Land Use Application for Sentinel Self-Storage Annex 2 Minor Land Partition & Site Plan Review

Date: August 2016 (Updated)

Submitted to: City of Sherwood
Planning Department
22560 SW Pine Street
Sherwood, OR 97140

Applicant: Langer Family, LLC
15555 SW Tualatin-Sherwood Road
Sherwood, OR 97140

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Digital copy of the full application packet

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Sentinel Self-Storage Annex 2
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Date:	August 2016 (Updated)
Submitted to:	City of Sherwood Planning Department 22560 SW Pine Street Sherwood, OR 97140
Owner/Applicant:	Langer Family, LLC 15555 SW Tualatin-Sherwood Road Sherwood, OR 97140
Applicant's Civil Engineer/ Land Surveyor/ Planner:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 Contact: John Christiansen, PE Phone: (503) 563-6151 johnc@aks-eng.com
Site Location:	Southeast of the Intersection of SW Langer Farms Parkway and SW Century Drive
Assessor's Information:	Tax Map 2S 1 29 DC; Tax Lot 100 Lot 4 of Langer Farms Subdivision
Site Size:	+/- 21.82 Acres
Zoning:	LI-PUD (Light Industrial)

I. Executive Summary

The subject property comprises a single legal lot (Washington County 2S129DC 00100) that is approximately 21.82 acres in area and designated with PUD-LI zoning. The PUD (Planned Unit Development) designation was assigned as part of the Langer Family Planned Unit Development application (hereafter referred to as the "PUD") that was approved by the City on April 26, 1995. This property is included as part of Phase 8 of the PUD. Phases 1, 2, 3, and 5 are located off site to the west and have already been developed in accordance with City approval. Phases 4, 6, and 7 lie to the north of this property and are not included in this application. In January 2008, the City approved an application (PUD 07-01) covering the land uses that are permitted within the PUD. The 2008 City decision was memorialized in a Development Agreement. Additionally, Langer Gramor applied for the Langer Farms subdivision in April 2012, making the land use laws in effect on that date to govern construction in the subdivided area, including PUD Phase 8.

As further described under Section III of this narrative, the application includes a Minor Land Partition and Site Plan Review for a self-storage business. The self-storage business will be part of the second phase of the Sentinel Storage Annex. Phase I of the annex was completed in 2013 and is located on an adjacent lot to the east. The primary Sentinel Storage business, where business operations, management, and leasing activities occur, is located approximately one-half mile north of the subject site at the intersection of SW Tualatin-Sherwood Road and SW Langer Farms Parkway.

The City of Sherwood Zoning and Community Development Code holds that approval of this Minor Land Partition application and Site Plan Review application are subject to review through a Type IV procedure. This written statement includes findings of fact demonstrating that the application complies with all applicable approval criteria. These findings are supported by substantial evidence in the application, which includes preliminary plans and other written documentation. Considered together, this information provides the necessary basis for the City of Sherwood to approve the application.

II. Site Description

The subject ±21.82-acre property is located southeast of SW Langer Farms Parkway and SW Century Drive. The planned self-storage facility will have frontage on SW Langer Farms Parkway, but primary access will be achieved via an existing access drive (with an established 40-foot wide private access easement) located to the south. Sewer, water, and franchise utilities are located within SW Langer Farms Parkway, as well as within the access/utility easement to the south. Site topography generally slopes from west to east to an existing drainageway. The drainageway, along with associated wetlands and vegetated corridor designation, are located entirely off-site, within an unbuildable tract, created as part of the Langer Farms subdivision plat.

III. Application Description

This application includes the following integral components:

Minor Land Partition

Approval of this Minor Land Partition application will result in the creation of two legal lots of record, in conformance with City requirements. The partition will separate the southern 6.14 acres (Parcel 1) from the northern 15.68 acres (Parcel 2). Lot 1 is the location of the planned self-storage business, while Parcel 2 is not included in the site plan review application.

Site Plan Review

Site Plan Review is required for the planned self-storage facility. Consistent with the PUD approval and the 2010 Development Agreement, this Site Plan Review application for the self-storage facility provides specific details for land uses, buildings, landscaping, and site circulation/access/etc. Planned site improvements include 436 storage units (including enclosed and covered outdoor units). This will include a mix of climate controlled units and non-climate controlled units. The units/spaces will be available for storage of a variety of items, including, but not limited to, household or business materials, recreational vehicles, trailers, boats, etc. Improvement of this property in accordance with the Langer Family PUD and the 2010 Development Agreement represent a substantial commitment on the part of the property owner.

IV. City Review Criteria

TITLE 16 - CITY OF SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE

Division II - LAND USE AND DEVELOPMENT

Chapter 16.31 – Industrial Land Use Districts

16.31.010 - Purpose

B. Light Industrial (LI) - The LI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products which have been previously prepared from raw materials. Industrial establishments shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Commission.

16.31.020 - Uses

Response: The storage units/spaces will be available for self-storage of recreational vehicles, trailers, boats, etc. This use is allowed through the previously approved PUD and associated Development Agreement.

ORS 92.040(2) provides that after September 9, 1995, when a local government approves a subdivision application inside an urban growth boundary, only those local government laws implemented under an acknowledged plan and in effect at the time of the subdivision application apply to subsequent construction on the property, unless the applicant elects otherwise. This vesting only remains in place for 10 years after approval of the subdivision, per ORS 92.040(3). In this case, Langer Gramor applied for the Langer Farms subdivision in April 2012, making the land use laws in effect on that date govern construction in the subdivision area, which includes PUD Phase 8 and the subject property. The Amended and Restated Development Agreement (and its accompanying election to develop under the 1995 Code) were in effect in April 2012. Therefore, the 1995 Code applies to the construction of the self-storage business.

The 1995 Code allowed both mini-storage (Section 2.109.02.N, applicable through Section 2.110.02.J) and RV/boat storage (Section 2.110.02.F) by right in the Light Industrial zone. Therefore, these are permitted uses.

16.31.030 - Development Standards

A. Generally

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84 (Variances and Adjustments).

B. Development Standards

Except as otherwise provided, required minimum lot areas and dimensions and setbacks shall be:

Development Standards by Zone	
Development Standard	**LI Zone**
Lot area- Industrial Uses	10,000 SF
Lot area- Commercial Uses (subject to Section 16.31.050)	10,000 SF
Lot width at front property line	
Lot width at building line	
Front Yard Setback[11]	20 feet
Side Yard Setback[10]	None
Rear Yard Setback[11]	None
Corner lot street side[11]	20 feet

Response: As shown in the table above, both of the planned lots will exceed the minimum required lot area shown in the table above. The planned self-storage facility will also meet the setback requirements. Therefore, these criteria are met.

16.31.060 - Community Design

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, the applicable provisions of Divisions V, VIII and IX will apply.

Response: As described throughout this written narrative and shown on the preliminary plans, the planned self-storage facility is designed to satisfy standards relating to off-street parking and loading, energy conservation, environmental resources, landscaping, access and egress, signs, on-site storage, and site design. No historic resources have been identified on the site; therefore, the Chapter pertaining to such is not applicable. Parks and open space are not planned or required with this phase of the PUD; therefore, those Chapters regarding such also do not apply.

16.31.070 - Floodplain

Except as otherwise provided, Section 16.134.020 shall apply.

Response: This property is not located within a floodplain; therefore, this standard does not apply.

Chapter 16.40 – Planned Unit Development

16.40.030 – Final Development Plan

A. Generally

Upon approval of the PUD overlay zoning district and preliminary development plan by the Council, the applicant shall prepare a detailed Final Development Plan as per this Chapter, for review and approval of the Commission. The Final Development Plan shall comply with all conditions of approval as per Section 16.40.020. In addition, the applicant shall prepare and submit a detailed site plan for any non-single-family structure or use not addressed under Section 16.40.020(B)(6), for review and approval, pursuant to the provisions of Chapter 16.90. The site plan shall be processed concurrently with the Final Development Plan.

Response: The applicant's property comprises a single legal lot that is approximately 21.82 acres in size, which is planned to be partitioned with this application. Site Plan Review applies to the planned Parcel 1, which will be ±6.14 acres and is designated with PUD-LI zoning. The PUD (Planned Unit Development) designation was initially assigned as part of the Langer Family PUD that was approved by the City on April 26, 1995. Additionally, Langer Gramor applied for the Langer Farms subdivision in April 2012, making the land use laws in effect on that date govern construction in the subdivided area, including PUD Phase 8. The subject property is included as part of Phase 8 of the PUD. Phases 1, 2, 3, and 5 are located off site to the west and have already been developed in accordance with the City approval. Phases 4, 6, and 7 lie to the north of this property and are not included in this application.

Consistent with the PUD approval and the Development Agreement (shown below), this Site Plan Review application provides specific details for land uses, buildings, landscaping, and site circulation/access. This project includes the construction of a self-storage facility on Parcel 1, which is the second phase of the Sentinel Self-Storage Annex. Phase I was completed in 2013 and is located on an adjacent lot, immediately east of the subject property.

2007 Development Agreement

AGREEMENT

A. PUD USES

1. Applicable Code. ZCDC 16.32.020.H, provides that "Approved PUDs may elect to establish uses which are permitted or conditionally permitted under the base zone text at the time of final approval of the PUD." The Langer PUD was approved and Phases 4, 6, 7 and 8 were assigned the Light Industrial ("LI") base zone designation on August 3, 1995.

2. Permitted and Conditional Uses. Accordingly, Langer elects to establish uses on the LI-designated phases of the PUD that were

permitted or conditionally permitted under the LI base zone text applicable on August 3, 1995, including: "Uses permitted outright in the GC zone Section 2.109.02, except for adult entertainment businesses, which are prohibited." A copy of the uses permitted in the LI and GC zones on August 3, 1995 is set forth in Attachment A, attached hereto and incorporated herein by reference.

3. Election of Uses and Acceptance. The City acknowledges and accepts Langer's decision to elect to develop Phases 4, 6, 7 and 8 under ZCDC 16.32.020.H, including the ability to develop those phases for General Retail Trade under Section 2.109.02 of the 1995 ZCDC. Accordingly, the current provisions of ZCDC 16.32.030.K, which restrict retail uses in the LI zone to a maximum of 60,000 square feet, will not apply to site plan review of the PUD.

Response: This project includes the improvement of planned Parcel 1 of the subject site into a self-storage business, as permitted under SDC2C 2.110.02.F.

B. ADAMS DRIVE SOUTH EXTENSION

Response: The southerly extension of SW Adams Drive, now SW Langer Farms Parkway, was completed in the fall of 2011.

C. ADAMS DRIVE NORTH EXTENSION

Response: The northerly extension of SW Adams Drive, now SW Langer Farms Parkway, will be completed with the development of other portions of the greater PUD and is not associated with this project.

D. RAIL CROSSING

Response: The railroad crossing at the southerly end of SW Adams Drive, now SW Langer Farms Parkway, was completed in the fall of 2011.

E. CENTURY DRIVE

Response: The extension of SW Century Drive was completed in 2014.

F. STORMWATER FACILITY

Langer Commitments. Prior to issuance of final occupancy permits for all structures located in Phase 6 or Phase 7, Langer will design and substantially construct a stormwater facility ("Stormwater Facility") on Phase 8 (including any necessary portions of Phase 6), to accommodate existing stormwater detention and treatment for the PUD, any additional detention and treatment associated with development of Phases 6, 7 and 8, and any detention and treatment associated with the South Extension and the Century Drive Connection. In conjunction with this construction, Langer retains the right to terminate use of the existing stormwater facilities currently located on Phase 7 and Phase 8 ("Existing Facilities"), provided the stormwater detention and treatment functions of the Existing Facilities are incorporated into the Stormwater Facility. Langer retains the right to expand the Stormwater Facility to serve other public rights-of-way and uses outside the PUD in Langer's sole discretion, provided such expansion otherwise complies with City standards, including without limitation, awarding credits for SDC's.

City Commitments. The City agrees to work with Langer, to the extent allowed by law, to issue any land use approvals related to termination of the

Existing Facilities through an administrative process and to facilitate any related process for the vacation of any prior public dedications associated with the Existing Facilities.

Response: The regional stormwater facility was completed in 2013. This criterion is met.

Chapter 16.58 – Clear Vision and Fence Standards

16.58.020 - Fences, Walls and Hedges.

E. Location—Non-Residential Zone:

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

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

3. Hedges up to twelve (12) feet tall are allowed, however, when the non-residential zone abuts a residential zone the requirements of section 16.58.030.d.6. shall apply.

F. General Conditions—All Fences:

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

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

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

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

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

6. Fences and walls cannot be located within or over a public utility easement without an approved right-of-way permit.

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

Response: As illustrated on the preliminary plans, the planned self-storage business will be enclosed for security purposes. All applicable clear vision standards are met. Therefore, these criteria are met.

Chapter 16.60 – Yard Requirements

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.**

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: As illustrated on the preliminary plans, the planned self-storage business will meet all yard requirements. Therefore, these criteria are met.

Division V - COMMUNITY DESIGN

Chapter 16.90 – Site Planning

16.90.020 - Site Plan Review

D. **Required Findings**

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

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

Response: Documentation included in this application, including written findings and supporting preliminary plans, demonstrates compliance with the above listed approval criteria. Therefore, this criterion is met.

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

Response: The project site is adequately served by public urban services. Sanitary sewer, water, and franchise utilities are located within SW Langer Farms Parkway. Stormwater will drain to a regional stormwater facility located to the east of the subject site. Therefore, this criterion is met.

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

Response: Legal agreements will be recorded with the final plat, providing for ownership and maintenance as necessary. On-going maintenance of the structures, landscaping, etc. will be provided by the property owner, lessee, or other appropriate party. Therefore, this criterion is met.

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: As described in the response to the Environmental Resources Chapter, an existing drainageway, with associated wetlands and vegetated corridor, runs east of the subject site. It is located off site and protected by an established open space tract. CWS has conducted a Sensitive Area Pre-Screening Site Assessment, verifying that the project will not significantly impact existing or potentially sensitive areas found near the site. A CWS Service Provider Letter has been included in the application materials. Therefore, this criterion is met.

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

Response: The project has been assessed by a licensed Traffic Engineer to determine the need for a full traffic impact analysis of the planned self-storage business. As discussed in a memo from Greenlight Engineering included in this application, the project will have a low trip generation, there are no safety concerns, and the requirements of the City of Sherwood can be met. Therefore, a full traffic impact analysis is not warranted and this criterion is met.

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

a. Portions of the proposed industrial development within 200 feet of an arterial or collector street and visible to the arterial or collector (i.e. not behind another building) must meet any four of the following six design criteria:

(2) A minimum of two (2) building materials used to break up vertical facade street facing frontages (no T-111 or aluminum siding).

Response: As shown on the preliminary building elevations, the building façades are planned to include multiple building materials, including stone, glazing, and metal siding. The planned canopy will be constructed of light gauge steel, with 8”x8” box columns spaced 12 feet to 20 feet on center supporting the ribbed metal panel roof. The columns will be galvanized, un-painted, and the roof will be light gray in color. The roof is anticipated to be between 18 feet and 20 feet above ground surface at the midpoint. Therefore, this criterion is met.

(3) **Maximum thirty-five (35) foot setback for all parts of the building from the property line separating the site from all arterial or collector streets (required visual corridor falls within this maximum setback area)**

Response: As shown on the preliminary plans, the building will not exceed the maximum 35 foot setbacks for all parts of the building from the property line separating the site from SW Langer Farms Parkway. Therefore, this criterion is met.

(4) **Parking is located to the side or rear of the building when viewed from the arterial or collector.**

Response: Parking is not required. However, all vehicle use areas will be located within the planned facility, and, therefore, will not be visible from SW Langer Farms Parkway. Therefore, this criterion is met.

(5) **Loading areas are located to the side or rear of the building when viewed from the arterial or collector. If a loading area is visible from an arterial or collector, it must be screened with vegetation or a screen made of materials matching the building materials.**

Response: Loading areas will be located within the planned facility and will not be visible from SW Langer Farms Parkway. Therefore, this criterion is met.

(6) **All roof-mounted equipment is screened with materials complimentary to the building design materials.**

Response: Roof-mounted equipment, to the extent that it is utilized, will be screened with materials complementary to the building design materials. Therefore, this criterion is met.

Chapter 16.92 – Landscaping

16.92.020 – Landscaping Materials

A. Types 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

c. All shrubs must be of sufficient size and number to be at full growth within three (3) years of planting.

d. Shrubs must be at least the one-gallon container size at the time of planting.

3. Trees

a. Trees at the time of planting must be fully branched and must be a minimum of two (2) caliper inches and at least six (6) feet in height.

b. Existing trees may be used to meet the standards of this chapter, as described in Section 16.92.020.C.2.

Response: As shown in the preliminary plans, the project includes a variety of existing and planned trees, shrubs, and ground cover plants that meet the above requirements. Therefore, these criteria are met.

16.92.030 - Site Area Landscaping and Perimeter Screening Standards

A. Perimeter Screening and Buffering

1. Perimeter Screening Separating Residential Zones:

Response: The subject property does not directly abut residential zones. Therefore, these criteria do not apply.

2. Perimeter Landscaping Buffer

c. 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 only property with existing vehicular use areas adjacent to the project site is located to the south. As shown on the preliminary plans, perimeter landscaping exists along the southern boundary of Parcel 1. Therefore, this criterion is met.

B. Parking Area Landscaping

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.

Response: Since the planned use includes RV, boat, and vehicle storage, no parking is required. As shown in the Pre-Application Notes, landscaping requirements will be based on the screening and the tree canopy requirements. All areas involved in Site Plan Review that are not hard surface will be landscaped.

4. Amount and Type of Required Parking Area Landscaping

Response: Since the use does not require parking and the project does not include parking, standards for parking area landscaping are not applicable.

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: As illustrated on the preliminary plans, plantings near the planned access points have been designed not to obstruct minimum sight distances. Therefore, this criterion is met.

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

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

Response: As illustrated on the preliminary plans, all mechanical equipment, outdoor storage, and service and delivery areas will be sufficiently screened from view from SW Langer Farms Parkway. Therefore, this criterion is met.

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: Southwest Langer Farms Parkway was completed in recent years and complies with the Visual Corridor requirements. Therefore, this criterion is already met.

Chapter 16.94 – Off-Street Parking and Loading

Response: According to Section 16.94.020 (and indicated in the Pre-Application Conference Notes), this development is classified as industrial, with a minimum of 1.6 parking spaces per 1,000 square feet of leasable area required. This use will predominantly involve access to the site for drop off or pick up of stored items. Business operations, management, and leasing activities for the business will occur off site at the existing Sentinel Storage facility at the intersection of SW Tualatin-Sherwood Road and SW Langer Farms Parkway. Therefore, no parking is planned or required and these standards do not apply.

Chapter 16.96 – On-Site Circulation

16.96.010 – On-Site Pedestrian and Bicycle Circulation

Response: The planned self-storage business will require access to and from the site for vehicles to store or remove materials. Pedestrian and bicycle access will not occur on site. Furthermore, business operations, management, and leasing will take place off site at the

existing Sentinel Storage facility. The project will not obstruct pedestrian or bicycle circulation on the existing sidewalks along SW Langer Farms Parkway. Pedestrian ramps were previously installed where the sidewalk intersects with the existing access drive. Ramps will also be installed at the planned emergency vehicle access drive as necesary. Therefore, these criteria are met to the extent that they apply.

16.96.030 – Minimum Non-Residential Standards

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

A. Driveways

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

Hard Surface Driveway Requirements			
Required		Minimum Width	
Parking Spaces	# Driveways	One-Way Pair	Two-Way
1 - 249	1	15 feet	24 feet

Response: As illustrated on the Preliminary Site Plan, a 26-foot wide paved access with standard curb has already been approved and constructed from the point of access on SW Langer Farms Parkway. The wider access width is necessary to accommodate the larger turning movements associated with moving trucks, vans, trailers, and other recreational vehicles. A secondary access drive is planned for emergency vehicle use only and will connect directly to SW Langer Farms Parkway. Therefore, this standard is met.

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: The planned self-storage business will involve access to and from the site by way of vehicles to store materials. Pedestrian and bicycle access will not occur on site. Furthermore, business operations, management, and leasing will take place off site at the existing Sentinel Storage facility at SW Tualatin-Sherwood Road and SW Langer Farms Parkway. The project will not obstruct pedestrian or bicycle circulation on the existing sidewalks along SW Langer Farms Parkway. Pedestrian ramps were previously installed where the sidewalk intersects with the existing access drive. Ramps will also be installed at the planned emergency vehicle access drive, as necessary. Therefore, these criteria are met to the extent that they apply.

16.96.040 – On-Site Vehicle Circulation

A. Maintenance

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

B. Joint Access

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

C. Connection to Streets

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

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

D. Maintenance of Required Improvements

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

E. Services Drives

Service drives shall be provided pursuant to Section 16.94.030.

Response: As illustrated on the Preliminary Site Plan, a 26-foot wide paved access drive with standard curb has already been approved and constructed for the existing self-storage facility located on the adjacent lot to the east. Both facilities will share the access, and a secondary emergency access drive is planned for the new facility. As illustrated in the preliminary plans, the project is designed to be completely accessible for emergency/fire vehicles. Therefore, these criteria are met.

Chapter 16.98 – On-Site Storage

16.98.010 – Recreation 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: This application represents a self-storage business as a permitted use, as opposed to a situation where storage is permitted as an accessory use (i.e. RV storage within a residential subdivision). Please refer to Section 16.92.03 for further information regarding landscaping.

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 will not be generated by the storage facility and therefore is not necessary or included. To the extent a trash receptacle is necessary, access to the existing Sentinel Storage Annex is available to customers.

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 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: This application represents a self-storage business as a permitted use, as opposed to a development where storage is permitted as an accessory use. All outdoor storage areas will be contained within the facility and will therefore be screened by exterior walls or storage buildings. The project will comply with all local fire codes and federal and State regulations. Therefore, these criteria are met.

16.98.040 – Outdoor Sales and Merchandise Display

Response: Outdoor sales and/or merchandise displays are not relevant to this application. Therefore, these criteria do not apply.

Chapter 16.100 – Permanent Signs

16.100.010 – Common Regulations

A. Sign Permits

1. Except as otherwise provided in this Section and in Chapter 16.102, a person may not construct, install, structurally alter or relocate any sign without first obtaining an administrative sign permit from the City as required by Chapter 16.72, including payment of the fee required by Section 16.74.010. In addition, all permitted illuminated signs are subject to the provisions of the State Electrical Code and any applicable permit fees.

Response: Signage is not planned at this time. Separate applications for sign permits will be submitted as required above. These criteria do not apply to this application.

Division VI – PUBLIC INFRASTRUCTURE

Chapter 16.106 – Transportation Facilities

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 15.

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.

Response: The planned self-storage business will take access from SW Langer Farms Parkway by way of an existing industrial driveway, which will be shared with the existing self-storage facility to the east. SW Langer Farms Parkway was constructed in 2011 with sidewalks, street trees, and street lights. The only planned frontage improvements included with this application are pedestrian ramps, which will be located at the planned emergency vehicle access drive. No development is currently planned for Parcel 2. Improvements to existing

streets may be planned in the future with the development of that site, which will undergo a separate review process. Therefore, these criteria do not apply.

D. Extent of Improvements

Response: The southerly extension of SW Adams Drive, now SW Langer Farms Parkway, was completed in the fall of 2011. Per the Pre-Application Conference Notes, no street improvements are anticipated.

E. Transportation Facilities Modifications

Response: New streets and/or modifications to existing transportation facilities are not required, planned, or relevant to this application. Therefore, these criteria do not apply.

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: New streets and/or modifications to existing transportation facilities are not required, planned, or relevant to this application. Therefore, these criteria do not apply.

B. Street Connectivity and Future Street Systems

1. Future Street Systems. The arrangement of public streets shall provide for the continuation and establishment of future street systems as shown on the Local Street Connectivity Map contained in the adopted Transportation System Plan (Figure 16).

Response: The planned self-storage business will have access within the existing Sentinel Storage Annex that accesses SW Langer Farms Parkway. There are no future streets within the project site identified in the Local Street Connectivity Map contained in the adopted Transportation System Plan. Therefore, this criterion does not apply.

2. Connectivity Map Required. New residential, commercial, and mixed use development involving the construction of new streets shall be submitted with a site plan that implements, responds to and expands on the Local Street Connectivity map contained in the TSP.

Response: This project does not include any new residential, commercial, or mixed-use development involving the connection of new streets. New streets and/or modifications to transportation facilities are not required, planned, or relevant to this application. Therefore, this criterion does not apply.

3. **Block Length. For new streets except arterials, block length shall not exceed 530 feet. The length of blocks adjacent to arterials shall not exceed 1,800 feet.**

Response: New streets and/or blocks are not required, planned, or relevant to this application. Therefore, this criterion does not apply.

4. **Where streets must cross water features identified in Title 3 of the Urban Growth Management Functional Plan (UGMFP), provide crossings at an average spacing of 800 to 1,200 feet, unless habitat quality or length of crossing prevents a full street connection.**

Response: Streets are not required to cross any Title 3 protected water features to complete the project. Therefore, this criterion does not apply.

5. **Where full street connections over water features identified in Title 3 of the UGMFP cannot be constructed in centers, main streets and station communities (including direct connections from adjacent neighborhoods), or spacing of full street crossings exceeds 1,200 feet, provide bicycle and pedestrian crossings at an average spacing of 530 feet, unless exceptional habitat quality or length of crossing prevents a connection.**

Response: Streets and/or bicycle/pedestrianways are not needed to cross any Title 3 protected water features for the development of this project. Therefore, this criterion does not apply.

6. **Pedestrian and Bicycle Connectivity. Paved bike and pedestrian accessways consistent with cross section standards in Figure 8-6 of the TSP shall be provided on public easements or right- of-way when full street connections are not possible, with spacing between connections of no more than 300 feet. Multi-use paths shall be built according to the Pedestrian and Bike Master Plans in the adopted TSP.**

Response: The site of the planned self-storage business on Parcel 1 is already served by an existing multi-use path along SW Langer Farms Parkway. Ramps are planned at the emergency access drive. A multi-use path is planned for Parcel 2 along SW Century Drive according to the City's TSP. Those frontage improvements will occur in the future when that site is developed. Therefore, this criterion, to the extent that it applies, is met.

C. **Underground Utilities**

All public and private underground utilities, including sanitary sewers and storm water drains, shall be constructed prior to the surfacing of streets. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

Response: As shown on the preliminary plans, the project will connect to existing underground utilities located within SW Langer Farms Parkway. Lines connecting the site to the existing public infrastructure will be located underground. Therefore, this criterion is met.

D. **Additional Setbacks**

Generally additional setbacks apply when the width of a street right-of-way abutting a development is less than the standard width under the functional classifications in Section VI of the Community Development Plan. Additional

setbacks are intended to provide unobstructed area for future street right-of-way dedication and improvements, in conformance with Section VI. Additional setbacks shall be measured at right angles from the centerline of the street.

Response: The subject site does not directly abut any rights-of-way less than the standard width under the functional classifications in Section VI of the Community Development Plan. Therefore, this criterion does not apply.

16.106.040 - Design

A. Reserve Strips

Reserve strips or street plugs controlling access or extensions to streets are not allowed unless necessary for the protection of the public welfare or of substantial property rights. All reserve strips shall be dedicated to the appropriate jurisdiction that maintains the street.

Response: New streets and/or rights-of-way are neither planned nor necessary. Therefore, reserve strips are not relevant to this application and this criterion does not apply.

B. Alignment

All proposed streets shall, as far as practicable, be in alignment with existing streets. In no case shall the staggering of streets create a "T" intersection or a dangerous condition. Street offsets of less than one hundred (100) feet are not allowed.

Response: New streets and/or intersections are neither necessary nor planned. Therefore, this criterion does not apply.

C. Future Extension

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

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

Response: New streets are neither necessary nor planned. Therefore, these criteria do not apply.

D. Intersection Angles

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

Response: New streets and intersections are neither necessary nor planned. Therefore, these criteria do not apply.

E. Cul-de-sacs

Response: New streets, including cul-de-sacs, are neither necessary nor planned. Therefore, these criteria do not apply.

F. Grades and Curves

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

Response: New streets are neither necessary nor planned. Therefore, these criteria do not apply.

G. Streets Adjacent to Railroads

Streets adjacent to railroads shall run approximately parallel to the railroad and be separated by a distance suitable to allow landscaping and buffering between the street and railroad. Due consideration shall be given at cross streets for the minimum distance required for future grade separations and to provide sufficient depth to allow screening of the railroad.

Response: New streets are neither necessary nor planned, and the site is not directly adjacent to railroads. Therefore, these criteria do not apply.

H. Buffering of Major Streets

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

Response: The planned self-storage business will abut SW Langer Farms Parkway, a Collector street. As discussed in the responses to Chapter 16.96, the project will meet visual corridor requirements. Planned Parcel 2 abuts SW Century Drive, also a Collector street. Development is not currently planned for Parcel 2. Therefore, these criteria are met to the extent that they apply.

I. Median Islands

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

Response: The City's Pre-Application Conference Notes specify that improvements to SW Langer Farms Parkway are not anticipated. Therefore, median islands are not planned with this project, and this criterion does not apply.

J. Transit Facilities

Response: The City's Pre-Application Conference Notes specify that improvements to SW Langer Farms Parkway are not anticipated. Therefore, transit facilities are not planned with this project, and this criterion does not apply.

K. Traffic Controls

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

Response: An analysis has been conducted by a licensed Traffic Engineer to determine the need for a full traffic impact analysis for the planned self-storage business. As discussed in a memo from Greenlight Engineering included in this application, the project will have a low trip generation, far less than 400 ADT. Therefore, traffic controls are not necessary, and this criterion does not apply.

L. Traffic Calming

Response: New streets are neither necessary nor planned. Therefore, this criterion does not apply.

M. Vehicular Access Management

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

1. Measurement: See the following access diagram where R/W = Right-of-Way; and P.I. = Point-of-Intersection where P.I. shall be located based upon a 90 degree angle of intersection between ultimate right-of-way lines.

a. Minimum right-of-way radius at intersections shall conform to City standards.

b. All minimum distances stated in the following sections shall be governed by sight distance requirements according to the Engineering Design Manual.

c. All minimum distances stated in the following sections shall be measured to the nearest easement line of the access or edge of travel lane of the access on both sides of the road.

d. All minimum distances between accesses shall be measured from existing or approved accesses on both sides of the road.

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

Response: As illustrated on the preliminary plans, the planned self-storage business will be accessed via the existing private drive, which conforms to all appropriate geometric requirements. A secondary access point will be constructed for emergency vehicles only. Therefore, these criteria are met.

2. Roadway Access

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

c. Collectors:

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

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

Response: Planned primary access to the future self-storage business will be achieved via an existing private drive that connects to SW Langer Farms Parkway (a Collector). A secondary access point is planned for emergency vehicles only, and not for regular daily traffic. Therefore, this criterion is met.

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.

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

16.110.030 - Service Availability

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

Response: Sanitary sewer service will be extended via a gravity draining lateral to an existing sanitary sewer stub adjacent to SW Langer Farms Parkway to serve this site, as shown on the preliminary plans. All improvements will be consistent with City Code, the Sewer Master Plan, and applicable CWS and City standards. Final engineering plans will be prepared for the City to review and approve prior to construction of the improvements. Therefore, these criteria are met.

Chapter 16.112 – Water Supply

16.112.010 - Required Improvements

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

16.112.020 - Design Standards

A. Capacity

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

B. Fire Protection

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

C. Over-Sizing

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.

Response: As shown on the preliminary plans, a domestic water service line and fire service protection line will serve the site from the existing 16-inch water main in SW Langer Farms Parkway. All improvements will be consistent with City Code, the Water Master Plan, and City standards. Engineering plans will be prepared for the City to review and approve prior to construction of the improvements. Therefore, these criteria are met.

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.

16.114.020 - Design Standards

A. Capacity

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

B. On-Site Source Control

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

C. Conveyance System

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

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: As shown on the preliminary plans, a stormwater main is planned to collect runoff from the site and divert it to an existing regional stormwater facility. The regional stormwater facility was constructed in 2013 and is located east of the subject property. As discussed in the Preliminary Stormwater Report, the subject site is located within the treatment area of the regional stormwater facility, which was designed to provide both quality and quantity management for runoff within said treatment area. Therefore, these criteria are met. Please refer to the Preliminary Stormwater Report for additional information.

Chapter 16.116 – Fire Protection

16.116.010 - Required Improvements

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

16.116.020 - Standards

A. Capacity

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

B. Fire Flow

Standards published by the Insurance Services Office, entitled "Guide for Determination of Required Fire Flows" shall determine the capacity of facilities required to furnish an adequate fire flow. Fire protection facilities shall be adequate to convey quantities of water, as determined by ISO

standards, to any outlet in the system, at no less than twenty (20) pounds per square inch residual pressure. Water supply for fire protection purposes shall be restricted to that available from the City water system. The location of hydrants shall be taken into account in determining whether an adequate water supply exists.

C. Access to Facilities

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

D. Hydrants

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

Response: As shown on the preliminary plans, a fire service protection main will be extended from the existing water main within SW Langer Farms Parkway. Private fire hydrants will be located throughout the subject site and spaced as required by City and TVF&R standards. A secondary emergency vehicle access drive is planned directly onto SW Langer Farms Parkway. Both gates are planned to be equipped with a Knox Box to allow access by emergency vehicles. The preliminary plans also show conformance with fire apparatus access requirements. Therefore, these standards are met.

16.116.030 - Miscellaneous Requirements

A. Timing of Installation

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

B. Maintenance of Facilities

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

C. Modification of Facilities

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

Response: As shown on the preliminary plans, fire protection facilities will be provided. Therefore, these criteria are met.

Chapter 16.118 – Public and Private Utilities

16.118.010 - Purpose

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

16.118.020 - Standard

A. **Installation of utilities shall be provided in public utility easements and shall be sized, constructed, located and installed consistent with this Code, Chapter 7 of the Community Development Code, and applicable utility company and City standards.**

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

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

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

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

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

Response: As shown on the preliminary plans, the project will connect to existing utility lines located within existing easements on SW Langer Farms Parkway. Therefore, these criteria are met.

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.

Response: All utilities will be constructed as required by this Section. Therefore, this standard is met.

Division VII. – LAND DIVISIONS, SUBDIVISIONS, PARTITIONS, LOT LINE ADJUSTMENTS AND MODIFICATIONS

Chapter 16.122 – Land Partitions

16.122.020 - Approval Criteria: Preliminary Plat

Partitions shall not be approved unless:

A. **The partition complies with applicable zoning district standards and design standards in Division II, and all provisions of Divisions IV, VI, VIII and IX, and complies with Chapter 16.128 (Land Division Design Standards).**

Response: As illustrated in this narrative and the preliminary plans, this project complies with all required standards. Therefore, these criteria are met.

B. The partition dedicates to the public all required common improvements and areas including but not limited to streets, parks, floodplains, and sanitary sewer, storm water, and water supply systems.

Response: As illustrated on the preliminary plans, additional public dedications are not planned or necessary with this project. Therefore, this criterion is not applicable.

C. Adequate water, sanitary sewer and other public facilities exist to support the proposed use of the partitioned land, as determined by the City and are in compliance with City standards. For the purposes of this section:

1. Connection to the City water supply system shall be deemed to be adequate water service.

2. Connection to the City sewer system shall be deemed to be adequate sanitary sewer service if sewer lines are within three-hundred (300) feet of the partition or if the lots created are less than 15,000 square feet in area. Installation of private sewage disposal facilities shall be deemed adequate on lots of 15,000 square feet or more if the private system is permitted by County Health and City sewer lines are not within three-hundred (300) feet.

3. The adequacy of other public facilities such as storm water and streets shall be determined by the City Manager or his/her designee based on applicable City policies, plans and standards for said facilities.

Response: As shown on the preliminary plans, sanitary sewer and potable water are available within SW Langer Farms Parkway, which has capacity to serve the planned self-storage business. Stormwater runoff generated from the planned self-storage business will be routed to an existing regional stormwater facility, which was constructed in 2013. As discussed in the Preliminary Stormwater Report, the regional stormwater facility was designed to accommodate runoff from this site. The preliminary plans show the locations of existing utilities that can be extended to serve the site. Therefore, these criteria are met.

D. Adjoining land can be developed, or is provided access that will allow future development, in accordance with this Code.

Response: This property is bordered by SW Century Drive to the north; SW Langer Farms Parkway to the west; partly developed industrial land and a vegetated corridor to the east; and developed industrial land to the south. Streets are necessary to access or permit future subdivision or development of adjacent properties. The project does not prevent the future development of adjoining lands. Therefore, this criterion is met.

E. Future Development Ability

In addition to the findings required by Section 16.122.010, the City Manager or his/her designee must find, for any partition creating lots averaging one (1) acre or more, that the lots may be re-partitioned or resubdivided in the future in full compliance with the standards of this Code. The City Manager or his/her designee may require the applicant to submit partition drawings or other data confirming that the property can be resubdivided. If re-partitioning or resubdividing in full compliance with this Code is determined not to be feasible, the City Manager or his/her designee shall either deny the proposed

partition, require its redesign, or make a finding and condition of approval that no further partitioning or subdivision may occur, said condition to be recorded against the property.

Response: As demonstrated on the preliminary plans, Parcel 2 is of sufficient size that it could easily be repartitioned into smaller lots complying with the necessary standards. However, no other partitions are planned at this time. Parcel 1 is the planned site of a future self-storage business. Therefore, this criterion is met.

16.122.030 - Final Partition Plat

By means of a Type I procedure, the City shall review the final plat based on findings regarding compliance with the following criteria:

A. The final plat is consistent in design (e.g., number, area, dimensions of lots, easements, tracts, right-of-way) with the approved preliminary plat, and all conditions of approval have been satisfied;

B. All public improvements required by the preliminary plat have been installed and approved by the City Engineer or appropriate service provider (e.g., road authority). Alternatively, the developer has provided a performance guarantee in accordance with § 16.120.070.

C. The streets and roads for public use are dedicated without reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities;

D. The plat and deed contain a dedication to the public of all public improvements, including but not limited to streets, public pathways and trails, access reserve strips, parks, sewage disposal storm drainage and water supply systems;

E. The applicant has provided copies of all recorded homeowners association Covenants, Conditions and Restrictions (CC&R's); deed restrictions; private easements and agreements (e.g., for access, common areas, parking, etc.); and other recorded documents pertaining to common improvements recorded and referenced on the plat;

F. The plat complies with the applicable Sections of this code (i.e., there have been no changes in land use or development resulting in a code violation since preliminary plat approval);

G. The plat contains an affidavit by the surveyor who surveyed the land, represented on the plat to the effect the land was correctly surveyed and marked with proper monuments as provided by ORS Chapter 92, indicating the initial point of the survey, and giving the dimensions and kind of such monument and its reference to some corner established by the U.S. Geological Survey, or giving two or more permanent objects for identifying its location.

Response: The above requirements will be applied at the time of final plat approval. Therefore, these criteria are met.

16.122.040 - Future Subdivision Compliance

If a partition exceeds two (2) acres and within one (1) year is re-partitioned into more than two (2) parcels, and any single parcel is less than one (1) acre in size, full compliance with the subdivision regulations of this Code may be required.

Response: No further partitions of the site are planned within the next year. If additional land divisions are considered during the same calendar year, they will be considered as a subdivision. Therefore, this criterion is met.

16.122.050 - Filing and Recording Requirements

A. Generally

Within twelve (12) months after City approval of a land partition, a partition plat shall be submitted to the County in accordance with its final partition plat and recording requirements.

B. Time Limit

The applicant shall submit the copy of the recorded partition to the City within 30 days of recording, and shall be completed prior to the issuance of any building permits on the re-configured lots.

C. Extension

After expiration of the twelve (12) months period following partition approval, the partition must be resubmitted for new approval. The City Manager or his/her designee may, upon written request by the applicant, grant an extension up to twelve (12) months upon a written finding that the facts have not changed to an extent sufficient to warrant re-filing of the partition and that no other development approval would be affected. For partitions granted between January 1, 2007 and December 31, 2009, the approval shall be extended until December 31, 2013.

Response: A final partition plat will be submitted to the City within one year of approval of this partition application or an extension will be filed in accordance with the above requirements. Therefore, these criteria are met.

Chapter 16.128 – Land Division Design Standards

16.128.010 - Blocks

A. Connectivity

1. Block Size

The length, width, and shape of blocks shall be designed to provide adequate building sites for the uses proposed, and for convenient access, circulation, traffic control and safety.

2. Block Length

Block length standards shall be in accordance with Section 16.108.040. Generally, blocks shall not exceed five-hundred thirty (530) feet in length, except blocks adjacent to principal arterial, which shall not exceed one thousand eight hundred (1,800) feet. The extension of streets and the formation of blocks shall conform to the Local Street Network map contained in the Transportation System Plan.

Response: New streets and/or rights-of-way are neither planned nor necessary with this project. The project does not affect the ability of surrounding areas to comply with block length requirements. Therefore, these criteria are met

3. **Pedestrian and Bicycle Connectivity. Paved bike and pedestrian accessways shall be provided on public easements or right-of-way consistent with Figure 7.401.**

Response: Pedestrian and bicycle accessways are neither planned nor necessary with this specific project. Pedestrian and bicycle facilities are already provided on both sides of SW Langer Farms Parkway and along the north side of SW Century Drive. A multi-use path is planned for Parcel 2 along SW Century Drive according to the City's TSP. Those frontage improvements will occur in the future when that site is developed. Therefore, these criteria are met to the extent that they apply.

B. **Utilities Easements for sewers, drainage, water mains, electric lines, or other utilities shall be dedicated or provided for by deed. Easements shall be a minimum of ten (10) feet in width and centered on rear or side lot lines; except for tie-back easements, which shall be six (6) feet wide by twenty (20) feet long on side lot lines at the change of direction.**

Response: The planned self-storage business will connect to existing utility lines located within SW Langer Farms Parkway or within the existing utility easement located to the south of the property. Therefore, no new easements are necessary and these criteria do not apply.

C. **Drainages**

Where a subdivision is traversed by a watercourse, drainage way, channel or street, drainage easements or rights-of-way shall be provided conforming substantially to the alignment and size of the drainage.

Response: There are no drainage ways located on the subject property. Therefore, this criterion is not applicable.

16.128.020 - Pedestrian and Bicycle Ways

Pedestrian or bicycle ways may be required to connect cul-de-sacs, divide through an unusually long or oddly shaped block, or to otherwise provide adequate circulation.

Response: Permanent cul-de-sacs are not planned. The project does not preclude the future ability to provide appropriate site circulation, whether it be pedestrian, bicycle, or automobile. The planned self-storage business will not obstruct pedestrian and bicycle circulation on the existing sidewalks along SW Langer Farms Parkway. Therefore, this criterion is met.

16.128.030 - Lots

A. **Size and Shape**

Lot size, width, shape, and orientation shall be appropriate for the location and topography of the subdivision or partition, and shall comply with applicable zoning district requirements, with the following exception:

1. **Lots in areas not served by public sewer or water supply shall conform to any special County Health Department standards.**

Response: As demonstrated on the preliminary plans, the two parcels created will comply with the underlying zoning district requirements. Both parcels can be served by public sewer and water facilities within SW Langer Farms Parkway and SW Century Drive. Therefore, this criterion is met.

B. **Access**

All lots in a subdivision shall abut a public street, except as allowed for infill development under Chapter 16.68.

Response: This application is for a Minor Partition and Site Plan Review. Therefore, this criterion does not apply.

C. Double Frontage

Double frontage and reversed frontage lots are prohibited except where essential to provide separation of residential development from railroads, traffic arteries, adjacent nonresidential uses, or to overcome specific topographical or orientation problems. A five (5) foot wide or greater easement for planting and screening may be required.

Response: Double frontage parcels will not be created through this application. Therefore, this criterion does not apply.

D. Side Lot Lines

Side lot lines shall, as far as practicable, run at right angles to the street upon which the lots face, except that on curved streets side lot lines shall be radial to the curve of the street.

Response: As demonstrated on the preliminary plans, both lots run at right angles to the street and comply with the above requirements. Therefore, this criterion is met.

E. Grading

Grading of building sites shall conform to the following standards, except when topography of physical conditions warrants special exceptions:

1. Cut slopes shall not exceed one (1) and one-half (1 1/2) feet horizontally to one (1) foot vertically.
2. Fill slopes shall not exceed two (2) feet horizontally to one (1) foot vertically.

Response: As shown on the preliminary plans, the project complies with the above standards. Therefore, these criteria are met.

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).

Response: This application is for a Minor Partition and Site Plan Review in the PUD-LI Zoning District. Therefore, these criteria do not apply.

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:

Landscaped Visual Corridor Requirements		
	Category	Width
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.

Response: As shown on the preliminary plans, and as discussed in previous responses addressing landscaping and visual corridors, the location of the planned self-storage business will comply with the 10-foot corridor required for Collector roads. Other areas of the subject site that will remain vacant/agricultural will demonstrate compliance with the above requirements when future development is planned. Therefore, these criteria are met to the extent that they apply.

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: As shown on the preliminary plans, and as discussed in previous responses addressing landscaping and screening requirements, the location of the planned self-storage business will comply with the above standards. Other areas of the subject site that will remain vacant/agricultural will demonstrate compliance with the above standards when future development is planned. Therefore, these criteria are met to the extent that they apply.

