

Bradley Kilby

From: Brad Crawford
Sent: Thursday, January 03, 2013 3:14 PM
To: Bradley Kilby
Subject: RE: New Development proposal in Sherwood off of Tualatin-Sherwood Road

Hi Brad,

I have no comments on this application.

Regards,
Brad

From: Bradley Kilby
Sent: Wednesday, December 26, 2012 3:57 PM
To: 'Wendy.S.ELSTUN@odot.state.or.us'; 'baldwinb@trimet.org'; 'rmk@nwnatural.com'; Brad Crawford; 'Charles.redon@state.or.us'; 'crbelt@bpa.gov'; Craig Sheldon; 'paulette.Copperstone@oregonmetro.gov'; 'ehays@sherwood.k12.or.us'; 'karen.mohling@tvfr.com'; 'kristinl@pridedisposal.com'; 'kurt.A.MOHS@odot.state.or.us'; 'd5b@nwnatural.com'; Bob Galati; 'raindrops2refuge@gmail.com'; 'mwerner@gwrr.com'; 'Raymond.Lambert@pgn.com'; 'Naomi_Vogel@co.washington.or.us'; 'Kevin_Rolph@kindermorgan.com'; 'r2g@nwnatural.com'; 'Seth.A.BRUMLEY@odot.state.or.us'; 'brian.harper@oregonmetro.gov'; 'stephen_roberts@co.washington.or.us'; 'steven.b.schalk@odot.state.or.us'; 'john.wolff@tvfr.com'; Andrew Stirling; 'humphreysj@CleanWaterServices.org'; 'tumpj@trimet.org'; 'spieringm@CleanWaterServices.org'; 'Region1DEVREVApplications@odot.state.or.us'; 'Paulette.Copperstone@oregonmetro.gov'; Jason Waters; Richard Sattler; Craig Sheldon
Cc: Julia Hajduk; Kirsten Allen; Stephanie Guediri
Subject: New Development proposal in Sherwood off of Tualatin-Sherwood Road

Good afternoon all,

I am attaching plans and a request for comments for an expansion within an existing building along with a proposal for outdoor storage. Please have comments back to me no later than January 9, 2013. Thank you.

Brad Kilby, AICP, Senior Planner
22560 SW Pine Street
Sherwood, Oregon 97140
503-625-4206



Please consider the environment before printing this e-mail.

Bradley Kilby

From: Jason Waters
Sent: Thursday, January 10, 2013 9:22 AM
To: Bradley Kilby
Cc: Bob Galati; Stephanie Guediri
Subject: RE: New Development proposal in Sherwood off of Tualatin-Sherwood Road

Brad,

The site plan cover sheet indicates the project will not convert any pervious surfaces to impervious. If that's the case they will not need to bring their public infrastructure and private WQF into compliance with current standards, but they will need to ensure the water quality facility are functioning and plants are in good condition. Here are some items to note; let me know if you want to discuss things further:

- Applicant must obtain a valid Trip Allocation Certificate
- Gross floor area increases, therefore SDC/TDT will need to be recalculated
- Existing water quality facilities must be maintained and brought into compliance with the original design
- Access & maintenance covenant must be established for the private water quality facilities
- Public water easement must be established around existing water meters and fire flow vaults, if not already in place
- Reciprocal access easement/agreement with Blakeslee Properties, LLC should be provided to assure the site has legal access to Tualatin-Sherwood Road
- City grading & erosion control permit will be required for the 510sf of landscaping

Please let me know if anything changes related to converting pervious surfaces to impervious, even if it's gravel. I recall some discussion about putting some gravel down along the right side of the building, but did not see that on the site plan.

Thanks,
Jason

Jason Waters

City of Sherwood
503-925-2304
watersj@sherwoodoregon.gov

From: Bradley Kilby
Sent: Wednesday, December 26, 2012 3:57 PM
To: 'Wendy.S.ELSTUN@odot.state.or.us'; 'baldwinb@trimet.org'; 'rmk@nwnatural.com'; Brad Crawford; 'Charles.redon@state.or.us'; 'crbelt@bpa.gov'; Craig Sheldon; 'paulette.Copperstone@oregonmetro.gov'; 'ehays@sherwood.k12.or.us'; 'karen.mohling@tvfr.com'; 'kristinl@pridedisposal.com'; 'kurt.A.MOHS@odot.state.or.us'; 'd5b@nwnatural.com'; Bob Galati; 'raindrops2refuge@gmail.com'; 'mwerner@gwrr.com'; 'Raymond.Lambert@pgn.com'; 'Naomi_Vogel@co.washington.or.us'; 'Kevin_Rolph@kindermorgan.com'; 'r2g@nwnatural.com'; 'Seth.A.BRUMLEY@odot.state.or.us'; 'brian.harper@oregonmetro.gov'; 'stephen_roberts@co.washington.or.us'; 'steven.b.schalk@odot.state.or.us'; 'john.wolff@tvfr.com'; Andrew Stirling; 'humphreysj@CleanWaterServices.org'; 'tumpj@trimet.org'; 'spieringm@CleanWaterServices.org'; 'Region1DEVREVApplications@odot.state.or.us'; 'Paulette.Copperstone@oregonmetro.gov'; Jason Waters; Richard Sattler; Craig Sheldon
Cc: Julia Hajduk; Kirsten Allen; Stephanie Guediri
Subject: New Development proposal in Sherwood off of Tualatin-Sherwood Road

Good afternoon all,

EXHIBIT B

I am attaching plans and a request for comments for an expansion within an existing building along with a proposal for outdoor storage. Please have comments back to me no later than January 9, 2013. Thank you.

Brad Kilby, AICP, Senior Planner
22560 SW Pine Street
Sherwood, Oregon 97140
503-625-4206



Please consider the environment before printing this e-mail.



Clean Water Services File Number

12-002113

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Washington County City of Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): _____

Site Address: 13921 SW Tualatin Sherwood road

City, State, Zip: Sherwood, or. 13921

Nearest Cross Street: _____

3. Owner Information

Name: Amerco real estate company

Company: Amerco real estate company

Address: 2727 n central ave.

City, State, Zip: Phoenix, Alzheimers, 85004

Phone/Fax: 602-263-6502 / 602-277-1026

E-Mail: David_pollock@uhaul.com

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial

Other _____

Industrial warehouse

5. Applicant Information

Name: David pollock

Company: _____

Address: _____

City, State, Zip: _____

Phone/Fax: 6022636502/6022771026

E-Mail: David_pollock@uhaul.com

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

Location and description of off-site work _____

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

Interior tenant improvements to an existing building.

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

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

Print/Type Name David pollock Print/Type Title _____

ONLINE SUBMITTAL

Date 9/7/2012

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED. Interior improvements only

Reviewed by Laurie Harris

APPROVED
By Laurie Harris at 2:28 pm, Sep 13, 2012



NOTICE OF APPLICATION AND REQUEST FOR COMMENTS

Notice Date: December 26, 2012
Please submit comments by: January 9, 2013

Notice is hereby given that a hearing is tentatively scheduled with the City of Sherwood Planning Commission on February 12, 2013 to consider the following application. Known as SP 12-07/CUP 12-03, the project is located on SW Tualatin-Sherwood Road, and will be known as the U-haul Moving and Storage expansion proposal for the purposes of commenting.

Case File No.: SP 12-07/ CUP 12-03 Tax Map/Lot: 2S128BD 00500

Property Location: 13921 SW Tualatin-Sherwood Road

Applicant/ Property Owner: Amerco Real Estate
2727 N. Central Avenue
Phoenix, AZ 85004
Property Owner's Representative: David Pollock

Staff Contact: Brad Kilby, Senior Planner 503-625-4206
kilbyb@sherwoodoregon.gov

Proposal: the application is a proposal to make interior modifications to an existing building to increase the floor area from 54,024 square feet to 80,061 square feet for both climate, and non-climate controlled storage lockers. The applicant is also requesting a Conditional Use Permit for outdoor display. The property is zoned General Industrial (GI).

Applicable Code Criteria: Sherwood Zoning and Community Development Code, 16.31 (Industrial Land Use Districts); 16.58.010 (Clear Vision), 16.82 (Conditional Uses); 16.90 (Site Planning), 16.92 (Landscaping), 16.94 (Off-Street Parking and Loading), 16.96 (On-Site Circulation); 16.98 (On-site Storage), All of Division VI - 16.104-16.118 (Public Improvements), 16.140 (Solid Waste); 16.142 (Parks and Open Space), 16.146 (Noise), 16.48 (Vibrations), 16.150 (Air Quality), 16.52 (Odors), 16.154 (Heat and Glare); 16.156 (Energy Conservation).

COMMENTS – U-haul Moving and Storage Expansion

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

See attached

- We encourage denial of this request for the following reasons:

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: John WOLFF Date: 1-17-13
Address: TWR + R Tel.: _____ (optional)
COMMAND CENTER Email: _____



Tualatin Valley Fire & Rescue

January 17, 2013

David Pollock
U-Haul
2727 N Central Ave
Phoenix AR

Re: U-Haul Proposed Re-use Development

Dear David,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1) **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. ***Maintain current building fire department access.*** (OFC 503.1.1)
- 2) **ADDITIONAL ACCESS ROADS – COMMERCIAL:** Where buildings exceed 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. Buildings or facilities having a gross area of more than 62,000 square feet shall be provided with at least two separate means of fire apparatus access. Buildings up to 124,000 square feet provided with fire sprinklers may have a single access. (OFC D104).
- 3) **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1) ***Maintain current fire department access.***

Note: When serving two or less dwelling units and accessory buildings, the driving surface may be reduced to 12 feet, although the unobstructed width shall be 20 feet. Turning radii for curves and turnarounds on reduced width roads shall be not less than 28 feet and 48 feet respectively, measured from the same center point.

- 4) **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (OFC D103.1)
- 5) **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)
- 6) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide

documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1)

- 7) **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3)
- 8) **GATES:** Gates securing fire apparatus roads shall comply with all of the following: Minimum unobstructed width shall be 16 feet, or two 10 foot sections with a center post or island. Gates serving one- or two-family dwellings shall be a minimum of 12 feet in width. Gates shall be set back at minimum of 30 feet from the intersecting roadway. Gates shall be of the swinging or sliding type. Manual operation shall be capable by one person. Electric automatic gates shall be equipped with a means for operation by fire department personnel. Locking devices shall be approved. Electric automatic gates shall comply with ASTM 220-5 and UL 325. (OFC D103.6) **Removable bollards are not an approved alternate to a swinging gate.**
- 9) **COMMERCIAL BUILDINGS - REQUIRED FIRE FLOW:** The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (OFC B105.3) **Please provide a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure as well as fire flow calculation worksheets. Please forward copies to both TVF&R as well as The City of Sherwood. Fire flow calculation worksheets as well as instructions are available on our web site at www.tvfr.com.**
- 10) **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Appendix C, Table C 105.1.

Considerations for placing fire hydrants may be as follows:

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants.
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
 - Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets only as approved by the fire code official.
 - Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.
- 11) **PRIVATE FIRE HYDRANTS:** To distinguish private fire hydrants from public fire hydrants, private fire hydrants shall be painted red. (OFC 507.2.1, NFPA 24 & 291)
 - 12) **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (OFC C102.1)
 - 13) **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the reflectors accordingly. (OFC 510.1)
 - 14) **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6)

- 15) **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
- 16) **FIRE HYDRANT/FIRE DEPARTMENT CONNECTION:** A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination there of as applicable. (OFC 912.2)
- 17) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1)
- 18) **KNOX BOX:** A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1)
- 19) **PREMISES IDENTIFICATION:** Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet numbers. Numbers shall be a minimum of 4 inches high with a ½ inch stroke. (OFC 505.1)
- 20) **FIRE DEPARTMENT ACCESS TO EQUIPMENT:** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (OFC 509.1)

If you have questions or need further clarification, please feel free to contact me at 503-259-1504.

Sincerely,

John Wolff

John Wolff
Deputy Fire Marshal

Copy:
Brad Kilby – City of Sherwood
TVFR- File



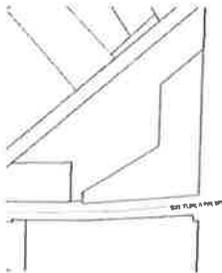
WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation, Operations & Maintenance Division
1400 SW Walnut Street, MS 51, Hillsboro, Oregon 97123-5625
(503) 846-7623 · FAX: (503) 846-7620

January 9, 2013

Brad Kilby, Senior Planner
City of Sherwood
Planning Division
20 NW Washington
Sherwood, OR 97140
No. of pages: 1

RE: **Uhaul Expansion**
City File Number: **SP 12-07/CUP 12-03**
Tax Map and Lot Number: **2S1 28BD 500**
Location: **13921 SW Tualatin-Sherwood Road**



Washington County Department of Land Use and Transportation has received notice of the above noted application. Based on the information included in the development application, including the CAP Trip Analysis (October 6, 2012), improvements to SW Tualatin-Sherwood Road are not warranted at this time. If any work is required within SW Tualatin-Sherwood Road right-of-way, a Right of Way permit must be obtained prior to the commencement of any work.

Thank you for the opportunity to comment. If you have any questions, please contact me at 503-846-7639.


Naomi Vogel
Associate Planner

EXHIBIT E

Bradley Kilby

From: Kristin Leichner <kristinl@pridedisposal.com>
Sent: Wednesday, January 02, 2013 3:17 PM
To: Bradley Kilby
Subject: RE: New Development proposal in Sherwood off of Tualatin-Sherwood Road

Brad,

We have no comments on this change as it will not affect our collection.

Kristin Leichner
Office Manager
Pride Disposal Co.
(503) 625-6177

From: Bradley Kilby [<mailto:KilbyB@SherwoodOregon.gov>]
Sent: Wednesday, December 26, 2012 3:57 PM
To: 'Wendy.S.ELSTUN@odot.state.or.us'; 'baldwinb@trimet.org'; 'rmk@nwnatural.com'; Brad Crawford; 'Charles.redon@state.or.us'; 'crbelt@bpa.gov'; Craig Sheldon; 'paulette.Copperstone@oregonmetro.gov'; 'ehays@sherwood.k12.or.us'; 'karen.mohling@tvfr.com'; Kristin Leichner; 'kurt.A.MOHS@odot.state.or.us'; 'd5b@nwnatural.com'; Bob Galati; 'raindrops2refuge@gmail.com'; 'mwerner@gwrr.com'; 'Raymond.Lambert@pgn.com'; 'Naomi_Vogel@co.washington.or.us'; 'Kevin_Rolph@kindermorgan.com'; 'r2g@nwnatural.com'; 'Seth.A.BRUMLEY@odot.state.or.us'; 'brian.harper@oregonmetro.gov'; 'stephen_roberts@co.washington.or.us'; 'steven.b.schalk@odot.state.or.us'; 'john.wolff@tvfr.com'; Andrew Stirling; 'humphreysj@CleanWaterServices.org'; 'tumpj@trimet.org'; 'spieringm@CleanWaterServices.org'; 'Region1DEVREVApplications@odot.state.or.us'; 'Paulette.Copperstone@oregonmetro.gov'; Jason Waters; Richard Sattler; Craig Sheldon
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Subject: New Development proposal in Sherwood off of Tualatin-Sherwood Road

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Brad Kilby, AICP, Senior Planner
22560 SW Pine Street
Sherwood, Oregon 97140
503-625-4206



Please consider the environment before printing this e-mail.

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-Site does not appear to have adequate backflow protection on the domestic water service, the existing double check valve assembly at the meter is not commensurate with the degree of hazard (area in back of building has a pump system for detailing cars). Install Reduced Pressure Principle Backflow Assembly at the point of connection to the pump system, remove use of pump or install a Reduced Pressure Principle Backflow Assembly at the water meter.

-Site does not appear to have adequate backflow prevention on the fire suppression system, the existing Double Detector Backflow Assembly is not commensurate with the degree of hazard (an anti-freeze loop existing within the building). Install a Reduced Pressure Principle Backflow Assembly at the point of connection to the anti-freeze loop or install a Reduced Pressure Principle Backflow Assembly at the property line. Ensure that an adequate drain line is supplied to the relief port of the backflow assembly.

-We are unable to locate a storm water report for the site, provide. Site detention pond does not have all of the plumbing connected. Offsite swale on adjacent proper does not appear to have easement for maintenance and is in need of repair (vegetation of swale is sparse, inlet is submerged). Site does not have a maintenance agreement for the swale.

-Will access to west and north side of building be gated? If so how will the City be granted access during all hours to maintain the sanitary sewer system?



Home of the Tualatin River National Wildlife Refuge

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

City of Sherwood Application for Land Use Action

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

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

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

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

Owner/Applicant Information:

Applicant: DAVID Pollock / UHAUL Phone: 503 213-6502
 Applicant Address: 2727 N CENTRAL AVE, PKY, AZ Email: david.pollock@UHAUL.com
 Owner: AMERCO REAL ESTATE Co. Phone: 503 213-6502
 Owner Address: 2727 N CENTRAL, PKY, AZ Email: H/A
 Contact for Additional Information: DAVID Pollock

Property Information:

Street Location: 13921 S.W. Tualatin-Sherwood Rd.
 Tax Lot and Map No: 400 / 251 2800
 Existing Structures/Use: WAREHOUSE / AUTO REPAIR
 Existing Plan/Zone Designation: G1
 Size of Property(ies) 3.25 ac / 14,113 SF

Proposed Action:

Purpose and Description of Proposed Action: MAJOR MODIE to SITE
Plant-Type IV Process and Conditional
Use for "outdoor sales & merchandise
Display" - Type III Process

Proposed Use: SELF STORAGE, Equip. Rental, Retail and Warehouse

Proposed No. of Phases (one year each): 2

LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature


Date


Owner's Signature


Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

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

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

30
31
3,600

APN:

Statutory Warranty Deed
- continued

File No.: NCS-526484-ATL (mp)



After recording return to:
Amerco Real Estate Company
13921 SW Tualatin-Sherwood Road
Sherwood, OR

Until a change is requested all tax
statements shall be sent to the
following address:
Amerco Real Estate Company
13921 SW Tualatin-Sherwood Road
Sherwood, OR

File No.: NCS-526484-ATL (mp)
Date: May 07, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 3,600.⁰⁰ 5-9-12
FEE PAID DATE

STATUTORY WARRANTY DEED

Tercek Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Amerco Real Estate Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Washington, State of Oregon, described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$3,600,000.00** paid to an accommodator pursuant to an IRC 1031 exchange. (Here comply with requirements of ORS 93.030)

FATCO. NO. MCS 526484-

APN:

Statutory Warranty Deed
- continued

File No.: NCS-526484-ATL (mp)

EXHIBIT "A"

PARCEL I:

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE CENTER OF SAID SECTION; THENCE ALONG THE EAST-WEST CENTER SECTION LINE, SOUTH 89°31'42" WEST A DISTANCE OF 1,081.45 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 0°28'18" WEST A DISTANCE OF 107.34 FEET TO AN IRON ROD;
THENCE NORTH 57°11'12" EAST A DISTANCE OF 288.16 FEET TO A POINT;
THENCE SOUTH 0°28'18" EAST A DISTANCE OF 261.49 FEET MORE OR LESS TO A POINT ON SAID EAST-WEST CENTER SECTION LINE;
THENCE SOUTH 89°31'42" WEST A DISTANCE OF 243.46 FEET TO THE TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF RELOCATED TUALATIN SHERWOOD ROAD.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE CENTER OF SAID SECTION;
THENCE ALONG THE EAST-WEST CENTER SECTION LINE, SOUTH 89°31'42" WEST A DISTANCE OF 837.99 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 0°28'18" WEST A DISTANCE OF 261.49 FEET TO A POINT;
THENCE NORTH 57°11'12" EAST A DISTANCE OF 85.79 FEET TO AN IRON ROD;
THENCE NORTH 0°33'20" WEST A DISTANCE OF 265.81 FEET TO AN IRON ROD;
THENCE NORTH 47°19'40" EAST A DISTANCE OF 380.71 FEET TO AN IRON ROD;
THENCE SOUTH 0°33'20" EAST A DISTANCE OF 828.93 FEET TO A POINT ON SAID EAST-WEST CENTER SECTION LINE;
THENCE SOUTH 89°31'42" WEST A DISTANCE OF 355.34 FEET TO THE TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM THAT PORTION WITHIN THE BONNEVILLE POWER

APN:

Statutory Warranty Deed
- continued

File No.: NCS-526484-ATL (mp)

ADMINISTRATION ELECTRIC TRANSMISSION LINE RIGHT OF WAY, 100 FEET IN WIDTH, AS DESCRIBED IN INSTRUMENT RECORDED MAY 22, 1939 IN DEED BOOK 180, PAGE 0501, WASHINGTON COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF RELOCATED TUALATIN SHERWOOD ROAD.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL III:

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED TO JERRY BULLOCK AS RECORDED DECEMBER 20, 1988 AS FEE NO. 88-056659, AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

**BEGINNING AT A 5/8-INCH IRON ROD AT THE CENTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28, SOUTH 89°31'42" WEST A DISTANCE OF 357.24 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
THENCE CONTINUING ALONG SAID EAST-WEST CENTERLINE OF SECTION 28, SOUTH 89°31'42" WEST A DISTANCE OF 125.41 FEET, SAID POINT BEING SOUTH 00°33'20" EAST A DISTANCE OF 18.52 FEET FROM A 5/8-INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF EDY ROAD, ALSO KNOWN AS ROCK CREEK ROAD;
THENCE LEAVING SAID EAST-WEST CENTERLINE OF SECTION 28, NORTH 00°33'20" WEST A DISTANCE OF 737.30 FEET TO A POINT, SAID POINT BEARS SOUTH 00°33'20" EAST A DISTANCE OF 280.36 FEET FROM A 5/8-INCH IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC COMPANY;
THENCE NORTH 89°34'51" EAST A DISTANCE OF 127.17 FEET TO A POINT ON THE EAST LINE OF THAT PORTLAND GENERAL ELECTRIC COMPANY TRANSMISSION LINE EASEMENT RECORDED MARCH 26, 1963 IN BOOK 483, PAGE 0289, WASHINGTON COUNTY DEED RECORDS, SAID POINT BEARS NORTH 00°25'09" WEST A DISTANCE OF 718.28 FEET FROM A 5/8-INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF EDY ROAD;
THENCE SOUTH 00°25'09" EAST ALONG SAID PORTLAND GENERAL ELECTRIC COMPANY EAST LINE A DISTANCE OF 737.19 FEET TO THE TRUE POINT OF BEGINNING.**

PARCEL IV:

AN EASEMENT FOR INGRESS AND EGRESS FOR CUSTOMARY AGRICULTURAL PURPOSES AND WATER LINES, EXCEPT AS THEREIN LIMITED AS SET FORTH IN EASEMENT DEED TO A. S. PETERSON AND EFFLE PETERSON, HUSBAND AND WIFE DATED SEPTEMBER 03, 1940 AND RECORDED JANUARY 14, 1969 IN BOOK 729, PAGE 0903, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL THAT PORTION OF THAT PROPERTY LYING IN THE

APN:

Statutory Warranty Deed
- continued

File No.: NCS-526484-ATL (mp)

**NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID
SECTION 28, WHICH SAID BEGINNING POINT BEARS 405.7 FEET SOUTH 89°44' WEST FROM
THE CENTER OF SAID SECTION 28;**

**THENCE RUNNING ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-
QUARTER OF SAID SECTION 28 NORTH 0°10' EAST 1101.0 FEET TO THE SOUTHERLY
BOUNDARY OF THE P. AND W. V. RY. (NOW SOUTHERN PACIFIC) RIGHT-OF-WAY
BOUNDARY;**

**THENCE ALONG SAID RIGHT- OF-WAY BOUNDARY SOUTH 47°18' WEST 1633.5 FEET TO
INTERSECTION OF SAID RIGHT-OF-WAY BOUNDARY WITH THE SOUTH LINE OF THE
NORTHWEST ONE-QUARTER OF SAID SECTION 28;**

**THENCE NORTH 89°44' EAST 1197.3 FEET TO THE PLACE OF BEGINNING, WHICH LIES
WITHIN A STRIP OF LAND 100 FEET IN WIDTH OF WHICH 75.0 FEET LIE ON THE WESTERLY
SIDE OF AND 25.0 FEET LIE ON THE EASTERLY SIDE OF THE VANCOUVER-EUGENE
TRANSMISSION LINE SURVEY.**

SAID SURVEY LINE BEING LOCATED AS FOLLOWS:

**BEGINNING AT A POINT WHICH IS THE INTERSECTION OF SAID SURVEY LINE WITH THE
NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, SAID POINT BEING
SOUTH 89°30'30" WEST ALONG SAID NORTH LINE, A DISTANCE OF 524.12 FEET FROM THE
QUARTER SECTION CORNER COMMON TO SECTIONS 21 AND 28, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN;**

**THENCE RUNNING SOUTH 0°31'30" EAST A DISTANCE OF 3135 FEET TO AN ANGLE POINT;
THENCE SOUTH 44°34'00" EAST A DISTANCE OF 2987.49 FEET TO A POINT ON THE SOUTH
LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28, SAID POINT BEING SOUTH
89°25'45" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1037.27 FEET FROM THE
SECTION CORNER COMMON TO SECTIONS 28, 27, 33 AND 34, TOWNSHIP 2 SOUTH, RANGE
1 WEST, WILLAMETTE MERIDIAN.**

Washington County, Oregon

2012-037686

05/09/2012 02:45:44 PM

D-DW

Cnt=1 Stn=7 K GRUNEWALD

\$30.00 \$5.00 \$11.00 \$15.00 \$3,600.00 - Total = \$3,661.00



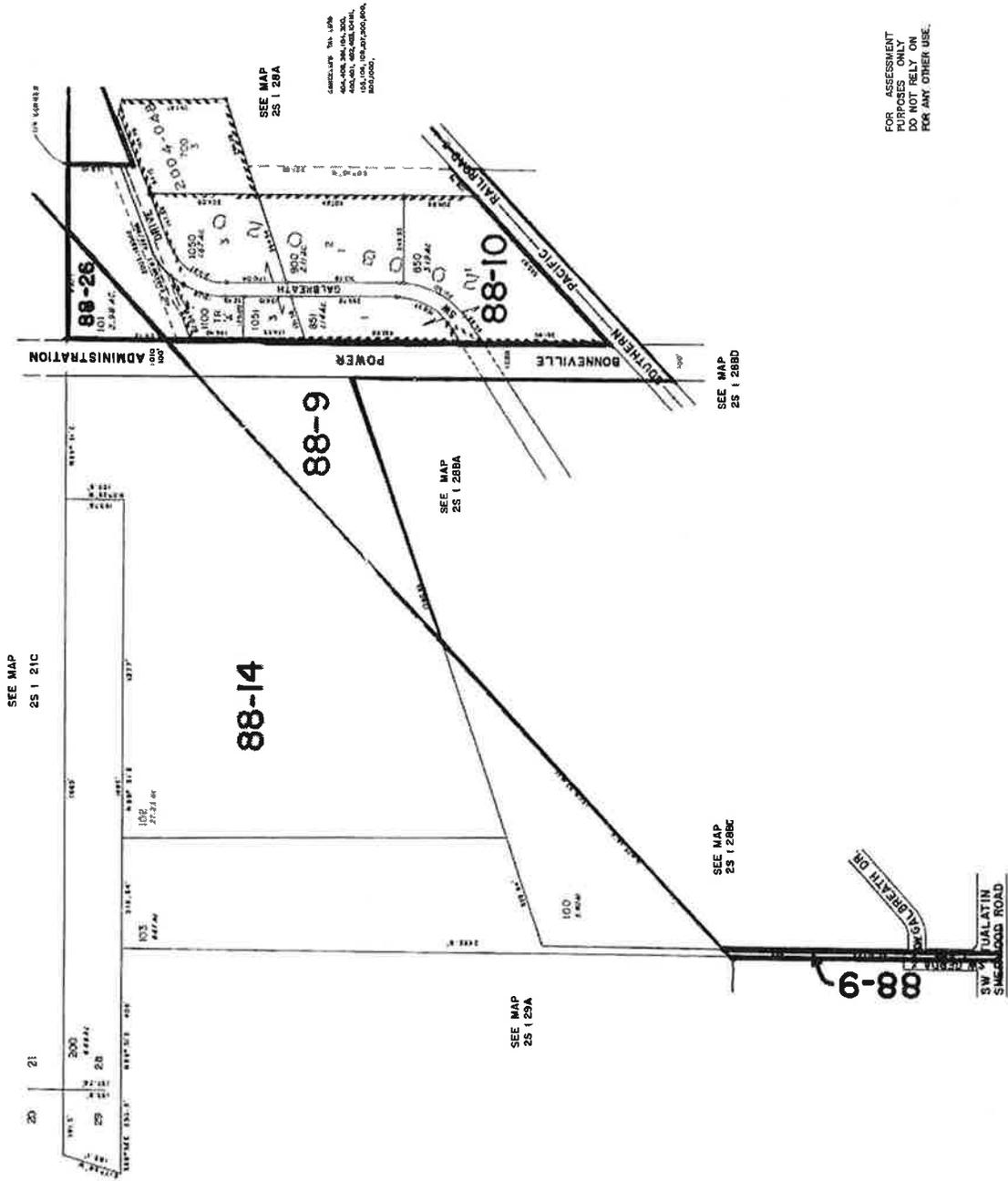
01704408201200376650060061

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

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



NW1/4 SECTION 28 T2S R1W W.M.
WASHINGTON COUNTY OREGON
SCALE 1"=200'



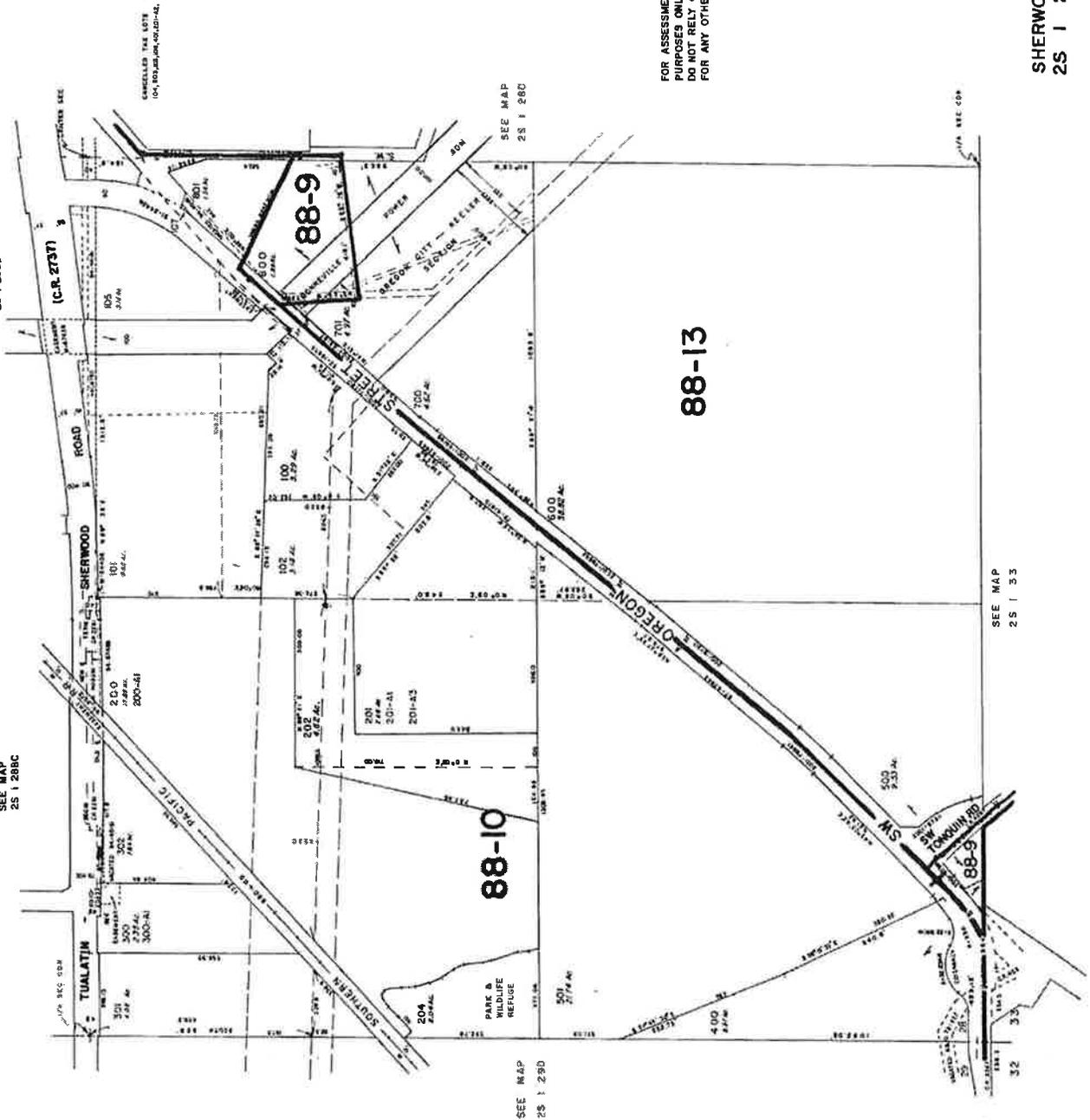
FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE.

SW 1/4 SECTION 28 T2S R1W W.M.
WASHINGTON COUNTY OREGON

SCALE 1"=200'

SEE MAP
2S 1 28BD

SEE MAP
2S 1 28BC



2S 1 28D
TUALATIN

SE 1/4 SECTION 28 T2S R1W WM.

WASHINGTON COUNTY OREGON

SCALE 1"=200'

SEE MAP
2S 1 28A

CANCELLED THE LOT'S
NO.

1/4 SEC 608

TUALATIN

S.W. OREGON ST.

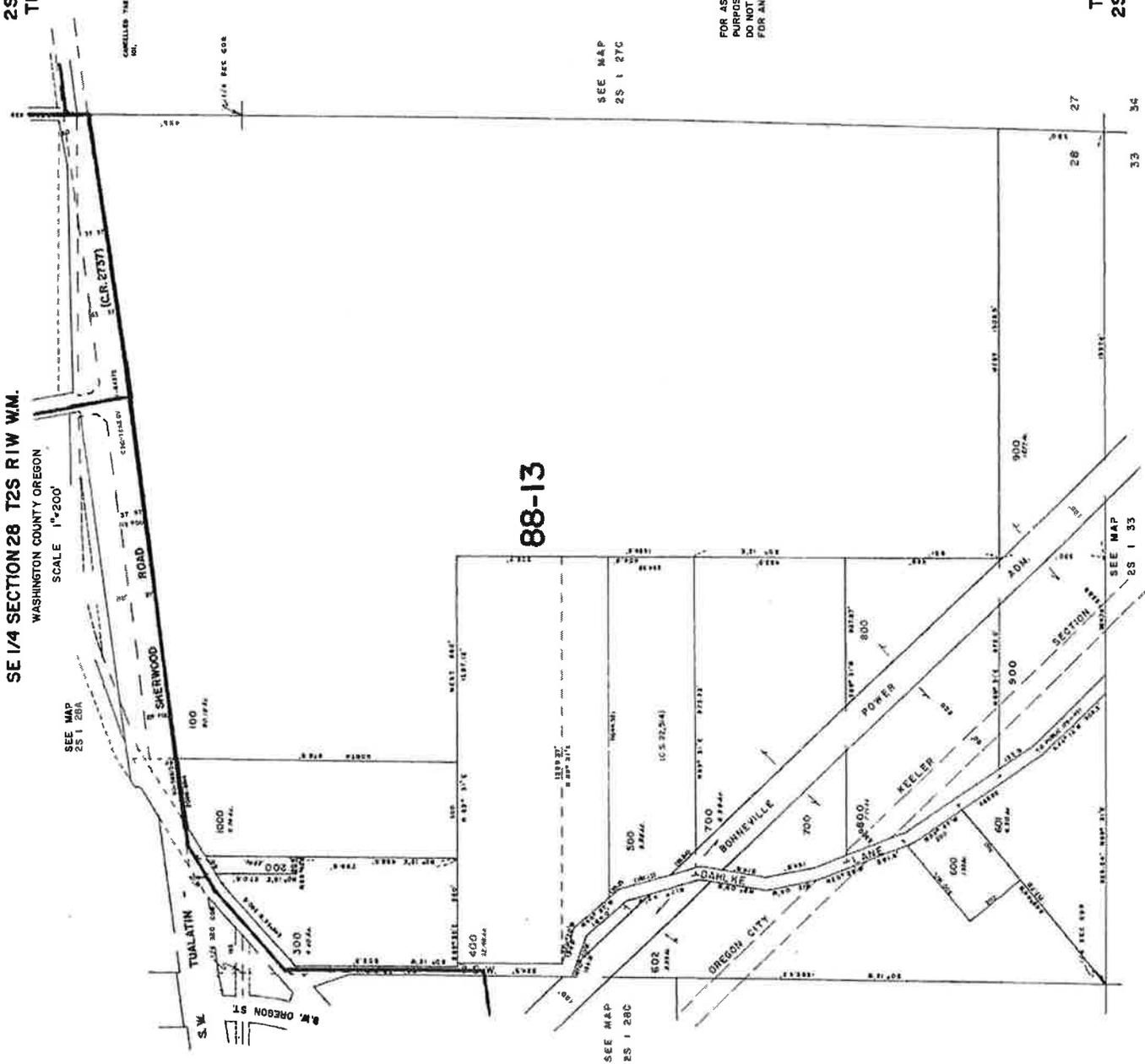
88-13

SEE MAP
2S 1 28C

SEE MAP
2S 1 27C

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

TUALATIN
2S 1 28D



SEE MAP
2S 1 33

REFPARCEL	TLID	PARCEL	OWNER
2S128A0 00506	2S128A000506	R2014485	Tyberg Properties LLC
2S128A0 00603	2S128A000603	R1433791	Bmc West Corporation
2S128A0 01200	2S128A001200	R2056004	Sherwood Storage LLC
2S128A0 01300	2S128A001300	R2056005	Pnwp LLC #2
2S128A0 01400	2S128A001400	R2056006	Bradford & Vicki Picking
2S128A0 01500	2S128A001500	R2087191	George & Evelyn Andrews
2S128B0 00850	2S128B000850	R2160416	Galbreath LLC
2S128B0 00851	2S128B000851	R2160417	Galbreath LLC
2S128BA 00100	2S128BA00100	R2051436	Mircea Moga
2S128BA 00101	2S128BA00101	R2077464	Sherwoodhq LLC
2S128BA 00200	2S128BA00200	R2051435	Sherwoodhq LLC
2S128BA 00300	2S128BA00300	R2051434	Onni LLC
2S128BA 00300	2S128BA00300	R2165312	Northwest Fourslide Inc
2S128BC 00100	2S128BC00100	R2051429	Jjb Properties LLC
2S128BC 00200	2S128BC00200	R2051430	Adoption Team Cat
2S128BC 00300	2S128BC00300	R2051431	For Educational Tec Organization
2S128BC 00300	2S128BC00300	R2051431	For Educational Tec Organization
2S128BC 00400	2S128BC00400	R2051432	Bond Properties LLC
2S128BC 00500	2S128BC00500	R2051433	Leasing In Wes
2S128BC 00700	2S128BC00700	R2051441	Winslow Building LLC
2S128BC 00800	2S128BC00800	R2051442	Parr-Franklin LLC
2S128BC 00900	2S128BC00900	R2051443	J & M Properties LLC
2S128BC 01000	2S128BC01000	R1166222	Glen Wetzel
2S128BC 01100	2S128BC01100	R2077496	Erna Treske
2S128BC 01100	2S128BC01100	R2077496	Erna Treske
2S128BD 00100	2S128BD00100	R2051437	Bbg Investments LLC
2S128BD 00300	2S128BD00300	R2051439	La Hirte Properties LLC
2S128BD 00400	2S128BD00400	R1032260	Blakeslee Properties LLC
2S128BD 00600	2S128BD00600	R1181660	J L Bullock
2S128BD 00700	2S128BD00700	R0547359	Lanz Properties LLC
2S128BD 00800	2S128BD00800	R2130632	Sherwood Park Business Center LI
2S128BD 00900	2S128BD00900	R2130633	Sherwood Park Business Center LI
2S128BD 01000	2S128BD01000	R2130634	Sherwood City
2S128C0 00100	2S128C000100	R0547386	21287 Sw Oregon Street LLC
2S128C0 00101	2S128C000101	R0547395	Leichner
2S128C0 00101	2S128C000101	R0547395	Leichner
2S128C0 00102	2S128C000102	R0547402	Orwa Sherwood LLC
2S128C0 00105	2S128C000105	R2051356	Leichner
2S128C0 00107	2S128C000107	R2051358	Lorry Leichner
2S128C0 00200	2S128C000200	R0547411	Sherwood Road Industrial LLC
2S128C0 00200	2S128C000200	R2077141	Northstar
2S128C0 00201	2S128C000201	M1326416	Brune Investment Co
2S128C0 00201	2S128C000201	R0955862	Brune Investment Co

2S128C0 00201	2S128C000201	R2024911	Allied Systems Company
2S128C0 00201	2S128C000201	R2161833	Banc Of America
2S128C0 00202	2S128C000202	R1032055	Brune Investment Co
2S128C0 00302	2S128C000302	R0547448	West
2S128C0 00700	2S128C000700	R0547484	Gerald Fitch
2S128C0 00701	2S128C000701	R0547493	R & H Properties LLC
2S128C0 00800	2S128C000800	R0547509	Gerald Fitch
2S128C0 00801	2S128C000801	R0547518	R & H Properties LLC
2S128D0 00200	2S128D000200	R0547536	Ronald Endicott
2S128D0 00300	2S128D000300	R0547545	Peggy Kern

OWNERFIRST	OWNERLAST	MAILADDRES	MAILCITY
Tyberg Properties LLC		21000 SW Dahlke Ln	Sherwood
Bmc West Corporation		Po Box 70006	Boise
Sherwood Storage LLC		14855 SE 82nd Dr	Clackamas
Pnwp LLC #2		Po Box 2206	Beaverton
Bradford & Vicki	Picking	Po Box 632	Sandy
George & Evelyn	Andrews	22195 SW 65th Ave	Tualatin
Galbreath LLC		22222 SW Antioch Downs Ct	Tualatin
Galbreath LLC		22222 SW Antioch Downs Ct	Tualatin
Mircea	Moga	16483 SW Cornus Ct	Sherwood
Sherwoodhq LLC		1101 SE Tech Center Dr #160	Vancouver
Sherwoodhq LLC		1101 SE Tech Center Dr #160	Vancouver
Onni LLC		20643 SW Cooperidge Ct	Beaverton
Northwest Fourslide Inc		13945 SW Galbreath Dr	Sherwood
Jjb Properties LLC		21540 SW 110th Pl	Tualatin
Adoption Team	Cat	14175 SW Galbreath Dr	Sherwood
For Educational Tec	Organization	14145 SW Galbreath Dr	Sherwood
For Educational Tec	Organization	14145 SW Galbreath Dr	Sherwood
Bond Properties LLC		14085 SW Galbreath Dr	Sherwood
Leasing In	Wes	14015 SW Galbreath Dr	Sherwood
Winslow Building LLC		Po Box 1339	Clackamas
Parr-Franklin LLC		885 Airport Rd SE #x	Salem
J & M Properties LLC		14270 SW Galbreath Dr	Sherwood
Glen	Wetzel	Po Box 3451	Tualatin
Erna	Treske	3860 Rosepark Dr	West Linn
Erna	Treske	3860 Rosepark Dr	West Linn
Bbg Investments LLC		13780 SW Galbreath Dr #a	Sherwood
La Hirte Properties LLC		Po Box 413	Dundee
Blakeslee Properties LLC		Po Box 1227	Sherwood
J	Bullock	Po Box 263	Lake Oswego
Lanz Properties LLC		3025 W 7th Pl	Eugene
Sherwood Park Business Center LI		13910 SW Galbreath Dr #100	Sherwood
Sherwood Park Business Center LI		13910 SW Galbreath Dr #100	Sherwood
Sherwood City		22560 SW Pine St	Sherwood
21287 Sw Oregon Street LLC		20220 SW Elwert Rd	Sherwood
Leichner		Po Box 820	Sherwood
Leichner		Po Box 820	Sherwood
Orwa Sherwood LLC		8320 NE Highway 99	Vancouver
Leichner		Po Box 820	Sherwood
Lorry	Leichner	Po Box 820	Sherwood
Sherwood Road Industrial LLC		6900 Fox Ave S	Seattle
Northstar		14200 SW Tualatin Sherwood Rd #b	Sherwood
Brune Investment Co		21433 SW Oregon St	Sherwood
Brune Investment Co		21433 SW Oregon St	Sherwood

Allied Systems Company		21433 SW Oregon St	Sherwood
Banc Of America		Po Box 100918	Atlanta
Brune Investment Co		21433 SW Oregon St	Sherwood
West		13576 Peters Rd	Lake Oswego
Gerald	Fitch	Po Box 553	Sherwood
R & H Properties LLC		Po Box 68389	Portland
Gerald	Fitch	Po Box 182	Sherwood
R & H Properties LLC		Po Box 68389	Portland
Ronald	Endicott	Po Box 261	Tualatin
Peggy	Kern	21050 SW Dahlke Ln	Sherwood

MAILSTATE	MZIPANDZIP	SITEADDRESS	SITECITY	SITESTATE	SZIPANDZIP
OR	97140-8386	21000 SW Dahlke Ln	Sherwood	OR	97140-8386
ID	83707-0106	*no Site Address*	Sherwood	OR	97140-0000
OR	97015-7624	20865 SW Wildrose Pl	Sherwood	OR	97140-9625
OR	97075-2206	20707 SW Wildrose Pl	Sherwood	OR	97140-0000
OR	97055-0632	20551 SW Wildrose Pl	Sherwood	OR	97140-8564
OR	97062-9799	19939 SW Cipole Rd	Sherwood	OR	97140-8338
OR	97062-8707	13600 SW Galbreath Dr	Sherwood	OR	97140-9247
OR	97062-8707	13600 SW Galbreath Dr	Sherwood	OR	97140-9247
OR	97140-6240	13735 SW Galbreath Dr	Sherwood	OR	97140-9166
WA	98683-5521	*no Site Address*	Sherwood	OR	97140-0000
WA	98683-5521	13825 SW Galbreath Dr	Sherwood	OR	97140-8621
OR	97007-7880	13945 SW Galbreath Dr	Sherwood	OR	97140-9168
OR	97140-9168	*no Site Address*	Sherwood	OR	97140-0000
OR	97062-6028	14255 SW Galbreath Dr	Sherwood	OR	97140-9171
OR	97140-9170	14175 SW Galbreath Dr	Sherwood	OR	97140-9170
OR	97140-9170	14145 SW Galbreath Dr	Sherwood	OR	97140-9170
OR	97140-9170	14145 SW Galbreath Dr	Sherwood	OR	97140-9170
OR	97140-9169	14085 SW Galbreath Dr	Sherwood	OR	97140-9169
OR	97140-9169	14035 SW Galbreath Dr	Sherwood	OR	97140-9169
OR	97015-1339	*no Site Address*	Sherwood	OR	97140-0000
OR	97301-4790	14240 SW Galbreath Dr	Sherwood	OR	97140-9165
OR	97140-9165	14270 SW Galbreath Dr	Sherwood	OR	97140-9165
OR	97062-3451	13985 SW Tualatin Sherwood Rd	Sherwood	OR	97140-9747
OR	97068-2934	14140 SW Galbreath Dr	Sherwood	OR	97140-9163
OR	97068-2934	14140 SW Galbreath Dr	Sherwood	OR	97140-9163
OR	97140-9467	13780 SW Galbreath Dr #a	Sherwood	OR	97140-9467
OR	97115-0413	13990 SW Galbreath Dr	Sherwood	OR	97140-9161
OR	97140-1227	13939 SW Tualatin Sherwood Rd	Sherwood	OR	97140-9707
OR	97034-0031	13635 SW Tualatin Sherwood Rd	Sherwood	OR	97140-9708
OR	97402-6911	13565 SW Tualatin Sherwood Rd	Sherwood	OR	97140-9741
OR	97140-9060	13950 SW Galbreath Dr	Sherwood	OR	97140-9475
OR	97140-9060	13910 SW Galbreath Dr #100	Sherwood	OR	97140-9060
OR	97140-9933	*no Site Address*	Sherwood	OR	97140-0000
OR	97140-8715	21287 SW Oregon St	Sherwood	OR	97140-9806
OR	97140-0820	13910 SW Tualatin Sherwood Rd	Sherwood	OR	97140-9726
OR	97140-0820	13910 SW Tualatin Sherwood Rd	Sherwood	OR	97140-9726
WA	98665-8819	21389 SW Oregon St	Sherwood	OR	97140-9807
OR	97140-0820	*no Site Address*	Sherwood	OR	97140-0000
OR	97140-0820	*no Site Address*	Sherwood	OR	97140-0000
WA	98108-3419	14200 SW Tualatin Sherwood Rd	Sherwood	OR	97140-9624
OR	97140-9624	14200 SW Tualatin Sherwood Rd #b	Sherwood	OR	97140-9624
OR	97140-9808	21433 SW Oregon St	Sherwood	OR	97140-9808
OR	97140-9808	21433 SW Oregon St	Sherwood	OR	97140-9808

OR	97140-9808	21433 SW Oregon St	Sherwood	OR	97140-9808
GA	30384-0918	*no Site Address*	Sherwood	OR	97140-0000
OR	97140-9808	21433 SW Oregon St	Sherwood	OR	97140-9808
OR	97035-1335	14420 SW Tualatin Sherwood Rd	Sherwood	OR	97140-9794
OR	97140-0553	21370 SW Oregon St	Sherwood	OR	97140-9807
OR	97268-0389	*no Site Address*		OR	00000-0000
OR	97140-0182	21190 SW Oregon St	Sherwood	OR	97140-7932
OR	97268-0389	21100 SW Oregon St	Sherwood	OR	97140-0000
OR	97062-0261	*no Site Address*		OR	00000-0000
OR	97140-8386	21050 SW Dahlke Ln	Sherwood	OR	97140-8386

PHONE	LOTACRES	LOTSQFT	LEGAL1
	1.12	48787	ACRES 1.12
	5.41	235660	ACRES 5.41
	3.84	167270	EDY ROAD INDUSTRIAL PARK, LOT PT 1,
	4.9	213444	EDY ROAD INDUSTRIAL PARK, LOT 2,
	4.98	216929	EDY ROAD INDUSTRIAL PARK, LOT 3,
5036385791	5.15	224334	1999-043 PARTITION PLAT, LOT PTS
	3.19	138956	2008-020 PARTITION PLAT, LOT 1,
	1.14	49658	2008-020 PARTITION PLAT, LOT 1,
	1.74	75794	INDUSTRIAL PARK OF SHERWOOD, LOT PT
	0.48	20909	INDUSTRIAL PARK OF SHERWOOD, LOT PT
	3.5	152460	INDUSTRIAL PARK OF SHERWOOD, LOT 7
	4.12	179467	INDUSTRIAL PARK OF SHERWOOD, LOT 6,
5036254555	0	0	INDUSTRIAL PARK OF SHERWOOD, LOT 6,
	1.57	68389	INDUSTRIAL PARK OF SHERWOOD, LOT 1,
5039258903	2.51	109336	INDUSTRIAL PARK OF SHERWOOD, LOT 2,
	2.01	87556	INDUSTRIAL PARK OF SHERWOOD, LOT 3,
	2.01	87556	INDUSTRIAL PARK OF SHERWOOD, LOT 3,
	2.01	87556	INDUSTRIAL PARK OF SHERWOOD, LOT 4,
	1.9	82764	INDUSTRIAL PARK OF SHERWOOD, LOT 5,
	1.96	85378	INDUSTRIAL PARK OF SHERWOOD, LOT PT
	2.01	87556	INDUSTRIAL PARK OF SHERWOOD, LOT 14
	1.53	66647	INDUSTRIAL PARK OF SHERWOOD, LOT PT
	1.15	50094	ACRES 1.15
	3.98	173369	1998-047 PARTITION PLAT, LOT 1-2,
	3.98	173369	1998-047 PARTITION PLAT, LOT 1-2,
	2.44	106286	INDUSTRIAL PARK OF SHERWOOD, LOT 9,
	1.99	86684	INDUSTRIAL PARK OF SHERWOOD, LOT
	4.56	198634	ACRES 4.56
	6.09	265280	ACRES 6.09
	5.72	249163	ACRES 5.72, SEE A1 ACCOUNT(S)
	1.36	59242	2004-061 PARTITION PLAT, LOT 1,
	1.35	58806	2004-061 PARTITION PLAT, LOT 2,
	0.14	6098	2004-061 PARTITION PLAT, TRACT A,
	3.29	143312	ACRES 3.29
	8.85	385506	ACRES 8.85
	8.85	385506	ACRES 8.85
	3.18	138521	ACRES 3.18
	3.16	137650	ACRES 3.16
	0.01	436	ACRES .01
	17.59	766220	ACRES 17.59, SEE A1 ACCOUNT(S)
	0	0	IMPROVEMENT ONLY
	0	0	MFD STRUCT ON REAL ACCT
	7.68	334541	ACRES 7.68, SEE A1 ACCOUNT(S)

5036252560	0	0	IMPROVEMENT ONLY
	0	0	MACHINERY AND/OR EQUIPMENT ONLY
	4.62	201247	ACRES 4.62
	1.84	80150	ACRES 1.84
	4.62	201247	ACRES 4.62
	4.97	216493	ACRES 4.97
	1.99	86684	ACRES 1.99
	1.54	67082	ACRES 1.54
	0.29	12632	ACRES .29
	4.4	191664	ACRES 4.40

LEGAL2

ACRES 3.84
ACRES 4.90
ACRES 4.98
1-2, PLUS ACREAGE, ACRES 5.15
ACRES 3.19, LAND HOOK
ACRES 1.14, LAND HOOK
8, ACRES 1.74
8, ACRES .48
& PT 8, ACRES 3.50
ACRES 4.12, SEE A1 ACCOUNT(S)
MACHINERY AND/OR EQUIPMENT ONLY
ACRES 1.57
ACRES 2.51, PORTION OF ACCOUNT
ACRES 2.01, PORTION OF ACCOUNT
ACRES 2.01, PORTION OF ACCOUNT
ACRES 2.01
ACRES 1.90
13, ACRES 1.96
& PT 13, ACRES 2.01
15, ACRES 1.53

ACRES 3.98
ACRES 3.98
ACRES 2.44
11, ACRES 1.99

ACRES 1.36
ACRES 1.35
ACRES .14, NON-ASSESSABLE



Clean Water Services File Number

12-002113

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Washington County City of Tualatin

2. Property Information (example 1S234AB01400)
Tax lot ID(s): _____

Site Address: 13921 SW Tualatin Sherwood road

City, State, Zip: Sherwood, Or. 13921

Nearest Cross Street: _____

3. Owner Information

Name: Amerco real estate company

Company: Amerco real estate company

Address: 2727 n central ave.

City, State, Zip: Phoenix, Alzheimer's. 85004

Phone/Fax: 602-263-6502 / 602-277-1026

E-Mail: David_pollock@uhaul.com

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial

Other _____

Industrial warehouse

5. Applicant Information

Name: David pollock

Company: _____

Address: _____

City, State, Zip: _____

Phone/Fax: 6022636502/6022771026

E-Mail: David_pollock@uhaul.com

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

Location and description of off-site work _____

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

Interior tenant improvements to an existing building.

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

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

Print/Type Name David pollock Print/Type Title _____

ONLINE SUBMITTAL Date 9/7/2012

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER. If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED, Interior improvements only

Reviewed by Laurie Harris

APPROVED
By Laurie Harris at 3:28 pm, Sep 13, 2012



U-HAUL INTERNATIONAL • 2727 N. CENTRAL AVE. • PHOENIX, AZ 85004 • (602) 263-6502 • FAX NO. (602) 277-1026

December 12, 2012

U-Haul Sherwood – Proposed Re-Use Development - REVISED

U-Haul Sherwood Development Narrative- REVISED

Proposed Action:

U-Haul Company of Portland, Or. is seeking Land Use Approval for a Re-Use Development of an existing property located at 13921 SW Tualatin-Sherwood Road, Sherwood, Oregon 97140. This proposed re-use development shall be consistent with the City of Sherwood Community Development Plan. This proposed development shall also be compatible with the existing natural and manmade environment, existing community activity patterns and community identity. No adverse visual, aesthetic or environmental effects will be caused by this proposed re-use development proposal. No vehicular, pedestrian way or parking areas shall not be impacted by this proposal.

Approval Request:

The land use request(s) approvals that we are seeking shall be for a **Conditional Use Permit for “Outdoor Sales and Merchandise Display” – Type III Process** (refer to City Code, Section 16.98.040) for the property located at 13921 SW Tualatin-Sherwood Road and for a **Major Modification to an Existing Site Plan – Type IV process**. The request for a Major Modification to an existing site plan is due to the fact that we are proposing alterations to the exterior building, increasing the floor area by more than 10% (refer to Section 16.90.030) of the city land use code and providing additional parking spaces compared to the original approved site plan dated January 16, 1996.

Existing Site and Building Description:

The property that U-Haul Company of Portland has purchased and seeking to develop is currently zoned “GI” General Industrial. The site area is approx. 3.10 acres or (135,369 SF) and there is an existing 2 storey building with a footprint covering 55,983.53 SF or 41.36%. Existing landscape area(s) is 21,702 SF or 16.03% and existing paved areas equal 57,682.47 SF or 42.61% of land coverage. This data was taken from the original City of Sherwood APPROVED Site Plan dated 1/16/1996. The original approved site plan documented that 2 interior bicycle spaces shall be provided along with a 20,635 SF car wash facility and 46 parking spaces. Neither the approved car wash nor interior bicycle spaces currently exist.

The existing building currently consists of 2 tenants who occupy approx. 4,230 SF and the balance being vacant space. The existing tenant Uses are Oil and Lube shop and a Body Shop. Each of these users is provided with parking spaces that meet the Off-Street Parking Standards per City Code, Section 16.94.020.

The existing building is currently provided throughout with a Supervisory Automatic Fire Sprinkler systems. City water and sewer is provided throughout and an existing storm water system is currently operating. Our proposed development will have no impact to existing systems.

Description of Proposed Action / Development:

The proposed development and improvement(s) plan for this application is described as follows; U-Haul Company of Portland purposes to convert the balance of the vacant non-tenant spaces which have are delineated on attached site plan by colored shading. These vacant spaces shall be converted into a U-Haul Equipment Rental & Self-Service Storage Locker facility. No current expansion is being proposed to the existing building height, existing building footprint or existing paved areas.

This proposed U-Haul facility is scheduled for 2 phases. Phase 1 which is to be completed by January, 2013 is planned to convert the existing retail office space into the U-Haul Retail / Showroom area of approx. 3,724 SF. This mercantile area shall offer a series of moving supplies to our customers. There will be service counters for our storage customers and we will provide a Storage Locker Display Model for that customer who is not familiar with U-Haul. Within the adjacent vacant space of approx. 2,096 SF is our proposed Hitch Bay. This retail service is for our customers that require a hitch installed on their vehicle. Each customer can relax in the showroom while our trained hitch mechanic completes the installation.

Hours of operations for the Retail / Showroom area and Hitch Bay shall be consistent with all U-Haul facilities around the country. Monday through Thursday 7am to 7pm, Friday and Saturday, 7 am to 8pm and Sunday, 9am to 5pm. There will be a key drop and designated rental equipment returned space(s) for customers that arrive after hours.

Conditional Use Permit Request:

In order to be successful at this new location and provide the best possible customer service(s), this proposal will need to obtain approval for a **Conditional Use Permit for “Outdoor Sales and Merchandise Display”**. In order to obtain approval for a Conditional Use permit, all “Use Criteria” shall be met as outlined in Section 16.82.010©(1-8). Our site plan is proposing 10 “Outdoor Merchandise Display” parking spaces as delineated by color shading. This proposed display area is an integral part of our overall business success and operations. None of these 10 spaces shall compromise the “Off-Street Parking Standards” for the users of this development. This designated “Display Parking” area shall meet all the criteria and standards in Section 16.98.040(B) (1-4). This area shall be kept free of debris and arranged in an orderly manner. This area designated as “Display Parking” shall not be located within required yard, building or landscape setbacks. The surface of this display area shall be an approved asphalt surface.

In order to be granted a Conditional Use permit, all of the 9 Use Criteria as set-forth in Section 16.82.020 (C) shall need to be met. Below are our findings of facts which document that all 9 Use Criteria have been met and shall be satisfied.

1. All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities & services, storm drains, electrical distribution, park, open spaces and public safety are existing and adequate for this proposal.
2. Our proposed use conforms to the other standards of the applicable zone and is not only compatible with abutting land uses, but in regards to noise generation and public safety our proposal will be reduced due to less customer traffic.
3. This proposal with its use shall meet the overall needs of the community and achievement of goals and/or policies of the Comprehensive Plan, adopted City of Sherwood Transportation System Plan and your code.
4. None of the surrounding areas, the neighborhood, or City as a whole shall be adversely affected by this proposed use.
5. Our proposed use and business operations plan has been modified to adapt to the existing and current size, shape, location, topography and natural features. There shall be no impacts of this proposed use that the existing site cannot support.
6. Our proposed use shall pose NO significant adverse impacts to sensitive wildlife species or the natural environment.
7. Our proposed use which is designated as General Industrial (GI) zone, has satisfied all the requirements of Section 16.108.070 highway 99W Capacity Allocation Program. Refer to attached report as prepared by our traffic engineer supporting this statement.

Major Modification to an Existing Site Plan

Phase II of this re-use development proposal requires a “**Major Modification to an Existing Site Plan – Type IV Process**”. Section 16.90.020(A) defines what criteria are required for site plan review. “Site Plan Review” is required prior to any substantial change to a site or use and prior to issuance of building permits for new building, structure or substantial alterations of an existing structure or use. With our proposed to add a second level within the existing building structure and even without an increase in overall building footprint. Section 16.90.030(A)(1)(a)(5) shall comply since we are proposing to increase the total floor area for non-residential use by more than 10%.

We believe that site plan approval can be granted since we meet the “Required Findings” criteria per Section 16.90.030(D)(1-7), 16.90.030(D)(8)(a)(1-6) and 16.90.030(D)(8)(b)(1-7) as outlined below; Section (a);

1. This proposed development application currently meets and exceeds the minimum 15% glazing requirement for all frontages facing an arterial or collector streets then compared to the original approved site plan. The existing total square footage front elevation area facing the existing arterial / collector street is 6,460 square feet. 15% min. glazing would require 960 square feet. With only 860 square feet and less than 13.5% existing glazing, the original approved site plan is non-conforming. As a part of our development improvement proposal, we are increasing the total exterior frontage glazing by proposing to enlarge a series of existing windows / glazing facing the front arterial street which in not only bring the current building into compliance,

- but will exceed the min percentage. Proposed total glazing shall be 1,016 square feet or 15.5%.
2. The existing exterior building materials shall not be altered from the original granted site plan approval. There is no T1-11 or aluminum siding on any part of the existing building and the existing building is provided with a min. two (20 building materials to break up the vertical facades.
 3. The existing building is currently setback in excess of 35 feet and with no building footprint change planned for this proposal we currently meet the requirement for all parts of a building from the property line separating the site from all arterial or collector streets.
 4. Parking locations shall not be altered from the original city approved site plan approval granted on January 16, 1996.
 5. The proposed loading areas shall be located to rear of the building.
 6. No alterations or additional roof-mounted equipment is being proposed. Any existing equipment that was originally approved shall remain.

The applicant understands that we may use Section 16.90.030(D)(8)(b)(1-7) as an alternative to Section 16.90.030(D)(8)(a)(1-7) and demonstrate how our proposal meets or exceeds the applicable \ design objectives as outlined. Since we believe we have met all the requirements within section 8a we will forgo our opportunity at this time.

Parking:

Another requirement for approval for a “Major Modification to an Existing Site Plan” is to meet or exceed the “Off-Street Parking Standards” Sections 16.94.020 (B) & (C). Parking for this Re-Use Development facility has been carefully planned for all U-Haul Customers, U-Haul Employees, Existing Building Tenants and existing Tenant Customers.

The parking for this proposed development requires the following standards to be met for the proposed uses as outlined within Section A of the Sherwood Land Use Code as follows: ;

1. General Retail or Personal Services is requiring 4.1 spaces per 1,000 GFA. With 3,724 SF of proposed Retail GFA, 15.25 or 16 spaces are required for this Use
2. Warehousing is requiring .3 spaces / 1,000sf GFA. With 88,626 of proposed / existing warehouse GFA space, 26.59 or 27 spaces are required. Note; Our proposal does not exceed 150,00sf of GFA of Warehouse. Parking limits noted within the adopted Ordinance 2012-008 dated July 17, 2012 would not apply.
3. Total minimum amount of parking spaces that are required is 43 spaces which include 2 handicapped spaces and (2) Bicycle Rack Spaces. Our site plan is proposing 56 total parking spaces which includes 2 handicapped spaces and 2 additional / separate bicycle spaces..
Note: Total parking spaces does not include the designated rental equipment staging area as seen on the site plan.

All of the proposed parking spaces shall meet or exceed the Dimensional and General Configuration Standards at outline with Section 16.94.020(B)(1-7), all spaces are clearly dimensioned, each provided with its individual and secured wheel stop and our Service Drives / Fire Lanes are clearly defined on our site plan.

“Bicycle Parking Facilities” as noted with Section 17.94.020(C) (1-6).

Bicycle parking location is conveniently located to both the street ROW and the main building entrance. Our plan is proposing an inverted “U-shaped” design. This area for bicycle parking will have visibility, security cameras and lighting will be provided in the area and will be clearly marked and reserved for bicycle.

The total parking spaces we are proposing is 56 total spaces. Of the 56 parking spaces proposed, space number(s) 13 to 24, or a total of (12) spaces are designated as Equipment Display spaces. These Display Spaces can be identified by the light blue highlighted area on our site plan.

Landscaping Standards

Site area landscaping and perimeter screening standards are another requirement & criteria that need to be met in order to be granted approval for a “**Major Modification to an Existing Site Plan**”. Section 16.92.030 (B)(1-7),

U-Haul is sensitive about maintaining the existing landscape that includes the appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground covers and perennial plantings. Currently, this application is not planning to remove any existing landscaping nor street trees that has created the existing front line screening and buffering. We are proposing to breakup the uninterrupted front line parking spaces and install a series of islands with additional evergreen trees and shrubs that was never included in the original site plan approval dated 1/16/1996. When completed the total landscape area shall be 19,887 SF of area

“Parking Area Landscaping”

The existing landscaping currently meets the “Definition” and “Purpose”. The existing landscaping uses a combination of trees, shrubs and ground cover to provide shade, storm water management, aesthetic benefits and screening as required by city code.

Required parking area landscaping requirement has been met as follows;

There are 44 customer parking spaces and 12 display spaces or a total of 56 total parking spaces being proposed. With a min. requirement of at least forty-five (45) square feet parking area landscaping for each parking space on the site, we are required to provide two thousand, five hundred and twenty (2,520sf) square feet of landscape parking area. Our proposal is providing 2,550 square feet of parking area landscaping. Refer to Sheet SP1.

Amount and Type of required Parking Area Landscaping is as follows:

The existing large tree count total 26 large trees. With 1 large tree required per (4) parking spaces this site plan shall require a total of 14 large trees. Our site plan application exceeds the min. large tree requirement.

Shrubs and Ground Covers;

With the age and maturity of this existing site, all of the existing shrubs and ground covers meet the min. size required.

Individual Landscape Islands;

All of our Landscape Islands currently proposed with our site plan application either meets or exceeds the min. width of five (5) feet. All landscape islands existing and newly proposed shall be curbed to protect the islands. Each existing landscape island are currently planted with a tree and all new / proposed islands shall also be planted with a large tree. Landscape islands existing and proposed are evenly spaced throughout the designated parking area. The islands shall be distributed with an average of (1) island for every 12 parking spaces.

Landscaping at Point of Access;

All landscaping shall be either planted or maintained so that min. site distance and visual corridors shall be preserved.

Exceptions; N/A

Screening of Mechanical Equipment, Service and Delivery Areas;

All mechanical equipment and service and delivery areas shall be screened from view from all public streets and adjacent residential zones.

Capacity Allocation Program (CAP);

A CAP Trip Analysis has been prepared by our Traffic Engineer and based upon his analysis, this proposed development when completed shall be less than the allowed trips for this 3.25 acre site. Based on their trip generation analysis, no further analysis is required. (see attached report).

Traffic Impact Statement (T.I.S.)

A Traffic impact Statement request form was sent to Ms. Naomi Vogel, Washington County Department of Land Use & Transportation for her initial review. We where informed my Ms. Vogel, that no official recommendation would be provided until the City of Sherwood provided the necessary review documents.

Clean Water Services;

Sensitive Area Pre-Screening Site Assessment (Clean Water Services File Number 12-002113) was completed for our site and we have been informed the “No Site Assessment or Service Provider Letter is required” (see attachment)

Neighborhood Meeting;

On September 12, 2012 we held our required “Neighborhood Meeting” to solicit input and exchange information about our proposed development per the Sherwood Zoning & Community Development Code 16.70.020. Affidavits of mailing to adjacent property owners where mailed out 21 days in advance that where within 1,000 feet of our property. Sign in sheet(s) and Summary of the meeting notes are attached. No development issues arose at this meeting.

Thank you;

David Pollock, Principal Planner / Staff Architect
U-Haul Company of Portland / AMERCO Real Estate Co.

October 6, 2012

Mr. David Pollock
Amerco Real Estate Company
2727 N Central Avenue
Phoenix, AZ 85004

Subject: CAP Trip Analysis for U-Haul
Sherwood, Oregon

Mr. Pollock:

Information is required per Sherwood Development Code, Section 6.307- Highway 99W Capacity Allocation Program. This letter addresses trip generation information for proposed modification to the U-Haul rental yards and mini-warehouse addition in Sherwood.

The site trip limit per the CAP is based on area and can be calculated by multiplying the acreage of the site by 43 PM peak trips per acre to determine the limit. The site contains 3.25 acres thereby setting a site trip limit to 140 PM peak trips (139.75 trips calculated).

The legal description for the site is Tax Lot 400, Map #2S1 28BD. A site plan is attached with the pertinent information regarding this site.

Type and location of the regulated activity

The site is located on a 3.25 acre parcel at 13921 SW Tualatin-Sherwood Road. The current building contains 54,100 square feet total. The existing uses are as follows:

Existing Uses

5,100 square feet Automobile Care Center (ITE Land Use Code 942)
7,300 square feet Specialty Retail (ITE Land Use Code 814)
41,700 square feet Warehouse (ITE Land Use Code 150)

Proposed Uses

The warehouse use is being modified to mini-warehouse and a second floor for additional mini-warehouse space will be added within the enclosed space for a total of 92,500 square feet total in the building. The new uses for the building will therefore be:

5,100 square feet Automobile Care Center (ITE Land Use Code 942)
7,300 square feet Specialty Retail (ITE Land Use Code 814)
80,100 square feet Mini-Warehouse (ITE Land Use Code 151)

Determine Number of Trips

Existing Trip Generation

The following trip generation table summarizes the existing trip generation for the site. It should be noted that the AWDT for the Automobile Care Center Use (Land Use Code 942) is estimated based on Saturday Daily volumes. Also attached for both existing uses and proposed uses are spreadsheets generated by MicroTrans Trip Generation software which utilizes the data from the ITE Trip Generation Manual, 8th Edition.

TABLE 1
Existing Trip Generation

<u>Time Period</u>	<u>LUC 942</u>	<u>LUC 814</u>	<u>LUC 150</u>	<u>Total Trips</u>
AWDT Total	80 vpd	324 vpd	148 vpd	552 vpd
PM Peak Total	17 vph	20 vph	13 vph	50 vph

Proposed Trip Generation

The following trip generation table summarizes the trip generation for the site with the changes in use and the new square footage.

TABLE 2
Proposed Trip Generation

<u>Time Period</u>	<u>LUC 942</u>	<u>LUC 814</u>	<u>LUC 151</u>	<u>Total Trips</u>
AWDT Total	80 vpd	324 vpd	200 vpd	604 vpd
PM Peak Total	17 vph	20 vph	21 vph	58 vph

Summary

The change in use adds an additional 8 PM peak trips and an additional 52 daily trips. The 58 PM peak trips generated after the site is re-developed is less than the allowed trips for this 3.25 acre site which is 140 trips.

Based on this trip generation analysis, no further analysis is required. Please call if further information is required.

Sincerely,



Gregary B. Heath, P.E., P.T.O.E.

CAP TRIP ANALYSIS WORKSHEET

Trip Analysis conducted by:	Gregary B. Heath P.E.
Project Description:	See attached analysis for project description
Land Use Application File No: Project Name:	

The CAP 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 Trip 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 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 50 Existing Site Net Trips
- b 58 Proposed Development Net Trips (proposed development includes existing sites that will remain)
- c 0 Future (Full-Build-Out) Development Net Trips
- d 58 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)
400	3.25	3.25	0	3.25
TOTAL	a 3.25	b 3.25	c 0	d 3.25

3. Net Trips Per Acre

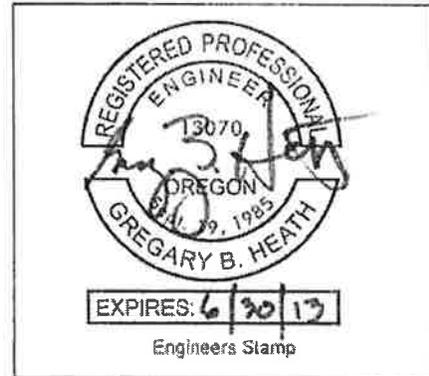
- a 15.4 Existing Net Trips per Net Acre (1a/2b)
- b 17.8 Proposed Development Net Trips per Net Acre (1b/2c)
- c 17.8 Proposed & Future Development Net Trips per Net Acre (1d/2b)
- d 43 Net Trips per Net Acre Allowed (**City of Sherwood Trip Limit**)

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:



20 February 2006

U-HAUL SHERWOOD

13921 SW Tualatin-Sherwood Rd, Sherwood, OR 97140

- MAJOR MODIFICATION TO A SITE PLAN - TYPE IV PROCESS
- CONDITIONAL USE PERMIT "OUTDOOR SALES AND MERCHANDISE DISPLAY" - TYPE III PROCESS

PROJECT DESCRIPTION:

RE-USE DEVELOPMENT PROVIDING U-HAUL TRUCK AND EQUIPMENT RENTALS, INTERIOR (2) LEVEL SELF-STORAGE UNITS WITHIN THE EXISTING WAREHOUSE AND OUTDOOR DISPLAY.

VICINITY MAP
NTS



AERIAL IMAGE
N.T.S.

SHEET INDEX:

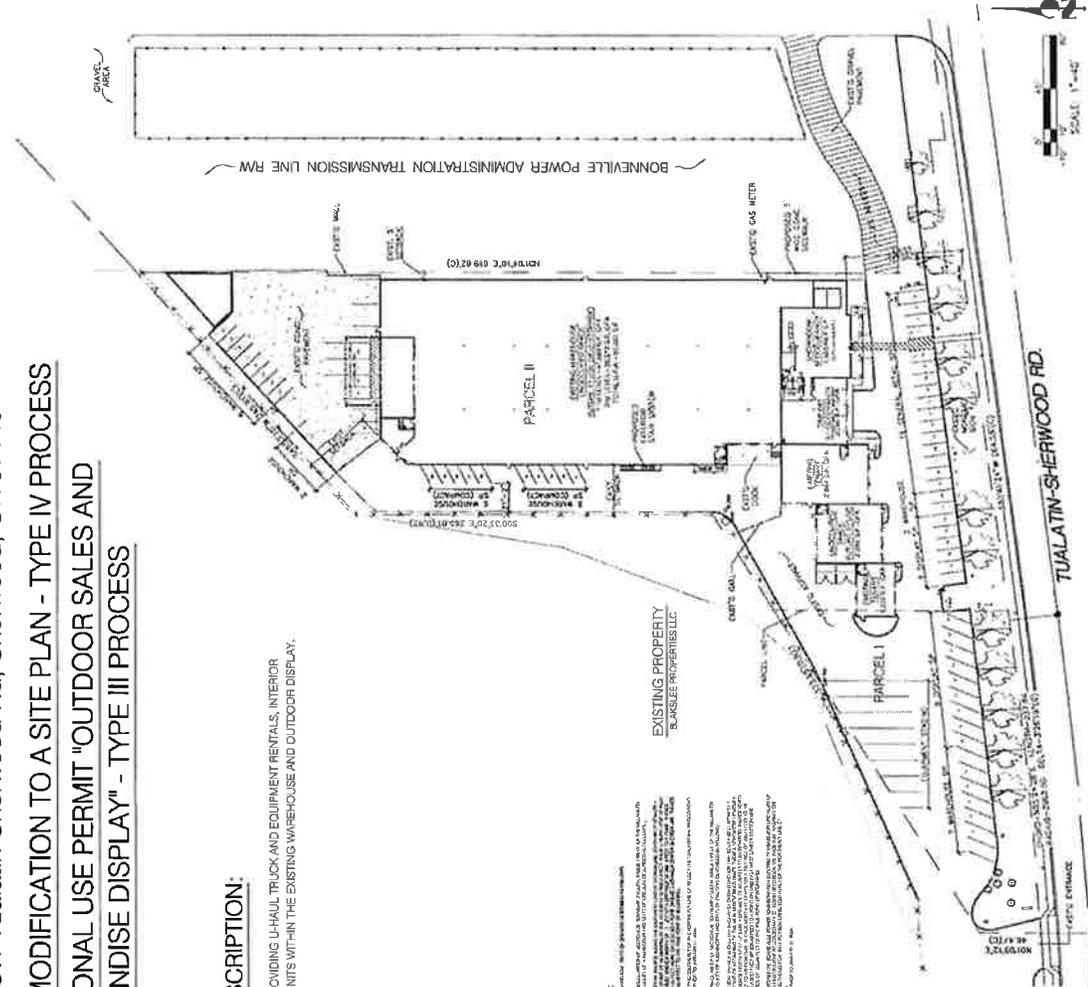
- SPI DEVELOPMENT SITE PLAN
- SPT1 ALTA AND TILE SURVEY
- SPT2 ALTA AND TILE SURVEY
- A11 DEVELOPMENT FLOORPLAN - FIRST LEVEL
- A12 DEVELOPMENT FLOORPLAN - SECOND LEVEL
- A13 EXTERIOR ELEVATIONS
- P1 LIGHTING PLAN/PHOTOMETRIC

SITE DATA/ANALYSIS:

LEGAL DESCRIPTION: TAX LOT 400 (FORMERLY 500)
 MAP # 2188 (INDUSTRIAL)
 ZONING: S12 - SINGLE INDUSTRIAL
 PROPOSED USES: SELF-STORAGE, STORAGE LOCKERS
 RETAIL/SHOWROOM/MERCANTILE AREA
 SITE AREA: 3.25 ACRES (141,773 S.F.)
 SITE COVERAGE: 38.1% (53,876 S.F.)
 LANDSCAPE (EAST): 13.3% (19,876 S.F.)
 BLDG. TYPE: I/M (EXIST.)
 BLDG. FOOTPRINT: 53,975 S.F. GFA (EXIST., FULLY SPRINKLED)
 BLDG. FLOOR AREA: 92,250 S.F. GFA (PROPOSED)
 BLDG. HGT.: 50'0" MAX (55'4" EXIST.)

USES:
 PHASE I: SHOWROOM (OCCUPANCY): 5,744 S.F. GFA
 GAS RAY (SI) (OCCUPANCY): 2,085 S.F. GFA
 FUTURE USE (S) (OCCUPANCY): 82,321 S.F. GFA
 EXISTING TENANTS: 4,224 S.F. GFA
 TOTAL 92,300 S.F. GFA

SPRINKLER: YES, S.E. 1, 2, 2A
 3.25 ACRES (141,773 S.F.)
 18 SP PROVIDED
 18 SP REQUIRED
 WAREHOUSE: 3 SPACES / 1,000 S.F. GFA
 88 EXIST. 100'-148' 602.3'-26.58'
 27 SP PROVIDED, 26 SP PROVIDED
 DISPLAY ROOM REQUIREMENT:
 TOTAL PARKING SPACES:
 49 SP REQUIRED, 66 SP PROVIDED (INCLUDING 2 HANDICAPPED)
 2 REQUIRED, 2 PROVIDED



LEGAL DESCRIPTION:
 2017 AMERCO REAL ESTATE COMPANY
 277 NORTH CENTRAL AVENUE
 PUEBLO, COLORADO 81001
 P. (303) 277-1025
 F. (303) 277-1025
 13921 SW TUALATIN-SHERWOOD RD
 SHERWOOD, OR 97140
 2017 AMERCO REAL ESTATE COMPANY
 SHEET CONTAINS:
 Development
 Station

GENERAL NOTES	ARCHITECT: 1090	AMERCO REAL ESTATE COMPANY 277 NORTH CENTRAL AVENUE PUEBLO, COLORADO 81001 P. (303) 277-1025 F. (303) 277-1025 13921 SW TUALATIN-SHERWOOD RD SHERWOOD, OR 97140 2017 AMERCO REAL ESTATE COMPANY SHEET CONTAINS: Development Station
REVISIONS	PROJECT: 0418, 5/14	
NO. 1	DATE	704024
NO. 2	DATE	891
NO. 3	DATE	
NO. 4	DATE	
NO. 5	DATE	
NO. 6	DATE	
NO. 7	DATE	
NO. 8	DATE	
NO. 9	DATE	
NO. 10	DATE	

Land Use: 942 Automobile Care Center

Description

An automobile care center houses numerous businesses that provide automobile-related services, such as repair and servicing; stereo installation; and seat cover upholstery. Quick lubrication vehicle shop (Land Use 941) and automobile parts and service center (Land Use 943) are related uses.

Additional Data

The p.m. peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

The sites were surveyed in 1988 and 1994 in Florida and California.

Source Numbers

267, 273, 439

Automobile Care Center (942)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Occ. Gr. Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

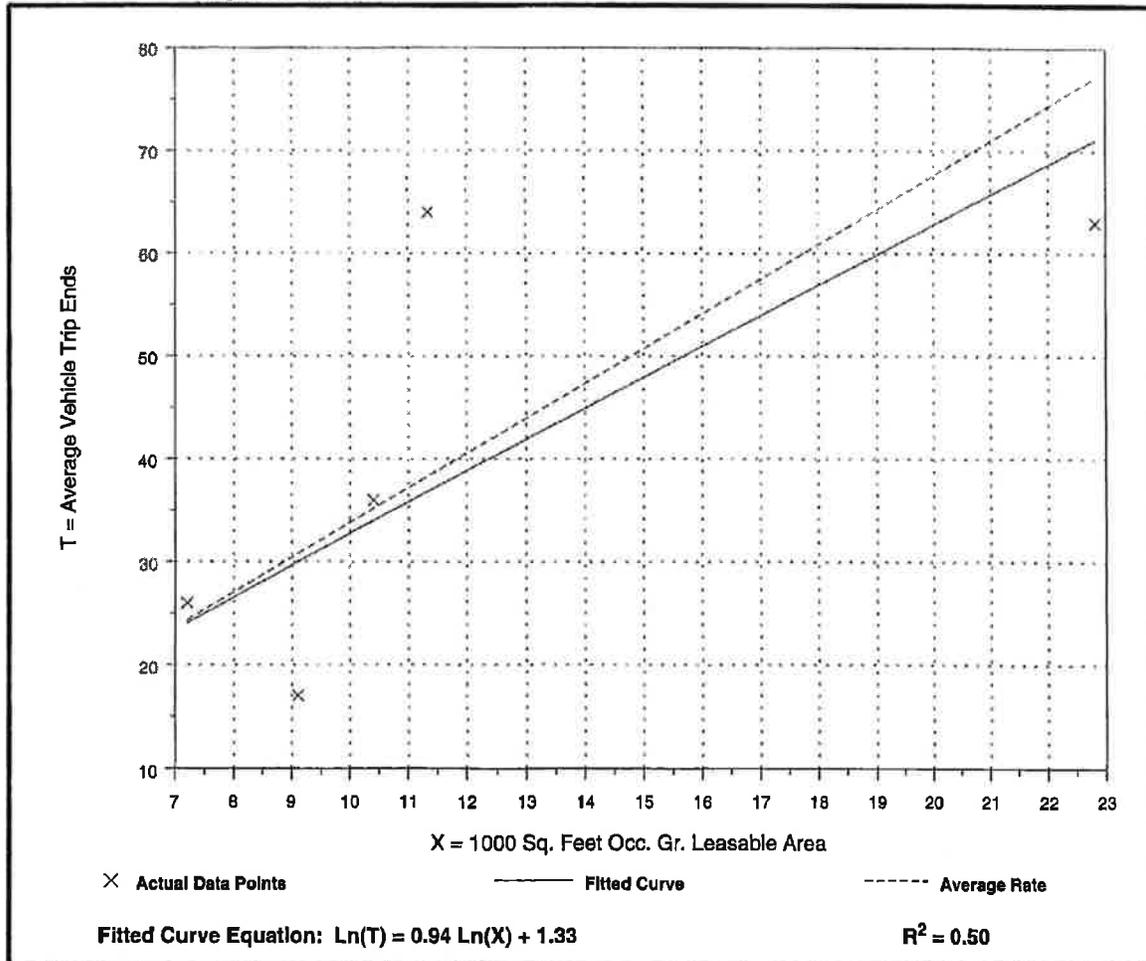
Number of Studies: 5
 Average 1000 Sq. Feet OGLA: 12
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Occ. Gr. Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.38	1.87 - 5.64	2.15

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Land Use: 814

Specialty Retail Center

Description

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services, such as real estate offices, dance studios, florists and small restaurants. Shopping center (Land Use 820) is a related use.

Additional Data

The sites were surveyed between the late 1970s and the 2000s in California, Florida, Georgia, New York and Pennsylvania.

Source Numbers

100, 304, 305, 367, 423, 507, 577

Specialty Retail Center (814)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: **Weekday**

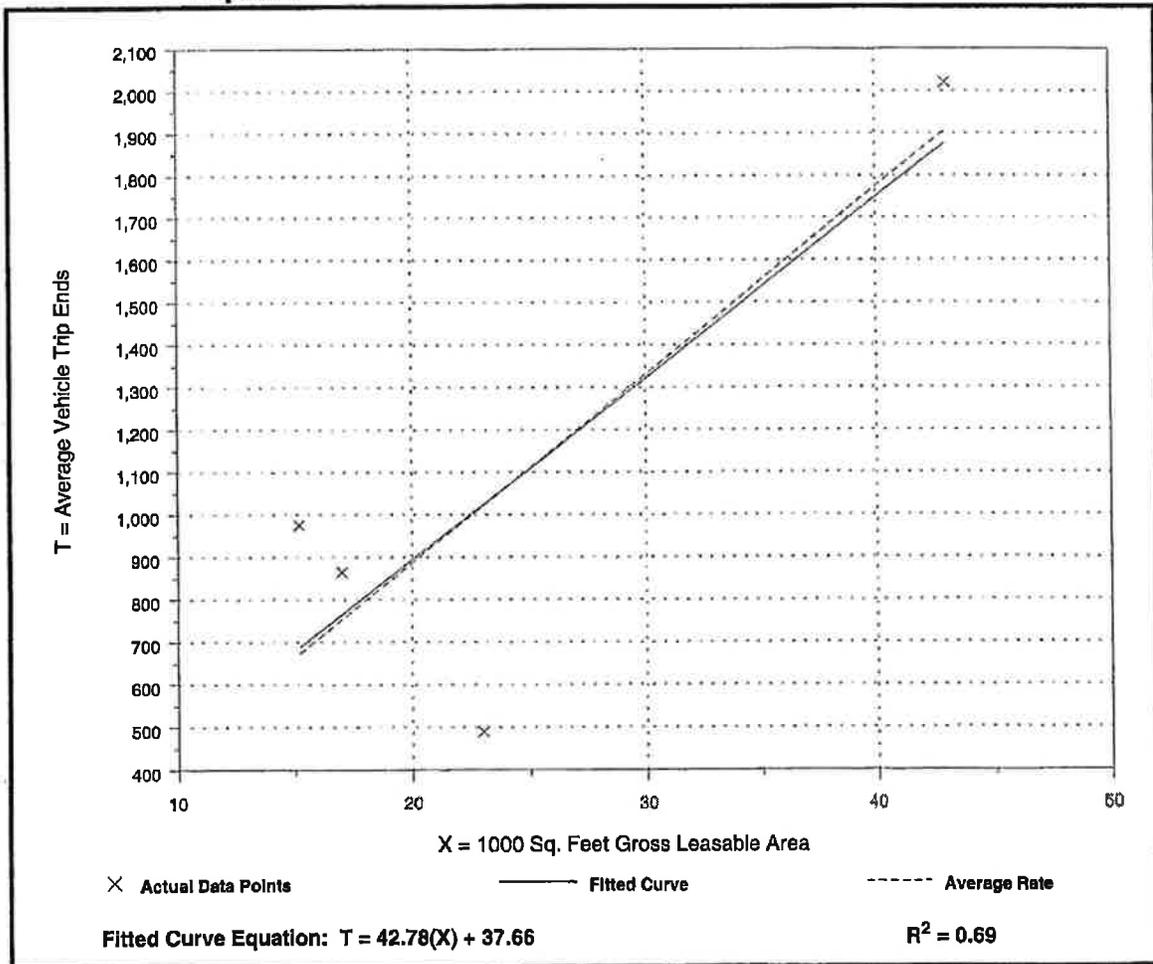
Number of Studies: 4
Average 1000 Sq. Feet GLA: 25
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
44.32	21.30 - 64.21	15.52

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Land Use: 150 Warehousing

Description

Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas. High-cube warehouse (Land Use 152) is a related use.

Additional Data

Truck trips accounted for 20 percent of the weekday traffic at one of the sites surveyed. No vehicle occupancy data were available specifically for warehousing, but the average was approximately 1.3 persons per automobile for all industrial uses.

The peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

Facilities with employees on shift work may peak at other hours.

Two sources indicated that the warehousing sites comprised multiple buildings.

The sites were surveyed between the late 1960s and the 2000s throughout the United States and Canada.

Source Numbers

6, 7, 12, 13, 15, 17, 74, 184, 192, 390, 406, 411, 436, 443, 571, 579, 583, 596, 598, 611

Warehousing (150)

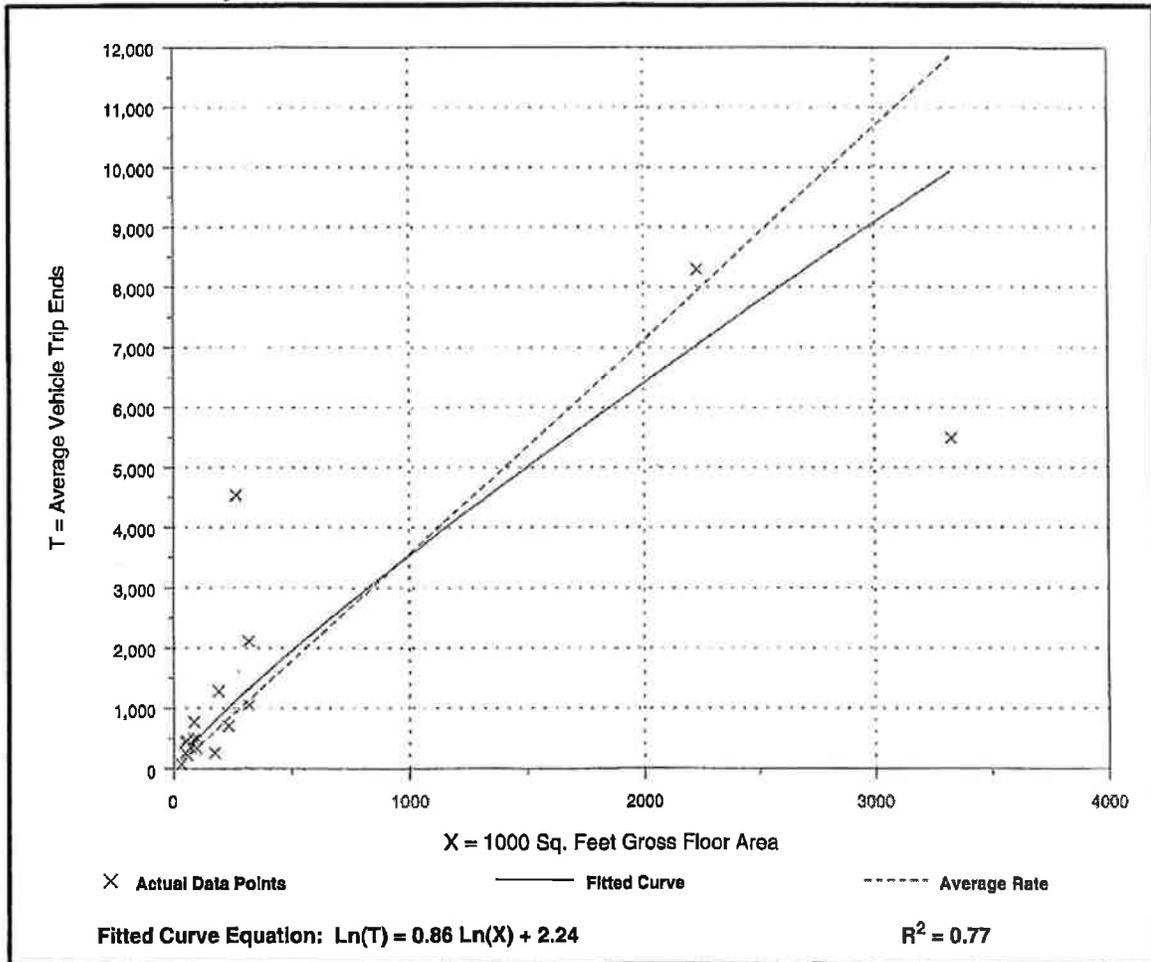
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 18
Average 1000 Sq. Feet GFA: 431
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.56	1.51 - 17.00	3.58

Data Plot and Equation



Warehousing (150)

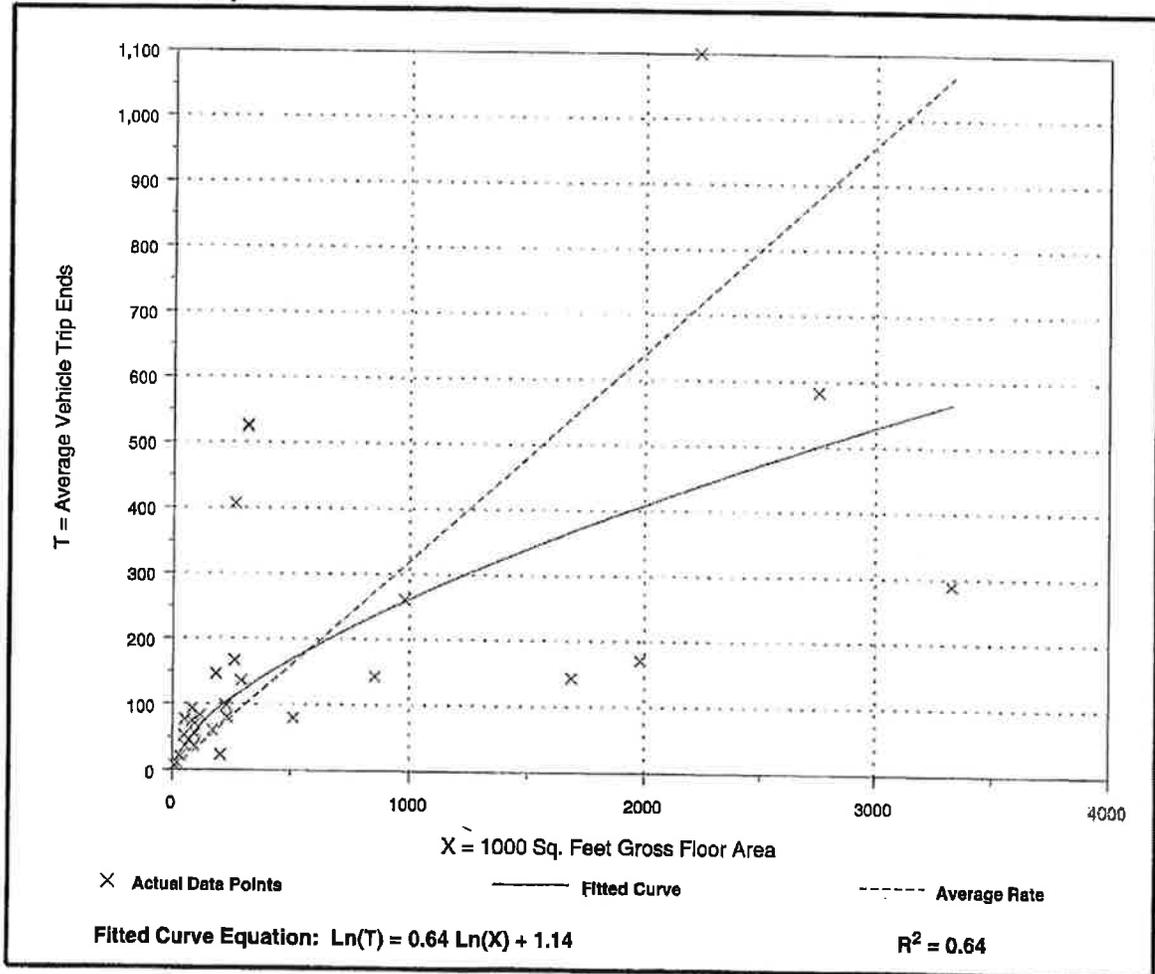
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 31
 Average 1000 Sq. Feet GFA: 572
 Directional Distribution: 25% entering, 75% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.32	0.09 - 1.66	0.67

Data Plot and Equation



Land Use: 151 Mini-Warehouse

Description

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

Truck trips accounted for 2 to 15 percent of the weekday traffic at the sites surveyed.

Vehicle occupancy ranged from 1.2 to 1.9 persons per automobile on an average weekday.

Peak hours of the generator —

The weekday p.m. peak hour was between 1:00 p.m. and 7:00 p.m. The Saturday peak hour was between 10:00 a.m. and 1:00 p.m. The Sunday peak hour was between 1:00 p.m. and 6:00 p.m.

For the purpose of this land use, the independent variable "occupied storage units" is defined as the number of units that have been rented.

The sites were surveyed between 1979 and 2005 in California, Colorado and New Jersey.

Source Numbers

113, 212, 403, 551, 568, 642

Mini-Warehouse (151)

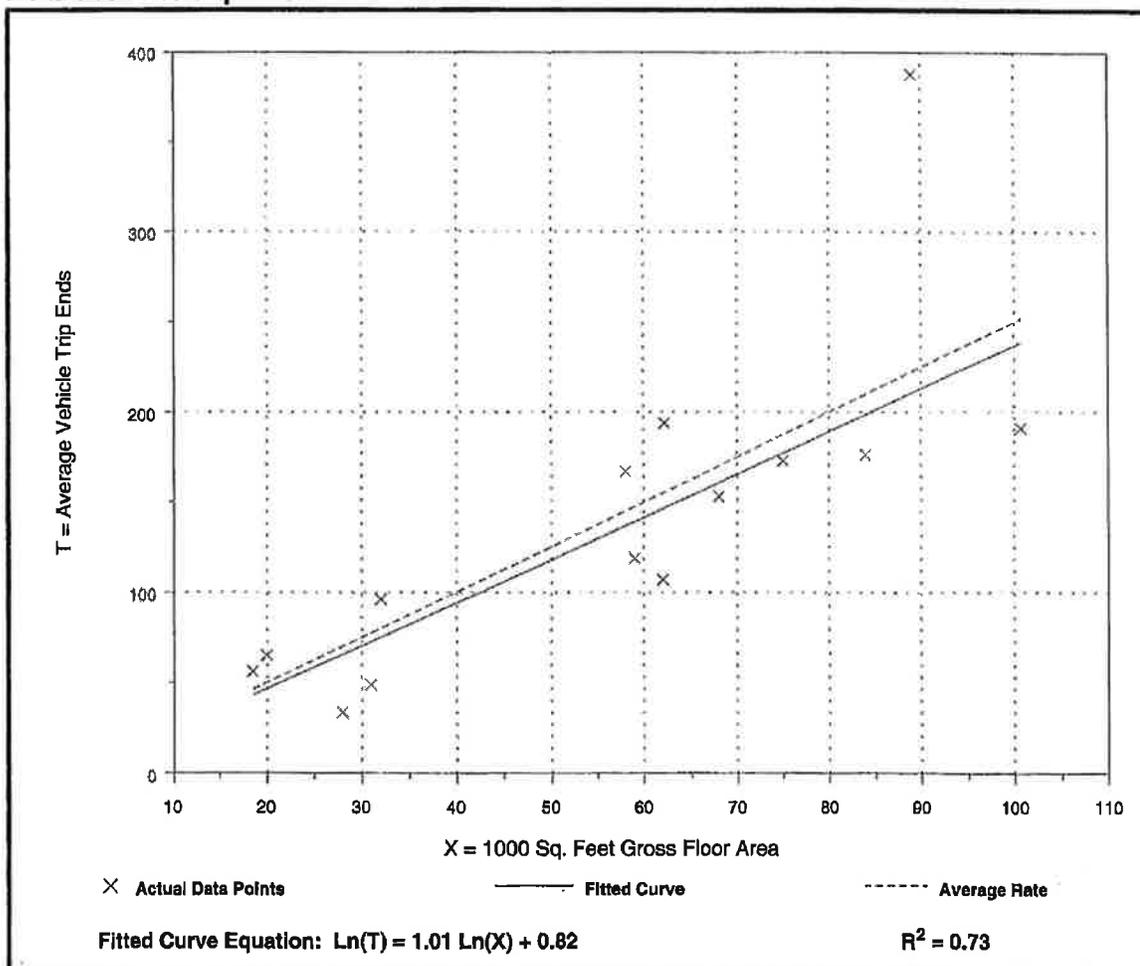
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 14
Average 1000 Sq. Feet GFA: 56
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.50	1.21 - 4.36	1.78

Data Plot and Equation



Mini-Warehouse (151)

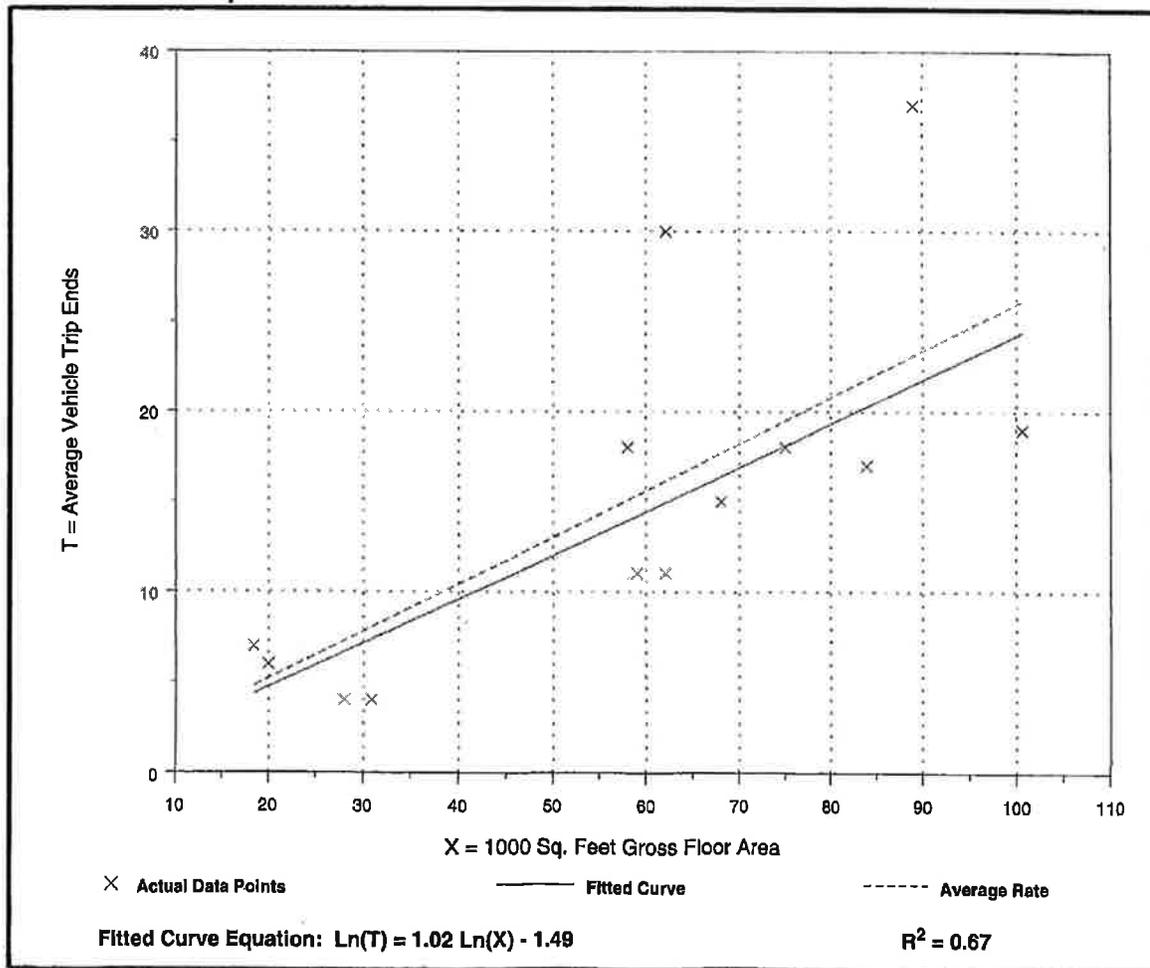
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 13
 Average 1000 Sq. Feet GFA: 58
 Directional Distribution: 51% entering, 49% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.26	0.13 - 0.48	0.52

Data Plot and Equation



Specialty Retail Center (814)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

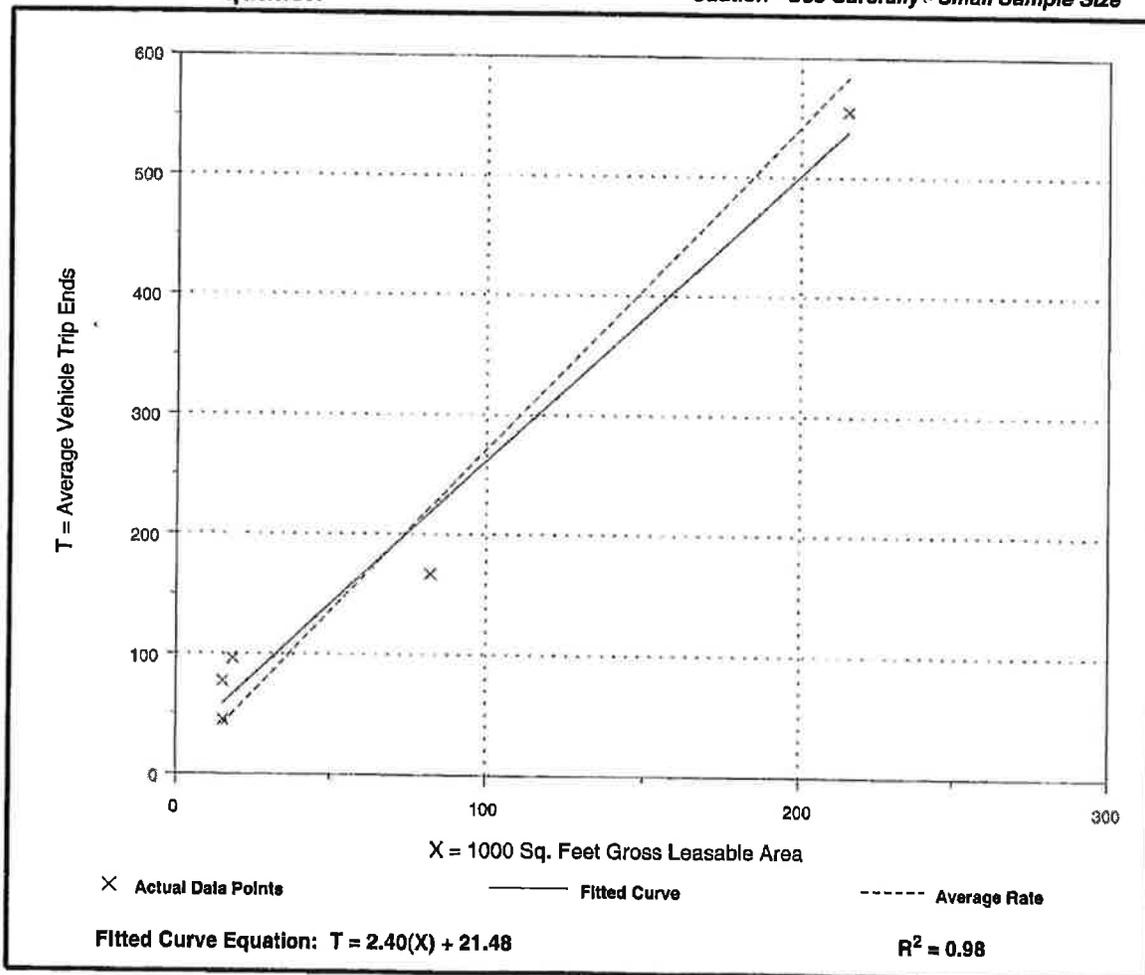
Number of Studies: 5
 Average 1000 Sq. Feet GLA: 69
 Directional Distribution: 44% entering, 56% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



LUC 942

Summary of Trip Generation Calculation

For 5.1 Th.Sq.Ft. Occupied G.L.A. of Automobile Care Center

October 08, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0
7-9 AM Peak Hour Enter	1.91	0.00	1.00	10
7-9 AM Peak Hour Exit	1.03	0.00	1.00	5
7-9 AM Peak Hour Total	2.94	2.15	1.00	15
4-6 PM Peak Hour Enter	1.69	0.00	1.00	9
4-6 PM Peak Hour Exit	1.69	0.00	1.00	9
4-6 PM Peak Hour Total	3.38	2.15	1.00	17
AM Pk Hr, Generator, Enter	1.93	0.00	1.00	10
AM Pk Hr, Generator, Exit	1.29	0.00	1.00	7
AM Pk Hr, Generator, Total	3.22	2.27	1.00	16
PM Pk Hr, Generator, Enter	2.05	0.00	1.00	10
PM Pk Hr, Generator, Exit	1.96	0.00	1.00	10
PM Pk Hr, Generator, Total	4.01	2.51	1.00	20
Saturday 2-Way Volume	15.86	0.00	1.00	81
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	2.59	0.00	1.00	13
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

LUC 814
 Summary of Trip Generation Calculation
 For 7.3 Th.Sq.Ft. GLA of Specialty Retail Center
 October 08, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	44.32	15.52	1.00	324
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	1.19	0.00	1.00	9
4-6 PM Peak Hour Exit	1.52	0.00	1.00	11
4-6 PM Peak Hour Total	2.71	1.83	1.00	20
AM Pk Hr, Generator, Enter	3.28	0.00	1.00	24
AM Pk Hr, Generator, Exit	3.56	0.00	1.00	26
AM Pk Hr, Generator, Total	6.84	3.55	1.00	50
PM Pk Hr, Generator, Enter	2.81	0.00	1.00	21
PM Pk Hr, Generator, Exit	2.21	0.00	1.00	16
PM Pk Hr, Generator, Total	5.02	2.31	1.00	37
Saturday 2-Way Volume	42.04	13.97	1.00	307
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	20.43	10.27	1.00	149
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

LUC 151
 Summary of Trip Generation Calculation
 For 80.1 Th.Sq.Ft. GFA of Mini-Warehouse
 October 08, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.50	1.78	1.00	200
7-9 AM Peak Hour Enter	0.09	0.00	1.00	7
7-9 AM Peak Hour Exit	0.06	0.00	1.00	5
7-9 AM Peak Hour Total	0.15	0.39	1.00	12
4-6 PM Peak Hour Enter	0.13	0.00	1.00	10
4-6 PM Peak Hour Exit	0.13	0.00	1.00	10
4-6 PM Peak Hour Total	0.26	0.52	1.00	21
AM Pk Hr, Generator, Enter	0.13	0.00	1.00	10
AM Pk Hr, Generator, Exit	0.15	0.00	1.00	12
AM Pk Hr, Generator, Total	0.28	0.54	1.00	22
PM Pk Hr, Generator, Enter	0.15	0.00	1.00	12
PM Pk Hr, Generator, Exit	0.14	0.00	1.00	11
PM Pk Hr, Generator, Total	0.29	0.54	1.00	23
Saturday 2-Way Volume	2.33	1.69	1.00	187
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.40	0.64	1.00	32
Sunday 2-Way Volume	1.78	1.46	1.00	143
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.30	0.55	1.00	24

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

LUC 150
 Summary of Trip Generation Calculation
 For 41.7 Th.Sq.Ft. GFA of Warehousing
 October 08, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	3.56	3.58	1.00	148
7-9 AM Peak Hour Enter	0.24	0.00	1.00	10
7-9 AM Peak Hour Exit	0.06	0.00	1.00	3
7-9 AM Peak Hour Total	0.30	0.63	1.00	13
4-6 PM Peak Hour Enter	0.08	0.00	1.00	3
4-6 PM Peak Hour Exit	0.24	0.00	1.00	10
4-6 PM Peak Hour Total	0.32	0.67	1.00	13
AM Pk Hr, Generator, Enter	0.27	0.00	1.00	11
AM Pk Hr, Generator, Exit	0.15	0.00	1.00	6
AM Pk Hr, Generator, Total	0.42	0.74	1.00	18
PM Pk Hr, Generator, Enter	0.09	0.00	1.00	4
PM Pk Hr, Generator, Exit	0.36	0.00	1.00	15
PM Pk Hr, Generator, Total	0.45	0.76	1.00	19
Saturday 2-Way Volume	1.23	2.12	1.00	51
Saturday Peak Hour Enter	0.08	0.00	1.00	3
Saturday Peak Hour Exit	0.05	0.00	1.00	2
Saturday Peak Hour Total	0.13	0.40	1.00	5
Sunday 2-Way Volume	0.78	1.74	1.00	33
Sunday Peak Hour Enter	0.04	0.00	1.00	2
Sunday Peak Hour Exit	0.03	0.00	1.00	1
Sunday Peak Hour Total	0.07	0.29	1.00	3

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS