
MORSE-SHERWOOD RETAIL

SHERWOOD, OREGON

TYPE III SITE PLAN REVIEW

AUGUST, 2022

PROJECT NUMBER: 210230.02



15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

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MORSE-SHERWOOD RETAIL
SITE PLAN REVIEW SUBMISSION

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Home of the Tualatin River National Wildlife Refuge

Case No. _____
Fee _____
Receipt # _____
Date _____
TYPE _____

City of Sherwood Application for Land Use Action

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

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plan Amendment (Proposed Zone _____) | <input type="checkbox"/> Partition (# of lots _____) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input checked="" type="checkbox"/> Site Plan (square footage of building and parking area) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Variance (list standards to be varied in description) | |

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: Leslie Jones
Applicant Address: 15895 SW 72nd Ave Suite 200. Portland, Oregon 97224
Owner: Pacific-Sherwood Land Co. LLC
Owner Address: 10515 SW Allen Blvd Beaverton, Oregon 97005
Contact for Additional Information: jkm@paclumber.com

Phone: (503) 226-1285
Email: lesliej@cidainc.com
Phone: (503) 799-4849
Email: _____

Property Information:

Street Location: North of SW Tualatin Sherwood Rd between Pacific Hwy and SW Langer Farms Pkwy
Tax Lot and Map No: 2S129B-1500
Existing Structures/Use: There is currently no structure on the site.
Existing Plan/Zone Designation: General Commercial
Size of Property(ies) 1.03 acres

Proposed Action:

Purpose and Description of Proposed Action:

This project is for the construction of a new single story 8,323 SF commercial multi-tenant retail building and associated site improvements on a property north of SW Tualatin-Sherwood Rd between Pacific Hwy and SW Langer Farms Pkwy. The site is currently paved, but there are no existing structures. The site is currently without address and additional access improvements are currently underway through Washington County with impacts to the north and east sides of the property.

Proposed Use: Retail

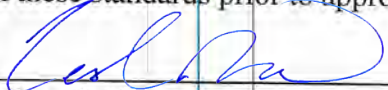
Proposed No. of Phases (one year each): 1

LAND USE APPLICATION FORM

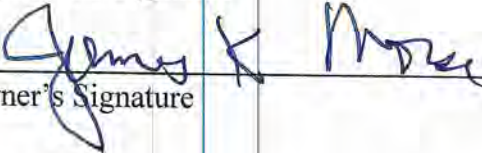
Authorizing Signatures:

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

05/24/2020
Date


Owner's Signature

5/20/2022
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)

* **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.

5
34

MPR

AFTER RECORDING RETURN TO:
Reif, Reif & Thalhofer, Attorneys
P. O Box 729
Canby, OR 97013-0729

UNTIL OTHERWISE REQUESTED,
SEND TAX STATEMENTS TO:
James K. Morse
JMCM Morse – Sherwood LLC
5930 SW Jean Road
Lake Oswego OR 97035

Washington County, Oregon
01/10/2014 03:24:36 PM
D-DBS Cnt=1 Stn=12 S PFEIFER
\$5.00 \$5.00 \$11.00 \$20.00 - Total = \$41.00



01909064201400017260010017

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



BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **JAMES K. MORSE**, hereinafter called GRANTOR, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **JMCM MORSE – SHERWOOD, LLC**, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Washington, State of Oregon, described as follows, to wit:

Parcel 1 of Partition Plat No. 1994-13, as found in Partition Book 1994, page 13 of Plat Records of Washington County, Oregon.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 16 day of Dec, 2013

James K. Morse

JAMES K. MORSE - Grantor

STATE OF OREGON)
) ss.
County of Clackamas)

Before me personally appeared the above named JAMES K. MORSE, and acknowledged the foregoing instrument to be his voluntary act and deed.

Anne Y Breeze

Notary Public for Oregon
My Commission Expires: 7-5-14



AFTER RECORDING RETURN TO:
Reif, Reif & Thalhoffer, Attorneys
P. O. Box 729
Canby, OR 97013-0729

UNTIL OTHERWISE REQUESTED,
SEND TAX STATEMENTS TO:
James K. Morse
JMCM Morse – Sherwood LLC
5930 SW Jean Road
Lake Oswego OR 97035

**BARGAIN AND SALE DEED
(Corrective Deed)**

RECITALS:

A. THIS DEED IS BEING RE-RECORDED AT THE REQUEST OF WASHINGTON COUNTY CARTOGRAPHY DIVISION TO CORRECT ERROR IN LEGAL DESCRIPTION PREVIOUSLY RECORDED AS WASHINGTON COUNTY FEE NO. 2014-001726, RECORDED JANUARY 10, 2014.

KNOW ALL MEN BY THESE PRESENTS, that **JAMES K. MORSE**, hereinafter called GRANTOR, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **JMCM MORSE – SHERWOOD, LLC**, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Washington, State of Oregon, described as follows, to wit:

Parcel 2 of Partition Plat No. 2001-002 Washington County, Oregon.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

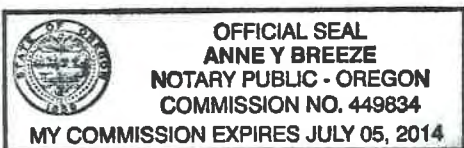
IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 10 day of March, 2014

James K. Morse
JAMES K. MORSE - Grantor

STATE OF OREGON)
) ss.
County of Clackamas)

Before me personally appeared the above named JAMES K. MORSE, and acknowledged the foregoing instrument to be his voluntary act and deed.

Anne Y. Breeze
Notary Public for Oregon
My Commission Expires: July 5, 2014





PROPERTY INFORMATION REPORT

Date: July 1, 2022

File No.: 22-404080
Property: 0 2S129B001500, Sherwood, OR 97140

CIDA Inc.
15859 SW 72nd Ave. #200
Portland, OR 97224

Your Reference:

REPORT FEE: \$125.00

The information contained in this report is furnished by WFG National Title Insurance Company (the "Company") as an information service based on the records and the indices maintained by the Company for the county identified below. This report does not constitute title insurance and is not to be construed or used as a commitment for title insurance. The Company assumes and shall have no liability whatsoever for any errors or inaccuracies in this report. In the event any such liability is ever asserted or enforced, such liability shall in no event exceed the paid herein. No examination has been made of the Company's records, other than as specifically set forth in this report.

The effective date of this report is June 22, 2022

REPORT FINDINGS

A. The land referred to in this report is located in the county of Washington State of Oregon, and is described as follows:

See Attached Exhibit "A"

B. As of the Effective Date and according to the last deed of record, we find the title to the land to be vested as follows:

JMCM Morse - Sherwood, LLC

C. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

1. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded [Partition Plat No. 2001-002](#).

2. Easement as shown on the plat:

For : Private storm drain
Affects : a portion of the premises herein

3. Easement as shown on the plat:

For : Ingress/egress and utility
Affects : a portion of the premises herein

4. Maintenance provisions for access easements as established by Oregon Law.

5. Easement Agreement, including the terms and provisions thereof:

Between : Juniper Ridge Investments LLC, an Oregon limited partnership
And : James K. Morse and Richard K. Morse
Recorded : January 18, 2001
Recording No(s). : [2001-004348](#)

6. Easement Agreement, including the terms and provisions thereof:
 - Between : Les Schwab Tire Centers of Oregon, Inc., an Oregon corporation
 - And : James K. Morse and Richard K. Morse
 - Recorded : January 26, 2001
 - Recording No(s). : [2001-006646](#)

7. Easement Agreement, including the terms and provisions thereof:
 - Between : Les Schwab Tire Centers of Oregon, Inc., an Oregon corporation
 - And : James K. Morse and Richard K. Morse
 - Recorded : January 26, 2001
 - Recording No(s). : [2001-006647](#)

8. Easement, including the terms and provisions thereof:
 - For : Storm drainage
 - Granted to : Les Schwab Tire Centers of Oregon, Inc., an Oregon corporation
 - Recorded : January 26, 2001
 - Recording No(s) : [2001-006648](#)
 - Affects : a portion of the premises herein

9. Easement, including the terms and provisions thereof:
 - For : Public utilities and temporary construction
 - Granted to : Washington County, a political subdivision of the State of Oregon
 - Recorded : December 2, 2020
 - Recording No(s) : [2020-123021](#)
 - Affects : a portion of the premises herein

10. Easement, including the terms and provisions thereof:
 - For : Access
 - Granted to : Tacke LLC, an Oregon corporation, 1/2 interest and LAF LLC, an Oregon corporation 1/2 interest
 - Recorded : December 2, 2020
 - Recording No(s) : [2020-123022](#)
 - Affects : a portion of the premises herein

11. Access Easement Agreement, including the terms and provisions thereof:
 - Between : LS PropDrop, LLC
 - And : JCMC Morse-Sherwood LLC
 - Recorded : October 8, 2021
 - Recording No(s). : [2021-107030](#)

12. 2022-2023 taxes, a lien not yet due and payable.

13. The terms and provisions of the Operating Agreement of JMCM Morse - Sherwood, LLC, an Oregon limited liability company.

14. Any unrecorded leases or rights of tenants in possession.

END OF EXCEPTIONS

NOTE: [Taxes](#) paid in full for 2021 -2022

Levied Amount	:	\$9,308.45
Property ID No.	:	R2191465
Levy Code	:	088.52
Map Tax Lot No.	:	2S129B001500

NOTE: Please be advised that we have searched the records and do not find any open Deeds of Trust.

NOTE: We find NO judgments or Federal Tax Liens against the name(s) of JMCM Morse Sherwood, LLC, an Oregon limited liability company.

NOTE: Links for additional supporting documents:

[Vesting Deed](#)

END OF REPORT

Joel M. Winchester
WFG National Title Insurance Company
12909 SW 68th Parkway, Suite 350
Portland, OR 97223
Phone: **(503) 941-2827**
Fax:
Email: **jwinchester@wfgnationaltitle.com**

EXHIBIT A
LEGAL DESCRIPTION

Parcel 2, Partition Plat No. 2001-002, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Washington County, a political subdivision of the State of Oregon as disclosed by Dedication Deed recorded December 2, 2020, as Recording No. 2020-123021.

TOGETHER WITH an easement for ingress and egress over Parcel 1, as delineated on said partition plat.

Property Owner Property Address
 R2101465 JMCM MORSE SHERWOOD LLC NS, SHERWOOD, OR

2022 In Process Real Market Value
\$793,160

2022 GENERAL INFORMATION

Property Status A Active
 Property Type Commercial
 Legal Description 2001-002 PARTITION PLAT, LOT 2, ACRES 1.03
 Alternate Account Number -
 Neighborhood ZSHW SHERWOOD
 Map Number 25129B001500
 Property Use 2210: COMMERCIAL IMPROVED
 Levy Code Area 088.52

RELATED PROPERTIES

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

2022 OWNER INFORMATION

Owner Name JMCM MORSE SHERWOOD LLC
 Mailing Address 10515 SW ALLEN BLVD BEAVERTON, OR 97005

2022 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 Improvement Type
 - C: Commercial

2022 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	25: GEN COMM	1.03 acres
TOTALS		1.03 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022 (In Process)	\$27,020	\$766,140	\$793,160	\$0	\$518,520
2021	\$24,720	\$696,260	\$720,980	\$0	\$503,420

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	MORSE, JAMES K	JMCM MORSE SHERWOOD LLC	2014001726	-	DBS
	MORSE, RICHARD K REVOC LIV TRUST & MORSE, JAMES K	MORSE, JAMES K	2012086357	-	DBS
	MORSE, JAMES K AND	MORSE, RICHARD K REVOC LIV TRUST & MORSE, JAMES K	2012074817	-	DBS

If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

TAX SUMMARY

Effective Date: [Details](#)

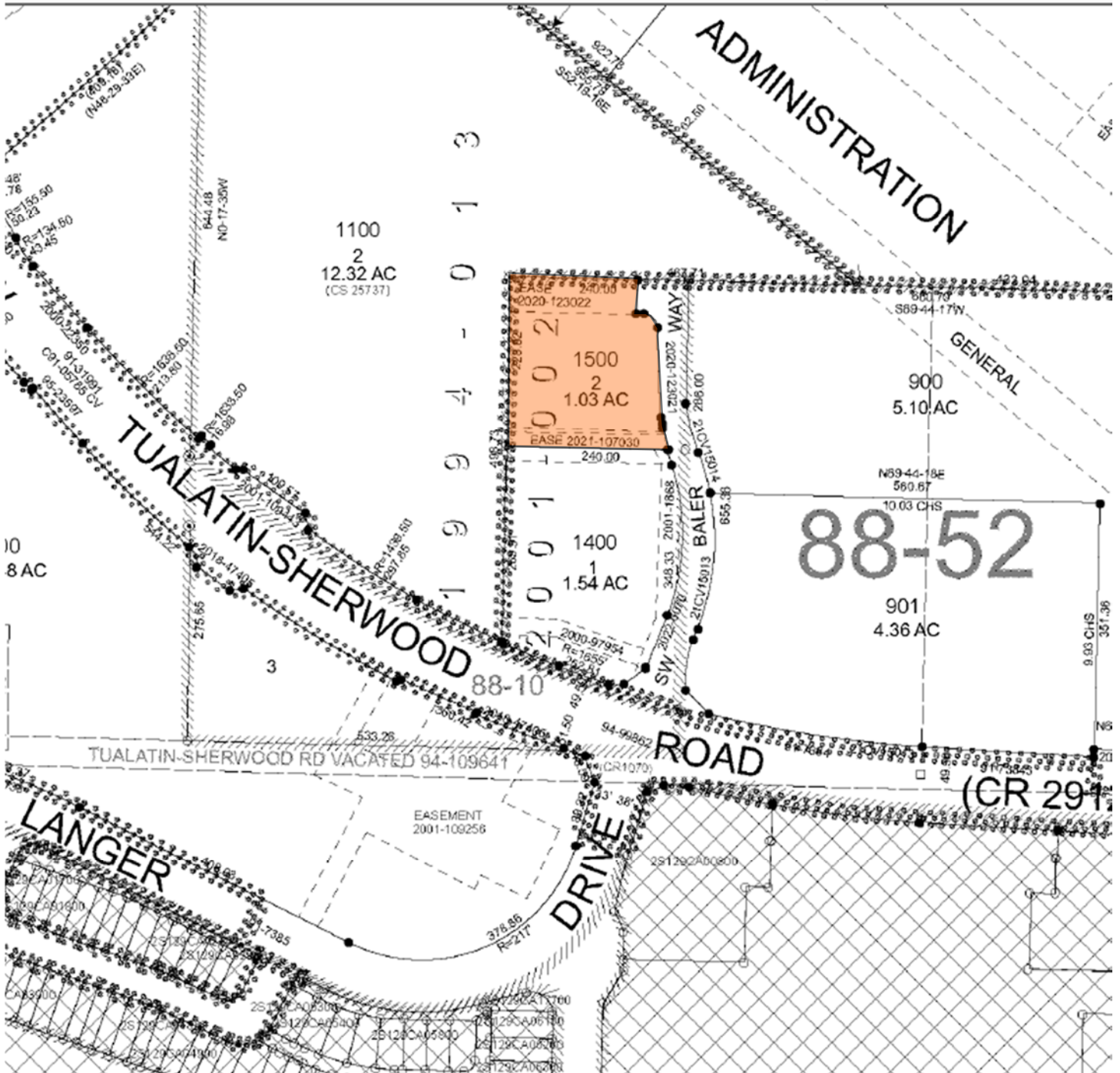
TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2021	\$9,308.45	\$0	\$9,308.45	\$0.00	\$0.00	10-26-2021	\$0.00
2020	\$11,175.54	\$0	\$11,175.54	\$0.00	\$0.00	11-18-2020	\$0.00
2019	\$10,962.50	\$0	\$10,962.50	\$0.00	\$0.00	10-28-2019	\$0.00
2018	\$10,631.26	\$0	\$10,631.26	\$0.00	\$0.00	10-26-2018	\$0.00
2017	\$10,352.42	\$0	\$10,352.42	\$0.00	\$0.00	10-31-2017	\$0.00

2016	\$10,023.47	\$0	\$10,023.47	\$0.00	\$0.00	11-21-2016	\$0.00
2015	\$9,522.87	\$0	\$9,522.87	\$0.00	\$0.00	11-17-2015	\$0.00
2014	\$9,418.21	\$0	\$9,418.21	\$0.00	\$0.00	11-17-2014	\$0.00
2013	\$9,240.65	\$0	\$9,240.65	\$0.00	\$0.00	11-15-2013	\$0.00
2012	\$0.00	\$0	\$8,907.98	\$0.00	\$0.00	11-19-2012	\$0.00
2011	\$0.00	\$0	\$8,665.88	\$0.00	\$0.00	11-17-2011	\$0.00
2010	\$0.00	\$0	\$8,480.97	\$0.00	\$0.00	11-8-2010	\$0.00
2009	\$0.00	\$0	\$8,275.61	\$0.00	\$0.00	11-13-2009	\$0.00
2008	\$0.00	\$0	\$7,866.26	\$0.00	\$0.00	10-28-2008	\$0.00
2007	\$0.00	\$0	\$7,806.18	\$0.00	\$0.00	10-24-2007	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	VOIDED	PAYMENT AMOUNT
2021	WASH-2021-36327	10-26-2021	No	\$9,029.20
2020	WASH-2020-180118	11-18-2020	No	\$10,840.27
2019	5974309	10-28-2019	No	\$10,633.62
2018	5767124	10-26-2018	No	\$10,312.32
2017	5562754	10-31-2017	No	\$10,041.85
2016	5507811	11-21-2016	No	\$9,722.77
2015	5275050	11-17-2015	No	\$9,237.18
2014	5041205	11-17-2014	No	\$9,135.66
2013	4826665	11-15-2013	No	\$8,963.43
2012	4623786	11-19-2012	No	\$8,640.74
2011	4411609	11-17-2011	No	\$8,405.90
2010	4073956	11-8-2010	No	\$8,226.54
2009	3944271	11-13-2009	No	\$8,027.34
2008	3603033	10-28-2008	No	\$7,630.27
2007	3397429	10-31-2007	No	\$7,571.99
2007	3383295	10-24-2007	No	\$7,571.99



PARCEL R2101465 / MAP & TAX LOT 2S129B001500



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 1994-013, LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

ZTec ENGINEERS INC.

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889

DATE SURVEYED: 11-6-00

FD. AXEL, BENT & 1'S EXPOSED VERY LOOSE, WITH BARR WIRE AROUND THE BASE. .300 S. OF TRUE CORNER

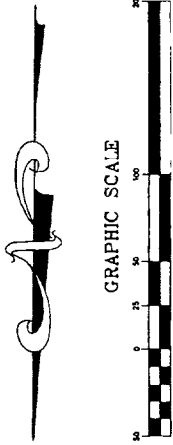
1/16 CORNER

FD. 5/8" I.R. WITH CAP STAMPED "KAWASAKI MOTOR, INC. SET ON (PP1)

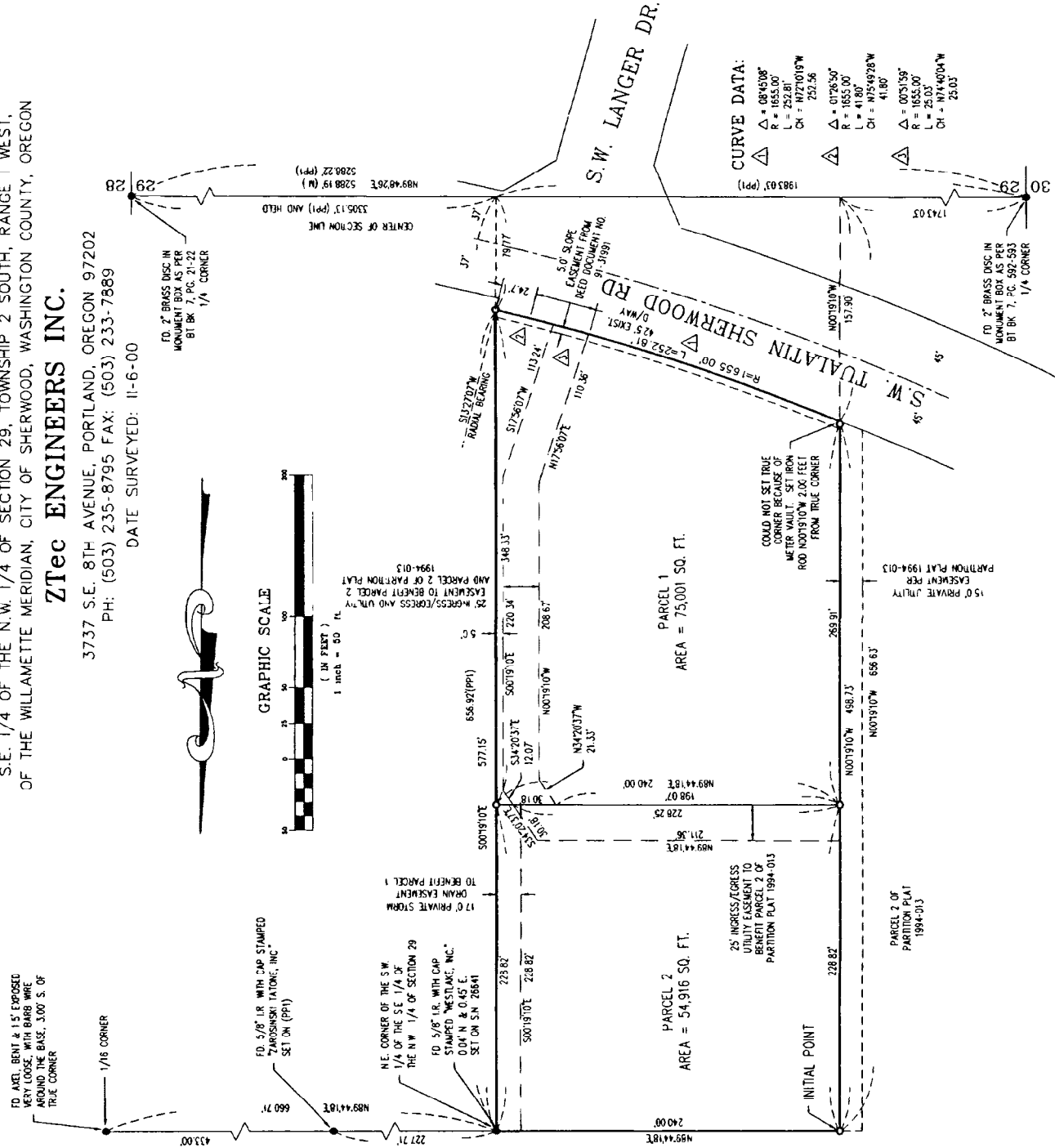
N.E. CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 29
FD. 5/8" I.R. WITH CAP STAMPED "WESTLAKE, INC." 0.04' N & 0.45' E. SET ON S.N. 26841

17' PRIVATE STORM DRAIN EASEMENT TO BENEFIT PARCEL 1

25' INGRESS/EGRESS UTILITY EASEMENT TO BENEFIT PARCEL 2 OF PARTITION PLAT 1994-013



GRAPHIC SCALE
(IN FEET)
1 inch = 80 feet



CURVE DATA:
 Δ = 08°45'00"
 R = 1655.00'
 L = 252.81'
 Ch = 172°10'19"
 252.56'
 Δ = 01°28'50"
 R = 1655.00'
 L = 41.80'
 Ch = 175°49'28"
 41.80'
 Δ = 00°51'59"
 R = 1655.00'
 L = 25.00'
 Ch = 174°00'04"
 25.00'

PARCEL 1
AREA = 75,001 SQ. FT.

PARCEL 2
AREA = 54,916 SQ. FT.

PARCEL 2 OF PARTITION PLAT 1994-013

15' PRIVATE UTILITY EASEMENT PER PARTITION PLAT 1994-013

PARTITION PLAT NO. 2001-002
RECORDED AS DOCUMENT NO. 2001002868

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

Chris Fischborn
CHRIS FISCHBORN, PLS 1944

LEGEND:

- DENOTES MONUMENTS FOUND AS NOTED.
- DENOTES 5/8" X 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "ZT" ENGRAVED IN CAP AND SET ON 12-21-00
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE
- FD DENOTES FOUND
- (M) DENOTES MEASURED.
- R.O.W DENOTES RIGHT-OF-WAY
- Sq. Ft. DENOTES SQUARE FEET
- S.N. DENOTES SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS.
- PPI DENOTES PARTITION PLAT NO. 1994-013

NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF CITY OF SHERWOOD CASE FILE NO. MLP 00-02.
2. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL OF CITY OF SHERWOOD CASE FILE NO. M3 93-7.
3. THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS TO WAIVE REMONSTRANCE PERTAINING TO PUBLIC IMPROVEMENTS RECORDED MARCH 1, 1994 AS FEE NO. 94019672 AND APRIL 20, 1994 FEE NO. 94039105.
4. THERE SHALL BE NO MOTOR VEHICLE ACCESS TO OR FROM PARCEL 1 ONTO S.W. TUATATIN - SHERWOOD ROAD, OTHER THAN AT THE EXISTING DRIVEWAY AS SHOWN, UNLESS AUTHORIZED BY GOVERNING BODY HAVING JURISDICTION OF SAID ROAD

REGISTERED PROFESSIONAL LAND SURVEYOR

Chris Fischborn

OREGON
JULY 17, 1988
CHRIS FISCHBORN
1944

RENEWAL DATE 1/1/2002

SHEET 1 OF 2

PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 1994-013, LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
ZTEC ENGINEERS INC.

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889

DATE SURVEYED: 11-6-00

PARTITION PLAT NO. 2001-002
RECORDED AS DOCUMENT NO. 2001001288

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Chris Fischborn
CHRIS FISCHBORN, PLS 1944

SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING ALL OF PARCEL 1 OF PARTITION PLAT NO. 1994-013, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON. THAT THE INITIAL POINT IS SET 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPER, 7/16" IS DIA. AND IS NORTH BEARING EAST A DISTANCE OF 1743.03 FEET AND NORTH 00°19'00" WEST A DISTANCE OF 656.63 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 29. BEARING FROM SAID INITIAL POINT NORTH 89°48'28" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 1, A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF SAID ONE-QUARTER OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29. THENCE SOUTH 00°19'00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, AND THE EASTERLY BOUNDARY LINE OF SAID PARCEL 1, A DISTANCE OF 577.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. TIDALWIND SPRINGS ROAD. THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A 1853.00' CURVED ROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A DISTANCE OF 265.81 FEET TO THE LONG CHORD OF SAID CURVE BEARS NORTH 72°10'19" WEST A DISTANCE OF 251.46 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1. THENCE ALONG SAID BOUNDARY LINE WESTERLY TO THE SOUTHWEST CORNER OF SAID PARCEL 1, A DISTANCE OF 489.75 FEET TO THE INITIAL POINT OF THE HEREIN DESCRIBED PARTITION PLAT.

SAID PARTITION PLAT CONTAINS AN AREA OF 2.9825 ACRES MORE OR LESS.

Chris Fischborn
CHRIS FISCHBORN, PLS 1944
12-26-2000
DATE

NARRATIVE:

BLISS OF BEARINGS 189°48'28" ALONG THE CENTER OF SECTION LINE OF SECTION 29, AS PER PARTITION PLAT NO. 1994-013
PURPOSE OF SURVEY: TO PARTITION PARCEL 1 OF PARTITION PLAT NO. 1994-013 INTO TWO PARCELS AS SHOWN.

NONE OF THE MONUMENTS SET ON PARCEL 1 OF PARTITION PLAT NO. 1994-013 WERE FOUND. THEREFORE THE CALCULATED POSITION FROM SAID PARTITION PLAT WAS HELD FROM THE CENTER OF SECTION LINE AS SHOWN. FOR MORE INFORMATION ON THE ESTABLISHMENT OF THE NORTH, SOUTH AND EAST BOUNDARY LINES OF SAID PARCEL 1, SEE THE NARRATIVE ON PARTITION PLAT NO. 1994-013.

DECLARATION:

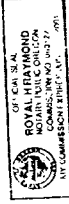
KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES K. MORSE AND RICHARD K. MORSE, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OF THE OREGON REVISED STATUTES AND GRANT ALL EASEMENTS SHOWN OR NOTED HEREON.

James K. Morse
JAMES K. MORSE
Richard K. Morse
RICHARD K. MORSE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF WASHINGTON } SS

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 16th DAY OF Dec., 2000 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES K. MORSE AND RICHARD K. MORSE, WHO AFTER BEING FIRST DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT, AND THAT THEY DID EXECUTE THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST IN THIS CERTIFICATE WRITTEN.



Roy M. Layton
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 12-31-2001

APPROVALS:

APPROVED THIS 9th DAY OF Jan., 2001
James K. Morse
JAMES K. MORSE
PLANNING DIRECTOR

APPROVED THIS 5th DAY OF January, 2001
CITY OF SHERWOOD
BY: *John H. White*
PLANNING DIRECTOR

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD THIS 9th DAY OF Jan., 2001 AT 10:00 A.M., AND RECORDED IN THE COUNTY CLERK RECORDS AS OF JANUARY 13 2001.

James K. Hargray
JAMES K. HARGRAY
COUNTY CLERK

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF JANUARY 13 2001.

DIRECTOR OF ASSESSMENT AND TAXATION WASHINGTON COUNTY, OREGON

Paul A. Fisher
PAUL A. FISHER
DEPUTY

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME, BY THE SURVEYOR OF THIS PARTITION PLAT, TO BE A TRUE AND EXACT COPY OF THE ORIGINAL, AND THAT IT WAS RECORDED ON THE 9th DAY OF Jan., 2001 AT 10:00 A.M., IN THE COUNTY CLERK RECORDS

James K. Hargray
JAMES K. HARGRAY
COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Chris Fischborn
OREGON
PLS 1944
CHRIS FISCHBORN
1944
RENEWAL DATE 1/1/2002

**SECTION 9
PLANNING**

A. Annexations

Applicant pays 100% of actual expenses including staff time.

\$7,500 Deposit

Any balance owing is due within 30 days from the final annexation invoice date.

B. Appeals

Type I or II actions (ORS 227.175) 10 (b)

\$250

Type III or IV actions

50% of original fee(s)

Expedited Land Division

\$300

C. Conditional Use Permit

Conditional use permit without concurrent type III or IV application*

\$4,558.11

Conditional use permit with concurrent type III or IV application*

\$2,278.52

D. Land Divisions / Adjustments

Lot line adjustment*

\$817.23

Minor land partition*

\$2,143.36

Expedited minor partition (added to the cost of the partition application)*

\$605.07

Final plat processing (minor land partition)*

\$605.07

Subdivision*

\$6,843.14 Flat fee+add'n lot fee

Expedited subdivision (Added to the cost of the subdivision application)*

\$21.56 per lot

Final plat processing (Subdivision)*

\$2,424.65

\$1,212.33

E. Other Fees

Consultant as needed

actual costs

Community Development Code Plan Check (payable at time of building permit submittal)

Residential permits*

\$115.82

ADUs Accessory Dwelling Units*

\$115.82

Commercial, Industrial, Multi-Family Permits*

\$727.39

(Final Site Plan Review fee, if a final site plan review is not required this fee is not charged)

Design review team consultations/recommendations

staff time (see section 1)

Detailed site analysis letter*

\$165.61

Interpretive decisions by the Director*

\$362.61

Medical Marijuana Facility Special Use Permit*

\$303.08 plus notification fee

* Indicates fees that are subject to Resolution 2017-008 - Providing Automatic Annual Inflation-Based Adjustments.

**SECTION 9
PLANNING**

E. Other Fees (continued)

Other Fees - Continued	
Non-conforming use modification*	\$1,099.75
Modification to application in review <i>(If modified after the application is deemed complete and the modification is needed to adequately review the app.)</i>	\$500
Other land use action	
Administrative*	\$303.08
Hearing required and/or use of Hearings Officer*	\$2,614.82
Planning Re-inspection fee	\$64.73 each after 1st
Postponement/continuance hearings <i>(If applicant request is after notice has been published and/or staff report prepared)</i>	\$300
Pre-application conference	\$400
Publication/distribution of Notice Type II	\$284
Publication/distribution of Notice Type III, IV and V	\$466
Home Occupation Review of initial application (Class A)	\$50
Home Occupation Review of renewal application (Class A)	\$25
Zone verification letter	\$50

F. Trees

Tree mitigation inspection	\$60 each after 1st
Street Tree Removal Permit	\$25 1st tree
Removal of more than 6 trees or 10% on private property	\$10 each add'n tree
	\$107

G. Planned Unit Development (PUD)

Planned Unit Development (PUD) Preliminary*	\$2,424.65
Planned Unit Development (PUD) - Final <i>(Plus appropriate application fees (i.e. subdivisions, site plan, town-homes, etc.)</i>	See Site Plan Review Fee

H. Refunds

- 75% refund if application is withdrawn prior to 30 day completeness
- 50% refund if withdrawn prior to public notice
- 25% refund if withdrawn prior to staff report

* Indicates fees that are subject to Resolution 2017-008 - Providing Automatic Annual Inflation-Based Adjustments.

**SECTION 9
PLANNING**

I. Signage

Permanent signs on private property <i>(Excludes Home Occupation Signage)</i>	\$150	First 32 sq ft
Banner signs – one month period	\$1	each add'l sq ft of sign face
Temporary portable sign violation	\$150	
First offense		No fine; collected and marked
Second offense	\$50	per sign
Third offense	\$100	per sign

J. Site Plan Review

Type III and IV (Additional \$102 for every 10,000 sq. ft. or portion thereof over the first 15,000 sq. ft. of building area)(including Town-Homes, excluding projects in Old Town)*	\$6,843.14	
• Final site plan review (Type III and IV) (Due at the time of Building Permit submittal)*	\$713.13	
Site plan review (Type II)*	\$2,227.58	
Minor modification to approved Site Plan*	\$303.08	
Major modification to approved Site Plan, Type II*	\$1,110.58	
Major modification to approved Site Plan, Type III or IV*	\$2,667.12	
Old Town overlay review*	\$274.94	added to application

All uses excluding Single-Family detached dwellings.

Application fee for Old Town projects is the application fee based on size of the project plus the Old Town Overlay review fee.

K. Temporary Uses

Administrative	\$335
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L. Time Extension to Approval

No hearing required	\$150
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M. Residential Design

	<u>Flat Fee</u>	<u>Per Lot</u>	<u>Total Fee</u>
Residential Design Checklist Review w/no adjustments to standards	\$150		\$150.00
Residential Design Checklist with Adjustment (Per lot and per standard to be varied)	\$150	\$54.93	\$204.93
Residential Design Checklist with Type B Variance (Per lot and per standard to be varied)	\$150	\$1,206.39	\$1,356.39
Residential Design Checklist with Type A Variance (Per lot and per standard to be varied)	\$150	\$4,535.77	\$4,685.77

N. Variance

Adjustment - <i>(Per lot and per standard to be varied)</i> *	\$55.20
Class A Variance - <i>(Per lot and per standard to be varied)</i> *	\$4,558.11
Class B Variance - <i>(Per lot and per standard to be varied)</i> *	\$1,212.33

O. Zone Amendments

Text amendment*	\$5,861.38
Map amendment*	\$5,861.38

TOTAL FEES DUE: \$8,022.27

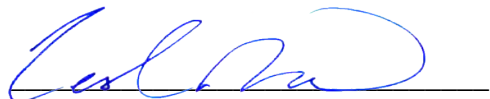
* Indicates fees that are subject to Resolution 2017-008 - Providing Automatic Annual Inflation-Based Adjustments.

Affidavit of Mailing

DATE: April 11, 2022

STATE OF OREGON)
)
Washington County)

I, Leslie Jones, representative for the Morse - Sherwood Retail proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on April 11, 2022.



Representatives Name: Leslie Jones, RA
Name of the Organization: CIDA, Inc.



Date: April 11, 2022
Leslie Jones
15895 SW 72nd Ave
Portland, OR 97224

Re: VIRTUAL NEIGHBORHOOD REVIEW MEETING
Proposed Development: Morse – Sherwood Retail

Dear Property Owner/Resident:

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

CIDA Inc. is assisting Pacific-Sherwood Land Co., LLC in the development of a new building on a currently vacant lot north of SW Tualatin-Sherwood Rd. between Pacific Hwy and SW Langer Farms Pkwy. Interested community members are invited and encouraged to attend this meeting.

The purpose of this VIRTUAL meeting is to provide a forum for the applicant and surrounding property owners and residents to review the proposal and to identify issues so that they may be considered before a land development application is submitted to the City. This meeting also gives you the opportunity to share with us any specific information you might have about the property involved. During the meeting, we will strive to answer questions relevant to meeting development standards consistent with the City of Sherwood's Community Development Code and the respective Community Plan.

The development property is Tax Lot 1500 on tax map 2S129B; and is zoned General Commercial. The 1.03 acre site is currently without address and is paved with no existing structure. Access improvements are underway as part of the Tualatin – Sherwood Road Improvement Project by Washington County. Access to the site will be from the northern extension of SW Baler Way on the east side of property, and an access easement on the north side of the property. The proposed, approximately 8,300 square foot speculative retail building, will consist of four (4) tenant spaces approximately 2,000 SF each and a 500 SF outdoor patio space.

Date & Time: Tuesday, April 26th, 2022 at 6:00 pm

Microsoft Teams Conference ID: 392 672 659#

Toll Free Number: [+1 207-352-4038](tel:+12073524038), [392672659#](tel:+12073524038)
United States, Portland

Please email lesliej@cidainc.com to request an emailed link to the meeting and/or the Neighborhood meeting materials for easier access. URL's are noted below.

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City.

Virtual Meeting Web Location: https://teams.microsoft.com//meetup-join/19%3ameeting_YjU0MjhjZDktY2M3ZC00MjE0LThlMzAtYzBhMDNjMzViYTQ4%40tHread.v2/0?context=%7b%22Tid%22%3a%2297748716-de5f-46a3-a99b-e87079552b5d%22%2c%22Oid%22%3a%22e678bb9a-e7f4-4cbe-a9a4-b18f92c59c65%22%7d

URL for Meeting Materials: https://cidainc-my.sharepoint.com/:f/p/lesliej/Eor_-V8aKnIHh8bEN8cHE2IB2Z-Sr4QgXJSc4PGq70ARAg?e=SoAW0j

We look forward to more specifically discussing the proposal with you. Contact us at 503.226.1285 or lesliej@cidainc.com if you have questions.

Sincerely,





Leslie Jones, LEED AP BD+C
Associate Architect
CIDA, Inc.

PAC 2021-017
Morse Retail

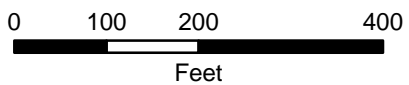


2S129B001500

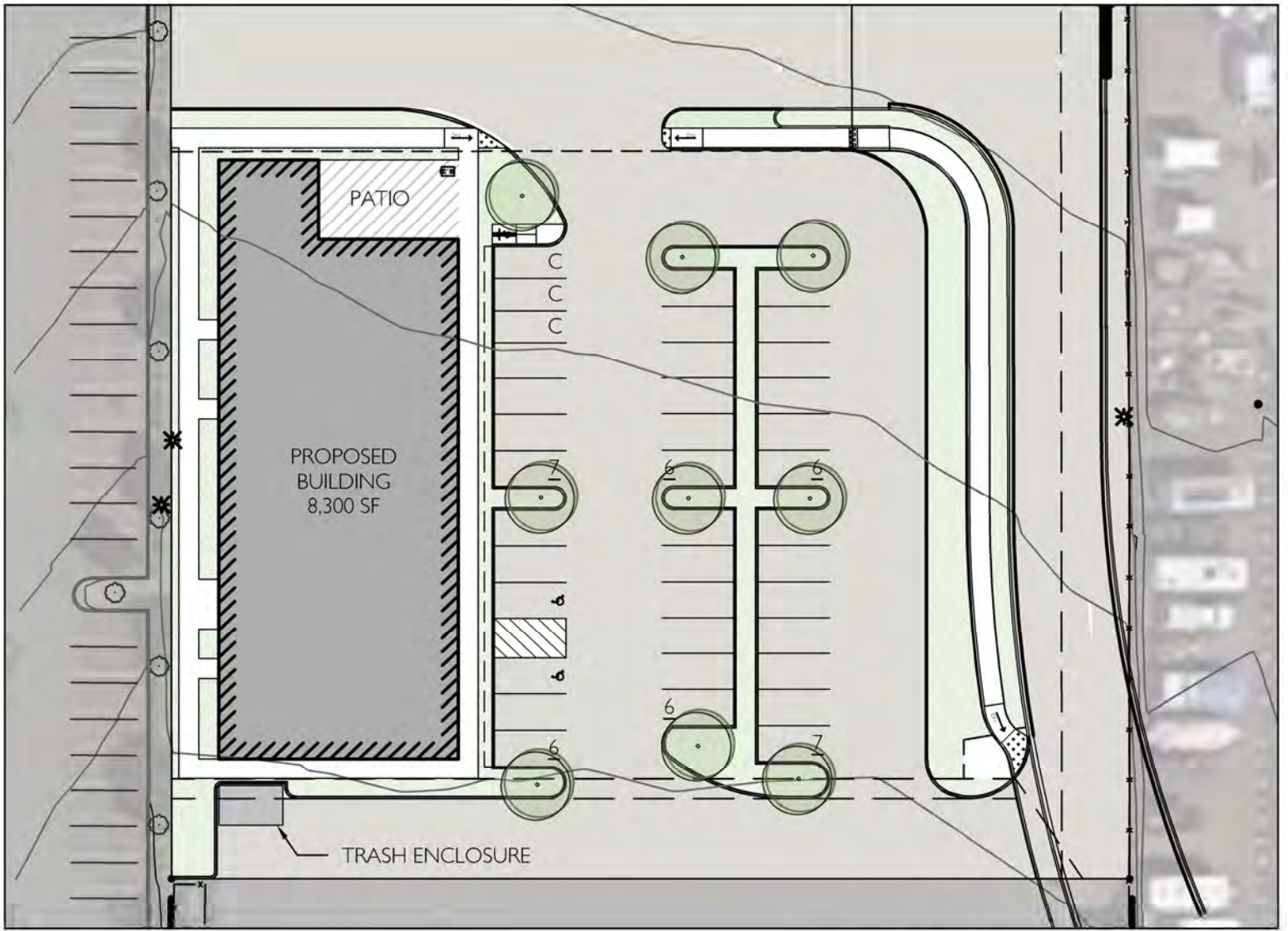
Legend

-  Subject_Site
-  Tax_Lots_November_2021

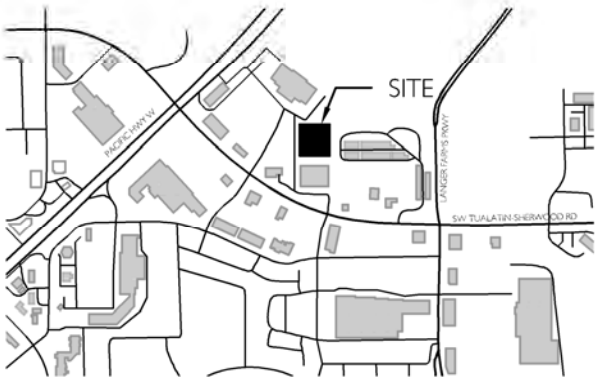
Date: 2/16/2022 Created by: Eric Rutledge



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 incorrect; thus its accuracy is not guaranteed.



OWNER: PACIFIC-SHERWOOD LAND CO. LLC
APPLICANT: LESLIE JONES



VICINITY MAP

NO SCALE

MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

15895 SW 72ND AVE SUITE 200
 PORTLAND, OREGON 97224
 TEL: 503.226.1285
 FAX: 503.226.1670



PROJECT SITE PLAN

04.11.2022
 AMJ

1" = 40'-0"
 210230.02

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Morse - Sherwood Retail
Proposed Project Location: Vacant lot north of SW Tualatin-Sherwood Road, adjacent to the SW Baler Way road extension
Project Contact: Leslie Jones, RA 503-226-1285
Meeting Location: Virtual (MS Teams)
Meeting Date: April 26, 2022

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Leslie Jones, RA	15895 SW 72nd Ave, Suite 200, Portland	lesiej@cidainc.com				X
Angelica Juengel	15895 SW 72nd Ave, Suite 200, Portland	angelicaj@cidainc.com				X
Emily Moffatt (follow-up 4/27)	Property Manager, Regal Cinema	emoffatt@naielliott.com				X



15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

Meeting Minutes

Date: 04/26/2022
Subject: Neighborhood Meeting
Project Title: Morse-Sherwood Retail
Project No: 210230.02
Present: Leslie Jones (CIDA)
Angelica Juengel (CIDA)
Emily Moffatt (Regal Cinema)*

By: Angelica Juengel

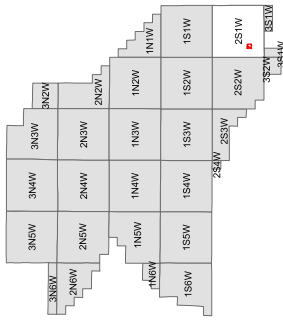
**Emily Moffatt asked the following questions with a follow up call on 04/27/2022*

Questions Asked:

- What does the construction schedule look like? How will this relate to the Washington County road improvements?
- How many tenants will be in the building? How will the space be divided?
- Are there any additional meeting materials available?

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, recipients are asked to please provide written response within five days of receipt.



WASHINGTON COUNTY OREGON
 NW 1/4 SECTION 29 T2S R1W W.M.
 SCALE 1" = 200'

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		
				A	
BC	BD	AC	AD		
				D	
CB	CA	DB	DA		
CC	CD	DC	DD		

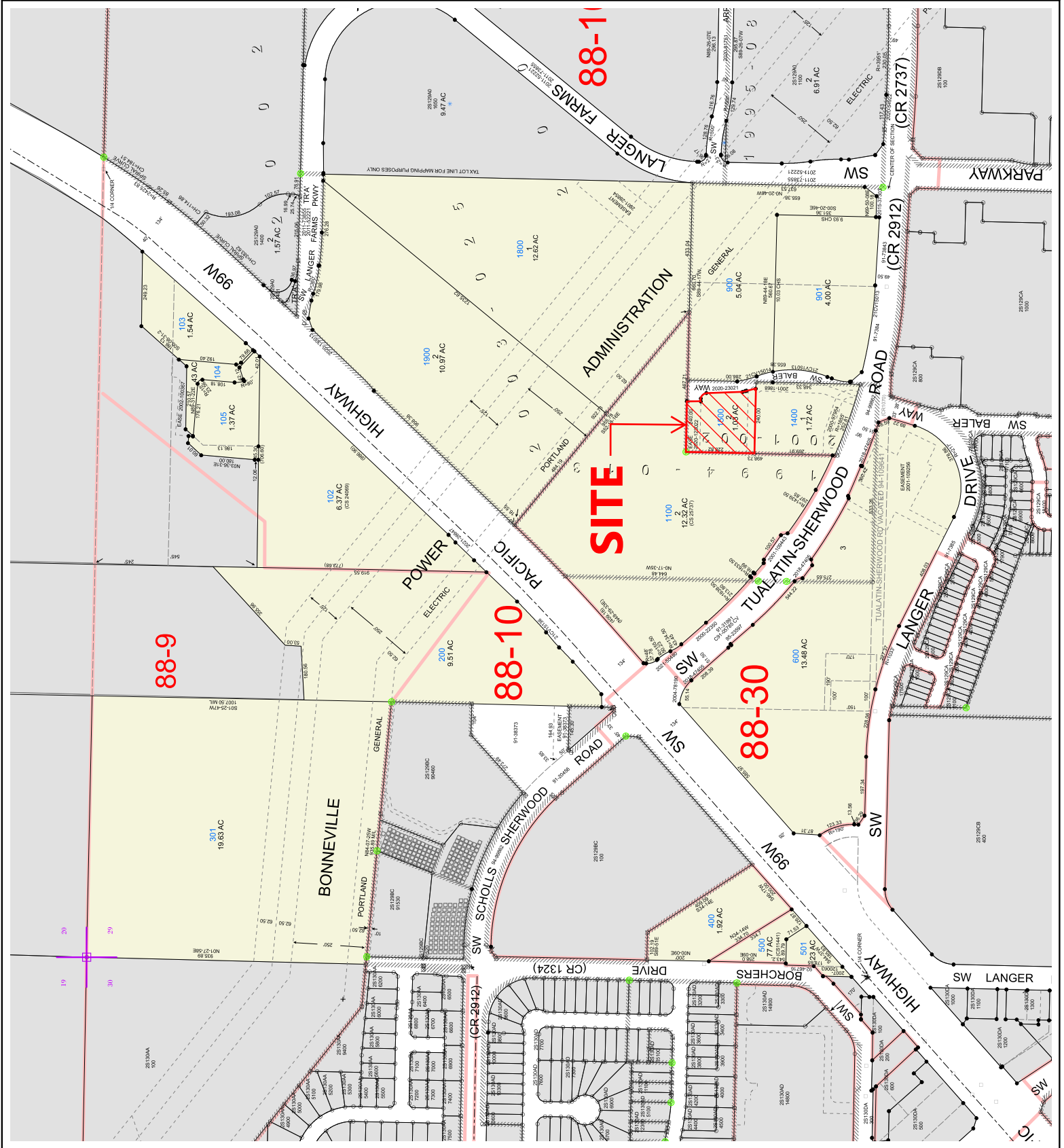
Cancelled Taxlots For: 2S129B
 101, 808, 1200, 100, 800, 300, 1000, 1300, 700, 1800, 03 C1, 1700.



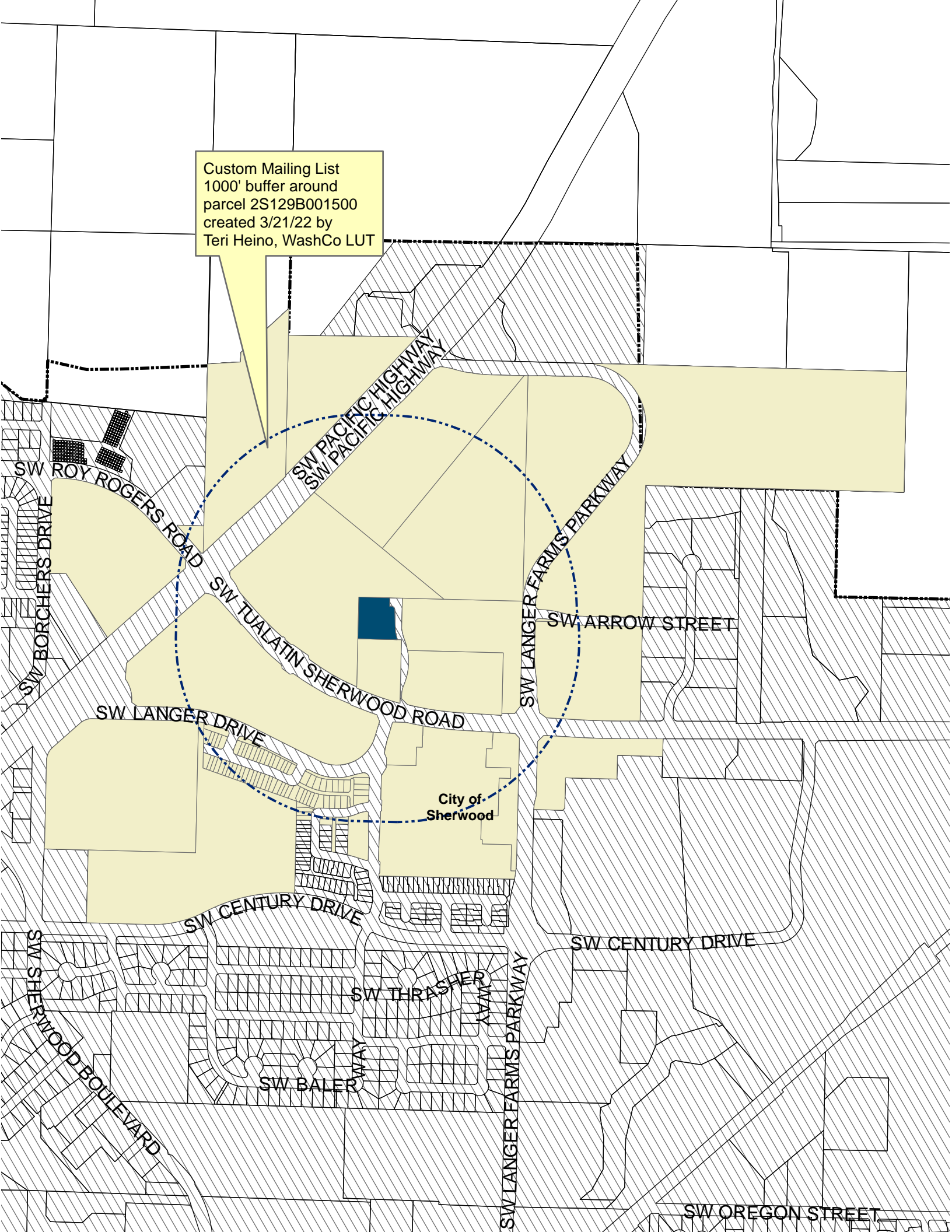
Assessment
CARTOGRAPHY
 Taxation

PLOT DATE: 8/6/2021
 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 informational purposes only. Please consult the appropriate map for the most current information.



Custom Mailing List
1000' buffer around
parcel 2S129B001500
created 3/21/22 by
Teri Heino, WashCo LUT



* CUSTOM MAILING LIST
1000' BUFFER AROUND 2S129B001500
CREATED 3/21/2022 BY TERI HEINO
WASHCO LUT

2S129CA05300
AGUILERA, LEO & CAROL
16070 SW LANGER DR
SHERWOOD OR 97140

2S129CA18000
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA17100
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA17500
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA17200
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA17600
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA17800
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA17700
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA17900
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA17300
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA18100
ARBOR TERRACE HOMEOWNERS ASSOCIATION
15500 SW JAY ST
BEAVERTON OR 97006

2S129CA00900
AULUKISTA LLC
PO BOX 240329
ANCHORAGE AK 99524

2S129CA00800
AULUKISTA LLC
PO BOX 240329
ANCHORAGE AK 99524

2S129CA03500
BARTEL, VILMA
16228 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA02900
BERGIN, CORRIE
16089 SW HOLLAND LN
SHERWOOD OR 97140

2S129CB00300
BIG SUNFIELD LAKES OR LLC
BY BROOKLINE INVESTMENT GROUP LLC
ATTN MILLIGAN, WILL
25 BROOKLINE
ALISO VIEJO CA 92656

2S129CA02800
BLAKESLEE PROPERTIES LLC
PO BOX 1450
SHERWOOD OR 97140

2S129CA07000
BLAKESLEE, KATHERINE
16022 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA04300
BRUMFIELD, NATHAN TYLER & JORDANA RENE
16156 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA08800
CHAO, STEPHEN C
3075 SW 70TH AVE
PORTLAND OR 97225

2S129CA02400
COCHRAN, GRANT & LORNA
11053 BLUFF CREEK CIR
ANCHORAGE AK 99515

2S129CA04600
COCHRAN, SUSANNE ELLEN
16130 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA05600
CONGDON, JOSHUA & AMANDA
16044 SW LANGER DR
SHERWOOD OR 97140

2S129CA05000
DALE, JONATHAN MICHAEL & ADRIENNE ELAINE
DALE LIVING TRUST
16096 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA02300
DAVENPORT, JOSEPH
16141 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA02500
DENTON, ANNA M
16123 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA01600
DIXON, ANDREW B & KIRSTEN M
4486 N DEER RIDGE TRL
LEHI UT 84043

2S129CA04700
DSM PROPERTIES LLC
22047 SW FISK TER
SHERWOOD OR 97140

2S129CA05100
EMMONS, ZACHARIAH L & MELISSA S
16084 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA03800
ESCHENBACH, RALPH
20 OAK HILL DR
WOODSIDE CA 94062

2S129B000102
G GARY LLC
BY INCOME PROPERTY MGMT
1800 SW 1ST AVE STE 220
PORTLAND OR 97201

2S129CA02000
GAUR, LISA A
16163 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA06800
GONG, BO
16003 SW WINDROW LN
SHERWOOD OR 97140

2S129CA06100
GONZALEZ, JUAN F
21157 SW BALER WAY
SHERWOOD OR 97140

2S129CA06200
GOTO, DEBORAH ANN KEIKO
TANI, BRYCE MASAYOSHI
21169 SW BALER WAY
SHERWOOD OR 97140

2S129CA02200
GREEN, JONATHAN M
RASH, CAROLYN M
16149 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA03700
H&H PROPERTY GROUP LLC
PO BOX 292
SHERWOOD OR 97140

2S129CA05900
HAAS, PAUL ANTHONY & JEONG HEE
22198 SW FISK TER
SHERWOOD OR 97140

2S129CA04000
HALSTEAD, ROBERT E
16182 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA05400
HANSEN, DUSTIN ROGER
VALERO-HANSEN, JOECIEY
16062 SW LANGER DR
SHERWOOD OR 97140

2S129CA03400
HIBBITTS, THOMAS S & ERNA E
16234 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA01300
HOLLAND, MICHELLE & JOSHUA
16245 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA05800
HOLZER, JONATHAN W & SUSAN W
15988 SW LANGER DR
SHERWOOD OR 97140

2S129CA03100
HOWELL, KATRINA M
16260 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA06600
JEFFERS, LAWANDA
15985 SW WINDROW LN
SHERWOOD OR 97140

2S129CA05500
JERNSTEDT, SARAH
16050 SW LANGER DR
SHERWOOD OR 97140

2S129B001500
JMCM MORSE SHERWOOD LLC
10515 SW ALLEN BLVD
BEAVERTON OR 97007

2S129CA03600
KELLY, SUSAN M
2550 KENISNGTON
WEST LINN OR 97068

2S129CA06300
KRISHNAMOORTHY, GOWTHAM
21181 SW BALER WAY
SHERWOOD OR 97140

2S129DB00100
LANGER GRAMOR LLC
19767 SW 72ND AVE #100
TUALATIN OR 97062

2S129B000901
LANGER, CLARENCE D JR IRREVOCABLE TRUST
LANGER, PAMELA A IRREVOCABLE TRUST
15585 SW TUALATIN SHERWOOD RD
SHERWOOD OR 97140

2S129CA01400
LASHER, JANET M
16233 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA07300
LEATHERS, WILLIAM J & MARIA VILMA M
16052 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA06500
LEUSING, KEVIN A & MARINA 2017 TRUST
15977 SW WINDROW LN
SHERWOOD OR 97140

2S129CA04100
LIN JO PROPERTIES LLC
PO BOX 576
CONDON OR 97823

2S129CA06700
LORD, COURTNEY JEAN
VALENZUELA, ARMANDO
15991 SW WINDROW LN
SHERWOOD OR 97140

2S129B001400
LS PROPDROP LLC
PO BOX 5350
BEND OR 97708

2S129CA01200
MACHIELS, MICHELE
NURSE, MATTHEW
16251 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA01900
MACK, SABRINA ANN
PELLETIER, DANIEL LEWIS
16169 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA06000
MARTIN, DEAN EDWARD & CHRISTINE LEE
15970 SW LANGER DR
SHERWOOD OR 97140

2S129CA05200
MCRAVEY, SHAUN
18154 SW HUCKLEBERRY CT
SHERWOOD OR 97140

2S129CA07100
MESSENGER FAMILY LIVING TRUST
BY MESSENGER, RICHARD &
MESSENGER, FREDDIE TRS
16028 SW HOLLAND LN
SHERWOOD OR 97140

2S129B000600
MGP X PROPERTIES LLC
BY MERLONE GEIER MANAGEMENT LLC
425 CALIFORNIA ST, ELEVENTH FLOOR
SAN FRANCISCO CA 94104

2S129CA04200
MNASEERI, HAYDAR AL
TEKREETI, TIBAH AL
16168 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA04900
MOOREHEAD, DAVID
16104 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA03300
PACE, DONNA
16246 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA03900
PFEIFER, JEFFREY
16194 SW HOLLAND LN
SHERWOOD OR 97140

2S129A001650
PORTLAND GENERAL ELECTRIC CO
121 SW SALMON ST
PORTLAND OR 97204

2S129B001900
PORTLAND GENERAL ELECTRIC CO
121 SW SALMON ST
PORTLAND OR 97204

2S129B001800
PORTLAND GENERAL ELECTRIC CO
121 SW SALMON ST
PORTLAND OR 97204

2S129A001651
PORTLAND GENERAL ELECTRIC CO
121 SW SALMON ST
PORTLAND OR 97204

2S129A001100
PORTLAND GENERAL ELECTRIC CO
121 SW SALMON ST
PORTLAND OR 97204

2S129A001652
PORTLAND GENERAL ELECTRIC CO
121 SW SALMON ST
PORTLAND OR 97204

2S129A001651
PORTLAND GENERAL ELECTRIC CO
121 SW SALMON ST
PORTLAND OR 97204

2S129CA07200
RANSOM, ALAN E
16040 SW HOLLAND LN
SHERWOOD OR 97140

2S129BC00100
REGENCY REALTY GROUP INC
ATTN: PROPERTY TAX DEPT
PO BOX 790830
SAN ANTONIO TX 78279

2S129CA07400
ROBERSON, SHARON
16060 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA01100
ROBERTS, KRISTIN M
16259 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA08500
RUBINSTEIN, JOEL & ROSEMARY DENISE
21206 SW SILO TER
SHERWOOD OR 97140

2S129B000200
SCHACH, KATHRYN
ANDERSON, ERIC JOHN & BARBARA
20935 SW REGAL CT
ALOHA OR 97006

2S129B000200
SCHACH, KATHRYN
ANDERSON, ERIC JOHN & BARBARA
18007 SW BELTON RD
SHERWOOD OR 97140

2S129B000900
SENTINEL SELF STORAGE LLC
BY LANGER, MATT
28185 SW HEATER RD
SHERWOOD OR 97140

2S129CA04400
SHINN, OTIS G III
AMARO, ABRYL O SHINN
16150 SW HOLLAND LN
SHERWOOD OR 97140

2S129CB00400
SIX CORNERS LLC
BY MERCURY DEVELOPMENT
15350 SW SEQUOIA PKWY STE 140
PORTLAND OR 97224

2S129CA06400
SULLIVAN, SEAN R
21193 SW BALER WAY
SHERWOOD OR 97140

2S129B001100
TACKE LLC
LAF LLC
BY NAI ELLIOTT
901 NE GLISAN ST STE 200
PORTLAND OR 97232

2S129CA08700
TALMICH, BEN J & TERESA E
21223 SW SILO TER
SHERWOOD OR 97140

2S129CA01000
TARGET CORPORATION
ATTN: PROP TAX DEPT
PO BOX 9456
MINNEAPOLIS MN 55440

2S129CA04500
TAUBER, WILLIAM C & SARAH J
16142 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA01700
THWEATT, HEATHER NICOLE
16189 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA01500
TRIPP, ERIN
HALASY, KEITH
16227 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA07500
TRUONG, TRONG
TRUONG, REBECCA
1330 ALA MOANA BLVD #2308
HONOLULU HI 96814

2S129CA08600
ULMER, MATTHEW
21217 SW SILO TER
SHERWOOD OR 97140

2S129BC00400
WASHINGTON COUNTY
LUT RIGHT-OF-WAY SECTION
1400 SW WALNUT ST MS 18
HILLSBORO OR 97123

2S129CA01800
WEATHERMAN, KIMBERLY A
16181 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA02100
WEIGEL, ERIC
16155 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA03200
WELDE, SUSAN J
10819 BRADDOCK DR
CULVER CITY CA 90230

2S129CA05700
WICKERSHEIM, JON
SOEPRİYADI, NINA PERTIWI
15996 SW LANGER DR
SHERWOOD OR 97140

2S129CA02700
WIJAYA, AIDA
16103 SW HOLLAND LN
SHERWOOD OR 97140

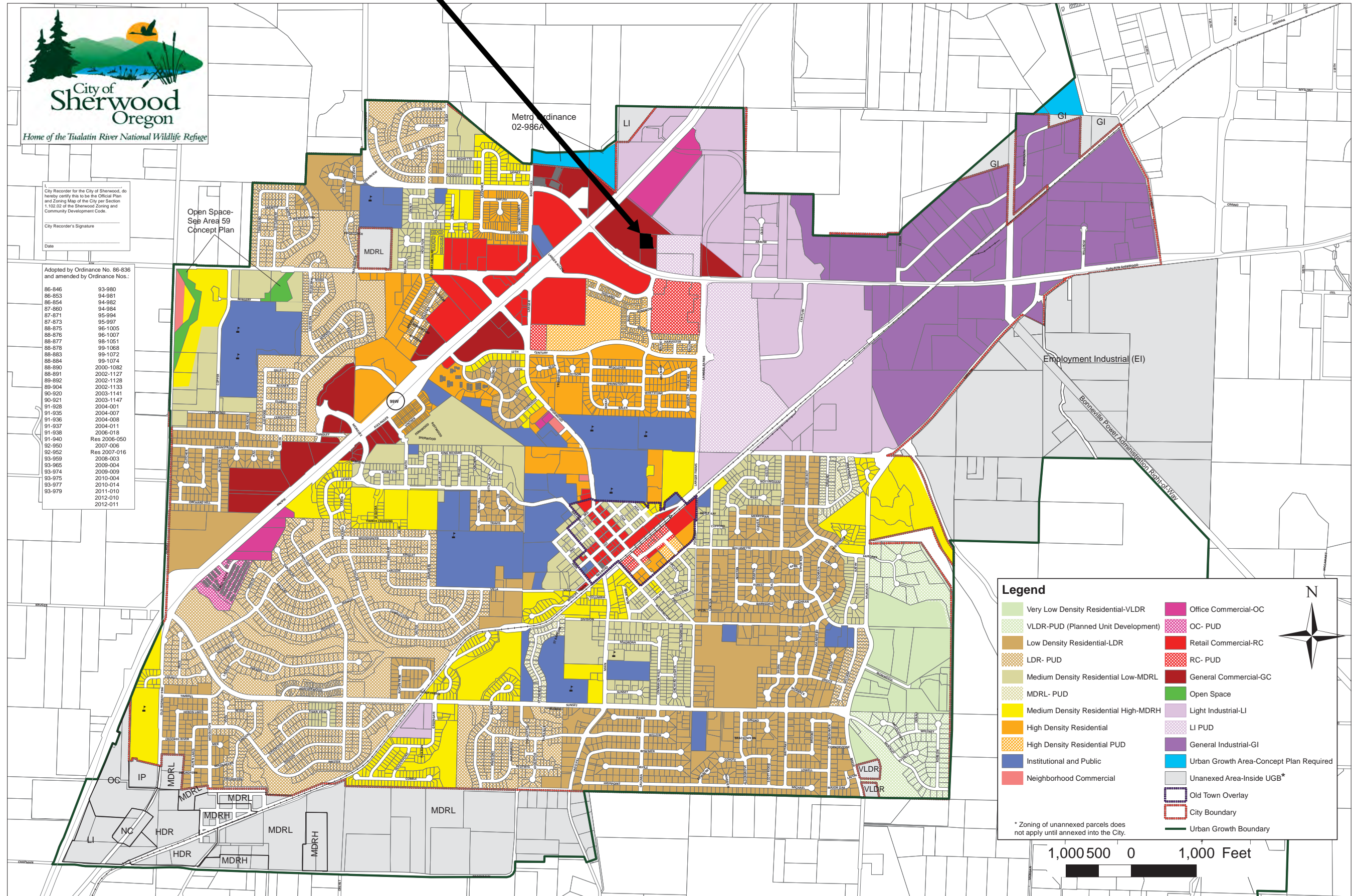
2S129CA02600
WOO, CHEE W
WU, HSIAO P
23921 SW RED FERN DR
SHERWOOD OR 97140

2S129CA04800
WRIGHT, AUDREY ELIZABETH
BRUGATO, DAVID
16116 SW HOLLAND LN
SHERWOOD OR 97140

2S129CA06900
YU, JIAQI
SUN, JINGRU
16015 SW WINDROW LN
SHERWOOD OR 97140

2S129CA03000
ZOBRIK, ROBERT J & SHAUNA L FAM TRUST
69501 LASSO
SISTERS OR 97759

SITE Sherwood Plan and Zone Map





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TYPE III SITE PLAN REVIEW

Morse – Sherwood Retail Development

PROJECT NARRATIVE

This summarizes the process, procedures and criteria that inform the design and approvals for the new construction of Morse – Sherwood Retail identified in the City of Sherwood’s pre-application conference notes for the meeting held 01/13/2022.