16.142.060 - Street Trees

Response: The project does not include new streets. Street trees have previously been installed along the property's frontage on SW Langer Farms Parkway, including where the self-storage business is planned. When additional streets are built in the future, and where future development will occur along SW Century Drive, street trees will be provided, as required. Therefore, these criteria do not apply to this application.

16.142.070 - Trees on Property Subject to Certain Land Use Applications

A. Generally

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

B. Applicability

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

C. Inventory

1. To assist the City in making its determinations on the retention of trees and woodlands, land use applications including Type II - IV development shall include a tree and woodland inventory and report. The report shall be prepared by a qualified professional and must contain the following information:

a. Tree size (in DBH and canopy area)

b. Tree species

c. The condition of the tree with notes as applicable explaining the assessment

d. The location of the tree on the site

e. The location of the tree relative to the planned improvements

f. Assessment of whether the tree must be removed to accommodate the development

g. Recommendations on measures that must be taken to preserve trees during the construction that are not proposed to be removed.

Response: The preliminary plans includes an Arborist Tree Inventory/Report to comply with the requirements of this Section. Therefore, these criteria are met.

D. Retention requirements

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

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

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

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

Response: The site of the planned self-storage business is currently an open field used for agricultural purposes. Therefore, no trees exist on that area of that site, and no trees are planned for removal. As shown on the preliminary plans, several new trees will be planted to comply with the 30% tree canopy requirement. Therefore, these criteria are met to the extent that they apply.

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.

Response: The project will not produce any unusual levels of noise exceeding State standards. Therefore, this criterion is met.

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.

Response: The project will not produce any unusual levels of vibration. Therefore, this criterion is met.

Chapter 16.150 – Air Quality

16.150.010 – Generally

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.

Response: The project will not produce any unusual levels of air emissions exceeding established State or federal emissions level limits. Therefore, this criterion is met.

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.

Response: The project will not produce any unusual odors discernible at any point beyond the boundaries of the site. Therefore, this criterion is met.

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

Response: The project will not produce excessive heat or glare. A Preliminary Lighting Plan is included in the preliminary plan set demonstrating that planned lighting is directed away from adjoining properties. Therefore, this criterion is met.

Chapter 16.156 – 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.**

Response: Planned buildings will be oriented to receive sufficient sunlight for the use of solar energy systems. The site has historically been used for agricultural purposes, and, therefore, few trees currently exist for shading future buildings. As shown on the preliminary plans, new trees will be planted, which will provide shading to the site. Therefore, these criteria are met.

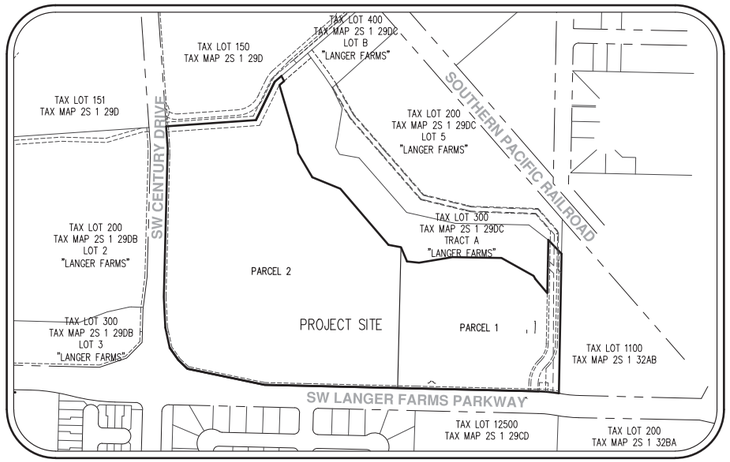
V. Conclusion

The required findings have been made and the written narrative and accompanying documentation demonstrate that the planned project is consistent with the applicable provisions of the City of Sherwood Municipal Code. The evidence in the record is substantial and supports approval of the application. Therefore, the City can rely upon this information in its approval of the application for a Minor Land Partition and Site Plan Review.

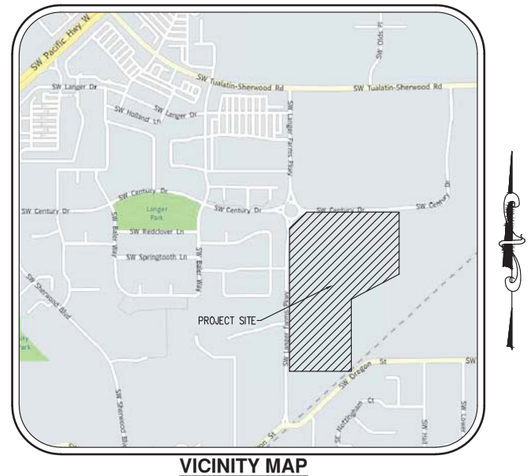
Exhibit A: Preliminary Plans & Architectural Elevations

SENTINEL STORAGE ANNEX PHASE 2

PRELIMINARY SITE PLAN REVIEW AND PARTITION APPLICATION PLANS



SITE MAP
1"=250'



VICINITY MAP
NTS

APPLICANT/OWNER

LANGER FAMILY, LLC
15595 SW TUALATIN SHERWOOD RD
SHERWOOD, OR 97140

CIVIL ENGINEERING/PLANNING/SURVEYING

AKS ENGINEERING & FORESTRY, LLC
CONTACT: JOHN CHRISTIANSEN, PE
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: (503) 563-6151
FAX: (503) 563-6152

SITE DESCRIPTION TAX LOT 100 IN WASHINGTON COUNTY TAX MAP 2S 1 29 DC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

PROJECT PURPOSE TWO-PARCEL PARTITION AND MULTI USE STORAGE FACILITY ON PARCEL 1.

TOTAL SITE AREA ±21.82 ACRES

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
CONIFEROUS TREE			STORM SEWER CATCH BASIN		
			STORM SEWER AREA DRAIN		
FIRE HYDRANT			STORM SEWER MANHOLE		
WATER BLOWOFF			GAS METER		
WATER METER			GAS VALVE		
WATER VALVE			GUY WIRE ANCHOR		
DOUBLE CHECK VALVE			POWER POLE		
AIR RELEASE VALVE			POWER VAULT	P	P
SANITARY SEWER CLEAN OUT			POWER JUNCTION BOX		
SANITARY SEWER MANHOLE			POWER PEDESTAL		
SIGN			COMMUNICATIONS VAULT	C	C
STREET LIGHT			COMMUNICATIONS JUNCTION BOX		
MAILBOX	MB	MB	COMMUNICATIONS RISER		

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	PWR
OVERHEAD WIRE	OHW	OHW
COMMUNICATIONS LINE	COM	COM
FIBER OPTIC LINE	CFO	CFO
GAS LINE	GAS	GAS
STORM SEWER LINE	STM	STM
SANITARY SEWER LINE	SAN	SAN
WATER LINE	WAT	WAT

SHEET INDEX

P01	COVER SHEET WITH VICINITY AND SITE MAPS
P02	EXISTING CONDITIONS PLAN
P03	PRELIMINARY PARTITION PLAT
P04	PRELIMINARY SITE PLAN
P05	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P06	PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
P07	PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLANS
P08	PRELIMINARY UTILITY PLAN
P09	PRELIMINARY TREE CANOPY PLAN
P09A	PRELIMINARY LANDSCAPE PLAN
P10	PRELIMINARY LIGHTING PLAN
P11	CIRCULATION PLAN WITH AERIAL PHOTO
P12	ARCHITECTURAL ELEVATIONS

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AKS
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

SENTINEL STORAGE ANNEX PHASE 2
SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

COVER SHEET WITH VICINITY AND SITE MAPS

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED

DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER — OREGON — JOHN P. CHRISTIANSEN — PRELIMINARY NOT FOR CONSTRUCTION

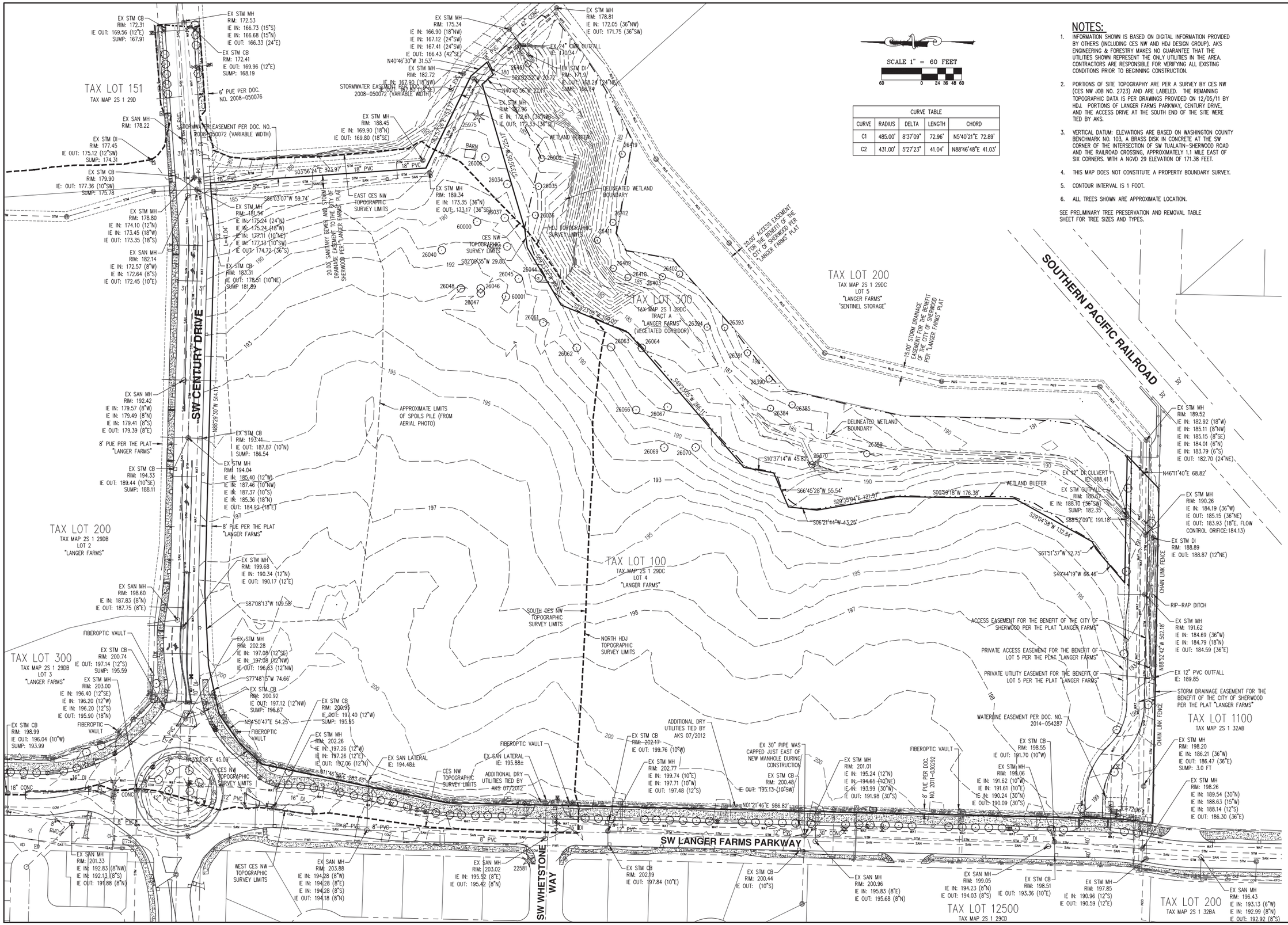
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P01

AKS DRAWING FILE: 4668 COVER SHEET.DWG | LAYOUT: P01



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	485.00'	8°37'09"	72.96'	N5°40'21"E 72.89'
C2	431.00'	5°27'23"	41.04'	N88°46'48"E 41.03'

NOTES:

1. INFORMATION SHOWN IS BASED ON DIGITAL INFORMATION PROVIDED BY OTHERS (INCLUDING CES NW AND HDJ DESIGN GROUP). AKS ENGINEERING & FORESTRY MAKES NO GUARANTEE THAT THE UTILITIES SHOWN REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. PORTIONS OF SITE TOPOGRAPHY ARE PER A SURVEY BY CES NW (CES NW JOB NO. 2723) AND ARE LABELED. THE REMAINING TOPOGRAPHIC DATA IS PER DRAWINGS PROVIDED ON 12/05/11 BY HDJ. PORTIONS OF LANGER FARMS PARKWAY, CENTURY DRIVE, AND THE ACCESS DRIVE AT THE SOUTH END OF THE SITE WERE TIED BY AKS.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 103, A BRASS DISK IN CONCRETE AT THE SW CORNER OF THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE RAILROAD CROSSING, APPROXIMATELY 1.1 MILE EAST OF SIX CORNERS. WITH A NGVD 29 ELEVATION OF 171.38 FEET.
4. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
5. CONTOUR INTERVAL IS 1 FOOT.
6. ALL TREES SHOWN ARE APPROXIMATE LOCATION.

SEE PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE SHEET FOR TREE SIZES AND TYPES.

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AKS

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

SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD
TAX LOT 100

OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29DC

EXISTING CONDITIONS PLAN

DESIGNED BY:
DRAWN BY: JOH
CHECKED BY: RDR
SCALE: AS NOTED
DATE: 06/20/2016

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

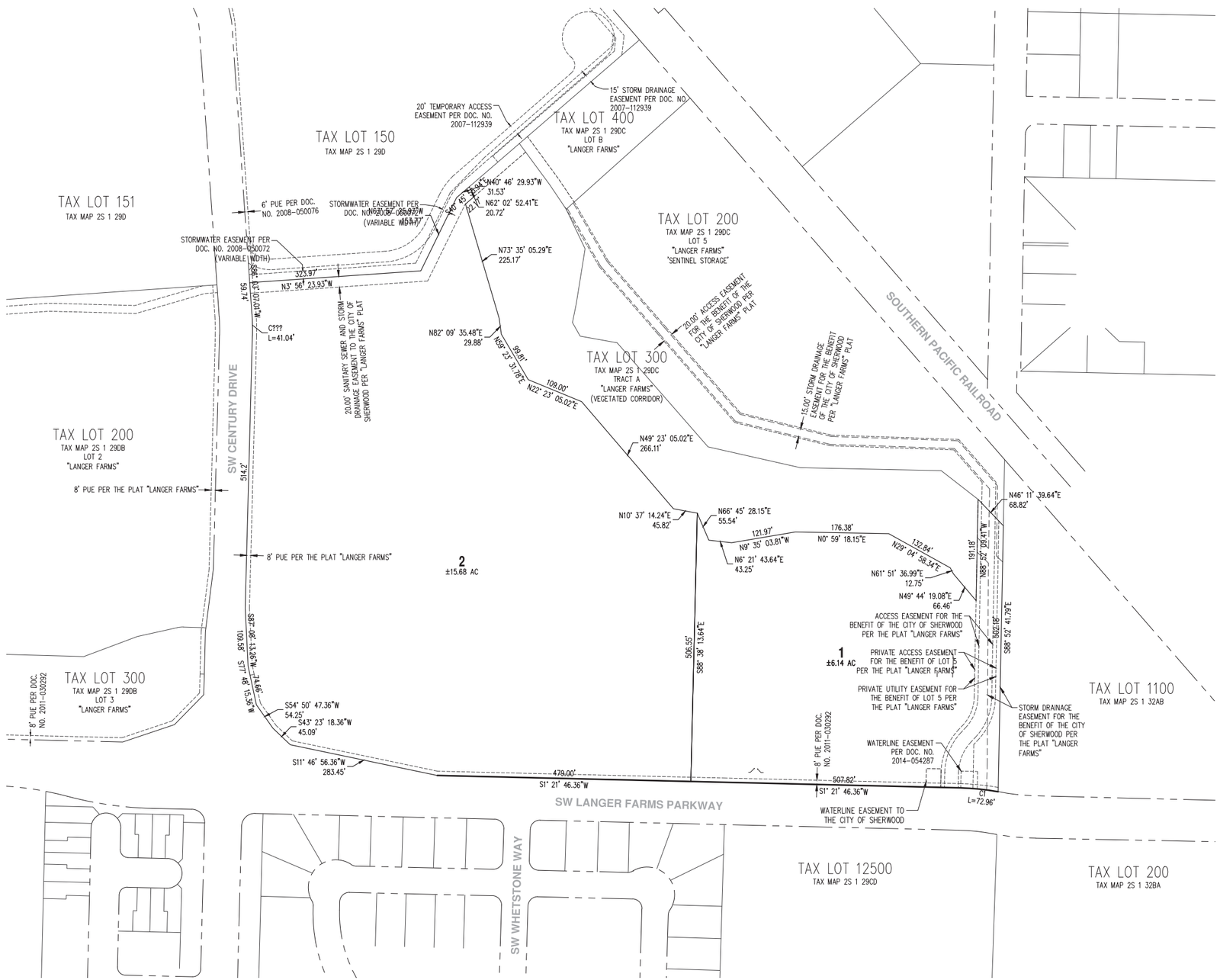
OREGON
JULY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

REVISIONS

JOB NUMBER
4668

SHEET
P02

AKS DRAWING FILE: 4668 EX CONDLDWG | LAYOUT: P02



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	485.00'	8°37'09"	72.96'	S5°40'21"W 72.89'

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON

WASHINGTON COUNTY TAX MAP 2S 1 29DC
TAX LOT 100

PRELIMINARY PARTITION PLAT

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED

DATE: 6/20/2016

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 11, 2005 ROBERT D. RETTIG 60124LS
RENEWS: 12/31/16

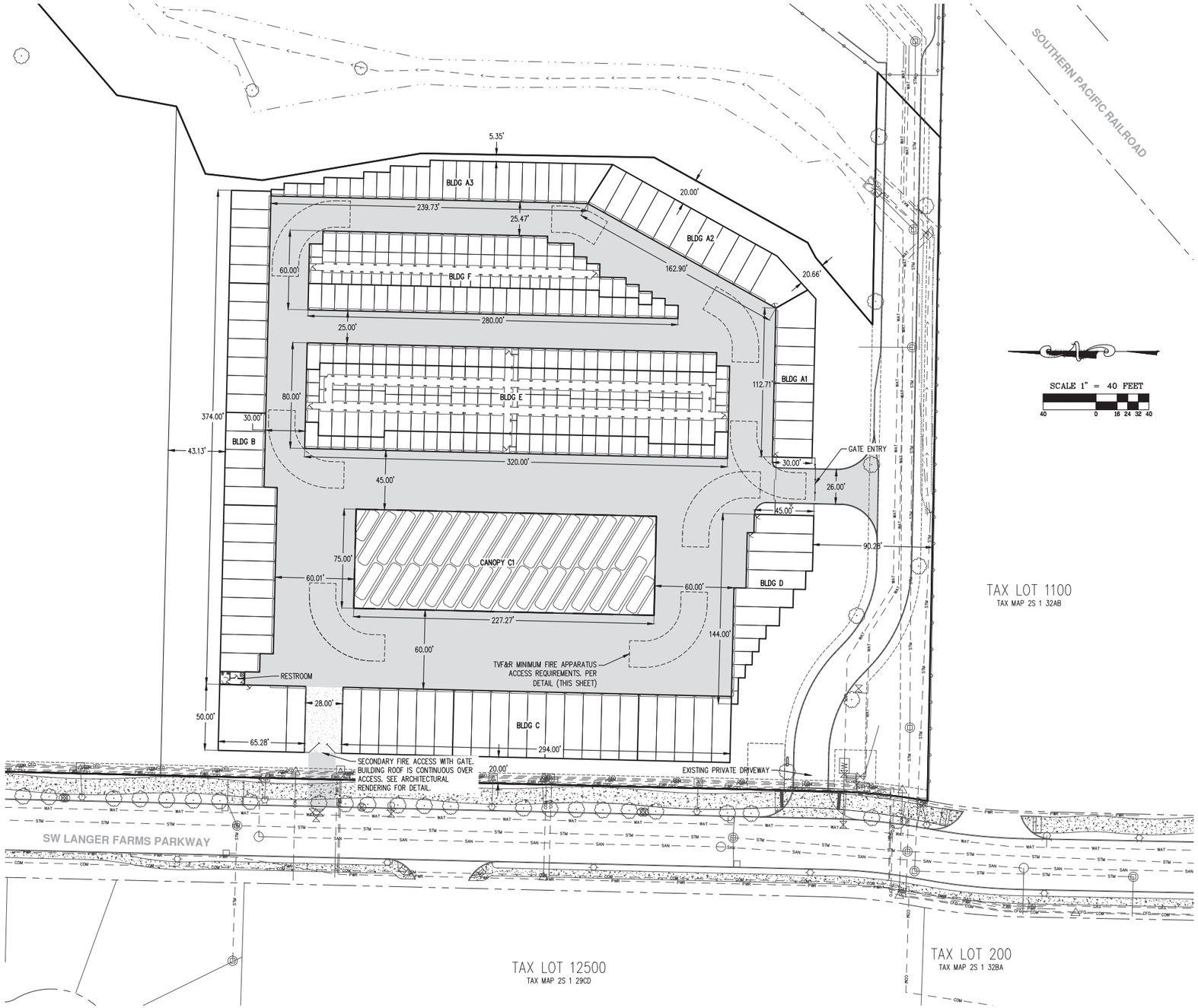
PRELIMINARY NOT FOR CONSTRUCTION

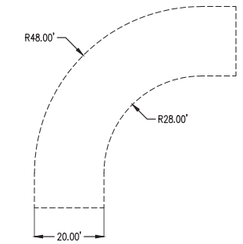
REVISIONS

JOB NUMBER
4668

SHEET
P03

AKS DRAWING FILE: 4668 PRELIMINARY PLAT.DWG | LAYOUT: P03





TVF&R MINIMUM FIRE APPARATUS ACCESS REQUIREMENTS DETAIL
1"=20'

BUILDING SUMMARY		
BUILDING	AREA	BUILDING STORAGE USES
A1	3,621	ENCLOSED BOAT/RV AND NON CLIMATE CONTROLLED
A2	5,802	ENCLOSED BOAT/RV AND NON CLIMATE CONTROLLED
A3	5,821	ENCLOSED BOAT/RV AND NON CLIMATE CONTROLLED
B	12,367	ENCLOSED BOAT/RV
C	19,363	ENCLOSED BOAT/RV
D	4,580	ENCLOSED BOAT/RV AND NON CLIMATE CONTROLLED
E	25,500	CLIMATE CONTROLLED AND NON CLIMATE CONTROLLED
F	14,075	NON CLIMATE CONTROLLED
CANOPY		
C1	17,776	OPEN COVERED BOAT/RV

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 1100 WASHINGTON COUNTY TAX MAP 2S 1 29AC

PRELIMINARY SITE PLAN

DESIGNED BY: JPC
DRAWN BY: LTP
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

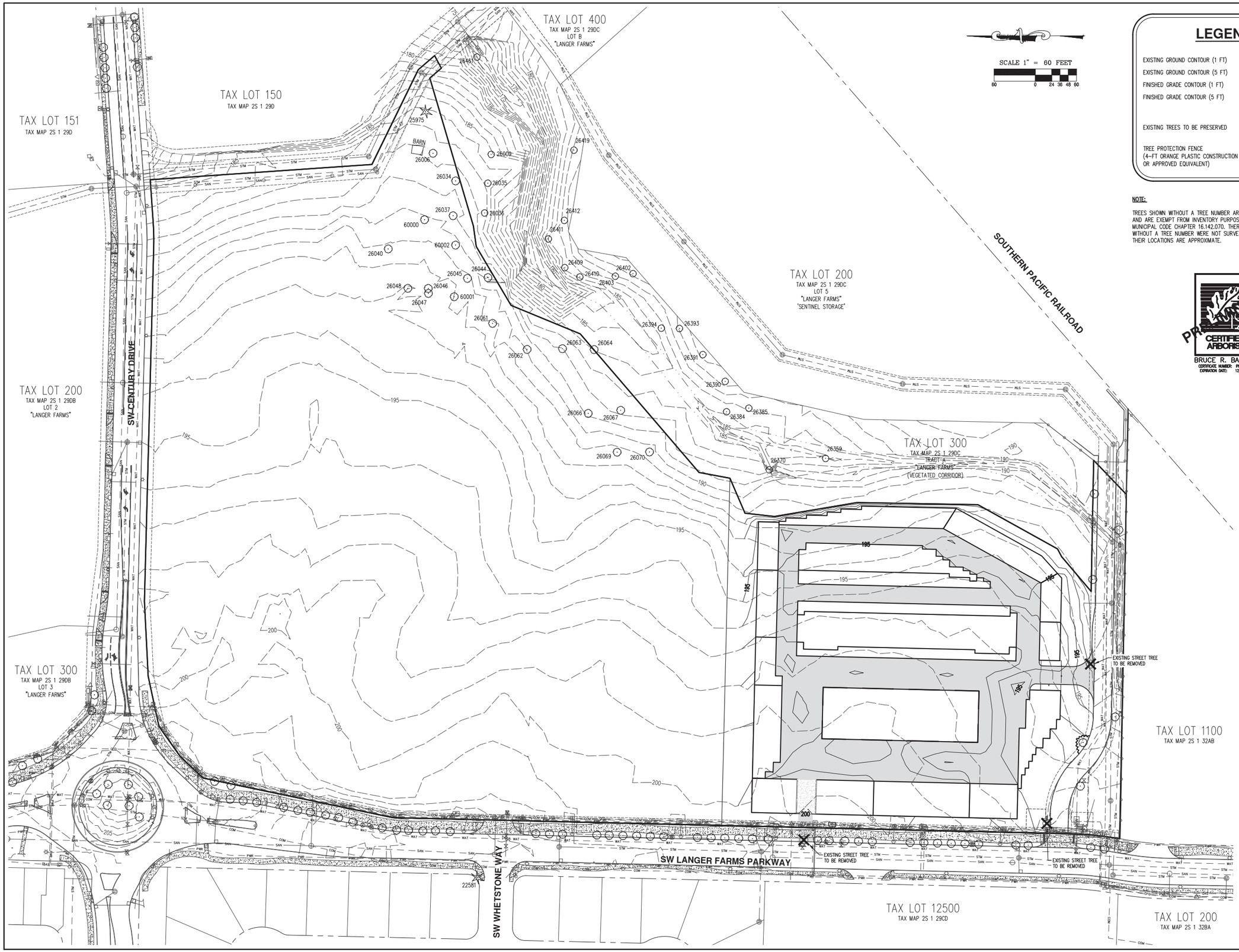
REGISTERED PROFESSIONAL ENGINEER
OREGON
JOHN PAUL CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P04

AKS DRAWING FILE: 4668 SITE PLANLDWG | LAYOUT: P04



LEGEND

EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	200
FINISHED GRADE CONTOUR (1 FT)	
FINISHED GRADE CONTOUR (5 FT)	345
EXISTING TREES TO BE PRESERVED	CONIFEROUS / DECIDUOUS
TREE PROTECTION FENCE (4-FT ORANGE PLASTIC CONSTRUCTION OR APPROVED EQUIVALENT)	

NOTE:

TREES SHOWN WITHOUT A TREE NUMBER ARE LESS THAN 6-INCHES IN DBH AND ARE EXEMPT FROM INVENTORY PURPOSES PER CITY OF SHERWOOD MUNICIPAL CODE CHAPTER 16.142.070. THEREFORE THE TREES SHOWN WITHOUT A TREE NUMBER WERE NOT SURVEYED, NOT EVALUATED, AND THEIR LOCATIONS ARE APPROXIMATE.

PROFESSIONAL CERTIFIED ARBORIST
BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-5669A
EXPIRATION DATE: 12/31/17

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100
WASHINGTON COUNTY TAX MAP 2S 1 29DC

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED
DATE: 6/20/2016	

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 14, 1989 JOHN P. CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P05

AKS DRAWING FILE: 4668 TREE.DWG | LAYOUT: P05

Detailed Tree Inventory for Sentinel Storage Annex Phase 2

AKS Job No. 4668

Tree #	DBH (in.)	Tree Species Common Name *(Scientific name)*	Comments	Health Rating*	Structure Rating**	Remove / Preserve
22581	-	Coniferous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
25975	53	Douglas-fir *(Pseudotsuga menziesii)*		1	1	Preserve
26006	14	Oregon Ash *(Fraxinus latifolia)*	Cavity; Decay; Broken branches; Dead	3	3	Preserve
26009	16	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26034	14	Oregon Ash *(Fraxinus latifolia)*	Cavity; Decay; Crooked; Declining	2	3	Preserve
26035	16	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26036	16	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26037	14	Oregon Ash *(Fraxinus latifolia)*	Cavity; Decay; Crooked; Declining	2	3	Preserve
26040	18	Oregon Ash *(Fraxinus latifolia)*	Cavity; Decay; Crooked; Declining	2	3	Preserve
26044	16	Oregon Ash *(Fraxinus latifolia)*	Cavity; Decay; Broken branches; Declining	3	2	Preserve
26045	8,8,8,8	Black Walnut *(juglans nigra)*	Decay at base; Crooked; Dead branches	2	2	Preserve
26046	20	Oregon Ash *(Fraxinus latifolia)*	Cavity; Bore holes; Crooked; Decay	1	3	Preserve
26047	20,20	Oregon Ash *(Fraxinus latifolia)*	Horizontal cracks on bole; Lean (W); Crooked	1	3	Preserve
26048	52	American Chestnut *(Castaneas dentata)*	Broken branches; Cavity; Decay; Scars; Cracks	2	3	Preserve
26061	14	Oregon Ash *(Fraxinus latifolia)*	Very sparse foliage; Crooked; Cavity; Decay; Declining	3	3	Preserve
26062	14	Oregon Ash *(Fraxinus latifolia)*	Cavities; Decay	2	2	Preserve
26063	18	Oregon Ash *(Fraxinus latifolia)*	Foliage color lightening; Sparse foliage; Scars; Decay; Declining	2	3	Preserve
26064	18	Oregon Ash *(Fraxinus latifolia)*	Broken branches; Scars; Decay	2	2	Preserve
26066	6	Oregon Ash *(Fraxinus latifolia)*	Sparse foliage; Broken branches: Foliage color lightening; Declining	2	2	Preserve
26067	16	Oregon Ash *(Fraxinus latifolia)*	Broken branches: Dead branches; Sparse foliage; Declining	3	2	Preserve
26069	16	Oregon Ash *(Fraxinus latifolia)*	Broken branches; Scars; Decay; Sparse foliage; Declining	2	2	Preserve
26070	16	Oregon Ash *(Fraxinus latifolia)*	Sparse foliage; Cavities; Decay; Broken branches; Declining	2	3	Preserve
26359	16,16,16, 16,16	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26370	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26384	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26385	12	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26390	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26391	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26393	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26394	12	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26402	16	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26403	16	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26409	18	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26410	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26411	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26412	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26419	10,10,10, 10,10	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
26461	14	Deciduous	**OFFSITE;** Not evaluated by an Arborist	-	-	Preserve
60000	14	Oregon Ash *(Fraxinus latifolia)*	Scars; Cavities; Decay; Sparse foliage; Declining	2	3	Preserve
60001	28	Black Walnut *(juglans nigra)*	Sparse foliage; Crooked; Lean (W)	2	2	Preserve
60002	20	Oregon Ash *(Fraxinus latifolia)*	Cavities; Decay; Scars; Sparse foliage; Declining	3	2	Preserve

Total # of Existing Trees Inventoried = 41

Total # of Existing Onsite Trees = 21
Total # of Existing Onsite Trees to be Preserved = 21
Total # of Existing Onsite Trees to be Removed = 0

Total # of Existing Offsite Trees = 20
Total # of Existing Offsite Trees to be Preserved = 20
Total # of Existing Offsite Trees to be Removed = 0

***Health Rating:**

1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.

2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.

3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

****Structure Rating:**

1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.

2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.

3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.

PRELIMINARY

ISA CERTIFIED ARBORIST

BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6666A
EXPIRATION DATE: 12/31/17

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29AC

PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE

DESIGNED BY: JPC
DRAWN BY: LTP
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — OREGON — JOHN CHRISTIANSEN

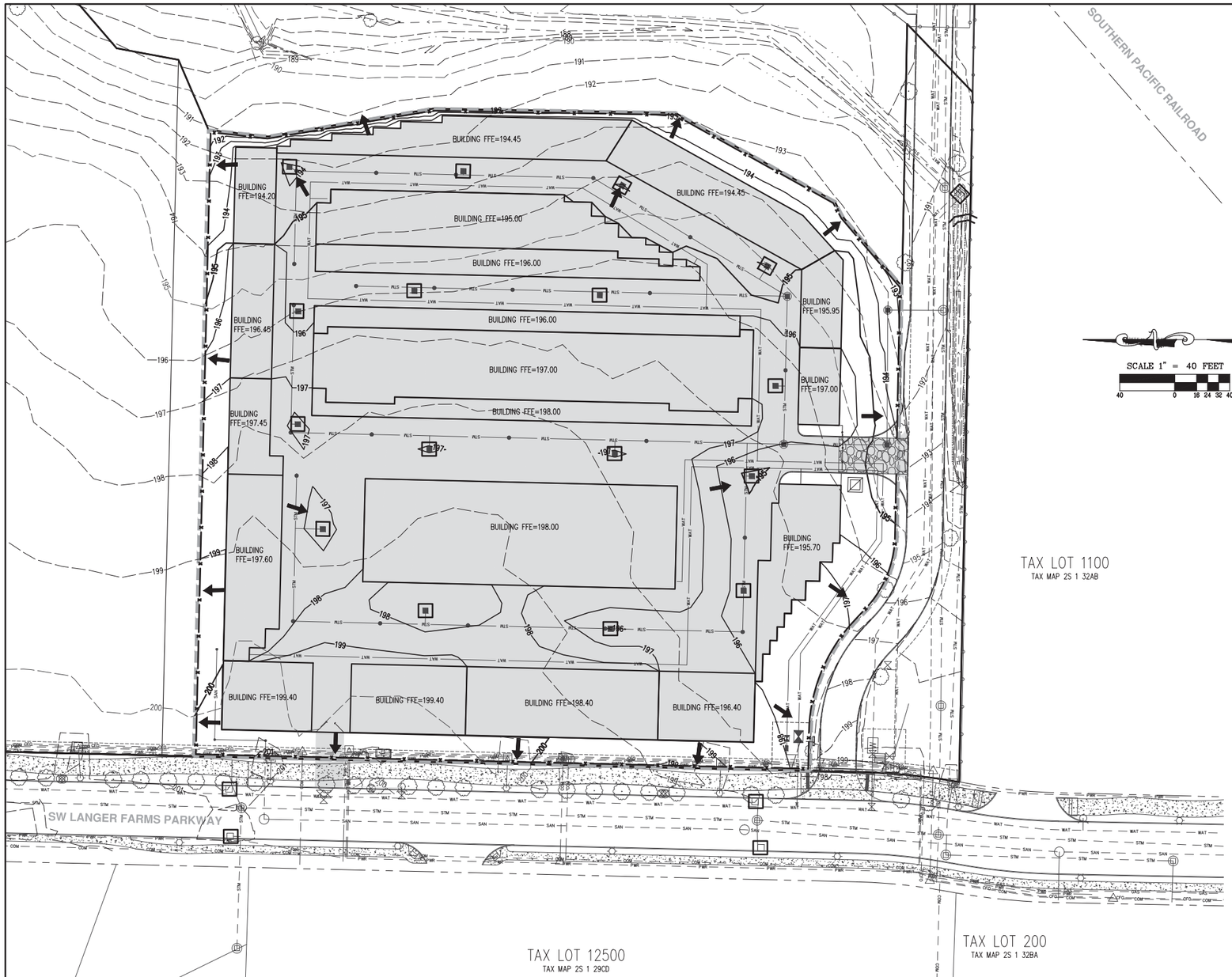
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P06

AKS DRAWING FILE: 4668 TREE TABLE.DWG | LAYOUT: P06



LEGEND

EXISTING GROUND CONTOUR (1FT)	99
EXISTING GROUND CONTOUR (5FT)	100
FINISHED GRADE CONTOUR (1FT)	99
FINISHED GRADE CONTOUR (5FT)	100
DISTURBED AREA LIMITS	
CONCRETE TRUCK WASHOUT PER DETAIL DRAWING 1/ESC	
FLOW ARROW	
CHECK DAM INSTALL PER CLEAN WATER SERVICES DETAIL DRAWING 845	
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) INSTALL PER CLEAN WATER SERVICES DETAIL DRAWING 875	
INLET PROTECTION (TYPE 5) INSTALL PER CLEAN WATER SERVICES DETAIL DRAWING 920	
GRAVEL CONSTRUCTION ENTRANCE INSTALL PER CLEAN WATER SERVICES DETAIL DRAWING 855	
NEW IMPERVIOUS AREA	

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29AC

PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLANS

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED
DATE: 6/20/2016	

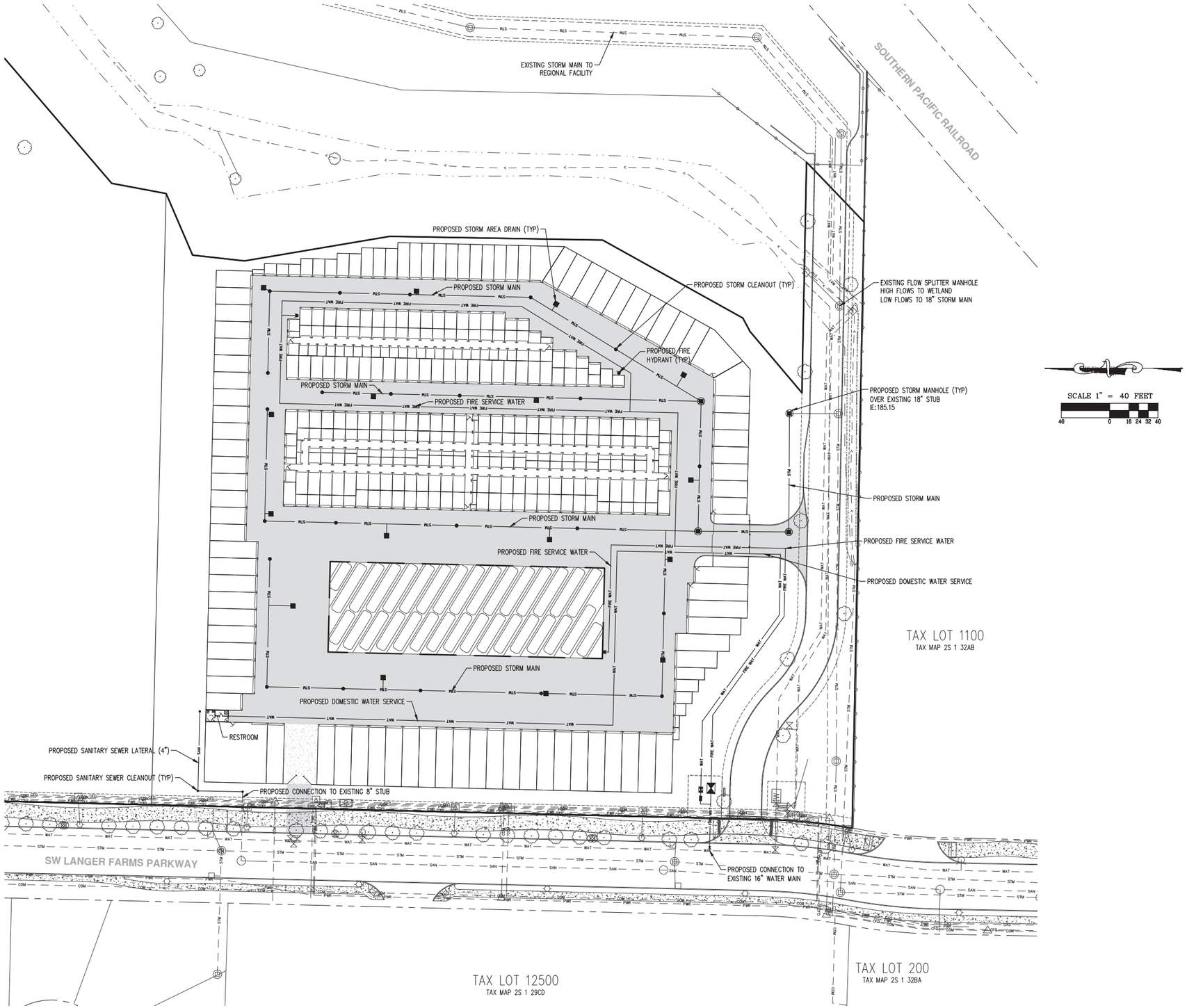
REGISTERED PROFESSIONAL ENGINEER
OREGON
JOHN PAUL CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P07

AKS DRAWING FILE: 4668 GRADING PLAN.DWG | LAYOUT: P07



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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON

TAX LOT 100

WASHINGTON COUNTY TAX MAP 2S 1 29DC

PRELIMINARY UTILITY PLAN

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED
DATE: 6/20/2016	

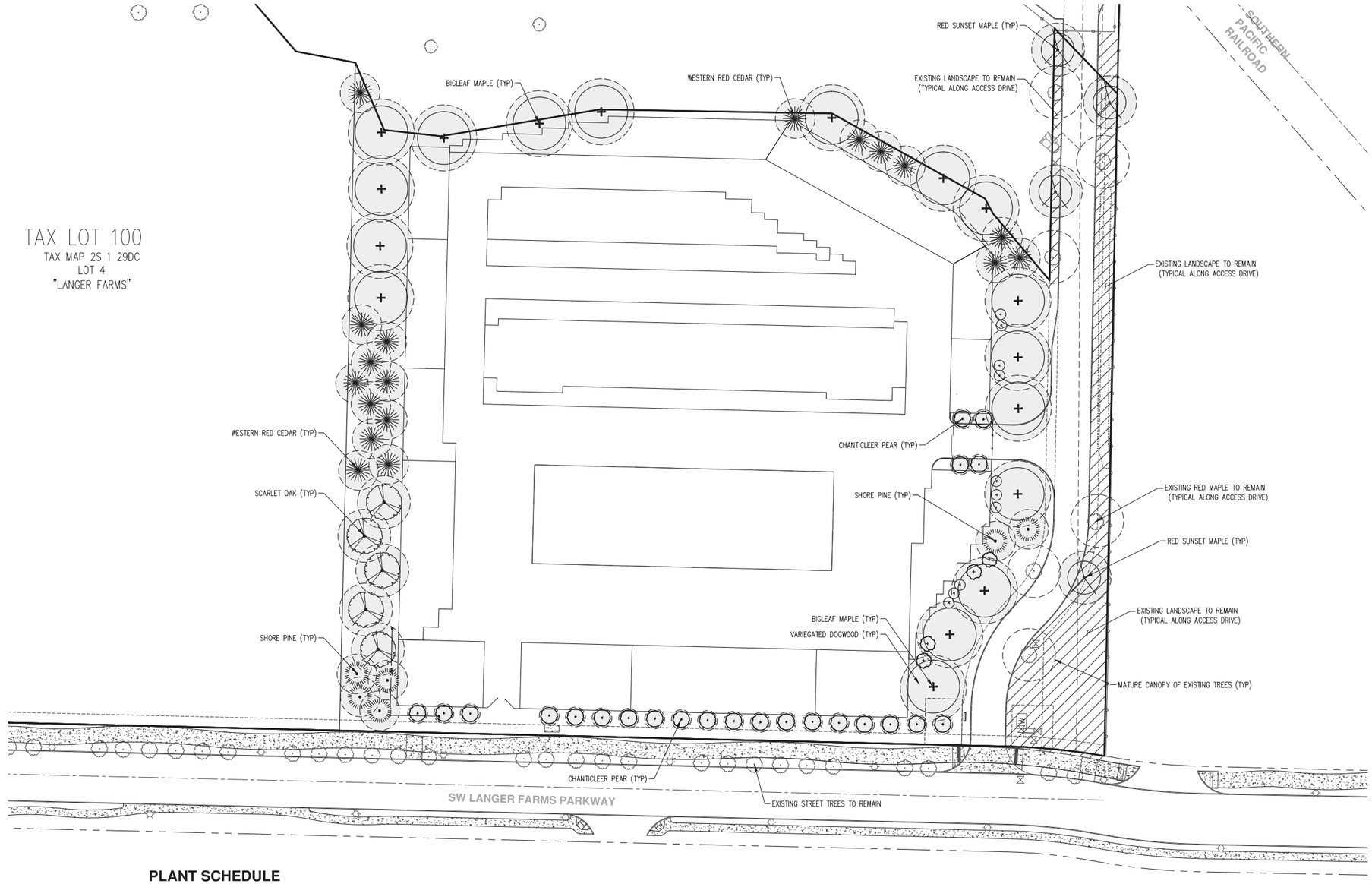
REGISTERED PROFESSIONAL ENGINEER
OREGON
JOHN P. CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P08

AKS DRAWING FILE: 4668 UTILITY PLAN.DWG | LAYOUT: P08



PLANT SCHEDULE

SITE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	REMARKS
	10	ACER CIRCINATUM	VINE MAPLE	5'-6' HT. B&B MULTI-STEM	AS SHOWN	NOT INCLUDED IN TREE CANOPY CALCS.
	17	ACER MACROPHYLLUM	BIG LEAF MAPLE	2" CAL. B&B	AS SHOWN	50'/1,963 SF
	4	ACER RUBRUM 'FRANKSRED' TM (TO MATCH EXISTING TREES ALONG ENTRY DRIVE)	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN	40'/1,256 SF
	4	CHAMAECYPARIS NOOTKATENSIS	ALASKAN CEDAR	6'-7' HT. B&B	AS SHOWN	NOT INCLUDED IN TREE CANOPY CALCS.
	6	PINUS CONTORTA	SHORE PINE	6' HT. B&B	AS SHOWN	30'/707 SF
	23	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL. B&B	AS SHOWN	15'/177 SF
	5	QUERCUS COCCINEA	SCARLET OAK	2" CAL. B&B	AS SHOWN	40'/1,256 SF
	18	THUJA PLICATA	WESTERN RED CEDAR	6' HT. B&B	AS SHOWN	30'/707 SF

NET SITE DEVELOPMENT AREA: 267,458 SF ±
REQUIRED CANOPY COVERAGE MINIMUM: 30% (80,237 SF)
ON-SITE CANOPY (EXISTING AND PROPOSED): 30% (80,786 SF)

EXISTING SITE TREES:

TREE TYPE	CANOPY AREA	QUANTITY	TOTAL AREA (CANOPY AREA X QUANTITY X 2 EXISTING TREE CREDIT)
RED SUNSET MAPLE	1,256 SF	6	15,072 SF
			TOTAL EXISTING TREE CANOPY AREA: 15,072 SF

PLANTED SITE TREES:

TREE TYPE	CANOPY AREA	QUANTITY	TOTAL AREA (CANOPY AREA X QUANTITY)
BIGLEAF MAPLE	1,963 SF	17	33,371 SF
RED SUNSET MAPLE	1,256 SF	4	5,024 SF
SHORE PINE	707 SF	6	4,242 SF
CHANTICLEER PEAR	177 SF	23	4,071 SF
SCARLET OAK	1,256 SF	5	6,280 SF
WESTERN RED CEDAR	707 SF	18	12,726 SF
			TOTAL PLANTED TREE CANOPY AREA: 65,714 SF

TOTAL TREE CANOPY AREA: 80,786 (30%)

QUALIFYING MATURE CANOPY COVER

INDIVIDUAL TREE MATURE CANOPY OUTLINE

INDIVIDUAL EXISTING TREE MATURE CANOPY OUTLINE

SCALE 1" = 40 FEET

40 0 16 24 32 40

NOTE: REFER OT SHEET P09A FOR LANDSCAPING INSTALLATION NOTES AND DETAILS.

