



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](http://www.sherwoodoregon.gov). Click on Departments/Planning/Fee Schedule.

**Owner/Applicant Information:**

Applicant: Robert Galati, PE - City of Sherwood Phone: (503) 925-2303  
 Applicant Address: same as owner Email: same as owner  
 Owner: Sherwood Urban Renewal Agency Phone: same as owner  
 Owner Address: 22560 SW Pine Street, Sherwood, Oregon 97140 Email: GalatiB@SherwoodOregon.gov  
 Contact for Additional Information: Keith Jones, HHPR - (503) 221-1131 - keithj@hhpr.com

**Property Information:**

Street Location: 15919 & 15931 SW 1st Street  
 Tax Lot and Map No: 2S132BA - 2800 & 3000  
 Existing Structures/Use: vacant  
 Existing Plan/Zone Designation: RC and MDRL  
 Size of Property(ies) 10,000 square feet

**Proposed Action:**

Purpose and Description of Proposed Action: \_\_\_\_\_

Type IV Site Plan Review and Conditional use to construct an 18-space surface parking lot with associated landscaping.

Proposed Use: Non-accessory surface parking lot

Proposed No. of Phases (one year each): project will be constructed in one phase.

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.

Bob J. Salata
Applicant's Signature

7.11.16
Date

Owner's Signature

7-11-2016
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.

[X] 3 \* copies of Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).

[N/A] Copy of Deed to verify ownership, easements, etc.

[X] At least 3 \* folded sets of plans

[X] At least 3 \* sets of narrative addressing application criteria

[X] Fee (along with calculations utilized to determine fee if applicable)

[X] Neighborhood Meeting Verification including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

[N/A] 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.

**First Street Parking Lot  
Type IV Conditional Use and Site Plan Review  
Applicant Narrative**

**Owner/Applicant:** City of Sherwood  
Robert J. Galati, PE  
22560 SW Pine Street  
Sherwood, OR 97140  
[GalatiB@SherwoodOregon.gov](mailto:GalatiB@SherwoodOregon.gov)  
(503) 925-2303

**Contact:** Keith Jones, AICP, LEED AP ND  
Harper Houf Peterson Righellis Inc.  
205 SE Spokane Street, Suite 200  
Portland, OR 97202  
[keithj@hhpr.com](mailto:keithj@hhpr.com)  
(503) 221-1131

**Zoning:** Retail Commercial (RC) and Medium Density Residential  
Low (MDRL)

**Address:** 15919 and 15931 SW 1<sup>st</sup> Street

**Map and Tax Lot ID:** 2S132BA 2800 & 3000

**Summary of Request:** Applicant requests approval of a Conditional Use Permit  
and Site Plan Review to construct a 19-space surface non-  
accessory public parking lot in Old Town.

**Date:** September 7, 2016



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## I. DESCRIPTION OF PROPOSAL

The site consists of two 50x100 lots located on SW 1<sup>st</sup> Street north of City hall. The applicant proposes to construct a 19-space non-accessory public off-street parking lot. The lot includes standard size (9x20) parking spaces including one ADA accessible space and landscaping. The eastern 50x100 platted lot is zoned Medium Density Residential Low (MDRL) and the western 50x100 platted lot is zoned Retail Commercial (RC). The use is a conditional use in the MDRL zone and a permitted use in the RC zone. Therefore in addition to site plan review approval the applicant requests approval of a conditional use permit to allow the parking lot within the MDRL zone.

### **Approval Request**

The applicant requests approval of a Type IV site plan review and conditional use for construction of a 19-space surface non-accessory parking lot. Type IV applications are decided by the Planning Commission with a minimum of one public hearing.



**II. RESPONSE TO APPLICABLE APPROVAL CRITERIA**  
**SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE**

**Chapter 16.12 – Residential Land Use Districts**

**16.12.020 – Allowed Residential Land Uses**

**Response:** The site consists of two 5,000 square foot (50x100) lots that both front SW 1<sup>st</sup> Street. The eastern lot (Tax Lot 3000) is zoned Medium Density Residential Low (MDRL). As the site is within Old Town, the parking lot is a conditional use in this zone per Section 16.162.040.<sup>1</sup>

**Chapter 16.22 – Commercial Land Use Districts**

**16.22.020 – Uses**

**Response:** The site consists of two 5,000 (50x100) square foot lots that both front SW 1<sup>st</sup> Street. The western lot (Tax Lot 2800) is zoned Retail Commercial (RC). Non-accessory public parking is a permitted use in the RC zone.

**Chapter 16.82 – Conditional Uses**

**16.90.020 – Site Plan Review**

[...]

**C. Use Criteria**

*No conditional use shall be granted unless each of the following is found:*

- 1. All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities, and services, storm drains, electrical distribution, park and open space and public safety are adequate; or that the construction of improvements needed to provide adequate services and facilities is guaranteed by binding agreement between the applicant and the City.*

**Response:** The proposed parking lot use will not create demand for water or sewer. The use will provide public parking to serve existing businesses and special events within Old Town and therefore will not generate additional traffic trips.

Stormwater drainage will be handled by connecting to the existing City stormwater system that has capacity to treat and convey runoff from the additional paved impervious area (see Stormwater Report dated August 17, 2016).

Therefore facilities and services are adequate to serve the proposed use. This criterion is met.

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<sup>1</sup> Section 16.162.040 was amended to allow standalone surface parking in Old Town under certain conditions. The amendment was approved by City Council under Ordinance 2016-010 passed June 21, 2016 and effective July 21, 2016.



- 2. Proposed use conforms to other standards of the applicable zone and is compatible with abutting land uses in regard to noise generation and public safety.*

**Response:** The parking lot conforms to applicable provisions of the zone including parking space dimensions as stated in this report. Noise from the completed project will be limited to cars coming and going from the parking lot. The parking lot is adjacent to SW 1<sup>st</sup> Street, a collector street and main travel corridor through Old Town. The site is also close to other parking areas and streets that generate vehicle noise. Therefore the noise generated from the proposed use is consistent with the noise levels of adjacent uses. The site access to SW 1<sup>st</sup> Street will provide adequate site distance to maintain traffic and pedestrian safety. This criterion is met.

- 3. The granting of the proposal will provide for a facility or use that meets the overall needs of the community and achievement of the goals and/or policies of the Comprehensive Plan, the adopted City of Sherwood Transportation System Plan and this Code.*

**Response:** The Sherwood Urban Renewal Board has identified a need for additional public parking within Old Town. There is an existing non-conforming parking area at the southeast corner of SW 1<sup>st</sup> Street and SW Pine. This off-street parking area does not meet current code standards including requirements for landscaping and paving. This parking area was created when the old Robin Hood Theater was demolished in 2002 and was intended at that time to be temporary. Now that the old Robin Hood Theater site is being considered for sale to private development, this parking will no longer be available. The Urban Renewal Board desires to replace this non-conforming parking lot with a permanent solution that will meet current code standards and has selected this site since it is in close proximity to the lot to be removed.

In 2013, the City completed the Sherwood Town Center Plan. This plan indicates that parking should be managed so that there is sufficient parking for businesses and residents while using land efficiently. Public off-street parking lots are identified in the Town Center Plan as an effective way of addressing parking needs and therefore the proposal is consistent with the Town Center Plan. Given the site's proximity to Old Town as well as its location on a collector street (SW 1<sup>st</sup> Street) and is well suited to the use and will provide for public parking that has been identified as needed in Old Town. This criterion is met.

- 4. Surrounding property will not be adversely affected by the use, or that the adverse effects of the use on the surrounding uses, the neighborhood, or the City as a whole are sufficiently mitigated by the conditions proposed.*

**Response:** The site is directly across the street from an existing surface parking lot that is similar to the proposed project. It is also located on SW 1<sup>st</sup> Street, which is a collector street. The proposed parking lot is therefore similar to neighboring land uses and is appropriately located on a collector street where it can be accessed without routing traffic through residential streets. The parking lot is also small, containing only 19 parking spaces limiting the visual impacts of the parking field and providing a scale that is similar to other surrounding uses. The applicant proposes to landscape the parking to further buffer and soften the paving and vehicles from view. The project is not anticipated to have adverse impacts such as excessive noise or traffic impacts. This criterion is met.



5. *The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.*

**Response:** The site is flat, vacant and square ground. The applicant proposes 19 parking spaces that meets the standards of the code include dimensional standards and landscaping requirements. Therefore the use can be accommodated within the site boundary as proposed. This criterion is met.

6. *The use as proposed does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment.*

**Response:** There are no sensitive wildlife habitat on the subject property. Therefore no significant adverse impacts will occur from the proposal. This criterion is met.

*D. Additional Conditions*

*In permitting a conditional use or modification of an existing conditional use, additional conditions may be applied to protect the best interests of the surrounding properties and neighborhoods, the City as a whole, and the intent of this Chapter. These conditions may include but are not limited to the following:*

1. *Mitigation of air, land, or water degradation, noise, glare, heat, vibration, or other conditions which may be injurious to public health, safety or welfare in accordance with environmental performance standards.*
2. *Provisions for improvement of public facilities including sanitary sewers, storm drainage, water lines, fire hydrants, street improvements, including curb and sidewalks, and other above and underground utilities.*
3. *Increased required lot sizes, yard dimensions, street widths, and off-street parking and loading facilities.*
4. *Requirements for the location, number, type, size or area of vehicular access points, signs, lighting, landscaping, fencing or screening, building height and coverage, and building security.*
5. *Submittal of final site plans, land dedications or money-in-lieu of parks or other improvements, and suitable security guaranteeing conditional use requirements.*
6. *Limiting the number, size, location, height and lighting of signs.*
7. *Requirements for the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas and drainage areas.*
8. *Requirements for design features which minimize potentially harmful environmental impacts such as noise, vibration, air pollution, glare, odor and dust.*

**Response:** The proposal meets the dimensional and landscaping requirements of the code. No additional conditions or mitigation measures are deemed necessary.



## Chapter 16.90 – Site Planning

### 16.90.020 – Site Plan Review

[...]

#### A. Required Findings

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

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

**Response:** The proposal complies with this applicable design standards of the code as stated in this applicant narrative.

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

**Response:** The proposed parking lot use will not create demand for water or sewer. The parking lot will provide parking to serve existing businesses and special events within Old Town and therefore will not generate additional traffic trips.

Storm drainage will be handled by connecting to the existing City stormwater system that has capacity to treat and convey runoff from the proposed impervious area (see Stormwater Report dated August 17, 2016).

Therefore facilities and services are adequate to serve the proposed use. This criterion is met.

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

**Response:** The property will remain in City ownership as one common owner. This criterion is met.

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

**Response:** Significant natural features do not exist on the site or neighboring property. This criterion is met.



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

**Response:** The proposal is for public parking to serve Old Town business and events. The parking lot is to support these uses and does not in and of itself generate traffic trips.

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

**Response:** These standards do not apply since no buildings are proposed.

7. *Industrial developments [...]*

**Response:** Does not apply. The proposed parking lot is not an industrial project.

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

**Response:** Does not apply. The proposed driveway to SW 1<sup>st</sup> Street is 24 feet wide and not wider than 24 feet.

## **Chapter 16.92 – Landscaping**

### **16.92.030 – Site Area Landscaping and Perimeter Screening Standards**

#### *A. Perimeter Screening and Buffering*

[...]

##### *2. Perimeter Landscaping Buffer*

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

**Response:** A 10 foot buffer is provided to adjacent properties.

#### *B. Parking Area Landscaping*

##### *1. Purpose*

*The standard is a landscape treatment that uses a combination of trees, shrubs, and ground cover to provide shade, storm water management, aesthetic benefits, and*



screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to landscaped areas within and around the parking lot and loading areas.

2. Definitions

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

b. *Canopy Factor*

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

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

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

3. Required Landscaping

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

**Response:** There are 19 parking spaces requiring 855 square feet of landscaping. The required landscaping is provided as shown on Sheet C4 of the plan set.

4. Amount and Type of Required Parking Area Landscaping

a. *Number of Trees required based on Canopy Factor*

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

(1) *Any combination of the following is required:*

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

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

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

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

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

**Response:** The applicant proposes to plant four Ginko Biloba, large canopy trees covering 16 of 19 parking spaces. In addition to these four large trees the applicant proposes to plant two Pacific Boxwood, a small tree covering 4 of 19 parking spaces. Therefore the applicant proposes four large canopy trees and two small canopy trees allowing for 20 parking spaces, exceeding the needed tree canopy for the 19 parking spaces proposed.

b. *Shrubs:*

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



- (2) For spaces where the front two (2) feet of parking spaces have been landscaped instead of paved, the standard requires one (1) shrub per space. Shrubs may be evergreen or deciduous.
- c. Ground cover plants:
  - (1) Any remainder in the parking area must be planted with ground cover plants.
  - (2) The plants selected must be spaced to cover the area within three (3) years. Mulch does not count as ground cover.

**Response:** At two shrubs per parking space and 19 parking spaces proposed, 38 shrubs are required. The applicant proposes 44 shrubs exceeding standard. Kinnikinnick groundcover is proposed to occupy the remaining landscaping areas.

5. *Individual Landscape Islands Requirements*

- a. Individual landscaped areas (islands) shall be at least ninety (90) square feet in area and a minimum width of five (5) feet and shall be curbed to protect the landscaping.
- b. Each landscape island shall be planted with at least one (1) tree.
- c. Landscape islands shall be evenly spaced throughout the parking area.
- d. Landscape islands shall be distributed according to the following:
  - (1) Residential uses in a residential zone: one (1) island for every eight (8) contiguous parking spaces.
  - (2) Multi or mixed-uses, institutional and commercial uses: one (1) island for every ten (10) contiguous parking spaces.
  - (3) Industrial uses: one (1) island for every twelve (12) contiguous parking spaces.
- e. Storm water bio-swales may be used in lieu of the parking landscape areas and may be included in the calculation of the required landscaping amount.
- f. Exception to Landscape Requirement
 

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

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

**Response:** There is one row of 10 contiguous spaces and one row of 9 contiguous spaces. Since neither row exceeds 10 spaces internal landscape islands are not required.

6. *Landscaping at Points of Access*

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

**Response:** Planting is provided to maintain minimum site distance.



**16.92.040 – Installation and Maintenance Standards**

*A. Installation*

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

*B. Maintenance and Mitigation of Landscaped Areas*

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

*C. Irrigation*

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

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

*D. Deferral of Improvements*

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

**Response:** In ground irrigation will be provided. The system will be a design build system installed by the contractor.

**Chapter 16.94 – Off-Street Parking and Loading**

**16.94.020 – Off-Street Parking Standards**

[...]

*B. Dimensional and General Configuration Standards*

- 1. Dimensions For the purpose of this Chapter, a "parking space" means a stall nine (9) feet in width and twenty (20) feet in length. Up to twenty five (25) percent of required*



*parking spaces may have a minimum dimension of eight (8) feet in width and eighteen (18) feet in length so long as they are signed as compact car stalls.*

2. *Layout*

*Parking space configuration, stall and access aisle size shall be of sufficient width for all vehicle turning and maneuvering. Groups of more than four (4) parking spaces shall be served by a driveway so as to minimize backing movements or other maneuvering within a street, other than an alley. All parking areas shall meet the minimum standards shown in the following table and diagram.*

3. *Wheel Stops*

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

**Response:** All parking spaces will be standards 9x20 with a 24-foot drive aisle.

## **Chapter 16.96 – On-Site Circulation**

### **16.96.010 – On-Site Pedestrian and Bicycle Circulation**

#### *A. Off-Street Parking Required*

### **16.96.030 – Minimum Non-Residential Standards**

#### *A. Driveways*

**Response:** A 24-foot driveway access is proposed as required for commercial parking lots with 1-49 spaces.

#### *B. Sidewalks and Curbs*

1. *A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.*
2. *Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.*
3. *Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting*



*front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.*

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

**Response:** A 5-foot pedestrian walk is provide from the parking lot to the public sidewalk in SW 1<sup>st</sup> Street.

### III. CONCLUSION

This summary of request demonstrates compliance with applicable approval criteria and code. The applicant respectfully requests that the City approve this application.





