



**APPLICATION MATERIALS
REQUIRED FOR**

**MINOR
LAND PARTITION**

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

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

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

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

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

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

- Application Form** – One original and nine (9) copies of a completed **City of Sherwood Application for Land Use Application** form. All owners must sign the application form.
- Tax Map** - Ten (10) copies of the latest Tax Map available from the Washington County Assessor’s Office showing property within at least 300 feet with scale (1"=100' or 1"= 200') north point, date and legend.
- Mailing Labels** – Two (2) sets of mailing labels for property owners within 1,000 feet of the subject site, including a map of the area showing the properties to receive notice. Mailing labels are available from the Washington County Assessors office or a private title insurance company. Ownership records shall be based on the most current available information from the Tax Assessor’s office. *It is the applicant’s responsibility to provide mailing labels that accurately reflect all property owners that reside within 1,000 feet of the subject site.*

- **Vicinity Map** – Ten (10) copies of a vicinity map showing the City limits and the Urban Growth Boundary.
- **Narrative** – Ten (10) copies and **an electronic copy in Microsoft Word Format** of a narrative explaining the proposal in detail and a response to the Required Findings for Minor Land Partition located in Chapter 16 of the Municipal Code/Zoning & Development, Section 16.128. The Municipal Code/Zoning & Development is available online at www.sherwoodoregon.gov. Click on Government/Municipal Code.
- **Electronic Copy** – An electronic copy of the entire application packet. This should include all submittal materials (narrative, vicinity map, mailing labels, site plan, preliminary plat, etc.).

III. **REQUIRED PLANS**

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

- 1) The proposed name of the development. If a proposed project name is the same as or similar to other existing projects in the City of Sherwood, the applicant may be required to modify the project name.
 - 2) The name, address and phone of the owner, developer, applicant and plan producer.
 - 3) North arrow,
 - 4) Legend,
 - 5) Date plans were prepared and date of any revisions
 - 6) Scale clearly shown. Other than architectural elevations, all plans must be drawn to engineer scale.
 - 7) All dimensions clearly shown.
- **Existing Conditions Plan** - Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation including trees, any floodplains or wetlands and any easements on the property. The existing conditions plan shall also include the slope of the site at 5-foot contour intervals
 - **Preliminary Development Plans-** Plans must be sufficient for the Hearing Authority to determine compliance with applicable standards. The following information is typically needed for adequate review:
 1. The subject parcel(s), its dimensions and area and the buildable area of each lot.
 2. The location and dimensions of proposed development, including the following:
 - Transportation
 - a. Public and private streets with proposed frontage improvements including curb, gutters, sidewalks, planter strip, street lighting, distances to street centerline, pavement width, right-of-way width, bike lanes and driveway drops.
 - b. Public and private access easements, width and location.
 - c. General circulation plan showing location, widths and direction of existing streets, bicycle and pedestrian ways and transit routes and facilities.
 - d. Show the location and distance to neighboring driveways and the width and locations of driveways located across the street.

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

Grading and Erosion Control

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

Utilities

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

Preliminary Stormwater Plan

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

Sensitive Areas

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

Land Use

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

- Reduced - Proposed Development Plans** – One (1) reduced copy of the Proposed Development Plans on 8 1/2” by 11” sheets and one (1) reduced copy on 11” by 17” sheets.
- Lighting Plan** – Photometric lighting plan indicating foot candle power on and along the perimeter of the site. Proposed locations, height and size of lights. (If outdoor lighting is proposed).
- Surrounding Land Uses** – Existing land use including nature, size and location of existing structures within 300 feet.

IV. DOCUMENTS REQUIRED

- Title Report** – Two (2) copies of a current preliminary title report available from a private title insurance company.
- CWS Service Provider Letter** – Four (4) copies of the CWS service provider letter if applicable. Note: The Clean Water Services (CWS) requires a pre-screening to determine if water quality sensitive areas exist on the property. If these sensitive areas exist, a Site Assessment and Service Provider Letter are required prior to submitting for a land partition or undertaking any development. This application will not be accepted without a completed Pre-Screening Form and if required a Service Provider Letter. Please contact CWS at (503) 846-3795.

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

- Army Corps and DSL wetland applications and/or permits** – Four (4) copies of required Divisions of State Lands and/or Army Corp of Engineers permits and/or permit applications if applicable.
- Traffic Study** – Four (4) copies of a traffic study (if required by the City Engineer).
- If the proposal is next to a Washington County roadway, the applicant must submit an Access Report (Traffic Study) to Washington County Department of Land Use and Transportation (503) 846-8761. This application will not be accepted until an Access Report (Traffic Study) is submitted to Washington County and the Access Report is deemed complete by the County; or written verification from Washington County that an Access Report is not required is provided.
- Soils Analysis and/or Geotechnical Report** – Four (4) copies completed by a registered Soils Engineer or Geologist including measures to protect natural hazards. (If required by the City Engineer).
- Tree Report** – Two (2) copies of a tree report prepared by an arborist, forester, landscape architect, botanist or other qualified professional. (If trees are on-site).
- Natural Resource Assessment** – If required by Clean Water Services (CWS). The CWS Pre-Screening indicates as to whether this report is required or not.
- Wetland Delineation Study** – if required by Oregon Division of State Lands (DSL) or the Army Corps of Engineers.
- Other Special Studies and/or Reports** – if required by the Planning Director or the City Engineer to address issues identified in the pre-application meeting or during project review.
- Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.