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

PRELIMINARY TREE CANOPY PLAN

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED
DATE: 6/20/2016	

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION
6/20/16

REVISIONS

JOB NUMBER
4668

SHEET
P09

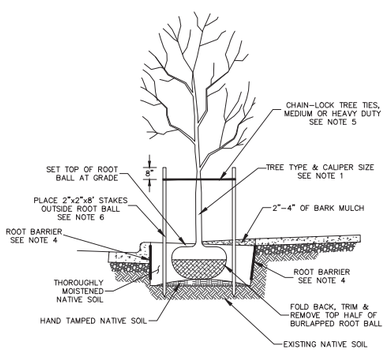
AKS DRAWING FILE: 4668 LANDSCAPE PLAN.DWG | LAYOUT: P09

PLANT SCHEDULE

SITE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	10	ACER CIRCINATUM	VINE MAPLE	5'–6' HT. B&B MULTI–STEM	AS SHOWN
	17	ACER MACROPHYLLUM	BIG LEAF MAPLE	2" CAL. B&B	AS SHOWN
	4	ACER RUBRUM 'FRANKSRED' TM (TO MATCH EXISTING TREES ALONG ENTRY DRIVE)	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	4	CHAMAECYPARIS NOOTKATENSIS	ALASKAN CEDAR	6'–7' HT. B&B	AS SHOWN
	6	PINUS CONTORTA	SHORE PINE	6' HT. B&B	AS SHOWN
	23	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL. B&B	AS SHOWN
	5	QUERCUS COCCINEA	SCARLET OAK	2" CAL. B&B	AS SHOWN
	18	THUJA PLICATA	WESTERN RED CEDAR	6' HT. B&B	AS SHOWN

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	13	CORNUS ALBA 'ARGENTEO–MARGINATA'	VARIEGATED DOGWOOD	5 GAL CONT.	60" o.c.
	16	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	2 GAL CONT.	60" o.c.
	26	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL CONT.	60" o.c.
	15	PIERIS FORMOSA 'VALLEY FIRE'	VALLEY FIRE PIERIS	5 GAL CONT.	60" o.c.
	21	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	2 GAL CONT.	48" o.c.
	15	RHODODENDRON X 'ANAH KRUSCHKE'	HYBRID RHODODENDRON	15–18" HT. CONT.	60" o.c.
	11	SPIRAEA X VANHOUTTEI 'RENAISSANCE'	VANHOUTTE SPIREA	5 GAL CONT.	60" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	1,819	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL CONT	30" o.c.
	746	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL CONT	30" o.c.
	26,160 SF±	GRASSLANDS NATIVE SEED MIX (OR APPROVED EQUAL) – SUNMARK SEEDS – BLUE WILDRYE (40%) – CALIFORNIA BROME (40%) – NATIVE RED FESCUE (15%) – TUFTED HAIRGRASS (5%) APPLICATION RATE SHALL BE 1 LB. PER 1,000 SF OR AS RECOMMENDED BY MANUFACTURER			



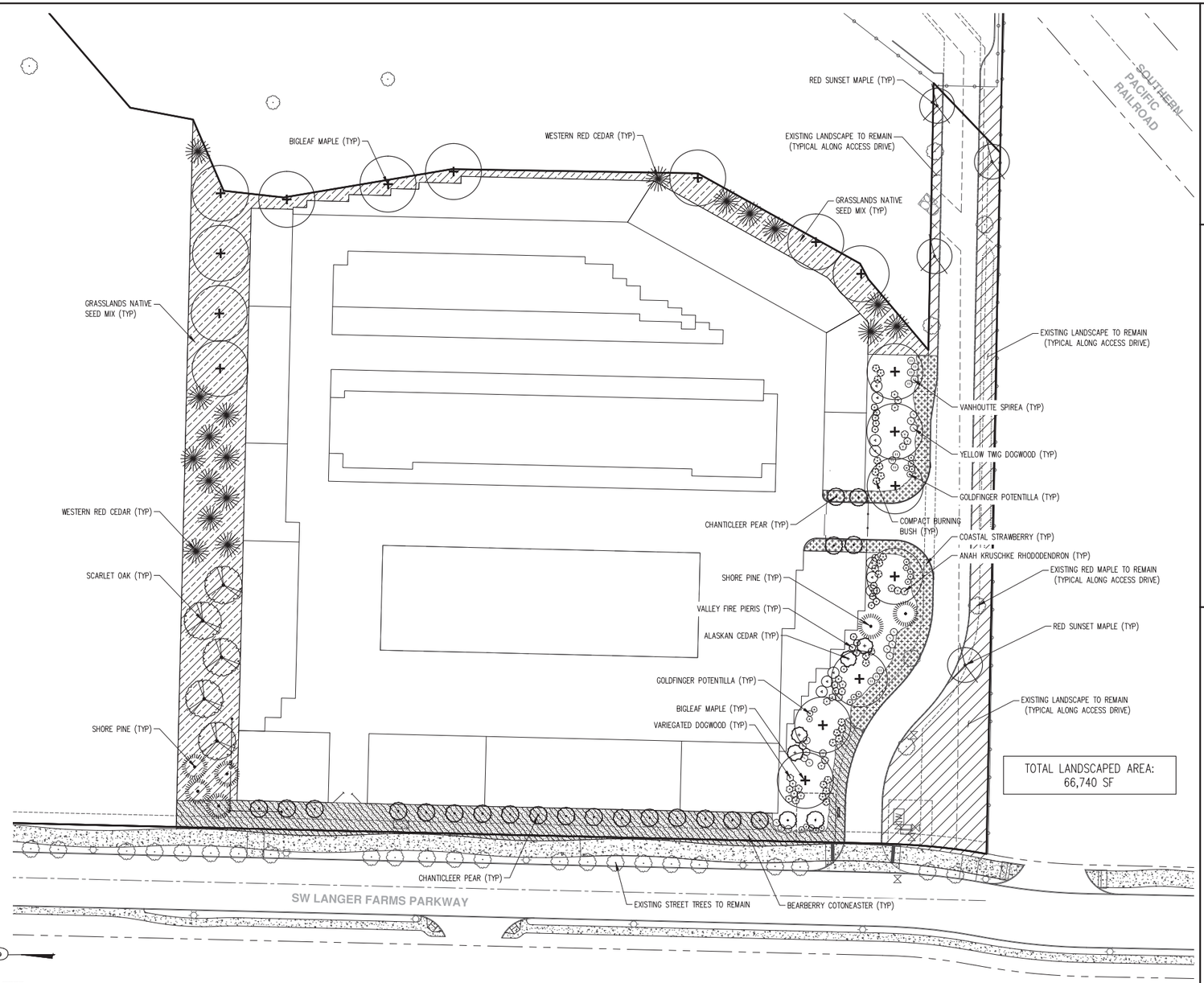
CROSS SECTION

NOTES:

1. TREE SPECIES AND CALIPER SIZE ARE TO BE APPROVED BY THE CITY PLANNING DEPARTMENT.
2. ADJUST PLANTING LOCATIONS SO THAT TREE CROWN OR ROOT BALL DOES NOT CONFLICT WITH ABOVE OR BELOW – GROUND UTILITIES.
3. DO NOT UNDERMINE CURB OR SIDEWALK WHEN EXCAVATING.
4. ALL TREES WITH TRUNKS CLOSER THAN 4' TO ASPHALT OR CONCRETE SURFACE SHALL HAVE A MINIMUM OF AN 18" ROOT BARRIER INSTALLED AT 10' IN LENGTH AND CENTERED ON TREE.
5. PROVIDE A LOOP IN CHAIN–LOCK LARGE ENOUGH TO ALLOW FOR TRUNK GROWTH.
6. TREE STAKES ARE TO BE REMOVED FOLLOWING THE REQUIRED ESTABLISHMENT PERIOD.

STANDARD DRAWING TITLE	DRAWING NUMBER
STREET TREE DETAIL	RD-80
SCALE: N.T.S.	DATE: MAR '16

Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.



SCALE 1" = 40 FEET

40 0 16 24 32 40

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
2. PLANTING PLAN IS INTENDED TO SHOW DESIGN INTENT ONLY AND IS PRELIMINARY. PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, AND OTHER PLAN CHANGES MAY BE SUBSTITUTED OR REVISED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL DUE TO SITE CONDITIONS AND PLANT AVAILABILITY WHERE ALLOWED BY SHERWOOD DESIGN STANDARDS.
3. ALL TREES SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD DESIGN STANDARDS AND MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.2) FOR GRADE NO. 1 OR BETTER. PLANT IN ACCORDANCE WITH 'BEST–PRACTICE' INDUSTRY STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
4. CONTRACTOR SHALL INSTALL ROOT BARRIER ADJACENT TO HARD SURFACE FOR TREES WITHIN 4' OF PAVING. ROOT BARRIER SHALL BE A MINIMUM OF 18" DEEP X 10' LONG AND CENTERED ON THE TREE TRUNK ADJACENT TO PAVING.
5. DOUBLE STAKE ALL TREES. REFER TO CITY OF SHERWOOD STANDARD TREE PLANTING DETAIL, THIS SHEET.
6. ALL TREES SHALL BE PLANTED A MINIMUM OF 3' O.C. FROM BACK OF PAVING. CONTRACTOR SHALL FIELD ADJUST IF NECESSARY TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, VAULTS, BUILDING AND ROOF OVERHANGS, EXISTING VEGETATION AND TREE CANOPIES, ETC.
7. SOIL PREPARATION: ALL TREE, SHRUB, AND GROUNDCOVER AREAS SHALL HAVE A MINIMUM OF 12" OF CLEAN TOPSOIL, PLUS AN ADDITIONAL 24" OF NON–COMPACTED SUBSOIL AVAILABLE. EXISTING NATIVE SOIL OR STOCKPILED TOPSOIL STRIPPING MAY BE USED. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND VOID OF ROOTS, PLANTS, WEED SEEDS, SOD, STONES, CLAY LUMPS, ALKALI SALTS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE OF EXISTING LANDSCAPE AREAS TO REMAIN AND AS SHOWN ON GRADING PLANS. TOPSOIL SHALL BE PLACED AND WORKED IN FRIABLE (WORKABLE) CONDITION. BACKFILL ALL PLANTING HOLES WITH 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
8. MULCH: APPLY 3" DEEP MEDIUM GRIND OR SHREDDED DARK HEMLOCK OR FIR MULCH AROUND ALL PLANTINGS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
9. IRRIGATION: LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING A PERMANENT, UNDERGROUND 'DESIGN–BUILD' IRRIGATION SYSTEM TO WATER ALL NEW PLANTING BED AREAS. COORDINATE POINT–OF–CONNECTION (POC), CITY APPROVED DOUBLE–CHECK VALVE ASSEMBLY, AND SLEEVING LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, ROADWAYS, ETC.)

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

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FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100
WASHINGTON COUNTY TAX MAP 2S 1 29DC

PRELIMINARY LANDSCAPE PLAN

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED

DATE: 6/20/2016

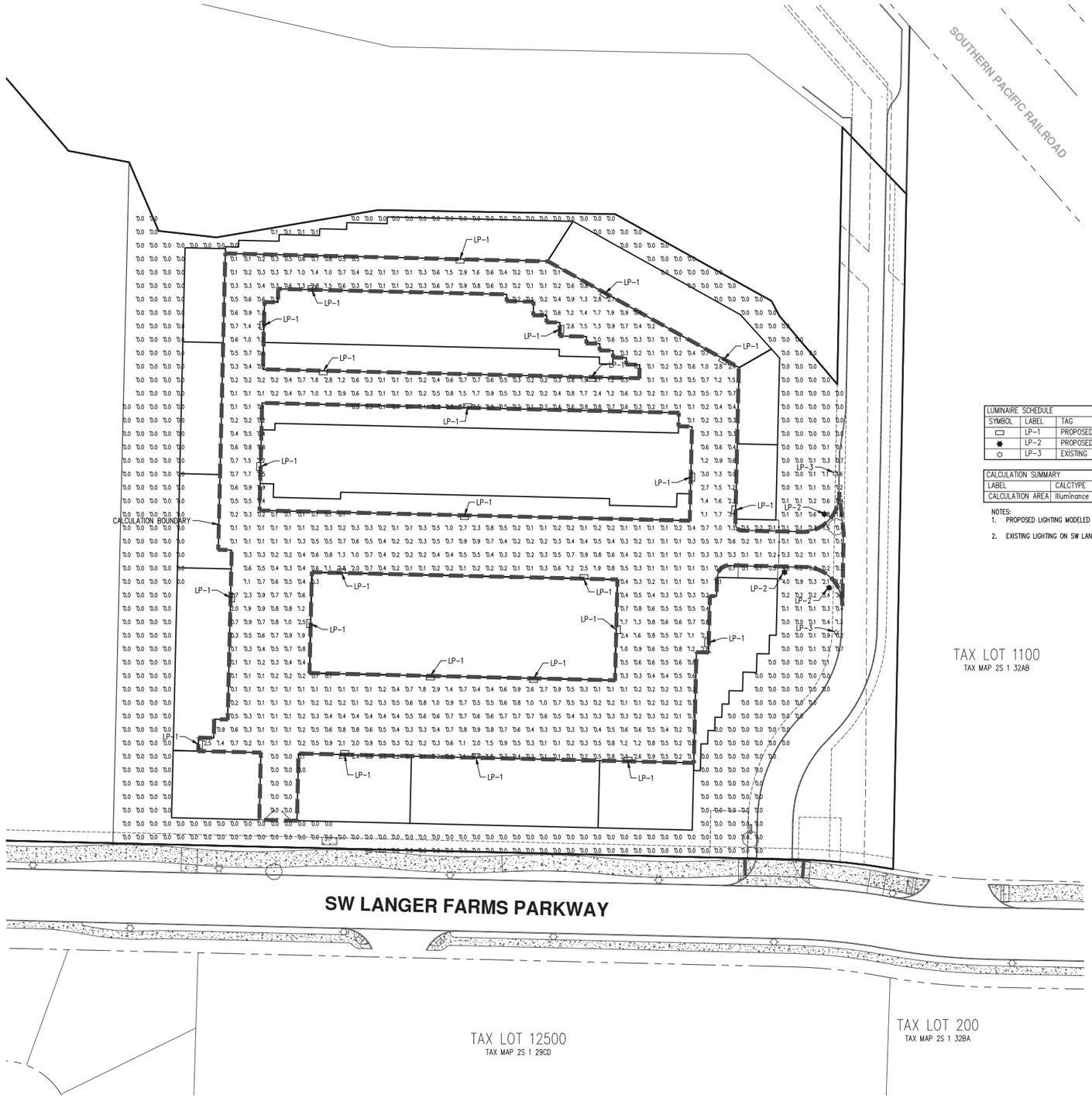
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT OREGON JAMES P. CHAPMAN 12/31/13

REVISIONS

JOB NUMBER 4668

SHEET P09A

AKS DRAWING TITLE: 4668 LANDSCAPE PLANLDWG | LAYOUT: P09A



LUMINAIRE SCHEDULE							
SYMBOL	LABEL	TAG	DESCRIPTION	QTY	TOTAL LAMP LUMENS	LUM. WATTS	LLF
▭	LP-1	PROPOSED	VISIONAIRE MALIBU LED (15' MOUNTING HEIGHT)	35	2,863	27	0.90
✹	LP-2	PROPOSED	ROUND CLEAR BOLLARD WITH 180 DEGREE SHEILD (3' MOUNTING HEIGHT)	3	5,600	70	0.70
☼	LP-3	EXISTING	ROUND CLEAR BOLLARD WITH 180 DEGREE SHEILD (3' MOUNTING HEIGHT)	2	5,600	70	0.70

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CALCULATION AREA	Illuminance	Fc	0.6	4.8	0.1	6	48

NOTES:
1. PROPOSED LIGHTING MODELED TO MEET CITY OF SHERWOOD MUNICIPAL CODE 16.154.010
2. EXISTING LIGHTING ON SW LANGER FARMS PARKWAY NOT MODELED

SCALE 1" = 40 FEET

40 0 16 24 32 40

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100
WASHINGTON COUNTY TAX MAP 2S 1 29DC

PRELIMINARY LIGHTING PLAN

DESIGNED BY: MKK
DRAWN BY: MKK
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER
OREGON
JOHN PAUL CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION

RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P10

AKS DRAWING FILE: 4668 LIGHTING PLAN.DWG | LAYOUT: P10

LEGEND

CIRCULATION

CURRENT LAND USE — CURRENT LAND USE ZONING

NOTE: AERIAL PHOTO FROM GOOGLE EARTH (12/02/2015)

SCALE 1" = 100 FEET

100 0 40 60 80 100

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON

TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

CIRCULATION PLAN WITH AERIAL PHOTO

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED

DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER — OREGON — JOHN P. CHRISTIANSEN — PRELIMINARY NOT FOR CONSTRUCTION

RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P11

AKS DRAWING FILE: 4668 CIRCULATIONLWG | LAYOUT: P11

SOUTH ELEVATION DETAIL

1/8" = 1'

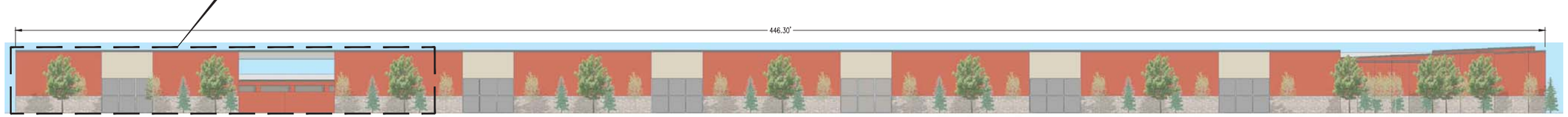
SOUTH ELEVATION

1/32" = 1'

NOTE: THIS DRAWING WAS PREPARED FOR THE PURPOSE OF REPRESENTING EXTERIOR BUILDING FINISHES. LANDSCAPE TREES ARE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLAN FOR TREE LOCATIONS.

WEST ELEVATION DETAIL

1/8" = 1'



WEST ELEVATION

1/32" = 1'

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SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON

TAX LOT 100

WASHINGTON COUNTY TAX MAP 2S 1 29DC

ARCHITECTURAL ELEVATIONS

DESIGNED BY:	JPC
DRAWN BY:	LTP
CHECKED BY:	JPC
SCALE:	AS NOTED

DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER
OREGON
JOHN P. CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION

RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P12

AKS DRAWING FILE: 4668 ARCH ELEVLDWG | LAYOUT: ARCH ELEV - FULL SIZE

Exhibit B: City Checklists & City Land Use Application Forms

Original

Case No. (SP 16-06) (MLP 16-02)
Fee $10,176
Receipt # 872221
Date 7-7-16
TYPE IV

City of Sherwood Oregon
Home of the Tualatin River National Wildlife Refuge

RECEIVED
JUL 07 2016
Building Dept. BMK

City of Sherwood
Application for Land Use Action

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

- ☐ Annexation
- ☐ Plan Amendment (Proposed Zone _____)
- ☐ Variance(list standard(s) to be varied in description
- ☑ Site Plan (Sq. footage of building and parking area)
- ☐ Planned Unit Development
- ☐ Conditional Use
- ☑ Partition (# of lots 2)
- ☐ Subdivision (# of lots _____)
- ☐ Other: _____

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

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

Owner/Applicant Information:

Applicant: Langer Family, LLC Phone: Contact Consultant
Applicant Address: 15555 SW Tualatin-Sherwood Rd., Sherwood, OR 97140 Email: Contact Consultant
Owner: Langer Family, LLC Phone: Contact Consultant
Owner Address: 15555 SW Tualatin-Sherwood Rd., Sherwood, OR 97140 Email: Contact Consultant
Contact for Additional Information: AKS Engineering & Forestry, LLC / John Christiansen / 503-563-6151
12965 SW Herman Rd., Ste. 100, Tualatin, OR 97062 / johnc@aks-eng.com

Property Information:

Street Location: SE of SW Century Dr. and SW Langer Farms Pkwy.
Tax Lot and Map No: 2S 1 29 DC Tax Lot 100
Existing Structures/Use: Vacant/Agricultural
Existing Plan/Zone Designation: LI-PUD (Light Industrial)
Size of Property(ies) +/-21.82 Acres

Proposed Action:

Purpose and Description of Proposed Action: Two parcel partition and site plan review

Proposed Use: Self-storage business

Proposed No. of Phases (one year each): One phase

Continued on Reverse

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.

Matt Lawyer — 7/7/16

Applicant's Signature — Date

Matt Lawyer — 7/7/16

Owner's Signature — 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.

- ☑ **3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property.
- ☑ **Copy of Deed** to verify ownership, easements, etc.
- ☑ **At least 3 * folded** sets of plans
- ☑ **At least 3 * sets** of narrative addressing application criteria
- ☑ **Fee** (along with calculations utilized to determine fee if applicable)
- ☑ **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)
- ☑ **Signed checklist** verifying submittal includes specific materials necessary for the application process

* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

APPLICATION MATERIALS REQUIRED FOR

MINOR LAND PARTITION

Submit the following to the City of Sherwood Planning Department, 22560 SW Pine St., Sherwood, OR 97140: (503) 925-2308.

It is strongly suggested that you have a pre-application meeting with the City prior to submitting for a Minor Land Partition. (See *Pre-application Process* form for information.)

I. ✓ **Fees**: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at **www sherwoodoregon.gov.** Click on Government/Planning/Planning Fees.

Note: The above fees are required at the time you submit for a minor land partition. Additional fees will be charged for building permit, system development charges, impact fees and other fees applicable to the development. These fees will be charged when you make application for building permit. Building permit application will not be accepted until the final plat is recorded.

II. ✓ **BACKGROUND INFORMATION** (all materials collated and folded (not rolled) to create *ten (10) sets)

*Note that the *final* application must contain ten (10) folded sets of the above, however, upon initial submittal of the application and prior to completeness review, the applicant may submit three (3) complete folded sets with the application in lieu of ten (10), with the understanding that ten (10) complete sets of the application materials will be required before the application is deemed complete and scheduled for review.

☑ **Application Form –** One original and nine (9) copies of a completed **City of Sherwood Application for Land Use Application** form. All owners must sign the application form.

☑ **Tax Map** - Ten (10) copies of the latest Tax Map available from the Washington County Assessor's Office showing property within at least 300 feet with scale (1"=100' or 1"= 200') north point, date and legend.

☑ **Mailing Labels –** Two (2) sets of mailing labels for property owners within 1,000 feet of the subject site, including a map of the area showing the properties to receive notice. Mailing labels are available from the Washington County Assessors office or a private title insurance company. Ownership records shall be based on the most current available information from the Tax Assessor's office. *It is the applicant's responsibility to provide mailing labels that accurately reflect all property owners that reside within 1,000 feet of the subject site.*

☑ **Vicinity Map –** Ten (10) copies of a vicinity map showing the City limits and the Urban Growth Boundary.

☑ **Narrative –** Ten (10) copies and **an electronic copy in Microsoft Word Format** of a narrative explaining the proposal in detail and a response to the Required Findings for Minor Land Partition located in Chapter 16 of the Municipal Code/Zoning & Development, Section 16.128. The Municipal Code/Zoning & Development is available online at www.sherwoodoregon.gov. Click on Government/Municipal Code.

☑ **Electronic Copy –** An electronic copy of the entire application packet. This should include all submittal materials (narrative, vicinity map, mailing labels, site plan, preliminary plat, etc.).

✓ III. REQUIRED PLANS

Submit ten (10) sets of the following folded full-size plans and **an electronic copy in PDF format**. Plans must have:

1) The proposed name of the development. If a proposed project name is the same as or similar to other existing projects in the City of Sherwood, the applicant may be required to modify the project name.
2) The name, address and phone of the owner, developer, applicant and plan producer.
3) North arrow,
4) Legend,
5) Date plans were prepared and date of any revisions
6) Scale clearly shown. Other than architectural elevations, all plans must be drawn to engineer scale.
7) All dimensions clearly shown.

☑ **Existing Conditions Plan** - Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation including trees, any floodplains or wetlands and any easements on the property. The existing conditions plan shall also include the slope of the site at 5-foot contour intervals

☑ **Preliminary Development Plans-** Plans must be sufficient for the Hearing Authority to determine compliance with applicable standards. The following information is typically needed for adequate review:

1. The subject parcel(s), its dimensions and area and the buildable area of each lot.

2. The location and dimensions of proposed development, including the following:

✓ Transportation

As Applicable

a. Public and private streets with proposed frontage improvements including curb, gutters, sidewalks, planter strip, street lighting, distances to street centerline, pavement width, right-of-way width, bike lanes and driveway drops.
b. Public and private access easements, width and location.
c. General circulation plan showing location, widths and direction of existing streets, bicycle and pedestrian ways and transit routes and facilities.
d. Show the location and distance to neighboring driveways and the width and locations of driveways located across the street.

e. The location and size of accesses, sight distance and any fixed objects on collectors or arterial streets.
f. Emergency accesses.

✓ Grading and Erosion Control

g. Indicate the proposed grade at two (2)-foot contour intervals.
h. Indicate the proposed erosion control measures to CWS standards (refer to CWS R&O 07-20).
i. Show areas of cut and fill with areas of structural fill.
j. Show the location of all retaining walls, the type of material to be used, the height of the retaining wall from the bottom of the footing to the top of the wall and the exposed height of the wall.

✓ Utilities

k. Utilities must be shown after proposed grade with 2-foot contour intervals.
l. Map location, purpose, dimensions and ownership of easements.
m. Fire hydrant locations and fire flows.
n. Water, sewer and stormwater line locations, types and sizes.
o. Clearly indicate the private and public portions of the system.
p. Above-ground utilities and manhole locations

✓ Preliminary Stormwater Plan

q. Show location, size and slope of water quality facility.
r. Preliminary calculations justifying size of facility.
s. The total square footage of the new and existing impervious area.
t. Indicate a stormwater facility to CWS standards (CWS R&O 07-20).

✓ Sensitive Areas

As Applicable

u. Show any and all streams, ponds, wetlands and drainage ways.
v. Indicate the vegetative corridor for sensitive areas to CWS standards. (CWS R&O 07-20).
w. Indicate measures to avoid environmental degradation that meet CWS, DSL and Army Corp requirements.
x. Flood elevation.
y. Wetland delineation and buffering proposed.

✓ Land Use

As Applicable

z. Existing trees proposed to remain and trees to be removed and the drip-lines of trees proposed to remain.
aa. Street tree location, size and type. (refer to Section 8.304.06 of the Community Development Code).
bb. Structures proposed to remain and structures proposed to be built with their dimensions and the distances to property lines.
cc. Location, size and height of proposed free-standing signs.
dd. Location, height and type of fencing and walls.
ee. For each lot, indicate the building envelope.

✓ **Reduced - Proposed Development Plans –** One (1) reduced copy of the Proposed Development Plans on 8 1/2" by 11" sheets and one (1) reduced copy on 11" by 17" sheets.

✓ **Lighting Plan** – Photometric lighting plan indicating foot candle power on and along the perimeter of the site. Proposed locations, height and size of lights. (If outdoor lighting is proposed).

✓ **Surrounding Land Uses –** Existing land use including nature, size and location of existing structures within 300 feet.

IV. DOCUMENTS REQUIRED

☑ **Title Report** – Two (2) copies of a current preliminary title report available from a private title insurance company.

☑ **CWS Service Provider Letter** – Four (4) copies of the CWS service provider letter if applicable. Note: The Clean Water Services (CWS) requires a pre-screening to determine if water quality sensitive areas exist on the property. If these sensitive areas exist, a Site Assessment and Service Provider Letter are required prior to submitting for a land partition or undertaking any development. This application will not be accepted without a completed Pre-Screening Form and if required a Service Provider Letter. Please contact CWS at (503) 846-3795.

V. ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED

N/A ☐ **Army Corps and DSL wetland applications and/or permits –** Four (4) copies of required Divisions of State Lands and/or Army Corp of Engineers permits and/or permit applications if applicable.

☑ **Traffic Study –** Four (4) copies of a traffic study (if required by the City Engineer).

N/A ☐ If the proposal is next to a Washington County roadway, the applicant must submit an Access Report (Traffic Study) to Washington County Department of Land Use and Transportation (503) 846-8761. This application will not be accepted until an Access Report (Traffic Study) is submitted to Washington County and the Access Report is deemed complete by the County; or written verification from Washington County that an Access Report is not required is provided.

N/A ☐ **Soils Analysis and/or Geotechnical Report** – Four (4) copies completed by a registered Soils Engineer or Geologist including measures to protect natural hazards. (If required by the City Engineer). To be submitted for building permit review

☑ **Tree Report –** Two (2) copies of a tree report prepared by an arborist, forester, landscape architect, botanist or other qualified professional. (If trees are on-site).

N/A ☐ **Natural Resource Assessment –** If required by Clean Water Services (CWS). The CWS Pre-Screening indicates as to whether this report is required or not.

N/A ☐ **Wetland Delineation Study –** if required by Oregon Division of State Lands (DSL) or the Army Corps of Engineers.

N/A ☐ **Other Special Studies and/or Reports –** if required by the Planning Director or the City Engineer to address issues identified in the pre-application meeting or during project review.

☑ As Applicable Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.

APPLICATION MATERIALS REQUIRED FOR

SITE PLAN REVIEW

Submit the following to the City of Sherwood Planning Department, 22560 SW Pine St., Sherwood, OR 97140: (503) 925-2308.

It is strongly suggested that you have a pre-application meeting with the City prior to submitting for Site Plan Review. (See *Pre-application Process* form for information.)

Note: Clean Water Services (CWS) requires a pre-screening to determine if water quality sensitive areas exist on the property. If these sensitive areas exist, a Site Assessment and Service Provider Letter are required prior to submitting for Site Plan Review or undertaking any development. **This application will not be accepted without a completed Pre-Screening Form and if required a Service Provider Letter.** Please contact CWS at (503) 681-3600.

If the proposal is next to a Washington County roadway, the applicant must submit an Access Report (Traffic Study) to Washington County Department of Land Use and Transportation (503) 846-8761. **This application will not be accepted until an Access Report (Traffic Study) is submitted to Washington County and the Access Report is deemed complete by the County; or written verification from Washington County that an Access Report is not required is provided.**

I. ✓ **FEES -** See City of Sherwood current Fee Schedule, which includes the "Publication/ Distribution of Notice" fee, at http://www.sherwoodoregon.gov Click on Government/Planning/Planning Fees.

Note: The above fees are required at the time you submit for site plan review. Additional fees will be charged for building permit, system development charges, impact fees and other fees applicable to the development. These fees will be charged when you make application for building permit. Building permit application will not be accepted until site plan approval is issued.

II. ✓ **BACKGROUND INFORMATION** (All materials to be collated & folded (not rolled) to create *fifteen (15) sets).

*Note that the *final* application must contain fifteen (15) folded sets of the above, however, upon initial submittal of the application and prior to completeness review, the applicant may submit three (3) complete folded sets with the application in lieu of fifteen (15), with the understanding that fifteen (15) complete sets of the application materials will be required before the application is deemed complete and scheduled for review.

☑ **Application Form –** One original and fourteen (14) copies of a completed **City of Sherwood Application for Land Use Action** form. Original signatures from all owners must be on the application form.

☑ **Documentation of Neighborhood Meeting (**Type III- Type V) - Affidavits of mailing, sign-in sheets and a summary of the meeting notes shall be included with the application.

☑ **Tax Map** - Fifteen (15) copies of the latest Tax Map available from the Washington County Assessor's Office showing property within at least 300 feet with scale (1"=100' or 1"= 200') north point, date and legend.

☑ **Mailing Labels –** Two (2) sets of mailing labels for property owners within 1,000 feet of the subject site, including a map of the area showing the properties to receive notice. Mailing labels can be obtained from a private title insurance company. Ownership records shall be based on the most current available information from the Tax Assessor's office. *It is the applicant's responsibility to provide mailing labels that accurately reflect all property owners that reside within 1,000 feet of the subject site.*

☑ **Vicinity Map –** Fifteen (15) copies of a vicinity map showing the City limits and the Urban Growth Boundary.

☑ **Narrative –** Fifteen (15) copies and **an electronic copy** of a narrative explaining the proposal in detail and a response to the Required Findings for Site Plan Review, located in Chapter 16 of the Municipal Code/Zoning & Development, Section 16.90.010. The Municipal Code/Zoning & Development is available online at www.sherwoodoregon.gov, Click on Government/Municipal Code.

☑ **Electronic Copy –** An electronic copy of the **entire** application packet. This should include all submittal materials (narrative, vicinity map, mailing labels, site plan, preliminary plat, etc.).

III. REQUIRED PLANS

✓ Submit fifteen (15) sets of the following folded full-size plans and **an electronic copy in .PDF format**. Plans must have:

1) The proposed name of the development. If a proposed project name is the same as or similar to other existing projects in the City of Sherwood, the applicant may be required to modify the project name.
2) The name, address and phone of the owner, developer, applicant and plan producer.
3) North arrow,
4) Legend,
5) Date plans were prepared and date of any revisions
6) Scale clearly shown. Other than architectural elevations, all plans must be drawn to an engineer scale.
7) All dimensions clearly shown.

☑ **Existing Conditions Plan** - Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation including trees, any floodplains or wetlands and any easements on the property. The existing conditions plan shall also include the slope of the site at 5-foot contour intervals

☑ **Preliminary Development Plans-** Plans must be sufficient for the Hearing Authority to determine compliance with applicable standards. The following information is typically needed for adequate review:

1. The subject parcel (s), its dimensions and area.

2. The location and dimensions of proposed development, including the following:

As Applicable

Transportation

a. Public and private streets with proposed frontage improvements including curb, gutters, sidewalks, planter strip, street lighting, distances to street centerline, pavement width, right-of-way width, bike lanes and driveway drops.
b. Public and private access easements, width and location.
c. General circulation plan showing location, widths and direction of existing and proposed streets, bicycle and pedestrian ways, and transit routes and facilities within ½ mile of the subject property.
d. Show the location and distance to neighboring driveways and the width and locations of driveways located across the street.
e. The location and size of accesses, sight distance and any fixed objects on collectors or arterial streets.
f. Emergency accesses.
g. Indicate the location and size of off-street parking spaces including curbing and wheel stop locations.
h. Proposed transit facilities.
i. Indicate loading and maneuvering areas.
j. Delivery truck and bus circulation patterns.

Grading and Erosion Control

k. Indicate the proposed grade at two (2)-foot contour intervals.
l. Indicate the proposed erosion control measures to CWS standards (refer to CWS R&O 07-20).
m. Show areas of cut and fill with areas of structural fill.
n. Show the location of all retaining walls, the type of material to be used, the height of the retaining wall from the bottom of the footing to the top of the wall and the exposed height of the wall.

Utilities

o. Utilities must be shown after proposed grade with 2-foot contour intervals.
p. Map location, purpose, dimensions and ownership of easements.
q. Fire hydrant locations and fire flows.
r. Water, sewer and stormwater line locations, types and sizes.
s. Clearly indicate the private and public portions of the system.
t. Above-ground utilities and manhole locations.

Preliminary Stormwater Plan

u. Show location, size and slope of water quality facility.
v. Preliminary calculations justifying size of facility.

w. The total square footage of the new and existing impervious area.
x. The stormwater facility to CWS standards. (R&O 07-20).

✓ As Applicable

Sensitive Areas

y. Show any and all streams, ponds, wetlands and drainage ways.
z. Indicate the vegetative corridor for sensitive areas to CWS standards. (R&O 07-20).
aa. Indicate measures to avoid environmental degradation that meet CWS, DSL and Army Corp requirements.
bb. Flood elevation.
cc. Wetland delineation and buffering proposed.
dd. Location and size of all trees greater than 5 inches DBH (indicate if trees are proposed for removal).

✓ As Applicable

Land Use

ee. The square footage of each building and a breakdown of square footage by use. (i.e. retail, office, industrial, residential, etc.).
ff. Net buildable acres. (The land remaining after unbuildable areas are taken out, such as the floodplain and wetland areas).
gg. Net density calculation for residential use.
hh. Landscaping areas including the square footage of the site covered by landscaping and planting types. (refer to Ch. 5 of the Community Development Code).
ii. Existing trees proposed to remain and trees to be removed and the drip-lines of trees proposed to remain.
jj. Street tree location, size and type. (refer to Ch. 8, Section 8.304.06 of the Community Development Code).
kk. Bicycle parking areas. (Refer to Ch 5 of the Community Development Code).
ll. On-site pathways and sidewalk locations.
mm. Structures proposed to be built and structures proposed to remain with their dimensions and the distances to property lines.
nn. Outdoor storage areas and proposed screening.
oo. Outdoor sales and merchandise display areas and proposed screening.
pp. Truck loading and maneuvering areas.
qq. Number of parking spaces and required parking calculations based on Section 5.302 of the Community Development Code.
rr. The size and location of solid waste and recycle storage areas and screening.
ss. Location, size and height of proposed free-standing signs.
tt. Location, height and type of fencing and walls.
uu. For each lot indicated the building envelope.

✓ **Reduced - Proposed Development Plans –** One (1) reduced copies of the Proposed Development Plan on 8 1/2" by 11" sheets and fifteen (15) reduced copies on 11" by 17" sheets.

✓ **Lighting Plan** – Photometric lighting plan indicating foot candle power on and along the perimeter of the site. Proposed locations, height and size of lights. (If outdoor lighting is proposed).

✓ **Surrounding Land Uses –** Existing land use including nature, size and location of existing structures within 300 feet.

☑ **Architectural Exterior –** Scaled architectural sketches and elevations of all proposed structures. Include a description of materials, textures and colors. Show the size, placement and dimensions of proposed wall signs on the elevation drawings. These drawings can be done at an architectural or engineering scale. If color is used, two color copies and eight black and white copies are acceptable.

IV. DOCUMENTS REQUIRED

☑ **Title Report** – Two (2) copies of a current preliminary title report available from a private title insurance company.

☑ **CWS Service Provider Letter** – Four (4) copies of the CWS service provider letter

V. ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED

N/A ☐ **Army Corps and DSL wetland applications and/or permits –** Four (4) copies of required Divisions of State Lands and/or Army Corp of Engineers permits and/or permit applications if applicable.

☑ **Traffic Study –** Four (4) copies of a traffic study. (If required by the City Engineer).

N/A ☐ **Soils Analysis and/or Geotechnical Report** – Four (4) copies completed by a registered Soils Engineer or Geologist including measures to protect natural hazards. (If required by the City Engineer). To be submitted for building permit review

☑ **Tree Report –** Two (2) copies of a tree report prepared by an arborist, forester, landscape architect, botanist or other qualified professional. (If required trees are on-site).

N/A ☐ **Natural Resource Assessment –** If required by Clean Water Services (CWS). The CWS Pre-Screening indicates as to whether this report is required or not.

N/A ☐ **Wetland Delineation Study –** if required by Oregon Division of State Lands (DSL) or the Army Corps of Engineers.

N/A☐ **Other Special Studies and/or Reports –** if required by the Planning Director or the City Engineer to address issues identified in the pre-application meeting or during project review.

☑ As Applicable Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.

Exhibit C: Clean Water Services Service Provider Letter

Clean Water Services
Our commitment is clear.

CWS File Number: 16-001228

Sensitive Area Pre-Screening Site Assessment

Jurisdiction: Sherwood

Property Information: (*example 1S234AB01400*)
Taxlot ID(s): TL 100 2S129DC

Site Address:

Nearest Cross Street: SW LANGER FARMS PKWY AND SW CENTURY DRIVE

Owner Information:
Name: MATT LANGER
Company: LANGER FAMILY LLC
Address: 15595 SW TUALATIN SHERWOOD RD
SHERWOOD, OR 97140
Phone/Fax: /
E-mail:

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

Applicant Information:
Name: MATT LANGER
Company: LANGER FAMILY LLC
Address: 15595 SW TUALATIN SHERWOOD RD
SHERWOOD, OR 97140
Phone/Fax: /
E-mail:

Will the project involve any off-site work: YES ☐ NO ☑ Unknown ☐ **Location and description of off-site work:**

Additional comments or information that may be needed to understand your project: SPL #12-000162 was issued for site development in 2012.
This development will include a 2-parcel partition and the development of a mini-storage facility. No vegetated corridor exisits on site.

This application does NOT replace the need for 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: John Christiansen Print/Type Title: PE

Signature: Date: 03/24/2016

FOR DISTRICT USE ONLY

☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

☐ Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.

☒ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This **Sensitive Area Pre-Screening Site Assessment** does **NOT** eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

☐ **This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**

☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed By: Chuck Birkelbach **Date:** 3/30/16

2550 SW Hillsboro Highway • Hillsboro, Oregon 97123
Phone: (503) 681-5100 • Fax: (503) 681-4439 • www.cleanwaterservices.org

Revised: May 8, 2007

Exhibit D: Neighborhood Meeting Documentation

PLANNING DEPARTMENT NEIGHBORHOOD MEETING PACKET

(Required for all Type III, IV or V projects)

Submit the following with land use application materials to the City of Sherwood Planning Department, 22560 SW Pine St., Sherwood, OR 97140: (503) 625-5522.

The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development per Sherwood Zoning and Community Development Code 16.70.020. The meeting must be held in a public location **prior** to submitting a land use application.

☑ Affidavits of mailing to adjacent property owners that are within 1,000 feet of the subject application.

☑ Sign-in sheet(s)

☑ Summary of the meeting notes

(Projects requiring a neighborhood meeting in which the City or Urban Renewal District is the property owner or applicant shall also provide published and posted notice of the neighborhood meeting consistent with the notice requirements in 16.72.020.)

Affidavit of Mailing

DATE: March 15, 2016

STATE OF OREGON)
)
Washington County)

I, Jacki Herb, representative for the SW Langer Farms Parkway & SW Century Drive property 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 March 15, 2016

Jacki Herb
Representatives Name: Jacki Herb
Name of the Organization: AKS Engineering & Forestry

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Sentinel Storage - Partition Plat & Site Plan Review

Proposed Project Location: Southeast of the intersection of SW Langer Farms Parkway and SW Century Drive

Project Contact: Chris Goodell, AKS Engineering & Forestry, LLC

Meeting Location: Community Room at Tualatin Valley Fire & Rescue, 15440 SW Oregon Street, Sherwood, OR 97140

Meeting Date: March 31, 2016 - 6:00 p.m.

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
ANDY HAHN	15692 FARMER		✓			

Updated October 2010

TUALATIN · VANCOUVER · SALEM-KEIZER
12965 SW HERMAN RD., SUITE 100 · TUALATIN, OR 97062
AKS ENGINEERING & FORESTRY
WWW.AKS-ENG.COM
P: (503) 563-6151 F: (503) 563-6152

April 1, 2016

Neighborhood Meeting Minutes: Sentinel Storage Annex II
Southeast of the intersection of SW Langer Farms Parkway and SW Century Drive
Partition Plat and Site Plan Review

Meeting Date: March 31, 2016
Time: 6:00 PM
Location: Tualatin Valley Fire & Rescue Community Room, 15440 SW Oregon Street, Sherwood, OR 97140

In preparation for the submission of a land use application for the partitioning of the subject property, the applicant conducted a neighborhood meeting in accordance with applicable City regulations. The meeting began with a presentation by Chris Goodell of AKS Engineering & Forestry, LLC. A description of the project, the planned parcels, dimensional requirements, and the planned improvements was provided. The general process and timeframe for the land use review and construction permitting processes were described.

Following the introduction of the project, the attendees asked questions and/or provided general comments about the project. General discussion points included:

- Appearance of the proposed buildings
- Landscaping

The meeting concluded at approximately 6:30 p.m.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC

Chris Goodell, AICP, LEED[AP]

Exhibit E: County Assessor's Map & Title Report

SW CENTURY DRIVE

SUBJECT SITE

88-30

100
4
21.82 AC

300
TRACT "A"
4.20 AC

400
TRACT "B"
1.04 AC

200
5
6.93 AC

500
4.00 AC

800
3
2.76 AC

700
2
.56 AC

600
1
1.50 AC

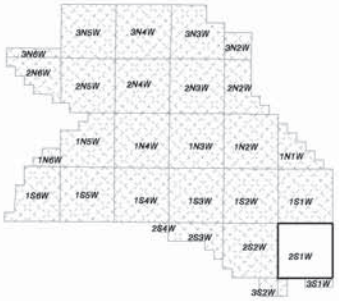
SOUTHERN PACIFIC RAILROAD

SW OREGON STREET (CR 403)

SHERWOOD

SW LANGER FARMS PARKWAY (SW ADAMS AVE)

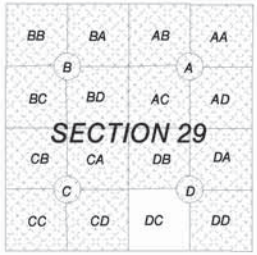
2S 1 29DC



WASHINGTON COUNTY OREGON
SW1/4 SE1/4 SECTION 29 T2S R1W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



SCALE 1" = 100'
0 50 100 200 300

Assessment
CARTOGRAPHY
Taxation

PLOT DATE: April 12, 2013
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

SHERWOOD
2S 1 29DC

First American Title Company of Oregon
121 SW Morrison St, FL 3
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

SUPPLEMENTAL PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

AKS Engineering & Forestry LLC
12965 SW Herman RD STE 100
Tualatin, OR 97062
Phone: (503)563-6151
Fax: (503)925-8969

Date Prepared : April 15, 2016
Effective Date : 8:00 A.M on June 11, 2015
Order No. : 7019-2471666
Reference :

The information contained in this report is furnished by First American Title Insurance Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

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

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

D. 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:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

Lot 4, LANGER FARMS, in the City of Sherwood, County of Washington and State of Oregon.

Map No.: 2S129DC-00100
Tax Account No.: R2182368

EXHIBIT "B"
(Vesting)

Langer Family, LLC, an Oregon Limited Liability Company

EXHIBIT "C"
(Liens and Encumbrances)

1. Taxes for the year 2015-2016

Tax Amount	$	370.97
Unpaid Balance:	$	370.97 , plus interest and penalties, if any
Code No.:	088.30	
Map & Tax Lot No.:	2S129DC-00100	
Property ID No.:	R2182368	

2. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

3. City liens, if any, of the City of Sherwood.

4. Statutory powers and assessments of Clean Water Services.

5. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

6. Easement, including terms and provisions contained therein:

Recording Information:	March 28, 1957 as Book 392, Page 361
In Favor of:	United States of America
For:	Transmission line

7. Easement, including terms and provisions contained therein:

Recording Information:	March 18, 1959 as Book 415, Page 622
In Favor of:	Portland General Electric Company, an Oregon Corporation
For:	Electric power transmission

8. Easement, including terms and provisions contained therein:

Recording Information:	September 02, 1970 as Book 791, Page 149
In Favor of:	Portland General Electric Company, an Oregon Corporation
For:	Anchor

9. Easement, including terms and provisions contained therein:

Recording Information:	April 18, 1978 as Book 999, Page 746
In Favor of:	Portland General Electric Company, an Oregon Corporation
For:	Anchor

Re-recorded: December 12, 2005 as Fee No. 2005 155850

10. Easement, including terms and provisions contained therein:

Recording Information:	June 17, 2004 as Fee No. 2004 069104
In Favor of:	City of Sherwood, a Municipal Corporation
For:	Purpose of constructing, installing, reconstructing, enlarging, repairing operating and maintaining utility improvements and facilities

11. Stormwater Easement and Maintenance Covenant Agreement and the terms and conditions thereof:

Between:	Langer Family, LLC, an Oregon Corporation
And:	Target Corporation, a Minnesota Corporation and the City of Sherwood, a Municipal Corporation of the State of Oregon
Recording Information:	July 08, 2004 as Fee No. 2004 078681

12. Easement, including terms and provisions contained therein:

Recording Information:	April 22, 2011 as Fee No. 2011 030292
In Favor of:	The City of Sherwood, an Oregon Municipal Corporation
For:	Public Utilities

13. City of Sherwood, Ordinance No. 2011-010 , an Ordinance Renaming SW Adams Avenue to SW Langer Farms Parkway

Recorded:	October 21, 2011 as Fee No. 2011 073855

14. Easement as shown on the recorded plat/partition

For:	Sanitary Sewer
Affects:	See plat map for exact location

15. Easement as shown on the recorded plat/partition

For:	Storm Drainage
Affects:	See plat map for exact location

16. Easement as shown on the recorded plat/partition

For:	Private Utility
Affects:	See plat map for exact location

17. Easement as shown on the recorded plat/partition

For:	Private Access
Affects:	See plat map for exact location

18. Easement as shown on the recorded plat/partition

For:	Access
Affects:	See plat map for exact location

19. Easement, including terms and provisions contained therein:

Recording Information:	August 27, 2014 as Fee No. 2014 054287
In Favor of:	The City of Sherwood, an Oregon Municipal Corporation and its successors and assigns
For:	Water Line

20. Unrecorded leases or periodic tenancies, if any.

NOTE: This Public Record Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Crops on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
   (a) "Customer": The person or persons named or shown as the addressee of this report.
   (b) "Effective Date": The effective date stated in this report.
   (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
   (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
   (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
   (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
   (c) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
   (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
      (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
      (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
      (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
      (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
      (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
      (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
      (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
      (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
      (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.

4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

361

(Rev. 6-15-48)

5403

T

Tract No. OC-K-36; 38

TRANSMISSION LINE EASEMENT

The GRANTOR, herein so styled whether one or more, **FERDINAND WALLACE LANGER and LEOLA MAY LANGER, also known as Leola M. Langer, husband and wife,**

for and in consideration of the sum of - **FIVE HUNDRED** -Dollars ($ 500.00),

in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys to the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right to enter and erect, operate, maintain, repair rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across the following-described parcel of land in the County of Washington , in the State of Oregon , to wit:

That portion of that part of the N½SE¼ of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, described as: Beginning at the quarter section corner on the east line of Section 29, Township 2 South, Range 1 West, W.M.; thence West a distance of 1087.9 feet to the northeast corner of that tract of land conveyed to Joseph Simon by deed as recorded on Page 367, Volume 56; thence South along the east line of said Simon tract a distance of 288.7 feet to the southeast corner thereof; thence West along the south line of said Simon tract a distance of 767.2 feet to an iron at the southwest corner thereof; thence North along the west line of said Simon tract a distance of 288.7 feet to the northwest corner thereof; thence West a distance of 789.0 feet to the northeast corner of that tract of land conveyed to Ferdinand Langer by deed as recorded on Page 70, Volume 144 of said records; thence S. 0°08' E. a distance of 2666.2 feet to an iron pipe at the south quarter corner of Section 29, Township 2 South, Range 1 West, W.M.; thence N. 89°36' E. along the south line of Section 29 a distance of 660.5 feet to an iron on the northerly right of way line of a 60-foot right of way of the Oregon & California Railroad; thence N. 47°26' E. along the northerly right of way line of a 60-foot right of way of said Railroad a distance of 2683.9 feet to a point; thence N. 0°01' E. along the east line of Section 29, Township 2 South, Range 1 West, W.M., a distance of 846.1 feet to the point of beginning, except the part thereof described as: Beginning at the east quarter section corner of Section 29, Township 2 South, Range 1 West, W.M., and running thence West a distance of 1087.9 feet to the northeast corner of that tract of land conveyed to Joseph Simon by deed as recorded on Page 367 of Volume 56 of Washington County, Oregon, Deed Records; thence South along the East line of said Simon tract a distance of 288.7 feet to the southeast corner thereof; thence West along the south line of said Simon tract a distance of 682.8 feet to an iron; thence S. 5°28' E. a distance of 1268.3 feet to an iron; thence S. 56°26' E. a distance of 153.7 feet to an iron; thence S. 42°23' E. a distance of 454.9 feet to an iron on the northerly line of a 60-foot right of way of the Oregon & California Railroad; thence N. 47°26' E. along the northerly line of a 60-foot right of way of the Oregon & California Railroad a distance of 1633.5 feet to a point on the east line of said Section 29; thence N. 0°01' E. along the east line of said Section 29 a distance of 846.1 feet to the point of beginning, which lies within a strip of land 250 feet in width, the boundaries of said strip lying 62.5 feet distant southerly from, and 187.5 feet distant northerly from and parallel to the survey line of the Oregon City-Keeler section of the Big Eddy-Keeler transmission line as now located and staked on the ground over, across, upon and/or adjacent to the above-described property, said survey line being particularly described as follows:

Beginning at survey station 5335+79.4, a point on the east line of Section 29, Township 2 South, Range 1 West, W.M., said point being S. 2°31'00" W. a distance of 658.3 feet from the quarter section corner on the east line of said Section 29; thence N. 86°50'50" W. a distance of 1323.5 feet to survey station 5349+02.9; thence N. 50°36'20" W. a distance of 1010.6 feet to survey station 5359+13.5, a point on the East-West quarter section line of said Section 29, said point being N. 88°29'10" W. a distance of 2132.2 feet from the quarter section corner on the east line of said Section 29.

Title Data, Inc. FA POR14069 WN I1129147.001

Under the terms of this easement no structure will be erected on the first electric power transmission line to be built.

together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards, provided however, the words "fire hazards" shall not be interpreted to include growing crops and also the present and future right to top, limb, fell, and remove all growing trees, dead trees or snags (collectively called "danger trees") located on Grantor's land adjacent to said parcel of land, which could fall upon or against said transmission and signal line facilities.

TO HAVE AND TO HOLD said easement and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

The Grantor covenants to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush and timber cut and removed from said parcel of land and also all growing trees, dead trees or snags (collectively called "danger trees") cut and removed from Grantor's land adjacent to said parcel of land, is and shall be vested in the UNITED STATES OF AMERICA and its assigns and that the consideration paid for conveying said easement and rights herein described is accepted as full compensation for all damages incidental to the exercise of any of said rights.

The Grantor also covenants to and with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 19 day of March, 1957.

Ferdinand Wallace Langer
Ferdinand Wallace Langer

Leola May Langer
Leola May Langer

Title Data, Inc. FA POR14069 WN I1129147.002

363

BPA 177
Rev. 5-19-52 (Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

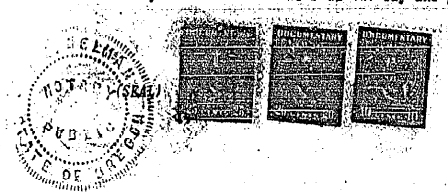
5403 - 3

STATE OF Oregon }
COUNTY OF Washington } ss:

On the 17 day of March, 1957, personally came before me, a notary public in and for said County and State, the within-named, FERDINAND WALLACE LANGER,

to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



M. E. Helman
Notary Public in and for the
State of Oregon
Residing at Portland, Oregon

My commission expires: 9/20/57

STATE OF Oregon }
COUNTY OF Washington } ss:

On the 20 day of March, 1957, personally came before me, a notary public in and for said County and State, the within-named LEOLA MAY LANGER, to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

M. E. Helman
Notary Public in and for the
State of Oregon
Residing at Portland, Oregon

My commission expires: 9/20/57

STATE OF STATE OF OREGON }
COUNTY OF Washington County, } ss:

I CERTIFY that the within instrument was received for the record on the 28 day of March, 1957, at 2:50 P.M., and recorded in book 392 on page 361, records of Deeds of said County.

Witness my hand and seal of County affixed.

ROGER THOMSSEN, County Clerk

By Hazel P. Thomas
Deputy.

After recording, please return to:

TITLE SECTION, BRANCH OF LAND
BONNEVILLE POWER ADMINISTRATION
P.O. BOX No. 3621
PORTLAND 8, OREGON

INTERIOR—BONNEVILLE POWER ADMINISTRATION, PORTLAND, OREGON

Title Data, Inc. FA POR14069 WN I1129147.003

6884

KNOW ALL MEN BY THESE PRESENTS, That Ferdinand Wallace Langer and Leola May Langer, husband and wife

(hereinafter called "the Grantors," whether one or more than one), for and in consideration of the payment of the sum of Ten and no/100ths Dollars ($ 10.00), the receipt of which is hereby acknowledged, hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, (hereinafter called "the Grantee"), its successors and assigns, a perpetual easement and right of way over, under and across the following described parcel of land situated in Washington County, Oregon, being a strip of land 50 feet in width, extending 25 feet on each side of a center line more particularly described as follows:

Beginning at a point in the land of the grantor as described on Page 286 of Book 378 of Deed Records of Washington County, Oregon, and being situate in the SE 1/4 of Section 29, T2S, R1W, WM, said county, said point being in the east line of the lands of the grantor and the west line of the lands conveyed to Ted B. Wright by Ferdinand Wallace Langer, et ux., by deed recorded February 18, 1957, on Page 68 of Book 391, Deed Records of said county, said point being S 5° 28' E along said line a distance of 114.13 feet from an iron pin at the most westerly northwest corner of said Wright lands; THENCE, from said beginning point, over, under and across the lands of the grantor, N 50° 36' 20" W, 25 feet from and parallel to the southerly boundary of that certain easement for transmission line granted to the U.S.A. by recorded instrument dated May 19, 1957, a distance of 621.20 feet to a point on the south line of S. W. Rock Creek Road (County Road No. 1070) said last mentioned point being east 395.67 feet along said south line from an iron pin at the northwest corner of the aforementioned described lands of the grantor. Said center line is shown colored red on the map attached hereto, which by reference thereto is made a part hereof.

No transmission line structures shall be located on the easement and right-of-way area west of the grantor's private access road which adjoins the west line of the Dorothy Grooman property.

TO HAVE AND TO HOLD the above described easement and right of way unto the Grantee, its successors and assigns, together with the present and future right to top, limb or fell all growing and dead trees and snags (said trees and snags hereinafter collectively called "danger trees") located on land owned by the Grantors, adjacent to the above described right of way, which danger trees will be determined by the Grantee. The consideration paid for this easement includes the value of all trees on the right of way and all danger trees adjacent to said right of way. The Grantee shall pay the person who is the owner of future danger trees at the date of their cutting (in addition to the purchase price herein agreed to) the market value of said future danger trees at the date of their cutting under authority of the Grantee, such payment to be made within a reasonable period of time after they have been so cut.

Said easement and right of way shall be for the following purposes, namely: the perpetual right to enter upon and to erect, maintain, repair, rebuild, operate and patrol one line(s) of electric power transmission structures and appurtenant signal lines, including the right to erect such poles, towers, transmission structures, wires, cables, guys, supports and appurtenances as are necessary thereto, together with the present and future right to clear said right of way and keep the same clear of brush, timber, structures and fire hazards, provided that fire hazards shall not be interpreted to include any growing crops other than trees.

It is hereby agreed by the Grantors that, (1) title to all brush, timber, or structures existing upon the right of way and to all present danger trees shall vest immediately in the Grantee; (2) all future danger trees cut pursuant to the terms hereof shall remain the property of the owner thereof on the date of their cutting.

The Grantors hereby acknowledge that the purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to the exercise of any of said easements, loss of growing crops on right of way during construction, for guys and anchors extending beyond the right of way and danger trees rights, except payment for any additional danger trees as defined hereinabove which may be cut under authority of the Grantee as provided hereinabove.

If the Grantee, its successors and assigns, shall fail to use said right of way for the purposes above mentioned for a continous period of five years after construction of said power lines, then and in that event this right of way and easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement, and have the right to grant the same.

The Grantors, for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns, shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 18 day of March, 1959.

Ferdinand Wallace Langer (SEAL)

Leola May Langer (SEAL)

(SEAL)

(SEAL)

BOOK 415 PAGE 622

Title Data, Inc. FA POR14069 WN I1140465.001

6884-2

STATE OF OREGON,
County of Washington } ss.

On this 18 day of March, 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ferdinand Wallace [illegible] and Leola May Langer

to me known to be the individuals described in and who executed the same freely and voluntarily for the purposes and uses aforementioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this the day and year in this instrument first written.

Nancy F. Kling
Notary Public for Oregon

My commission expires:
My Commission Expires Aug. 7, 1962

STATE OF OREGON,
County of } ss.

On this day of, 19, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

to me known to be the individuals described in and who executed the same freely and voluntarily for the purposes and uses aforementioned.

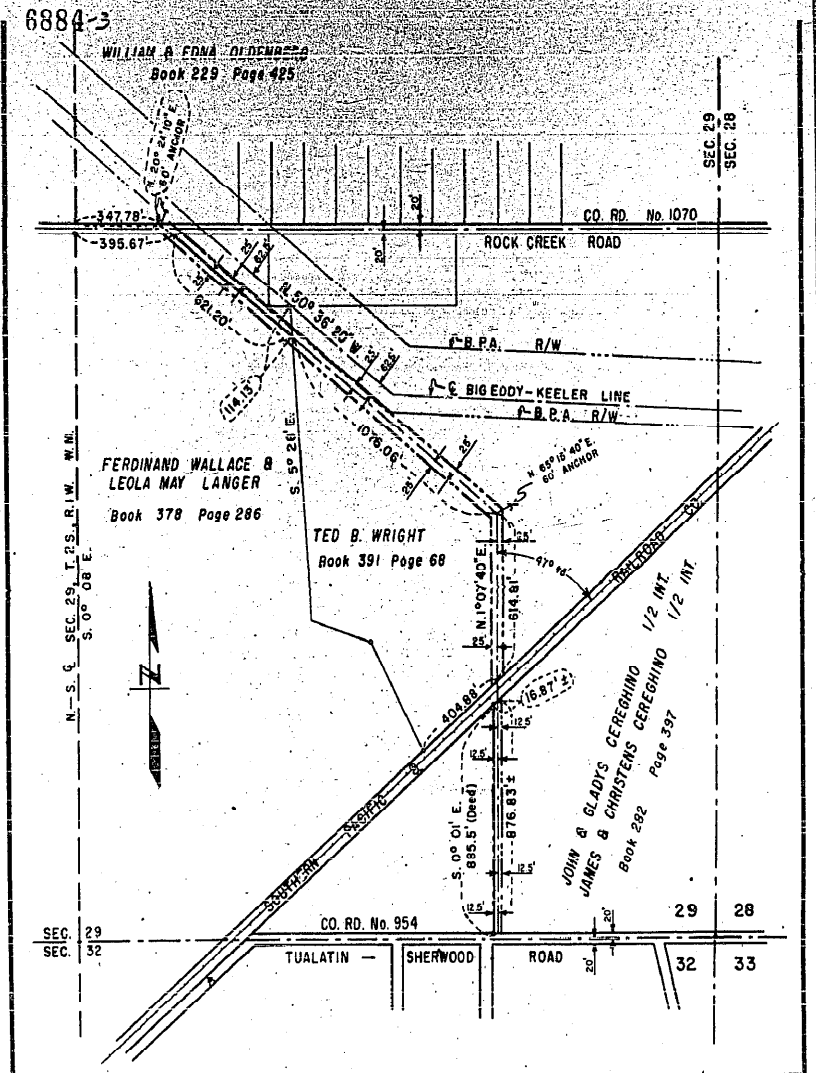
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Notary Public for Oregon

My commission expires:

BOOK 415 PAGE 625

6884-3



• Denotes Iron Pipe or Rod Found

PORTLAND GENERAL ELECTRIC CO.
PORTLAND, OREGON

TO ACCOMPANY TRANSMISSION LINE EASEMENT
OREGON CITY TO SIX CORNERS
CEREGHINO, WRIGHT, LANGER & OLDENBERG
SEC. 29, T. 2 S., R. 1 W., W.M. WASH. CO.

SCALE 1" = 400'	DATE 2-3-59	
DRAWN BY	TRACED BY	CHECKED
R. W. S.		
APPROVED		APPROVED

DRG. NO. EB 4071

Filed for record May 24 1959 at 3:15 P.M.
ROGER THOMSEN, County Clerk
By Dorothy Hansen Deputy

BOOK 415 PAGE 624

Title Data, Inc. FA POR14069 WN I1140465.003

9-43-1000

9902 **ANCHOR EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, That FERDINAND WALLACE LANGER and LEOLA MAY LANGER, husband and wife (hereinafter called "the Grantors" whether one or more than one), for and in consideration of the payment of the sum of Ten and no/100ths Dollars ($10.00), the receipt of which is hereby acknowledged, do hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, hereinafter called the Grantee, its successors and assigns, perpetual easement over, under, upon and across the following described parcel of land situated in Washington County, State of Oregon, being a strip of land six (6) feet in width, extending three (3) feet on each side of a center line more particularly described as follows:

Beginning at a point on the south line of S. W. Rock Creek Road, said point being east 655.0 feet from the west line of the southeast quarter of Sec. 29, T. 2S., R. 1W., W. M.; running thence S. 7° 38' E. 40 feet.

Said easement shall be for the perpetual right to install, maintain, extend and locate anchor..... and guy wire..... over, under, upon and across the above described land of the Grantors to support electric power transmission line structures, poles, and towers.

The Grantors hereby acknowledge that the purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to the exercise of said easement, namely for guy..... and anchor..... extending over, under, upon and across the land of the Grantors.

If the Grantee, its successors and assigns shall fail to use said easement for the purpose above mentioned for a continuous period of five years after the construction of said power transmission facilities, then and in that event, this easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement and have the right to grant the same.

The Grantors for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 22nd day of July, 19 70

Ferdinand Wallace Langer (SEAL)

Leola May Langer (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON
County of Washington } ss.

On this 22 day of July, 19 70, before me, the undersigned, Notary Public in and for said County and State, personally appeared Ferdinand Wallace Langer and Leola May Langer

to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Notary Public for Oregon

My commission expires: April 8, 1974

Filed for record SEP 2 1970 at 8 59 A.M. P.M.
ROGER THOMSSEN, Director of Records & Elections
By N Cop Deputy

BOOK 791 PAGE 149

Title Data, Inc. FA POR14069 WN I1305518.001

7701

ANCHOR EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That FERDINAND WALLACE LANGER AND LEOLA MAY LANGER, husband and wife (hereinafter called "the Grantors" whether one or more than one), for and in consideration of the payment of the sum of Ten and no/100ths Dollars ($10.00), the receipt of which is hereby acknowledged, do hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, hereinafter called the Grantee, its successors and assigns, perpetual easement over, under, upon and across the following described parcel of land situated in Washington County, State of Oregon, being a strip of land six (6) feet in width, extending three (3) feet on each side of a center line more particularly described as follows:

Beginning at a point in the South line of EDY ROAD, in the Southeast one-quarter of Section 29, Township 2 South, Range 1 East, Willamette Meridian, said point being East, along said South line, 393 feet from the West line of said Southeast one-quarter; Running thence South 7° 02' East 40 feet.

This anchor is to be placed the same distance South of EDY ROAD (Rock Creek Road) as the existing anchor approximately 260 feet East of this location and for which an easement for said existing anchor was granted on the 22nd day of July 1970.

Said easement shall be for the perpetual right to install, maintain, extend and locate anchors and guy wires over, under, upon and across the above described land of the Grantors to support electric power transmission line structures, poles, and towers.

The Grantors hereby acknowledge that the purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to the exercise of said easement, namely for guys and anchors extending over, under, upon and across the land of the Grantors.

If the Grantee, its successors and assigns shall fail to use said easement for the purpose above mentioned for a continuous period of five years after the construction of said power transmission facilities, then and in that event, this easement shall terminate and all rights and privileges granted hereinunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement and have the right to grant the same.

The Grantors for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 25 day of April, 19 74.

Ferdinand Wallace Langer (SEAL)

Leola M. Langer (SEAL)

(SEAL)

(SEAL)

INDEXED

Filed for record 4-7 1974 at 2 54 P.M.

ROGER THOMSEN, Director of Records & Elections

By R. Christen Deputy

STATE OF OREGON
County of Washington } ss.

On this 25 day of April, 19 74, before me, the undersigned, Notary Public in and for said County and State, personally appeared Ferinand Wallace Langer and Leola May Langer

to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Roy D. Shay
Notary Public for Oregon

My commission expires April 18, 1978

BOOK 999 PAGE 746

Title Data, Inc. FA POR14069 WN I1428543.001

Washington County, Oregon
12/12/2005 01:17:33 PM
D-E Cnt=1 Stn=11 C WHITE
$20.00 $6.00 $11.00 - Total = $37.00

2005-155850

00879985200501558500040043

I, Jerry Hanson, 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.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

20
6
11
C

After Recording Return to:
Portland General Electric Co
ATTN: Property Services
121 SW Salmon St 1WTC-04
Portland, OR 97204

8-42-465
9-63-1000

7701

$10.00

ANCHOR EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That FERDINAND WALLACE LANGER AND LEOLA MAY LANGER, husband and wife (hereinafter called "the Grantors" whether one or more than one), for and in consideration of the payment of the sum of Ten and no/100ths Dollars ($10.00), the receipt of which is hereby acknowledged, do hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, hereinafter called the Grantee, its successors and assigns, perpetual easement over, under, upon and across the following described parcel of land situated in Washington County, State of Oregon, being a strip of land six (6) feet in width, extending three (3) feet on each side of a center line more particularly described as follows:

Beginning at a point in the South line of EDY ROAD, in the West Southeast one-quarter of Section 29, Township 2 South, Range 1 ~~East~~, Willamette Meridian, said point being East, along said South line, 393 feet from the West line of said Southeast one-quarter; Running thence South 7° 02' East 40 feet.

This anchor is to be placed the same distance South of EDY ROAD (Rock Creek Road) as the existing anchor approximately 260 feet East of this location and for which an easement for said existing anchor was granted on the 22nd day of July 1970.

Re-recorded to correct description (RANGE)
PREVIOUSLY RECORDED AS BOOK 999 PAGE 746

Said easement shall be for the perpetual right to install, maintain, extend and locate anchors and guy wires over, under, upon and across the above described land of the Grantors to support electric power transmission line structures, poles, and towers.

The Grantors hereby acknowledge that the purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to the exercise of said easement, namely for guys and anchors extending over, under, upon and across the land of the Grantors.

If the Grantee, its successors and assigns shall fail to use said easement for the purpose above mentioned for a continuous period of five years after the construction of said power transmission facilities, then and in that event, this easement shall terminate and all rights and privileges granted hereinunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement and have the right to grant the same.

The Grantors for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 25 day of April, 19 74.

ROGER W. SHARP NOTARY PUBLIC STATE OF OREGON

Ferdinand Wallace Langer (SEAL)

Leola M. Langer (SEAL)

(SEAL)

(SEAL)

INDEXED
Filed for record 11-7 1974 at 2 54 ~~A.M.~~ P.M.
ROGER THOMSSEN, Director of Records & Elections
By A Clinton Deputy

STATE OF OREGON
County of Washington } ss.

On this 25 day of April, 19 74, before me, the undersigned, Notary Public in and for said County and State, personally appeared Ferinand Wallace Langer and Leola May Langer

to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Roger W. Sharp
Notary Public for Oregon

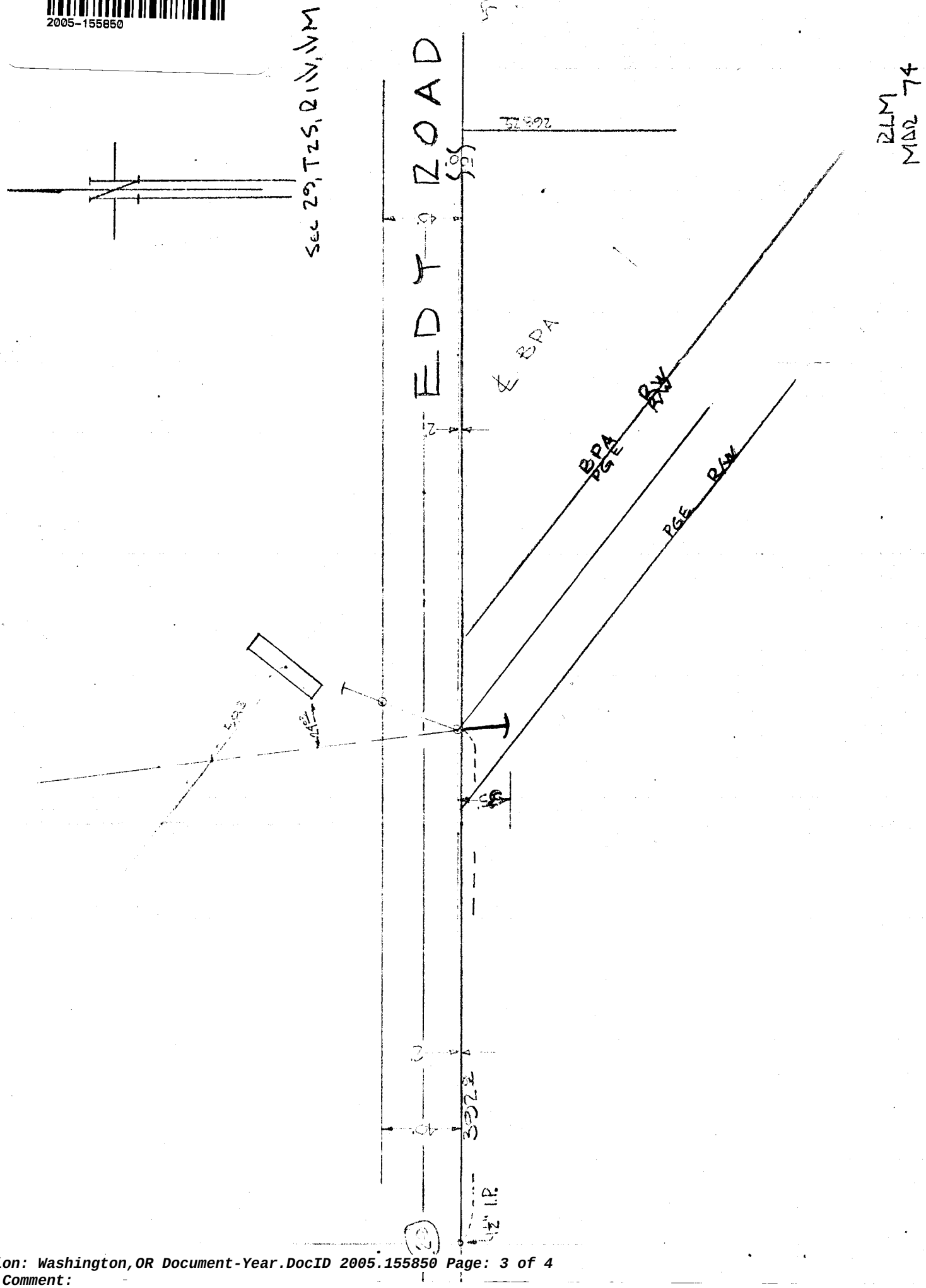
My commission expires April 18, 1978

2005-155850

BOOK 999 PAGE 746

Description: Washington,OR Document-Year.DocID 2005.155850 Page: 2 of 4
Order: 0 Comment:

2005-155850



0052-009-3
18005207

S0000077268

2005-155850

(28300)

AUDIT NO. 28300 4/25/74

DATE APRIL 25, 1974

NAME LANGER, FERDINAND
WALLACE AND LEOLA MAY

LOCATION D21

SECTION 29 T. 2S R. 1~~E~~W

COUNTY WASHINGTON

DOCUMENT COVERS ANC. ESMT.

RENTAL

EXPIRES

7701

INDEXED

deeds

STATE OF OREGON
County of Washington } ss

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records

No.
of said County

Witness my hand and seal affixed.
ROGER THOMSSEN, Director of Records & Elections

A Clinton
Deputy

NOV 7 2 54 PM '74

Portland General Electric Co.
621 S. W. Alder St.
Portland, Oregon 97205
c/o Permit Section

Description: Washington,OR Document-Year.DocID 2005.155850 Page: 4 of 4
Order: 0 Comment:

Washington County, Oregon
06/17/2004 04:25:24 PM
D-E Cnt=1 Stn=4 A DUYCK
$25.00 $6.00 $11.00 - Total = $42.00
2004-069104
00603024200400691040050054
I, Jerry Hanson, 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.
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

CHICAGO

264458

5000146 64 CE

EASEMENT

DATED: June 16, 2004

AFTER RECORDING RETURN TO:

City of Sherwood
Engineering Division
400 SE Willamette St.
Sherwood, OR. 97140

BETWEEN:

Grantor:
Langer Family, LLC
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

Grantee:
City of Sherwood
20 NW Washington St.
Sherwood, OR. 97140

KNOW ALL MEN BY THESE PRESENTS, that LANGER FAMILY, LLC, an Oregon limited liability company, hereinafter referred to as "Grantor", for the consideration hereinafter stated, does grant unto the CITY OF SHERWOOD, a municipal corporation, hereinafter referred to as "Grantee", a permanent public utility easement (the "Easement") under, through, across and along the full width and length of the premises described as follows, to wit:

1. Legal description is set forth in EXHIBIT "A", Page 1 attached hereto, and incorporated by reference herein.
2. A map of the above legal description is set forth in EXHIBIT "B", Page 2 and incorporated by reference herein.

This easement is granted for the purpose of constructing, installing, reconstructing, enlarging, repairing, operating and maintaining utility improvements and facilities.

The true and actual consideration paid for this transfer, stated in terms of dollars is $0.00.

TO HAVE AND TO HOLD the above described Easement unto said Grantee in accordance with the conditions and covenants as follows:

1. The Easement shall include the right, privilege, and authority, to Grantee, to excavate for, and to construct, install, reconstruct, enlarge, repair, operate, and maintain utility improvements and facilities, with all appurtenances incident thereto or necessary therewith, across the Easement, and to cut and remove from said right-of-way any vegetation and other obstructions which may endanger the safety or interfere with the use of said utility

improvements, facilities and appurtenances attached to or connected therewith. No building shall be constructed over the easement right-of-way.

2. Grantee, its agents, assigns and contractors will indemnify and hold harmless the Grantor, its successors and/or assigns from claims for injury to person or property as a result of the negligence of the Grantee, its agents or employees in the construction, operation, or maintenance of said Easement.
3. The Grantee, upon the initial installation, and upon each and every occasion that the same be repaired, replaced, renewed, enlarged, or removed, shall restore the Easement, and any improvements disturbed by the Grantee, to as good condition as they were prior to any such-work, including, but not limited to, the restoration of any asphalt, concrete, base, curbing, topsoil, lawn and nursery stock of like kind and quality subject to reasonable substitution as may be necessitated by obstruction of interference with the use granted herein. Grantee, its agents, assigns and contractors shall perform such work in a timely manner.
4. Grantor may, at its option and expense, relocate the Easement and associated utility improvements, facilities and appurtenances and titles, provided such relocation is accepted by Grantee as complying with applicable codes and standards, land use laws and regulations.
5. Grantor reserves the right to use the easement to construct driveways, paving, landscaping, and fill, provided that Grantor shall not construct or maintain any building or structure which would interfere with the rights herein granted. Any above ground utility equipment appurtenance shall be positioned in a location approved by Grantor.

THIS INSTRUMENT WILL 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 FREE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LOSS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 11 day of 6, 2004.

GRANTOR:

LANGER FAMILY, LLC,
an Oregon limited liability company

By: Clarence Langer
Managing Member

2004-69104

STATE OF OREGON)
)ss
County of Washington)

On this 11 day of June, 2004, before me, a notary public in and for said County and State, personally appeared Clarence Langer known to me to be their person whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

Kristin Farrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 19, 2006

OFFICIAL SEAL
KRISTIN FARRELL
NOTARY PUBLIC – OREGON
COMMISSION NO. 354579
MY COMMISSION EXPIRES MAY 19, 2006

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 16th day June of, 2004.

Terry Keyes/City Engineer

Ross Schultz/City Manager

2004-69104

EXHIBIT "A"

JUNE 08, 2004
SHEET 1 OF 1
PUBLIC UTILITY EASEMENT

AN 8.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO LANGER FAMILY LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED MARCH 24, 2004 AS DOCUMENT NO. 2003-044212, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID "LANGER" TRACT, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SW TUALATIN-SHERWOOD ROAD (37.00 FEET FROM THE CENTERLINE THEREOF, MEASURED PERPENDICULAR THERETO), AND THE EAST RIGHT-OF-WAY LINE OF SW ADAMS AVENUE (VARIABLE WIDTH), AS DEDICATED IN THE PLAT OF "LANGER MARKETPLACE", RECORDED AS DOCUMENT NO. 2004005052, WASHINGTON COUNTY PLAT RECORDS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 01°47'42" WEST, 12.00 FEET TO AN ANGLE POINT IN SAID EAST RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 45°43'36" WEST, 11.11 FEET TO THE TRUE **POINT OF BEGINNING**; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, 20.00 FEET DISTANT AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST TUALATIN-SHERWOOD ROAD SOUTH 88°12'18" EAST, 211.18 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 4057.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH THROUGH A CENTRAL ANGLE OF 01°58'36" (THE CHORD OF WHICH BEARS SOUTH 89°11'36" EAST, 139.96 FEET) AN ARC DISTANCE OF 139.97 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE WESTERLY LINE OF A BONNEVILLE POWER ADMINISTRATION EASEMENT RECORDED MARCH 24, 1959 IN DEED BOOK 415, PAGE 622, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 52°18'35" EAST, 13.01 FEET TO A POINT OF CUSP; THENCE LEAVING SAID WESTERLY LINE, 28.00 FEET DISTANT AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF A 4065.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH THROUGH A CENTRAL ANGLE OF 02°07'17" (THE CHORD OF WHICH BEARS NORTH 89°15'56" WEST, 150.51 FEET) AN ARC DISTANCE OF 150.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°12'18" WEST, 218.89 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTHWEST ADAMS AVENUE (VARIABLE WIDTH); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 45°43'36" EAST, 11.11 FEET TO THE TRUE **POINT OF BEGINNING**.

CONTAINS 2,882 SQUARE FEET OR 0.066 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

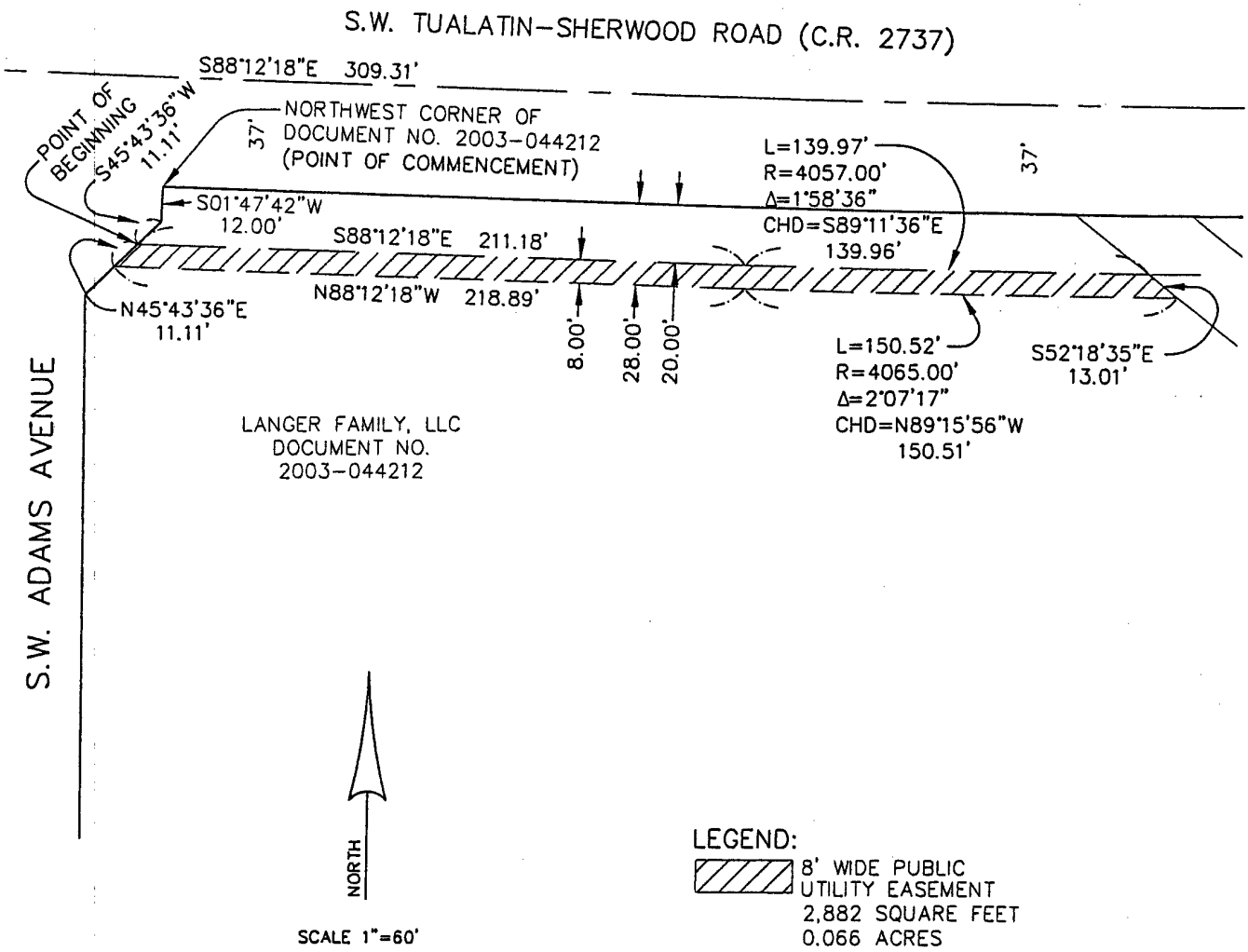
OREGON
NOV. 16, 1998
MICHAEL D. FRANK
53854

RENEWAL: 12/31/05

2004-69104

EXHIBIT MAP

FOR AN 8' WIDE PUBLIC UTILITY EASEMENT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29 TOWNSHIP 2
SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF
SHERWOOD WASHINGTON COUNTY, OREGON
JUNE 8, 2004



W R G DESIGN INC.
5415 SW Westgate Dr, Ste 100 Portland, OR 97221
Tel. 503.419.2500 Fax. 503.419.2600
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

EXHIBIT "B"
PUBLIC UTILITY EASEMENT

CITY OF SHEROOD, STATE OF OREGON

PROJECT NO.	TAR2947
DATE:	06/08/04
BY:	MF
SCALE:	1"=60'
SHEET NO.	1 OF 1

Washington County, Oregon
07/08/2004 03:04:51 PM
D-E Cnt=2 Stn=6 J GREGORY
$70.00 $5.00 $6.00 $11.00 - Total = $92.00

2004-078681

00615961200400786810140140

I, Jerry Hanson, 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.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

10.00
5.00
5.00
5.00

After Recording Return to:

City Engineer
City of Sherwood
400 SE Willamette Street
Sherwood, OR 97140

Until requested otherwise, send all tax statements to:
Target Corporation
1000 Nicollet Mall
Minneapolis MN 55403
Attn: Property Administration

Chicago Title 271471

SPACE RESERVED FOR RECORDER'S USE

STORMWATER EASEMENT AND MAINTENANCE COVENANT

THIS STORMWATER EASEMENT AND MAINTENANCE COVENANT ("Agreement") is made on the last day signed below between Langer Family, LLC, an Oregon corporation ("Grantor"), Target Corporation, a Minnesota corporation ("Grantee") and the CITY OF SHERWOOD, a municipal corporation of the State of Oregon (the "City").

RECITALS

A. Grantor is the holder of title to certain real property located in the City of Sherwood, Washington County, Oregon, legally described on Exhibit A attached hereto ("Serviant Estate").

B. Grantee is the holder of title to certain real property adjacent to the Serviant Estate in the City of Sherwood, Washington County, Oregon legally described in Exhibit B attached hereto ("Dominant Estate").

C. City Council for the City of Sherwood approved with conditions the modifications to the site plan for development of the Dominant Estate commonly referred to as Langer Marketplace ("Development") on November 12, 2002. File No. SP 00-22.

D. The City Engineer for the City of Sherwood approved construction plans submitted for the Development as provided by the City Engineer dated September 16, 2003.

The Development contains off-site stormwater facilities (as described in the approved construction plans) that, together with any other stormwater facilities that may hereafter be constructed for the Development, are the "Stormwater Facilities". Stormwater Facilities subject to this agreement include all off-site improvements located on the Servient Estate such as the storm water facility and all appurtenances thereto as provided in the approved construction plans and as may be required for long-term operation and maintenance of the Stormwater Facilities.

E. To provide adequate Stormwater Facilities to serve the Development, the City pursuant to condition #7 of the Development approval required an easement from the Grantor to the Grantee as a condition of approval.

AGREEMENT

NOW, THEREFORE, in consideration of the granting of land use approvals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, Grantee and the City of Sherwood agree as follows:

1. **Easement**. Grantor, its heirs, successors, and assigns hereby does bargain, sell, grant, convey, transfer and deliver unto Grantee for the benefit of the Dominant Estate a permanent non-exclusive stormwater easement including the perpetual right to enter upon the real estate hereinafter described as the Easement Area at any time that Grantee or its agents may see fit for the following purposes:

> Said easement shall be for the purpose of constructing, installing, operating, maintaining, and upgrading within, through and under said easement areas underground storm sewer pipelines and facilities and surface storm drainage facilities to convey, transport, retain and filtrate storm water drainage flows and ground water inflows over, across, through, within and under the land herein described together with the right to excavate and refill ditches, trenches, and areas for the location of said storm sewer/drainage pipelines and facilities with the further right to remove trees, brushes, grasses, undergrowth, soils or other obstructions interfering with the location, operation, maintenance and upgrade of said storm sewer/drainage pipelines and facilities which may be located in the hereinafter described easement area.

Grantor, its heirs, successors, and assigns further grants to the City, its employees, independent contractors and designees a nonexclusive easement for egress over, across, and under the Easement Area for the purposes described in Section 3 below at reasonable times at the City's sole discretion to inspect, clean, repair, sample, and/or monitor components of the Stormwater Facilities and discharges therefrom. Grantor may specify and relocate from time to time an access location for easement purposes in the Stormwater Facilities Maintenance Plan provided in Section 3.

From time to time, Grantor (with prior notice to the Grantee) may expand the Stormwater Facilities to provide additional capacity for development of the Servient Estate and other

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properties consistent with any applicable state and local rules, regulations, and guidelines, including but not limited to those adopted from time to time by the City Council for the City of Sherwood and the Clean Water Services Design and Construction Standards and as approved by the City provided such improvement does not interfere with the use and enjoyment of the easement area for the purposes articulated herein. Any such expansion shall be constructed at Grantor's sole cost and expense, and shall not adversely affect the ability of the Stormwater Facilities to service the Dominant Estate. Following any such expansion, Grantor (and its heirs, successors and assigns) shall pay to Grantee, promptly upon demand, Grantor's proportionate share of maintenance expenses for the expanded Stormwater Facilities incurred by Grantee pursuant to paragraph 3 hereof, and shall confirm its agreement to pay such amount in a recordable instrument. Grantor's proportionate share of maintenance costs shall be determined based upon the total acreage of property being served by the Stormwater Facility.

2. **Easement Area.** The land affected by the grant of this easement and right-of-way is located in the County of Washington, City of Sherwood, State of Oregon and is more particularly described in Exhibit C (referred to herein as "Easement Area").

3. **Covenant to Maintain and Repair.** At Grantee's sole expense, Grantee or Grantee's qualified independent contractors as approved by the City shall at all times maintain the Stormwater Facilities in good working order, condition and repair, clear of all debris, and in compliance with all applicable state and local rules, regulations, and guidelines, including but not limited to those adopted from time to time by the City Council for the City of Sherwood and the Clean Water Services Design and Construction Standards. In general, maintenance may consist of cleaning, repairing, replacing, and removing contaminated soil, removing sediment that reduces detention/retention basin capacity, providing erosion correction and prevention on detention/retention basin side slopes, and replacing biofiltration materials to return Stormwater Facilities to their original condition and standards. In addition, Grantee shall meet the specific provisions of the Stormwater Facilities Maintenance Plan, attached as Exhibit D. Grantee shall notify the City Engineer in writing of the person responsible for compliance with Grantee's obligations under this covenant. Grantee's designee shall have the authority to bind Grantee, its successors and assigns with respect to matters described in this Agreement.

4. **Failure to Perform Covenant.** If the City determines that Grantee is not in compliance with the covenant described in Section 3, except in case of emergency, the City or its designee shall give Grantee's designee written notice to perform the maintenance and/or repair work specified in the notice. If Grantee does not respond to the notice by either a) performing the maintenance or repairs as required within thirty (30) days of such notice, or b) by providing information satisfactory to the City that the maintenance or repair is being undertaken in good faith, then the City may enter the Easement Area to perform the necessary work. Grantor hereby grants the City, its employees, independent contractors and designees the right to enter the Easement Area to perform any and all work required to bring the Stormwater Facilities into compliance with Section 3.

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If the City determines that Grantee is not in compliance with the covenant in Section 3 and determines that there exists or will likely exist an emergency on or about the Easement Area with respect to the Stormwater Facilities, Grantor hereby grants to the City, its employees, independent contractors and designees the right to enter the Easement Area to perform any and all work required to bring the Stormwater Facilities into compliance with Section 3, and in such case the City shall use reasonable efforts to notify the Grantee designee prior to entering the Easement Area. Notwithstanding the above, the work performed shall consist only of cleaning and repairing the Stormwater Facilities to their original condition and standards.

5. **Limitation of Duty**. Grantor and Grantee, for itself and its successors and assigns, agrees that the City, its employees, independent contractors and/or designees shall not have any obligation to exercise Grantee's rights and duties under Section 3 of this agreement or to perform any maintenance or repair of the Stormwater Facilities. The City shall not have any responsibility to Grantor or any of Grantor's successors or assigns (including owners of lots on the Servient Estate) or to Grantee or Grantee's successors or assigns (including owners of lots on the Dominant Estate) in connection with the exercise or non-exercise of such rights or duties, the maintenance or repair of the Stormwater Facilities, or the failure to perform the same.

6. **Reimbursement.** If the City exercises its right to enter the Easement Area pursuant to Section 4, including but not limited to the purposes of inspection, cleaning, repairing, sampling, and/or monitoring, Grantee its heirs, successors or assigns shall reimburse the City for all of its costs and expenses incurred in connection therewith within thirty (30) days after receipt of an invoice with any supporting documentation. If Grantee its heirs, successors or assigns fails to pay the invoiced amount within such period, such amount shall thereafter accrue interest at a per annum rate equal to the prime rate of U.S. Bank (or its successor) plus five percent (5%). Such amount, together with interest, shall be a lien on the Dominant Estate (and each of the lots contained therein if any) which may be foreclosed in accordance with ORS Chapter 88. If the Dominant Estate is owned by more than one person (i.e. multiple lot owners), each such owner shall be jointly and severally liable for payment of the amounts provided for in this Section.

7. **Indemnification.** Grantee agrees to indemnify, defend, and hold the City, its employees, independent contractors and designees harmless from and against any liability, losses, costs, and expenses, including reasonable attorney fees, from claims or suits arising from Grantee's failure to perform its obligations under this Agreement, or arising under the exercise of the City's use of the easement under Section 4 by the City, its employees, independent contractors or designees. This duty to indemnify and hold the City harmless does not extend to any claims or suits arising from or caused by City's negligence or willful act or omission.

8. **Runs with the Land.** The parties' rights and obligations contained herein shall run with the land. This easement and covenant is intended to be a property interest that would benefit the Dominant Estate and transfer by operation of law to a subsequent

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purchaser of Grantee's property or portion thereof and such easement and covenant shall encumber the Servient Estate and transfer by operation of law to a subsequent purchaser of Grantor's property.

9. **Attorney Fees.** If legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and in the appeal therefrom. The term "action" shall be deemed to include action commenced in the bankruptcy courts of the United States and any other court of general or limited jurisdiction.

10. **Assignment.** The obligations of Grantee shall run with and bind the owner from time to time of the Dominant Estate, and the City shall have the right to enforce such obligations against the owner from time to time of the Dominant Estate.

11. **Authority.** If Grantee is an entity, the individual executing the Agreement on behalf of the entity represents and warrants to the City and Grantor that he or she has the full power and authority to do so and that Grantee has full right and authority to enter into this Agreement and perform its obligations under this Agreement.

IN WITNESS WHEREOF, Grantor, Grantee and the City have executed this instrument on the 19 day of December, 2003.

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2004-78681

GRANTOR:

Langer Family, LLC

By: Clarence Langer

Its: Manager

Date: 10-23-03

STATE OF OREGON)
) ss
County of Washington)

This instrument was acknowledged before me on the 23rd day of October, 2003, by Clarence D. Langer, Sr as Manager of Langer Family, LLC, an Oregon limited liability company, on behalf of the limited liability company.

OFFICIAL SEAL
JOHN H. DRANEAS
NOTARY PUBLIC-OREGON
COMMISSION NO. 359516
MY COMMISSION EXPIRES JULY 16, 2006

Notary Public for Oregon
My Commission Expires: _____

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GRANTEE

Target Corporation

By: Scott A. Nelson

Its: Vice President Target Stores

Date: 10/21/03

STATE OF MINNESOTA)
) ss
County of Hennepin)

This instrument was acknowledged before me on the 21st day of October, 2003, by Scott A. Nelson as Vice President of Target Corporation, a Minnesota corporation, on behalf of the corporation.

THOMAS FRANCIS DAWSON
Notary Public
Minnesota
My Commission Expires Jan. 31, 2007

Thomas Francis Dawson
Notary Public for Oregon
My Commission Expires: 1/31/07

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CITY OF SHERWOOD:

By: Ron E. Schultz

Its: City Manager

Date: 12-19-03

STATE OF OREGON)
) ss
County of Washington)

This instrument was acknowledged before me on the 19 day of December, 2003, by ~~Terry Keyes~~ Ross Schultz Sr. as ~~City Engineer~~ City Manager Sr. of the City of Sherwood.

OFFICIAL SEAL
SYLVIA MURPHY
NOTARY PUBLIC – OREGON
COMMISSION NO. 357245
MY COMMISSION EXPIRES APRIL 28, 2006

Sylvia Murphy
Notary Public for Oregon
My Commission Expires: 4.28.06

APPROVED AS TO FORM
this 1st day of December, 2003.

Joan S Kelsey, Beery + Elsner LLP
~~Christopher A. Gilmore, Assistant~~ City Attorney
City of Sherwood, Oregon

APPROVED AS TO LEGAL DESCRIPTION
this 19th day of December, 2003.

Terry Keyes, P.E., City Engineer
City of Sherwood, Oregon

M1:1038920.05

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Order: 0 Comment:

Exhibit A

LEGAL DESCRIPTION – SERVIANT ESTATE

A TRACT OF LAND BEING A PORTION OF THAT TRACT DESCRIBED IN DEED TO LANGER FAMILY LLC, IN DEED DOCUMENT NO. 98094905, RECORDED AUGUST 27, 1998, WASHINGTON COUNTY DEED RECORDS, SITUATED IN THE SOUTH ONE-HALF OF SECTION 29 IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN AND LOCATED IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, BEING DESCRIBED MORE SPECIFICALLY AS FOLLOWS:

ALL OF DEED DOCUMENT NO. 98094905, EXCEPTING THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARTITION PLAT NO. 1996-009;

THENCE ALONG THE EAST LINE OF SAID PARCEL 3 OF PARTITION PLAT NO. 1996-009 NORTH 00°20'31" WEST, 1084.85 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. TUALATIN-SHERWOOD ROAD (C.R. 2737)(37.00 FEET FROM THE CENTERLINE THEREOF);

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°12'18" EAST, 104.45 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 01°47'42" WEST, 12.00 FEET TO A POINT;

THENCE SOUTH 45°43'36" WEST, 36.01 FEET TO A POINT 78.00 FEET EASTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF PARCEL 3;

THENCE PARALLEL WITH SAID EAST LINE SOUTH 00°20'31" EAST, 665.35 FEET TO A POINT OF TANGENT CURVE;

THENCE ALONG A 692.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°30'55" (THE LONG CHORD OF WHICH BEARS SOUTH 06°24'57" WEST, 162.85 FEET), AN ARC DISTANCE OF 163.23 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A 608.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°30'55" (THE LONG CHORD OF WHICH BEARS SOUTH 06°24'57" WEST, 143.09 FEET), AN ARC DISTANCE OF 143.42 FEET TO A POINT OF TANGENCY 42.00 FEET EASTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF PARCEL 3;

THENCE PARALLEL WITH SAID EAST LINE, OR THE SOUTHERLY PROJECTION THEREOF, SOUTH 00°20'31" EAST, 170.08 FEET TO A POINT;

THENCE LEAVING SAID PARALLEL LINE SOUTH 89°48'23" WEST, 42.00 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF SAID EAST LINE;

THENCE ALONG SAID SOUTHERLY LINE PROJECTION NORTH 00°20'31" WEST, 95.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 57.744 ACRES, MORE OR LESS.

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Exhibit B

LEGAL DESCRIPTION – DOMINANT ESTATE

A PORTION OF PARCEL 3 OF PARTITION PLAT NO. 1996-003, WASHINGTON COUNTY PLAT RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEARS NORTH 00°20'31" WEST, 2570.62 FEET FROM A 2" BRASS DISK MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 00°20'31" EAST, 670.13 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE LEAVING SAID EASTERLY LINE, ALONG THE ARC OF A 614.00 FOOT RADIUS CURVE CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 9°37'25", (THE LONG CHORD BEARS SOUTH 04°28'12" WEST, 103.01 FEET) AN ARC DISTANCE OF 103.13 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°39'29" WEST, 743.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 2°24'26", (THE LONG CHORD BEARS NORTH 11°41'11" WEST, 9.45 FEET) AN ARC DISTANCE OF 9.45 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG THE FOLLOWING COURSES: NORTH 38°39'22" EAST, 8.72 FEET; NORTH 00°20'31" WEST, 59.39 FEET; NORTH 45°20'31" WEST, 12.73 FEET; NORTH 00°20'31" WEST, 81.72 FEET; NORTH 01°34'02" EAST, 150.08 FEET; NORTH 00°20'31" WEST, 36.58 FEET; NORTH 44°39'29" EAST, 7.78 FEET; NORTH 00°20'31" WEST, 56.21 FEET; NORTH 45°20'31" WEST, 7.78 FEET; NORTH 00°20'31" WEST, 129.39 FEET; NORTH 29°39'29" EAST, 52.00 FEET; NORTH 00°20'31" WEST, 52.18 FEET; NORTH 25°06'43" WEST, 30.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A 592.00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 7°37'17", (THE LONG CHORD BEARS NORTH 11°14'00" EAST, 78.69 FEET) AN ARC DISTANCE OF 78.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°02'39" EAST, 92.15 FEET; THENCE NORTH 34°07'52" EAST, 6.47 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TUALATIN-SHERWOOD ROAD, BEING OF VARIABLE WIDTH FROM THE CENTERLINE THEREOF; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°49'02" EAST, 72.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1749.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 9°38'46", (THE LONG CHORD BEARS SOUTH 83°22'55" EAST, 294.10 FEET) AN ARC DISTANCE OF 294.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°12'18" EAST, 307.55 FEET; THENCE SOUTH 44°16'24" EAST, 34.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 13.947 ACRES, MORE OR LESS.

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Exhibit C

LEGAL DESCRIPTION – EASEMENT AREA

A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2003-044212, RECORDED MARCH 24, 2003, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" BRASS DISK, MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 NORTH 00°20'31" WEST, 2606.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TUALATIN - SHERWOOD ROAD, BEING 37.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 88°12'18" EAST, 307.93 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 4037.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 1°36'37", (THE LONG CHORD BEARS SOUTH 89°00'36" EAST, 113.45 FEET) AN ARC DISTANCE OF 113.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 52°18'35" EAST, 230.07 FEET; THENCE NORTH 73°49'12" EAST, 193.56 FEET TO THE EASTERLY LINE OF SAID DEED DOCUMENT NO. 2003-044212; THENCE ALONG SAID EASTERLY LINE NORTH 00°11 '19" WEST, 94.78 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TUALATIN - SHERWOOD ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 88°27'33" WEST, 246.16 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 4037.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 1°43'33", (THE LONG CHORD BEARS SOUTH 89°19'19" WEST, 121.58 FEET) AN ARC DISTANCE OF 121.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 35,146 SQUARE FEET, MORE OR LESS.

AS SHOWN ON THE MAP ATTACHED HERETO.

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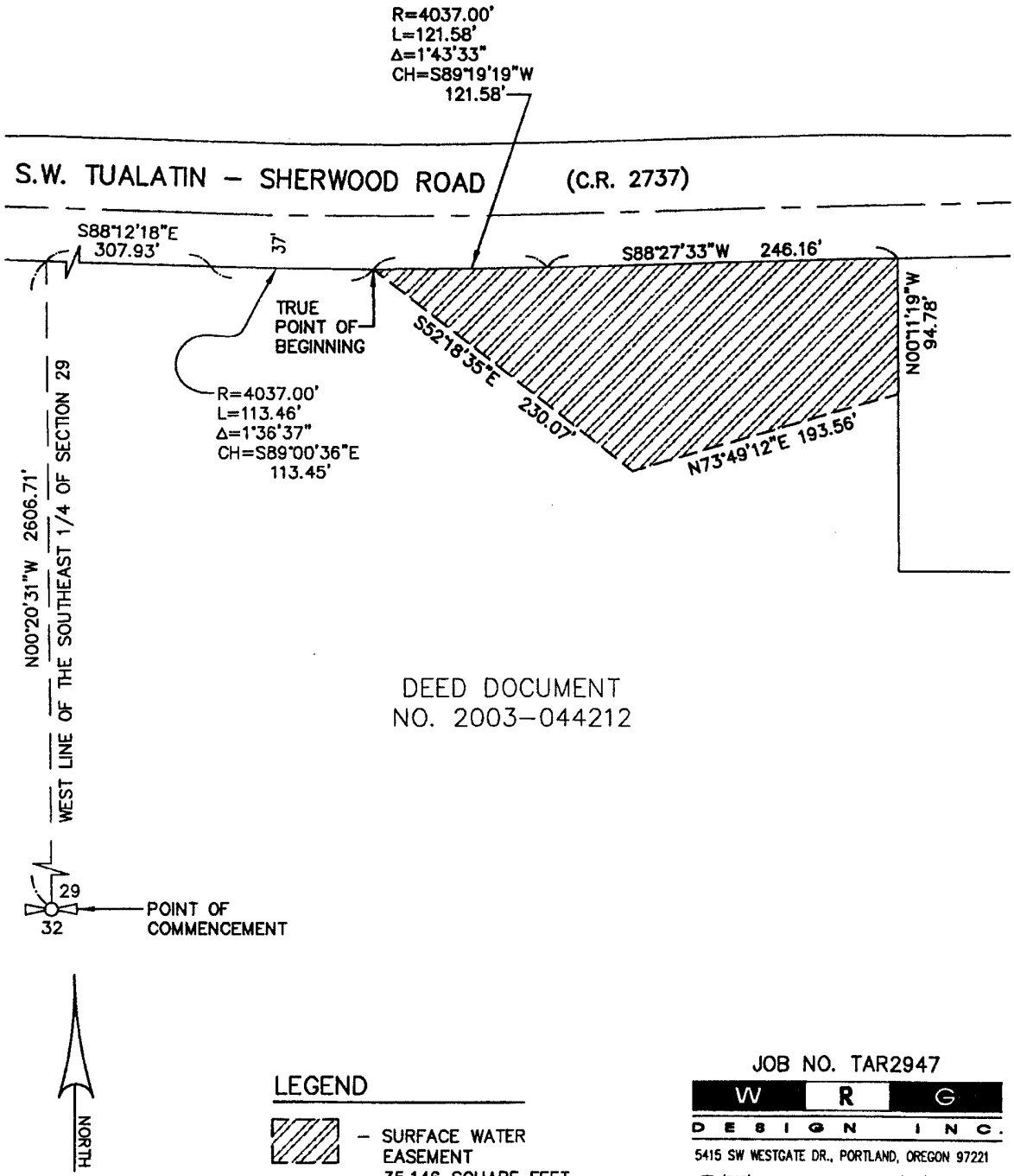
EXHIBIT MAP

SURFACE WATER EASEMENT
LOCATED IN THE S.E. ONE-QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
DATE: AUGUST 13, 2003



JOB NO. TAR2947

W R G
DESIGN INC.
5415 SW WESTGATE DR., PORTLAND, OREGON 97221
(503) 419-2500 FAX: (503) 419-2600
PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

2004-78681

Exhibit D

STORMWATER FACILITIES MAINTENANCE PLAN

Target - Sherwood
Name of Development

Facility Operator _____
Telephone _____
Mailing Address _____

Property Owner Langer LLC
Telephone (503) 625-7070
Mailing Address 15585 SW Tualatin Sherwood Hwy

Location
Tax Lot 2S1 29D 00300
Street Address None

Facilities to be maintained
X Trapped Catch Basin(s)
X Pollution control manhole(s)
x Outlet control manhole(s)
X Detention pond(s) ___[tank(s) ___] (check one or both.)
x Pipe and outlet structures
x Other facilities as described Water Quality Pond

Acknowledgment

- The Facility Operator will maintain the above private storm drainage facilities annually. All oils, sediment and debris will be removed and deposited in an approved dumpsite. Any damaged equipment will be repaired promptly.

- Particular attention will be given to sedimentation and pollution control manholes, and detention outlet structures. All debris will be removed to assure proper functioning.

- The grates of all catch basins will be kept free of debris and leaves.

- The detention system system's outlet structure will be checked to assure that sediment accumulation has not encroached on the required detention volume. Sediment will be removed as necessary to maintain that required volume.

- The outlet control manhole will be inspected to assure that all parts are intact and the orifice is free of any debris that could cause malfunction.

Description: Washington,OR Document-Year.DocID 2004.78681 Page: 13 of 14
Order: 0 Comment:

The above maintenance activities will be documented annually by sending a report of what was completed to the City of Sherwood at the mailing address below. **The Annual Maintenance Report must be submitted no later than May 1 each year.**

City Engineer
City of Sherwood
400 SE Willamette Street
Sherwood, OR 97140

I hereby certify the stormwater facilities described above will be maintained according to this schedule and that I have authority to make this agreement.

_____ _____
Facility Operator (print name) On behalf of (Company)

_____ _____
Facility Operator's Signature Date

STATE OF OREGON)
) ss
County of _____)

This instrument was acknowledged before me on this ___ day of _____, 20___, by _____, to be the free act and deed of said corporation/individual.

_____
Notary Public for _____
My Commission Expires: _____

M1:1038920.06

Description: Washington,OR Document-Year.DocID 2004.78681 Page: 14 of 14
Order: 0 Comment:

Please send tax statements to:
After recording, please return to:
City of Sherwood
Engineering Department
22560 SW Pine Street
Sherwood, OR 97140

Washington County, Oregon **2011-030292**
04/22/2011 08:32:33 AM
D-E Cnt=1 Stn=21 RECORDS1
$30.00 $5.00 $11.00 $15.00 - Total = $61.00

01591860201100302920060064

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

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

PERMANENT EASEMENT FOR PUBLIC UTILITIES

LANGER FAMILY LLC, an Oregon limited liability company (hereinafter GRANTOR), in consideration of previous agreements and other good and valuable consideration received, does on behalf of itself, its heirs, successors and assigns hereby grant to the CITY OF SHERWOOD, an Oregon municipal corporation (hereinafter GRANTEE), the following permanent, nonexclusive easement in certain real property situated in the City of Sherwood as described in Exhibit "A" (Legal Description) and shown on Exhibit "B" (Location Map), attached hereto and by this reference incorporated herein.

This document is intended to and does establish a permanent easement on the property described for the purpose of providing public utility service(s). The easement granted shall not prevent GRANTOR from use of said property provided, however, that such use shall not interfere with the easement rights herein granted. GRANTOR shall not be permitted to endanger or adversely impact any facilities constructed, installed or located within the easement granted herein, or affect the installation, repair, replacement, removal or modification of the utilities.

GRANTOR hereby covenants to and with GRANTEE that they are the owner of said property, that it is free from all encumbrances (except for easements, conditions and restrictions of record) and will warrant and defend the easement rights herein granted from all persons who may claim the same, except as stated herein.

GRANTEE (and other public or private entities or persons GRANTEE deems in its sole discretion as appropriate) shall have the right to use the property to install, construct, operate, maintain, repair, replace, remove or reconstruct utilities, including but not limited to water, wastewater, drainage, electric, fiber optic, telephone and cable, as Grantee may deem necessary over, across, through, in and under the property described in Exhibits "A" and "B", hereinafter called "Public Utility Easement."

// //

// //

// //

Description: Washington,OR Document-Year.DocID 2011.30292 Page: 1 of 6
Order: 0 Comment:

IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be signed.

DATED this 18th day of April, 2011.

Clarence D. Langer Jr.

Clarence Langer Jr., Manager Langer Family LLC

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this 18th day of April, 2011, by Clarence Langer Jr. who, being sworn, stated that he is Manager of the Langer Family LLC, an Oregon limited liability company and this instrument was voluntarily signed on behalf of the LLC and its members. Before Me:

Lisa M. Layne

(stamp) *Notary Public (Signature)*

OFFICIAL SEAL
LISA M LAYNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 447670
MY COMMISSION EXPIRES APRIL 23, 2014

Accepted on behalf of the City of Sherwood, Oregon,

By: _____

Title: City Manager

Dated this 18 day of April, 2011.

Description: Washington,OR Document-Year.DocID 2011.30292 Page: 2 of 6
Order: 0 Comment:

HDJ DESIGN GROUP PLLC
engineers | landscape architects | planners | surveyors

Exhibit "A"
Legal Description
Public Utility Easement – Langer Family, LLC

Public Utility Easement

Being a strip of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being a portion of that property conveyed to "Langer Family, LLC", by Deed Document Number 98094905 in the Washington County Deed Records, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the South One-Quarter Corner of Section 29, Township 2 South, Range 1 West, Willamette Meridian;

Thence along the South line of said Section 29, North 89°29'31" East, 33.52 feet to True Point of Beginning;

Thence along said South line, North 89°29'31" East, 8.09 feet to the beginning of a 493.00 foot radius non-tangent curve to the left;

Thence leaving said South line along said non-tangent curve to the left, through a central angle of 08°28'50" (chord bears North 03°53'54" East, 72.90 feet) 72.97 feet;

Thence North 00°20'31" West, 986.09 feet to an angle point;

Thence North 10°04'39" East, 280.45 feet to an angle point;

Thence North 41°41'01" East, 42.03 feet to an angle point;

Thence North 53°08'30" East, 51.82 feet to an angle point;

Thence North 76°05'58" East, 55.56 feet to an angle point;

Thence North 13°54'02" West, 8.00 feet to an angle point, herein denoted as "Point A";

Thence South 76°05'58" West, 57.19 feet to an angle point;

Thence South 53°08'30" West, 54.25 feet to an angle point;

Thence South 41°41'01" West, 45.09 feet to an angle point;

Thence South 10°04'39" West, 283.45 feet to an angle point;

Thence South 00°20'31" East, 986.82 feet to the beginning of 485.00 foot radius curve to the right;

Thence along said curve to the right, through a central angle of 08°37'28" (chord bears South 03°58'13" West, 72.94 feet) 73.00 feet to the Southerly line of said Section 29, and the True Point of Beginning.
Containing 11,955 square feet±

ALSO TOGETHER WITH the following described strip of land:

Commencing at the aforementioned "Point A";

Thence North 00°11'37" West 86.40 feet to the True Point of Beginning;

Thence North 00°11'37" West 8.00 feet to an angle point;

Thence South 89°48'23" West, 37.19 feet to an angle point;

Thence North 47°27'18" West, 71.00 feet to an angle point;

Thence North 20°12'59" West, 102.01 feet to an angle point;

Thence North 00°20'31" West, 519.08 feet to the beginning of a 273.85 foot radius curve to the right;

Thence along said curve to the right, through a central angle of 17°01'28" (chord bears North 08°10'13" East, 81.07 feet) 81.37 feet to an angle point;

Thence North 00°20'31" West, 308.29 feet to an angle point;

Thence South 44°26'13" West, 11.36 feet to an angle point;

Thence South 00°20'31" East, 299.04 feet to a 281.85 foot radius non-tangent curve to the left;

Thence along said non-tangent curve to the left, through a central angle of 16°46'46" (chord bears South 08°02'52" West, 82.25 feet) 82.54 feet to a point of tangency;

Thence South 00°20'31" East, 520.48 feet to an angle point;

Thence South 20°12'59" East, 103.04 feet to an angle point;

Thence South 47°17'52" East, 79.03 feet to an angle point;

Thence North 89°48'23" East, 39.08 feet to the True Point of Beginning.

Containing 8,898 square feet more or less.

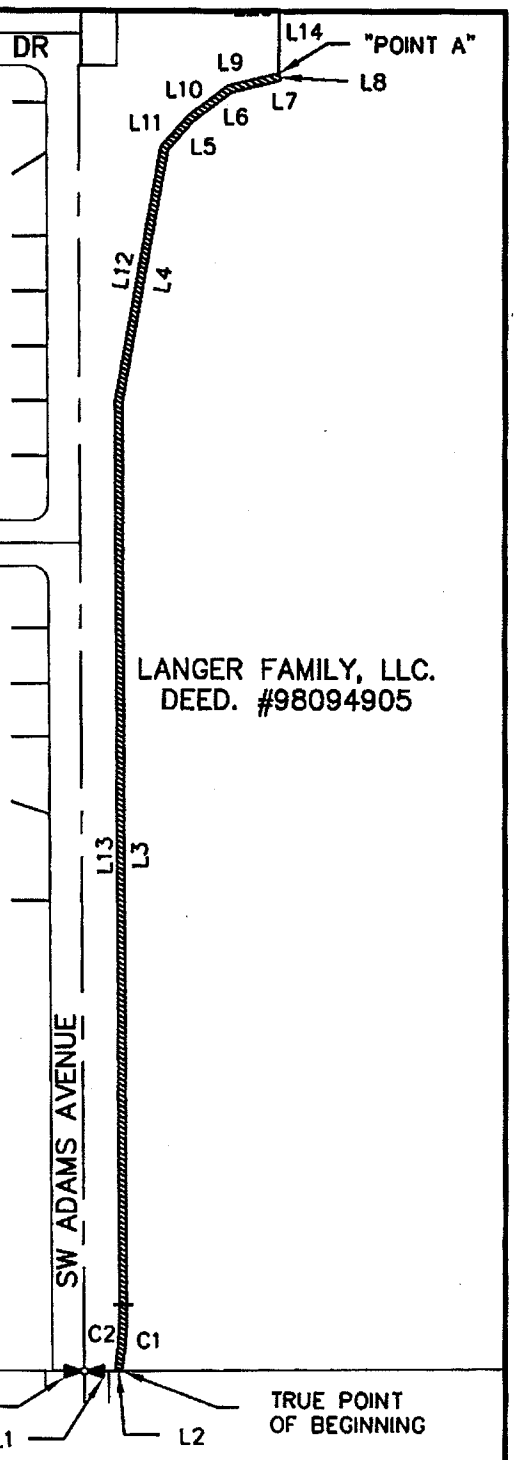
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 7-01-11

EXHIBIT "B"

LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OR



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	72.97'	493.00	8°28'50"	72.90'	N03°53'54"E
C2	73.00'	485.00	8°37'28"	72.94'	S03°58'13"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.52	N89°29'31"E
L2	8.09	N89°29'31"E
L3	986.09	N00°20'31"W
L4	280.45	N10°04'39"E
L5	42.03	N41°41'01"E
L6	51.82	N53°08'30"E
L7	55.56	N76°05'58"E
L8	8.00	N13°54'02"W
L9	57.19	S76°05'58"W
L10	54.25	S53°08'30"W
L11	45.09	S41°41'01"W
L12	283.45	S10°04'39"W
L13	986.82	S00°20'31"E
L14	86.40	N00°11'37"W
L15	8.00	N00°11'37"W
L16	37.19	S89°48'23"W
L17	71.00	N47°27'18"W
L18	102.01	N20°12'59"W
L19	912.49	N00°20'31"W
L20	11.36	S44°26'13"W
L21	905.83	S00°20'31"E
L22	103.04	S20°12'59"E
L23	79.03	S47°17'52"E
L24	39.08	N89°48'23"E

UTILITY EASEMENT AREA = 20,852 SQ. FT.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 7-01-11

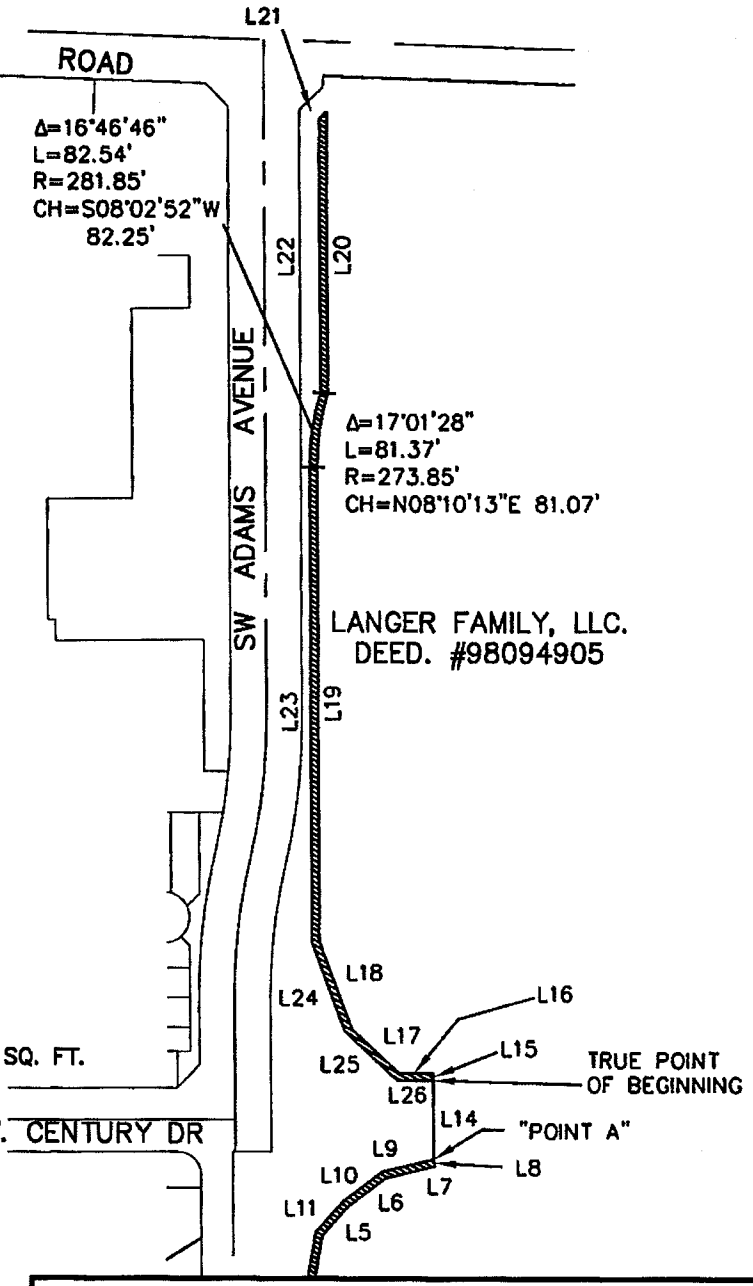
HDJ DESIGN GROUP PLLC
engineers landscape architects planners surveyors

300 W 15th Street
Vancouver, WA 98660-2927
360/695-3488
503/924-4005
360/695-8767 fax

DRAWN BY: MCW	SCALE: 1"=200'	DATE: 10/20/2010
CHECKED BY: TLG	JOB NO.: 2336-00	SHEET 1 OF 2

EXHIBIT "B"

LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OR



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.52	N89°29'31"E
L2	8.09	N89°29'31"E
L3	986.09	N00°20'31"W
L4	280.45	N10°04'39"E
L5	42.03	N41°41'01"E
L6	51.82	N53°08'30"E
L7	55.56	N76°05'58"E
L8	8.00	N13°54'02"W
L9	57.19	S76°05'58"W
L10	54.25	S53°08'30"W
L11	45.09	S41°41'01"W
L12	283.45	S10°04'39"W
L13	986.82	S00°20'31"E
L14	86.40	N00°11'37"W
L15	8.00	N00°11'37"W
L16	37.19	S89°48'23"W
L17	71.00	N47°27'18"W
L18	102.01	N20°12'59"W
L19	519.08	N00°20'31"W
L20	308.29	N00°20'31"W
L21	11.36	S44°26'13"W
L22	299.04	S00°20'31"E
L23	520.48	S00°20'31"E
L24	103.04	S20°12'59"E
L25	79.03	S47°17'52"E
L26	39.08	N89°48'23"E

UTILITY EASEMENT AREA = 20,852 SQ. FT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 7-01-11

HDJ DESIGN GROUP PLLC
engineers landscape architects planners surveyors

300 W 15th Street
Vancouver, WA 98660-2927
360/695-3488
503/924-4005
360/695-8767 fax

DRAWN BY: MCW	SCALE: 1"=200'	DATE: 10/21/2010
CHECKED BY: TLG	JOB NO.: 2336-00	SHEET 2 OF 2

Return to City of Sherwood
Attn: Michelle Miller
22560 SW Pine St
Sherwood OR
97140

Washington County, Oregon
10/21/2011 04:23:31 PM
D-NSR Cnt=1 Stn=21 RECORDS1
$10.00 $5.00 $11.00 $15.00 - Total = $41.00

2011-073855

01641792201100738550020025

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

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

City of Sherwood Oregon
Home of the Tualatin River National Wildlife Refuge

ORDINANCE 2011-010

AN ORDINANCE RENAMING SW ADAMS AVENUE TO SW LANGER FARMS PARKWAY

WHEREAS, a petition was received from representatives of the Langer Family Trust to rename SW Adams Avenue to SW Langer Farms Parkway; and

WHEREAS, the petition proposed the change to SW Langer Farms Parkway in order to recognize the Langers as longtime residents of Sherwood who farmed in the area, and included the names of those property owners abutting the road to be renamed and signatures of owners at least 60% of the land abutting the subject road; and

WHEREAS, Section 16.108.010.5, provides that the street names, whenever practicable shall be based on historical factors including naming streets after long-time residents of Sherwood and;

WHEREAS, the Council recognizes that the Langers are long-time residents of Sherwood and the roadway is adjacent to the property where the Langer family had farmed for many years; and

WHEREAS, although the City has existing streets named SW Langer Drive and SW Farmers Way, emergency dispatchers have indicated that they would be able to respond without confusion to an emergency located on any one of these streets because of the distinction between Parkway and Drive would be sufficient to differentiate the streets and the address numbering would be able to assist in finding the appropriate location; and

WHEREAS, Section 16.108.010.4.B. provides the classifications (suffixes) that shall be utilized in the assignment of all street names and "Parkway" is listed as a broad landscaped collector or arterial; and

WHEREAS, notice of the public hearing was duly noticed per Section 16.108.010.C.3 by mailing notice to all affected property owners on August 3, 2011, posting on the street on August 4, 2011 and publishing in The Times on August 11, 2011; and

WHEREAS, the applicant will be responsible for all costs, City fees and expenses attributed to the renaming of the street; and

WHEREAS, the Council held a public hearing on August 16, 2011 and based upon the evidence, findings and testimony presented at the public, the Council finds it is in the public interest of the residents of the City and determined that the proposed street renaming satisfied the Development Code criteria and continued to be consistent with regional and state standards.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Description: Washington,OR Document-Year.DocID 2011.73855 Page: 1 of 2
Order: 0 Comment:

Section 1. Findings. After full and due consideration of Executive Summary, the record, findings, and of the evidence presented at the public hearing, the Council finds that the street should be renamed to SW Langer Farms Parkway.

Section 2. Approval. The proposed street renaming of SW Langer Farms Parkway is hereby **APPROVED**.

Section 3. Manager Authorized. The Planning Department is hereby directed to provide notification of this name change to Washington County Assessment and Taxation and to any other necessary entities.

Section 4. Effective Date. This ordinance shall become effective the 30th day after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this 16th day of August 2011.

Keith S. Mays, Mayor

Attest:

Sylvia Murphy, CMC, City Recorder

I certify this is a true and correct photocopy of the original document.

Sylvia Murphy, City Recorder

	AYE	NAY
Clark	Absent	
Langer	Recuse	
Butterfield	Absent	
Folsom	✓	
Henderson	✓	
Grant	✓	
Mays	✓	

Description: Washington,OR Document-Year.DocID 2011.73855 Page: 2 of 2
Order: 0 Comment:

Washington County, Oregon
D-E
Stn=3 I REED
$25.00 $11.00 $5.00 $20.00

2014-054287
08/27/2014 04:08:18 PM
$61.00

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

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

WATER LINE EASEMENT

DATED: August 4, 2014

AFTER RECORDING RETURN TO:

City of Sherwood
Engineering Department
22560 SW Pine Street
Sherwood, OR 97140

Until requested otherwise, send all tax statements to Grantee at the address below.

BETWEEN:

Grantor:
Langer Family LLC
15585 SW Tualatin-Sherwood Road
Sherwood, OR 97140

Grantee:
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

THIS GRANT OF A PERMANENT, NONEXCLUSIVE WATER LINE EASEMENT is made by and between Langer Family LLC, an Oregon limited liability company and its successors and assigns ("Grantor"), and the City of Sherwood, an Oregon municipal corporation and its successors and assigns ("Grantee" or "City"), for the consideration hereinafter stated. The permanent public, nonexclusive water line easement exists over, under, through, across and along the full width and length of the premises described as follows, ("Easement Area") to wit:

1. A legal description is set forth in EXHIBIT "A," attached and incorporated by reference.
2. A map of the above legal description is set forth in EXHIBIT "B," attached and incorporated by reference.

The true and actual consideration paid for this transfer is $0.00 and other good and valuable consideration, the receipt of which is acknowledged by Grantor. This document is intended to establish a permanent easement on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein.

TO HAVE AND TO HOLD the above described permanent easement unto City in accordance with the conditions and covenants as follows:

1. The permanent water line easement includes the right, privilege, and authority granted to the City to excavate for, and to construct, build, install, lay, patrol, operate,

Description: Washington,OR Document-Year.DocID 2014. 054287 Page: 1 of 5
Order: 0 Comment:

maintain, and repair a water line system, with all appurtenances incident thereto or necessary therewith, and across the Easement Area, and to cut and remove from it any trees and other obstructions which may endanger the safety or interfere with the use of said pipelines and any appurtenances attached to or connected therewith.

2. City upon the initial installation (as applicable) and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, will restore the premises of the Grantor, and any improvements disturbed by the City, to as good condition as they were prior to any such installation work, including, but not limited to, the restoration of any topsoil, lawn and nursery stock of like kind and quality subject to reasonable substitution as may be necessitated by obstruction or interference with the use granted herein.

3. Grantor may, at its option and expense, relocate the easement and associated public appurtenances, provided City consents in writing in advance to the relocation, which consent shall not be unreasonably withheld, and the City determines the relocation will comply with applicable codes and standards, land use laws and regulations.

4. Grantor will not obstruct or permit anyone else to obstruct the Easement Area. Grantor will not construct or permit anyone else to construct any building or structure of any kind in the Easement Area without City's prior written consent. Grantor will not perform or permit anyone else to perform any fill or excavation activities within the Easement Area without the City's prior written consent. Grantor will not endanger or permit anyone else to endanger the lateral support of any facilities constructed within the Easement Area.

5. Grantor hereby covenants that Grantor is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and that Grantor will warrant and defend the easement rights herein granted from all claims whatsoever.

IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 4TH day of AUGUST, 2014.

GRANTOR: LANGER FAMILY LLC, an Oregon limited liability company

By: Clarence Langer Jr
Printed Name: CLARENCE LANGER JR
Title: Manager

Description: Washington,OR Document-Year.DocID 2014. 054287 Page: 2 of 5
Order: 0 Comment:

STATE OF OR)
)ss
County of Washington)

On this 4th day of August, 2014, the above-named Clarence Langer as the manager and the authorized representative of Langer Family LLC, an Oregon limited liability company, personally appeared before me and acknowledged the foregoing instrument to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

OFFICIAL STAMP
MICHELLE ANN BURCHFIELD
NOTARY PUBLIC - OREGON
COMMISSION NO. 921140
MY COMMISSION EXPIRES OCTOBER 09, 2017

Michelle Burchfield
NOTARY PUBLIC FOR Oregon
My Commission Expires: 10-9-17

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 5th day of August, 2014

Robert J. Galati, P.E., City Engineer

Joseph Gall, ICMA-CM, City Manager

Description: Washington,OR Document-Year.DocID 2014. 054287 Page: 3 of 5
Order: 0 Comment:

ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969

AKS
ENGINEERING & FORESTRY

LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies:
SHERWOOD, OREGON
SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Job #3048

EXHIBIT A

Easement Description

A portion of Lot 4 of the plat "Langer Farms" located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at a 5/8 inch iron rod at the southwest corner of Lot 4 of the plat "Langer Farms", being a point on the east right-of-way line of SW Langer Farms Parkway; thence along said east right-of-way line along a non-tangent curve to the left (Radial: North 80°01'05" West) with a Radius of 485.00 feet, a Delta of 04°42'02", a Length of 39.79 feet, a Chord of North 07°37'55" East 39.78 feet to the True Point of Beginning; thence continuing along said east right-of-way line along a curve to the left with a Radius of 485.00 feet, a Delta of 03°40'44", a Length of 31.14 feet, and a Chord of North 03°26'32" East 31.14 feet to a point; thence leaving said east right-of-way line South 88°52'09" East 31.60 feet to a point; thence South 01°07'51" West 31.11 feet to a point; thence North 88°52'09" West 32.85 feet to the True Point of Beginning.

The above described tract contains 997 square feet, more or less.

2-17-14
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/14

Description: Washington,OR Document-Year.DocID 2014. 054287 Page: 4 of 5
Order: 0 Comment:

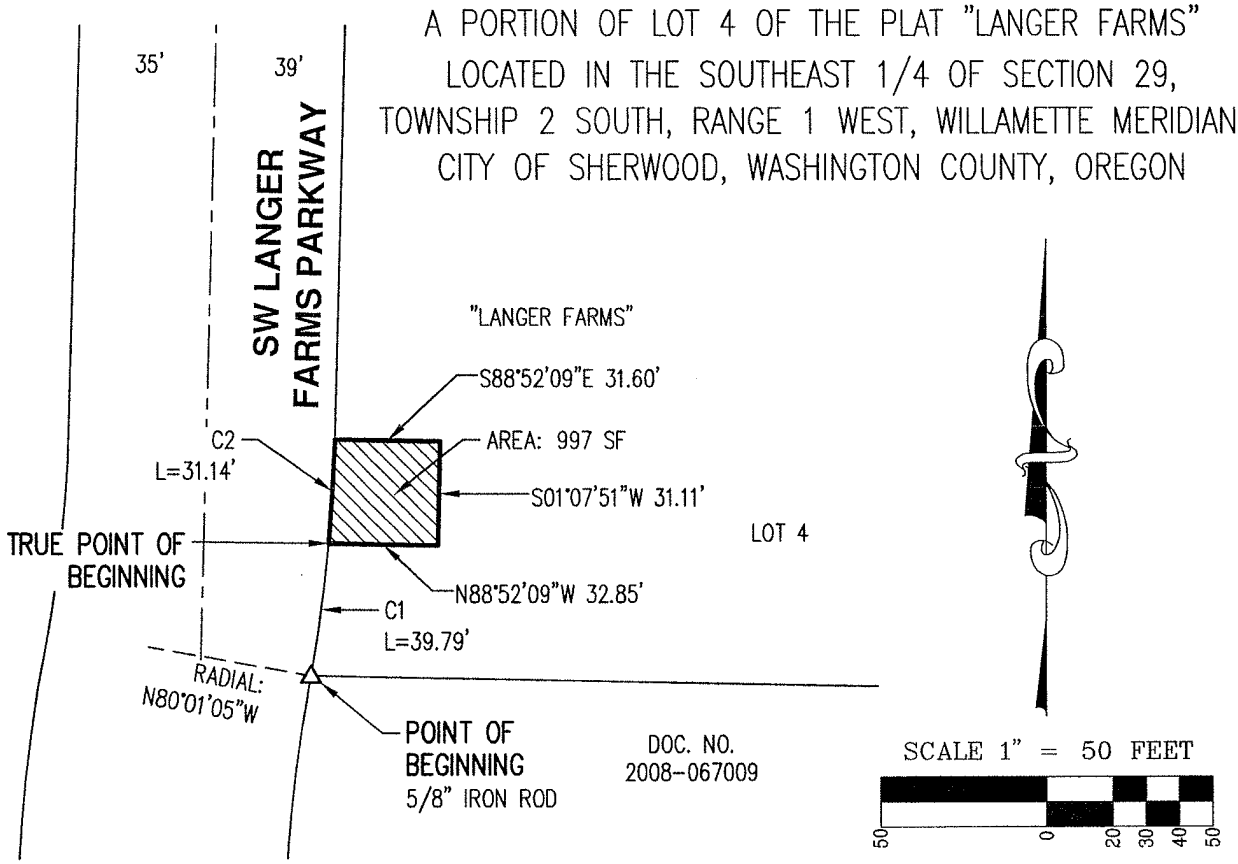
PREPARED FOR:

LANGER GRAMOR, LLC.
19767 SW 72ND AVE, SUITE 100
TUALATIN, OR 97062

EXHIBIT B

MAP OF EASEMENT

A PORTION OF LOT 4 OF THE PLAT "LANGER FARMS"
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



LEGEND

△	DENOTES FOUND MONUMENT AS NOTED
DOC. NO.	DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
SF	SQUARE FEET

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	485.00'	04°42'02"	39.79'	N07°37'55"E 39.78'
C2	485.00'	03°40'44"	31.14'	N03°26'32"E 31.14'

2-17-14

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/14

JOB NAME: LANGER	
JOB NUMBER: 3048	
DRAWN BY: JOH	
CHECKED BY: RDR	
DWG NO.: 3048 121113 EXB	

AKS ENGINEERING AND FORESTRY, LLC
13910 SW GALBREATH DR
SUITE 100
SHERWOOD, OR 97140
PHONE: 503.925.8799
FAX: 503.925.8969

AKS

ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE

Description: Washington,OR Document-Year.DocID 2014. 054287 Page: 5 of 5
Order: 0 Comment:

First American Title Company of Oregon
121 SW Morrison St, FL 3
Portland, OR 97204
Phone: (503)222-3651 / Fax: (877)242-3513

PR: NWEST **Ofc:** 7019 (1011)

Final Invoice

To: AKS Engineering & Forestry LLC
12965 SW Herman RD STE 100
Tualatin, OR 97062

Invoice No.: 1011 - 7019129110
Date: 06/30/2015

Our File No.: 7019-2471666
Title Officer: Dona Cramer
Escrow Officer:

Customer ID: 994563

Attention: Jim Hannon

Your Reference No.:

RE: **Property:**
Not Yet Assigned, Sherwood, OR 97140

Liability Amounts
Owners:
Lenders:

Buyers:
Sellers: Langer Family LLC

Description of Charge	Invoice Amount
Guarantee: Subdivision/Plat Certificate	$275.00

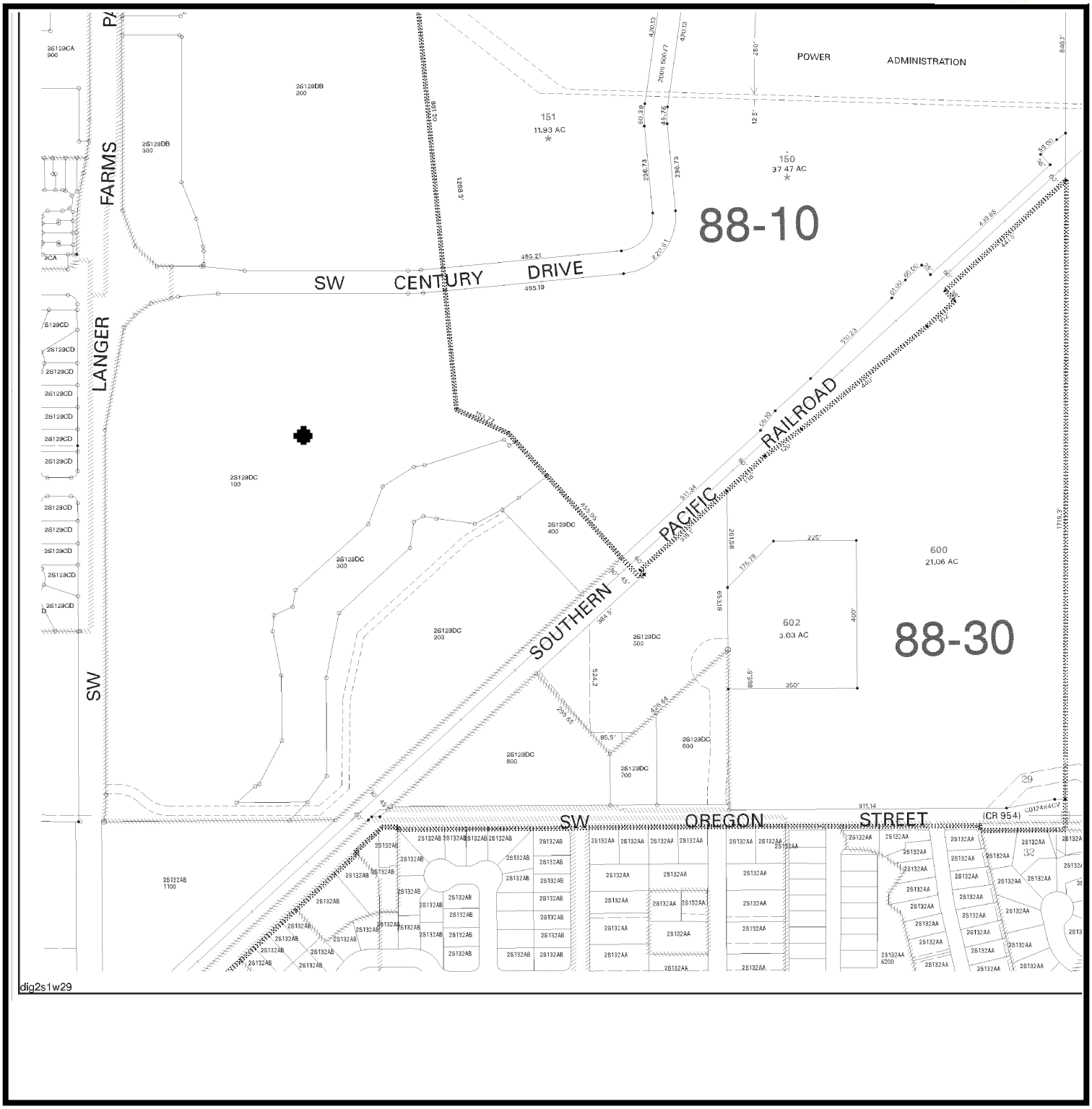
INVOICE TOTAL **$275.00**

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:
Attention: Accounts Receivable Department
First American Title Co of Oregon, 24508 Network Place
Chicago, IL 60673-1245

Reference Parcel #: 2S129DC 00100



First American Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

AUG 27 1998

15
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20
m

After recording return to:
John H. Draneas
222 SW Columbia St., #1625
Portland, OR 97201-6618

Send tax statements to:
Clarence D. Langer, Jr., Co-Trustee
15585 SW Tualatin Sherwood Rd.
Sherwood, OR 97140

STATE OF OREGON
County of Washington } SS

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

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 98094905
Rect: 215807 41.00
08/27/1998 03:46:57pm

BARGAIN AND SALE DEED

F. WALLACE LANGER and CLARENCE D. LANGER, JR., CO-TRUSTEES OF THE LANGER FARM REVOCABLE TRUST U/A/D 07/10/91 ("Grantor"), conveys to LANGER FAMILY LLC, an Oregon limited liability company ("Grantee") the following described real property situated in Washington County, Oregon:

Property tax account: No. 548143 2S129D-00300

Street Address: None

Legal: See Exhibit "A" attached hereto

THIS INSTRUMENT WILL 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 APPROVED USES.

The true consideration for this conveyance is none.

DATED this 17 day of August, 1998.

F. Wallace Langer
F. WALLACE LANGER,
CO-TRUSTEE OF THE LANGER FARM
REVOCABLE TRUST U/A/D 07/10/91

Clarence D. Langer Jr.
CLARENCE D. LANGER, JR.,
CO-TRUSTEE OF THE LANGER FARM
REVOCABLE TRUST U/A/D 07/10/91

STATE OF OREGON)
) ss.
County of Washington)

Personally appeared before me on this 17th day of August, 1998, the above named F. WALLACE LANGER, CO-TRUSTEE, and acknowledged the foregoing instrument to be his voluntary act and deed.

SEAL
TAMBRA KAY RUSSUM
NOTARY PUBLIC-OREGON
COMMISSION NO. 0042280
MY COMMISSION EXPIRES MARCH 12, 1999

Tambra Kay Russum
Notary Public for Oregon

OFFICIAL SEAL
TAMBRA KAY RUSSUM
NOTARY PUBLIC-OREGON
COMMISSION NO. 0042280
MY COMMISSION EXPIRES MARCH 12, 1999

STATE OF OREGON)
) ss.
County of Washington)

Personally appeared before me on this 17th day of August, 1998, the above named CLARENCE D. LANGER, JR., CO-TRUSTEE, and acknowledged the foregoing instrument to be his voluntary act and deed.

Tambra Kay Russum
Notary Public for Oregon

OFFICIAL SEAL
TAMBRA KAY RUSSUM
NOTARY PUBLIC-OREGON
COMMISSION NO. 0042280
MY COMMISSION EXPIRES MARCH 12, 1999

F:\clients\Langer\Deed to 59.59 Acres

EXHIBIT "A"

A portion of Section 29, Township 2 South, Range 1 West of the Willamette Meridian in the County of Washington and State of Oregon, described as follows:

Beginning at the East one-quarter corner of Section 29, Township 2 South, Range 1 West, Willamette Meridian, and running thence West a distance of 1087.9 feet to the Northeast corner of that tract of land conveyed to Joseph Simon by deed as recorded on Page 367 of Volume 56 of Washington County, Oregon, Deed Records; thence South along the East line of said Simon tract a distance of 288.7 feet to the Southeast corner thereof; thence West along the South line of said Simon tract a distance of 767.2 feet to an iron at the Southwest corner thereof; thence North along the West line of said Simon tract a distance of 288.7 feet to the Northwest corner thereof; thence West of 789.0 feet to the Northeast corner of that tract of land conveyed to Ferdinand Langer by deed as recorded on page 70 of volume 144 of said deed records; thence South 0° 08' East a distance of 2666.2 feet to an iron pipe at the South one-quarter corner of Section 29, Township 2 South Range 1 West, Willamette Meridian, thence North 89° 36' East along the South line of Section 29 a distance of 660.5 feet to an iron pipe on the Northerly right of way line of a 60 foot right of way of the Oregon and California Railroad; thence North 47° 26' East along the Northerly right of way line of a 60 foot right of way of said railroad a distance of 2683.9 feet to a point; thence North 0° 01' East along the East line of Section 29, Township 2 South, Range 1 West, Willamette Meridian, a distance of 846.1 feet to the place of beginning EXCEPTING therefrom the following described tracts:

All of that portion lying Easterly of the West and Westerly lines of a tract described in a deed from Ferdinand Wallace Langer and Leola M. Langer, husband and wife to Ted B. Wright recorded February 18, 1957 in Book 391 page 68, Deed Records.

That certain tract known as Parcel 1 as described in a deed from Ferdinand Wallace Langer to Washington County, a political subdivision of the State of Oregon recorded February 12, 1991, Fee No. 91 007387.

END OF EXHIBIT "A"

Exhibit F: Traffic Impact Memorandum

GREENLIGHT ENGINEERING
TRAFFIC ENGINEERING/TRANSPORTATION PLANNING

April 14, 2016

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

Subject: Sentinel Storage Annex Phase 2

Dear Mr. Kilby

As requested by AKS Engineering and Forestry, Greenlight Engineering has conducted an analysis of the need for a traffic impact analysis for a proposed mini storage/rv/boat storage facility to be located on Langer Farms Parkway north of Oregon Street in Sherwood, Oregon.

The development consists of a 436 unit mini storage/rv/boat storage facility. Access to the site will be provided via an existing driveway to Langer Farms Parkway that is already used by an adjacent storage facility, Sentinel Storage Annex.

According to Section 16.106.080 of the City of Sherwood Zoning and Development Code, a traffic impact analysis is required for a number of different reasons. The development code section is provided below in italics, while our response is in regular typeface.

> *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.*
>
> The proposed development does not require an amendment to the Sherwood Comprehensive Plan or zoning map.
>
> *2. A new direct property approach road to Highway 99W is proposed.*
>
> No direct access 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.*
>
> Vehicle trip generation rates from the 9th Edition of the ITE Trip Generation Manual were applied in establishing the site's generated trips for the proposed storage facility. Table 1 summarizes these trip generation projections for the site. As established below, far fewer than 50 PM peak hour trips will be generated by the proposed development.

13554 Rogers Road • Lake Oswego, OR 97035
Phone: 503.317.4559 • Web: www.greenlightengineering.com

Table 1. Trip Generation

Description & ITE Code	# of Units	Weekday Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
Mini-warehouse (#151)	436	109	9	5	4	9	4	5
New Trips		109	9	5	4	9	4	5

Source: Institute of Transportation Engineers *Trip Generation Manual*, 9th Edition

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.

The proposed development will not generate ten vehicle trips per day that exceed a twenty thousand-pound gross vehicle weight.

5. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.

The proposed access is via an existing access to the Sentinel Storage Annex facility that will be shared with this new storage facility and has been previously approved by the City of Sherwood. Additionally, the proposed development will be constructed with a long, unobstructed driveway throat and as described as above, has a very low trip generation.

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.

See discussion above in criterion #5.

There are no safety issues associated with this proposed development and the requirements of the City of Sherwood can be met. According to the City of Sherwood Zoning and Development Code, a full traffic impact study is not required. Should you have any questions, feel free to contact me at 503-317-4559.

Sincerely,

Rick Nys

Rick Nys, P.E.
Principal Traffic Engineer

Exhibit G: Preliminary Stormwater Report

Sentinel Storage Annex
Phase II

Preliminary Stormwater Report

Date:	February 2016
Client:	Langer Family LLC 15555 SW Tualatin-Sherwood Rd. Sherwood, OR 97140
Engineering Contact:	John Christiansen, PE
Engineering Firm:	AKS Engineering & Forestry, LLC.

AKS Engineering & Forestry

12965 SW Herman Drive, Suite 100
Tualatin, OR 97062
P: (503) 563-6151
www.aks-eng.com

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PRELIMINARY STORMWATER REPORT

PROJECT: Sentinel Storage Annex Phase II

1.0 PURPOSE OF REPORT

The purpose of this report is to analyze the effect on the downstream stormwater conveyance system due to the development of a storage facility. This report documents the criteria for which the stormwater system for this site is designed to meet, the sources of information on which the analysis is based, the design methodology, and the results of the analysis.

2.0 PROJECT LOCATION/DESCRIPTION

The project is located at Tax Lot 100, Washington County Tax Map 2S 1 29DC, Sherwood, Oregon. The development includes a two parcel partition, the subject site of which is Parcel 1. Improvements include the construction of enclosed storage buildings, paved access throughout the site, and stormwater conveyance infrastructure. The development adds +/- 4.297 acres of impervious area to the existing site. This area does not include the existing drive aisle on the site which contains +/-0.35 acres of impervious area.

A drainage report, titled *Langer Farms Regional Stormwater Facility Final Stormwater Report (Regional Facility Report)*, stamped May 2013 by AKS Engineering, was prepared for the Langer Farms Regional Stormwater Facility (Regional Facility) that was constructed during the summer of 2013. Based on the information provided in the report, the subject site was included within the planning area of the Regional Facility. The past report includes an exhibit that shows the "Area to be Treated by Proposed Regional Stormwater Facility." An annotated version of this exhibit is included in the appendix of this Report showing that the subject site is within the limits of the treatment area. Therefore, the Sentinel Storage Annex Phase II development purposes to utilize the existing Regional Facility for means of stormwater quantity and quality management.

3.0 REGULATORY DESIGN CRITERIA

3.1 STORMWATER QUANTITY MANAGEMENT CRITERIA

Per *Clean Water Services (CWS) Design and Construction Standards Manual for Sanitary Sewer and Surface Water Management (R&O 07-20), Section 4.03 Water Quantity Control Requirements*, on-site detention is required when any of the following conditions exist:

1. *There is an identified downstream deficiency and the District or City determines that detention rather than conveyance system enlargement is the more effective solution.*

2. *There is an identified regional detention site within the boundary of the development.*

3. *Water quantity facilities are required by District-adopted watershed management plans or adopted subbasin master plans.*

Stormwater runoff generated on-site will be conveyed to the Regional Facility located approximately 1,100 feet northeast of the subject site. Based on the information provided in the *Regional Facility Report*, additional capacity was allocated for the development of the subject site. Information regarding stormwater detention allocation for the site is discussed in Section 6.3 of this Report.

In addition, public storm drains installed during the construction of the Regional Facility were sized to accommodate post-developed 25-year peak flows discharging from the subject site. Therefore, on-site detention is not proposed. Validation of the public storm drain between the subject site and the Regional Facility is discussed in Section 6.4 of this Report.

3.2 STORMWATER QUALITY MANAGEMENT CRITERIA

An on-site water quality facility is required per *CWS R&O 07-20 Section 4.05* to treat runoff from newly created impervious surfaces. The required stormwater treatment will be accomplished by directing runoff from the new impervious area to an existing, off-site regional stormwater quality facility (vegetated swale). Further description of the offn-site treatment system is provided in Section 6.2 of this Report.

4.0 DESIGN METHODOLOGY

The Santa Barbara Urban Hydrograph (SBUH) Method is used to help analyze the on-site stormwater conveyance system. This method utilizes the SCS Type 1A 24-hour storm. HydroCAD computer software aided in the analysis. *CWS Design and Construction Standards for Sanitary Sewer and Surface Water Management* (*R&O 07-20)* is used to help analyze the water quality portion of the project. Representative CN numbers are obtained from the *Technical Release 55* and are included in the Appendix.

5.0 DESIGN PARAMETERS

5.1 DESIGN STORM

5.1.1 ON-SITE INLET AND CONDUIT SIZING

Proposed stormwater conveyance will connect to an existing 18” stub that was installed during the construction of the Regional Facility project. The stub ties into the existing public storm drain routed beneath the paved access that currently serves the Sentinel Storage Annex Phase I

storage facility. Conduit sizing of the existing public storm drainage infrastructure is provided in the *Regional Facility Report*.

On-site stormwater drainage conduits are sized using Manning's equation based on peak flows generated by a 25-year rainfall event. The on-site stormwater drainage system is designed with the intent to adequately control runoff for the new development without overloading the existing public storm drainage system.

5.2 PRE-DEVELOPED SITE TOPOGRAPHY AND LAND USE

5.2.1 SITE TOPOGRAPHY

Existing on-site grades are generally flat with slopes less than 2%. Slopes are gradually steeper along the east side of the property with slopes less than 4%. In general, the site slopes from west to east.

5.2.2 LAND USE

The majority of the property is open farmland. An access road is located along the south property line that currently serves the Sentinel Storage Annex Phase I storage facility.

5.3 SOIL TYPE

According to the USDA Soil Survey for Washington County, the near surface soils for the site are classified as Quatama loam (hydrologic group "C") and Verboort silty clay loam (hydrologic group "D"). Near surface soils within the northwesterly 2/3 of the project site are classified as Quatama silt loam. Soils within the remaining southeasterly 1/3 of the project site are classified as Verboort silty clay loam. A detailed soil report and map are provided in the appendix of this Report.

5.4 POST DEVELOPED SITE TOPOGRAPHY AND LAND USE

5.4.1 SITE TOPOGRAPHY

The general topography of the site will not change significantly as a result of the improvements. However, structural fill is proposed along the north and east property lines to facilitate the construction of storage buildings on east side of the property. Gradual slopes will remain across the site slope from west to east.

5.4.2 LAND USE

The property will contain a storage facility with enclosed storage buildings and paved access throughout the site.

5.4.3 POST-DEVELOPED INPUT PARAMETERS

See the attached HydroCAD Analysis in the Appendix.

5.5 DESCRIPTION OF OFF-SITE CONTRIBUTORY BASINS

There are no off-site contributory basins that affect the site.

6.0 CALCULATION METHODOLOGY

6.1 PROPOSED STORMWATER CONDUIT SIZING AND INLET SPACING

The pipes are sized using Manning's equation for the 25-year storm event. Detailed calculations for this project are included in the Appendix.

6.2 PROPOSED STORMWATER QUALITY CONTROL FACILITY DESIGN

Stormwater quality management criteria for newly created impervious areas are addressed by utilizing the existing off-site Regional Facility (vegetated swale). Per Section 6.2 of the *Regional Facility Report*, the vegetated swale was designed to treat stormwater runoff from future impervious surfaces developed within Tax Lot 100 (property was formerly part of Tax Lot 300 prior to partition). With respect to the *Regional Facility Report*, this development is located within the limits of Subcatchment 4S. Therefore, no water quality calculations are included as part of this analysis. See the Post-Development Catchment Basins Map in the Appendix for reference.

In the *Regional Facility Report* HydroCAD analysis, Subcatchment 4S has a total area of 9.524 acres, and is divided up into 10% pervious area and 90% impervious area under assumed post-developed conditions. Based on the partition plat coinciding with the proposed development, the area of the subject property is 5.889 acres. Of the total property area, approximately 21% is pervious (1.251 acres) and 79% is impervious (4.638 acres). In addition, the subcatchment boundary line shared by 3S and 4S shifts to the south as a result of the embankment fill proposed along the north property line of this development (refer to Exhibit B in the Appendix for reference). Therefore, the post-developed impervious areas are reallocated between the two subcatchments. The following table summarizes the impervious area reallocation on Tax Lot 100 after development of Sentinel Storage Annex Phase II:

Impervious Area Summary (Tax Lot 100)		
Subcatchment	***Regional Facility Report***	**Sentinel Storage Annex Phase II**
	Impervious Area (ac)	**Impervious Area (ac)**
3S	10.187[a]	13.459[b]
4S	8.572[a]	-
4.1S thru 4.8S[c]	-	4.638
TOTAL	**18.759**	**18.097**

[a] Assumed values of future post-developed conditions per *Regional Facility Report*.
[b] No improvements are proposed within this Subcatchment 3S (Parcel 2, Tax Lot 100) as part of this development. Assumes 10% pervious and 90% impervious area under future post-developed conditions.
[c] Subcatchment 4S per the *Regional Facility Report* is divided into smaller subcatchments, 4.1S through 4.8S, for purposes of on-site conduit sizing and analyzing the effects on the existing public storm drain system resulting from the Sentinel Storage Annex Phase II improvements.

The Impervious Area Summary table shows that the total post-developed impervious area on Tax Lot 100 is 0.662 acres less after the impervious area reallocation. This reduction occurs because the impervious area generated by the Sentinel Storage Annex Phase II improvements is less than what was anticipated in the *Regional Facility Report*. Subsequently, the reduction of post-developed impervious area on Tax Lot 100 results in an increase in the available treatment volume of the Regional Facility. Per *CWS R&O 07-20 Section 4.05.6*, the excess available water quality volume in the Regional Facility is:

$$WQV = \frac{0.36\ in * 0.662\ ac * (\frac{43{,}560\ sf}{1\ ac})}{12\ (\frac{in}{ft})} = 865\ cu\ ft$$

The excess treatment volume calculated above is available for allocation to any site within the limits of the "Area to be Treated by Proposed Regional Stormwater Facility" shown on the Post-developed Catchment Basins Map referenced in the *Regional Facility Report*.

6.3 PROPOSED STORMWATER QUANTITY CONTROL FACILTY DESIGN

Per the *Regional Facility Report*, the existing off-site stormwater facility was designed to provide detention for future development of the subject site in accordance with *CWS R&O 07-20 Section 4.03.4(b)*. However, as previously mentioned in Section 6.2, the drainage areas within Subcatchments 3S and 4S are reallocated as a result of the proposed development. This exchange results in an increase in drainage area of Subcatchment 3S and a decrease in drainage area of Subcatchment 4S. In addition, Subcatchment 4S referenced in the *Regional Facility Report* is now divided into smaller subcatchments, 4.1S through 4.8S, for purposes of analyzing

the post-developed effects of the subject site on the existing public storm drain system. Therefore, due to the reallocation of drainage areas, Tax Lot 100 is analyzed as a whole to verify that the Regional Facility has sufficient capacity to detain peak flows after development of Sentinel Storage Annex Phase II. The following table summarizes the peak flow rates (in comparison to the *Regional Facility* Report) on Tax Lot 100 the proposed development:

Post-developed Peak Flow Summary (Tax Lot 100)						
Sub-catchment	***Regional Facility Report***			**Sentinel Storage Annex Phase II**		
	2-YR PEAK FLOW (cfs)	**10-YR PEAK FLOW (cfs)**	**25-YR PEAK FLOW (cfs)**	**2-YR PEAK FLOW (cfs)**	**10-YR PEAK FLOW (cfs)**	**25-YR PEAK FLOW (cfs)**
3S	6.19[a]	8.79[a]	10.02[a]	8.18[b]	11.62[b]	13.24[b]
4S	5.21[a]	7.40[a]	8.44[a]	-	-	-
4.1S[c]	-	-	-	0.57	0.80	0.91
4.2S[c]	-	-	-	0.48	0.67	0.76
4.3S[c]	-	-	-	0.66	0.93	1.06
4.4S[c]	-	-	-	0.74	1.03	1.17
4.5S[c]	-	-	-	0.35	0.53	0.61
4.6S[c]	-	-	-	0.11	0.18	0.22
4.7S[c]	-	-	-	0.09	0.17	0.20
4.8S[c]	-	-	-	0.05	0.09	0.12
TOTAL	11.40	16.19	18.46	11.23	16.02	18.29

[a] Assumed values of future post-developed conditions per *Regional Facility Report*.
[b] No improvements are proposed within this Subcatchment 3S (Parcel 2, Tax Lot 100) as part of this development. Assumes 10% pervious and 90% impervious area under future post-developed conditions.
[c] Subcatchment 4S per the *Regional Facility Report* is divided into smaller subcatchments, 4.1S through 4.8S, for purposes of on-site conduit sizing and analyzing the effects on the existing public storm drain system resulting from the Sentinel Storage Annex Phase II improvements.

The following table summarizes the net peak flow rates (in comparison to the *Regional Facility Report*) on Tax Lot 100 after the proposed development:

Post-developed Peak Flow Summary (Tax Lot 100)			
Analysis	**2-YR PEAK FLOW (cfs)**	**10-YR PEAK FLOW (cfs)**	**25-YR PEAK FLOW (cfs)**
Regional Facility Report	11.40	16.19	18.46
Sentinel Storage Annex Phase II	11.23	16.02	18.29
NET CHANGE	-0.17	-0.17	-0.17

Based on peak flow data shown in the previous table, the total peak flow rates on Tax Lot 100 do not exceed the original design flows listed in the *Regional Facility Report*. Therefore, on-site detention for the subject site is not required. In addition, there is sufficient capacity in the Regional Facility to detain peak flows generated from Subcatchement 3S (Parcel 2), assuming that the post-developed conditions do not significantly vary from the assumptions in this report.

6.4 DOWNSTREAM ANALYSIS

Analysis of the existing public storm drain system downstream of the subject site and upstream of the Regional Facility was performed to ensure the existing storm drain system can manage flows generated from the site development. Review of the drainage model indicates that the existing public storm drain system has sufficient capacity to convey 25-year peak flows generated from the site development.

The following table summarizes the net post-developed 25-year peak flow rate (in comparison to the *Regional Facility Report*) for the proposed development:

Post-developed Peak Flow Summary (Parcel 1)	
Analysis	**25-YR PEAK FLOW (cfs)**
Regional Facility Report	8.44
Sentinel Storage Annex Phase II	5.05
NET CHANGE	-3.39

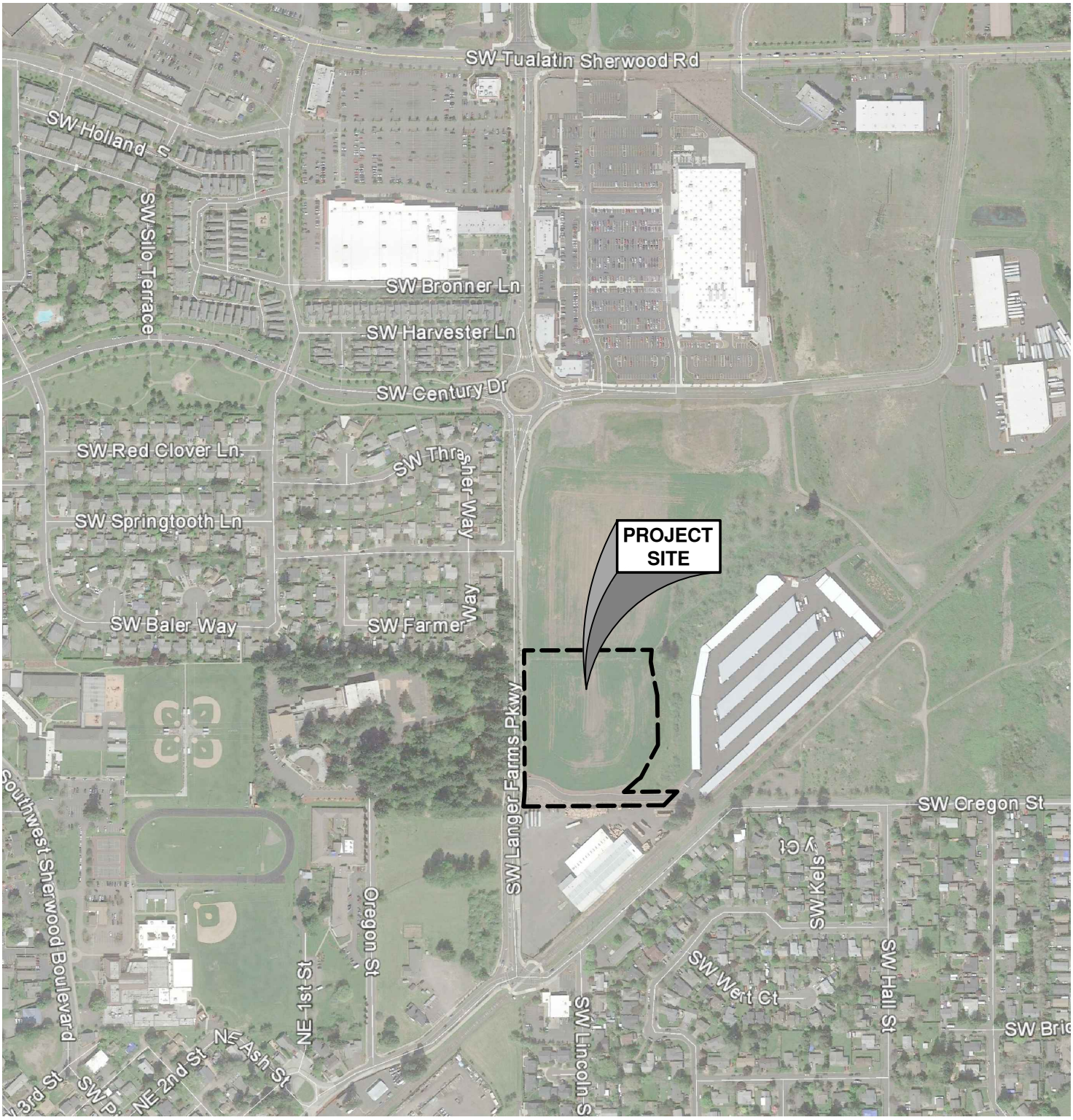
Based on the data shown in the table above, the actual post-developed peak flow rate is much less than previously anticipated, thereby reducing the demand on the existing public storm drain system.

Analysis of public storm drain system downstream of Subcatchment 3S (Parcel 2) is not provided. As previously mentioned, the drainage areas on Tax Lot 100 have been reallocated, subsequently increasing the drainage area of Subcatchment 3S. Therefore, further analysis of the existing public storm drain system downstream of 3S recommended during the development of Parcel 2.

The Regional Facility was designed with the intent to provide detention for the proposed development of Parcel 1, including the future development of Parcel 2. Therefore, analysis of the public storm drain system downstream of the Regional Facility is not warranted.

APPENDIX 1-1

VICINITY MAP



SCALE 1" = 500 FEET

500 0 200 300 400 500

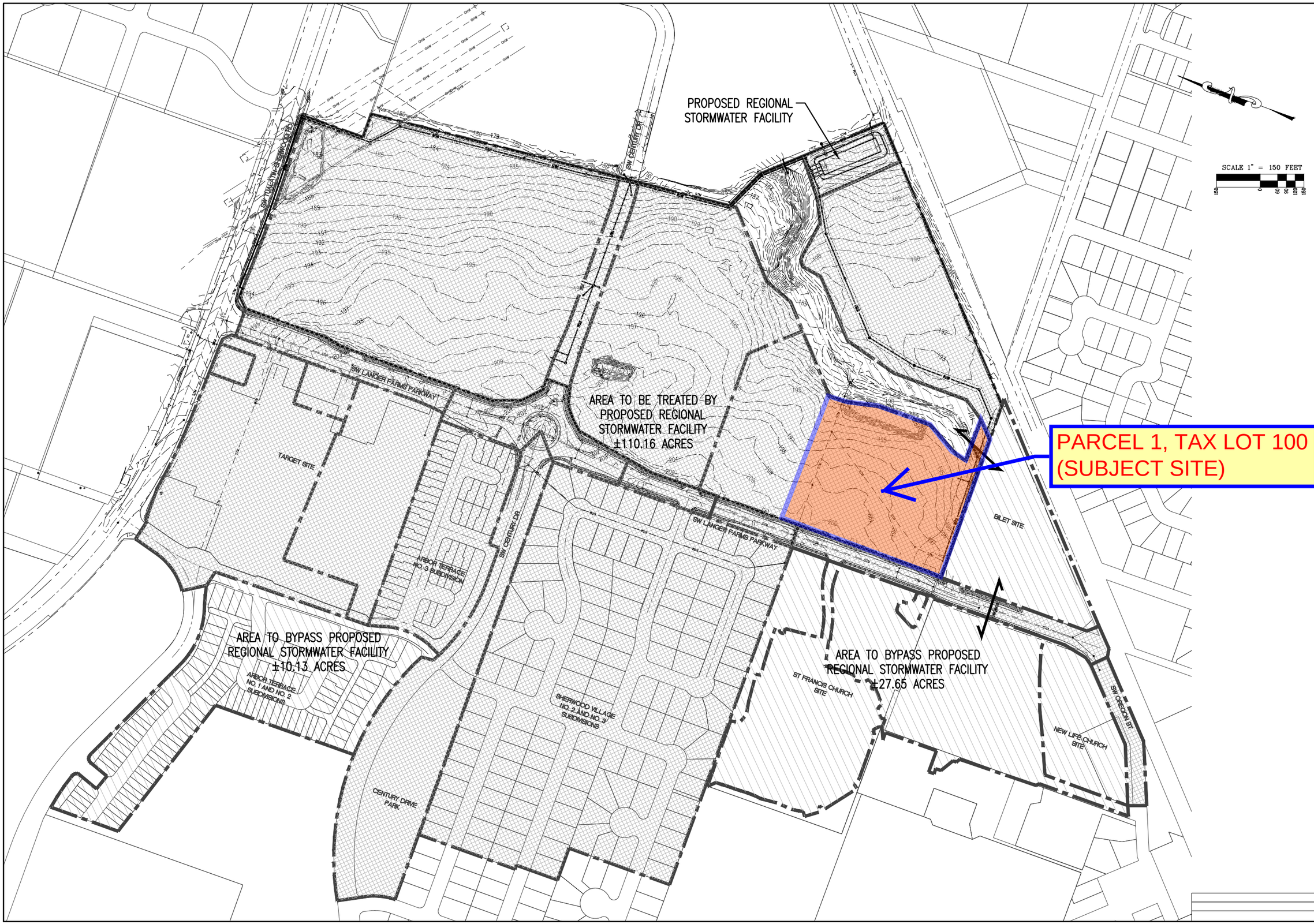
DATE: 02/03/2016

VICINITY MAP	EXHIBIT A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com	DRWN: JDS CHKD: JPC AKS JOB: 4668

DWG: 4668 VICINITY MAP | VICINITY MAP

<u>APPENDIX 1-2</u>

POST-DEVELOPMENT CATCHMENT BASINS MAP FROM *LANGER FARMS REGIONAL FACILITY FINAL STORMWATER REPORT*



POST-DEVELOPMENT CATCHMENT BASINS MAP

LANGER FARMS
REGIONAL STORMWATER FACILITY
SHERWOOD OREGON

TAX LOT 300

WASHINGTON COUNTY TAX MAP 2S 1 29D

AKS ENGINEERING & FORESTRY

ENGINEERING · PLANNING
SURVEYING · FORESTRY

13910 SW GALBREATH DR.,
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

DESIGNED BY:	AHH
DRAWN BY:	QMP
CHECKED BY:	AHH
DRAWING NO.:	2929STM
SCALE:	AS NOTED

PREPARED FOR:
TILAND/SCHMIDT ARCHITECTS
3611 SW HOOD AVE, SUITE 200
PORTLAND, OR 97239

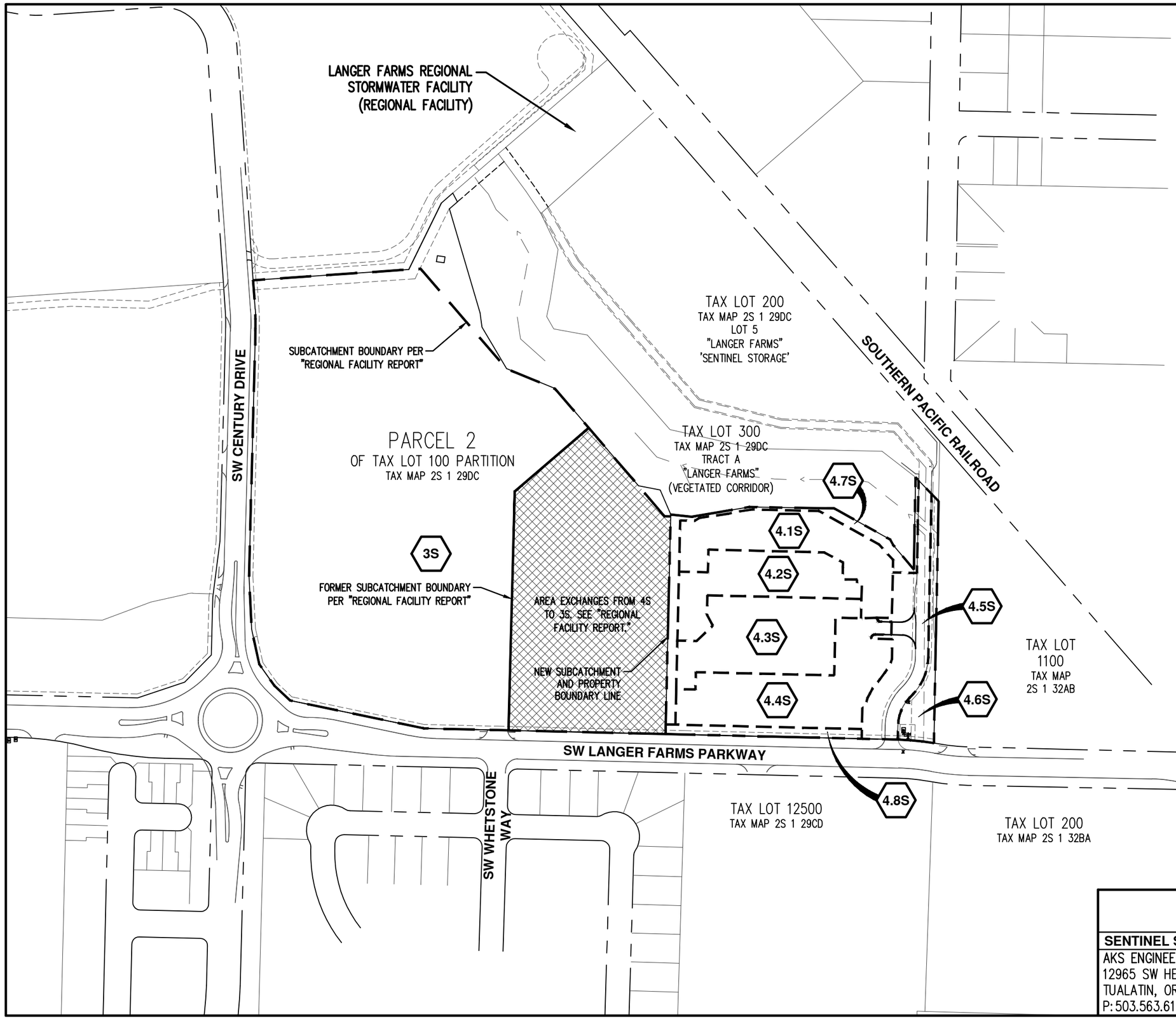
DATE:

JOB NUMBER
2929

SHEET
2 OF 2

APPENDIX 1-3

POST-DEVELOPED STORMWATER CATCHMENT MAPS



NOTES:

1. CATCHMENT AREAS SHOWN ON THIS MAP ARE:
   - SUBCATCHEMNTS OF CATCHMENT AREA 4S OF THE POST-DEVELOPED CATCHMENT BASINS MAP IN THE "REGIONAL FACILITY" REPORT.
   - USED FOR PURPOSES OF CONVEYANCE SIZING FOR THE PROPOSED SENTINEL STORAGE ANNEX PHASE II DEVELOPMENT ONLY.
   - SHOWN TO ILLUSTRATE THE CHANGE IN SUBCATCHMENT DELINEATION AS A RESULT OF THE PROPOSED DEVELOPMENT. REVISED SUBCATCMENT BOUNDARIES ARE CONTAINTED WITHIN THE EXTENTS OF THE STUDY AREA ON THE "REGIONAL FACILITY" POST-DEVELOPED CATCHMENT BASINS MAP.
   - NOT INTENDED FOR DOWNSTREAM ANALYSIS OR WATER QUALITY CALCULATIONS. STORMWATER QUANTITY AND QUALITY CRITERIA FOR THIS SITE WERE FORMERLY ADDRESSED IN THE "REGIONAL FACILITY" REPORT.

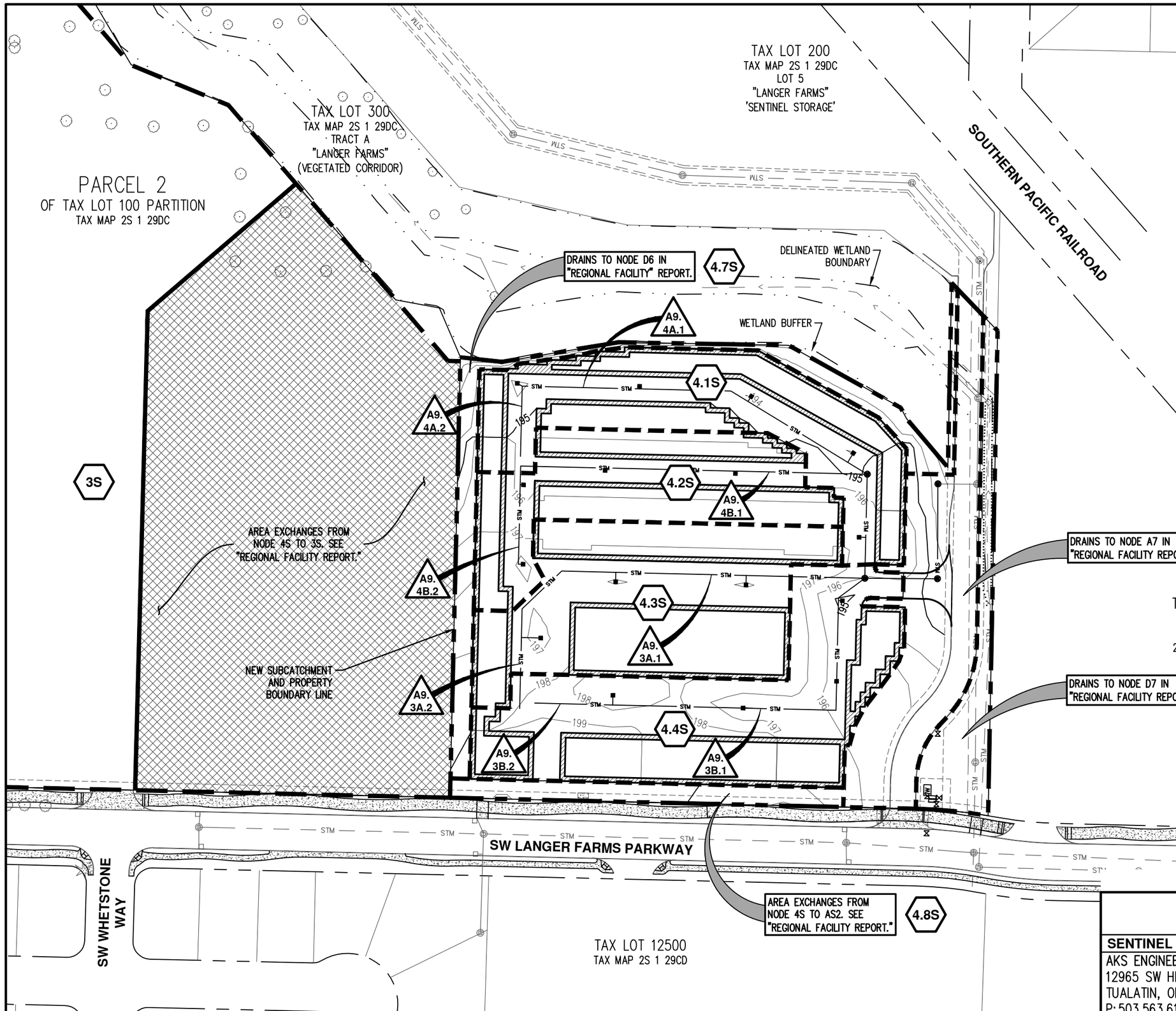
SCALE 1" = 200 FEET

200 0 80 120 160 200

DATE: 02/03/2016

POST-DEVELOPED PARTITION STORMWATER CATCHMENT MAP	EXHIBIT
SENTINEL STORAGE ANNEX PHASE 2	B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com	DRWN: JDS CHKD: JPC AKS JOB: 4668

DWG: 4668 POST-DEV MAP | POST-DEV PARTITION



NOTES:

1. CATCHMENT AREAS SHOWN ON THIS MAP ARE:
   - SUBCATCHEMNTS OF CATCHMENT AREA 4S OF THE POST-DEVELOPED CATCHMENT BASINS MAP IN THE "REGIONAL FACILITY REPORT."
   - USED FOR PURPOSES OF CONVEYANCE SIZING FOR THE PROPOSED SENTINEL STORAGE ANNEX PHASE II DEVELOPMENT ONLY.
   - SHOWN TO ILLUSTRATE THE CHANGE IN SUBCATCHMENT DELINEATION AS A RESULT OF THE PROPOSED DEVELOPMENT. REVISED SUBCATCMENT BOUNDARIES ARE CONTAINTED WITHIN THE EXTENTS OF THE STUDY AREA ON THE "REGIONAL FACILITY" POST-DEVELOPED CATCHMENT BASINS MAP.
   - NOT INTENDED FOR DOWNSTREAM ANALYSIS OR WATER QUALITY CALCULATIONS. STORMWATER QUANTITY AND QUALITY CRITERIA FOR THIS SITE WERE FORMERLY ADDRESSED IN THE "REGIONAL FACILITY REPORT."
2. STORM LATERALS ARE SHOWN DIVIDED INTO TWO SEGMENTS, THE JUNCTION BEING THE AREA DRAIN DOWNSTREAM FROM THE END OF THE LATERAL, FOR PURPOSES OF VERIFYING PEAK FLOW DEPTHS VS. RIM ELEVATIONS.

DATE: 02/03/2016

POST-DEVELOPED SITE STORMWATER CATCHMENT MAP

SENTINEL STORAGE ANNEX PHASE 2

EXHIBIT **C**

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com

DRWN: JDS
CHKD: JPC
AKS JOB: 4668

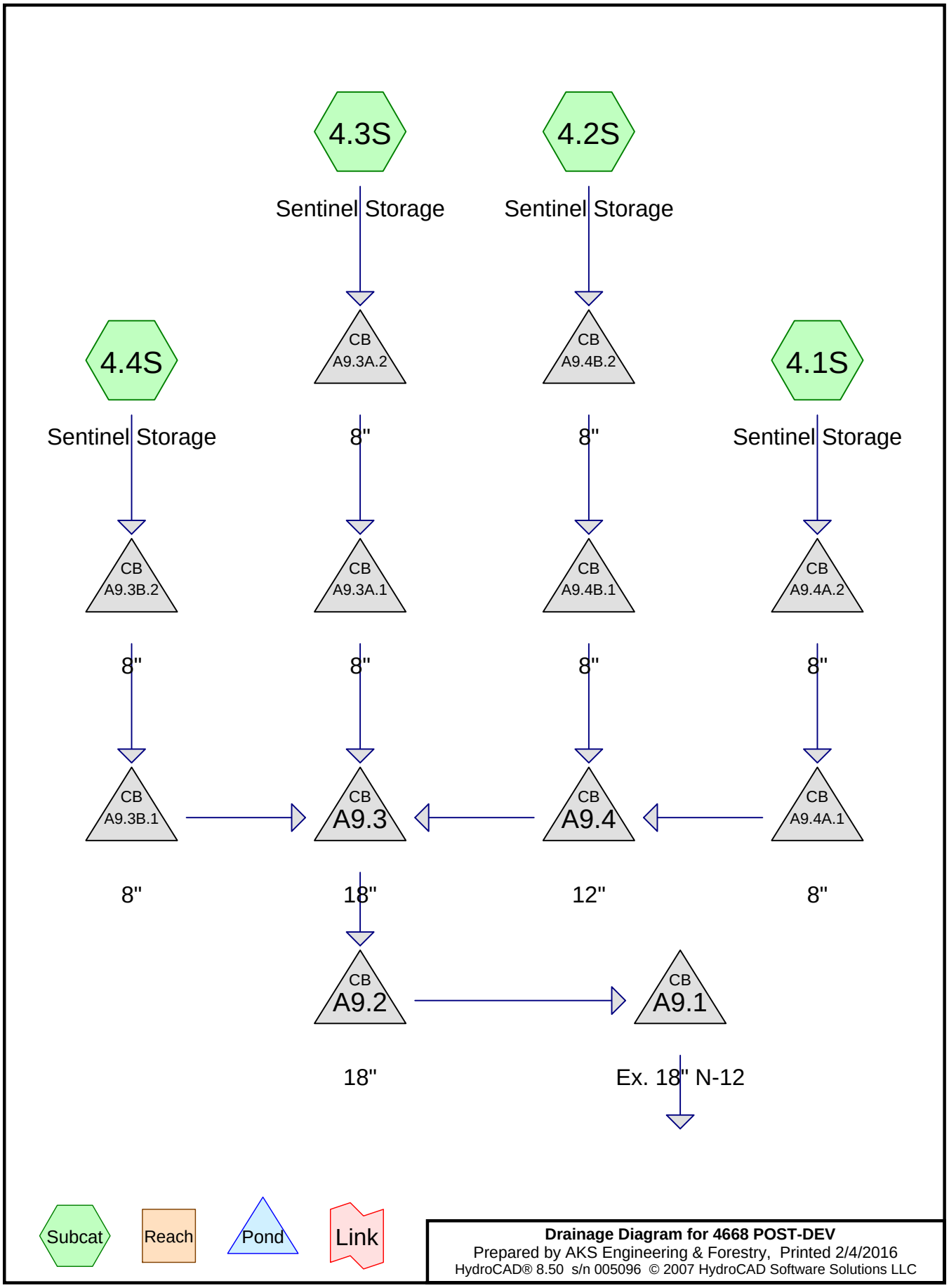
DWG: 4668 POST-DEV MAP | POST-DEV SITE

APPENDIX 2-1

POST-DEVELOPED

25-YEAR STORM EVENT (3.90”)

HYDROGRAPH AND FLOW INFORMATION



Drainage Diagram for 4668 POST-DEV
Prepared by AKS Engineering & Forestry, Printed 2/4/2016
HydroCAD® 8.50 s/n 005096 © 2007 HydroCAD Software Solutions LLC

Summary for Subcatchment 4.1S: Sentinel Storage

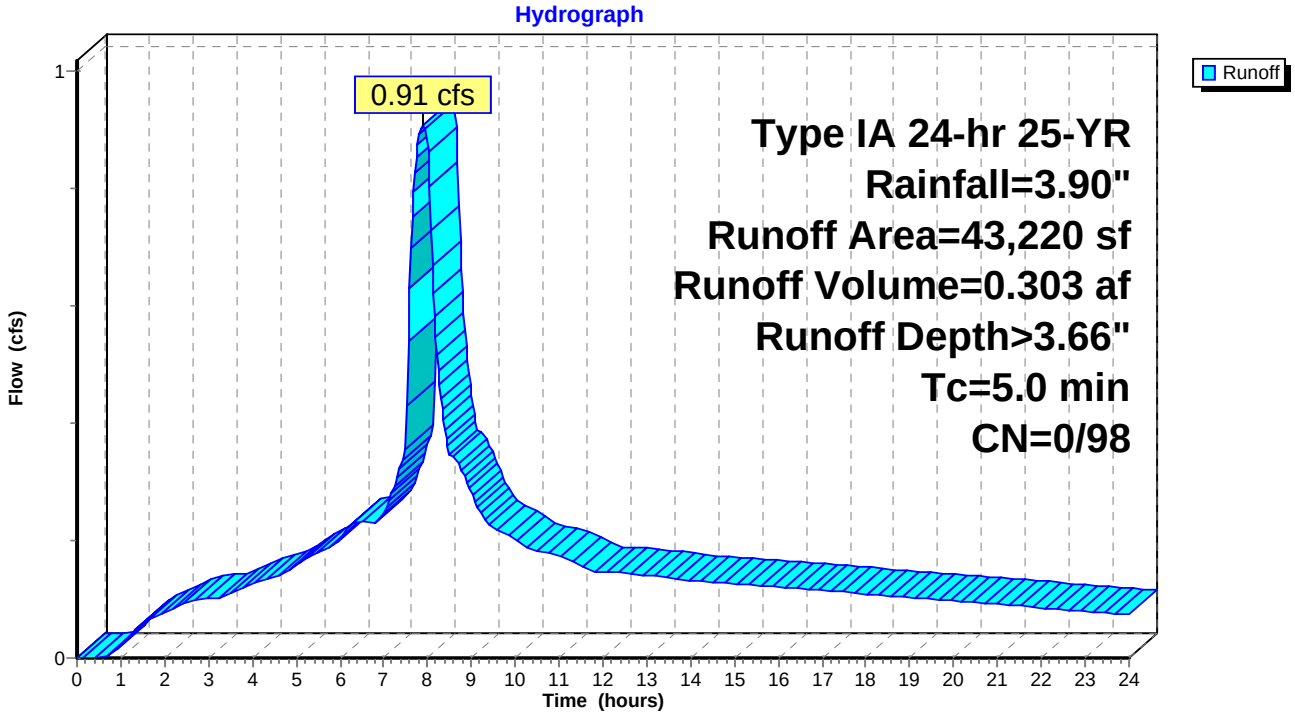
Runoff = 0.91 cfs @ 7.89 hrs, Volume= 0.303 af, Depth> 3.66"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	43,220	98	Roof/Drive Aisle
	43,220	98	Impervious Area

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

Subcatchment 4.1S: Sentinel Storage



Summary for Subcatchment 4.2S: Sentinel Storage

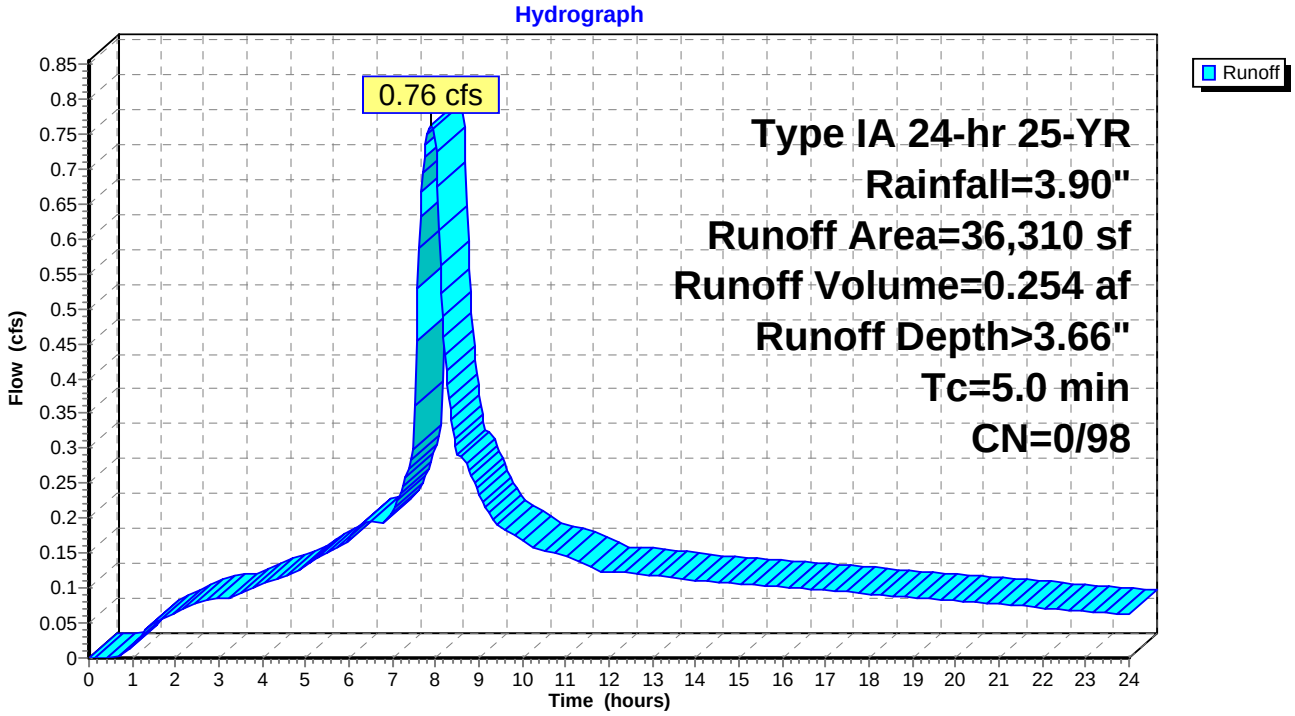
Runoff = 0.76 cfs @ 7.89 hrs, Volume= 0.254 af, Depth> 3.66"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	36,310	98	Roof/Drive Aisle
	36,310	98	Impervious Area

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

Subcatchment 4.2S: Sentinel Storage



Summary for Subcatchment 4.3S: Sentinel Storage

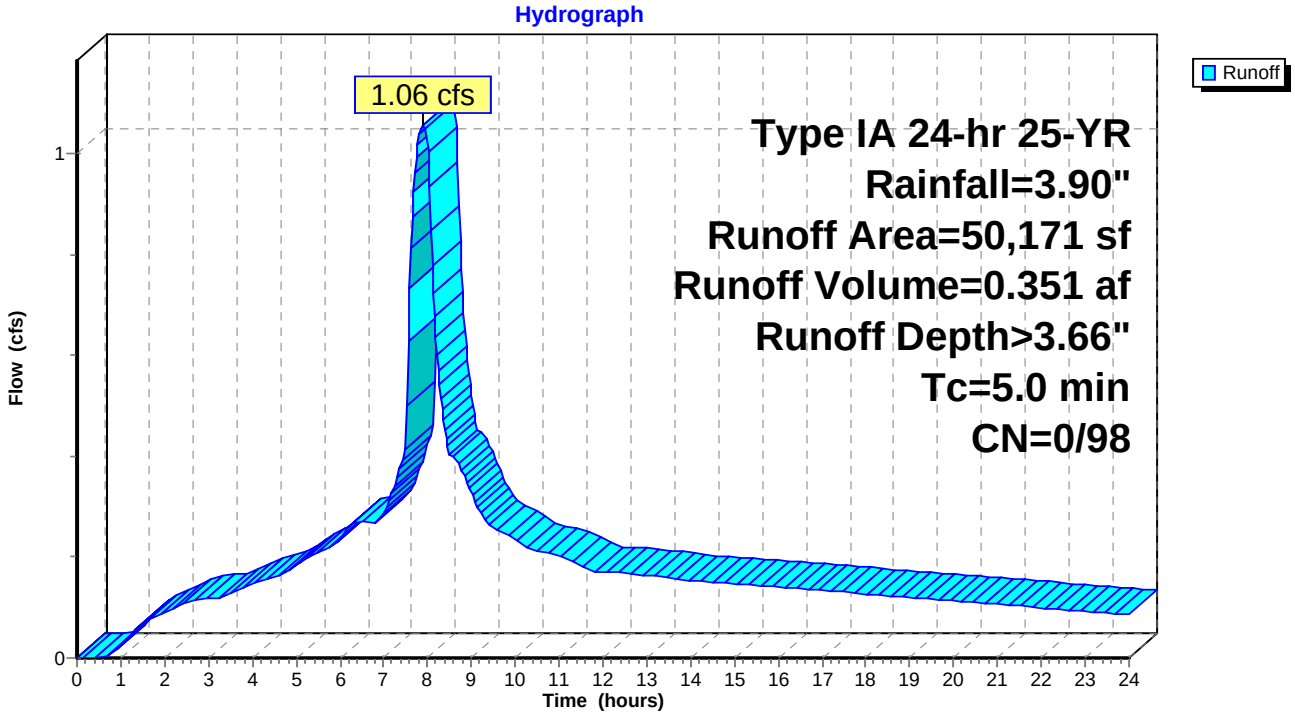
Runoff = 1.06 cfs @ 7.89 hrs, Volume= 0.351 af, Depth> 3.66"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	50,171	98	Roof/Drive Aisle
	50,171	98	Impervious Area

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

Subcatchment 4.3S: Sentinel Storage



Summary for Subcatchment 4.4S: Sentinel Storage

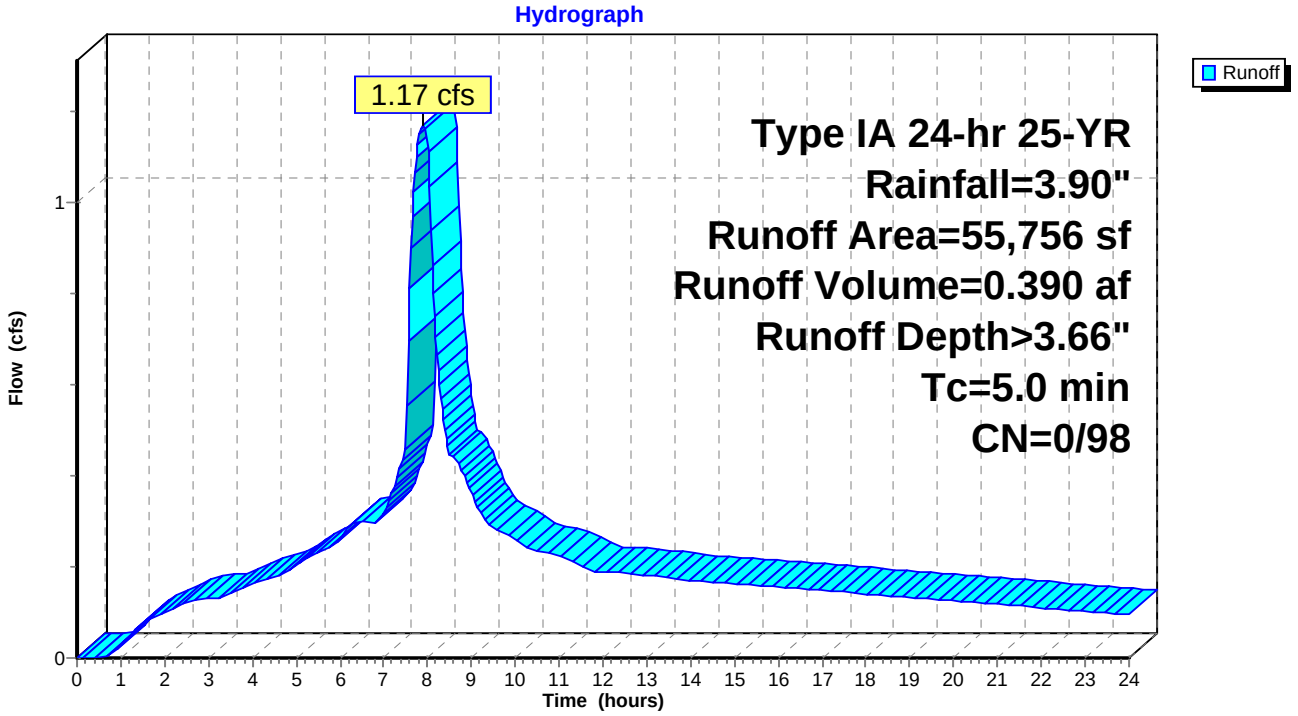
Runoff = 1.17 cfs @ 7.89 hrs, Volume= 0.390 af, Depth> 3.66"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	55,756	98	Roof/Drive Aisle
	55,756	98	Impervious Area

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

Subcatchment 4.4S: Sentinel Storage



Summary for Pond A9.1: Ex. 18" N-12

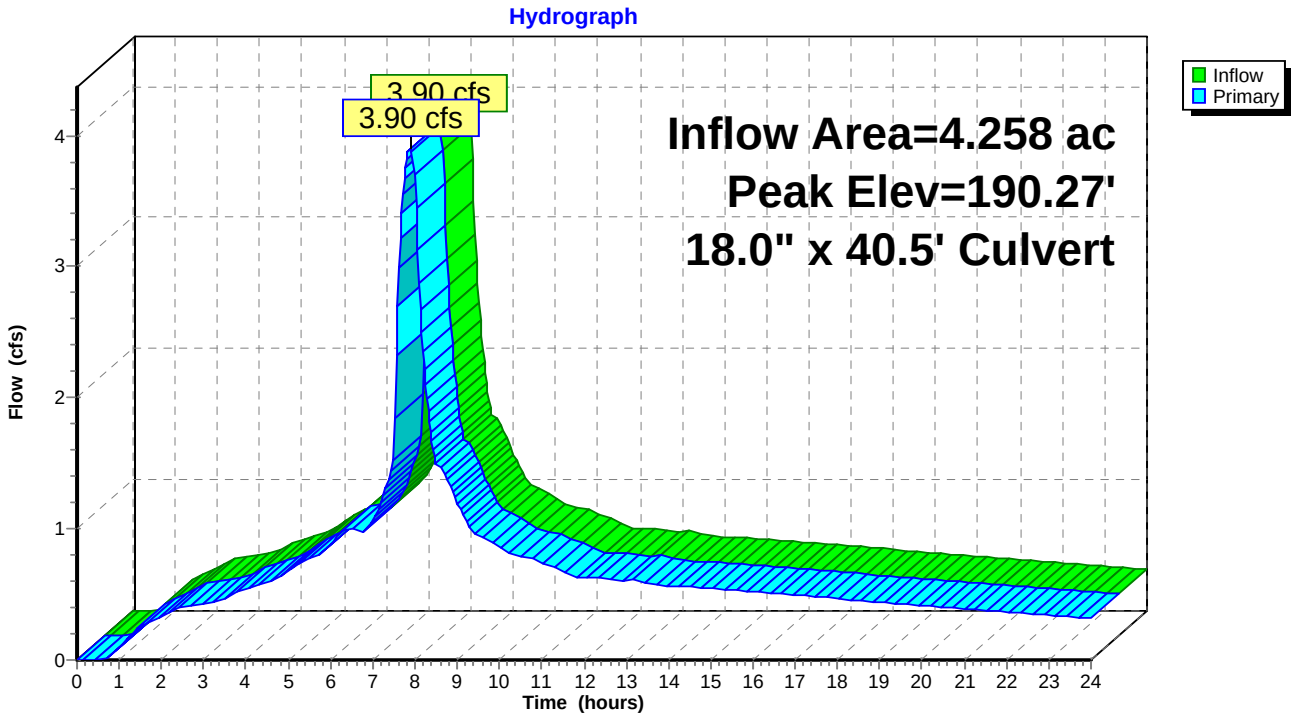
Inflow Area =	4.258 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event				
Inflow =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af	
Outflow =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af,	Atten= 0%, Lag= 0.0 min
Primary =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 190.27' @ 7.99 hrs
Flood Elev= 193.60'

Device	Routing	Invert	Outlet Devices
#1	Primary	185.26'	**18.0" x 40.5' long Culvert** Ke= 0.500 Outlet Invert= 184.86' S= 0.0099 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=3.75 cfs @ 7.89 hrs HW=190.15' TW=189.96' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 3.75 cfs @ 2.12 fps)

Pond A9.1: Ex. 18" N-12



Summary for Pond A9.2: 18"

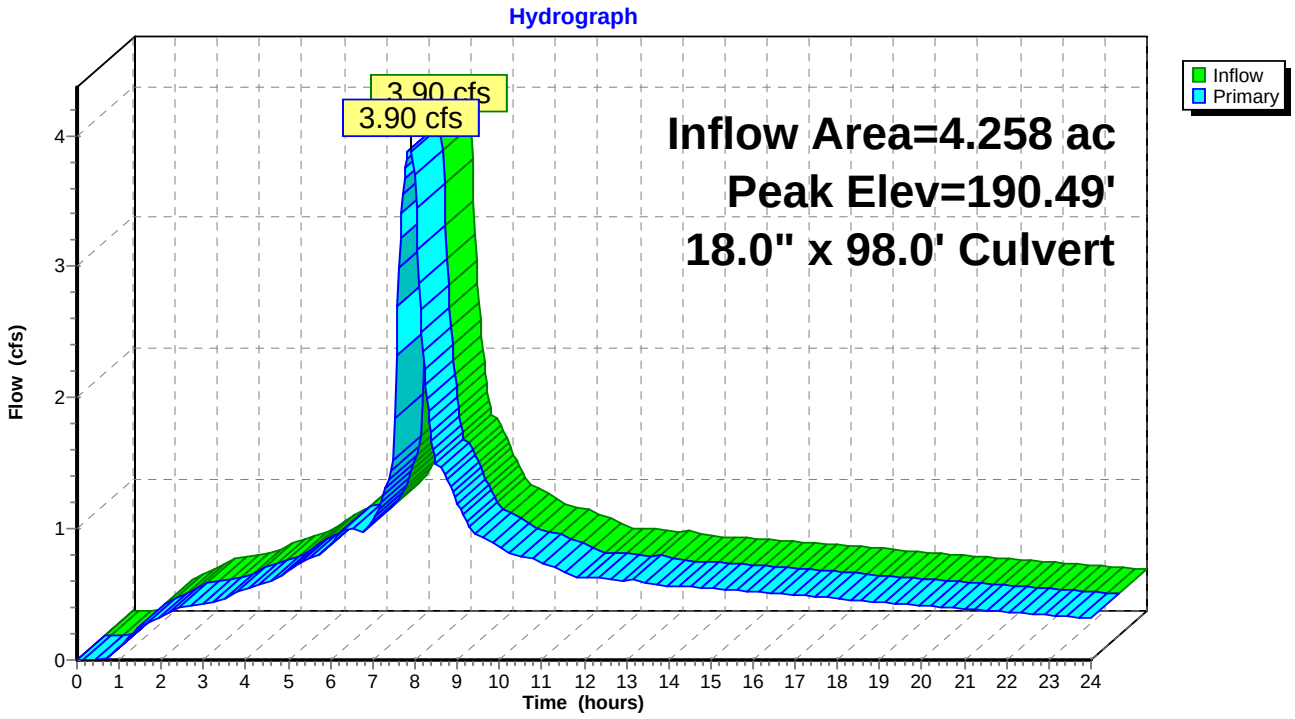
Inflow Area =	4.258 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event				
Inflow =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af	
Outflow =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af,	Atten= 0%, Lag= 0.0 min
Primary =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 190.49' @ 8.00 hrs
Flood Elev= 194.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	185.97'	**18.0" x 98.0' long Culvert** Ke= 0.500 Outlet Invert= 185.50' S= 0.0048 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=3.58 cfs @ 7.89 hrs HW=190.36' TW=190.15' (Dynamic Tailwater)
└─**1=Culvert** (Outlet Controls 3.58 cfs @ 2.03 fps)

Pond A9.2: 18"



Summary for Pond A9.3: 18"

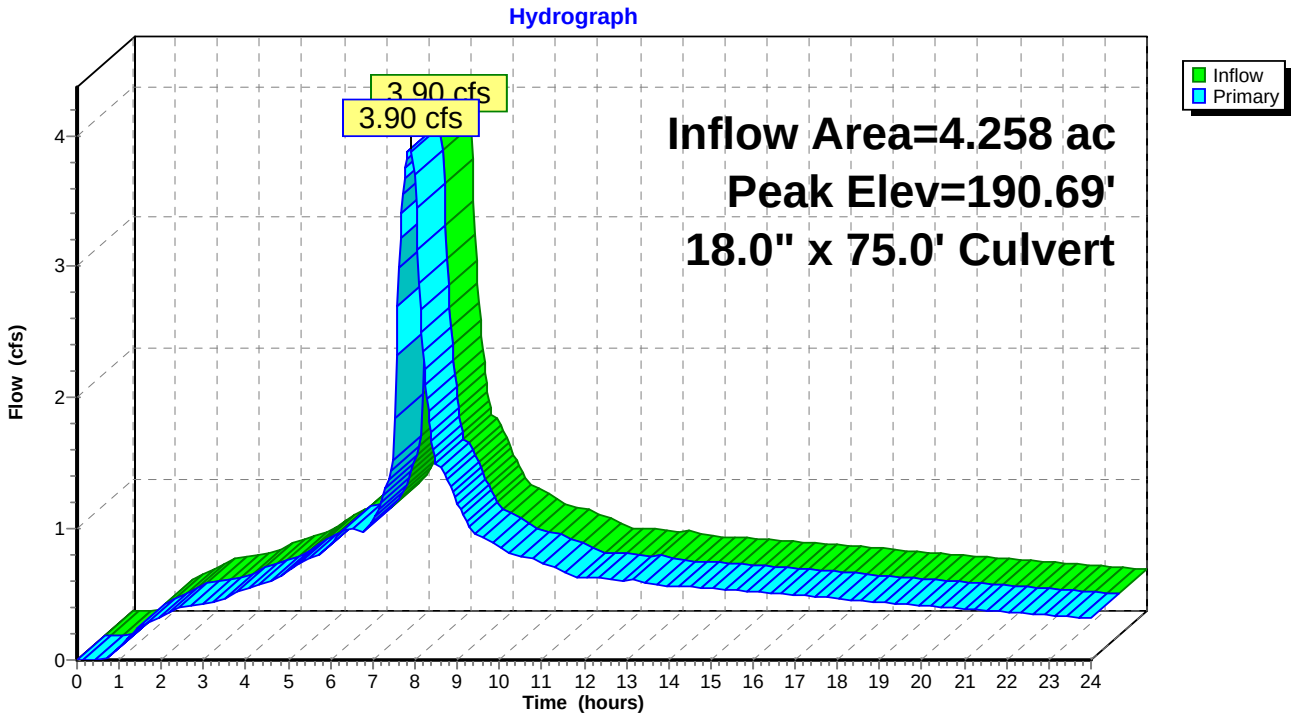
Inflow Area =	4.258 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event				
Inflow =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af	
Outflow =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af,	Atten= 0%, Lag= 0.0 min
Primary =	3.90 cfs @	7.89 hrs,	Volume=	1.298 af	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 190.69' @ 7.99 hrs
Flood Elev= 196.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	186.53'	**18.0" x 75.0' long Culvert** Ke= 0.500 Outlet Invert= 186.17' S= 0.0048 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=3.73 cfs @ 7.89 hrs HW=190.56' TW=190.36' (Dynamic Tailwater)
└─**1=Culvert** (Outlet Controls 3.73 cfs @ 2.11 fps)

Pond A9.3: 18"



Summary for Pond A9.3A.1: 8"

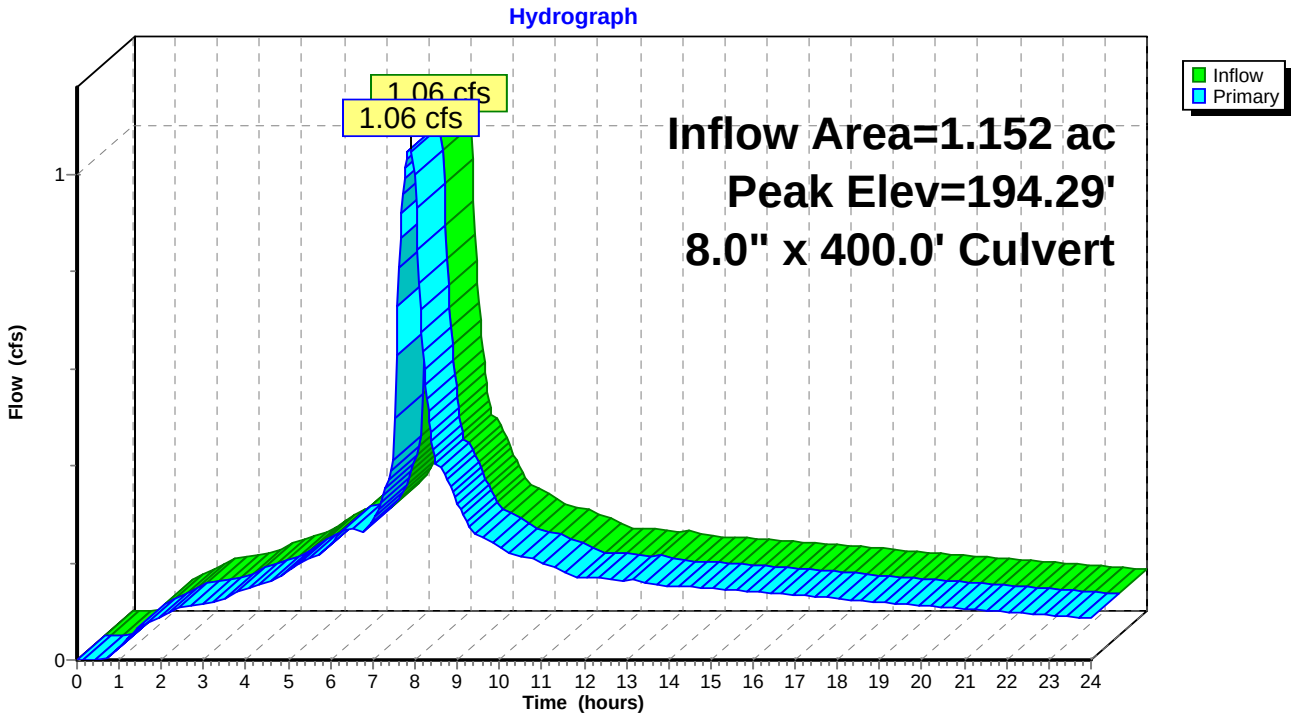
Inflow Area = 1.152 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event
Inflow = 1.06 cfs @ 7.89 hrs, Volume= 0.351 af
Outflow = 1.06 cfs @ 7.89 hrs, Volume= 0.351 af, Atten= 0%, Lag= 0.0 min
Primary = 1.06 cfs @ 7.89 hrs, Volume= 0.351 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 194.29' @ 7.89 hrs
Flood Elev= 196.60'

Device	Routing	Invert	Outlet Devices
#1	Primary	193.56'	**8.0" x 400.0' long Culvert** Ke= 0.500 Outlet Invert= 189.56' S= 0.0100 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=1.06 cfs @ 7.89 hrs HW=194.29' TW=190.56' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 1.06 cfs @ 3.02 fps)

Pond A9.3A.1: 8"



Summary for Pond A9.3A.2: 8"

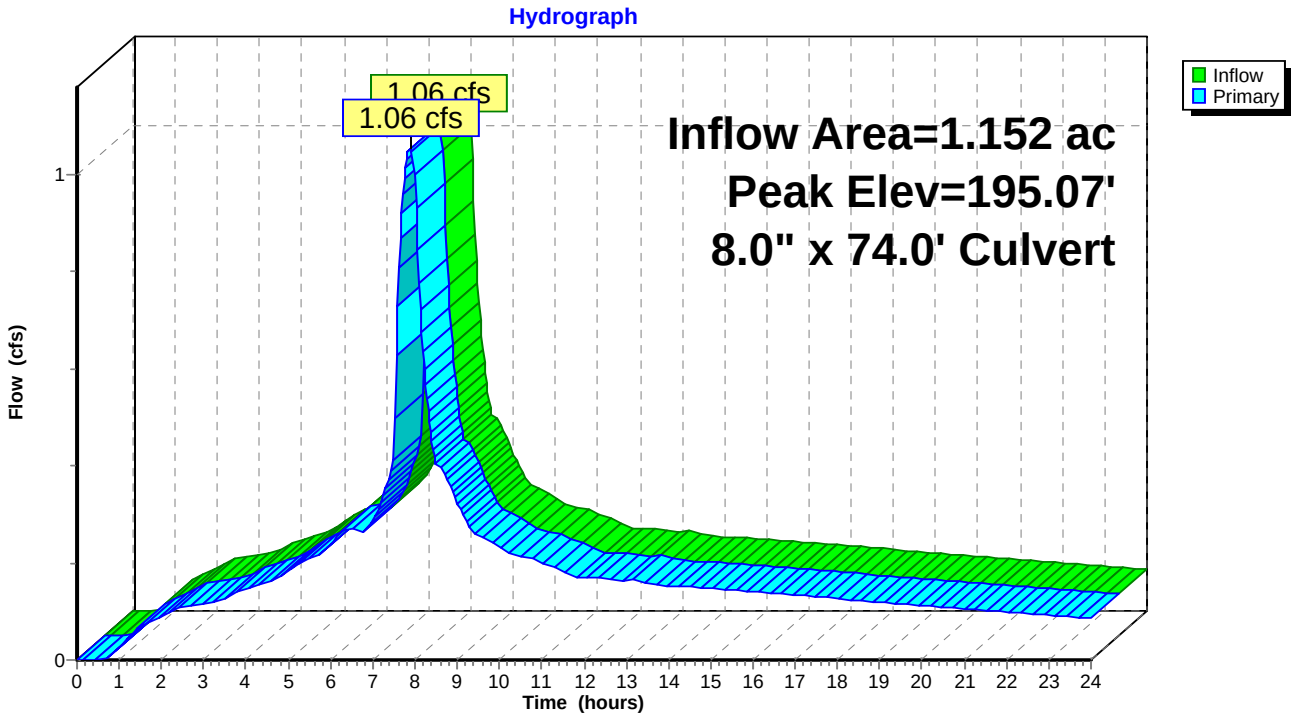
Inflow Area =	1.152 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event				
Inflow =	1.06 cfs @	7.89 hrs,	Volume=	0.351 af	
Outflow =	1.06 cfs @	7.89 hrs,	Volume=	0.351 af,	Atten= 0%, Lag= 0.0 min
Primary =	1.06 cfs @	7.89 hrs,	Volume=	0.351 af	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 195.07' @ 7.89 hrs
Flood Elev= 198.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	194.30'	**8.0" x 74.0' long Culvert** Ke= 0.500 Outlet Invert= 193.56' S= 0.0100 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=1.06 cfs @ 7.89 hrs HW=195.07' TW=194.29' (Dynamic Tailwater)
└─**1=Culvert** (Outlet Controls 1.06 cfs @ 3.30 fps)

Pond A9.3A.2: 8"



Summary for Pond A9.3B.1: 8"

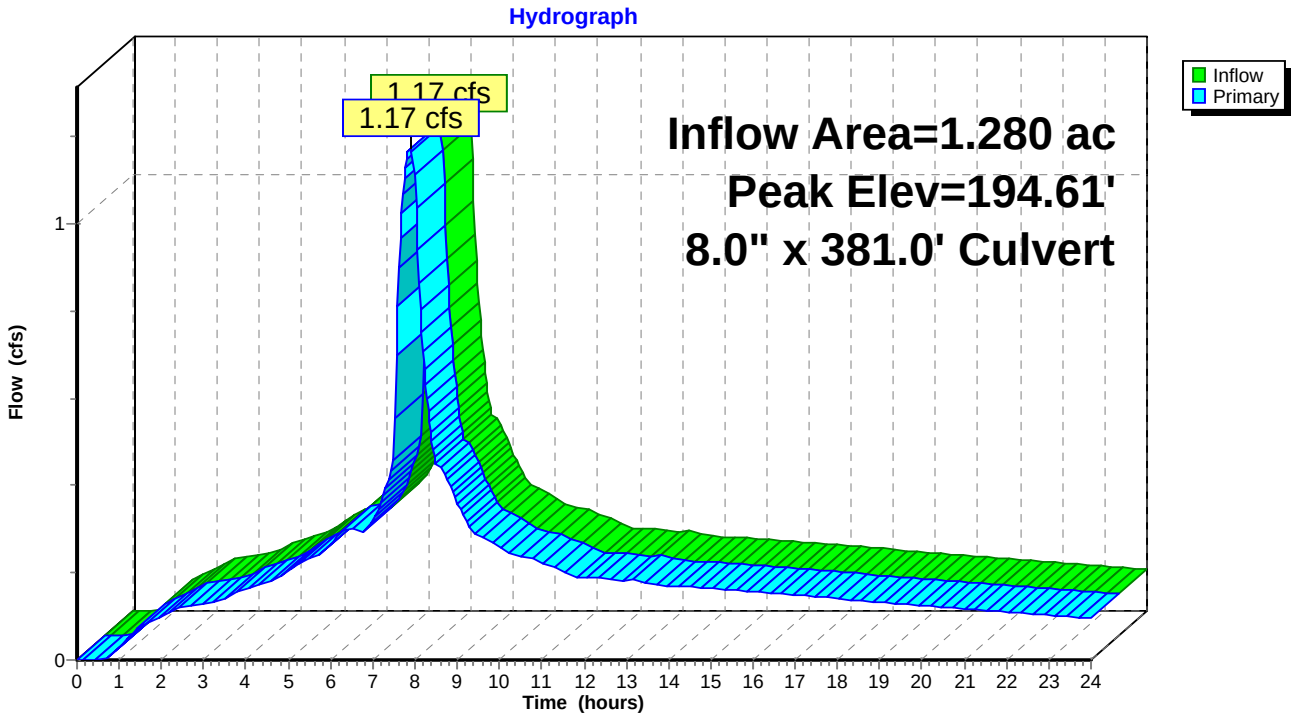
Inflow Area = 1.280 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event
Inflow = 1.17 cfs @ 7.89 hrs, Volume= 0.390 af
Outflow = 1.17 cfs @ 7.89 hrs, Volume= 0.390 af, Atten= 0%, Lag= 0.0 min
Primary = 1.17 cfs @ 7.89 hrs, Volume= 0.390 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 194.61' @ 7.89 hrs
Flood Elev= 197.60'

Device	Routing	Invert	Outlet Devices
#1	Primary	193.79'	**8.0" x 381.0' long Culvert** Ke= 0.500 Outlet Invert= 189.98' S= 0.0100 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=1.17 cfs @ 7.89 hrs HW=194.61' TW=190.56' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 1.17 cfs @ 3.36 fps)

Pond A9.3B.1: 8"



Summary for Pond A9.3B.2: 8"

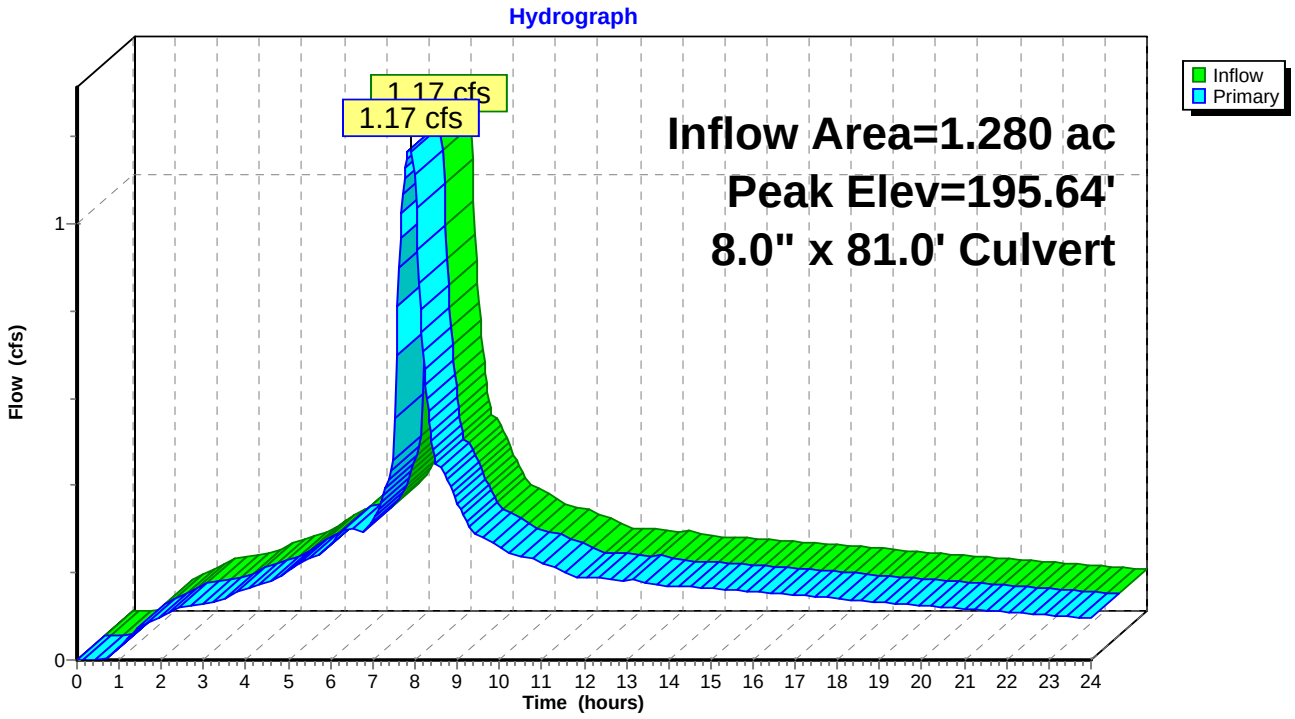
Inflow Area =	1.280 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event				
Inflow =	1.17 cfs @	7.89 hrs,	Volume=	0.390 af	
Outflow =	1.17 cfs @	7.89 hrs,	Volume=	0.390 af,	Atten= 0%, Lag= 0.0 min
Primary =	1.17 cfs @	7.89 hrs,	Volume=	0.390 af	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 195.64' @ 7.89 hrs
Flood Elev= 198.30'

Device	Routing	Invert	Outlet Devices
#1	Primary	194.60'	**8.0" x 81.0' long Culvert** Ke= 0.500 Outlet Invert= 193.79' S= 0.0100 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=1.17 cfs @ 7.89 hrs HW=195.64' TW=194.61' (Dynamic Tailwater)
└─**1=Culvert** (Outlet Controls 1.17 cfs @ 3.36 fps)

Pond A9.3B.2: 8"



Summary for Pond A9.4: 12"

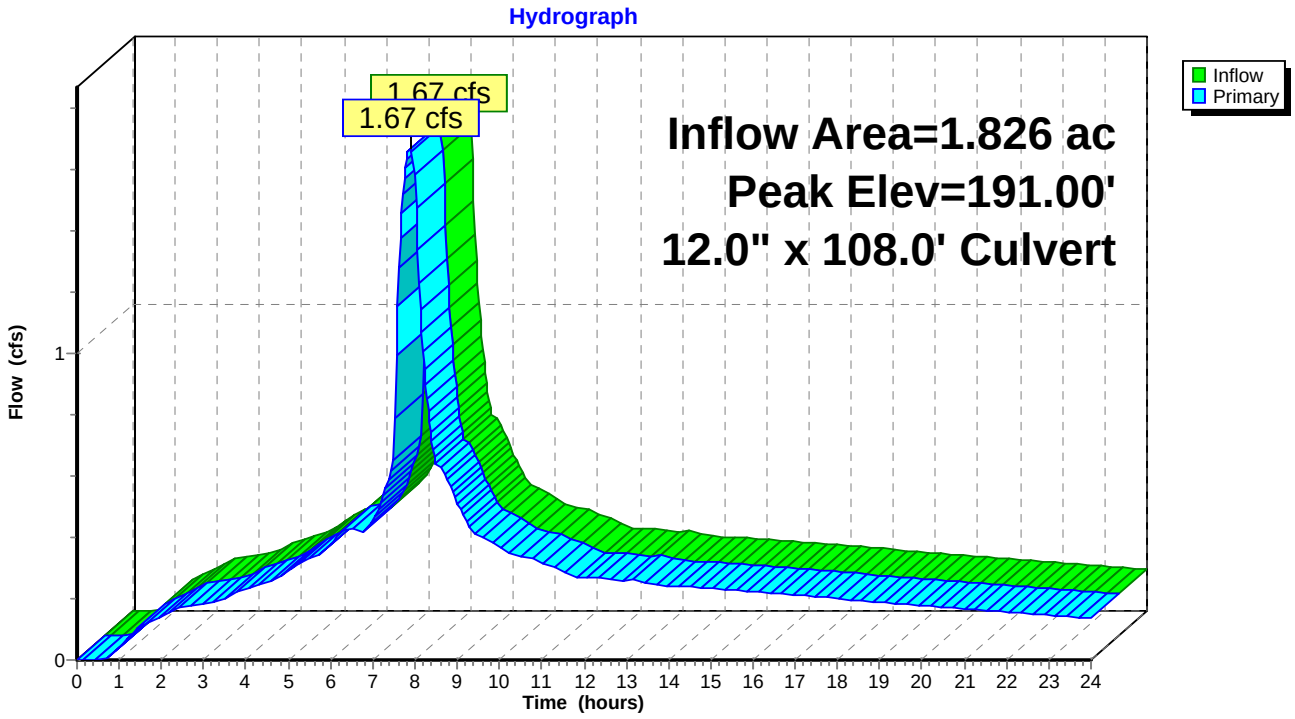
Inflow Area =	1.826 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event				
Inflow =	1.67 cfs @	7.89 hrs,	Volume=	0.557 af	
Outflow =	1.67 cfs @	7.89 hrs,	Volume=	0.557 af,	Atten= 0%, Lag= 0.0 min
Primary =	1.67 cfs @	7.89 hrs,	Volume=	0.557 af	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 191.00' @ 7.99 hrs
Flood Elev= 195.30'

Device	Routing	Invert	Outlet Devices
#1	Primary	187.25'	**12.0" x 108.0' long Culvert** Ke= 0.500 Outlet Invert= 186.73' S= 0.0048 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=1.56 cfs @ 7.89 hrs HW=190.86' TW=190.56' (Dynamic Tailwater)
└─**1=Culvert** (Outlet Controls 1.56 cfs @ 1.98 fps)

Pond A9.4: 12"



Summary for Pond A9.4A.1: 8"

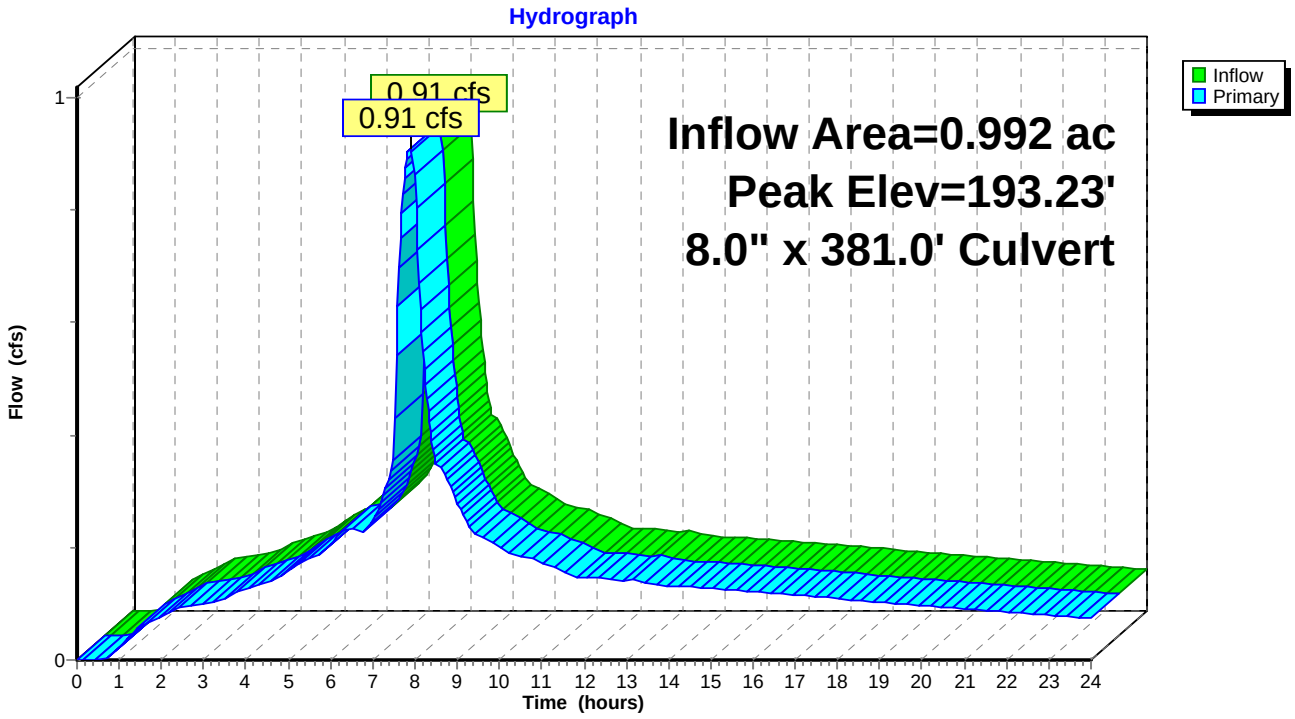
Inflow Area = 0.992 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event
Inflow = 0.91 cfs @ 7.89 hrs, Volume= 0.303 af
Outflow = 0.91 cfs @ 7.89 hrs, Volume= 0.303 af, Atten= 0%, Lag= 0.0 min
Primary = 0.91 cfs @ 7.89 hrs, Volume= 0.303 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 193.23' @ 7.95 hrs
Flood Elev= 193.90'

Device	Routing	Invert	Outlet Devices
#1	Primary	191.27'	**8.0" x 381.0' long Culvert** Ke= 0.500 Outlet Invert= 187.45' S= 0.0100 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=0.90 cfs @ 7.89 hrs HW=193.15' TW=190.86' (Dynamic Tailwater)
└─**1=Culvert** (Outlet Controls 0.90 cfs @ 2.59 fps)

Pond A9.4A.1: 8"



Summary for Pond A9.4A.2: 8"

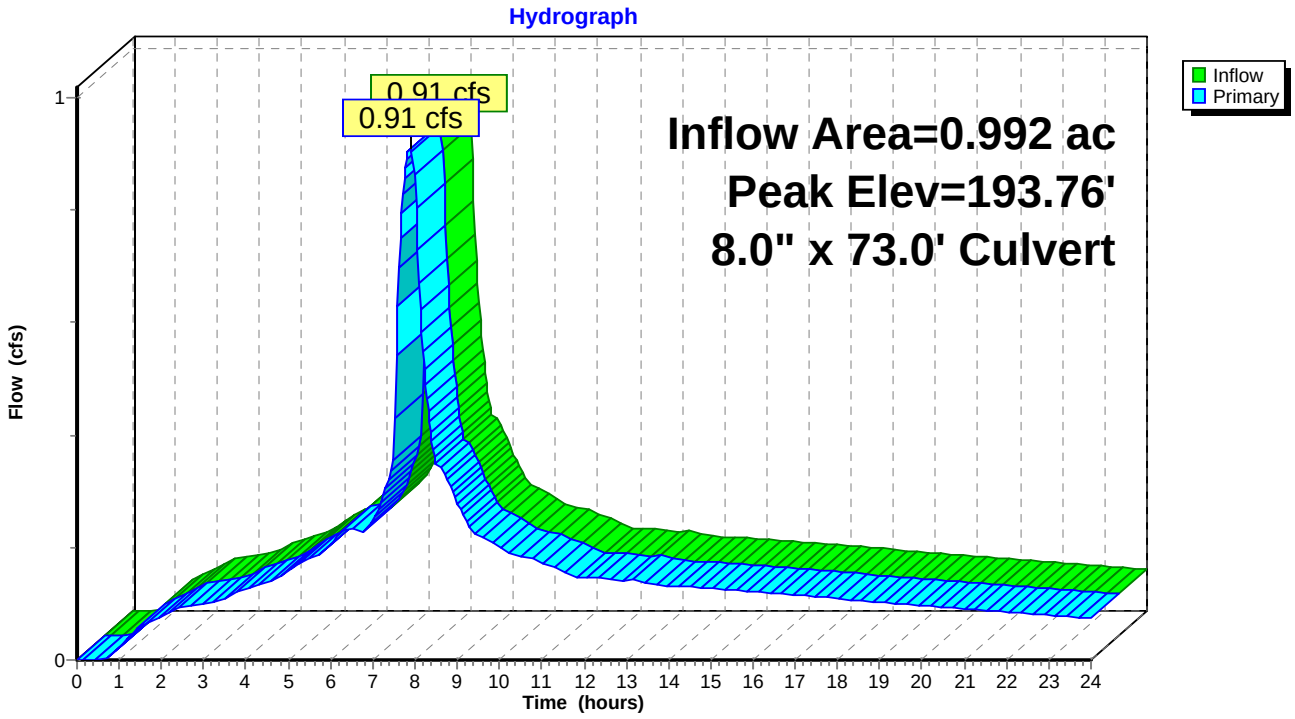
Inflow Area = 0.992 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event
Inflow = 0.91 cfs @ 7.89 hrs, Volume= 0.303 af
Outflow = 0.91 cfs @ 7.89 hrs, Volume= 0.303 af, Atten= 0%, Lag= 0.0 min
Primary = 0.91 cfs @ 7.89 hrs, Volume= 0.303 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 193.76' @ 7.95 hrs
Flood Elev= 195.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	192.00'	**8.0" x 73.0' long Culvert** Ke= 0.500 Outlet Invert= 191.27' S= 0.0100 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=0.86 cfs @ 7.89 hrs HW=193.67' TW=193.15' (Dynamic Tailwater)
└─**1=Culvert** (Outlet Controls 0.86 cfs @ 2.47 fps)

Pond A9.4A.2: 8"



Summary for Pond A9.4B.1: 8"

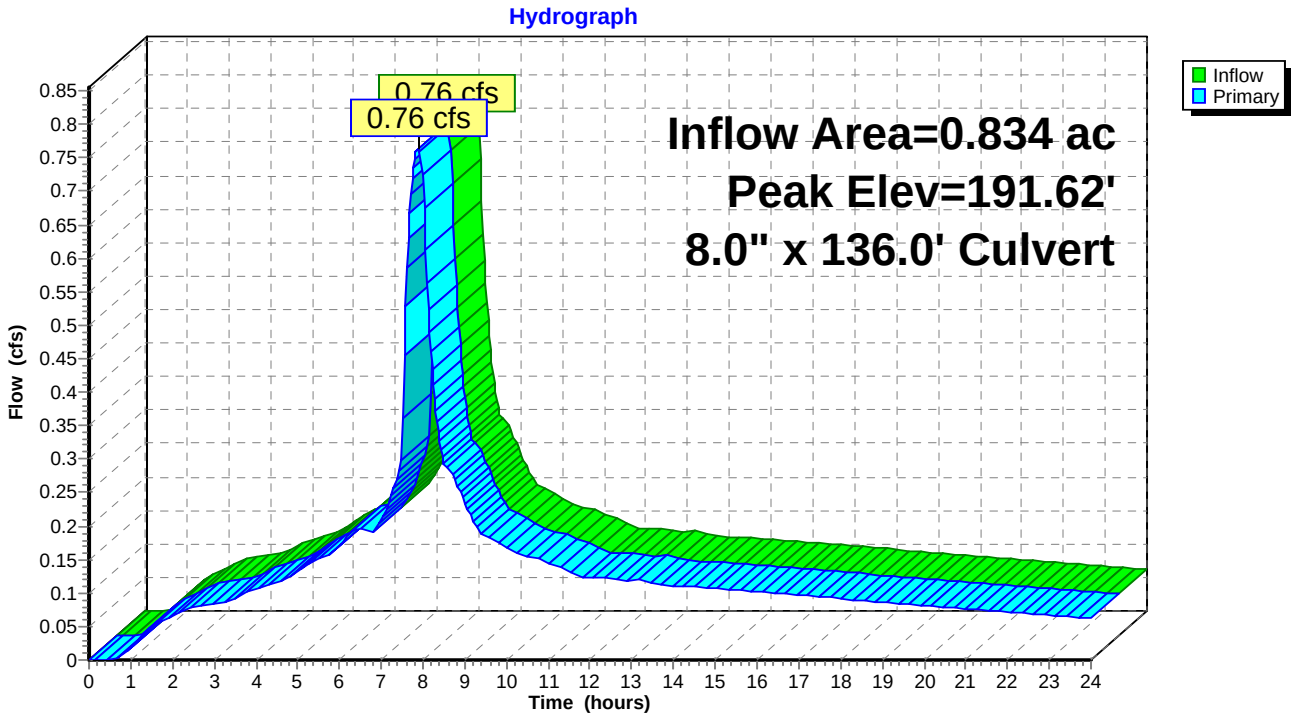
Inflow Area = 0.834 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event
Inflow = 0.76 cfs @ 7.89 hrs, Volume= 0.254 af
Outflow = 0.76 cfs @ 7.89 hrs, Volume= 0.254 af, Atten= 0%, Lag= 0.0 min
Primary = 0.76 cfs @ 7.89 hrs, Volume= 0.254 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 191.62' @ 7.98 hrs
Flood Elev= 195.40'

Device	Routing	Invert	Outlet Devices
#1	Primary	189.86'	**8.0" x 136.0' long Culvert** Ke= 0.500 Outlet Invert= 188.50' S= 0.0100 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=0.75 cfs @ 7.89 hrs HW=191.49' TW=190.86' (Dynamic Tailwater)
└─**1=Culvert** (Outlet Controls 0.75 cfs @ 2.15 fps)

Pond A9.4B.1: 8"



Summary for Pond A9.4B.2: 8"

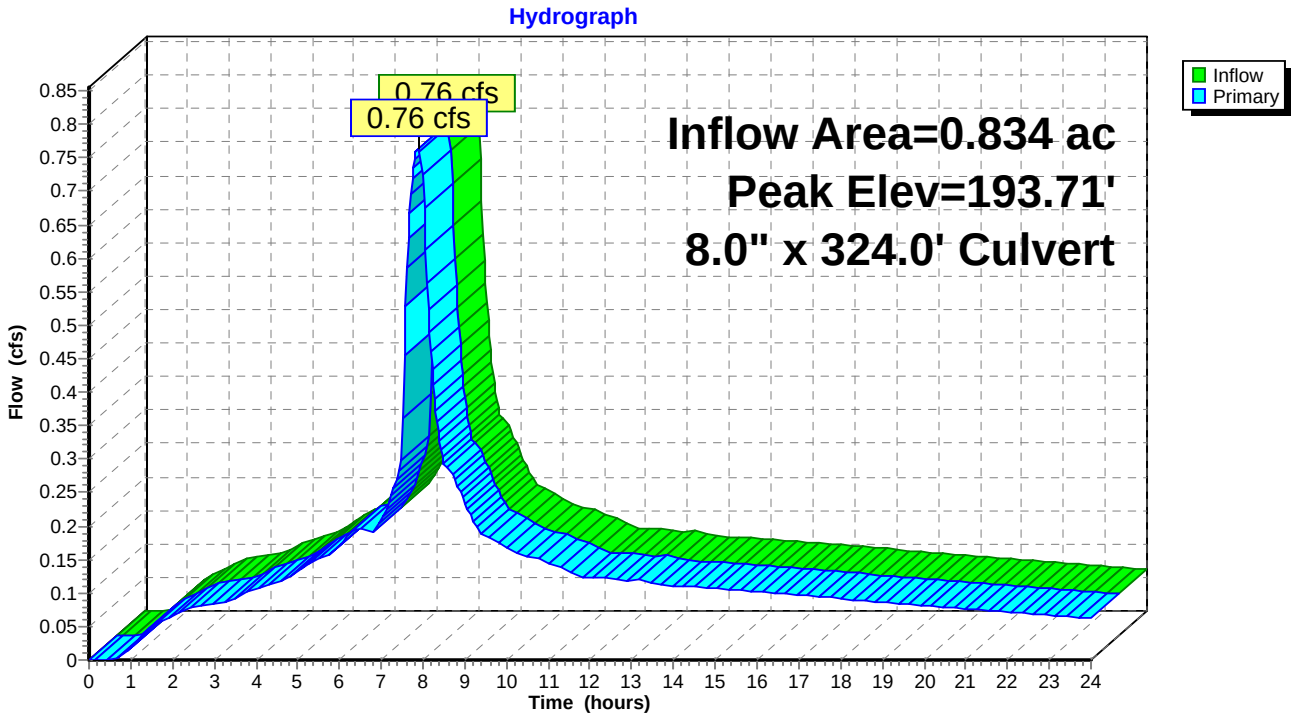
Inflow Area = 0.834 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event
Inflow = 0.76 cfs @ 7.89 hrs, Volume= 0.254 af
Outflow = 0.76 cfs @ 7.89 hrs, Volume= 0.254 af, Atten= 0%, Lag= 0.0 min
Primary = 0.76 cfs @ 7.89 hrs, Volume= 0.254 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 193.71' @ 7.95 hrs
Flood Elev= 196.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	193.10'	**8.0" x 324.0' long Culvert** Ke= 0.500 Outlet Invert= 189.86' S= 0.0100 '/' Cc= 0.900 n= 0.013

Primary OutFlow Max=0.75 cfs @ 7.89 hrs HW=193.70' TW=191.49' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.75 cfs @ 3.01 fps)

Pond A9.4B.2: 8"



APPENDIX 3-1

RELEVANT INFORMATION FROM THE *CLEAN WATER SERVICES DESIGN AND CONSTRUCTION FOR SANITARY SEWER AND SURFACE WATER MANAGEMENT*

24-HOUR RAINFALL DEPTHS

RECURRENCE INTERVAL (YEARS)	TOTAL PRECIPITATION DEPTH (INCHES)
2	2.50
5	3.10
10	3.45
25	3.90
50	4.20
100	4.50

24-HOUR RAINFALL DEPTHS

DRAWING NO. 1280

REVISED 12–06

Clean Water Services
Our commitment is clear.

<u>APPENDIX 3-2</u>

RELEVANT INFORMATION FROM *TECHNICAL RELEASE 55, URBAN HYDROLOGY FOR SMALL WATERSHEDS*

Table 2-2a Runoff curve numbers for urban areas [1]

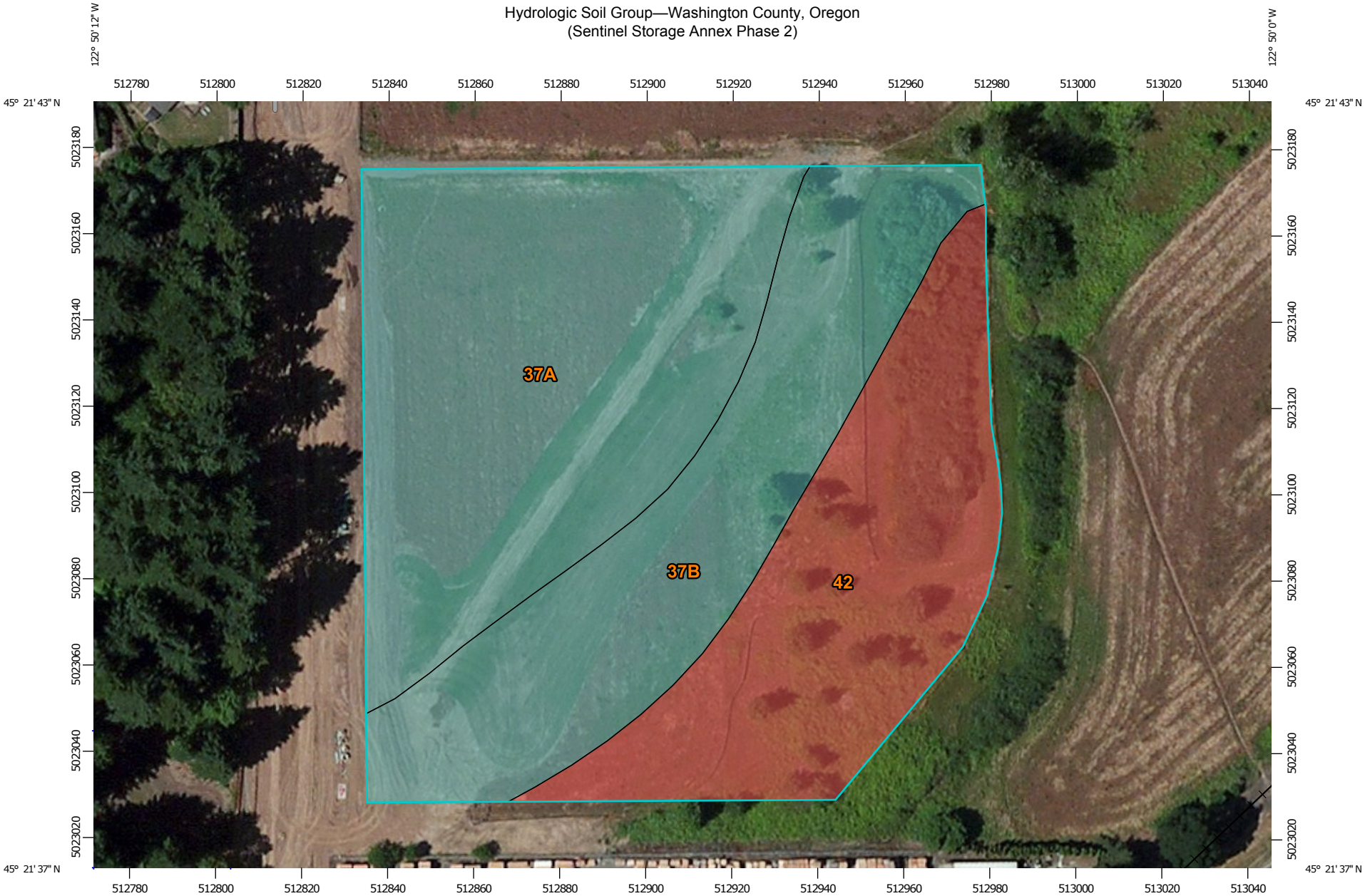
Cover description: Cover type and hydrologic condition	Average percent impervious area [2]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

1 Average runoff condition, and $I_a = 0.2S$.
2 The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.
3 CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.
4 Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.
5 Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

APPENDIX 3-3

SOILS INFORMATION FROM THE USDA SOIL SURVEY OF WASHINGTON COUNTY, OREGON

Hydrologic Soil Group—Washington County, Oregon
(Sentinel Storage Annex Phase 2)



Map Scale: 1:1,250 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
Survey Area Data: Version 13, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Washington County, Oregon (OR067)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
37A	Quatama loam, 0 to 3 percent slopes	C	2.1	41.9%
37B	Quatama loam, 3 to 7 percent slopes	C	1.5	29.7%
42	Verboort silty clay loam	D	1.5	28.4%
Totals for Area of Interest			**5.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Exhibit H: City Pre-Application Conference Notes

City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

Pre-Application Conference Notes

PAC 15-10

Meeting Date: Nov 16, 2015

Planning Staff Contact: Michelle Miller

503-625-4242 or millerm@sherwoodoregon.gov

Light Industrial (PUD)

PLEASE NOTE: The conference and notes cannot cover all Code requirements and aspects related to site planning that should apply to the development of your proposal. Failure of the staff to provide information required by the Code shall not constitute a waiver of the applicable standards or requirements. It is recommended that a prospective applicant either obtain and read the Community Development Code or ask any questions of City staff relative to Code requirements prior to submitting an application.

Proposed project name: Sentinel Storage Annex, Phase 2

PROPOSAL DESCRIPTION: The applicant proposes to partition the site and prepare a site plan review for a recreational vehicle and self-storage facility.

Applicant's Representative: AKS Engineering
12965 SW Herman Road
Tualatin OR 97062

Applicant: **Langer Family LLC**
15585 SW Tualatin Sherwood Road
Sherwood OR 97140

PROPERTY LOCATION: between the intersection of SW Langer Farms Parkway and SW Oregon Street and SW Langer Farms Parkway and SW Century

TLID: 2S129DC00100

Identified potential constraints/issues (wetlands, steep slopes, easements, etc?)

Based on the information provided, NECESSARY APPLICATIONS: Site Plan, minor land partition, Conditional Use Permit

ZONING DISTRICT DIMENSIONAL REQUIREMENTS (Refer to Code Section 16.31)

MINIMUM LOT SIZE: 10,000 sq. ft. LOT WIDTH AT FRONT PROPERTY LINE: 100 ft.

LOT WIDTH AT BUILDING LINE: 100 ft.

MAXIMUM HEIGHT: 50ft.

Setbacks: Front 20 ft. Side 0 ft. Rear 0 ft. Corner Side 20 ft.

☒ **NARRATIVE**

The applicant shall submit a narrative which provides findings based on the applicable approval standards. Failure to provide a narrative or adequately address criteria would be reason to consider an application incomplete and delay review of the proposal. The applicant should review the code for applicable criteria.

☒ **CLEAN WATER SERVICES SERVICE PROVIDER LETTER**

The applicant shall submit a CWS Service Provider Letter at time of application submittal. An application will not be deemed complete without a CWS Service Provider Letter or a CWS prescreening noting that a Service Provider Letter is not required.

http://www.cleanwaterservices.org/PermitCenter/PreScreen

☒ **SITE PLANNING (16.90)**

Except for single and two family uses, and manufactured homes located on individual residential lots, but including manufactured home parks, no building permit shall be issued for a new building or structure, or for the substantial alteration of an existing structure or use, and no sign permit shall be issued for the erection or construction of a sign relating to such building or structure until the proposed development has been reviewed.

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

a. Portions of the proposed industrial development within 200 feet of an arterial or collector street and visible to the arterial or collector (i.e. not behind another building) shall meet any four of the following six design criteria:

(1)A minimum 15% window glazing for all frontages facing an arterial or collector.

(2)A minimum of two (2) building materials used to break up vertical facade street facing frontages (no T-111 or aluminum siding).

(3)Maximum thirty-five (35) foot setback for all parts of the building from the property line separating the site from all arterial or collector streets (required visual corridor falls within this maximum setback area).

(4)Parking is located to the side or rear of the building when viewed from the arterial or collector.

(5)Loading areas are located to the side or rear of the building when viewed from the arterial or collector. If the loading area are visible from an arterial or collector, they must be screened with vegetation or a screen made of materials matching the building materials.

(6)All roof-mounted equipment is screened with materials complimentary to the building design materials.

b. As an alternative to 8.a above, an applicant may opt to have a design review hearing before the Planning Commission to demonstrate how the proposed development meets or exceeds the applicable industrial design objectives below (this design review hearing will be processed as a Type IV review):

(1) Provide high-value industrial projects that result in benefits to the community, consumers and developers.

(2) Provide diversified and innovative working environments that take into consideration community needs and activity patterns.

(3) Support the City's goals of economic development.

(4) Complement and enhance projects previously developed under the industrial design standards identified in Section 16.90.020.4.H.

(5) Enhance the appearance of industrial developments visible from arterials and collectors, particularly those considered "entrances" to Sherwood, including but not limited to: Highway 99W, Tualatin-Sherwood Road and Oregon Street.

(6) Reduce the "bulk" appearance of large industrial buildings as viewed from the public street by applying exterior features such as architectural articulation, windows and landscaping.

(7) Protect natural resources and encourage integration of natural resources into site design (including access to natural resources and open space amenities by the employees of the site and the community as a whole).

9. 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.

☒ **LANDSCAPING (16.92)**

All areas not covered by buildings, required parking and/or circulation drives shall be landscaped with plants native to the Pacific Northwest. **Perimeter and parking lot landscaping**. A landscaping plan must be submitted with every development proposal application.

☒ **PARKING AND CIRCULATION (16.94 and 16.96)**

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.

☒ **ON-SITE STORAGE (16.98)**

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.

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.

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 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.

16.98.030 External material storage must be approved as part of a site plan. Storage areas must be designated and screened appropriately. (i.e. trash enclosures, outdoor storage, utility boxes, etc.)

☒ **SIGNS (16.102)**

A separate permit is required for all permanent signs. Sign permits may be applied for through the Sherwood Building Department. Banner sign permits are issued through the Sherwood Planning Department.

☒ **ENVIRONMENTAL RESOURCES (16.132)** There did not appear to be any environmental resources on site when staff visited the site. The applicant will need to confirm that CWS does not have any environmental resources on or near the site through the provision of a Service Provider Letter.

☒ **TREES ON PRIVATE PROPERTY (16.142.070)**

New developments are required to achieve minimum canopy requirements, and may be required to inventory any existing trees. **Industrial developments are required to achieve 30% tree canopy.**

☒ HEAT AND GLARE (16.154)

Except for exterior lighting, all otherwise permitted commercial, industrial and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential use. **Must include a lighting plan with photometric values illustrated with the application.**

☒ APPLICABLE CODE CRITERIA

(These sections ***must*** be addressed in the narrative submitted with the land use application)

X Division II (Zoning Districts)	X 16.92 (Landscaping)	x 16.122 (Land Partitions)
x 16.40 (Planned Unit Development)	X 16.94 (Off-Street Parking and Loading)	x 16.124 (Property Line Adjustments)
___ 16.44 (Townhomes)	X 16.96 (On-Site Circulation)	___ 16.134. (Flood Plain Overlay)
___ 16.46 (Manufactured Homes)	X 16.98 (On-Site Storage)	x 16.142 (Parks and Open Space)
___ 16.48 (Non-Conforming Uses)	X 16.102 (Signs)	X 16.146 (Noise)
___ 16.50 (Accessory Uses)	16.106 (Transportation Facilities)	X 16.148 (Vibrations)
	16.106.030(D) (Additional Setbacks)	
	X 16.108.040.D (Clear Vision Areas)	X 16.150 (Air Quality)
___ 16.80 (Plan Amendments)	16.110 (Sanitary Sewers)	X 16.152 (Odors)
	16.112 (Water Supply)	X 16.154 (Heat and Glare)
	16.114 (Storm Water)	___ 16.162 (Old Town Overlay District)
___ 16.86 (Variances)	X 16.116 (Fire Protection)	___ 16.166 (Landmark Designation)
___ 16.88 (Interpretation of Similar Uses)	16.118 (Private Improvements)	___ 16.168 (Landmark Alteration)
X 16.90 (Site Planning)	___ 16.120 (Subdivisions)	

ADDITIONAL CONCERNS OR COMMENTS:

1) *Estimated fees (site plan review only and minor land partition): $* 2,488 (MPL)
$ 6,222 (Additional $100 for every 10,000 sq. ft. or portion thereof over the first 15,000 sq. ft or in this case $ 2400 additional. Notice : $466 Type IV.

CONFIRM FEES WITH STAFF PRIOR TO SUBMITTAL. WE WILL HELP YOU TO CALCULATE THE FEES.

PROCEDURE SEE ABOVE – LIKELY A MINOR MODIFICATION

___x___ Type II - Administrative Staff Review, Planning Commission for any appeals.
*If MLP only.

_ Type III- Public hearing before the Hearings Officer, Planning Commission for any appeals.

_X___ Type IV- Public hearing before the Planning Commission, City Council for any appeals.

_____ Type V- Public hearing before the Planning Commission with the Commission making a recommendation on the proposal to the City Council. An additional public hearing shall be held by the City Council. Any appeals shall be heard by the Land Use Board of Appeals

APPLICATION SUBMITTAL PROCESS

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

☒ **3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property.

☒ **Copy of Deed** to verify ownership, easements, etc.

☒ **CWS Service Provider Letter**.

☒ **At least 3 * folded** sets of plans

☒ **At least 3 * sets** of narrative addressing application criteria

☒ **Fee** (along with calculations utilized to determine fee if applicable)

☒ **Signed checklist** verifying submittal includes specific materials necessary for the application process

* **Note** upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies and one full electronic copy will be required to be submitted.

The Planning Department will perform a preliminary review of the application and will determine whether an application is complete within 30 days of the counter submittal. Staff will notify the applicant if additional information or additional copies of the submitted materials are required.

The administrative decision or public hearing will typically occur approximately 45 to 60 days after an application is deemed complete by the Planning Department. Applications involving difficult or protracted issues or requiring review by other jurisdictions may take additional time to review. Written recommendations from the Planning staff are issued seven (7) days prior to the public hearing. A 14-day public appeal period follows all land use decisions.

Information/Handouts provided at Pre-app:

☒ Application form
☐ CWS pre-screen form
☐ Copy of maps including: __Sanitary lines, __Storm lines
☒ Other **Neighborhood Meeting Packet, Notes from Engineering.**

Service Provider Contacts
Electric: PGE
Cable: Comcast/Verizon/Century Link
Telephone: Comcast/Verizon/Century Link
Trash and Recycling: Pride Disposal

Planning Staff Contact: Michelle Miller, AICP (503)625-4242 – millerm@sherwoodoregon.gov

Supplemental Questions:
1. Permitted use? Under current zoning, mini-warehousing and self-storage are not permitted in the light industrial zone. Automotive, boat, trailer and recreational vehicle storage requires a conditional use permit.

2. Type IV review before Planning Commission and a neighborhood meeting is required prior to submittal.

3. The site plan is generally acceptable; will need to see adjoining properties zoomed out more showing adjacent driveways and connections.

a. Partition separately? Type II staff level review

b. Only the portion being developed is reviewed.

4. Setbacks look OK provided the storage buildings are not within 100 feet of the residential lots across the street than the height limits of the residential zone apply which in this case is HDR 40 ft.

5. Industrial design standards

6. It would be up to the applicant to propose no garbage removal onsite. It would be up to the applicant to show how that would function.

7. Yes, any of the buildings that are within 200 feet from Langer Farms Parkway and SW Oregon St are required to comply with the industrial design standards.

8. The CWS pre-screen letter will assess whether a site assessment will be needed.

9. It will be based on the screening requirements and the tree canopy requirements. All areas not hard surface will need to be landscaped.

10. Use of the existing driveway is acceptable.

11. Tree Canopy: if using the trees from the other project both sites will need to satisfy the 30% tree canopy requirements. Then the entire site would have to have an agreement or covenant that tied the two properties together.

12. Engineering may require a trip analysis to determine if a TIA is needed.

13. Cap is no longer applicable

14. Geotech Report: Yes required for the building footprints

15. Lighting Plan: yes a lighting plan will need to be shown if exterior lighting is to be used-Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of ½ candle when adjoining properties are zoned for residential uses.

16. Tree inventory is required.

1.To assist the City in making its determinations on the retention of trees and woodlands, land use applications including Type II - IV development shall include a tree and woodland inventory and report. The report shall be prepared by a qualified professional and must contain the following information:

a. Tree size (in DBH and canopy area)

b. Tree species

c. The condition of the tree with notes as applicable explaining the assessment

d. The location of the tree on the site

e. The location of the tree relative to the planned improvements

f. Assessment of whether the tree must be removed to accommodate the development

g. Recommendations on measures that must be taken to preserve trees during the construction that are not proposed to be removed.

2. In addition to the general requirements of this Section, the tree and woodland inventory's mapping and report shall also include, but is not limited to, the specific information outlined in the appropriate land use application materials packet.

3. Definitions for the inventory purposes of this Section

a. A tree is a living woody plant having a trunk diameter as specified below at Diameter at Breast Height (DBH). Trees planted for commercial agricultural purposes, and/or those subject to farm forest deferral, such as nut and fruit orchards and Christmas tree farms, are excluded from this definition and from regulation under this Section, as are any living woody plants under six (6) inches at DBH. All trees six (6) inches or greater shall be inventoried.

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

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

17.-22. Engineering.

23. Yes, these buildings are classified as storage buildings per the building code as S-1 occupancy.

a. Fire suppression sprinklers required?

OSSC Section 903 outlines when buildings are required to have fire sprinklers. Section 903.2.9 is specific to Group S-1 occupancies and limits the fire area to 12,00 sf. Plan indicates that most of the buildings are over 12000 sq. ft.so the buildings are to have sprinklers or the fire areas can be reduced by constructing fire barriers per Section 707.3.10 to reduce the fire areas to less than 12,000 sq. ft. Also note that the buildings that are connected or closer than 20 ft to each other are counted in the square footage for fire area.

24.Are ther any special building construction reuirements if the buildings are at least five feet from property line.

S-1 occupancies are required to be a minimum of ten feet from property lines, or 1-hur fire rated wall when between 5-10 feet to property line.

Engineering Pre-Application Comments

To:	Michelle Miller, Senior Planner
From:	Craig Christensen, P.E., Engineering Department
Project:	PAC 15-10 Sentinel Storage Phase 2
Date:	November 3, 2015

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

An 8-inch diameter sanitary sewer main exists within SW Langer Farms Parkway west of and near the south end of the subject property, an 8-inch diameter sanitary sewer main exists within SW Langer Farms Parkway west of and near the north end of the subject property and an 8-inch sanitary sewer main exists within SW Century Drive north of the subject property. These mains provide all the needed service within this area. Therefore no extension of the existing sewer system is anticipated.

The subject property currently has 4 sanitary sewer laterals servicing the site. There is 1 lateral servicing proposed Parcel 1 and 3 servicing proposed Parcel 2. Therefore service has been adequately provided for both parcels of this development.

There was a question in the application concerning why there isn't a sanitary sewer lateral near the site access along SW Langer Farms Parkway near the south end of the subject property. Due to how shallow the sanitary sewer main is in this area, a sanitary sewer lateral will not cross beneath the 16-inch diameter water line in this area.

Water

A 16-inch diameter water main exists within SW Langer Farms Parkway west of and along the full length of the subject property and a 12-inch diameter water main exists within SW Century Drive north of and along the full length of the subject property. These mains provide all the needed service within this area. Therefore no extension of the existing sewer system is anticipated.

The subject property currently has an 8-inch diameter water line stubbed off for service. An additional water service will need to be added for the proposed Parcel 1. If a fire

sprinkler system or onsite fire hydrants are needed, then a new fire service will need to be added for the new development.

There was a question in the application concerning using the domestic and fire water service for the existing storage property to the east. Each parcel shall have its own domestic and fire water service. If a property line adjustment with the existing storage unit property to the east were to be performed to encompass the proposed Parcel 1, then the new expanded parcel being one parcel could serve the new buildings from the existing water services. Water flow calculations will need to be supplied to determine if the existing water services can provided adequate supply for the additional building or if it needs to be upsized.

Storm Sewer

A 36-inch diameter storm sewer main exists along the south side of the subject property, a varying size storm sewer main exists within west of and near the south end of the subject property and a varying size storm sewer main exists within SW Century Drive north of the subject property. These mains all flow to the regional water quality/quantity facility. An additional 12-inch diameter storm sewer main exists along the south side of the subject property. This main serves property to the west of SW Langer Farms Parkway and discharges into an existing swale east of the subject property. These storm sewers provide all the needed service for this area. Therefore no extension of the existing sewer system is anticipated.

The subject property currently has an existing 18-inch diameter storm lateral stubbed to the south side of the subject property. Storm service will likely need to be provided for the servicing of proposed Parcel 2.

Transportation

The subject property is bordered by SW Langer Farms Parkway to the west and SW Century Drive on the north side. Both streets are fully developed Collector status streets. No street improvements are anticipated.

A trip analysis of the subject property may be required to determine if any of the following condition exist that would require a Traffic Impact Analysis:

Per City Municipal Code Section 16.106.040.K.2 "For all other proposed developments including commercial, industrial or institutional uses with over an estimated 400 ADT, or as otherwise required by the City Engineer, the application must include a traffic impact analysis to determine the number and types of traffic controls necessary to accommodate anticipated traffic flow."

Per City Municipal Code Section16.106.080.B.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."

Per City Municipal Code Section16.106.080.B. 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."

Other Engineering Issues:
A CWS Service Provider Letter is required. Some cleanup of the vegetative corridor along the side of the subject property will likely be needed

A CWS Storm Water Connection Permit Authorization is required.

A DEQ NPDES 1200-C permit is required unless an existing 1200-C permit is still in place which would then require a modification to an existing 1200-C permit.

SW Langer Farms Parkway and SW Century Drive will likely be required to have a visual corridor meeting Sherwood Municipal Code standards.

There is an As-Built Request Form on the City of Sherwood website for acquisition of as-built plans.

A System Development Charge spreadsheet is available for use in the forms section on the City of Sherwood website.

Sherwood Broadband utilities exist along the frontage of the subject property. Therefore no city fiber improvements are anticipated.

END OF COMMENTS

DISCLAIMER: The comments provided above are initial in nature and are in no way binding as to what conditions may or may not be imposed upon the development in the Notice of Decision.