The project is proposed on property located north of SW Tualatin-Sherwood Rd. between Pacific Hwy and SW Langer Farms Pkwy, tax lot 2S129B-1500. The site is zoned General Commercial (GC) and the proposed use is allowed.

PROJECT SUMMARY:

The project is for a new single story approximately 8,350 SF multi-tenant retail commercial building on a 1.03 acre site in the General Commercial zone. The site is currently paved with no existing structure. The site is without address and additional access improvements are underway as part of the Tualatin – Sherwood Road Improvement Project by Washington County. Access to the site will be from the northern extension of SW Baler Way on the east side of property, and an access easement on the north side of the property. The building will consist of four (4) tenant spaces approximately 2,000 SF each and a 500 SF outdoor patio space.

PROJECT SCOPE:

Applicant proposes the construction of an approximately 8,350 SF retail building designed to accommodate up to four (4) tenant spaces. The north side of the building will include a 500 SF patio space. Primary entrances will be on the east side of the building with parking between the building and the northern extension of Baler Way. Additional site improvements are proposed to continue the sidewalk and landscape that is being constructed by Washington County along the north side of the property. Thirty-five (35) parking spaces will be included along with approximately 8,000 SF of landscaping.

Division II – Land Use and Development

Chapter 16.22 – COMMERCIAL LAND USE DISTRICTS

16.220.010 Purpose

General Commercial (GC) - *The GC zoning district provides for general 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.*

Response: This project is located in a General Commercial district. The development is a speculative retail building providing approximately 8,350 SF of general commercial space available for lease on a 1.03 acre lot.

16.220.020 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 define in Chapter 16088 Use Classifications and Interpretations.

Response: Within the commercial uses listed in the referenced table, the land use of “General Retail trade, not exceeding 10,000 SF of gross square footage” applies to the proposed development and is permitted outright.

16.22.030 Development Standards

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B. Development Standards

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

Response: The proposed project conforms to all requirements of the development standards table applicable to the GC zone.

- The site is 44,866SF and exceeds the minimum required lot area of 10,000SF.
- All lot dimensions exceed the minimum requirements
- As the property does not abut a residential zone, there are no applicable front, side or yard setbacks.
- The maximum building height permitted is 50 feet. The proposed building height is 18'-0" at the maximum height of the roof slope.

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.

Response: For 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 as it relates to this project, see Responses in Divisions V, and VIII. Division IX is not applicable as the site is not in a Historic Resources District as defined by the City of Sherwood.

16.22.050 NC Special Criteria

All permitted and conditional uses shall be found by the Commission to conform to the purpose of the NC zone, and:

Response: The project is located in the General Commercial zone, this section is not applicable.

16.22.060 Floodplain

Except as otherwise provided, Section 16.134.020 shall apply.

Response: The project is not located within the floodplain as defined by the City of Sherwood, this section is not applicable.

Chapter 16.58 – VISION CLEARANCE AND FENCE STANDARDS

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



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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.

Response: The required clear vision area at the intersection of SW Baler Way and the proposed private drive is illustrated on drawing A0.1. Landscaping within the clear vision area will be maintained to comply with clear vision standards. No proposed driveway is within twenty-five (25) feet of a corner curb.

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 the 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. Applicability:

The following standards apply to walls, fences, hedges, lattice, mounds, and decorative toppers. These standards do not apply to sound walls and landscape features that are not hedges.

C. Fences, Walls, and Hedges in Residential Zones:

Response: Not Applicable.

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.
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.

Response: Proposed fencing / screening wall is limited to the CMU trash enclosure at the south-west corner of the property. The wall will not exceed eight (8) feet high from the finish grade material. See A0.2 for additional information. No other fencing is proposed.

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.
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.

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3. Chain link fencing is not allowed in any required residential front yard setback.
4. The finished side of the fence must face the street or the neighboring property. This does not preclude finished sides on both sides.
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.
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.
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.
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.

Response: The proposed trash enclosure is located away from property lines and does not impact clear vision areas. Construction will be coordinated with existing and proposed utilities.

Chapter 16.60 – YARD REQUIREMENTS

16.60.010 Through Lots

On a through lot the front yard requirements of the zone in which such a lot is located shall apply to the street frontage where the lot receives vehicle access; except where access is from an alley, the front yard requirements shall apply to the street opposite the alley.

Response: The project is not located on a through lot. This section is not applicable.

16.60.020 Corner Lots

On a corner lot, or a reversed corner lot of a block oblong in shape, the short street side may be used as the front of the lot provided:

- A. *The front yard setback shall not be less than twenty-five (25) feet; except where otherwise allowed by the applicable zoning district and subject to vision clearance requirements.*
- B. *The side yard requirements on the long street side shall conform to the front yard requirements of the zone in which the building is located.*

Response: The project is not located on a corner lot. This section is not applicable.

16.60.030 Yards

A. Except for landscaping, every part of a required yard (also referred to as minimum setback) shall be open and unobstructed from its lowest point to the sky, except that architectural features such as awnings, fire escapes, open stairways, chimneys, or accessory structures permitted in accordance with Chapter 16.50 Accessory Structures) may be permitted when so placed as not to obstruct light and ventilation.

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B. Where a side or rear yard is not required, and a primary structure is not erected directly on the property line, a primary structure must be set back at least three (3) feet.

Response: There are no side or rear yards required for this project. The proposed building will be 12 feet off the rear property line on the west side of the property, approximately 48 feet off the property line to the north, and 30 feet off the property line to the south.

16.60.030 Lot Sizes and Dimensions

A. If a lot or parcel, or the aggregate of contiguous lots or parcels, recorded or platted prior to the effective date of this Code, has an area or dimension which does not meet the requirements of this Code, the lot or aggregate lots may be put to a use permitted outright, subject to the other requirements of the zone in which the property is located.

B. Exceptions

1. Residential uses are limited to a single-family dwelling, or to the number of dwelling units consistent with the density requirements of the zone. However, a dwelling cannot be built on a lot with less area than thirty-two hundred (3,200) square feet, except as provided in Chapter 16.68.

2. Yard requirements of the underlying zone may be modified for infill developments as provided in Chapter 16.68 (Infill Development)

Response: This Code requires a minimum lot size of 10,000 SF in the General Commercial zone. The lot size for this project is 44,866.8 SF. The lot requirements are met and no exceptions are needed for this project.

Division III – Administrative Procedures

Chapter 16.72 – PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS

16.62.010 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:

1. Type I (Not Applicable)

2. Type II (Not Applicable)

3. Type III

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

b. Site Plan Review — between 15,001 and 40,000 square feet of floor area, parking or seating capacity except those within the Old Town Overlay District, per Section 16.72.010.A.

4. Type IV (Not Applicable)

5. Type V (Not Applicable)

Response: This proposed development includes approximately 8,350 SF building area and 17,050 SF of pervious and impervious paving for a combined total of approximately 25,400 SF and will fall under the criteria for a Type III Site Plan Review

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B. Hearing and Appeal Authority

2. Each quasi-judicial development permit application shall potentially be subject to two (2) levels of review, with the first review by a Hearing Authority and the second review, if an appeal is filed, by an Appeal Authority. The decision of the Hearing Authority shall be the City's final decision, unless an appeal is properly filed within fourteen (14) days after the date on which the Hearing Authority took final action. In the event of an appeal, the decision of the Appeal Authority shall be the City's final decision.

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

c. The Type III Hearing Authority is the Hearings Officer and the Appeal Authority is the Planning Commission.

(1) The Hearings Officer shall hold a public hearing following public notice in accordance with Sections 16.72.020 through 16.72.080.

(2) Any person who testified before the Hearings Officer at the public hearing or submitted written comments prior to the close of the record may appeal the Hearings Officer's decision.

C. Approval Criteria

1. The approval criteria for each development permit application shall be the approval standards and requirements for such applications as contained in this Code. Each decision made by a Hearing Authority or Appeal Authority shall list the approval criteria and indicate whether the criteria are met. It is the applicant's burden to demonstrate to the Hearing Authority and Appeal Authority how each of the approval criteria are met. An application may be approved with conditions of approval imposed by the Hearing Authority or Appeal Authority. On appeal, the Appeal Authority may affirm, reverse, amend, refer, or remand the decision of the Hearing Authority.

Response: The applicant acknowledges the Type III process and approval criteria including review by the Planning Commission and the Hearings officer with a public hearing being held following public notice.

16.72.020 Public Notice and Hearing

- A. Newspaper Notice*
- B. Posted Notice*
- C. Mailed Notice*
- D. Failure to Receive Notice*

Response: The applicant acknowledges the public notice requirements prior to the public hearing, and understands these notices will be provided by the City. To facilitate mailed notices, enclosed in this package are mailing labels for property owners within 1,000SF.

16.72.030 Content of Notice

Response: Content of notice to be compiled and approved by City staff.

16.72.040 Planning Staff Reports

Response: CIDA understands that the planning staff report will be published seven (7) calendar days in advance of the public hearing.

16.72.050 Conduct of Public Hearings

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Response: CIDA acknowledges the process and procedures applicable to a public hearing.

16.72.060 Notice of Decision

Within seven (7) calendar days of a land use action by the Hearing Authority, the City shall notify the applicant in writing of said action. This notice of decision shall list the terms and conditions of approval or denial, and explain the applicant's rights of appeal.

Response: It is understood by the project team that following a land use action, notice of the action being taken will be given within seven (7) days, including all conditions and rights of appeal.

16.72.070 Registry of Decisions

The City shall maintain a registry of all land use actions taken in the preceding twelve (12) months. This registry shall be kept on file in the City Recorder's office and shall be made available to the public for inspection at no cost. Copies of the registry shall be provided to the public, upon request, at a cost defined by the City's fee schedule.

Response: CIDA understands that a registry of all land use actions will be kept for twelve (12) months.

16.72.080 Final Action on Permit or Zone Change

Except for plan and land use regulation amendments or adoption of new regulations that must be submitted to the Director of the State Department of Land Conservation and Development under ORS 197.610(1), final action on a permit, appeal, or zone change application shall be taken within one hundred and twenty (120) days of the application submittal. The one hundred and twenty (120) days may be extended for a reasonable period of time at the request of the applicant. An applicant whose application does not receive final consideration within one hundred and twenty (120) days after the application was accepted by the City may seek a writ of mandamus to compel issuance of the permit or zone change or a determination that approval would violate the City's Comprehensive Plan or land use regulations.

Response: CIDA understands that the timing of final permit or appeal as it applies to this project will be taken within one hundred and twenty (120) days of the application submittal.

Division V – Community Design

Chapter 16.90 – SITE PLANNING

16.90.010 Purpose

Site planning review is intended to:

A. Encourage development that is compatible with the existing natural and manmade environment, existing community activity patterns, and community identity.

B. Minimize or eliminate adverse visual, aesthetic or environmental effects caused by the design and location of new development, including but not limited to effects from:

- 1. The scale, mass, height, areas, appearance and architectural design of buildings and other development structures and features.*
- 2. Vehicular and pedestrian ways and parking areas.*
- 3. Existing or proposed alteration of natural topographic features, vegetation and water-ways.*

16.90.020 Site Plan Review

A. Site Plan Review Required

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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.

Response: This project requires a site plan review for the “issuance of a building permit for a new building or structure”. It is understood that this will be a Type III Review.

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.

Response: This project does not qualify for an exemption to the site plan requirement as it is not a residential property.

C. Reserved

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: Compliance with applicable standards is outlined in this document.

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 building is to be located in a previously developed area with access to existing infrastructure and utilities. See civil drawings for additional information.

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: See title report and deed documents included in the submittal package.

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: See responses to applicable standards of division VIII. The site is currently paved with no significant natural features.

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

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and the scope of the impact study must be coordinated with the provider of the affected transportation facility.

Response: The proposed development is not likely to generate more than 400 average daily trips (ADTs). Based on the 9th edition ITE Traffic Generation Manual, the most applicable land use category –Specialty Retail Center (826) would be anticipated to generate the following average weekday and weekend trips:

Specialty Retail Center (826):

Average weekday daily trips: 44.32 per 1,000 sf of floor area (370 ADTs)

Average Saturday daily trips: 42.04 per 1,000 sf of floor area (351 ADTs)

Average Sunday daily trips: 20.43 per 1,000 sf of floor area (171 ADTs)

Weekly average – 40.58 daily trips per 1,000 sf of floor area

40.58 x 8.35 = 338.8 ADTs.

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:

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: Building entries are oriented toward the Baler Way Road extension and are articulated by large storefront windows and entry canopies.

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

Response: While landscape and setback requirements are met, the building is facing, but not flush with the street. For exception to this standard see attached design review matrix.

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: Prohibited materials – aluminum, vinyl and T111 siding are not proposed. The street facing elevation features ample transparent storefront windows and entries include protective canopies measuring 3 feet in depth.

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.

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Response: See attached design review matrix. For exception to 16.90.020.D.6.b, we have demonstrated compliance with 64% of the total possible points and are eligible for exemption.

e. As an alternative to the standards in Sections 16.90.020.D.6.a—c, the Old Town Design Standards (Chapter 16.162) may be applied to achieve this performance measure.

Response: Not applicable.

f. As an alternative to the standards in Sections 16.90.020.D.6.a.—e, an applicant may opt to have a design review hearing before the Planning Commission to demonstrate how the proposed development meets or exceeds the objectives in Section 16.90.010.B of this Code. This design review hearing will be processed as a Type IV review with public notice and a public hearing.

Response: Not applicable.

6. Industrial developments provide employment opportunities for citizens of Sherwood and the region as a whole.

Response: Not applicable as the development is not industrial.

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.

Response: The proposed 40' shared access driveway between the subject project and the property to the south is currently being constructed as part of the Washington County Baler Way extension. No new driveway is proposed that exceeds 24 feet.

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: The approval process for this application is understood along with appropriate conditions or actions.

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.

Response: The proposed project is intended to begin construction within the two (2) year site plan approval period. It is understood that if this does not occur, a written request will need to be submitted to the city to extend the approval period.

16.90.030 Site Plan Modifications and Revocation

A. Modifications to Approved Site Plans

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1. Major Modifications to Approved Site Plans

Response: Not applicable – the applicant is unaware of any previously approved site plans developed for the subject site.

2. Minor Modifications to Approved Site Plans

Response: Not applicable – the applicant is unaware of any previously approved site plans developed for the subject site.

B. Revocation

Any departure from an approved plan is cause for revocation of applicable building and occupancy permits. Furthermore if, in the City's determination, a condition or conditions of site plan approval are not or cannot be satisfied, the site plan approval, or building and occupancy permits, will be revoked.

Response: It is understood by the project team that any departure from the approved plan, or inability to complete the conditions of approval may result in the revoking of the building or occupancy permit.

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.

Response: Landscape plans are included in the submittal package per requirement.

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



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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.

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.

Response: The proposed landscaping design includes a mix of ground covers, shrubs and trees. The initial plant and tree sizes, planting density and maintenance requirements comply with the above standards as detailed on included drawing LI.0.

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).

Response: The project site is currently paved without existing vegetation. This section is not applicable.

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.

Response: Proposed landscape areas include areas of plantings and pervious pavement area per A0.1. No impervious pavement or other non-vegetative features are included in the required landscape area.

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).

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Response: This subject property is zoned general commercial and adjacent to other general commercial and industrial uses. As the site does not border a residential zones or use, perimeter screening is not required.

2. *Perimeter Landscaping Buffer*

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

Response: The proposed site plan consists of a ten (10) foot landscape buffer on the east side of the parking lot, separating the property from the northern extension of Baler Way.

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: The proposed landscape buffer meets the requirements of a perimeter landscape buffer as defined by this code. A reduction is not needed.

B. *Parking Area Landscaping*

1. *Purpose*

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.

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:

$$\text{Canopy Factor} = \text{Mature Height (in feet)} \times \text{Canopy Spread (in feet)} \times \text{Growth Rate Factor} \times .01$$

(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.

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Response: Thirty-five (35) parking spaces are proposed; at forty-five (45) sf of landscaping for each parking space, 1,575 sf parking area landscaping is required. Proposed interior parking lot landscaping is well over the minimum required at 4,377 sf.

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: The proposed landscape plan includes nine (9) large trees and nine (9) medium trees and nine (9) small trees providing sufficient canopy cover for up to eighty-one (81) parking spaces. Nine (9) of the proposed trees (75%) are evergreen.

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: All proposed parking spaces include a landscaped parking overhang. A total of one hundred eighty-seven (187) parking lot shrubs are proposed.

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: The remaining landscape area includes ground cover plants sufficient to meet the density standard. No mulch is proposed.

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.

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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.

Response: Landscape Islands are proposed evenly placed throughout the parking lot, with no more than seven (7) contiguous parking spaces between islands. Each parking island measures a minimum of six (6) feet in width, including a concrete curb and have a minimum landscaped area of one hundred (100) square feet. Trees are proposed in each landscape island where not in conflict with the central storm water bio-swale included in the proposed landscape area.

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.*

Response: The site meets the required landscaping minimum. No exceptions are required.

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: Landscaping proposed within the clear vision area meets the requirements of Section 16.58.010 and is not anticipated to impact sight distances.

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.

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.

Response: This project does not fall within an environmentally sensitive area. This section 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.

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Response: Sufficient site area has been maintained on the west side of the building to locate mechanical equipment and minimize the visual impact from public streets. The site has no adjacent residential zone. There is no proposed outdoor storage or manufacturing on the site, and limited service and delivery.

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.

Response: This project includes a visual corridor of landscape materials along the northern extension of Baler Way in compliance with the requirements of section 16.142.040.

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.

Response: All landscape being planted as a part of this project will be in ground. No raised planters will be used, and no support devices will interfere with pedestrian movement on or around the site. Plant materials will be installed according to current nursery industry standards and the requirements of this Code.

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).

Response: There are no existing trees or vegetation on this site that will require maintenance or removal. All new landscape will be maintained according to the requirements of this Code.

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.

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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.

Response: This project will comply with Option 2. An irrigation system will be designed and certified by a licensed landscape architect to ensure the establishment and survival of plants on this site. See landscape plans for additional information.

D. 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.

Response: Landscaping shall be installed prior to issuance of occupancy permits as required by this Code.

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.

Response: The applicant acknowledges the requirement for off-street parking and anticipates completion of parking area construction prior to building occupancy.

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.

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

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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:

Response: The proposed development includes parking sufficient for the proposed new retail building. No reduction in the required number of parking spaces is requested.

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.

Response: The project site will not be used for long-term storage or sale of vehicles. All parking and loading areas will be for the use of the retail space tenants and their customers.

E. Location

1. Residential off-street parking space:

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.

Response: All proposed parking for this project is located on the project site within a conforming parking lot. Specific locations and types of spaces are indicated on drawing A0.1. As fewer than forty (40) employees are anticipated, no carpool or vanpool spaces have been allocated.

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.

Response: All parking spaces on the site will be clearly striped including no parking areas, handicapped parking spaces, fire lanes, and loading zones.

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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.

Response: All loading areas and drive aisles will be paved with asphalt. Parking areas will include pervious and impervious paving per A0.1. Storm water detention is provided in the central parking landscape island. See civil drawings for additional information.

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.

Response: It is understood that parking and loading areas are to be well maintained.

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.

Response: Architectural, civil and landscape site plans are included in the submittal package and provide the above information. The proposed parking lot is not more than one (1) acre in size.

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.

Response: Not applicable.

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

Response: Not applicable.

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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.

Response: All parking and traffic calculations for this project are based on the building gross area of 8,350 square feet of commercial retail space. All fraction numbers have been rounded up to their nearest whole for these calculations.

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.

Response: All proposed standard parking spaces are nine (9) feet wide by twenty (20) feet long. Of the thirty-five (35) proposed stalls, three (3) – (8.6%) are proposed to be compact stalls measuring eight (8) feet wide by twenty (20) feet long.

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.

Response: The proposed parking area layout provides driveway access and meets the listed dimensional standards.

Per the referenced table, the minimum number of parking stalls to be provided for a general retail or personal service use is 4.1 stalls per 1,000 sf. Based on a building of approximately 8,350 sf, thirty-five (35) parking stalls are required: $(8.350 * 4.1 = 34.24)$.

Thirty-five (35) parking spaces are proposed.

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-swailes 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



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overhang from a wheel stop may be low-lying landscaping rather than an impervious surface.

Response: Proposed parking stalls include a three feet overhang composed of a six-inch curb and thirty inches of low lying landscape, in lieu of wheel stops.

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.

Response: Not applicable. No service drive is proposed.

5. Credit for On-Street Parking

a. On-Street Parking Credit. The amount of off-street parking required shall be reduced by one (1) off-street parking space for every on-street parking space adjacent to the development. On-street parking shall follow the established configuration of existing on-street parking, except that angled parking may be allowed for some streets, where permitted by City standards.

Response: No on-street is proposed. All proposed parking is to be located on-site.

6. Reduction in Required Parking Spaces

Developments utilizing Engineered storm water bio-swales or those adjacent to environmentally constrained or sensitive areas may reduce the amount of required parking spaces by ten (10) percent when twenty-five (25) through forty-nine (49) parking spaces are required, ... provided the area that would have been used for parking is maintained as a habitat area or is generally adjacent to an environmentally sensitive or constrained area.

Response: The proposed on-site parking meets the minimum required standard without the applicable deduction of 10% for inclusion of an engineered storm water bioswale.

7. Parking Location and Shared Parking

Owners of off-street parking facilities may post a sign indicating that all parking on the site is available only for residents, customers and/or employees, as applicable.

Response: The above provision is acknowledged.

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.

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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.

Response: Per the referenced table, two (2) bike parking spaces (or 1 per 20 auto spaces) are required for retail sales and service offices. Two (2) bicycle parking spaces are proposed.

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.

Response: No long-term bicycle spaces are required, as the total required bicycle parking spaces is less than eight (8).

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.

Response: Not applicable. The development includes only one primary use.

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.

Response: Each bicycle parking space measures two (2) feet by six (6) feet in area and provides five (5) feet clear behind the spaces for maneuvering. Proposed bicycle parking is located in a well-lit, dedicated area that does not impede vision clearance areas or pedestrian circulation.

b. Short-term Bicycle Parking

- (1) Provide lockers or racks that meet the standards of this section.



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(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.

Response: The proposed short-term bicycle parking is located outside near the main building entries.

c. Long-term Bicycle Parking

(1) Provide racks, storage rooms, or lockers in areas that are secure or monitored (e.g., visible to employees or customers or monitored by security guards).

(2) Locate the outside bicycle parking spaces within one hundred (100) feet of the entrance that will be accessed by the intended users.

(3) All of the spaces shall be covered.

Response: No long-term bicycle parking is proposed.

d. Covered Parking (Weather Protection)

(1) When required, covered bicycle parking shall be provided in one (1) of the following ways: inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.

(2) Where required covered bicycle parking is not within a building or locker, the cover must be permanent and designed to protect the bicycle from rainfall and provide seven-foot minimum overhead clearance.

(3) Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.

Response: Not applicable. Covered bicycle parking is neither required nor proposed.

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.

Response: Not applicable.

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.

Response: A ten (10) foot by twenty-five (25) foot loading area is proposed on the south side of the building. See architectural site plan A0.1.

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.

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Response: Not applicable.

4. The following additional minimum loading space is required for buildings in excess of twenty thousand (20,000) square feet of gross floor area:

Response: Not applicable.

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.

Response: The area to be used for the maneuvering of delivery vehicles and unloading of materials will be along the southern shared access easement line. This area is separated from the off-street parking area.

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:

Response: This project is not located in the Old Town Overlay District. This section is not applicable.

Chapter 16.96 – ON-SITE CIRCULATION

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.

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.

Response: Joint access is proposed between the subject property and the property to the south. The access drive has been approved and is currently under construction by Washington County.

D. Connection to Streets

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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.

Response: Proposed access points for vehicles and pedestrians connect to the public right of way.

E. Maintenance of Required Improvements

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

Response: Not applicable.

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:

Response: The proposed development has no direct access to Highway 99W or other arterials.

G. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

Response: Not applicable. No service drives are proposed.

16.96.020 Minimum – Residential Standards

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

Response: The proposed project is not a residential development. This section is not applicable.

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:

Response: Based on the required number of parking spaces, one driveway is required. In compliance with the provided chart, one new two-way driveway measuring 24 feet is proposed on the north side of the property. Access on the southern portion of the site is proposed by a shared driveway currently under construction by Washington County.

2. Industrial: Improved hard surfaced driveways are required as follows:

Response: Not applicable.

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

Response: Driveway surface materials are proposed to be asphalt.

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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.

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.

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.

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.

Response: A private system of curbs and sidewalks is proposed connecting building entries to the adjacent right of ways and to the neighboring theater property. The primary pathway along the eastern edge of the building is seven (7) feet wide and will conform to ADA standards. Secondary pathways measure a minimum of five (5) feet wide and will be ADA compliant.

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.

Response: It is understood that no building permit will be issued until circulation plans have been approved by the City, and no changes to the approved plans will be permitted without additional approval.

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.

Response: This site will utilize a joint access agreement with Les Schwab directly to the south of the property. This access will include a twenty (20) foot easement on the south property line.

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.



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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.

Response: This site will connect with the Northern extension of Baler Way through an access easement along the northern property line. This easement will be used to connect Baler Way with this property as well as the theater property to the west.

D. Maintenance of Required Improvements

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

Response: It is understood that the ingress and egress improvements will be kept in good repair and built according to the standards of this Code.

E. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

Response: Not applicable. No service drives are proposed.

Chapter 16.98 – ON-SITE STORAGE

16.98.010 Recreational Vehicles and Equipment

Recreational vehicles and equipment may be stored only within designated and improved off-street parking areas. Such areas shall meet the screening and landscaping requirements of Section 16.92.030

Response: No recreational vehicles or equipment will be stored on this site. The parking lot will be for the use of the retail tenants and their customers only.

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.

Response: Solid waste and recycling storage receptacles will be located on the southwest corner of the property away from Baler Way. The trash enclosure will be ten (10) feet by sixteen (16) feet and accessible to collection vehicles through the shared access with Les Schwab along the southern property line. The trash enclosure will be obscured from view by a concrete masonry unit wall not less than six (6) foot tall.

16.98.030 Material Storage

A. Generally. Except as otherwise provided herein, external material storage is prohibited, except in commercial and industrial zones where storage areas are approved by the Review Authority as part of a site plan or per Section 16.98.040.

B. Standards. Except as per Section 16.98.040, all service, repair, storage, and merchandise display activities carried on in connection with any commercial or industrial activity, and not conducted within an enclosed building, shall be screened from the view of all adjacent properties and adjacent streets by a six (6) foot to eight (8) foot high, sight obscuring fence subject to chapter 16.58.020. In addition, unless adjacent parcels to the side and rear of the storage area have existing solid evergreen screening

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or sight-obscuring fencing in place, new evergreen screening no less than three (3) feet in height shall be planted along side and rear property lines. Where other provisions of this Code require evergreen screening, fencing, or a landscaped berm along side and rear property lines, the additional screening stipulated by this Section shall not be required.

C. Hazardous Materials. Storage of hazardous, corrosive, flammable, or explosive materials, if such storage is otherwise permitted by this Code, shall comply with all local fire codes, and Federal and State regulations.

Response: All service, repair, and storage necessary for the operation of the tenant spaces will take place within the building. There will be no storage of hazardous materials on the site.

16.98.040 Outdoor Sales and Merchandise Display

A. Sales Permitted

Outdoor sales and merchandise display activities, including sales and merchandise display that is located inside when the business is closed but otherwise located outside, shall be permitted when such activities are deemed by the Commission to be a customary and integral part of a permitted commercial or industrial use.

1. Permanent outdoor sales and merchandise display are in use year round or in excess of four (4) months per year and require the location to be reviewed through a site plan review. They will be reviewed as conditional uses in accordance with Chapter 16.82. Permanent outdoor and merchandise display are subject to the standards outlined in subsection B, below.

2. Temporary outdoor sales and merchandise display are seasonal and are not displayed year round and must meet the requirements of Chapter 16.86 (temporary uses). When the temporary use is not occurring the site shall return to its original state.

3. Food vendors including food carts, ice cream trucks, hotdog stands or similar uses are only permitted as a permanent outdoor sale use as described in A.1 above.

B. Standards

1. Outdoor sales and merchandise display areas shall be kept free of debris. Merchandise shall be stacked or arranged, or within a display structure. Display structures shall be secured and stable.

2. Outdoor sales and merchandise display shall not be located within required yard, building, or landscape setbacks, except where there is intervening right-of-way of a width equal to or greater than the required setback; and shall not interfere with on-site or off-site pedestrian or vehicular circulation.

3. Outdoor retail sales and merchandise display areas for vehicles, boats, manufactured homes, farm equipment, and other similar uses shall be improved with asphalt surfacing, crushed rock, or other dust-free materials.