Home of the Tualatin River National Wildlife Refuge

CITY OF SHERWOOD  
URBAN RENEWAL AGENCY (URA)

## DOWNTOWN PARKING LOT PROJECT STORMWATER REPORT

August 17, 2016



### Introduction

The Sherwood URA Downtown Parking Lot project includes the construction of an 18 stall parking lot across two barren lots located on 1<sup>st</sup> Street, mid-block between Oak Street and Pine Street (see Exhibit A, location map).

The original lots had residential homes constructed on them, which were removed in 2006. This project is a standalone project and is not associated with any other site development or building construction.

The project includes approximately 6,900 square feet of AC paving, installation of a 12-inch storm mainline, standard manholes, a 10-inch storm lateral to a lynch style catch basin, and appropriate landscaping for screening and coverage (see Exhibit B, Site Plan).

### Background

The project is located in the southeast section of the Cedar Creek drainage basin of Sherwood. This area is within the jurisdictional boundaries of Clean Water Services (CWS). The City is a co-implementer of CWS NPDES permit through an IGA with CWS. The stormwater analysis and design for this project was prepared in conformance with CWS standards for conveyance and treatment. The approved CWS Services Provider Letter (SPL) is attached for reference (Exhibit C).

### Purpose

The purpose of this stormwater report is to document the stormwater management and conveyance design criteria for this project. Additional information regarding downstream basin characteristics, downstream conditions, etc., can be found in the previously developed *2007 Stormwater Master Plan*<sup>i</sup>, the *2005 Downtown Streetscapes Phase 1 Stormwater Management Report*<sup>ii</sup>, and the *2012 Downtown Streetscapes Phase 2 Improvements Report*<sup>iii</sup>.

## Design Standards

CWS requirements state that runoff from the 2, 10 and 25 year post-developed stormwater runoff will not exceed the 2, 10 and 25 year pre-developed runoff rates, unless other criteria are identified in the watershed management plan<sup>1</sup>.

## Stormwater Quality Treatment

The URA Parking Lot project will utilize previously constructed stormwater quality treatment facilities constructed as part of the City's *Downtown Streetscapes Phase 1* project, and identified as the Stella Olsen Swale<sup>ii</sup>. The stormwater quality treatment facility is located approximately 200 feet north of the intersection of Park and 3<sup>rd</sup> Streets. Per the *Stormwater Master Plan*, the impervious area draining to the Stella Olsen Swale, identified as sub-basin CC80, is estimated at 21.3 acres<sup>2</sup>. The original design for the Stella Olsen Swale provided for an impervious surface runoff coefficient (CN) equal to 1.0 (CN of 1.0 = 100% impervious) and assumed that the entire area would be classified by zoning as Retail Commercial (RC)<sup>3</sup>. The Stormwater Master Plan indicates that the boundary of sub-basin CC80 includes the downtown core area including the proposed location of the URA Parking Lot project.

CWS standards require that stormwater quality treatment be provided to the proposed impervious surface area for a 2-year/24-hour storm event, which will generate 2.50-inches of precipitation (see Appendix A, CWS, 24-Hour Rainfall Depths chart, Exhibit E). Using a Santa Barbara Unit Hydrograph, SCS Type 1A 24-hour distribution analysis (see Appendix A, Graph B1), the proposed developed site generates 0.10 cfs of stormwater runoff.

## Stormwater Quality Treatment Conclusion

Predicated on the fact that the Stella Olsen Swale's stormwater quality treatment design capacity included the fully developed impervious surface area of the Parking Lot project, then it has been determined that no additional on-site stormwater treatment is necessary, nor is increasing the treatment capacity of the swale required.

## Stormwater Conveyance System

The stormwater conveyance system is designed to accommodate a 25-year storm event and having the hydraulic grade line remain within the pipe diameter. The analysis of pre versus post conditions indicate that the existing immediate downstream pipe capacity is flowing full (see Exhibit D).

## Stormwater Conveyance System Conclusion

Based on review of the pre and post developed downstream pipe capacity analysis, the proposed improvements do not increase the downstream flow amount to a point where the capacity of the pipe is exceeded, nor does the hydraulic grade line exceed the top of pipe condition.

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<sup>1</sup> Clean Water Services Resolution & Order 07-20, Section 4.03.4, pg. 7.

<sup>2</sup> Sherwood Stormwater Master Plan, Appendix D, Table D-1, pg. D-5.

<sup>3</sup> Sherwood Downtown Streetscapes Improvements Phase A, Stormwater Management Report, pg 3.

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<sup>i</sup> City of Sherwood, *Stormwater Master Plan*, prepared by Murray Smith & Associates Inc. (MSA), adopted June 2007.

<sup>ii</sup> Sherwood *Downtown Streetscapes Improvements Phase A, Stormwater Management Report*, prepared by Harper Houf Peterson Righellis Inc., July 2005.

<sup>iii</sup> Sherwood *Downtown Streetscapes Phase 2 Improvements Project*, report prepared by Murray Smith & Associates Inc. (MSA), December 2012.

**URA PARKING LOT  
STORMWATER REPORT  
EXHIBIT A  
LOCATION MAP**



SW OAK STREET

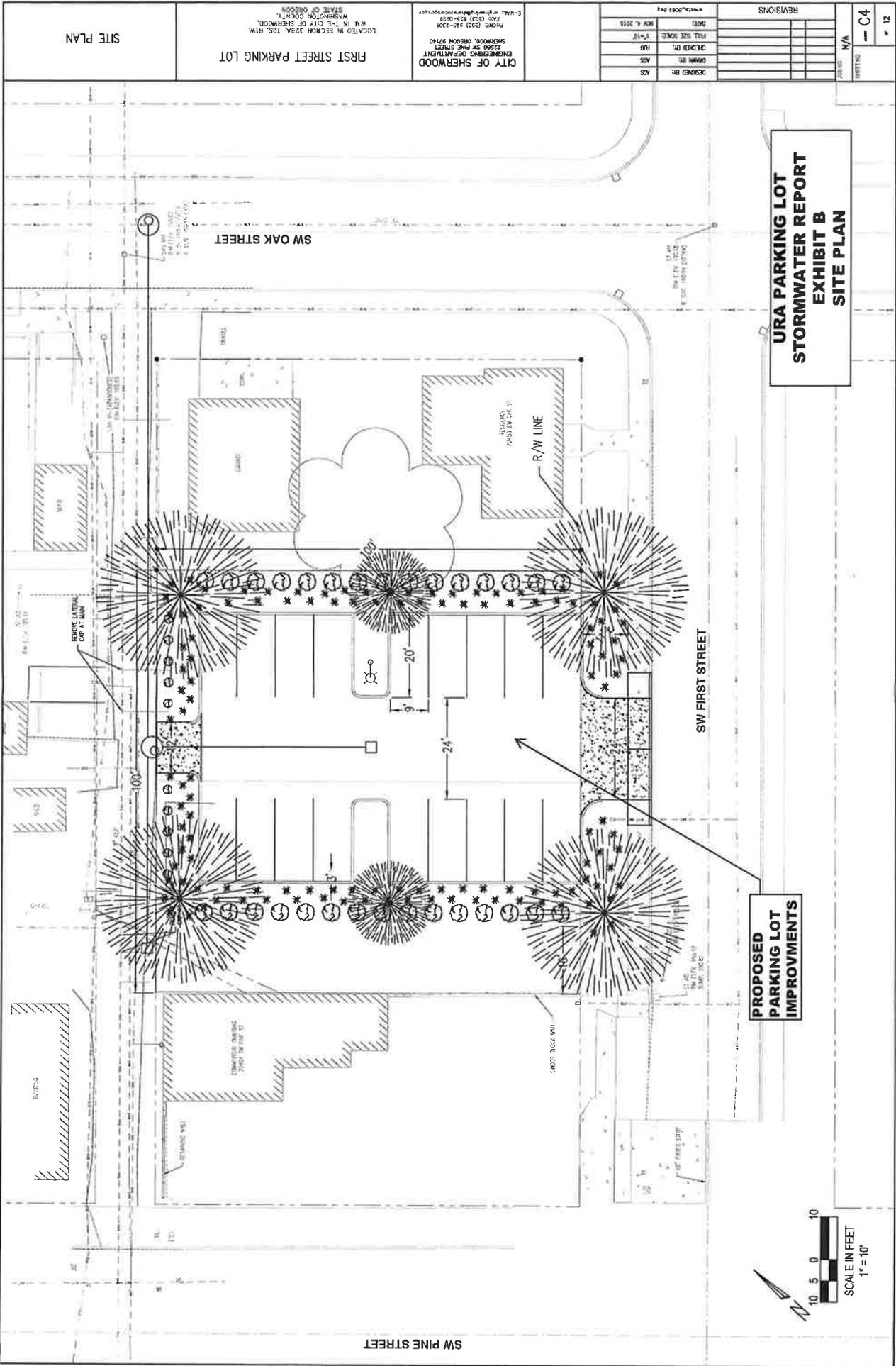
SW 1ST STREET

PROJECT SITE

MID-BLOCK ALLEY

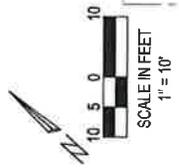
SW 2ND STREET

SW PINE STREET



**URA PARKING LOT  
STORMWATER REPORT  
EXHIBIT B  
SITE PLAN**

**PROPOSED  
PARKING LOT  
IMPROVEMENTS**



DATE	NOV 4, 2015
PLAT SIZE SCALE	1"=10'
CHECKED BY	RJD
DRAWN BY	AKS
DESIGNED BY	AKS

CITY OF SHERWOOD  
ENGINEERING DEPARTMENT  
2280 SW PINE STREET  
SHERWOOD, OREGON 97140  
PHONE (503) 524-2306  
FAX (503) 621-8008  
E-MAIL: [esherwood@cityofsherwood.gov](mailto:esherwood@cityofsherwood.gov)

FIRST STREET PARKING LOT  
LOCATED IN SECTION 39A, T2S, R1W,  
W.4 IN THE CITY OF SHERWOOD,  
WASHINGTON COUNTY,  
STATE OF OREGON

SITE PLAN

REVISIONS  
SHEET NO. C4  
PAGE 12

# EXHIBIT C



Clean Water Services File Number

15-003019

## Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: ~~Washington County~~ Sherwood

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S132BA03000  
~~2S132BA0300~~, 2S132BA02800

Site Address: 15919 SW 1st Street, 15931 SW 1st Street  
City, State, Zip: Sherwood, Oregon 97140  
Nearest Cross Street: 1st Street & Oak Street

3. Owner Information

Name: City of Sherwood, Urban Renewal Agency  
Company: City of Sherwood  
Address: 22560 SW Pine Street  
City, State, Zip: Sherwood, Oregon 97140  
Phone/Fax: 503-925-2303  
E-Mail: galatib@sherwoodoregon.gov

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 \_\_\_\_\_  
Public Parking Lot Development

5. Applicant Information

Name: Bob Galati  
Company: City of Sherwood  
Address: 22560 SW Pine Street  
City, State, Zip: Sherwood, Oregon 97140  
Phone/Fax: 503-925-2303  
E-Mail: galatib@sherwoodoregon.gov

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

Location and description of off-site work Construction of storm line to public main with ROW

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

Constructing public parking lot over two existing lots. Lots are currently undeveloped.

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 Bob Galati Print/Type Title City Engineer

ONLINE SUBMITTAL

Date 9/17/2015

### FOR DISTRICT USE ONLY

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

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

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

This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.

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

Reviewed by Chuck Marshall Date 9/21/15

City of Sherwood  
 Urban Renewal Agency (URA)  
 Parking Lot Storm Water System Analysis

Basin #	Basin Condition (Pre, Post, Both)	Basin Area Total (ec)	Imp Area	% Imp	Period	Rainfall Depth (in)	tc (min)	Peak Runoff Q (cfs)	Pipe Size Dia. (in)	Pipe Length (ft)	Pipe Slope (ft/ft)	Pipe Drop (ft)	Vel (ft/s)	Travel Time (min)	Pipe Capacity Qc (cfs)	Check Qc > Q
A	Both	0.97	0.59	0.608	2yr-24hr	2.50	5.00	0.50	12	259.11	0.0063	1.64	0.64	6.78	2.84	Yes
A	Both	0.97	0.59	0.608	10yr-24hr	3.45	5.00	0.74	12	259.11	0.0063	1.64	0.94	4.58	2.84	Yes
A	Both	0.97	0.59	0.608	25yr-24hr	3.90	5.00	0.86	12	259.11	0.0063	1.64	1.09	3.94	2.84	Yes
A+B	Pre	2.99	1.07	0.358	2yr-24hr	2.50	11.85	1.14	12	278.45	0.0081	2.26	1.45	3.20	3.22	Yes
A+B	Pre	2.99	1.07	0.358	10yr-24hr	3.45	9.59	1.85	12	278.45	0.0081	2.26	2.36	1.97	3.22	Yes
A+B	Pre	2.99	1.07	0.358	25yr-24hr	3.90	8.96	2.20	12	278.45	0.0081	2.26	2.80	1.66	3.22	Yes
A+B	Post	2.99	1.82	0.609	2yr-24hr	2.50	11.85	1.35	12	278.45	0.0081	2.26	1.72	2.70	3.22	Yes
A+B	Post	2.99	1.82	0.609	10yr-24hr	3.45	9.59	2.15	12	278.45	0.0081	2.26	2.74	1.70	3.22	Yes
A+B	Post	2.99	1.82	0.609	25yr-24hr	3.90	8.96	2.42	12	278.45	0.0081	2.26	3.08	1.51	3.22	Yes
A+B+C	Pre	3.86	2.19	0.567	2yr-24hr	2.50	7.70	1.80	12	278.45	0.0081	2.26	2.29	2.02	3.22	Yes
A+B+C	Pre	3.86	2.19	0.567	10yr-24hr	3.45	6.69	2.72	12	278.45	0.0081	2.26	3.46	1.34	3.22	Yes
A+B+C	Pre	3.86	2.19	0.567	25yr-24hr	3.90	6.51	3.17	12	278.45	0.0081	2.26	4.04	1.15	3.22	Yes
A+B+C	Post	3.86	2.35	0.609	2yr-24hr	2.50	7.70	1.85	12	278.45	0.0081	2.26	2.36	1.97	3.22	Yes
A+B+C	Post	3.86	2.35	0.609	10yr-24hr	3.45	6.69	2.76	12	278.45	0.0081	2.26	3.51	1.32	3.22	Yes
A+B+C	Post	3.86	2.35	0.609	25yr-24hr	3.90	6.51	3.22	12	278.45	0.0081	2.26	4.10	1.13	3.22	No
B1	Post	0.16	0.16	1.000	2yr-24hr	2.50	5.00	0.10	8		0.0050				2.53	Yes
B1	Post	0.16	0.16	1.000	10yr-24hr	3.45	5.00	0.14	8		0.0050				2.53	Yes
B1	Post	0.16	0.16	1.000	25yr-24hr	3.90	5.00	0.16	8		0.0050				2.53	Yes

Diameter (ft)	1.00
Pipe Area (sq.ft.)	0.7854
Wetted Perimeter (ft)	3.1416
Hydraulic Radius (ft)	0.3969
Pipe Slope (ft/ft)	0.0063
Flow (cfs)	2.84
	3.22

URA DOWNTOWN PARKING PROJECT  
STORMWATER REPORT  
APPENDICES

# 24-HOUR RAINFALL DEPTHS

RECURRENCE INTERVAL (YEARS)	TOTAL PRECIPITATION DEPTH (INCHES)
* 2	2.50
5	3.10
* 10	3.45
* 25	3.90
50	4.20
100	4.50

## 24-HOUR RAINFALL DEPTHS

DRAWING NO. 1280

REVISED 12-06

 **Clean Water Services**  
Our commitment is clear.



United States  
Department of  
Agriculture

NRCS

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Washington County, Oregon

Sherwood URA Site



November 5, 2015

# Custom Soil Resource Report Soil Map



## MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon  
 Survey Area Data: Version 13, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map-unit boundaries may be evident.

