pits.

3. **SOIL SPECIAL INSPECTIONS AND TESTING**

Soil special inspection and testing services will be billed at Carlson Geotechnical's (CGT's) current unit prices, unless otherwise stated in this proposal. A copy of these rates will be provided upon request. Unless otherwise agreed in writing, all fees for services are based on the number of hours worked on the project, including travel, by professional, technical and administrative personnel. A minimum 3-hour call-out applies for field services. Overtime charges will be in effect, where applicable, per the attached Terms & Conditions, dated 3/2013.

4. **REIMBURSABLE EXPENSES**

Expenses other than salary costs that are directly attributable to our professional services, except for mileage, will be invoiced on a cost plus basis. Mileage to and from the office will be charged at a rate of \$0.65 per mile.



April 13, 2020

Roland Boschmann
Lenity Architecture
3150 Kettle Ct SE
Salem, OR 97301

Re: Senestraro Family Orthodontics

We have reviewed the site plan for the above-mentioned project. The site plan shows one enclosure on the property measuring 10' deep and 20' wide, which allows for straight on access.

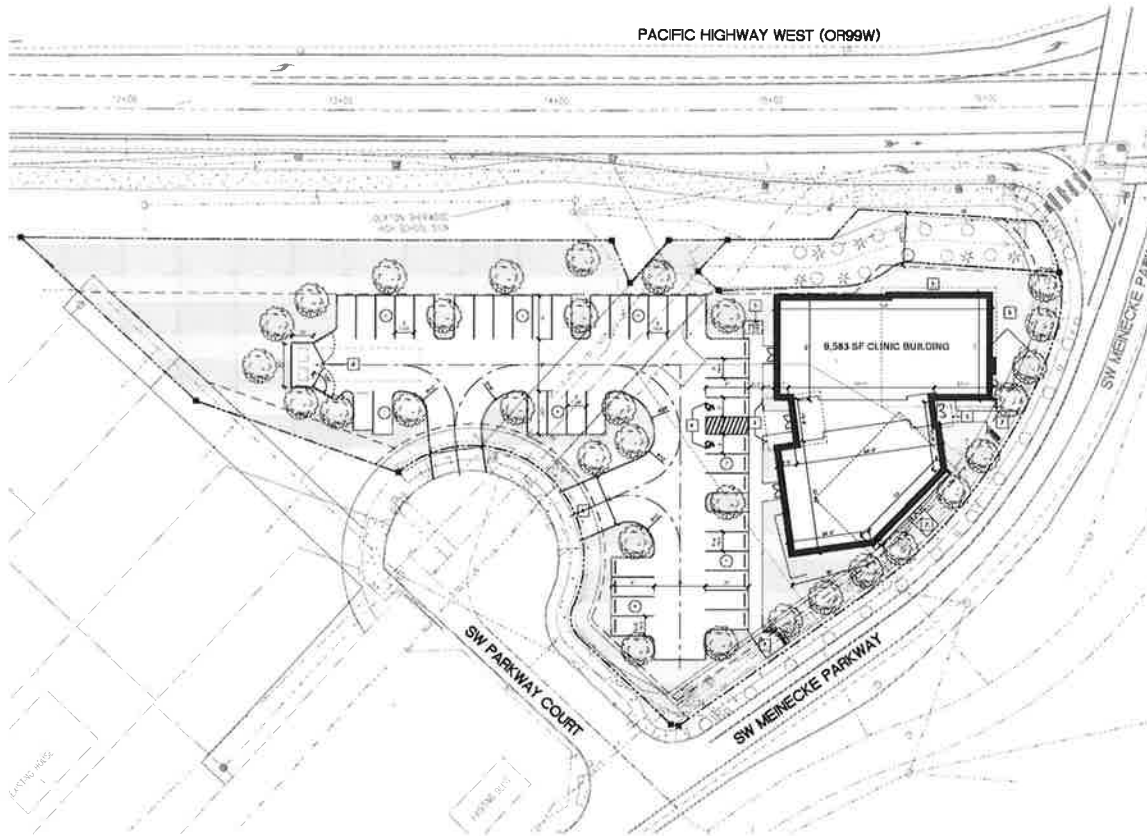
The other details on the site plan are not shown. These requirements will need to be met to ensure our access:

- The gates need to be hinged in front of the enclosure walls to allow for the full 20' width. This will also allow for the 120 degree opening angle that is required.
- No center post at the gate access point.
- The gates need cane bolts and holes put in place for the gates to be locked in the open and closed position. The holes for the gates to be held open need to be at the full 120 degree opening angle.
- There must be 25' of overhead clearance.

If you have any questions, feel free to contact me.

Sincerely,

Kristen Tabscott
Pride Disposal Co.
(503) 625-6177



SENESTRARO



PROJECT DATA

PROJECT NO.	2008-001
CLIENT	SENestrARO FAMILY ORTHODONTICS
PROJECT NAME	CLINIC BUILDING
PROJECT ADDRESS	SW MEINECKE PARKWAY, SEASIDE, OR
DATE	APRIL 2008
SCALE	AS SHOWN
DRAWN BY	J. SENESTRARO
CHECKED BY	J. SENESTRARO
DATE	APRIL 2008

SITE PLAN LEGEND

- BUILDING FOOTPRINT
- PARKING SPACE
- TREE
- SHRUB
- UTILITY LINE
- SITE BOUNDARY
- EASEMENT
- FENCE

SITE PLAN KEYNOTES

- 1. CLINIC BUILDING
- 2. PARKING SPACES
- 3. LANDSCAPING
- 4. UTILITY LINES
- 5. SITE BOUNDARY
- 6. EASEMENT
- 7. FENCE

SITE PLAN



PRELIMINARY

SENestrARO FAMILY ORTHODONTICS
 2008-001
SITE PLAN
 DATE: APRIL 2008
 DRAWN BY: J. SENESTRARO
 CHECKED BY: J. SENESTRARO
SHEET A1.1
NOT FOR CONSTRUCTION



Fidelity National Title
Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
(503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Samuel Goold
Samuel.Goold@fnf.com
503-796-6659

ORDER NO.: 45141815088

TITLE OFFICER: Jason Parkrosz

TO: Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

ESCROW LICENSE NO.: 901000243

OWNER/SELLER: Joseph M. Broadhurst and Mara J. Broadhurst

BUYER/BORROWER: Seth Senestraro

PROPERTY ADDRESS: 17489 SW Parkway Court, 17473 SW Parkway Court, 17457 SW Parkway Court,
Sherwood, OR 97140

EFFECTIVE DATE: August 16, 2018, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006 Owner's Standard	\$ 500,000.00	\$ 1,350.00
ALTA Loan Policy 2006 Extended Lender's Proposed Insured: Community Financial Corporation	\$ 475,000.00	\$ 425.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 208.2-06 - Commercial Environmental Protection Lien (ALTA 8.2-06)		\$ 130.00
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
Government Lien Search		\$ 90.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Joseph M. Broadhurst and Mara J. Broadhurst, as tenants by the entirety

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF SHERWOOD, COUNTY OF CLACKAMAS, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

Parcels 1, 2 and 3, PARTITION PLAT NO. 2012-011, according to the official plat recorded March 20, 2012 as Document No. 2012020906, in the City of Sherwood, County of Washington and State of Oregon

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Unpaid Property Taxes are as follows:

Fiscal Year: 2015-2016
Amount: \$1,582.75, plus interest, if any

Unpaid Property Taxes are as follows:

Fiscal Year: 2016-2017
Amount: \$1,665.84, plus interest, if any

Unpaid Property Taxes are as follows:

Fiscal Year: 2017-2018
Amount: \$1,720.44, plus interest, if any
Levy Code: 088.10
Account No.: R2177901/Parcel I
Map No.: 2S131AB-08000

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. Unpaid Property Taxes are as follows:

Fiscal Year: 2015-2016
Amount: \$1,582.75, plus interest, if any

Unpaid Property Taxes are as follows:

Fiscal Year: 2016-2017
Amount: \$1,665.84, plus interest, if any

Unpaid Property Taxes are as follows:

Fiscal Year: 2017-2018
Amount: \$1,720.44, plus interest, if any
Levy Code: 088.10
Account No.: R2177903/Parcel 2
Map No.: 2S131AB-08100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

8. Unpaid Property Taxes are as follows:

Fiscal Year: 2015-2016
Amount: \$1,691.17, plus interest, if any

Unpaid Property Taxes are as follows:

Fiscal Year: 2016-2017
Amount: \$1,780.01, plus interest, if any

Unpaid Property Taxes are as follows:

Fiscal Year: 2017-2018
Amount: \$1,838.38, plus interest, if any
Levy Code: 088.10
Account No.: R2177904/Parcel 3
Map No.: 2S131AB-08200

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

9. The Land has 3 years delinquent taxes and is subject to foreclosure action as provided under Oregon Revised Statutes. Upon the expiration of the statutory redemption period, the property shall be deeded to the county by the tax collector.
10. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.
11. City Liens, if any, in favor of the City of Sherwood. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
12. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: The State of Oregon, by and through the State Highway Commission
Recording Date: May 28, 1953
Recording No.: Book 345, Page 212

13. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: The State of Oregon, by and through the State Highway Commission
 Recording Date: August 10, 1954
 Recording No.: Book 359, Page 250

Amendment(s)/Modification(s) by instrument:

Recording Date: June 6, 1980
 Recording No: 80-020266

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

Granted to: The State of Oregon, by and through its Department of Transportation
 Purpose: Slopes, water, gas, electric and communication service lines, privacy, maintenance and road approach
 Recording Date: December 10, 2003
 Recording No: 2003-203802
 Affects: Reference is hereby made to said document for full particulars

15. Conditions and restrictions as established by the City of Sherwood:

Granted to: The State of Oregon, by and through its Department of Transportation
 Purpose: Slopes, utility and right-of-way
 Ordinance No. / File No.: 2003-1151
 Recording Date: December 10, 2003
 Recording No.: 2003-203802
 Affects: Reference is hereby made to said document for full particulars

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

Granted to: The State of Oregon, by and through its Department of Transportation
 Purpose: Slopes, water, gas, electric communication service lines, fixtures and facilities
 Recording Date: December 14, 2004
 Recording No: 2004-142139
 Affects: Reference is hereby made to said document for full particulars

Note: Said easement is also delineated on recorded plats of Parkway Plaza and Partition Plat No. 2012-011

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public utility
 Affects: 8 feet in width along SW Parkway Court frontage as delineated on plat of Parkway Plaza and Partition Plat No. 2012-011

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public storm drainage, private waterline and public access easement
 Affects: Along West property lines as delineated on plat of Parkway Plaza and Partition Plat No. 2012-011

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public sanitary sewer
Affects: Along East portions of property as delineated on plat of Parkway Plaza and Partition Plat No. 2012-011

20. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public access
Affects: As delineated on plat of Parkway Plaza and Partition Plat No. 2012-11

21. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,000,000.00
Dated: January 22, 2007
Trustor/Grantor: Joseph and Mara Broadhurst, as tenants by the entirety
Trustee: First American Title Insurance Company
Beneficiary: Community Financial Corporation, an Oregon corporation
Loan No.: 300 59135
Recording Date: January 25, 2007
Recording No.: 2007-008892
Affects: This and additional property

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

Amendment to said trust deed for a credit limit increase

Executed by: Joseph M. and Mara J. Broadhurst and Community Financial Corporation
New Principal Amount: \$1,250,000.00
Recording Date: January 27, 2009
Recording No: 2009-006424

Modification of Deeds of Trust and Agreement of Cross-Default and Cross-Collateralization including the terms and provisions thereof

Executed by: Joseph M. and Mara J. Broadhurst and Community Financial Corporation
Recording Date: June 30, 2011
Recording No: 2011-046246

An agreement to modify the terms and provisions of said deed of trust as therein provided by that Addendum to Trust Deed and Memorandum of Workout and Priority Agreement,

Executed by: Joseph Broadhurst and Mara Broadhurst and Community Financial Corporation and AKS Engineering & Forestry, LLC
Recording Date: June 30, 2011
Recording No: 2011-046248

22. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
- Name of Plat: Partition Plat No. 2012-011
23. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
- Purpose: Slope, water, gas, electric and communication service lines, fixtures and facilities
Affects: East 13.12 feet as delineated on plat
24. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
- Purpose: Private storm drainage for benefit of Parcel 2
Affects: Parcel 1-10.00 feet in width as delineated on plat
25. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
- Purpose: Private sanitary sewer easement
Affects: Easterly portion of Parcel 2 as delineated on plat
26. Declaration of Access Easement and Maintenance Agreement, including the terms and provisions thereof
- Recording Date: March 20, 2012
Recording No.: 2012-020907
27. Reciprocal Parking Agreement, including the terms and provisions thereof
- Recording Date: March 20, 2012
Recording No.: 2012-020908
28. Note: We find no Notice of Completion recorded on said Land.
29. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.
30. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
- To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

ADDITIONAL REQUIREMENTS/NOTES:

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.

- B. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- C. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Seth Senestraro

- D. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- E. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- F. Washington County imposes a transfer tax of \$1.00 per \$1,000 (or fraction thereof) of the selling price in a real estate transfer, unless the county approves an exemption application. Exemption criteria and applications are available at the county's website, see:
<http://www.co.washington.or.us/AssessmentTaxation/Recording/TransferTaxExemption/index.cfm>.
- G. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- H. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$82.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

- I. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- J. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

EXHIBIT ONE**2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

**2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;

- (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complain Center:

<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

Exhibit A12

For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Preliminary Report

Fidelity National Title - Oregon
900 SW 5th Avenue, Portland, OR 97204

Escrow Officer: Samuel Goold
Email: Samuel.Goold@fnf.com
Phone: 503-796-6659
File No.: 45141921956

Property Address: 17525 SW Parkway Court, Sherwood, OR 97140

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Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned



Fidelity National Title[®]

Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
(503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Samuel Goold
Samuel.Goold@fnf.com
503-796-6659

ORDER NO.: 45141921956

TITLE OFFICER: Jason Parkrosz

TO: Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

ESCROW LICENSE NO.: 901000243

OWNER/SELLER: Joseph M. Broadhurst and Mara J. Broadhurst

BUYER/BORROWER: Seth Senestraro

PROPERTY ADDRESS: 17525 SW Parkway Court, Sherwood, OR 97140

EFFECTIVE DATE: October 8, 2019, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006 Owner's Standard	\$ 350,000.00	\$ 1,050.00
ALTA Loan Policy 2006 Standard Lender's Proposed Insured: Community Financial Corporation	\$ TBD	\$ TBD
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Joseph M. Broadhurst and Mara J. Broadhurst

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

Lot 7, PARKWAY PLACE, in the City of Sherwood, County of Washington and State of Oregon, according to the official plat thereof recorded April 21, 2008 as Document No. 2008-036043.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Unpaid Property Taxes are as follows:

Fiscal Year: 2019-2020
 Amount: \$4,195.66, plus interest, if any
 Levy Code: 088.10
Account No.: [R2160936](#)
 Map No.: 2S131BA-08200

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. City Liens, if any, in favor of the City of Sherwood. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
8. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: The State of Oregon, by and through the State Highway Commission
 Recording Date: May 28, 1953
 Recording No.: [Book 345, Page 212](#)

9. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: The State of Oregon, by and through the State Highway Commission
 Recording Date: August 10, 1954
 Recording No.: [Book 359, Page 250](#)

Amendment(s)/Modifications(s) by instrument

Recording Date: June 6, 1980
[Recording No.: 80-020266](#)

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

Granted to: The State of Oregon, by and through it's Department of Transportation
 Purpose: Slopes, water, gas, electric and communication services lines
 Recording Date: December 10, 2003
[Recording No.: 2003-203802](#)

Note: The above document also establishes Condition and Restrictions by the City of Sherwood for slope, utility and right-of-way.

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

Granted to: The State of Oregon, by and through it's Department of Transportation
 Purpose: Slopes, water, gas, electric communication service lines
 Recording Date: December 14, 2004
[Recording No.: 2004-142139](#)

12. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

[Name of Plat: Parkway Plaza](#)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said [tract/plat](#);

Purpose: Public storm drainage, public access and private water line
 Affects: 19.5 feet in width along Easterly line

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said [tract/plat](#);

Purpose: Private access, public utility, public sanitary sewer and public storm sewer
 Affects: 10 feet in width along Southerly portion

15. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,000,000.00
 Dated: January 22, 2007
 Trustor/Grantor: Joseph and Mara Broadhurst, as tenants by the entirety
 Trustee: First American Title Insurance Company
 Beneficiary: Community Financial Corporation, an Oregon corporation
 Loan No.: 300 5913 5
 Recording Date: January 25, 2007
[Recording No.: 2007-008892](#)
 Affects: Other property also

Consent Affidavit

Recording Date: April 21, 2008
[Recording No.: 2008-036044](#)

Amendment to said trust deed for a credit limit increase

Executed by: Joseph M. and Mara J. Broadhurst and Community Financial Corporation
New Principal Amount: \$1,250,000.00
Recording Date: January 27, 2009
[Recording No.: 2009-006424](#)

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Joseph M. and Mara J. Broadhurst and Community Financial Corporation
Recording Date: June 30, 2011
[Recording No.: 2011-046246](#)

Memorandum of Workout Priority Agreement

Recording Date: June 30, 2011
[Recording No.: 2011-046248](#)

A substitution of trustee under said deed of trust which names, as the substituted trustee, the following

Trustee: Fidelity National Title Company of Oregon
Recording Date: April 3, 2019
[Recording No.: 2019-019400](#)

16. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 14, 2010
[Recording No.: 2010-081774](#)

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2010
[Recording No.: 2010-084681](#)

ADDITIONAL REQUIREMENTS/NOTES:

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- B. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Seth Senestraro

- C. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- D. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- E. Washington County imposes a transfer tax of \$1.00 per \$1,000 (or fraction thereof) of the selling price in a real estate transfer, unless the county approves an exemption application. Exemption criteria and applications are available at the county's website, see: <http://www.co.washington.or.us/AssessmentTaxation/Recording/TransferTaxExemption/index.cfm>.
- F. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- G. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

H. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$82.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

- I. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- J. Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

EXHIBIT ONE**2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

**2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;

- (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

Exhibit A13

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

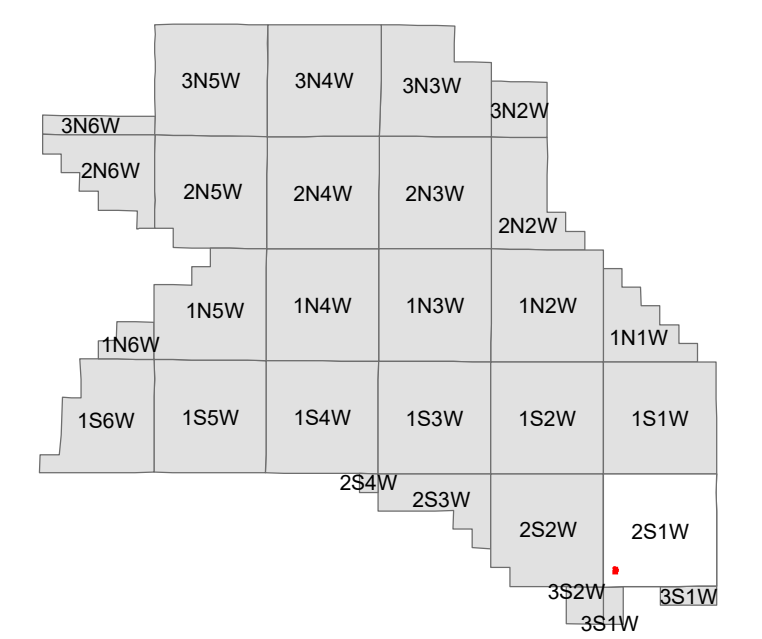
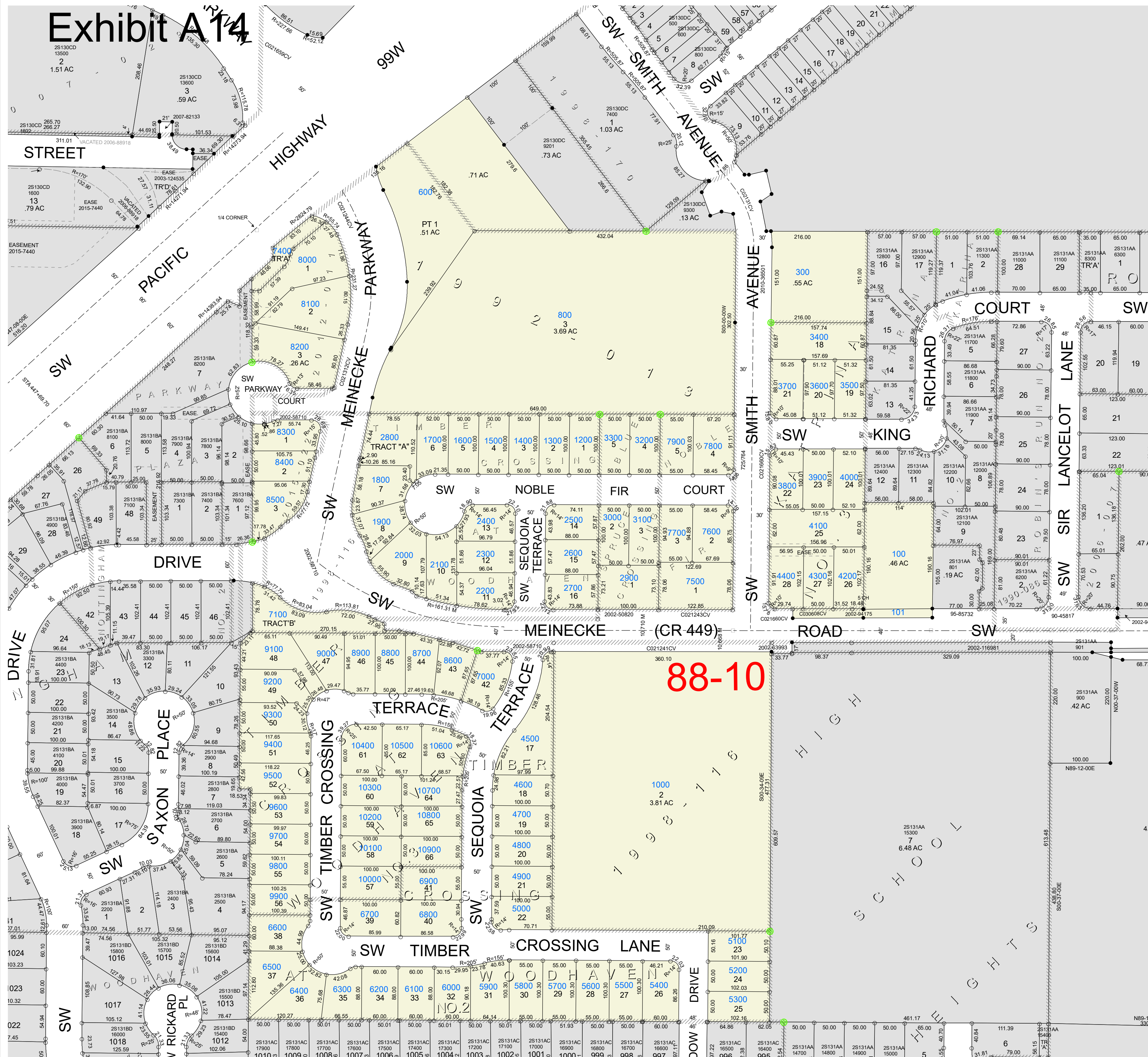
Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Exhibit A 14

