

Attachment 5



**PARCEL DATA - ALTERNATE 1
(PER SITE PLAN ON SHEET A0.2)**

STORM POND: RETAINED
BUILDING A: FAST FOOD
BUILDING C: BANK

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		MINIMUM PARKING	MAXIMUM PARKING
		MIN.	MAX.		
ANCHOR	145,000 S.F.	4.1	5.1	595	740
BUILDING A - FAST FOOD	3,500 S.F.	9.9	12.4	35	43
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191
BUILDING C - BANK	3,500 S.F.	4.3	5.4	15	19
RETAIL D	9,770 S.F.	4.1	5.1	40	50
RETAIL E	10,760 S.F.	4.1	5.1	44	55
RETAIL F	7,600 S.F.	4.1	5.1	31	39
TOTAL BUILDING AREA:	190,130 S.F.	PARKING TOTALS:		913	1,137
BUILDING COVERAGE, OVERALL:	22.03 %	OVERALL RATIO:		4.80	5.98
PARKING, ANCHOR:	592 STALLS	4.08 PER 1,000 S.F.	(REQUIRES 0.5% REDUCTION FROM CODE)		
PARKING, OTHER:	267 STALLS	5.92 PER 1,000 S.F.	(REQUIRES 16.0% REDUCTION FROM CODE)		
OUTDOOR SALES:	- 30 STALLS				
PARKING, TOTAL:	829 STALLS	4.36 PER 1,000 S.F.	(REQUIRES 9.2% REDUCTION FROM CODE)		

PARCEL DATA - ALTERNATE 2

STORM POND: RETAINED
BUILDING A: FAST FOOD
BUILDING C: RETAIL

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		MINIMUM PARKING	MAXIMUM PARKING
		MIN.	MAX.		
ANCHOR	145,000 S.F.	4.1	5.1	595	740
BUILDING A - FAST FOOD	3,500 S.F.	9.9	12.4	35	43
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191
RETAIL C	4,900 S.F.	4.1	5.1	20	25
RETAIL D	9,770 S.F.	4.1	5.1	40	50
RETAIL E	10,760 S.F.	4.1	5.1	44	55
RETAIL F	7,600 S.F.	4.1	5.1	31	39
TOTAL BUILDING AREA:	191,530 S.F.	PARKING TOTALS:		918	1,143
BUILDING COVERAGE, OVERALL:	22.19 %	OVERALL RATIO:		4.79	5.97
PARKING, ANCHOR:	592 STALLS	4.08 PER 1,000 S.F.	(REQUIRES 0.5% REDUCTION FROM CODE)		
PARKING, OTHER:	272 STALLS	5.85 PER 1,000 S.F.	(REQUIRES 15.8% REDUCTION FROM CODE)		
OUTDOOR SALES:	- 30 STALLS				
PARKING, TOTAL:	834 STALLS	4.35 PER 1,000 S.F.	(REQUIRES 9.2% REDUCTION FROM CODE)		

PARCEL DATA - ALTERNATE 3

STORM POND: RETAINED
BUILDING A: RETAIL
BUILDING C: BANK

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		MINIMUM PARKING	MAXIMUM PARKING
		MIN.	MAX.		
ANCHOR	145,000 S.F.	4.1	5.1	595	740
RETAIL A	4,500 S.F.	4.1	5.1	18	23
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191
BUILDING C - BANK	3,500 S.F.	4.3	5.4	15	19
RETAIL D	9,770 S.F.	4.1	5.1	40	50
RETAIL E	10,760 S.F.	4.1	5.1	44	55
RETAIL F	7,600 S.F.	4.1	5.1	31	39
TOTAL BUILDING AREA:	191,130 S.F.	PARKING TOTALS:		896	1,117
BUILDING COVERAGE, OVERALL:	22.14 %	OVERALL RATIO:		4.69	5.84
PARKING, ANCHOR:	592 STALLS	4.08 PER 1,000 S.F.	(REQUIRES 0.5% REDUCTION FROM CODE)		
PARKING, OTHER:	269 STALLS	5.83 PER 1,000 S.F.	(REQUIRES 10.6% REDUCTION FROM CODE)		
OUTDOOR SALES:	- 30 STALLS				
PARKING, TOTAL:	831 STALLS	4.34 PER 1,000 S.F.	(REQUIRES 7.3% REDUCTION FROM CODE)		

PARCEL DATA - ALTERNATE 4

STORM POND: RETAINED
BUILDING A: RETAIL
BUILDING C: RETAIL

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		MINIMUM PARKING	MAXIMUM PARKING
		MIN.	MAX.		
ANCHOR	145,000 S.F.	4.1	5.1	595	740
RETAIL A	4,500 S.F.	4.1	5.1	18	23
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191
RETAIL C	4,900 S.F.	4.1	5.1	20	25
RETAIL D	9,770 S.F.	4.1	5.1	40	50
RETAIL E	10,760 S.F.	4.1	5.1	44	55
RETAIL F	7,600 S.F.	4.1	5.1	31	39
TOTAL BUILDING AREA:	192,530 S.F.	PARKING TOTALS:		901	1,125
BUILDING COVERAGE, OVERALL:	22.30 %	OVERALL RATIO:		4.68	5.84
PARKING, ANCHOR:	592 STALLS	4.08 PER 1,000 S.F.	(REQUIRES 0.5% REDUCTION FROM CODE)		
PARKING, OTHER:	274 STALLS	5.76 PER 1,000 S.F.	(REQUIRES 10.4% REDUCTION FROM CODE)		
OUTDOOR SALES:	- 30 STALLS				
PARKING, TOTAL:	836 STALLS	4.34 PER 1,000 S.F.	(REQUIRES 7.2% REDUCTION FROM CODE)		

**PARCEL DATA - ALTERNATE 5
(PER SITE PLAN ON SHEET A0.1)**

STORM POND: REMOVED
BUILDING A: FAST FOOD
BUILDING C: BANK

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		MINIMUM PARKING	MAXIMUM PARKING
		MIN.	MAX.		
ANCHOR	145,000 S.F.	4.1	5.1	595	740
BUILDING A - FAST FOOD	3,500 S.F.	9.9	12.4	35	43
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191
BUILDING C - BANK	3,500 S.F.	4.3	5.4	15	19
RETAIL D	9,770 S.F.	4.1	5.1	40	50
RETAIL E	10,760 S.F.	4.1	5.1	44	55
RETAIL F	7,600 S.F.	4.1	5.1	31	39
TOTAL BUILDING AREA:	190,130 S.F.	PARKING TOTALS:		913	1,137
BUILDING COVERAGE, OVERALL:	22.03 %	OVERALL RATIO:		4.80	5.98
PARKING, ANCHOR: 602 STALLS	4.15 PER 1,000 S.F.	(COMPLIES WITH CODE)			
PARKING, OTHER: 310 STALLS	6.87 PER 1,000 S.F.	(REQUIRES 2.5% REDUCTION FROM CODE)			
OUTDOOR SALES: - 30 STALLS					
PARKING, TOTAL: 882 STALLS	4.64 PER 1,000 S.F.	(REQUIRES 3.4% REDUCTION FROM CODE)			

PARCEL DATA - ALTERNATE 6

STORM POND: REMOVED
BUILDING A: FAST FOOD
BUILDING C: RETAIL

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		MINIMUM PARKING	MAXIMUM PARKING
		MIN.	MAX.		
ANCHOR	145,000 S.F.	4.1	5.1	595	740
BUILDING A - FAST FOOD	3,500 S.F.	9.9	12.4	35	43
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191
RETAIL C	4,900 S.F.	4.1	5.1	20	25
RETAIL D	9,770 S.F.	4.1	5.1	40	50
RETAIL E	10,760 S.F.	4.1	5.1	44	55
RETAIL F	7,600 S.F.	4.1	5.1	31	39
TOTAL BUILDING AREA:	191,530 S.F.	PARKING TOTALS:		918	1,143
BUILDING COVERAGE, OVERALL:	22.19 %	OVERALL RATIO:		4.79	5.97
PARKING, ANCHOR: 602 STALLS	4.15 PER 1,000 S.F.	(COMPLIES WITH CODE)			
PARKING, OTHER: 315 STALLS	6.77 PER 1,000 S.F.	(REQUIRES 2.5% REDUCTION FROM CODE)			
OUTDOOR SALES: - 30 STALLS					
PARKING, TOTAL: 887 STALLS	4.63 PER 1,000 S.F.	(REQUIRES 3.4% REDUCTION FROM CODE)			

PARCEL DATA - ALTERNATE 7

STORM POND: REMOVED
BUILDING A: RETAIL
BUILDING C: BANK

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		MINIMUM PARKING	MAXIMUM PARKING
		MIN.	MAX.		
ANCHOR	145,000 S.F.	4.1	5.1	595	740
RETAIL A	4,500 S.F.	4.1	5.1	18	23
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191
BUILDING C - BANK	3,500 S.F.	4.3	5.4	15	19
RETAIL D	9,770 S.F.	4.1	5.1	40	50
RETAIL E	10,760 S.F.	4.1	5.1	44	55
RETAIL F	7,600 S.F.	4.1	5.1	31	39
TOTAL BUILDING AREA:	191,130 S.F.	PARKING TOTALS:		896	1,117
BUILDING COVERAGE, OVERALL:	22.14 %	OVERALL RATIO:		4.69	5.84
PARKING, ANCHOR: 602 STALLS	4.15 PER 1,000 S.F.	(COMPLIES WITH CODE)			
PARKING, OTHER: 312 STALLS	6.76 PER 1,000 S.F.	(COMPLIES WITH CODE)			
OUTDOOR SALES: - 30 STALLS					
PARKING, TOTAL: 884 STALLS	4.63 PER 1,000 S.F.	(REQUIRES 1.3% REDUCTION FROM CODE)			

PARCEL DATA - ALTERNATE 8

STORM POND: REMOVED
BUILDING A: RETAIL
BUILDING C: RETAIL

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		MINIMUM PARKING	MAXIMUM PARKING
		MIN.	MAX.		
ANCHOR	145,000 S.F.	4.1	5.1	595	740
RETAIL A	4,500 S.F.	4.1	5.1	18	23
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191
RETAIL C	4,900 S.F.	4.1	5.1	20	25
RETAIL D	9,770 S.F.	4.1	5.1	40	50
RETAIL E	10,760 S.F.	4.1	5.1	44	55
RETAIL F	7,600 S.F.	4.1	5.1	31	39
TOTAL BUILDING AREA:	192,530 S.F.	PARKING TOTALS:		901	1,125
BUILDING COVERAGE, OVERALL:	22.30 %	OVERALL RATIO:		4.68	5.84
PARKING, ANCHOR: 602 STALLS	4.15 PER 1,000 S.F.	(COMPLIES WITH CODE)			
PARKING, OTHER: 317 STALLS	6.67 PER 1,000 S.F.	(COMPLIES WITH CODE)			
OUTDOOR SALES: - 30 STALLS					
PARKING, TOTAL: 889 STALLS	4.62 PER 1,000 S.F.	(REQUIRES 1.3% REDUCTION FROM CODE)			

Attachment 6





13910 SW CALBREATH DRIVE, STE. 100
SHERWOOD, OR 97140
PHONE: 503-925-8799
AKS JOB: 3048



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	4037.14'	235.06'	3°20'10"	S88°10'21"E 235.03'
C2	485.00'	72.96'	8°37'09"	N5°40'21"E 72.89'
C3	281.85'	82.54'	16°46'45"	S9°45'09"W 82.25'

INFORMATION SHOWN IS APPROXIMATE
AND FOR PLANNING PURPOSES ONLY

SHERWOOD TOWN CENTER
SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY
SHERWOOD, OREGON
LAND USE SET

PROJECT NO.
11364

DATE : 04/10/12

DRAWN BY : QMP

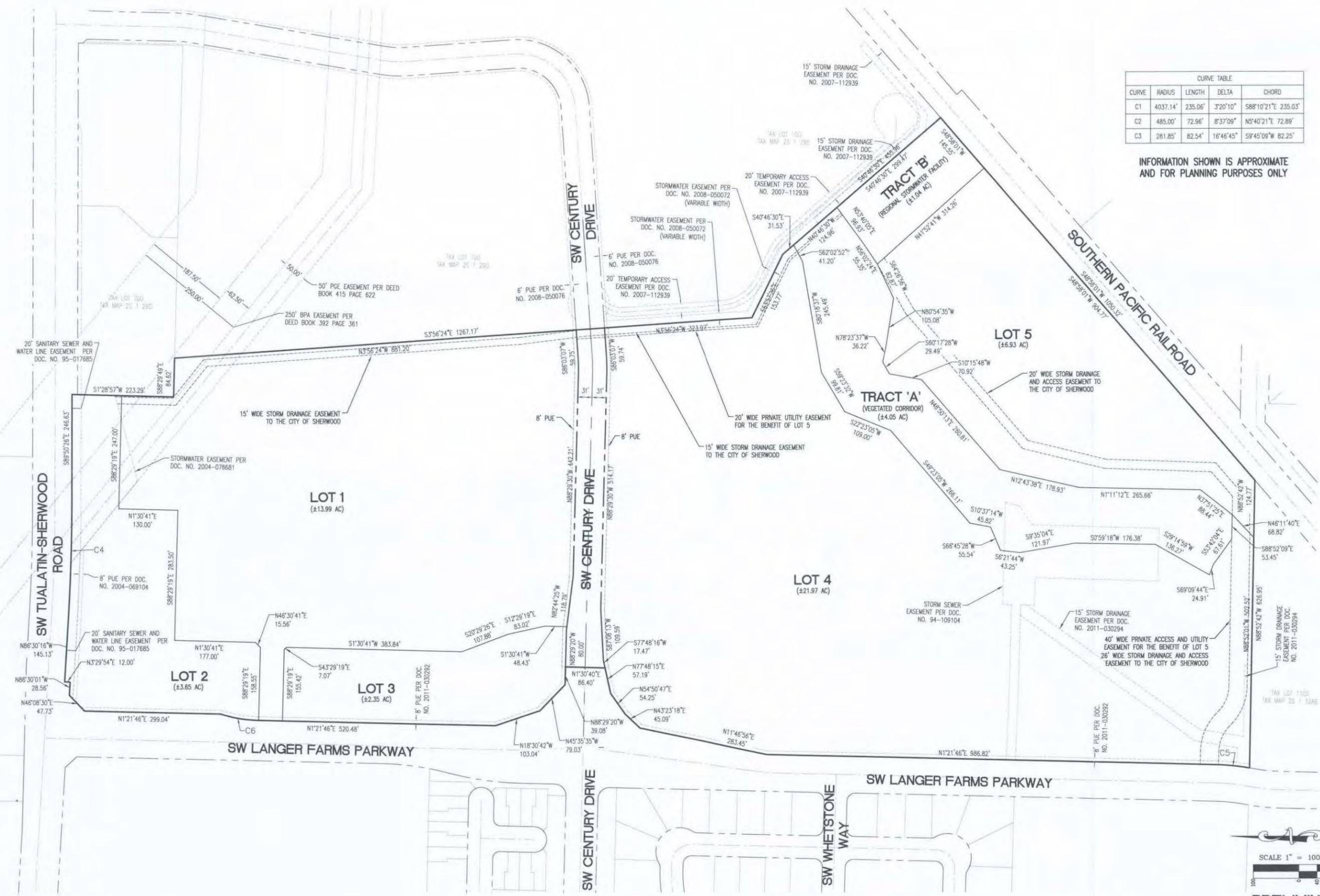
CHECKED BY : AHH

REVISIONS

C
0.0



SCALE 1" = 100 FEET
**PRELIMINARY
SUBDIVISION
PLAT**



Attachment 7

TAS-01



APPLICATION MATERIALS REQUIRED FOR SITE PLAN REVIEW CHECKLIST

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

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 is 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 www.sherwoodoregon.gov Click on Departments/Planning/Fee Schedule.

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.

Note:

- 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 Assessors 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, City Government/Records.

- 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:

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 Resolution and Order 00-7).
- 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.(refer to CWS Resolution and Order 00-7).

Sensitive Areas

- y. Show any and all streams, ponds, wetlands and drainage ways.
- z. Indicate the vegetative corridor for sensitive areas to CWS standards. (Refer to Resolution and Order 00-7).
- 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).

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 copie 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 is 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
- Trip Analysis** - verifying compliance with the Capacity Allocation Program, if required per 16.108.070.

V. **ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED**

- 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). If the Hwy.99 W. Capacity Allocation Program (Chapter 6, Section 6.307 of Code) applies, a copy of the Trip Allocation Certificate is required (Chapter 6, Section 6.307, # 11).
- 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).
- 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).
- Natural Resource Assessment** – If required by Clean Water Services (CWS). The CWS Pre-Screening indicates as to whether this report is required or not.
- Wetland Delineation Study** – if required by Oregon Division of State Lands (DSL) or the Army Corps of Engineers.

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

Attachment 8



Documentation of Neighborhood Meeting

The following is provided:

- 1. Summary Memo dated February 20, 2012**
- 2. Notice mailed to 1,000 feet of site**
- 3. Affidavit of mailing**
- 4. 1,000 foot mailing labels copy**
- 5. Sign-in Sheet**
- 6. Copies of boards presented at meeting**

Job No.: TAS-01
Date: February 20, 2012
To: Brad Kilby, AICP
City of Sherwood
From: Keith Jones, AICP, LEED AP ND



**Project/Subject: Neighborhood Meeting Summary
Sherwood Town Center Project – Langer PUD Phase 7**

Fax - Number: _____ ; Number of pages _____
(If you did not receive the correct number of pages, please call 503-221-1131)
 E-mail Mail Hand Deliver Interoffice

Background

A neighborhood meeting was held at 7:00 PM on Wednesday, February 8, 2012 at the St. Francis School's library at 15643 SW Oregon Street, Sherwood, Oregon 97140. The purpose of the meeting was to discuss the proposal to develop the 19.7-acre Langer PUD Phase 7 site. Mailing labels were obtained from Lawyer's Title in Portland, OR and residents within a 1,000-foot radius of the subject property were mailed notice of the neighborhood meeting in accordance with Sherwood Zoning and Community Development Code (SZCDC) Section 16.70.020. Approximately 25 citizens attended the meeting and 21 signed the attendance sheet. Chairs were lined facing presentation boards.

Project Introduction

Matt Grady of Gramor Development started the meeting at approximately 7:04 PM. Mr. Grady introduced himself and Gramor Development. He went over the objectives of the meeting stated as 1) reach out and start a dialog with neighbors, 2) fulfill City requirement to have a neighborhood meeting 3) listen to neighbor concerns; 4) take time to answer neighbor questions. He went over the 1995 Langer PUD by future and completed phases. He presented pictures of other Gramor projects and indicated that the recently completed Wilsonville Old Town Square project in Wilsonville Oregon was the inspiration for this project's design. Using a board he explained the planned and completed public infrastructure projects related to the development including the proposed north Langer Farms Parkway extension, new traffic signal at Tualatin-Sherwood Road and the regional stormwater treatment facility to the south. Using an illustrative site plan, Mr. Grady went over the aspects of the site including vehicular and pedestrian access and plaza area. He indicated that the land use application would be submitted in March or early April and likely approved at a public hearing in July. The anchor store is planned to open in the fall 2013, with construction starting in late 2012. With that he opened the meeting to questions.

Public Comments and Concerns

Those in attendance asked questions. Their comments and concerns along with responses are summarized below:

1) Truck traffic on Langer Farms Parkway

Neighbors who live in the single-family residential subdivision located southeast of the site are concerned with existing truck traffic on Langer Farms Parkway and that the development would generate additional truck traffic.

Response: The project team indicated that trucks will not head south of the roundabout on Langer Farms Parkway. Truck deliveries will come from Tualatin-Sherwood Road to Langer Farms Parkway to Century and then access the rear of the anchor building.

2) Speeding on Langer Farms Parkway

Some neighbors are concerned about speeding on Langer Farms Parkway and cars turning fast into the neighborhood access roads where small children are living. Because of this it has become unsafe to allow kids to play in the street.

Response: The project team indicated that they note the public concern about speeding and will look into the issue further.

3) Access to Tualatin-Sherwood Road from Century Drive

Business owners at the southwestern corner of Century Drive and Tualatin-Sherwood Road are concerned about the unsignalized intersection at this location. Currently it is very difficult for cars to make a left onto Tualatin-Sherwood Road which impacts operations at their business.

Response: The project team took note of this concern. The project team indicated that this project will likely improve this situation since a new traffic signal is proposed at Langer Farms Parkway and Tualatin-Sherwood Road as part of this project. Traffic taking a left onto Tualatin-Sherwood Road will go to this light as it is the shortest distance from the development. Some may go to Century Drive but will be taking a right which is a much easier maneuver. Further, the light will platoon the cars on Tualatin-Sherwood Road providing a gap in traffic that does not exist today. Finally, the industrial area is undeveloped and when it redevelops this issue will be addressed.

4) Desire for a business that appeals to teenagers

Some neighbors indicated they would like to see a bowling alley or teenage-friendly use so teenagers have more to do in the community. This is especially true of this end of town since the west end of Sherwood has the YMCA and there is nothing for them on the east side.

Response: The project team noted this comment.

5) Store brands

Neighbors indicated their preferences for certain types and brands of stores.

Response: The project team indicated that deals have not been finalized with any specific tenant at this time but the team took note of preferences for certain store brands and types.

6) New stores conflicting with existing stores

Concerns were expressed about new businesses competing with existing businesses.



Response: The project team indicated that this issue should not be a concern as companies will not sign a lease if there is direct competition.

7) Current store vacancy

Concerns were expressed that stores are becoming vacant in existing shopping centers. In particular, stores within the Target shopping center are vacant.

Response: The project team indicated that new stores next to the Target shopping center will help them lease since currently these stores are isolated.

8) Bus service

Some neighbors would like to see bus service along Tualatin-Sherwood Road to Tualatin and believe this development could help justify it to TriMet.

Response: The project team indicated that their understanding is TriMet is currently cutting back services due to budget issues. However, the project team would welcome bus service to the site and consider it a benefit to the project.

9) Disruption of wildlife

Concerns were expressed about the project disrupting wildlife that inhabit the existing wetlands in the area.

Response: The project team indicated that the wetland area will be preserved in a protective conservation tract and the wetlands and buffer will be enhanced with native plants.

10) Disruption of views

Concerns were expressed about impacting views of Mt. Hood and other Cascade mountains from neighboring residential properties.

Response: The project team indicated that buildings will be between 25 and 27 feet tall to the top of the parapet and 30 feet to the peak. The project team indicated that they will look into the issue further.

The meeting adjourned at approximately 8:00 PM

Note: These minutes represent a general summary of questions and answers and is not a transcript of what was discussed.





Notice of Neighborhood Meeting Sherwood Town Center Project

Meeting Date: Wednesday February 8, 2012
Meeting Time: 7:00 PM - 8:15 PM
Meeting Location: St. Francis Church - 15651 Southwest Oregon Street
Sherwood, OR 97140

Dear Neighbor:

I would like to invite you to a neighborhood meeting to discuss the proposed Sherwood Town Center, to be located at 15540 SW Tualatin-Sherwood Road (portion of Assessor Lot 300; Map 2S1S9D, Langer PUD Phase 7). The site is in the southeast corner of Langer Farms Parkway and Tualatin-Sherwood Road (see map on the reverse side).

The vacant 19.7-acre site is zoned for commercial use which allows for retail development through a site plan review application. The city requires the neighborhood meeting which gives us the opportunity to gain feedback from neighbors early in the development and design process of the project. Following the neighborhood meeting, we will submit the site plan review application to the city and a public hearing will be held.

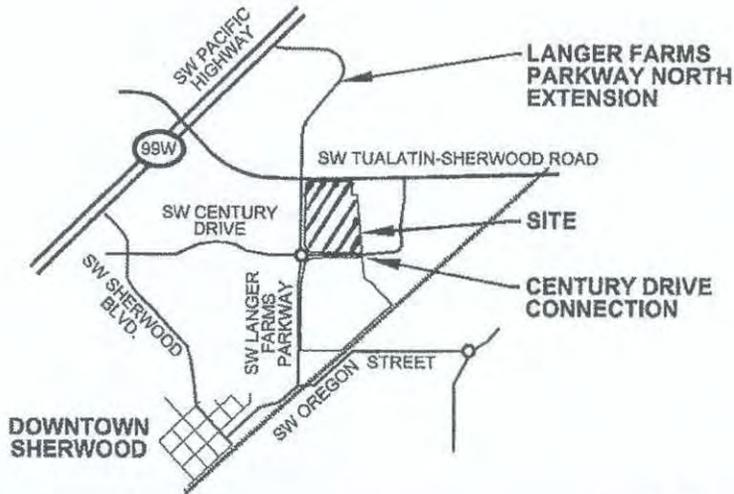
The proposed Sherwood Town Center development will include a potential anchor retail store of approximately 145,000 square feet in size, as well as smaller buildings ranging in size from 3,500 square feet to 10,000 square feet, that will be leased to multiple tenants, such as retailers, restaurants, etc. We envision a cohesive, well designed, and well managed development that will offer a variety of shopping and services to the community of Sherwood.

Gramor Development is leading this project. Founded in 1985, Gramor is located in Tualatin, specializing in development and management of high quality and innovative commercial projects throughout the region. You can find out more about Gramor at our website <http://www.gramor.com/>.

I welcome your attendance at the neighborhood meeting and your input. Please do not hesitate to contact me if you have any questions or comments about this project.

Sincerely,

Matt Grady, Senior Project Manager
Gramor Development, Inc.
(503) 245-1976
Matt@gramor.com



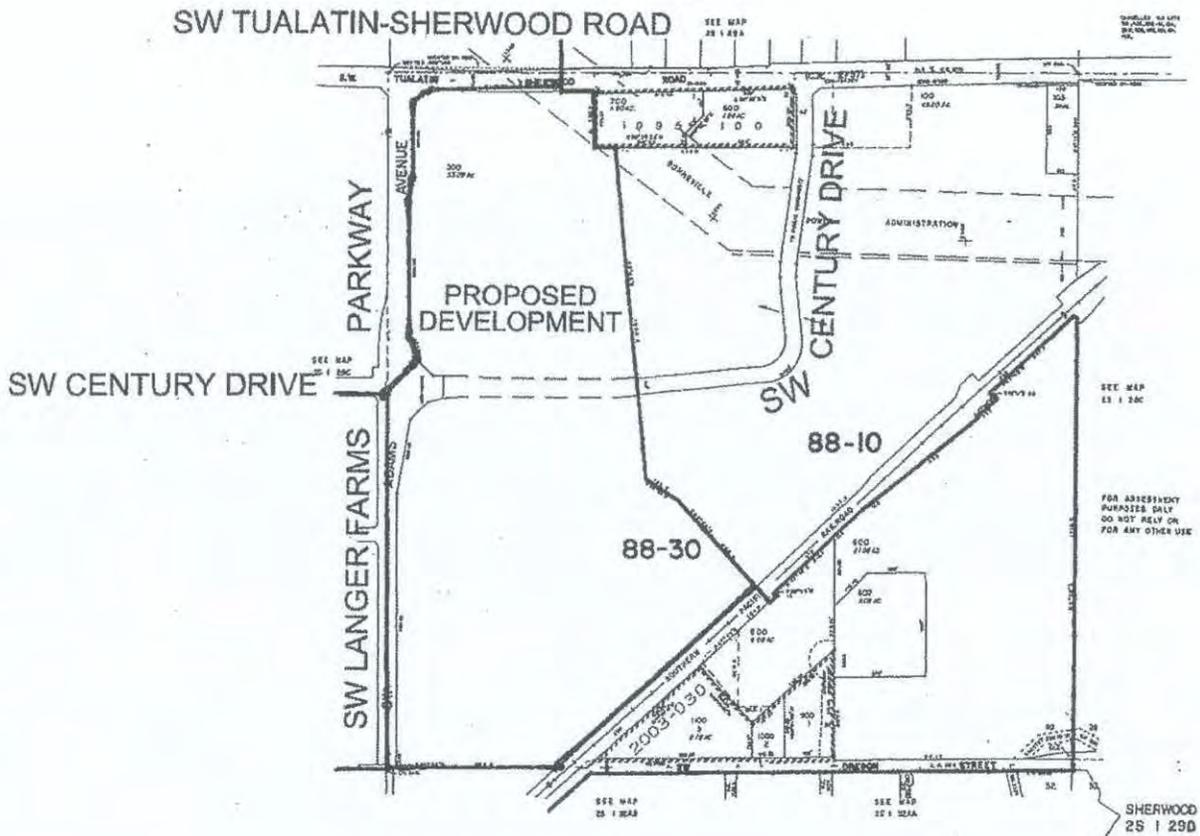
VICINITY MAP

N.T.S.



SE 1/4 SECTION 29 T2S R1W WM.
WASHINGTON COUNTY OREGON
SCALE 1"=200'

28 | 29D



TAX LOT MAP

N.T.S.

MAP 251 29D
LOT 300 PORTION



Affidavit of Mailing

DATE: January 19, 2012

STATE OF OREGON)
)
Washington County)

I, Matt Grady, representative for the Langer Grasmur LLC 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 January 19, 2012

Matt Grady
Representatives Name:
Name of the Organization: Langer Grasmur LLC



2S129A0 00300
Q & P Ventures LLC
12505 SW Tooze Rd
Sherwood, OR 97140

2S129A0 00301
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129A0 00400
Sherwood Venture LLC
633 NW 19th Ave
Portland, OR 97209

~~2S129A0 00400
Sherwood Venture LLC
633 NW 19th Ave
Portland, OR 97209~~

2S129A0 00500
Bernardo B Bravo
21495 SW Edy Rd
Sherwood, OR 97140

2S129A0 01100
Portland General
121 SW Salmon St
Portland, OR 97204

~~2S129A0 01600
Portland General
121 SW Salmon St
Portland, OR 97204~~

~~2S129A0 01600
Portland General
121 SW Salmon St
Portland, OR 97204~~

2S129A0 01700
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

~~2S129A0 01800
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219~~

2S129A0 01900
Todd Nelson
901 Brutscher St
Newberg, OR 97132

~~2S129A0 02000
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219~~

~~2S129A0 02100
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219~~

~~2S129A0 02200
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219~~

2S129A0 02300
Olds Business Park LLC
1086 SW Tobias Way
Beaverton, OR 97006

~~2S129A0 02400
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219~~

~~2S129A0 02500
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219~~

~~2S129A0 02600
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219~~

~~2S129A0 02800
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140~~

2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279

~~2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279~~

~~2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279~~

~~2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279~~

~~2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279~~

2S129B0 00900
Sentinel Self Storage LLC
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129B0 00901
Clarence D Langer Jr.
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129B0 00901
Clarence D Langer Jr.
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129B0 01100
Juniper Ridge Investments LLC
4800 SW Macadam Ave #120
Portland, OR 97239

~~2S129B0 01100
Juniper Ridge Investments LLC
4800 SW Macadam Ave #120
Portland, OR 97239~~

~~2S129B0 01100
Juniper Ridge Investments LLC
4800 SW Macadam Ave #120
Portland, OR 97239~~





2S129B0 01100
Juniper Ridge Investments LLC
4800 SW Macadam Ave #120
Portland, OR 97239

2S129B0 01400
Les Schwab Tire Centers Of Orego
Po Box 5350
Bend, OR 97708

2S129B0 01500
James K Morse
5895 Jean Rd
Lake Oswego, OR 97035

2S129B0 01800
Portland General
121 SW Salmon St
Portland, OR 97204

2S129CA 00100
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129CA 00200
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129CA 00800
Sherwood Langer Farms LLC
1501 SW Taylor St #100
Portland, OR 97205

2S129CA 00900
Sherwood Langer Farms LLC
1501 SW Taylor St #100
Portland, OR 97205

2S129CA 00900
Sherwood Langer Farms LLC
1501 SW Taylor St #100
Portland, OR 97205

2S129CA 01000
Target Corporation
Po Box 9456
Minneapolis, MN 55440

2S129CA 05700
Alicia M Hauck
15996 SW Langer Dr
Sherwood, OR 97140

2S129CA 05800
Kevin E Lupp
15988 SW Langer Dr
Sherwood, OR 97140

2S129CA 05900
Heather D Roberts
15982 SW Langer Dr
Sherwood, OR 97140

2S129CA 06000
Dean Edward Martin
15970 SW Langer Dr
Sherwood, OR 97140

2S129CA 06100
Brian J Engel
17113 SW Woodhaven Dr
Sherwood, OR 97140

2S129CA 06200
Darby & Brandy M Budd
21169 SW Baler Way
Sherwood, OR 97140

2S129CA 06300
Emerson T & Erin F Rowley
827 S Palmetto St
Cornelius, OR 97113

2S129CA 06400
Boyd T & Dawn J Guthrie
21193 SW Baler Way
Sherwood, OR 97140

2S129CA 06500
Lenard M & Sharon Robertson
15977 SW Windrow Ln
Sherwood, OR 97140

2S129CA 06600
La Wanda Jeffers
15985 SW Windrow Ln
Sherwood, OR 97140

2S129CA 06700
Kimberly A Nelson
15991 SW Windrow Ln
Sherwood, OR 97140

2S129CA 07500
Tien Tran
16745 NE Oregon St
Portland, OR 97230

2S129CA 07600
Peter L & Karen N Bluett
4725 SW Joshua St
Tualatin, OR 97062

2S129CA 07700
Patti J Denzer
21227 SW Baler Way
Sherwood, OR 97140

2S129CA 07800
Merlin L & Diana L Irvine
3620 NW Cotton Pl
Bend, OR 97701

2S129CA 07900
Steven G & Dorine A Stanage
Po Box 3147
Newberg, OR 97132

2S129CA 08000
Heather Jean Parkhurst
21247 SW Baler Way
Sherwood, OR 97140

2S129CA 08100
Nemecia S Dario
21240 SW Silo Ter
Sherwood, OR 97140

2S129CA 08200
Preecha Promprabtuk
21232 SW Silo Ter
Sherwood, OR 97140

2S129CA 08300
James & Janet Asparro
14923 Amberwood Cir
Lake Oswego, OR 97035





2S129CA 08400
Charles J & Donna M Kerr
21214 SW Silo Ter
Sherwood, OR 97140

2S129CA 08500
Byung-Ho Lee
21206 SW Silo Ter
Sherwood, OR 97140

2S129CA 10300
Debbie A Garza
15836 SW Bronner Ln
Sherwood, OR 97140

2S129CA 10400
Kit Leung
288 W Valley Blvd #205b
Alhambra, CA 91801

2S129CA 10500
Eric J Doern
15820 SW Bronner Ln
Sherwood, OR 97140

2S129CA 10600
Jay Y & Laura A Park
3891 Meadow View Dr
Eugene, OR 97408

2S129CA 10700
Dwayne K & Joanne J Hofstetter
15804 SW Bronner Ln
Sherwood, OR 97140

2S129CA 11200
Warren J & Kristin Silva
15843 SW Century Dr
Sherwood, OR 97140

2S129CA 11300
James & Janet Asparro
14923 Amberwood Cir
Lake Oswego, OR 97035

2S129CA 11400
Robert Velin
18335 Stanislaus St
Fountain Valley, CA 92708

2S129CA 11500
Ashley L Crawford
15819 SW Century Dr
Sherwood, OR 97140

2S129CA 11600
Eleanor A Arndt
Po Box 4625
Sunriver, OR 97707

2S129CA 11700
Bernhard G & Susann Matzke
15803 SW Century Dr
Sherwood, OR 97140

2S129CA 11800
Clarence Dean Langer
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129CA 11900
Phu Ho
3253 Coldwater Dr
San Jose, CA 95148

2S129CA 12000
Randal Tang
21339 SW Baler Way
Sherwood, OR 97140

2S129CA 12100
Douglas S Rice
17820 SW 111th Ave
Tualatin, OR 97062

2S129CA 12200
Dave T & Danean A Canucci
21363 SW Baler Way
Sherwood, OR 97140

2S129CA 12300
Shaun A Platz
15793 SW Harvester Ln
Sherwood, OR 97140

2S129CA 12400
Joann Barrett
15791 SW Harvester Ln
Sherwood, OR 97140

2S129CA 12500
Zhixiang Liang
2106 Mornington Ln
San Ramon, CA 94582

2S129CA 12600
Patrick D Ochs
15779 SW Harvester Ln
Sherwood, OR 97140

2S129CA 12700
Andrew L Johnson
15771 SW Harvester Ln
Sherwood, OR 97140

2S129CA 12800
Zhixiang Liang
2106 Mornington Ln
San Ramon, CA 94582

2S129CA 12900
Courtney Michele Atwood
15759 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13000
David Wagner
15753 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13100
Ling Jiang
15747 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13200
Lisa C Rutledge
15739 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13300
Nicole Holder
15733 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13400
Isaac & Cecilia Sanabria
15721 SW Harvester Ln
Sherwood, OR 97140