## Map Unit Legend

Washington County, Oregon (OR067)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Aloha silt loam	0.7	100.0%
<b>Totals for Area of Interest</b>		<b>0.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Washington County, Oregon

### 1—Aloha silt loam

#### Map Unit Setting

*National map unit symbol:* 21x8  
*Elevation:* 150 to 250 feet  
*Mean annual precipitation:* 40 to 60 inches  
*Mean annual air temperature:* 52 to 54 degrees F  
*Frost-free period:* 160 to 210 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Aloha and similar soils:* 90 percent  
*Minor components:* 1 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Aloha

##### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Old loamy alluvium

##### Typical profile

*H1 - 0 to 8 inches:* silt loam  
*H2 - 8 to 46 inches:* silt loam  
*H3 - 46 to 65 inches:* silt loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)  
*Depth to water table:* About 18 to 24 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 11.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2w  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C/D  
*Other vegetative classification:* Somewhat Poorly Drained (G001XY007OR)

#### Minor Components

##### Huberly

*Percent of map unit:* 1 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**SANTA BARBARA URBAN HYDROGRAPH  
 SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Basin:** Basin B1 Post  
**Event:** 2-yr/24-hr

**Given:**

Area = 0.16 acres  
 Pt = 2.5 inches  
 dt = 10 min.  
 Tc = 5 min.  
 w = 0.5000 routing constant

**Pervious Area**

Area = 0 acres  
 CN = 86  
 S = 1.63  
 0.2S = 0.33

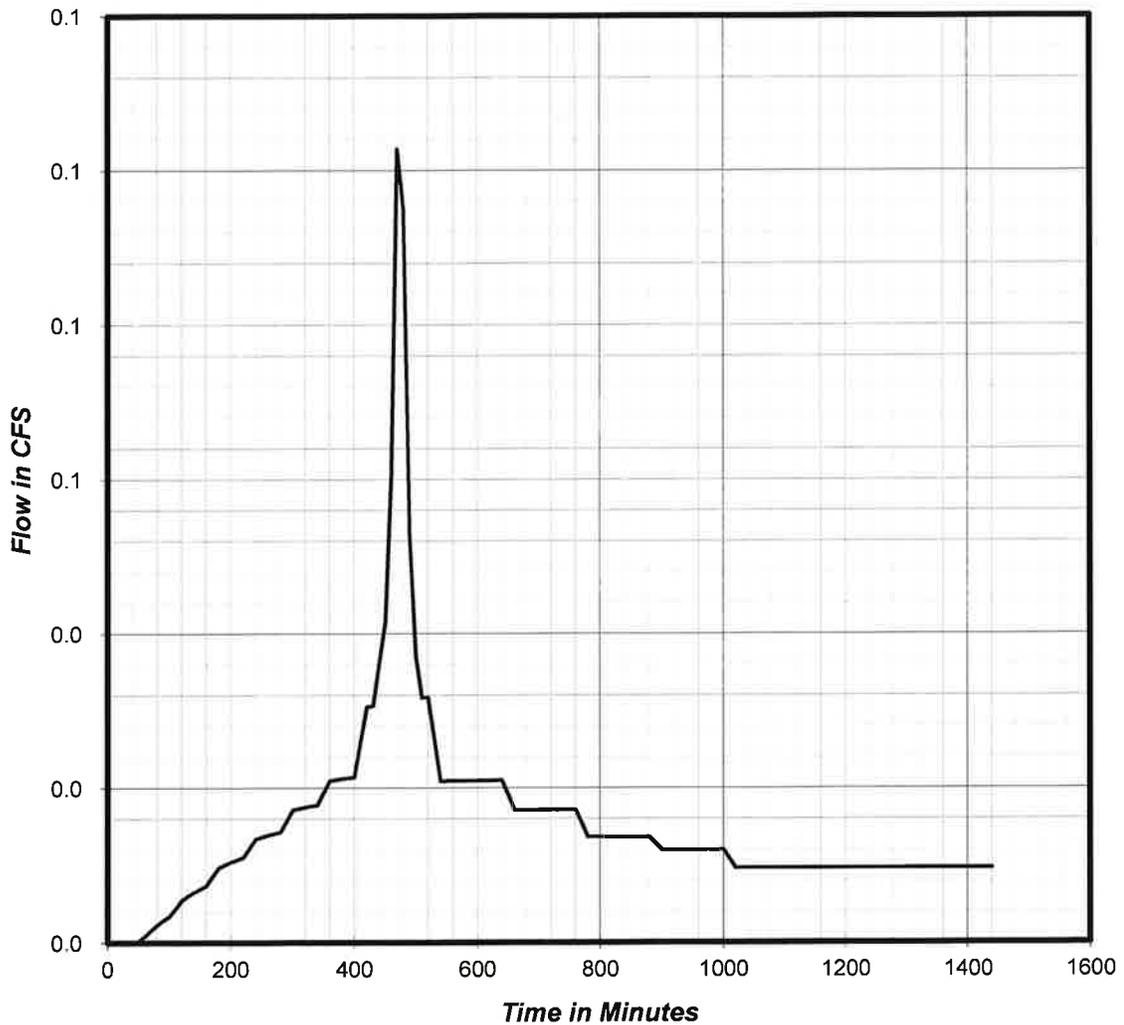
**Impervious Area**

Area = 0.16 acres  
 CN = 98  
 S = 0.20  
 0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 0.10 cfs  
 Total Vol. : 1316 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin B1 Post  
**Event:** 10-yr/24-hr

**Given:**

Area = 0.16 acres  
Pt = 3.45 inches  
dt = 10 min.  
Tc = 5 min.  
w = 0.5000 routing constant

**Pervious Area**

Area = 0 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

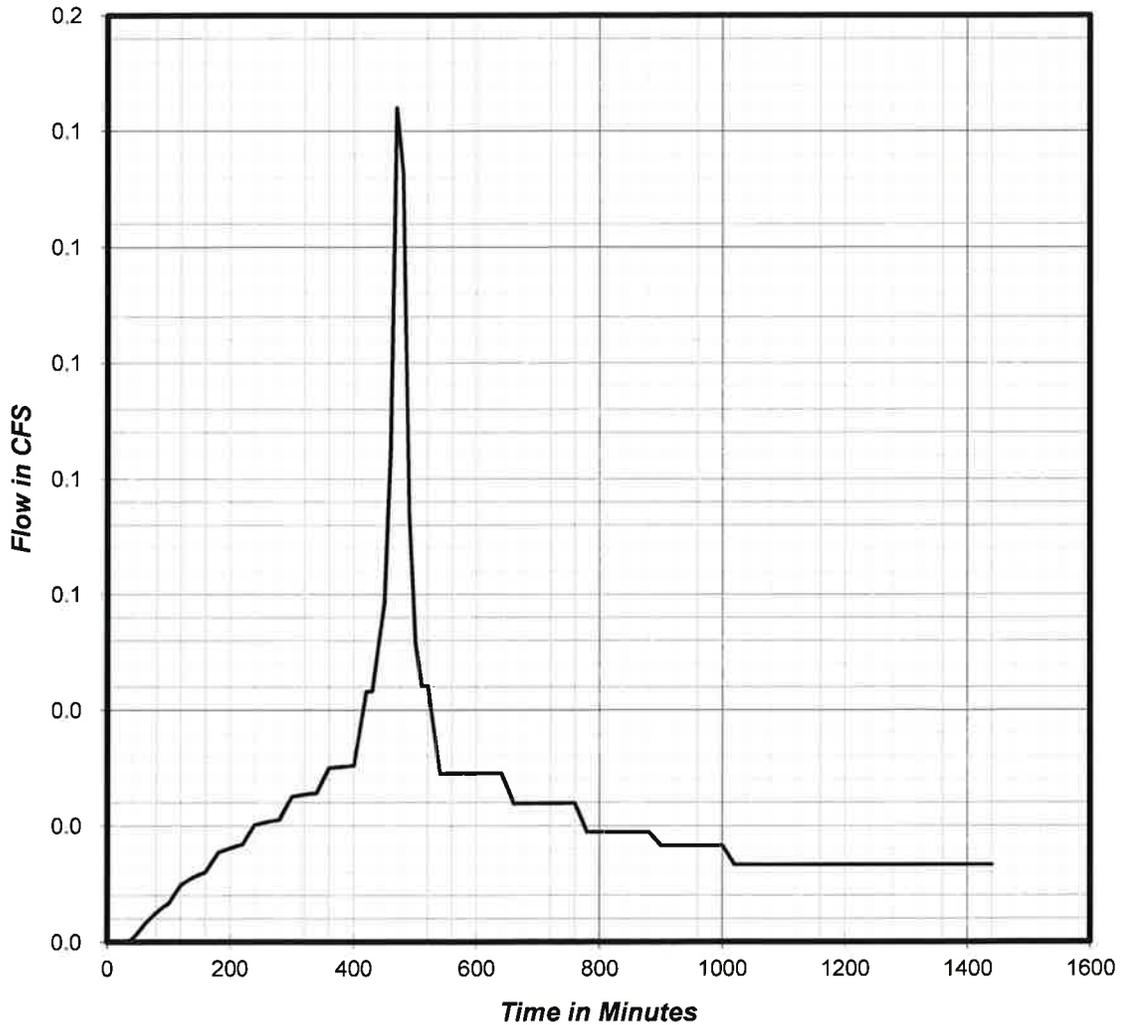
**Impervious Area**

Area = 0.16 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff: 0.14 cfs  
Total Vol.: 1864 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin B1 Post  
**Event:** 25-yr/24-hr

**Given:**

Area = 0.16 acres  
Pt = 3.9 inches  
dt = 10 min.  
Tc = 5 min.  
w = 0.5000 routing constant

**Pervious Area**

Area = 0 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

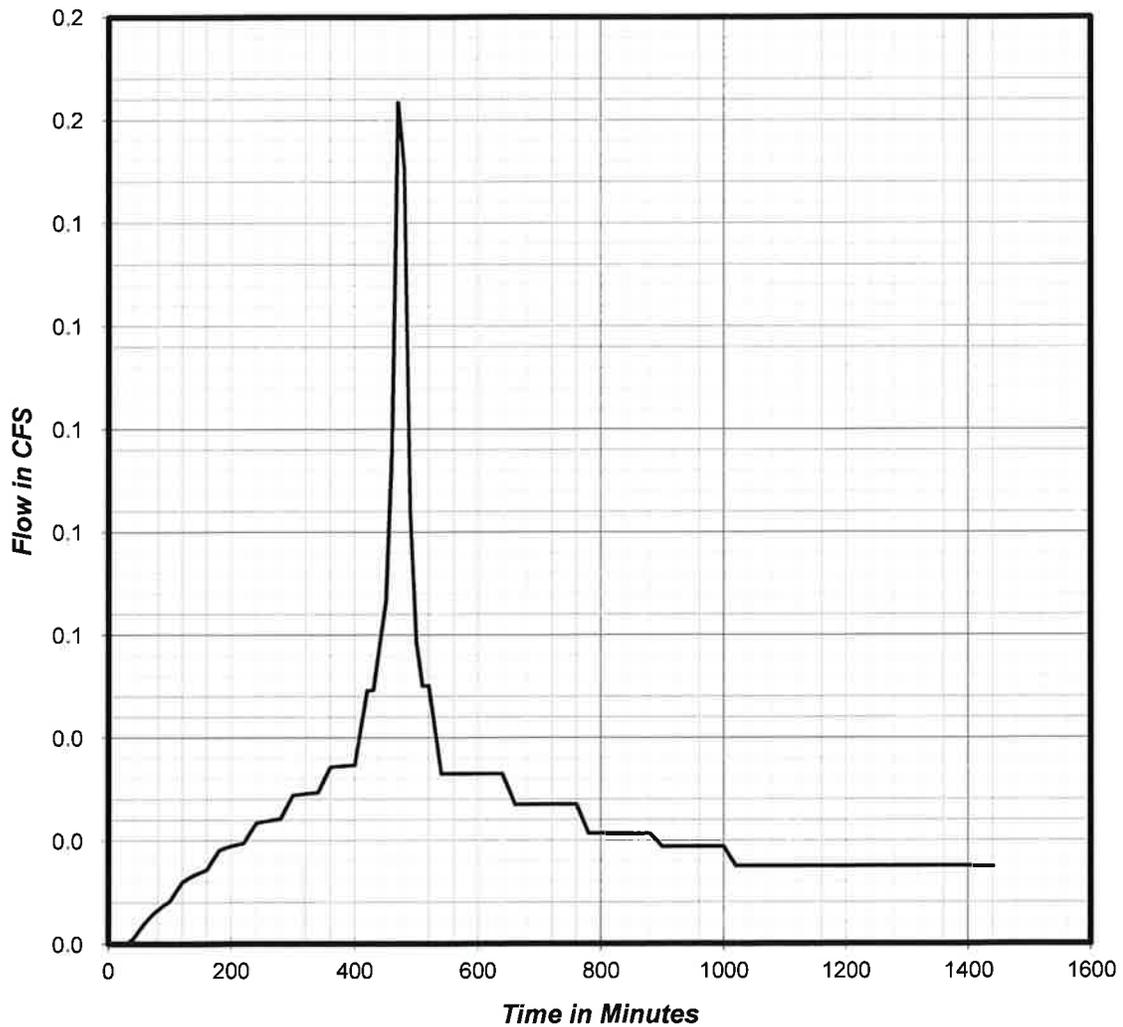
**Impervious Area**

Area = 0.16 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff: 0.16 cfs  
Total Vol.: 2124 cf

**Peak Runoff Hydrograph**



Project: URA Parking Lot  
 Project Number: 8089  
 Date: 07/30/16

**SANTA BARBARA URBAN HYDROGRAPH  
 SCS TYPE 1A 24-HOUR DISTRIBUTION**

Basin: Basin B1 Pre  
 Event: 2-yr/24-hr

**Given:**

Area = 0.16 acres  
 Pt = 2.5 inches  
 dt = 10 min.  
 Tc = 5 min.  
 w = 0.5000 routing constant

**Pervious Area**

Area = 0.16 acres  
 CN = 86  
 S = 1.63  
 0.2S = 0.33

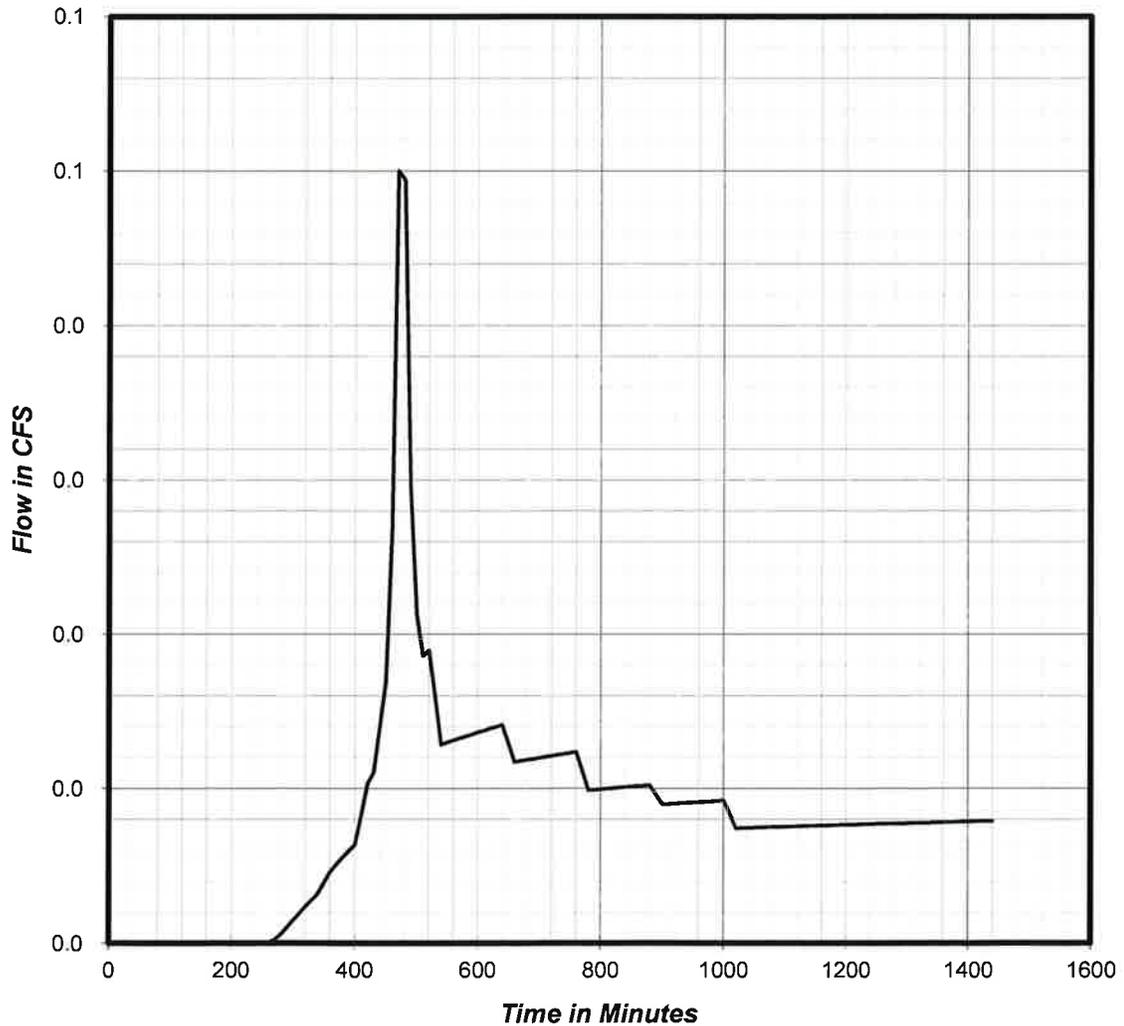
**Impervious Area**

Area = 0 acres  
 CN = 98  
 S = 0.20  
 0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff: 0.05 cfs  
 Total Vol.: 720 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin B1 Pre  
**Event:** 10-yr/24-hr

**Given:**

Area = 0.16 acres  
Pt = 3.45 inches  
dt = 10 min.  
Tc = 5 min.  
w = 0.5000 routing constant

**Pervious Area**

Area = 0.16 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

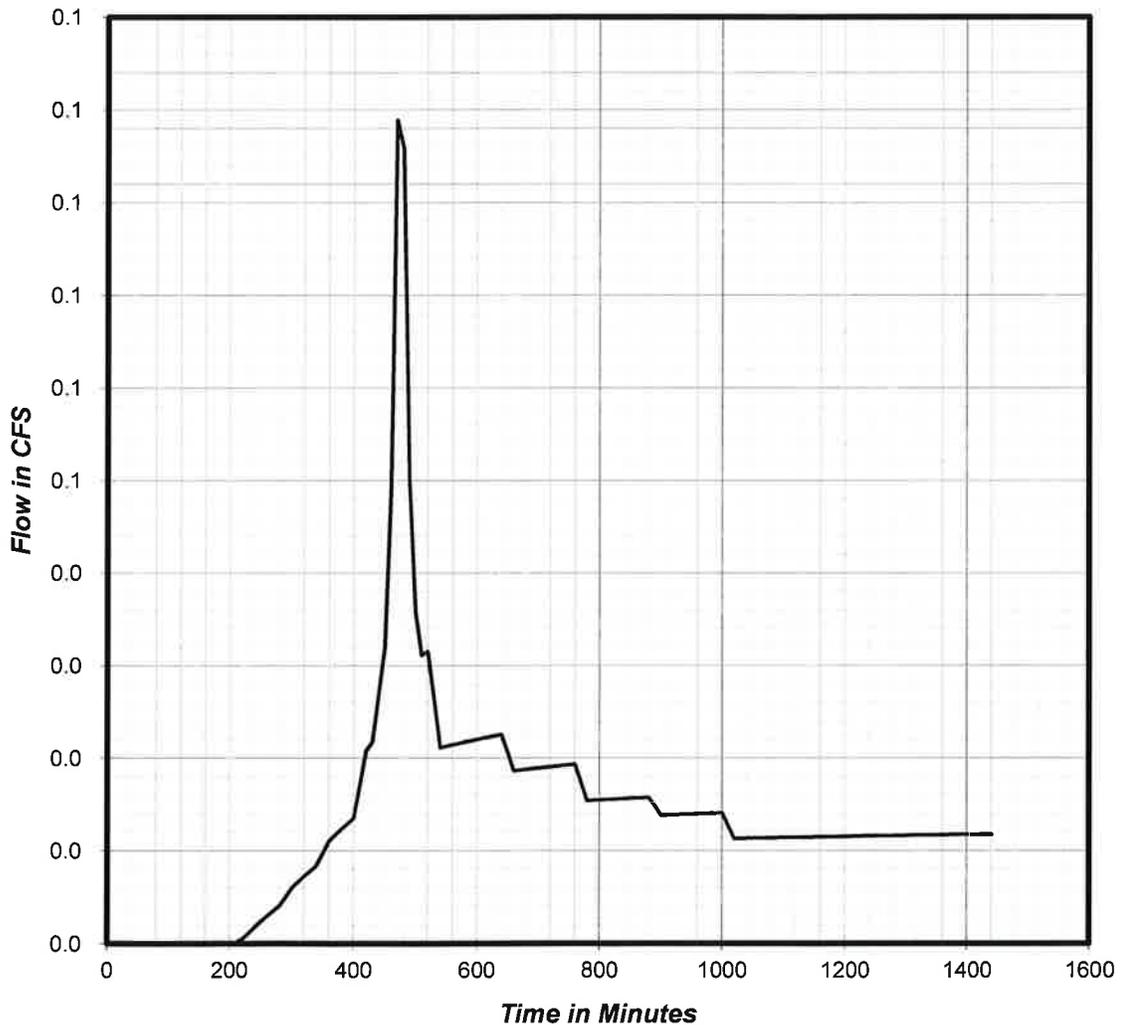
**Impervious Area**

Area = 0 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runof 0.09 cfs  
Total Vol. : 1190 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin B1 Pre  
**Event:** 25-yr/24-hr

**Given:**

Area = 0.16 acres  
Pt = 3.9 inches  
dt = 10 min.  
Tc = 5 min.  
w = 0.5000 routing constant

**Pervious Area**

Area = 0.16 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

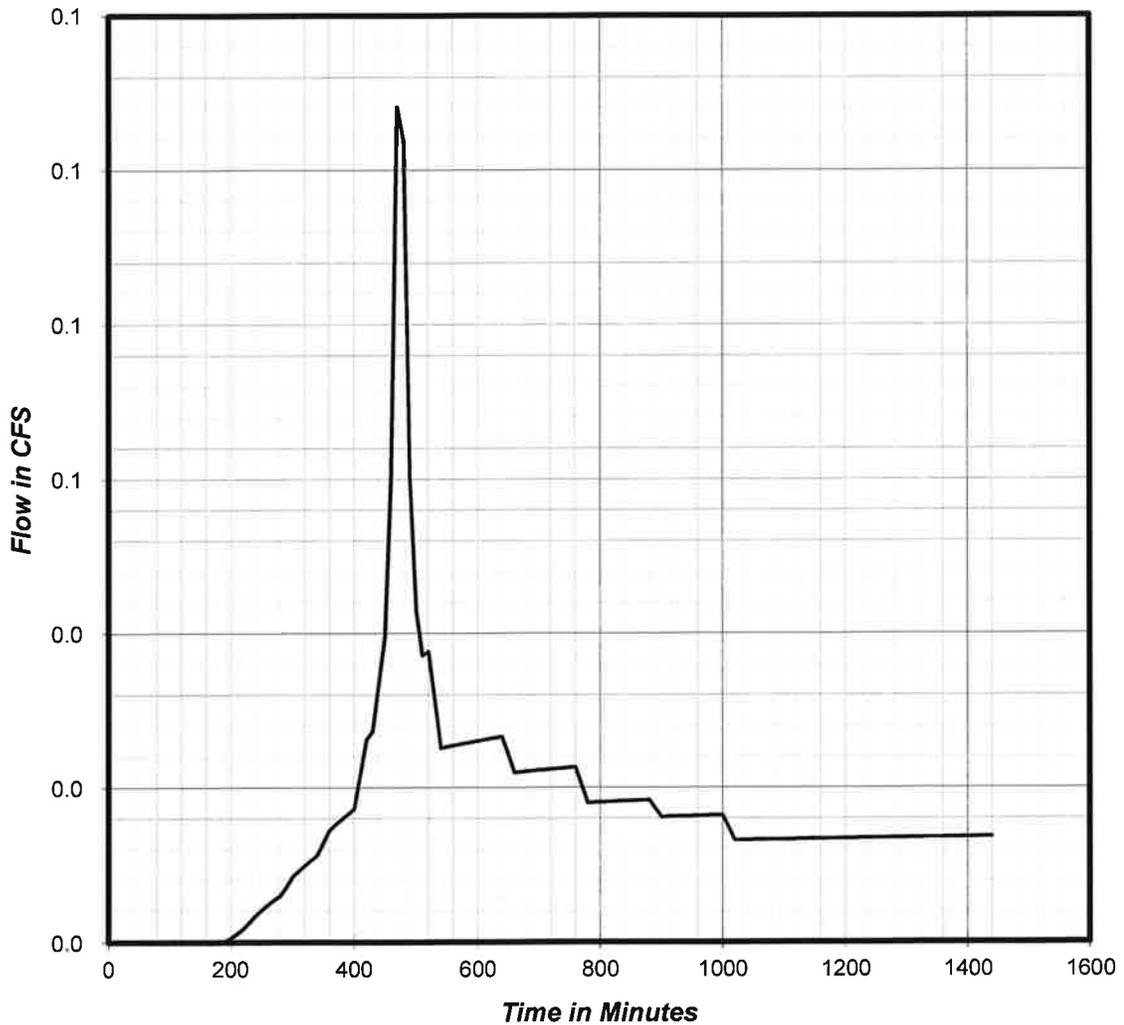
**Impervious Area**

Area = 0 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff: 0.11 cfs  
Total Vol.: 1422 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A Pre & Post  
**Event:** 2-yr/24-hr

**Given:**

Area = 0.97 acres  
Pt = 2.5 inches  
dt = 10 min.  
Tc = 5 min.  
w = 0.5000 routing constant

**Pervious Area**

Area = 0.38 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

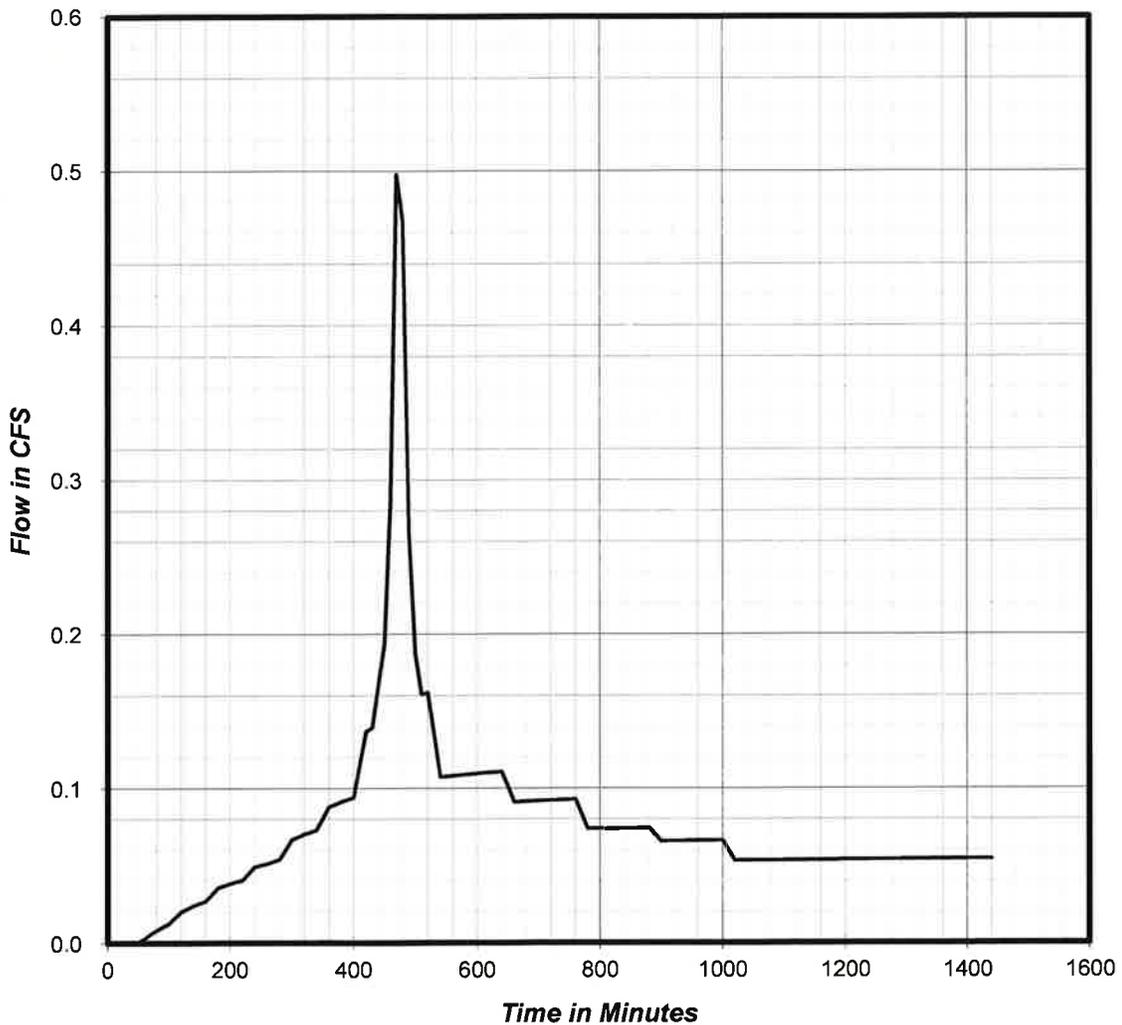
**Impervious Area**

Area = 0.59 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff = 0.50 cfs  
Total Vol. : 6562 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A Pre & Post  
**Event:** 10-yr/24-hr

**Given:**

Area = 0.97 acres  
 Pt = 3.45 inches  
 dt = 10 min.  
 Tc = 5 min.  
 w = 0.5000 routing constant

**Pervious Area**

Area = 0.38 acres  
 CN = 86  
 S = 1.63  
 0.2S = 0.33

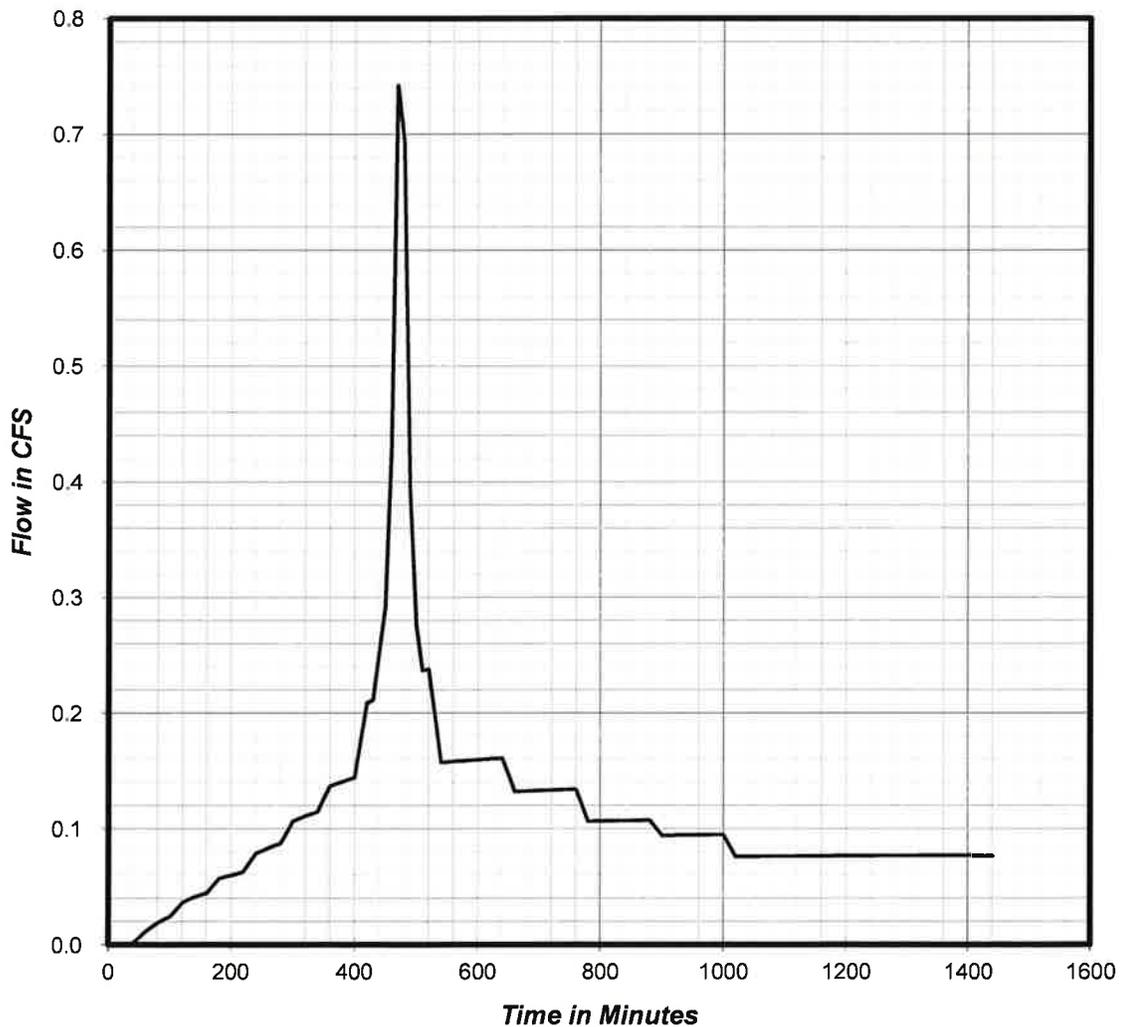
**Impervious Area**

Area = 0.59 acres  
 CN = 98  
 S = 0.20  
 0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff: 0.74 cfs  
 Total Vol.: 9699 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

*Project: URA Parking Lot  
Project Number: 8089  
Date: 07/30/16*

*Basin: Basin A Pre & Post  
Event: 25-yr/24-hr*

**Given:**

Area = 0.97 acres  
Pt = 3.9 inches  
dt = 10 min.  
Tc = 5 min.  
w = 0.5000 routing constant

**Pervious Area**

Area = 0.38 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

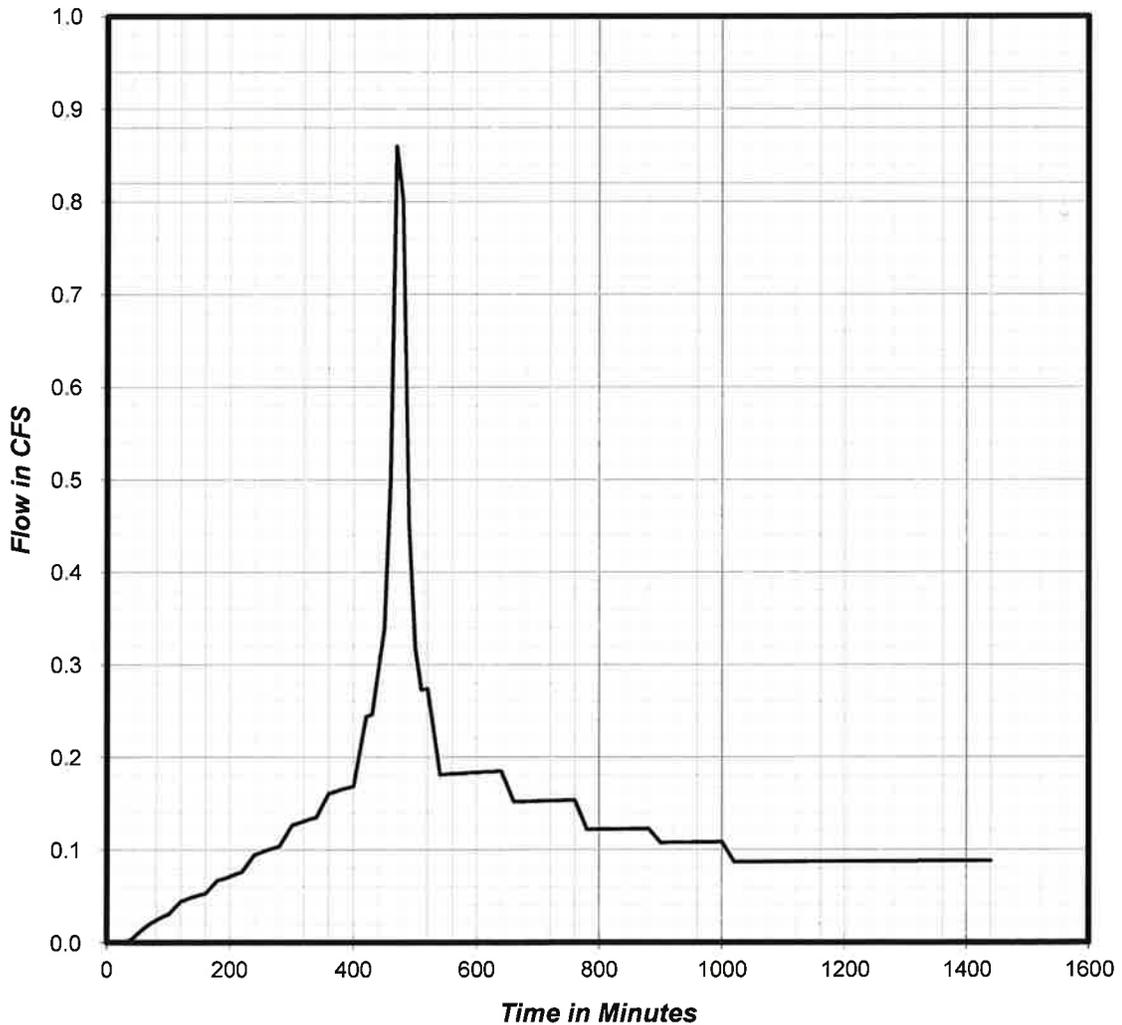
**Impervious Area**

Area = 0.59 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff: 0.86 cfs  
Total Vol.: 11211 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B Pre  
**Event:** 2-yr/24-hr

**Given:**

Area = 2.99 acres  
Pt = 2.5 inches  
dt = 10 min.  
Tc = 11.85 min.  
w = 0.2967 routing constant

**Pervious Area**

Area = 1.92 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

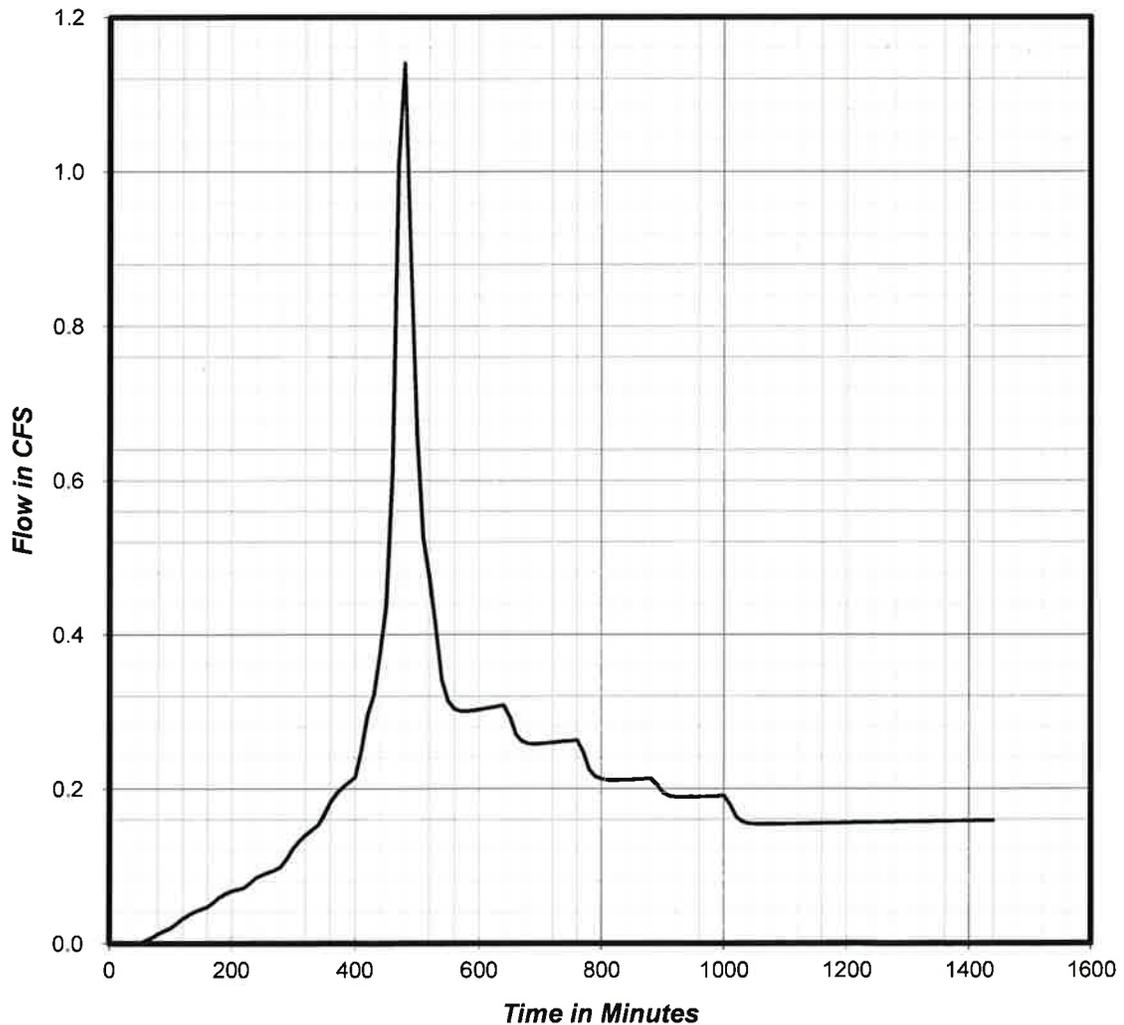
**Impervious Area**

Area = 1.07 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 1.14 cfs  
Total Vol. : 17373 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B Pre  
**Event:** 10-yr/24-hr

**Given:**

Area = 2.99 acres  
Pt = 3.45 inches  
dt = 10 min.  
Tc = 9.59 min.  
w = 0.3427 routing constant

**Pervious Area**

Area = 1.92 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

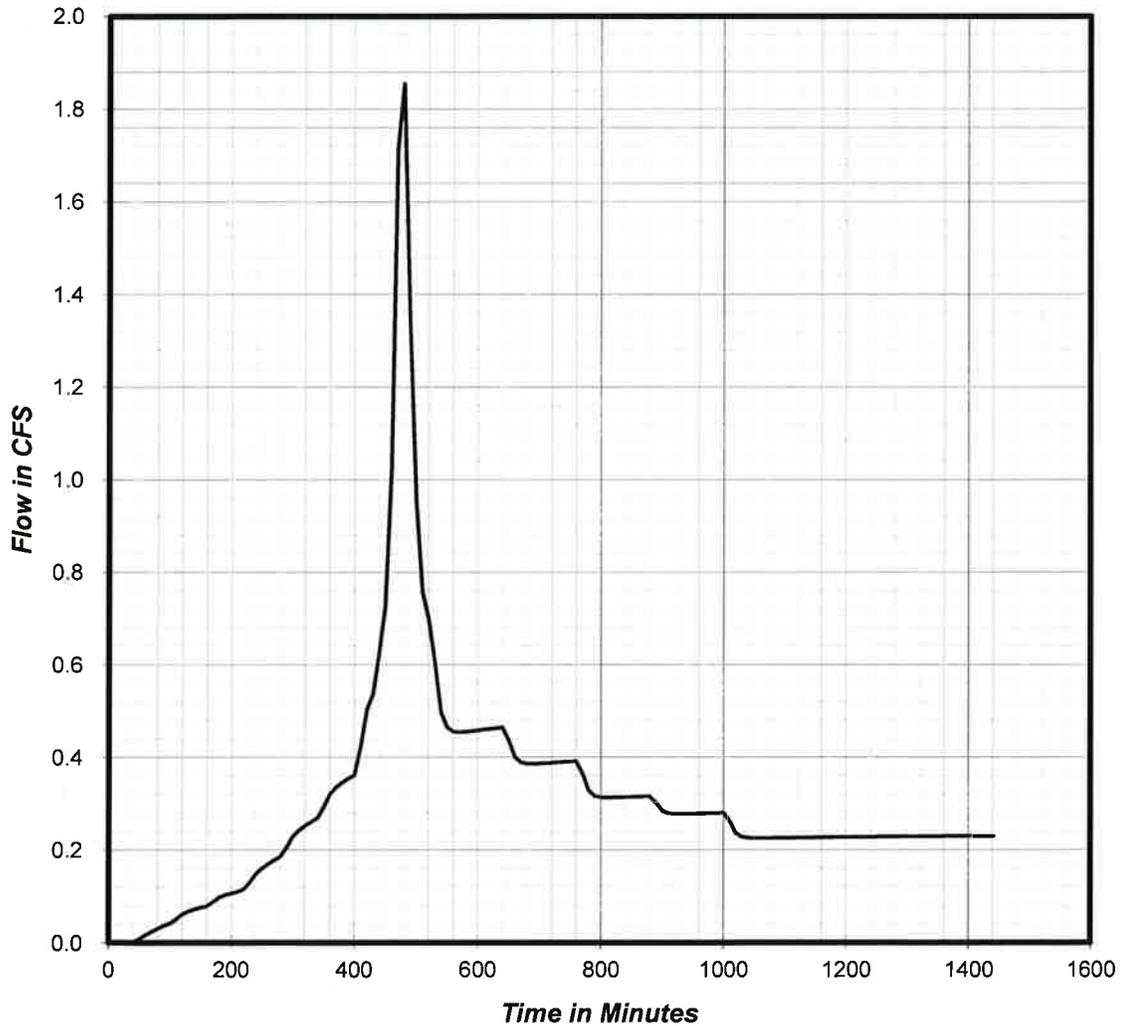
**Impervious Area**

Area = 1.07 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff: 1.85 cfs  
Total Vol.: 26678 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B Pre  
**Event:** 25-yr/24-hr

**Given:**

Area = 2.99 acres  
Pt = 3.9 inches  
dt = 10 min.  
Tc = 8.96 min.  
w = 0.3582 routing constant

**Pervious Area**

Area = 1.92 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

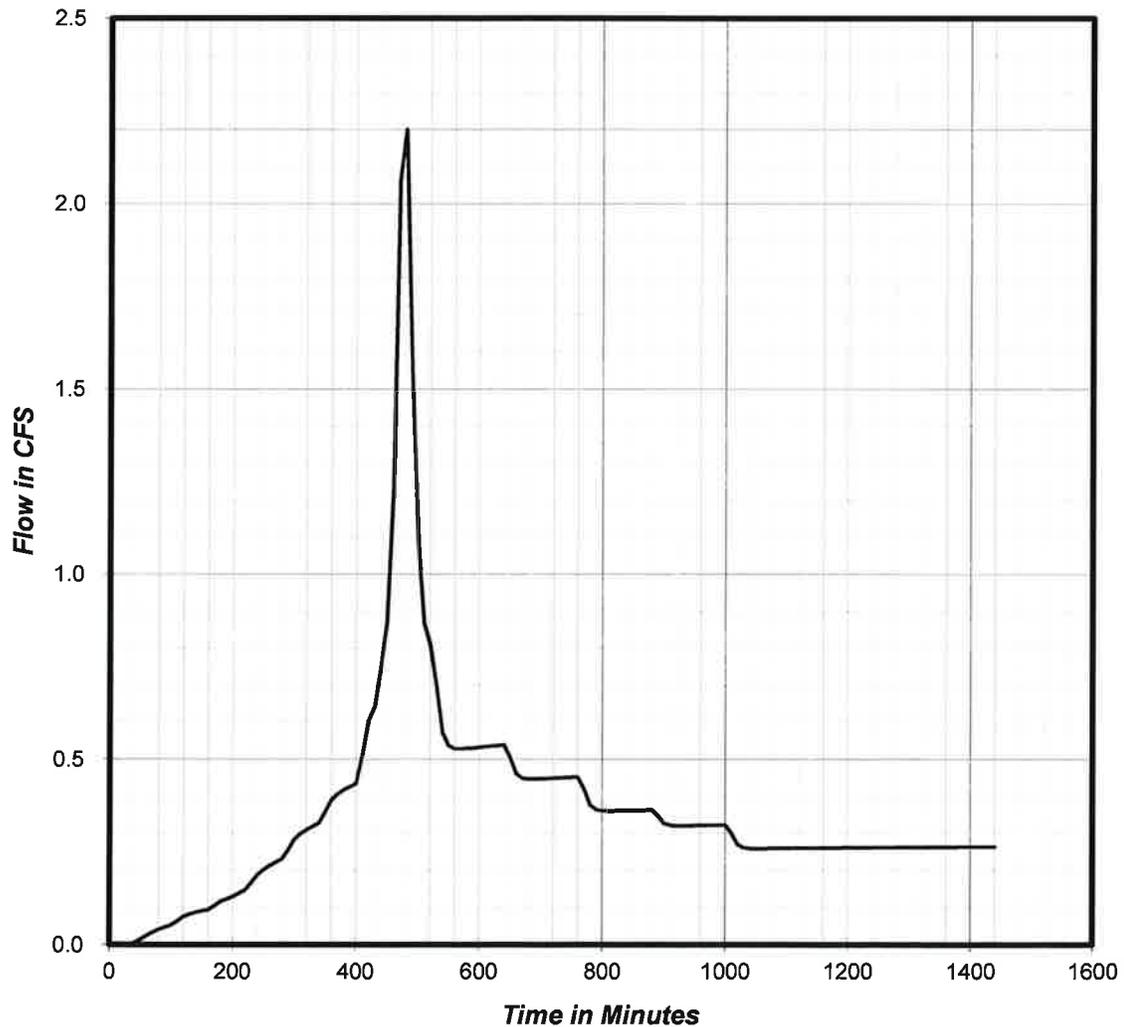
**Impervious Area**

Area = 1.07 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 2.20 cfs  
Total Vol. : 31211 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B Post  
**Event:** 2-yr/24-hr

**Given:**

Area = 2.99 acres  
Pt = 2.5 inches  
dt = 10 min.  
Tc = 11.85 min.  
w = 0.2967 routing constant

**Pervious Area**

Area = 1.17 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

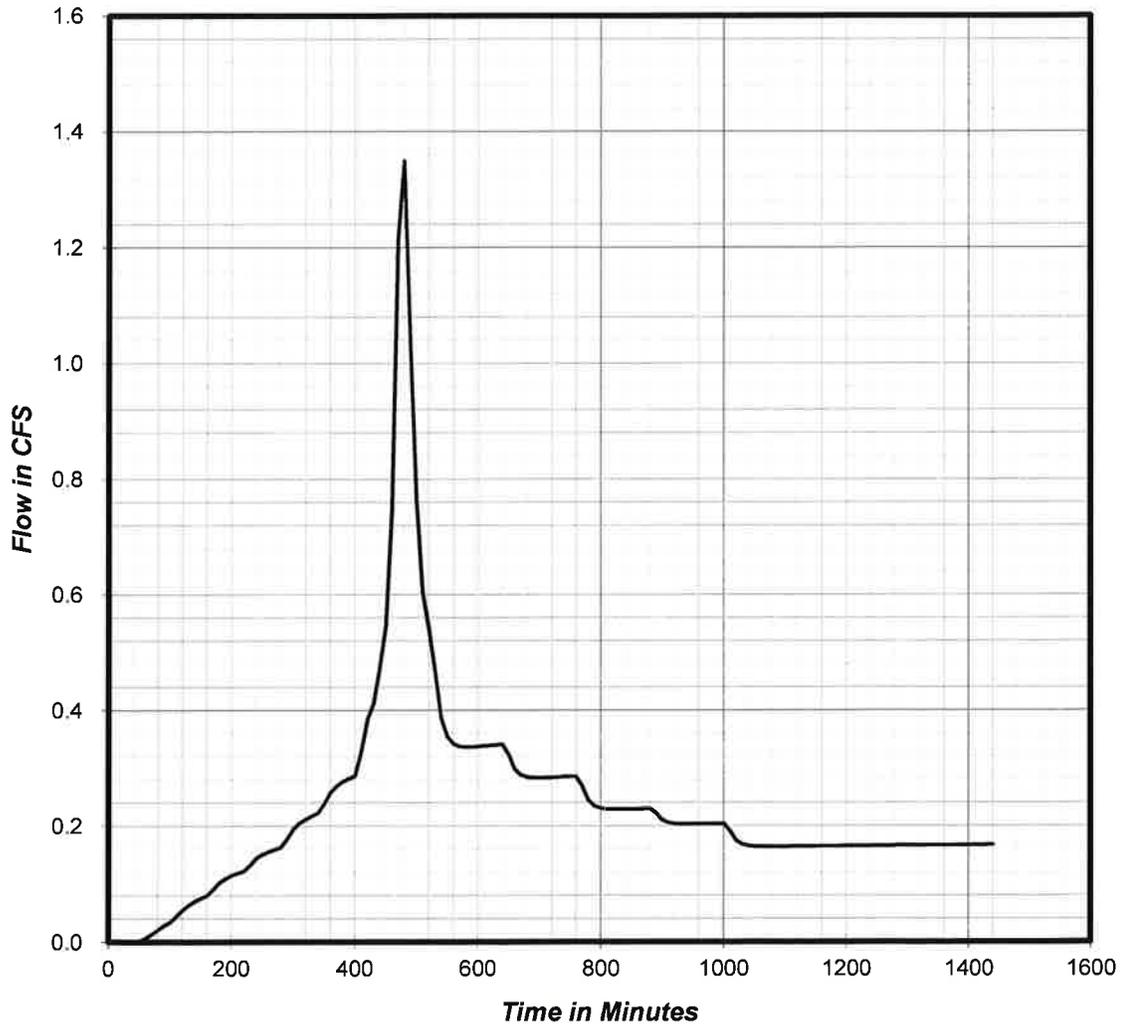
**Impervious Area**

Area = 1.82 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 1.35 cfs  
Total Vol. : 20164 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B Post  
**Event:** 10-yr/24-hr

**Given:**

Area = 2.99 acres  
Pt = 3.56 inches  
dt = 10 min.  
Tc = 9.59 min.  
w = 0.3427 routing constant

**Pervious Area**

Area = 1.17 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

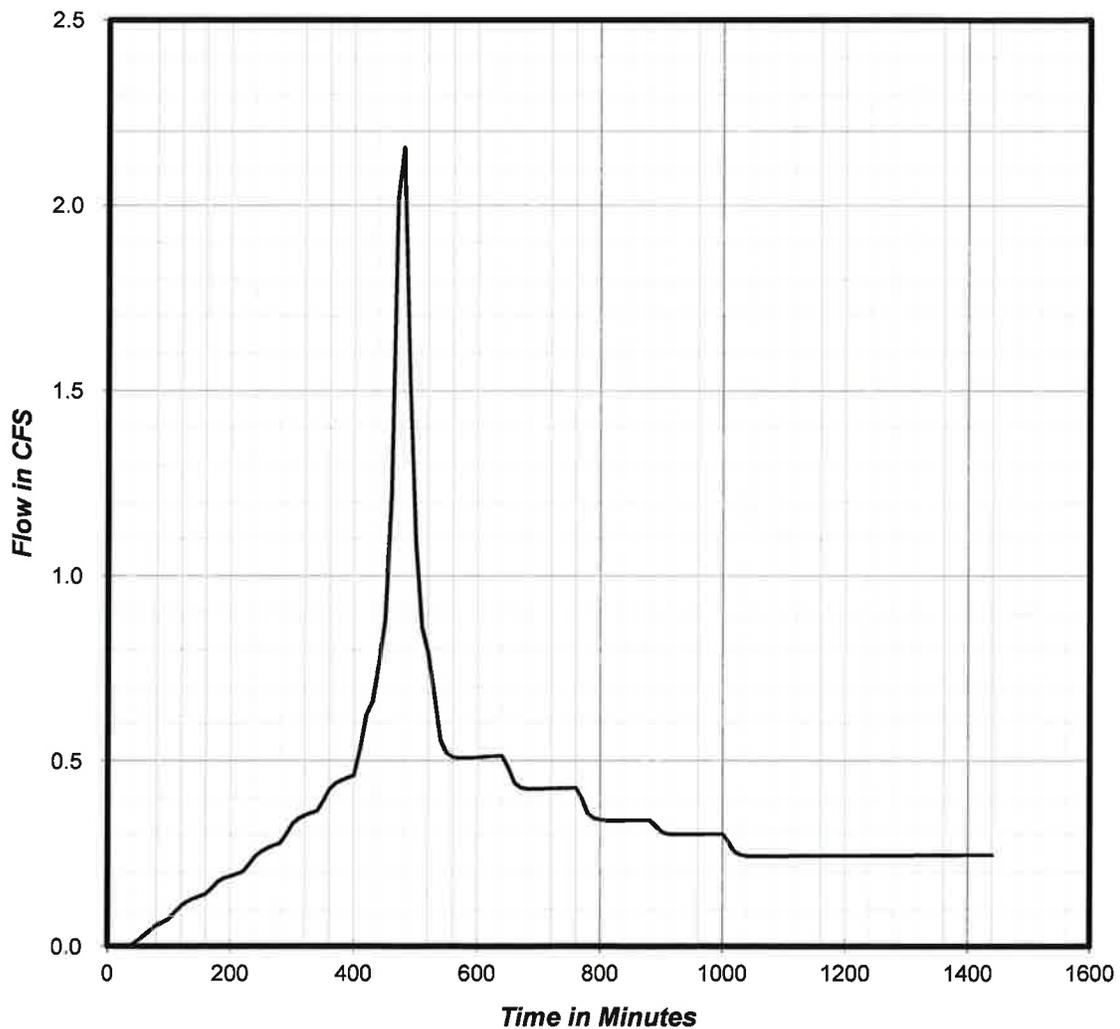
**Impervious Area**

Area = 1.82 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runof 2.16 cfs  
Total Vol. : 30972 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B Post  
**Event:** 25-yr/24-hr

**Given:**

Area = 2.99 acres  
Pt = 3.9 inches  
dt = 10 min.  
Tc = 8.96 min.  
w = 0.3582 routing constant

**Pervious Area**

Area = 1.17 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

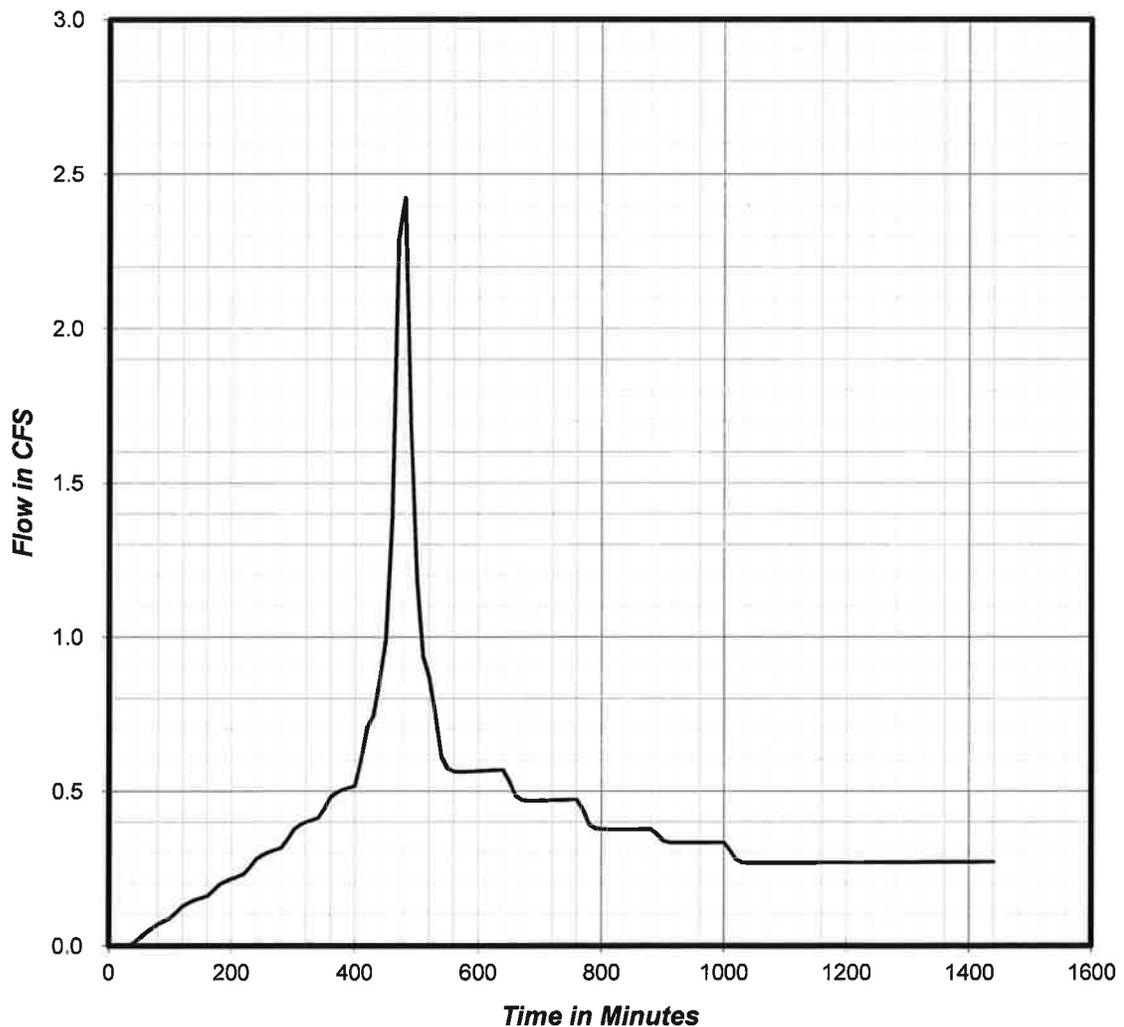
**Impervious Area**

Area = 1.82 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 2.42 cfs  
Total Vol. : 34500 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B+C Pre  
**Event:** 2-yr/24-hr

**Given:**

Area = 3.86 acres  
Pt = 2.5 inches  
dt = 10 min.  
Tc = 7.7 min.  
w = 0.3937 routing constant

**Pervious Area**

Area = 1.67 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

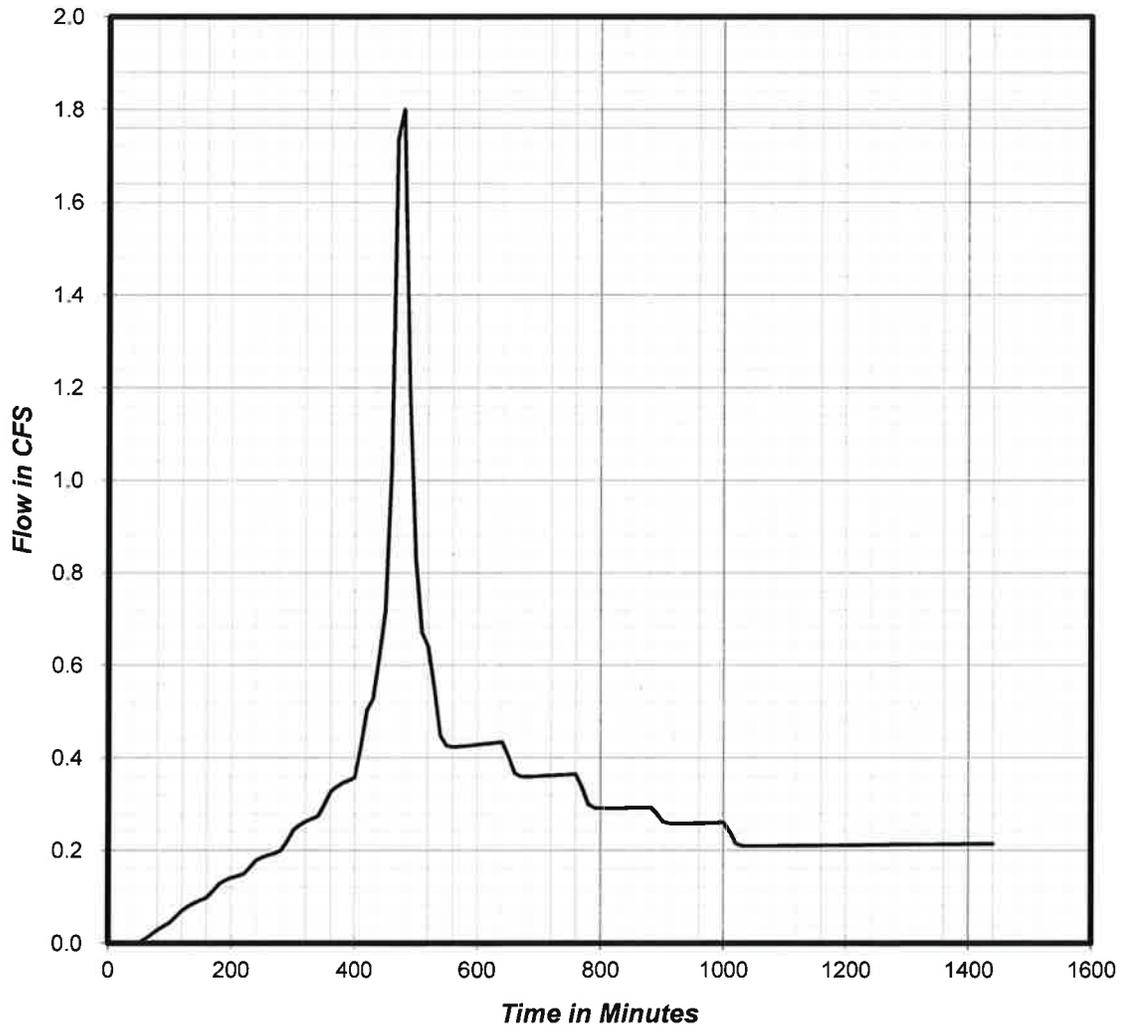
**Impervious Area**

Area = 2.19 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 1.80 cfs  
Total Vol. : 25491 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B+C Pre  
**Event:** 10-yr/24-hr

**Given:**

Area = 3.86 acres  
Pt = 3.45 inches  
dt = 10 min.  
Tc = 6.69 min.  
w = 0.4277 routing constant

**Pervious Area**

Area = 1.67 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

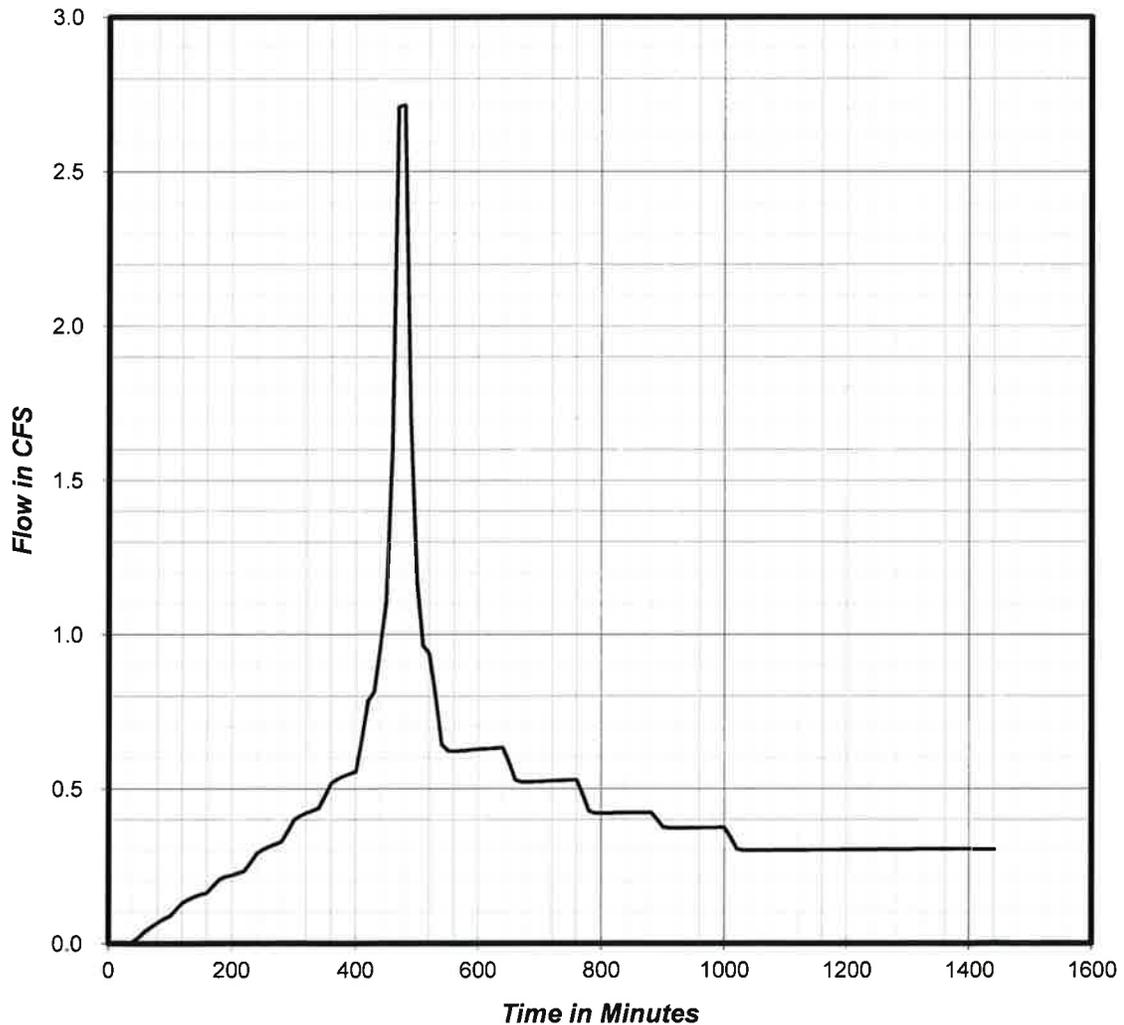
**Impervious Area**

Area = 2.19 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 2.72 cfs  
Total Vol. : 37901 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B+C Pre  
**Event:** 25-yr/24-hr

**Given:**

Area = 3.86 acres  
Pt = 3.9 inches  
dt = 10 min.  
Tc = 6.51 min.  
w = 0.4344 routing constant

**Pervious Area**

Area = 1.67 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

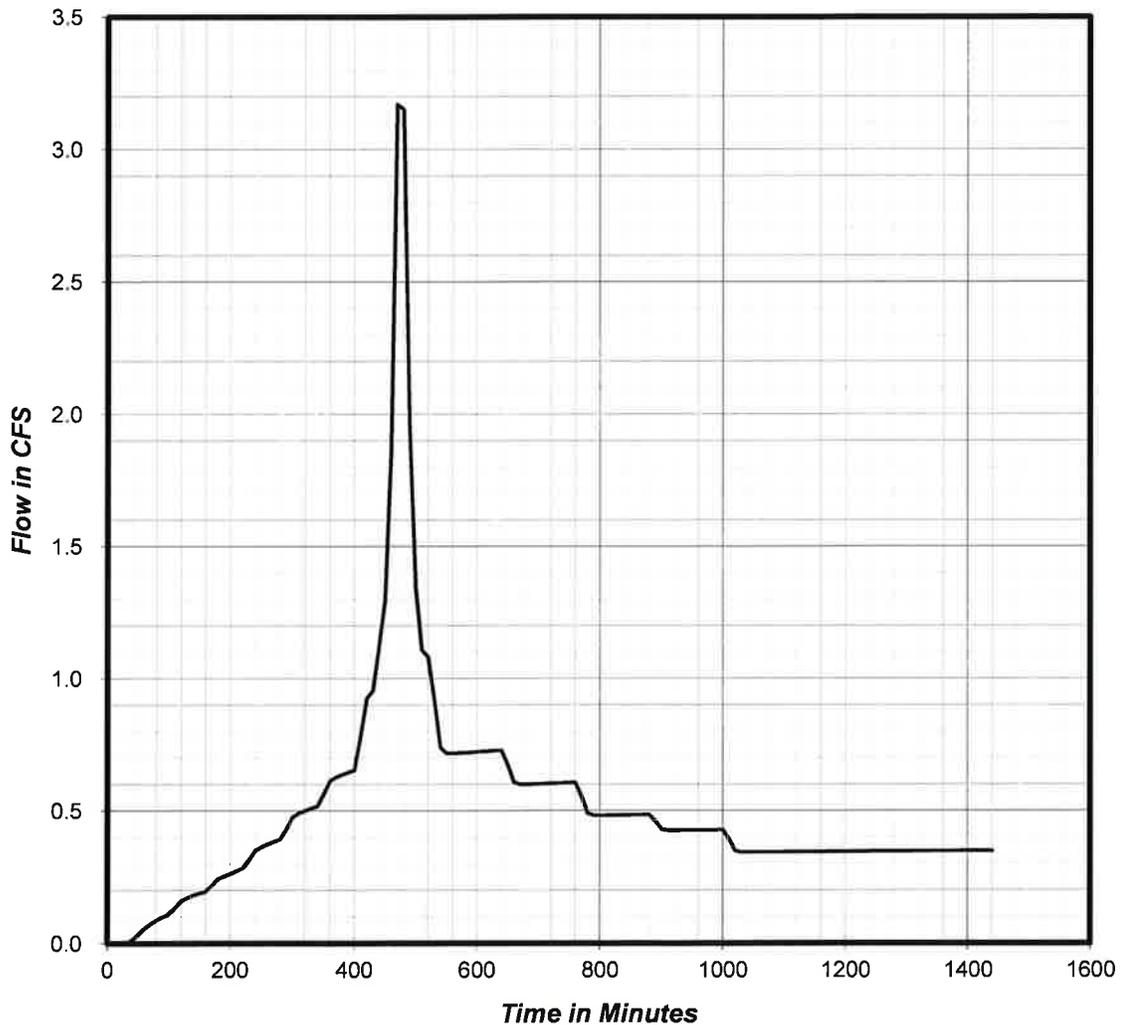
**Impervious Area**

Area = 2.19 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 3.17 cfs  
Total Vol. : 43890 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B+C Post  
**Event:** 2-yr/24-hr

**Given:**

Area = 3.86 acres  
Pt = 2.5 inches  
dt = 10 min.  
Tc = 7.7 min.  
w = 0.3937 routing constant

**Pervious Area**

Area = 1.51 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

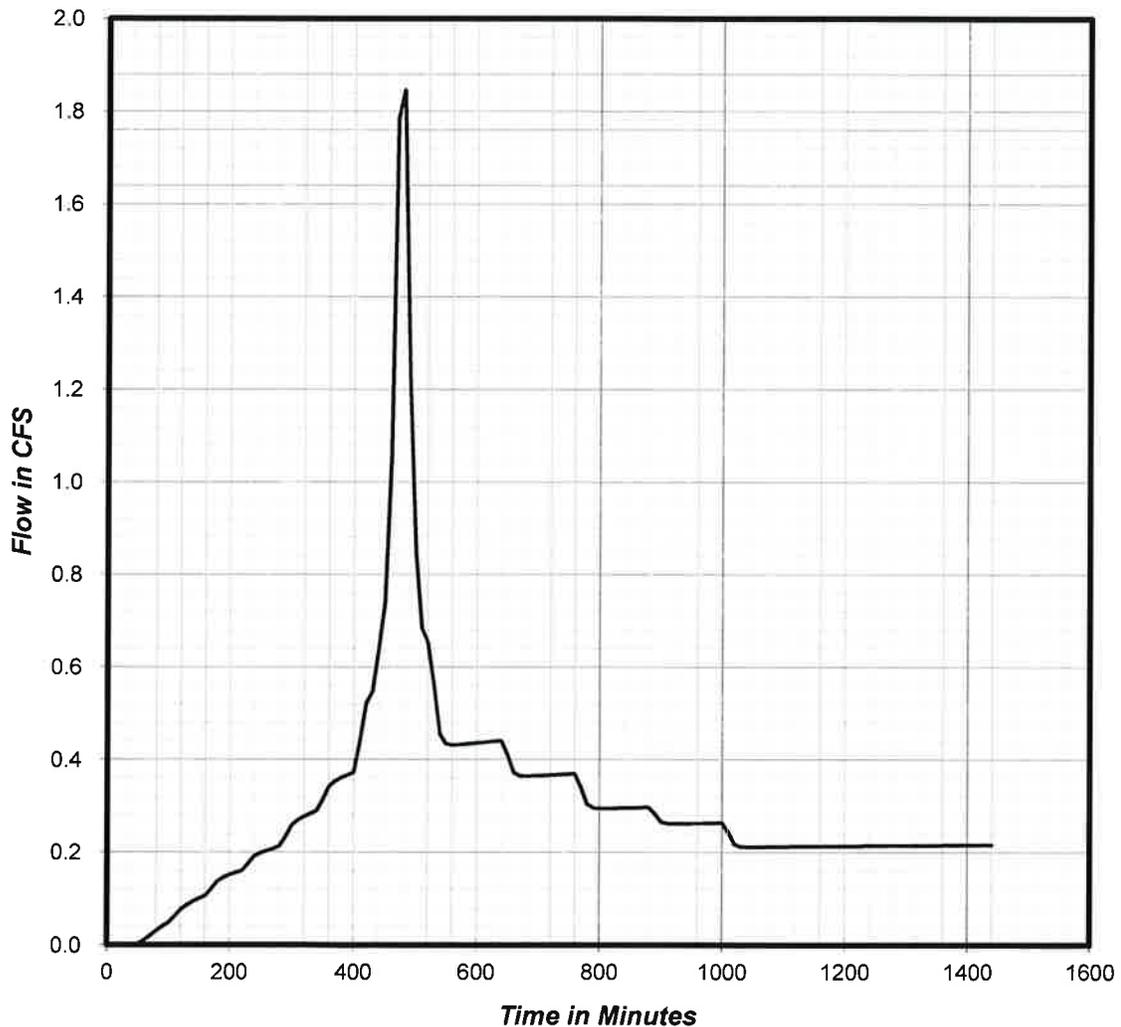
**Impervious Area**

Area = 2.35 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 1.85 cfs  
Total Vol. : 26087 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B+C Post  
**Event:** 10-yr/24-hr

**Given:**

Area = 3.86 acres  
Pt = 3.45 inches  
dt = 10 min.  
Tc = 6.69 min.  
w = 0.4277 routing constant

**Pervious Area**

Area = 1.51 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

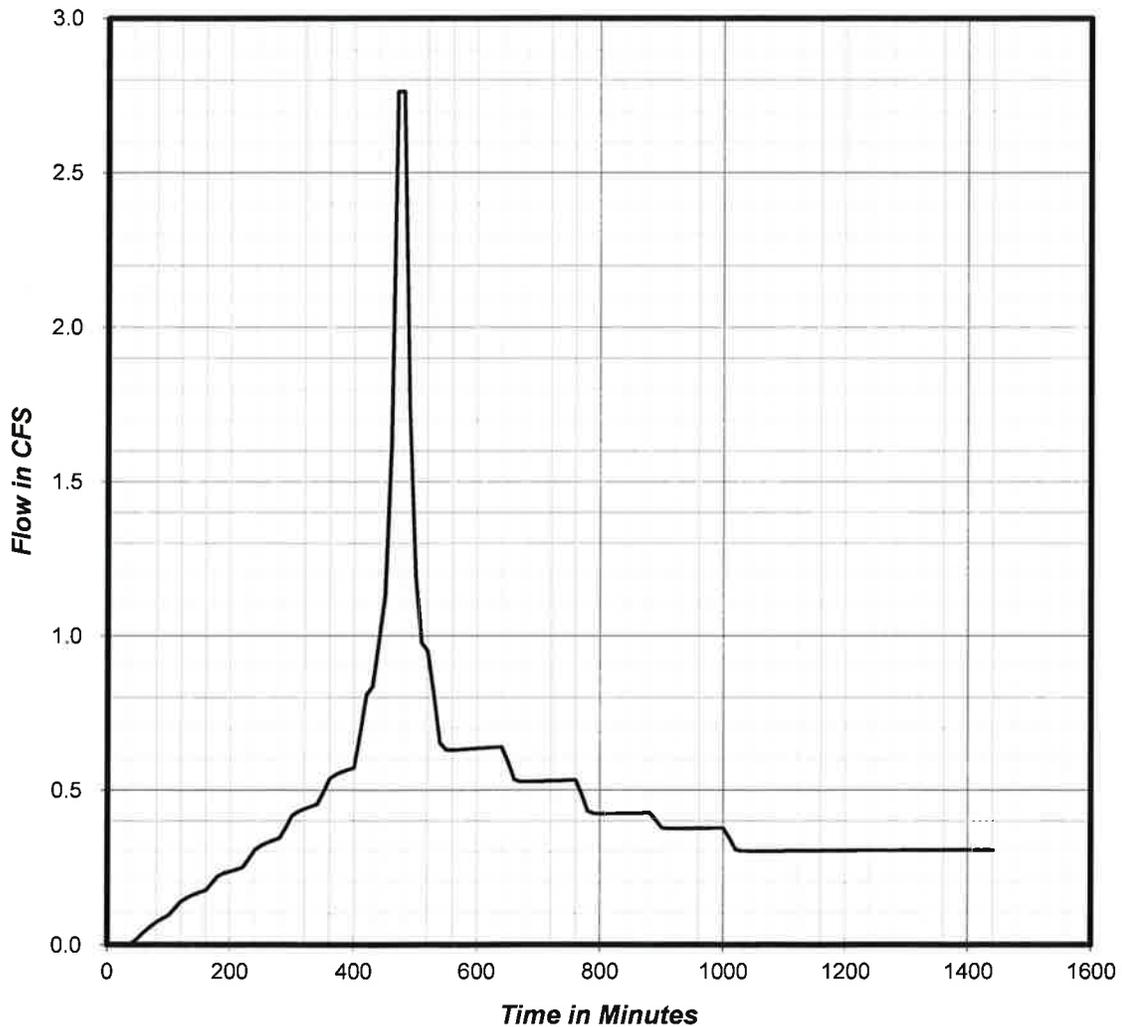
**Impervious Area**

Area = 2.35 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 2.76 cfs  
Total Vol. : 38576 cf

**Peak Runoff Hydrograph**



**SANTA BARBARA URBAN HYDROGRAPH  
SCS TYPE 1A 24-HOUR DISTRIBUTION**

**Project:** URA Parking Lot  
**Project Number:** 8089  
**Date:** 07/30/16

**Basin:** Basin A+B+C Post  
**Event:** 25-yr/24-hr

**Given:**

Area = 3.86 acres  
Pt = 3.9 inches  
dt = 10 min.  
Tc = 6.51 min.  
w = 0.4344 routing constant

**Pervious Area**

Area = 1.51 acres  
CN = 86  
S = 1.63  
0.2S = 0.33

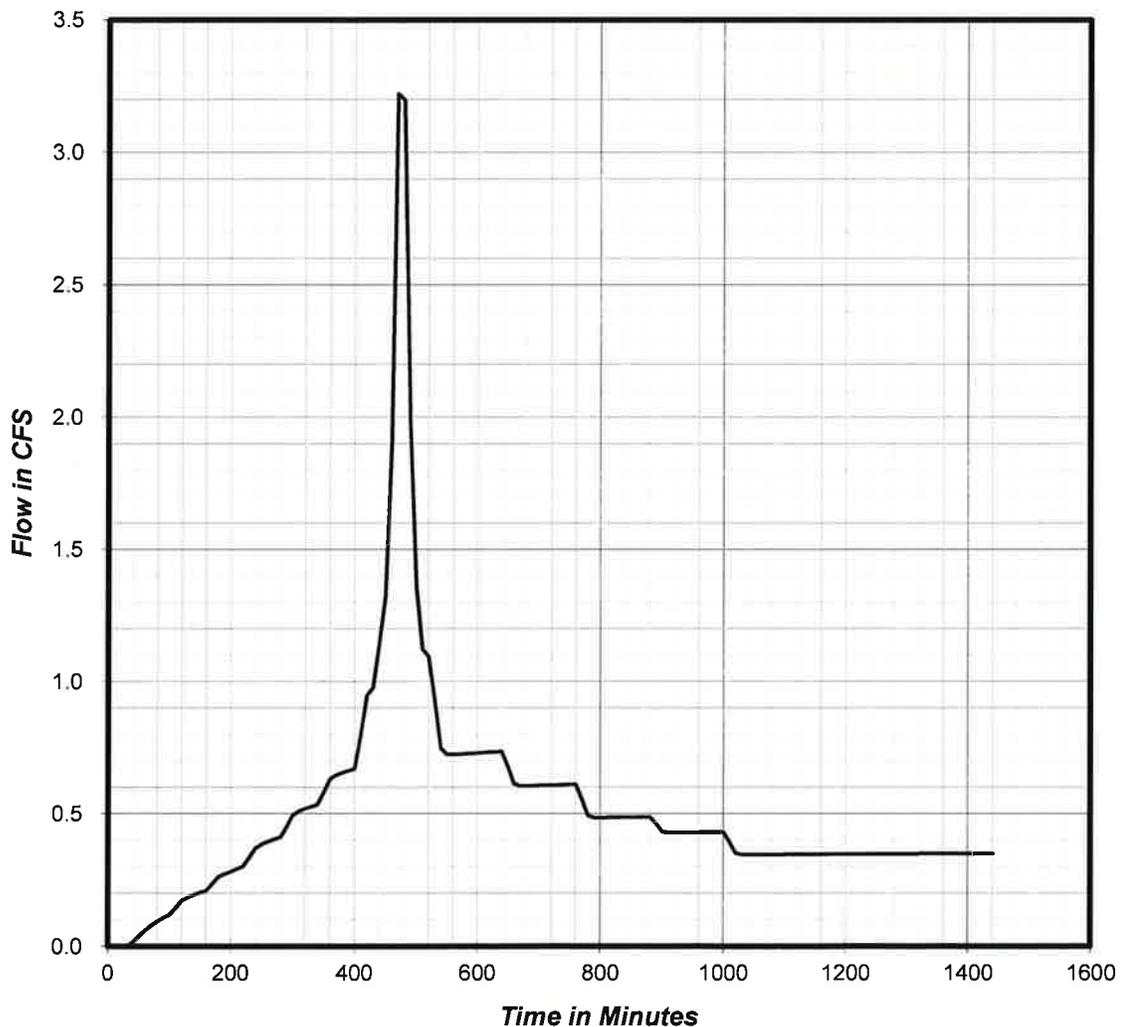
**Impervious Area**

Area = 2.35 acres  
CN = 98  
S = 0.20  
0.2S = 0.04

**HYDROGRAPH RESULTS**

Peak Runoff 3.22 cfs  
Total Vol. : 44592 cf

**Peak Runoff Hydrograph**





## AFFIDAVIT OF POSTING

### CITY FILE # / DESCRIPTION:

**Sherwood Community Garden and SW 1<sup>st</sup> Street Parking Lot**

I, Michelle Babcock do hereby certify that on November 6, 2013 the following action took place:

- A public notice was posted in five (5) conspicuous places - City Hall, Library, Sherwood Senior Center, YMCA, and the Sherwood Post Office.
- A sign identifying the proposed land use action was placed on the subject property.
- Notice to property owners within 1,000-feet of the site was placed in a U.S. Mail receptacle.
- Published notice was sent to local daily or weekly newspaper.

Signed: \_\_\_\_\_

*Samara Stephens*  
Planning Department



***(SIGNED AFFIDAVIT TO BE PLACED IN APPROPRIATE PLANNING FILE FOR THE RECORD.)***



# **Neighborhood Meeting Notice**

## **City Projects: Community Garden & SW First Street Parking Lot**

A **Neighborhood Meeting** will be held on **Wednesday, December 2, 2015** to inform Old Town Sherwood neighbors surrounding the Sherwood Community Garden and the SW First Street Parking Lot project sites about the proposed developments. The Community Services Department is planning to submit a land use application for the Community Garden. The Community Development Department is planning to submit a land use application for the SW First St Parking Lot. We want to get feedback on the proposed plan. Interested community members are encouraged to attend. The proposed layout for each of these projects can be found below. The meeting will be held in the **Community Room at City Hall** on **December 2, 2015 from 6-7 pm.**

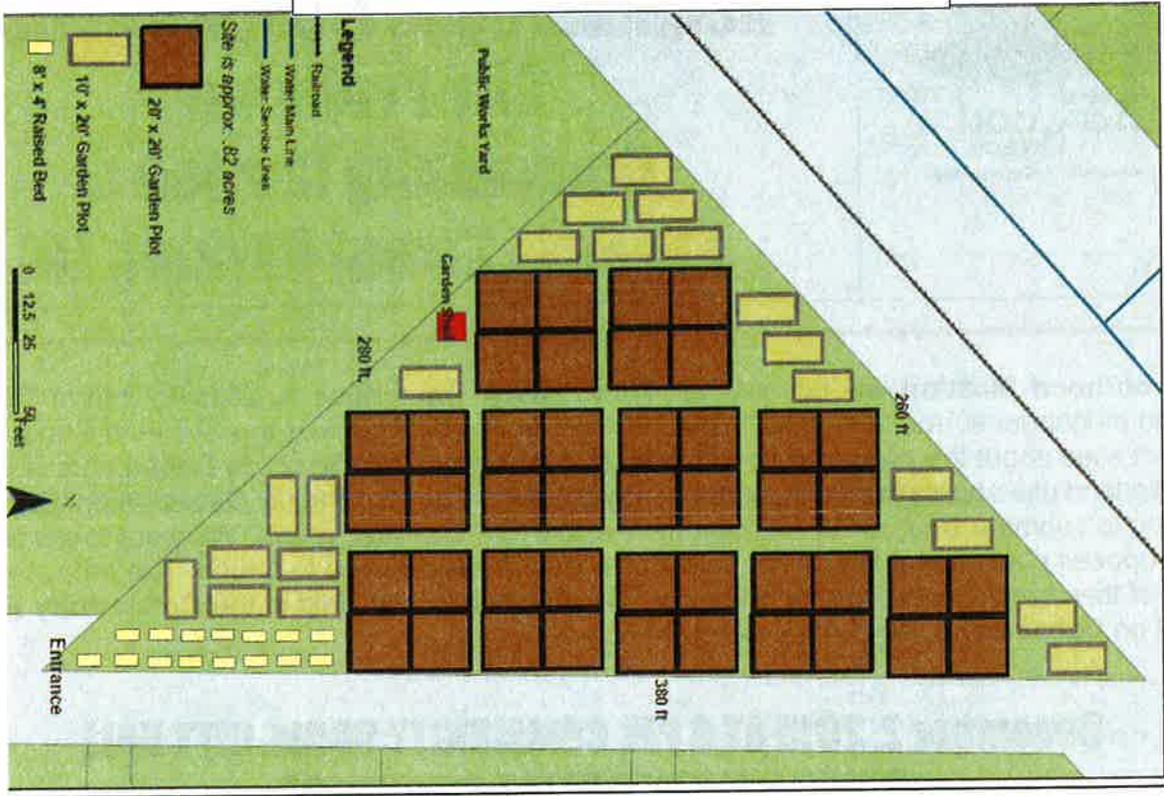
**December 2, 2015 AT 6 PM, COMMUNITY ROOM, CITY HALL  
22560 SW PINE STREET, SHERWOOD**

### **Project Proposal Information**

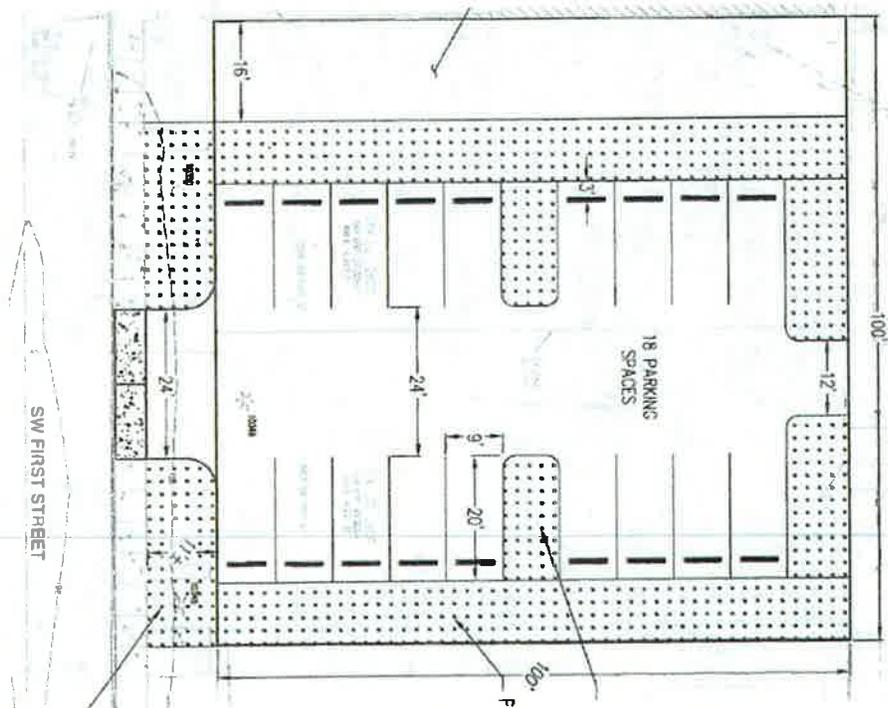


For more information about the proposal please contact:  
**Tammy Steffens, Community Services Department 503-625-4213, or [steffenst@sherwoodoregon.gov](mailto:steffenst@sherwoodoregon.gov)**

# Proposed Community Garden



# Proposed Parking Lot



For more information about the proposal please contact:  
**Tammy Steffens, Community Services Department 503-625-4213, or [steffens@sherwoodoregon.gov](mailto:steffens@sherwoodoregon.gov)**



## Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: ~~Washington County~~ Sherwood

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S132BA03000  
~~2S132BA0300, 2S132BA02800~~

Site Address: 15919 SW 1st Street, 15931 SW 1st Street  
 City, State, Zip: Sherwood, Oregon 97140  
 Nearest Cross Street: 1st Street & Oak Street

3. Owner Information

Name: City of Sherwood, Urban Renewal Agency  
 Company: City of Sherwood  
 Address: 22560 SW Pine Street  
 City, State, Zip: Sherwood, Oregon 97140  
 Phone/Fax: 503-925-2303  
 E-Mail: galatib@sherwoodoregon.gov

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 Public Parking Lot Development

5. Applicant Information

Name: Bob Galati  
 Company: City of Sherwood  
 Address: 22560 SW Pine Street  
 City, State, Zip: Sherwood, Oregon 97140  
 Phone/Fax: 503-925-2303  
 E-Mail: galatib@sherwoodoregon.gov

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

Location and description of off-site work Construction of storm line to public main with ROW

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

Constructing public parking lot over two existing lots. Lots are currently undeveloped.

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 Bob Galati Print/Type Title City Engineer

**ONLINE SUBMITTAL**

Date 9/17/2015

### FOR DISTRICT USE ONLY

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

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

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

This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.

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

Reviewed by Chuck Mitchell Date 9/21/15