2S131AB



WASHINGTON COUNTY OREGON
NW 1/4 NE 1/4 SECTION 31 T2S R1W W.M.
SCALE 1" = 100'

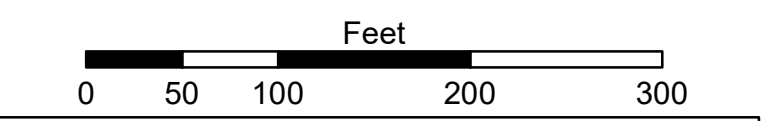
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B			A
BC	BD	AC	AD
C			D
CC	CD	DC	DD

SECTION 31

Cancelled Taxlots For: 2S131AB
1100,500,700,200,900,901,1102,601,400,7300,1101,7200,



PLOT DATE: 12/14/2018
Rotation: 0.75
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Digmap

2S131AB



Fidelity National Title
Client Services Group
900 SW 5th Ave, Mezzanine
Portland, OR 97204
O: 503-227-5478 F: 503-274-5472
csrequest@fnf.com

Tuesday, May 12, 2020

The enclosed radius search was created using data purchased from Core Logic and Metro. This data is derived from county tax records and is deemed reliable, but is not guaranteed. Fidelity National Title cannot be held liable for any additions, deletions, or errors in this search.

This research was completed on the date stated above.

Thank you.

Enclosures:

- Data summary of parcels to be notified
- Map of subject parcel, radius, and parcels to be notified
- County assessor maps for parcels to be notified
- Labels

1 **Exhibit A15** -----: **Fidelity National Title Company Of Oregon / Washington (OR)**-----

Parcel #	: R2160936	Ref Parcel#	: 2S131BA 08200		
Owner	: Broadhurst Joseph M	Document #	:		
Site	: 17525 SW Parkway Ct Sherwood 97140	Sale Date	:		
Mail	: 28440 SW Ladd Hill Rd Sherwood Or 97140	Price	:		
Use	: 2200 Com,Commercial Vacant	Market Total	: \$267,540		
Improvement	:	Market Land	: \$267,540		
Legal	: Parkway Plaza, Lot 7, Acres .50	Market Imps	:		
:	:	19-20 Taxes	: \$4,195.66		
:	:	M-5 Rate	: 18.9037		
:	:	Bldg #	Of		
Map Grid	:	Phone #	:		
Bedrooms:	Baths:	Year Built:	BldgSF:	LotSqFt: 21,780	Acres: .50

2 -----: **Fidelity National Title Company Of Oregon / Washington (OR)**-----

Parcel #	: R2177901	Ref Parcel#	: 2S131AB 08000		
Owner	: Senestraro Properties LLC	Document #	: 10854 Multi-Parcel		
Site	: 17489 SW Parkway Ct Sherwood 97140	Sale Date	: 02/25/2019		
Mail	: 21930 SW Meadow Ter Sherwood Or 97140	Price	: \$500,000		
Use	: 2200 Com,Commercial Vacant	Market Total	: \$153,280		
Improvement	:	Market Land	: \$153,280		
Legal	: 2012-011 Partition Plat, Lot 1, : ACRES .24	Market Imps	:		
:	:	19-20 Taxes	: \$1,821.73		
:	:	M-5 Rate	: 18.9037		
:	:	Bldg #	Of		
Map Grid	:	Phone #	:		
Bedrooms:	Baths:	Year Built:	BldgSF:	LotSqFt: 10,454	Acres: .24

3 -----: **Fidelity National Title Company Of Oregon / Washington (OR)**-----

Parcel #	: R2177903	Ref Parcel#	: 2S131AB 08100		
Owner	: Senestraro Properties LLC	Document #	: 10854 Multi-Parcel		
Site	: 17473 SW Parkway Ct Sherwood 97140	Sale Date	: 02/25/2019		
Mail	: 21930 SW Meadow Ter Sherwood Or 97140	Price	: \$500,000		
Use	: 2200 Com,Commercial Vacant	Market Total	: \$153,280		
Improvement	:	Market Land	: \$153,280		
Legal	: 2012-011 Partition Plat, Lot 2, : ACRES .24	Market Imps	:		
:	:	19-20 Taxes	: \$1,821.73		
:	:	M-5 Rate	: 18.9037		
:	:	Bldg #	Of		
Map Grid	:	Phone #	:		
Bedrooms:	Baths:	Year Built:	BldgSF:	LotSqFt: 10,454	Acres: .24

4 -----: **Fidelity National Title Company Of Oregon / Washington (OR)**-----

Parcel #	: R2177904	Ref Parcel#	: 2S131AB 08200		
Owner	: Senestraro Properties LLC	Document #	: 10854 Multi-Parcel		
Site	: 17457 SW Parkway Ct Sherwood 97140	Sale Date	: 02/25/2019		
Mail	: 21930 SW Meadow Ter Sherwood Or 97140	Price	: \$500,000		
Use	: 2200 Com,Commercial Vacant	Market Total	: \$164,020		
Improvement	:	Market Land	: \$164,020		
Legal	: 2012-011 Partition Plat, Lot 3, : ACRES .26	Market Imps	:		
:	:	19-20 Taxes	: \$1,946.42		
:	:	M-5 Rate	: 18.9037		
:	:	Bldg #	Of		
Map Grid	:	Phone #	:		
Bedrooms:	Baths:	Year Built:	BldgSF:	LotSqFt: 11,326	Acres: .26

Exhibit A15 Fidelity National Title Company Of Oregon / Washington (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
2S130DC 09201	Cheyenne Holdings LLC	21900 SW Alexander Ln Sherwood 97140	
2S130DC 09201	Cheyenne Holdings LLC	21900 SW Alexander Ln Sherwood 97140	
2S130DC 09100	Creekview Crossing Spe LLC	21601 SW Cedar Brook Way Sherwood 9	
2S131AB 00100	Helenius Larry E	17101 SW Meinecke Rd Sherwood 97140	
2S131AB 00300	Sherwood City	22148 SW Smith Ave Sherwood 97140	
2S131BA 01900	Shannon Kenneth James	22275 SW Pacific Hwy Sherwood 97140	
2S131BA 01900	Shannon Kenneth James	22275 SW Pacific Hwy Sherwood 97140	
2S131BA 02000	Claus Robert James	22211 SW Pacific Hwy Sherwood 97140	
2S131BA 02000	Claus Robert James	22211 SW Pacific Hwy Sherwood 97140	
2S131BA 02000	Claus Robert James	22211 SW Pacific Hwy Sherwood 97140	
2S131BA 02000	Claus Robert James	22211 SW Pacific Hwy Sherwood 97140	
2S131BA 02000	Claus Robert James	22211 SW Pacific Hwy Sherwood 97140	
2S131BA 02000	Claus Robert James	22211 SW Pacific Hwy Sherwood 97140	
2S131BA 02000	Claus Robert James	22211 SW Pacific Hwy Sherwood 97140	
2S131BA 02000	Claus Robert James	22211 SW Pacific Hwy Sherwood 97140	
2S131BA 02100	Knob Properties LLC	22065 SW Pacific Hwy Sherwood 97140	
2S131B0 01201	Community Finl Corp	22313 SW Pacific Hwy Sherwood 97140	
2S130D0 00802	Smith Farm Estates LLC	17197 SW Smith Ave Sherwood 97140	
2S131B0 00201	State of Or	22354 SW Pacific Hwy Sherwood 97140	
2S131AB 00600	Sherwood Hospitality Group LLC	22000 SW Meinecke Pkwy Sherwood 971	
2S131AB 00800	Smith Farm Estates LLC	17180 SW Smith Ave Sherwood 97140	
2S130CD 00900	Houck Bryan S	17932 SW Handley St Sherwood 97140	
2S130CD 01000	Anderson Cory B	17890 SW Handley St Sherwood 97140	
2S130CD 01100	Grunow Timothy	17864 SW Handley St Sherwood 97140	
2S130CD 01200	Wolfley Carolee	17840 SW Handley St Sherwood 97140	
2S130CD 01300	Appert Elizabeth Ann	17816 SW Handley St Sherwood 97140	
2S130CD 01400	Perez Fausto Otero	17794 SW Handley St Sherwood 97140	
2S130CD 01500	Elorreaga Michelle Barrera	17770 SW Handley St Sherwood 97140	
2S130CD 01600	Handle Properties LLC	17680 SW Handley St Sherwood 97140	
2S130CD 01700	Black Andrew A/Christine E	21984 SW Roellich Ave Sherwood 97140	
2S130CD 01800	Allmand-Abarca Jimenez Henry II	21960 SW Roellich Ave Sherwood 97140	
2S130CD 01900	Green M Ryan	21936 SW Roellich Ave Sherwood 97140	
2S130CD 02000	Childers Christopher L	21912 SW Roellich Ave Sherwood 97140	
2S130CD 02100	Halter Dale A	21888 SW Roellich Ave Sherwood 97140	
2S130CD 02200	Mei Leonard F	21804 SW Roellich Ave Sherwood 97140	
2S130CD 02300	Conley Mary K/David W	21780 SW Roellich Ave Sherwood 97140	
2S130CD 04200	Parker Jamie L/Joshua E	17831 SW Cereghino Ln Sherwood 9714	
2S130CD 04300	Jaynes Miranda	17855 SW Cereghino Ln Sherwood 9714	
2S130CD 05400	McNeese Adam J	17898 SW Cereghino Ln Sherwood 9714	
2S130CD 05500	Schwab David J	17874 SW Cereghino Ln Sherwood 9714	
2S130CD 05600	Kirscht Jacquelyn M	17850 SW Cereghino Ln Sherwood 9714	
2S130CD 05700	Wulf Samantha	17826 SW Cereghino Ln Sherwood 9714	
2S130CD 05800	Raymer Lorie M	17833 SW Handley St Sherwood 97140	
2S130CD 05900	Young Tracy Lee	17851 SW Handley St Sherwood 97140	
2S130CD 06000	Ward Robert M	17875 SW Handley St Sherwood 97140	
2S130CD 06100	McNeely Dana Wymore	17897 SW Handley St Sherwood 97140	
2S130CD 06200	Cherachanko Deborah A	17919 SW Handley St Sherwood 97140	
2S130CD 07600	Sherwood City	*no Site Address* Sherwood 97140	
2S130CD 07700	Sherwood City	17756 SW Handley St Sherwood 97140	
2S130CD 07800	Sherwood City	*no Site Address* Sherwood 97140	
2S131BD 11200	Jensen David	22545 SW Pinehurst Dr Sherwood 97140	
2S131BD 11300	Oconnor John T	22520 SW Pinehurst Dr Sherwood 97140	
2S131BD 11400	Storfa Kristin Kikuye Kondo	22538 SW Pinehurst Dr Sherwood 97140	
2S131BD 14800	Sherwood City	*no Site Address* Sherwood 97140	
2S131BD 15000	Sherwood City	*no Site Address* Sherwood 97140	
2S131BA 00400	Kapuniai-Ryan Robert	22058 SW Hines PI Sherwood 97140	
2S131BA 00500	Sumner Matthew	22086 SW Hines PI Sherwood 97140	
2S131BA 00600	Emmons E P/B K L/Tr	22112 SW Hines PI Sherwood 97140	

Exhibit A15 Fidelity National Title Company Of Oregon / Washington (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
2S131BA 00700	Brutosky Nicole	22134 SW Hines Pl Sherwood 97140	
2S131BA 01600	Sherwood City	*no Site Address* Sherwood 97140	
2S131BA 01700	Claus Robert James	*no Site Address* Sherwood 97140	
2S131BA 01800	Wyndham Ridge No 3 Owners of Lot	*no Site Address* Sherwood 97140	
2S131AB 01000	Corp of Pres Bishop of The Churc	17234 SW Meinecke Rd Sherwood 97140	
2S131AA 11200	Hubbard Helen	17073 SW King Richard Ct Sherwood 971	
2S130DC 07400	Solid Ground LLC	21830 SW Alexander Ln Sherwood 97140	
2S131BD 15500	Travnicek Jason	22522 SW Rickard Pl Sherwood 97140	
2S131BD 15600	Eldred David M	22504 SW Rickard Pl (No Mail) Sherwoo	
2S131BD 15700	Northy Andrew	22501 SW Rickard Pl Sherwood 97140	
2S131BD 15800	Barber Curtis/Julianna	22509 SW Rickard Pl Sherwood 97140	
2S131BD 15900	Forster David P	22517 SW Rickard Pl Sherwood 97140	
2S131BD 16400	Leasure Kevin J	22527 SW Dewey Dr Sherwood 97140	
2S131BD 16500	Katudeniya Janitha	22511 SW Dewey Dr Sherwood 97140	
2S131BD 16600	Lemson Gary	22503 SW Dewey Dr Sherwood 97140	
2S131AA 11700	McCullough Ronald W	17060 SW King Richard Ct Sherwood 971	
2S131AA 11800	Herr Robert M	17100 SW King Richard Ct Sherwood 971	
2S131AA 11900	Chisholm William R	17108 SW King Richard Ct Sherwood 971	
2S131AA 12000	Peterson Keith	17114 SW King Richard Ct Sherwood 971	
2S131AA 12200	Slavich Suzanne	17120 SW King Richard Ct Sherwood 971	
2S131AA 12300	McMullin Brian K	17126 SW King Richard Ct Sherwood 971	
2S131AA 12400	Mullins Weston C	17132 SW King Richard Ct Sherwood 971	
2S131AA 12500	Selby Jeff W	17103 SW King Richard Ct Sherwood 971	
2S131AA 12600	Dekker Hilary	17097 SW King Richard Ct Sherwood 971	
2S131AA 12700	Norberg John T	17091 SW King Richard Ct Sherwood 971	
2S131AA 12800	Quattrocchi The	17085 SW King Richard Ct Sherwood 971	
2S131AA 12900	Krause Evan	17079 SW King Richard Ct Sherwood 971	
2S131BA 02200	Linthorst Juliann	22484 SW Saxon Pl Sherwood 97140	
2S131BA 02300	Na Seung Yeol	22466 SW Saxon Pl Sherwood 97140	
2S131BA 02400	Greer Shan A	22452 SW Saxon Pl Sherwood 97140	
2S131BA 02500	Koptke Kathryn H	22430 SW Saxon Pl Sherwood 97140	
2S131BA 02600	Perry Matthew S	22414 SW Saxon Pl Sherwood 97140	
2S131BA 02700	Mueller Sarah	22396 SW Saxon Pl Sherwood 97140	
2S131BA 02800	Munroe Gerard D	22378 SW Saxon Pl Sherwood 97140	
2S131BA 02900	Lutz Karen	22360 SW Saxon Pl Sherwood 97140	
2S131BA 03000	Espinoza Luis A	22342 SW Saxon Pl Sherwood 97140	
2S131BA 03100	Victoriano Jonathan A	22326 SW Saxon Pl Sherwood 97140	
2S131BA 03200	Fuentes Jesus R	22310 SW Saxon Pl Sherwood 97140	
2S131BA 03300	Clifford Daryl L	22317 SW Saxon Pl Sherwood 97140	
2S131BA 03400	Galindo Barry	22323 SW Saxon Pl Sherwood 97140	
2S131BA 03500	Schlimgen Mark D	22349 SW Saxon Pl Sherwood 97140	
2S131BA 03600	Johnson David G	22367 SW Saxon Pl Sherwood 97140	
2S131BA 03700	Evans David R	22385 SW Saxon Pl Sherwood 97140	
2S131BA 03800	Loza Lionel	22439 SW Saxon Pl Sherwood 97140	
2S131BA 03900	Edwards Charles M	22477 SW Saxon Pl Sherwood 97140	
2S131BA 04000	Zielinski Ronald	22376 SW Dewey Dr Sherwood 97140	
2S131BA 04100	Muniz Daniel	22352 SW Dewey Dr Sherwood 97140	
2S131BA 04200	Stallkamp R/K L/Tr	22328 SW Dewey Dr Sherwood 97140	
2S131BA 04300	Johnson Dwayne A/Toni R	22304 SW Dewey Dr Sherwood 97140	
2S131BA 04400	Pate Vincent/Charity	22292 SW Dewey Dr Sherwood 97140	
2S131BA 04500	Gunter Gary D Jr	22270 SW Dewey Dr Sherwood 97140	
2S131BA 04700	Brookshire Samantha	22211 SW Dewey Dr Sherwood 97140	
2S131BA 04800	Siebers Jason G	22227 SW Dewey Dr Sherwood 97140	
2S131BA 04900	Abdelaziz Ayman	22239 SW Dewey Dr Sherwood 97140	
2S131BA 05000	Sixtos Raul H	22251 SW Dewey Dr Sherwood 97140	
2S131BA 05100	Rivera Jose Jared	22263 SW Dewey Dr Sherwood 97140	
2S131BA 05200	Visser Paul L	22275 SW Dewey Dr Sherwood 97140	

Exhibit A15 Fidelity National Title Company Of Oregon / Washington (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
2S131BA 05300	See Paul W	22287 SW Dewey Dr Sherwood 97140	
2S131BA 05400	Maurice Phillip H	22299 SW Dewey Dr (No Mail) Sherwoo	
2S131BA 05500	Kemppainen Lars	22311 SW Dewey Dr Sherwood 97140	
2S131BA 05600	Lutz Kristoffor E	22335 SW Dewey Dr Sherwood 97140	
2S131BA 05700	Sauer Stephen G	22359 SW Dewey Dr Sherwood 97140	
2S131BA 05800	Reiter Shannon	22383 SW Dewey Dr Sherwood 97140	
2S131BA 05900	Schaffer James	22407 SW Dewey Dr Sherwood 97140	
2S131BA 06000	Lee Kimberly K	22443 SW Dewey Dr Sherwood 97140	
2S131BA 06100	Lovely Duston	22479 SW Dewey Dr Sherwood 97140	
2S131BA 06200	Stott Lamont	22491 SW Dewey Dr Sherwood 97140	
2S131BA 06300	Sherwood City	*no Site Address* Sherwood 97140	
2S131BA 06400	Sherwood City	*no Site Address* Sherwood 97140	
2S130DC 09300	Smith Farm Estates LLC	*no Site Address* Sherwood 97140	
2S131BA 06500	Thompson Mary M	22218 SW Dewey Dr Sherwood 97140	
2S131BA 06600	Nathan Santosh Kumar	22196 SW Dewey Dr Sherwood 97140	
2S131BA 06700	Gray Laura	22174 SW Dewey Dr Sherwood 97140	
2S131BA 06800	Warner Angela M	22152 SW Dewey Dr Sherwood 97140	
2S131BA 06900	Kang Hu	22130 SW Dewey Dr Sherwood 97140	
2S131BA 07100	Kolb Dave M/Kim D	22189 SW Dewey Dr Sherwood 97140	
2S131BA 07200	Berselli Christopher	22203 SW Dewey Dr Sherwood 97140	
2S130DC 00100	Ahumada Alejandro Garcia	17273 SW Smith Ave Sherwood 97140	
2S131AA 00901	Sherwood City	*no Site Address* Sherwood 97140	
2S130DC 00200	Schwarz Richard/Shelli	17267 SW Smith Ave Sherwood 97140	
2S130DC 00300	Vandyke Dennis M	17261 SW Smith Ave Sherwood 97140	
2S130DC 00400	Panchot Katelyn	17255 SW Smith Ave Sherwood 97140	
2S130DC 00500	Macy Trevor A	17249 SW Smith Ave Sherwood 97140	
2S130DC 00600	Zobrist Robert J	17243 SW Smith Ave Sherwood 97140	
2S130DC 00700	Hutton Htet Yadana	17237 SW Smith Ave Sherwood 97140	
2S130DC 00800	Yeti Properties	17231 SW Smith Ave Sherwood 97140	
2S130DC 00900	Hyatt Justin	21932 SW Vintner Ln Sherwood 97140	
2S130DC 01000	Cartmill Allison M	21926 SW Vintner Ln Sherwood 97140	
2S130DC 01100	Ellingson	21920 SW Vintner Ln Sherwood 97140	
2S130DC 01200	Faber Michael	21914 SW Vintner Ln Sherwood 97140	
2S130DC 01300	Trotter Cherry Lynn Tru	21908 SW Vintner Ln Sherwood 97140	
2S130DC 01400	Elliott Lane	21902 SW Vintner Ln Sherwood 97140	
2S130DC 01500	Worthy Alison	21886 SW Vintner Ln Sherwood 97140	
2S130DC 01600	Balzer Rosemary M	21880 SW Vintner Ln Sherwood 97140	
2S130DC 01700	Brown Timothy G	21874 SW Vintner Ln Sherwood 97140	
2S130DC 01800	Elliott Lane	21868 SW Vintner Ln Sherwood 97140	
2S130DC 01900	Dillree Jered	21862 SW Vintner Ln Sherwood 97140	
2S130DC 02000	Gregston Troy	21856 SW Vintner Ln Sherwood 97140	
2S130DC 02100	Simmons Cynthia M	21850 SW Vintner Ln Sherwood 97140	
2S130DC 02200	Vann Frank S	21844 SW Vintner Ln Sherwood 97140	
2S130DC 02300	McGill Nancy Trust	21838 SW Vintner Ln Sherwood 97140	
2S130DC 02400	Raasch Natalie	21832 SW Vintner Ln Sherwood 97140	
2S130DC 04100	Martin Brandon W	21715 SW Vintner Ln Sherwood 97140	
2S130DC 04200	Brown Colin R	21723 SW Vintner Ln Sherwood 97140	
2S130DC 04300	Enbysk Randi J	21731 SW Vintner Ln Sherwood 97140	
2S130DC 04400	Hancock Kevin	21739 SW Vintner Ln Sherwood 97140	
2S130DC 04500	Houk Drew Matthew	21747 SW Vintner Ln Sherwood 97140	
2S130DC 04600	Bretsch Benjamin L	21755 SW Vintner Ln Sherwood 97140	
2S130DC 04700	Khan Mohammed Azam	21763 SW Vintner Ln Sherwood 97140	
2S130DC 04800	21831 SW Vintner Lane LLC	21831 SW Vintner Ln Sherwood 97140	
2S130DC 04900	Casey Richard III	21835 SW Vintner Ln Sherwood 97140	
2S130DC 05000	Filley Jeremy W	21839 SW Vintner Ln Sherwood 97140	
2S130DC 05100	Sasse	21843 SW Vintner Ln Sherwood 97140	
2S130DC 05200	Gran Alexander R	21847 SW Vintner Ln Sherwood 97140	

Exhibit A15 Fidelity National Title Company Of Oregon / Washington (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
2S130DC 05300	Lorenzen Laura A	21851 SW Vintner Ln Sherwood 97140	
2S130DC 05400	Croudace Kathleen	21855 SW Vintner Ln Sherwood 97140	
2S130DC 05500	Dixon Andrew Brent	21859 SW Vintner Ln Sherwood 97140	
2S130DC 05600	Reynolds Mark R II	21863 SW Vintner Ln Sherwood 97140	
2S130DC 05700	Muter Regina W	21867 SW Vintner Ln Sherwood 97140	
2S130DC 05800	Sullivan Eric	21871 SW Vintner Ln Sherwood 97140	
2S130DC 05900	Ingalls Aaron	21875 SW Vintner Ln Sherwood 97140	
2S130DC 06000	McFall John P	21820 SW Alexander Ln Sherwood 97140	
2S130DC 06100	Miller Zachry E/Julie	21816 SW Alexander Ln Sherwood 97140	
2S130DC 06200	Perez Reynaldo	21814 SW Alexander Ln Sherwood 97140	
2S130DC 06300	Yeppez Sunny M	21810 SW Alexander Ln Sherwood 97140	
2S130DC 06400	Dixon Andrew Brent	21808 SW Alexander Ln Sherwood 97140	
2S130DC 06500	Moir	21804 SW Alexander Ln Sherwood 97140	
2S130DC 06600	Ramage Shawn	21802 SW Alexander Ln Sherwood 97140	
2S130DC 06700	Do Khai M	21760 SW Alexander Ln Sherwood 97140	
2S130DC 06800	Remley Linda E	21758 SW Alexander Ln Sherwood 97140	
2S130DC 06900	Morrissey Daniel Cleary	21754 SW Alexander Ln (No Mail) Sher	
2S130DC 07000	Sattenspiel Bronwen L	21752 SW Alexander Ln Sherwood 97140	
2S130DC 07100	Olson Timothy	21750 SW Alexander Ln Sherwood 97140	
2S130CD 01601	Oregon State of Dept of Transpo	*no Site Address* Sherwood 97140	
2S131BA 07300	Larsen Scott A	22155 SW Dewey Dr Sherwood 97140	
2S131BA 07400	Esselman Kelli C	22133 SW Dewey Dr Sherwood 97140	
2S131AB 00101	Sherwood City	*no Site Address* Sherwood 97140	
2S131AB 01200	Christenson Aaron David	17287 SW Noble Fir Ct Sherwood 97140	
2S131AB 01300	Grimes Joshua D/Teresa A	17293 SW Noble Fir Ct Sherwood 97140	
2S131AB 01400	Weston Jeffrey D	17299 SW Noble Fir Ct Sherwood 97140	
2S131AB 01500	Duncantell Dallas/Nicole	17311 SW Noble Fir Ct Sherwood 97140	
2S131AB 01600	Swanegan Nick	17323 SW Noble Fir Ct Sherwood 97140	
2S131AB 01700	Roberts James C	17335 SW Noble Fir Ct Sherwood 97140	
2S131AB 01800	Rollins Todd Raymond	17359 SW Noble Fir Ct Sherwood 97140	
2S131AB 01900	Hpa Borrower Ms LLC	17360 SW Noble Fir Ct Sherwood 97140	
2S131AB 02000	Nibbe Troy D	17348 SW Noble Fir Ct Sherwood 97140	
2S131AB 02100	Bingham Aaron A	17336 SW Noble Fir Ct Sherwood 97140	
2S131AB 02200	McGinty Janice R	22243 SW Sequoia Ter Sherwood 97140	
2S131AB 02300	Heil F Charles W	22239 SW Sequoia Ter Sherwood 97140	
2S131AB 02400	Slezak Jay	22231 SW Sequoia Ter Sherwood 97140	
2S131AB 02500	Rarick Nathan P	22230 SW Sequoia Ter (No Mail) Sherw	
2S131AB 02600	Price Steven L/Glenna S	22236 SW Sequoia Ter Sherwood 97140	
2S131AB 02700	Hewitt Nicole M/Michael A	22242 SW Sequoia Ter Sherwood 97140	
2S131AB 02800	Sherwood City	17347 SW Noble Fir Ct Sherwood 97140	
2S131AB 02900	Jehnke Keith	17241 SW Meinecke Rd Sherwood 97140	
2S131AB 03000	Hannan Richard	17270 SW Noble Fir Ct Sherwood 97140	
2S131AB 03100	Vereb Wayne W	17262 SW Noble Fir Ct Sherwood 97140	
2S131AB 03200	Gannon Kenneth E/Julia A	17265 SW Noble Fir Ct Sherwood 97140	
2S131AB 03300	Wildschut Colin K	17273 SW Noble Fir Ct Sherwood 97140	
2S131AB 03400	Wilcox Todd D	22166 SW Smith Ave Sherwood 97140	
2S131AB 03500	Barnett Robert	17141 SW King Richard Ct Sherwood 971	
2S131AB 03600	Pfisthner Ann C	17153 SW King Richard Ct Sherwood 971	
2S131AB 03700	Peppmeier Steven M	17165 SW King Richard Ct Sherwood 971	
2S131AB 03800	Bautista Ellen	17168 SW King Richard Ct Sherwood 971	
2S131AB 03900	Gregory Jarom A	17156 SW King Richard Ct Sherwood 971	
2S131AB 04000	Haigh Justine	17144 SW King Richard Ct Sherwood 971	
2S131AB 04100	Aldridge Elizabeth A	22234 SW Smith Ave Sherwood 97140	
2S131AB 04200	Fang Yi-Pygn	17163 SW Meinecke Rd Sherwood 97140	
2S131AB 04300	Anderson Eric	17175 SW Meinecke Rd Sherwood 97140	
2S131AB 04400	McKenzie Amy K	22248 SW Smith Ave Sherwood 97140	
2S131AB 04500	Kunz Edward C	22312 SW Sequoia Ter Sherwood 97140	

Exhibit A15 Fidelity National Title Company Of Oregon / Washington (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
2S131AB 04600	Richardson Joseph Dale	22346 SW Sequoia Ter Sherwood 97140	
2S131AB 04700	Solis Eduardo	22370 SW Sequoia Ter Sherwood 97140	
2S131AB 04800	Decker Troy A	22410 SW Sequoia Ter Sherwood 97140	
2S131AB 04900	Cheung Cindy	22420 SW Sequoia Ter Sherwood 97140	
2S131AB 05000	Wells Christopher T	22452 SW Sequoia Ter Sherwood 97140	
2S131AB 05800	Miller Brian T	17336 SW Timber Crossing Ln Sherwood	
2S131AB 05900	Tripp Thomas J	17360 SW Timber Crossing Ln Sherwood	
2S131AB 06000	Langer Gary W	17384 SW Timber Crossing Ln Sherwood	
2S131AB 06100	Bay Todd M	17408 SW Timber Crossing Ln Sherwood	
2S131AB 06200	Bland Christen	17436 SW Timber Crossing Ln Sherwood	
2S131AB 06300	Gardner Christopher N	17456 SW Timber Crossing Ln Sherwood	
2S131AB 06400	Ehrlich Jordan A	17480 SW Timber Crossing Ln Sherwood	
2S131AB 06500	Karp Evan	17498 SW Timber Crossing Ln Sherwood	
2S131AB 06600	Cowley Jared L	22493 SW Timber Crossing Ter Sherwoo	
2S131AB 06700	Dresser John Kevin	22468 SW Timber Crossing Ter Sherwoo	
2S131AB 06800	Nguyen Chinh	22453 SW Sequoia Ter Sherwood 97140	
2S131AB 06900	Britton James C	22421 SW Sequoia Ter Sherwood 97140	
2S131AB 07000	Robbins Rental Properties LLC	22253 SW Timber Crossing Ter Sherwoo	
2S131AB 07100	Sherwood City	*no Site Address* Sherwood 97140	
2S130CD 01602	Sherwood Commons LLC	*no Site Address* Sherwood 97140	
2S130CD 13500	Sherwood Commons LLC	17625 SW Handley St Sherwood 97140	
2S130CD 13600	Sherwood Commons LLC	17565 SW Handley St Sherwood 97140	
2S130CD 13700	Sherwood City	*no Site Address* Sherwood 97140	
2S131AA 15300	Sherwood School Dist 88J	*no Site Address* Sherwood 97140	
2S131BA 07600	Kiddoo Jeff C	22127 SW Dewey Dr Sherwood 97140	
2S131BA 07700	Ranch/Home Properties LLC	17512 SW Parkway Ct Sherwood 97140	
2S131BA 07800	Sharma Rakesh K	17536 SW Parkway Ct Sherwood 97140	
2S131BA 07900	Solis Hector M	17548 SW Parkway Ct Sherwood 97140	
2S131BA 08000	Stark Britten	22163 SW Dewey Dr Sherwood 97140	
2S131BA 08100	Laird Cheryl M	22171 SW Dewey Dr Sherwood 97140	
2S131AB 07400	Sherwood City	17505 SW Parkway Ct Sherwood 97140	
2S131AB 07500	Britcliffe John H	17205 SW Meinecke Rd Sherwood 97140	
2S131AB 07600	Fuerst David G	17224 SW Noble Fir Ct Sherwood 97140	
2S131AB 07700	Austin Christopher M	17256 SW Noble Fir Ct Sherwood 97140	
2S131AB 07800	Zheng Yongqiang	17223 SW Noble Fir Ct Sherwood 97140	
2S131AB 07900	Herrett Michael A	17251 SW Noble Fir Ct Sherwood 97140	
2S130CD 01603	Sherwood Commons LLC	*no Site Address* Sherwood 97140	
2S131AB 08300	Leonard Daniel K Bypass	22103 SW Meinecke Pkwy Sherwood 971	
2S131AB 08400	Legacy Homes Inc	22109 SW Meinecke Pkwy Sherwood 971	
2S131AB 08500	Lampros Gregory J	22115 SW Meinecke Pkwy Sherwood 971	
2S130CD 14000	Shaw Andrea N	21622 SW Berkshire Ter Sherwood 9714	
2S130CD 14100	Aspin	21634 SW Berkshire Ter Sherwood 9714	
2S130CD 14200	Villeneuve Donald	21646 SW Berkshire Ter Sherwood 9714	
2S130CD 14300	Middendorf David E	21658 SW Berkshire Ter Sherwood 9714	
2S130CD 14400	Daiker Joseph A	21662 SW Berkshire Ter Sherwood 9714	
2S130CD 14500	Fanouf Tawfic Y	21674 SW Berkshire Ter Sherwood 9714	
2S130CD 14600	S/Y Family Appreciation Trust	21686 SW Berkshire Ter Sherwood 9714	
2S130CD 14700	Bushman Martin B	21698 SW Berkshire Ter Sherwood 9714	
2S130CD 14800	Miller Jessica R	21702 SW Berkshire Ter Sherwood 9714	
2S130CD 14900	Droz Carol J	21706 SW Berkshire Te (No Mail) Sherw	
2S130CD 15000	Johnson Reed A	21714 SW Berkshire Ter Sherwood 9714	
2S130CD 15100	Sims Bernie W	21726 SW Berkshire Ter Sherwood 9714	
2S130CD 15200	Johnson Reed A	21738 SW Berkshire Ter Sherwood 9714	
2S130CD 15300	Li Yi Tseng	21740 SW Berkshire Ter Sherwood 9714	
2S130CD 15400	Johnson Nyla	21752 SW Berkshire Ter Sherwood 9714	
2S130CD 15500	Olson Shannon	21764 SW Berkshire Ter Sherwood 9714	
2S130CD 15600	Daiker Aimee J	21776 SW Berkshire Ter Sherwood 9714	

Exhibit A15 Fidelity National Title Company Of Oregon / Washington (OR)

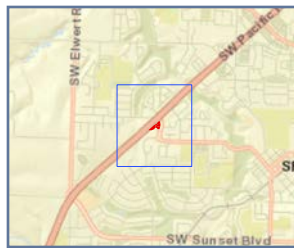
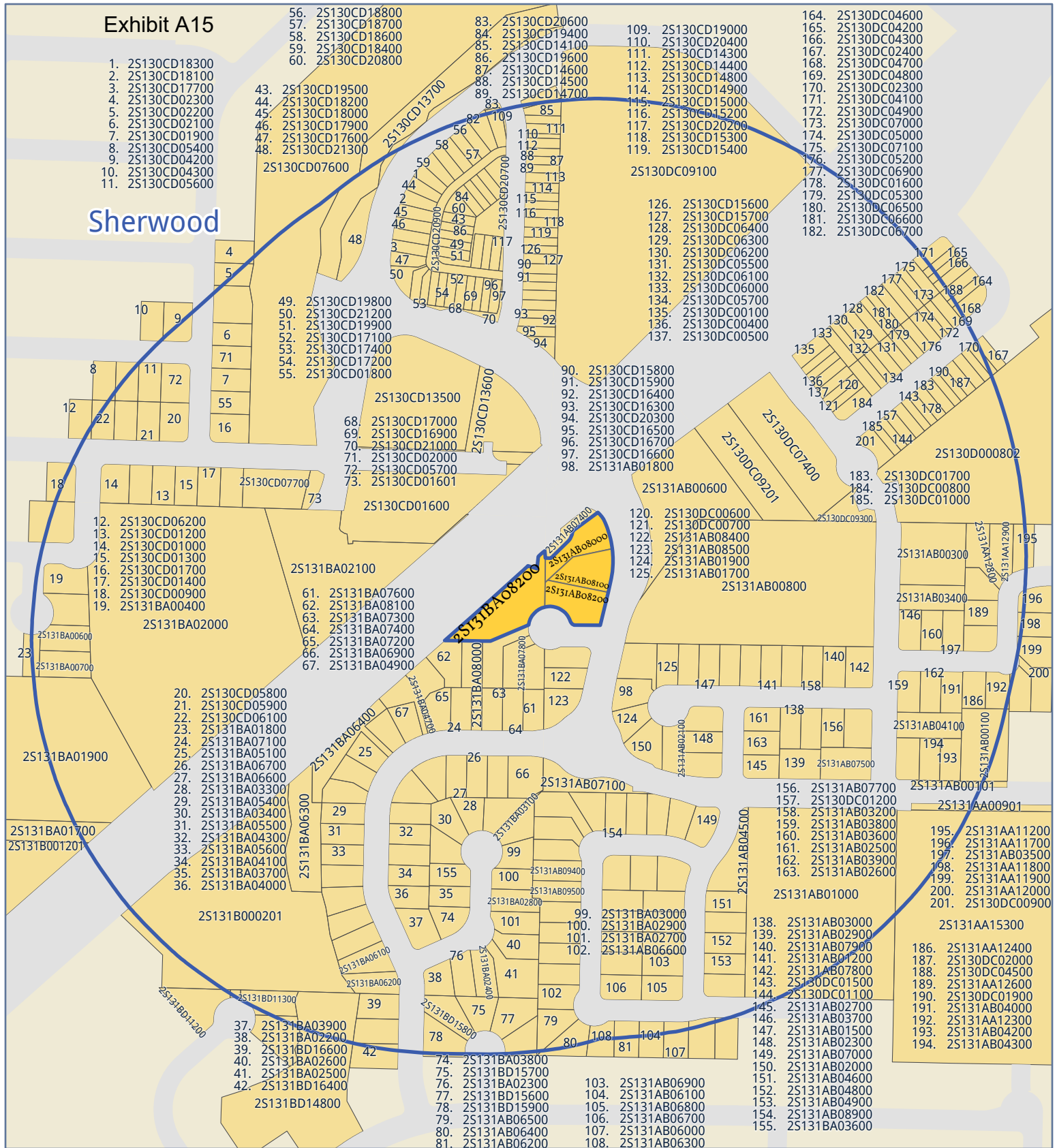
Ref Parcel #	Owner Name	Site Address	Phone #
2S130CD 15700	Michael Jeremy H	21788 SW Berkshire Ter Sherwood 9714	
2S130CD 15800	Johnson Kyle James	21790 SW Berkshire Ter Sherwood 9714	
2S130CD 15900	Holley Thresa Lynn	21794 SW Berkshire Ter Sherwood 9714	
2S130CD 16000	Jensen Michael	21806 SW Berkshire Ter Sherwood 9714	
2S130CD 16100	Teesdale Marisa	21818 SW Berkshire Ter Sherwood 9714	
2S130CD 16200	Wightman Robert	21820 SW Berkshire Ter Sherwood 9714	
2S130CD 16300	Dillree Jered W	21836 SW Berkshire Ter Sherwood 9714	
2S130CD 16400	Sandoval Jodie	21842 SW Berkshire Ter Sherwood 9714	
2S130CD 16500	Branch Monika	21854 SW Berkshire Ter Sherwood 9714	
2S130CD 16600	Green Mary/Eric	17556 SW Devonshire Way Sherwood 97	
2S130CD 16700	Bouchie Joy	17562 SW Devonshire Way Sherwood 97	
2S130CD 16800	Seifert Eric H	17570 SW Devonshire Way Sherwood 97	
2S130CD 16900	Patel Shweta S	17584 SW Devonshire Way Sherwood 97	
2S130CD 17000	Branch Monika	17598 SW Devonshire Way Sherwood 97	
2S130CD 17100	Johnson Marcus	17604 SW Devonshire Way Sherwood 97	
2S130CD 17200	Koonce Angela	17616 SW Devonshire Way Sherwood 97	
2S130CD 17300	Ortega George	17628 SW Devonshire Way Sherwood 97	
2S130CD 17400	Alti Bill	17634 SW Devonshire Way Sherwood 97	
2S130CD 17500	Simons Keith T	17642 SW Devonshire Way Sherwood 97	
2S130CD 17600	Martinezarzos Nestor J	21901 SW Cedar Brook Way Sherwood 9	
2S130CD 17700	Chan Ho N	21899 SW Cedar Brook Way Sherwood 9	
2S130CD 17800	Strohecker Larry S	21897 SW Cedar Brook Way Sherwood 9	
2S130CD 17900	Mecham Kyle	21895 SW Cedar Brook Way Sherwood 9	
2S130CD 18000	Nunes Jessica	21893 SW Cedar Brook Way Sherwood 9	
2S130CD 18100	Gregston Travis	21891 SW Cedar Brook Way Sherwood 9	
2S130CD 18200	Ma Frank Poyuen	21889 SW Cedar Brook Way Sherwood 9	
2S130CD 18300	De Souza Ribeiro Thiago	21887 SW Cedar Brook Way Sherwood 9	
2S130CD 18400	Peterson Courtney M	21885 SW Cedar Brook Way Sherwood 9	
2S130CD 18500	Trebbien Kolbi E/Brian N	21883 SW Cedar Brook Way Sherwood 9	
2S130CD 18600	Kaufman Nicholas	21881 SW Cedar Brook Way Sherwood 9	
2S130CD 18700	Rowlands Nicholas	21879 SW Cedar Brook Way Sherwood 9	
2S130CD 18800	Lackey Scott	21877 SW Cedar Brook Way Sherwood 9	
2S130CD 18900	Burris Chelsea A	21875 SW Cedar Brook Way Sherwood 9	
2S130CD 19000	Martin Constance V	21873 SW Cedar Brook Way Sherwood 9	
2S130CD 19100	White Adam	21715 SW Berkshire Ter Sherwood 9714	
2S130CD 19200	Sorg N Jeffrey	21727 SW Berkshire Ter Sherwood 9714	
2S130CD 19300	Sorg N Jeffrey	21731 SW Berkshire Ter Sherwood 9714	
2S130CD 19400	Das Amrutha	21743 SW Berkshire Ter Sherwood 9714	
2S130CD 19500	Cusick Cameron J	21749 SW Berkshire Ter Sherwood 9714	
2S130CD 19600	Demers Travis/Hannah E	21753 SW Berkshire Ter Sherwood 9714	
2S130CD 19700	Jennings K/T Family Trust	21767 SW Berkshire Ter Sherwood 9714	
2S130CD 19800	Belmont Street Investments LLC	21773 SW Berkshire Ter Sherwood 9714	
2S130CD 19900	Gill Pardeep S	21779 SW Berkshire Ter Sherwood 9714	
2S130CD 20000	Henricks Amanda R	21781 SW Berkshire Ter Sherwood 9714	
2S130CD 20100	Foss Mona K	21785 SW Berkshire Ter Sherwood 9714	
2S130CD 20200	Branch Monika	21797 SW Berkshire Ter Sherwood 9714	
2S130CD 20300	Cedar Brook Owners Assoc	*no Site Address* Sherwood 97140	
2S130CD 20400	Cedar Brook Owners Assoc	*no Site Address* Sherwood 97140	
2S130CD 20600	Cedar Brook Owners Assoc	*no Site Address* Sherwood 97140	
2S130CD 20700	Cedar Brook Owners Assoc	21745 SW Berkshire Ter Sherwood 9714	
2S130CD 20800	Cedar Brook Owners Assoc	*no Site Address* Sherwood 97140	
2S130CD 20900	Cedar Brook Owners Assoc	*no Site Address* Sherwood 97140	
2S130CD 21000	Cedar Brook Owners Assoc	*no Site Address* Sherwood 97140	
2S130CD 21100	Cedar Brook Owners Assoc	*no Site Address* Sherwood 97140	
2S130CD 21200	Cedar Brook Owners Assoc	21905 SW Cedar Brook Way Sherwood 9	
2S130CD 21300	Cedar Brook Owners Assoc	21890 SW Cedar Brook Way Sherwood 9	
2S131AB 08600	Sundance Investments LLC	22257 SW Timber Crossing Ter Sherwoo	

Exhibit A15 Fidelity National Title Company Of Oregon / Washington (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
2S131AB 08700	Sundance Investments LLC	22261 SW Timber Crossing Ter Sherwoo	
2S131AB 08800	Sundance Homes/Remodel Inc	22267 SW Timber Crossing Ter Sherwoo	
2S131AB 08900	Olson Nicholas Gregory	22273 SW Timber Crossing Ter Sherwoo	
2S131AB 09000	Quam Carroll/Connie	22279 SW Timber Crossing Ter Sherwoo	
2S131AB 09100	Sundance Investments LLC	22289 SW Timber Crossing Ter Sherwoo	
2S131AB 09200	Sundance Homes/Remodel Inc	22295 SW Timber Crossing Ter Sherwoo	
2S131AB 09300	Wiley Benjamin	22307 SW Timber Crossing Ter Sherwoo	
2S131AB 09400	Thomason Michael A/Farah A	22333 SW Timber Crossing Ter Sherwoo	
2S131AB 09500	Koivisto Karrson/Ashlynn	22343 SW Timber Crossing Ter Sherwoo	
2S131AB 09600	Sundance Investments LLC	22379 SW Timber Crossing Ter Sherwoo	
2S131AB 09700	Sundance Investments LLC	22391 SW Timber Crossing Ter Sherwoo	
2S131AB 09800	Sundance Investments LLC	22431 SW Timber Crossing Ter Sherwoo	
2S131AB 09900	Sundance Homes/Remodel Inc	22473 SW Timber Crossing Ter Sherwoo	
2S131AB 10000	Sundance Investments LLC	22446 SW Timber Crossing Ter Sherwoo	
2S131AB 10100	Sundance Investments LLC	22406 SW Timber Crossing Ter Sherwoo	
2S131AB 10200	Sundance Homes/Remodel Inc	22384 SW Timber Crossing Ter Sherwoo	
2S131AB 10300	Snyder Susanne E	22356 SW Timber Crossing Ter Sherwoo	
2S131AB 10400	Sundance Investments LLC	22348 SW Timber Crossing Ter Sherwoo	
2S131AB 10500	Kelly Stephen P/Stephanie D	22326 SW Timber Crossing Ter Sherwoo	
2S131AB 10600	Hill Nathan A/Emily L	22318 SW Timber Crossing Ter Sherwoo	
2S131AB 10700	Ross Terry/Jaime	22363 SW Sequoia Ter Sherwood 97140	
2S131AB 10800	Fay Zachery J	22391 SW Sequoia Ter Sherwood 97140	
2S131AB 10900	Thorne Krista	22403 SW Sequoia Ter Sherwood 97140	

Exhibit A15

Sherwood



- Subject property
- Buffer
- Notification parcels
- Incorporated area

Map prepared 5/12/2020
by Fidelity National Title
503.227.5478 - csrequest@fnf.com

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

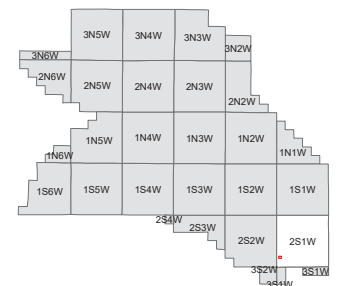


Data Sources: Metro RLIS, CoreLogic
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



88-10

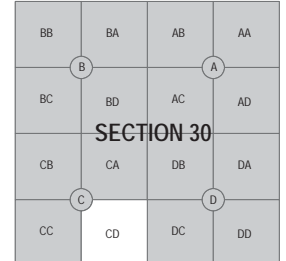
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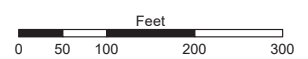
WASHINGTON COUNTY OREGON
 SE 1/4 SW 1/4 SECTION 30 T2S R1W W.M.
 SCALE 1" = 100'

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12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

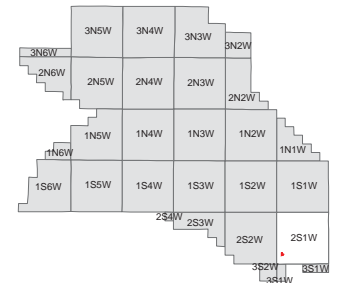
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 2S130CD
 300,13300,7900,100,101,13100,13200,1650,1651,200,
 13400.



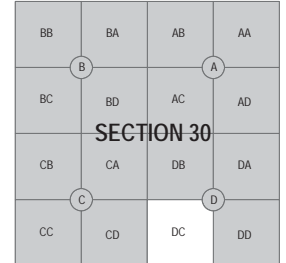
PLOT DATE: 2/13/2020
 Rotation: 0
**FOR ASSESSMENT PURPOSES
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 FOR OTHER USE**
 Map areas delineated by either gray shading or a cross-hatched pattern
 are for reference only and may not indicate the most current property boundaries.
 Please consult the appropriate map for the most current information.



WASHINGTON COUNTY OREGON
 SW 1/4 SE 1/4 SECTION 30 T2S R1W W.M.
 SCALE 1"= 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
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1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

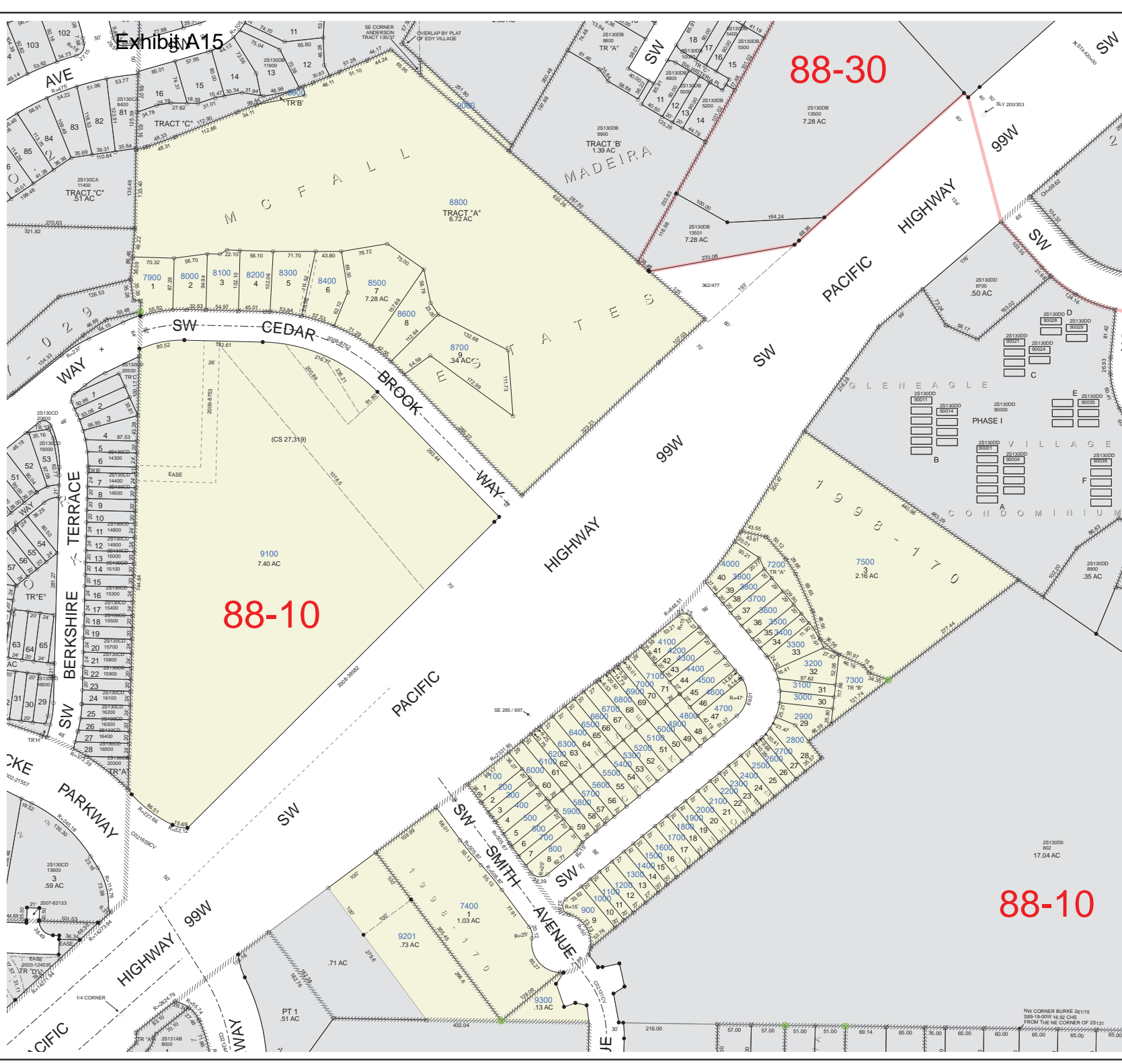


Cancelled Taxlots For: 2S130DC
 9200



PLOT DATE: 6/15/2018
 Rotation: 0
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Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

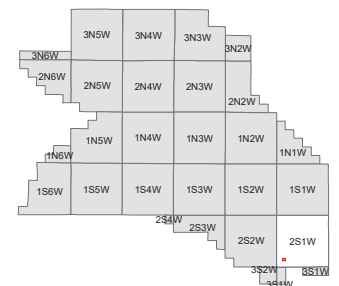


88-30

88-10

88-10

Exhibit A15



WASHINGTON COUNTY OREGON
NE 1/4 NE 1/4 SECTION 31 T2S R1W W.M.
SCALE 1" = 100'

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1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

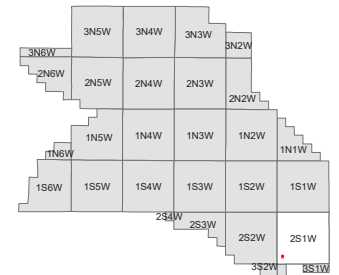
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B			A
BC	BD	AC	AD
SECTION 31			
CB	CA	DB	DA
C			D
CC	CD	DC	DD

Cancelled Taxlots For: 2S131AA
2000,3700,1200,301,700,501,500,5700,5800,6101,
200,6100,100,701,11400,11500,400,5600,11600,300.

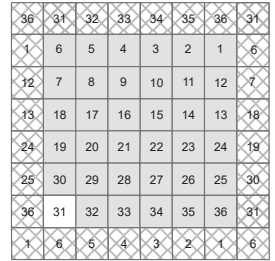


PLOT DATE: 3/16/2020
Rotation: 0
FOR ASSESSMENT PURPOSES
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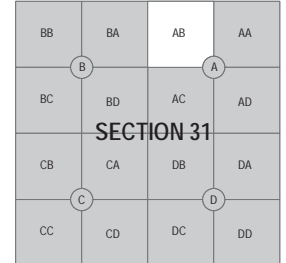
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



WASHINGTON COUNTY OREGON
 NW 1/4 NE 1/4 SECTION 31 T2S R1W W.M.
 SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

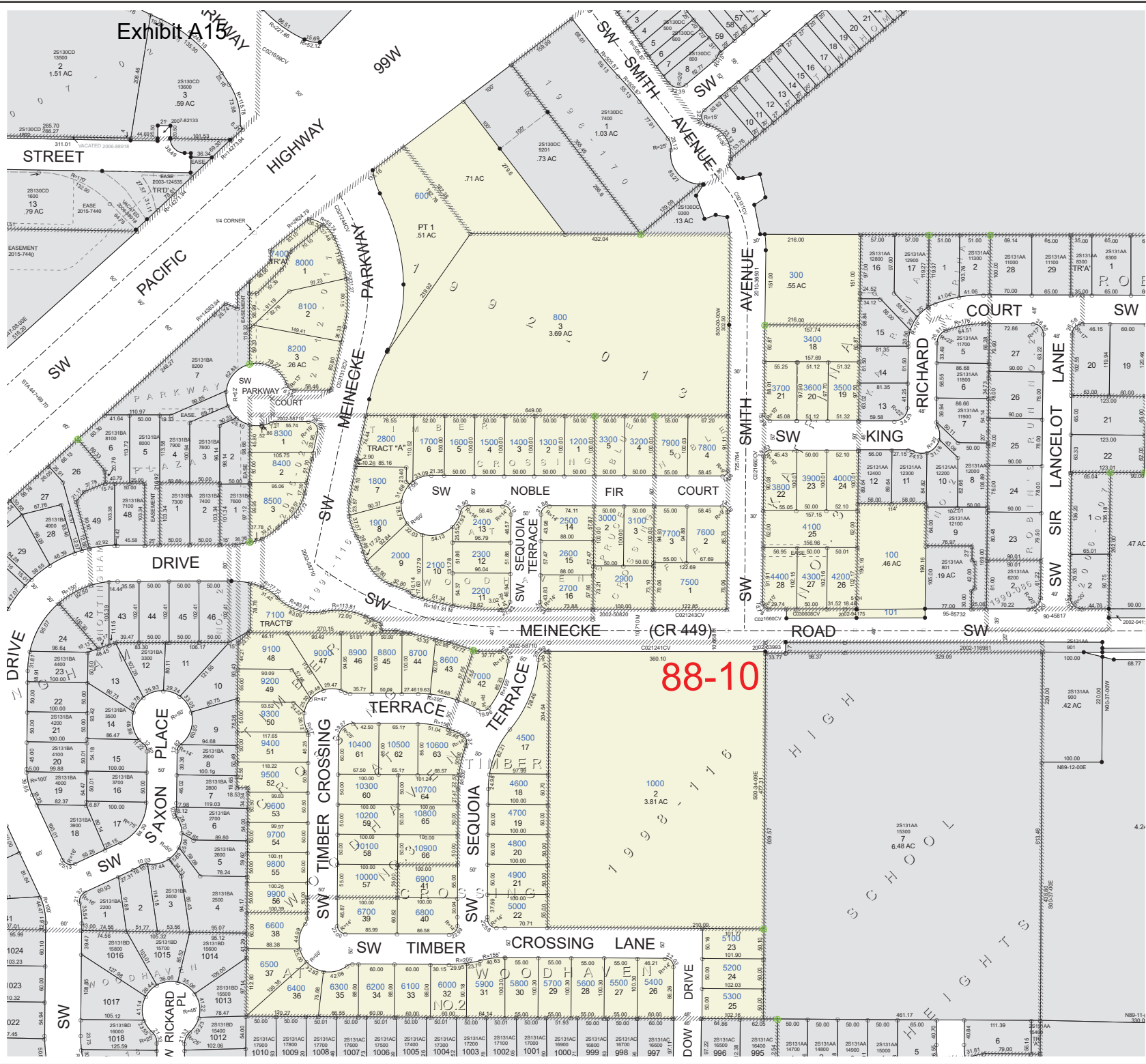


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 1100,500,700,200,900,901,1102,601,400,7300,1101,7200.