4. Additional standards may apply to outdoor sales and merchandise display dependent on specific restrictions in the zone.

Response: The proposed development is speculative in nature. Outdoor sales, if requested, will be submitted for review in conjunction with tenant improvements.

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Division VI – Public Infrastructure

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.

B. Street Naming

C. Street Name Standards

D. Preferred Street Names

Response: This project will not include the creation or renaming of any public streets. This section is not applicable.

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:

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.

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Response: All improvements to the east of the property line are understood to be constructed with the extension of Baler Way as a part of the Tualatin-Sherwood Rd Improvement project currently underway through Washington County. On the north side of the property a thirty-seven (37) foot access easement will be paved to connect the northern extension of Baler Way to the Regal Site to the west. The sidewalk and landscape buffer started at Baler Way will be continued as a part of the site improvements for this project.

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.

Response: The proposed development does not include the design or construction of public streets. This section is not applicable.

16.106.040 Design

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

Response: The proposed development does not include the design or construction of public streets. This section is not applicable.

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.

Response: Sidewalks along Baler Way to the east of this project will be completed by Washington County as a part of the Tualatin-Sherwood Rd Improvement Project. Sidewalks to the north of the project along the access easement will be constructed on the south side of the easement only as a continuation of the Washington County construction. The sidewalks and right of way improvements currently under construction by Washington County are assumed to be compliant with current standards.

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.

Response: It is understood by the project team that any required bike lanes will be completed as a part of the northern extension of Baler Way currently underway through Washington County and will not be required as a part of this project.

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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.

Response: No amendment to the Sherwood Comprehensive Plan or zoning map is proposed.

2. A new direct property approach road to Highway 99W is proposed.

Response: No 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.

Response: Based on use 826: Specialty Retail Center, the PM peak-hour trips are anticipated to be 5.02 per 1,000 sf of floor area: $(5.02 * 8.35) = 41.92$.

Weekday peak hour of adjacent street traffic is anticipated to be 2.71 per 1,000 sf of floor area $(2.71 * 8.35) = 22.63$.

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.

Response: The proposed retail use is not anticipated to generate large vehicle traffic.

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.

Response: Proposed and existing access driveways conform with current standards for spacing and sight distance.

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.

Response: Proposed circulation patterns are compliant with the development code and not anticipated to generate safety hazards.

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No traffic impact analysis is anticipated as the proposed development does not involve the above considerations.

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.

Response: Public transportation facility and frontage improvements are currently under construction by Washington County. Further public improvements are not anticipated as part of the proposed development.

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.*

Response: Applicant acknowledges requirements for approval.

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.

B. Permit and Fee

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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.

C. Easement Documents

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

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.

Response: The required steps and documents needed for a construction permit are 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.

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.

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.

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.

Response: The City of Sherwood will be notified prior to start of construction of improvements. Construction will be completed in accordance with the approved plans and the City's specifications.

16.108.040 Acceptance of Improvements

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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.

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.

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.

Response: Applicant acknowledges the inspection process and requirement for a maintenance bond.

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

Response: Connection to the existing 8” sanitary sewer main on the adjacent property is proposed as shown on civil drawing C3.0. Applicant acknowledges that a private sanitary easement will be needed prior to construction.

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

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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.

Response: Required design standards and service availability are acknowledged by the applicant. See civil drawings for additional information.

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.

Response: Existing fire hydrants are proposed to serve the development. Additionally, a new domestic water line is proposed to connect to the existing 12” public water main located on the adjacent property. Applicant acknowledges that a private water easement will be needed prior to construction.

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 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.

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.

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Response: Required design standards and service availability are acknowledged by the applicant. See civil drawings and following response to Fire Protection Chapter 16.116 for additional information.

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.

Response: Flow through planter for treatment and on-site detention. Discharge from detention facilities will be routed to the existing storm water pond to the north of the site. See stormwater utility narrative and civil drawings for additional information.

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 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.

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.

Response: Required design standards, including CWS standards, and service availability are acknowledged by the applicant. See civil drawings for additional information.

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Chapter 16.116 – FIRE PROTECTION

16.116.010 Required Improvements



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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.

Response: The proposed development is located in proximity to multiple fire hydrants. Construction of new fire protection facilities is not proposed or anticipated. See FS-1 for hydrant locations.

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.

Response: A new public utility easement and electrical vault have been established as part of the Washington County Tualatin-Sherwood Road Improvement Project and has been included in the attached site plan A0.1. The applicant understands utility conduits to be included in the street improvements currently underway by Washington County.

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.

Response: The applicant acknowledges the above standards.

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.

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Response: Except as otherwise provided by the City and County, all utility facilities will be placed underground as required by this section.

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.

Response: The applicant anticipates surface-mounted utilities to be limited to those provided in the new public utility easement.

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.

Response: This project does not include the construction of new private streets, serving single-family residential developments. This section is not applicable.

Division VIII – Environmental Resources

Chapter 16.142 – PARKS, TREES AND OPEN SPACES

16.142.010 Purpose

This Chapter is intended to assure the provision of a system of public and private recreation and open space areas and facilities consistent with this Code and applicable portions of Chapter 5 of the Community Development Plan Part 2. The standards of this section do not supersede the open space requirements of a Planned Unit Development, found in Chapter 16.40 - Planned Unit Development (PUD).

16.142.020 Multi-Family Developments

Response: The proposed project is not a multi-family development. This section is not applicable.

16.142.030 Single-Family or Duplex Residential Subdivisions

Response: The proposed project is not a single-family or duplex residential subdivision. This section is not applicable.

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:



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	Category	Width
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.

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.

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.

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).

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.*

Response: The east property line of the project runs along the northern extension of Baler Way, a future collector street. In accordance with this Code, proposed site improvements include a ten-foot landscape buffer adjacent to the right of way and in compliance with the landscape and other standards above.

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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,



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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.

Response: The project is not located on a designated Natural Resources and Recreation Plan Map. This section is not applicable.

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.

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(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.

Response: Street trees along Baler Way will be planted by Washington County as a part of the Tualatin-Sherwood Rd Improvement Project. See Landscape plans for additional information about trees proposed along the northern edge of the property.

B. Removal and Replacement of Street Trees.

The removal of a street tree shall be limited and in most cases, necessitated by the tree. A person may remove a street tree as provided in this section. The person removing the tree is responsible for all costs of removal and replacement. Street trees less than five (5) inches DBH can be removed by right by the property owner or his or her assigns, provided that they are replaced. A street tree that is removed must be replaced within six (6) months of the removal date.

Response: There are not current street trees on the site. This section is not applicable.

C. Homeowner's Association Authorization.

The Planning Commission may approve a program for the adoption, administration and enforcement by a homeowners' association (HOA) of regulations for the removal and replacement of street trees within the geographic boundaries of the association.

Response: The project is not a part of a homeowner's association and is not subject to HOA authorization. This section is not applicable.

D. Exemption from Replacing Street Trees.

A street tree that was planted in compliance with the Code in effect on the date planted and no longer required by spacing standards of section A.4. above may be removed without replacement provided:

1. Exemption is granted at the time of street tree removal permit or authorized homeowner's association removal per Section 16.142.060.C. above.

2. The property owner provides a letter from a certified arborist stating that the tree must be removed due to a reason identified in the tree removal criteria listed in Section 16.142.060.B.1. above, and

3. The letter describes why the tree cannot be replaced without causing continued or additional damage to public or private utilities that could not be prevented through reasonable maintenance.

Response: There are not current street trees on the site. This section is not applicable.

E. Notwithstanding any other provision in this section, the city manager or the manager's designee may authorize the removal of a street tree in an emergency situation without a tree removal permit when the tree poses an immediate threat to life, property or utilities. A decision to remove a street tree under this section is subject to review only as provided in ORS 34.100.

Response: Not applicable.

F. Trees on Private Property Causing Damage.

Any tree, woodland or any other vegetation located on private property, regardless of species or size, that interferes with or damages public streets or utilities, or causes an unwarranted increase in the maintenance costs of same, may be ordered removed or cut by the City Manager or his or her designee. Any order for the removal or cutting of such trees, woodlands or other vegetation, shall be made and reviewed under the applicable City nuisance abatement ordinances.

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Response: Not applicable.

G. Penalties. The abuse, destruction, defacing, cutting, removal, mutilation or other misuse of any tree planted on public property or along a public street as per this Section, shall be subject to the penalties defined by Section 16.02.040, and other penalties defined by applicable ordinances and statutes, provided that each tree so abused shall be deemed a separate offense.

Response: Not applicable.

16.142.070 Trees of 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.

Response: There are currently no existing trees on the site. This section is not applicable.

16.142.080 Trees on Private Property – not subject to a land use action

A. Generally

In general, existing mature trees on private property shall be retained unless determined to be a hazard to life or property. For the purposes of this section only, existing mature trees shall be considered any deciduous tree greater than ten (10) inches diameter at the breast height (dbh) or any coniferous tree greater than twenty (20) inches dbh.

Response: There are currently no existing trees on the site. This section is not applicable.

16.142.090 Recommended Street Trees

A. Recommended Street Trees:

B. Recommended Street Trees under Power Lines:

D. Alternative Street Trees: Trees that are similar to those on the recommended street tree list can be proposed provided that they are non-fruit bearing, non-invasive and not listed on the prohibited street tree list. A letter from a certified arborist must be submitted, explaining why the tree is an equivalent or better street tree than the recommended street trees that are identified in this section.

Response: Street trees along Baler Way will be planted by Washington County as a part of the Tualatin-Sherwood Rd Improvement Project. See Landscape plans for additional information about trees proposed along the northern edge of the property.

Chapter 16.146 – NOISE

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.

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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.

Response: This site adjoins commercial land to the north, west, and south, and light-industrial land to the east. This section is not applicable.

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.

Response: This project complies with the noise requirements as laid out by this code. No exceptions are needed.

Chapter 16.148 – VIBRATIONS

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, travel ways, 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.

Response: No discernible vibrations that exceed a peak of 0.002 gravity at the property line are anticipated in association with the proposed development.

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Chapter 16.150 – AIR QUALITY

16.150.010 Generally



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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.

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.

16.150.020 Exceptions

Nothing in this Chapter shall preclude the City from abating any air quality problem as per applicable City nuisance and public safety ordinances.

Response: The applicant acknowledges State air quality rules and statutes and will obtain additional approvals as applicable.

Chapter 16.152 – ODORS

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.

Response: The proposed development is a speculative retail building not anticipated to generate odorous emissions.

Chapter 16.154 – HEAT AND GLARE

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

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lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential uses.

Response: This project proposes pole mounted lighting where required. Lighting will conform with code required angles and intensities to avoid glare to adjoining properties. Adjoining properties are zoned general commercial on the north west, and light industrial to the east. The residential use specifications are not applicable.

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.

Response: This project will comply with all code requirements regarding heat and glare. No exceptions will be required.

Chapter 16.154 – ENERGY CONSERVATION

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.

16.156.030 Variance to Permit Solar Access

Variances 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.

Response: No variances are requested, as the proposed development has full solar access and does not impede the solar access of neighboring properties.

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UPDATED

Design Criteria		Possible Points				
		0	1	2	3	4
<p>Building Design (21 Total Points Possible; Minimum 12 Points Required) These standards may be applied to individual buildings or developments with multiple buildings.</p>						
17 QUALIFYING POINTS						
Materials ^[B1]	Concrete, artificial materials (artificial or "spray" stucco, etc.)	Cultured stone, brick, stone, decorative patterned masonry, wood	A mixture of at least two (2) materials (i.e. to break up vertical facade)	A mixture of at least three (3) materials (i.e. to break up vertical facade)	A mixture of at least three (3) of the following materials: brick, stone, cultured stone, decorative patterned masonry, wood	
Roof Form ^[B2]	Flat (no cornice) or single-pitch (no variation)	Distinctive from existing adjacent structures (not applicable to expansion of same building) or either variation in pitch or flat roof with cornice treatment	Distinctive from existing adjacent structures (not applicable to expansion of same building) and either variation in pitch or flat roof with cornice treatment	—	—	
Glazing ^[B3]	0—20% glazing on street-facing side(s)	>20% glazing on at least one street-facing side (inactive, display or façade windows)	>20% glazing on all street-facing sides (inactive, display or façade windows)	>20% glazing on at least one street-facing side (active glazing—actual windows)	>20% glazing on all street-facing sides (active glazing—actual windows)	
Fenestration on street-facing elevation(s)	One distinct "bay" with no vertical building elements	Multiple "bays" with one or more "bay" exceeding 30 feet in width	Vertical building elements with no "bay" exceeding 30 feet in width	Vertical building elements with no "bay" exceeding 20 feet in width	—	
Entrance Articulation	No weather protection provided	Weather protection provided via awning, porch, etc.	—	Weather protection provided via awning, porch, etc. and pedestrian amenities such as benches, tables and chairs, etc. provided near the entrance but not covered	Weather protection provided via awning, porch, etc. and pedestrian amenities such as benches, tables and chairs, etc. provided near the entrance and covered	
Structure Size ^[B4] to discourage "big box" style development	Greater than 80,000 square feet	60,000—79,999 square feet	40,000—59,999 square feet	20,000—39,999 square feet	Less than 20,000 square feet	

Design Criteria	Possible Points				
	0	1	2	3	4
3 QUALIFYING POINTS					
Building Location and Orientation (6 Total Points Possible; Minimum 3 Points Required)					
Location ^[35]	Building(s) not flush to any right-of-way (including required PUE adjacent to ROW, setbacks or visual corridor) (i.e. parking or drive aisle intervening)	Building(s) located flush to right-of-way on at least one side (with the exception of required setbacks, easements or visual corridors) <i>Building located flush to northern right of way</i>	Buildings flush to all possible right-of-way (with the exception of required setbacks, easements or visual corridors) (i.e. "built to the corner")	—	—
Orientation	Single-building site primary entrance oriented to parking lot	—	Single-building site primary entrance oriented to the pedestrian (i.e. entrance is adjacent to public sidewalk or adjacent to plaza area connected to public sidewalk and does not cross a parking area)	—	—
Secondary Public Entrance ⁶	Multiple building site primary entrance to anchor tenant or primary entrance to development oriented to parking lot	—	Multiple building site primary entrance to anchor tenant or primary entrance to development oriented to the pedestrian	—	—
			Secondary public pedestrian entrance provided adjacent to public sidewalk or adjacent to plaza area connected to public sidewalk		
Parking and Loading Areas (13 Total Points Possible; Minimum 7 Points Required)					
7 QUALIFYING POINTS					

Design Criteria	Possible Points				
	0	1	2	3	4
Location of Parking	Greater than 50 percent of required parking is located between any building and a public street	25—50 percent of required parking is located between any building and a public street	Less than 25 percent of required parking is located between any building and a public street	No parking is located between any building and a public street	—
Loading Areas	Visible from public street and not screened	Visible from public street and screened	Not visible from public street	—	—
Vegetation	At least one "landscaped" island every 13—15 parking spaces in a row	At least one "landscaped" island every 10—12 parking spaces in a row	At least one "landscaped" island every 8—9 parking spaces in a row	At least one "landscaped" island every 6—7 parking spaces in a row	—
Number of Parking Spaces [37]	>120%	101—120%	100%	<100% (i.e. joint use or multiple reduction) (1 bonus)	—
Parking Surface	Impervious	Some pervious paving (10—25%)	Partially pervious paving (26—50%)	Mostly pervious paving (>50%)	—
14 QUALIFYING POINTS					
Landscaping (24 Total Point Possible, Minimum 14 Points Required)					
Tree Retention [38] <i>No existing site trees.</i>	Less than 50% of existing trees on-site retained	51—60% of existing trees on-site retained	61—70% of existing trees on-site retained	71—80% of existing trees on-site retained	81—100% of existing trees on-site retained
Mitigation Trees [39] <i>Per footnote, zero points when mitigation not required.</i>	Trees mitigated off-site or fee-in-lieu	25—50% of trees mitigated on-site	51—75% of trees mitigated on-site	76—100% of trees mitigated on-site	—
Landscaping Trees [40]	Less than one tree for every 500 square feet of landscaping	1 tree for every 500 square feet of landscaping	2 trees for every 500 square feet of landscaping	3 trees for every 500 square feet of landscaping	4 trees for every 500 square feet of landscaping
Landscaped Areas	Greater than 35% of landscaped areas are less than 100 square feet in size	Less than 25% of landscaped areas are less than 100 square feet in size	No landscaped areas are less than 100 square feet in size	—	—

Design Criteria	Possible Points	1	2	3	4
	0				
Landscaping Trees greater than 3-inch Caliper	<25%	25—50%	>50% <i>Revised</i>	—	—
Amount of Grass ^[41]	>75% of landscaped areas	50—75% of landscaped areas	25—49% of landscaped areas	<25% of landscaped areas	—
Total Amount of Site Landscaping ^[42]	<10% of gross site	10—15% of gross site	16—20% of gross site	21—25% of gross site <i>Revised</i>	>25% of gross site
Automatic Irrigation	No	Partial	Yes	—	—
5 QUALIFYING POINTS					
Miscellaneous (10 Total Points Possible; Minimum 5 Points Required)					
Equipment Screening (roof)	Equipment not screened	Equipment partially screened <i>Ground mounted equipment proposed only, screened from right of way by building.</i>	Equipment fully screened	Equipment fully screened by materials matching building architecture/finish	—
Fences and Walls ^[43]	Standard fencing and wall materials (i.e. wood fences, CMU walls etc.)	—	Fencing and wall materials match building materials	—	—
On-Site Pedestrian Amenities Not Adjacent to Building Entrances	No <i>Revised</i>	Yes; 1 per building	Yes; more than 1 per building	—	—
Open Space Provided for Public Use	No	Yes; <500 square feet	Yes; 500—1,000 square feet	Yes; >1,000 square feet	—
Green Building Certification				LEED, Earth Advantage, etc. (Bonus)	

74 TOTAL POSSIBLE POINTS

46 TOTAL QUALIFYING POINTS (62.2%)



TYPE III SITE PLAN REVIEW
Morse – Sherwood Retail Development

DESIGN REVIEW MATRIX NARRATIVE:

Building Design (21 Points Possible; Minimum 12 Points Required)
17 Qualifying Points Proposed

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Materials – 3 points:

A mixture of at least three materials (i.e. to break up vertical façade)

Response: Materials used across the building façade include: Winter Sky ground face CMU, Winter Sky split face CMU, Western Red Cedar Siding, and storefront glazing.

Roof Form – 1 point:

Distinctive from existing adjacent structures (not applicable to expansion of same building) or either variation in pitch or flat roof with cornice treatment.

Response: Existing adjacent structures:
Regal Cinema – roof structure is a combination of flat roof with parapet and arched roof.
Les Schwab – metal pitched roof
Bank of America – flat roof with parapet

The proposed roof is a single sloped metal roof with distinctive exposed wood construction. It is distinct from the surrounding flat roofs with parapets.

Glazing – 4 points:

>20% glazing on all street-facing sides (active glazing – actual windows)

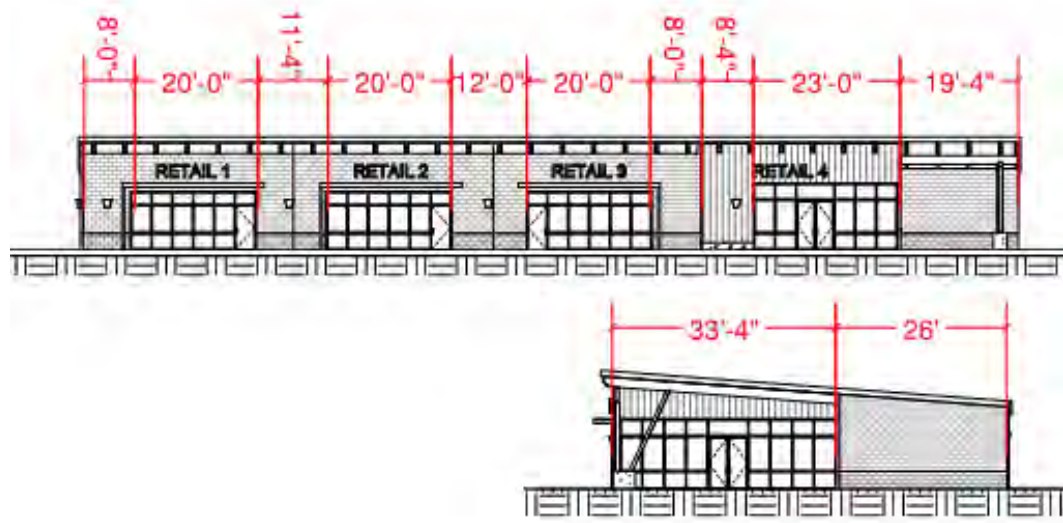
Response: The proposed structure has two street facing facades: North and East:

- North Façade Facing Paved Access Easement: 352 SF glazing / 946 SF total wall area = 37% Storefront Glazing.
- East Façade Facing SW Baler Way: 805 SF glazing / 2,712 SF total wall area = 29% Storefront Glazing.

Fenestrations on street-facing elevations(s) – 1 points:

Multiple “bays” with one or more “bay” exceeding 30 feet in width

Response: See diagram below for vertical “bay” dimensions.



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Entrance Articulation – 4 points:

Weather protection provided via awning, porch, ect. and pedestrian amenities such as benches, tables and chairs, ect. provided near the entrance and covered.

Response: Weather protection is proposed over entrances, and a 700 SF covered patio space for tables and chairs is proposed at north end of building.

Structure Size to discourage “big box” style development – 4 points:

Less than 20,000 square feet

Response: The proposed building is approximately 8,323 SF

TOTAL – 17 points

Building Location and Orientation (6 Points Possible; Minimum 3 Points Required)
3 Qualifying Points Proposed

Location – 1 point:

Building(s) located flush to right-of-way on at least one side (with the exception of required setbacks, easements, or visual corridors)

Response: Building located flush to northern right of way.

Orientation – 0 points:

Single-building site primary entrance oriented to parking lot

Response: Main building entrances are proposed along the east façade oriented to the parking lot.

Secondary Public Entrance – 2 points:

Secondary public pedestrian entrance provided adjacent to public sidewalk or adjacent to plaza area connected to public sidewalk

Response: Secondary public pedestrian entrance is provided on the northern end of the building through a covered patio with direct connection to public sidewalk

TOTAL – 3 points

Parking and Loading Areas (13 Total Points Possible; Minimum 7 Points Required)
7 Qualifying Points Proposed

Location of Parking – 0 points

Greater than 50 percent of required parking is located between any building and a public street

Response: All provided parking is between building and SW Baler Way

Loading Areas – 0 points

Visible from public street and not screened

Response: Loading area located on the south end of the site not screened from public view

Vegetation – 3 points

At least one “landscaped” island every 6-7 parking spaces in a row

Response: Maximum number of parking spaces in a row = 7

Number of Parking Spaces – 2 points

100%

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Response: 8,323 SF of retail building area X 4.1 spaces/1,000 SF = 34.12 required parking spaces. 35 parking spaces provided

Parking Surface – 2 points

Partially pervious paving (26-50%)

Response: Pervious paving is proposed under approximately 36% of the parking stall area. 2,040 SF of pervious paving / 5,609 SF total parking area = 36.37%. See architectural and civil site plans for additional information.

TOTAL – 7 points

Landscaping (24 Total Point Possible; Minimum 14 Points Required)

14 Qualifying Points Proposed

Tree Retention –0 points

No existing site trees

Mitigation Trees –0 points

Per footnote, zero points when mitigation not required.

Landscaping Trees –2 points

2 trees for every 500 square feet of landscaping.

Response: A total of 30 trees are proposed. Total proposed landscape area is approximately 6,530 SF. Note, for purposes of this calculation the area of storm water treatment has been excluded from the overall landscape area.

Landscaped Areas –2 points

No landscaped areas are less than 100 square feet in size

Response: All areas of proposed landscape exceed 100 square feet.

Landscaped Trees Greater Than 3-inch Caliper – 2 points:

>50%

Response: 16 of the 30 proposed trees are larger than 3-inch caliper. For additional information see L0.1

Amount of Grass – 3 point L.0

<25% of landscaped areas

Response: No grass included in landscaped areas per L1.0

Total Amount of Site Landscaping – 3 points

21-25% of gross site

Response: Inclusive of pervious pavement area, proposed landscape area is approximately 22% of the total site area. See L1.0

Automatic Irrigation – 2 points

Yes

Response: Automatic irrigation included per landscape plans

TOTAL – 14 points

Miscellaneous (10 Total Points Possible; Minimum 5 Points Required)

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5 Qualifying Points Proposed

Equipment Screening (Roof) – 1 point:

Equipment Partially Screened

Response: Ground mounted equipment proposed only, screened from right of way by building.

Fences and Walls – 2 points:

Fencing and wall materials match building materials

Response: Trash enclosure walls are proposed to match building material.

On-Site Pedestrian Amenities Not Adjacent to Building Entrances – 0 points:

No

Response: While the covered patio may be a pedestrian amenity, it is located adjacent to a proposed building entry and therefore, not included.

Open Space Provided For Public Use – 2 points:

Yes; 500-1,000 square feet

Response: 700 SF covered patio at north end of building

Green Building Certification – 0 points:

Response: Not Applicable. No Green Building Certification is being sought.

TOTAL – 5 points

46 TOTAL QUALIFYING POINTS: 62.2% OF 74 TOTAL POSSIBLE POINTS

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SURROUNDING LAND USES:

- (1) REGAL SHERWOOD
- (2) BANK OF AMERICA
- (3) LES SCHWAB TIRE CENTER
- (4) SENTINEL SELF-STORAGE
- (5) SENTINEL SELF-STORAGE
- (6) SENTINEL SELF-STORAGE
- (7) SENTINEL SELF-STORAGE
- (8) SENTINEL SELF-STORAGE

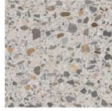








NORTH EAST BUILDING PERSPECTIVE



SOUTH EAST BUILDING PERSPECTIVE

- (1)  MUTUAL MATERIALS GROUND FACE CMU
--WINTER SKY (PREMIUM)
- (2)  MUTUAL MATERIALS SPLIT FACE CMU
--WINTER SKY (PREMIUM)
- (3)  WOOD PLANK SIDING
--WESTERN RED CEDAR
- (4)  STRUCTURAL WOOD
--WESTERN RED CEDAR TIMBER
- (5)  ALUMINUM STOREFRONT
--DARK BRONZE NO. 40

PROPOSED MATERIALS



MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

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PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670

RENDERING AND MATERIAL BOARD

05.24.2022
AMJ

NOT TO SCALE
210230.02

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

22-000039

1. **Jurisdiction:** Sherwood

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

Tax lot ID(s): _____
2S129B-1500

OR Site Address: TBD

City, State, Zip: Sherwood, Oregon, 97140
Nearest cross street: SW Tualatin-Sherwood Rd and SW Baler Way

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

- Addition to single family residence (rooms, deck, garage)
 Lot line adjustment Minor land partition
 Residential condominium Commercial condominium
 Residential subdivision Commercial subdivision
 Single lot commercial Multi lot commercial
 Other _____

3. **Owner Information**

Name: Pacific-Sherwood Land Co. LLC
 Company: _____
 Address: 10515 SW Allen Blvd
 City, State, Zip: Beaverton, Oregon, 97005
 Phone/fax: (503) 799-4849
 Email: jkm@paclumber.com

4. **Applicant Information**

Name: Leslie Jones
 Company: CIDA, Inc.
 Address: 15895 SW 82nd Ave Suite 200
 City, State, Zip: Portland, Oregon, 97224
 Phone/fax: (503) 226-1285
 Email: lesliej@cidainc.com

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

Location and description of off-site work: _____

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

This project is construction of a multi tenant retail building and site improvements. Access improvements are underway.

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

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

Print/type name Leslie Jones

Print/type title Associate Architect

Signature ONLINE SUBMITTAL

Date 12/2/2021

FOR DISTRICT USE ONLY

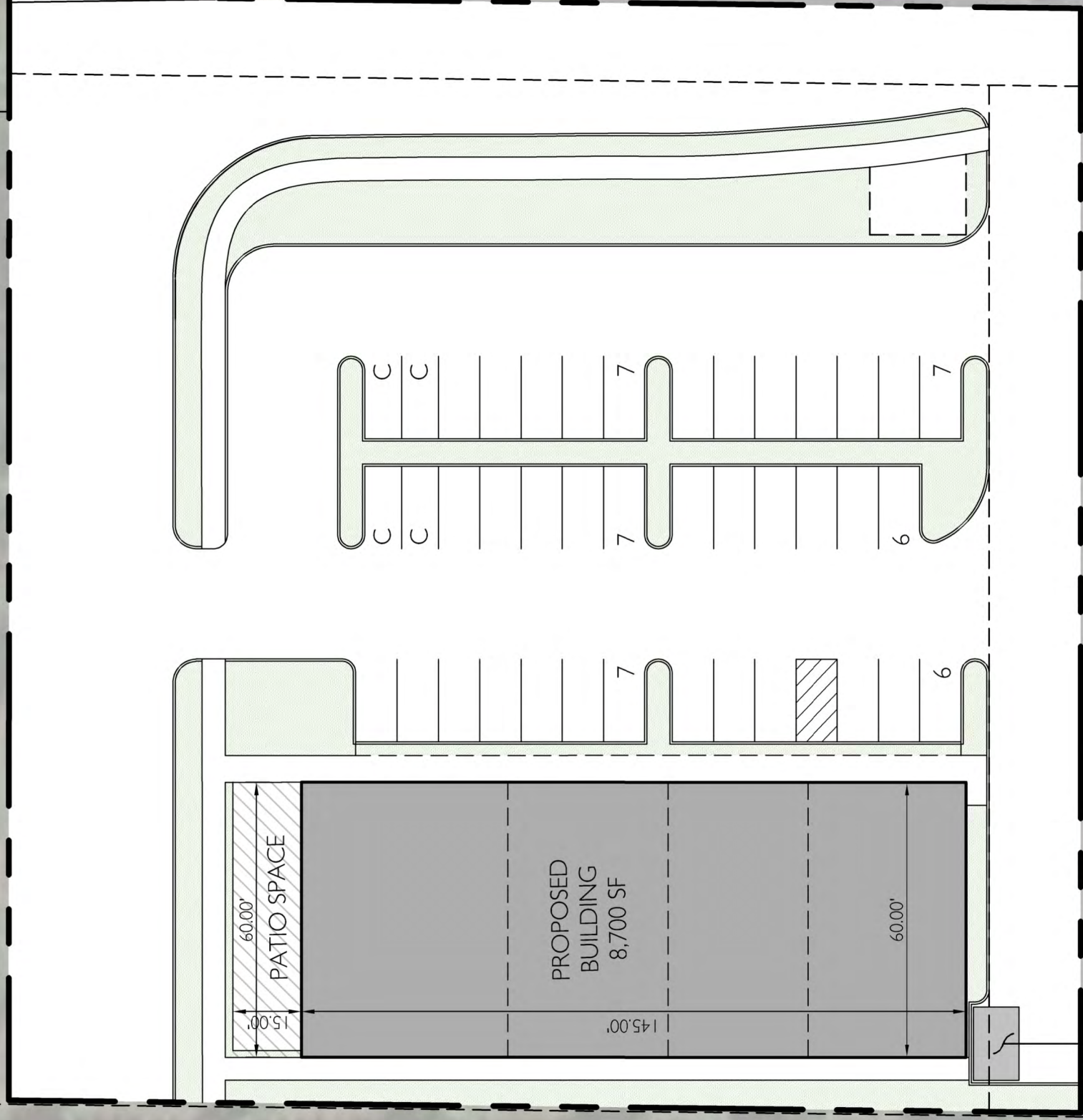
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS 1 CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Lindsay Obermiller

Date 01/05/2022

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: **(503) 681-4439**

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



16' X 10'
TRASH ENCLOSURE

PROPOSED BUILDING
8,700 SF

PATIO SPACE

60.00'
15.00'

145.00'