2S129CA 13500
Michelle L Rakun
15713 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13600
Jennifer D Brewer
19681 SW 68th Ave
Tualatin, OR 97062

2S129CA 13700
Carl E & Marie L Wright
15695 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13800
Bruce D & Sara C Walker
15687 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13900
Ryan & Tami Atkinson
15681 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14000
Rhys Cd Jensen
15669 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14100
Tade D & Teri E Paris
23797 SW Stonehaven St
Sherwood, OR 97140

2S129CA 14200
Cathleen A Drost
15655 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14300
Edward A & Linda S Wilson
4738 Amherst Ct
Lake Oswego, OR 97035

2S129CA 14400
David S & Valerie A Baehler
15635 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14500
Anne Lynas-Adams
15629 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14600
Niall Alboro
15617 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14700
Sonia J Thompson
15609 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14800
Onich LLC
Po Box 3884
Wilsonville, OR 97070

2S129CA 14900
Matthew D & Brianne L Ellis
21474 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15000
Luis Segura-Flores
21484 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15100
Sharon C Alay
21490 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15200
Kelly D Baker
7568 SW 90th Pl
Portland, OR 97223

2S129CA 15300
Bank Of New York Mello 2006-Hyb3
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2S129CA 15400
Ahmed Eisawy
21459 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15500
Lindsey
21451 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15600
Jordan Chesbrough
21434 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 15700
C Susanne Toner
21442 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 15800
Richard E Silva
21450 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 15900
Chelsey L Evans
21456 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 16000
Pamela P Pataroque
2304 Oswego Glen Ct
Lake Oswego, OR 97034

2S129CA 16100
James B & Rachele D McCoy
21439 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 16200
Gilbert Jue
701 Tender Ln
Foster City, CA 94404

2S129CA 16300
Subhash Gowda
12478 Salmon River Rd
San Diego, CA 92129

2S129CA 16400
Anand Prasad
48301 Sawleaf St
Fremont, CA 94539





2S129CA 16500
Doan T Quoc Nguyen
21406 SW Massey Ter
Sherwood, OR 97140

2S129CA 16600
Ilf Trust
Po Box 947
Eugene, OR 97440

2S129CA 16700
Amy E Zahler
21426 SW Massey Ter
Sherwood, OR 97140

2S129CA 16800
Matthew Elliott
21415 SW Massey Ter
Sherwood, OR 97140

2S129CA 16900
Heather Olander
17149 SW Villa Rd
Sherwood, OR 97140

2S129CA 17000
Kelli & Dennis Stricker
21401 SW Massey Ter
Sherwood, OR 97140

2S129CA 17100
Arbor Terrace Homeowners
PO Box 28205
Portland, OR 97228

2S129CA 17200
Arbor Terrace Homeowners
21203 SW Baler Way
Sherwood, OR 97140

2S129CA 17300
Arbor Terrace Homeowners
~~PO Box 28205~~
Portland, OR 97228

2S129CA 17400
Arbor Terrace Homeowners
~~PO Box 28205~~
Portland, OR 97228

2S129CA 17700
Arbor Terrace Homeowners
21145 SW Baler Way
Sherwood, OR 97140

2S129CA 17800
Arbor Terrace Homeowners
15971 SW Windrow Ln
Sherwood, OR 97140

2S129CA 18100
Arbor Terrace Homeowners
21202 SW Silo Ter
Sherwood, OR 97140

2S129CA 18200
Arbor Terrace Homeowners
~~21252 SW Silo Ter~~
Sherwood, OR 97140

2S129CA 18300
Arbor Terrace Homeowners
15797 SW Harvester Ln
Sherwood, OR 97140

2S129CA 18400
Arbor Terrace Homeowners
15603 SW Harvester Ln
Sherwood, OR 97140

2S129CA 18500
City of Sherwood
~~22560 SW Pine St~~
Sherwood, OR 97140

2S129CA 18600
Arbor Terrace Homeowners
21458 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 18700
Arbor Terrace Homeowners
21417 SW Massey Ter
Sherwood, OR 97140

2S129CA 18800
City of Sherwood
~~22560 SW Pine St~~
Sherwood, OR 97140

2S129CA 18900
Arbor Terrace Homeowners
15892 SW Century Dr
Sherwood, OR 97140

2S129CA 19000
Arbor Terrace Homeowners
21303 SW Baler Way
Sherwood, OR 97140

2S129CC 10600
Sherwood School Dist #88j
16956 SW Meinecke Rd
Sherwood, OR 97140

2S129CD 00400
Rick A & Tami L Vauble
15891 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00500
Frances D Marcy
15867 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00600
Roy Hebert
15843 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00700
Nelson & Lorita Havel
15819 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00800
Jordan Crist
15824 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00900
Cynthia J Curtis
13554 Southwood Ct
Lake Oswego, OR 97035

2S129CD 01000
Angela J Havlinek
15862 SW Red Clover Ln
Sherwood, OR 97140





2S129CD 01100
Rick A Draper
15886 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 01800
Vicki L Warhurst
22350 SW Grahams Ferry Rd
Tualatin, OR 97062

2S129CD 01900
Linda S Brogoitti
15869 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02000
Guadalupe Quesada Jr.
15845 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02100
Jorge A Figueroa
15823 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02400
John Hohnstein
15890 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02500
Michael Jon & Deborah S Leach
15874 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02600
Ruth A Parker
15850 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02700
Robert A McIntyre
15826 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02800
Louis B Schwab
15858 SW Baler Way
Sherwood, OR 97140

2S129CD 02900
Dario
Po Box 967
Tualatin, OR 97062

2S129CD 03000
James L & Lisa M Shurte
15882 SW Baler Way
Sherwood, OR 97140

2S129CD 03100
Lanita Franklin
21774 SW Barley Pl
Sherwood, OR 97140

2S129CD 03200
Karen K Weber
21752 SW Barley Pl
Sherwood, OR 97140

2S129CD 03300
Jelena Nidbalska
21730 SW Barley Pl
Sherwood, OR 97140

2S129CD 03400
William S Boaz
21711 SW Barley Pl
Sherwood, OR 97140

2S129CD 04000
Betty J Winkelman
PO Box 1430
Sherwood, OR 97140

2S129CD 04100
Kathleen A Fonaas
15961 SW Baler Way
Sherwood, OR 97140

2S129CD 04200
Phillip A & Jennifer A Dovers
15949 SW Baler Way
Sherwood, OR 97140

2S129CD 04300
William W Chan
19030 SW Chesapeake Dr
Tualatin, OR 97062

2S129CD 04400
Raquel Lucas
15923 SW Baler Way
Sherwood, OR 97140

2S129CD 04500
Richard G & Juanita F Dicker
15911 SW Baler Way
Sherwood, OR 97140

2S129CD 04600
Elisabeth D Bacon
15899 SW Baler Way
Sherwood, OR 97140

2S129CD 04700
Kenneth J & Kathleen A Kolb
15887 SW Baler Way
Sherwood, OR 97140

2S129CD 04800
Chetan Mehta
15875 SW Baler Way
Sherwood, OR 97140

2S129CD 04900
Kristen A Mehta
15863 SW Baler Way
Sherwood, OR 97140

2S129CD 05000
Sasha K & Matthew N Sten
14786 SW Jonagold Ter
Tigard, OR 97224

2S129CD 05100
Michael S McKee
15790 SW Thrasher Way
Sherwood, OR 97140

2S129CD 05200
Aaron Mark Shields
15821 SW Baler Way
Sherwood, OR 97140

2S129CD 05300
Arvid L Johnson
1180 SE Villard St
Mcminnville, OR 97128





2S129CD 05400
Linda Shields
15805 SW Baler Way
Sherwood, OR 97140

2S129CD 05500
City of Sherwood
~~22560~~ SW Pine St
Sherwood, OR 97140

2S129CD 05600
Gustavo Aguilar Cornejo
21589 SW Grainery Pl
Sherwood, OR 97140

2S129CD 05700
Barbara A Verboort
23905 Butteville Rd NE
Aurora, OR 97002

2S129CD 05800
Charles A & Laura A Monson
21525 SW Grainery Pl
Sherwood, OR 97140

2S129CD 05900
Donaldo E Cotoc
21520 SW Grainery Pl
Sherwood, OR 97140

2S129CD 06000
Kelly W & Jill D Johnson
21552 SW Grainery Pl
Sherwood, OR 97140

2S129CD 06100
Cory Alexander Bome
21584 SW Grainery Pl
Sherwood, OR 97140

2S129CD 06200
Abdumadzhid Achilov
15681 SW Thrasher Way
Sherwood, OR 97140

2S129CD 06300
Jason M Fugate
15665 SW Thrasher Way
Sherwood, OR 97140

2S129CD 06400
Jeannine E Matteson
15649 SW Thrasher Way
Sherwood, OR 97140

2S129CD 06500
Cody Witt
15633 SW Thrasher Way
Sherwood, OR 97140

2S129CD 06600
Steve J Hobson
15617 SW Thrasher Way
Sherwood, OR 97140

2S129CD 06700
Garry L Westfall
15601 SW Thrasher Way
Sherwood, OR 97140

2S129CD 06800
Joseph M & Jennifer L Domingo
15585 SW Thrasher Way
Sherwood, OR 97140

2S129CD 06900
Wendi Oliver
15573 SW Thrasher Way
Sherwood, OR 97140

2S129CD 07000
William J Mulder
15561 SW Thrasher Way
Sherwood, OR 97140

2S129CD 07100
Arvid L Johnson
~~1180~~ SE Villard St
Mcminville, OR 97128

2S129CD 07200
Edward L Casey Jr.
22255 SW 102nd Pl
Tualatin, OR 97062

2S129CD 07300
Langer LLC
~~15585 SW Tualatin~~ Sherwood Rd
Sherwood, OR 97140

2S129CD 07400
Lori A Gallagher
15520 SW Thrasher Way
Sherwood, OR 97140

2S129CD 07500
Douglas Rux
15532 SW Thrasher Way
Sherwood, OR 97140

2S129CD 07600
David M Crawford
15544 SW Thrasher Way
Sherwood, OR 97140

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Scott C & Gail L Whitcomb
12919 SW Morgan Rd
Sherwood, OR 97140

2S129CD 07800
Alan D Blood
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Sherwood, OR 97140

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Francisco J Magana-Perez
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Sherwood, OR 97140

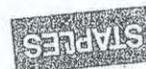
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Regina L McDermott
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Sherwood, OR 97140

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Pamela D Rose
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Harry Lau
15710 SW Thrasher Way
Sherwood, OR 97140

2S129CD 08300
Joseph R & Kelly E Cutler
15726 SW Thrasher Way
Sherwood, OR 97140





2S129CD 08400
Mark Myrick
15742 SW Thrasher Way
Sherwood, OR 97140

2S129CD 08500
Esther B Hansen
15758 SW Thrasher Way
Sherwood, OR 97140

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Don Washington
15774 SW Thrasher Way
Sherwood, OR 97140

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Morteza Aleali
15767 SW Whetstone Way
Sherwood, OR 97140

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Joshua D & Kristin A Burnham
15735 SW Whetstone Way
Sherwood, OR 97140

2S129CD 08900
Zhenya Tilley
3384 NE Haugen Rd
Newberg, OR 97132

2S129CD 09000
Aleksandr & Valentina Fursov
15671 SW Whetstone Way
Sherwood, OR 97140

2S129CD 09100
Albert J Koci Jr.
15645 SW Whetstone Way
Sherwood, OR 97140

2S129CD 09200
Bernadine F Liv Timbrel
15619 SW Whetstone Way
Sherwood, OR 97140

2S129CD 09300
Charles B Spencer
15593 SW Whetstone Way
Sherwood, OR 97140

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John Joseph Fraser
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Sherwood, OR 97140

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Darla J Baldoni
15514 SW Farmer Way
Sherwood, OR 97140

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Jon Easton
15522 SW Farmer Way
Sherwood, OR 97140

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Carol D King
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Andrew P McConnell
15542 SW Farmer Way
Sherwood, OR 97140

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David A Hill
15550 SW Farmer Way
Sherwood, OR 97140

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Scott M & Sydney E Fender
15558 SW Farmer Way
Sherwood, OR 97140

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Thomas G & Karen A Davis
15566 SW Farmer Way
Sherwood, OR 97140

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Don Washington
15774 SW Thrasher Way
Sherwood, OR 97140

2S129CD 10300
Jones
3 Crestwind Dr
Rancho Palos Verdes, CA 90275

2S129CD 10400
Sheila G Fisher
15594 SW Farmer Way
Sherwood, OR 97140

2S129CD 10500
Michael A Kulland
15606 SW Farmer Way
Sherwood, OR 97140

2S129CD 10600
Daniel M & Tami M Platt
15618 SW Farmer Way
Sherwood, OR 97140

2S129CD 10700
Richard P & Lorena D Stevens II
15630 SW Farmer Way
Sherwood, OR 97140

2S129CD 10800
Silverland Properties LLC
10300 SW Greenburg Rd #270
Portland, OR 97223

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Paul & Deborah E Frerichs
15654 SW Farmer Way
Sherwood, OR 97140

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Jerome W Witley
15641 Loder Rd
Oregon City, OR 97045

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Richard Jones
15680 SW Farmer Way
Sherwood, OR 97140

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Robert Andrew Hahn
15692 SW Farmer Way
Sherwood, OR 97140

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Joseph P & Tana L Jewett
15664 SW Whetstone Way
Sherwood, OR 97140





2S129CD 11400
Michael C Maddy
15638 SW Whetstone Way
Sherwood, OR 97140

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Harold D Bray
15612 SW Whetstone Way
Sherwood, OR 97140

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John K Honeywell
15586 SW Whetstone Way
Sherwood, OR 97140

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Donald E & Cynthia A Dahl
15560 SW Whetstone Way
Sherwood, OR 97140

2S129CD 11800
Brannon & Megan Yeldell
15534 SW Whetstone Way
Sherwood, OR 97140

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Tamarisk LLC
3 Crestwood Dr
Rancho Palos Verdes, CA 90275

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William G & Marilyn A Sykes
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Sherwood, OR 97140

2S129CD 12100
Dustyn J Rondema
15585 SW Farmer Way
Sherwood, OR 97140

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Jose Luis Martinez
15599 SW Farmer Way
Sherwood, OR 97140

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Juanita Maria Hamel
15611 SW Farmer Way
Sherwood, OR 97140

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Karen Jo Hogue
15623 SW Farmer Way
Sherwood, OR 97140

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St Francis Catholic Church
15651 SW Oregon St
Sherwood, OR 97140

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St Francis Catholic Church
15651 SW Oregon St
Sherwood, OR 97140

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St Francis Catholic Church
15651 SW Oregon St
Sherwood, OR 97140

2S129D0 00500
Self Storage Oregon
8312 W Northview St #120
Boise, ID 83704

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Linke Enterprises Of Or Inc
Po Box 63666
San Francisco, CA 94163

2S129D0 00602
Transpacific International Inc
1819 Palisades Lake Ct
Lake Oswego, OR 97034

2S129D0 00700
Flrf LLC
1601 NW Expressway #59
Oklahoma City, OK 73118

2S129D0 00800
Douglas Mark & Kathleen Seeber
PO Box 965
Newberg, OR 97132

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Sterling Investment Props LLC
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Sterling Investment Props LLC
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Columbia Community Bank
314 E Main St
Hillsboro, OR 97123

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Gary L Leslie J Worthen
22150 SW Lower Roy St
Sherwood, OR 97140

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Ellen N Franklin
22138 SW Lower Roy St
Sherwood, OR 97140

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Charles A & Shirley J Morehouse
22174 SW Lower Roy St
Sherwood, OR 97140

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Jay Sorenson
22214 SW Lower Roy St
Sherwood, OR 97140

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West
13576 Peters Rd
Lake Oswego, OR 97035

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Joyce G Hepburn
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Sherwood, OR 97140

2S132AA 00310
Corey J Meredith
14860 SW Oregon St
Sherwood, OR 97140

2S132AA 00401
Marlene F Quiros
Po Box 525
Sherwood, OR 97140





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Kerry G Neill
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Sherwood, OR 97140

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James R & Stacey M Brockway
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James Catron
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Sherwood, OR 97140

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Robert A White Jr.
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Sherwood, OR 97140

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Robert T & Kathle Michaud-Tradd
Po Box 623
Sherwood, OR 97140

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Chad Sobol
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Sherwood, OR 97140

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Francis J Roos
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David L & Laura A Kaufman
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Michael A Peterson
22176 SW Hall St
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Gary Keith Collins
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Dale A Laura J Swenson
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Deanna Perry
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James R Bareinger
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Sharon L Graebe
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Debbie L Bird
22117 SW Lower Roy St
Sherwood, OR 97140

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Morris K Work
14959 SW Brickyard Dr
Sherwood, OR 97140

2S132AA 00701
Vicki Allen
Po Box 2790
La Pine, OR 97739

2S132AA 03200
Ronald M Engel
22111 SW Orland St
Sherwood, OR 97140

2S132AA 03300
Brian K Hilderbrand
22166 SW Orland St
Sherwood, OR 97140

2S132AA 03300
Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642

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Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642~~

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Kathleen Therese Wallace
22141 SW Orland St
Sherwood, OR 97140

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Brandon K Hilderbrand
22153 SW Orland St
Sherwood, OR 97140

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Clarke F & Clarice N Mattson
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Ridgefield, WA 98642~~

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Ridgefield, WA 98642

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Herta Larkie
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Sherwood, OR 97140

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Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642~~

2S132AA 03700
James R & Mary L McDowell
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Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642

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Graciela Sosa
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Sherwood, OR 97140





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Clarke F & Clarice N Mattson
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Ridgefield, WA 98642

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Virginia Raison
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Sherwood, OR 97140

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Clarke F & Clarice N Mattson
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Ridgefield, WA 98642

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James Ray McDowell
22158 SW Orland St
Sherwood, OR 97140

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Clarke F & Clarice N Mattson
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Ridgefield, WA 98642

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Ivonne Pflaum
22146 SW Orland St
Sherwood, OR 97140

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Barbara J Bowes
22134 SW Orland St
Sherwood, OR 97140

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City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

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Clarke F & Clarice N Mattson
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Ridgefield, WA 98642

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James R & Jennifer E Bainter
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Sherwood, OR 97140

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2909 NE 166th Way
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Mary Louise Consani
22106 SW Orland St
Sherwood, OR 97140

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Atley Estates Homeowners
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Sherwood, OR 97140

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George V Loretta Haliski
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Nicholas S White
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John F & Leta L Holcombe
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Sturbelle
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Lake Oswego, OR 97035

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Randall V & Deena D Leavitt
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Sherwood, OR 97140

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Kurt Rogers
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Lonnie W Bunfill
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Khristina L Moore
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Sherwood, OR 97140

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Nels Joseph Martin
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Julian G Thornton
22324 SW Lincoln St
Sherwood, OR 97140

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David A & Cindy A Parish
5204 Lake Crest Dr
Mckinney, TX 75071

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Therese Nair
22443 SW Nottingham Ct
Sherwood, OR 97140

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Aron J Nelson
15173 SW Merryman St
Sherwood, OR 97140

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Authority Housing
111 NE Lincoln St #200-L
Hillsboro, OR 97124

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Bilet Products Co
Po Box 1227
Sherwood, OR 97140

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Blakeslee Properties LLC
Po Box 1227
Sherwood, OR 97140





2S132AB 01200
Tualatin Valley Fire & Rescue
20665 SW Blanton St
Aloha, OR 97007

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City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

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Kimberley Walters
22367 SW Lincoln St
Sherwood, OR 97140

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Oregon State Of Dept Of Vets Af
20390 SW 70th Ave
Tualatin, OR 97062

2S132AB 03300
Us Bank Na Series 2007-3
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Sherwood, OR 97140

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Cletus B & Joanne H Cross
Po Box 1313
Sherwood, OR 97140

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Kalen A Garrison
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Sherwood, OR 97140

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Harold W Payne
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Derrick C & Kristine K Wharff
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Helen M Evans
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Allison A Hunt
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Sherwood, OR 97140

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Thomas C Briner Jr.
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Joshua L & Gina M Highberger
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Anne C Norman
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Sabino & Yeraldly Perez
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Ricki P & Jeanette L Godfrey
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Stan S Robinson
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Sherwood, OR 97140

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Roger M Johnson
1242 Deep Creek Rd
Livermore, CA 94550

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Tony J Boyle
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Sherwood, OR 97140

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Sheryl Halter
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Sherwood, OR 97140

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Paul J & Rayna J Graham
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Raymond L Tobey
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Sherwood, OR 97140





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Joseph M & Imaya C Remenak
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Timothy W & Elizabeth Clarke
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Sherwood, OR 97140

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Jeremy M Zander
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Keith A & Sandra L Beck
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Sherwood, OR 97140

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Michael J Brazie Jr.
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Sherwood, OR 97140

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Katherine E & Erik M Babash
22309 SW Nottingham Ct
Sherwood, OR 97140

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Un Suk Moore
Po Box 289
Kotzebue, AK 99752

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Neil Antonio Oneill
22293 SW Nottingham Ct
Sherwood, OR 97140

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Roger T & Wendy J Swift
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Sherwood, OR 97140

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Matthew Gill
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Sherwood, OR 97140

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Timothy Lin Lebrun
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Tigard, OR 97223

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Brian D & Kori J Almquist
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Sherwood, OR 97140

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Alfred E & Shirlee Musgrove III
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Sherwood, OR 97140

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Gaylene J Beck
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Sherwood, OR 97140

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Shane C & Tamara L Roghaar
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Sherwood, OR 97140

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Randall Chapman
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Sherwood, OR 97140

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Joan M & Patrick W Smith
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Sherwood, OR 97140

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Bradford B & Rebecca M Bertram
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Sherwood, OR 97140

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Robert & Amy Rivera
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Sherwood, OR 97140

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Ralph D & Amanda Z Klock
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Sherwood, OR 97140

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Bradley A Rice
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Sherwood, OR 97140

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John W & Ulrike S Coulliette
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Colin K Wildschut
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Sherwood, OR 97140

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Christopher & Eryn Murrie
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Jacob W & Elizabeth Farmer
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Sherwood, OR 97140

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Gary M & Janet F Thompson
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Sherwood, OR 97140

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Kimberly Rocha-Pearson
15246 SW Wert Ct
Sherwood, OR 97140

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Bruno Amicci
2887 L Breckenridge Loop NW
Salem, OR 97304

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Thomas M & Dawn Ekerson
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Sherwood, OR 97140





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Michael C Bates
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Sherwood, OR 97140

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Brent A Savage
22348 SW Nottingham Ct
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August
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Nancy Falk
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Erik C Lindberg
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Robert W Byers
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Sherwood, OR 97140

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Bruce Erik Bennett
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Sherwood, OR 97140

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Jill M & Mark S Roberts
22273 SW Nottingham Ct
Sherwood, OR 97140

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Todd J & Monica A Vincent
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Sherwood, OR 97140

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Michael A Musselman
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Sherwood, OR 97140

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Daryl N & Linda M Duncan
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Sherwood, OR 97140

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Carla Willson Bietz
22159 SW Kelsey Ct
Sherwood, OR 97140

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Suphawadee Ross
10785 SW River Dr
Tigard, OR 97224

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Dana W Hiserote
22113 SW Kelsey Ct
Sherwood, OR 97140

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Jacob F Peetoom
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Sherwood, OR 97140

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Diann L Frease
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Sherwood, OR 97140

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Douglass Craig & Angela Toyne
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Sherwood, OR 97140

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Anne E Papworth
22120 SW Kelsey Ct
Sherwood, OR 97140

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Joel R & Nancy J Griffin
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Sherwood, OR 97140

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Christopher J & Simone J Huff
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Sherwood, OR 97140

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Shawn A & Helen C Hegerberg
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Sherwood, OR 97140

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Ryan P & Patricia Mack
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Sherwood, OR 97140

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Stephen R & Katie K Orsolini
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Sherwood, OR 97140

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Matthew K & Laura A Holt
22162 SW Kelsey Ct
Sherwood, OR 97140

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Troy Richard Thurman
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Tualatin, OR 97062

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Michele C Guthrie
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Sherwood, OR 97140

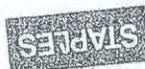
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Jose Campuzano
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Patricia E Cole
22165 SW Hall St
Sherwood, OR 97140

2S132AB 13100
Gema & Cuauhtemoc Orozco
140 W Orangethorpe Ave #49
Placentia, CA 92870





2S132AB 13200
D L B Enterprises Inc & Dba Burghardt
&
Po Box 20458
Keizer, OR 97307

2S132AB 13300
Timothy M Perrin
22123 SW Hall St
Sherwood, OR 97140

2S132AB 13400
Christine D Heusser
22109 SW Hall St
Sherwood, OR 97140

2S132AB 13500
Derek J Mires
22206 SW Nottingham Ct
Sherwood, OR 97140

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Ruthanne Rusnak
22214 SW Nottingham Ct
Sherwood, OR 97140

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Julie A Cowan
22220 SW Nottingham Ct
Sherwood, OR 97140

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Jon & Emily J Rievley
22228 SW Nottingham Ct
Sherwood, OR 97140

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Evlyn L Turner
Po Box 131
Sherwood, OR 97140

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Paul & Rebecca Mickel
22244 SW Nottingham Ct
Sherwood, OR 97140

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Sylvia McDaniel
22252 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 14200
Roger Atilio Vidal-Roque
22260 SW Nottingham Ct
Sherwood, OR 97140

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Felix & Socorro Zendejas
832 Powell St
Hollister, CA 95023

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Aaron K & Jo L Atkins
22284 SW Nottingham Ct
Sherwood, OR 97140

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Dennis G & Karen S Kern
15258 SW Oregon St
Sherwood, OR 97140

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Michael D & Linda J Rooke
15240 SW Oregon St
Sherwood, OR 97140

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Leonard Enterprises LLC
Po Box 1088
Sherwood, OR 97140

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Leonard Enterprises LLC
Po Box 1088
Sherwood, OR 97140

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Cynthia M Nelson
15404 SW Darla Kay Ct
Sherwood, OR 97140

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George E Lockhart Jr.
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Sherwood, OR 97140

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Jarrod Rogers
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Sherwood, OR 97140

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Deborah J Leake
15431 SW Darla Kay Ct
Sherwood, OR 97140

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Michael T & Billie L Guthrie
15419 SW Darla Kay Ct
Sherwood, OR 97140

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Lisa M Baggia
15407 SW Darla Kay Ct
Sherwood, OR 97140

2S132AB 15500
Thomas J & Shirlene L Guthrie
Po Box 924
Sherwood, OR 97140

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Charles F Day
519 NE 257th Ave
Camas, WA 98607

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New Life Asseby Of God
Po Box 878
Sherwood, OR 97140

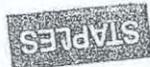
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Edgar M Escobar Lopez
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Beaverton, OR 97008

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Sherwood, OR 97140

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Candelario L Villanueva
15699 SW Oregon St
Sherwood, OR 97140

2S132BA 00600
Glenn H Gregg
Po Box 566
Gresham, OR 97030





2S132BA 00800
Sherwood School Dist #88j
16956 SW Meinecke Rd
Sherwood, OR 97140

2S132BA 04000
James L & Jacqui L Fisher Jr.
23225 NE Dillon Rd
Newberg, OR 97132

2S132BA 04100
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S132BA 04300
Thomas C Hinchliff
15707 SW 1st St
Sherwood, OR 97140

2S132BA 04400
Shnw Properties LLC
Po Box 566
Gresham, OR 97030

Additional Labels:

Tim Heine, President
Sherwood Chamber of Commerce
PO Box 805
Sherwood, OR 97140

Jeff Sackett
Principal
Capstone Partners LLC
1015 NW 11th Ave., Suite 243
Portland, OR 97209

Tom Nelson
Economic Development Manager
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

Odge Gribble
Odge Podge
16237 SW Railroad Street
Sherwood, OR 97140

Tim Heine
Bank of Oswego
20655 SW Roy Rogers Road
Sherwood, OR 97140

Leslie McCabe
McCabe Realty
20510 SW Roy Rogers Road
Sherwood, OR 97140

John Niebergall
Sherwood High School
16956 SW Meinecke Road
Sherwood, OR 97140

Nancy Bruton
Executive Director
Sherwood Chamber of Commerce
PO Box 805
Sherwood, OR 97140

David Dahle
Marketing Director
Businesses of Old Town Sherwood
(BOOTS)

Renee Brouse
Sherwood YMCA
23000 SW Pacific Hwy.
Sherwood, OR 97140

Angi Ford
Boosters of Old Town Sherwood
22566 SW Washington Street
Sherwood, OR 97140

Kristin Leichner
Pride Disposal
13980 SW Tualatin-Sherwood Road
Sherwood, OR 97140

Pam North
Library
22560 SW Pine Street
Sherwood, OR 97140

Mark Gribble
Coach
Sherwood High School Football
23770 SW Delanois Place
Sherwood, OR 97140

Michelle Kjersten, President
Sherwood Moms Club-Sherwood West
PO Box 717
Sherwood, OR 97140

Dr. Scott Johnson
Oregon Hearing Solutions
21323 SW Sherwood Blvd.
Sherwood, OR 97140

Leonard Attrell
Atrells Funeral Home
16195 SW 1st Street
Sherwood, OR 97140

Jane Glasser
Sherwood Education Foundation
PO Box 1514
Sherwood, OR 97140

June Reynolds
Sherwood Historical Society
22552 Park Street
Sherwood, OR 97140





Heather Cordie, Superintendent
Sherwood School District
23295 SW Main Street
Sherwood, OR 97140

Nathan Doyle
Pacific Family Dental
17680 SW Handley, Suite 101
Sherwood, OR 97140

Tammy Stephens
Sherwood Boosters Club
23617 SW Voss Place
Sherwood, OR 97140

Greg Lawrence
Head Football Coach
Sherwood High School
15956 SW Meinecke Road
Sherwood, OR 97140

Pat Watson
ABC Vision Clinic
21887 SW Sherwood Blvd.
Sherwood, OR 97140



Ken Shannon
Ungers Trading Post
22275 SW Pacific Hwy.
Sherwood, OR 97140



Continued sign-in sheet for proposed project:

Date:

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Liz Bacon	15899 SW Boler Way		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Tammy Steffens	23617 SW Voss Pl	tammy.steffens68@gmail.com	<input checked="" type="checkbox"/>			
Dwayne Hofstetter	15804 SW Bronner Ln	dkhof@p.berosphere.net	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Tom NELSON	15991 SW Winnow Ln.	nelson@sherwoodoregon.gov				
Chris Nelson	1615 NW 11 th Ave Suite 213	cnelson@capstone-partners.com		<input checked="" type="checkbox"/>		
Jeff Sackett	1615 NW 11 th Ave. Suite 213	sackett@capstone-partners.com		<input checked="" type="checkbox"/>		
BRIAN THOMAS	1501 SW Taylor, Portland, OR	bthomas@wysinvestments.com		<input checked="" type="checkbox"/>		

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Commercial Shopping Center on 19.7 acres with road and stormwater pond construction

Proposed Project Location: 15540 SW Tualatin-Sherwood Road

Project Contact: Matt Grady / Gramor Development, Inc.

Meeting Location: St. Francis Church, 15651 SW Oregon Street Sherwood, OR 97140

Meeting Date: February 8, 2012

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
	6107 SW Murray Blvd					
Dianne Danowski	PO Box 503 Beaverton OR 97008	ddspro@frontier.com			<input checked="" type="checkbox"/>	
Wm Blake	16004 SW Tualatin-Chase Rd 97140	blakes@oregonpacific.com		<input checked="" type="checkbox"/>		
GARY Langer	17384 SW Timber Cross	gblanger@frontier.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Carol King	15530 SW Farmer Way	carolking42@hotmail.com				
Susan Rychlick	25190 SW Graham's Ferry	Susan.Rychlick@johnscott.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gary Rychlick	25190 SW Graham's Ferry Rd	grychlick@gmail.com		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Douglas Kathy Seiber	PO Box 965, Newberg OR 97132			<input checked="" type="checkbox"/>		

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Commercial Shopping Center on 19.7 acres with road and stormwater pond construction

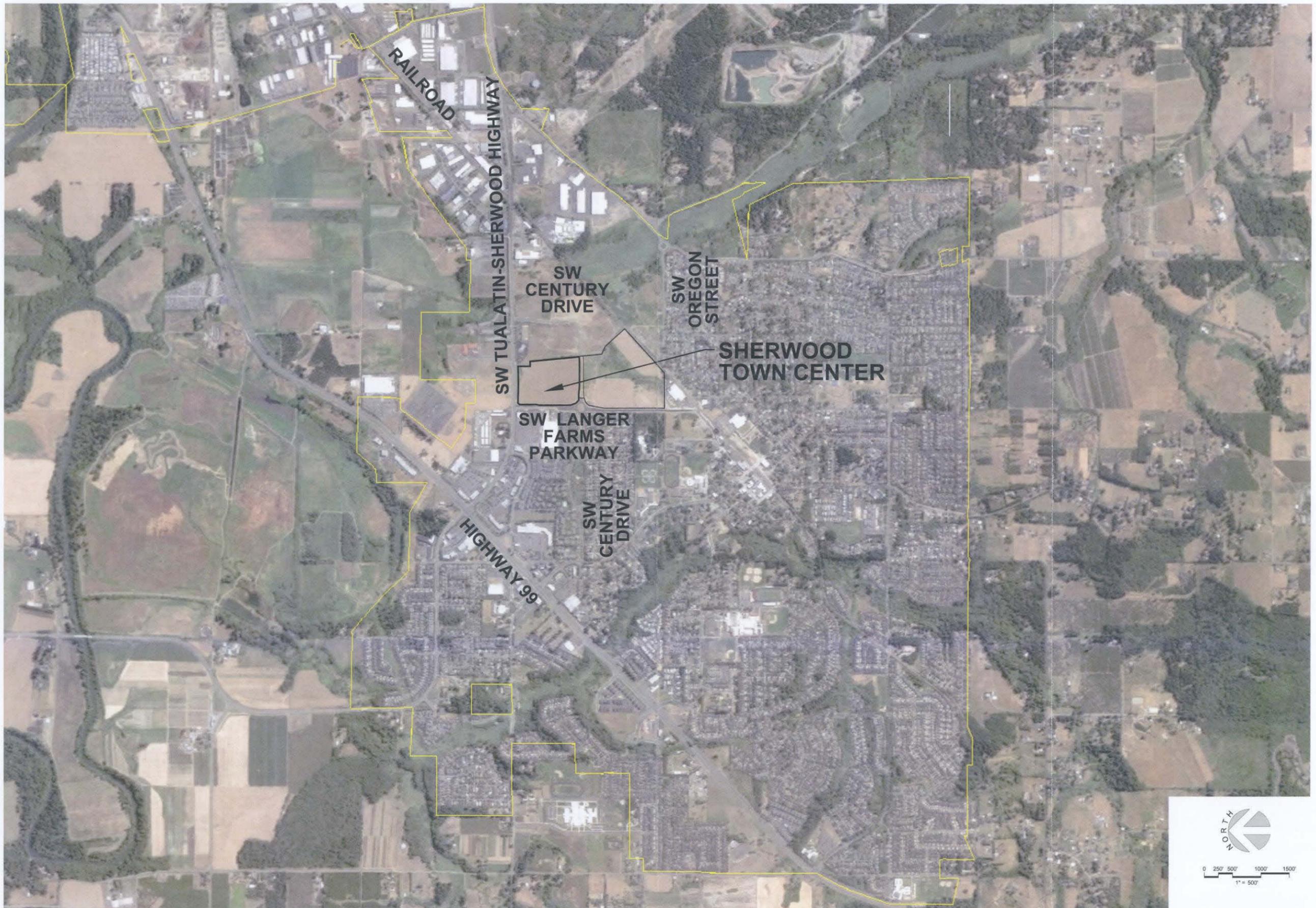
Proposed Project Location: 15540 SW Tualatin-Sherwood Road

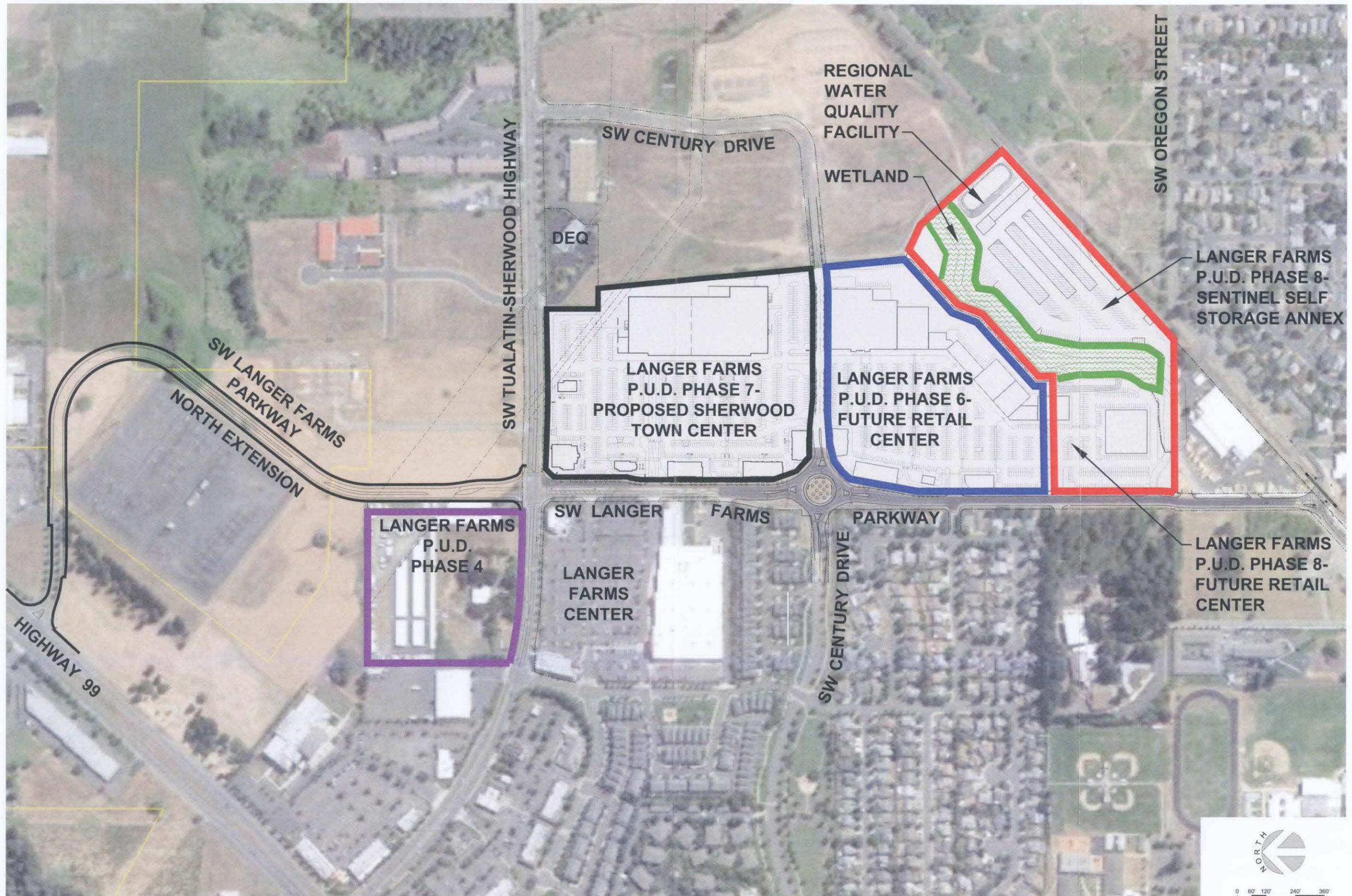
Project Contact: Matt Grady / Gramor Development, Inc.