PLOT DATE: 12/14/2018
 Rotation: 0.75
**FOR ASSESSMENT PURPOSES
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 FOR OTHER USE**

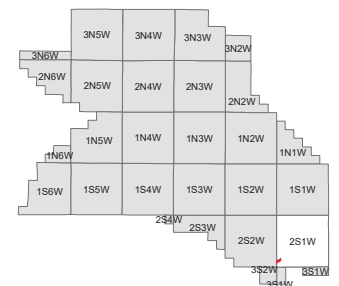
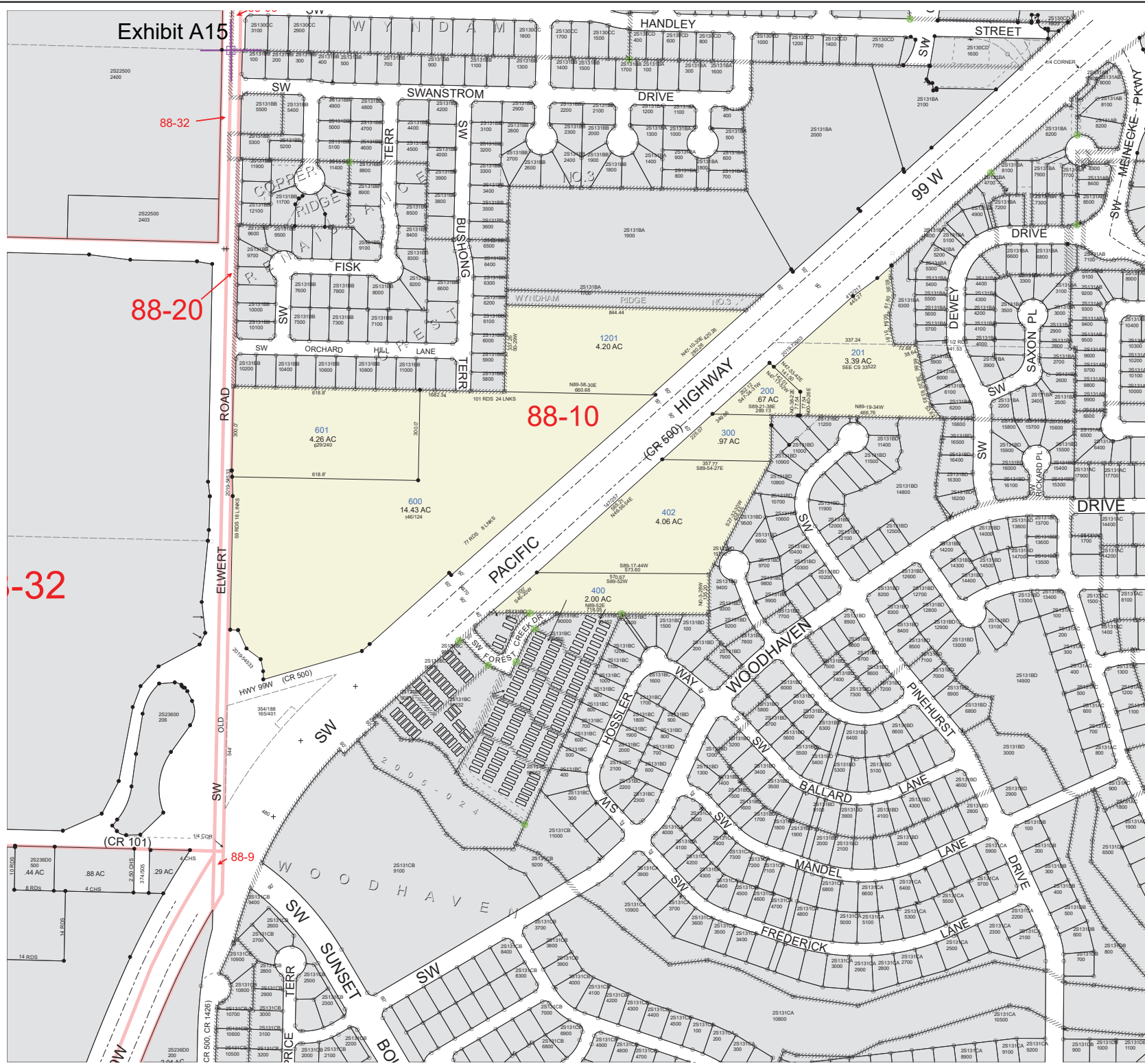
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



88-10

Exhibit A15

2S131B



WASHINGTON COUNTY OREGON
 NW 1/4 SECTION 31 T2S R1W W.M.
 SCALE 1"= 200'

36	31	32	33	34	35	36	31
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12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B		A	
BC	BD	AC	AD
		SECTION 31	
CB	CA	DB	DA
C		D	
CC	CD	DC	DD

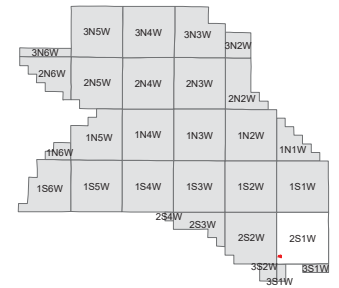
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PLOT DATE: 2/21/2020
 Rotation: 0.5
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 Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

SHERWOOD
 2S131B

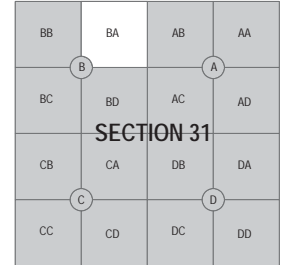
Digmap



WASHINGTON COUNTY OREGON
NE 1/4 NW 1/4 SECTION 31 T2S R1W W.M.
SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
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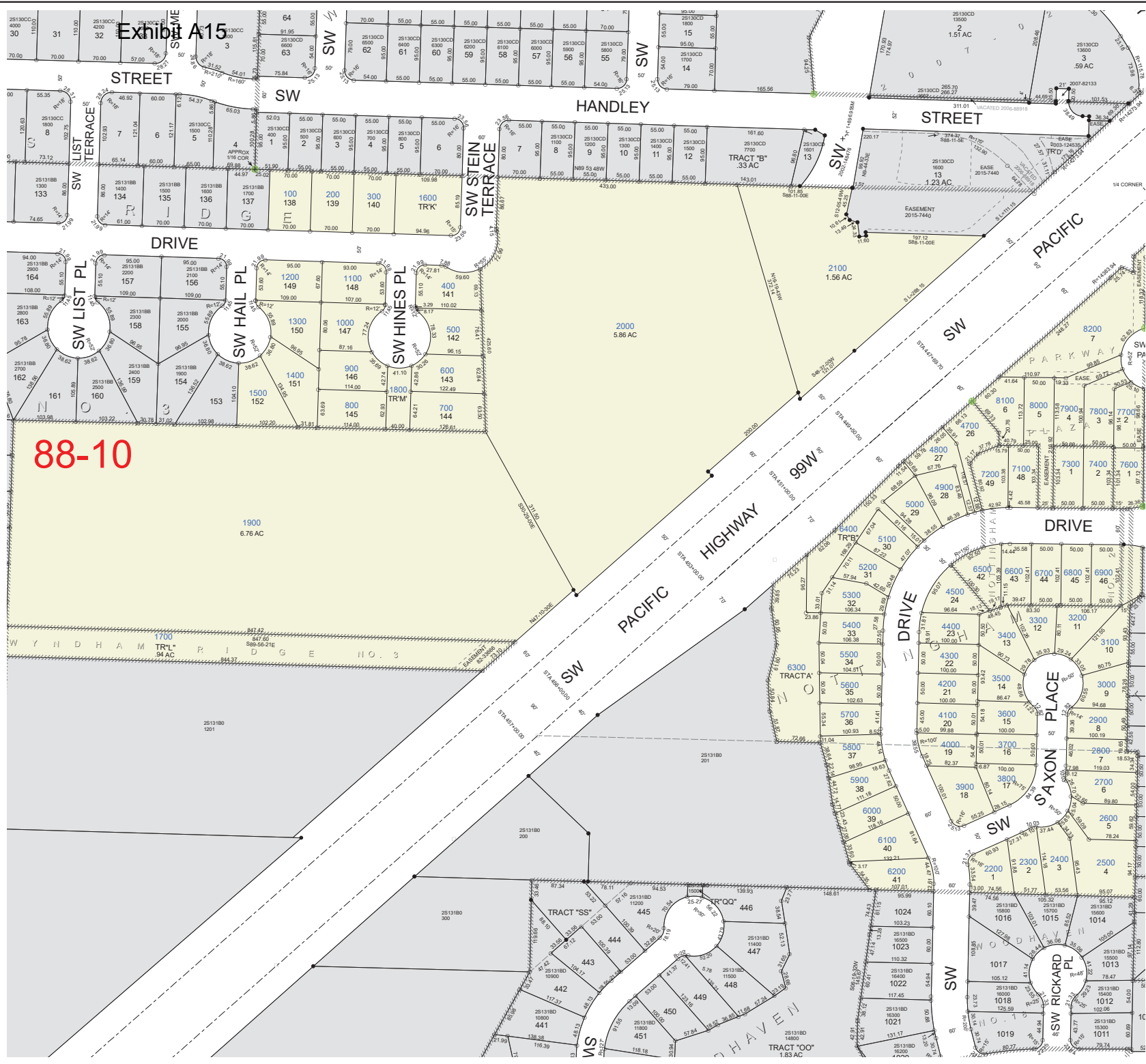


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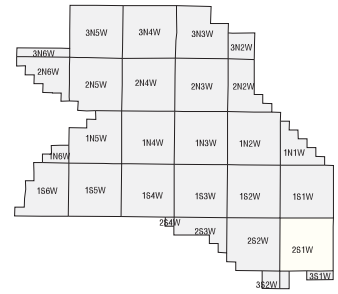
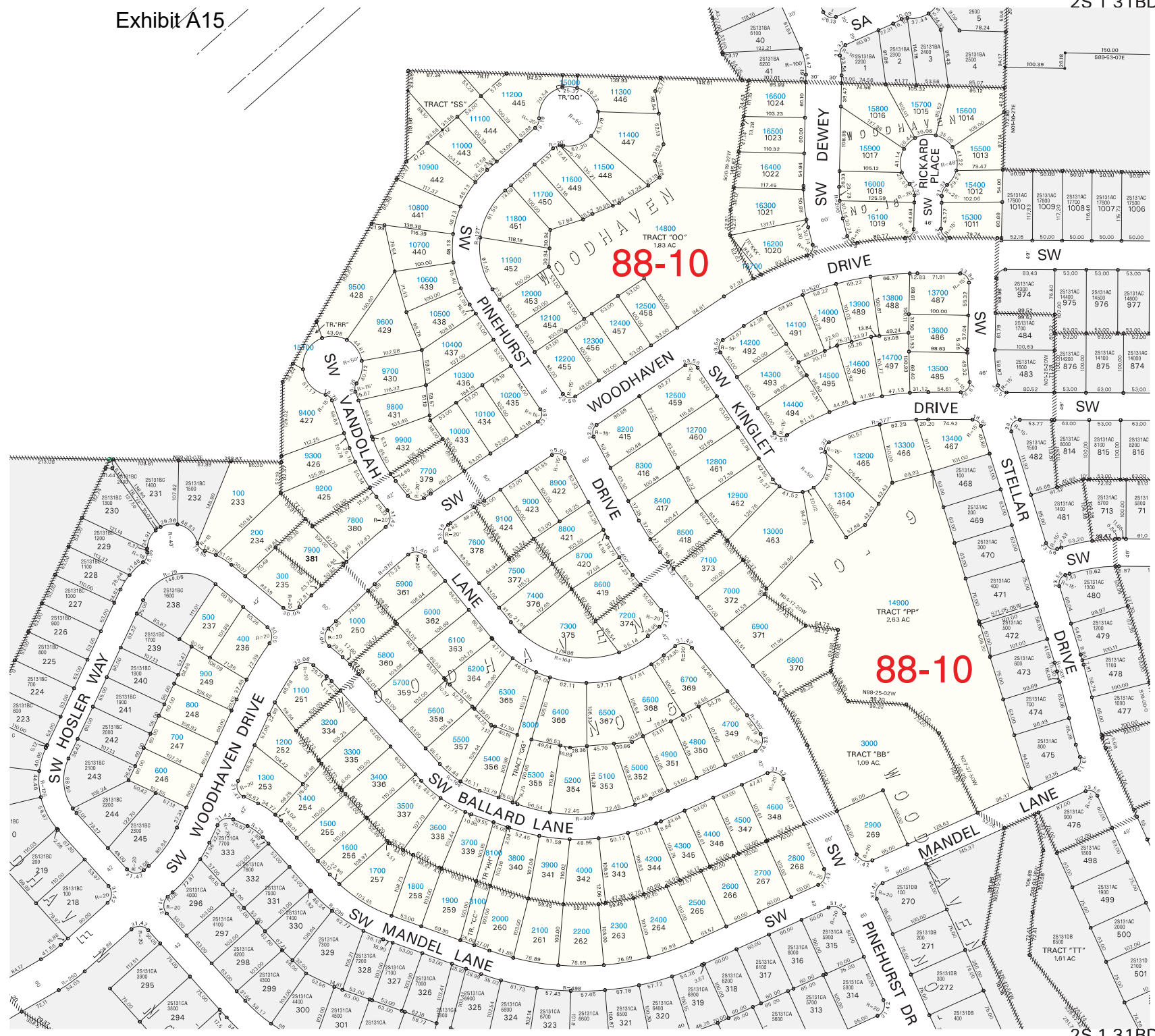
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FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

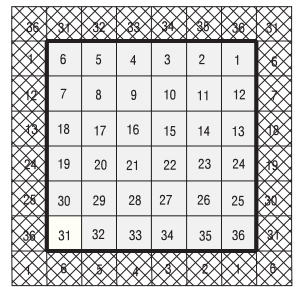


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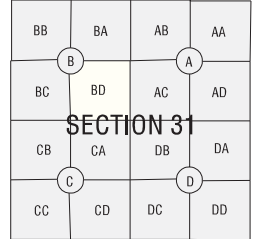
Exhibit A15



WASHINGTON COUNTY OREGON
SE 1/4 NW 1/4 SECTION 31 T2S R1W W.M.
SCALE 1" = 100'



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Cancelled Taxlots For: 2S131BD
15200.



PLOT DATE: May 03, 2006
FOR ASSESSMENT PURPOSES
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FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Exhibit A15

2S130DC 09201
Cheyenne Holdings LLC
Po Box 1317
Sherwood, OR 97140

2S130DC 09201
Cheyenne Holdings LLC
Po Box 1317
Sherwood, OR 97140

2S130DC 09100
Creekview Crossing Spe LLC
17933 NW Evergreen Pl #300
Beaverton, OR 97006

2S131AB 00100
Larry Helenius
6617 SW Garden Home Rd
Portland, OR 97223

2S131AB 00300
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131BA 01900
Kenneth James Shannon
22275 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 01900
Kenneth James Shannon
22275 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 02000
Robert James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 02000
Robert James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 02000
Robert James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 02000
Robert James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 02000
Robert James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 02000
Robert James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 02000
Robert James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

2S131BA 02100
Knob Properties LLC
15425 SW Pleasant Hill Rd
Sherwood, OR 97140

2S131B0 01201
Finl Corp Community
412 A Ave #150
Lake Oswego, OR 97034

2S130D0 00802
Smith Farm Estates LLC
980 Old Ranch Rd
Solvang, CA 93463

2S131B0 00201
State Of Or
22354 SW Pacific Hwy
Sherwood, OR 97140

2S131AB 00600
Sherwood Hospitality Group LLC
1419 W Main St #100
Battle Ground, WA 98604

2S131AB 00800
Smith Farm Estates LLC
980 Old Ranch Rd
Solvang, CA 93463

2S130CD 00900
Bryan Houck
17932 SW Handley St
Sherwood, OR 97140

2S130CD 01000
Cory Anderson
17890 SW Handley St
Sherwood, OR 97140

2S130CD 01100
Timothy Grunow
17864 SW Handley St
Sherwood, OR 97140

2S130CD 01200
Carolee Wolfley
2262 W 13250 S
Riverton, UT 84065

2S130CD 01300
Elizabeth Ann Appert
3916 SE 66th Ave
Portland, OR 97206

2S130CD 01400
Fausto Otero Perez
17794 SW Handley St
Sherwood, OR 97140

2S130CD 01500
Michelle Barrera Elorreaga
17770 SW Handley St
Sherwood, OR 97140

2S130CD 01600
Handle Properties LLC
15425 SW Pleasant Hill Rd
Sherwood, OR 97140

2S130CD 01700
Andrew & Christine Black
21984 SW Roellich Ave
Sherwood, OR 97140

2S130CD 01800
Jimenez Henry Allmand-Abarca II
21960 SW Roellich Ave
Sherwood, OR 97140

Exhibit A15

2S130CD 01900
M Ryan Green
21936 SW Roellich Ave
Sherwood, OR 97140

2S130CD 02000
Christopher Childers
21912 SW Roellich Ave
Sherwood, OR 97140

2S130CD 02100
Dale Halter
21888 SW Roellich Ave
Sherwood, OR 97140

2S130CD 02200
Leonard Mei
21804 SW Roellich Ave
Sherwood, OR 97140

2S130CD 02300
Mary & David Conley
14750 NE Richard Ln
Newberg, OR 97132

2S130CD 04200
Jamie & Joshua Parker
17831 SW Cereghino Ln
Sherwood, OR 97140

2S130CD 04300
Miranda Jaynes
17855 SW Cereghino Ln
Sherwood, OR 97140

2S130CD 05400
Adam McNeese
17898 SW Cereghino Ln
Sherwood, OR 97140

2S130CD 05500
David Schwab
17874 SW Cereghino Ln
Sherwood, OR 97140

2S130CD 05600
Jacquelyn Kirscht
17850 SW Cereghino Ln
Sherwood, OR 97140

2S130CD 05700
Samantha Wulf
17826 SW Cereghino Ln
Sherwood, OR 97140

2S130CD 05800
Lorie Raymer
Po Box 11701
Newark, NJ 07101

2S130CD 05900
Tracy Lee Young
17851 SW Handley St
Sherwood, OR 97140

2S130CD 06000
Robert Ward
17875 SW Handley St
Sherwood, OR 97140

2S130CD 06100
Dana Wymore McNeely
13224 81st Ave SE
Snohomish, WA 98296

2S130CD 06200
Deborah Cherachanko
17919 SW Handley St
Sherwood, OR 97140

2S130CD 07600
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S130CD 07700
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S130CD 07800
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131BD 11200
David Jensen
22545 SW Pinehurst Dr
Sherwood, OR 97140

2S131BD 11300
John Oconnor
22520 SW Pinehurst Dr
Sherwood, OR 97140

2S131BD 11400
Kristin Kikuye Kondo Storfa
22538 SW Pinehurst Dr
Sherwood, OR 97140

2S131BD 14800
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131BD 15000
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131BA 00400
Robert Kapunia-Ryan
22058 SW Hines Pl
Sherwood, OR 97140

2S131BA 00500
Matthew Sumner
22086 SW Hines Pl
Sherwood, OR 97140

2S131BA 00600
E P Emmons
22112 SW Hines Pl
Sherwood, OR 97140

2S131BA 00700
Nicole Brutosky
22134 SW Hines Pl
Sherwood, OR 97140

2S131BA 01600
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131BA 01700
Robert James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

Exhibit A15

2S131BA 01800
WYNDHAM RIDGE NO.3 OWNERS OF LOTS 143-
146

2S131AB 01000
Corp Of Pres Bishop Of The Churc
50 E North Temple St #22
Salt Lake City, UT 84105

2S131AA 11200
Helen Hubbard
17073 SW King Richard Ct
Sherwood, OR 97140

2S130DC 07400
Solid Ground LLC
21830 SW Alexander Ln
Sherwood, OR 97140

2S131BD 15500
Jason Travnick
22522 SW Rickard Pl
Sherwood, OR 97140

2S131BD 15600
David Eldred
22504 SW RICKARD PL
Sherwood, OR 97140

2S131BD 15700
Andrew Northy
22501 SW Rickard Pl
Sherwood, OR 97140

2S131BD 15800
Curtis & Julianna Barber
22509 SW Rickard Pl
Sherwood, OR 97140

2S131BD 15900
David Forster
22517 SW Rickard Pl
Sherwood, OR 97140

2S131BD 16400
Kevin Leasure
22527 SW Dewey Dr
Sherwood, OR 97140

2S131BD 16500
Janitha Katudeniya
3782 SE Centifolia Ave
Hillsboro, OR 97123

2S131BD 16600
Gary Lemson
22503 SW Dewey Dr
Sherwood, OR 97140

2S131AA 11700
Ronald McCullough
17060 SW King Richard Ct
Sherwood, OR 97140

2S131AA 11800
Robert Herr
17100 SW King Richard Ct
Sherwood, OR 97140

2S131AA 11900
William Chisholm
17108 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12000
Keith Peterson
17114 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12200
Suzanne Slavich
17120 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12300
Brian McMullin
17126 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12400
Weston Mullins
17132 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12500
Jeff Selby
17103 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12600
Hilary Dekker
17097 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12700
John Norberg
17091 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12800
The Quattrocchi
17085 SW King Richard Ct
Sherwood, OR 97140

2S131AA 12900
Evan Krause
17079 SW King Richard Ct
Sherwood, OR 97140

2S131BA 02200
Juliann Linthorst
22484 SW Saxon Pl
Sherwood, OR 97140

2S131BA 02300
Seung Yeol Na
22466 SW Saxon Pl
Sherwood, OR 97140

2S131BA 02400
Shan Greer
22452 SW Saxon Pl
Sherwood, OR 97140

2S131BA 02500
Kathryn Koptke
22430 SW Saxon Pl
Sherwood, OR 97140

2S131BA 02600
Matthew Perry
22414 SW Saxon Pl
Sherwood, OR 97140

2S131BA 02700
Sarah Mueller
22396 SW Saxon Pl
Sherwood, OR 97140

Exhibit A15

2S131BA 02800
Gerard Munroe
22378 SW Saxon Pl
Sherwood, OR 97140

2S131BA 02900
Karen Lutz
22360 SW Saxon Pl
Sherwood, OR 97140

2S131BA 03000
Luis Espinoza
22342 SW Saxon Pl
Sherwood, OR 97140

2S131BA 03100
Jonathan Victoriano
22326 SW Saxon Pl
Sherwood, OR 97140

2S131BA 03200
Jesus Fuentes
17431 SW Stellar Dr
Sherwood, OR 97140

2S131BA 03300
Daryl Clifford
22317 SW Saxon Pl
Sherwood, OR 97140

2S131BA 03400
Barry Galindo
22323 SW Saxon Pl
Sherwood, OR 97140

2S131BA 03500
Mark Schlimgen
22349 SW Saxon Pl
Sherwood, OR 97140

2S131BA 03600
David Johnson
22367 SW Saxon Pl
Sherwood, OR 97140

2S131BA 03700
David Evans
7574 SW 179th Pl
Aloha, OR 97007

2S131BA 03800
Lionel Loza
22439 SW Saxon Pl
Sherwood, OR 97140

2S131BA 03900
Charles Edwards
22477 SW Saxon Pl
Sherwood, OR 97140

2S131BA 04000
Ronald Zielinski
22376 SW Dewey Dr
Sherwood, OR 97140

2S131BA 04100
Daniel Muniz
22352 SW Dewey Dr
Sherwood, OR 97140

2S131BA 04200
R & K L Stallkamp
17635 SW 131st Ave
Tigard, OR 97224

2S131BA 04300
Dwayne & Toni Johnson
22304 SW Dewey Dr
Sherwood, OR 97140

2S131BA 04400
Vincent & Charity Pate
22292 SW Dewey Dr
Sherwood, OR 97140

2S131BA 04500
Gary Gunter Jr.
22270 SW Dewey Dr
Sherwood, OR 97140

2S131BA 04700
Samantha Brookshire
22211 SW Dewey Dr
Sherwood, OR 97140

2S131BA 04800
Jason Siebers
22227 SW Dewey Dr
Sherwood, OR 97140

2S131BA 04900
Ayman Abdelaziz
22239 SW Dewey Dr
Sherwood, OR 97140

2S131BA 05000
Raul Sixtos
22251 SW Dewey Dr
Sherwood, OR 97140

2S131BA 05100
Jose Jared Rivera
6897 Boulder Creek Dr
Eastvale, CA 92880

2S131BA 05200
Paul Visser
22275 SW Dewey Dr
Sherwood, OR 97140

2S131BA 05300
Paul See
22287 SW Dewey Dr
Sherwood, OR 97140

2S131BA 05400
Phillip Maurice
22299 NW DEWEY DR
Sherwood, OR 97140

2S131BA 05500
Lars Kempainen
22311 SW Dewey Dr
Sherwood, OR 97140

2S131BA 05600
Kristoffor Lutz
22335 SW Dewey Dr
Sherwood, OR 97140

2S131BA 05700
Stephen Sauer
22359 SW Dewey Dr
Sherwood, OR 97140

2S131BA 05800
Shannon Reiter
22383 SW Dewey Dr
Sherwood, OR 97140

Exhibit A15

2S131BA 05900
James Schaffer
22407 SW Dewey Dr
Sherwood, OR 97140

2S131BA 06000
Kimberly Lee
22443 SW Dewey Dr
Sherwood, OR 97140

2S131BA 06100
Duston Lovely
22479 SW Dewey Dr
Sherwood, OR 97140

2S131BA 06200
Lamont Stott
22491 SW Dewey Dr
Sherwood, OR 97140

2S131BA 06300
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131BA 06400
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S130DC 09300
Smith Farm Estates LLC
980 Old Ranch Rd
Solvang, CA 93463

2S131BA 06500
Mary Thompson
22218 SW Dewey Dr
Sherwood, OR 97140

2S131BA 06600
Santosh Kumar Nathan
22196 SW Dewey Dr
Sherwood, OR 97140

2S131BA 06700
Laura Gray
22174 SW Dewey Dr
Sherwood, OR 97140

2S131BA 06800
Angela Warner
22152 SW Dewey Dr
Sherwood, OR 97140

2S131BA 06900
Hu Kang
10717 SW Dogwood St
Tualatin, OR 97062

2S131BA 07100
Dave & Kim Kolb
22189 SW Dewey Dr
Sherwood, OR 97140

2S131BA 07200
Christopher Berselli
22203 SW Dewey Dr
Sherwood, OR 97140

2S130DC 00100
Alejandro Garcia Ahumada
17273 SW Smith Ave
Sherwood, OR 97140

2S131AA 00901
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S130DC 00200
Richard & Shelli Schwarz
17267 SW Smith Ave
Sherwood, OR 97140

2S130DC 00300
Dennis Vandyke
17261 SW Smith Ave
Sherwood, OR 97140

2S130DC 00400
Katelyn Panchot
17255 SW Smith Ave
Sherwood, OR 97140

2S130DC 00500
Trevor Macy
17249 SW Smith Ave
Sherwood, OR 97140

2S130DC 00600
Robert Zobrist
21595 SW 110th Pl
Tualatin, OR 97062

2S130DC 00700
Htet Yadana Hutton
17237 SW Smith Ave
Sherwood, OR 97140

2S130DC 00800
Yeti Properties
2005 Broadway St
Vancouver, WA 98663

2S130DC 00900
Justin Hyatt
21932 SW Vintner Ln
Sherwood, OR 97140

2S130DC 01000
Allison Cartmill
21926 SW Vintner Ln
Sherwood, OR 97140

2S130DC 01100
Ellingson
21920 SW Vintner Ln
Sherwood, OR 97140

2S130DC 01200
Michael Faber
21914 SW Vintner Ln
Sherwood, OR 97140

2S130DC 01300
Cherry Lynn Trotter
21762 SW Vintner Ln
Sherwood, OR 97140

2S130DC 01400
Lane Elliott
21902 SW Vintner Ln
Sherwood, OR 97140

2S130DC 01500
Alison Worthy
21886 SW Vintner Ln
Sherwood, OR 97140

Exhibit A15

2S130DC 01600
Rosemary Balzer
Po Box 157
Sherwood, OR 97140

2S130DC 01700
Timothy Brown
21874 SW Vintner Ln
Sherwood, OR 97140

2S130DC 01800
Lane Elliott
26112 Paseo Minero
San Juan Capistrano, CA 92675

2S130DC 01900
Jered Dillree
19255 SW Cappaen Rd
Sherwood, OR 97140

2S130DC 02000
Troy Gregston
21856 SW Vintner Ln
Sherwood, OR 97140

2S130DC 02100
Cynthia Simmons
21850 SW Vintner Ln
Sherwood, OR 97140

2S130DC 02200
Frank Vann
3336 Henderson Creek Rd
Atlanta, GA 30341

2S130DC 02300
Nancy McGill
14000 SW Benchview Ter
Tigard, OR 97224

2S130DC 02400
Natalie Raasch
21832 SW Vintner Ln
Sherwood, OR 97140

2S130DC 04100
Brandon Martin
21715 SW Vintner Ln
Sherwood, OR 97140

2S130DC 04200
Colin Brown
21723 SW Vintner Ln
Sherwood, OR 97140

2S130DC 04300
Randi Enbysk
21731 SW Vintner Ln
Sherwood, OR 97140

2S130DC 04400
Kevin Hancock
27370 SW Ladd Hill Rd
Sherwood, OR 97140

2S130DC 04500
Drew Matthew Houk
1000 South Rd #14
Belmont, CA 94002

2S130DC 04600
Benjamin Bretsch
21755 SW Vintner Ln
Sherwood, OR 97140

2S130DC 04700
Mohammed Azam Khan
21783 SW Vintner Ln
Sherwood, OR 97140

2S130DC 04800
21831 Sw Vintner Lane LLC
Po Box 568
Lake Oswego, OR 97034

2S130DC 04900
Richard Casey III
21835 SW Vintner Ln
Sherwood, OR 97140

2S130DC 05000
Jeremy Filley
21839 SW Vintner Ln
Sherwood, OR 97140

2S130DC 05100
Sasse
21843 SW Vintner Ln
Sherwood, OR 97140

2S130DC 05200
Alexander Gran
4329 S Bernson Ln
Spokane, WA 99223

2S130DC 05300
Laura Lorenzen
21851 SW Vintner Ln
Sherwood, OR 97140

2S130DC 05400
Kathleen Croudace
21855 SW Vintner Ln
Sherwood, OR 97140

2S130DC 05500
Andrew Brent Dixon
23675 SW Robson Ter
Sherwood, OR 97140

2S130DC 05600
Mark Reynolds II
21863 SW Vintner Ln
Sherwood, OR 97140

2S130DC 05700
Regina Muter
16775 SW QUEEN MARY AVE
King City, OR 97224

2S130DC 05800
Eric Sullivan
21871 SW Vintner Ln
Sherwood, OR 97140

2S130DC 05900
Aaron Ingalls
21875 SW Vintner Ln
Sherwood, OR 97140

2S130DC 06000
John McFall
25033 SW Pacific Hwy
Sherwood, OR 97140

2S130DC 06100
Zachry & Julie Miller
21816 SW Alexander Ln
Sherwood, OR 97140

Exhibit A15

2S130DC 06200
Reynaldo Perez
21814 SW Alexander Ln
Sherwood, OR 97140

2S130DC 06300
Sunny Yepez
21810 SW Alexander Ln
Sherwood, OR 97140

2S130DC 06400
Andrew Brent Dixon
23675 SW Robson Ter
Sherwood, OR 97140

2S130DC 06500
Moir
18068 Hobbit Ct
Lake Oswego, OR 97034

2S130DC 06600
Shawn Ramage
21802 SW Alexander Ln
Sherwood, OR 97140

2S130DC 06700
Khai Do
21760 SW Alexander Ln
Sherwood, OR 97140

2S130DC 06800
Linda Remley
21758 SW Alexander Ln
Sherwood, OR 97140

2S130DC 06900
Daniel Cleary Morrissey
21754 SW ALEXANDER LN
Sherwood, OR 97140

2S130DC 07000
Bronwen Sattenspiel
21752 SW Alexander Ln
Sherwood, OR 97140

2S130DC 07100
Timothy Olson
17240 SW Villa Rd
Sherwood, OR 97140

2S130CD 01601
Oregon State Of Dept Of Transpo
4040 Fairview Industrial Dr SE #
Salem, OR 97302

2S131BA 07300
Scott Larsen
22155 SW Dewey Dr
Sherwood, OR 97140

2S131BA 07400
Kelli Esselman
22133 SW Dewey Dr
Sherwood, OR 97140

2S131AB 00101
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131AB 01200
Aaron David Christenson
17287 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 01300
Joshua & Teresa Grimes
17293 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 01400
Jeffrey Weston
17299 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 01500
Dallas & Nicole Duncantell
17311 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 01600
Nick Swanegan
17323 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 01700
James Roberts
17335 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 01800
Todd Raymond Rollins
17359 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 01900
Hpa Borrower Ms LLC
180 N Stetson Ave #3650
Chicago, IL 60601

2S131AB 02000
Troy Nibbe
17348 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 02100
Aaron Bingham
17336 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 02200
Janice McGinty
22243 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 02300
F Charles Heil
22239 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 02400
Jay Slezak
22231 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 02500
Nathan Rarick
22230 SW SEQUOIA TER
Sherwood, OR 97140

2S131AB 02600
Steven & Glenna Price
22236 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 02700
Nicole & Michael Hewitt
22242 SW Sequoia Ter
Sherwood, OR 97140

Exhibit A15

2S131AB 02800
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131AB 02900
Keith Jehnke
8015 SW Peters Rd
Tigard, OR 97224

2S131AB 03000
Richard Hannan
17270 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 03100
Wayne Vereb
6995 Friendship Ln
Middleton, WI 53562

2S131AB 03200
Kenneth & Julia Gannon
17265 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 03300
Colin Wildschut
17273 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 03400
Todd Wilcox
22166 SW Smith Ave
Sherwood, OR 97140

2S131AB 03500
Robert Barnett
17141 SW King Richard Ct
Sherwood, OR 97140

2S131AB 03600
Ann Pfisthner
17153 SW King Richard Ct
Sherwood, OR 97140

2S131AB 03700
Steven Peppmeier
17165 SW King Richard Ct
Sherwood, OR 97140

2S131AB 03800
Ellen Bautista
17168 SW King Richard Ct
Sherwood, OR 97140

2S131AB 03900
Jarom Gregory
17156 SW King Richard Ct
Sherwood, OR 97140

2S131AB 04000
Justine Haigh
17144 SW King Richard Ct
Sherwood, OR 97140

2S131AB 04100
Elizabeth Aldridge
22234 SW Smith Ave
Sherwood, OR 97140

2S131AB 04200
Yi-Pygn Fang
2468 Marylhaven Pl
Lake Oswego, OR 97034

2S131AB 04300
Eric Anderson
17175 SW Meinecke Rd
Sherwood, OR 97140

2S131AB 04400
Amy McKenzie
22248 SW Smith Ave
Sherwood, OR 97140

2S131AB 04500
Edward Kunz
22312 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 04600
Joseph Dale Richardson
22346 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 04700
Eduardo Solis
22370 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 04800
Troy Decker
22410 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 04900
Cindy Cheung
22420 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 05000
Christopher Wells
2107 Chesterfield Pl
Chesterfield, MO 63017

2S131AB 05800
Brian Miller
17336 SW Timber Crossing Ln
Sherwood, OR 97140

2S131AB 05900
Thomas Tripp
266 Graham Rd
Colville, WA 99114

2S131AB 06000
Gary Langer
17384 SW Timber Crossing Ln
Sherwood, OR 97140

2S131AB 06100
Todd Bay
17408 SW Timber Crossing Ln
Sherwood, OR 97140

2S131AB 06200
Christen Bland
17436 SW Timber Crossing Ln
Sherwood, OR 97140

2S131AB 06300
Christopher Gardner
17456 SW Timber Crossing Ln
Sherwood, OR 97140

2S131AB 06400
Jordan Ehrlich
17480 SW Timber Crossing Ln
Sherwood, OR 97140

Exhibit A15

2S131AB 06500
Evan Karp
17498 SW Timber Crossing Ln
Sherwood, OR 97140

2S131AB 06600
Jared Cowley
22493 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 06700
John Kevin Dresser
22468 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 06800
Chinh Nguyen
22453 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 06900
James Britton
22421 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 07000
Robbins Rental Properties LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 07100
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S130CD 01602
Sherwood Commons LLC
3380 Barrington Dr
West Linn, OR 97068

2S130CD 13500
Sherwood Commons LLC
3380 Barrington Dr
West Linn, OR 97068

2S130CD 13600
Sherwood Commons LLC
3380 Barrington Dr
West Linn, OR 97068

2S130CD 13700
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131AA 15300
Sherwood School Dist 88j
23295 SW Main St
Sherwood, OR 97140

2S131BA 07600
Jeff Kiddoo
22127 SW Dewey Dr
Sherwood, OR 97140

2S131BA 07700
Ranch & Home Properties LLC
Po Box 576
Condon, OR 97823

2S131BA 07800
Rakesh Sharma
17536 SW Parkway Ct
Sherwood, OR 97140

2S131BA 07900
Hector Solis
17548 SW Parkway Ct
Sherwood, OR 97140

2S131BA 08000
Britten Stark
22163 SW Dewey Dr
Sherwood, OR 97140

2S131BA 08100
Cheryl Laird
22171 SW Dewey Dr
Sherwood, OR 97140

2S131AB 07400
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131AB 07500
John Britcliffe
15360 Tioga Rd
Oregon City, OR 97045

2S131AB 07600
David Fuerst
17224 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 07700
Christopher Austin
17256 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 07800
Yongqiang Zheng
17223 SW Noble Fir Ct
Sherwood, OR 97140

2S131AB 07900
Michael Herrett
17251 SW Noble Fir Ct
Sherwood, OR 97140

2S130CD 01603
Sherwood Commons LLC
3380 Barrington Dr
West Linn, OR 97068

2S131AB 08300
Daniel Bypass Leonard
17850 SW Sheppard Ter
Sherwood, OR 97140

2S131AB 08400
Legacy Homes Inc
18025 SW Brookman Rd
Sherwood, OR 97140

2S131AB 08500
Gregory Lampros
22115 SW Meinecke Pkwy
Sherwood, OR 97140

2S130CD 14000
Andrea Shaw
21622 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 14100
Aspin
15367 SW Sunset Blvd
Sherwood, OR 97140

Exhibit A15

2S130CD 14200
Donald Villeneuve
10841 SW Parkwood Ln
Wilsonville, OR 97070

2S130CD 14300
David Middendorf
21658 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 14400
Joseph Daiker
17242 SW Sandhill Ln
Sherwood, OR 97140

2S130CD 14500
Tawfic Fanous
21674 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 14600
S
21686 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 14700
Martin Bushman
15525 SW 145th Ter
Tigard, OR 97224

2S130CD 14800
Jessica Miller
21702 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 14900
Carol Droz
21706 SW BERKSHIRE TER
Sherwood, OR 97140

2S130CD 15000
Reed Johnson
31440 SW Olympic Dr
Wilsonville, OR 97070

2S130CD 15100
Bernie Sims
21726 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 15200
Reed Johnson
31440 SW Olympic Dr
Wilsonville, OR 97070

2S130CD 15300
Yi Tseng Li
Po Box 1645
Lake Oswego, OR 97035

2S130CD 15400
Nyla Johnson
21752 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 15500
Shannon Olson
21764 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 15600
Aimee Daiker
21776 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 15700
Jeremy Michael
21788 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 15800
Kyle James Johnson
21790 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 15900
Thresa Lynn Holley
21794 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 16000
Michael Jensen
21806 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 16100
Marisa Teesdale
21818 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 16200
Robert Wightman
21820 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 16300
Jered Dillree
19255 SW Cappaen Rd
Sherwood, OR 97140

2S130CD 16400
Jodie Sandoval
21842 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 16500
Branch Monika
96 NW Maywood Dr
Portland, OR 97210

2S130CD 16600
Mary & Eric Green
17556 SW Devonshire Way
Sherwood, OR 97140

2S130CD 16700
Joy Bouchie
17562 SW Devonshire Way
Sherwood, OR 97140

2S130CD 16800
Eric Seifert
17570 SW Devonshire Way
Sherwood, OR 97140

2S130CD 16900
Shweta Patel
17584 SW Devonshire Way
Sherwood, OR 97140

2S130CD 17000
Branch Monika
96 NW Maywood Dr
Portland, OR 97210

2S130CD 17100
Marcus Johnson
17604 SW Devonshire Way
Sherwood, OR 97140

Exhibit A15

2S130CD 17200
Angela Koonce
17616 SW Devonshire Way
Sherwood, OR 97140

2S130CD 17300
George Ortega
17628 SW Devonshire Way
Sherwood, OR 97140

2S130CD 17400
Bill Alti
16643 NW CANTON ST
Portland, OR 97229

2S130CD 17500
Keith Simons
9904 NW Wayne Ln
Portland, OR 97229

2S130CD 17600
Nestor Martinezzarzosa
21901 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 17700
Ho Chan
21899 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 17800
Larry Strohecker
21897 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 17900
Kyle Mecham
21895 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 18000
Jessica Nunes
20982 SW Trails End Dr
Sherwood, OR 97140

2S130CD 18100
Travis Gregston
21891 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 18200
Frank Poyuen Ma
21133 SW Simon Ter
Sherwood, OR 97140

2S130CD 18300
Ribeiro Thiago DeSouza
21887 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 18400
Courtney Peterson
21885 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 18500
Kolbi & Brian Trebbien
21883 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 18600
Nicholas Kaufman
21881 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 18700
Nicholas Rowlands
21879 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 18800
Scott Lackey
21877 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 18900
Chelsea Burris
21875 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 19000
Constance Martin
Po Box 1172
Sherwood, OR 97140

2S130CD 19100
Adam White
3349 Coeur D Alene Dr
West Linn, OR 97068

2S130CD 19200
N Jeffrey Sorg
24 Aquinas St
Lake Oswego, OR 97035

2S130CD 19300
N Jeffrey Sorg
24 Aquinas St
Lake Oswego, OR 97035

2S130CD 19400
Amrutha Das
21743 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 19500
Cameron Cusick
21749 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 19600
Travis & Hannah Demers
21753 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 19700
K Jennings
21767 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 19800
Belmont Street Investments LLC
1515 SW 66th Ave
Portland, OR 97225

2S130CD 19900
Pardeep Gill
21779 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 20000
Amanda Henricks
21781 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 20100
Mona Foss
21785 SW Berkshire Ter
Sherwood, OR 97140

Exhibit A15

2S130CD 20200
Branch Monika
96 NW Maywood Dr
Portland, OR 97210

2S130CD 20300
Cedar Brook Owners Assoc
17933 NW EVERGREEN PLACE #200
Beaverton, OR 97006

2S130CD 20400
Cedar Brook Owners Assoc
17933 NW EVERGREEN PLACE #200
Beaverton, OR 97006

2S130CD 20600
Cedar Brook Owners Assoc
17933 NW EVERGREEN PLACE #200
Beaverton, OR 97006

2S130CD 20700
Cedar Brook Owners Assoc
21745 SW Berkshire Ter
Sherwood, OR 97140

2S130CD 20800
Cedar Brook Owners Assoc
17933 NW EVERGREEN PLACE #200
Beaverton, OR 97006

2S130CD 20900
Cedar Brook Owners Assoc
17933 NW EVERGREEN PLACE #200
Beaverton, OR 97006

2S130CD 21000
Cedar Brook Owners Assoc
17933 NW EVERGREEN PLACE #200
Beaverton, OR 97006

2S130CD 21100
Cedar Brook Owners Assoc
17933 NW EVERGREEN PLACE #200
Beaverton, OR 97006

2S130CD 21200
Cedar Brook Owners Assoc
21905 SW Cedar Brook Way
Sherwood, OR 97140

2S130CD 21300
Cedar Brook Owners Assoc
21890 SW Cedar Brook Way
Sherwood, OR 97140

2S131AB 08600
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 08700
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 08800
Sundance Homes & Remodel Inc
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 08900
Nicholas Gregory Olson
22273 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 09000
Carroll & Connie Quam
22279 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 09100
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 09200
Sundance Homes & Remodel Inc
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 09300
Benjamin Wiley
22307 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 09400
Michael & Farrah Thomason
22333 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 09500
Karrson & Ashlynn Koivisto
22343 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 09600
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 09700
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 09800
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 09900
Sundance Homes & Remodel Inc
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 10000
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 10100
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 10200
Sundance Homes & Remodel Inc
17420 SW 110th Ave
Tualatin, OR 97062

2S131AB 10300
Susanne Snyder
22356 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 10400
Sundance Investments LLC
17420 SW 110th Ave
Tualatin, OR 97062

Exhibit A15

2S131AB 10500
Stephen & Stephanie Kelly
22326 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 10600
Nathan & Emily Hill
22318 SW Timber Crossing Ter
Sherwood, OR 97140

2S131AB 10700
Terry & Jaime Ross
22363 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 10800
Zachery Fay
22391 SW Sequoia Ter
Sherwood, OR 97140

2S131AB 10900
Krista Thorne
22403 SW Sequoia Ter
Sherwood, OR 97140

Engineering Land Use Application Comments



To: Eric Rutledge, Planning Associate
From: Craig Christensen, P.E., Engineering Department
Project: Senestraro Commercial Building (LU 20-008)
Date: August 4, 2020

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

Currently an 8-inch diameter public sanitary sewer main exists along the east side of the subject property within a public sanitary sewer easement. There is also an 8-inch diameter sanitary sewer along the south side of the subject property west of the SW Parkway Court cul-de-sac. There are current 4 sanitary sewer stubs available for the property. The developer will need to connect to one of these sanitary sewer stubs unless otherwise approved. The remaining unused stubs will need to be abandoned at the main/manhole. The surrounding properties all currently have public sanitary sewer service. Therefore no extension of the public sanitary sewer is required.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to connect to one of the existing sanitary stubs to supply sanitary service to the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to abandon excess sanitary stubs to the subject development at the main/manhole meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.

Exhibit B1

Project: Senestraro Commercial Building (LU 2020-008)
Date: August 4, 2020
Page: 2 of 5

Water

Currently an 8-inch diameter public water main exists within SW Meinecke Parkway and SW Parkway Court along the subject property frontage. There is an 8-inch water line stubbed into the subject property from the SW Parkway Court cul-de-sac. There is also a 2-inch water service and a ¾" water service stubbed to the eastern end of the subject property. There are 2 existing water services on SW Parkway Court on the south side of the subject property. The subject development shall connect to one of the existing services unless otherwise approved. Remaining unused services will need to be capped off at the main. The surrounding properties all currently have public water service. Therefore no extension of the public water system is required. On-site fire protection may be necessary depending on conditions by Tualatin Valley Fire & Rescue.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to connect to one of the existing water services to supply water service to the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to abandon excess water services to the subject development at the main/manhole meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide fire water to the development as needed at a location meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for the installation of a Reduced Pressure Backflow Assembly meeting Sherwood Engineering Department standards.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, if on-site fire protection is to be installed, the proposed development shall design for the installation of backflow protection meeting Sherwood Engineering Department standards.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Final Acceptance of the Constructed Public Improvements, any public water facilities located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards.

Exhibit B1

Project: Senestraro Commercial Building (LU 2020-008)
Date: August 4, 2020
Page: 3 of 5

Storm Sewer

Currently a 12-inch diameter public storm sewer main exists within SW Meinecke Parkway along the subject property frontage. There is also a 12-inch diameter public storm sewer main existing within the subject property bisecting the property in a north-south direction, north of the cul-de-sac. This storm sewer discharges into a city owned water quality swale just north of the subject property. Both public storm pipes eventually discharge into the ODOT ditch on the southeast side of the Pacific Highway. The surrounding properties all currently have public storm sewer service. Therefore no extension of the public storm sewer is required except as necessary for ODOT frontage improvements.

Clean Water Services water quality and hydro-modification standards apply to this project. There is an existing water quality swale located to the north of the subject property. If the developer wants to use the existing water quality treatment for treatment of the subject property runoff, the developer will need to show that it has available capacity.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to supply storm sewer service to the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide storm water quality treatment and hydro-modification in compliance with Clean Water Services' standards.

CONDITION: Prior to Acceptance of Public Improvements, private water quality/hydro-modification facilities shall have a recorded Private Storm Water Facility Access and Maintenance Covenant. An Operation and Maintenance Plan for all private water quality/hydro-modification facilities is also required to be submitted to the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

Transportation

The subject property has frontage on SW Pacific Highway (principal arterial) to the northwest, SW Meinecke Parkway (collector street) to the east and SW Parkway Court (local street). Both SW Meinecke Parkway and SW Parkway Court are developed. SW Pacific Highway will need street widening improvements to add a right turn lane, bike lane, sidewalk and storm sewer improvements meeting the approval of ODOT.

The subject development proposes to use the 2 existing driveways on SW Parkway Court for property access. No vehicle access will be allowed from SW Pacific Highway or SW Meinecke Parkway.

Exhibit B1

Project: Senestraro Commercial Building (LU 2020-008)
Date: August 4, 2020
Page: 4 of 5

Since driveway access and city frontage improvements area already in place, no street frontage improvements will be required except those necessary along SW Pacific Highway.

CONDITION: Prior to Final Acceptance of Public Improvements, the SW Highway 99 frontage improvements need to be completed and accepted by ODOT.

Grading and Erosion Control:

City policy requires that prior to grading, a permit is obtained from the Building Department for all grading on the private portion of the site.

The Engineering Department requires a grading permit for all areas graded as part of the public improvements. The Engineering permit for grading of the public improvements is reviewed, approved and released as part of the public improvement plans.

An erosion control plan and permit are required from the City of Sherwood Engineering Department for all public and private improvements. The erosion control permit is reviewed, approved and released as part of the public improvement plans.

The proposed disturbance area for the subject development is less than 1 acre in area therefore a DEQ NPDES permit is not required for this project. If site grading exceeds 1 acre in area during construction, a DEQ NPDES permit will be required.

CONDITION: Prior to Grading Permit, the subject development shall obtain approval of a site erosion control plan from the Sherwood Engineering Department.

Other Engineering Issues:

A Clean Water Services Service Provider Letter has already been obtained for the proposed development.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization shall be obtained.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans or Issuance of Building Permits, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.

CONDITION: Prior to Occupancy, the subject development shall receive Final Acceptance of Public Improvements.

PUE exists along SW Parkway Court and SW Meinecke Parkway along the subject property frontage. There is currently no PUE along the subject property frontage of SW Pacific Highway.

Exhibit B1

Project: Senestraro Commercial Building (LU 2020-008)
Date: August 4, 2020
Page: 5 of 5

CONDITION: Prior to Final Acceptance of Public Improvements, a minimum 8-foot wide PUE shall be dedicated along the subject property frontage of SW Pacific Highway.

Sherwood Broadband exists along the subject property frontage of SW Meinecke Parkway. No Sherwood Broadband exists along the subject property frontage of SW Parkway Court nor SW Pacific Highway. Sherwood Broadband is not necessary along SW Parkway Court since all properties along SW Parkway Court have access to Sherwood Broadband from a fiber line on the south side of SW Parkway Court. Therefore no extension of Sherwood Broadband will be necessary along SW Parkway Court. Sherwood Broadband will be required along the subject property frontage of SW Pacific Highway. If Sherwood Broadband is desired for the subject development, then it should be coordinated with the City of Sherwood.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall install Sherwood Broadband conduits and vaults as within the PUE along the subject property frontage of the SW Pacific Highway meeting the approval of the Sherwood Engineering Department. The developer may opt to make a payment in lieu of installing the Sherwood Broadband conduits and vaults.

END OF COMMENTS.



Oregon

Kate Brown, Governor

Department of Transportation

Region 1 Headquarters
123 NW Flanders Street
Portland, Oregon 97209
(503) 731.8200
FAX (503) 731.8259

August 20, 2020

ODOT #11774

ODOT Response

Project Name: Senestraro Family Orthodontics	Applicant: Sam Thomas
Jurisdiction: City of Sherwood	Jurisdiction Case #: LU 2020-008 SP
Site Address: 17457, 17473, 17489, & 17525 SW Parkway Ct, Sherwood, OR	Legal Description: 02S 01W 31AB Tax Lot(s): 08200
State Highway: OR 99W	

The site of this proposed land use action is adjacent to OR 99W at the Meineke Parkway intersection. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

COMMENTS/FINDINGS

In 2009, the City of Sherwood issued the Land Use Decision for SP09-04 Parkway Plaza Site Plan Review dated 8/4/09 for the property address identified above at the intersection of OR 99A and Meineke Parkway. The Parkway Plaza property is the same property under consideration for the Senestraro Family Orthodontics development land use application. The 2009 land use decision included a condition of approval requiring frontage improvement on OR 99W. The 2009 Parkway Plaza land use decision has expired. The city has received a new land use application for the Senestraro Family Orthodontics development on the same property.

AKS Engineering has recently submitted construction plans to ODOT's District 2B for Parkway Plaza OR 99W Frontage Improvements (see attached construction plan cover sheet) consistent with 2009 land use decision. ODOT has completed several rounds of plan review for the frontage improvements and is close to issuing permits for the highway improvements. The construction plans include sidewalk improvements and roadway improvements to add a bicycle lane on OR 99W.

To meet city code requirements relating to public transportation infrastructure, ODOT recommends that the city land use decision for the Orthodontics development be conditioned to construct OR 99W frontage improvements consistent with the AKS construction plans titled "Parkway Plaza OR 99W Frontage Improvements (15.95-15.99)". The applicant should be required to demonstrate that an ODOT Permit to Occupy or Perform Operations Upon a State Highway has been obtained for all work in the State highway right of way prior to the issuance of the Building Permit. All ODOT permits and approvals must reach 100% plans before the ODOT District 2B Maintenance Office will sign-off on the Building Permit. Prior to the city issuance of Occupancy approval, the applicant should be required to demonstrate that all highway improvements have been constructed and accepted by ODOT.

ODOT RECOMMENDED LOCAL CONDITION OF APPROVAL

OR 99W Frontage Improvements

- OR 99W frontage improvements including sidewalk and roadway/bike lane improvements consistent with AKS construction plans titled “Parkway Plaza OR 99W Frontage Improvements (MP 15.95-15.99)” shall be constructed (see attached construction plan set cover sheet).

The applicant shall demonstrate that an ODOT Permit to Occupy or Perform Operations Upon a State Highway has been obtained from the ODOT District 2B Maintenance Office for all work in the State highway right of way prior to the issuance of the Building Permit.

Prior to the city issuance of Occupancy approval, all OR 99W frontage improvements shall be constructed and accepted by ODOT.

Please send a copy of the Notice of Decision including conditions of approval to:

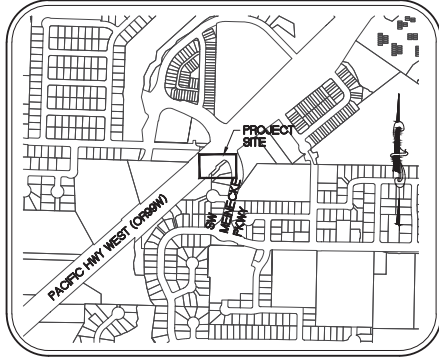
ODOT Region 1 Planning
Development Review
123 NW Flanders St
Portland, OR 97209

ODOT_R1_DevRev@odot.state.or.us

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.state.or.us
District Contact: District 2B	D2bup@odot.state.or.us

PARKWAY PLAZA OR99W FRONTAGE IMPROVEMENTS (MP 15.95-15.99)

CONSTRUCTION PLANS



VICINITY MAP
NOT TO SCALE

APPLICANT

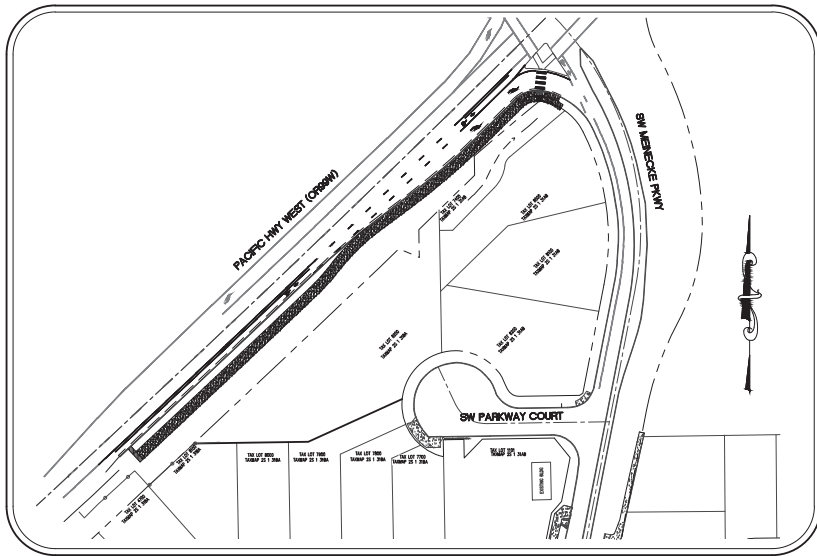
JOSEPH BROADHURST
28440 SW LADD HILL RD.
SHERWOOD, OR 97140

PLANNING / ENGINEERING / SURVEYING FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: MONTY HURLEY
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

SITE DESCRIPTION:

OREGON DEPARTMENT OF TRANSPORTATION ROUTE OR99W RIGHT-OF-WAY, LOCATED SOUTHWEST OF THE INTERSECTION WITH SW MEINCKE ROAD IN THE CITY OF SHERWOOD, OR.



SITE MAP
SCALE: 1"=60'

NOTES:

* IS ODOT'S PACIFIC HIGHWAY WEST (OR99W) NORTHBOUND CENTERLINE PER ODOT ROLL MAP 1A-23-7 AND SURVEY NUMBER 29161 (RECORDED WITH THE WASHINGTON COUNTY SURVEYOR) BY AKS ENGINEERING AND FORESTRY. ODOT ROLL MAP 1A-23-7 REFERENCES SURVEY NUMBER 29161.

** RW IS THE EXISTING RIGHT-OF-WAY LINE PER ODOT ROLL MAP 1A-23-7 AND THE PLAT OF PARKWAY PLAZA (RECORDED WITH THE WASHINGTON COUNTY SURVEYOR) BY AKS ENGINEERING AND FORESTRY. NO ADDITIONAL RIGHT-OF-WAY DEDICATIONS ARE REQUIRED.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

SHEET INDEX

- C1000 - COVER SHEET
- C1001 - LEGEND AND GENERAL CONSTRUCTION NOTES
- C1002 - EXISTING CONDITIONS PLAN

DEMOLITION, EROSION CONTROL, AND GRADING PLANS

- C1050 - DEMOLITION, EROSION CONTROL, AND GRADING COVER SHEET
- C1051 - DEMOLITION, EROSION CONTROL, AND GRADING PLAN
- C1052 - DEMOLITION, EROSION CONTROL, AND GRADING DETAILS

STREET AND STORM SEWER CONSTRUCTION PLANS

- C1100 - STREET AND STORM SEWER COVER SHEET
- C1101 - C1113 SEE SHEET C1100 FOR STREET AND STORM SEWER SHEET INDEX

BENCHMARK:

BENCHMARK (BM): ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP IN A MONUMENT BOX, LOCATED NEAR THE INTERSECTION OF OR99W AND N. SHERWOOD BOULEVARD IN THE CHEVRON GAS STATION PARKING LOT. THE ELEVATION OF THE BENCHMARK IS 213.90 (NAVD 1988).
NGVD 29 = NAVD 88 - 3.94' (BASED ON NATIONAL GEODETIC SURVEY, VERTCON, MAY 16, 2017)

CENTERLINE:

NORTHBOUND OR99W CENTERLINE LOCATION AND ALIGNMENT PER WASHINGTON COUNTY RECORD OF SURVEY NO. 29,161, DATED MARCH 29, 2002.

UTILITY CONTACTS

NATURAL GAS

N.W. NATURAL
CONTACT: BRIAN KELLEY
220 NW 2ND AVENUE
PORTLAND, OR 97209
PH: 503-226-4211

CITY OF SHERWOOD

(STORM, SANITARY, WATER, EROSION CONTROL)
PUBLIC WORKS
CONTACT: RICH SATTLER
SATTLER@SHERWOODOREGON.GOV
15527 SW WILLAMETTE STREET
SHERWOOD, OR 97140
PH: 503-925-2319

TELEPHONE

VERIZON (FRONTIER)
CONTACT: TAM HOVVEN
TAMMINH@VERIZON.COM
4155 SW CEDAR HILLS BLVD
BEAVERTON, OR 97005
PH: 503-641-2004

POWER

PORTLAND GENERAL ELECTRIC
CONTACT: SERVICE DESK
7800 SW MOHAWK
TUALATIN, OR 97062
PH: 503-736-5450

CABLE

COMCAST
CONTACT: KENNETH PARRIS
KENNETH.PARRIS@COMCAST.COM
10831 SW CASCADE AVENUE
TIGARD, OR 97223
PH: 503-596-3754

CITY INSPECTOR

CITY OF SHERWOOD,
ENGINEERING DEPARTMENT
CONTACT: ANDREW STIRLING
22260 SW PINE STREET
SHERWOOD, OR 97140
PH: 503-925-2307

STREETS

CITY OF SHERWOOD, PUBLIC WORKS
CONTACT: DARRIN CAMPAROLI
15527 SW WILLAMETTE STREET
SHERWOOD, OR 97140
PH: 503-925-2334

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503.563.6151
FAX: 503.563.6152
www.aks-engineering.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PARKWAY PLAZA OR99W FRONTAGE IMPROVEMENTS

OREGON

SHERWOOD

0007 HPT NO. 091

COVER SHEET

DESIGNED BY: RSW
DRAWN BY: CLS
CHECKED BY: RSW
SCALE: AS NOTED
DATE: 6/22/2020

RENEWAL DATE: 6/25/21

REGISTERED PROFESSIONAL ENGINEER
58542P
19000
LANDSCAPE ARCHITECTURE & FORESTRY

JOB NUMBER
1373

SHEET
C1000



August 28, 2020

Eric Rutledge
Associate Planner
City of Sherwood
22560 SW Pine Street
Sherwood, Oregon 97140

**Re: Parkway Court Medical and Dental
Tax Lot I.D: 2S131AB8000, 8100, 8200**

Dear Eric,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. These notes are provided in regards to the plans received July 21, 2020. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)
2. **DEAD END ROADS AND TURNAROUNDS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams can be found in the corresponding guide that is located at <http://www.tvfr.com/DocumentCenter/View/1296>. (OFC 503.2.5 & D103.1)
3. **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the Fire Marshal. (OFC 503.1.1) ***Note: If fire sprinklers are installed and the system will be supported by a municipal water supply, please contact the local water purveyor for information surrounding water meter sizing.***
4. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL HEIGHT:** Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. (D104.1)
5. **AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the

Exhibit B3

highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2)

6. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4)
7. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3)
8. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)
9. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)
10. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
 1. 20-26 feet road width – no parking on either side of roadway
 2. 26-32 feet road width – parking is allowed on one side
 3. Greater than 32 feet road width – parking is not restricted**Note:** For specific widths and parking allowances, contact the local municipality.
11. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)
12. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
13. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)
14. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)
15. **ACCESS ROAD GRADE:** Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).
16. **ANGLE OF APPROACH/GRADE FOR TURNAROUNDS:** Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2)

Exhibit B3

17. **ANGLE OF APPROACH/GRADE FOR INTERSECTIONS:** Intersections shall be level (maximum 5%) with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2)
18. **AERIAL APPARATUS OPERATING GRADES:** Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.
19. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
 2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 3. Electric gates shall be equipped with a means for operation by fire department personnel
 4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
20. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
21. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1). Traffic calming measures linked here: <http://www.tvfr.com/DocumentCenter/View/1578>

FIREFIGHTING WATER SUPPLIES:

22. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration shall be determined in accordance with OFC Table B105.2. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi residual. (OFC B105.3)

Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:

 - The maximum needed fire flow shall be 3,000 GPM, measured at 20 psi residual pressure.
 - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1
23. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

Provide documentation of fire flow test.

24. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

25. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
 - This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
 - The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

Exhibit B3

26. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)
 - Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the Fire Marshal.
 - Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the Fire Marshal.
 - Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Marshal.
27. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)
28. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal. (OFC C102.1)
29. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)
30. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)
31. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
32. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)
 - Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
 - FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants.

BUILDING ACCESS AND FIRE SERVICE FEATURES

33. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1)
34. **FIRE PROTECTION EQUIPMENT IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)
35. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

Exhibit B3

If you have questions or need further clarification, please feel free to contact me at 503-259-1419.

Sincerely,

Tom Mooney

Tom Mooney
Deputy Fire Marshal II

Thomas.mooney@tvfr.com

Cc: File
City of Sherwood

A full copy of the New Construction Fire Code Applications Guide for Commercial and Multi-Family Development is available at <http://www.tvfr.com/DocumentCenter/View/1296>

M E M O R A N D U M

Date: August 12, 2020
To: Eric Rutledge, Associate Planner, City of Sherwood
From: Jackie Sue Humphreys, Clean Water Services (CWS)
Subject: Senestraro Commercial Building, LU2020-008,
2S131AB08000, 08100, 08200, 2S131BA08200

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22, or prior standards as meeting the implementation policy of R&O 18-28, and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit.
- c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

Exhibit B4

- e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.
- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Application may require additional permitting and plan review from CWS Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute CWS approval of storm or sanitary sewer compliance to the NPDES permit held by CWS. CWS, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

Exhibit B5

From: [Hap English](#)
To: [Eric Rutledge](#)
Subject: RE: Notice of Land Use Application - LU2020-008 Senestraro Commercial Building
Date: Tuesday, July 28, 2020 5:11:11 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Thanks Eric,

PGE has existing 3 phase underground primary conductors, vaults, and two transformers along the frontage of 17525, 17457, and 17473. We should be able to feed their new proposed service, but any required frontage improvement or proposed driveway location should take the existing facilities into account.

Thanks,

Hap

From: Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Sent: Tuesday, July 28, 2020 4:15 PM
To: r2g@nwnatural.com; Hap English <Henry.English@pgn.com>; Travis Smallwood <Travis.Smallwood@pgn.com>; Jose Marquez <Jose.Marquez@pgn.com>; Jackie Humphreys <HumphreysJ@CleanWaterServices.org>; spieringm@CleanWaterServices.org; Rolph, Kevin <Kevin_Rolph@kindermorgan.com>; Kristen Tabscott <kTabscott@pridedisposal.com>; raindrops2refuge@gmail.com; Larry_Klimek@fws.gov; mwerner@gwrr.com; Clark,James L (BPA) - TERR-CHEMAWA <jlclark@bpa.gov>; jerose@sherwood.k12.or.us; pjohanson@sherwood.k12.or.us; tumpj@trimet.org; baldwinb@trimet.org; DevelopmentReview@trimet.org; michaela.skiles@oregonmetro.gov; landusenotifications@oregonmetro.gov; kurt.A.MOHS@odot.state.or.us; HENDRICKSON Jill M <Jill.M.HENDRICKSON@odot.state.or.us>; ODOT_R1_DevRev <ODOT_R1_DevRev@odot.state.or.us>; Naomi Vogel <Naomi_Vogel@co.washington.or.us>; stephen_roberts@co.washington.or.us; Theresa Cherniak <Theresa_Cherniak@co.washington.or.us>; Tom Mooney <thomas.mooney@tvfr.com>; Bob Galati <GalatiB@SherwoodOregon.gov>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Craig Sheldon <SheldonC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Andrew Stirling <StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Scott McKie <McKieS@SherwoodOregon.gov>; Jeff Groth <GrothJ@SherwoodOregon.gov>; Jon Carlson <CarlsonJ@SherwoodOregon.gov>; hoon.choe@USPS.gov
Subject: Notice of Land Use Application - LU2020-008 Senestraro Commercial Building

*****Please take care when opening links, attachments or responding to this email as it originated outside of PGE.*****

Hi Agency Partners:

Exhibit B5

The Sherwood Planning Department is requesting agency comments on the following land use proposal (LU 2020-008):

- **Proposal:** The applicant is proposing a new two-story 9,650 SF commercial building on a 1.24-acre site in the General Commercial zone. The building will be located at the northeast corner of the site near the intersection of OR 99 W and SW Meinecke Parkway. The building will be occupied by Senestraro Family Orthodontics with additional commercial space for other commercial tenants. Parking will be located behind the building and be accessed from SW Parkway Court. A total of 50 parking spaces are proposed in order to serve 2,000 SF of general office, 5,100 SF of retail, and 1,500 SF of restaurant space. Landscaping is proposed around the perimeter of the site and within the parking lot. The proposed tree canopy coverage is 23,993 SF or 44.4% of the net developable site.
- **Location:** 17457, 17473, 17489, and 17525 SW Parkway Ct. / Tax Lot ID 2S131AB08200; 2S131AB08100; 2S131AB08000, 2S131BA08200
- **Comment Deadline:** Wednesday, August 12, 2020 for consideration in the staff report.
- **Decision Type:** The application is being processed as a Type II land use action. The City of Sherwood Planning Director will issue a decision on the application after consideration of public comments, but without a public hearing. The decision will be made no earlier than **August 14, 2020** to allow adequate time for the submittal public comments.
- **Applicable code criteria:** Chapter 16.22 - Commercial Land Use Districts; Chapter 16.58 - Clear Vision and Fence Standards; Chapter 16.72 - Procedures for Processing Development Permits; Chapter 16.90 - Site Planning; Chapter 16.92 – Landscaping; Chapter 16.94 - Off-Street Parking and Loading; Chapter 16.96 - On-Site Circulation; Chapter 16.98 - On-Site Storage; Chapter 16.106 - Transportation Facilities; Chapter 16.108 - Improvement Plan Review; Chapter 16.110 - Sanitary Sewers; Chapter 16.112 - Water Supply; Chapter 16.114 - Storm Water; Chapter 16.116 - Fire Protection; Chapter 16.118 - Public and Private Utilities; Chapter 16.124 - Property Line Adjustments and Lot Consolidations; Chapter 16.126 - Replatting, Lot Consolidations and Vacation of Plats; Chapter 16.142 - Parks, Trees and Open Spaces; Chapter 16.146 – Noise; Chapter 16.148 – Vibrations; Chapter 16.150 - Air Quality; Chapter 16.152 – Odors; Chapter 16.154 - Heat and Glare; Chapter 16.156 - Energy Conservation
- **Application materials:** <https://www.sherwoodoregon.gov/planning/project/senestraro-family-orthodontics> [[sherwoodoregon.gov](https://www.sherwoodoregon.gov)]

Eric Rutledge

City of Sherwood

Exhibit B5

Associate Planner

rutledge@sherwoodoregon.gov

Desk 503.625.4242

Cell 971.979.2315

Covid-19 Update: The City's Planning Department is fully operational, however, with limited face to face contact. We are processing permits via email/phone where possible and by appointment when in-person interaction is required. Please stay safe and healthy.

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Exhibit B6

From: [Kristen Tabscott](#)
To: [Eric Rutledge](#)
Subject: RE: Notice of Land Use Application - LU2020-008 Senestraro Commercial Building
Date: Friday, July 31, 2020 1:39:53 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

It appears the location has slightly changed since our approval letter but the rest remains the same. We don't have any additional comments, I will update the site plan on my end.

Kristen Tabscott

EXECUTIVE ASSISTANT

—

[Pride Disposal & Recycling Company](#)

503-625-6177

pridedisposal.com

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From: Eric Rutledge <RutledgeE@SherwoodOregon.gov>

Sent: Tuesday, July 28, 2020 4:15 PM

To: r2g@nwnatural.com; henry.english@pgn.com; Travis Smallwood <Travis.Smallwood@pgn.com>; Jose Marquez <Jose.Marquez@pgn.com>; Jackie Humphreys <HumphreysJ@CleanWaterServices.org>; spieringm@CleanWaterServices.org; Rolph, Kevin <Kevin_Rolph@kindermorgan.com>; Kristen Tabscott <kTabscott@pridedisposal.com>; raindrops2refuge@gmail.com; Larry_Klimek@fws.gov; mwerner@gwrr.com; Clark, James L (BPA) - TERR-CHEMAWA <jlclark@bpa.gov>; jerose@sherwood.k12.or.us; pjohanson@sherwood.k12.or.us; tumpj@trimet.org; baldwinb@trimet.org; DevelopmentReview@trimet.org; michaela.skiles@oregonmetro.gov; landusenotifications@oregonmetro.gov; kurt.A.MOHS@odot.state.or.us; HENDRICKSON Jill M <Jill.M.HENDRICKSON@odot.state.or.us>; ODOT_R1_DevRev <ODOT_R1_DevRev@odot.state.or.us>; Naomi Vogel <Naomi_Vogel@co.washington.or.us>; stephen_roberts@co.washington.or.us; Theresa Cherniak <Theresa_Cherniak@co.washington.or.us>; Tom Mooney <thomas.mooney@tvfr.com>; Bob Galati <GalatiB@SherwoodOregon.gov>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Craig Sheldon <SheldonC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Andrew Stirling <StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Scott McKie <McKieS@SherwoodOregon.gov>; Jeff Groth <GrothJ@SherwoodOregon.gov>; Jon Carlson <CarlsonJ@SherwoodOregon.gov>; hoon.choe@USPS.gov

Subject: Notice of Land Use Application - LU2020-008 Senestraro Commercial Building

Hi Agency Partners:

Exhibit B6

The Sherwood Planning Department is requesting agency comments on the following land use proposal (LU 2020-008):

- **Proposal:** The applicant is proposing a new two-story 9,650 SF commercial building on a 1.24-acre site in the General Commercial zone. The building will be located at the northeast corner of the site near the intersection of OR 99 W and SW Meinecke Parkway. The building will be occupied by Senestraro Family Orthodontics with additional commercial space for other commercial tenants. Parking will be located behind the building and be accessed from SW Parkway Court. A total of 50 parking spaces are proposed in order to serve 2,000 SF of general office, 5,100 SF of retail, and 1,500 SF of restaurant space. Landscaping is proposed around the perimeter of the site and within the parking lot. The proposed tree canopy coverage is 23,993 SF or 44.4% of the net developable site.
- **Location:** 17457, 17473, 17489, and 17525 SW Parkway Ct. / Tax Lot ID 2S131AB08200; 2S131AB08100; 2S131AB08000, 2S131BA08200
- **Comment Deadline:** Wednesday, August 12, 2020 for consideration in the staff report.
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- **Application materials:** <https://www.sherwoodoregon.gov/planning/project/senestraro-family-orthodontics>

Eric Rutledge

City of Sherwood

Exhibit B6

Associate Planner

rutledge@sherwoodoregon.gov

Desk 503.625.4242

Cell 971.979.2315

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Exhibit C1

From: [Eric Rutledge](#)
To: [Britten S](#)
Subject: RE: Senestraro Family Orthodontics plot
Date: Tuesday, August 18, 2020 2:03:00 PM

Hi Britten,

Thanks again for the comments on this application. All are important concerns as the commercial site is located adjacent to residential properties. I've responded to each below, with a code reference. Don't hesitate with any additional questions or concerns.

1. Lighting on the property is a huge consideration for me, as we will be sleeping just a few yards from the proposed parking area. How will the proposed lighting impact us?

RESPONSE: A lighting plan is provided on the [project page](#). The City code states the following, which the development is required to comply with:

SZCDC 16.154.010 - "Except for exterior lighting, all otherwise permitted commercial, industrial, and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential uses."

The plans show the lighting near the building will be approximately 4 foot candles (fc), reducing to 0.1 foot candles at the end of the parking lot. The off-site light intensity will be at 0.0 fc in compliance with the code. Generally this is achieved by type of light installed and the direction the light is pointed.

2. The plant barrier between us and the new development seems like it might be sufficient, but it's hard to tell from the drawings. How big will the trees be when they go in?

RESPONSE: The applicant is proposing Hogan Cedar and American Hornbeam trees between the parking lot and the residential properties. SZCDC 16.92.020 requires trees to be 6 ft. tall or 2 inches in diameter when installed. The code also requires an irrigation system to ensure growth and survival. The applicant is also proposing Pacific Wax Myrtle and Hollyleaf Osmanthus bushes between the parking area and the existing fence. The required minimum size for bushes is a 3-gallon container at time of planting.

3. The fence between our properties is in poor condition. What is the proposal for this?

RESPONSE: The applicant is not proposing any changes to the wooden fence, however, the City code states the following:

SZCDC 16.92.020 - A minimum six-foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen, shall be required along property lines separating single and two-family uses from multi-family uses, and along property lines separating residential zones from commercial, institutional/public or industrial zones subject to the provisions of [Chapter 16.48.020](#) (Fences, Walls and Hedges).

The bushes along the north side of the fence are evergreen and will be over 6 ft. tall at maturity and meet the screening requirement. The fence will serve as an additional existing screen and since it's on the property line would require coordination with all owners for repair or reconstruction.

4. What is the construction time frame? When will it start and finish? What hours of the day and days of the week will they be working?

RESPONSE: The application does not state a construction time frame, although in speaking with the

Exhibit C1

applicant they would like to start construction this summer / fall and complete as much work as feasible before the rainy season. It is safe to assume construction will take place through at least the spring of 2021 with more activity occurring during dry weather. The City code only allows construction during day hours which is defined as M-F 7am – 9pm and Sat & Sun 8am – 9pm. The City has a code compliance officer that can respond to any construction noise violations.

5. I'm concerned about the odor from the garbage cans so close to our house. What will be done to keep the odor away from the families living nearby?

RESPONSE: The trash and recycling receptacles are required to be screened with a 6 ft. tall fence or wall in addition to the actual dumpsters and lids. The plans do not show what type of fence or wall is proposed, but usually this will be a masonry wall or chain link fence with slats. Since this site feature is not shown on the plans, it will be required as a condition of approval. Landscaping is also proposed between the fenced garbage area and the residential properties to mitigate for odor.

6. What sort of signage will be used? How will any light-up signs be structured so they are not visible in households?

RESPONSE: Signs are not included in the application and will be reviewed and approved separately in conformance with the City's [sign code](#). Common signage for commercial buildings would include a monument sign along the street and wall signs on the building. Based on the renderings provided and the building design, the building signage is proposed to be no more than 16 ft. high along each wall. Regarding illuminated signs, the following City code section will apply:

SZCDC 16.100.020 Illuminated Signs - Flashing signs, exposed reflective type bulbs, strobe lights, rotary beacons, par spots, zip lights and similar devices are prohibited. No exposed incandescent lamp which exceeds twenty-five (25) watts shall be used on the exterior surface of any sign so as to expose the face of such bulb or lamp to a public street. All permitted signs shall bear an approved Underwriters Laboratory label or equivalent third party product safety testing and certification organization.

Thank you,

Eric Rutledge
City of Sherwood
Associate Planner
rutledgee@sherwoodoregon.gov
Desk 503.625.4242
Cell 971.979.2315

Covid-19 Update: The City's Planning Department is fully operational, however, with limited face to face contact. We are processing permits via email/phone where possible and by appointment when "in person" interaction is required. Please stay safe and healthy.

From: Britten S <brittenkstark@gmail.com>
Sent: Tuesday, August 18, 2020 11:02 AM
To: Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Subject: Re: Senestraro Family Orthodontics plot

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Exhibit C1

Hi Eric,

Have you had a chance to look into this?

Thank you,
Britten

On Fri, Aug 7, 2020, 2:05 PM Eric Rutledge <RutledgeE@sherwoodoregon.gov> wrote:

Hi Britten,

Thanks for the communication – these are all good questions in terms of the impact to the residential homes. I will take some time to look at the application and get responses to you on each. Stay tuned for that in the next week or so.

Thank you,

Eric Rutledge
City of Sherwood
Associate Planner
rutledgee@sherwoodoregon.gov
Desk 503.625.4242
Cell 971.979.2315

Covid-19 Update: The City's Planning Department is fully operational, however, with limited face to face contact. We are processing permits via email/phone where possible and by appointment when "in person" interaction is required. Please stay safe and healthy.

From: Britten S <brittenkstark@gmail.com>
Sent: Friday, August 7, 2020 2:03 PM
To: Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Subject: Senestraro Family Orthodontics plot

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Hi!

My property backs up directly against this property, and I have a couple of questions. I looked over the plan, but I'm not clear on what they mean practically on the impact.

1. Lighting on the property is a huge consideration for me, as we will be sleeping just a few yards from the proposed parking area. How will the proposed lighting impact us?

Exhibit C1

2. The plant barrier between us and the new development seems like it might be sufficient, but it's hard to tell from the drawings. How big will the trees be when they go in?
3. The fence between our properties is in poor condition. What is the proposal for this?
4. What is the construction time frame? When will it start and finish? What hours of the day and days of the week will they be working?
5. I'm concerned about the odor from the garbage cans so close to our house. What will be done to keep the odor away from the families living nearby?
6. What sort of signage will be used? How will any light-up signs be structured so they are not visible in households?

Thank you,
Britten Stark

Exhibit C2

From: [Eric Rutledge](#)
To: [angela koonce](#)
Subject: RE: Testimony for Land use application for Senestraro Family Ortho
Date: Wednesday, August 19, 2020 10:10:00 AM

Hi Angela,

Thank you for the comments. The testimony will be included as part of the record and addressed in the staff report.

Let me know if you have any questions.

Eric Rutledge
City of Sherwood
Associate Planner
rutledgee@sherwoodoregon.gov
Desk 503.625.4242
Cell 971.979.2315

Covid-19 Update: The City's Planning Department is fully operational, however, with limited face to face contact. We are processing permits via email/phone where possible and by appointment when "in person" interaction is required. Please stay safe and healthy.

-----Original Message-----

From: angela koonce <angelina8756@msn.com>
Sent: Wednesday, August 19, 2020 10:03 AM
To: Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Subject: Testimony for Land use application for Senestraro Family Ortho

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Hi Eric,

I have never submitted one of these before so I am not familiar with the "applicable criteria", but I am a resident across the street from this proposed land use, and have been for 3.5 years. I currently stare at 2 completely vacant commercial office buildings behind me, 1 of which has been empty since I moved in, and the other partially occupied until just recently, now vacant. It is not necessary to build yet another building where there is currently green space, when there are 2 perfectly good buildings in range that could be used instead. I oppose this application.

Thank you,

Angela Koonce
17616 SW Devonshire Way
Sherwood, OR 97140

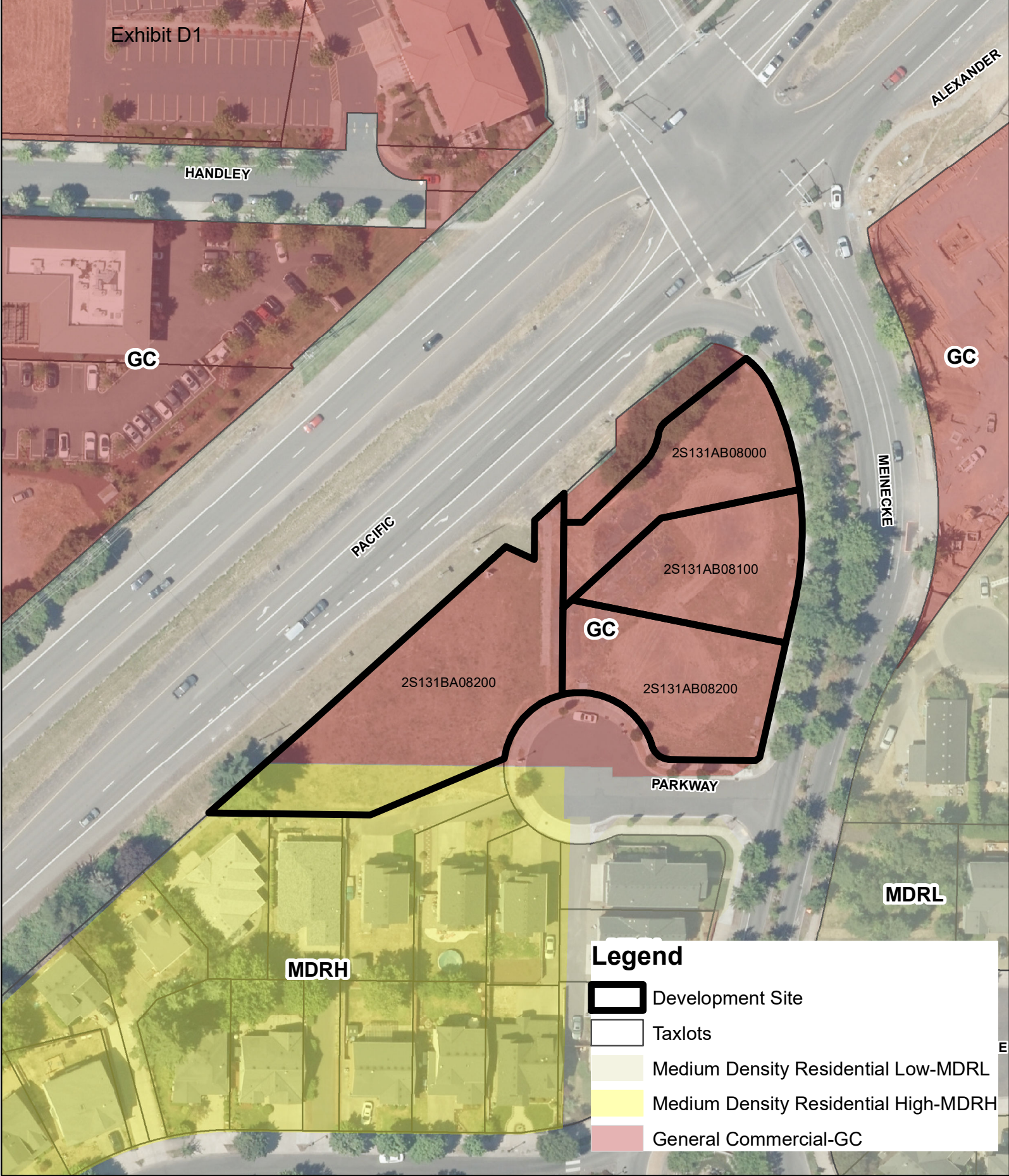


Exhibit D1

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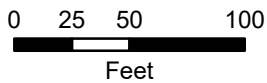
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PARKWAY

MDRL

MDRH



Date: 9/8/2020

Map data provided by METRO and the City of Sherwood. The City of Sherwood's infrastructure records, drawings, and other documents have been gathered over many years, using many different formats and standards. While the data provided is generally believed to be accurate, occasionally it proves to be



Google