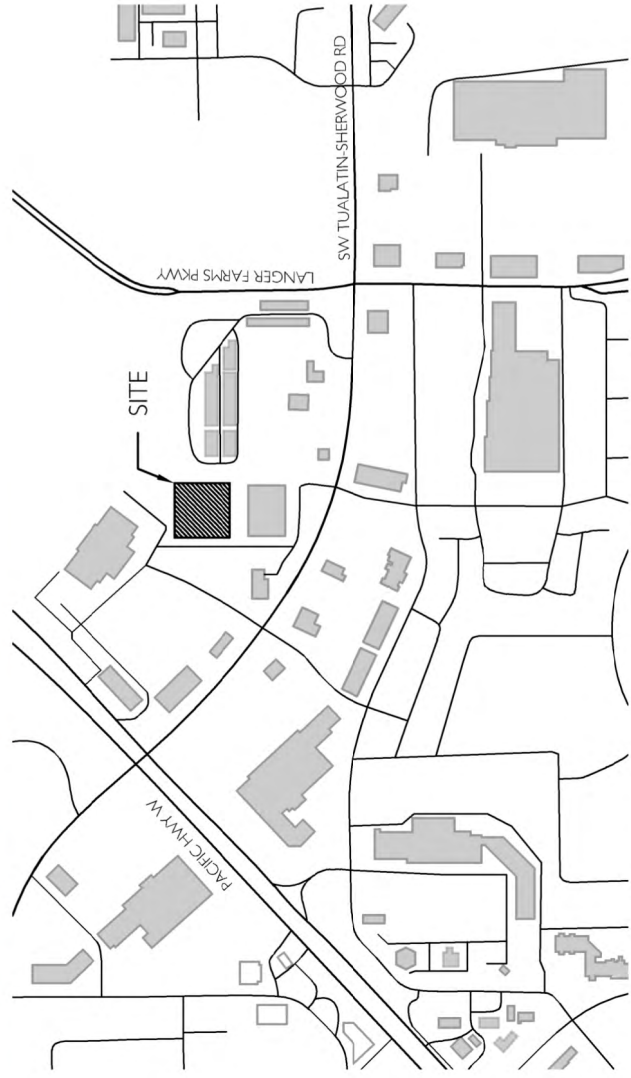
60.00'

C C

C C

7 7

6 7



VICINITY MAP

NO SCALE

OWNER: PACIFIC-SHERWOOD LAND CO. LLC
APPLICANT: LESLIE JONES

LEGEND

- PROPERTY LINE
- - - EASEMENT LINES
- (N) STREET ACCESS
- - - PROPOSED TENANT DIVISION

SITE REQUIREMENTS

TOTAL BUILDING AREA: 8,700 SF

PARKING REQUIRED:

RETAIL = 8,700 SF @ 4.1 / 1,000 = 35.67

TOTAL PARKING REQUIRED = 36

TOTAL PARKING PROVIDED = 40

LANDSCAPE REQUIRED:

40 STALLS X 45 SF / PARKING SPACE = 1,845 SF

TOTAL LANDSCAPE PROVIDED: 7,600± SF

MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.222.6128
FAX: 503.222.6167



COLOR COPY
 CWS FILE NO. 22-000039
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By [Signature] Date 1/5/2022
 SPL ATTACHMENT 1 OF 1



CONCEPT SITE PLAN

12.01.2021
AMJ

1" = 30'-0"
210230.01

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**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Leslie Jones
 Address: 15895 SW 72nd Ave Suite 200. Portland, Oregon 97224
 Phone: (503) 226-1285
 Email: lesliej@cidainc.com
 Site Address: Site is currently without address.
 City: Sherwood
 Map & Tax Lot #: 2S129B - 1500
 Business Name: Morse - Sherwood Retail
 Land Use/Building Jurisdiction: City of Sherwood
 Land Use/ Building Permit # _____

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, **Sherwood**, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

This project is for the construction of a new single story 8,900 SF commercial multi-tenant retail building and associated site improvements on a property north of SW Tualatin - Sherwood Rd. between Pacific Hwy and SW Langer Farms Pkwy. The site is currently without address and additional access improvements are underway.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2022-0027
 Permit Type: SPP
 Submittal Date: _____
 Assigned To: _____
 Due Date: _____
 Fees Due: _____
 Fees Paid: _____

Approval/Inspection Conditions

(For Fire Marshal's Office Use Only)

This section is for application approval only

Ty Darby 3/15/22

Fire Marshal or Designee _____ Date _____

Conditions:

See Attached Conditions: Yes No

Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

 Final TVFR Approval Signature & Emp ID Date



www.tvfr.com

Command & Business Operations Center
and North Operating Center
11945 SW 70th Avenue
Tigard, Oregon 97223-8566
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97070-9641
503-649-8577

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PERMIT CHECKLIST

Project Name	Address and/or Legal Description	TVF&R Permit #
Morse-Sherwood Retail	2S129B - 1500	
Description of Proposed Work:	This project is for the construction of a new single story 8,900 SF commercial multi-tenant retail building and associated site improvements.	Jurisdiction: Sherwood
Bldg. Square Footage: 8,900 SF	Type of Construction: V-B	Fire Sprinklers: Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Fire Alarms: Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Bldg. Height: (Measured to gutter line or top of parapet) 18'-4" to top of roof slope	ERRC <input type="checkbox"/> MERRC <input type="checkbox"/> N/A <input type="checkbox"/>

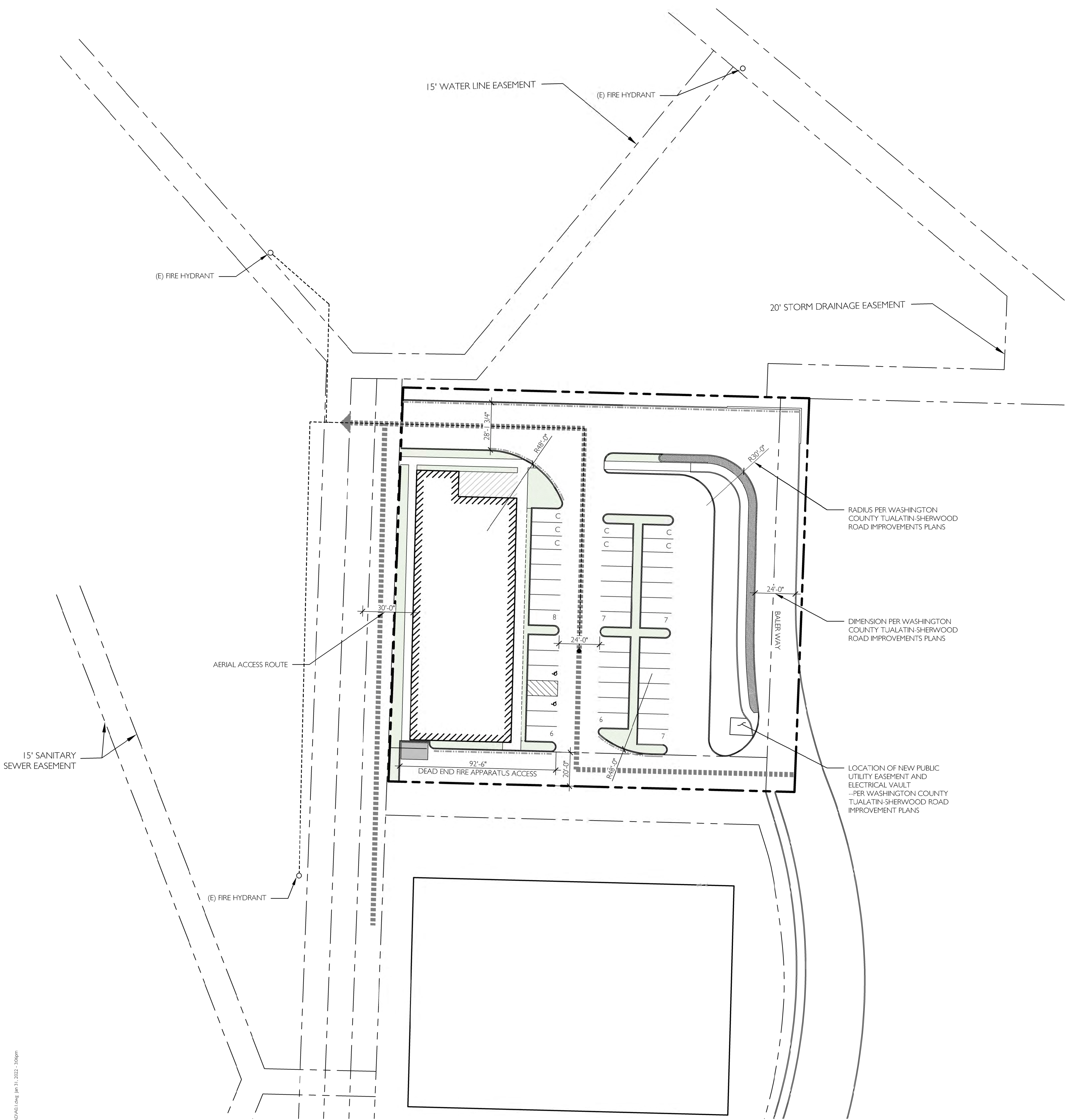
Complete checklist below if the submittal involves constructing or altering a building.

ITEM #	PROVIDED		REQUIREMENT	CODE REF
1	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Fire service plans shall consist of a site plan and elevation views of buildings. The site plan shall be labeled as FS-1. Elevation view sheets shall be FS-2, FS-3, etc.	OFC 105.4.2
2	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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)	OFC 503.1.1
3	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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 located at: http://www.tvfr.com/DocumentCenter/View/1296 .	OFC 503.2.5 & D103.1
4	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	OFC D104.2
6	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Multifamily projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system.	OFC D106
7	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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 highest roof surface shall be determined by	OFC D105.1, D105.2

ITEM #	PROVIDED		REQUIREMENT	CODE REF
			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.	
8	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.	OFC D107
9	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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.	OFC D105.3, D105.4
10	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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
11	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants and an unobstructed vertical clearance of not less than 13 feet 6 inches).	OFC 503.2.1 & D103.1
12	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	The fire district will approve access roads of 12 feet for up to three dwelling units (Group R-3) and accessory (Group U) buildings.	OFC 503.1.1
13	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
14	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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
15	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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	OFC 503.3
16	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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
17	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
18	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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
19	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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
20	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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%).	OFC D103.2
21	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Approved forest dwellings (in which the structure meets all County forest dwelling fire siting, fire retardant roof, and spark arrestor requirements) are allowed up to 20% maximum grade. Access roads greater than 20% shall be considered on a case-by-case basis. Forest dwelling access roads shall be an all-weather surface capable of supporting imposed loads of not less than 37,000 pounds gross vehicle weight and be no less than 12 feet minimum width. All other access requirements, including turnarounds shall be determined upon a heavy brush unit response capability to the individual property.	OFC 503.1.1 & D102.1.1

ITEM #	PROVIDED		REQUIREMENT	CODE REF
22	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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
23	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Intersections shall be level (maximum 5%) with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2
24	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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%.	OFC D103.2
25	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Gates securing fire apparatus roads shall comply with all of the following: <ol style="list-style-type: none"> 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. 	OFC D103.5, & 503.6
26	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Private bridges shall be designed and constructed in accordance with the State of Oregon Department of Transportation and American Association of State Highway and Transportation Officials Standards <i>Standard Specification for Highway Bridges</i> . Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Marshal.	OFC 503.2.6
27	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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
28	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Where a portion of a commercial 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
29	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Where the most remote portion of a residential structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided.	OFC 507.5.1
30	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Rural one-and-two-family dwellings, where there is no fixed and reliable water supply and there is approved access, shall not be required to provide a firefighting water supply.	OFC B103
31	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Detached U occupancies, in rural areas, that are in excess of 3,600 square feet are not required to have a water supply when they have approved fire department access.	OFC D102
32	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	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
33	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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
34	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	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

ITEM #	PROVIDED		REQUIREMENT	CODE REF
35	Y <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	<p>In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided.</p> <p>http://www.tvfr.com/DocumentCenter/View/1296.</p> <ul style="list-style-type: none"> • Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. • Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing. <p>MERRC Q&A MERRC Q&A MERRC Permit Application MERRC Permit Application</p>	OFC 510, Appendix F, & OSSC 915
36	Y <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	<p>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.knoxbox.com or contact TVF&R for assistance and instructions regarding installation and placement.</p>	OFC 506.1



LEGEND

- PROPERTY LINE
- FIRE LANE MARKING AT CURB
- FIRE ACCESS ROAD
- - - - - HYDRANT ACCESS DISTANCE



CONDITIONALLY APPROVED PLANS
(see attached letter)

APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS.

Ty Darby
Deputy Fire Marshal II

1 SITE PLAN
A0.1
1/32" = 1'-0"

FS-1

PRELIMINARY
PLAN ONLY-NOT
FOR
CONSTRUCTION

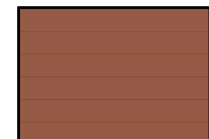


CIDA
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WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

SITE PLAN
A0.1
210230.01
© 2021 CIDA, P.C./CIDA. ALL RIGHTS RESERVED

E:\projects\210230\1 - Plans - Sherwood Retail\Current\A0.1.dwg [p. 1] 2022 - 3/29/21

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	WOOD PLANK SIDING	---	---	---	
	CMU-1	SPLIT FACE CONCRETE MASONRY	---	---	---	
	CMU-2	GROUND FACE CONCRETE MASONRY	---	---	---	

ELEVATION NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, SPECIFICATIONS AND STANDARDS SHALL MEAN AND ARE INTENDED TO BE THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- GLASS USED IN DOORS OR GLAZING LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR OR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406, IBS.

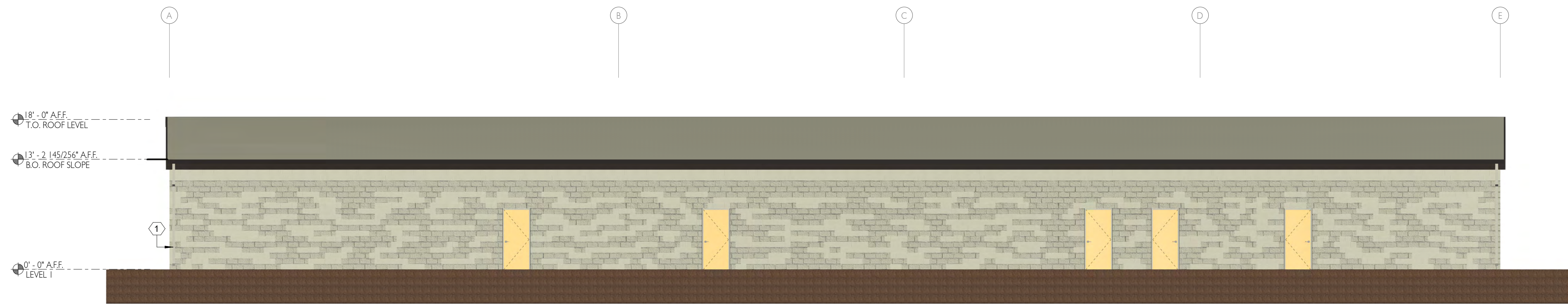
KEYNOTES

- STACKED WALL -- SEE MATERIAL LEGEND THIS SHEET FOR ADDITIONAL INFORMATION
- EXPOSED GLB
- COLUMN
- CONCRETE BASE



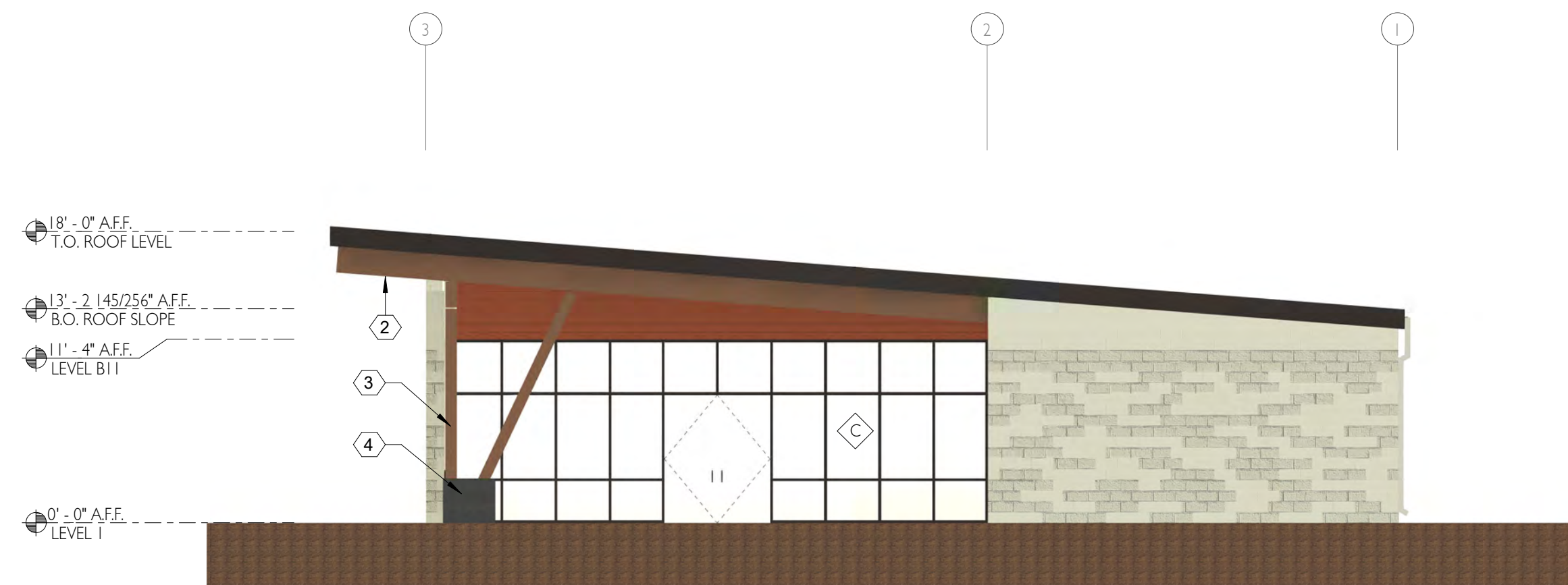
2 BUILDING ELEVATION - EAST

A2.1 1/8" = 1'-0"



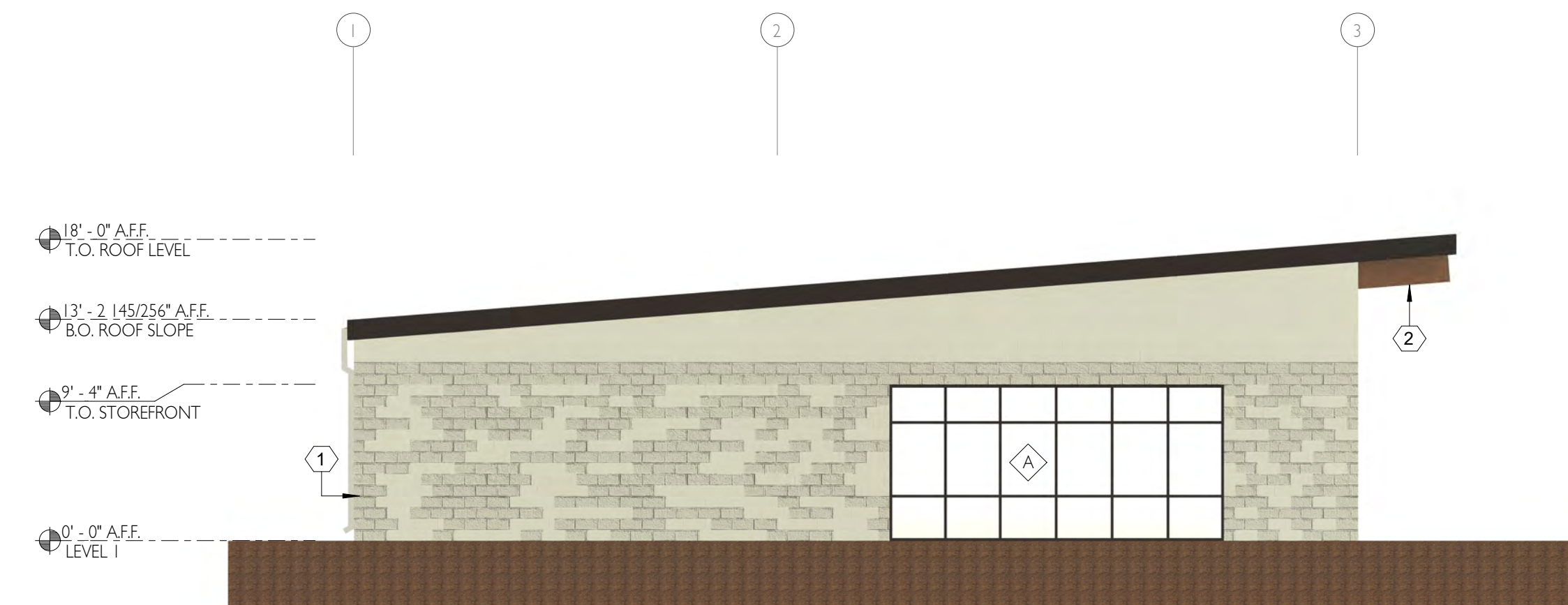
1 BUILDING ELEVATION - WEST

A2.1 1/8" = 1'-0"



3 BUILDING ELEVATION - NORTH

A2.1 1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH

A2.1 1/8" = 1'-0"

FS-2

REPORT OF GEOTECHNICAL ENGINEERING SERVICES

**Proposed Retail adjacent to Regal Cinema
Sherwood, Oregon**

**Geotech
Solutions Inc.**

February 11, 2022

GSI Project: cida-22-2-gi

February 11, 2022

cida-22-2-gi

Pacific-Sherwood
jkm@paclumber.com

cc: CIDA; leslie@cidainc.com

REPORT OF GEOTECHNICAL ENGINEERING SERVICES Proposed retail project adjacent to Regal Cinema Sherwood, OR

As authorized, this report summarizes our geotechnical engineering services for the proposed roughly 8,700 square foot retail facility to be located southeast of the Regal Cinema in Sherwood, Oregon on a paved flat parcel north of Les Schwab. We anticipate the single-story building to have building loads of up to 100 kips for columns, 5 kips per foot for walls, and 250 psf for floors, with associated on-site pavements and utilities. The purpose of our work was to investigate the soil conditions and provide geotechnical engineering recommendations for new building design. Our specific scope of work included the following:

- Provide principal-level geotechnical project management including client communications, management of field and subcontracted services, report writing, analyses, and invoicing.
- Review previous reports, geologic maps and vicinity geotechnical information as indicators of subsurface conditions.
- Complete a site reconnaissance to observe surface features relevant to geotechnical issues, such as topography, vegetation, presence and condition of springs, exposed soils and rock, and evidence of previous grading.
- Complete a “one call” public locate and a private utility locate for locatable utilities (limited to metallic or with tracer wire). As-built utilities are also requested from the owner. Un-locatable utilities are the responsibility of the owner, and our scope does not include any related utility repair.
- Explore subsurface conditions by advancing one CPT probe and two augured borings. Advance the CPT to a depth of up to 60 feet or refusal, with pore pressure dissipation testing. Advance the augers to depths of up to 15 feet or refusal, with SPT samples every 2.5 to 5 feet.
- Classify and sample materials encountered and maintain a detailed log of the explorations.
- Complete same day infiltration testing in one of the borings.
- Determine the moisture content of selected samples obtained from the explorations and complete soil classification testing, as necessary.
- Provide recommendations for earthwork including site preparation, reuse of existing fill in place or stabilized or reinstalled, seasonal material usage, compaction criteria, utility trench backfill, and the need for subsurface drainage.
- Evaluate site liquefaction potential and estimate site deformations and provide qualitative means to address unsuitable deformations if needed.
- Provide recommendations for shallow foundations including suitable soils, stabilization, bearing pressures, sliding coefficient, and a seismic site class.
- Provide recommendations for slab support, including a subgrade modulus if needed, under slab rock thickness and materials, and the need for surface stabilization.
- Provide recommendations for building retaining walls/dock walls, including lateral earth pressures,

- backfill, drainage, and foundation support.
- Provide recommendations for pavements including subgrade preparation and stabilization, and base rock and asphalt concrete and portland cement concrete thicknesses.
 - Provide a written report summarizing the results of our geotechnical evaluation.

SITE OBSERVATIONS AND CONDITIONS

Surface Conditions

The facility is located immediately north of Les Schwab and southeast of the Regal Cinema and parking north of SW Tualatin Sherwood Road in Sherwood, Oregon. The site is relatively flat and paved, with landscaping on the far west edge. The site vicinity is relatively flat, with gentle slopes less than 10 feet high to the north, and the Tualatin River roughly 1,700 feet to the northwest. The general site appearance from a recent aerial photo is shown on the attached **Site Plan**. In a 2000 aerial photo the cinema was not present, but the Les Schwab building was present and the site was paved, with no use changes since.

Subsurface Conditions

General – Subsurface conditions at the site were explored on February 2 with one CPT probe to a depth of 60 feet, and on February 8 with two borings to 10 and 25 feet. Our approximate exploration locations are shown on the attached **Site Plan**. Specific subsurface conditions observed at each exploration are described in the attached **Boring Logs** and **CPT Logs**.

In general, subsurface conditions in our explorations generally included roughly 3 inches of asphalt concrete over 10-12 inches of base rock, overlying a few feet of soft silt in turn underlain by medium dense sand layered with silt content at depth. The upper soft silt was soft with blow counts (N_{60}) of 3 in one sample and cone tip resistance less than 30 tsf with friction ratios of 3-5%, and a moisture content of 26%. The sand transitioned with some silt down to clean near 10 feet, then with trace silt to silty to roughly 22 feet where it was cleaner again (based on friction ratios of near 1%) then with varied silt content below 38 feet. Blow counts in the sand ranged from 9 to 19, with tip resistance generally 100-200 tsf where cleaner, and 50-100 tsf where more silt was present. Moisture contents in the sand ranged from 11% to 20% (with 25% in sand with some silt at shallow depths).

Site soil conditions are consistent with mapped soil deposits of fluvio-lacustrine fine sediments.

Infiltration – Open hole falling head infiltration testing was completed in B-1 at a depth of 10 feet after initial saturation. Raw results from testing indicated a stabilized rate of $0.5 \text{ in}^3/\text{hr}/\text{in}^2$. This is a raw rate not to be used in design.

Groundwater – Ground water was not observed in the borings to the 26.5-foot depth explored. Pore pressure back calculation from the CPT's indicates average ground water levels of roughly 28 feet below the ground surface. Perched ground water can exist shallower from wet season rainfall particularly within the silt and silty layers.

CONCLUSIONS AND RECOMMENDATIONS

General

Based on the results of our explorations, laboratory testing, and engineering analyses, it is our opinion that the site can be developed following the recommendations contained herein. Key geotechnical

issues include moisture sensitive soils for grading, and foundation grade beams or a reinforced slab integrated with footings to address modest liquefaction deformations. Specific geotechnical recommendations are provided in the following sections.

Conventional grading on exposed soils is best achieved in the dry season, typically late June through mid-September. Earthwork construction outside the dry season or dry conditions is feasible but will result in increased construction costs for stabilization and use of rock haul roads and working blankets. Existing pavement use could reduce this need.

Site Preparation

General - Prior to earthwork construction, the site must be prepared by removing any existing structures, utilities, fill, pavement, and topsoil from the building areas. Deeper topsoil stripping depths may be required in areas of loose organic soil typically associated with trees and shrubs in the planter area. Root balls from trees and shrubs may extend several feet and grubbing operations can cause considerable subgrade disturbance. All disturbed material must be removed to undisturbed subgrade and backfilled with structural fill. In general, roots greater than one-inch in diameter must be removed as well as areas of concentrated smaller roots where organic content exceeds 2% by dry weight.

Stabilization and Soft Areas – Soft silt is present below site base rock. After site preparation we must be contacted to evaluate the exposed subgrade. This evaluation can be done by proof rolling in dry conditions or probing during wet conditions. Soft areas will require over-excavation and backfilling with well graded, angular crushed rock compacted as structural fill, overlying a separation geosynthetic such as a Propex Geotex 801 or equivalent. Where soft soils remain after excavation to depths of roughly 12-18 inches, geogrid may also be needed over the fabric such as a Propex Gridpro BXPI2-4 (or equivalent).

Working Blankets and Haul Roads – The site pavements could be used as haul roads for as long as practical, and some increased cracking and fatigue should be expected in heavily trafficked areas due to soft subgrade and may require repair. Construction equipment must not operate directly on the soil as it is susceptible to disturbance and softening. Haul roads placed over a geosynthetic in a thickened advancing pad can be used to protect subgrades. We recommend that sound, angular, pit run or crushed basalt with no more than 6 percent passing a #200 sieve be used to construct haul roads and working blankets. Working blankets must be at least 12 inches thick, and haul roads at least 18 inches thick. These can typically be reduced to 9 and 14 inches, respectively, with the use of the preceding separation geosynthetic and geogrid. Some repair of working blankets and haul roads should be expected.

As an alternative to the methods described above, reuse of native soils may be possible by soil amendment using portland cement. Amendment requires an experienced contractor using specialty spreading and mixing equipment. Typically, in these soils 5-6% cement in one or two mixing passes is used for an amendment depth of 12 inches (a soil weight of 100pcf is typically used for the quantity calculation). However, the materials used, and quantities, can vary based on moisture and organic contents, plasticity, and required amendment depth. Organic or clayey soils may require 7% cement or more, and soils with soft wet silt under the treated zone may require deeper treatment or use of only grid and rock fill methods. That may be the case on this site in the wet season. Compaction and grading of amended soils must be completed within 4 hours of mixing, and the amended soil must be

allowed to cure for 4 days prior to trafficking. Generally, 50 percent of mixed particles should pass a No. 4 sieve and all particles should be less than 1.5 inches.

The permeability of amended soil is very low. The surface of amended soils in building and pavement areas must therefore be sloped at a minimum of 0.5 percent to prevent collection of surface water during construction. Amended soils must be removed from all landscape areas prior to planting.

The preceding rock and amendment thicknesses are the minimum recommended. Subgrade protection is the responsibility of the contractor and thicker sections may be required based on subgrade conditions during construction and type and frequency of construction equipment.

Earthwork

Fill – The on-site fine grained inorganic soils can be used for structural fill if properly moisture conditioned and free of deleterious materials. Use of the silt material will not be feasible during wet conditions. Even during dry summer conditions, the on-site silt soils may require drying by scarification and frequent mixing in thin lifts. Once moisture contents are within 3 percent of optimum (typically 13-16% for these soils), the material must be compacted to at least 92 percent relative to ASTM D1557 (modified proctor) using a tamping foot type compactor. Fill must be placed in lifts no greater than 10 inches in loose thickness. In addition to meeting density specifications, fill will also need to pass a wheel roll using a loaded dump truck, water truck, or similar size equipment.

In wet conditions, fill must be imported granular soil with less than 6 percent fines, such as clean crushed or pit run rock. This material must also be compacted to 95 percent relative to ASTM D1557.

Trenches – Utility trenches may encounter ground water seepage and caving must be expected where seepage is present. Shoring of utility trenches will be required for depths greater than 4 feet and where groundwater seepage is present. We recommend that the type and design of the shoring system be the responsibility of the contractor, who is in the best position to choose a system that fits the overall plan of operation.

Depending on the excavation depth and amount of groundwater seepage, dewatering may be necessary for construction of underground utilities. Flow rates for dewatering are likely to vary depending on location, soil type, and the season during which the excavation occurs. The dewatering systems, if necessary, must be capable of adapting to variable flows.

Pipe bedding must be installed in accordance with the pipe manufacturers' recommendations. If groundwater is present in the base of the utility trench excavation, we recommend overexcavating the trench by 12 to 18 inches and placing trench stabilization material in the base. Trench stabilization material must consist of well-graded, crushed rock or crushed gravel with a maximum particle size of 4 inches and be free of deleterious materials. The percent passing the U.S. Standard No. 200 Sieve must be less than 5 percent by weight when tested in accordance with ASTM C 117.

Trench backfill above the pipe zone must consist of well graded, angular crushed rock or sand fill with no more than 7 percent passing a #200 sieve. Trench backfill must be compacted to 92 percent relative to ASTM D-1557, and construction of hard surfaces, such as sidewalks or pavement, must not occur within one week of backfilling.

Seismic Design

General - In accordance with the International Building Code (IBC) as adapted by State of Oregon Structural Specialty Code (SOSSC) and based on our explorations and experience in the site vicinity, the subject project is Class F, but for this low-rise structure can be evaluated using the parameters associated with Site Class D.

Liquefaction - Liquefaction occurs in loose, saturated, granular soils. Strong shaking, such as that experienced during earthquakes, causes the densification and the subsequent settlement of these soils. Our CPT based analyses indicates that an overall liquefaction induced settlement on the site is roughly 3-4 inches, with lateral spreading less than 2 inches due to the distance to an unrestrained saturated free face or slope. Deformations are expected primarily from strain associated with sandy layers at depths below 28 feet. The soils above this will mask settlement and spreading, and differential settlement is expected to be less than 2 inches in 100 feet. Given the settlement distribution, unsaturated surface soils, and the local ground conditions lacking a nearby free face to a river or lake, there is a moderate risk of liquefaction related building damage to conventional systems.