Meeting Location: St. Francis Church, 15651 SW Oregon Street Sherwood, OR 97140

Meeting Date: February 8, 2012

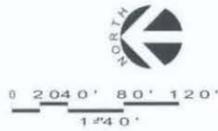
Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
CAM DURRELL	15905 SW TUALATIN-SHERWOOD RD 97140	CAM.T.DURRELL@LESSCHWAB.COM			X	
Tim Heine	19395 SW Edy Rd Sherwood	theine@bankofswego.com	X			
Andy McConnell	15542 SW FARMER WAY, SHERWOOD	andy.mcconnell@gmail.com	X	X		
David & Elaine Hill	15550 SW FARMER WAY	erebor@comcast.net	X	X		
Theresa Easton	15522 SW Farmer way	teaston@lhs.org	✓	X		
Rhea Stadick	15564 SW Thrasher Way	rhea.stadick@gmail.com	X	X		
MIKE BOHM	2158 SW HARBOR	—	X			





SHERWOOD TOWN CENTER

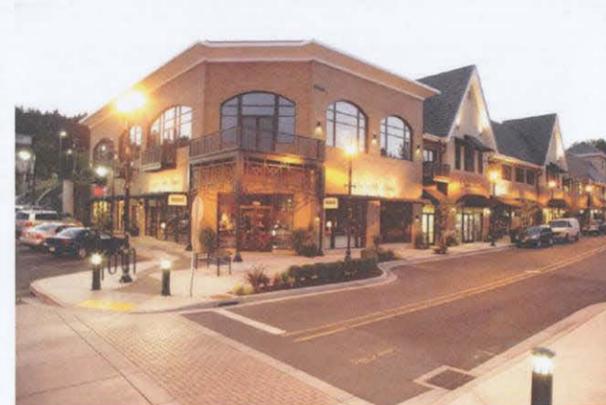
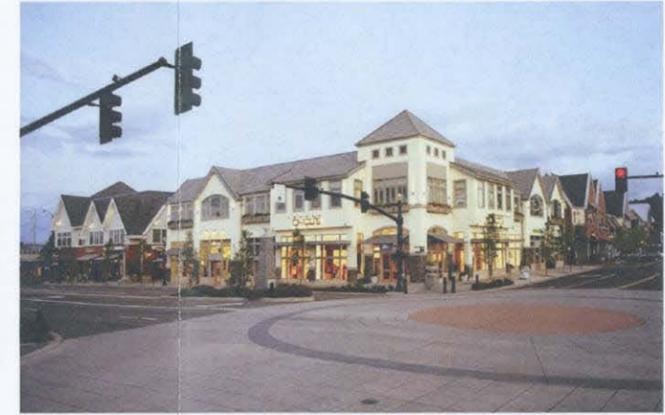
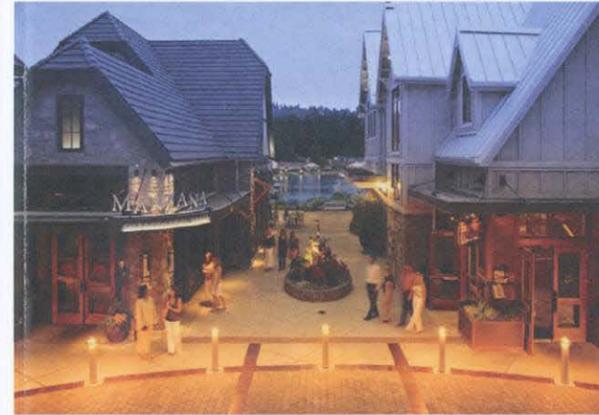
PROPOSED AND FUTURE DEVELOPMENT PLAN



WEST Linn
CENTRAL VILLAGE




LAKE VIEW
VILLAGE



WILSONVILLE OLD TOWN SQUARE



Attachment 9



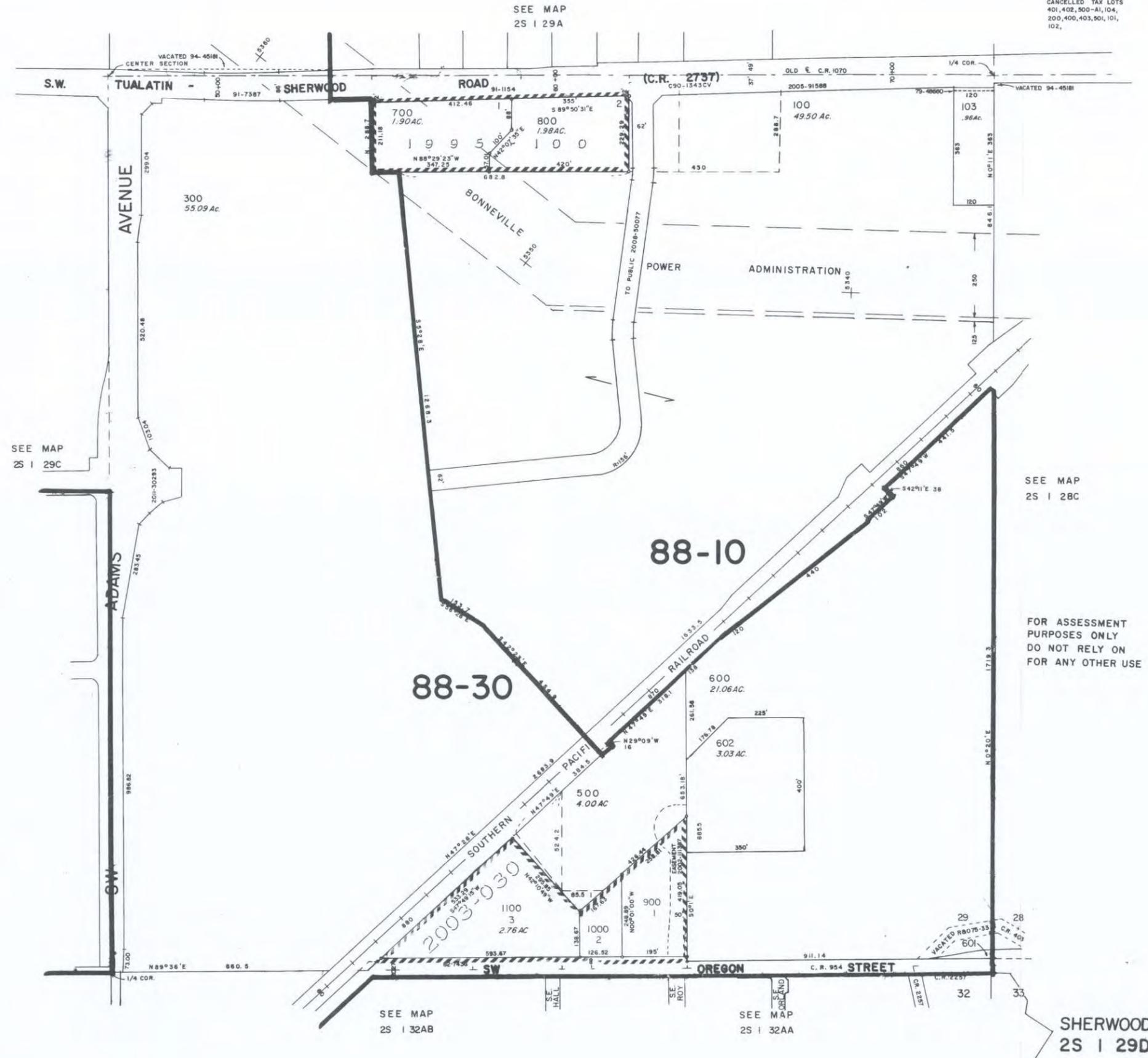
SE 1/4 SECTION 29 T2S R1W W.M.

2S | 29D

WASHINGTON COUNTY OREGON

SCALE 1"=200'

CANCELLED TAX LOTS
401, 402, 500-A1, 104,
200, 400, 403, 501, 101,
102,



SEE MAP
2S | 29C

SEE MAP
2S | 29A

SEE MAP
2S | 28C

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

SEE MAP
2S | 32AB

SEE MAP
2S | 32AA

SHERWOOD
2S | 29D

J.B.H. 3/24/93

Attachment 10



EcoFriendly Easy Peel® Labels
Use Avery® Template 5160®

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Feed Paper expose Pop-up Edge™

 AVERY® 48460™ 

2S129A0 00300
Q & P Ventures LLC
12505 SW Tooze Rd
Sherwood, OR 97140

2S129A0 00301
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129A0 00400
Sherwood Venture LLC
633 NW 19th Ave
Portland, OR 97209

2S129A0 00400
Sherwood Venture LLC
633 NW 19th Ave
Portland, OR 97209

2S129A0 00500
Bernardo B Bravo
21495 SW Edy Rd
Sherwood, OR 97140

2S129A0 01100
Portland General
121 SW Salmon St
Portland, OR 97204

2S129A0 01600
Portland General
121 SW Salmon St
Portland, OR 97204

2S129A0 01600
Portland General
121 SW Salmon St
Portland, OR 97204

2S129A0 01700
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

2S129A0 01800
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

2S129A0 01900
Todd Nelson
901 Brutscher St
Newberg, OR 97132

2S129A0 02000
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

2S129A0 02100
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

2S129A0 02200
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

2S129A0 02300
Olds Business Park LLC
1086 SW Tobias Way
Beaverton, OR 97006

2S129A0 02400
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

2S129A0 02500
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

2S129A0 02600
Sherwood Commercial Center LLC
6141 SW Orchid Dr
Portland, OR 97219

2S129A0 02800
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279

2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279

2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279

2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279

2S129B0 00600
Retail Property Partners
Po Box 790830
San Antonio, TX 78279

2S129B0 00900
Sentinel Self Storage LLC
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129B0 00901
Clarence D Langer Jr.
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129B0 00901
Clarence D Langer Jr.
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129B0 01100
Juniper Ridge Investments LLC
4800 SW Macadam Ave #120
Portland, OR 97239

2S129B0 01100
Juniper Ridge Investments LLC
4800 SW Macadam Ave #120
Portland, OR 97239

2S129B0 01100
Juniper Ridge Investments LLC
4800 SW Macadam Ave #120
Portland, OR 97239

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2S129B0 01100
Juniper Ridge Investments LLC
4800 SW Macadam Ave #120
Portland, OR 97239

2S129B0 01400
Les Schwab Tire Centers Of Orego
Po Box 5350
Bend, OR 97708

2S129B0 01500
James K Morse
5895 Jean Rd
Lake Oswego, OR 97035

2S129B0 01800
Portland General
121 SW Salmon St
Portland, OR 97204

2S129CA 00100
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129CA 00200
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129CA 00800
Sherwood Langer Farms LLC
1501 SW Taylor St #100
Portland, OR 97205

2S129CA 00900
Sherwood Langer Farms LLC
1501 SW Taylor St #100
Portland, OR 97205

2S129CA 00900
Sherwood Langer Farms LLC
1501 SW Taylor St #100
Portland, OR 97205

2S129CA 01000
Target Corporation
Po Box 9456
Minneapolis, MN 55440

2S129CA 05700
Alicia M Hauck
15996 SW Langer Dr
Sherwood, OR 97140

2S129CA 05800
Kevin E Lupp
15988 SW Langer Dr
Sherwood, OR 97140

2S129CA 05900
Heather D Roberts
15982 SW Langer Dr
Sherwood, OR 97140

2S129CA 06000
Dean Edward Martin
15970 SW Langer Dr
Sherwood, OR 97140

2S129CA 06100
Brian J Engel
17113 SW Woodhaven Dr
Sherwood, OR 97140

2S129CA 06200
Darby & Brandy M Budd
21169 SW Baler Way
Sherwood, OR 97140

2S129CA 06300
Emerson T & Erin F Rowley
827 S Palmetto St
Cornelius, OR 97113

2S129CA 06400
Boyd T & Dawn J Guthrie
21193 SW Baler Way
Sherwood, OR 97140

2S129CA 06500
Lenard M & Sharon Robertson
15977 SW Windrow Ln
Sherwood, OR 97140

2S129CA 06600
La Wanda Jeffers
15985 SW Windrow Ln
Sherwood, OR 97140

2S129CA 06700
Kimberly A Nelson
15991 SW Windrow Ln
Sherwood, OR 97140

2S129CA 07500
Tien Tran
16745 NE Oregon St
Portland, OR 97230

2S129CA 07600
Peter L & Karen N Bluett
4725 SW Joshua St
Tualatin, OR 97062

2S129CA 07700
Patti J Denzer
21227 SW Baler Way
Sherwood, OR 97140

2S129CA 07800
Merlin L & Diana L Irvine
3620 NW Cotton Pl
Bend, OR 97701

2S129CA 07900
Steven G & Dorine A Stanage
Po Box 3147
Newberg, OR 97132

2S129CA 08000
Heather Jean Parkhurst
21247 SW Baler Way
Sherwood, OR 97140

2S129CA 08100
Nemecia S Dario
21240 SW Silo Ter
Sherwood, OR 97140

2S129CA 08200
Preecha Promprabtuk
21232 SW Silo Ter
Sherwood, OR 97140

2S129CA 08300
James & Janet Asparro
14923 Amberwood Cir
Lake Oswego, OR 97035

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2S129CA 08400

Charles J & Donna M Kerr
21214 SW Silo Ter
Sherwood, OR 97140

2S129CA 08500

Byung-Ho Lee
21206 SW Silo Ter
Sherwood, OR 97140

2S129CA 10300

Debbie A Garza
15836 SW Bronner Ln
Sherwood, OR 97140

2S129CA 10400

Kit Leung
288 W Valley Blvd #205b
Alhambra, CA 91801

2S129CA 10500

Eric J Doern
15820 SW Bronner Ln
Sherwood, OR 97140

2S129CA 10600

Jay Y & Laura A Park
3891 Meadow View Dr
Eugene, OR 97408

2S129CA 10700

Dwayne K & Joanne J Hofstetter
15804 SW Bronner Ln
Sherwood, OR 97140

2S129CA 11200

Warren J & Kristin Silva
15843 SW Century Dr
Sherwood, OR 97140

2S129CA 11300

James & Janet Asparro
14923 Amberwood Cir
Lake Oswego, OR 97035

2S129CA 11400

Robert Velin
18335 Stanislaus St
Fountain Valley, CA 92708

2S129CA 11500

Ashley L Crawford
15819 SW Century Dr
Sherwood, OR 97140

2S129CA 11600

Eleanor A Arndt
Po Box 4625
Sunriver, OR 97707

2S129CA 11700

Bernhard G & Susann Matzke
15803 SW Century Dr
Sherwood, OR 97140

2S129CA 11800

Clarence Dean Langer
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129CA 11900

Phu Ho
3253 Coldwater Dr
San Jose, CA 95148

2S129CA 12000

Randal Tang
21339 SW Baler Way
Sherwood, OR 97140

2S129CA 12100

Douglas S Rice
17820 SW 111th Ave
Tualatin, OR 97062

2S129CA 12200

Dave T & Danean A Canucci
21363 SW Baler Way
Sherwood, OR 97140

2S129CA 12300

Shaun A Platz
15793 SW Harvester Ln
Sherwood, OR 97140

2S129CA 12400

Joann Barrett
15791 SW Harvester Ln
Sherwood, OR 97140

2S129CA 12500

Zhixiang Liang
2106 Mornington Ln
San Ramon, CA 94582

2S129CA 12600

Patrick D Ochs
15779 SW Harvester Ln
Sherwood, OR 97140

2S129CA 12700

Andrew L Johnson
15771 SW Harvester Ln
Sherwood, OR 97140

2S129CA 12800

Zhixiang Liang
2106 Mornington Ln
San Ramon, CA 94582

2S129CA 12900

Courtney Michele Atwood
15759 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13000

David Wagner
15753 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13100

Ling Jiang
15747 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13200

Lisa C Rutledge
15739 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13300

Nicole Holder
15733 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13400

Isaac & Cecilia Sanabria
15721 SW Harvester Ln
Sherwood, OR 97140

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2S129CA 13500
Michelle L Rakun
15713 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13600
Jennifer D Brewer
19681 SW 68th Ave
Tualatin, OR 97062

2S129CA 13700
Carl E & Marie L Wright
15695 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13800
Bruce D & Sara C Walker
15687 SW Harvester Ln
Sherwood, OR 97140

2S129CA 13900
Ryan & Tami Atkinson
15681 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14000
Rhys Cd Jensen
15669 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14100
Tade D & Teri E Paris
23797 SW Stonehaven St
Sherwood, OR 97140

2S129CA 14200
Cathleen A Drost
15655 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14300
Edward A & Linda S Wilson
4738 Amherst Ct
Lake Oswego, OR 97035

2S129CA 14400
David S & Valerie A Baehler
15635 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14500
Anne Lynas-Adams
15629 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14600
Niall Alboro
15617 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14700
Sonia J Thompson
15609 SW Harvester Ln
Sherwood, OR 97140

2S129CA 14800
Onich LLC
Po Box 3884
Wilsonville, OR 97070

2S129CA 14900
Matthew D & Brianne L Ellis
21474 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15000
Luis Segura-Flores
21484 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15100
Sharon C Alayu
21490 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15200
Kelly D Baker
7568 SW 90th Pl
Portland, OR 97223

2S129CA 15300
Bank Of New York Mello 2006-Hyb3
, 0

2S129CA 15400
Ahmed Eisawy
21459 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15500
Lindsey
21451 SW Fallow Ter
Sherwood, OR 97140

2S129CA 15600
Jordan Chesbrough
21434 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 15700
C Susanne Toner
21442 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 15800
Richard E Silva
21450 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 15900
Chelsey L Evans
21456 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 16000
Pamela P Pataroque
2304 Oswego Glen Ct
Lake Oswego, OR 97034

2S129CA 16100
James B & Rachelle D McCoy
21439 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 16200
Gilbert Jue
701 Tender Ln
Foster City, CA 94404

2S129CA 16300
Subhash Gowda
12478 Salmon River Rd
San Diego, CA 92129

2S129CA 16400
Anand Prasad
48301 Sawleaf St
Fremont, CA 94539

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2S129CA 16500
Doan T Quoc Nguyen
21406 SW Massey Ter
Sherwood, OR 97140

2S129CA 16600
Ilf Trust
Po Box 947
Eugene, OR 97440

2S129CA 16700
Amy E Zahler
21426 SW Massey Ter
Sherwood, OR 97140

2S129CA 16800
Matthew Elliott
21415 SW Massey Ter
Sherwood, OR 97140

2S129CA 16900
Heather Olander
17149 SW Villa Rd
Sherwood, OR 97140

2S129CA 17000
Kelli & Dennis Stricker
21401 SW Massey Ter
Sherwood, OR 97140

2S129CA 17100
Arbor Terrace Homeowners
PO Box 28205
Portland, OR 97228

2S129CA 17200
Arbor Terrace Homeowners
21203 SW Baler Way
Sherwood, OR 97140

2S129CA 17300
Arbor Terrace Homeowners
PO Box 28205
Portland, OR 97228

2S129CA 17400
Arbor Terrace Homeowners
PO Box 28205
Portland, OR 97228

2S129CA 17700
Arbor Terrace Homeowners
21145 SW Baler Way
Sherwood, OR 97140

2S129CA 17800
Arbor Terrace Homeowners
15971 SW Windrow Ln
Sherwood, OR 97140

2S129CA 18100
Arbor Terrace Homeowners
21202 SW Silo Ter
Sherwood, OR 97140

2S129CA 18200
Arbor Terrace Homeowners
21252 SW Silo Ter
Sherwood, OR 97140

2S129CA 18300
Arbor Terrace Homeowners
15797 SW Harvester Ln
Sherwood, OR 97140

2S129CA 18400
Arbor Terrace Homeowners
15603 SW Harvester Ln
Sherwood, OR 97140

2S129CA 18500
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129CA 18600
Arbor Terrace Homeowners
21458 SW Ferguson Ter
Sherwood, OR 97140

2S129CA 18700
Arbor Terrace Homeowners
21417 SW Massey Ter
Sherwood, OR 97140

2S129CA 18800
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S129CA 18900
Arbor Terrace Homeowners
15892 SW Century Dr
Sherwood, OR 97140

2S129CA 19000
Arbor Terrace Homeowners
21303 SW Baler Way
Sherwood, OR 97140

2S129CC 10600
Sherwood School Dist #88j
16956 SW Meinecke Rd
Sherwood, OR 97140

2S129CD 00400
Rick A & Tami L Vauble
15891 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00500
Frances D Marcy
15867 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00600
Roy Hebert
15843 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00700
Nelson & Lorita Havel
15819 SW Red Clover Ln
Sherwood, OR 97140

2S129CD 00800
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15824 SW Red Clover Ln
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2S129CD 00900
Cynthia J Curtis
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2S129CD 01900

Linda S Brogoitti
15869 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02000

Guadalupe Quesada Jr.
15845 SW Springtooth Ln
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2S129CD 02100

Jorge A Figueroa
15823 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02400

John Hohnstein
15890 SW Springtooth Ln
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2S129CD 02500

Michael Jon & Deborah S Leach
15874 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02600

Ruth A Parker
15850 SW Springtooth Ln
Sherwood, OR 97140

2S129CD 02700

Robert A McIntyre
15826 SW Springtooth Ln
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2S129CD 02800

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15858 SW Baler Way
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2S129CD 02900

Dario
Po Box 967
Tualatin, OR 97062

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15882 SW Baler Way
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2S129CD 03100

Lanita Franklin
21774 SW Barley Pl
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2S129CD 03200

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2S129CD 03300

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21730 SW Barley Pl
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2S129CD 03400

William S Boaz
21711 SW Barley Pl
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2S129CD 04000

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15961 SW Baler Way
Sherwood, OR 97140

2S129CD 04200

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2S129CD 04300

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19030 SW Chesapeake Dr
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15923 SW Baler Way
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15863 SW Baler Way
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2S129CD 05600
Gustavo Aguilar Cornejo
21589 SW Grainery Pl
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2S129CD 05700
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23905 Butteville Rd NE
Aurora, OR 97002

2S129CD 05800
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21525 SW Grainery Pl
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Cody Witt
15633 SW Thrasher Way
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15758 SW Thrasher Way
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2S129CD 08600
Don Washington
15774 SW Thrasher Way
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2S129CD 08700
Morteza Aleali
15767 SW Whetstone Way
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2S129CD 08800
Joshua D & Kristin A Burnham
15735 SW Whetstone Way
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2S129CD 08900
Zhenya Tilley
3384 NE Haugen Rd
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2S129CD 09000
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15671 SW Whetstone Way
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2S129CD 09100
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2S129CD 09200
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2S129CD 09400
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15567 SW Whetstone Way
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2S129CD 09500
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15514 SW Farmer Way
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2S129CD 09600
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2S129CD 09700
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2S129CD 09800
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2S129CD 10000
Scott M & Sydney E Fender
15558 SW Farmer Way
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2S129CD 10100
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15566 SW Farmer Way
Sherwood, OR 97140

2S129CD 10200
Don Washington
15774 SW Thrasher Way
Sherwood, OR 97140

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Jones
3 Crestwind Dr
Rancho Palos Verdes, CA 90275

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15606 SW Farmer Way
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Sherwood, OR 97140

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15641 Loder Rd
Oregon City, OR 97045

2S129CD 11100
Richard Jones
15680 SW Farmer Way
Sherwood, OR 97140

2S129CD 11200
Robert Andrew Hahn
15692 SW Farmer Way
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Joseph P & Tana L Jewett
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2S129CD 11600
John K Honeywell
15586 SW Whetstone Way
Sherwood, OR 97140

2S129CD 11700
Donald E & Cynthia A Dahl
15560 SW Whetstone Way
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2S129CD 11800
Brannon & Megan Yeldell
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Rancho Palos Verdes, CA 90275

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2S129CD 12100
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15585 SW Farmer Way
Sherwood, OR 97140

2S129CD 12200
Jose Luis Martinez
15599 SW Farmer Way
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2S129CD 12300
Juanita Maria Hamel
15611 SW Farmer Way
Sherwood, OR 97140

2S129CD 12400
Karen Jo Hogue
15623 SW Farmer Way
Sherwood, OR 97140

2S129CD 12500
St Francis Catholic Church
15651 SW Oregon St
Sherwood, OR 97140

2S129CD 12500
St Francis Catholic Church
15651 SW Oregon St
Sherwood, OR 97140

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St Francis Catholic Church
15651 SW Oregon St
Sherwood, OR 97140

2S129D0 00500
Self Storage Oregon
8312 W Northview St #120
Boise, ID 83704

2S129D0 00600
Linke Enterprises Of Or Inc
Po Box 63666
San Francisco, CA 94163

2S129D0 00602
Transpacific International Inc
1819 Palisades Lake Ct
Lake Oswego, OR 97034

2S129D0 00700
Flrf LLC
1601 NW Expressway #59
Oklahoma City, OK 73118

2S129D0 00800
Douglas Mark & Kathleen Seeber
PO Box 965
Newberg, OR 97132

2S129D0 00900
Sterling Investment Props LLC
, 00000

2S129D0 01000
Sterling Investment Props LLC
, 00000

2S129D0 01100
Columbia Community Bank
314 E Main St
Hillsboro, OR 97123

2S132AA 00301
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22150 SW Lower Roy St
Sherwood, OR 97140

2S132AA 00302
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22138 SW Lower Roy St
Sherwood, OR 97140

2S132AA 00303
Charles A & Shirley J Morehouse
22174 SW Lower Roy St
Sherwood, OR 97140

2S132AA 00306
Jay Sorenson
22214 SW Lower Roy St
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2S132AA 00307
West
13576 Peters Rd
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2S132AA 00309
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22110 SW Lower Roy St
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2S132AA 00310
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2S132AA 00404
James Catron
14960 SW Oregon St
Sherwood, OR 97140

2S132AA 00405
Robert A White Jr.
14938 SW Oregon St
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2S132AA 00500
Robert T & Kathle Michaud-Tradd
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2S132AA 00501
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2S132AA 00601
Francis J Roos
22278 SW Hall St
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2S132AA 00602
David L & Laura A Kaufman
22246 SW Hall St
Sherwood, OR 97140

2S132AA 00603
Michael A Peterson
22176 SW Hall St
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2S132AA 00604
Gary Keith Collins
22204 SW Hall St
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2S132AA 00606
Dale A Laura J Swenson
22183 SW Lower Roy St
Sherwood, OR 97140

2S132AA 00608
Deanna Perry
22215 SW Lower Roy St
Sherwood, OR 97140

2S132AA 00609
James R Bareinger
22263 SW Lower Roy St
Sherwood, OR 97140

2S132AA 00610
Sharon L Graebe
22239 SW Lower Roy St
Sherwood, OR 97140

2S132AA 00612
Debbie L Bird
22117 SW Lower Roy St
Sherwood, OR 97140

2S132AA 00613
Morris K Work
14959 SW Brickyard Dr
Sherwood, OR 97140

2S132AA 00701
Vicki Allen
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La Pine, OR 97739

2S132AA 03200
Ronald M Engel
22111 SW Orland St
Sherwood, OR 97140

2S132AA 03300
Brian K Hilderbrand
22166 SW Orland St
Sherwood, OR 97140

2S132AA 03300
Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642

2S132AA 03400
Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642

2S132AA 03400
Kathleen Therese Wallace
22141 SW Orland St
Sherwood, OR 97140

2S132AA 03500
Brandon K Hilderbrand
22153 SW Orland St
Sherwood, OR 97140

2S132AA 03500
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Ridgefield, WA 98642

2S132AA 03600
Clarke F & Clarice N Mattson
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Ridgefield, WA 98642

2S132AA 03600
Herta Larkie
22165 SW Orland St
Sherwood, OR 97140

2S132AA 03700
Clarke F & Clarice N Mattson
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Ridgefield, WA 98642

2S132AA 03700
James R & Mary L McDowell
22158 SW Orland St
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2S132AA 03800
Clarke F & Clarice N Mattson
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2S132AA 03800
Graciela Sosa
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2S132AA 05900
Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642

2S132AA 05900
James Ray McDowell
22158 SW Orland St
Sherwood, OR 97140

2S132AA 06000
Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642

2S132AA 06000
Ivonne Pflaum
22146 SW Orland St
Sherwood, OR 97140

2S132AA 06100
Barbara J Bowes
22134 SW Orland St
Sherwood, OR 97140

2S132AA 06200
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

2S132AA 06300
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2909 NE 166th Way
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2S132AA 09900
James R & Jennifer E Bainter
14603 SW Brickyard Dr
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2S132AA 10000
Clarke F & Clarice N Mattson
2909 NE 166th Way
Ridgefield, WA 98642

2S132AA 10000
Mary Louise Consani
22106 SW Orland St
Sherwood, OR 97140

2S132AA 10200
Atley Estates Homeowners
14673 SW Brickyard Dr
Sherwood, OR 97140

2S132AA 14100
George V Loretta Haliski
22159 SW Lower Roy St
Sherwood, OR 97140

2S132AA 14200
Nicholas S White
22131 SW Lower Roy St
Sherwood, OR 97140

2S132AA 14300
Nicholas S White
22131 SW Lower Roy St
Sherwood, OR 97140

2S132AB 00203
John F & Leta L Holcombe
22235 SW Hall St
Sherwood, OR 97140

2S132AB 00701
Sturbelle
5830 Sunbrook Dr
Lake Oswego, OR 97035

2S132AB 00702
Randall V & Deena D Leavitt
22346 SW Lincoln St
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2S132AB 00703
Kurt Rogers
15355 SW Clifford Ct
Sherwood, OR 97140

2S132AB 00704
Lonnie W Bunfill
15331 SW Clifford Ct
Sherwood, OR 97140

2S132AB 00800
Khristina L Moore
22282 SW Lincoln St
Sherwood, OR 97140

2S132AB 00801
Nels Joseph Martin
22296 SW Lincoln St
Sherwood, OR 97140

2S132AB 00901
Julian G Thornton
22324 SW Lincoln St
Sherwood, OR 97140

2S132AB 00902
David A & Cindy A Parish
5204 Lake Crest Dr
Mckinney, TX 75071

2S132AB 00904
Therese Nair
22443 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 00905
Aron J Nelson
15173 SW Merryman St
Sherwood, OR 97140

2S132AB 00906
Authority Housing
111 NE Lincoln St #200-L
Hillsboro, OR 97124

2S132AB 01100
Bilet Products Co
Po Box 1227
Sherwood, OR 97140

2S132AB 01100
Blakeslee Properties LLC
Po Box 1227
Sherwood, OR 97140

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Aloha, OR 97007

2S132AB 03200
Oregon State Of Dept Of Vets Af
20390 SW 70th Ave
Tualatin, OR 97062

2S132AB 03500
Kalen A Garrison
15061 SW Merryman St
Sherwood, OR 97140

2S132AB 03800
Dennis L Finch
15149 SW Merryman St
Sherwood, OR 97140

2S132AB 04100
Legacy Herndon
21990 SW 75th Ave
Tualatin, OR 97062

2S132AB 05000
Thomas E & Sharon F Caster
15190 SW Merryman St
Sherwood, OR 97140

2S132AB 05900
Thomas C Briner Jr.
22451 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06200
Sabino & Yeraldly Perez
22393 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06500
Stan S Robinson
22369 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06800
Sheryl Halter
22345 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 01400
City of Sherwood
22560 SW Pine St
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2S132AB 03300
Us Bank Na Series 2007-3
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2S132AB 03600
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2S132AB 03900
Derrick C & Kristine K Wharff
15046 SW Merryman St
Sherwood, OR 97140

2S132AB 04800
Linda Lue Bennett
22407 SW Quiver Ct
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2S132AB 05100
Lance K & Kelly S Gilgan
22460 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06000
Joshua L & Gina M Highberger
22435 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06300
Francisco R & Kelly J Catibayan
22385 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06600
Roger M Johnson
1242 Deep Creek Rd
Livermore, CA 94550

2S132AB 06900
Paul J & Rayna J Graham
22337 SW Nottingham Ct
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2S132AB 01501
Kimberley Walters
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Sherwood, OR 97140

2S132AB 03400
Cletus B & Joanne H Cross
Po Box 1313
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2S132AB 03700
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15117 SW Merryman St
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2S132AB 04000
Lucinda Wagenblast
15054 SW Merryman St
Sherwood, OR 97140

2S132AB 04900
Helen M Evans
15158 SW Merryman St
Sherwood, OR 97140

2S132AB 05800
Allison A Hunt
22463 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06100
Anne C Norman
22401 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06400
Ricki P & Jeanette L Godfrey
22377 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 06700
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2S132AB 07000
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2S132AB 07300
Timothy W & Elizabeth Clarke
22323 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 07400
Jeremy M Zander
22315 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 07500
Keith A & Sandra L Beck
15310 SW Oregon St
Sherwood, OR 97140

2S132AB 07600
Michael J Brazie Jr.
15294 SW Oregon St
Sherwood, OR 97140

2S132AB 07700
Katherine E & Erik M Babash
22309 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 07800
Un Suk Moore
Po Box 289
Kotzebue, AK 99752

2S132AB 08000
Neil Antonio Oneill
22293 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 08100
Roger T & Wendy J Swift
22306 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 08200
Matthew Gill
22318 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 08300
Timothy Lin Lebrun
13275 SW Greenfield Dr
Tigard, OR 97223

2S132AB 08400
Brian D & Kori J Almquist
15207 SW Wert Ct
Sherwood, OR 97140

2S132AB 08500
Alfred E & Shirlee Musgrove III
15183 SW Wert Ct
Sherwood, OR 97140

2S132AB 08600
Gaylene J Beck
15151 SW Wert Ct
Sherwood, OR 97140

2S132AB 08700
Shane C & Tamara L Roghaar
15135 SW Wert Ct
Sherwood, OR 97140

2S132AB 08800
Randall Chapman
15123 SW Wert Ct
Sherwood, OR 97140

2S132AB 08900
Joan M & Patrick W Smith
15105 SW Wert Ct
Sherwood, OR 97140

2S132AB 09000
Bradford B & Rebecca M Bertram
22269 SW Hall St
Sherwood, OR 97140

2S132AB 09100
Robert & Amy Rivera
22291 SW Hall St
Sherwood, OR 97140

2S132AB 09200
Ralph D & Amanda Z Klock
15100 SW Wert Ct
Sherwood, OR 97140

2S132AB 09300
Bradley A Rice
15118 SW Wert Ct
Sherwood, OR 97140

2S132AB 09400
John W & Ulrike S Coulliette
15140 SW Wert Ct
Sherwood, OR 97140

2S132AB 09500
Colin K Wildschut
15156 SW Wert Ct
Sherwood, OR 97140

2S132AB 09600
Christopher & Eryn Murrie
15178 SW Wert Ct
Sherwood, OR 97140

2S132AB 09700
Jacob W & Elizabeth Farmer
15200 SW Wert Ct
Sherwood, OR 97140

2S132AB 09801
Gary M & Janet F Thompson
15224 SW Wert Ct
Sherwood, OR 97140

2S132AB 09900
Kimberly Rocha-Pearson
15246 SW Wert Ct
Sherwood, OR 97140

2S132AB 10000
Bruno Amicci
2887 L Breckenridge Loop NW
Salem, OR 97304

2S132AB 10100
Thomas M & Dawn Ekerson
22334 SW Nottingham Ct
Sherwood, OR 97140

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2S132AB 10200
Michael C Bates
22340 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 10300
Brent A Savage
22348 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 10400
August
22372 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 10500
Nancy Falk
22412 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 10600
Erik C Lindberg
22420 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 10700
Robert W Byers
22428 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 10800
Bruce Erik Bennett
16840 SW Parrett Mountain Rd
Sherwood, OR 97140

2S132AB 10900
Jill M & Mark S Roberts
22273 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 11000
Todd J & Monica A Vincent
22269 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 11100
Michael A Musselman
22183 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 11200
Daryl N & Linda M Duncan
22165 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 11300
Carla Willson Bietz
22159 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 11400
Suphawadee Ross
10785 SW River Dr
Tigard, OR 97224

2S132AB 11500
Dana W Hiserote
22113 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 11600
Jacob F Peetoom
22105 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 11700
Diann L Frease
22102 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 11800
Douglass Craig & Angela Toy
22112 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 11900
Anne E Papworth
22120 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 12000
Joel R & Nancy J Griffin
22126 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 12100
Christopher J & Simone J Huff
22134 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 12200
Shawn A & Helen C Hegerberg
22140 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 12300
Ryan P & Patricia Mack
22148 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 12400
Stephen R & Katie K Orsolini
22156 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 12500
Matthew K & Laura A Holt
22162 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 12600
Troy Richard Thurman
22555 SW 94th Ter
Tualatin, OR 97062

2S132AB 12700
Michele C Guthrie
22188 SW Kelsey Ct
Sherwood, OR 97140

2S132AB 12800
Eduardo Aragon
22193 SW Hall St
Sherwood, OR 97140

2S132AB 12900
Jose Campuzano
22179 SW Hall St
Sherwood, OR 97140

2S132AB 13000
Patricia E Cole
22165 SW Hall St
Sherwood, OR 97140

2S132AB 13100
Gema & Cuauhtemoc Orozco
140 W Orangethorpe Ave #49
Placentia, CA 92870

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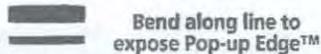
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2S132AB 13200
D L B Enterprises Inc & Dba Burghardt
&
Po Box 20458
Keizer, OR 97307

2S132AB 13300
Timothy M Perrin
22123 SW Hall St
Sherwood, OR 97140

2S132AB 13400
Christine D Heusser
22109 SW Hall St
Sherwood, OR 97140

2S132AB 13500
Derek J Mires
22206 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 13600
Ruthanne Rusnak
22214 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 13700
Julie A Cowan
22220 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 13800
Jon & Emily J Rievley
22228 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 13900
Evlyn L Turner
Po Box 131
Sherwood, OR 97140

2S132AB 14000
Paul & Rebecca Mickel
22244 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 14100
Sylvia McDaniel
22252 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 14200
Roger Atilio Vidal-Roque
22260 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 14300
Felix & Socorro Zendejas
832 Powell St
Hollister, CA 95023

2S132AB 14400
Aaron K & Jo L Atkins
22284 SW Nottingham Ct
Sherwood, OR 97140

2S132AB 14500
Dennis G & Karen S Kern
15258 SW Oregon St
Sherwood, OR 97140

2S132AB 14600
Michael D & Linda J Rooke
15240 SW Oregon St
Sherwood, OR 97140

2S132AB 14700
Leonard Enterprises LLC
Po Box 1088
Sherwood, OR 97140

2S132AB 14800
Leonard Enterprises LLC
Po Box 1088
Sherwood, OR 97140

2S132AB 14900
Cynthia M Nelson
15404 SW Darla Kay Ct
Sherwood, OR 97140

2S132AB 15000
George E Lockhart Jr.
15416 SW Darla Kay Ct
Sherwood, OR 97140

2S132AB 15100
Jarrod Rogers
15428 SW Darla Kay Ct
Sherwood, OR 97140

2S132AB 15200
Deborah J Leake
15431 SW Darla Kay Ct
Sherwood, OR 97140

2S132AB 15300
Michael T & Billie L Guthrie
15419 SW Darla Kay Ct
Sherwood, OR 97140

2S132AB 15400
Lisa M Baggia
15407 SW Darla Kay Ct
Sherwood, OR 97140

2S132AB 15500
Thomas J & Shirlene L Guthrie
Po Box 924
Sherwood, OR 97140

2S132AB 15600
Charles F Day
519 NE 257th Ave
Camas, WA 98607

2S132BA 00201
New Life Assebly Of God
Po Box 878
Sherwood, OR 97140

2S132BA 00400
Edgar M Escobar Lopez
10405 SW Denney Rd #47
Beaverton, OR 97008

2S132BA 00401
Karen K Ransom
15704 SW 1st St
Sherwood, OR 97140

2S132BA 00402
Candelario L Villanueva
15699 SW Oregon St
Sherwood, OR 97140

2S132BA 00600
Glenn H Gregg
Po Box 566
Gresham, OR 97030

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2S132BA 00800
Sherwood School Dist #88j
16956 SW Meinecke Rd
Sherwood, OR 97140

2S132BA 04300
Thomas C Hinchliff
15707 SW 1st St
Sherwood, OR 97140

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2S132BA 04000
James L & Jacqui L Fisher Jr.
23225 NE Dillon Rd
Newberg, OR 97132

2S132BA 04400
Shnw Properties LLC
Po Box 566
Gresham, OR 97030

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2S132BA 04100
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

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Attachment II



Portland Division
1000 SW Broadway, Suite 1600
Portland, OR 97205
Phone: (503) 290-5500

**PRELIMINARY TITLE REPORT
SUPPLEMENTAL NO. 3**

Date: April 5, 2012

Title Officer:

Deanna Wright
Phone: 503-290-5504
Email: deanna.wright@stewart.com

Order Number: 1030397

Customer Reference:

PROPERTY ADDRESS:

14958 SW Tualatin Sherwood Rd.
Tualatin, Oregon 97140

ALTA Owner's Policy Standard

(Underwriting fee - 10%)

Liability
\$9,141,066.00

Premium
\$14,313.00

Stewart Title Company is prepared to issue on request and on recording of the appropriate documents, a policy or policies of Stewart Title Guaranty Company, as applied for, with coverages as indicated, based on this preliminary report. As of **March 8, 2012** at 8:00 A.M. title to the property described is vested in:

Langer Family LLC, an Oregon limited liability company

Subject only to the exceptions shown herein and to the terms, conditions and stipulations contained in the policy form. No liability is assumed until a full premium has been paid and a policy issued.

LEGAL DESCRIPTION:

See Legal Description attached hereto as Exhibit 'A'

SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Deleted
7. City liens, if any, of the City of Sherwood.
8. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment of Clean Water Services.
9. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
10. Advance personal property taxes for 2011-2012 may become due upon transfer or sale of the premises herein described. Please contact the Washington County Treasurer's office for further information.
11. Deleted

12. Easement and the terms and conditions thereof:
Grantee: United State of America and its assigns
Purpose: Transmission line
Affects: as located
Recorded: March 28, 1957
Book: 392
Page: 361
13. Easement and the terms and conditions thereof:
Grantee: Portland General Electric Company, an Oregon Corporation
Purpose: Electric transmission line
Affects: Northerly portion
Recorded: March 24, 1959
Book: 415
Page: 622
14. Easement and the terms and conditions thereof:
Grantee: Portland General Electric Company, an Oregon Corporation
Purpose: Anchor easement
Affects: Northerly portion
Recorded: September 2, 1970
Book: 791
Page: 149
15. Easement and the terms and conditions thereof:
Grantee: Portland General Electric Company, an Oregon Corporation
Purpose: Anchor easement
Affects: Northerly portion
Recorded: November 7, 1974
Book: 999
Page: 746
- Re-recorded: December 12, 2005
Fee No. : 2005155850
16. Easement and the terms and conditions thereof:
Grantee: City of Sherwood
Purpose: Water main
Affects: As located
Recorded: March 21, 1994
Fee No.: 94026707
17. Easement and the terms and conditions thereof:
Grantee: City of Sherwood
Purpose: Storm Sewer
Affects: As located
Recorded: December 6, 1994
Fee No.: 94109104
18. Deleted

19. Easement and the terms and conditions thereof:
Grantee: City of Sherwood, Oregon, a municipal corporation
Purpose: Sanitary sewer and water line
Affects: Northerly portion
Recorded: March 20, 1995
Fee No.: 95017685
20. Land Use Agreement and the terms and conditions thereof:
Recorded: April 13, 1995
Recording No.: 95025735
21. Deleted
22. Deleted
23. Easement and the terms and conditions thereof:
Grantee: City of Sherwood
Purpose: Waterline easement
Affects: Westerly portion
Recorded: January 3, 1996
Fee No.: 96000582
24. Easement and the terms and conditions thereof:
Grantee: City of Sherwood
Purpose: Sanitary sewer easement
Affects: Westerly portion
Recorded: January 1, 1996
Fee No.: 96001217
25. Deleted
26. Easement and the terms and conditions thereof:
Grantee: City of Sherwood
Purpose: Public utility easement
Affects: Northerly portion
Recorded: June 17, 2004
Fee No.: 2004069104
27. Stormwater Easement and Maintenance Covenant and the terms and conditions thereof:
Recorded: July 8, 2004
Recording No.: 2004078681
28. Deleted
29. Deleted

30. Easement and the terms and conditions thereof:
Grantee: City of Sherwood
Purpose: Public Utilities
Affects: Westerly portion
Recorded: April 22, 2011
Fee No.: 2011030292
31. Easement and the terms and conditions thereof:
Grantee: City of Sherwood
Purpose: Stormwater easement
Affects: Southerly Portion
Recorded: April 22, 2011
Fee No.: 2011030294
32. Any unrecorded leaseholds, right of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.
33. The attached Commercial Title Affidavit must be completed in full, notarized, and submitted to the Company for review prior to closing.
34. Deleted
35. Evidence of the authority of the individual(s) to execute the forthcoming document(s) for Langer Family, LLC, a Oregon limited liability company, copies of the current operating agreement should be submitted prior to close.
36. Any conveyance or mortgage by Langer Family, a Limited Liability Company, must be executed by all of the members or managers as of the date of acquisition or evidence submitted that certain designated members or managers have been authorized to act for the Limited Liability Company.
37. Deleted
38. Deleted
39. We find no Trust Deeds of record for this property. If this is incorrect, please contact your Title Officer immediately.
40. Ordinance 2011-010, An Ordinance Renaming SW Adams Avenue to SW Langer Family Parkway, including the terms and conditions thereof:
Recorded: October 21.2011
Fee No. : 2011073855

NOTE (a): Washington County Ordinance No. 193, recorded May 13, 1977 in Washington County, Oregon, imposes a tax of \$1.00 per \$1,000.00 or fraction thereof on the transfer of real property located within Washington County.

NOTE (b): We find no judgments or Federal Tax Liens against Langer Family LLC.

NOTE (c): Taxes paid in full for 2011-2012:

Levied Amount:	\$823.78
Account No.:	R0548143
Levy Code:	088.30
Map No.:	2S129D-00300

NOTE (d): As disclosed by the county tax rolls, the 2011-2012 real market value for said property is:

Land:	\$9,227,470.00
Improvements:	\$ 0.00
Total:	\$9,227,470.00

NOTE (e): Deleted

NOTE (f): Deleted

NOTE (g): Deleted

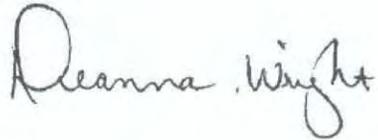
NOTE (h): Deleted

NOTE (i): We do not find any Deeds of record on the subject property recorded within the last 24 months.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

After the issuance of a preliminary title report, if a transaction is consummated in reliance thereon, but without requiring the issuance of the title policy applied for, the full scheduled charge applicable to the type of coverage normally issued on such transaction will apply.

Stewart Title Company



Deanna Wright, Title Officer
Phone: 503-290-5504
Fax: 866-392-1810
Email: deanna.wright@stewart.com

LA
lh
dw
dw

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.

ALSO EXCEPTING therefrom that Parcel described in Bargain and Sale Deed, recorded March 24, 2003 as Fee No. 2003044213.

ALSO EXCEPTING that portion deeded to the City of Sherwood under Dedication Deed recorded April 22, 2011 as Fee No. 2011030293.

ALSO EXCEPTING that part thereof lying within Tualatin Sherwood Road.

STG Privacy Notice (Rev 01/26/09) Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information.

Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business--to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing
For our everyday business purposes- to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes- to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with the Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market you	Yes	No
For nonaffiliates to market to you- Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us	If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056.
-------------------	--

Attachment 12



Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction: Sherwood Review Type: Tier 2 Analysis
 Site Address: 14958 SW Tualatin Sherwood SPL Issue Date: April 05, 2012
 / Location: Sherwood, OR 97140 SPL Expiration Date: April 05, 2014

Applicant Information:

Name: _____
 Company: LANGER GRAMOR LLC
 Address: 19767 SW 72ND AVE SUITE 100
TUALATIN OR 97062
 Phone/Fax: (503) 783-1306
 E-mail: matt@gramor.com

Owner Information:

Name: _____
 Company: LANGER GRAMOR LLC
 Address: 19767 SW 72ND AVE SUITE 100
TUALATIN OR 97062
 Phone/Fax: (503) 783-1306
 E-mail: matt@gramor.com

Tax lot ID

Development Activity

2S129D000300

Partition and Commercial Development

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 50 feet
 Vegetated Corridor Condition: Marginal/Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 50 feet

Enhancement of Remaining Vegetated Corridor Required:



Square Footage to be enhanced:

130,841

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Road (Permanent Encroachment Based on 50 ft. Vegetated Corridor; Mitigation Required)</u>	<u>14,777</u>
<u>Road and Utilities (Temporary Encroachment; Mitigation/Planting-In Place)</u>	<u>3,605</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site/ Parcel 1 (SPL Attachment 7 of 7)</u>	<u>14,777</u>

Total Vegetated Corridor to be planted to District density standards

149,223

Conditions Attached Development Figures Attached (7) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbance, an erosion control permit is required through the City. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality facility shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Once the project goes through the land use process and there are changes proposed due to either the intermittent status of the drainage or the DSL and Corps permit approval requirements, an Amended Service Provider Letter shall be required.**
11. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

SPECIAL CONDITIONS

12. **Applicant to determine intermittent status of drainage per Section 3.14.3. A 50-ft Vegetated Corridor has been assumed.**
13. For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.
14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A.
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2009. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
16. Clean Water Services or the City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 07-20, Appendix A).

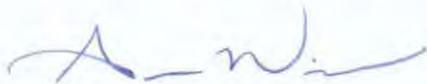
17. **Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2.** If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.
18. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2.**
19. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a "STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY" to be granted to Clean Water Services.**

FINAL PLANS

20. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
21. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
22. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
23. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

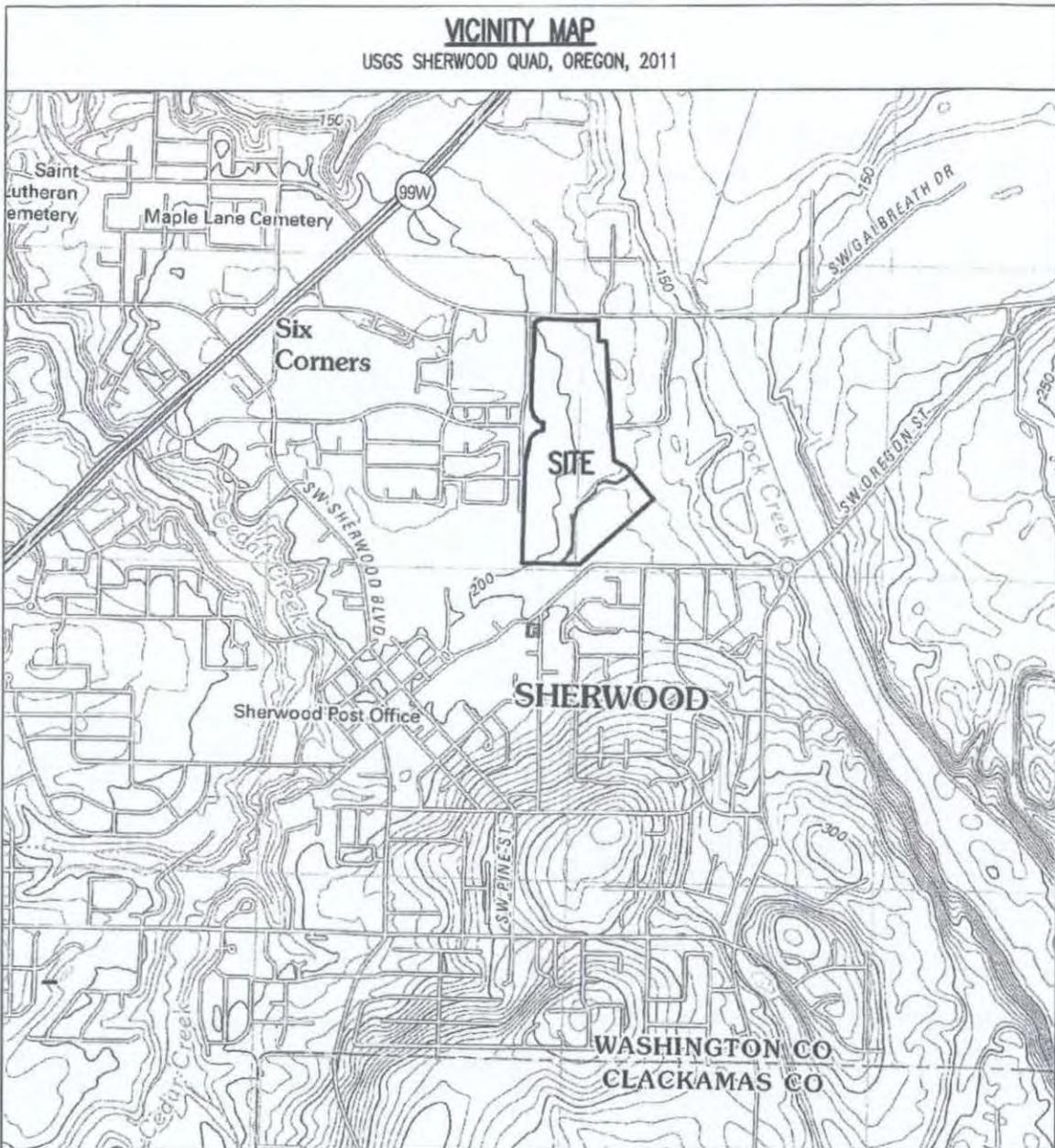
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3653 with any questions.



**Amber Wierck
Environmental Plan Review**

Attachments (7)



CWS File No. 12-000162

Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 4/5/12

JOB NAME: LANGER FARMS

JOB NUMBER: 2929

DRAWN BY: QMP

CHECKED BY: AHH

SPL ATTACHMENT 1 OF 7

DWG NO.: 2929CWS 1/11

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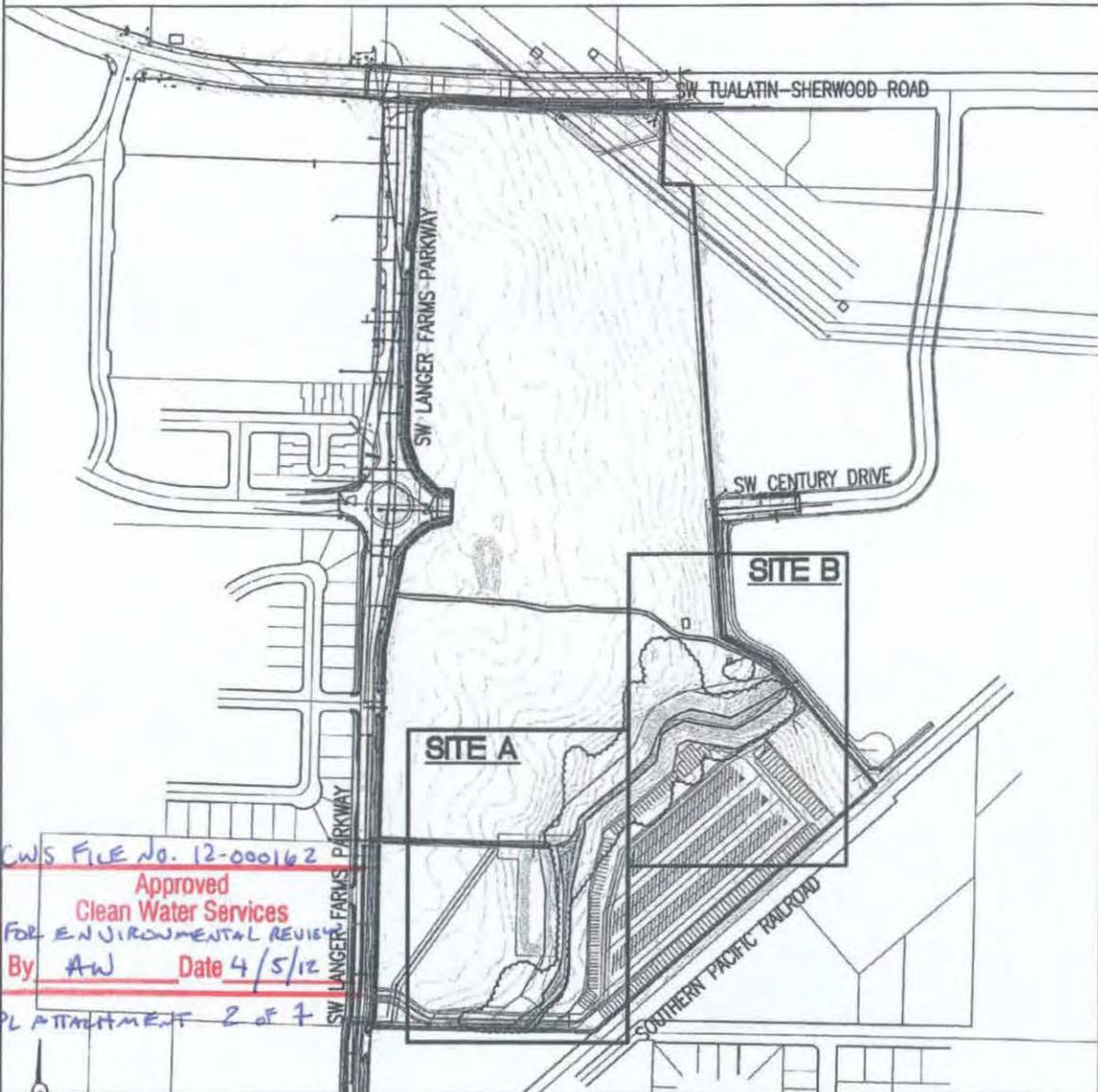


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13910 SW GALBREATH
DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

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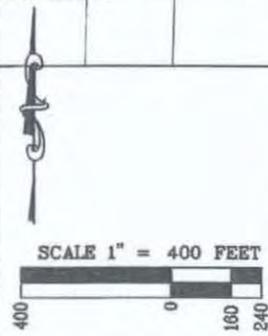
SITE OVERVIEW AND INDEX MAP



CWS File No. 12-000162

Approved
Clean Water Services
 For Environmental Review
 By **AW** Date **4/5/12**

SPL ATTACHMENT 2 of 7



JOB NAME: LANGER FARMS

JOB NUMBER: 2929

DRAWN BY: QMP

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DWG NO.: 2929CWS 2/11

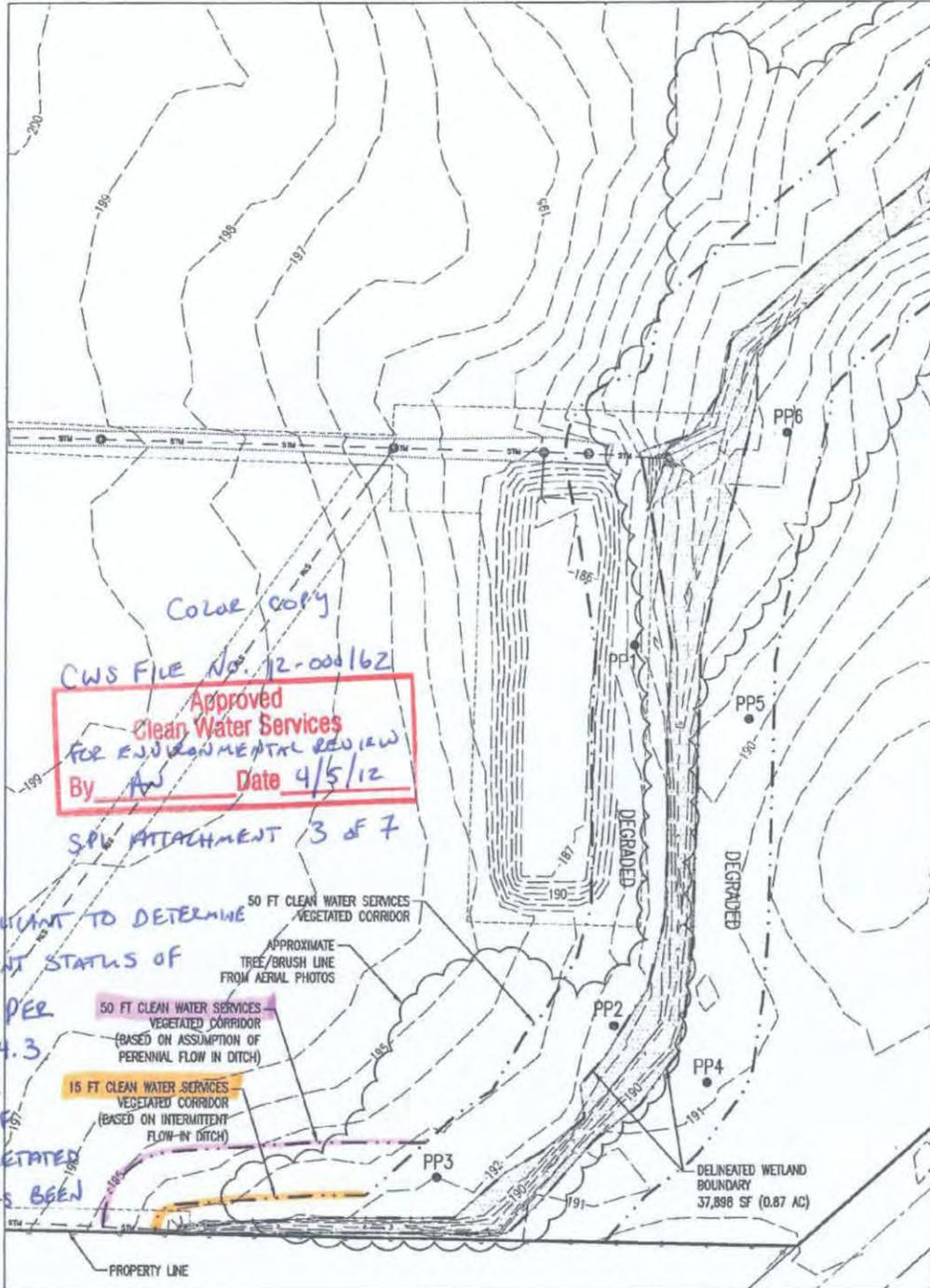
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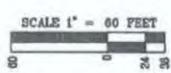


Color copy
 CWS FILE No. 12-000162
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FOR ENVIRONMENTAL REVIEW
 By AH Date 4/5/12

SPW ATTACHMENT 3 OF 7

NOTE: APPLICANT TO DETERMINE INTERMITTENT STATUS OF DRAINAGE PER SECTION 3.14.3. WORST CASE SCENARIO OF 50-FT VEGETATED CORRIDOR HAS BEEN ASSUMED.

SITE 'A' EXISTING CONDITIONS MAP

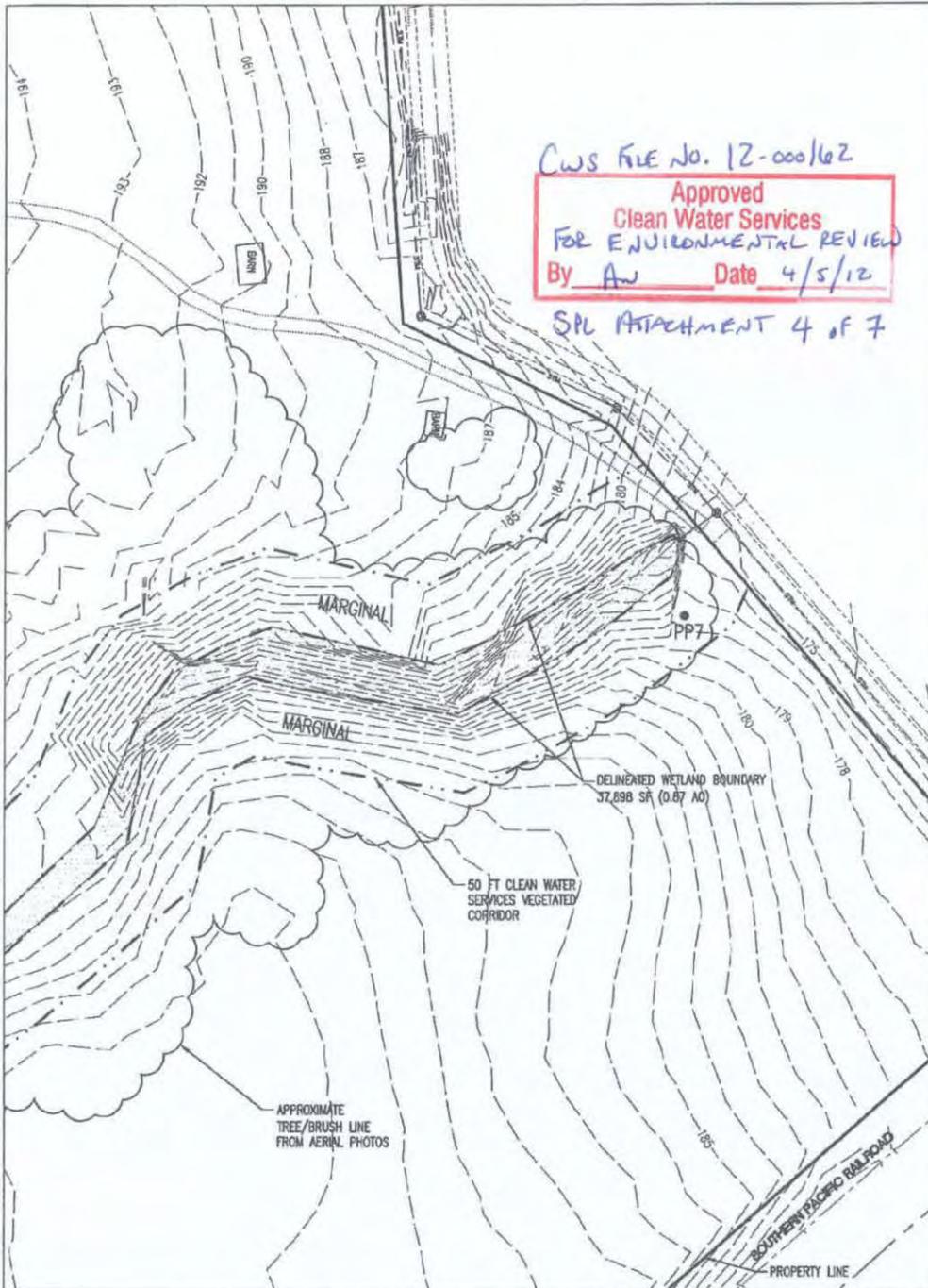


JOB NAME: LANGER FARMS
 JOB NUMBER: 2929
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 CHECKED BY: AHH
 DWG NO.: 2929CWS 3/11

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 SHERWOOD, OR 97140
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Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By AW Date 4/5/12
 SPL ATTACHMENT 4 of 7

SITE 'B' EXISTING CONDITIONS MAP

SCALE 1" = 60 FEET

JOB NAME: LANGER FARMS
 JOB NUMBER: 2929
 DRAWN BY: QMP
 CHECKED BY: AHH
 DWG NO.: 2929CWS 4/11

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 SHERWOOD, OR 97140
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 FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

Scenario 1 & 2

-  PERMANENT WETLAND IMPACTS (3,376 SF, 4.7 CY CUT, 176.3 CY FILL)
-  PERMANENT CWS VEGETATED CORRIDOR IMPACTS (15-FT CORRIDOR) (7,819 SF) (Scenario 1)
-  ADDITIONAL PERMANENT CWS VEGETATED CORRIDOR IMPACTS IF 50-FT CORRIDOR AT UPPER END OF WETLAND (6,958 SF) (Scenario 2)
-  TEMPORARY CWS VEGETATED CORRIDOR IMPACTS (1,037 SF)

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Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By AW Date 4/5/12

SPL ATTACHMENT 5 of 7

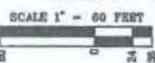
DELINEATED WETLAND BOUNDARY
 37,898 SF (0.87 AC)

APPROXIMATE TREE/BRUSH LINE FROM AERIAL PHOTOS

SITE ACCESS

PROPERTY LINE

SITE 'A' DEVELOPMENT PLAN
WETLAND FILL ASSUMPTION
 (ASSUMING WETLAND/DRAINAGE FILL PERMIT OBTAINED FROM USACE/ODSL)



JOB NAME: LANGER FARMS
 JOB NUMBER: 2929
 DRAWN BY: QMP
 CHECKED BY: AMH
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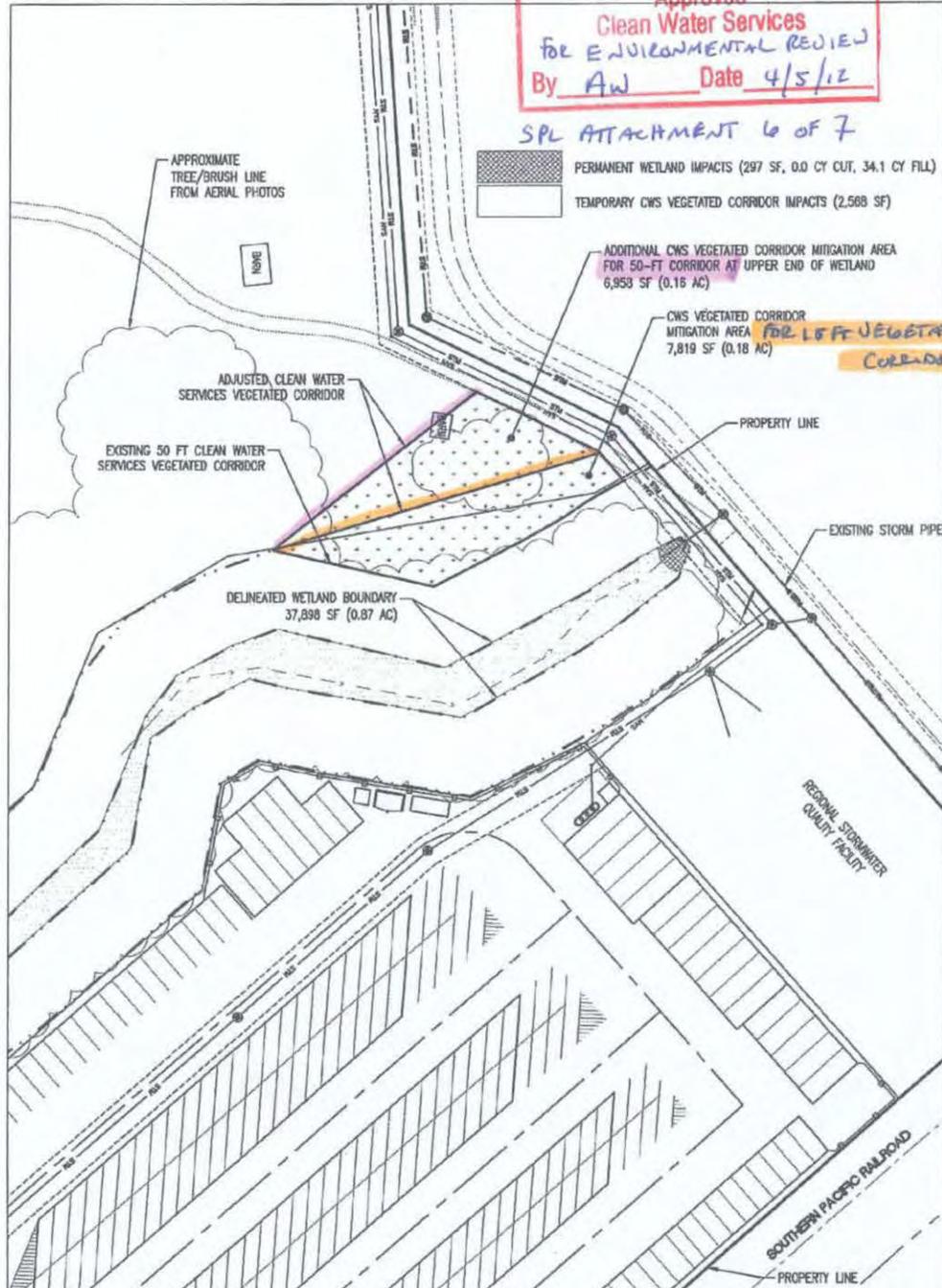


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 SHERWOOD, OR 97140
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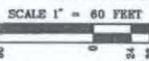
COLOR COPY CWS FILE NO. 12-000162

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Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 4/5/12

SPL ATTACHMENT 6 OF 7



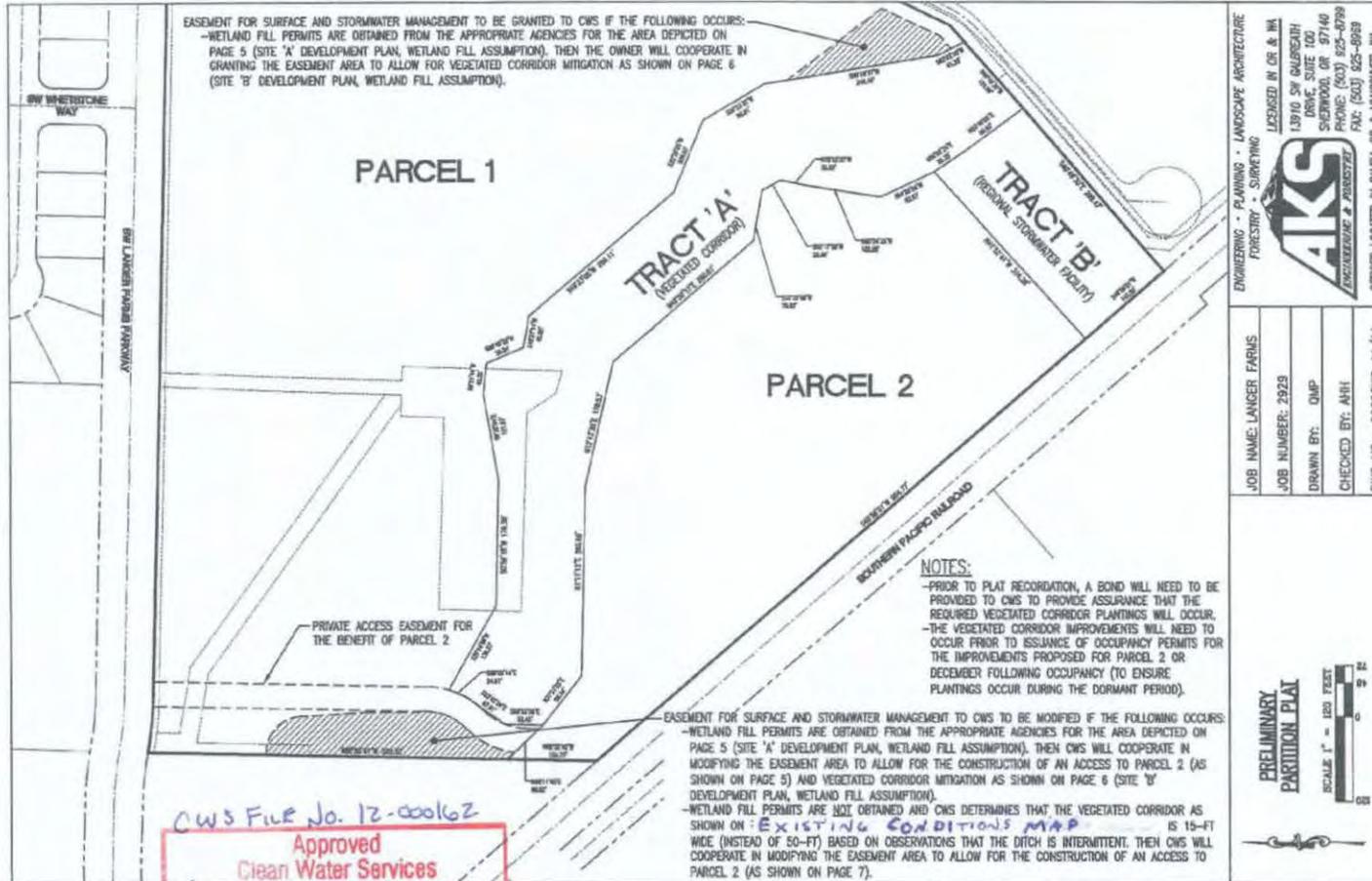
SITE 'B' DEVELOPMENT PLAN
WETLAND FILL ASSUMPTION
(ASSUMING WETLAND/DRAINAGE FILL PERMIT OBTAINED FROM USACE/ODSL)



JOB NAME: LANGER FARMS
JOB NUMBER: 2929
DRAWN BY: QMP
CHECKED BY: AHH
DWG NO.: 2929CWS 6/11

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SHERWOOD, OR 97140
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 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By AW Date 4/5/12

SPL ATTACHMENT 7 OF 7

Attachment 13



April 04, 2012

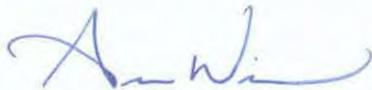
LANGER GRAMOR LLC
19767 SW 72ND AVE SUITE 100
TUALATIN OR 97062

Re: CWS file 12-000162 (Tax map 2S129D0 Tax lot 00300); Partition and Commercial Development

Clean Water Services has reviewed the development scenarios that were submitted as part of the Standard Site Assessment Application for the proposed partition and commercial development for the property listed above. District staff found them to be acceptable and in compliance with Resolution and Order 07-20. Once the project goes through the land use process and there are changes proposed due to either the intermittent status of the drainage or the DSL and Corps permit approval requirements, staff will approve one of the attached scenarios through an Amended Service Provider Letter process.

If you have any questions, please feel free to contact us at (503) 681-3653.

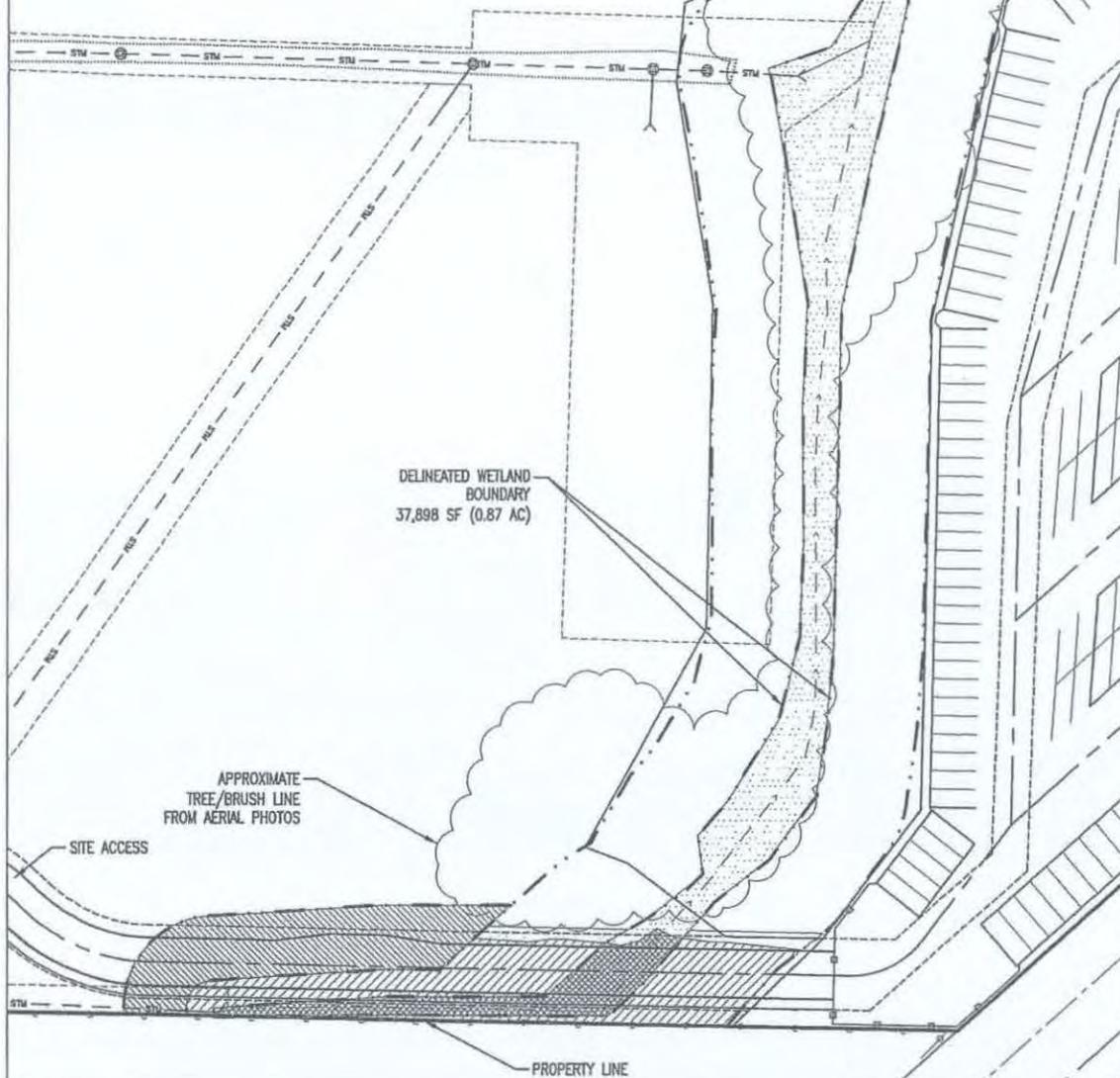
Sincerely,



Amber Wierck
Environmental Plan Review
Attachments (3)

Scenario 1 & 2

-  PERMANENT WETLAND IMPACTS (3,376 SF, 4.7 CY CUT, 176.3 CY FILL)
-  PERMANENT CWS VEGETATED CORRIDOR IMPACTS (15-FT CORRIDOR) (7,819 SF) (Scenario 1)
-  ADDITIONAL PERMANENT CWS VEGETATED CORRIDOR IMPACTS IF 50-FT CORRIDOR AT UPPER END OF WETLAND (6,958 SF) (Scenario 2)
-  TEMPORARY CWS VEGETATED CORRIDOR IMPACTS (1,037 SF)



**SITE 'A' DEVELOPMENT PLAN
WETLAND FILL ASSUMPTION**
(ASSUMING WETLAND/DRAINAGE FILL PERMIT
OBTAINED FROM USACE/ODSL)

SCALE 1" = 60 FEET


JOB NAME: LANGER FARMS

JOB NUMBER: 2929

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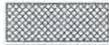


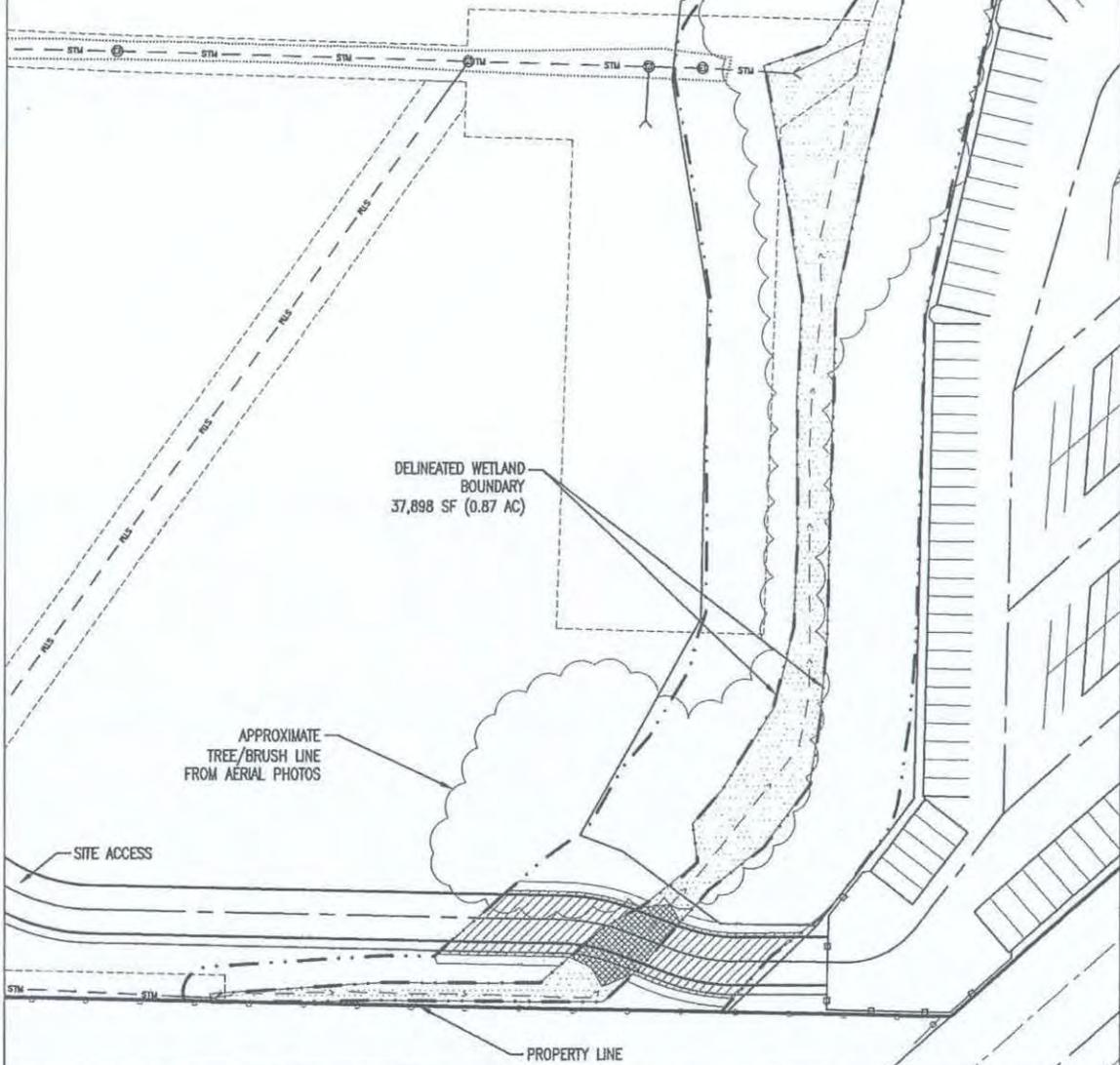
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DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

Scenario 3

-  PERMANENT WETLAND IMPACTS (1,403 SF, 2.1 CY CUT, 42.6 CY FILL)
-  PERMANENT CWS VEGETATED CORRIDOR IMPACTS (4,820 SF)
-  TEMPORARY CWS VEGETATED CORRIDOR IMPACTS (1,360 SF)



SITE 'A' DEVELOPMENT PLAN
15-FT VEGETATED CORRIDOR ASSUMPTION
 (ASSUMING WETLAND/DRAINAGE FILL PERMIT
 NOT OBTAINED FROM USACE/ODSL)

SCALE 1" = 60 FEET



JOB NAME: LANGER FARMS
 JOB NUMBER: 2929
 DRAWN BY: QMP
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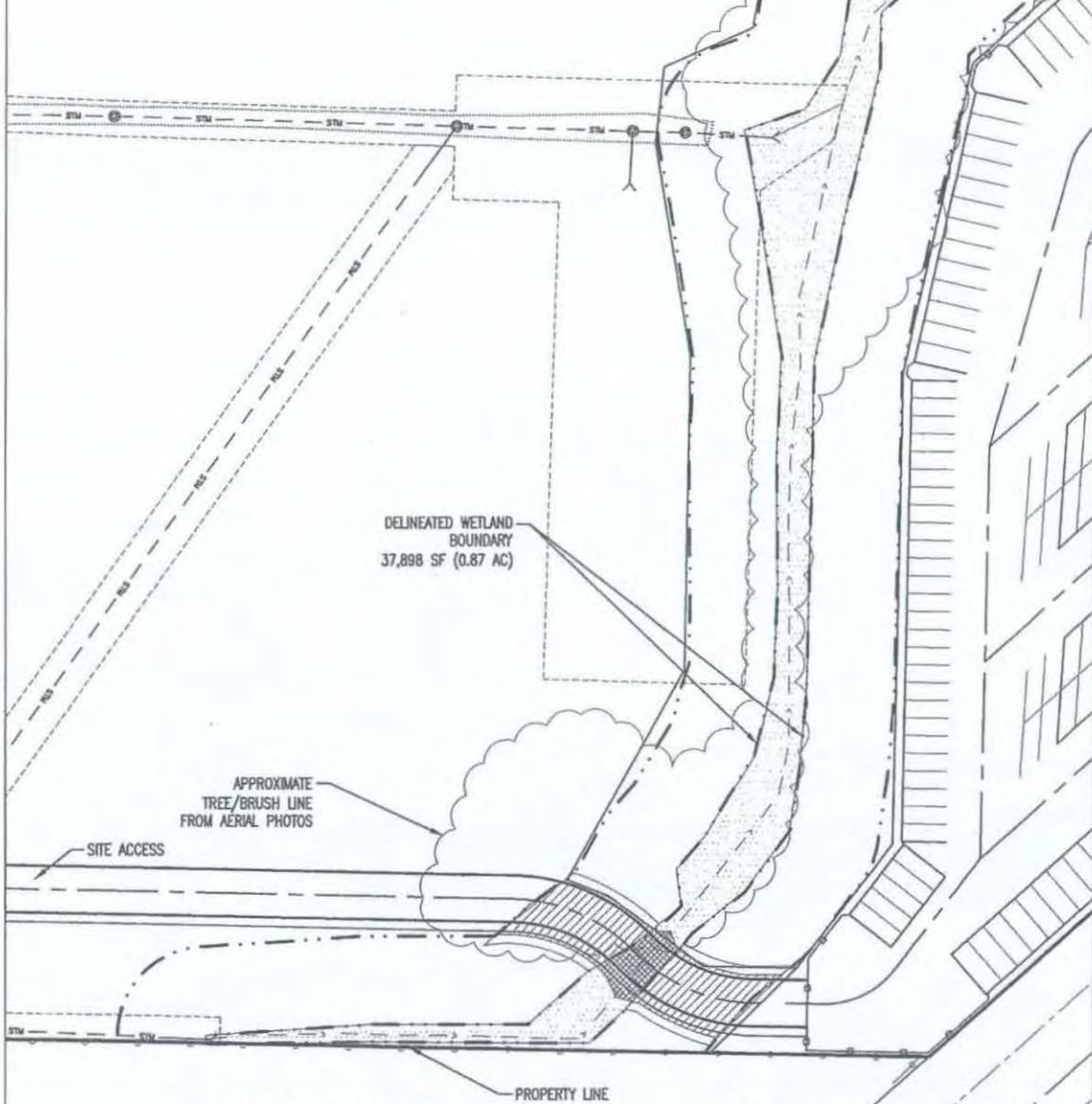


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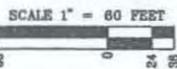
OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

Scenario 4

-  PERMANENT WETLAND IMPACTS (960 SF, 1.5 CY CUT, 35.7 CY FILL)
-  PERMANENT CWS VEGETATED CORRIDOR IMPACTS (4,243 SF)
-  TEMPORARY CWS VEGETATED CORRIDOR IMPACTS (1,180 SF)



SITE 'A' DEVELOPMENT PLAN
50-FT VEGETATED CORRIDOR ASSUMPTION
 (ASSUMING WETLAND/DRAINAGE FILL PERMIT
 NOT OBTAINED FROM USACE/ODSL)



JOB NAME: LANGER FARMS
 JOB NUMBER: 2929
 DRAWN BY: QMP
 CHECKED BY: AHH
 DWG NO.: 2929CWS 9/11

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 FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

Attachment 14



April 16, 2012

Langer Gramor LLC
19767 SW 72nd Ave, Suite 100
Tualatin, OR 97062

Attn: Mr. Matt Grady

Re: Preliminary Geotechnical Information
Proposed Sherwood Town Center
SW Tualatin-Sherwood Road and SW Langer Farms Parkway
Sherwood, Oregon
Terracon Project Number: 82125005

Dear Mr. Grady:

In accordance with your request, Terracon has prepared this letter as part of the land use application for the above-referenced project. The purpose for this letter is to provide a preliminary assessment of the feasibility of development of the site from a geotechnical perspective. This letter provides preliminary information and is not intended to be used for engineering design. Terracon is currently performing an ongoing geotechnical evaluation of the site and will provide geotechnical reports to be used for design once project specific grading and structural information is known.

1.0 PROJECT INFORMATION

1.1 Site Location

ITEM	DESCRIPTION
Location/Site	The approximate 19-acre site is located at the southeast corner of the intersection between SW Tualatin-Sherwood Highway and SW Langer Farms Parkway.
Bounding Properties	North: SW Tualatin-Sherwood Highway South: Future SW Century Drive and undeveloped agriculture land further south. East: DEQ testing station and partially developed commercial land. West: SW Langer Farms Parkway and retail and residential development further west.
Existing improvements	The site is generally undeveloped agricultural land.
Current ground cover	Wheat crops with blackberry bushes along the eastern edge of the property.



Terracon Consultants, Inc. 4103 SE International Way, Suite 300 Portland, Oregon 97222
P [503] 659 3281 F [503] 659 1287 terracon.com

ITEM	DESCRIPTION
Existing topography	The site appears relatively flat to very gently sloping down towards the east with a maximum of approximately 18 feet of relief across the site.

1.2 Project Description

ITEM	DESCRIPTION
Improvements	The site will be developed with one approximate 145,000-square-foot anchor retail building and six stand-alone retail/commercial buildings varying from 3,500 square feet in size up to about 10,000 square feet. The remaining portions will be asphalt paved parking and drive lanes.
Grading	We have assumed that the site finished floor elevations will be about the same as existing site elevations of the roadway to the west. Therefore, fill will likely be placed and vary in thickness of about 1 to 10 feet across the site with the thicker fill along the eastern edge.
Permanent Slopes	Anticipated to be approximately up to 4 to 6 feet in height.
Retaining Walls	An approximately 1,000-foot long by 4-10 feet high retaining wall is expected along the east side of the property line supporting the truck route behind (east) of the anchor building. We anticipate that the wall type will be a mechanically stabilized earth or gravity block wall design.

2.0 SUBSURFACE CONDITIONS

Our explorations indicate that the site is generally mantled by a very soft to soft topsoil layer up to 2½ feet in thickness. The topsoil is underlain by a soft to stiff silt layer down to approximately 2½ to 14 feet below the ground surface. Reworked soft to stiff silt interpreted to be fill was encountered to a depth of 5½ feet in the northeast corner of the site, and may be encountered in other locations, particularly near the eastern edges of the site. The near surface silt and fill were underlain by a thick very loose to medium dense sand deposit with variable amounts of silt to depths ranging from 38 to 50½ feet. An older, slightly overconsolidated, stiff to very stiff silt was encountered beneath the sand deposit to depths ranging from 48 to 62½ feet. Stiff to very stiff clay was encountered below the older silt to the bottom of the deeper borings at 76½ feet.

Groundwater was encountered in the explorations at depths ranging from 3 to 13 feet below the ground surface (bgs) at the time of the explorations and 1 to 10 feet after the explorations were completed and left open overnight.

3.0 PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Based on the preliminary subsurface information and our observations of the site during our site reconnaissance and ongoing geotechnical study, it is our opinion that the proposed development is feasible from a geotechnical standpoint. The following items will be key geotechnical and site development considerations:

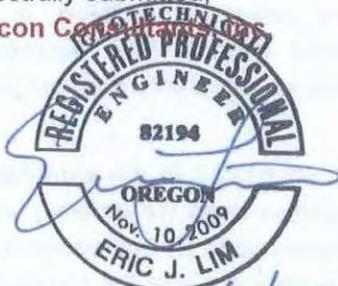
- **Liquefaction Hazards and Foundation Support:** It is our opinion that there is a high risk of liquefaction of the silty sands and non-plastic silts in the upper approximate 38 to 50½ feet below the ground surface. We recommend planning for liquefaction mitigation using mat-type foundations or ground improvement.
- **Shallow Groundwater:** Shallow groundwater conditions were encountered in the explorations from 1 to 13 feet below the existing ground surface. We recommend dewatering systems be planned for buried utility work, including well points that can lower the local water table without loss of ground.
- **Topsoil, Tilled Zones, and Fill:** Generally, the “topsoil” encountered in the explorations was a tilled silt soil with trace to moderate amounts of organics used for growing wheat crops. We recommend that the topsoil be planned to be removed up to 24 inches within the building pad and a minimum 8 inches in parking areas. We anticipate that the topsoil may be too wet to compact, and will either have to be removed and replaced with structural fill or be stabilized by cement amendment. Fill soils were encountered up to 5 feet in depth and should be removed from building pads.
- **Highly Moisture Sensitive Surface Soils:** The near surface site soils are generally fine-grained and moisture sensitive. In addition, the soils’ in-situ moisture contents range from approximately 6 to 18 percent greater than the estimated optimum moisture content. Therefore, the site soils will be difficult, if not impossible, to compact without drying and/or amending with cement. If site soils are to be re-used on-site, they should be planned to be amended with cement or other chemical treatment. Dry weather grading is recommended.
- **Soil Stabilization:** Following stripping at the site, we expect the exposed subgrades would likely be in a soft, wet, disturbed condition. Therefore, soil stabilization should be planned using aerating, if possible, cement amendment, or overexcavation/replacement. Dry weather grading is recommended.

4.0 CLOSURE

This letter presents our opinions and preliminary recommendations regarding the development of the above-referenced project which are based on our ongoing geotechnical evaluation. This document is only intended for planning purposes and is not intended to be an engineering document for use in design.

We hope this letter meets your current needs. Please do not hesitate to contact us should you have any questions.

Respectfully submitted,
Terracon Consultants



Eric J. Lim, P.E., G.E.
Geotechnical Department Manager

FOR
Kristopher T. Hauck, P.E.
Office Manager

Attachment 15





Home of the Tualatin River National Wildlife Refuge

Pre-Application Conference Notes

PAC 11-09

Meeting Date: December 12, 2011

Meeting Time: 2:00 PM

Planning Staff Contact: Brad Kilby

Commercial*Industrial*Mixed-Use*Multi-Family*Institutional

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 site plan. 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: Langer Family LLC, -Unnamed Project

PROPOSAL DESCRIPTION: A proposal to develop approximately 19.7 acres (Phase 7 of the Langer PUD) with approximately 187,847 square feet of commercial retail uses. The proposal also includes a subdivision of the parent parcel into four separate lots, the extension of SW Century Drive, frontage improvements along both Tualatin-Sherwood Road, and SW Langer Farms Parkway, and the relocation of two regional storm facilities into a single facility.

APPLICANT: Langer Gramor, LLC Attn: Matt Grady

OWNER: Langer Family, LLC

PROPERTY LOCATION:

ADDRESS/GENERAL LOCATION: SE Intersection of SW Langer Farms Parkway and Tualatin-Sherwood Road.

TAX MAP(S)/LOT #(S): 2S1S9D-00300

Identified potential constraints/issues (wetlands, steep slopes, easements, etc?) Delineated Wetland along the southern portion of the property.

Based on the information provided, NECESSARY APPLICATIONS: Site Development Review, Final Development Plan approval for Phase 7 of the Langer PUD, Preliminary Subdivision review.

MINIMUM LOT SIZE: 10,000 sq. ft. LOT WIDTH AT FRONT PROPERTY LINE: 100 ft.

LOT WIDTH AT BUILDING LINE: 100 ft.

MAXIMUM HEIGHT: 50/40¹ ft.

Setbacks: Front 20/40² ft. Side 0/40² ft. Rear 0/40² ft. Corner 20/40² ft. from street.

NARRATIVE (See Section 16.78.010 for a complete list of required application submittal materials)

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.

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.

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

- A. The proposed development meets applicable zoning district standards and all provisions of Divisions V, VI, VIII and IX.
- B. 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.
- C. 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.
- D. The proposed development preserves significant natural features to the maximum feasible extent, including but not limited to natural drainage ways, wetlands, trees, vegetation, 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.
- E. For a proposed site plan in the Neighborhood Commercial (NC), Office Commercial (OC), Office Retail (OR), Retail Commercial (RC), General Commercial (GC), **Light Industrial (LI)**³, and General Industrial (GI) zones, except in the Old Town Overlay Zone, the proposed use shall satisfy the requirements of Section 16.108.070 Highway 99W Capacity Allocation Program, unless excluded herein.
- F. For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant shall provide adequate information, such as a traffic

impact analysis or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate for impacts attributable to the project. The determination of impact or effect and the scope of the impact study shall be coordinated with the provider of the affected transportation facility.

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

1. Primary, front entrances shall be located and oriented to the street, and have significant articulation and treatment, via facades, porticos, arcades, porches, portal, forecourt, or stoop to identify the entrance for pedestrians. Additional entrance/exit points for buildings, such as a postern, are allowed from secondary streets or parking areas.
2. Buildings shall be located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.
3. The architecture of buildings shall be oriented to the pedestrian and designed for the long term and be adaptable to other uses. Aluminum, vinyl, and T-111 siding, metal roofs, and artificial stucco material shall be prohibited. Street facing elevations shall have windows, transparent fenestration, and divisions to break up the mass of any window. Roll up and sliding doors are acceptable. Awnings that provide a minimum 3 feet of shelter from rain shall be installed unless other architectural elements are provided for similar protection, such as an arcade.
4. As an alternative to the above standards G.1-3, the Old Town Design Standards (Section 16.162) may be applied to achieve this performance measure.

LANDSCAPING (16.92)

10-foot landscaped strip required between off-street parking, loading and vehicular use areas and right-of-way or abutting properties. All areas not covered by buildings, required parking and/or circulation drives shall be landscaped with plants native to the Pacific Northwest. A minimum of 50% of required parking area landscaping must be in the interior of the parking lot. A landscaping plan must be submitted with every development proposal application.

PARKING AND CIRCULATION (16.94 and 16.96)

No building permits shall be issued until plans are approved providing for off-street parking and loading space as required by this Code. An off-street parking and loading plan shall accompany requests for building permits or site plan approvals.

According to Section 16.94.020, this development proposal is classified as **Mixed Uses⁴**, with a minimum of ____ parking spaces per 1,000 square feet of gross leasable area required and a maximum of ____ parking spaces per 1,000 square feet of gross leasable area allowed. The proposed development is _____ square feet, and therefore the required number of parking spaces is **903-1,362 spaces**.

Two (2) or more uses, structures, or parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.

Improved hard surface driveways are required in all commercial, industrial and multi-family

developments. (2) driveway(s) is/are required for this development per Sections 16.96.030 and 16.96.040.

Ingress and egress shall be shown from existing or planned local or collector streets, consistent with the Transportation System Plan and Section VI of the Community Development Plan. Joint ingress/egress is strongly encouraged.

The minimum number of bicycle parking spaces recommended for this development is 35. Bicycle parking shall be conveniently located with respect to both the street right-of-way and at least one building entrance.

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, to all building entrances in the development, to transit facilities within 500 feet of the site, to future phases of development and to parks and open spaces.

ON-SITE STORAGE (16.98)

External material storage must be approved by the Planning Commission as part of a site plan. Storage areas must be designated and screened appropriately. Garbage and recycling facilities are required to meet the standards of Pride Disposal.

SIGNS (16.102)

A separate permit is required for all permanent signs. Sign permits may be applied for through the Sherwood Building Department. Temporary sign permits are issued through the Sherwood Planning Department.

PUBLIC IMPROVEMENTS (16.106)

STREETS (16.108)⁵

The specifications for existing and/or planned street(s) adjacent to and/or located within this proposal are located below.

Street: SW Langer Farms Parkway Street: SW Century Drive

TSP Designation: Collector TSP Designation: Collector

Width of right-of-way: 72-74ft. Width of right-of-way: Min. 72 ft.

Paved width: 38ft. Sidewalk width: 8 and 12ft. Paved width: 48-50 ft. Sidewalk width: 6-8ft.

Tree lawn width: 5ft. Design Speed: 25mph Tree lawn width: 5ft. Design Speed: 25mph

HIGHWAY 99W CAPACITY ALLOCATION PROGRAM (CAP) (16.108.070)⁶

All developments within the City of Sherwood are subject to the CAP with the exception of churches, elementary, middle and high schools, changes in use that do not increase the number of trips generated by the current use, and developments on residentially-zoned parcels. All regulated activities must acquire Trip Allocation Certificate prior to approval of the base application. The trip limit for a regulated activity is 43 net trips per acre in the PM Peak Hour. Mitigation may be required for all developments subject to the CAP, with the exception of activities occurring on land zoned industrially when the activity produces

less than 8 net trips per acre in the PM Peak Hour.

SANITARY SEWER (16.110)

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains.

WATER (16.112)

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. The City contracts with Tualatin Valley Water District to oversee the water system. The water system must meet TVWD standards.

STORM WATER (16.114)

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. The storm water facilities must meet CWS standards, including detention and treatment.

FIRE (16.116)

All developments are required to comply with the regulations of Tualatin Valley Fire & Rescue. TVF&R regulations can be found on their website at: www.tvfr.com/Dept/fm/const/index.html.

OVERHEAD UTILITIES (16.118)

All existing and proposed utilities must 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 Commission.

ENVIRONMENTAL RESOURCES (16.132)

FLOOD PLAIN (FP) OVERLAY (16.134.020)

Agricultural uses (without structures), open space, parks and recreation, public streets and appurtenant structures, overhead utilities, and other accessory uses allowed in the underlying zoning district that do not involve structures, and will not, in the City's determination, materially alter the stability or storm drainage absorption capability of the flood plain are permitted in the flood plain. Any permitted or conditional use allowed in the underlying zoning district is permitted as conditional uses in the flood fringe only.

LANDSCAPED VISUAL CORRIDOR (16.142.040)⁷

A landscaped visual corridor is required along all collectors and arterials (as designated by the Transportation System Plan) as well as Highway 99W. The required width of the corridor for collectors is ten (10) feet, arterials is fifteen (15) feet and Highway 99W is twenty-five (25) feet. This development is required to provide a _____ foot landscaped visual corridor along _____, designated as a _____ on the TSP.

STREET TREES (16.142.060)⁸

Street trees are required to be planted along public streets abutting or within any new development.

Street trees must have a minimum trunk diameter of two (2) inches DBH and a minimum height of six (6) feet. See Appendix J of the Sherwood Zoning and Community Development Code for a list of approved street trees.

TREES ON PRIVATE PROPERTY (16.142.070)

Trees on private property subject to land use approval must inventory all trees on-site in accordance with Section 16.142.070.A. In general, the City will permit only the removal of trees, woodlands, and associated vegetation, regardless of size and/or density, minimally necessary to undertake the development activities contemplated by the land use application under consideration. Mitigation on a 1:1 DBH ratio will be required for trees removed pursuant to Section 16.142.070D.

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.

HISTORIC RESOURCES

OLD TOWN OVERLAY (16.162)

LANDMARK ALTERATION (16.166)

APPLICABLE CODE CRITERIA

(These sections *must* be addressed in the narrative submitted with the land use application)

<input checked="" type="checkbox"/> Division II (Zoning Districts)	<input checked="" type="checkbox"/> 16.92 (Landscaping)	<input type="checkbox"/> 16.128 (Land Partitions)
<input type="checkbox"/> 16.40 (Planned Unit Development)	<input checked="" type="checkbox"/> 16.94 (Off-Street Parking and Loading)	<input type="checkbox"/> 16.130 (Property Line Adjustments)
<input type="checkbox"/> 16.44 (Townhomes)	<input checked="" type="checkbox"/> 16.96 (On-Site Circulation)	<input type="checkbox"/> 16.134.020 (Flood Plain Overlay)
<input type="checkbox"/> 16.46 (Manufactured Homes)	<input checked="" type="checkbox"/> 16.98 (On-Site Storage)	<input type="checkbox"/> 16.142 (Parks and Open Space)
<input type="checkbox"/> 16.48 (Non-Conforming Uses)	<input checked="" type="checkbox"/> 16.102 (Signs)	<input checked="" type="checkbox"/> 16.146 (Noise)
<input type="checkbox"/> 16.50 (Accessory Uses)	<input checked="" type="checkbox"/> 16.108 (Streets)	<input checked="" type="checkbox"/> 16.148 (Vibrations)
<input checked="" type="checkbox"/> 16.58.010 (Clear Vision Areas)	<input checked="" type="checkbox"/> 16.110 (Sanitary Sewers)	<input checked="" type="checkbox"/> 16.150 (Air Quality)
<input checked="" type="checkbox"/> 16.108.040. (Additional Setbacks)	<input checked="" type="checkbox"/> 16.112 (Water Supply)	<input checked="" type="checkbox"/> 16.152 (Odors)
<input type="checkbox"/> 16.80 (Plan Amendments)	<input checked="" type="checkbox"/> 16.114 (Storm Water)	<input checked="" type="checkbox"/> 16.154 (Heat and Glare)
<input type="checkbox"/> 16.82 (Conditional Uses)	<input checked="" type="checkbox"/> 16.116 (Fire Protection)	<input type="checkbox"/> 16.162 (Old Town Overlay District)
<input type="checkbox"/> 16.86 (Variances)	<input checked="" type="checkbox"/> 16.118 (Private Improvements)	<input type="checkbox"/> 16.166 (Landmark Designation)
<input type="checkbox"/> 16.86 (Temporary Uses)	<input checked="" type="checkbox"/> 16.12 (Subdivisions)	
<input type="checkbox"/> 16.88 (Interpretation of Similar Uses)	<input type="checkbox"/> 16.124 (Final Plats)	
<input checked="" type="checkbox"/> 16.90 (Site Planning)	<input checked="" type="checkbox"/> 16.128 (Design Standards)	

ADDITIONAL CONCERNS OR COMMENTS:

**Property is zoned Light Industrial, but subject to a PUD approval and subsequent Resolution (2007-081) which allows uses permitted in the zoned at the time the PUD was approved. In this instance, general retail uses are allowed but subject to the commercial design standards.

¹ Any portion of the development located within 100' of residentially zoned land is subject to a height limit of 3 stories or 40 feet.

⁴Setbacks are applicable to those portions of the site that are abutting residentially zoned property.

³ the CAP provisions applicable to this specific property are discussed in further detail within the resolution (2007-081)

⁴Parking spaces are based on all uses listed and calculated as follows:

- Bank (4.3 – 6.5) spaces per 1,000 SF of leasable area
- Fast Food (9.9 – 14.9) spaces per 1,000 SF of leasable area
- Restaurant (15.3 – 23.0) spaces per 1,000 SF of leasable area
- Retail (4.1 – 6.2) spaces per 1,000 SF of leasable area

⁵County will determine right-of-way requirements for Tualatin-Sherwood Road

⁶CAP provisions applicable to this specific property are discussed in resolution (2007-081)

⁷Landscaped Visual Corridor is as follows:

- Tualatin-Sherwood Road is an arterial and requires a 15 foot wide landscaped visual corridor.
- SW Langer Farms Parkway, and SW Century Blvd are collectors and require a 10 foot wide landscaped visual corridor.

⁸Street Tree language has been amended and codified. Please refer to section 16,142.060.

PROCEDURE

- Type II- Administrative Staff Review, Planning Commission for any appeals.
- 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 (LUBA).

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.
- 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** that 15 copies are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, 15 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 CAP worksheet
- Copy of fee schedule
- Copy of maps including: __ Aerial, __Wetlands, __Floodplain, __Sanitary lines, __Storm lines
- Other **Copy of Resolution (2007-081) and Council revised section for SW Langer Farms Parkway.**

SHERWOOD VILLAGE RETAIL/COMMERCIAL DESIGN GUIDELINES

1. RETAIL BUILDING CONSTRUCTION

- A. Exterior materials and treatment (trim, etc.)
 - 1) Predominantly wood exterior.
 - 2) Exterior windows and doors will have minimum 1 inch x 3 inch surrounds painted white.
 - 3) Paint: Light tone palettes (white, off-white, grey, beige, tan), or similar as per Design Review Committee's approval.
- B. Shapes of openings
 - 1) Arched openings and bays encouraged.
- C. Storefronts
 - 1) Storefronts should have trimmed openings similar to above A.2.).
- D. Roofs
 - 1) Pitched roof forms are encouraged.
 - 2) Large amounts of flat roof are discouraged.

2. LANDSCAPING

- A. Barkdust is not to be substituted as grass in front yards.
- B. All driveways and vehicular storage areas shall be paved with asphalt, gravel, or other dust minimizing material.
- C. Trash and service areas must be screened from public view.

3. SIGNAGE

- A. Sign Post Standards
 - 1) Main thoroughfares will have upgraded sign post standards.
 - 2) Retail and commercial development areas will use the approved City of Sherwood sign posts painted to match the main thoroughfare posts and the pedestrian light posts.

B. Entry Monuments

1) All entry monuments and common area signage will be designed by JKS Architects.

2) Sherwood Village monument signage will be at the following location:

a. The intersection of 12th street and Sherwood Blvd.

b. The opposite end of 12th street.

c. The intersection of Langer Drive and Tualatin-Sherwood Hwy.

C. Building signage

1) All freestanding building signage will be of similar construction to the monument signage: wood or concrete, painted white, with a shingled roof, and approved by Design Review Committee.

2) Shall follow City of Sherwood signage restrictions.

4. LIGHTING

A. In addition to the City of Sherwood approved intersection street lights, all residential areas, 12th street, and common areas will use a 6200MC-100HPS/12-DB-BK, RTANA-9'-6"-4" w/lamp TrimbleHouse pedestrian light fixture in pre-painted forest green, spaced at approximately 150 lineal feet apart, placing them on alternating sides of the street.



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:

STATE OF OREGON)
)
Washington County)

I, _____, representative for the _____ 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 _____.

Representatives Name:
Name of the Organization:

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: _____

Proposed Project Location: _____

Project Contact: _____

Meeting Location: _____

Meeting Date: _____

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other

NEIGHBORHOOD MEETING LOCATIONS

Neighborhood meetings must be held in the City of Sherwood, preferably near the proposed project location. The following is a list of potential meeting locations but is not all inclusive.

Chamber of Commerce (tentative) – 16065 SW Railroad Street 503-625-7800
(Contact the Chamber of Commerce for more information.)

Sherwood School District

Archer Glen Elementary School - 16155 SW Sunset Blvd
Edy Ridge Elementary School - 21472 SW Copper Terrace
Hopkins Elementary School - 21920 SW Sherwood Blvd
Laurel Ridge Middle School - 21416 SW Copper Terrace
Middleton Elementary School - 23505 SW Old Hwy 99W
Sherwood Charter School - 23264 SW Main Street
Sherwood Middle School - 21970 SW Sherwood Blvd
Sherwood High School - 16956 SW Meinecke Road

Contact Liz Gally 503-825-5922
The school district rents their facilities. The fee schedule is available on their website at <http://sherwood.k12.or.us/>

Marjory Stewart Senior Center – 21907 SW Sherwood Blvd..... 503-625-5644

Sherwood City Hall - 22560 SW Pine Street..... 503-625-5522

Sherwood Police Department - 20495 SW Borchers Drive..... 503-625-5523

Tualatin Valley Fire & Rescue - 15440 SW Oregon Street..... 503-649-8577
(Contact administrative office and request to set up a meeting at Sherwood fire department.)

YMCA – 23000 SW Pacific Highway 503-625-9622
(Contact Lauren O'Halloran)

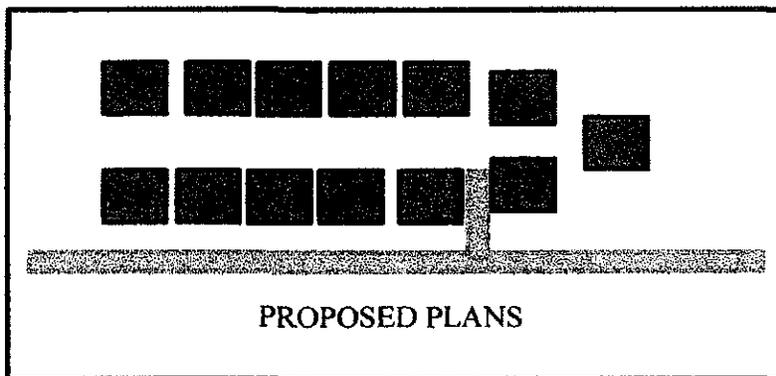
Other locations could include churches, coffee shops, developer's office, onsite, etc. provided they are open to the public to attend, conveniently located and are within the City of Sherwood.

EXAMPLE NOTICE A

NOTICE OF NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held on January 1, 2011 at 123 SW Local Street (Subject site) to inform the community about our proposed subdivision. Interested community members are encouraged to attend this meeting. Please contact John Doe at 555-555-5555 for additional information.

PROJECT PROPOSAL: The ABC Group is proposing a thirteen (13) Lot subdivision at 123 Local Street. The subdivision will have single family homes that are all constructed in one phase. We are also proposing a pathway connecting this subdivision to the adjacent neighborhoods.



Agenda

6:30PM – Welcome
7 PM - Project Presentation
8 PM – Question and Answer
9 PM – Meeting Adjourn

Meeting Information

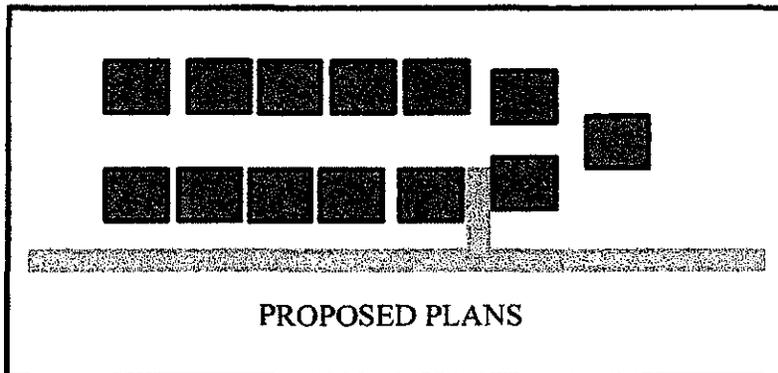
DATE: January 1, 2011
TIME: 7 PM
LOCATION: 123 SW Local Street (Subject site)
CONTACT: John Doe, Project Manager at ABC Group 555-555-5555

EXAMPLE NOTICE B

NOTICE OF NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held on January 1, 2011 at 123 SW Local Street (Subject site) to inform the community about our proposed subdivision. Interested community members are encouraged to attend the open house. Please contact John Doe at 555-555-5555 for additional information.

PROJECT PROPOSAL: The ABC Group is proposing a thirteen (13) Lot subdivision at 123 Local Street. The subdivision will have single family homes that are all constructed in one phase. We are also proposing a pathway connecting this subdivision to the adjacent neighborhoods.



Open House Information

DATE: January 1, 2011

TIME: 7 – 9PM

LOCATION: 123 SW Local Street (Subject site)

CONTACT: John Doe, Project Manager at ABC Group 555-555-555



APPLICATION MATERIALS
REQUIRED FOR

SUBDIVISION PLAT

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

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

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 is required prior to submitting for a subdivision or minor 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) 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. **Fee** - 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.

Note: The above fee is required at the time you submit for a subdivision. 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 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** - 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 Assessors 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** – Fifteen (15) copies of a vicinity map. A photocopy of the Thomas Guide is adequate. 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 Subdivision, located in Chapter 16 of the Municipal Code/Zoning & Development, Section 16.120. The Municipal Code/Zoning & Development is available online at www.sherwoodoregon.gov, City Government/Records.
- 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 and the buildable area of each lot.
2. The location and dimensions of proposed development, including the following:

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.
- 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 Resolution and Order 00-7).
- 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 (refer to CWS Resolution and Order 00-7).

Sensitive Areas

- u. Show any and all streams, ponds, wetlands and drainage ways.
- v. Indicate the vegetative corridor for sensitive areas to CWS standards. (refer to Resolution and Order 00-7).

- 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

- z. The square footage of each building and a break down of square footage by use. (i.e. retail, office, industrial, residential, etc.).
- aa. Net buildable acres. (The land remaining after unbuildable areas are taken out, such as the floodplain and wetland areas.)
- bb. Net density calculation for residential use.
- cc. Existing trees proposed to remain and trees to be removed and the drip-lines of trees proposed to remain.
- dd. Street tree location, size and type. (refer to Ch. 8, Section 8.304.06 of the Community Development Code).
- ee. Location, size and height of proposed free-standing signs.
- ff. Location, height and type of fencing and walls.
- gg. For each lot indicated the building envelope.

- Reduced - Proposed Development Plans** – One (1) reduced copy of the Proposed Development Plans on 8 1/2” by 11” sheets and fifteen (15) 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.
- 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).
- Traffic Study** – Four (4) copies of a traffic study. (If required by the City Engineer)

V. ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED

- 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.

- Trip Analysis** - verifying compliance with the Capacity Allocation Program, if required per 16.108.070.
- 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).
- Natural Resource Assessment** – If required by Clean Water Services (CWS). The CWS Pre-Screening indicates as to whether this report is required or not.
- Wetland Delineation Study** – if required by Oregon Division of State Lands (DSL) or the Army Corps of Engineers.
- 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.
- 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 CHECKLIST

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

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 is 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 www.sherwoodoregon.gov Click on Departments/Planning/Fee Schedule.

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 Assessors 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, City Government/Records.
- 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:

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 Resolution and Order 00-7).
- 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.(refer to CWS Resolution and Order 00-7).

Sensitive Areas

- y. Show any and all streams, ponds, wetlands and drainage ways.
- z. Indicate the vegetative corridor for sensitive areas to CWS standards. (Refer to Resolution and Order 00-7).
- 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).

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 copie 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 is 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
- Trip Analysis** - verifying compliance with the Capacity Allocation Program, if required per 16.108.070.

V. ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED

- 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). If the Hwy.99 W. Capacity Allocation Program (Chapter 6, Section 6.307 of Code) applies, a copy of the Trip Allocation Certificate is required (Chapter 6, Section 6.307, # 11).
- 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).
- 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).
- Natural Resource Assessment** – If required by Clean Water Services (CWS). The CWS Pre-Screening indicates as to whether this report is required or not.
- Wetland Delineation Study** – if required by Oregon Division of State Lands (DSL) or the Army Corps of Engineers.

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

Langer Site PUD
Pre-Application Questions/Responses

Question #1:

- a) What frontage improvements are required along the north property boundary line along SW Tualatin-Sherwood Road?
- b) Is additional right-of-way required?
- c) If so, how much?

The City will defer to WACO-DLUT on any frontage improvement requirements for Tualatin-Sherwood Road. Our expectation is that frontage improvements along Tualatin-Sherwood Road will be required by WACO-DLUT. To what extent those improvements may be, will be determined after discussions with WACO-DLUT on the proposed development application takes place.

Question #2:

- a) What are the driveway spacing standards for commercial development on Collector streets?
- b) Are the locations acceptable as shown on the site plan?

The driveway on SW Langer Farms Parkway is 375 feet from the intersection and aligns with the driveway at the Target Center. The drives along SW Century Drive provide for the closest connection to be 120 feet from the round-about, and the next drive is 220 feet east. The access drive at the far-east is about 10 feet from the property boundary line.

Driveway spacing standards on collector streets is 100 feet minimum and 400 feet maximum based on the TSP. The Engineering design manual has a standard of 200 feet minimum and 530 feet maximum.

Century Drive is classified as a Collector Street in the TSP. SW Langer Farms Parkway (formerly Adams Avenue South) is also classified as a Collector Street in the TSP.

Driveway locations on Century Drive:

#1 Driveway location is problematic, and will require some discussion. The raised lane divider ends right at the driveway access. The left hand turning movement from round-about into lot is not likely. Thru traffic movement with left hand conflict also an issue. Since there is not enough room for a left hand turn lane, the thru lane stacking depth appears to be in conflict with the round-about as shown.

#2 Driveway location appears to be fine.

Question #3:

The applicant has shown SW Century Drive at 70 feet overall right-of-way width. We believe this to be more than adequate and would like to see if the roadway could function on a narrower cross-section, pending discussions with staff.

- a) What street light standards and spacing are required?
- b) What street landscaping standards are applicable?

Century Drive is classified as a collector street. It appears that the selected road section is a 2 lane without on-street parking section as shown on Figure 8-4 in the TSP. This section shows a 58 to 62 foot right-of-way width. Century Drive constructed as part of the Sherwood Industrial

Development has a 62 foot right-of-way. The portion of Century Drive to be constructed as part of the Langer PUD will, at a minimum, need to match this street and right-of-way section.

Street light requirements for Century Drive shall match the existing street lights along Century Drive in the adjacent Sherwood Industrial Development. As-built plans call out "14' decorative, fluted light pole with acorn fixture, 100 watt HPS (9500 Lumens), 240 volts, with photoelectric cell". Spacing shall match Century Drive existing street light spacing for these specified lighting systems.

Question #4:

- a) What are the Building Code requirements for setbacks from the eastern property line?
- b) If less than 60 feet as proposed, does this require a different type of wall construction?

Buildings are limited in area and height depending on the type of construction and occupancy classification for the use.

Section 507 of the 2010 OSSC has provisions for buildings to have unlimited areas.

507.3 states that an "M" occupancy that is 1-story in height, and is equipped with an automatic fire sprinkler system throughout, can have unlimited area provided the building is surrounded by public ways or yards not less than 60 feet in width.

507.5 will allow a reduction of the open space to not less than 40 feet, provided all of the following are met. 1) The reduction width will not be allowed for more than 75% of the perimeter of the building. 2) The exterior walls facing the reduced width shall have a minimum fire protection rating of 3 hours. 3) Openings in the exterior walls facing the reduced width shall have opening protective with a minimum fire protection rating of 3 hours.

Question #5:

- a) What are the public utility requirements for storm water, sanitary sewer, and water on the 19.7 acre site?
- b) Are all the systems to be designed to public standards?
- c) Are additional standard required with the introduction of the subdivision?

On-site public utilities limits and designations may vary depending on system design and use. If the site is to be subdivided to create separate lots which individually develop, then the mainline system which serves multiple lots would be public and need to be built to public system standards. These public standards are delineated in the Engineering Design and Standard Details Manual which may be downloaded from the City's website.

If subdivision of the overall lot does not occur, then the State Plumbing Code would be the design standard for on-site systems (where applicable), else City/CWS standards would apply.

Question #6:

The applicant intends to address standards on Section 16.90.020 and subsequent standards.

- a) What is required for 16.90.030D.6 for the traffic analysis?
- b) Who approves this analysis, the City or the County or both?

At a minimum the development would need to perform a traffic study to confirm the basic requirements for not exceeding the maximum allowable trips of 43 net trips per acre. This is in compliance with the requirements of the Development Agreement.

In addition, the TIS should also include a study for signal warrants at the intersection of SW Langer Farms Parkway South and Tualatin-Sherwood Road. I anticipate that this would be a mandatory requirement to obtain approval from WACO DLUT for any improvements which will affect Tualatin-Sherwood Road.

Given the impacts the TIS would identify on both City and WACO DLUT road systems, expect at a minimum to have both City and WACO DLUT sign-off. Due to the size and nature of the retail facility, ODOT may also have some concerns.

Question #7:

Section 16.90.030.D.7 (a-c) spells out the urban design standards for commercial centers. The applicant intends to address these standards.

- a) Is it beneficial for the applicant to provide a summary of how the project meets or does not meet the Commercial Design Review Matrix?
- b) If so, how would you recommend the development plan be judged with the multiple retail stores and the anchor situated to the rear?

The applicant will be required to provide a response to the Commercial Design Review Matrix as this development is being developed as a commercial use. The second part of the question is not clear. The intent is to orient these businesses to the street as opposed to the parking. We will be looking to the applicant to make the case for the development. It should be noted that this is envisioned to be a primary entrance into Old Town Sherwood given it's location on SW Langer Farms Parkway. The City is willing to negotiate the design of the development within the parameters of the development code, but some of the initial observations are that this development as currently proposed does not go far enough to orient the development to the street, and does not appear to be consistent with the urban design standards.

The drive-thru lanes for the bank and fast food pads should not be located between the public street and the building. The applicant will be expected to provide elevations, demonstrate on-site circulation for autos, pedestrians, and bicycles. There should be some discussion about how this development will tie into the community, and we have significant concern that so much of the parking is located along the street as opposed to interior of the development. Again, it is our intent to get the highest quality development for the City, and given the capital improvements that will be constructed with this development, and the sites visibility to the community, we would like to see more attention paid to the design and layout of the site.

Question #8:

Parking on the site plan has been computed in accordance with Section 16.94.020.

Is it acceptable to utilize Section 16.94.010.D as a means to reduce the parking requirements in addition to Section 16.94.020.B.6?

Yes, it is possible to reduce parking requirements when justified. The sections for making that case include 16.94.010.D as stated above, and 16.94.020.B.6.

Question #9:

- a) Is there a process or provision to design parking spaces without curb stops as required in Section 16.94.020.B.3?

- b) Typically, when parking spaces abut a sidewalk, we design the sidewalk 3-feet wider to accommodate the overhang of the car. Is this acceptable?
- c) Furthermore, curb stops located outside the main parking field become trip hazards. Is this required when not adjacent to sidewalks?

We would like to be informed of provisions that would allow an alternative design solution.

Section 16.94.020.B.3 requires that the wheel stops be incorporated into any parking lot design.

- 1) *There are several technical reasons for this preference, the first and foremost being cost savings. The cost differential of 3-feet of concrete sidewalk is greater than 3-feet of asphalt and a wheel stop.*
- 2) *The second is that of safety. There is a clear separation of pedestrian traffic from vehicular traffic. A car that is parking with an overhang onto the sidewalk is possibly in direct conflict with pedestrian traffic who may be using the sidewalk.*
- 3) *The final reason is handicapped stalls are usually ramped to match top of sidewalk grades so that transition for handicapped drivers is made without a bump. Wheel stops in HC stalls is a requirement anyway.*

We are certainly open to discussing alternative parking lot treatments, furniture, and layout given the size and amount of proposed parking but it would need to be justified by reasoning that describes how it is a better design and how it would soften the hardscape.

Question #10:

What City permits are required for the off-site construction of SW Century Drive and the regional storm water quality facility and access road?

There will be several types of permits required for the construction of both the public and private sections of the proposed development. These permits include but are not limited to:

- a) *CWS SPL, Stormwater Connection Permit, and NPDES 1200-C Permit.*
- b) *DSL Letter of Concurrence*
- c) *City approval of plans and applicant signing the Compliance Agreement and adhering to the CA's requirements.*
- d) *WACO DLUT facilities permit for construction along Tualatin-Sherwood Road ROW.*
- e) *ODOT facilities permit for compliance with TPR required items.*
- f) *Potential approval from DSL and ACOE if a resource under their jurisdiction is impacted*

Question #11:

Does the regional storm water facility need to be in a separate tract?

Or is an easement acceptable?

Does the access road to the storm water facility need to be in an easement?

If so, what is the minimal width and what are the construction requirements for the road (pavement or gravel)?

The regional storm water quality facility shall be located in a separate tract. Although not required by CWS, it is required by the City. Section 1.08.2 Easements, from CWS is shown below covering this issue. An access easement across private property will also be required for access to the water quality facility, also as noted below.

1.08.2 Easements

Facilities which are part of the publicly owned sanitary and surface water management system shall require an easement or dedication. The publicly owned facilities shall include sanitary

sewers, pump stations, storm sewer systems, and water quality or quantity facilities serving more than one property. Facilities shall also include sensitive areas and associated vegetated corridors and created and constructed wetlands. Access easements are required to all public water quality and quantity facilities that include outlet control structures and to manholes where required by the District or City. The Owner shall provide the District or City with the documents necessary to grant such easements.

5.03.2 Standard Conveyance Easement Widths

a. Easements for single lines shall be a minimum of 15-feet wide. Easements for multiple lines shall be a minimum of 20-feet wide. The District or City may require wider easements in the following situations:

1. Large trunk sewers
2. Sewers greater than 10 feet deep
3. Areas with topographic constraints such as steep slopes or sites where bore pits may be required in the future.

b. When a pipe will be stubbed, the easement shall extend a minimum of five feet past the end of the stub.

The general requirements for the WQF access road are provided below. These are CWS requirements from Chapter 4 of O&R 07-20.

4.02.4 Access

a. General Access Requirement

Access roads shall be provided for maintenance of all water quality and quantity facilities. The following criteria are considered to be the minimum required for facilities maintained by the District or Cities. Other permitting jurisdictions may have more restrictive requirements. If the design Engineer anticipates that any of the requirements will not be met due to the configuration of the proposed development, the design Engineer is advised to meet with District or City staff to gain approval for the deviation prior to submittal.

b. Standard Road Design

1. The road section shall be three (3) inches of class "C" asphaltic concrete; over two (2) inches of $\frac{3}{4}$ "-0" compacted crushed rock; over six (6) inches of $1\frac{1}{2}$ "-0" compacted crushed rock; over subgrade compacted to 95-percent AASHTO T-99; or, the design Engineer may submit an alternate design certified as capable of supporting a 30-ton maintenance vehicle in all weather conditions.
2. Strengthened sidewalk sections shall be used where maintenance vehicles will cross.
3. Maximum grade shall be 10-percent with a maximum 3-percent cross-slope.
4. Minimum width shall be 12 feet on straight runs and 15 feet on curves.
5. Curves shall have a minimum 40-foot interior radius.
6. Access shall extend to within 10-feet of the center of all structures unless otherwise approved by the District or City.
7. The District or City may require a curb or other delineator at the edge of the road for drainage, a curb stop, or to demarcate the road where the road edge is not apparent.
8. The side slope for road embankments shall be 2H:1V or flatter.

9. A vehicle turnaround shall be provided when the access road exceeds 40' in length.

c. Alternate Access Road

An alternate access road design meeting the requirements of this section may be approved by the District or City for facilities in which access is required for general maintenance and long term care of the facility, but where there is no structure, as determined by the District or City, requiring regular maintenance.

1. The road section shall meet the requirements of 4.02.4(b)(1) or an alternate section certified as capable of supporting AASHTO HS-20 loading.

2. As an alternative to the requirements of 4.02.4(c)(1), a concrete grid paver surface may be constructed by removing all unsuitable material, laying a geotextile fabric over the native soil, placing pavers, filling the honeycombs/grids with soil, and planting appropriate grasses.

3. Strengthened sidewalk sections shall be required where maintenance vehicles will cross.

4. Maximum grade shall be 20-percent with a maximum 3-percent cross-slope.

5. Minimum finished width shall be 12 feet.

6. The District or City may require a curb or other delineator at the edge of the road for drainage, a curb stop, or to demarcate the road where the road edge is not apparent.

7. The side slope for road embankments shall be 2H:1V or flatter.

8. A vehicle turnaround shall be provided when the access road exceed 40' in length.

Question #12:

Relocation of the existing storm water ponds will require installation of new pipelines. Are these new pipelines required to be in a public easement?

If so, are there restrictions on how close to a property line they are positioned?

And/or a different standard if running through multiple properties?

If the new pipelines serve more than one property or cross more than one property, then the new pipelines shall be classified as public and shall be constructed to public facilities standards. Pipelines designated public shall be placed within public easements along their alignment through any private property.

Public facilities shall be placed not closer than 7.5 feet from when running parallel and adjacent to property lines. This will comply with locating a 15-foot wide easement over the pipeline entirely on the site and adjacent to the property line.

Question #13:

What permit process will the City be going through for SW Langer Farms Parkway north of Tualatin-Sherwood Road?

Will this require the applicant's participation?

The City will be obtaining all necessary permits for the Adams Avenue North street construction project. These permits may include, but are not limited to;

1. NPDES 1200-C
2. Washington County DLUT Facilities Permit
3. ODOT Facilities Permit

4. CWS Facilities Permit, Service Provider Letter (SPL), Stormwater Connection Permit

Required permitting will be based on final construction plans set development items. Additional permitting may be required from DEQ, DSL, and/or USACE.

The applicant will receive a completed and approved set of plans, along with all necessary permits to construct the project. The permits will need to be converted over to make them usable to the applicant. This action will require involvement from the applicant.

Question #14:

- a) Can you provide a time frame for processing the land-use permits starting from the time an application is submitted for completeness review?
- b) What is the typical response time within the 30-day completeness time period?
- c) When the application is deemed complete, what is the time frame for a staff report to be released and then a public hearing?

Our primary objective is to process applications in the most efficient manner. If the application is well organized, provides all of the requested information, and includes a thorough narrative, the review will be processed quickly. Right now, our turnaround time on the initial completeness review is 2-3 weeks, but we will take no longer than 30 days. Once the application is deemed complete, you could be receiving a staff report and a tentative public hearing date within 6-8 weeks. Our project manager will endeavor to keep you well informed of the progress of the review, but it is hard to provide a hard and fast timeline on an application of this size given the potential for impacts to both state and county facilities.

Question #15:

- a) If the application is submitted for completeness prior to the effective date of the new proposed Code changes dealing with parking lot landscaping, will the landscape plans be approved under the existing Code?

Applications for land use review are subject to code language that is in effect at the time that the application is submitted. As you are aware the longest period of time that an incomplete application could be vested is 180 days from the day it was submitted.

Question #16:

- a) What code sections need to be addressed as part of the Site Plan Review and Subdivision?

The applicant will need to follow the City Code for planning development approval. For technical design, the applicant will need to follow and comply with the City's Engineering Design and Standard Details Manual. The Manual also has adopted CWS design standards for storm and sanitary sewer systems. The City owns and is responsible for the City water system, and technical design and construction requirements for the water system are documented in the Manual. There is a list of applicable code sections at the end of the pre-application notes that should be used. If there are specific questions about sections that you think may or may not apply, City staff is available to discuss them with you.

Question #17:

- a) For the anchor building, can glazing requirements be met with a decorative fence or some other architectural detail like an outdoor and garden center? (Decorative fence allows views to the operation of a garden center).

The applicant would need to make the case for this. Our initial thought is that a garden center and decorative fence are not intended to count towards glazing requirements.

Question #18:

- a) Would a "garden center articulation" satisfy City articulation requirements for side treatment of the anchor store facing SW Tualatin-Sherwood Road?

If the garden center is located within the footprint of the building itself, then it may be possible to make that case. A standalone garden center adjacent to the building would not. Articulation is tied directly to the building façade.

Question #19:

- a) What, if any, glazing/articulation standards apply for the south elevation of the anchor store facing SW Century Drive?

The development will be required to satisfy either the Urban Design Standards of 16.90.030(D)(7), the Commercial Design Review standards in 16.90.030(D)(7)(d)(1-5), the Old Town Design Standards (Chapter 16.162), or request a design review hearing before the Planning Commission, all of which will most likely include a requirement for glazing. SW Century Drive is a public street, and will undoubtedly carry patrons to the shopping center. The buildings are not intended to be oriented to any single street, but to all of the streets surrounding the development. It is very likely that the development will have to include some type of treatment, whether it be glazing, or some other technique to eliminate the appearance of a blank wall along that street frontage.

Miscellaneous Observations

Trash enclosures

Landscaping (Perimeter and interior)

Location of the pedestrian plaza, drive thru window, garden center

North/south pedestrian movements through the site

Dedication of the Wetland to the City consistent with NOD for PUD 95-1

Because the site is being developed as retail and commercial, the applicant will be required to comply with the Design Guidelines approved as part of the original PUD.



Community Development Division
Engineering Department
 22560 SW Pine Street
 Sherwood, OR 97140
 503-925-2309

CAPACITY ALLOCATION PROGRAM (CAP) TRIP ANALYSIS – Section 6.307

The CAP Trip Analysis and resulting CAP Certificate are required prior to completeness of the base Land Use Planning Application. The City of Sherwood has set a net trip limit of 43 trips/acre per Ordinance No. 2000-1104 (net trips refer to PM peak hour) and this applies to certain zones and uses. The primary purpose of a CAP Trip Analysis is to identify whether peak-hour net trips generated in a specified area exceed the net trip limit along Highway 99W in the City of Sherwood thereby preserving capacity of a State facility. The following information shall be submitted with a Trip Analysis Worksheet. A Trip Analysis must use the entire area of the tax lot(s) containing the regulated activities, less the 100-year flood plain area in accordance with FEMA FIRM map for the City of Sherwood and/or as surveyed by a registered surveyor. The CAP Certificate is required only to demonstrate that a site will have fewer trips than the Net Trip Limit and to document any mitigation measures that may be required. The information provided for the CAP Trip Analysis does not replace Traffic Study information as required by any other Land Use Application.

Trip Analysis conducted by: _____
 Project Description: _____

 Land Use Application File No: _____
 Project Name: _____

Trip Analysis Checklist – The following items are required:

- Trip Analysis Worksheet
- Type and location of the regulated activity.
- A tax map identifying the parcel(s) involved.
- Square footage used to estimate trips, in accordance with methods outlined in the most recently published ITE Manual.
- Description of the type of activity as described in the ITE Manual.
- Copy of the ITE Manual page(s) used to estimate trips.
- Acreage of the site containing the regulated activity calculated to two (2) decimal points.
- Trip distributions and assignments from the regulated activity to all full access intersections impacted by ten (10) or more trips from the regulated activity with identification of the method used to distribute trips from the site.
- Copies of other studies utilized in the Trip Analysis.
- Summary of the net trips generated by the regulated activity in comparison to the net trip limit of 43 trips/acre.
- Signature and stamp of a professional engineer, registered in the State of Oregon with expertise in traffic or transportation engineering, who prepared the analysis.

Note: If a trip generation for the proposed use is not available in the ITE Manual or the applicant wishes to dispute the findings in the ITE Manual, the trip generation calculation may be based on an analysis of trips from five (5) sites with the same type of activity as that proposed.

Note: The City Engineer may waive, in writing, some of the requirements of the CAP Trip Analysis as described in Ordinance 2000-1104, Exhibit A, Section E, Part 5 (page 3 of 5)

TRIP ANALYSIS WORKSHEET

The Trip Analysis Worksheet is meant to summarize the detailed information contained in the Traffic Study prepared by a professional engineer registered in the State of Oregon with expertise in traffic or transportation engineering and attached with the CAP Analysis.

Net Trips means the number of trips generated by a regulated activity during the p.m. peak hour. Net trips equal new trips, diverted trips, and trips from existing activities on a site that will remain. Net trips do not include: pass-by trips, internal trips, trips from existing facilities that will be removed, and trips reduced due to implementation of transportation demand strategies.

The following types of projects and activities are specifically excluded from the provisions of the Capacity Allocation Program (CAP): (1) churches; (2) elementary, middle, and high schools; (3) residential; and (4) changes in use that do not increase the number of trips generated by the current use.

1. Net Trips

- a _____ Existing Site Net Trips
- b _____ Proposed Development Net Trips (proposed development includes existing sites that will remain)
- c _____ Future (Full-Build-Out) Development Net Trips
- d _____ Proposed and Future Development Net Trips (1b+1c)*

2. Acreage

Tax Lot Number	Total Acreage	Net Acreage (Total Minus 100- Year Flood plain)	Proposed Development Net Acreage	Future Development Net Acreage (2b-2c)
TOTAL	a	b	c	d

3. Net Trips Per Acre

- a _____ Existing Net Trips per Net Acre (1a/2b)
- b _____ Proposed Development Net Trips per Net Acre (1b/2c)
- c _____ Proposed & Future Development Net Trips per Net Acre (1d/2b)
- d 43 Net Trips per Net Acre Allowed (City of Sherwood Trip Limit)

4. Proposed Mitigation:

*If proposed and future net trips per net acre (3c) are less than the existing net trips per net acre (3a) then the application is EXEMPT from CAP Ordinance requirements.

If any changes are proposed for the regulated activity (i.e. type of activity, acreage, etc.) the trip analysis worksheet shall be resubmitted with the original for comparative purposes and approval.

Comments:

Engineers Stamp



COMMUNITY DEVELOPMENT DIVISION
Engineering Department
22560 SW Pine Street
Sherwood, OR 97140
503-925-2309

Policy and Procedures

Date: 19 January 2006

Subject: Capacity Allocation Program (CAP);
Trip Analysis Worksheet

To: Planning, Building and Engineering,

The City of Sherwood has had the Capacity Allocation Program in place since 2000. This program and the resulting Trip Allocation Certificate have helped to manage growth along important transportation corridors here in Sherwood.

Accurate evaluation of traffic generation issues during project review is critical to a successful land use action. A Traffic Analysis and a CAP Trip Analysis Worksheet (with required attachments) shall be completed by the applicant and submitted to the City as part of the Initial Land Use Application. These documents are required to deem the application complete. If the proposed development meets the CAP requirements, a Preliminary Trip Allocation Certificate will be issued with the Final Trip Allocation Certificate issued as part of the staff report and the Notice of Decision.

If the development is modified at any time during the development approval process and this modification changes the square footage or the distribution of uses to the point that the net trips are increased, a new Trip Analysis and CAP Trip Analysis Worksheet will be required. A change in the development that exceeds the requirements of the CAP Ordinance will not be permitted.

Eugene F Thomas

Eugene Thomas, P.E.
City Engineer

Attachments:
CAP Trip Analysis Worksheet

506.4.1 Area determination. The total allowable *building area* of a single occupancy building with more than one *story above grade plane* shall be determined by multiplying the allowable *building area per story* (A_a), as determined in Section 506.1, by the number of *stories above grade plane* as listed below:

1. For buildings with two *stories above grade plane*, multiply by 2;
2. For buildings with three or more *stories above grade plane*, multiply by 3; and
3. No *story* shall exceed the allowable *building area per story* (A_a), as determined in Section 506.1, for the occupancies on that *story*.

Exceptions:

1. Unlimited area buildings in accordance with Section 507.
2. The maximum area of a building equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.2 shall be determined by multiplying the allowable area per *story* (A_a), as determined in Section 506.1, by the number of *stories above grade plane*.

506.5 Mixed occupancy area determination. The total allowable *building area* for buildings containing mixed occupancies shall be determined in accordance with the applicable provisions of this section. A single basement need not be included in the total allowable *building area*, provided such basement does not exceed the area permitted for a building with no more than one *story above grade plane*.

506.5.1 No more than one story above grade plane. For buildings with no more than one *story above grade plane* and containing mixed occupancies, the total *building area* shall be determined in accordance with the applicable provisions of Section 508.1.

506.5.2 More than one story above grade plane. For buildings with more than one *story above grade plane* and containing mixed occupancies, each *story* shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three *stories above grade plane*, the total *building area* shall be such that the aggregate sum of the ratios of the actual area of each *story* divided by the allowable area of such *stories* based on the applicable provisions of Section 508.1 shall not exceed 3.

SECTION 507 UNLIMITED AREA BUILDINGS

507.1 General. The area of buildings of the occupancies and configurations specified herein shall not be limited.

507.2 Nonsprinklered, one story. The area of a Group F-2 or S-2 building no more than one *story* in height shall not be limited when the building is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

507.3 Sprinklered, one story. The area of a Group B, F, M or S building no more than one *story above grade plane*, or a Group A-4 building no more than one *story above grade plane* of other

than Type V construction, shall not be limited when the building is provided with an *automatic sprinkler system* throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

Exceptions

1. Buildings and structures of Types I and II construction for rack storage facilities that do not have access by the public shall not be limited in height, provided that such buildings conform to the requirements of Sections 507.3, 903.3.1.1 and Chapter 23 of the *Fire Code*.
2. The *automatic sprinkler system* shall not be required in areas occupied for indoor participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in Group A-4, provided that:
 - 2.1. *Exit* doors directly to the outside are provided for occupants of the participant sports areas; and
 - 2.2. The building is equipped with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907.

507.3.1 Mixed occupancy buildings with Groups A-1 and A-2. Group A-1 and A-2 occupancies of other than Type V construction shall be permitted within mixed occupancy buildings of unlimited area complying with Section 507.3, provided:

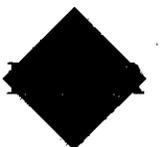
1. Group A-1 and A-2 occupancies are separated from other occupancies as required for separated occupancies in Section 508.4.4 with no reduction allowed in the *fire-resistance rating* of the separation based upon the installation of an *automatic sprinkler system*;
2. Each area of the portions of the building used for Group A-1 or A-2 occupancies shall not exceed the maximum allowable area permitted for such occupancies in Section 503.1; and
3. All *exit* doors from Group A-1 and A-2 occupancies shall discharge directly to the exterior of the building.

507.4 Two story. The area of a Group B, F, M or S building no more than two *stories above grade plane* shall not be limited when the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1, and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

507.5 Reduced open space. The *public ways* or *yards* of 60 feet (18 288 mm) in width required in Sections 507.2, 507.3, 507.4, 507.6 and 507.11 shall be permitted to be reduced to not less than 40 feet (12 192 mm) in width provided all of the following requirements are met:

1. The reduced width shall not be allowed for more than 75 percent of the perimeter of the building.
2. The *exterior walls* facing the reduced width shall have a minimum *fire-resistance rating* of 3 hours.
3. Openings in the *exterior walls* facing the reduced width shall have opening protectives with a minimum *fire protection rating* of 3 hours.

Attachment 16





RESOLUTION 2007-081

A RESOLUTION APPROVING PUD 07-01, A MINOR MODIFICATION TO THE LANGER PUD (PUD 95-997) TO MODIFY CONDITIONS OF APPROVAL RELATED TO PHASES 4, 6, 7 AND 8, CLARIFYING THE ALLOWED USES, AND AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH RESPECT TO DEVELOPMENT OF THESE PHASES.

WHEREAS, the City of Sherwood originally approved the Langer PUD (PUD 95-997) April 25, 1995; and

WHEREAS, The decision approved development of the property in eight (8) separate phases and assigned specific uses to each phase, including High Density Residential (HDR), Retail/Commercial (RC), and Light Industrial (LI); and

WHEREAS, The portions of the PUD designated LI have not yet developed, except for a portion of Phase 4, which was developed as a mini-warehouse use under the General Retail Trade category of allowed uses in the LI zone; and

WHEREAS, both the City and the property owner would like to see the property develop in the interest of economic vitality of the City; and

WHEREAS, the City's Zoning and Community Development Code ("ZCDC") 16.32.020.H, provides the following: "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": and

WHEREAS, to help facilitate economic development of Phases 4, 6, 7 and 8 of the original PUD, the City and the property owner have negotiated a Development Agreement, attached Exhibit 2, stipulating commitments for public improvements, clarification of uses and providing clarity on how certain fees would be reviewed and applied as development applications were submitted; and

WHEREAS, upon negotiating the Development Agreement, it was determined that modification to the original conditions of approval was necessary to adjust the timing and requirements in order to be consistent with the Development Agreement; and

WHEREAS, the applicant submitted a request for Minor Modification of the PUD and clarification of allowed uses which has been reviewed in the attached Exhibit 1 and findings made that the proposed modifications in fact meet the minor modification standards; and

WHEREAS, the Council has considered the Development Agreement, the request for clarification of allowed uses and PUD modification as submitted by the applicant, the Staff report, and considered public testimony submitted at the public hearing held on October 16, 2007 and during the written comment period through October 30, 2007 with final applicant statements submitted prior to November 6, 2007; and

WHEREAS, after due consideration of all public comments, applicant response and staff comments, the Council determined that as proposed, the continuation of the PUD would be in the best interest of the public and the City and Citizens of Sherwood.

NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1. After full consideration of the applicant submittal, the criteria and findings of fact contained in the Staff Report attached as Exhibit A and all related testimony included in the record, the original Langer PUD 95-997 conditions of approval shall be modified as follows:

Modify Finding B. 1. of the July 25, 1995, City staff report, which was adopted by reference in the City's decision to approve the PUD, to delete the following language: "Remove the Century Drive extension of Adams Avenue." Add a new Condition of Approval requiring that Century Drive be extended east of Adams Drive to connect with the existing terminus of Century Drive east of the PUD at the time of the completion of the combined development of Phases 6 and 7.

Modify Condition of Approval 3 to read as follows (new language is underlined): "Adams Avenue shall be constructed from Century Drive north to Tualatin-Sherwood Road prior to completion of Phase 3. These improvements shall include curbs, gutters and sidewalks and 28 feet of paving on the west side of the street. Adams Avenue shall be constructed by the developers to connect to Oregon Street (not across the railroad tracks) upon completion of the combined development of Phases 6 and 7, and where necessary the City will acquire road right-of-way to complete the connection. Sidewalks on all portions of Adams Avenue shall be constructed in the same meandering design as approved for Century Drive."

Modify the Conditions of Approval to add the requirement that Adams Road be extended from Tualatin-Sherwood Road north to the east end of the existing stub road connecting to Highway 99W near Home Depot prior to issuance of occupancy permits for any structures included in the redevelopment of Phase 4.

Modify the Conditions of Approval to add a new condition requiring the applicant and the City to enter into a Development Agreement detailing the parties' respective obligations with respect to the off-site transportation improvements required and memorializing the developer's election pursuant to CDZC 16.32.020.H. to develop Phases 4, 6, 7, and 8 for uses allowed under the LI base zone text applicable on August 3, 1995 (when the City approved the PUD Final Development Plan).

Section 2. The City acknowledges and accepts the applicants decision to elect to develop Phases 4, 6, 7 and 8 under CDZC 16.32.020.H, including the ability to develop those phases for General Retail Trade under Section 2.109.02 of the 1995 CDZC. Accordingly, the City Council interprets that the current provisions of CDZC 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.

Section 3. The City Manager is hereby authorized to sign the Development Agreement attached hereto as Exhibit 2.

Section 4. The City Council determines that, as conditioned, the continuation of the PUD is in the public interest consistent with Sherwood Zoning and Community Development Code 16.40.040.A.2.

Section 5: This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 4th day of December 2007.


Keith S. Mays, Mayor

ATTEST:


Sylvia Murphy, City Recorder

DEVELOPMENT AGREEMENT

PARTIES

The Parties to this Development Agreement ("Agreement") are the City of Sherwood, Oregon ("City") and Pam and Clarence Langer, as to Phase 4, and the Langer Family, LLC, as to the remainder of the PUD (collectively, "Langer").

RECITALS

1. On April 26, 1995, the City approved a Preliminary Development Plan for a Planned Unit Development ("PUD") on property owned by Langer. The subject property is located generally southeast of Hwy 99W and south of the Tualatin-Sherwood Road, in the City.
2. The decision approved development of the property in eight (8) separate phases. The decision contemplated and assigned specific uses to each phase, including High Density Residential, Retail/Commercial, and Light Industrial (LI).
3. The portions of the PUD designated LI have not yet developed, except for a portion of Phase 4, which was developed as a mini-warehouse use under the General Retail Trade category of allowed uses in the LI zone. Since the approval of the PUD, the City has amended its list of permitted and conditional uses in the LI zone, subject to the City's Zoning and Community Development Code ("ZCDC") 16.32.020.H, which provides the following: "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."
4. The PUD approval contained conditions of approval including: a requirement for a wetlands delineation prior to development of Phase 8; the construction of Adams Drive at the time of development of Phase 6; and the elimination of the then-proposed extension of Century Drive east of Adams Drive.
5. The Final Development Plan was approved August 3, 1995. Neither the Preliminary Development Plan nor the Final Development Plan approvals related to a site plan. Thus, site plan review is required for each phase as development is proposed for that phase.
6. Phases 1 through 3 and 5 have been developed, and a portion of Phase 4 was developed as above-described and is anticipated for future redevelopment. The purpose of this Agreement is to clarify and refine the intent of the Parties regarding:

- (a) The allowed uses of Phases 4, 6, 7 and 8 of the PUD, all of which are designated for LI uses;
 - (b) The timing of related improvements, including the construction of Adams Drive and Century Drive;
 - (c) The cost-sharing of public improvements, including the construction of Adams Drive and Century Drive; and
 - (d) Certain related matters.
7. In consideration of City's approval of Langer's election to develop the remaining phases of the PUD as set forth in this DA, Langer is making a companion request for Minor Change to the PUD that will increase the number and type of transportation improvements adjacent to those phases of the PUD, in addition to accelerating the timing of the construction of Adams Drive south of Century Drive. This Agreement is a condition of approval for the PUD modification and is made a part of that decision by this reference.
 8. This Agreement represents only the agreement between the City and Langer with respect to the PUD modification and does not preclude or require any conditions that may arise from a subsequent application for site plan review. It is the intent of the parties that the site plan review conditions should not be inconsistent with this Agreement.
 9. This Agreement is only between the City and Langer and does not affect any conditions or improvements that may be required by other jurisdictions.

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.

B. ADAMS DRIVE SOUTH EXTENSION

1. City Commitments. Except as otherwise provided in this section, as soon as reasonably practicable and in any event prior to Langer's construction of any portion of Adams Drive south of the PUD's southern boundary, the City, at the City's sole cost and expense, will take the following actions:
 - a. Acquire the necessary right-of-way (except that portion located within the PUD) and complete the design and engineering for construction of the extension of Adams Drive ("South Extension") south from its present terminus up to but not including the railroad crossing between the southern PUD boundary and Oregon Street ("Rail Crossing");
 - b. Obtain all necessary permits for the construction and operation of the South Extension, including without limitation, all permits associated with allowing impacts to wetlands;
 - c. Provide for the mitigation of any impacts to wetlands related to the alignment and construction of the South Extension; and
 - d. Pursuant to the City's standard timeline and procedure in such instances, accept Langer's dedication of that portion of the South Extension located within the boundaries of the PUD following final inspection approval and thereupon assume maintenance obligations for all of the South Extension.
2. Langer Commitments. Subsequent to the City's performance of its obligations set forth in Section B.1. of this Agreement but prior to issuance of final occupancy permits for any structures included in Phase 6 and Phase 7, Langer will substantially construct the South Extension, including the traffic circle and island at the intersection with Century Drive. The street will be aligned and constructed in a manner consistent with the “__-percent drawings” prepared by Hopper Dennis Jellison, PLLC dated _____ and on file with the City. Upon completion of the construction of the South Extension, Langer will dedicate and record a public right-of-way easement to the City for Adams Drive south from its present terminus to the southern boundary of the PUD.

C. ADAMS DRIVE NORTH EXTENSION

1. City Commitments. Except as otherwise provided in this section, as soon as reasonably practicable and in any event prior to Langer's construction of any portion of Adams Drive north of the PUD's northern boundary, the City, at the City's sole cost and expense, will take the following actions:
 - a. Acquire the necessary right-of-way for and complete the surveying, design, and engineering for construction of an extension of Adams Drive ("North Extension") from the north side of the intersection with Tualatin-Sherwood Road, north to the existing stub road connecting to Highway 99W, with the alignment to curve east around the PGE substation and connect to the east end of the Home Depot stub road. The tentative, non-binding alignment and cross-section of the North Extension are set forth in Attachment B, attached hereto and incorporated herein by reference. The right-of-way, design and engineering shall anticipate and include at least 43 p.m. peak-hour vehicle trips per acre from Phase 4 to accommodate redevelopment of Phase 4.

_____ –Any substantial changes to this alignment and cross-section shall require an amendment to this Agreement. Such amendment shall only relate to this section of the Agreement, and all other terms and conditions of this Agreement shall remain in full force and effect. A "substantial change" may include but is not limited to an increase in the number of lanes, an increase in the right-of-way width by 10 or more feet, requiring additional landscaping, medians, or pedestrian paths, shifting the alignment east or west by fifty (50) or more feet, and/or any other changes that will substantially increase the cost of construction.
 - b. Obtain all necessary permits for the construction and operation of the North Extension, including without limitation, all permits associated with impacts to wetlands, all approach and/or signal permits required by the Oregon Department of Transportation for the intersection of Highway 99W and the existing stub road, and all approach permits required by Washington County for the connection of the North Extension and Tualatin-Sherwood Road.
 - c. Provide for the mitigation of any impacts to wetlands associated with the alignment and construction of the North Extension.
 - d. Otherwise remove any legal or planning constraints to the construction of the North Extension.
 - e. Pay any extraordinary labor costs associated with Langer's performance of its obligations under Section C.2., where "extraordinary labor costs" means any costs required by law to exceed an arms-length privately negotiated rate solely due to the nature of the improvement.

- f. Pay any extraordinary construction costs associated with Langer's performance of its obligations under Section C.2. that are attributable to extraordinary environmental or geographic conditions, and
- g. Pursuant to the City's standard timeline and procedure in such instances, assume maintenance obligations for all of the North Extension following the City's final inspection approval of the North Extension.
- h. Permit Langer to assume, for purposes of completing the required traffic study, that the North Extension has been planned and funded for construction prior to development of Phases 6 and 7 pursuant to Langer's alternative commitments to construct the North Extension or make a payment in lieu thereof pursuant to Section C.2. below.
- i. Permit Langer to assume, for purposes of completing the required traffic study, that the North Extension has been planned and funded for construction prior to the redevelopment of Phases 4 pursuant to Langer's alternative commitments to construct the North Extension or make a payment in lieu thereof pursuant to Section C.2. below.
- j. The City will not require the closure of any residential access to Phase 4 from Tualatin-Sherwood Road until redevelopment of Phase 4. The City will reimburse Langer for the cost of relocating and rebuilding any access to and from the existing commercial uses on Phase 4 resulting from the closure of any access due to the construction of the North Extension, including the relocation of any administrative facilities associated with the commercial use.
- k. In the event Langer pays a fee in lieu of construction as described in Section C.2. below, the City will:
 - (A) Place the payment into an existing or newly-created interest-bearing City Trust and Agency Fund;
 - (B) Grant credits for transportation System Development Charges ("SDC's") otherwise payable by Langer as if Langer had constructed the North Extension; and
 - (C) Use the payment-in-lieu exclusively for the construction of the North Adams Extension. However, if the City has not entered into a contract for the construction of the North Adams Extension or any portion thereof within five (5) years after Langer deposits the fee with the City, the City shall return the fee-in lieu, together with any interest thereon to Langer, Langer successor or a person designated by Langer's successor, minus any amount provided as a credit against transportation SDC's under paragraph (B) above. This Agreement does not constitute a "contract for construction of the North Extension" for purposes of this subsection.

2. Langer Commitments. Langer agrees to take the following actions with respect to the North Extension:
- a. Subsequent to the City's performance of its obligations set forth in Section C.1. of this Agreement but prior to issuance of the final occupancy permit for any structure included in the redevelopment of Phase 4development of Phases 6 and 7, Langer will substantially construct the North Extension consistent with the alignment and cross-section described in Section C.1.a. of this Agreement.
 - b. Alternatively, in the event the City has not substantially performed the obligations set forth in Section C. 1.a. to d. of this Agreement by a date that is sixty (60) days after Langer submits construction drawings for public improvements associated with the development of Phases 6 and 7 to the City, Langer shall submit a fee in lieu of construction in an amount equal to the cost estimate for the construction of the North Extension prior to the issuance of an occupancy permit for any structure included in the development of Phases 6 and 7. Langer's timely deposit of a fee in lieu under this paragraph shall fully satisfy Langer's obligations under Section C.2.a. of this Agreement and shall trigger the City's performance of its commitments under Section C.1.k of this Agreement.
 - c. In the event the City refunds the fee-in-lieu as described in Section C.2.k(C) of this Agreement prior to the redevelopment of Phase 4, and subsequent to the performance of the City's other obligations under Section C.1., Langer will substantially construct the North Extension consistent with the alignment and cross-section provided by the City prior to the issuance of an occupancy permit for any structure included in the redevelopment of Phase 4. In the event the City is still in possession of the fee-in-lieu at the time Phase 4 redevelops, the City will refund the fee to Langer, including any interest thereon, or will not require the construction of the North Extension as a condition of redevelopment.

D. RAIL CROSSING

1. City Commitments. As soon as reasonably practicable, the City, at the City's sole cost and expense, will take the following actions with respect to the Rail Crossing:
- a. Acquire the necessary right-of-way for the Rail Crossing;
 - b. Obtain all required crossing or other permits from ODOT Rail and any other applicable agencies associated with the Rail Crossing;
 - c. Complete the design, engineering, and construction of the Rail Crossing; and

- d. Use all reasonable best efforts to complete these actions and connect the South Extension to Oregon Street via the Rail Crossing no later than the date of issuance of occupancy permits for the development of Phases 6 and 7; provided, however, the failure to complete these actions by such date shall not be grounds to deny the issuance of such occupancy permits.

2. Langer Commitments. None.

E. CENTURY DRIVE

1. Langer Commitments. Langer agrees to take the following actions with respect to Century Drive:

- a. Prior to issuance of final occupancy permits for any structure located in Phase 6 or Phase 7, design and substantially construct a reasonably direct vehicular connection between the existing terminus of Century Drive on the western boundary of the PUD and existing City right-of-way at the eastern boundary of the PUD ("Century Drive Connection"). The Century Drive Connection shall be constructed to the adjusted street standard described in Section E.2.a. below.
- b. Following construction, dedicate a right-of-way easement to the City for the Century Drive Connection.
- c. Provide the City with copies of receipts of eligible expenses where "eligible expenses" is defined to include all hard and soft costs of labor and materials associated with all aspects of the design, engineering, and construction, including applicable consultant fees, of the Century Drive Connection that exceed the cost of designing and constructing the Century Drive Connection as a standard parking lot drive aisle ("Eligible Expenses").

2. City Commitments. The City agrees to take the following actions with respect to Century Drive:

- a. To work with Langer to achieve an adjustment to the relevant City street standards so that the nature, location, and design of the Century Drive Connection requires the minimum necessary right-of-way to provide a vehicular connection and includes traffic calming measures such as restrictions on through traffic for trucks.
- b. Reimburse Langer for all undisputed Eligible Expenses within thirty (30) days after the City receives the receipts described in Section E.1.c.. City will immediately contact Langer regarding any disputed expenses and attempt to resolve the dispute within 90 days of the date the receipt containing the expense is received by the City. Any disputed expense that remains

unresolved after 90 days shall be submitted to mediation as provided in Section I.12. of this Agreement; and

- c. Pursuant to the City's standard timeline and procedure in such instances, accept Langer's dedication of the Century Drive Connection following final inspection approval and thereafter assume maintenance obligations for same.

F. STORMWATER FACILITY

1. 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.
2. 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.

G. RENAMING OF ADAMS DRIVE

1. Langer Commitments. Prior to Langer's dedication of any portion of Adams Drive as described in this Agreement, Langer will submit a petition to the City to rename the completed portion of Adams Drive in accordance with the street name standards of ZCDC 16.108.010.4.A-C. Langer agrees to select a single name for Adams Drive from the southern end of the South Extension to the northern end of the North Extension.
2. City Commitments.
 - a. Provided the petition is submitted in the manner described in ZCDC 16.108.010.3, the City will support a petition received from Langer to rename the completed portion of Adams Drive.

- b. If the petition is approved by the City Council, the City shall install standard City street signage identifying Adams Drive by its new name.

H. TRANSPORTATION CHARGES, FEES, AND CREDITS

1. Transportation Impact Fees. The calculation and assessment of any Transportation Impact Fees, including any TIF credits, will be made according to the current Washington County TIF ordinance. Improvements to Tualatin-Sherwood Road will be creditable towards Washington County TIF's as allowed in Washington County's ordinance. It is the parties' mutual understanding that this ordinance provides full TIF credits for turn lanes and 50% or 66.67% for traffic signals for a four- and three-leg intersection, respectively. The City's commitment to this provision is a material inducement for Langer's agreement to complete the various public improvements set forth in this Agreement.

For the purpose of determining the number of weekday trips generated by all commercial land uses in Phases 4, 6, 7, and 8 of the PUD, the land use category "Shopping Center" from ITE Trip Generation, 7th Edition, shall be applied to the Washington County TIF Ordinance for the calculations of the Washington County TIF. The shopping center size to determine the trip rate will be based on the total square footage of "Shopping Center" in Phase 6, 7, and 8 combined. The shopping center size to determine the trip rate for Phase 4 will be based on the total square footage of "Shopping Center" in such Phase 4.

2. Transportation SDC's. The City shall calculate and assess the Project with SDC's and credits for SDC's, pursuant to the City's Municipal Code, as it may be amended from time to time, and subject to any resolutions adopted by the City implementing same.

For the purpose of determining the number of weekday trips generated by all commercial land uses in Phases 4, 6, 7, and 8 of the PUD, the land use category "Shopping Center" from ITE Trip Generation, 7th Edition, shall be applied to the City's SDC ordinance for the calculations of the City's SDC's. The shopping center size to determine the trip rate will be based on the total square footage of "Shopping Center" in Phase 6, 7, and 8 combined. The shopping center size to determine the trip rate for Phase 4 will be based on the total square footage of "Shopping Center" in such Phase 4.

3. Highway 99W Capacity Allocation Program. For purposes of calculating whether the trips associated with the regulated activities in Phases 6, 7, and 8 of the PUD exceed the trip limit of CDZC 6.306.D.4, the City shall aggregate the trips and acreage of all such phases. As a result, the trips associated with the regulated activities of a single phase may exceed the trip limit that would otherwise apply if that phase were calculated individually, provided that the trips associated with all regulated activities for Phases 6, 7, and 8 do not

exceed the trip limit in the aggregate. At each phase of development of the PUD, the number of reserve trips for the remaining phases will be identified in the applicable Trip Allocation Certificate.

I. TERMS AND CONDITIONS

1. Further Assurances. Each party shall execute and deliver any and all additional papers, documents and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of its obligations hereunder in good faith, to carry out the intent of the parties hereto.
2. Modification of Amendment. No amendment, change or modification of this Agreement shall be valid, unless in writing and signed by the parties hereto.
3. Relationship. Nothing herein shall be construed to create an agency relationship or a partnership or joint venture between the parties.
4. Waiver of Default or Condition. In the event a party defaults in the performance of one or more of its obligations under this Agreement or in the event of the failure of a condition precedent to be satisfied under this Agreement, the nondefaulting party or beneficiary of the condition may, in its discretion, waive, as applicable, the default or satisfaction of condition hereunder and rescind any consequence of such default or failure of a condition, and in case of any such waiver or rescission, the parties shall be restored to their former positions and rights hereunder respectively, but no such waiver or rescission shall extend to or affect any subsequent or other default or condition precedent, or impair any right consequent thereon. No such waiver or rescission shall be in effect unless the same is in writing and signed by the nondefaulting party.
5. Burden and Benefit; Assignment. The covenants and agreements contained herein shall be binding upon and inure to the benefit of the parties and their successors and assigns and shall run with the land. Neither party may assign this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed.
6. Applicable Law. This Agreement shall be interpreted under the laws of the State of Oregon.
7. Notices. All notices, demands, consents, approvals and other communications which are required or desired to be given by either party to the other hereunder shall be in writing and shall be faxed, hand delivered, or sent by overnight courier or United States mail at its address set forth below, or at such other address as such party shall have last designated by notice to the other. Notices, demands, consents, approvals, and other communications shall

be deemed given when delivered, three days after mailing by United States Mail or upon receipt if sent by courier; provided, however, that if any such notice or other communication shall also be sent by telecopy or fax machines, such notice shall be deemed given at the time and on the date of machine transmittal.

8. Merger. This Agreement contains the entire agreement among the parties hereto with respect to the subject matter hereof and cannot be amended or supplemented except by a written agreement signed by all parties.
9. Rights Cumulative. All rights, remedies, powers and privileges conferred under this Agreement on the parties shall be cumulative of and in addition to, but not restrictive of or in lien of, those conferred by law.
10. No Third Party Beneficiaries. None of the duties and obligations of any party under this Agreement shall in any way or in any manner be deemed to create any rights in, any person or entity other than the parties hereto.
11. Force Majeure. The parties shall use reasonable diligence to accomplish the purpose of this Agreement but shall not be liable to each other, or their successors or assigns, for damages, costs, attorneys' fees (including costs or attorneys' fees on appeal) for breach of contract, or otherwise for failure, suspension, diminution, or other variations of services occasioned by any cause beyond the control and without the fault of the parties. Such causes may include but shall not be limited to acts of God, acts of terrorism or the public enemy, acts of other governments (including regulatory entities or courts) in their sovereign or contractual capacity, fires, floods, epidemics, quarantines, restrictions, strikes, or failure or breakdown of transmission or other facilities ("Force Majeure"). If any party is delayed, hindered, or prevented in or from performing its respective obligations under this Agreement by any occurrence or event of Force Majeure, then the period for such performance shall be extended for that period that such performance is delayed, hindered, or prevented.
12. Mediation. Should the parties arrive at an impasse regarding any of the provisions of this Agreement, the parties agree to submit to the dispute to mediation prior to the commencement of litigation. The mediator shall be an individual mutually acceptable to both parties, but in the absence of agreement, either party may apply to the Presiding Judge, Washington County Circuit for appointment of a mediator. Each party shall share equally in the fees and costs of the mediator. Each party shall be responsible for its own attorneys fees and other expert fees. Mediation shall be at Portland, Oregon unless the parties agree otherwise. Both parties agree to exercise their best effort in good faith to resolve all disputes in mediation. Participation in mediation is a mandatory requirement of both the City and Langer and failure to comply with this requirement is a material breach of this Agreement. The

schedule and time allowed for mediation will be mutually acceptable. If the dispute is not resolved by mediation, either party may file a lawsuit to resolve the dispute in a court with proper jurisdiction located in Washington County, Oregon. Any trial shall be to the court without a jury. In the event of any such mediation or litigation, each party shall bear its own attorneys' fees and costs.

13. Conditions Precedent to Langer's Performance. ~~a.~~ Langer's commitments set forth in this Agreement are conditioned entirely upon the City's performance of all of its commitments that are precedent to the City's commitments under and in accordance with this Agreement, and the City's timely issuance of a PUD modification for the subject property.

~~b. Notwithstanding any other provision of this agreement, Langer shall have the right, in its sole discretion to decide at any time not to construct and install the PUD improvements by giving the City express written notice of such decision, in which event the parties' obligations to perform under this Agreement shall cease and terminate.~~

14. Conditions Precedent to City's Performance. City's commitments set forth in this Agreement are conditioned entirely upon Langer's performance of all of its commitments that are precedent to the City's commitments under and in accordance with this Agreement.

15. Duration. This Agreement expires not later than January 1, 2015.

IN WITNESS WHEREOF,

For the City of Sherwood:

Title

Ross Schultz, City Manager

For Langer:

Page 12 of 12

Date

Attachment 17



SHERWOOD VILLAGE RETAIL/COMMERCIAL DESIGN GUIDELINES

1. RETAIL BUILDING CONSTRUCTION

- A. Exterior materials and treatment (trim, etc.)
 - 1) Predominantly wood exterior.
 - 2) Exterior windows and doors will have minimum 1 inch x 3 inch surrounds painted white.
 - 3) Paint: Light tone palettes (white, off-white, grey, beige, tan), or similar as per Design Review Committee's approval.
- B. Shapes of openings
 - 1) Arched openings and bays encouraged.
- C. Storefronts
 - 1) Storefronts should have trimmed openings similar to above A.2.).
- D. Roofs
 - 1) Pitched roof forms are encouraged.
 - 2) Large amounts of flat roof are discouraged.

2. LANDSCAPING

- A. Barkdust is not to be substituted as grass in front yards.
- B. All driveways and vehicular storage areas shall be paved with asphalt, gravel, or other dust minimizing material.
- C. Trash and service areas must be screened from public view.

3. SIGNAGE

- A. Sign Post Standards
 - 1) Main thoroughfares will have upgraded sign post standards.
 - 2) Retail and commercial development areas will use the approved City of Sherwood sign posts painted to match the main thoroughfare posts and the pedestrian light posts.

B. Entry Monuments

1) All entry monuments and common area signage will be designed by JKS Architects.

2) Sherwood Village monument signage will be at the following location:

a. The intersection of 12th street and Sherwood Blvd.

b. The opposite end of 12th street.

c. The intersection of Langer Drive and Tualatin-Sherwood Hwy.

C. Building signage

1) All freestanding building signage will be of similar construction to the monument signage: wood or concrete, painted white, with a shingled roof, and approved by Design Review Committee.

2) Shall follow City of Sherwood signage restrictions.

4. LIGHTING

A. In addition to the City of Sherwood approved intersection street lights, all residential areas, 12th street, and common areas will use a 6200MC-100HPS/12-DB-BK, RTANA-9'-6"-4" w/lamp TrimbleHouse pedestrian light fixture in pre-painted forest green, spaced at approximately 150 lineal feet apart, placing them on alternating sides of the street.

Attachment 18





Site Plan Review NOTICE OF DECISION

Tax lot: 1700
Map: 2S 1 29C
Case: SP 00-22
Review: TYPE IV (minor
modification)
Date mailed: 11/14/02

Applicant/Owner:
Langer Family LLC
15585 SW Tualatin-Sherwood Rd.
Sherwood, OR 97410

Owner's Representative:
Mark Whitlow, Perkins Coie, LLP
1211 SW 5th Avenue, Suite 1500
Portland, OR 97204-3715

I. DECISION

On November 12, 2002 the City Council of the City of Sherwood, Oregon approved with conditions your application to modify the site plan approval for SP 00-22 **Langer Marketplace Large Retail Commercial**, dated October 30, 2001, for a 125,000 square foot retail commercial building to be located on a *proposed* approximately 14.18 acre parcel in the Retail Commercial (RC) portion of the Sherwood Village PUD 95-1.

The Site plan originally approved for this property included this large retail building, and a 3,200 sf 'fast-food' restaurant on the same lot. This decision does not address the small restaurant, but modifies the original approval of the 125,000 sf large retail building, to combine it with 10,000 sf of retail 'flex' space, originally approved as a part of #SP 00-20.

II. FINDINGS

This decision was based on the findings of fact presented in the application materials, zoning code, and in testimony during public hearing held on October 22, 2002; as detailed in the Summary of Findings report dated November 12, 2002.

III. CONDITIONS OF APPROVAL

A. *Prior to any development on the subject site, the developer shall complete the following:*

Resolution 2002-054
November 12, 2002
EXHIBIT 4

1. Record a final subdivision plat in substantial conformance with the preliminary plat (SUB 00-07) approved November 12, 2002.
2. Submit for review and approval plans as necessary to satisfy Section 4.100 (Application Content) of the SZCDC, and allow review for compliance with Section 5.100 (Site Plan Review) and the requirements of other agencies with jurisdiction.
3. At a minimum, site development plans shall address proposed: landscaping; off-street parking and loading; on-site circulation; areas of materials or solid waste storage; areas of outdoor sales or display; details of architectural elevations or features; and signage.
4. Submit engineering plans for the entire development to the Sherwood City Engineer for review and approval. At a minimum, plans shall include information concerning water, sanitary sewer, fire hydrants, street lights, on-site improvements, downstream culvert capacity and other information as necessary to indicate conformance with the Sherwood Public Works Standards and consistency with the overall development proposal, which includes the development of SUB 00-07, SP 00-22 and SP 00-20, as modified. Plans shall be modified as necessary to satisfy all conditions of the October 14, 2002 memorandum from City Engineer Terry Keyes. Specifically:
 - a. Submit plans to construct the transportation-related conditions dictated by the initial approval related to Tualatin-Sherwood Road and Hwy. 99W, detailed in Condition B.5. below.
 - b. Eliminate Street "A" from the transportation plans.
 - c. Design Adams Avenue to meet the "Boulevard" standard as specified in the recently adopted Downtown Street Standards (see Ord. 2002-1128), to the southern boundary of the commercial parcel.
5. Submit an engineering plan detail showing an additional four (4) feet of right-of-way dedication along Langer Drive. Dedicate right-of-way consistent with this plan detail, and provide a copy of the recorded dedication.
6. Submit an engineering plan detail showing the sidewalk along Langer Drive to be widened to eight (8) feet from its present substandard width.
7. Submit engineering plans for a storm water facility to Clean Water Services for review and approval. The overall project is designed to direct stormwater to a water quality facility which will be built as a part of this project, to be located under the BPA easement east of Adams Avenue and south of T-S Road, on tax lot 300. An easement must be recorded with Washington County to encompass the area of the proposed facility, and provide access for maintenance, to City of Sherwood Construction Design Standards. If discharging stormwater into the ditch along Tualatin-Sherwood Road, approval from Washington County must be obtained. The applicant will need to submit data which the City Engineer and/or Clean Water Services will review as to whether there is sufficient downstream culvert capacity for the proposed storm water flows.
8. Submit engineering plans for traffic facility improvements to Washington County and the Oregon Department of Transportation for their review and approval.

9. Submit final architectural elevations for the 10,000 sf small commercial retail building, which is to be constructed as an addition to the footprint of the 125,000 large retail commercial building, approved as a part of application SP 00-22. Architectural details shall substantially comply with the elevations submitted by the applicant on November 5, 2002, and the provisions of the November 12, 2002 memorandum to the City Council from Sherwood Planning Director Dave Wechner.

B. *Prior to obtaining a building permit the developer shall complete the following:*

1. The developer shall obtain any necessary approval and permits from the Unified Sewerage Agency to complete sanitary sewer and storm sewer improvements.
2. Submit and obtain approval of building plans which substantially conform to the approved site plan and approved engineering plans.
3. The developer shall obtain any necessary approval and permits from Oregon Department of Transportation regarding traffic facility improvements.
4. The developer shall obtain any necessary approval and permits from the Unified Sewerage Agency to complete sanitary sewer and storm sewer improvements.
5. Construct mitigation for transportation impacts to satisfy condition #8 of the August 3, 1995, Notice of Decision for Sherwood Village PUD 95-1, as specifically recommended in the 9/25/01 report from Jeff Wise of Hopper/Dennis/Jellison. This mitigation requires construction of an additional eastbound lane and associated improvements and relocations on Roy Rogers/Tualatin-Sherwood Road, beginning 350' west of 99W and continuing east to SW Langer Drive. The plans for this mitigation will be subject to the approval of the City Engineer per Chapter 6 of the Zoning & Community Development Code. Specific conditions of mitigation include:
 - a. Prior to the issuance of certificates of occupancy for the uses approved by this final order, the applicant, or its successor in interest, shall present eight copies of engineered construction plans and an engineer's cost estimate for the above improvements to the City Engineer, who shall share a copy of those plans and that estimate with the appropriate offices of Clean Water Services, Washington County Department of Land Use and Transportation, Tualatin Valley Water District, and ODOT for their mutual review under generally accepted engineering standards. If the plans and cost estimate meet such standards, the City Engineer shall approve the same. Except as provided below, the applicant or its successor in interest shall construct the improvements prior to the issuance of certificates of occupancy.
 - b. The applicant may propose changes to the mitigation provided by this condition. Such change shall be supported by a traffic impact analysis submitted to the City Planning Director, who shall circulate that analysis to the City of Sherwood, ODOT and Washington County Transportation planning agencies for review or approval. The Director may, on the basis of such analysis and engineer's plans and cost estimates, impose alternative mitigation. The Director's decision on the alternative mitigation shall be treated as a Type II decision.
 - c. Alternatively, if the improvement cannot be constructed within 120-days prior to occupancy because the City determines there is insufficient right-of-way to construct

this improvement, and/or if land use or other restrictions prevent such construction, the applicant may pay over to the City or into the County's Trust and Agency Fund the amount of 125% of the engineer's cost estimate, as stipulated in section a., above, which shall be placed in an interest bearing account, to be used exclusively for the required improvements or alternative improvements that will provide equal or more roadway capacity at the Hwy 99/Tualatin-Sherwood Rd. intersection. The deposit of such amount by the applicant with the City or County shall fully satisfy the applicant's obligations under condition B(5). If a contract for the construction of improvements to be financed by such funds, or any portion thereof, is not entered into within ten years of such deposit, those sums, or any remaining portion thereof, shall be returned, with the interest gained thereon, to the applicant or to the applicant's successor or to a person lawfully designated by the applicant or successor..

d. Any funds given to the City of Sherwood under this condition shall be held in trust to fulfill this condition and kept and used at the discretion of the City Council, subject to the limitations and requirements of paragraph B.5.c. above.

6. The applicant will enter into a Maintenance Agreement with the City of Sherwood for the maintenance of required visual corridors. The agreement will stipulate the person(s) responsible for such continuous maintenance.
7. Submit construction plans for improvements required under Section 6.700 of the Zoning & Community Development Code to the City of Sherwood that meet appropriate City of Sherwood engineering standards, building codes and other appropriate construction codes, and receive approval of these plans from the City of Sherwood.
8. Upon receiving approval for engineering plans, storm and sanitary sewer improvements and traffic facility improvements from the respective agencies, the developer may apply for a building permit to construct the proposed facility. The building permit plans shall conform to the approved site plan and approved engineering plans.

C. Prior to obtaining an occupancy permit the developer shall complete the following:

1. The developer shall extend or install sanitary sewer, water and storm drainage facilities to serve the development. The improvements shall comply with the approved engineering plans from the respective agencies and the applicable requirements identified in item "G" of this Notice.
2. Landscaping and screening improvements shall be installed in substantial conformance with the approved planting plan, submitted October 1, 2002; with the addition of plantings in the 7.5-foot 'planter strip' between the sidewalk and curb of Adams Avenue, in conformance with the landscaping standard of Section 8.304.06.
3. All vehicle and bicycle parking improvements, including paving, striping, driveways and other requirements, shall be installed consistent with the submitted parking plan and the requirements of Section 5.300.
4. Construct Adams Avenue to the southern boundary of the commercial parcel as part of the development of the commercial parcel.

5. As part of any development on the site, construct Baler Way (i.e., newly proposed north-south street) as a local street with 'no parking' signage from Century Drive to Tualatin-Sherwood Road. This includes realigning the existing Langer Drive so that it intersects with Baler Way at a right angle.

E. Continual operation of the property shall comply with the applicable requirements of the Sherwood Zoning and Community Development Code.

F. This Site Plan review approval shall be limited to the submitted layout, as required to be revised, and the 10,000 sf proposed retail building adjacent to the Large Retail Commercial building(site plan approval SP00-22) . Any additional development or change of use shall require a new development application and approval.

G. Public facility and street improvements shall be subject to the following:

1. Unless specifically exempted in writing by the final decision all street, utility and related site improvements shall comply with the requirements of the Sherwood Zoning and Community Development Ordinance and Engineering Department Construction Standards and Specifications.
2. Building permits for the work on the building and on-site private utilities shall not be issued until after the developer has received final approval of construction drawings for all required public utility improvements, including on-site parking lots, water, sanitary sewer, storm drainage, landscaping and irrigation plans. Further, this approval shall require a Developer-City Compliance agreement to be executed, and a performance security satisfactory to the City to be submitted guaranteeing that all improvements will be completed in accordance with the approved drawings, City Standards and specifications within the specified time period.
3. Prior to final plan approval, written approval of construction drawings must be received from Washington County for any work within the County right-of-way or affecting County roads or utility systems.
4. Permanent connection to public services will not be allowed until all public improvements and all on-site improvements are completed and approved by the City, or a performance security satisfactory to the City Engineer is submitted to guarantee all improvements will be completed in accordance with the approved drawings, City standards and specifications.

H. The developer shall be responsible for all costs associated with public facility improvements, including applicable system development charges.

I. The approval shall be valid for a period of one year, further subject to Section 5.102.06. Compliance with the Conditions of Approval shall be the responsibility of the developer.

DATED this 12th day of November, 2002.

Attachment 19



MEMORANDUM

RECEIVED

MAY 4 2001

BRUNING COLE

To: Gary Pierce, Planner
City of Sherwood
20 NW Washington
Sherwood, OR 97140

Via: Mail

From: Alisa Brodhay, Planner
Date: May 2, 2001

Project: **Sherwood Village PUD**
WRG#: **TAR001.D2**

Re: **Sherwood Village - Retail/Commercial Design Guidelines Compliance**

The City of Sherwood issued a Notice of Decision for the Sherwood Village PUD (PUD 95-1) on August 3, 1995. The second condition of approval requires that the Applicant demonstrate compliance with the design guidelines established in conjunction with the PUD application. The guidelines consist of two components, a visual reference entitled "Front Porch Society" and the written guidelines addressing construction, landscaping, signage and lighting.

The following statement of compliance addresses two proposed structures, the Target building located at the southeast corner of SW Langer Drive and SW Tualatin-Sherwood Road and the Wendy's restaurant building at the southwest corner of SW Langer Drive and the proposed public street 'A.'

Front Porch Society

The 'Front Porch Society' design guidelines provide a visual reference demonstrating preferred design elements. The document does not include written elements, only visual images. Three pages, containing six images, are included in the section addressing 'Retail Buildings.' Some of the common elements shown in these images are:

- Façade modulation
- Roof line variation
- Pedestrian environment enhancements, including windows and weather protection
- Focus on main entrances
- Architectural details including crowns, moldings, and archways
- Natural building materials

PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

10450 SW Nimbus Ave., Portland, OR 97223 / (503) 603-9933 (fax) 603-9944

Oregon ■ *Nevada* ■ *Arizona*

Design Elements - Target

The architectural design of the Target structure incorporates many of the design elements outlined above.

Façade modulation has been achieved by providing variation in the vertical plane. The main entry and repeated columnar elements protrude from the primary building face providing visual interest and relief.

Roof line variation has been accomplished by introducing pitched roof elements above the main entry and above the repeated columnar elements. In addition, a pedestrian arcade with columns is provided along 75% of the building's frontage, incorporating additional visual relief in the horizontal plane.

Pedestrian enhancements to the structural design include the provision of windows at the main entry of the store and weather protection for pedestrians is provided by a pedestrian arcade along 75% of the building's frontage.

Design elements, including increased massing of the main entry protrusion, archway, pitched roof element and windows, set apart the main entry from the remaining structure and create a visual and pedestrian focal point.

Architectural details including archways, columns, moldings and an accentuated cornice are featured in the design.

The structural design utilizes vernacular building materials, including stone, wood and masonry block.

Design Elements - Wendy's

The architectural design of the Wendy's restaurant building includes many of the above design elements.

Façade modulation has been articulated by providing variation in the vertical plane. Two columnar elements protrude at each end of the building's frontage and are repeated around each of the building's faces. Wall sections along each building face vary in their location along the vertical plane, preventing the appearance of a 'flat wall' and providing visual interest and relief.

The architectural design includes a capped pitched roof which creates roof line variation by introducing diagonal lines into the horizontal plane. Additional vertical elements are provided in the vertical pattern of the aluminum crown.

Pedestrian enhancements to the structural design include windows spanning over 60% of the front façade allowing visual interaction between the external and internal environment. Windows are repeated on each side of the building near the front façade. As a result, a large portion of the building, oriented to the pedestrian and vehicular circulation system, contains windows.

The main entry is adjacent to the windows along the front, left-side of the structure. A columnar element is located in front of and next to the entry. Combined, these elements set apart the main entry from the rest of the structure and create a visual and pedestrian focal point.

Architectural details including, columns, moldings and an accentuated cornice are featured in the design.

The structural design utilizes vernacular buildings materials, including brick and masonry block.

Sherwood Village - Retail/Commercial Design Guidelines

Design Elements – Target

1. Retail Building Construction

A. Exterior materials and treatment (trim, etc.)

- 1) Predominantly wood exterior.
- 2) Exterior windows and doors will have minimum 1 inch x 3 inch surrounds painted white.
- 3) Paint: Light tone palettes (white, off-white, grey, beige, tan), or similar as per Design Review Committee's approval.

Comment: The proposed building materials are primarily stone and masonry block with wood treatment. While the materials are not predominantly wood, they are natural materials which reflect vernacular materials and styles of the region and create a similar visual appeal. All windows will include trim of a color compatible with the external building materials. Most of the façade will not be painted as the wall face will consist of stone or masonry block. However, the natural color of these materials are consistent with the light tone palette detailed above.

B. Shapes of openings

- 1) Arched openings and bays encouraged.

Comment: A large arched opening is featured in front of the main entrance. Additional arched entries are repeated along the pedestrian arcade.

C. Storefronts

- 1) Storefronts should have trimmed openings similar to above A.2)

Comment: All windows will include trim of a color compatible the external building materials.

D. Roofs

- 1) Pitched roof forms are encouraged.
- 2) Large amounts of flat roof are discouraged.

Comment: Pitched roof elements are provided above the main entry and above the repeated columnar elements, creating variation of the roofline and visual relief in the horizontal plane.

2. Landscaping

- A. Barkdust is not to be substituted as grass in front yards.
- B. All driveways and vehicular storage areas shall be paved with asphalt, gravel or other dust minimizing material.
- C. Trash and service areas must be screened from public view.

Comment: Barkdust is not proposed in the landscaping plan for the proposed development. All driveways and vehicular storage areas will be paved with asphalt, gravel or other dust minimizing material. As shown in the development plan set, the all trash and service areas will be screened from public view.

3. Signage

A. Sign Post Standards

- 1) Main thoroughfares will have upgraded sign post standards.
- 2) Retail and commercial development areas will be use the approved City of Sherwood sign posts painted to match the main thoroughfare posts and the pedestrian light posts.

Comment: The development application does not propose signage. The Applicant understands that all proposed signage will be reviewed under all applicable criteria.

B. Entry Monuments

- 1) All entry monuments and common area signage will be designed by JKS Architects.
- 2) Sherwood Village monument signage will be at the following location:
 - a. The intersection of 12th Street and Sherwood Blvd.
 - b. The opposite end of 12th Street.
 - c. The intersection of Langer Drive and Tualatin-Sherwood Hwy.

Comment: The development application does not propose signage. The Applicant understands that all proposed signage will be reviewed under all applicable criteria.

C. Building Signage

- 1) All freestanding building signage will be of similar construction to the monument signage: wood or concrete, painted white, with a shingled roof, and approved by Design Review Committee.
- 2) Shall follow City of Sherwood signage restrictions.

Comment: The development application does not propose signage. The Applicant understands that all proposed signage will be reviewed under all applicable criteria.

4. Lighting

- A. In addition to the City of Sherwood approved intersection street lights, all residential areas, 12th street, and common areas will use a 62—MC-100HPS/12-DB-BK, RTANA-9'6"-4" w/lamp Trimble House pedestrian light fixture in pre-painted forest green, spaced at approximately 150 lineal feet apart, placing them on alternating sides of the street.

Comment: The proposed development is not adjacent to any of the areas listed above, therefore this standard does not apply.

Design Elements - Wendy's

1. Retail Building Construction

- A. Exterior materials and treatment (trim, etc.)
- 1) Predominantly wood exterior.
 - 2) Exterior windows and doors will have minimum 1 inch x 3 inch surrounds painted white.
 - 3) Paint: Light tone palettes (white, off-white, grey, beige, tan), or similar as per Design Review Committee's approval.

Comment: The proposed buildings materials proposed are primarily brick and aluminum. While the materials are not predominantly wood, most of the materials are natural reflecting vernacular materials and create a similar visual appeal to wood. All windows will include trim of a color compatible with the external building materials. Most of the façade will not be painted as the wall face will consist of brick. While the color of this material is not listed above it is a traditional building material and color and is thus compatible with this palette.

B. Shapes of openings

- 1) Arched openings and bays encouraged.

Comment: No arched opening or bays are proposed with this design because they are inconsistent with the architectural identity associated with a Wendy's restaurant. However, architectural elements, such as facade modulation, columns and moldings, provide the same type of visual interest and relief.

C. Storefronts

- 1) Storefronts should have trimmed openings similar to above A.2)

Comment: All windows will include trim of a color compatible the external building materials.

D. Roofs

- 1) Pitched roof forms are encouraged.
- 2) Large amounts of flat roof are discouraged.

Comment: The structural design includes a capped pitched roof with a vertical pattern which introduces diagonal and vertical lines minimizing the horizontal effect of the roof line.

2. Landscaping

- A. Barkdust is not to be substituted as grass in front yards.
- B. All driveways and vehicular storage areas shall be paved with asphalt, gravel or other dust minimizing material.
- C. Trash and service areas must be screened from public view.

Comment: Barkdust is not proposed in the landscaping plan for the proposed development. All driveways and vehicular storage areas will be paved with asphalt, gravel or other dust minimizing material. As shown in the development plan set, all trash and service areas will be screened from public view.

3. Signage

A. Sign Post Standards

- 1) Main thoroughfares will have upgraded sign post standards.
- 2) Retail and commercial development areas will be use the approved City of Sherwood sign posts painted to match the main thoroughfare posts and the pedestrian light posts.

Comment: The development application does not propose signage. The Applicant understands that all proposed signage will be reviewed under all applicable criteria.

B. Entry Monuments

- 1) All entry monuments and common area signage will be designed by JKS Architects.
- 2) Sherwood Village monument signage will be at the following location:
 - a. The intersection of 12th Street and Sherwood Blvd.
 - b. The opposite end of 12th Street.
 - c. The intersection of Langer Drive and Tualatin-Sherwood Hwy.

Comment: The development application does not propose signage. The Applicant understands that all proposed signage will be reviewed under all applicable criteria.

C. Building Signage

- 1) All freestanding building signage will be of similar construction to the monument signage: wood or concrete, painted white, with a shingled roof, and approved by Design Review Committee.
- 2) Shall follow City of Sherwood signage restrictions.

Comment: The development application does not propose signage. The Applicant understands that all proposed signage will be reviewed under all applicable criteria.

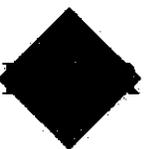
4. Lighting

- A. In addition to the City of Sherwood approved intersection street lights, all residential areas, 12th street, and common areas will use a 62—MC-100HPS/12-DB-BK, RTANA-9'6"-4" w/lamp Trimble House pedestrian light fixture in pre-painted forest green, spaced at approximately 150 lineal feet apart, placing them on alternating sides of the street.

Comment: The proposed development is not adjacent to any of the areas listed above, therefore this standard does not apply.

CC: John Dewes, Target
Clarence Langer, Langer LLC
Mark Whitlow, Perkins Coie, LLP
John Draneas, Draneas & Huglin, PC
Owen Chrisman, Owen Chrisman Consulting
Mimi Doukas, WRGD
Tom Pessemier, WRGD
Ben Williams, WRGD

Attachment 20



Chapter 16.92 LANDSCAPING*

Sections:

16.92.010 Landscaping Plan Required

16.92.020 Landscaping Materials

16.92.030 Site Area Landscaping and Perimeter Screening Standards

16.92.040 Installation and Maintenance

* Editor's Note: Some sections may not contain a history.

16.92.010 Landscaping Plan Required

All proposed developments for which a site plan is required pursuant to Section 16.90.020 shall submit a landscaping plan which meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan. (Ord. 2006-021; Ord. 86-851, § 3)

16.92.020 Landscaping Materials

A. Type of Landscaping Materials

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 years from the time of planting.

2. Shrubs

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

3. Trees

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

B. Plant Material Selection and Preparation

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

C. Existing Vegetation

1. All developments subject to site plan review per Section 16.90.020 and required to submit landscaping plans per this section shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142.(Parks, Trees and Open Space) and Chapter 16.144 (Wetland, Habitat, and Natural Resources).
2. Existing vegetation, except those plants on the Nuisance Plants list as identified in the "Suggested Plant Lists for Required Landscaping Manual" may be used to meet the landscape standards, if protected and maintained during the construction phase of the development.
 - a. If existing trees are used, each tree six (6) inches or less in diameter counts as one (1) medium tree.
 - b. Each tree that is more than six (6) inches and up to nine (9) inches in diameter counts as two (2) medium trees.
 - c. Each additional three (3) inch diameter increment above nine (9) inches counts as an additional medium tree.

D. Non-Vegetative Features

1. Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas.
2. Impervious paving shall not be counted toward the minimum landscaping requirements unless adjacent to at least one landscape strip and serves as a pedestrian pathway.
3. Artificial plants are prohibited in any required landscaped area.
(Ord. No. 2010-015, § 2, 10-5-2010; Ord. 2006-021; Ord. 86-851 § 3)

16.92.030 Site Area Landscaping and Perimeter Screening Standards

A. Perimeter Screening and Buffering

1. Perimeter Screening Separating Residential Zones:
A minimum six (6) foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen, shall be required along property lines separating single and two-family uses from multi-family uses, and along property lines separating residential zones from commercial, institutional/public or industrial zones subject to the provisions of Chapter 16.48.020 (Fences, Walls and Hedges).

a. For new uses adjacent to inventoried environmentally sensitive areas, screening requirements shall be limited to vegetation only to preserve wildlife mobility. In addition, the Review Authority may require plants and other landscaping features in locations and sizes necessary to protect the privacy of residences and buffer any adverse effects of adjoining uses.

b. The required screening shall have breaks, where necessary, to allow pedestrian access to the site. The design of the wall or screening shall also provide breaks or openings for visual surveillance of the site and security.

c. Evergreen hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number and spacing to provide the required screening within one year after planting.

2. Perimeter Landscaping Buffer

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

b. The access drives to a rear lots in the residential zone (i.e. flag lot) shall be separated from abutting property (ies) by a minimum of forty-two-inch sight-obscuring fence or a forty-two-inch to an eight feet high landscape hedge within a four-foot wide landscape buffer. Alternatively, where existing mature trees and vegetation are suitable, Review Authority may waive the fence/buffer in order to preserve the mature vegetation.

3. Perimeter Landscape Buffer Reduction

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

B. Parking Area Landscaping

1. Purpose

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

2. Definitions

a. **Parking Area Landscaping:** Any landscaped area on the site that is not required as perimeter landscaping § 16.92.030 (Site Landscaping and Screening) or as street trees per Chapter 16.142 (Parks, Trees and Open Space).

b. Canopy Factor

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

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

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

3. Required Landscaping

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

4. Amount and Type of Required Parking Area Landscaping

a. Number of Trees required based on Canopy Factor

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

(1) Any combination of the following is required:

- (i) One large tree is required per four (4) parking spaces;
- (ii) One medium tree is required per three (3) parking spaces; or
- (iii) One small tree is required per two (2) parking spaces.
- (iv) At least 5 % of the required trees must be evergreen.

b. Shrubs:

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

c. Ground cover plants:

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

4. Individual Landscape Islands Requirements

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

- b. Each landscape island shall be planted with at least one (1) tree.
- c. Landscape islands shall be evenly spaced throughout the parking area.
- d. Landscape islands shall be distributed according to the following:
 - (1) Residential uses in a residential zone: one island for every eight (8) contiguous parking spaces.
 - (2) Multi or mixed-uses, institutional and commercial uses: one island for every ten (10) contiguous parking spaces.
 - (3) Industrial uses: one island for every twelve (12) contiguous parking spaces.
- e. Storm water bio-swales may be used in lieu of the parking landscape areas and included in the calculation of the required landscaping amount.
- f. Exception to Landscape Requirement
Linear raised or marked sidewalks and walkways within the parking areas connecting the parking spaces to the on-site buildings may be included in the calculation of required site landscaping provide that:
 - (1) Trees are spaced a maximum of thirty (30) feet on at least one side of the sidewalk.
 - (2) The minimum unobstructed sidewalk width is at least six (6) feet wide.
 - (3) The sidewalk is separated from the parking areas by curbs, bollards, or other means on both sides.

5. 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.

6. Exceptions

- a. For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per Chapters 16.142(Parks, Trees and Open Space) and 16.144 (Wetland, Habitat and Natural Areas) the landscaping standards may be reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements.
- b. The maximum reduction in required landscaping buffer permitted through this exception process shall be no more than 50%. The resulting landscaping buffer after reduction may not be less than five (5) feet in width unless otherwise permitted by the underlying zone. Exceptions to the required landscaping may only be permitted when reviewed as part of a land use action application and do not require a separate variance permit.

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

All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and any adjacent residential zones.

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.

(Ord. No. 2011-003, § 2, 4-5-2011; Ord. No. 2011-001, §§ 1, 2, 2-15-2011; Ord. No. 2010-015, § 2, 10-5-2010; Ord. 2006-021; Ord. 91-922, § 3; Ord. 86-851 § 3)

16.92.040 Installation and Maintenance Standards

A. Installation

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

B. Maintenance and Mitigation of Landscaped Areas

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

C. Irrigation

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

1. Option 1: A permanent built-in irrigation system with an automatic controller installed.
2. Option 2: An irrigation system designed and certified by a licensed landscape architect or other qualified professional as part of the landscape plan, which provides sufficient water to ensure that the plants become established. The system does not have to be permanent if the plants chosen can survive independently once established.

3. Option 3: Irrigation by hand. If the applicant chooses this option, an inspection will be required one year after final inspection to ensure that the landscaping has become established.

D. Deferral of Improvements

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

(Ord. No. 2010-015, § 2, 10-5-2010; Ord. 2006-021; Ord. 86-851 § 3)

Chapter 16.94 Off-Street Parking and Loading*

Sections:

16.94.010 Generally

16.94.020 Off-Street Parking Standards

16.94.030 Off-Street Loading Standards

* Editor's Note: Some sections may not contain a history.

16.94.010 Generally

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

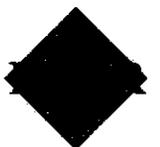
Off-street parking and loading spaces shall be completed prior to the issuance of occupancy permits, unless the City determines that weather conditions, lack of available surfacing materials, or other circumstances beyond the control of the applicant make completion impossible. In such circumstances, security equal to one hundred and twenty five percent (125%) 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.

C. Options for Reducing the Required Parking Spaces

1. Two (2) or more uses or, structures on multiple parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.

- a. Within commercial, institutional and public, or industrial zones, shared parking may be provided on lots that are within 500 feet of the property line of the use to be served.

Attachment 21





90 NW Park Street
Sherwood, Oregon 97140
503/625-5522 □ FAX 503/625-5524

**EXHIBIT A
ORDINANCE NO. 95-897**

NOTICE OF DECISION

MAP AND TAX LOT Nos:
Tax Lot 200, Map 2S1 29C
Tax Lots 900 and 901,
Map 2S1 29B
Tax Lot 300, Map 2S1 29D
CASE No: PUD 95-1
DATE MAILED: April 26, 1995

TO: Martha Stiven
Planning & Dev. Services
14620 Uplands Drive
Lake Oswego, OR 97034

Clarence D. Langer
15585 SW Tualatin-Sherwood Rd.
Sherwood, Oregon 97140

Weigel Properties
6249 SW Canyon Court
Portland, OR 97221

Westlake Consultants
15115 SW Sequoia Parkway, #150
Tigard, OR 97224

On April 25, 1995, the City Council of the City of Sherwood, Oregon, decided to approve your application for PUD 95-1 Sherwood Village Preliminary Development Plan.

The decision was based on the following major findings:

See Staff report dated February 22, 1995.

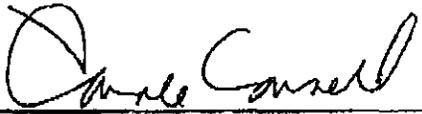
The following conditions were placed on approval of the application:

1. Phase 6 shall be designated Light Industrial (LI) and Phase 5 shall be designated Retail Commercial (RC). Remove the Century Drive extension east of Adams Avenue.
2. Prior to issuance of any permits for Phase 1, the City and applicant shall execute a applicant's parks maintenance agreement. The agreement shall include a provision that when the residential areas are fully developed, the City has the option to take over the maintenance responsibilities of the Park.

3. The owner shall dedicate to the City the wetland and wetland buffer delineated in the applicant's wetland delineation report, prior to issuance of permits for Phase 8 of the development. Any wetland modifications shall be submitted by the developer for review and approval by the Division of State Lands and the Corps of Engineers.
4. At each phase of development, and with each site plan submitted to the City, the applicant shall provide a traffic impact analysis for City, County and ODOT review and approval. Recommended traffic safety and road improvements shall be considered by the City and may be required with each phase.
5. Revise the Design Guidelines for all residential and commercial development to increase the number of structures required to have porches and recessed garages.
6. Adams Avenue shall be constructed from Century Drive north to Tualatin-Sherwood Road prior to completion of Phase 3. Those improvements shall include curbs, gutters and sidewalks and 28 feet of paving on the west side of the street. Adams Avenue shall be constructed by the developers to connect to Oregon Street (not across railroad tracks) upon completion of Phase 6, and where necessary the City will acquire road right-of-way to complete the connection. Sidewalks on all portions of Adams Avenue shall be constructed in the same meandering design as approved for Century Drive.
7. At the time of individual site plan review, consider comments from Tri-Met recommended in their letter dated March 27, 1995.
8. Prior to Final Development Plan submittal, modify the plan to the City's satisfaction so that the pedestrian link to the Sherwood Plaza is a sidewalk built to City standards.
9. In Phase 1, water service shall be looped to Tualatin-Sherwood Road from Century Drive via a public easement in the Adams Avenue alignment.
10. Modify the plan to incorporate a pedestrian link from Phase 3 to Phase 5 at the end of the planned cul-de-sac. Alignment is to be finalized during site plan approval of Phase 3.
11. As a part of the Phase 1 Site Plan submittal, provide a forty (40') foot wide pedestrian easement from Century Drive to Langer Drive that includes pavement width, landscaping and street furniture for City approval. Align the pathway so that it coincides with the adjoining phase lines. The pathway shall be constructed by the developer with the completion of Phase 1 development.

12. Provide and construct a twenty-four (24') foot wide public vehicle access easement from Phase 1 to Langer Drive, alignment and specifications to be determined at the time of Phase 1 Site Plan submittal. Upon a subsequent evaluation, this access may be abandoned when the connection to Tualatin-Sherwood Road via Adams Avenue is constructed.

This Preliminary Development Plan approval is valid for one (1) year.

Signed: 
Carole W. Connell
Planning Director

Final Action
 Additional Required Action

STATE OF OREGON)
)
 Washington County)

I, Kathy Cary, Deputy City Recorder of the City of Sherwood, State of Oregon, in Washington County, the duly constituted and appointed custodian of the records in said City, do hereby certify that the Notice of Decision on Case No. PUD 95-1 was placed in a U.S. Postal receptacle on April 26, 1995.

In testimony whereof I have hereunto set my hand and official seal of the City of Sherwood this 26th day of April 1995.

Kathy Cary

 Kathy Cary, Deputy City Recorder
 City of Sherwood

Attachment 22





90 NW Park Street
Sherwood, Oregon 97140
503/625-5522 ☐ FAX 503/625-5524

NOTICE OF DECISION

TAX LOTS: 900 & 901
MAP NO: 2S 1W 29D
CASE NO: PUD 95-1
DATE MAILED: Aug 3, 1995

TO: Len Schelsky
Westlake Consultants
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 97224

Clarence Langer
15585 SW Tualatin-Sherwood Road
Sherwood, OR 97140

On August 1, 1995, the Planning Commission of the City of Sherwood, Oregon, decided to approve your application for PUD 95-1 Sherwood Village PUD Final Development Plan for a mixed-use Planned Unit Development on Century Drive.

The decision was based on the following major findings:

See Staff Report dated July 25, 1995

The following conditions were placed on approval of the application:

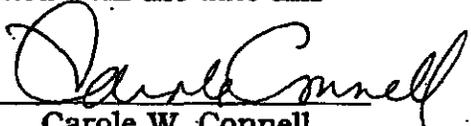
1. The owner shall dedicate to the City the wetland and wetland buffer delineated in the applicant's wetland delineation report, prior to issuance of permits for Phase 8 of the development. Any wetland modifications shall be submitted by the developer for review and approval by the Division of State Lands and the Corps of Engineers.
2. Prior to Phase 1 approval, revise the Design Guidelines for all residential and commercial development to increase the number of structures required to have porches and recessed garages.
3. Adams Avenue shall be constructed from Century Drive north to Tualatin-Sherwood Road prior to completion of Phase 3. Those improvements shall include curbs, gutters and sidewalks and 28 feet of paving on the west side of the street. Adams Avenue shall be constructed by the developers to connect to Oregon Street (not across the railroad tracks) upon completion of Phase 6, and where necessary the City will acquire road right-of-way to complete the connection. Sidewalks on all portions of Adams Avenue shall be constructed in the same meandering design as approved for Century Drive.

4. At the time of individual site plan review, consider the comments from Tri-Met recommended in their letter dated March 27, 1995.
5. In Phase 1, water service shall be looped to Tualatin-Sherwood Road from Century Drive via a public easement in the Adams Avenue alignment.
6. As a part of the Phase 1 Site Plan submittal, provide a forty (40) foot wide pedestrian easement from Century Drive to Langer Drive that includes pavements width, landscaping and street furniture for City approval. Align the pathway so that it coincides with the adjoining phase lines. The pathway shall be constructed by the developer with the completion of Phase 1 development.
7. Provide and construct a twenty-four (24') foot wide public vehicle access easement from Phase 1 to Langer Drive, alignment and specifications to be determined at the time of Phase 1 Site Plan submittal. Upon a subsequent evaluation, this access may be abandoned when the connection to Tualatin-Sherwood Road via Adams Avenue is constructed.
8. At each phase of development, and with each site plan submitted to the City, the applicant shall provide a traffic impact analysis for City, County and ODOT review and approval. Recommended traffic safety and road improvements shall be considered by the City and may be required with each phase.

Appeal

Persons who are a party to the decision and who have a basis for an appeal based on an issue that has been raised, are eligible to appeal this decision not more than 21 days after the date on which the action took place. For the applicant, the 21 days are counted from the date this decision was mailed.

Signed: _____

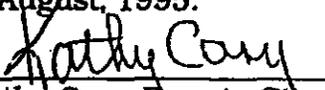

Carole W. Connell
Planning Director

Final Action

STATE OF OREGON)
)
Washington County)

I, Kathy Cary, Deputy City Recorder of the City of Sherwood, State of Oregon, in Washington County, the duly constituted and appointed custodian of the records in said City, do hereby certify that the Notice of Decision on Case No. PUD 95-1 Sherwood Village PUD Final Development Plan was placed in a U.S. Postal receptacle on August 3, 1995.

In testimony whereof I have hereunto set my hand and official seal of the City of Sherwood this 3rd day of August, 1995.



Kathy Cary, Deputy City Recorder
City of Sherwood