Shallow Foundations

Due to the preceding liquefaction deformations, we recommend continuous perimeter footings and grade beams connecting any interior footings, or reinforced slabs integrated with footings. These footings should be supported on native medium stiff silt or medium dense sand, with soft silt removed, and embedment of at least 18 inches below the lowest adjacent, exterior grade. Such footings can be designed for an allowable net bearing pressure of 3,000 psf. The preceding bearing pressure can be increased to 5,000 psf for temporary wind and seismic loads. Resistance to lateral loads can be obtained by a passive equivalent fluid pressure of 350 pcf against suitable footings, ignoring the top 12 inches of embedment, and by a footing base friction coefficient of 0.35. These include a factor of safety of 1.5 to limit deflection. Connecting grade beams should be designed to free span 2 feet and tolerate the tensional forces equal to the base friction of the connected footings.

Continuous footings must be no less than 18 inches wide, and pad footings must be no less than 24 inches wide. Properly founded footings are expected to statically settle less than a total of 1 inch, with less than 1/2 inch differentially.

If footing construction is to occur in wet conditions, a few inches of crushed rock must be placed at the base of footings to reduce subgrade disturbance and softening during construction.

Slabs

Floor slab loads up to 250 psf are expected to induce less than one inch of settlement if based on the working pads described herein which includes a minimum of 12 inches of clean, angular crushed rock with no more than 5 percent passing a #200 sieve. Only in dry late summer conditions, where slabs are placed before rainfall and any subgrade softening, and where no rubber-tired traffic is allowed, would 6 inches of crushed rock be suitable. Regardless, a separation geosynthetic such as a Propex Geotex 801 is required under the rock. Prior to slab rock placement the subgrade will need to be evaluated by us by probing or observing wheel rolling using a loaded dump truck or equivalent wheel load. Underslab rock must be compacted to 92 percent compaction relative to ASTM D1557 and must pass the wheel roll. In addition, any areas contaminated with fines must be removed and replaced with clean rock. If the base rock is saturated or trapping water, this water must be removed prior to slab placement.

Some flooring manufacturers require specific slab moisture levels and/or vapor barriers to validate the warranties on their products. A properly installed and protected vapor flow retardant can reduce slab moistures. If moisture sensitive floor coverings or operations are planned, we recommend a vapor barrier be used. Typically, a reinforced product or thicker product (such as a 10-15 mil STEGO wrap or equivalent) can be used. Experienced contractors using special concrete mix design and placement have been successful placing concrete directly over the vapor barrier which overlies the rock. This avoids the issue of water trapped in the rock between the slab and vapor barrier, which otherwise requires removal. In either case, slab moisture should be tested/monitored until it meets floor covering manufacturer's recommendations.

Infiltration

Design - Based on the results of our testing and analyses, infiltration rates in the silt are very low, in the sand are low, and the sand is confined by silty soils. Also, adding storm water to the sand could exacerbate liquefaction. Therefore, infiltration systems are not recommended.

Drainage

General - We recommend installing perimeter foundation drains around all exterior foundations. The surface around building perimeters must be sloped to drain away from the buildings.

Foundation Drains - Foundation drains must consist of a two-foot-wide zone of drain rock encompassing a 4-inch diameter perforated pipe, all enclosed with a non-woven filter fabric. The drain rock must have no more than 2 percent passing a #200 sieve and must extend to within one foot of the ground surface. The geosynthetic must be a Propex Geotex 601 or equivalent. Alternatively, an Amerdrain 500 could be used against the footings and around the drain-pipe. In either case, one foot of low permeability soil (such as the on-site silt) must be placed over the fabric at the top of the drain to isolate the drain from surface runoff.

Pavement

Asphalt Concrete – At the time of this report we did not have specific information regarding the type and frequency of expected traffic. We therefore developed asphalt concrete pavement thicknesses for areas exposed to passenger vehicles only and areas exposed to up to five 3 to 5-axle trucks per day based on a 20-year design life. Traffic volumes can be revised if specific data is available.

Our pavement analyses are based on AASHTO methods and subgrade of structural fill or undisturbed medium stiff or better silt having a resilient modulus of 6,000 psi and prepared as recommended herein. We have also assumed that roadway construction will be completed during an extended period of dry weather. The results of our analyses based on these parameters are provided in the table below.

<u>Traffic</u>	<u>AC (inches)</u>	<u>CR (inches)</u>
Passenger Vehicle Only	3	6
Up to 5 Trucks/Day (37k 18k ESALs)	3	9

The thicknesses listed in the preceding table are the minimum acceptable for construction during an extended period of dry weather. Increased rock thicknesses will be required for construction during wet conditions. Crushed rock must conform to ODOT base rock standards and have less than 6 percent passing the #200 sieve. Asphalt concrete must be compacted to a minimum of 91 percent of a Rice Density.

Portland Cement Concrete - We developed PCC pavement thicknesses at the site for the assumed one-way traffic levels as shown in the table below. Each of these sections is based on AASHTO methods with no reduction for wander and a composite modulus of subgrade reaction of 350 pci (AASHTO Figure 3.3 with $M_r = 6,000$ psi and 6 inches crushed rock base). Other parameters include 3,000 psi compressive strength portland cement concrete (PCC), and plain jointed concrete **without** load transfer devices or tied concrete shoulders. PCC pavements over trench backfill should not be placed within one week of fill installation unless survey data indicates that settlement of the backfill is complete.

Traffic	18k ESALS	PCC (inches)	CRB (inches)
Up to 5 Trucks Per Day	37,000	6	6

Sidewalks should be supported on at least 4 inches of base rock placed over medium stiff or better undisturbed native silt subgrade or structural fill based on native soils.

Subgrade Preparation - The pavement subgrade must be prepared in accordance with the **Earthwork and Site Preparation** recommendations presented in this report. All pavement subgrades must pass a proof roll prior to paving. Soft areas must be repaired by over-excavating the areas and installing a stabilization geosynthetic. Well graded, angular crushed rock backfill compacted as structural fill must be used to bring the aforementioned areas to-grade. For stabilization geosynthetics we recommend a Propex Geotex 801 for separation overlying a suitable punched and drawn biaxial geogrid such as a Propex Gridpro BXPI2-4 (or equivalent).

LIMITATIONS AND OBSERVATION DURING CONSTRUCTION

We have prepared this report for use by Pacific Sherwood and the design and construction teams for this project only. The information herein could be used for bidding or estimating purposes but must not be construed as a warranty of subsurface conditions. We have made observations only at the aforementioned locations and only to the stated depths. These observations do not reflect soil types, strata thicknesses, water levels or seepage that may exist between observations. We must be consulted to observe all foundation bearing surfaces, subgrade stabilization, proof rolling of slab and pavement subgrades, installation of structural fill, subsurface drainage, and cut and fill slopes. We must be consulted to review final design and specifications in order to see that our recommendations are suitably followed. If any changes are made to the anticipated locations, loads, configurations, or construction timing, our recommendations may not be applicable, and we must be consulted. The preceding recommendations must be considered preliminary, as actual soil conditions may vary. In order for our recommendations to be final, we must be retained to observe actual subsurface conditions encountered. Our observations will allow us to interpret actual conditions and adapt our recommendations if needed.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty, expressed or implied, is given.



We appreciate the opportunity to work with you on this project and look forward to our continued involvement. Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Rondema', followed by a long horizontal line extending to the right.

Don Rondema, MS, PE, GE
Principal



Attachments –

Site Plan, Guidelines for Classification of Soil, Boring Logs, CPT Log, Moisture Contents



NOT TO SCALE

BASE PHOTO FROM GOOGLE EARTH

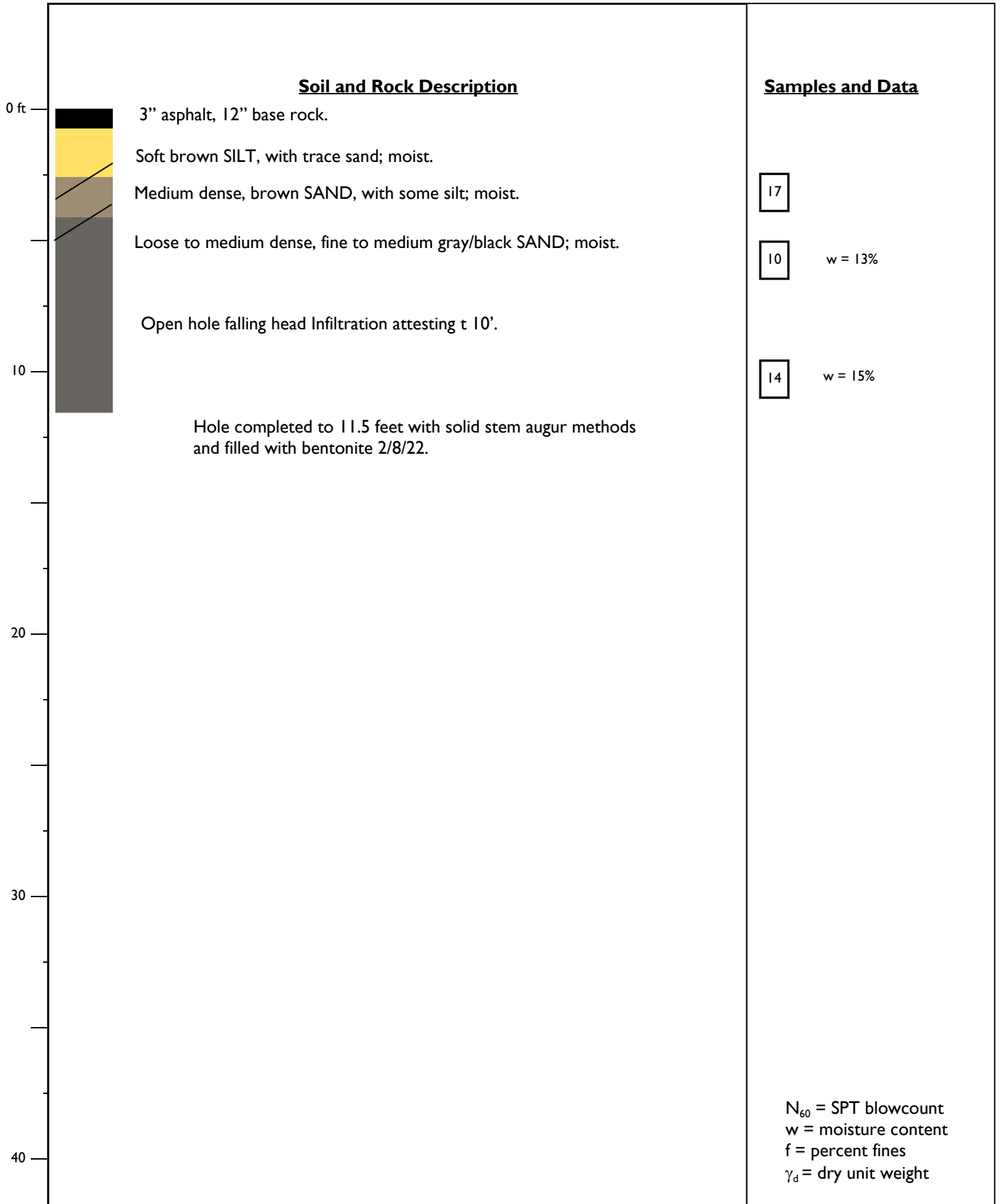
GUIDELINES FOR CLASSIFICATION OF SOIL

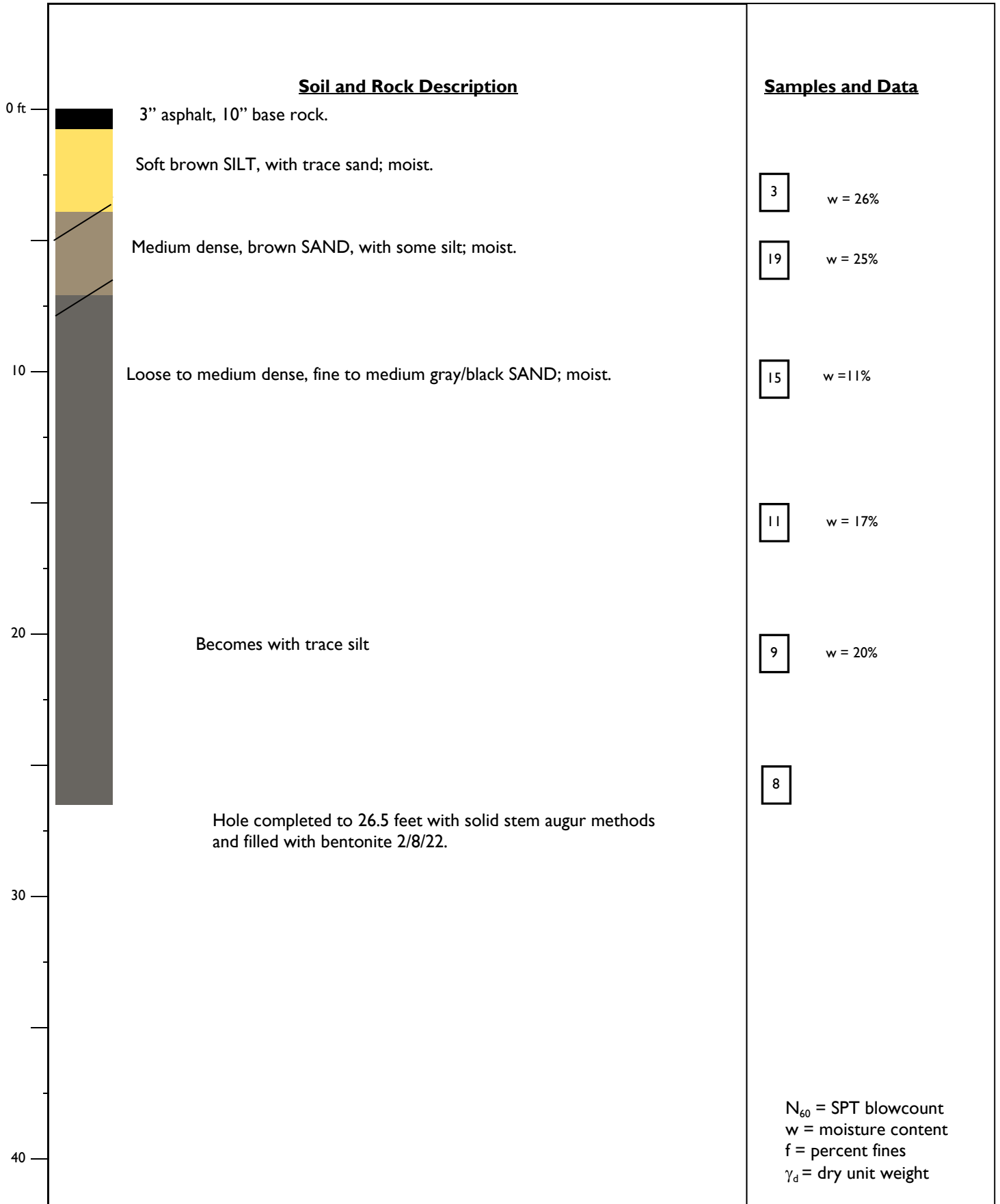
Description of Relative Density for Granular Soil	
Relative Density	Standard Penetration Resistance (N-values) blows per foot
very loose	0 - 4
loose	4 - 10
medium dense	10 - 30
dense	30 - 50
very dense	over 50

Description of Consistency for Fine-Grained (Cohesive) Soils		
Consistency	Standard Penetration Resistance (N-values) blows per foot	Torvane Undrained Shear Strength, tsf
very soft	0 - 2	less than 0.125
soft	2 - 4	0.125 - 0.25
medium stiff	4 - 8	0.25 - 0.50
stiff	8 - 15	0.50 - 1.0
very stiff	15 - 30	1.0 - 2.0
hard	over 30	over 2.0

Grain-Size Classification	
Description	Size
Boulders	12 - 36 in.
Cobbles	3 - 12 in.
Gravel	1/4 - 3/4 in. (fine) 3/4 - 3 in. (coarse)
Sand	No. 200 - No. 40 Sieve (fine) No. 40 - No. 10 sieve (medium) No. 10 - No. 4 sieve (coarse)
Silt/Clay	Pass No. 200 sieve

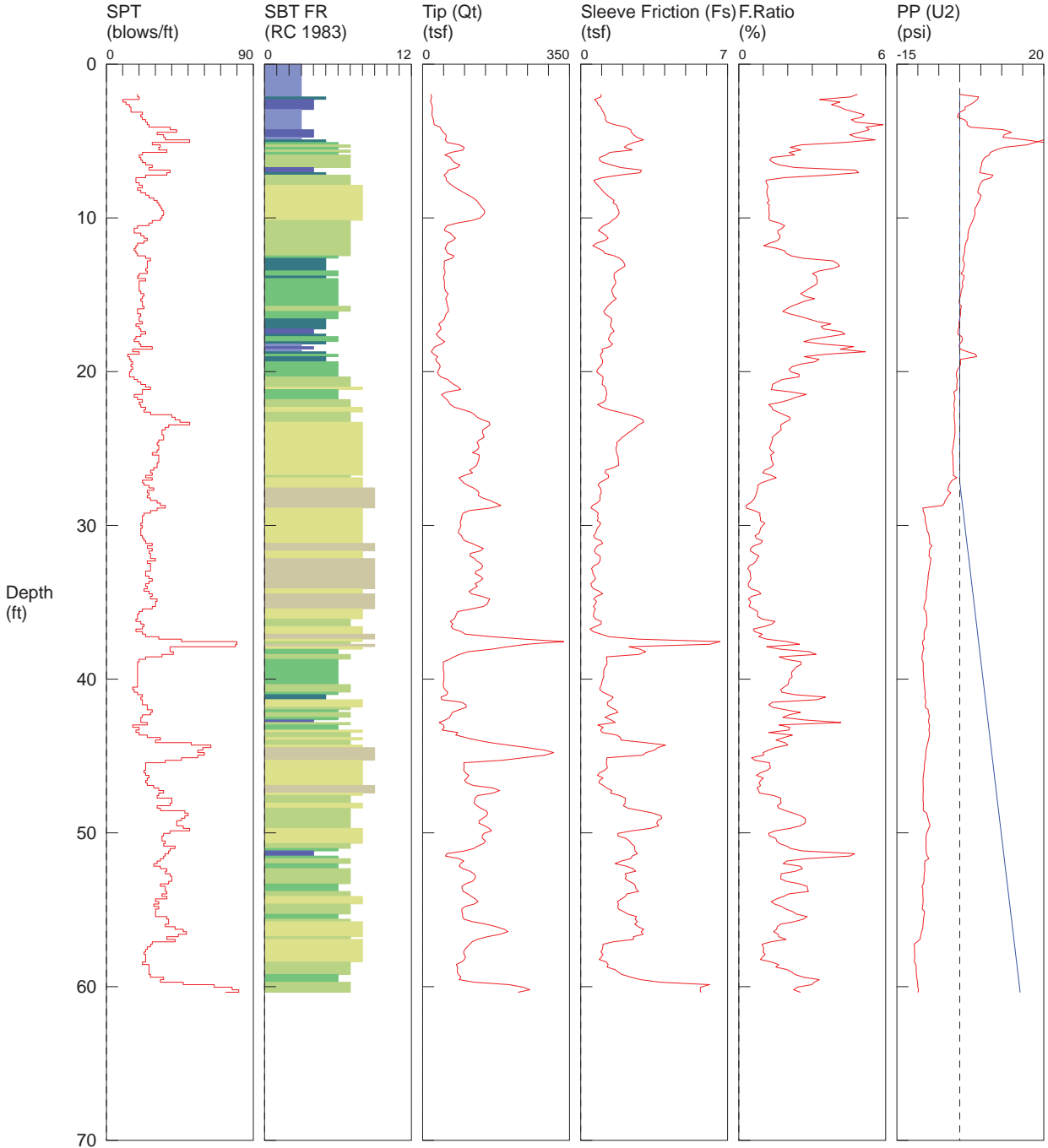
Modifier for Subclassification	
Adjective	Percentage of Other Material In Total Sample
Clean/Occasional	0 - 2
Trace	2 - 10
Some	10 - 30
Sandy, Silty, Clayey, etc.	30 - 50





Geotech Solutions / CPT-1 / 15905 SW Tualitan Sherwood Hwy Sherwood

OPERATOR: OGE BAK
 CONE ID: DDG1532
 HOLE NUMBER: CPT1
 TEST DATE: 2/2/2022 9:20:19 AM
 TOTAL DEPTH: 60.367 ft



- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> ■ 1 sensitive fine grained ■ 2 organic material ■ 3 clay | <ul style="list-style-type: none"> ■ 4 silty clay to clay ■ 5 clayey silt to silty clay ■ 6 sandy silt to clayey silt | <ul style="list-style-type: none"> ■ 7 silty sand to sandy silt ■ 8 sand to silty sand ■ 9 sand | <ul style="list-style-type: none"> ■ 10 gravelly sand to sand ■ 11 very stiff fine grained (*) ■ 12 sand to clayey sand (*) |
|---|---|--|--|

*SBT/SPT CORRELATION: UBC-1983

Exploration	Depth, ft	Moisture Content
B-1	5.0	13%
B-1	10.0	15%
B-2	2.5	26%
B-2	5.0	25%
B-2	10.0	11%
B-2	15.0	17%
B-2	20.0	20%

Design Modification Request for Sanitary Lateral Over 100 LF Through Easement

File: LU 2022-018 SP Morse Retail Date: July 18, 2022

To: Bob Galati, P.E. – City Engineer

Through: Craig Christensen, P.E. – City Project Manager

From: Craig Harris, P.E. – Design Engineer

Location of Requested Design Modification

The proposed sanitary lateral and easement are located at the southwest corner of the proposed development property in Sherwood. The property is located along SW Baler Way, north of the intersection with SW Tualatin-Sherwood Road. The Tax Lot ID is 2S129B001500. The proposed sanitary line and easement are through the neighboring property to the west, Tax Lot 1100, because this is the closest public sanitary main to the subject property.

Current Standards

Section 5.09.3.b of the Clean Water Services Design & Construction Standards states “When allowed by the local Building Official, laterals may cross a single adjoining property if the following criteria are met: ... (5) The portion of the lateral crossing the adjoining parcel is less than 100 feet long.”

Design Modification Being Requested

I am requesting that a 121 LF sanitary lateral be installed for the subject property within a 10' wide easement, which is longer than the 100 LF maximum length.

Existing Conditions

The site is located on SW Baler Way and there is currently no sanitary main within the public right of way. The nearest existing sanitary main is located within a public easement on the neighboring property to the west (TL 1100). There is no existing public sanitary main within 100' of the subject property and no feasible location for the public sanitary gravity main to be extended to the site.

Result of Meeting Standards

It is not possible to meet the 100 LF maximum standard as there are no existing public sanitary mains within a 100' radius of the property and no feasible location for the public sanitary main to be extended. All other CWS standards will be met with this proposed sanitary lateral connection.

Proposed Design Modification

The proposed sanitary lateral will be approximately 121 LF, which is the shortest possible lateral connection distance between the property and existing public sanitary main. The lateral will be located within a proposed 10' wide private sanitary easement.

Reason Why Design Request Should be Approved

Due to the location of the nearest public sanitary main and lack of feasibility for the public main to be extended through public right of way, a lateral approximately 121 LF in length is the best solution to provide sanitary service for the subject property.



Craig Harris, P.E. - Design Engineer



Date

Craig Christensen, P.E. - City Project Manager

Date

- Approved
- Approved with Conditions (conditions below or on attached sheet)
- Denied

Bob Galati, P.E. - City Engineer

Date

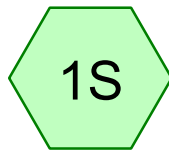
MEMORANDUM

DATE: 07/15/2022
BY: Craig Harris, PE
SUBJECT: Stormwater Utility Narrative
PROJECT: Morse Retail – Sherwood, OR
PROJECT NO.: A22033.10

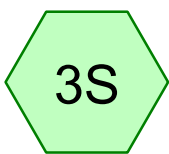
This memorandum is to outline the stormwater requirements for the Morse Retail project located off SW Baler Way north of SW Tualatin-Sherwood Rd in Sherwood, Oregon. The project consists of the construction of a single-story 8,300 SF commercial building with associated parking, vehicle and pedestrian circulation. The site is 44,727 SF in size and is mostly impervious asphalt. The existing site has 43,924 SF of impervious and 803 SF of pervious area. Post construction, 29,726 SF will be modified impervious, 8,860 SF of existing impervious area will be removed, and 5,265 SF of impervious area will remain. The total impervious area post construction is 34,991 SF with 9,736 SF of pervious area. Of the pervious area, 2,053 SF will be pervious pavement. This project reduces the amount of impervious area on site. Per CWS standards R&O 19-22, this project is categorized as medium-sized and in the Developed class. The receiving body of water is Chicken Creek which is a Low Risk. This project therefore is Category 2 and Peak-Flow Matching Hydraulic Design Criteria applies. Per the Geotechnical Report dated February 11, 2022, this site has infiltration rates below 0.5 in/hr and therefore infiltration is not recommended. Runoff from the parking lot will be directed to a flow-through planter for treatment, before being detained in a 36"Ø CMP detention facility. Runoff from the building roof will be conveyed to a water quality manhole for pretreatment, then routed to a Contech Stormfilter for treatment before being detained in the same 36"Ø CMP detention facility. Discharge from the detention pipe will be routed to the existing stormwater facility to the North of the site and be controlled by a flow control manhole which limits the post-development discharge rates to ½ of the 2-year pre-developed storm, and less than the pre-developed discharge rates for all other storm frequencies as outlined in Chapter 4 of the CWS Standards. The existing stormwater facility serves the surrounding complex, including the subject site in the pre-developed condition. Onsite conveyance pipes will be designed to capture the flows from the 25-year design storm per CWS Standards. A comprehensive stormwater report will be included in the next submittal.



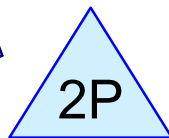
EXPIRES: 6/30/2023



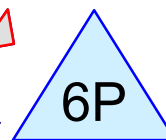
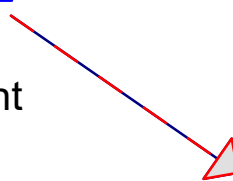
PreDeveloped



Post-Dev Area to
Planter



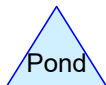
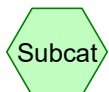
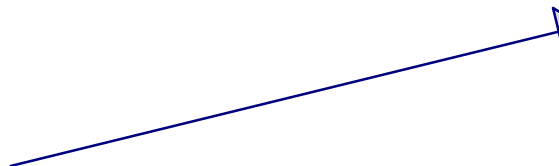
Treatment



Detention



Post-Dev Roof Area to
SFMH



Routing Diagram for 22033.10 Morse Retail
Prepared by {enter your company name here}, Printed 7/19/2022
HydroCAD® 10.00-26 s/n 01638 © 2020 HydroCAD Software Solutions LLC

22033.10 Morse Retail

Type IA 24-hr 2yr Rainfall=2.50"

Prepared by {enter your company name here}

Printed 7/19/2022

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Page 2

Time span=1.00-72.00 hrs, dt=0.05 hrs, 1421 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PreDeveloped Runoff Area=44,727 sf 11.77% Impervious Runoff Depth=0.79"
Flow Length=255' Slope=0.0100 '/' Tc=3.8 min CN=78 Runoff=0.16 cfs 0.067 af

Subcatchment3S: Post-Dev Area to Runoff Area=36,427 sf 20.09% Impervious Runoff Depth=0.84"
Tc=5.0 min CN=79 Runoff=0.14 cfs 0.058 af

Subcatchment8S: Post-Dev Roof Area to Runoff Area=8,300 sf 0.00% Impervious Runoff Depth=0.65"
Tc=5.0 min CN=75 Runoff=0.02 cfs 0.010 af

Pond 2P: Treatment Peak Elev=7.06' Storage=98 cf Inflow=0.14 cfs 0.058 af
Primary=0.07 cfs 0.058 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.058 af

Pond 6P: Detention Peak Elev=2.51' Storage=319 cf Inflow=0.09 cfs 0.069 af
Outflow=0.06 cfs 0.069 af

Total Runoff Area = 2.054 ac Runoff Volume = 0.136 af Average Runoff Depth = 0.80"
85.93% Pervious = 1.765 ac 14.07% Impervious = 0.289 ac

22033.10 Morse Retail

Prepared by {enter your company name here}

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Type IA 24-hr 2yr Rainfall=2.50"

Printed 7/19/2022

Page 3

Summary for Subcatchment 1S: PreDeveloped

Runoff = 0.16 cfs @ 7.98 hrs, Volume= 0.067 af, Depth= 0.79"

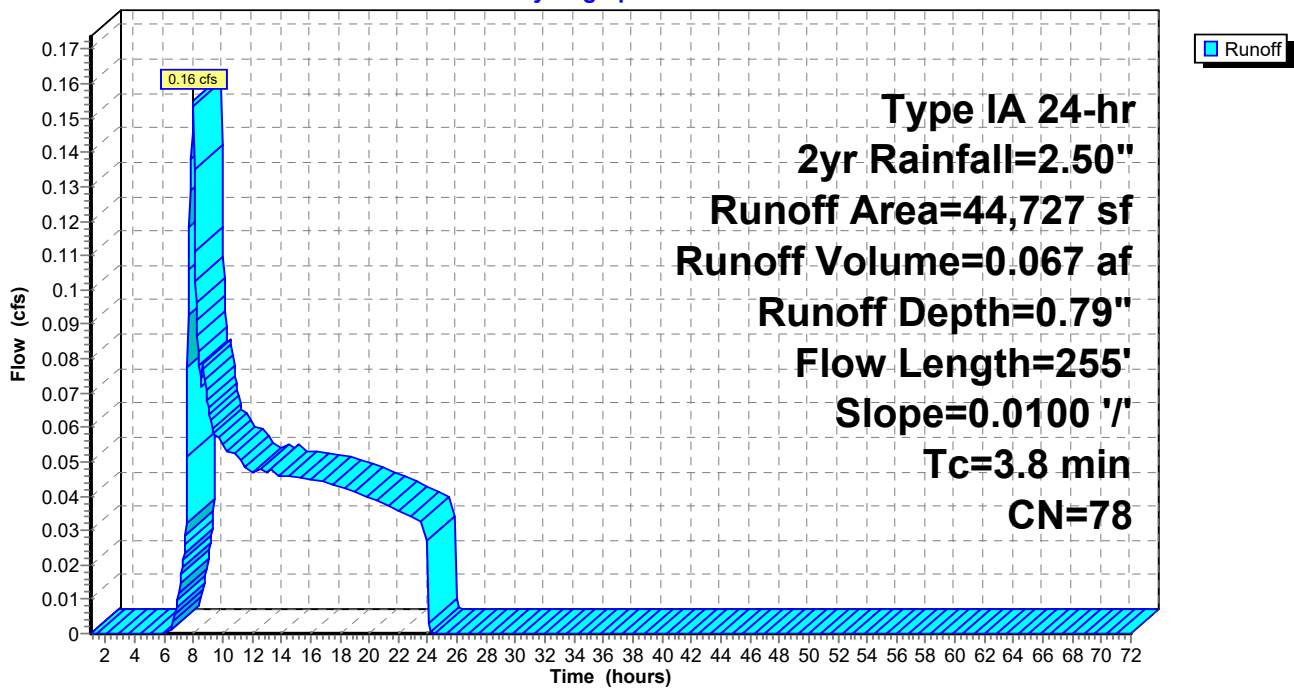
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2yr Rainfall=2.50"

	Area (sf)	CN	Description
*	38,659	75	Paved parking, HSG C
	803	86	<50% Grass cover, Poor, HSG C
	5,265	98	Paved parking, HSG C
	44,727	78	Weighted Average
	39,462		88.23% Pervious Area
	5,265		11.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	255	0.0100	1.11		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment 1S: PreDeveloped

Hydrograph



Summary for Subcatchment 3S: Post-Dev Area to Planter

Runoff = 0.14 cfs @ 7.99 hrs, Volume= 0.058 af, Depth= 0.84"

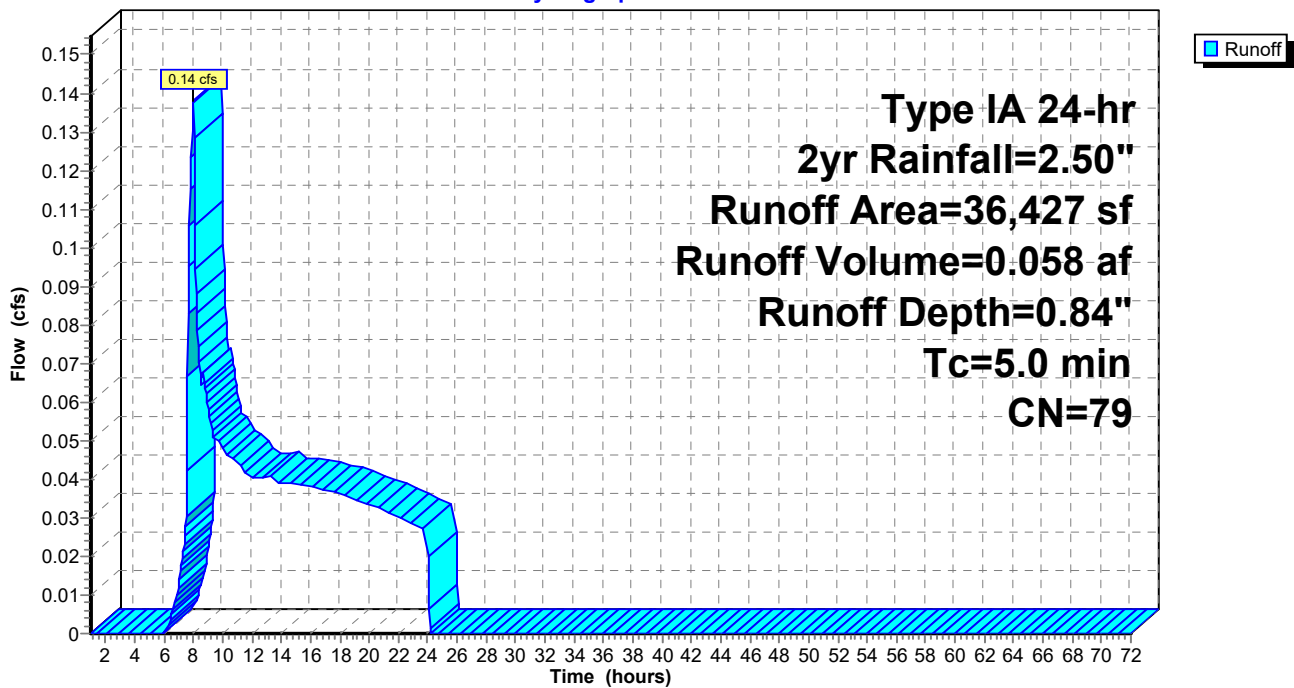
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2yr Rainfall=2.50"

	Area (sf)	CN	Description
*	21,426	75	Modified Impervious
	7,683	74	>75% Grass cover, Good, HSG C
*	5,265	98	Existing Impervious
*	2,053	98	Pervious area
	36,427	79	Weighted Average
	29,109		79.91% Pervious Area
	7,318		20.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: Post-Dev Area to Planter

Hydrograph



Summary for Subcatchment 8S: Post-Dev Roof Area to SFMH

Runoff = 0.02 cfs @ 8.00 hrs, Volume= 0.010 af, Depth= 0.65"

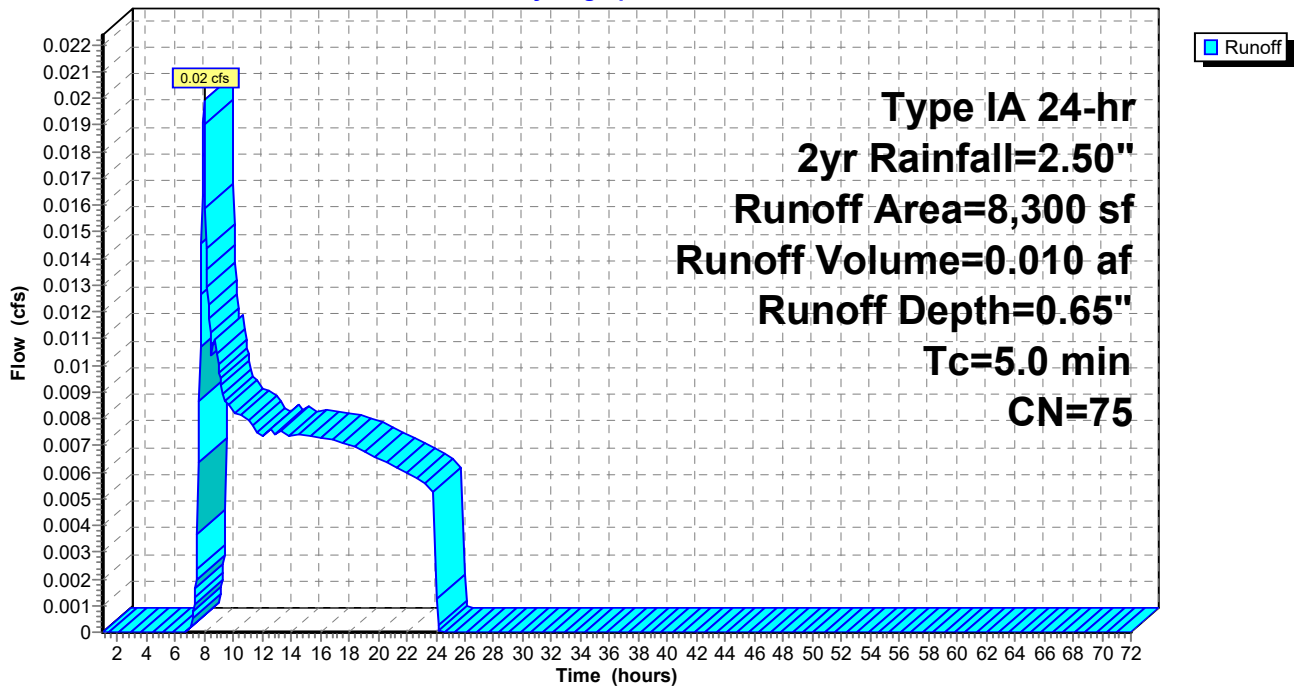
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
* 8,300	75	Modified Impervious
8,300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 8S: Post-Dev Roof Area to SFMH

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 2yr Rainfall=2.50"

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Summary for Pond 2P: Treatment

Inflow Area = 0.836 ac, 20.09% Impervious, Inflow Depth = 0.84" for 2yr event
 Inflow = 0.14 cfs @ 7.99 hrs, Volume= 0.058 af
 Outflow = 0.07 cfs @ 7.70 hrs, Volume= 0.058 af, Atten= 47%, Lag= 0.0 min
 Primary = 0.07 cfs @ 7.70 hrs, Volume= 0.058 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 7.06' @ 8.36 hrs Surf.Area= 1,594 sf Storage= 98 cf

Plug-Flow detention time= 6.2 min calculated for 0.058 af (100% of inflow)
 Center-of-Mass det. time= 6.2 min (864.3 - 858.1)

Volume	Invert	Avail.Storage	Storage Description
#1	7.00'	1,594 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
7.00	1,594	0	0
8.00	1,594	1,594	1,594

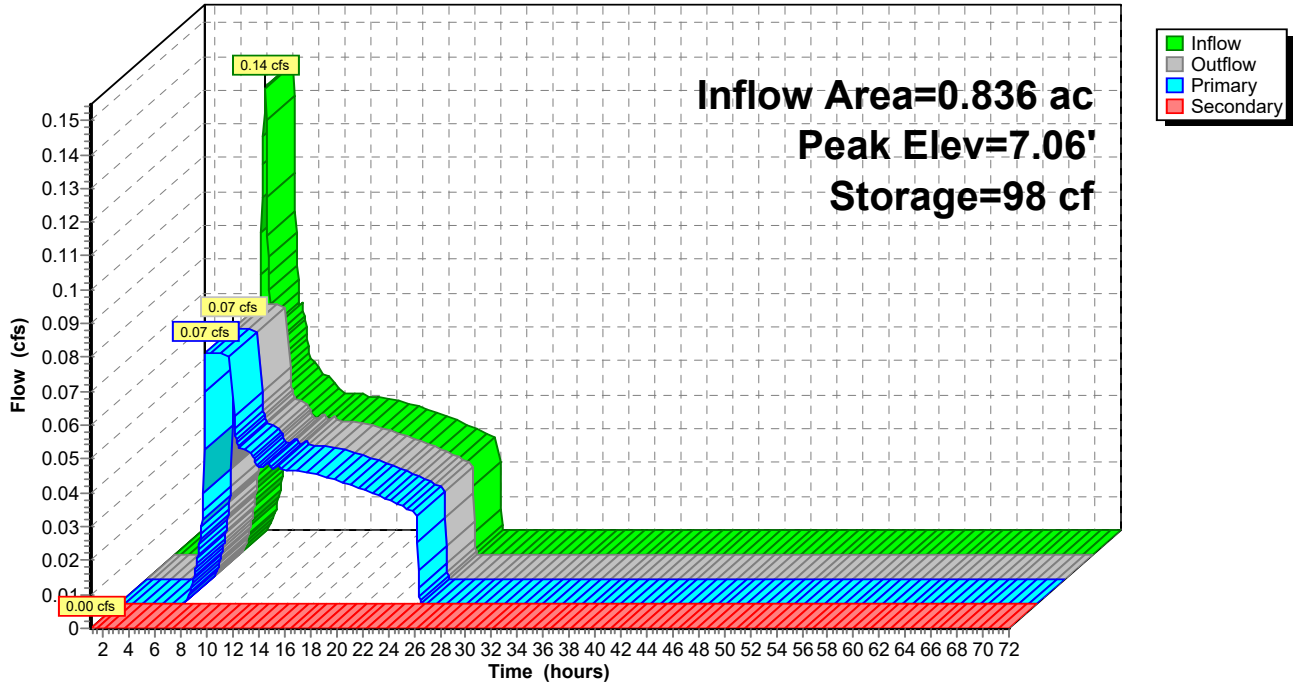
Device	Routing	Invert	Outlet Devices
#1	Primary	7.00'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	7.50'	18.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.07 cfs @ 7.70 hrs HW=7.01' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=7.00' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

Pond 2P: Treatment

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 2yr Rainfall=2.50"

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Summary for Pond 6P: Detention

Inflow Area = 1.027 ac, 16.36% Impervious, Inflow Depth = 0.80" for 2yr event
 Inflow = 0.09 cfs @ 8.00 hrs, Volume= 0.069 af
 Outflow = 0.06 cfs @ 9.96 hrs, Volume= 0.069 af, Atten= 36%, Lag= 117.8 min
 Primary = 0.06 cfs @ 9.96 hrs, Volume= 0.069 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 2.51' @ 9.96 hrs Surf.Area= 122 sf Storage= 319 cf

Plug-Flow detention time= 65.1 min calculated for 0.069 af (100% of inflow)
 Center-of-Mass det. time= 65.1 min (933.5 - 868.4)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	368 cf	36.0" Round Pipe Storage L= 52.0' S= 0.0030 '/

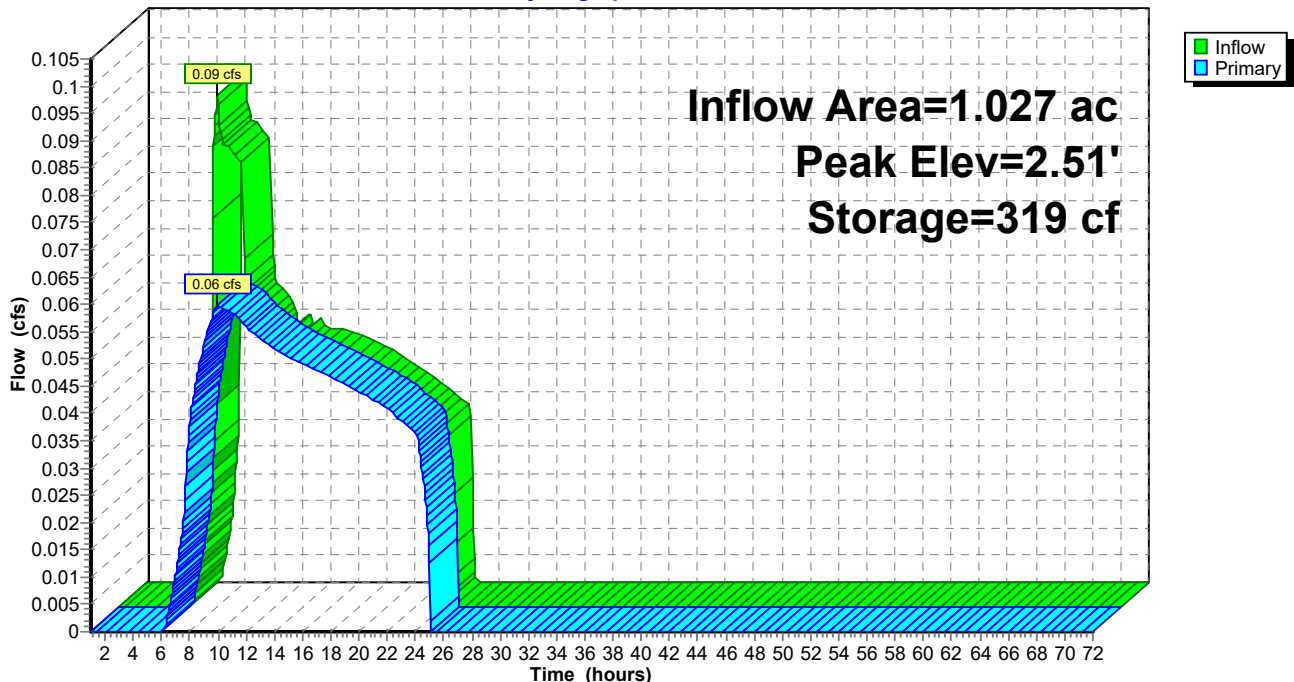
Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	1.2" Horiz. 2-yr C= 0.600 Limited to weir flow at low heads
#2	Primary	2.51'	8.0" Vert. 5-, 10-, 25-yr C= 0.600
#3	Primary	4.00'	12.0" Horiz. overflow C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.06 cfs @ 9.96 hrs HW=2.51' (Free Discharge)

- 1=2-yr (Orifice Controls 0.06 cfs @ 7.62 fps)
- 2=5-, 10-, 25-yr (Controls 0.00 cfs)
- 3=overflow (Controls 0.00 cfs)

Pond 6P: Detention

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 5yr Rainfall=3.10"

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Time span=1.00-72.00 hrs, dt=0.05 hrs, 1421 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PreDeveloped Runoff Area=44,727 sf 11.77% Impervious Runoff Depth=1.20"
Flow Length=255' Slope=0.0100 '/' Tc=3.8 min CN=78 Runoff=0.27 cfs 0.103 af

Subcatchment3S: Post-Dev Area to Runoff Area=36,427 sf 20.09% Impervious Runoff Depth=1.26"
Tc=5.0 min CN=79 Runoff=0.23 cfs 0.088 af

Subcatchment8S: Post-Dev Roof Area to Runoff Area=8,300 sf 0.00% Impervious Runoff Depth=1.03"
Tc=5.0 min CN=75 Runoff=0.04 cfs 0.016 af

Pond 2P: Treatment Peak Elev=7.25' Storage=393 cf Inflow=0.23 cfs 0.088 af
Primary=0.07 cfs 0.088 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.088 af

Pond 6P: Detention Peak Elev=2.60' Storage=329 cf Inflow=0.11 cfs 0.104 af
Outflow=0.09 cfs 0.104 af

Total Runoff Area = 2.054 ac Runoff Volume = 0.207 af Average Runoff Depth = 1.21"
85.93% Pervious = 1.765 ac 14.07% Impervious = 0.289 ac

22033.10 Morse Retail

Type IA 24-hr 5yr Rainfall=3.10"

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Summary for Subcatchment 1S: PreDeveloped

Runoff = 0.27 cfs @ 7.98 hrs, Volume= 0.103 af, Depth= 1.20"

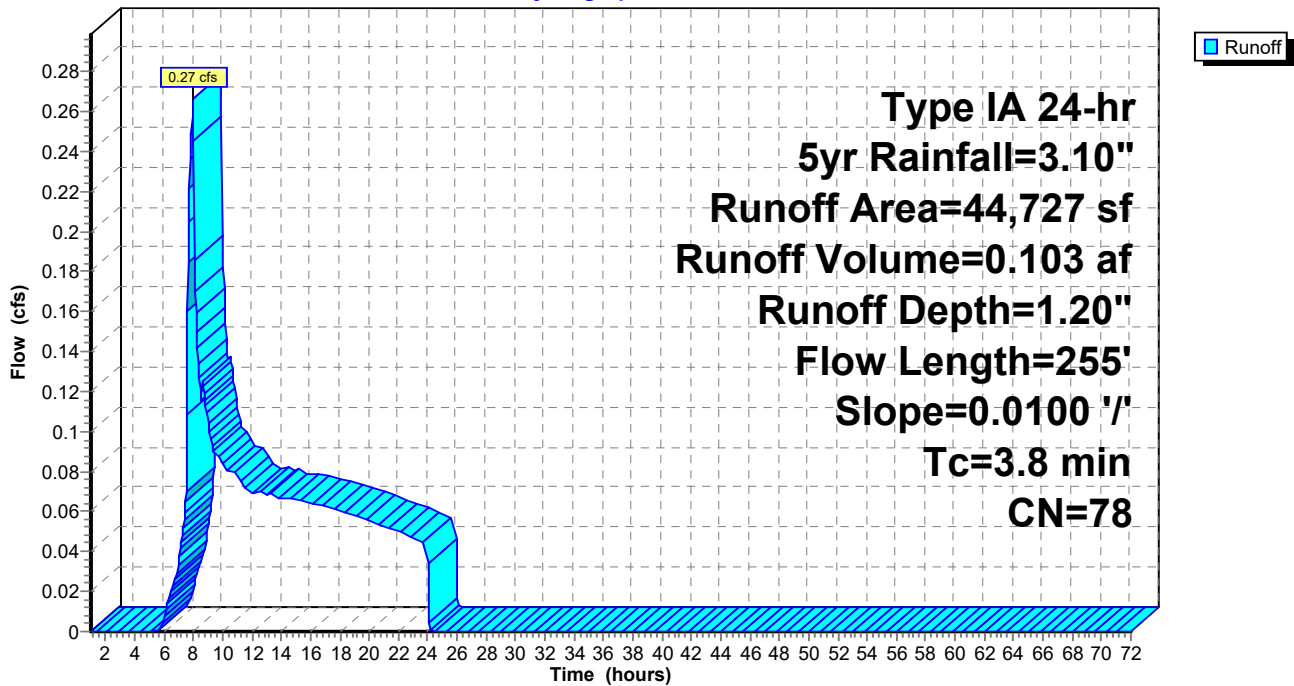
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5yr Rainfall=3.10"

	Area (sf)	CN	Description
*	38,659	75	Paved parking, HSG C
	803	86	<50% Grass cover, Poor, HSG C
	5,265	98	Paved parking, HSG C
	44,727	78	Weighted Average
	39,462		88.23% Pervious Area
	5,265		11.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	255	0.0100	1.11		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment 1S: PreDeveloped

Hydrograph



Summary for Subcatchment 3S: Post-Dev Area to Planter

Runoff = 0.23 cfs @ 7.98 hrs, Volume= 0.088 af, Depth= 1.26"

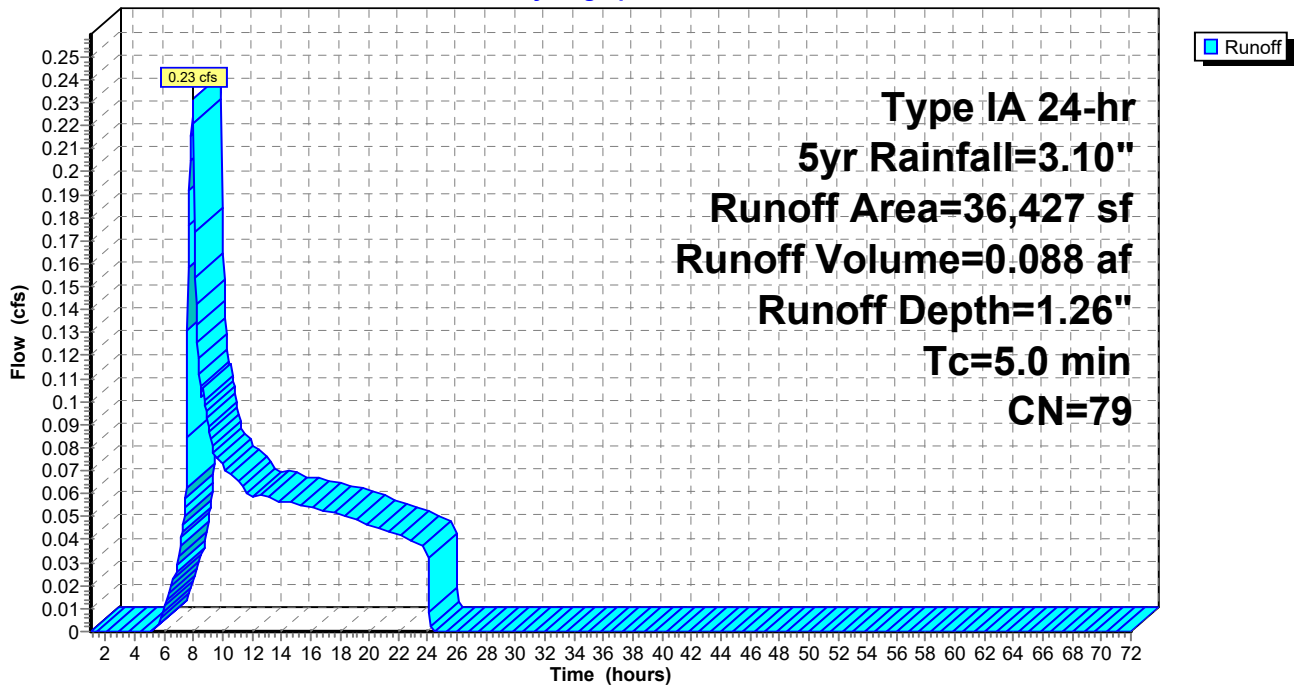
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 5yr Rainfall=3.10"

	Area (sf)	CN	Description
*	21,426	75	Modified Impervious
	7,683	74	>75% Grass cover, Good, HSG C
*	5,265	98	Existing Impervious
*	2,053	98	Pervious area
<hr/>			
	36,427	79	Weighted Average
	29,109		79.91% Pervious Area
	7,318		20.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: Post-Dev Area to Planter

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 5yr Rainfall=3.10"

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Summary for Subcatchment 8S: Post-Dev Roof Area to SFMH

Runoff = 0.04 cfs @ 7.99 hrs, Volume= 0.016 af, Depth= 1.03"

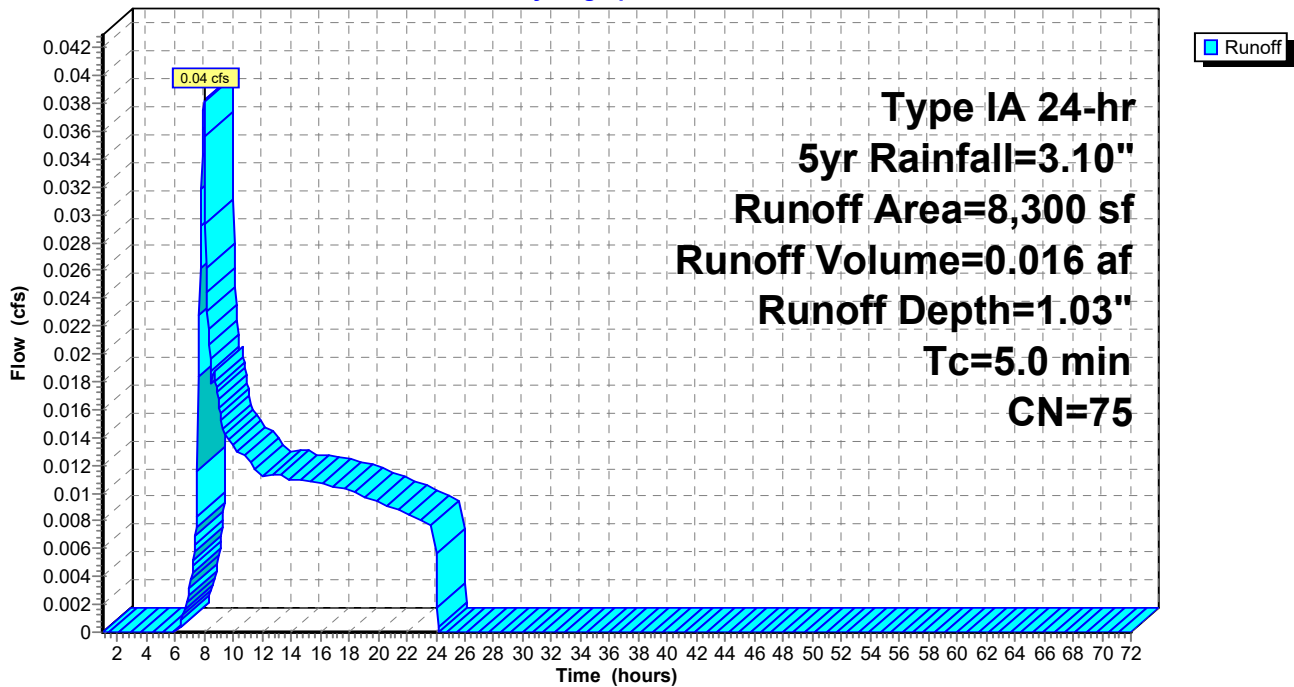
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5yr Rainfall=3.10"

Area (sf)	CN	Description
* 8,300	75	Modified Impervious
8,300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 8S: Post-Dev Roof Area to SFMH

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 5yr Rainfall=3.10"

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Summary for Pond 2P: Treatment

Inflow Area = 0.836 ac, 20.09% Impervious, Inflow Depth = 1.26" for 5yr event
 Inflow = 0.23 cfs @ 7.98 hrs, Volume= 0.088 af
 Outflow = 0.07 cfs @ 7.60 hrs, Volume= 0.088 af, Atten= 68%, Lag= 0.0 min
 Primary = 0.07 cfs @ 7.60 hrs, Volume= 0.088 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 7.25' @ 9.91 hrs Surf.Area= 1,594 sf Storage= 393 cf

Plug-Flow detention time= 38.8 min calculated for 0.088 af (100% of inflow)
 Center-of-Mass det. time= 38.8 min (869.6 - 830.8)

Volume	Invert	Avail.Storage	Storage Description
#1	7.00'	1,594 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
7.00	1,594	0	0
8.00	1,594	1,594	1,594

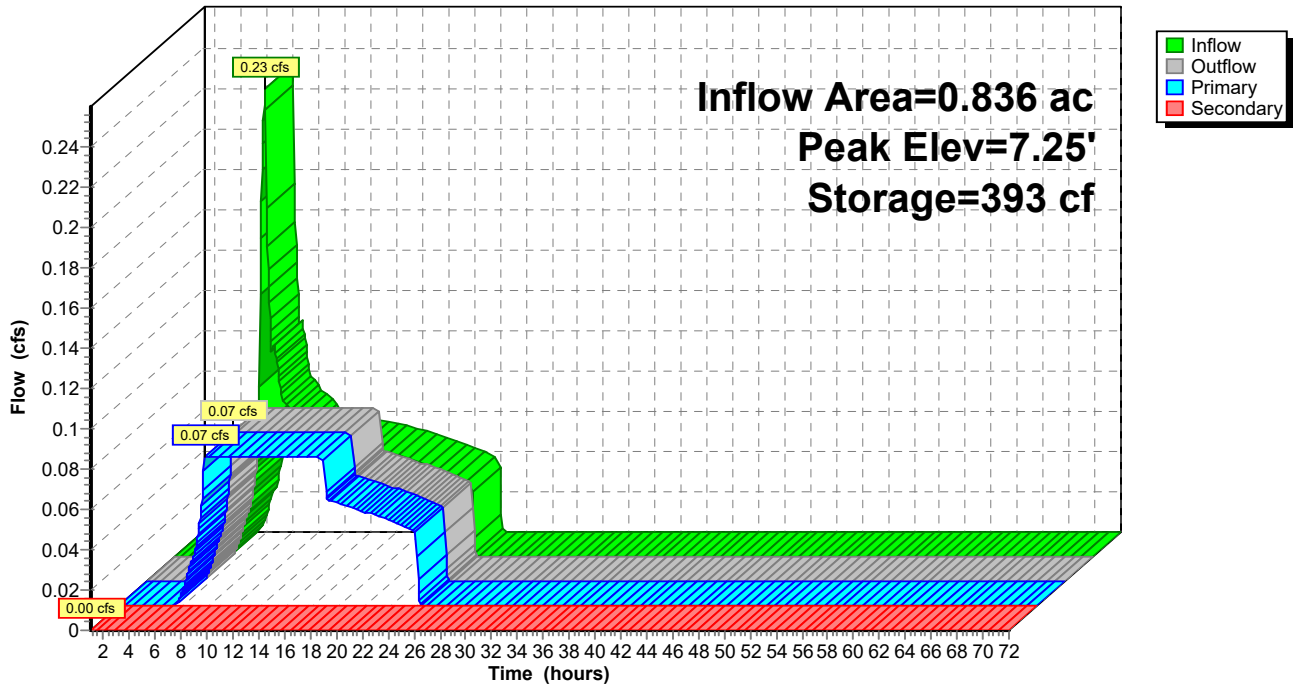
Device	Routing	Invert	Outlet Devices
#1	Primary	7.00'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	7.50'	18.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.07 cfs @ 7.60 hrs HW=7.01' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=7.00' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

Pond 2P: Treatment

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 5yr Rainfall=3.10"

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Summary for Pond 6P: Detention

Inflow Area = 1.027 ac, 16.36% Impervious, Inflow Depth = 1.22" for 5yr event
 Inflow = 0.11 cfs @ 7.99 hrs, Volume= 0.104 af
 Outflow = 0.09 cfs @ 9.38 hrs, Volume= 0.104 af, Atten= 22%, Lag= 83.7 min
 Primary = 0.09 cfs @ 9.38 hrs, Volume= 0.104 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 2.60' @ 9.38 hrs Surf.Area= 114 sf Storage= 329 cf

Plug-Flow detention time= 68.8 min calculated for 0.104 af (100% of inflow)
 Center-of-Mass det. time= 68.8 min (936.8 - 868.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	368 cf	36.0" Round Pipe Storage L= 52.0' S= 0.0030 '/

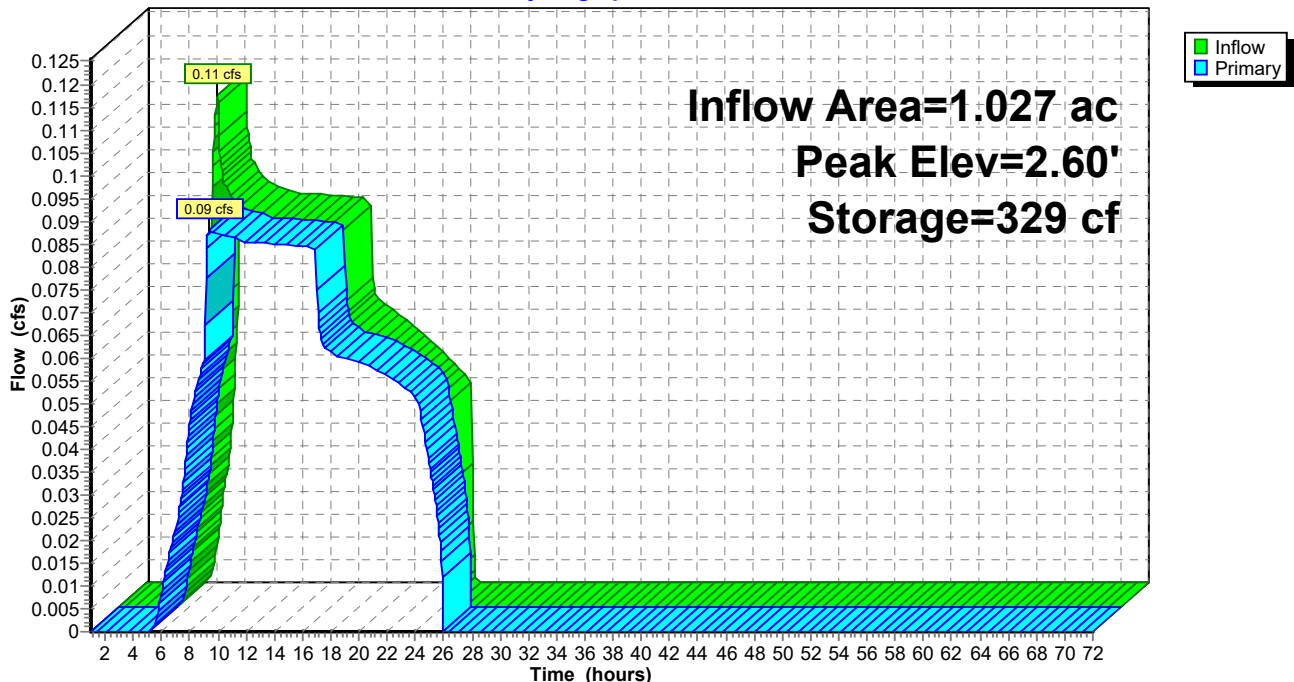
Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	1.2" Horiz. 2-yr C= 0.600 Limited to weir flow at low heads
#2	Primary	2.51'	8.0" Vert. 5-, 10-, 25-yr C= 0.600
#3	Primary	4.00'	12.0" Horiz. overflow C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.09 cfs @ 9.38 hrs HW=2.60' (Free Discharge)

- 1=2-yr (Orifice Controls 0.06 cfs @ 7.76 fps)
- 2=5-, 10-, 25-yr (Orifice Controls 0.03 cfs @ 1.00 fps)
- 3=overflow (Controls 0.00 cfs)

Pond 6P: Detention

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 10yr Rainfall=3.45"

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Time span=1.00-72.00 hrs, dt=0.05 hrs, 1421 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PreDeveloped Runoff Area=44,727 sf 11.77% Impervious Runoff Depth=1.46"
Flow Length=255' Slope=0.0100 '/' Tc=3.8 min CN=78 Runoff=0.33 cfs 0.125 af

Subcatchment3S: Post-Dev Area to Runoff Area=36,427 sf 20.09% Impervious Runoff Depth=1.53"
Tc=5.0 min CN=79 Runoff=0.29 cfs 0.106 af

Subcatchment8S: Post-Dev Roof Area to Runoff Area=8,300 sf 0.00% Impervious Runoff Depth=1.27"
Tc=5.0 min CN=75 Runoff=0.05 cfs 0.020 af

Pond 2P: Treatment Peak Elev=7.43' Storage=684 cf Inflow=0.29 cfs 0.106 af
Primary=0.07 cfs 0.106 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.106 af

Pond 6P: Detention Peak Elev=2.61' Storage=331 cf Inflow=0.12 cfs 0.127 af
Outflow=0.10 cfs 0.127 af

Total Runoff Area = 2.054 ac Runoff Volume = 0.251 af Average Runoff Depth = 1.47"
85.93% Pervious = 1.765 ac 14.07% Impervious = 0.289 ac

22033.10 Morse Retail

Type IA 24-hr 10yr Rainfall=3.45"

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Summary for Subcatchment 1S: PreDeveloped

Runoff = 0.33 cfs @ 7.97 hrs, Volume= 0.125 af, Depth= 1.46"

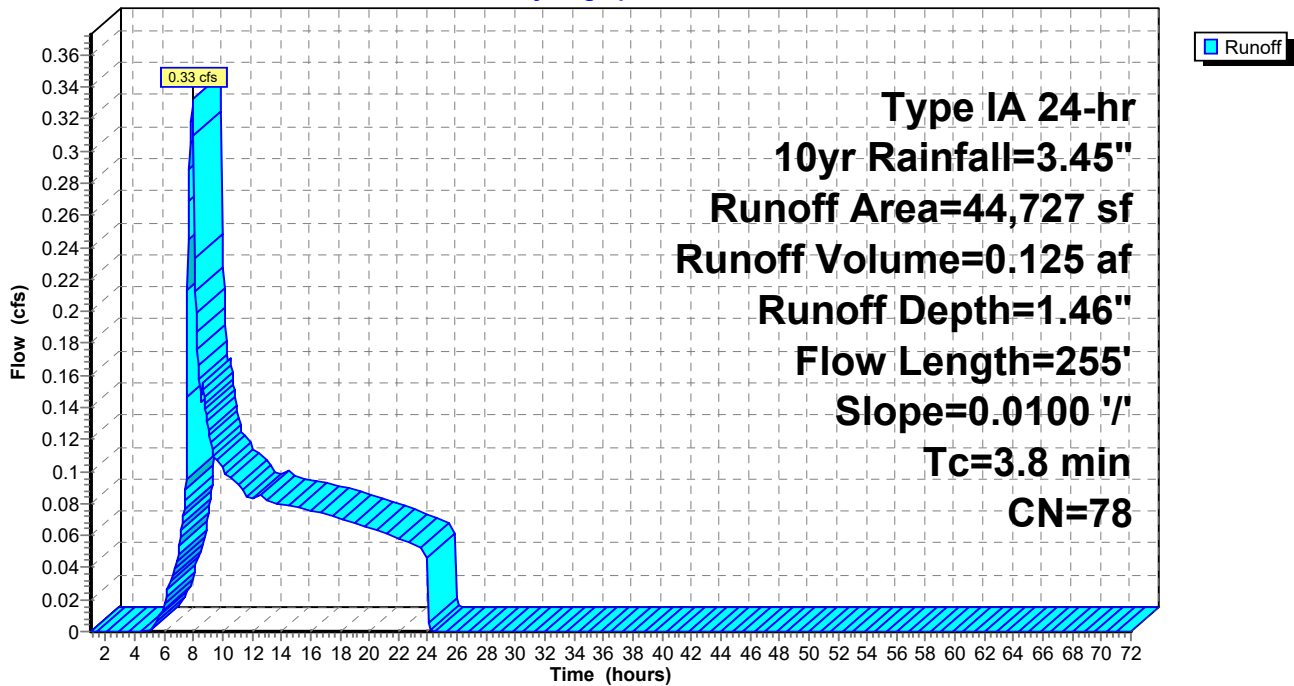
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.45"

	Area (sf)	CN	Description
*	38,659	75	Paved parking, HSG C
	803	86	<50% Grass cover, Poor, HSG C
	5,265	98	Paved parking, HSG C
	44,727	78	Weighted Average
	39,462		88.23% Pervious Area
	5,265		11.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	255	0.0100	1.11		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment 1S: PreDeveloped

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 10yr Rainfall=3.45"

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Summary for Subcatchment 3S: Post-Dev Area to Planter

Runoff = 0.29 cfs @ 7.98 hrs, Volume= 0.106 af, Depth= 1.53"

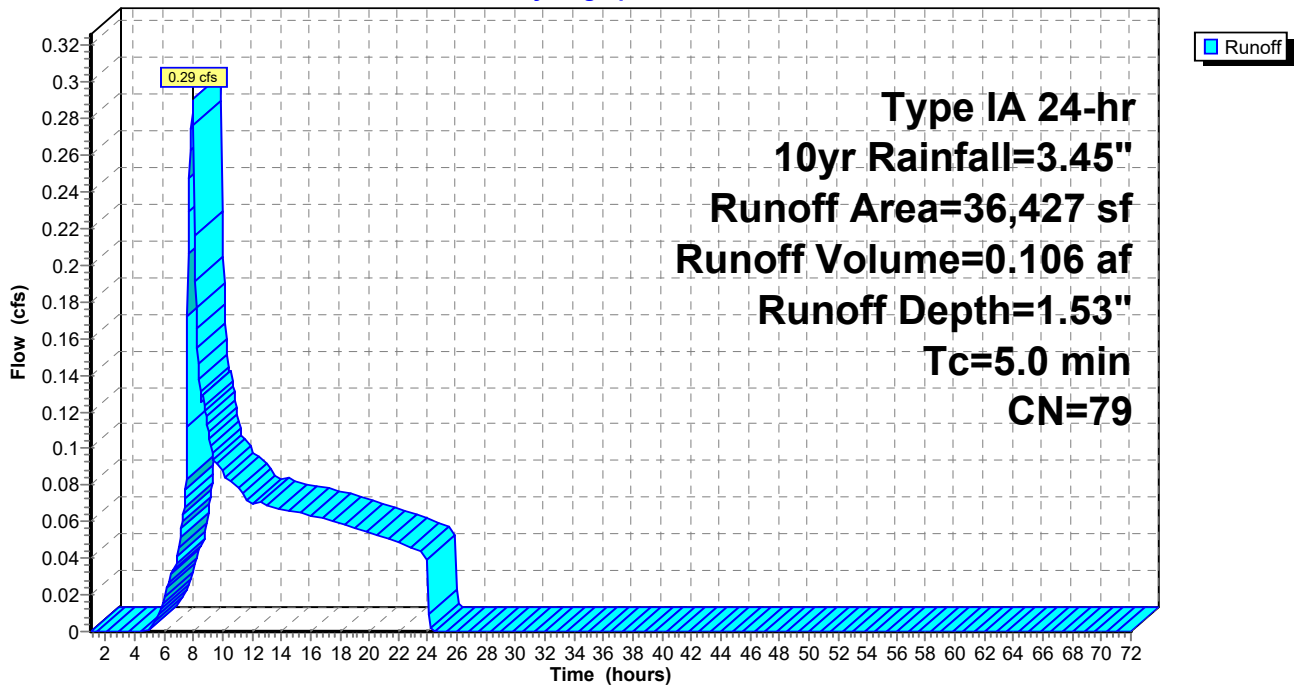
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.45"

	Area (sf)	CN	Description
*	21,426	75	Modified Impervious
	7,683	74	>75% Grass cover, Good, HSG C
*	5,265	98	Existing Impervious
*	2,053	98	Pervious area
<hr/>			
	36,427	79	Weighted Average
	29,109		79.91% Pervious Area
	7,318		20.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: Post-Dev Area to Planter

Hydrograph



Summary for Subcatchment 8S: Post-Dev Roof Area to SFMH

Runoff = 0.05 cfs @ 7.98 hrs, Volume= 0.020 af, Depth= 1.27"

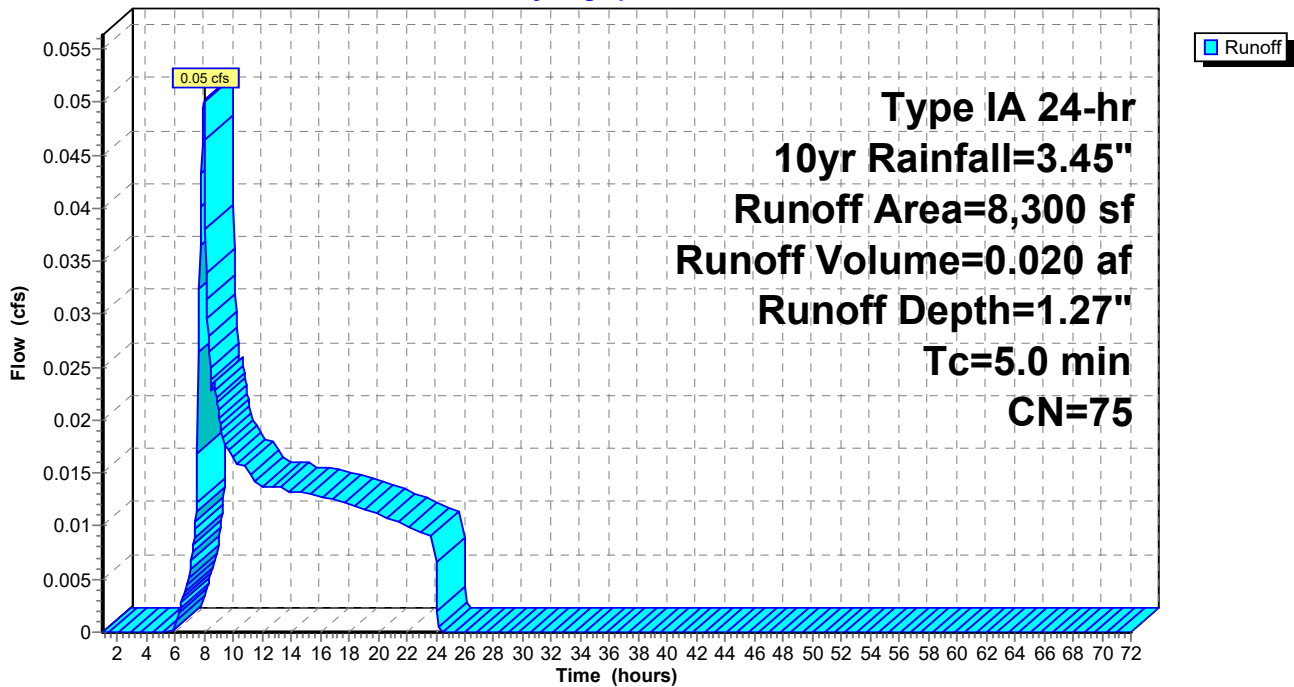
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10yr Rainfall=3.45"

Area (sf)	CN	Description
* 8,300	75	Modified Impervious
8,300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 8S: Post-Dev Roof Area to SFMH

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 10yr Rainfall=3.45"

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Summary for Pond 2P: Treatment

Inflow Area = 0.836 ac, 20.09% Impervious, Inflow Depth = 1.53" for 10yr event
 Inflow = 0.29 cfs @ 7.98 hrs, Volume= 0.106 af
 Outflow = 0.07 cfs @ 7.50 hrs, Volume= 0.106 af, Atten= 75%, Lag= 0.0 min
 Primary = 0.07 cfs @ 7.50 hrs, Volume= 0.106 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 7.43' @ 11.50 hrs Surf.Area= 1,594 sf Storage= 684 cf

Plug-Flow detention time= 101.3 min calculated for 0.106 af (100% of inflow)
 Center-of-Mass det. time= 101.2 min (919.8 - 818.6)

Volume	Invert	Avail.Storage	Storage Description
#1	7.00'	1,594 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
7.00	1,594	0	0
8.00	1,594	1,594	1,594

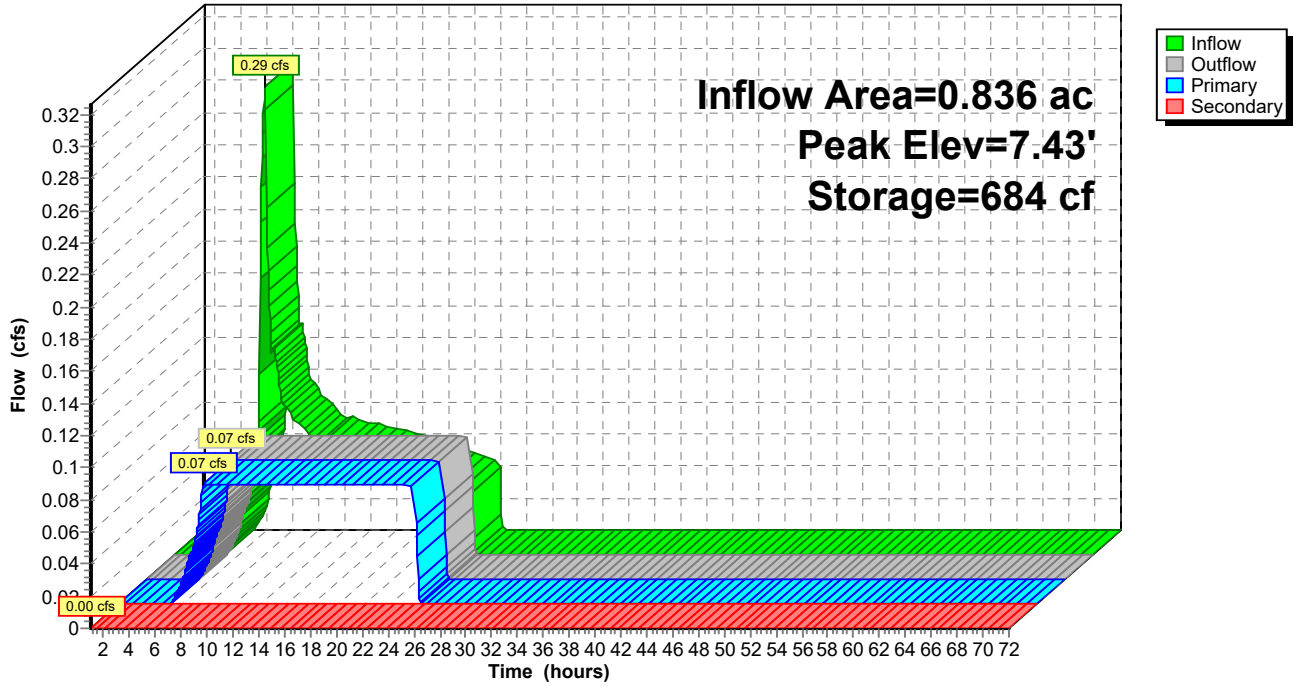
Device	Routing	Invert	Outlet Devices
#1	Primary	7.00'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	7.50'	18.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.07 cfs @ 7.50 hrs HW=7.01' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=7.00' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

Pond 2P: Treatment

Hydrograph



22033.10 Morse Retail

Type IA 24-hr 10yr Rainfall=3.45"

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Summary for Pond 6P: Detention

Inflow Area = 1.027 ac, 16.36% Impervious, Inflow Depth = 1.48" for 10yr event
 Inflow = 0.12 cfs @ 7.98 hrs, Volume= 0.127 af
 Outflow = 0.10 cfs @ 8.82 hrs, Volume= 0.127 af, Atten= 22%, Lag= 50.4 min
 Primary = 0.10 cfs @ 8.82 hrs, Volume= 0.127 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 2.61' @ 8.82 hrs Surf.Area= 113 sf Storage= 331 cf

Plug-Flow detention time= 62.0 min calculated for 0.126 af (100% of inflow)
 Center-of-Mass det. time= 62.1 min (970.1 - 908.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	368 cf	36.0" Round Pipe Storage L= 52.0' S= 0.0030 '/

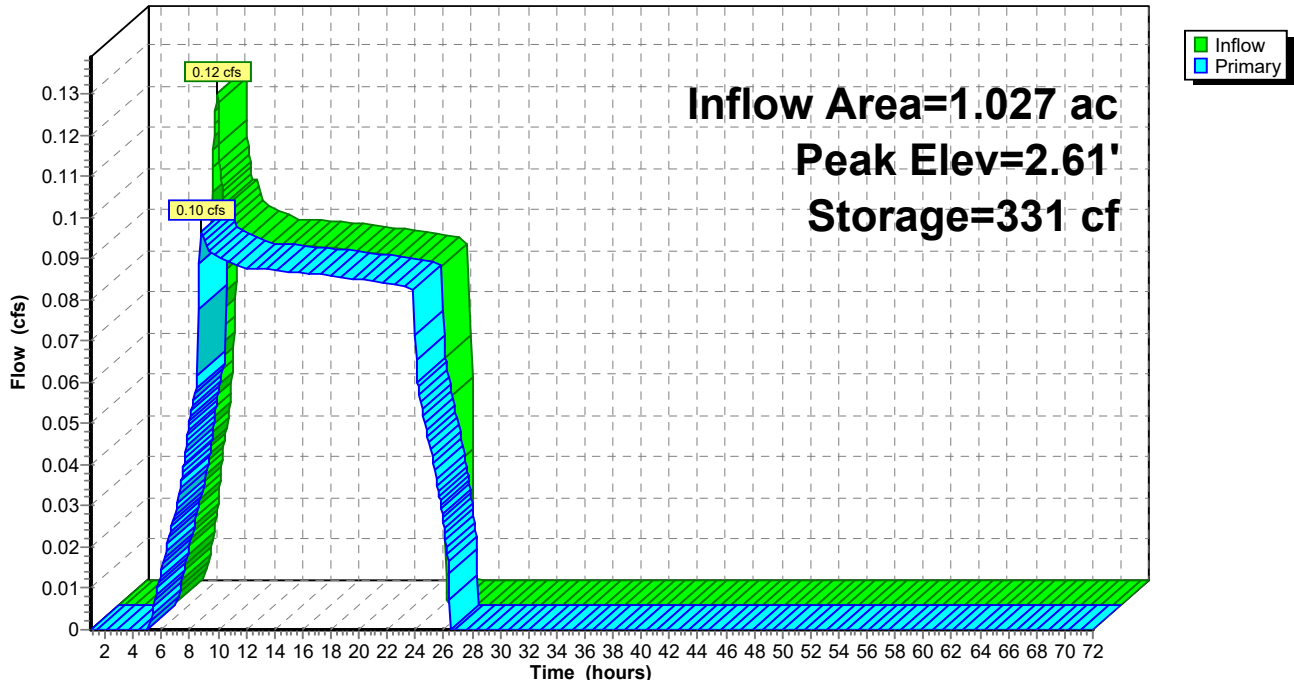
Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	1.2" Horiz. 2-yr C= 0.600 Limited to weir flow at low heads
#2	Primary	2.51'	8.0" Vert. 5-, 10-, 25-yr C= 0.600
#3	Primary	4.00'	12.0" Horiz. overflow C= 0.600 Limited to weir flow at low heads

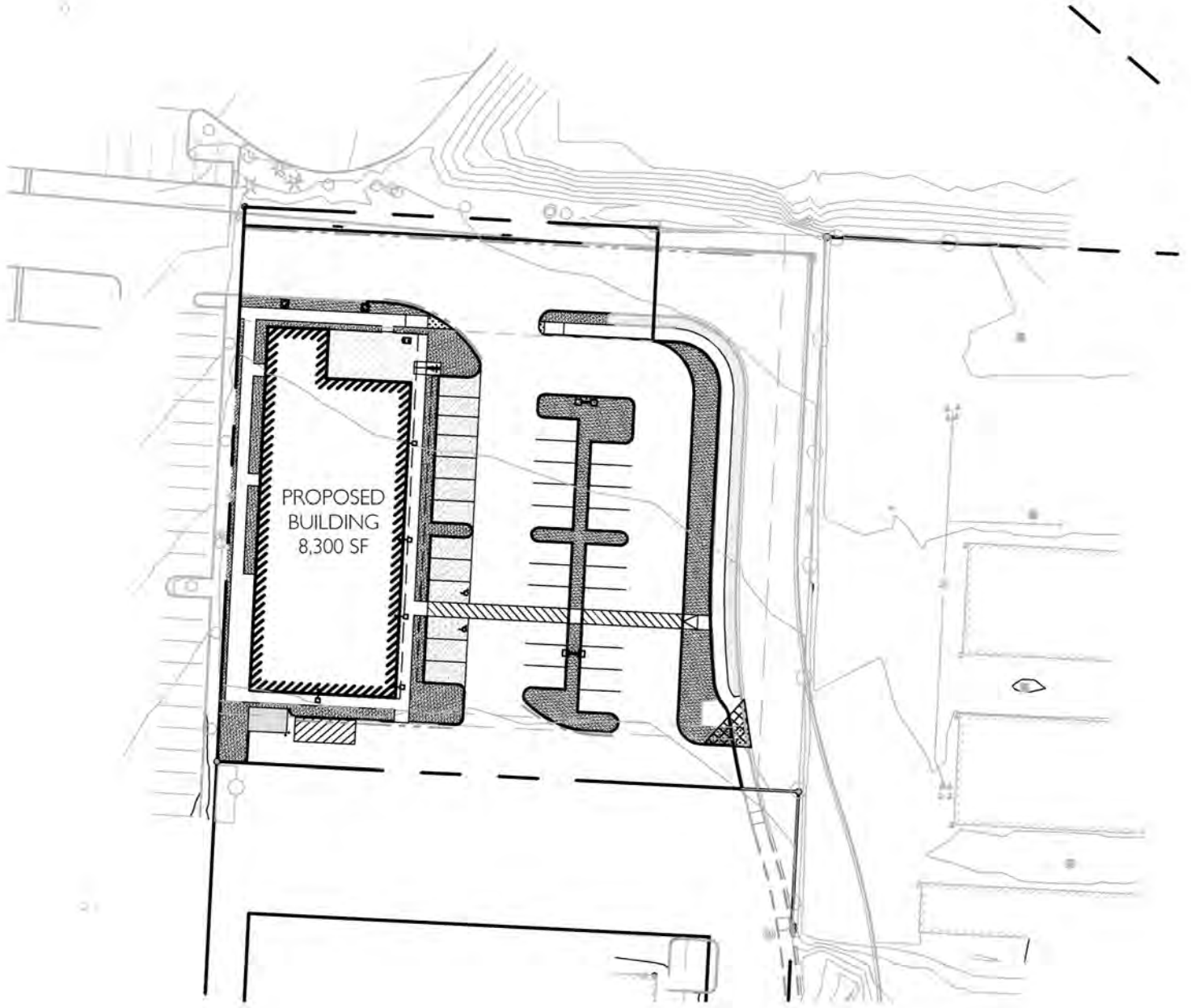
Primary OutFlow Max=0.10 cfs @ 8.82 hrs HW=2.61' (Free Discharge)

- 1=2-yr (Orifice Controls 0.06 cfs @ 7.78 fps)
- 2=5-, 10-, 25-yr (Orifice Controls 0.03 cfs @ 1.07 fps)
- 3=overflow (Controls 0.00 cfs)

Pond 6P: Detention

Hydrograph





**MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON**

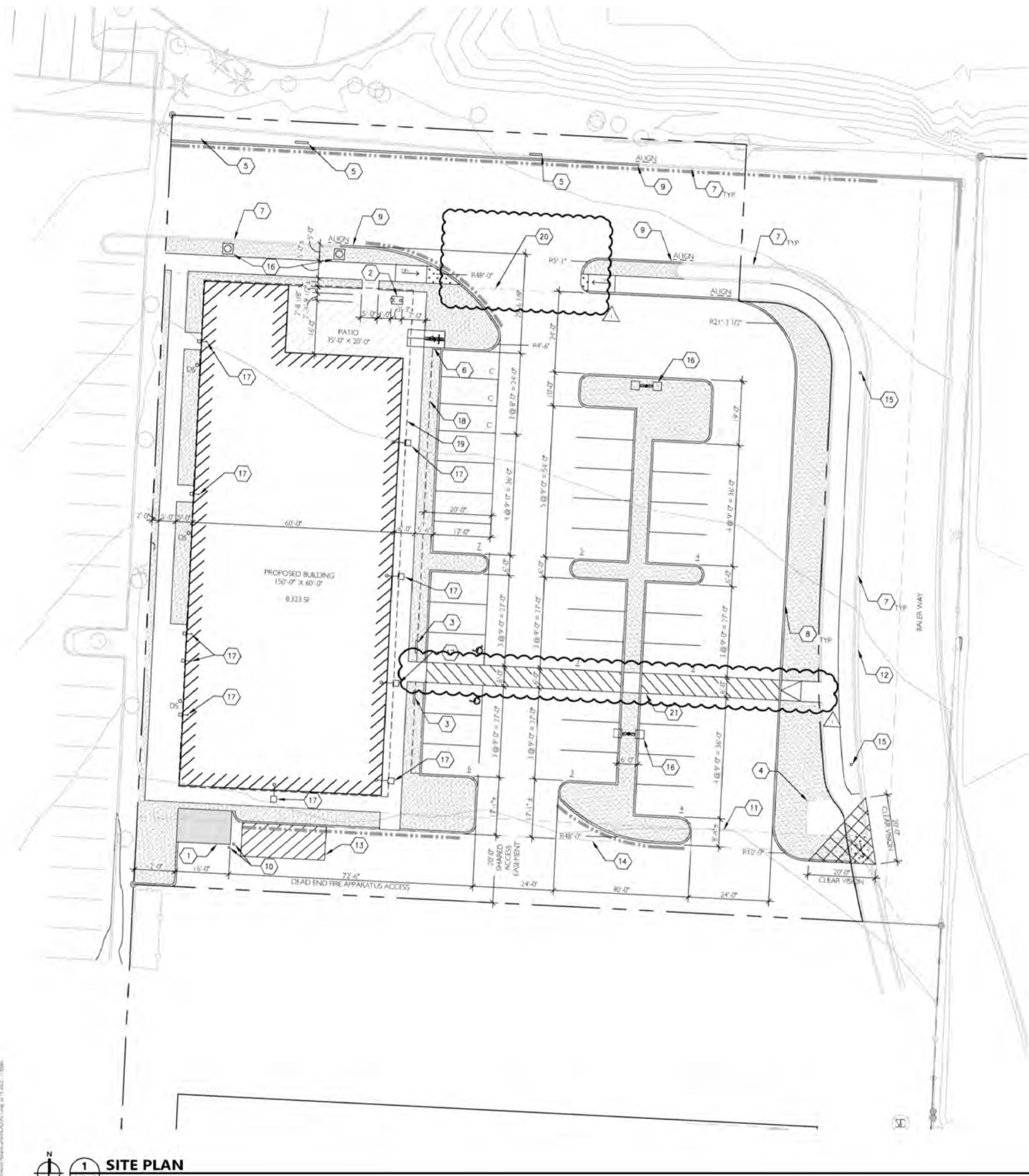
15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670



PROPOSED DEVELOPMENT PLAN

07.18.2022
AMJ

1/64" = 1'-0"
210230.02



GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- SHARED 20' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 OF PARTITIONS PLAT NO. 2001.002 PER DOC. NO. 2021-107030
- CURB RADIUS AT PARKING AREA TO BE 3'-0" UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH, FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DRAWINGS AND SPECIFICATIONS.
- LANDSCAPING - PLANTINGS TO BE OF NATIVE SPECIES AND COMPLY WITH CITY PLANTING STANDARDS. SPECIES SELECTION TO CONFORM TO CITY FORESTERS RECOMMENDED LIST OF TREES/SHRUBS. SEE LA DRAWINGS FOR ADDITIONAL INFORMATION.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FIRE LANE MARKING AT CURB
	(E) FENCE TO REMAIN
	ACCESSIBLE PARKING STALL
TYP.	TYPICAL
	PARKING COUNT
	ALIGN FACE OF CURB
DS	DOWN SPOUT
	(E) LANDSCAPE PER WASHINGTON COUNTY TO REMAIN
	(N) LANDSCAPE
	PERVIOUS PAVEMENT PER CIVIL
	CLEAR VISION AREA

KEYNOTES

- TRASH ENCLOSURE - SEE A0.2 FOR ADDITIONAL INFORMATION
- EXPOSED COLUMN PER STRUCTURAL
- ADA PARKING SIGNAGE - SEE 9/C4.0 FOR ADDITIONAL INFORMATION
- LOCATION OF NEW PUBLIC UTILITY EASEMENT AND ELECTRICAL VAULT - PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- NO PARKING SIGN - SEE 9/A0.2 FOR ADDITIONAL INFORMATION
- (N) BIKE PARKING - SEE 12/A0.2 FOR ADDITIONAL INFORMATION
- (E) CURB - PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- (N) CURB PER CIVIL DRAWINGS
- (N) CURB AND SIDEWALK TO ALIGN WITH (E) CURB AND SIDEWALK BUILT PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- BOLLARD - SEE 5/C4.0 FOR ADDITIONAL INFORMATION
- 25'-0" INGRESS / EGRESS UTILITY EASEMENT
- (E) ROAD GUTTER - PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- LOADING ZONE - 10'-0" X 25'-0" PER JURISDICTION REQUIREMENTS 16.94.030
- 20'-0" SHARED ACCESS EASEMENT
- (E) STREET LIGHTING - PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- SITE LIGHTING - SEE A0.3 FOR ADDITIONAL INFORMATION
- EXTERIOR WALL MOUNT LIGHT FIXTURE - SEE A0.3 FOR ADDITIONAL INFORMATION
- 3'-0" PARKING OVERHANG PER SHERWOOD DEVELOPMENT STANDARDS
- PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF TACKLE LLC.
- PEDESTRIAN PATH

FIRE DEPARTMENT REQUIREMENTS

- PROVIDE PAINTED CURBS WHERE INDICATED. CURBS SHALL BE PAINTED RED WITH WHITE LETTERS TO READ "NO PARKING FIRE LANE" (REF. OFC 503.3) **SEE THIS SHEET FOR LOCATION.**
- CONTRACTOR TO PROVIDE KNOX BOX IF REQUIRED. CONTACT FIRE MARSHAL'S OFFICE FOR AN ORDER FORM AND INSTRUCTIONS FOR INSTALLATION AND PLACEMENT. (REF. OFC 506.1)

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

1 SCHEMATIC DESIGN	4/13/2022
2 SITE PLAN REVIEW SET	4/26/2022
3 OWNER REVIEW SET	6/07/2022
4 SITE PLAN REVIEW SET - RESUBMIT	7/18/2022

CIDA ARCHITECTURE
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NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON